



TRACT TABLE

LOT 1	1,468 SQ. FT. 0.033 ACRES
LOT 2	1,461 SQ. FT. 0.033 ACRES
LOT 3	1,461 SQ. FT. 0.033 ACRES
LOT 4	1,461 SQ. FT. 0.033 ACRES
LOT 5	1,461 SQ. FT. 0.033 ACRES
LOT 6	1,461 SQ. FT. 0.033 ACRES
LOT 7	1,468 SQ. FT. 0.033 ACRES
TRACT A	21,199 SQ. FT. 0.647 ACRES

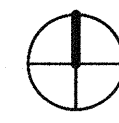
SITE PLAN NOTES

- Development and use of this site will conform with all applicable codes and ordinances.
- Any lighting will be placed so as the direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor or vibration will be emitted at any level exceeding the general noise, odor, or vibration emitted by uses in the area outside of the site.
- Owners of property adjacent to public rights-of-way, or a property owner's association, will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans.
- All signage requires separate review, approvals, and permits. No signs are approved per this plan.
- Additional individual lot requirements (i.e. setbacks, wall elevations) are located on the Final Site Plan.

Date 10/05/2018

I consent to the reproduction of this site plan for the purpose of future amendments provided that if modifications are made, the Architects who make such changes assume full responsibility and liability for the plan.

VICINITY MAP



CODE DATA

APPLICABLE BUILDING CODES:	2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL BUILDING CODE *FOR USE AS REFERENCED IN THE IRC 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL MECHANICAL CODE 2012 INTERNATIONAL FIRE CODE, *WITH PHOENIX AMENDMENTS 2017 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL GREEN CONSTRUCTION CODE *FOR VOLUNTARY USE ONLY CURRENT PHOENIX ZONING ORDINANCE
PROJECT DESCRIPTION:	WOOD FRAMED 2 STORY TOWNHOME WITH ATTACHED GARAGE
CONSTRUCTION TYPE:	VB, SPRINKLERED

SITE PLAN NOTES

Number	Description
101	Property line.
102	Existing 20' alley. Alley shall not be used for fire department emergency access.
103	10'x20' site visibility triangle.
104	Curb cut to be ADA compliant.
105	Existing sidewalk.
106	Barbecue area. See landscape.
107	Existing bike lane.
108	Building signage - Moll Gardens.
109	Building overhang above.
110	Individual unit trash container. Typical at each unit.
111	Individual unit recycling container. Typical at each unit.
112	Decomposed granite. See landscape drawings.
113	Concrete drive with curb at all edges. See civil drawings.
114	Accessible pathway to unit entries made of concrete.
115	Zen garden. See landscape.
116	6'-0" PUE.
117	6'-0" Decorative CMU wall.
118	33' Right of Way.
119	Existing fire hydrant.
121	Guest parking at driveway.
122	Bollard with light.
123	Existing 6'-0" CMU wall to remain.
124	Moll Gardens North - Property to be developed in conjunction with Moll Gardens South.
125	8'-0" PUE.
126	Underground retention. See civil.
127	Entry gate.
129	Utility pole to be removed - consequent utilities to be buried.
130	Utility pole to remain.
131	Unit entry number with light.
132	Existing Street Light
133	Existing Light to be removed along with utility pole
134	Existing damaged utility pole to be replaced.
135	Concrete curb.

PROJECT INFORMATION

PROJECT NAME AND ADDRESS

DESIGN TEAM

APPLICANT:

LEGAL DESCRIPTION

PROJECT DESCRIPTION

This project will demolish 1 existing residence, then combine 3 properties into 1 lot. The new building will consist of wood-framed 2-story, 3 bedroom townhouses with garages and front yards. There will be a total of 7 units and 1 common green space.

GENERAL ZONING ANALYSIS

PARCEL NUMBERS:

LOT AREA: 18,252 NSF (0.4190 ACRE)
23,737 GSF (0.5449 ACRE)

ZONING:

R-4

CONSTRUCTION TYPE

TYPE IV-A

BUILDING HEIGHT:

PROPOSED
35'-6"

BUILDING FOOTPRINT:

PROPOSED:
8,740 S.F.

LOT COVERAGE:

PROPOSED
8,740 / 18,252 = 48%

DWELLING UNIT DENSITY:

PROPOSED
7 units(0.54) = 12.9 du/ac

SETBACKS:

PROPOSED
Front (East): 25'-0"
Side (North): 14'-0"
Side (South): 20'-2"
Rear (West): 10'-0"

SIDEWALKS:

5'-0" Min. (Existing)

SPRINKLERED

YES

PROPOSED LOT SALES:

YES

MEDICAL OFFICES:

NO

DEVELOPMENT OPTION:

4 - Single Family Attached (D)

PARKING REQUIRED:

R-4
Per Section 702 (2 Per 3-Bedroom SFA)
7 x 2 = 14 Parking Stalls
7 x .25 Guest = 2 Parking Stalls
SEE VARIANCES FOR REDUCTION IN GUEST PARKING

PARKING PROVIDED:

7 - 2-Car Garages = 14 Stalls
14 - Reserved Guest Parking Spaces = 14 Stalls

Total Parking Provided

14 covered stalls
14 uncovered stalls
28 stalls on-site

OPEN SPACE:

REQUIRED OPEN SPACE
23,737 x .05 = 1,186 S.F.

PROVIDED OPEN SPACE

20'-0" x 85'-0" = 1,700 S.F.
(exclusive of landscape buffer)

OPEN SPACE PERCENTAGE

1,700 S.F. / 23,737 G.S.F. = 7.2%

CONSTRUCTION DOCUMENTS

Revision Schedule

No.	Date	Description
1	05.21.2019	OWNER UPDATES
	9	

CITY OF PHOENIX
Planning and Development Department

(ROBERT ESPINOZA)

2019

This set of plans has been reviewed for PHOENIX CONSTRUCTION CODE prior to the issuance of the City Permit and shall be kept at the construction site. Such review shall not prevent the Building Official from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law or ordinance.



Expires 09/30/2019

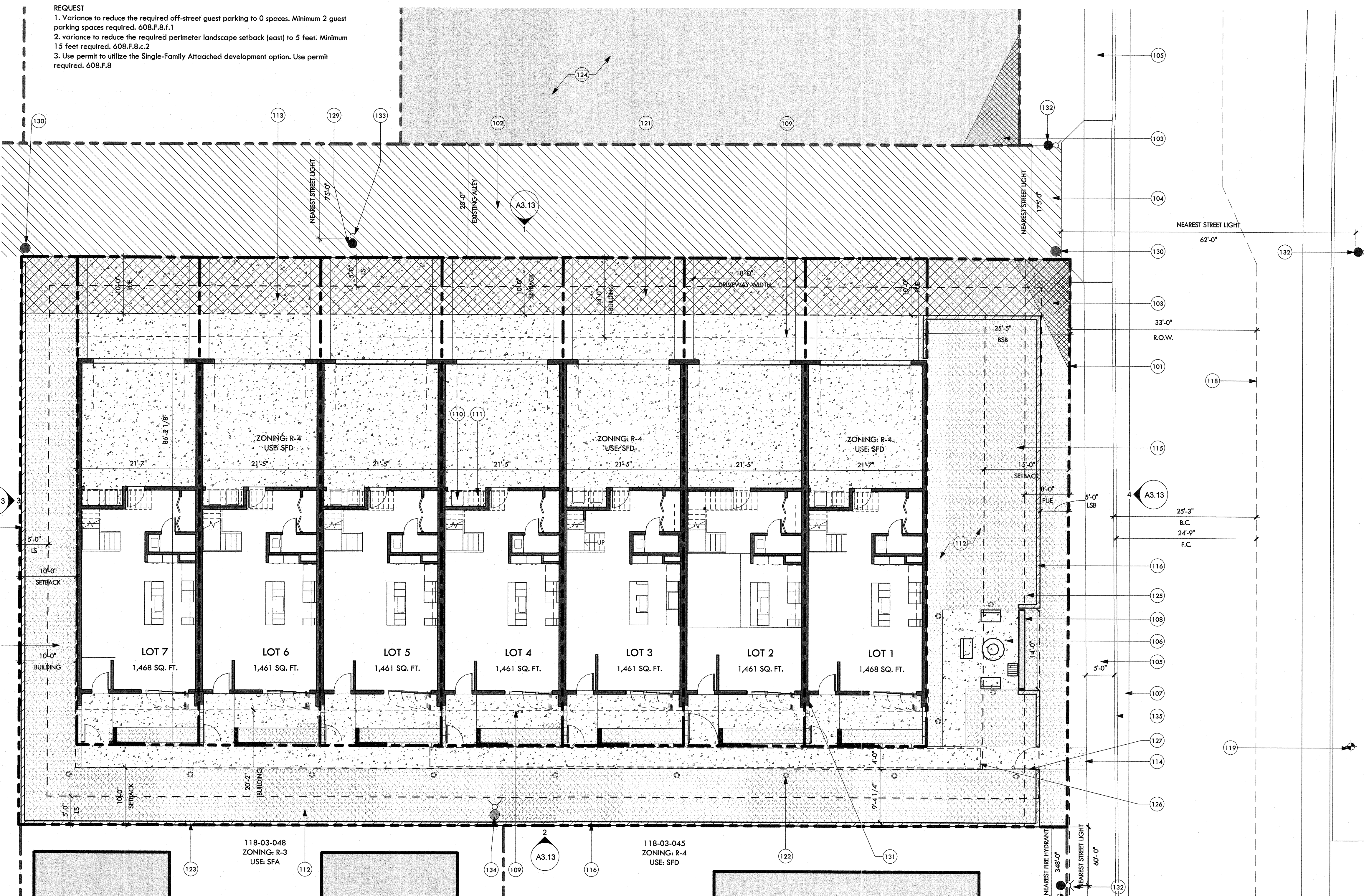
Site Plan South

DRAWING No.

A1.10

VARIANCE/USE PERMIT

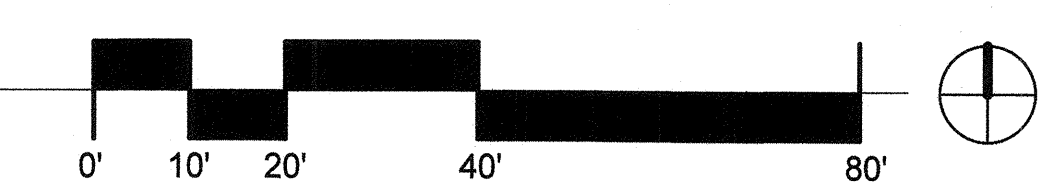
- REQUEST
- Variance to reduce the required off-street guest parking to 0 spaces. Minimum 2 guest parking spaces required. 608.F.8.F.1
 - Variance to reduce the required perimeter landscape setback (east) to 5 feet. Minimum 15 feet required. 608.F.8.c.2
 - Use permit to utilize the Single-Family Attached development option. Use permit required. 608.F.8



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00 - Site Plan
1" = 10'-0"



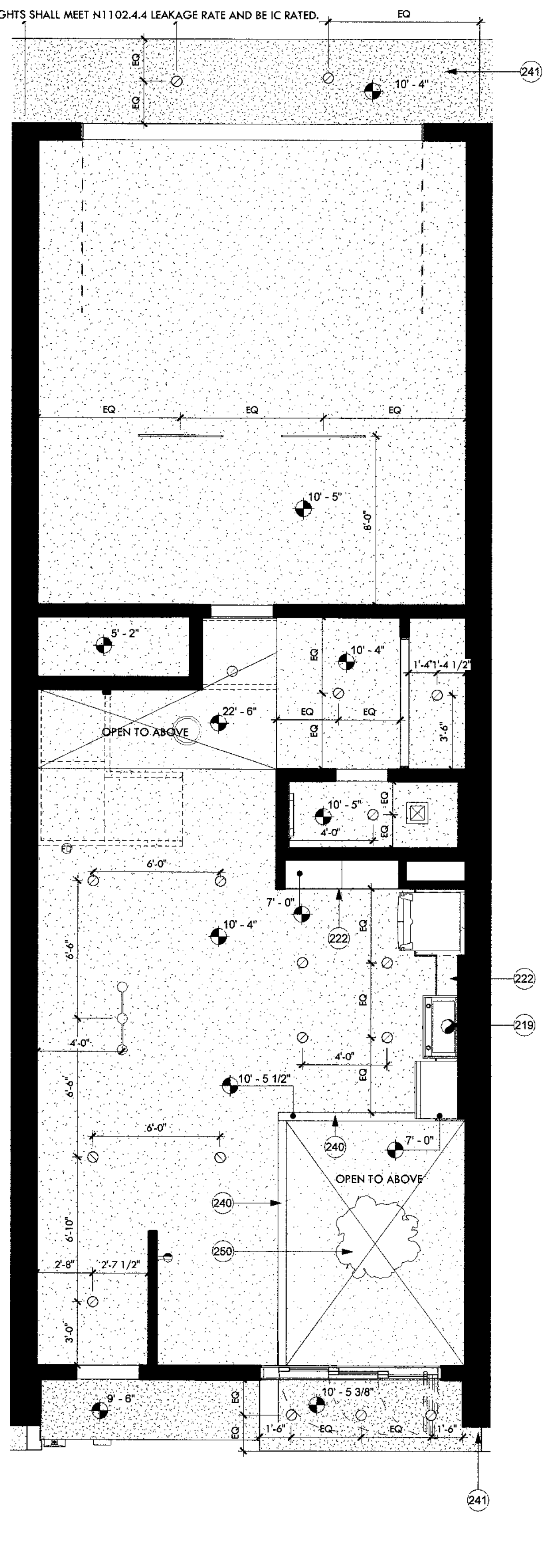
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RCP PLAN NOTES

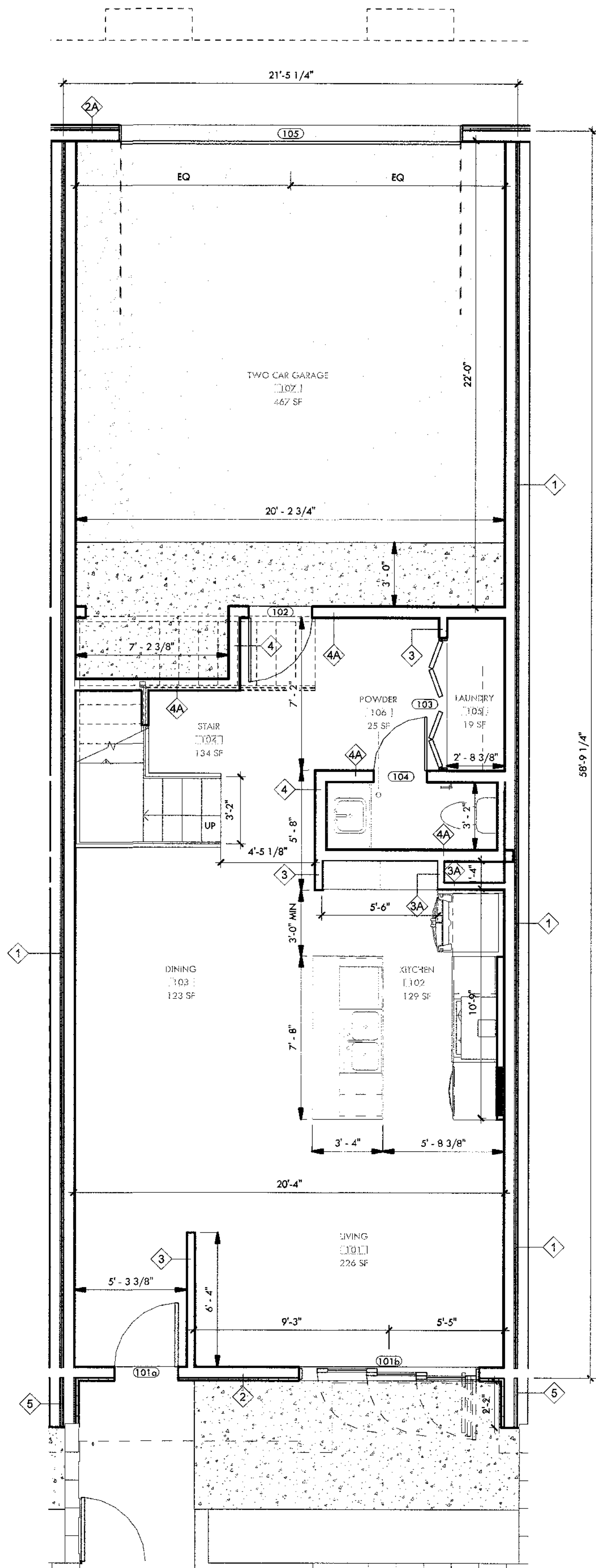
- GYP. BD. CEILINGS IN LIVING SPACES TO BE ATTACHED TO BOTTOM OF WOOD TRUSS, UNLESS OTHERWISE NOTED. COORDINATE WITH STRUCTURAL TO GET MAXIMUM CEILING HEIGHT.
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- VERIFY LOCATION OF ALL MECHANICAL VENTS WITH MECHANICAL DRAWINGS.
- ALL PLANS REPRESENT A TYPICAL UNIT LAYOUT.
- GYP. BOARD FINISH LEVELS: FINISH PANELS TO LEVELS INDICATED BELOW AND ACCORDING TO ASTM C 840, LEVEL 4; AT PANEL SURFACES THAT WILL BE EXPOSED TO VIEW UNLESS OTHERWISE INDICATED.
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- COORDINATE GYP. BOARD FURR DOWN HEIGHTS WITH FULL HEIGHT CABINETS AND INTERIOR ELEVATIONS. REPORT ANY INCONSISTENCIES TO THE ARCHITECT.
- ACCESS PANELS SHALL BE FIRE RATED EQUAL TO THE RATING OF THE CEILING IN WHICH THEY OCCUR.
- RECESSED LIGHTS SHALL MEET N1102.4.4 LEAKAGE RATE AND BE IC RATED.



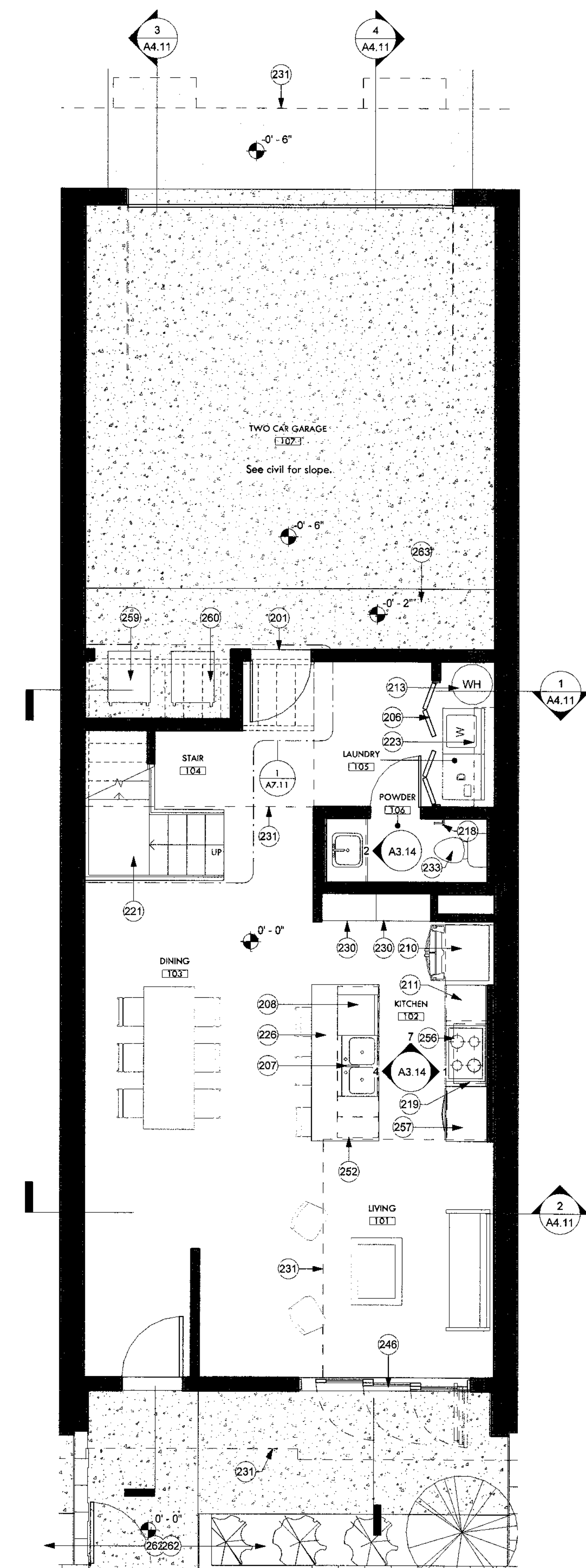
③ 01 - Unit Ground Floor RCP
1/4" = 1'-0"

FLOOR PLAN NOTES

- COORDINATE WITH SITE PLAN FOR OVERALL UNIT DIMENSIONS.
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- TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES AND METHODS OF CONSTRUCTION AS REQUIRED FOR COMPLETION OF THE PROJECT WITH THE INTENT OF THESE DOCUMENTS.
- CONSTRUCTION DEBRIS SHALL BE REGULARLY REMOVED ON A CONTINUING BASIS. THE SITE SHALL BE MAINTAINED 'NEAT' IN APPEARANCE.
- SEE PROJECT LEGEND FOR DIMENSION TYPES. TICKS ARE TO FACE OF STUD; ARROWS ARE TO FINISH FACE.
- THE COMMON WALL SHARED BY TWO TOWNHOMES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, OR DUCTS OR VENTS, IN THE CAVITY OF THE COMMON WALL, PER IRC R302.2.2.



② 01 - Unit Dimensioned Plan
1/4" = 1'-0"



① 01 - Unit Ground Floor Plan
1/4" = 1'-0"

KEYNOTES

201	20-minute rated solid wood unit entry door per 302.5.1, typ. U.N.O. Paint finish per architect. Paint to match unit metal panel. See door schedule.
206	1 1/4" hollow core 2 panel bi-fold flush door. Paint finish per architect. See door schedule.
207	Double 10" deep stainless steel sink with garbage disposal. BOD: Kohler Ballad under-mount double-equal kitchen sink, K-5691. See plumbing.
208	DW1: Dishwasher, Energystar rated. BOD: GE Built-in dishwasher with hidden controls, GSD4060KSS.
210	REF-1: Refrigerator w/ ice maker, Energystar rated. BOD: GE ENERGY STAR 25.3 Cu. Ft. Side-By-Side Refrigerator, GSE25GSHSS.
211	Lower cabinets w/ quartz countertops and backsplash. Quartz BOD: Arizona Tile New Carrara Quartz.
213	Water heater. See plumbing.
218	Toilet paper holder, BOD Kohler Coralais K-13434-CP.
219	RHD-1: Range hood exhaust vent. Diameter not to exceed 6" with minimum 26GA steel. BOD: 30" Designer wall mount hood w/ perimeter venting, UVW9301SLSS.
221	Wood framed stair with LVT flooring. See vertical circulation and structural drawings.
222	Gyp. bd. soffit flush with upper cabinets, typ. Provide backing above stove to mount exhaust vent.
223	Closet w/ clothing rod and white melamine shelf. Paint clothing rod white.
226	Quartz countertop island with lower cabinets. Provide outlet receptacle. Quartz BOD: Arizona Tile New Carrara Quartz.
230	Built-in pantry casework.
231	Level 2 footprint above.
233	High-efficiency toilet. See plumbing.
240	Exposed glulam beam, architectural grade. Wrap and protect during construction. See structural.
241	Stucco soffit. Paint per architect.
246	3 panel aluminum triple slider glass door. BOD: Western Window Series 7950 Bi-Fold Door, dark bronze anodized. Tempered.
250	Pendant light. BOD: Leaf lamp pendant 130 Green Furniture Concept, LLP130.
252	Waterfall edge. Carry same thickness countertop down edge of cabinetry to floor. See detail.
256	CT-1: Electric black ceramic glass cooktop. BOD: GE 30" Built-in knob control electric cooktop, JP3030D/BB.
257	RNGMW-1: Combo stacked microwave and oven. BOD: GE 30" Built-in combination microwave/thermal wall oven, JT3800SHSS.
259	Trash can.
260	Recycling can.
262	River rock. See landscape drawings.
263	4" Concrete car stop.

WALL TYPE LEGEND

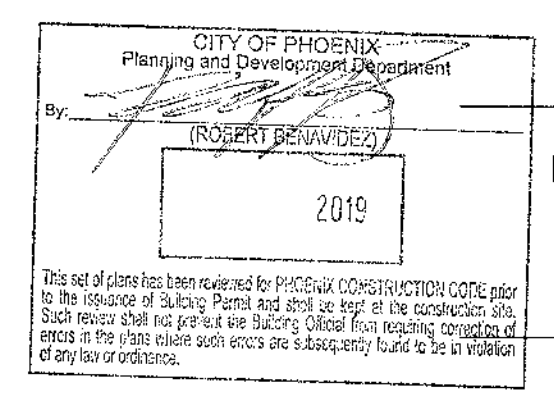
	1. 1 layer of 5/8" Gyp. bd with paint finish, Batt Insulation, 2x6 Wood Studs, 5/8" Gyp. bd., 1/2" Sheathing (Per structural plans), 1/2" Air gap, 5/8" Gyp. bd., 2x6 Wood studs, Batt insulation, 1 layer of 5/8" gyp. bd. with paint finish.
	A. Metal Panel Wall System, 1" Rigid Insulation, Weather Barrier, Sheathing ILO 1 layer of 5/8" Gyp. bd with paint finish (both sides).
	B. Metal Panel Wall System, 1" Rigid Insulation, Weather Barrier, Sheathing ILO 1 layer of 5/8" Gyp. bd with paint finish (exterior side).
	C. Western 1-Kote stucco (IAPMO UES ER-382), 1" Rigid Insulation, Weather Barrier, Sheathing ILO 1 layer of 5/8" Gyp. bd with paint finish (both sides).
	D. Add 2x4 Wood Stud Furring, 5/8" Gyp. bd. (interior).
	2. Western 1-Kote stucco (IAPMO UES ER-382), 1" Rigid Insulation, Weather Barrier, Sheathing, 2x6 Wood Studs, Batt insulation, 5/8" Gyp. bd. with paint finish.
	A. Metal Panel Wall System ILO Western 1-Kote stucco.
	3. 5/8" Gyp. bd. with paint finish, 2x4 Wood Studs, 5/8" gyp. bd. with paint finish.
	A. Omit 5/8" Gyp. bd with paint finish (exterior side).
	B. Add 1/2" Sheathing per structural.
	C. Add batt insulation.
	4. 5/8" Gyp. bd. with paint finish, 2x6 Wood Studs, 5/8" gyp. bd. with paint finish.
	A. Add 1/2" Sheathing per structural.
	B. Omit 5/8" Gyp. bd (interior side).
	5. Western 1-Kote stucco (IAPMO UES ER-382), 1" Rigid Insulation, Weather Barrier, heathing, 2x6 Wood Studs, Batt insulation, 5/8" Gyp. bd., 1" air gap, 5/8" Gyp. Bd., 2x6 Wood Studs, Sheathing, 1" Rigid Insulation, Western 1-Kote stucco (IAPMO UES ER-382)

CONSTRUCTION DOCUMENTS

Revision Schedule		
No.	Date	Description
1	05.21.2019	OWNER UPDATES
2	05.21.2019	CITY COMMENTS
4	08.13.2019	CITY COMMENTS - SECOND REVIEW

RCP LEGEND

	Surface Mounted Light BOD Philips Lightolier SlimSurface S7R White finish
	Pendant Light BOD Leaf Lamp Pendant 130 Green Furniture Concept
	3 Pendant Lights BOD Philips UniOne Pendant Micro
	Ceiling Mounted Fan/ w Light BOD Hampton Bay Rockport 52" LED Brushed Nickel Ceiling Fan with Light
	Surface Mounted Strip Light BOD Philips SlimBalance
	Vanity Light BOD Philips VL Vanity Light
	Exhaust Diffuser
	Return Diffuser
	Supply Diffuser
	Range Exhaust
	Solatube with Daylight Dimmer Curb Mount JustFrost
	Outlet placed at 4'-0" A.F.F. for TV



Unit Ground Floor Plans

A2.11

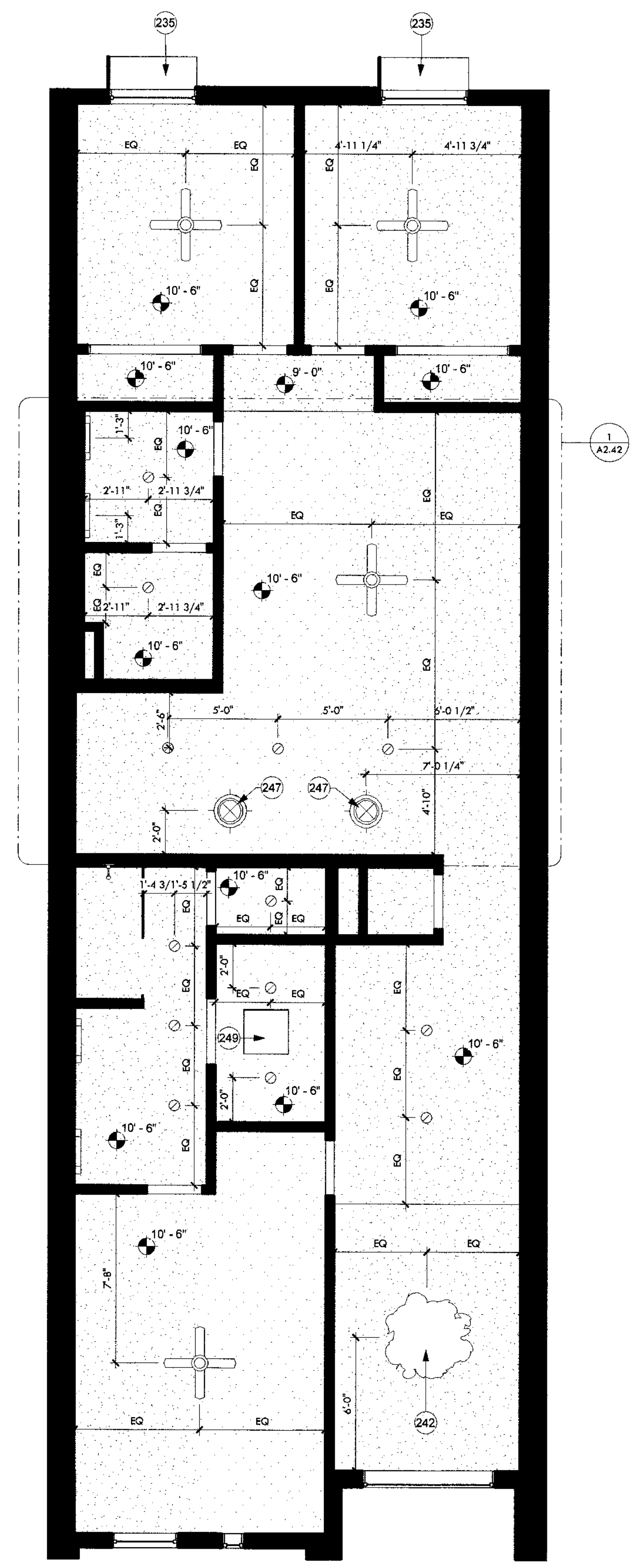


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RCP PLAN NOTES

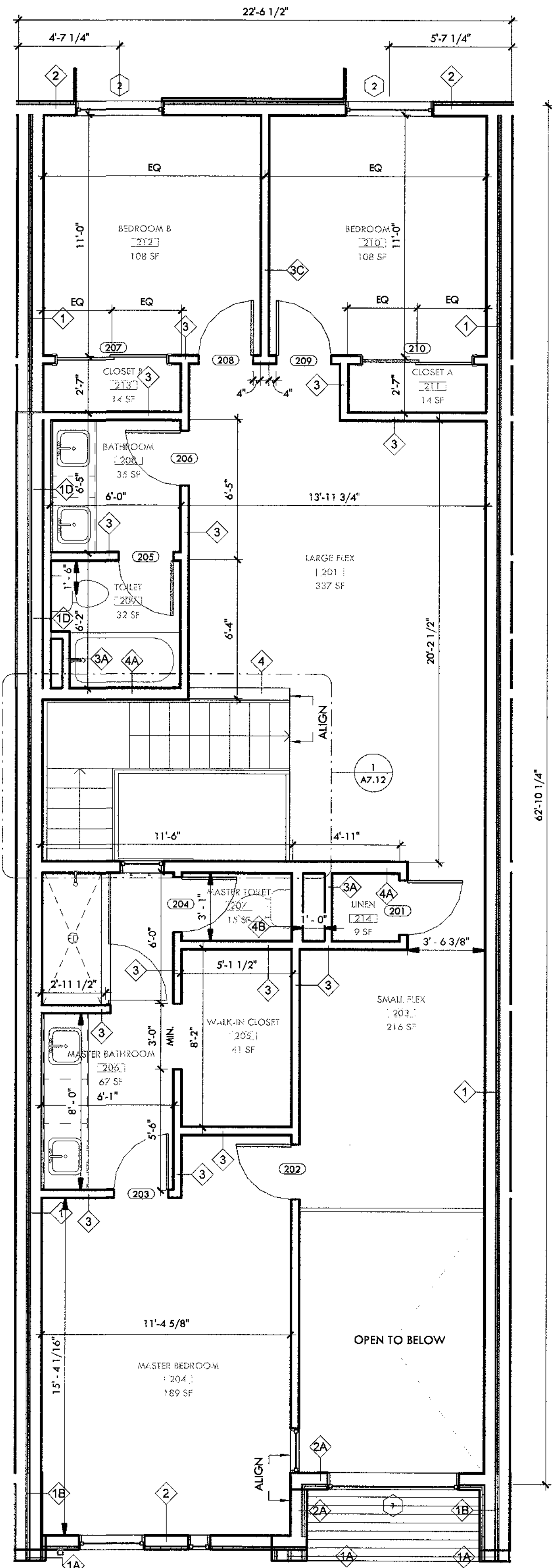
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7. COORDINATE GYPSUM BOARD FURR DOWN HEIGHTS WITH FULL HEIGHT CABINETS AND INTERIOR ELEVATIONS. REPORT ANY INCONSISTENCIES TO THE ARCHITECT.
8. ACCESS PANELS SHALL BE FIRE RATED EQUAL TO THE RATING OF THE CEILING IN WHICH THEY OCCUR.
9. RECESSED LIGHTS SHALL MEET N1102.4.4 LEAKAGE RATE AND BE IC RATED.



③ 02 - Unit Second Floor RCP
1/4" = 1'-0"

FLOOR PLAN NOTES

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② 02 - Unit Second Floor Dimensioned Plan
1/4" = 1'-0"

KEYNOTES

202	1 1/4" hollow core sliding closet door. Paint finish per architect. See door schedule.
203	1 1/4" solid core flush door. Paint finish per architect. See door schedule.
214	Sink cabinet with top mounted vanity sink. Provide quartz countertop and backsplash. Quartz BOD: Arizona Tile New Carrara Quartz.
217	Towel bar, provide 2x12 backing.
218	Toilet paper holder, BOD Kohler Coralais K-13434-CP.
223	Closet w/ clothing rod and white melamine shelf. Paint clothing rod white.
228	Robe hook, typ. Provide backing.
233	High-efficiency toilet. See plumbing.
235	1/4" steel shade fin, typ. See details.
237	Towel hook.
238	Hand towel holder.
239	Install curved shower rod.
242	Morin Matrix Series metal panel soffit, match adjacent finish.
247	Skylight solar tube ILO Roof Deck Option. BOD: Solatube 160 DS eChoice with Daylight Dimmer Curb Mount JustFrost.
253	42" high framed pony wall. Gyp bd. with paint finish. See Details.
254	42" high 1/2" HSS steel railing with steel posts and wood handrail. See Details.
261	Shower area drain BOD: Schluter, details per manufacturer.
280	Interior transom, no trim. Frosted finish. Add alt. See window schedule.

WALL TYPE LEGEND

1.	1 layer of 5/8" Gyp. bd with paint finish, Batt Insulation, 2x6 Wood Studs, 5/8" Gyp. bd., 1/2" Sheathing (Per structural plans), 1/2" Air gap, 5/8" Gyp. bd., 2x6 Wood studs, Batt insulation, 1 layer of 5/8" gyp. bd. with paint finish.
A.	Metal Panel Wall System, 1" Rigid Insulation, Weather Barrier, Sheathing ILO 1 layer of 5/8" Gyp. bd with paint finish (both sides).
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D.	Add 2x4 Wood Stud Furring, 5/8" Gyp. bd. (interior).
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A.	Metal Panel Wall System ILO Western 1-Kote stucco.
3.	5/8" Gyp. bd. with paint finish, 2x4 Wood Studs, 5/8" gyp. bd. with paint finish (exterior side).
A.	Omit 5/8" Gyp. bd with paint finish (exterior side).
B.	Add 1/2" Sheathing per structural.
C.	Add batt insulation.
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	3 Pendant Lights BOD Philips UnicOne Pendant Micro
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	Return Diffuser
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	Range Exhaust
	Solatube with Daylight Dimmer Curb Mount JustFrost
	Outlet placed at 4'-0" A.F.F. for TV

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CITY OF PHOENIX
Planning and Development Department
By: [Signature]
2019

CONA, U.S.
Expires 09/30/2019
Unit Second Floor Plans

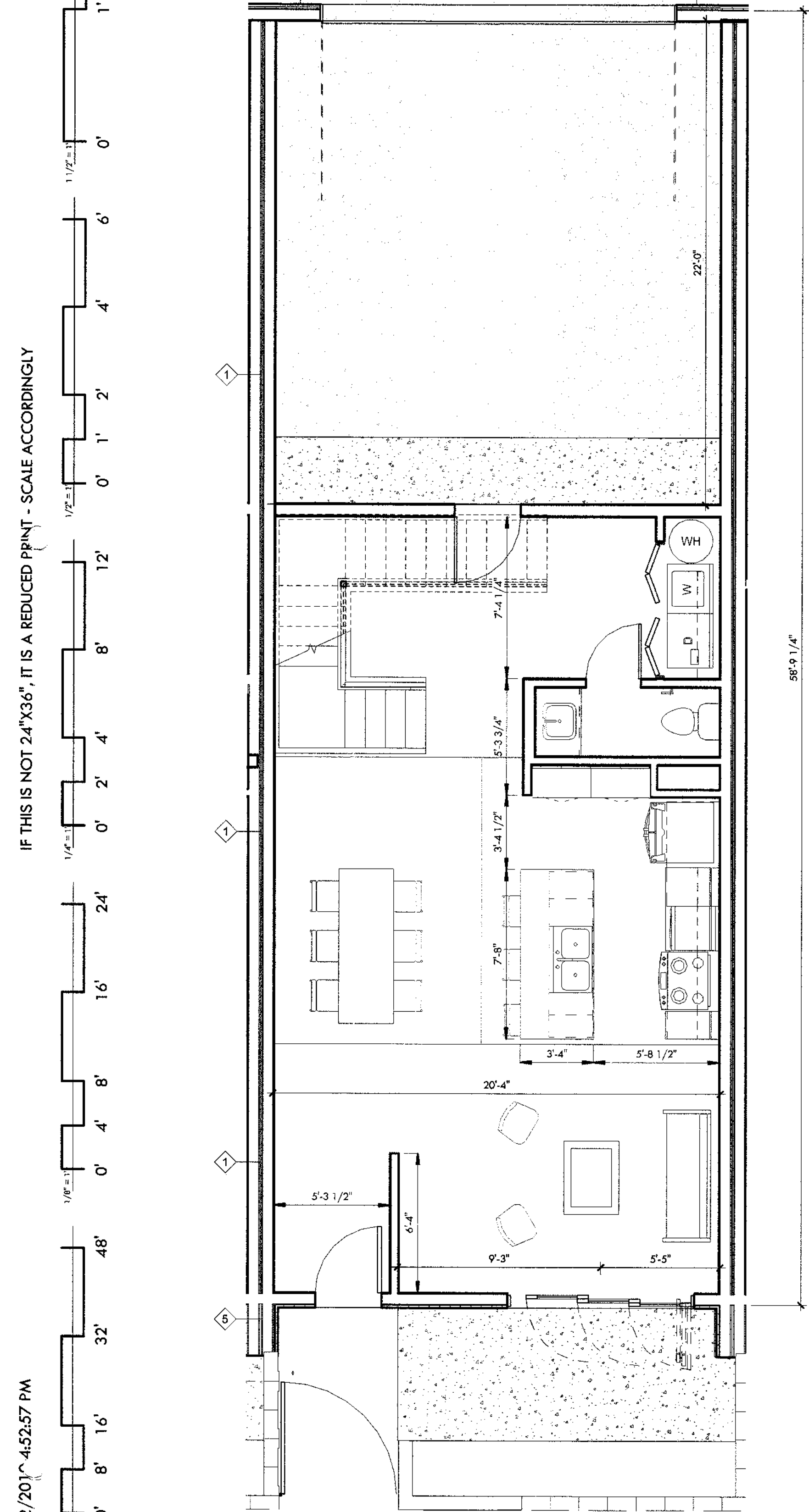
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RCP PLAN NOTES

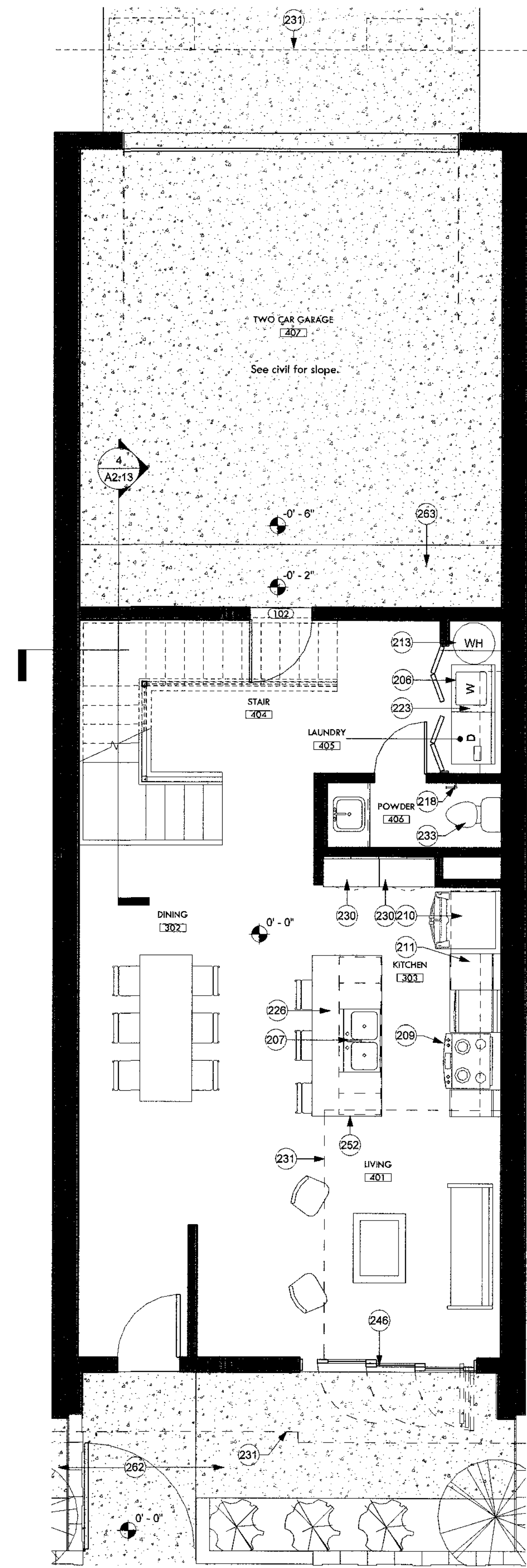
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- RECESSED LIGHTS SHALL MEET N1102.4.4 LEAKAGE RATE AND BE IC RATED.



01 - Unit Dimensioned Plan - No Trash Alcove
1/4" = 1'-0"

FLOOR PLAN NOTES

- COORDINATE WITH SITE PLAN FOR OVERALL UNIT DIMENSIONS.
- ALL WET SPACES TO PROVIDE MOISTURE RESISTANT SURFACE, DENSGLAS OR EQUAL.
- INTERIOR FINISH SURFACE SHALL NOT BE INSTALLED PRIOR TO HAVING THE BUILDING WEATHER TIGHT.
- INSULATION SHALL EXTEND TO DECK AT ALL EXTERIOR WALLS.
- ALL SURFACES EXPOSED SHALL BE FINISHED AS SPECIFIED, STAINED, OR PAINTED.
- ALL MECHANICAL, ELECTRICAL, PLUMBING, AND SPECIAL SYSTEMS, PIPING, CONDUIT, EQUIPMENT, DUCT, WIRING, ETC. SHALL RUN CONCEALED BEHIND FINISHED SURFACES INCLUDING THOSE AREAS WHERE A CONCEALED INSTALLATION REQUIRES CUTTING AND PATCHING OF EXISTING SURFACES.
- TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES AND METHODS OF CONSTRUCTION AS REQUIRED FOR COMPLETION OF THE PROJECT WITH THE INTENT OF THESE DOCUMENTS.
- CONSTRUCTION DEBRIS SHALL BE REGULARLY REMOVED ON A CONTINUING BASIS. THE SITE SHALL BE MAINTAINED 'NEAT' IN APPEARANCE.
- SEE PROJECT LEGEND FOR DIMENSION TYPES. TICKS ARE TO FACE OF STUD; ARROWS ARE TO FINISH FACE.
- THE COMMON WALL SHARED BY TWO TOWNHOMES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, OR DUCTS OR VENTS, IN THE CAVITY OF THE COMMON WALL, PER IRC R302.2.2.



01 - Unit Ground Floor Plan - No Trash Alcove
1/4" = 1'-0"

KEYNOTES

- 206 1 1/4" hollow core 2 panel bi-fold flush door. Paint finish per architect. See door schedule.
- 207 Double 10" deep stainless steel sink with garbage disposal. BOD: Kohler Ballad under-mount double-equal kitchen sink, K-5691. See plumbing.
- 209 Slide in cook top range and oven with front mounted controls.
- 210 REF-1 Refrigerator w/ ice maker, Energystar rated. BOD: GE ENERGY STAR 25.3 Cu. Ft. Side-By-Side Refrigerator, GSE25GSHS.
- 211 Lower cabinets w/ quartz countertops and backsplash. Quartz BOD: Arizona Tile New Carrara Quartz.
- 213 Water heater. See plumbing.
- 218 Toilet paper holder, BOD Kohler Coralais K-13434-CP.
- 223 Closet w/ clothing rod and white melamine shelf. Paint clothing rod white.
- 226 Quartz countertop island with lower cabinets. Provide outlet receptacle. Quartz BOD: Arizona Tile New Carrara Quartz.
- 230 Built-in pantry casework.
- 231 Level 2 footprint above.
- 233 High-efficiency toilet. See plumbing.
- 246 3 panel aluminum triple slider glass door. BOD: Western Window Series 7950 Bi-Fold Door, dark bronze anodized. Tempered.
- 252 Waterfall edge. Carry same thickness countertop down edge of cabinetry to floor. See detail.
- 262 River rock. See landscape drawings.
- 263 4" Concrete car stop.
- 402 Floor assembly. See structural.

WALL TYPE LEGEND

- | | |
|----|---|
| 1 | 1 layer of 5/8" Gyp. bd with paint finish, Batt Insulation, 2x6 Wood Studs, 5/8" Gyp. bd., 1/2" Sheathing (Per structural plans), 1/2" Air gap, 5/8" Gyp. bd., 2x6 Wood studs, Batt insulation, 1 layer of 5/8" gyp. bd. with paint finish. |
| A. | Metal Panel Wall System, 1" Rigid Insulation, Weather Barrier, Sheathing ILO 1 layer of 5/8" Gyp. bd with paint finish (both sides). |
| B. | Metal Panel Wall System, 1" Rigid Insulation, Weather Barrier, Sheathing ILO 1 layer of 5/8" Gyp. bd with paint finish (exterior side). |
| C. | Western 1-Kate stucco (IAPMO UES ER-382), 1" Rigid Insulation, Weather Barrier, Sheathing ILO 1 layer of 5/8" Gyp. bd with paint finish (both sides). |
| D. | Add 2x4 Wood Stud Furring, 5/8" Gyp. bd. (interior). |
| 2. | Western 1-Kate stucco (IAPMO UES ER-382), 1" Rigid Insulation, Weather Barrier, Sheathing, 2x6 Wood Studs, Batt insulation, 5/8" Gyp. bd. with paint finish. |
| A. | Metal Panel Wall System ILO Western 1-Kate stucco. |
| 3. | 5/8" Gyp. bd. with paint finish, 2x4 Wood Studs, 5/8" gyp. bd. with paint finish. |
| A. | Omit 5/8" Gyp. bd with paint finish (exterior side). |
| B. | Add 1/2" Sheathing per structural. |
| C. | Add batt insulation. |
| 4. | 5/8" Gyp. bd. with paint finish, 2x6 Wood Studs, 5/8" gyp. bd. with paint finish. |
| A. | Add 1/2" Sheathing per structural. |
| B. | Omit 5/8" Gyp. bd (interior side). |
| 5. | Western 1-Kate stucco (IAPMO UES ER-382), 1" Rigid Insulation, Weather Barrier, heathing, 2x6 Wood Studs, Batt insulation, 5/8" Gyp. bd., 1" air gap, 5/8" Gyp. Bd., 2x6 Wood Studs, Sheathing, 1" Rigid Insulation, Western 1-Kate stucco (IAPMO UES ER-382) |

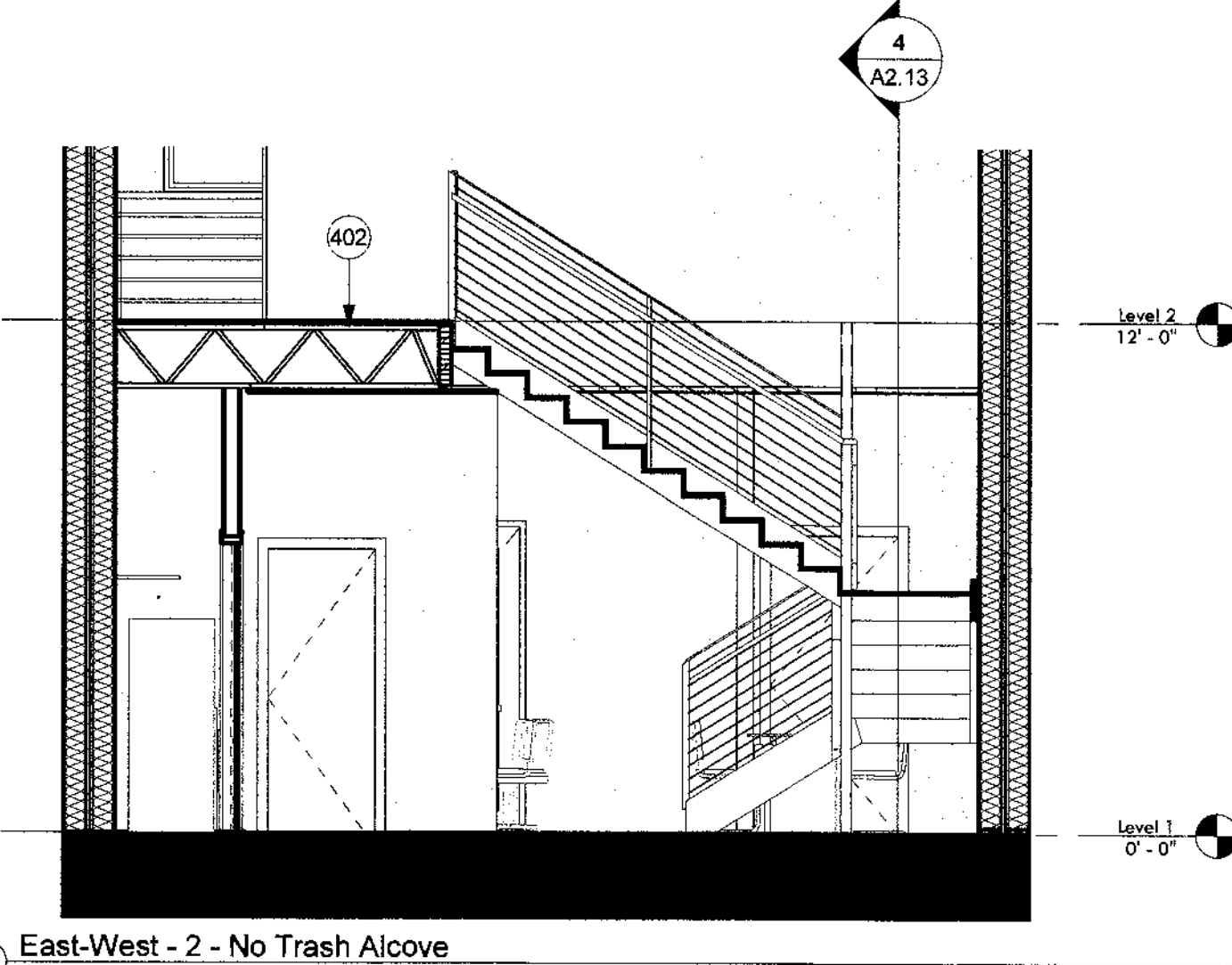
CONSTRUCTION DOCUMENTS

Revision Schedule

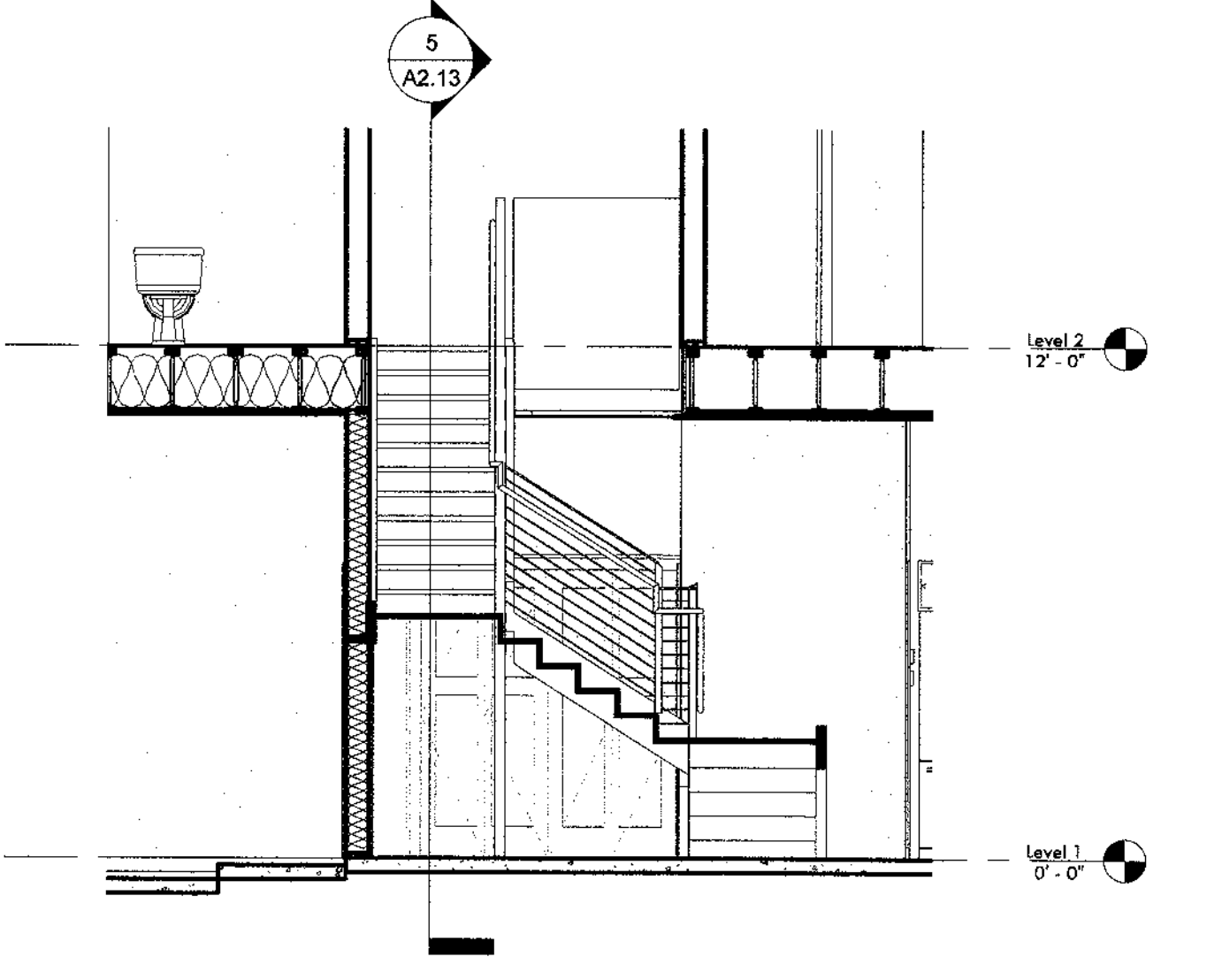
No.	Date	Description
4	08.13.2019	CITY COMMENTS - SECOND REVIEW

RCP LEGEND

- Surface Mounted Light
BOD Phillips Lightolier SlimSurface
57R White finish
- Pendant Light
BOD Leaf Lamp Pendant 130
Green Furniture Concept
- 3 Pendant Lights
BOD Phillips UnicOne Pendant Micro
- Ceiling Mounted Fan/w Light
BOD Hampton Bay Roadport 52" LED
Brushed Nickel Ceiling Fan with Light
- Surface Mounted Strip Light
BOD Phillips SlimBalance
- Vanity Light
BOD Phillips VL Vanity Light
- Exhaust Diffuser
- Return Diffuser
- Supply Diffuser
- Range Exhaust
- Solatube with Daylight Dimmer
Curb Mount JustFrost
- Outlet placed at 4'-0" A.F.F. for TV



East-West - 2 - No Trash Alcove
1/4" = 1'-0"



Roof Deck Option Section 1 - No Trash Alcove
1/4" = 1'-0"

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CITY OF PHOENIX
Planning and Development Department
2019

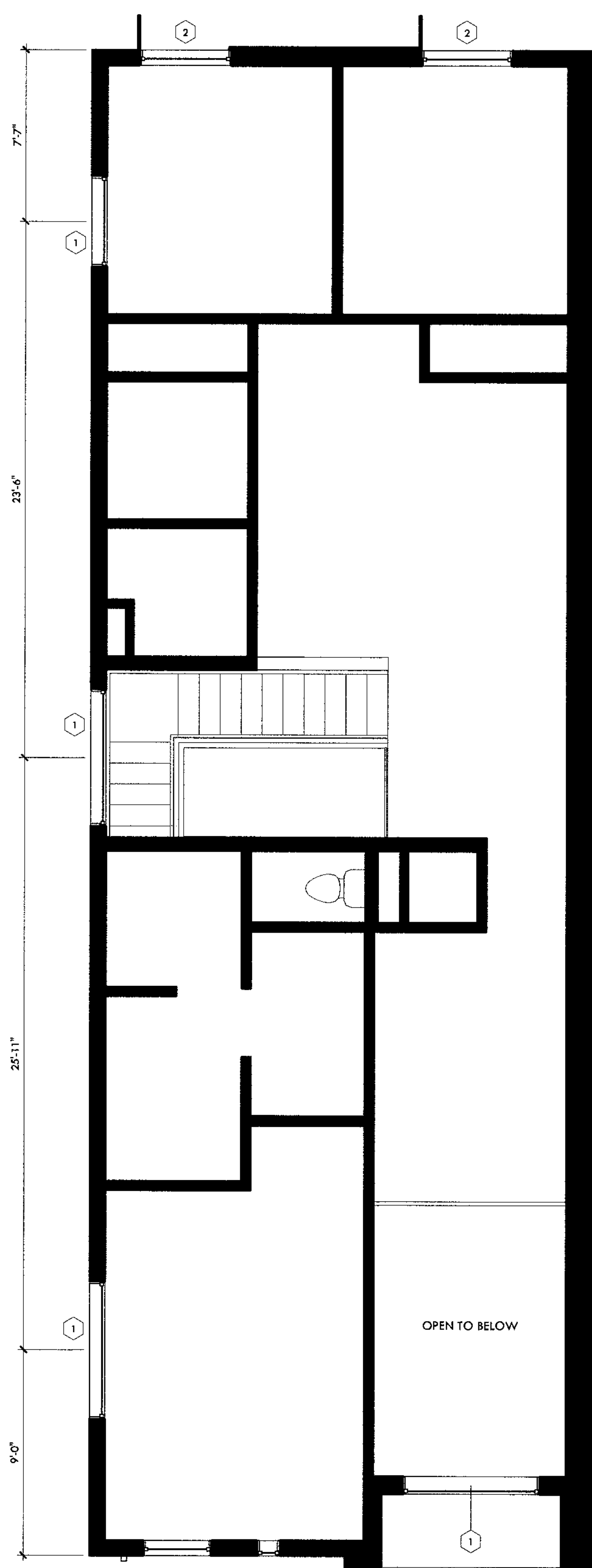
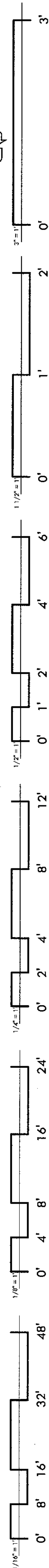
Expires 09/30/2019
Unit Ground Floor
Plans - No Trash
Alcove

A2.13

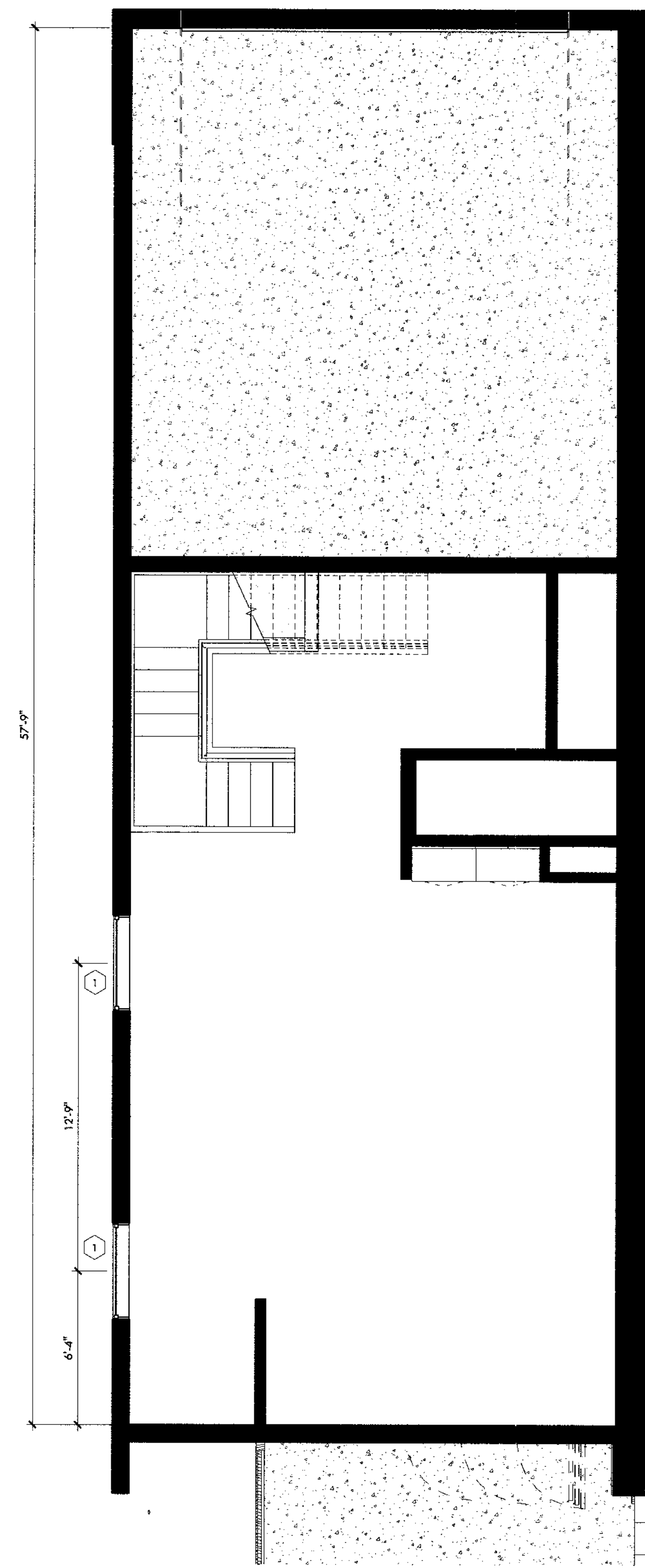


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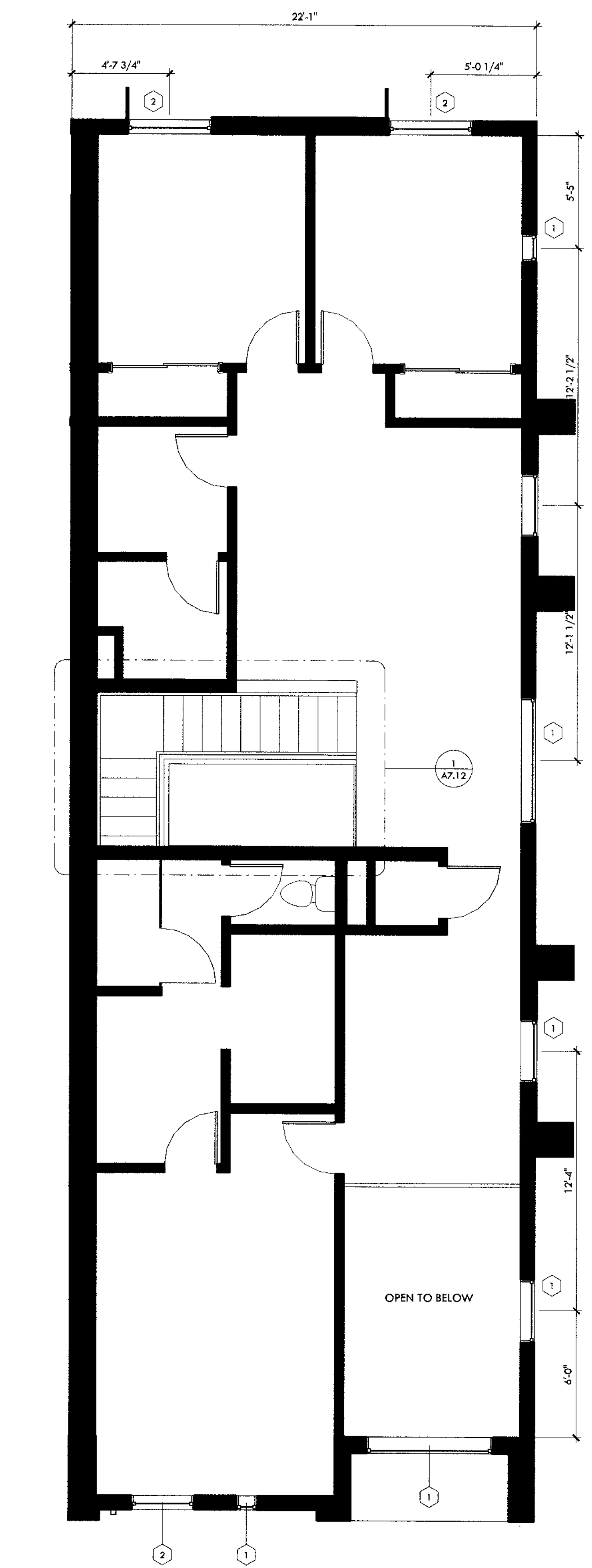
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③ -02 - Level 2 West Unit Window Plan
1/4" = 1'-0"



② -01 - Level 1 West Unit Window Plan
1/4" = 1'-0"



① -02 - Level 2 East Unit Window Plan
1/4" = 1'-0"

WINDOW PLAN NOTES

1. SEE ELEVATIONS FOR ADDITIONAL INFORMATION
2. NO WINDOWS AT FIRST FLOOR OF RIGHT END UNIT

NOTE: No additional windows on 1st floor of East unit.

CONSTRUCTION DOCUMENTS

Revision Schedule		
No.	Date	Description
1	05.21.2019	OWNER UPDATES

CITY OF PHOENIX
Planning and Development Department
INTEGRATED SERVICES
2019

This use of drawings has been reviewed by the CITY OF PHOENIX CONSTRUCTION CODE DEPT. to the extent of Building Plans and Code, as part of the construction permit process. Such review shall not constitute an official final engineering approval of work in the field of any such users and subsequently found to be in violation of any law or ordinance.

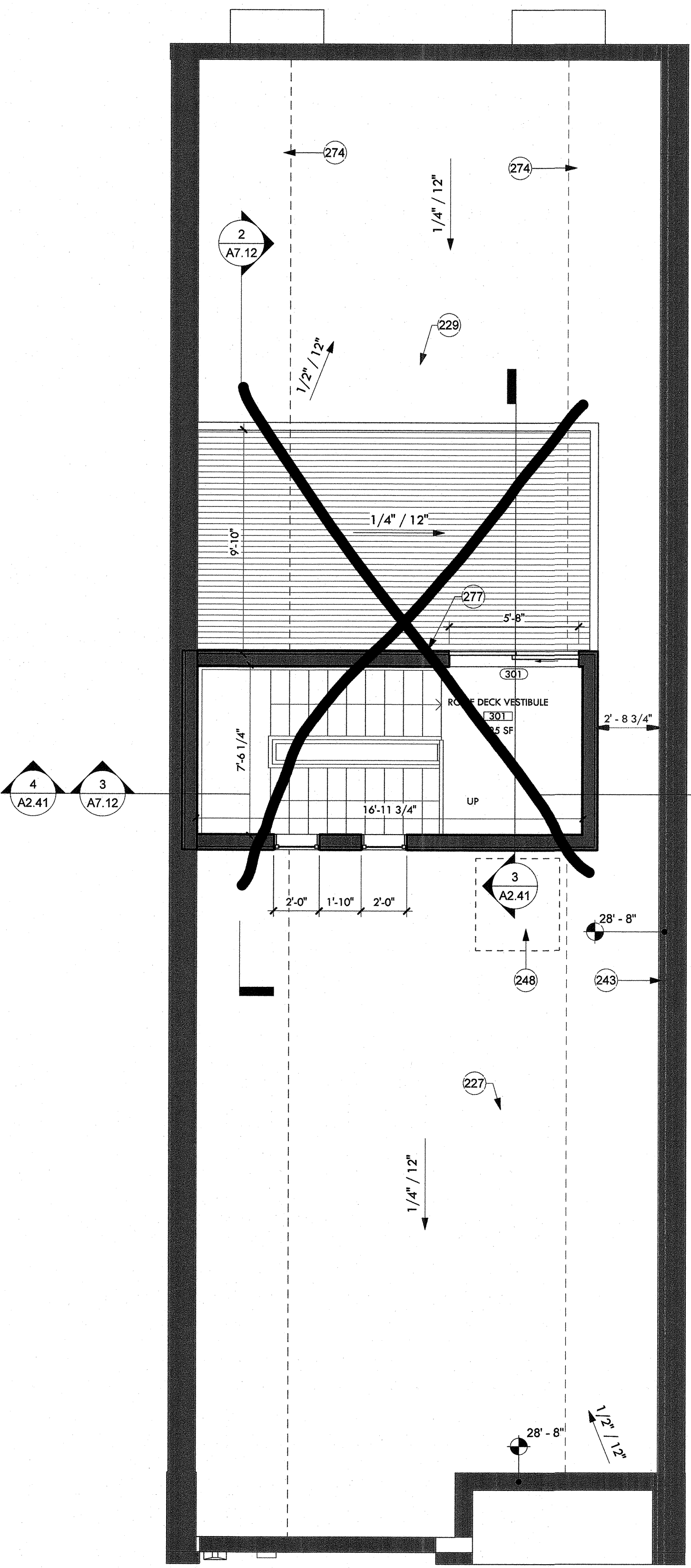
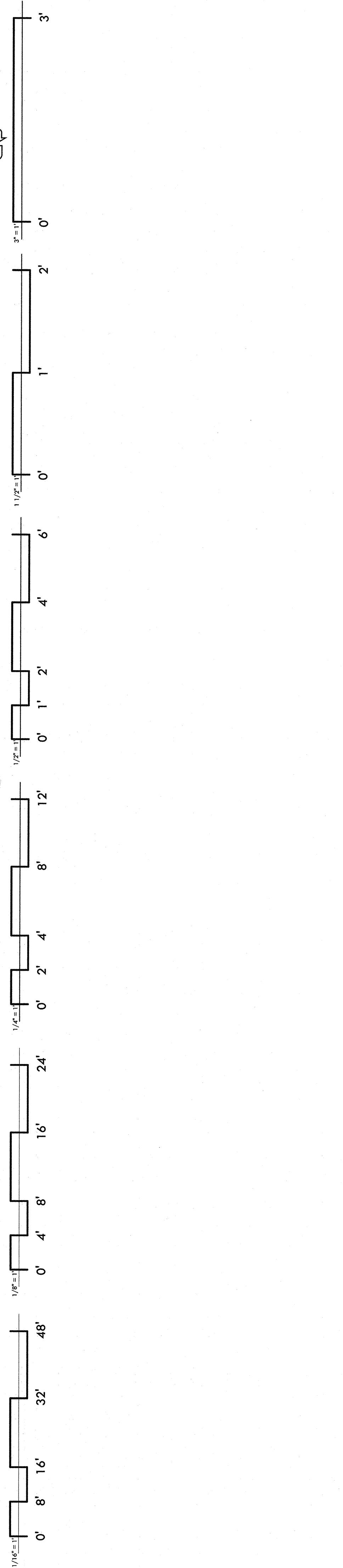
End Unit Window Plans

A2.14

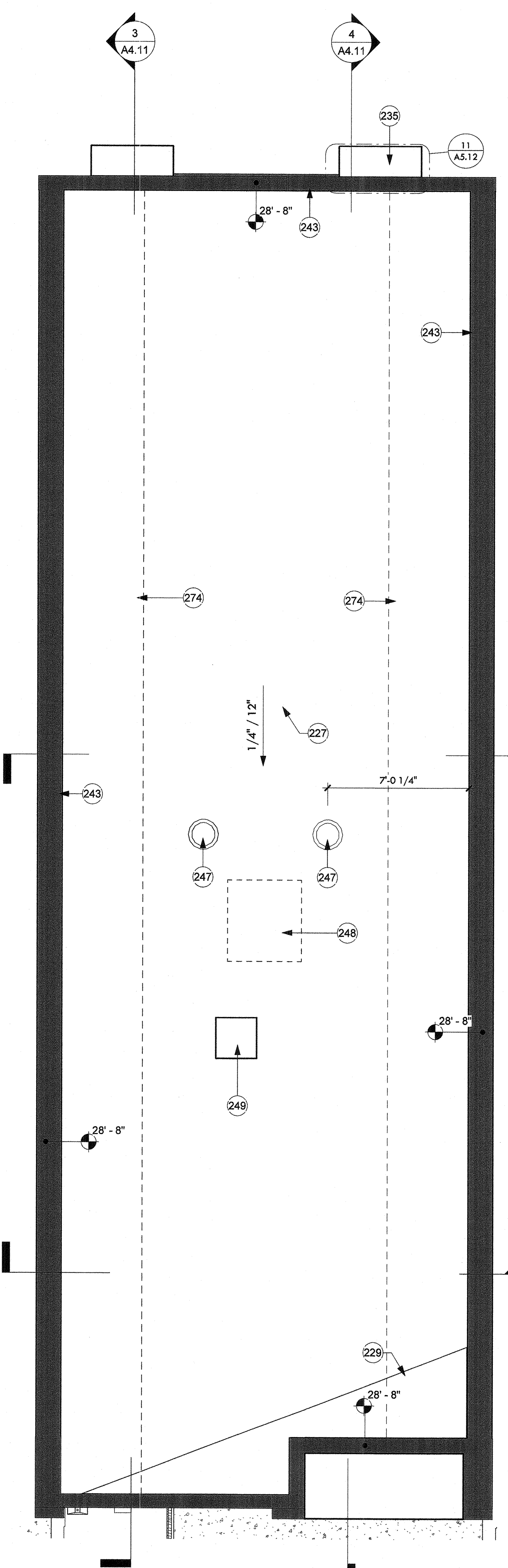


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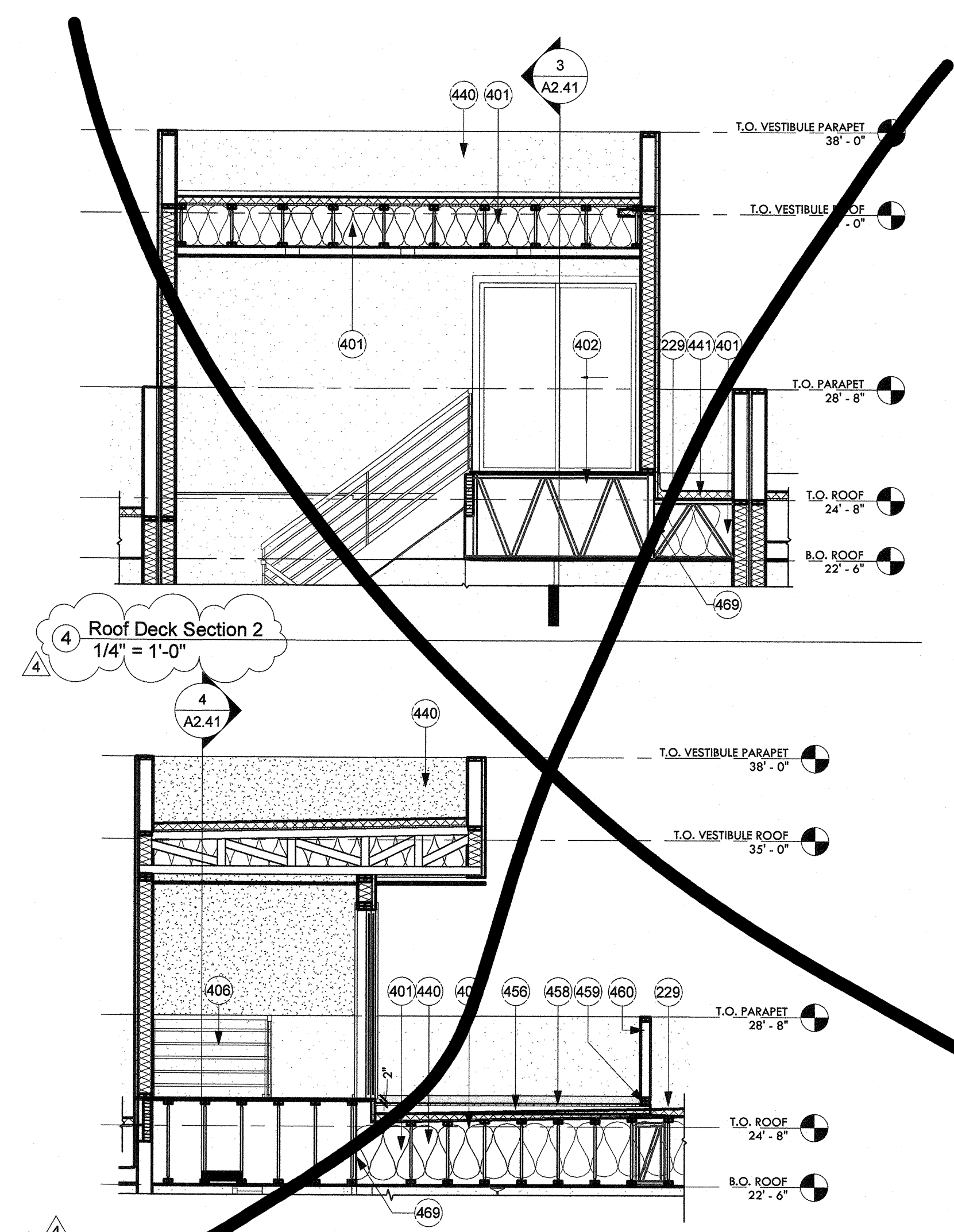


03 - Roof Deck Option Plan
1/4" = 1'-0"



03 - Roof Plan
1/4" = 1'-0"

KEYNOTES	
227	Low sloped wood truss with foam roof. See details. See structural drawings. ICC No. 25-5979 or equivalent.
229	Built-up roof cricket.
235	1/4" steel shade fin, typ. See details.
243	Parapet cap, paint to match adjacent finish.
247	Skylight solar tube ILO Roof Deck Option. BOD: Solatube 160 DS eChoice with Daylight Dimmer Curb Mount JustFrost.
248	Mechanical unit. See mechanical and structural drawings.
249	Roof hatch. See details.
274	Fire resistant sheathing at roof deck 4'-0" on each side of parapet. No penetrations.
277	Hose bibb. See plumbing drawings.
401	Roof assembly. See structural.
402	Floor assembly. See structural.
406	HSS railing system with wood handrail. See details.
440	Parapet, see details.
441	Foam roof. ICC No. 25-5979 or equivalent.
456	Treated 2x deck joist with moisture resistant barrier at top of joist.
458	Raised composite decking, BOD Trax Select Woodland Brown.
459	Wrap moisture barrier to protect underside of wall, start and stop inbetween joists.
460	3'-0" wood framed wall bolted to roof deck joists, stucco finish.
469	Blocking panel.



ROOF SCUPPER SIZING CALCS

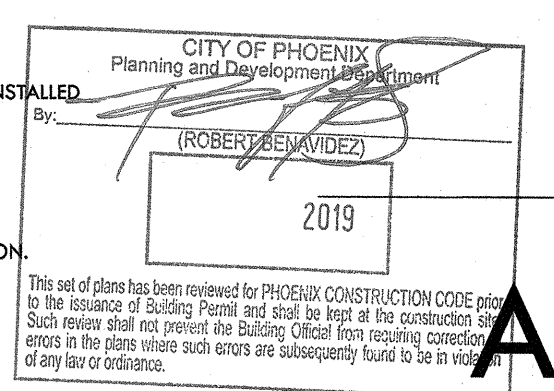
- REFER TO 2018 INTERNATIONAL PLUMBING CODE FOR FINAL VERIFICATION OF ALL SIZING CALCS.
- INSTALL TO MANUFACTURERS SPEC'S AND IN ACCORDANCE TO ALL APPLICABLE 2018 PLUMBING CODES.
- CALCULATION**
ROOF AREA: 1,280 SF
CONVERSION FOR MIN. AREA = 2,500 / 4 * 3.75 = 2,344 SQ FT
PER TABLE 1108.2 A MIN. 4" DIAMETER DRAIN ON 1/4" PER FOOT SLOPE IS REQUIRED.
PROVIDE SCUPPER WITH OVERFLOW OPENING 4" HIGH BY 4" WIDE MIN. LOCATED 2' MAX ABOVE ROOF DRAIN.

ROOF PLAN NOTES

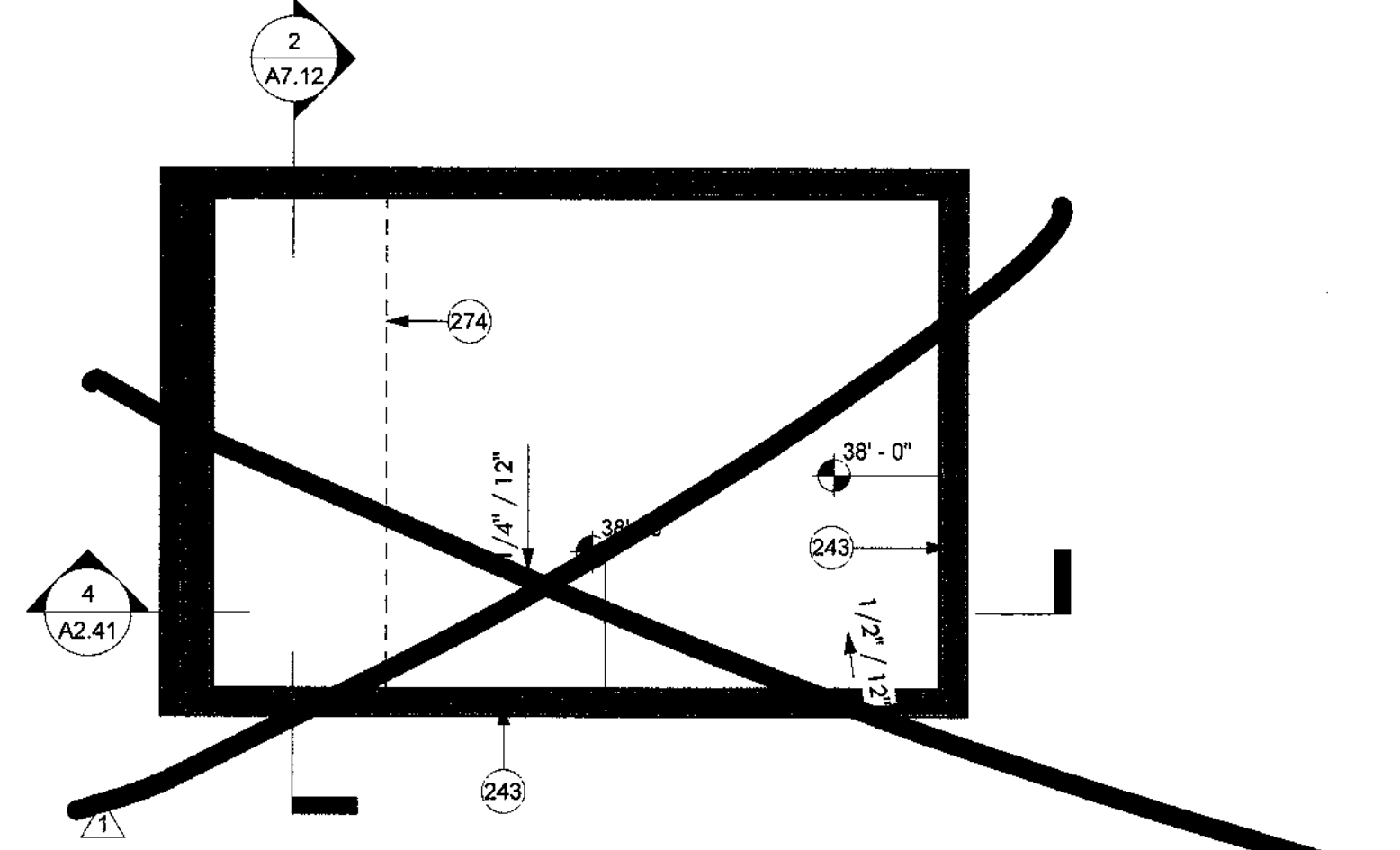
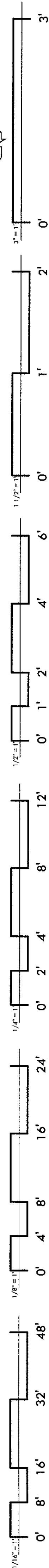
- ALL PLANS REPRESENT A TYPICAL UNIT LAYOUT.
- ACCESS PANELS SHALL BE FIRE RATED EQUAL TO THE RATING OF THE CEILING IN WHICH THEY OCCUR.
- WEATHER LIMITATIONS: PROCEED WITH INSTALLATION ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT ROOFING SYSTEM TO BE INSTALLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
- COMPLY WITH ROOFING SYSTEM AND INSULATION MANUFACTURER'S WRITTEN INSTRUCTION FOR INSTALLING ROOF INSULATION. ICC No. 25-5979 OR EQUIVALENT).
- FINAL ROOF INSPECTION: ARRANGE FOR ROOFING SYSTEM MANUFACTURER'S TECHNICAL PERSONNEL TO INSPECT ROOFING INSTALLATION ON COMPLETION.
- REFER TO MECHANICAL, PLUMBING AND ELECTRICAL FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FAN AND OTHER ITEMS ON THE ROOF SURFACE.
- ROOF HATCH TO BE THERMALLY BROKEN AND INSULATED TO MATCH ROOF R-VALUE.

CONSTRUCTION DOCUMENTS

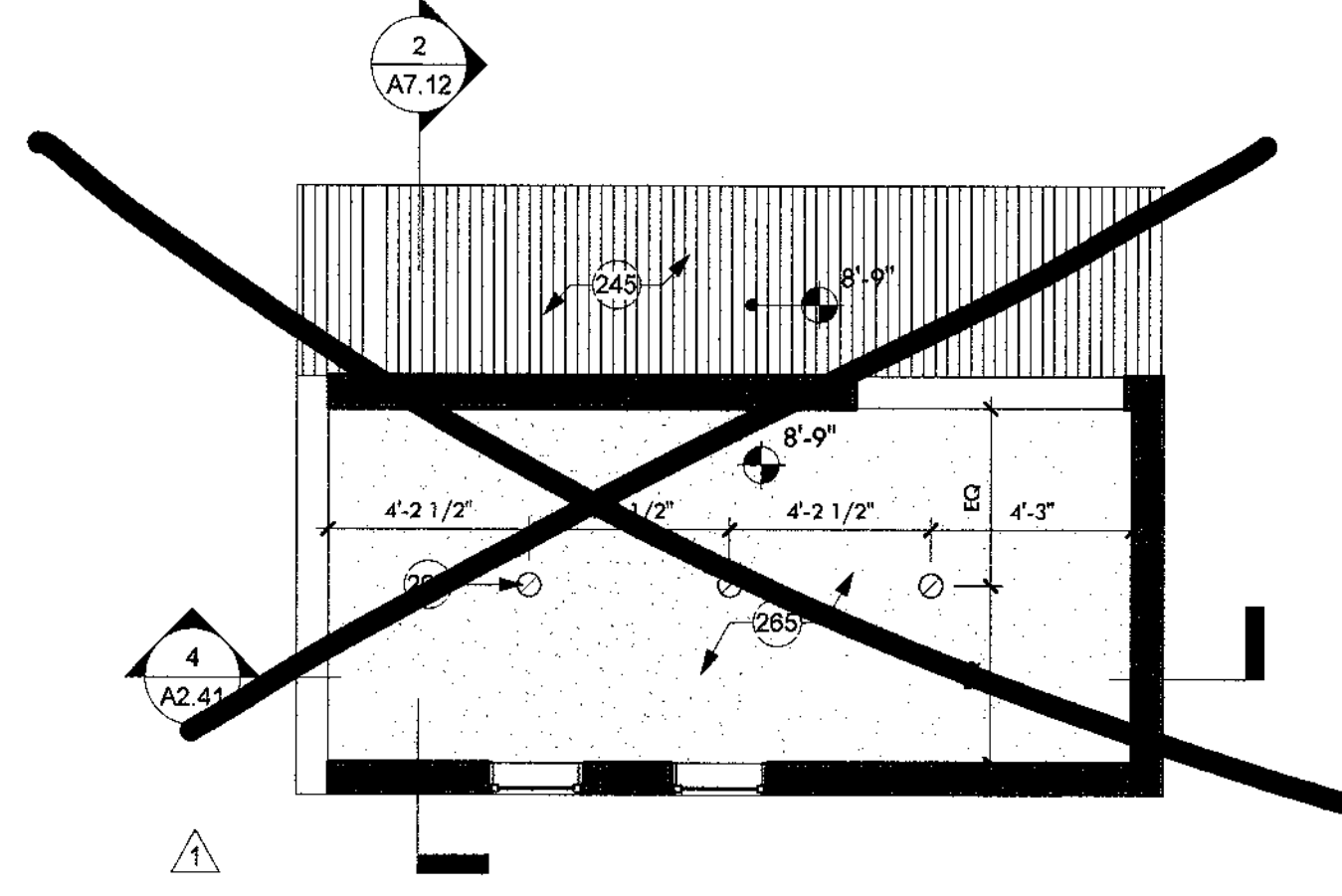
Revision Schedule		
No.	Date	Description
1	05.21.2019	OWNER UPDATES
2	05.21.2019	CITY COMMENTS
4	08.13.2019	CITY COMMENTS - SECOND REVIEW



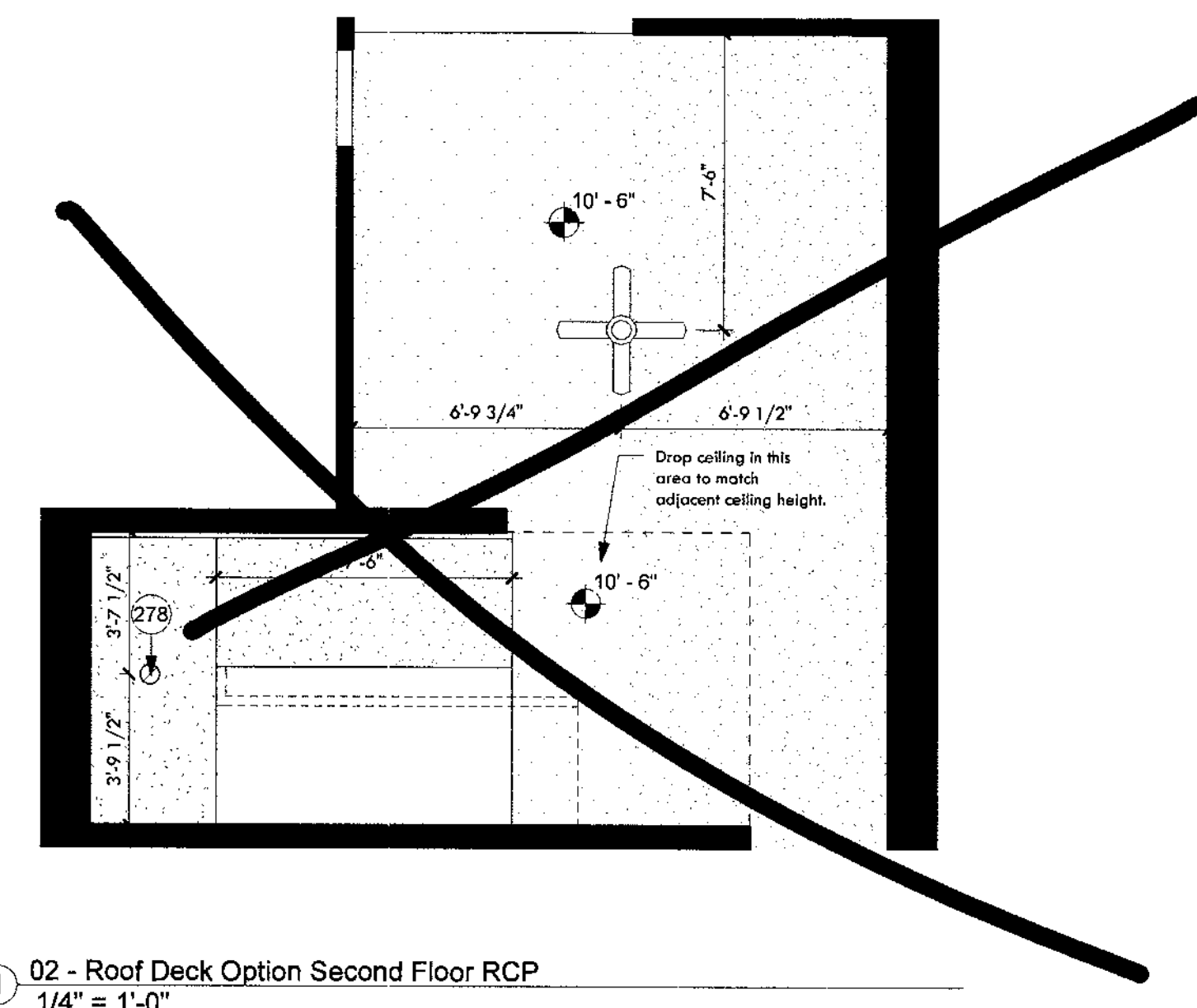
LAP1123 07/00/2017
Roof Plans
 DRAWING NO. **A2.41**



② 04 - Roof Deck Option Vestibule Roof
1/4" = 1'-0"



⑥ 03 - Roof Deck Option Ceiling
1/4" = 1'-0"



① 02 - Roof Deck Option Second Floor RCP
1/4" = 1'-0"

KEYNOTES	
243	Parapet cap, paint to match adjacent finish.
245	Composite wood ceiling.
265	Gyp. board ceiling attached to bottom of structure, U.N.O. Paint finish.
269	6" Recessed can light, white finish, typ.
274	Fire resistant sheathing at roof deck 4'-0" on each side of parapet. No penetrations.
278	6" Recessed can light attached to bottom of stair, white finish.

FLOOR PLAN NOTES

- COORDINATE WITH SITE PLAN FOR OVERALL UNIT DIMENSIONS.
- ALL WET SPACES TO PROVIDE MOISTURE RESISTANT SURFACE, DENSGLAS OR EQUAL.
- INTERIOR FINISH SURFACE SHALL NOT BE INSTALLED PRIOR TO HAVING THE BUILDING WEATHER TIGHT.
- INSULATION SHALL EXTEND TO DECK AT ALL EXTERIOR WALLS.
- ALL SURFACES EXPOSED SHALL BE FINISHED AS SPECIFIED, STAINED, OR PAINTED.
- ALL MECHANICAL, ELECTRICAL, PLUMBING, AND SPECIAL SYSTEMS, PIPING, CONDUIT, EQUIPMENT, DUCT, WIRING, ETC. SHALL RUN CONCEALED BEHIND FINISHED SURFACES INCLUDING THOSE AREAS WHERE A CONCEALED INSTALLATION REQUIRES CUTTING AND PATCHING OF EXISTING SURFACES.
- TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES AND METHODS OF CONSTRUCTION AS REQUIRED FOR COMPLETION OF THE PROJECT WITH THE INTENT OF THESE DOCUMENTS.
- CONSTRUCTION DEBRIS SHALL BE REGULARLY REMOVED ON A CONTINUING BASIS. THE SITE SHALL BE MAINTAINED 'NEAT' IN APPEARANCE.
- SEE PROJECT LEGEND FOR DIMENSION TYPES. TICKS ARE TO FACE OF STUDY; ARROWS ARE TO FINISH FACE.
- THE COMMON WALL SHARED BY TWO TOWNHOMES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, OR DUCTS OR VENTS, IN THE CAVITY OF THE COMMON WALL, PER IRC R302.2.2.

ROOF PLAN NOTES

- ALL PLANS REPRESENT A TYPICAL UNIT LAYOUT.
- ACCESS PANELS SHALL BE FIRE RATED EQUAL TO THE RATING OF THE CEILING IN WHICH THEY OCCUR.
- WEATHER LIMITATIONS: PROCEED WITH INSTALLATION ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT ROOFING SYSTEM TO BE INSTALLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
- COMPLY WITH ROOFING SYSTEM AND INSULATION MANUFACTURER'S WRITTEN INSTRUCTION FOR INSTALLING ROOF INSULATION. ICC NO. 25-5979 OR EQUIVALENT.
- FINAL ROOF INSPECTION: ARRANGE FOR ROOFING SYSTEM MANUFACTURER'S TECHNICAL PERSONNEL TO INSPECT ROOFING INSTALLATION ON COMPLETION.
- REFER TO MECHANICAL, PLUMBING AND ELECTRICAL FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FAN AND OTHER ITEMS ON THE ROOF SURFACE.
- ROOF HATCH TO BE THERMALLY BROKEN AND INSULATED TO MATCH ROOF R-VALUE.

RCP PLAN NOTES

- GYP. BD. CEILINGS IN LIVING SPACES TO BE ATTACHED TO BOTTOM OF WOOD TRUSS, UNLESS OTHERWISE NOTED. COORDINATE WITH STRUCTURAL TO GET MAXIMUM CEILING HEIGHT.
- NON ABSORBENT (MOISTURE RESISTANT) DENSGLAS OR EQUAL TO BE PROVIDED IN ALL WET AREAS.
- VERIFY LOCATION OF ALL MECHANICAL VENTS WITH MECHANICAL DRAWINGS.
- ALL PLANS REPRESENT A TYPICAL UNIT LAYOUT.
- GYPSUM BOARD FINISH LEVELS: FINISH PANELS TO LEVELS INDICATED BELOW AND ACCORDING TO ASTM C 840. LEVEL 4: AT PANEL SURFACES THAT WILL BE EXPOSED TO VIEW UNLESS OTHERWISE INDICATED.
- COMPARE REFLECTED CEILING PLANS WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN AND EXHAUST PLANS. REPORT ANY OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.
- COORDINATE GYPSUM BOARD FURR DOWN HEIGHTS WITH FULL HEIGHT CABINETS AND INTERIOR ELEVATIONS. REPORT ANY INCONSISTENCIES TO THE ARCHITECT.
- ACCESS PANELS SHALL BE FIRE RATED EQUAL TO THE RATING OF THE CEILING IN WHICH THEY OCCUR.
- RECESSED LIGHTS SHALL MEET N1102.4.4 LEAKAGE RATE AND BE IC RATED.

CONSTRUCTION DOCUMENTS

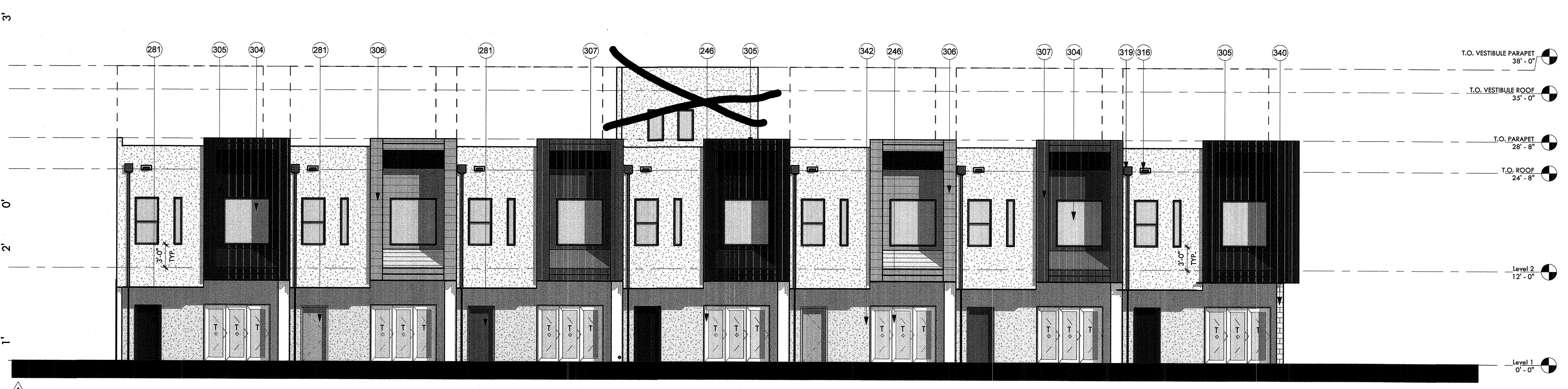
Revision Schedule		
No.	Date	Description
1	05.21.2019	OWNER UPDATES

CITY OF PHOENIX
 Planning and Development Department
 By: [Signature]
 (ROSEMARY BEKOWITZ)
 2019
This set of plans has been reviewed for PHOENIX CONSTRUCTION CODE prior to the issuance of Building, Planning and Code. In the event of any change to the code, the user is responsible for obtaining the current code. Such review does not constitute a warranty or guarantee of any kind. The user assumes all responsibility for any errors or omissions in these plans.

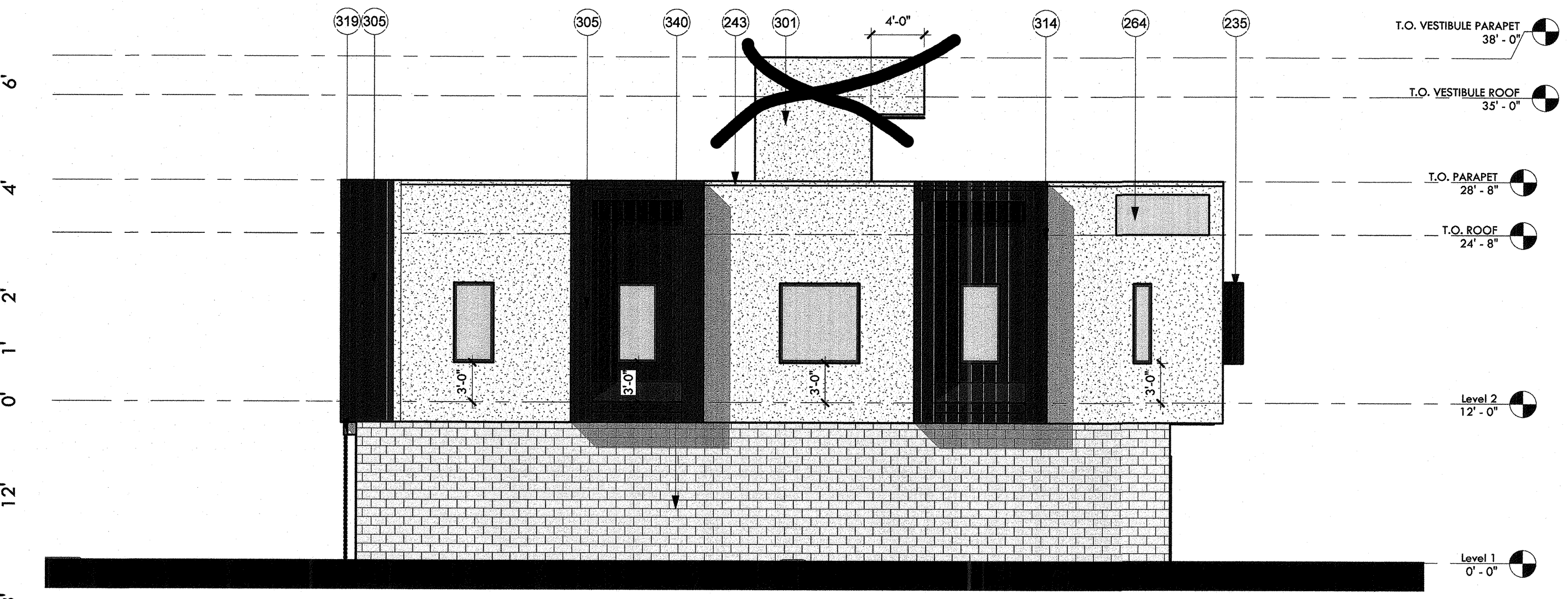
Roof Deck Option Plans & Sections

DRAWING NO.

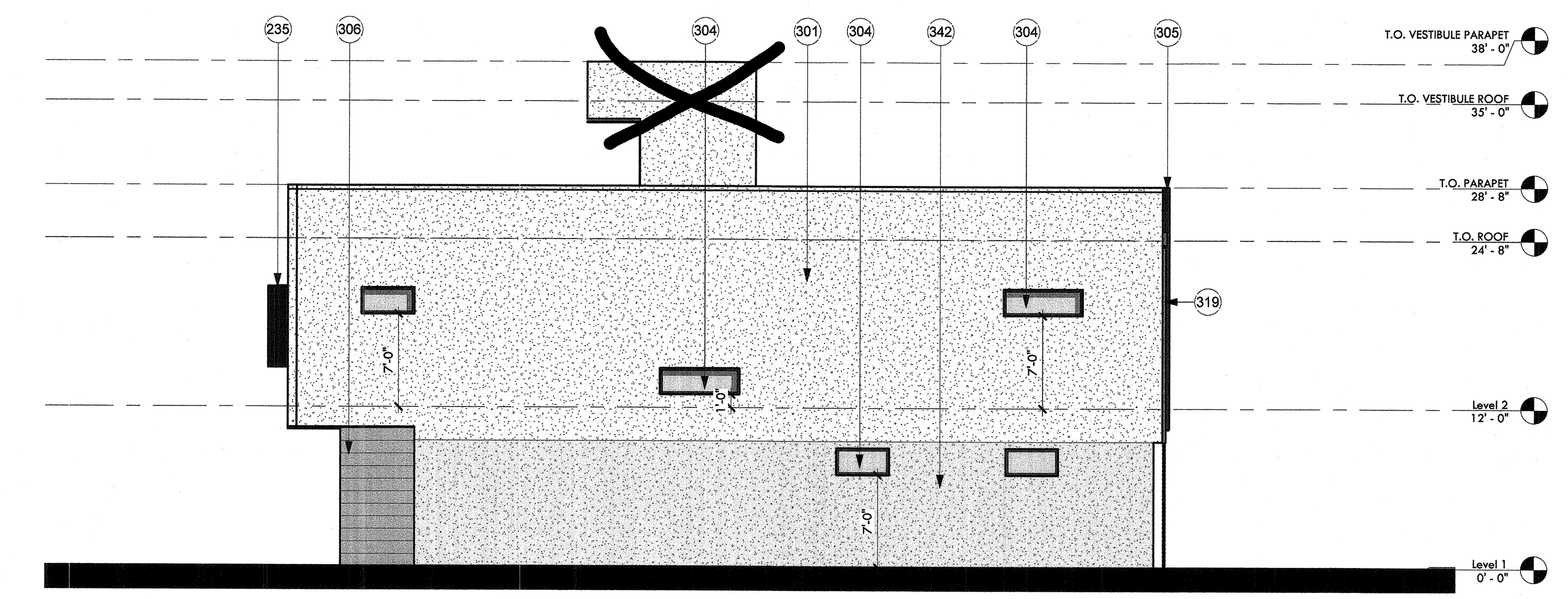
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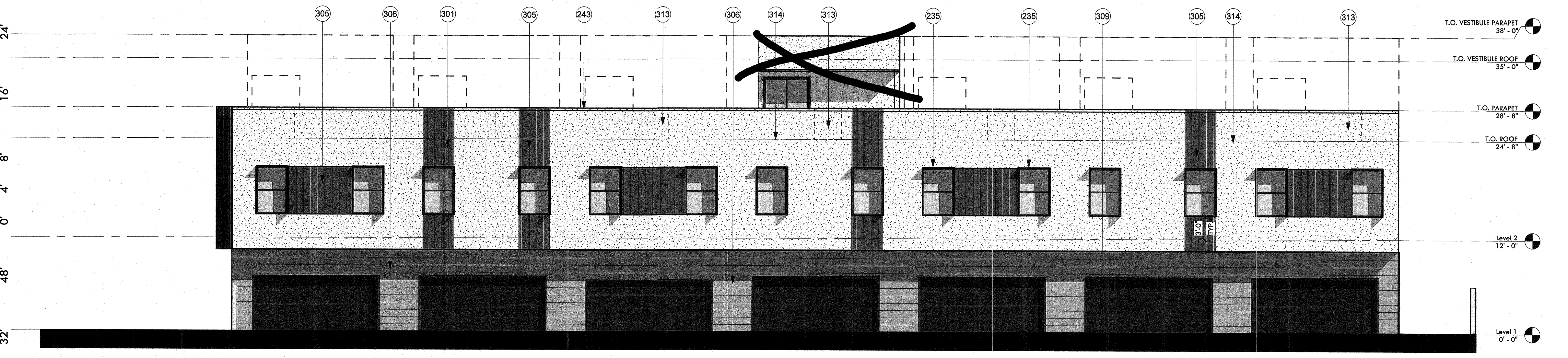
4 South Building Elevation
1/8" = 1'-0"



2 East Building Elevation
1/8" = 1'-0"



1 West Building Elevation
1/8" = 1'-0"



3 North Building Elevation
1/8" = 1'-0"

KEYNOTES	
235	1/4" steel shade fin, typ. See details.
243	Parapet cap, paint to match adjacent finish.
246	3 panel aluminum triple slider glass door. BOD. Western Window Series 7950 Bi-Fold Door, dark bronze anodized. Tempered.
264	Address signage. Deferred submittal.
281	Unit entry door, paint finish. See door schedule.
301	Sand finish western 1-kote over 1" rigid insulation, vapor barrier, sheathing; field color per architect. IAPMO UES ER-382.
304	Low-E double glazed fixed, 2018 IECC compliant, dark bronze exterior finish. See window schedule.
305	Morin Matrix Series metal panel, Spartan bronze.
306	Morin Matrix Series metal panel, Sandstone.
307	Morin Matrix Series metal panel, Sierra tan.
309	Garage door, paint to match spartan bronze metal panel.
313	Mechanical unit, beyond.
314	Roof beyond.
316	Overflow scupper, paint to match adjacent surface.
319	Scupper and downspout with rain chain. Paint finish per architect.
340	Superlite Block solid block, CMU veneer, 8x2x16.
342	Sand finish western 1-kote over 1" rigid insulation, vapor barrier, sheathing; accent color per architect.

CONSTRUCTION DOCUMENTS

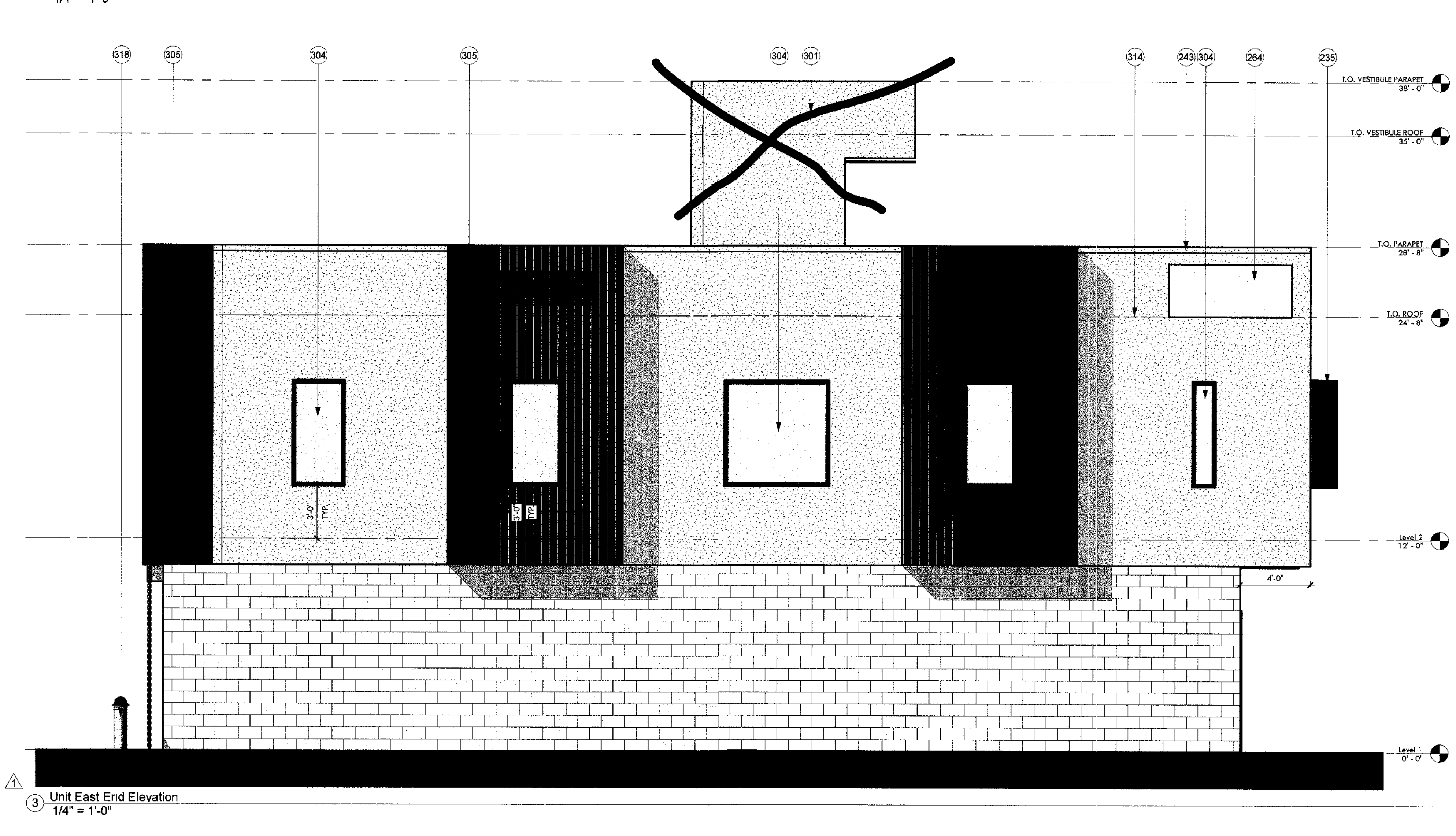
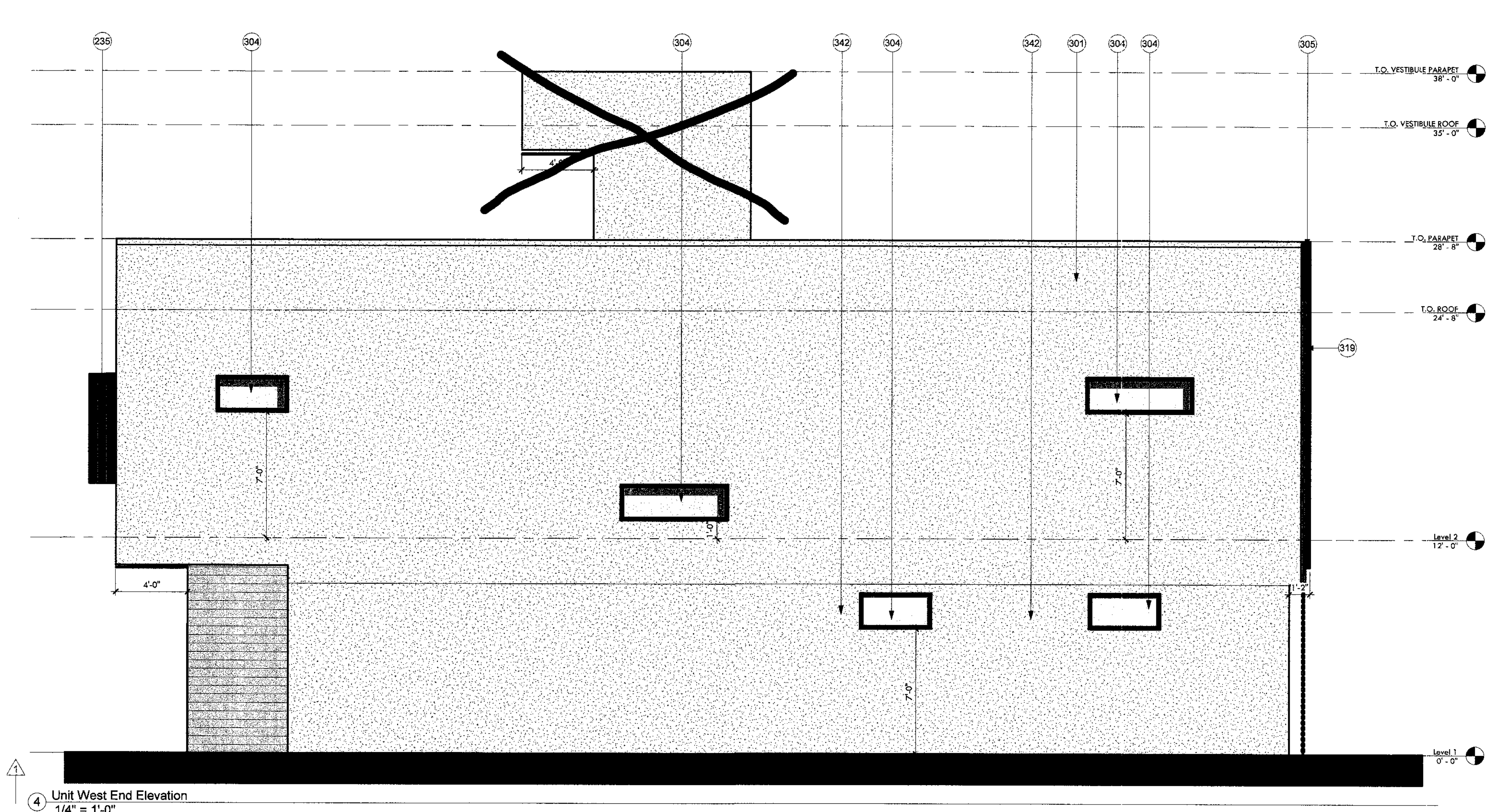
Revision Schedule		
No.	Date	Description
1	05.21.2019	OWNER UPDATES

CITY OF PHOENIX
Planning and Development Department
(Signature)
(ROBERT GONZALEZ)
2019

This set of plans has been reviewed for PHOENIX CONSTRUCTION CODE prior to the issuance of Building Permits and shall be kept at the construction site. Such review shall not prevent the Building Official from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law or ordinance.

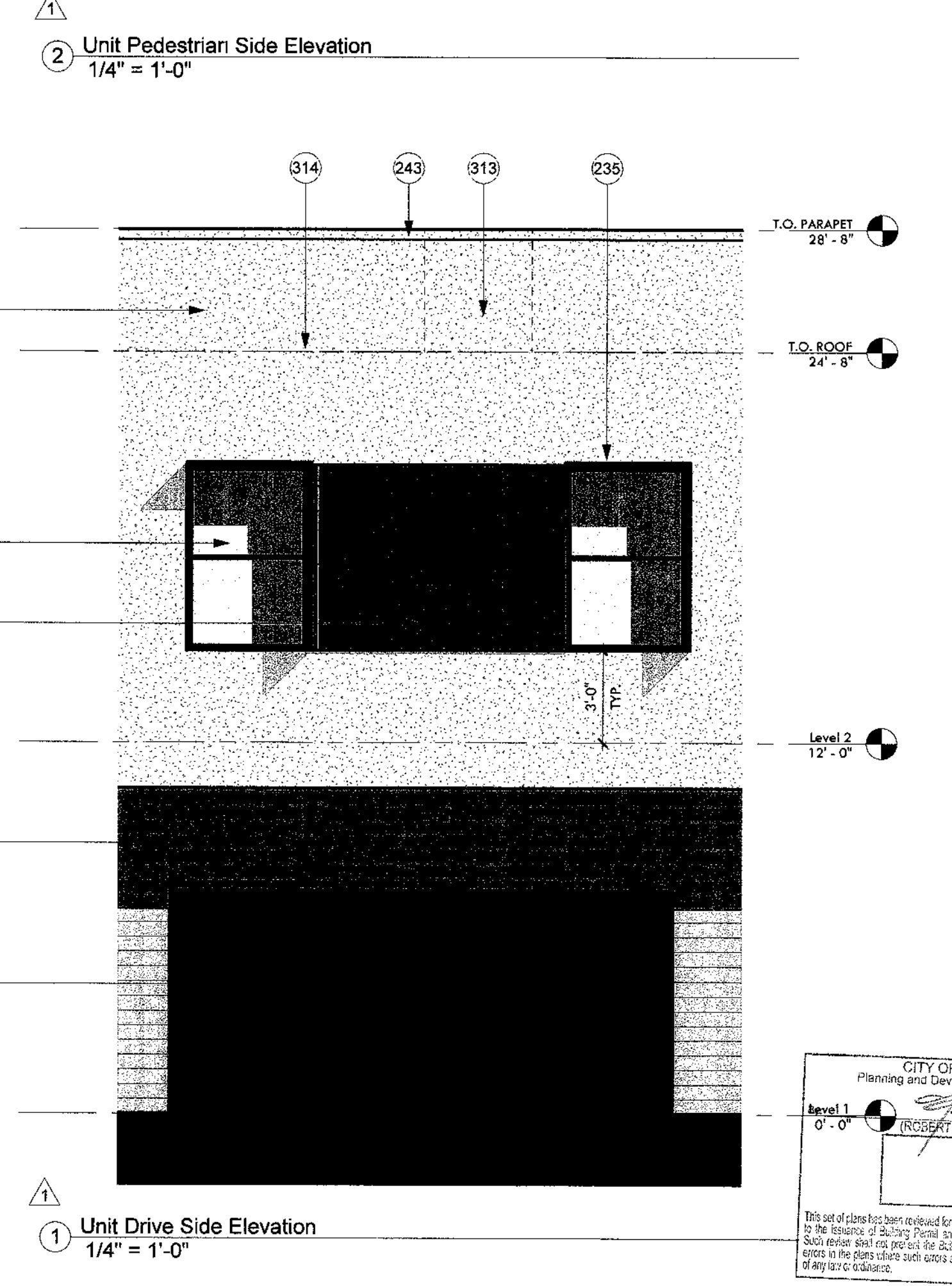
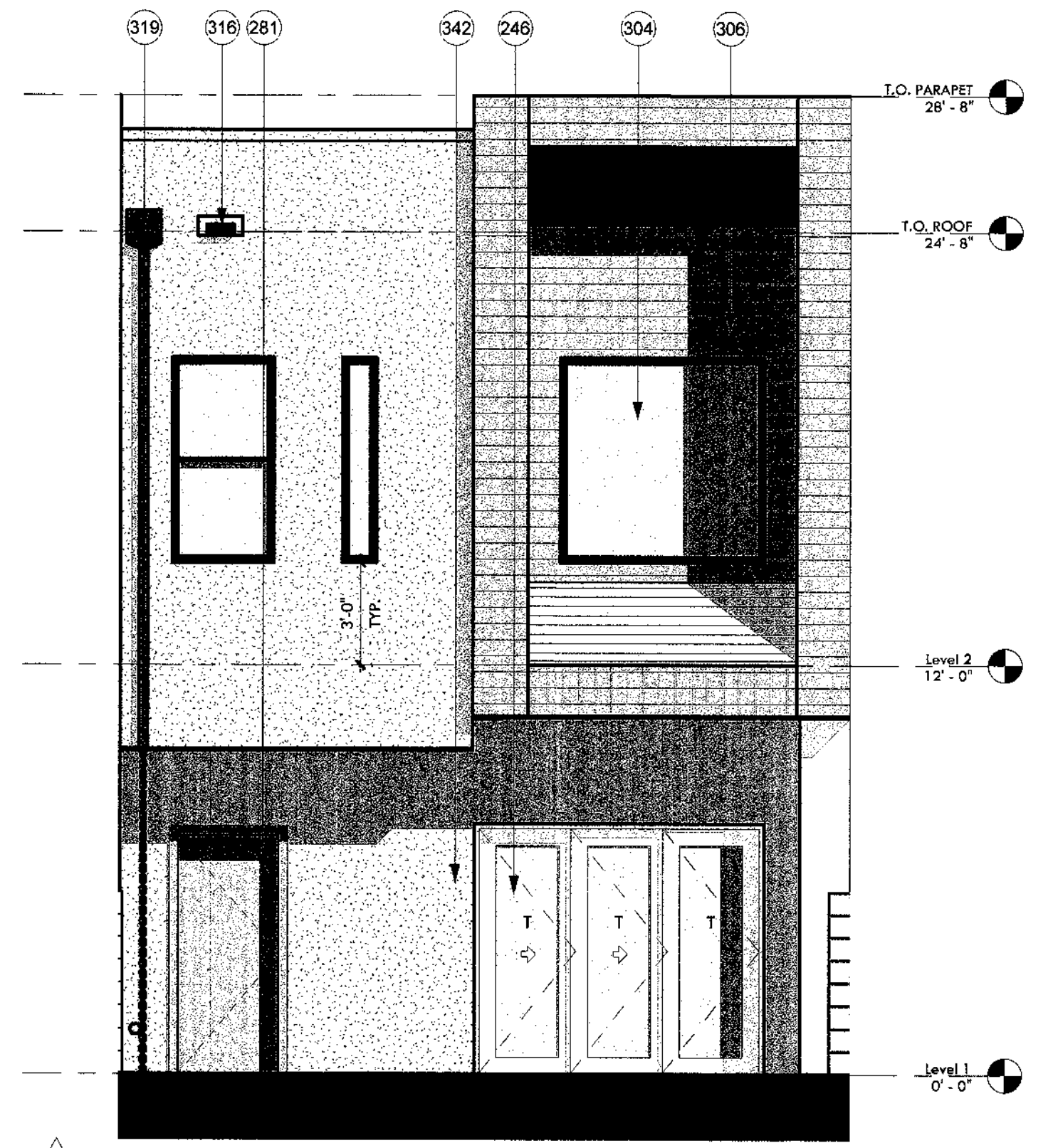
Overall Building Elevations

A3.11



KEYNOTES	
235	1/4" steel shade fin, typ. See details.
243	Parapet cap, paint to match adjacent finish.
246	3 panel aluminum triple slider glass door, BOD: Western Window Series 7950 Bi-Fold Door, dark bronze anodized. Tempered.
264	Address signage. Deferred submittal.
281	Unit entry door, paint finish. See door schedule.
301	Sand finish western 1-kote over 1" rigid insulation, vapor barrier, sheathing; field color per architect. IAPMO UES ER-382.
304	Low-E double glazed fixed, 2018 IECC compliant, dark bronze exterior finish. See window schedule.

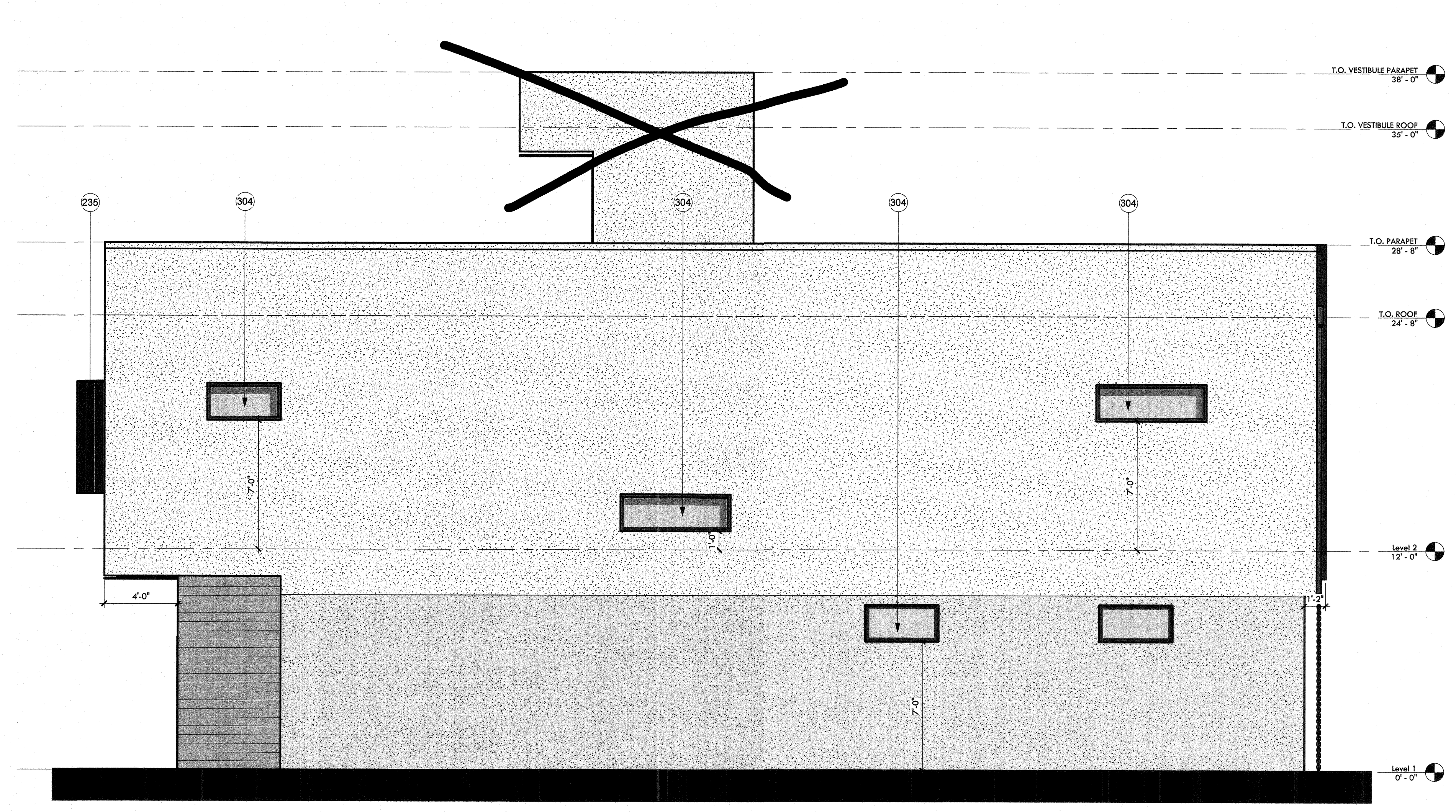
KEYNOTES	
305	Morin Matrix Series metal panel, Spartan bronze.
306	Morin Matrix Series metal panel, Sandstone.
309	Garage door, paint to match spartan bronze metal panel.
313	Mechanical unit, beyond.
314	Roof beyond.
315	Low-E double glazed single hung window, 2018 IECC compliant, dark bronze exterior finish. See window schedule.
316	Overflow scupper, paint to match adjacent surface.
318	Bollard with light, see landscape drawings.
319	Scupper and downspout with rain chain. Paint finish per architect.
342	Sand finish western 1-kote over 1" rigid insulation, vapor barrier, sheathing; accent color per architect.



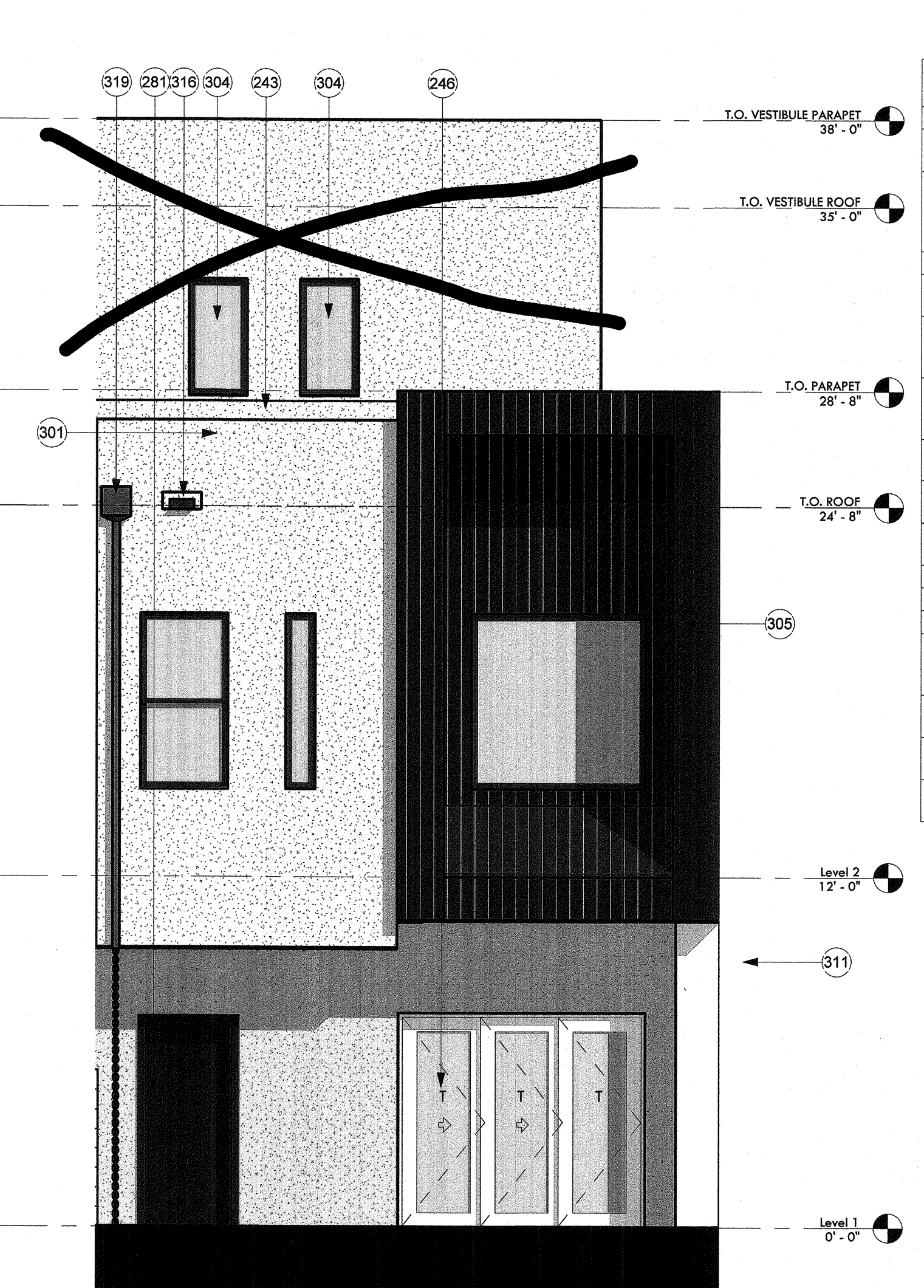
CONSTRUCTION DOCUMENTS

Revision Schedule		
No.	Date	Description
1	05.21.2019	OWNER UPDATES

CITY OF PHOENIX
 Planning and Development Department
 ROBERT BENAVENDE
 2019

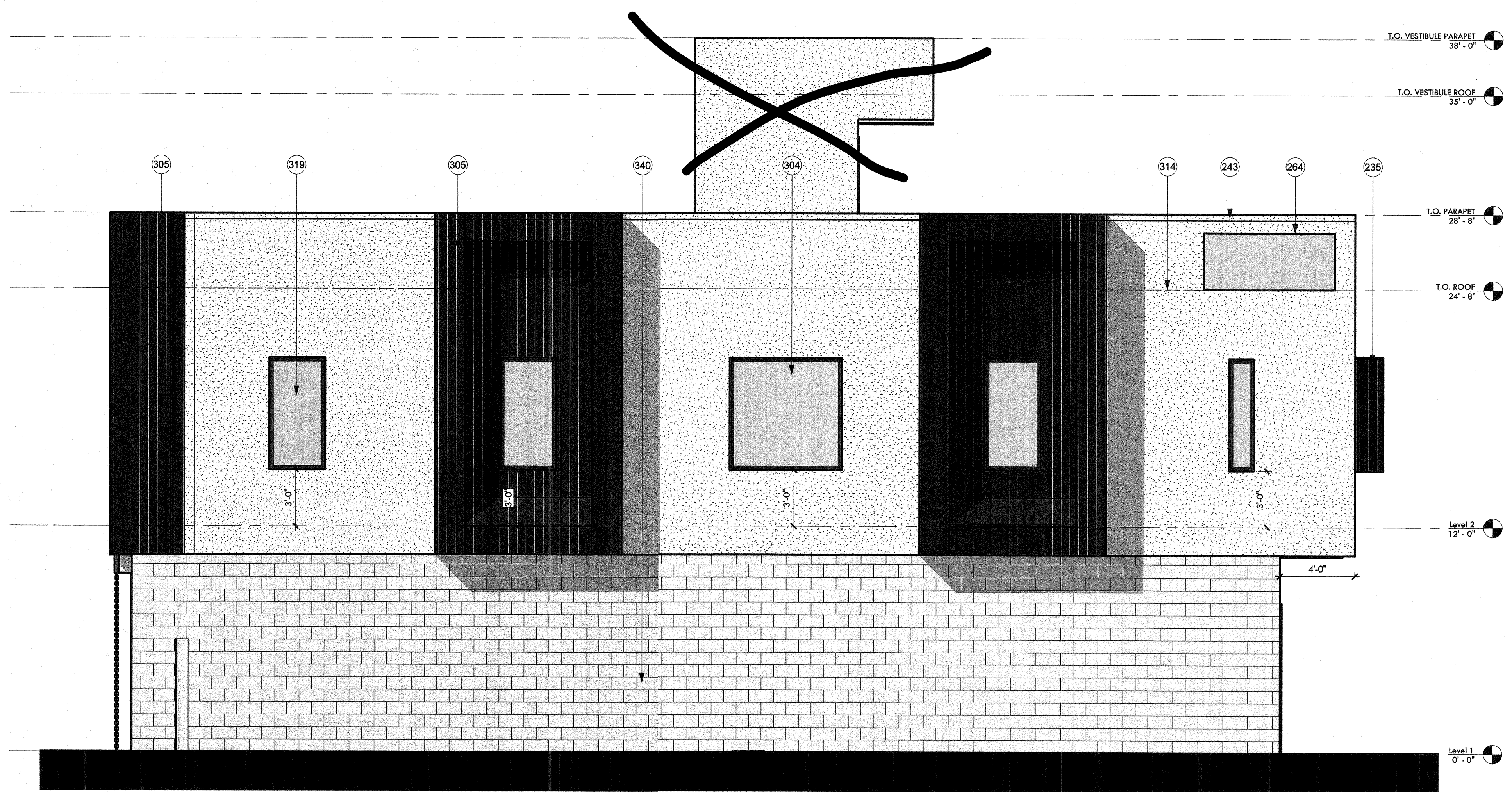


3 Roof Deck West End Elevation
1/4" = 1'-0"

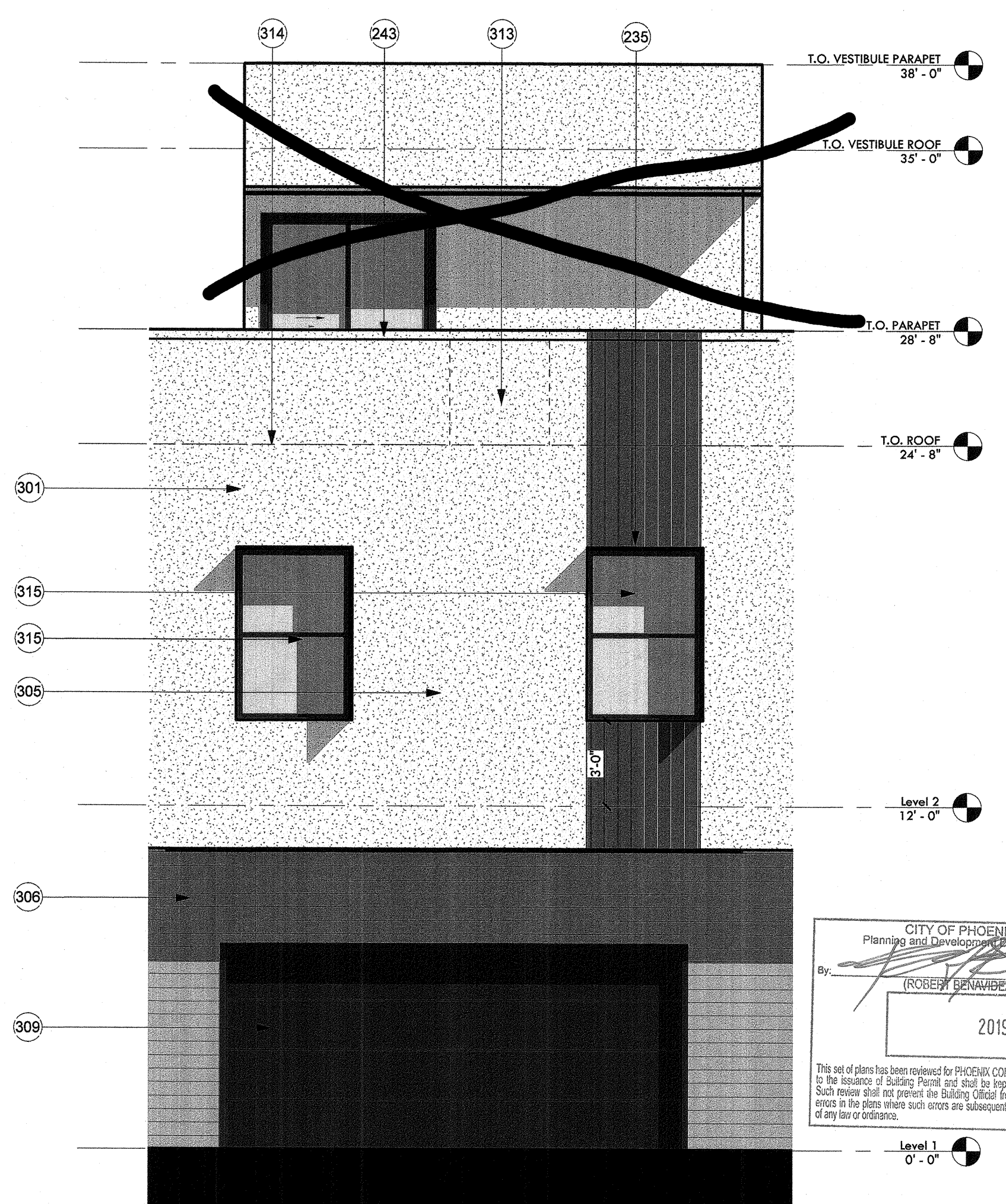


2 Roof Deck Pedestrian Side Elevation
1/4" = 1'-0"

KEYNOTES	
235	1/4" steel shade fin, typ. See details.
243	Parapet cap, paint to match adjacent finish.
246	3 panel aluminum triple slider glass door. BOD, Western Window Series 7950 Bi-Fold Door, dark bronze anodized. Tempered.
264	Address signage. Deferred submittal.
281	Unit entry door, paint finish. See door schedule.
301	Sand finish western 1-kote over 1" rigid insulation, vapor barrier, sheathing; field color per architect. IAPMO UES ER-382.
304	Low-E double glazed fixed, 2018 IECC compliant, dark bronze exterior finish. See window schedule.
305	Morin Matrix Series metal panel, Spartan bronze.
306	Morin Matrix Series metal panel, Sandstone.
309	Garage door, paint to match spartan bronze metal panel.
311	Stucco party wall.
313	Mechanical unit, beyond.
314	Roof beyond.
315	Low-E double glazed single hung window, 2018 IECC compliant, dark bronze exterior finish. See window schedule.
316	Overflow supper, paint to match adjacent surface.
319	Scupper and downspout with rain chain. Paint finish per architect.
340	Supertile Block solid block, CMU veneer, 8x2x16.



4 Roof Deck East End Elevation
1/4" = 1'-0"



1 Roof Deck Drive Side Elevation
1/4" = 1'-0"

CONSTRUCTION DOCUMENTS

Revision Schedule		
No.	Date	Description

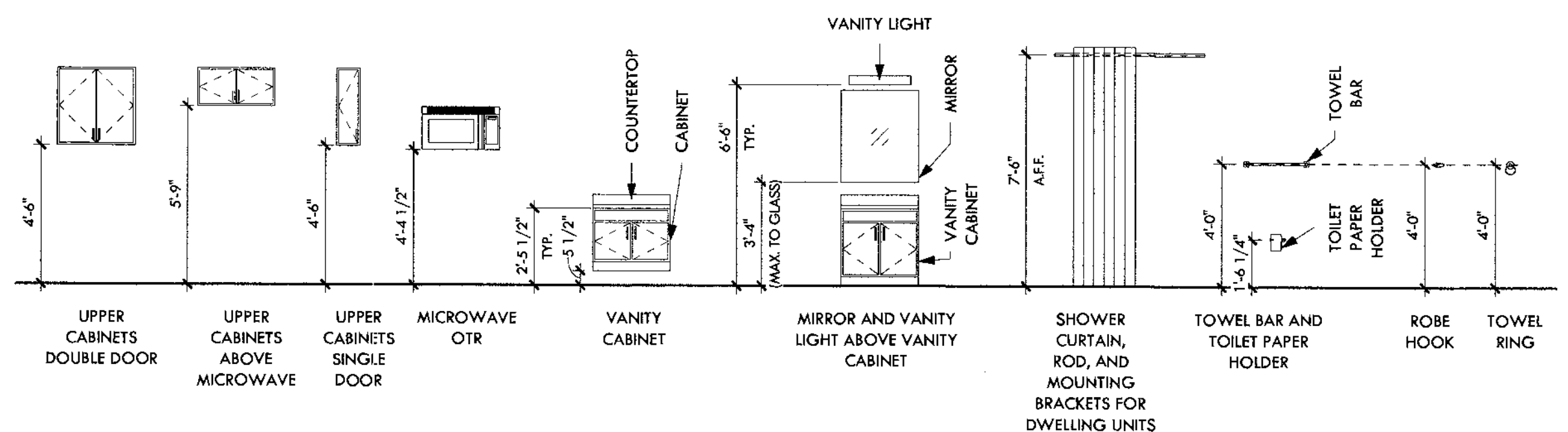
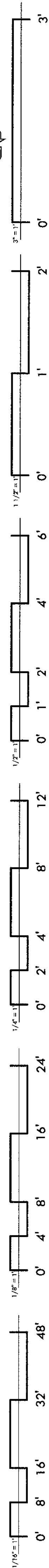
CITY OF PHOENIX
Planning and Development Department
By: (ROBERT BENAVENDE)
2019

EXPIRES 07/30/2017
DRAWING TITLE
Roof Deck Option Elevations
DRAWING No.

8/12/2019 4:54:46 PM

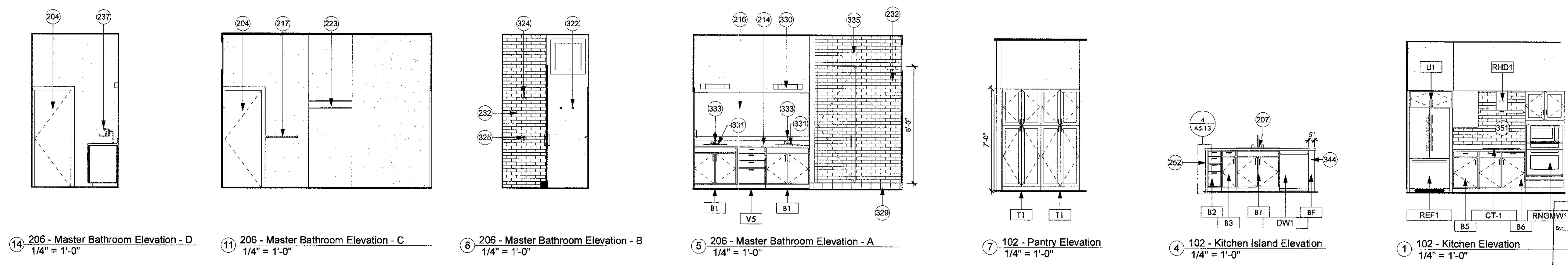
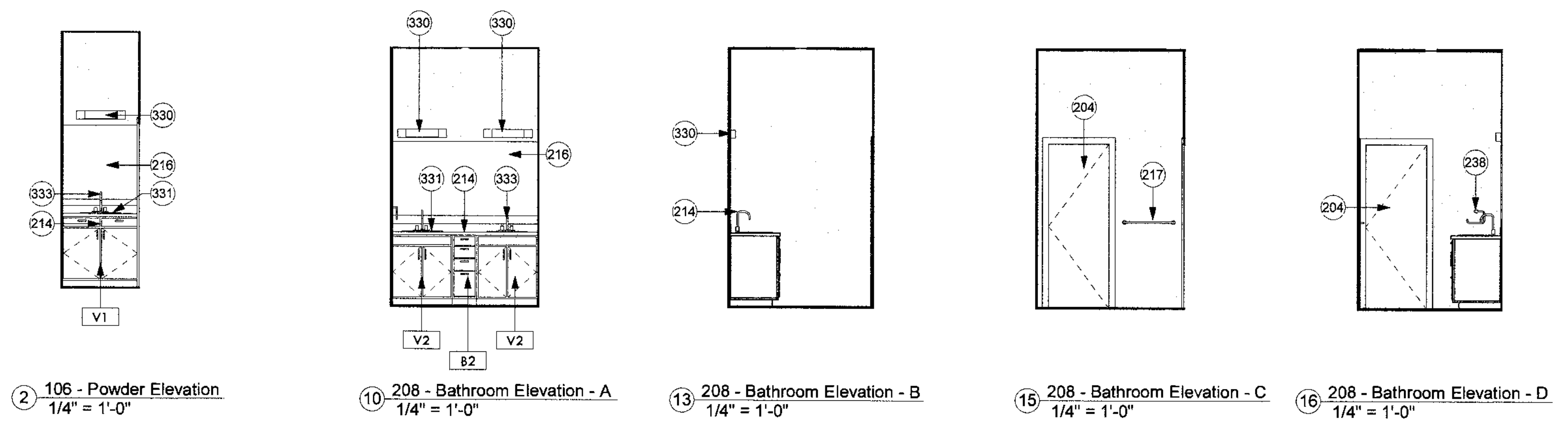
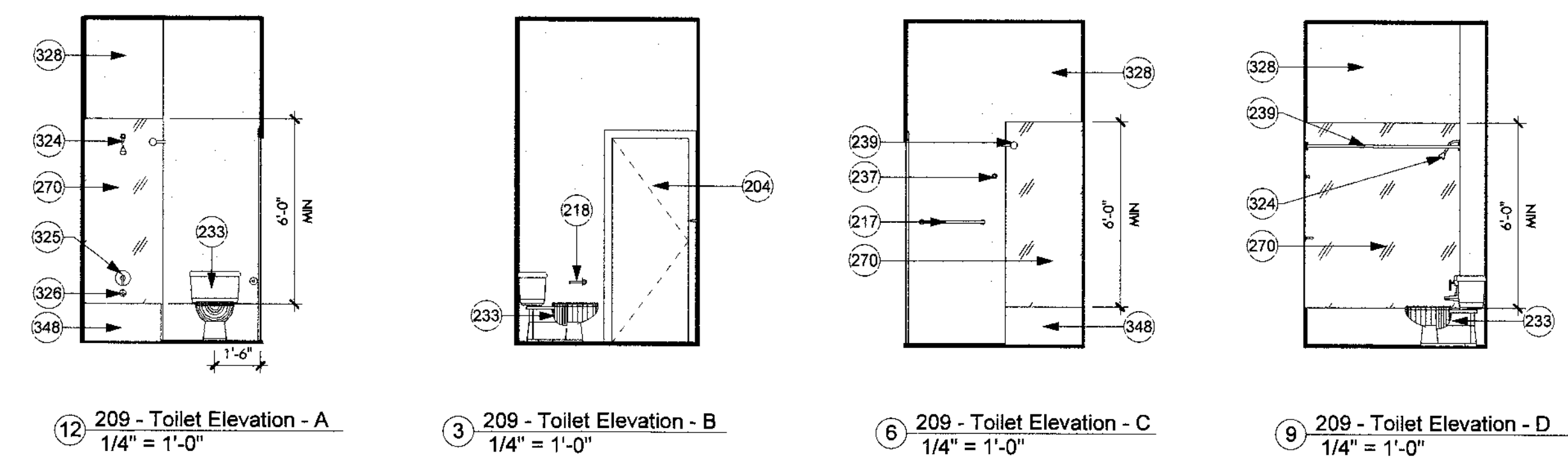
IF THIS IS NOT 24"X36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

PLEA™ RECYCLE



KEYNOTES

204	1 1/4" hollow core door. Paint finish per architect. See door schedule.
207	Double 10" deep stainless steel sink with garbage disposal. BOD: Kohler Balled under-mount double-equal kitchen sink, K-5691. See plumbing.
214	Sink cabinet with top mounted vanity sink. Provide quartz countertop and backsplash. Quartz BOD: Arizona Tile New Carrara Quartz.
216	Provide frameless tempered glass mirror 36" high to run the length of vanity.
217	Towel bar, provide 2x12 backing.
218	Toilet paper holder, BOD Kohler Coralais K-13434-CP.
223	Closet w/ clothing rod and white melamine shelf. Paint clothing rod white.
232	Tile shower with glass wall and glass door, Provide Kerdi board or equivalent backing. Rake tile to area drain. BOD: Schluter Kerdi Shower Kit.
233	High-efficiency toilet. See plumbing.
237	Towel hook.
238	Hand towel holder.
239	Install curved shower rod.
252	Waterfall edge. Carry some thickness countertop down edge of cabinetry to floor. See detail.
270	Shower tub with shower head and tub nozzle. BOD Kohler Choreograph wall panels, Villager 60"x30" tub, & Coralais Rise-Temp both and shower valve / trim.
322	Corten steel unit front-entry gate. Unit numbers to be cut out. 6'-3" H x 5'-9" W, typical. DOUBLE CHECK DIMS.
324	Showerhead, 2.0-gpm max.
325	Water temp control with lever handle.
326	Tub slip-fit spout.
328	Moisture resistant board, Densglass or equal, at all wet areas.
329	Shower curb with tile finish. BOD Schluter Kerdi Board SC Curb.
330	Vanity light, see RCP Legend.
331	Under mount bathroom sink basin. BOD Kohler Castan Oval white.
333	Sink faucet. BOD Kohler Refubia widespread bathroom sink faucet brushed nickel.
335	Full height tile at shower area. See finish schedule.
344	End filler casework piece. Provide electrical outlet on adjacent side of casework.
348	Alcove Tub.
351	Tile backsplash from top of countertop to top of upper cabinets.



CONSTRUCTION DOCUMENTS

Revision Schedule		
No.	Date	Description

APPROVED BY: *[Signature]*
DATE: 8/12/2019
DRAWING TITLE: Interior Elevations

DRAWING NO. **A3.14**

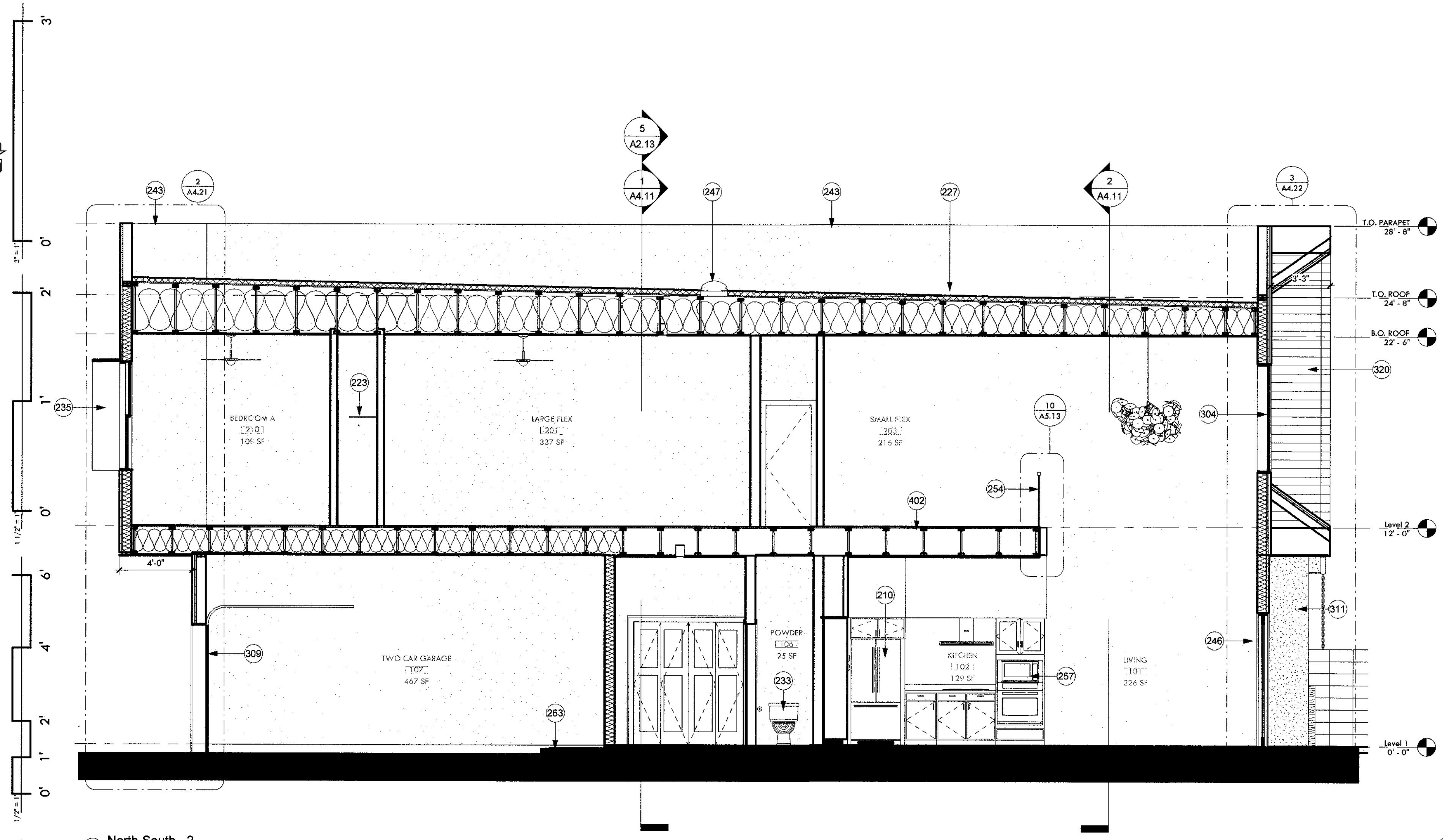
2019

This set of plans has been prepared for PHOENIX CONSTRUCTION CO. by the Architect of Spring Valley, Phoenix, AZ. It is the responsibility of the Architect to provide the necessary details for the construction of the project. The client is responsible for providing the necessary information and approvals for the project. The client is responsible for providing the necessary information and approvals for the project.

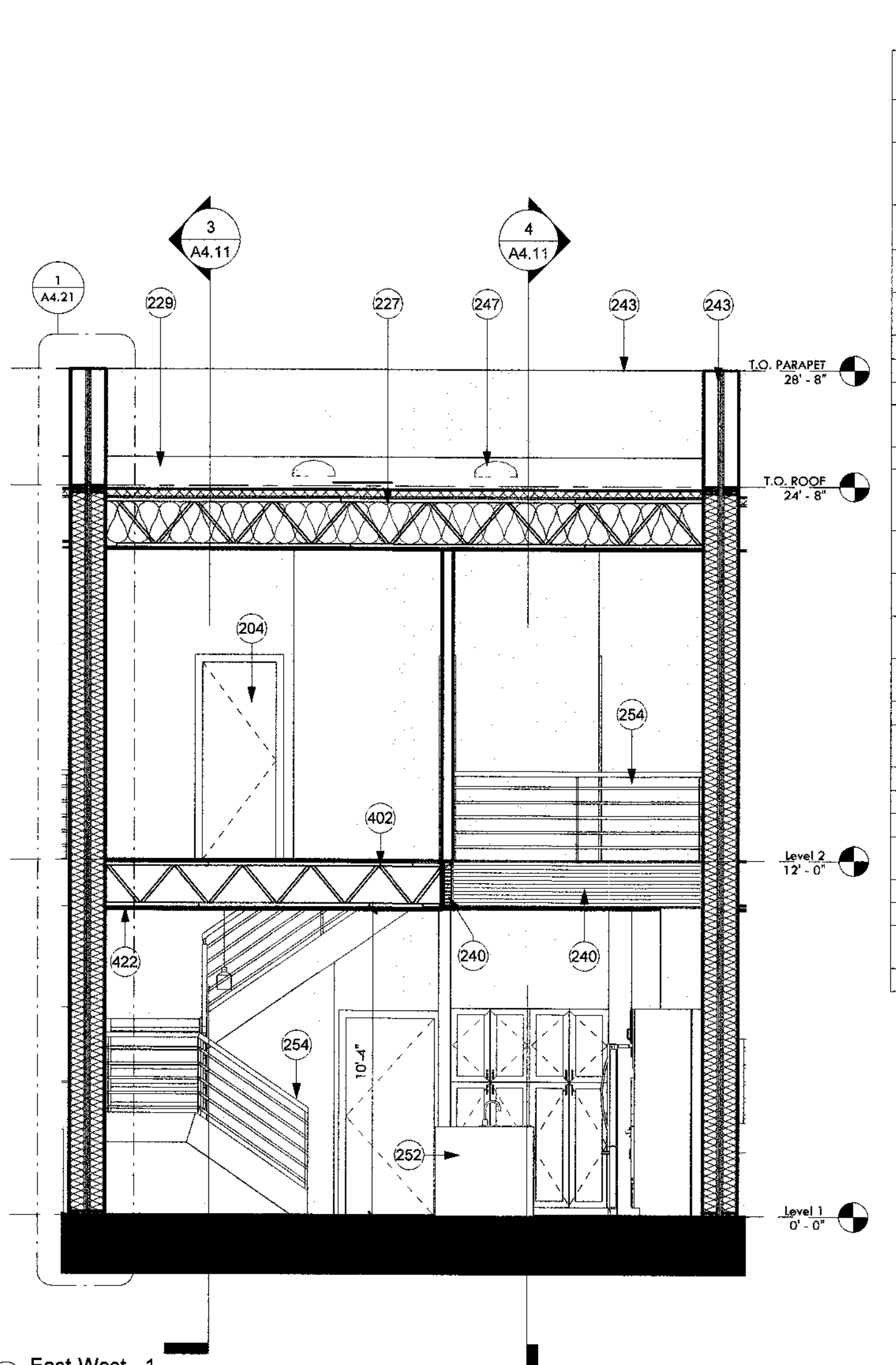


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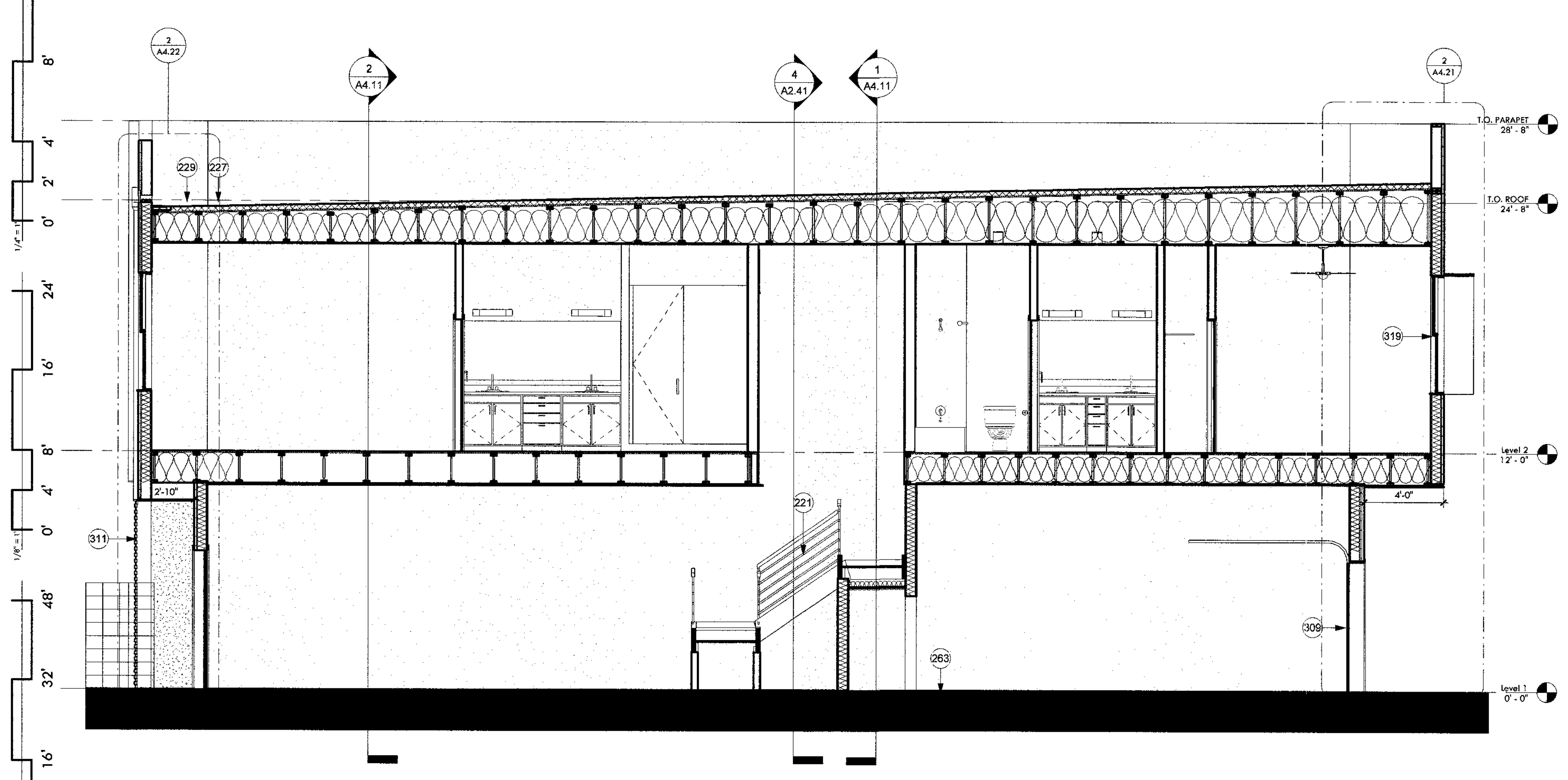
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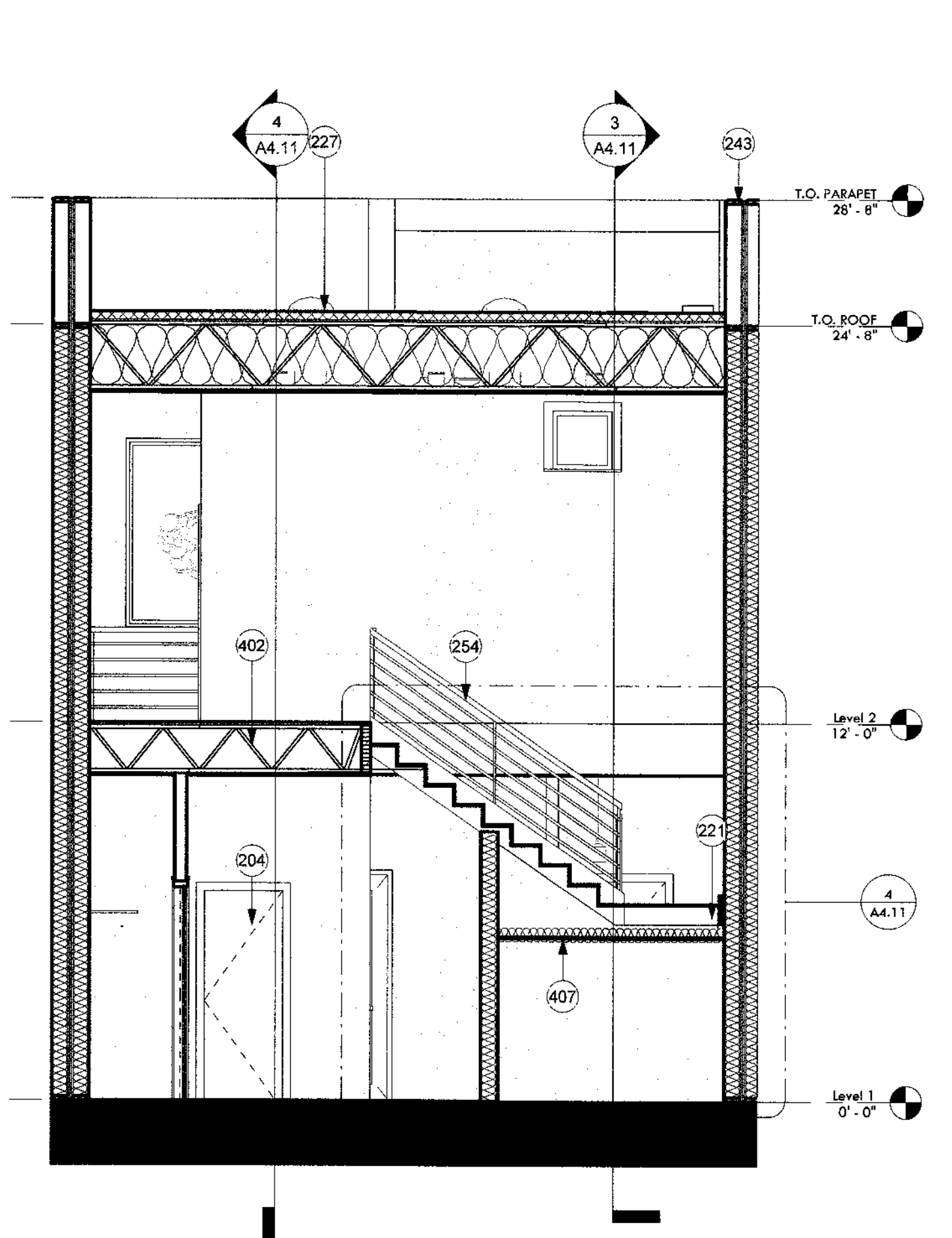
4 North-South - 2
1/4" = 1'-0"



2 East-West - 1
1/4" = 1'-0"



3 North-South
1/4" = 1'-0"



1 East-West - 2
1/4" = 1'-0"

KEYNOTES

204	1 1/4" hollow core door. Paint finish per architect. See door schedule.
210	REF-1: Refrigerator w/ ice maker, EnergyStar rated. BOD: GE ENERGY STAR 25.3 Cu. Ft. Side-By-Side Refrigerator, GSE25GSHSS.
221	Wood framed stair with LVT flooring. See vertical circulation and structural drawings.
223	Closet w/ clothing rod and white melamine shelf. Paint clothing rod white.
227	Low sloped wood truss with foam roof. See details. See structural drawings. ICC No. 25-5979 or equivalent.
229	Built-up roof cricket.
233	High-efficiency toilet. See plumbing.
235	1/4" steel shade fin, typ. See details.
240	Exposed glulam beam, architectural grade. Wrap and protect during construction. See structural.
243	Parapet cap, paint to match adjacent finish.
246	3 panel aluminum triple slider glass door. BOD: Western Window Series 7950 Bi-Fold Door, dark bronze anodized. Tempered.
247	Skylight solar tube ILO Roof Deck Option. BOD: Salatube 160 DS eChoice with Daylight Dimmer Curb Mount JustFrost.
252	Waterfall edge. Carry some thickness countertop down edge of cabinetry to floor. See detail.
254	42" high 1/2" HSS steel railing with steel posts and wood handrail. See details.
257	RNCMW-1: Combo stacked microwave and oven. BOD: GE 30" Built-In combination microwave/thermal wall oven, JT3600SHSS.
263	4" concrete car stop.
304	Low-E double glazed fixed, 2018 IECC compliant, dark bronze exterior finish. See window schedule.
309	Garage door, paint to match spartan bronze metal panel.
311	Stucco party wall.
319	Scupper and downspout with rain chain. Paint finish per architect.
320	Morin Matrix Series metal panel. See Overall Building Elevations for panel color.
402	Floor assembly. See structural.
407	Gyp. bd. ceiling attached to bottom of stair.
422	Gyp. bd. ceiling attached to bottom of structure, paint finish. See RCP.
424	Pendant light. BOD: Silo Trio.

CONSTRUCTION DOCUMENTS

Revision Schedule		
No.	Date	Description

CITY OF PHOENIX
Planning and Development Department

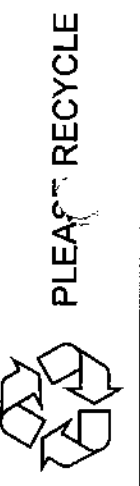
By: *[Signature]*

2019

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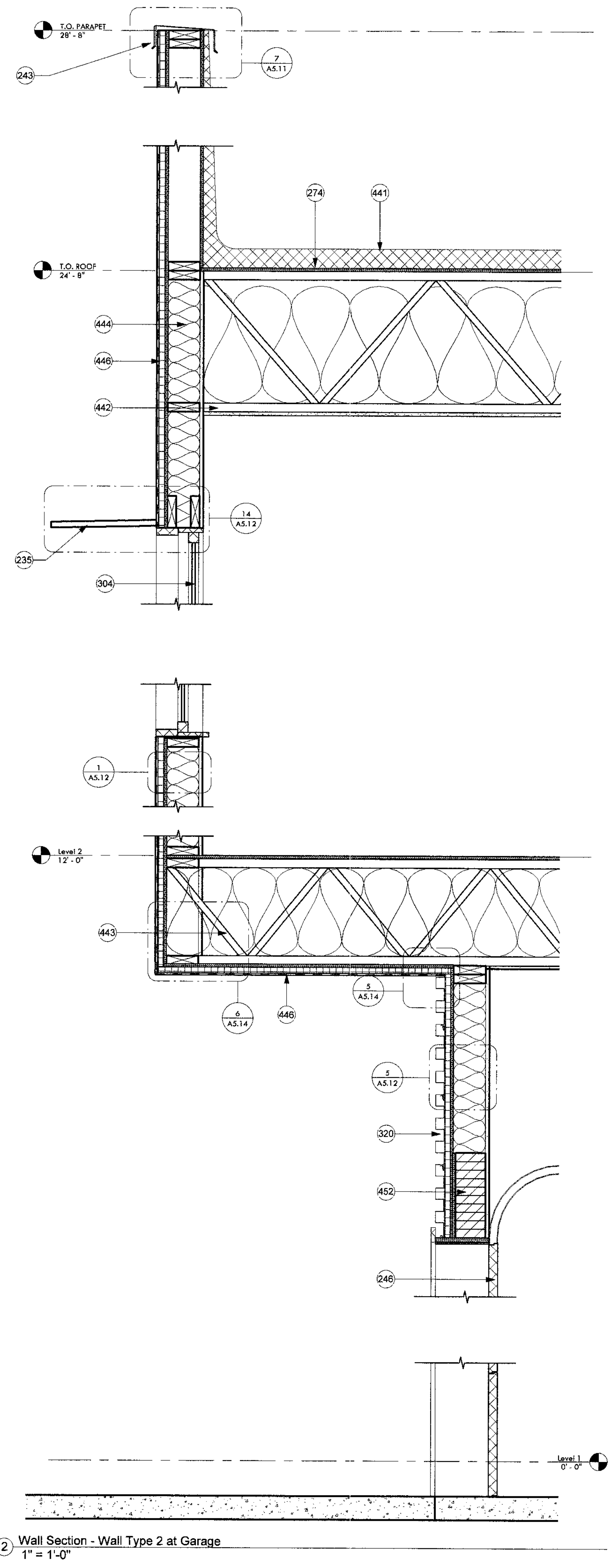
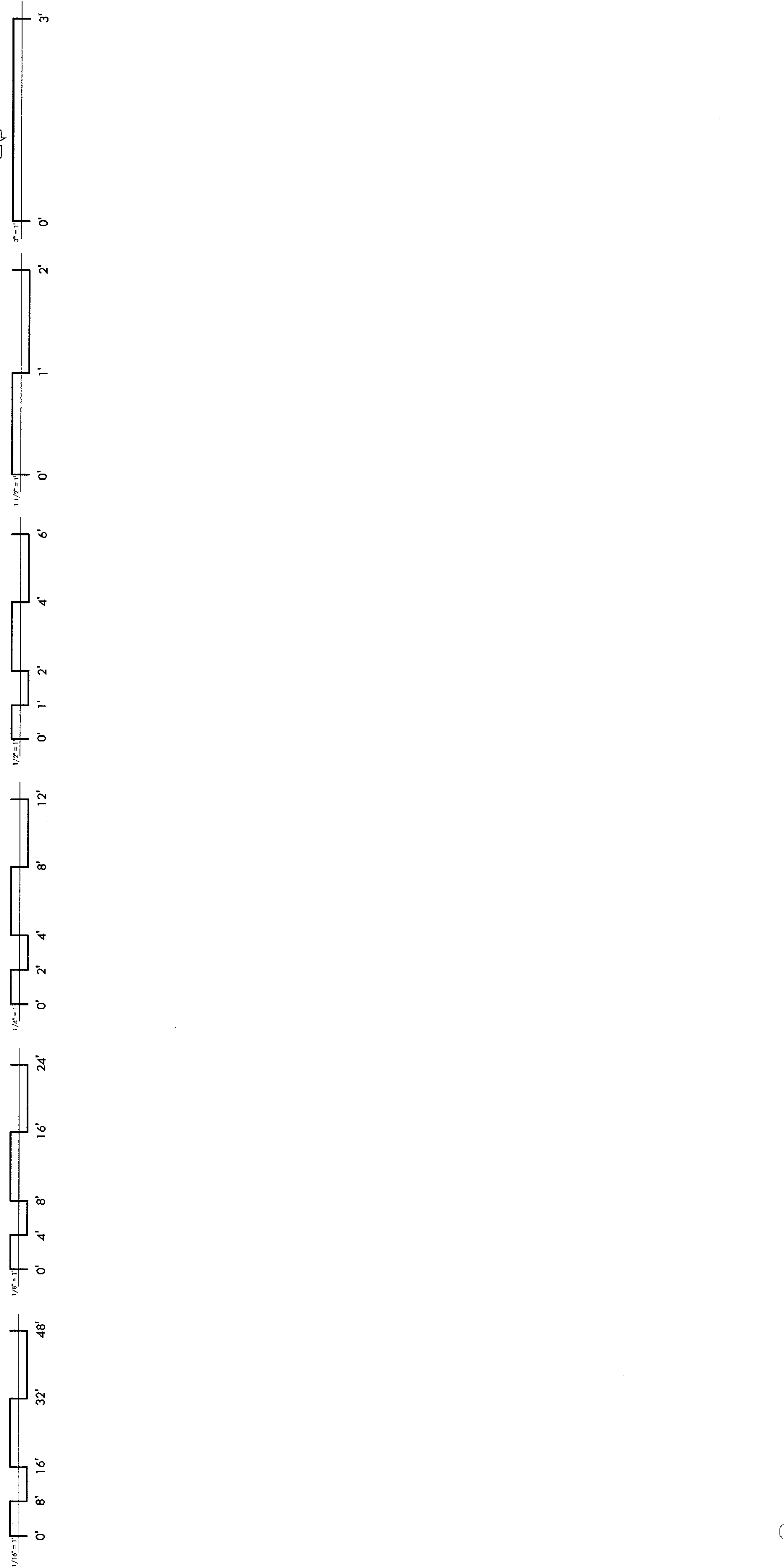
Unit Sections

A4.11

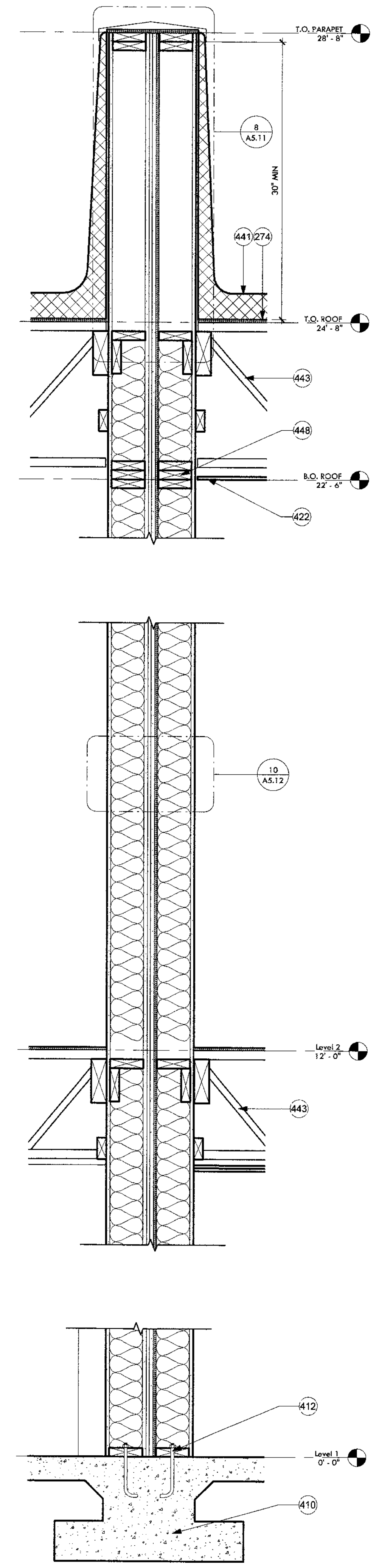


IF THIS IS NOT 24"X36", IT IS A REDUCED P/PINT - SCALE ACCORDINGLY

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2 Wall Section - Wall Type 2 at Garage
1" = 1'-0"



1 Wall Section - Wall Type 1
1" = 1'-0"

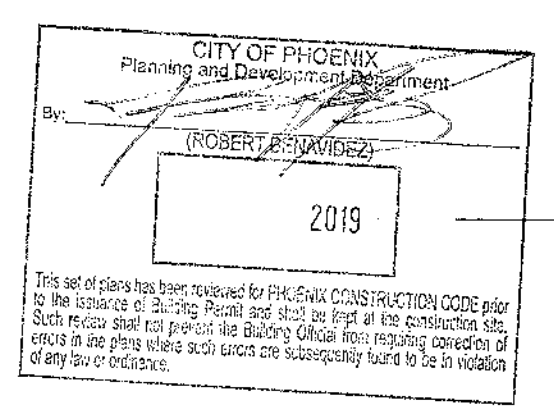
KEYNOTES	
235	1/4" steel shade fin, typ. See details.
243	Parapet cap, paint to match adjacent finish.
246	3 panel aluminum triple slider glass door, BOD: Western Window Series 7950 Bi-Fold Door, dark bronze anodized. Tempered.
274	Fire resistant sheathing at roof deck 4'-0" on each side of parapet. No penetrations.
304	Low-E double glazed fixed, 2018 IECC compliant, dark bronze exterior finish. See window schedule.
320	Marin Matrix Series metal panel, See Overall Building Elevations for panel color.
410	Concrete footing per structural.
412	Anchor bolt per structural, typ.
422	Cyp. bd. ceiling attached to bottom of structure, paint finish. See RCP.
441	Foam roof, ICC No. 25-5779 or equivalent.
442	Roof joist per structural.
443	Floor joist per structural.
444	Battling insulation R-19 per IECC 2018, typ. U.N.O.
446	Sand finish western 1-kote over 1" rigid insulation, vapor barrier, sheathing; field color per architect.
448	Steel 4x4 angle bolted to studs in wall and welded to steel angle of landing. Bolts per structural.
452	Glulam beam per structural.

CONSTRUCTION DOCUMENTS

Revision Schedule		
No.	Date	Description
4	08.13.2019	CITY COMMENTS - SECOND REVIEW

Expires 09/30/2019

Wall Sections

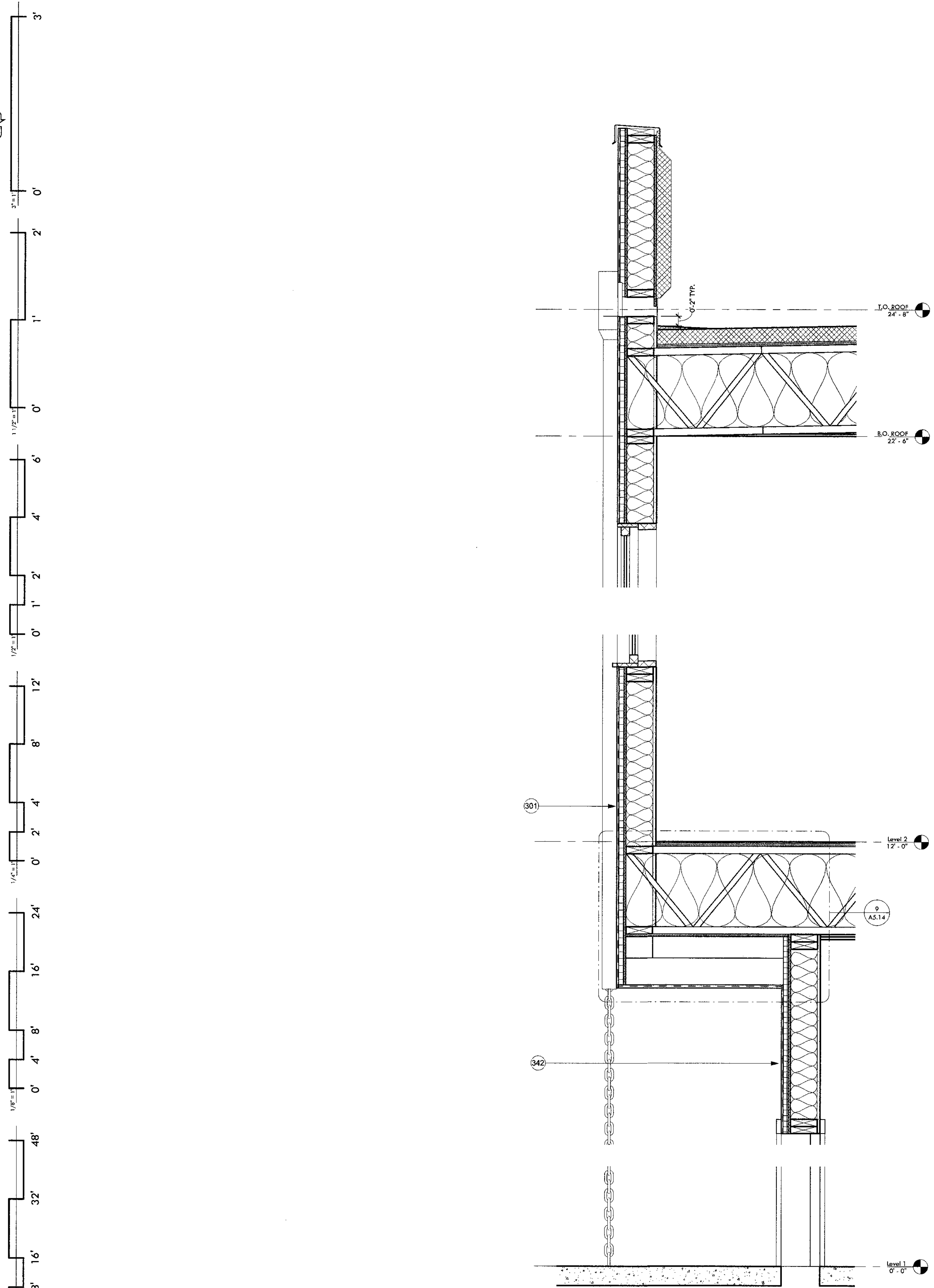


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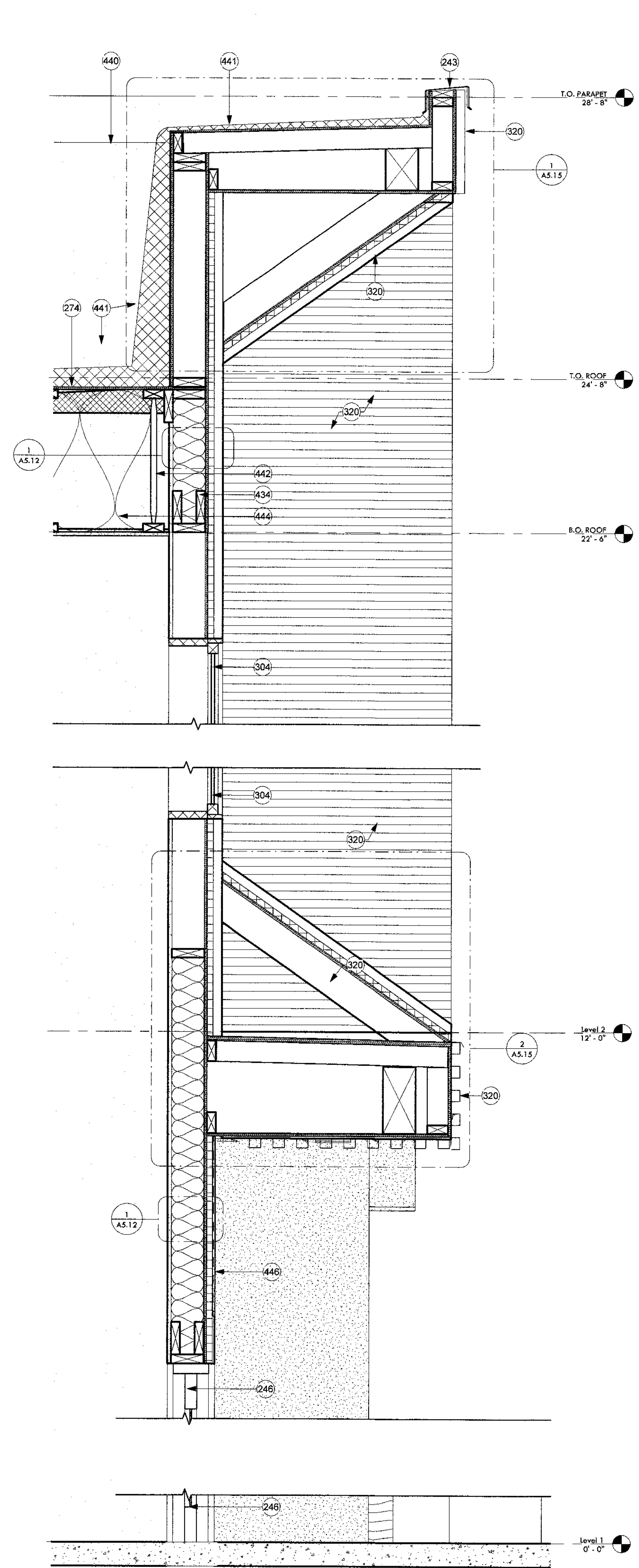


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2 Wall Section - Wall Type X at Patio
1" = 1'-0"



3 Wall Section - Wall Type 2 at Patio
1" = 1'-0"

KEYNOTES

243	Parapet cap, paint to match adjacent finish.
246	3 panel aluminum triple slider glass door. BOD: Western Window Series 7950 Bl-Fold Door, dark bronze anodized. Tempered.
274	Fire resistant sheathing at roof deck 4'-0" on each side of parapet. No penetrations.
301	Sand finish western 1-kote over 1" rigid insulation, vapor barrier, sheathing; field color per architect. IAPMO UES ER-382.
304	Low-E double glazed fixed, 2018 IECC compliant, dark bronze exterior finish. See window schedule.
320	Marin Matrix Series metal panel. See Overall Building Elevations for panel color.
342	Sand finish western 1-kote over 1" rigid insulation, vapor barrier, sheathing; accent color per architect.
434	Header per structural.
440	Parapet, see details.
441	Foam roof, ICC No. 25-5979 or equivalent.
442	Roof joist per structural.
444	Battling insulation R-19 per IECC 2018, typ. U.N.O.
446	Sand finish western 1-kote over 1" rigid insulation, vapor barrier, sheathing; field color per architect.

CONSTRUCTION DOCUMENTS

Revision Schedule		
No.	Date	Description

CITY OF PHOENIX
Planning and Community Development
By: [Signature]
[Signature]
2019

This set of plans has been prepared for PRELIMINARY CONSTRUCTION PURPOSES only by the authority of City of Phoenix and shall be kept at the construction site. Such review and approval does not constitute a final approval of the project. It is the responsibility of the contractor to verify the accuracy of all information shown on these plans.

LAPRES 07/00/2017
DRAWING TITLE
Wall Sections

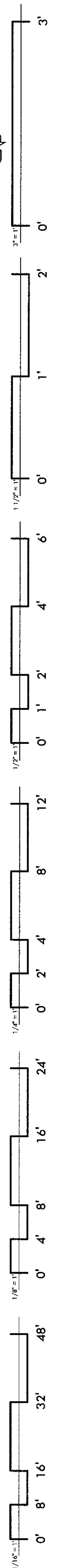
DRAWING NO.

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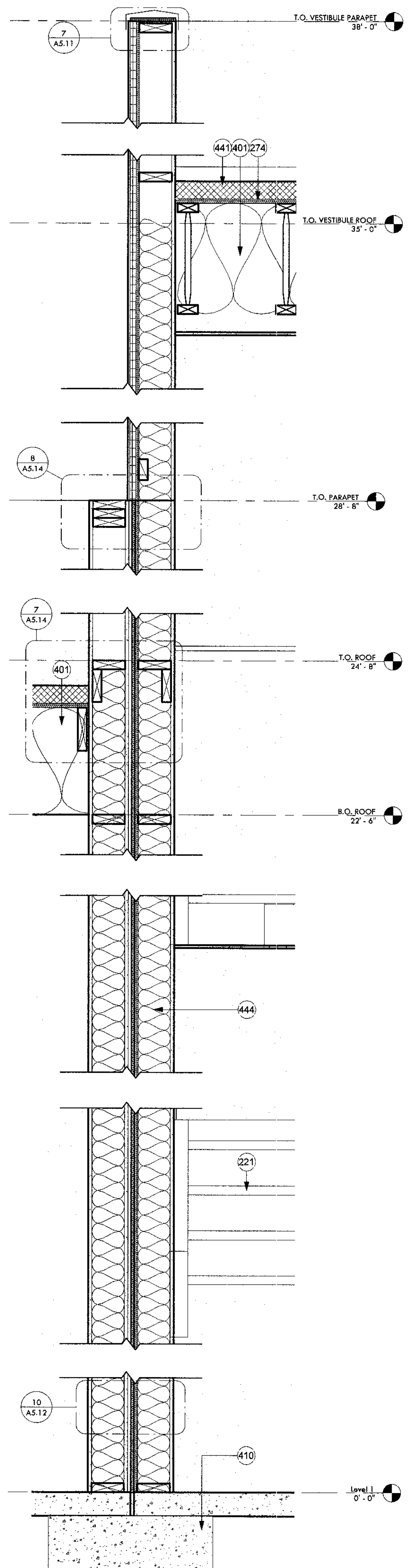


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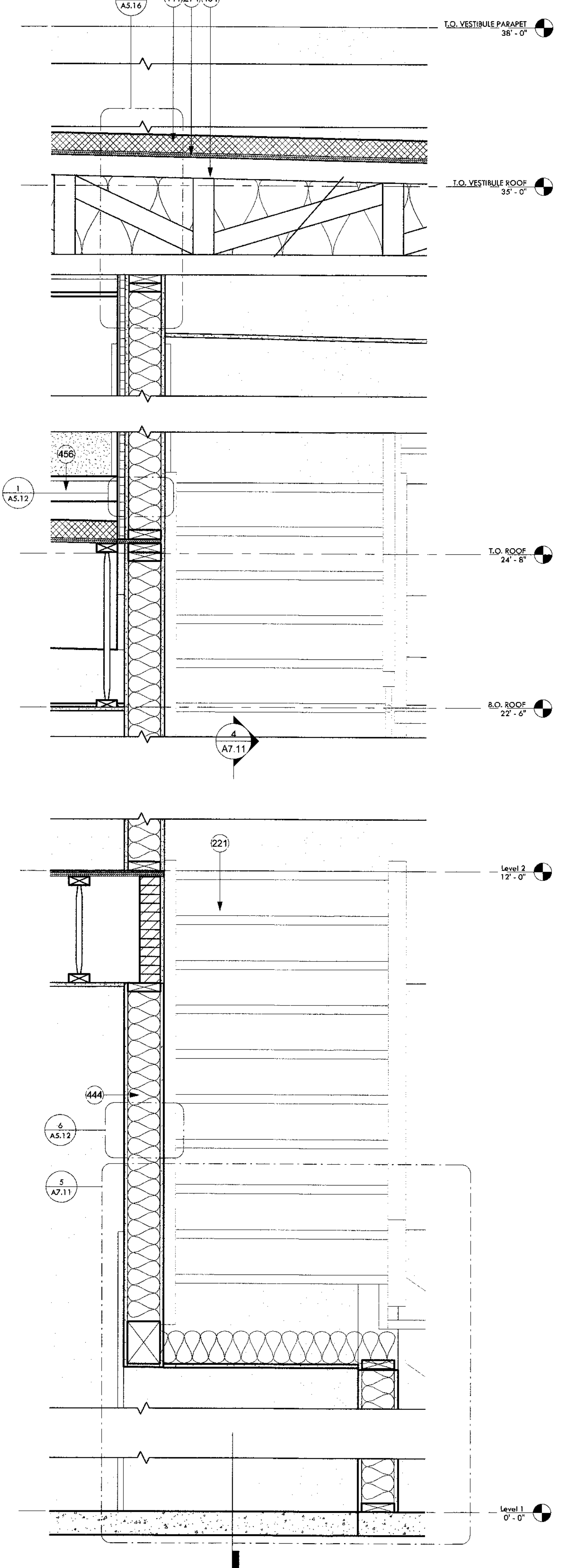
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2 Roof Deck Option Party Wall
1" = 1'-0"



1 Roof Deck Option Wall Section
1" = 1'-0"



KEYNOTES	
221	Wood framed stair with LVT flooring. See vertical circulation and structural drawings.
274	Fire resistant sheathing at roof deck 4'-0" on each side of parapet. No penetrations.
401	Roof assembly. See structural.
410	Concrete footing per structural.
441	Foam roof. ICC No. 25-5979 or equivalent.
444	Battling insulation R-19 per IECC 2018, typ. U.N.O.
456	Treated 2x deck joist with moisture resistant barrier at top of joist.

CONSTRUCTION DOCUMENTS

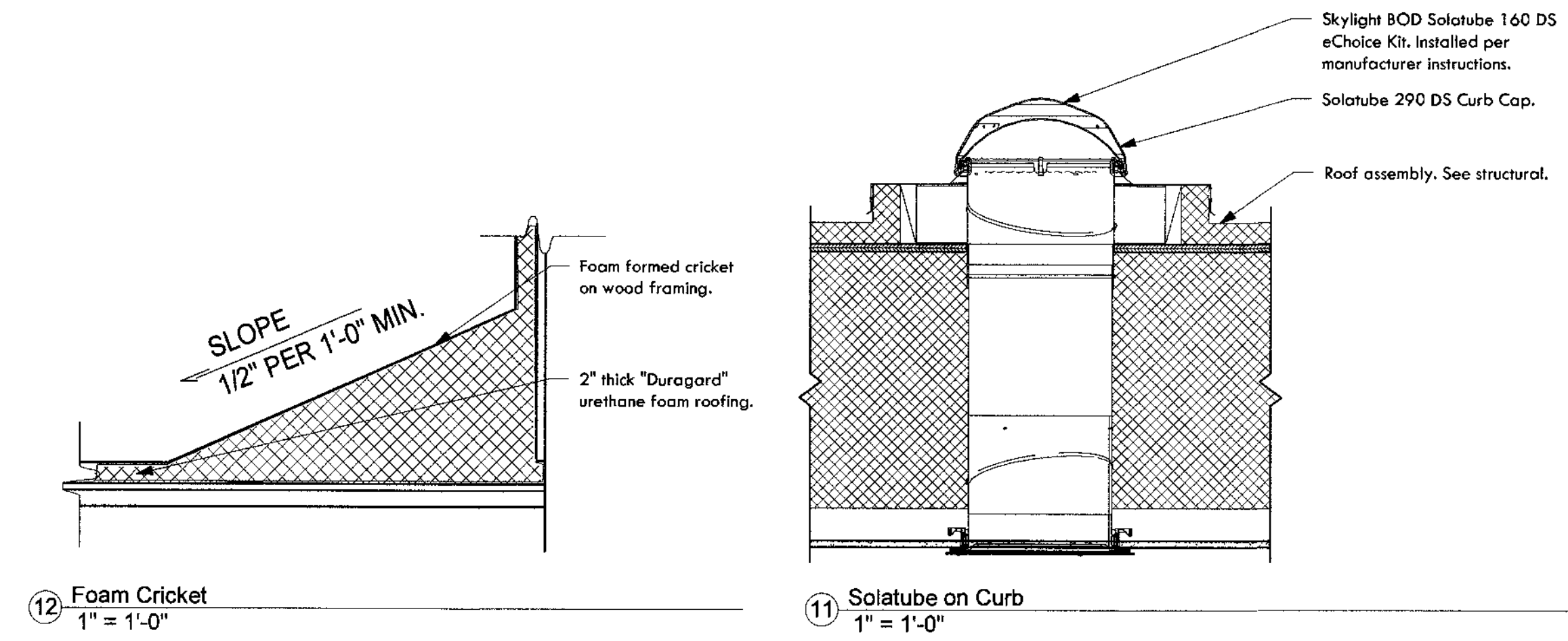
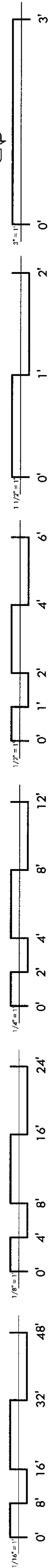
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1	05.21.2019	OWNER UPDATES
4	08.13.2019	CITY COMMENTS - SECOND REVIEW

CITY OF PHOENIX
Planning and Development Department
ROBERT BENJAMIN
2019

This set of plans has been prepared for PROJECT CONSTRUCTION CODES prior to the adoption of Building Permit and shall be used as the construction set. Such notes shall not be used as a basis for any legal proceedings or claims. In the event there are any discrepancies between the drawings and the notes, the drawings shall prevail.

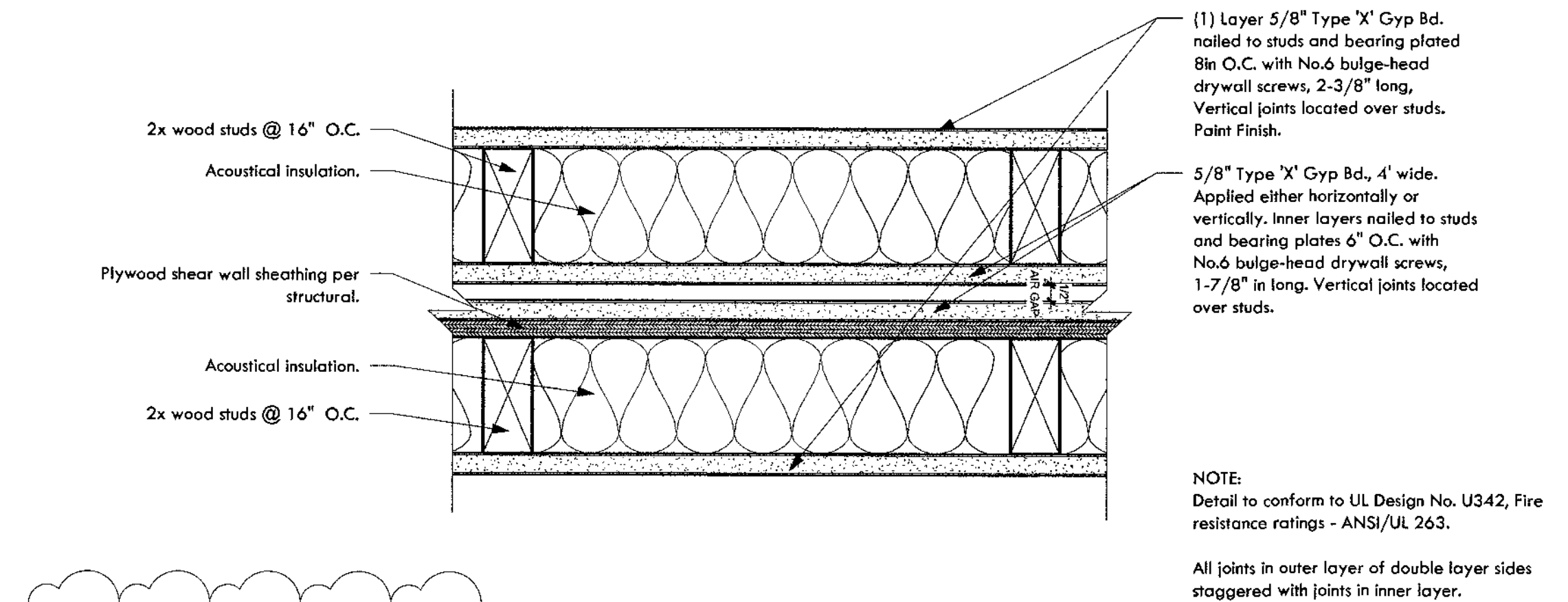
Roof Deck Option Wall Sections

A4.23

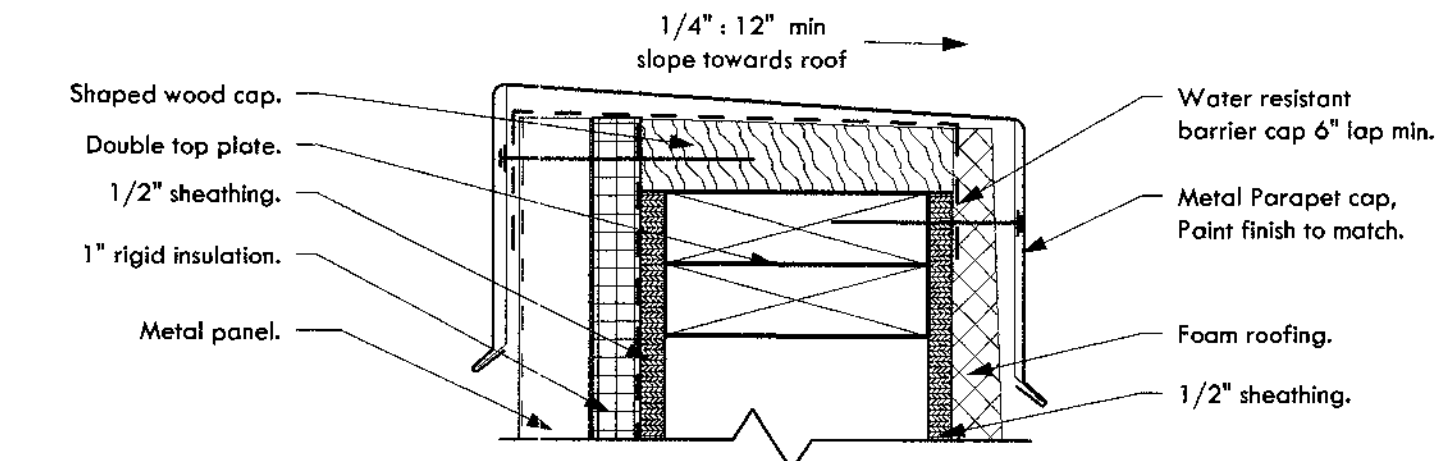


10 Foam Cricket
1" = 1'-0"

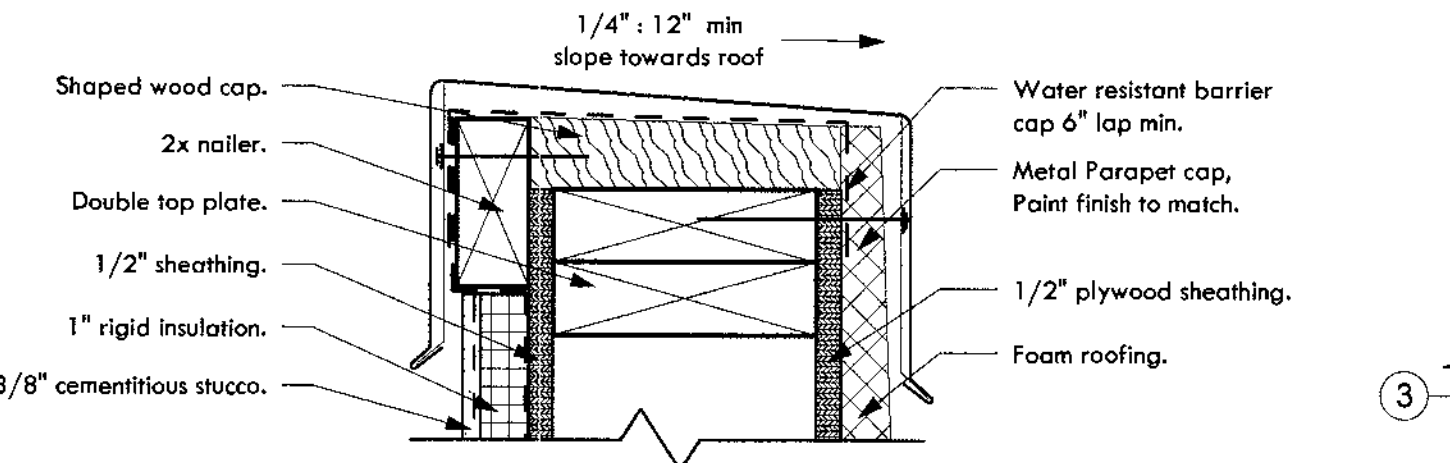
11 Solatube on Curb
1" = 1'-0"



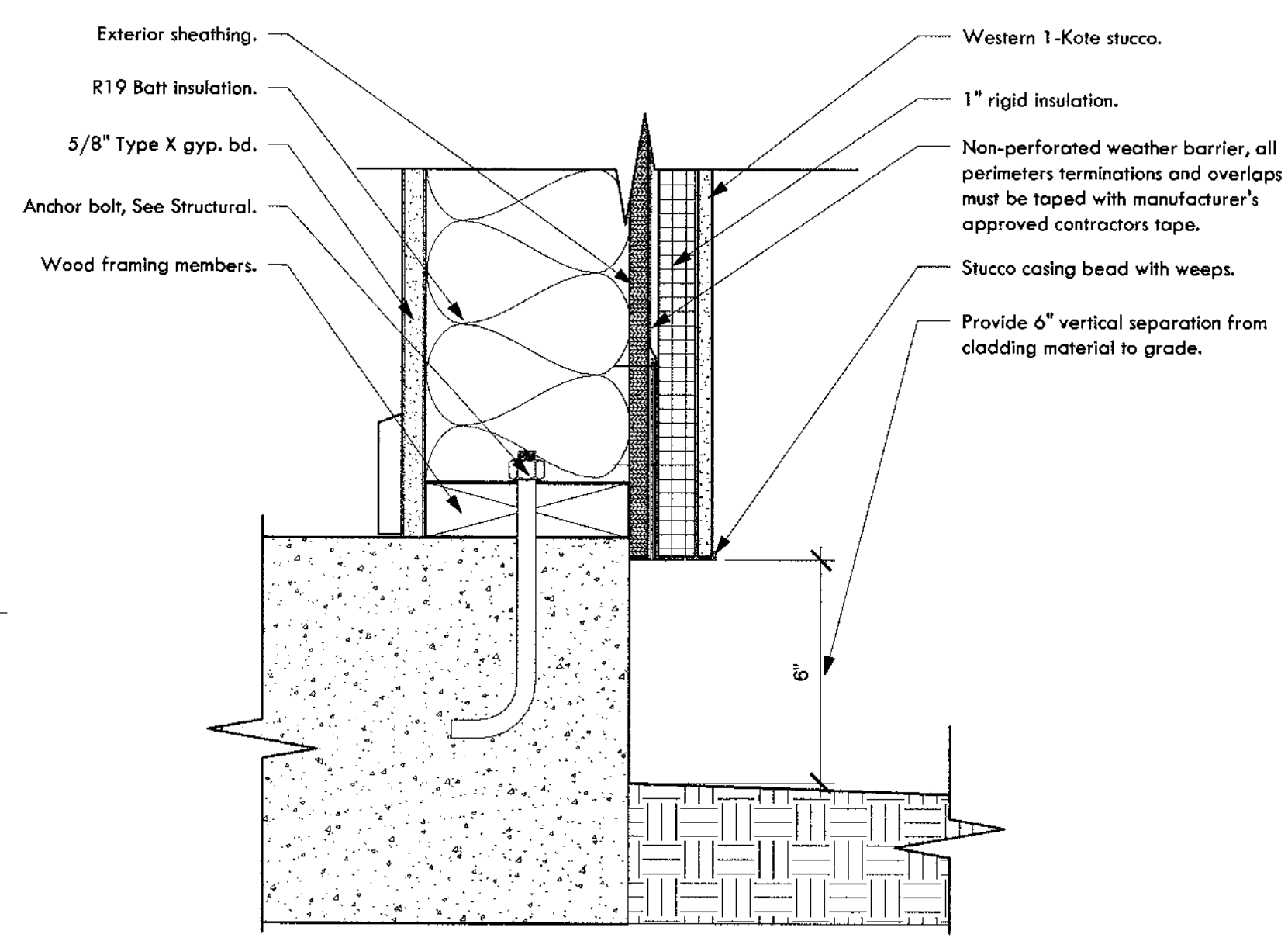
12 Fire Assembly Detail Plan at Party Walls
(Wall Type 5)
3" = 1'-0"



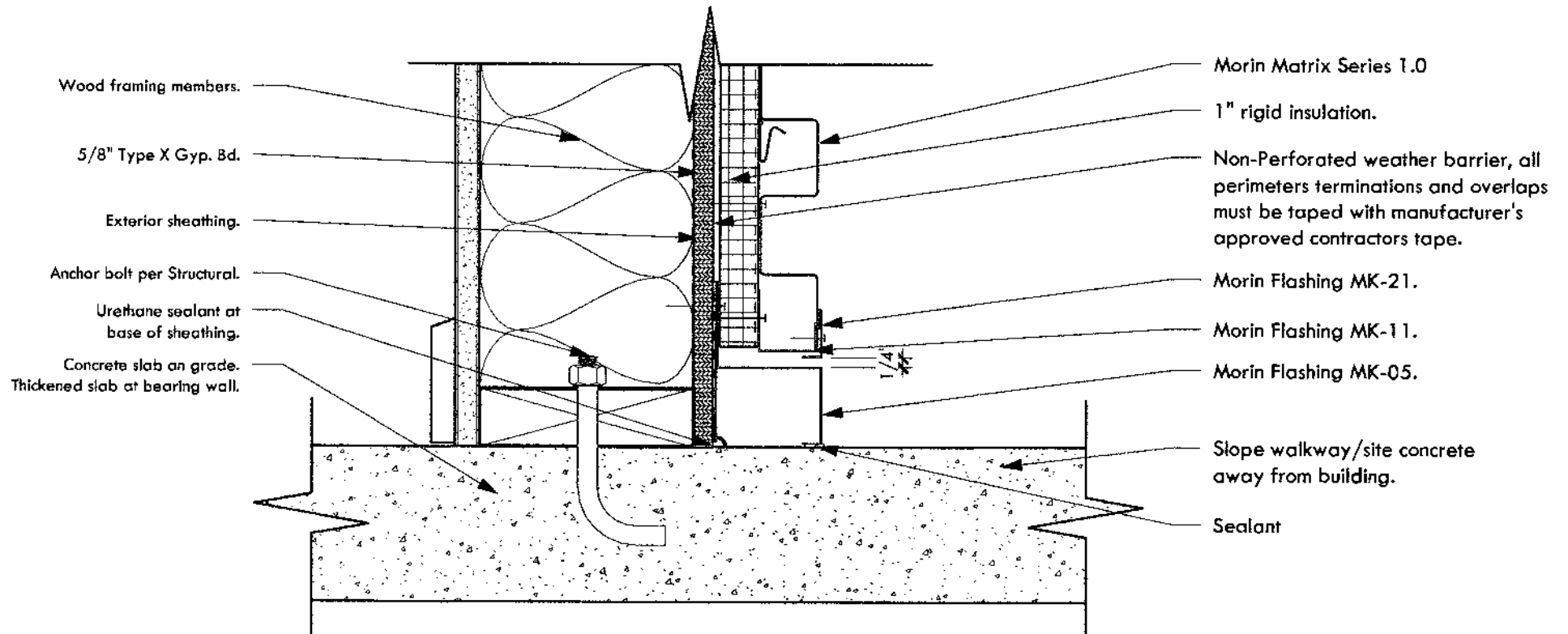
5 Parapet Cap - Metal Panel
3" = 1'-0"



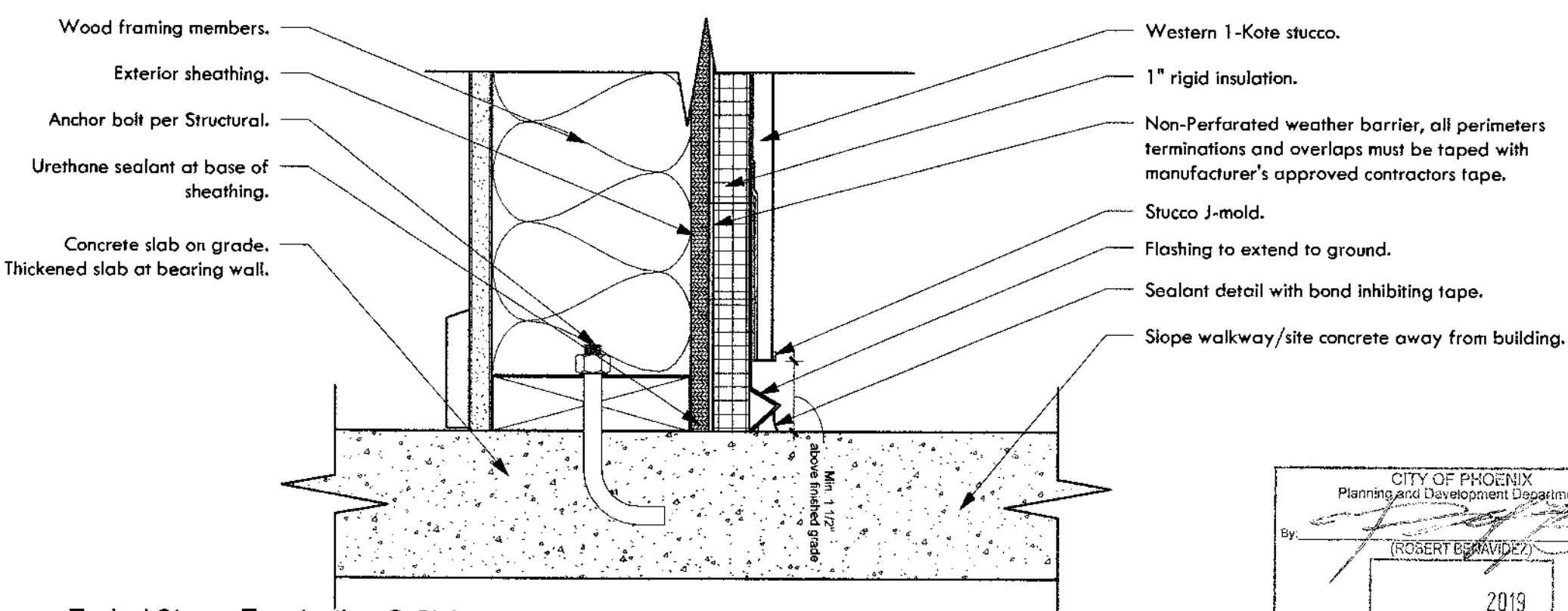
7 Parapet Cap
3" = 1'-0"



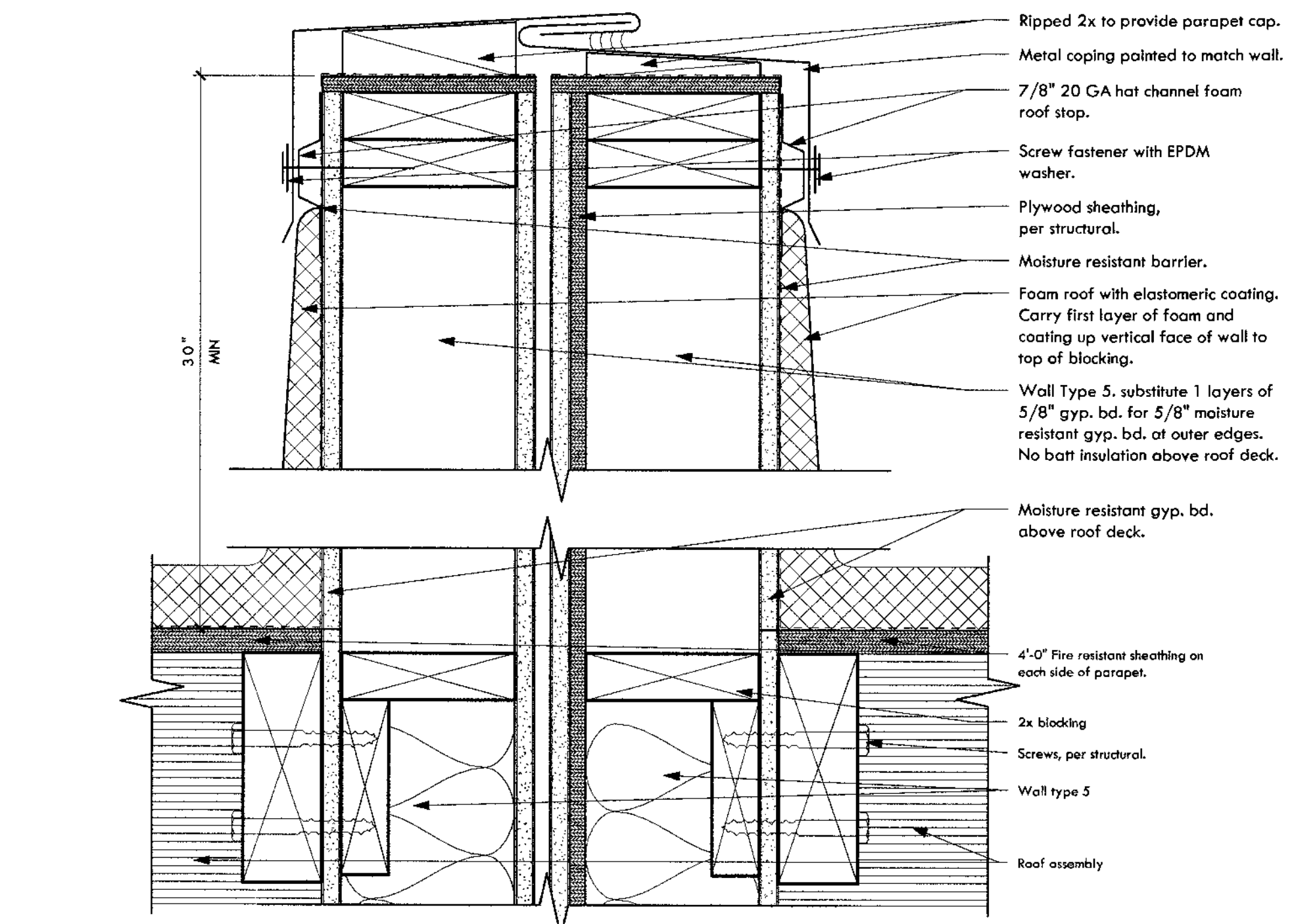
3 Typical Stucco Termination @ Grade
3" = 1'-0"



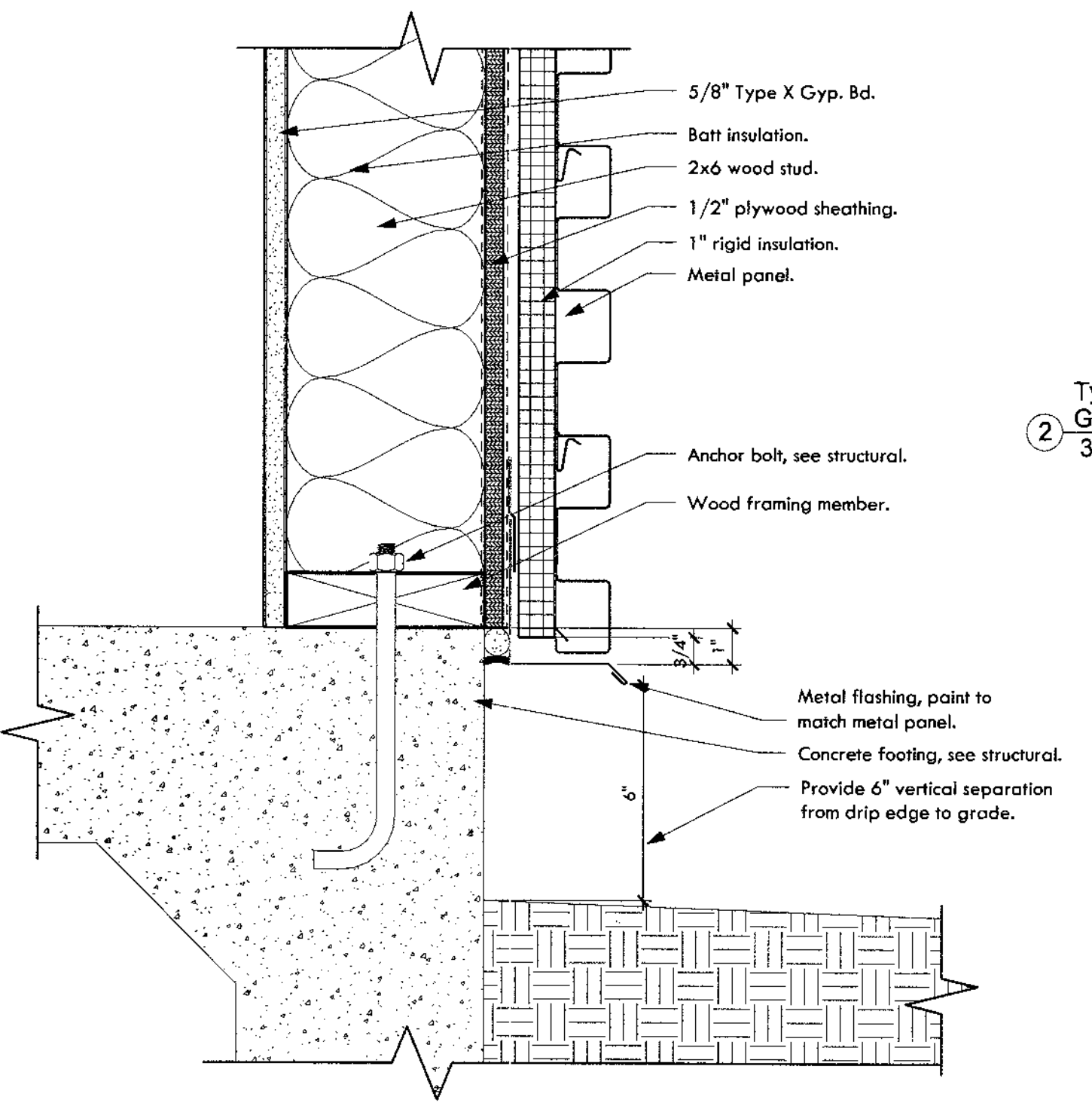
2 Typical Metal Panel Termination @ Slab on Grade
3" = 1'-0"



1 Typical Stucco Termination @ Slab on Grade
3" = 1'-0"



8 Parapet Cap at Party Wall
3" = 1'-0"



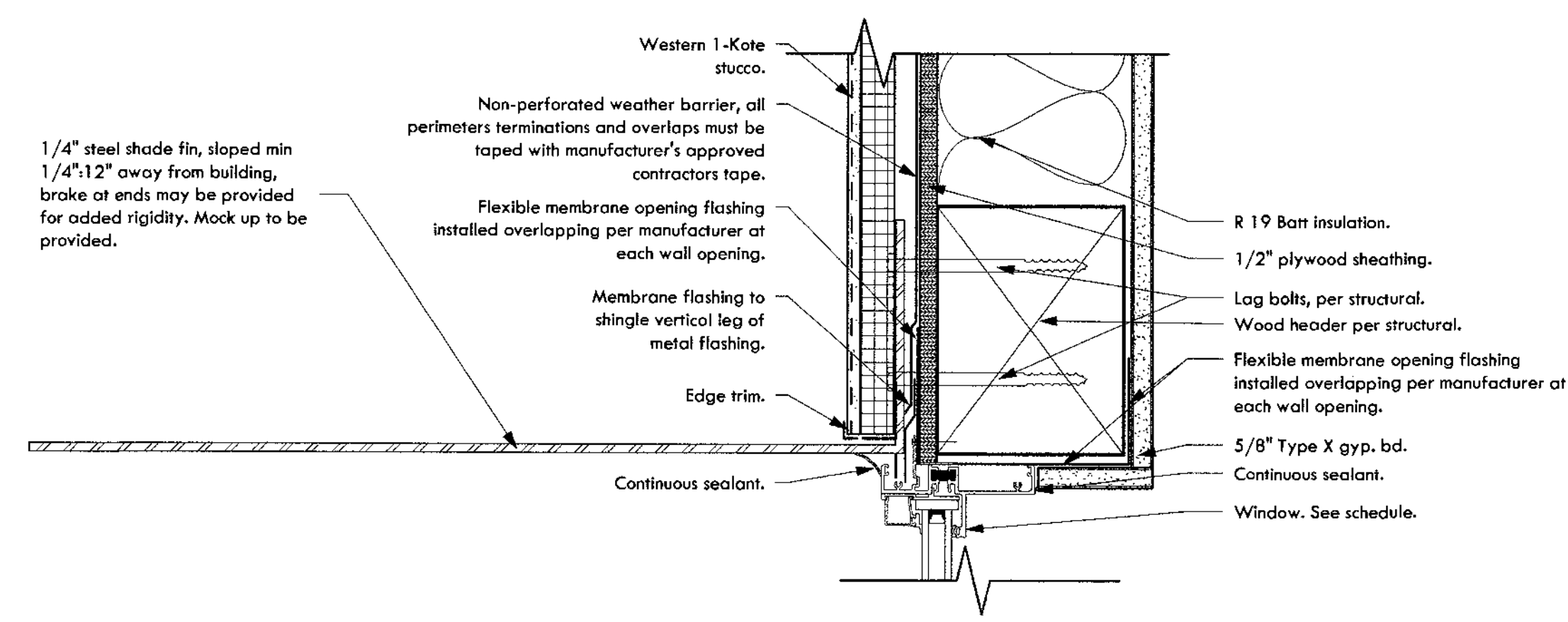
4 Wall Type 1 Termination at Concrete Footing
3" = 1'-0"

CONSTRUCTION DOCUMENTS

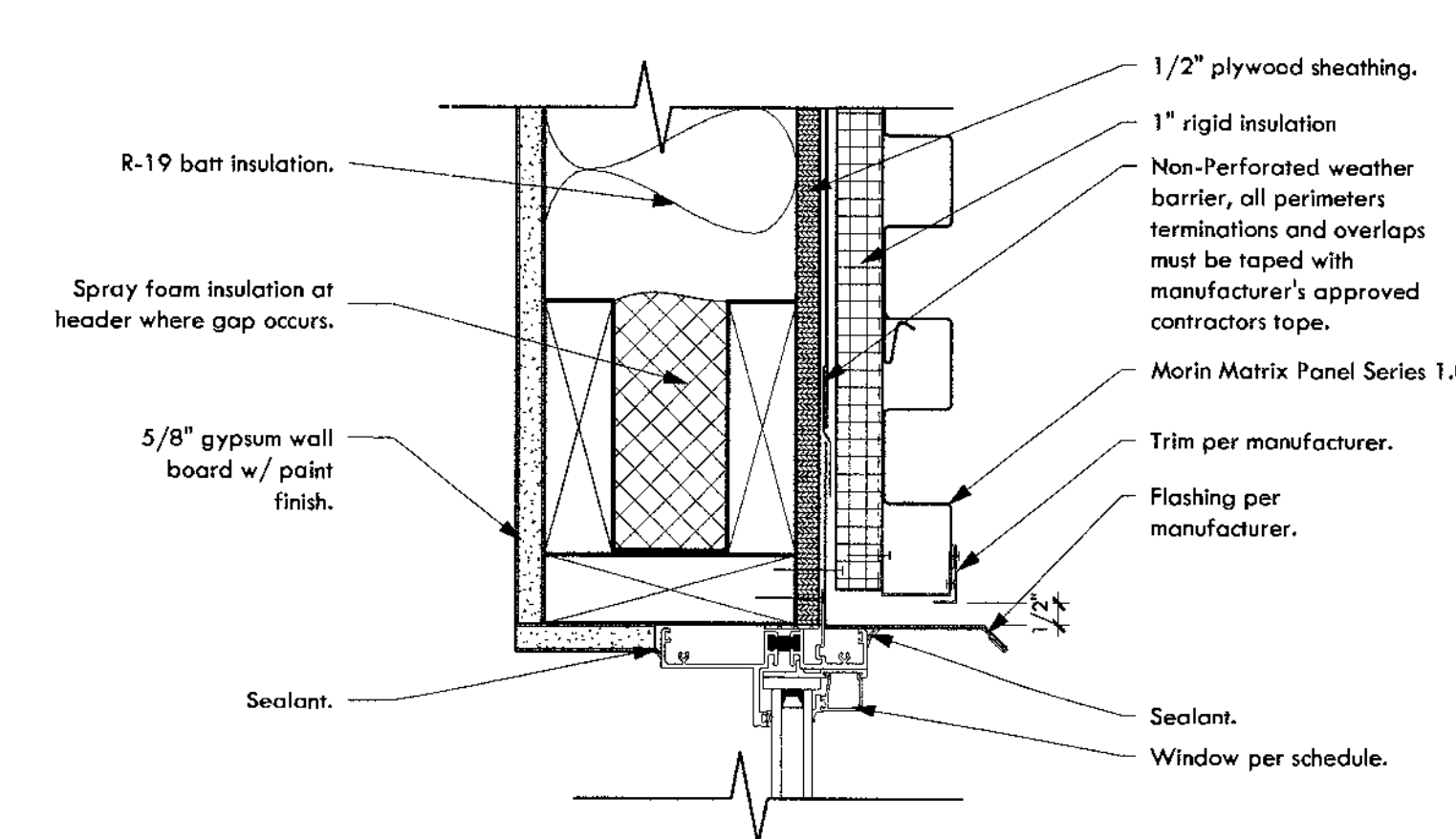
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CITY OF PHOENIX
Planning and Development Department
By: [Signature]
2019

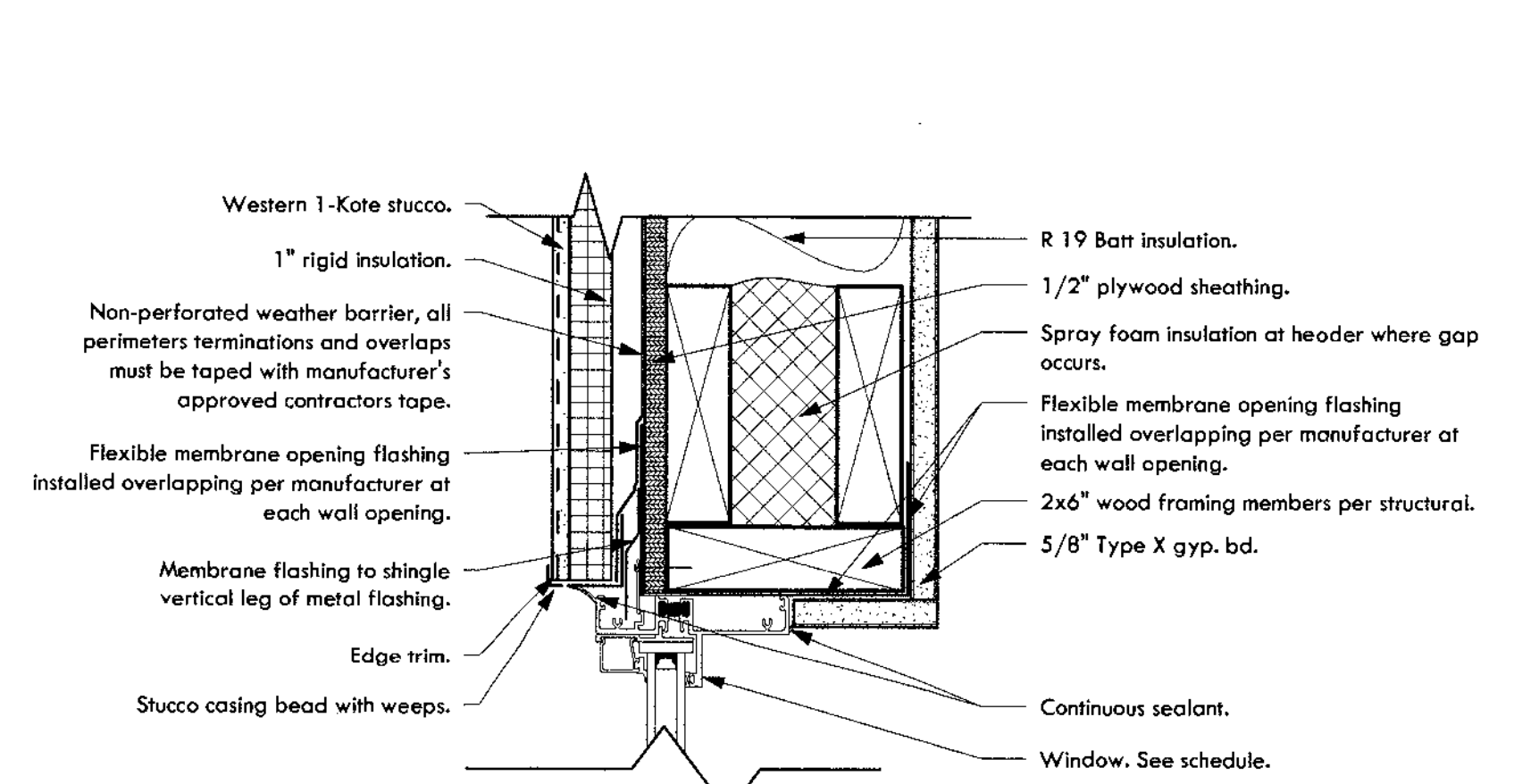
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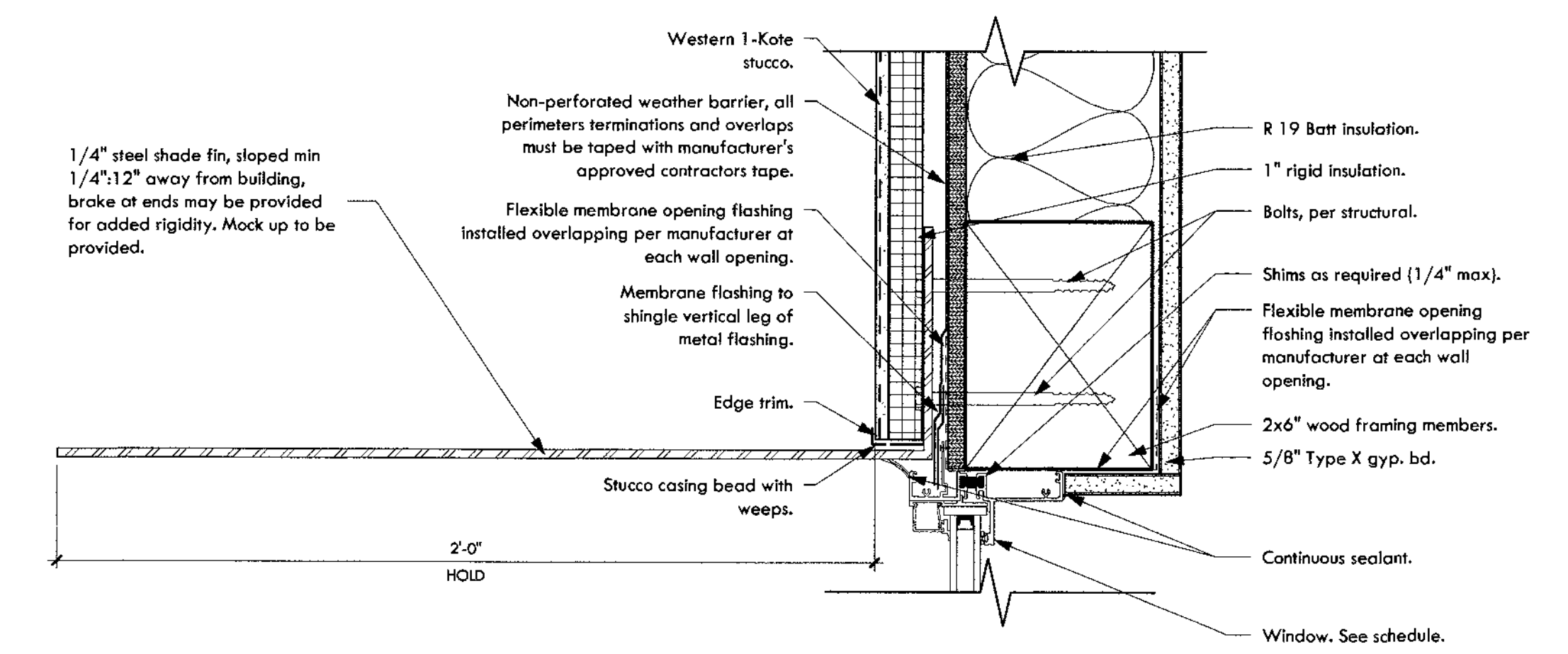
14 Metal shade fin at window head with stucco
3" = 1'-0"



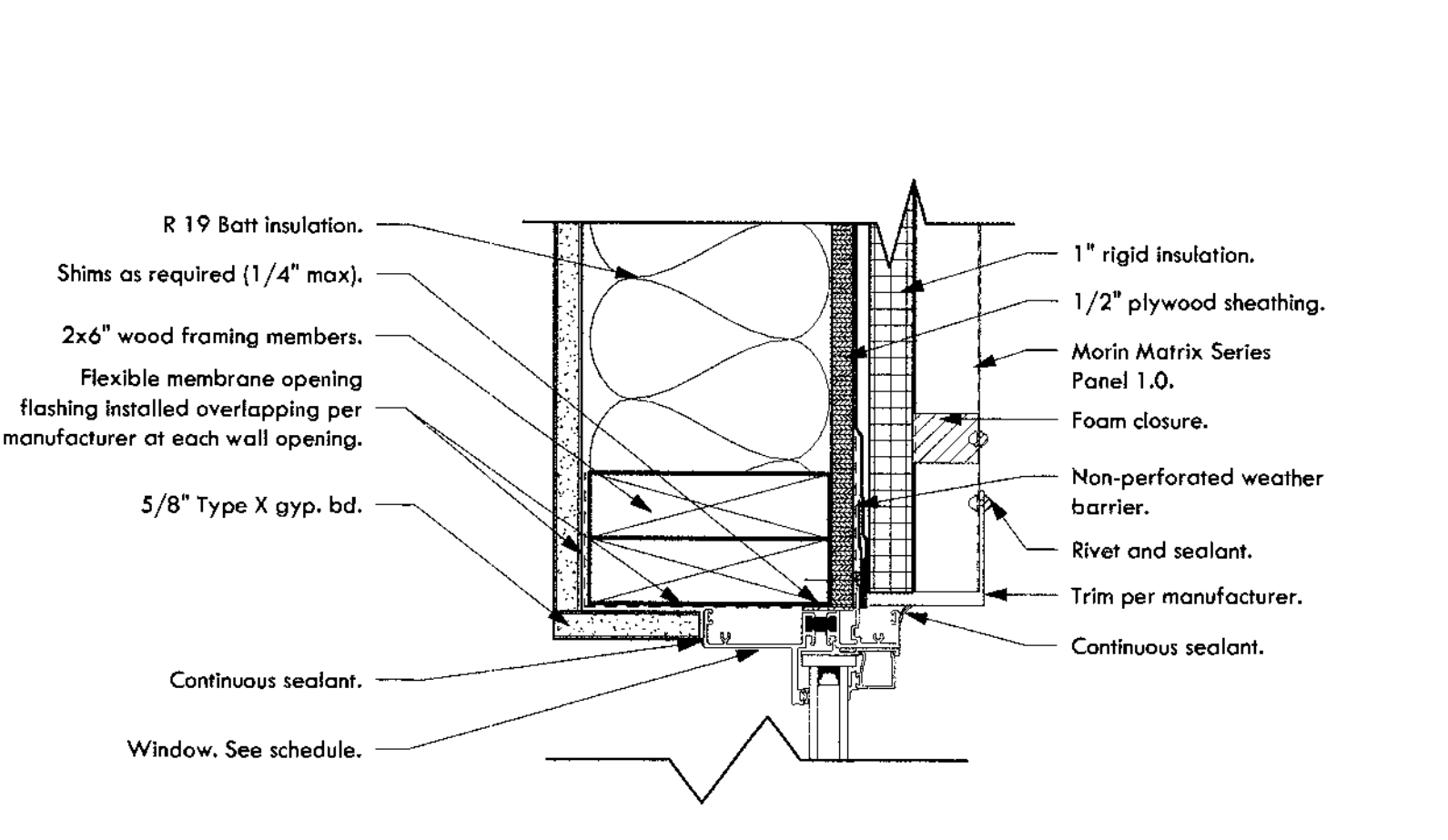
9 Window Detail - Head with Metal Panel
3" = 1'-0"



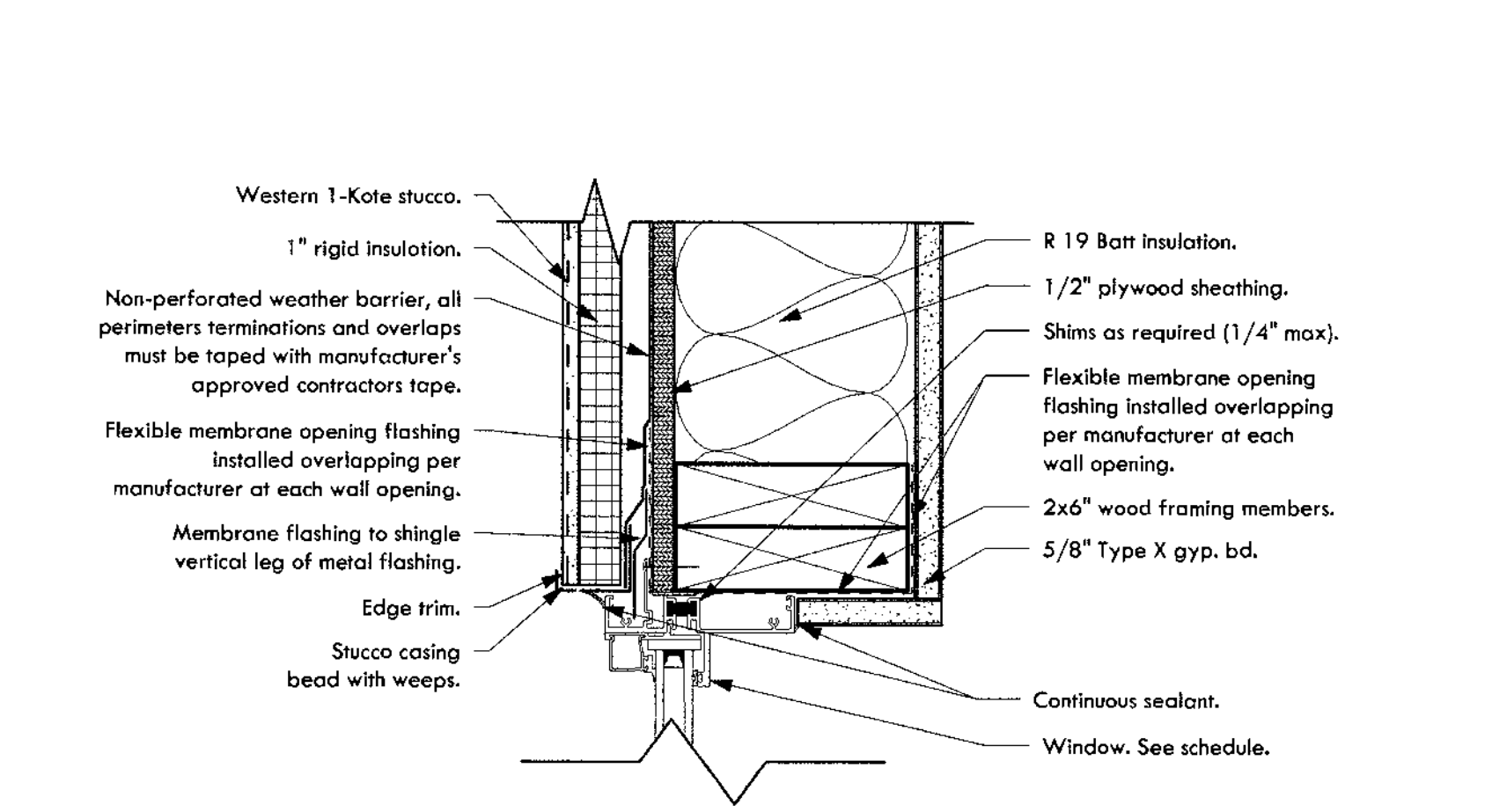
4 Window Detail - Head with Stucco
3" = 1'-0"



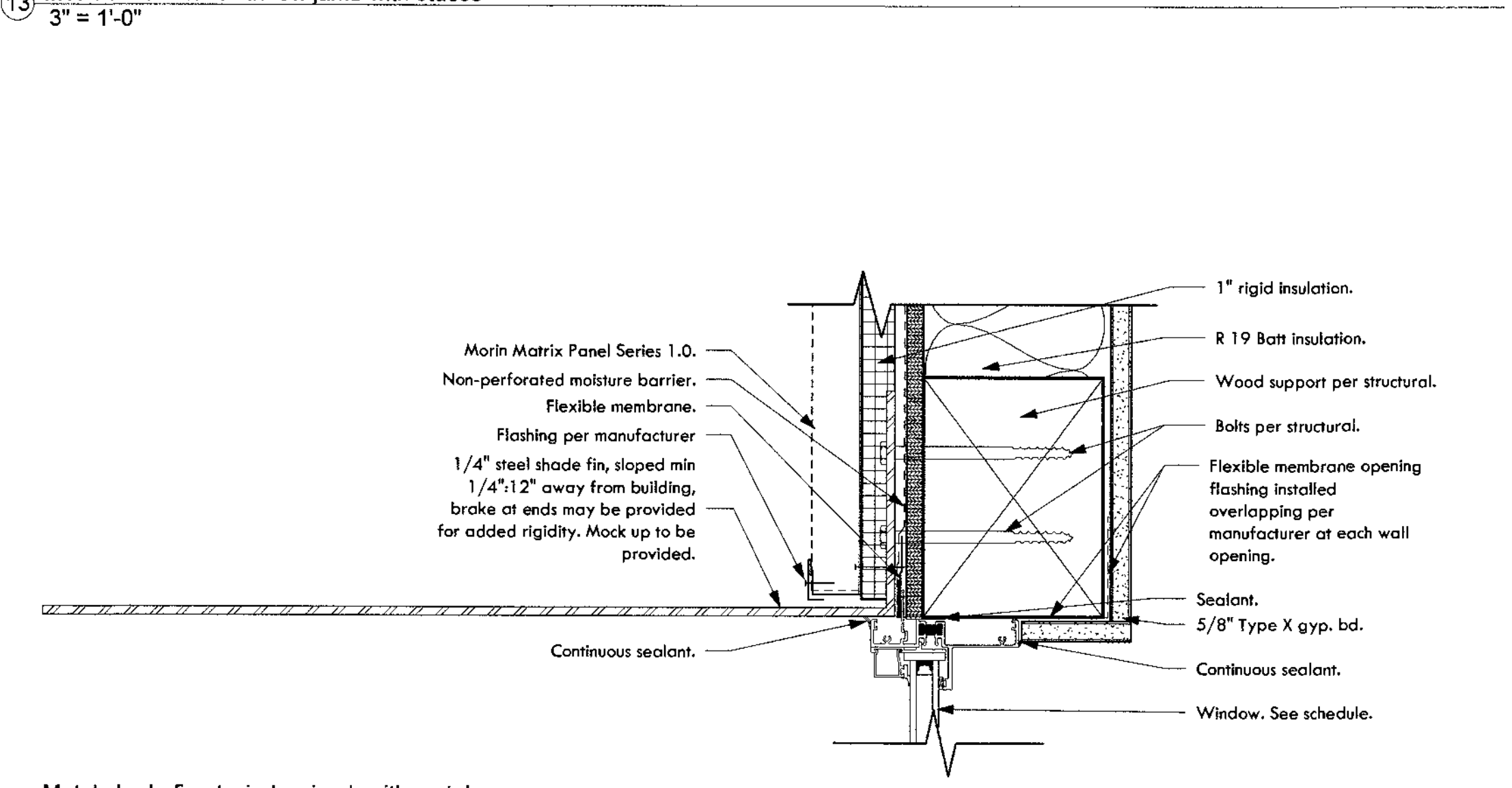
13 Metal shade fin at window jamb with stucco
3" = 1'-0"



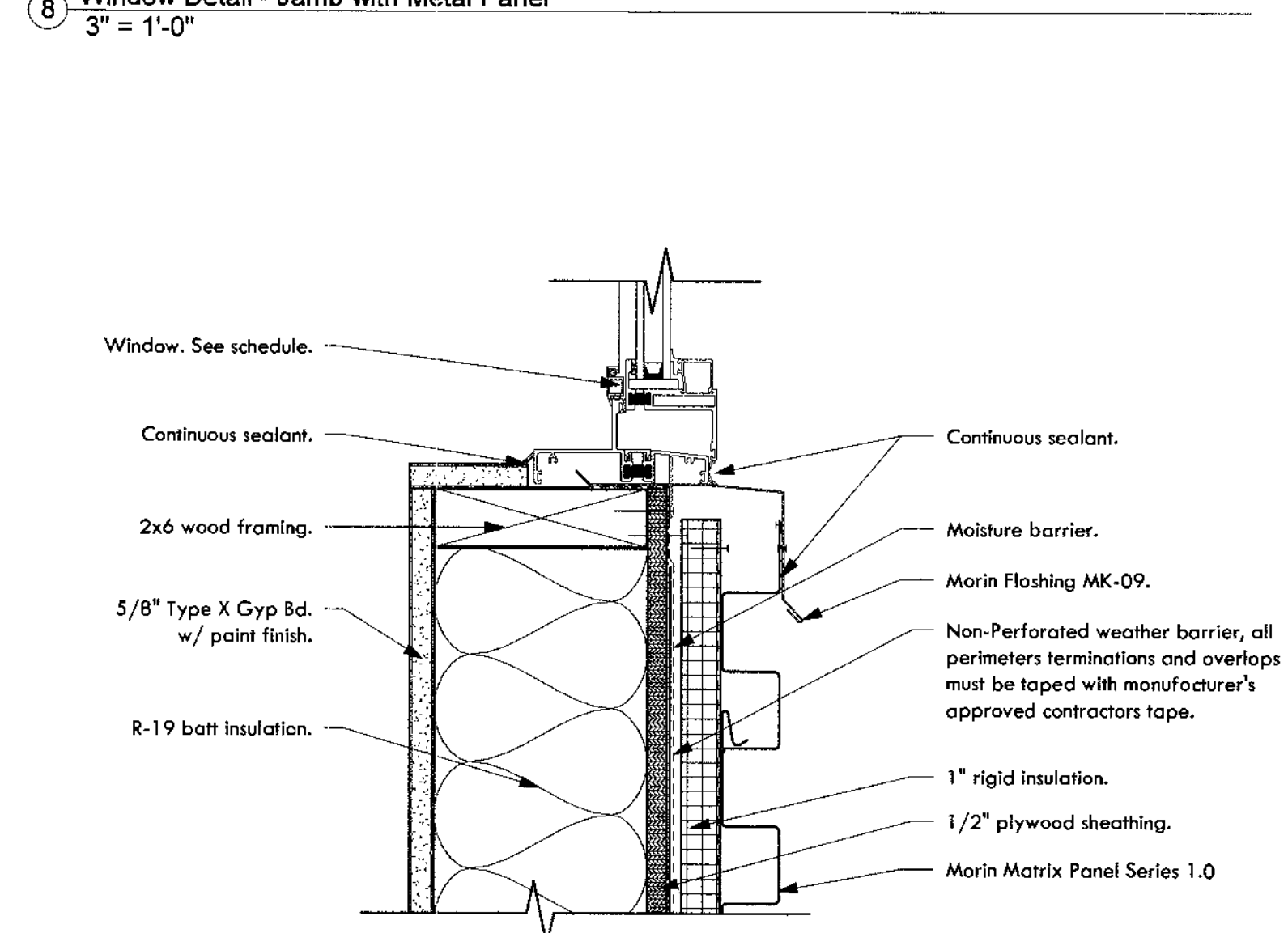
8 Window Detail - Jamb with Metal Panel
3" = 1'-0"



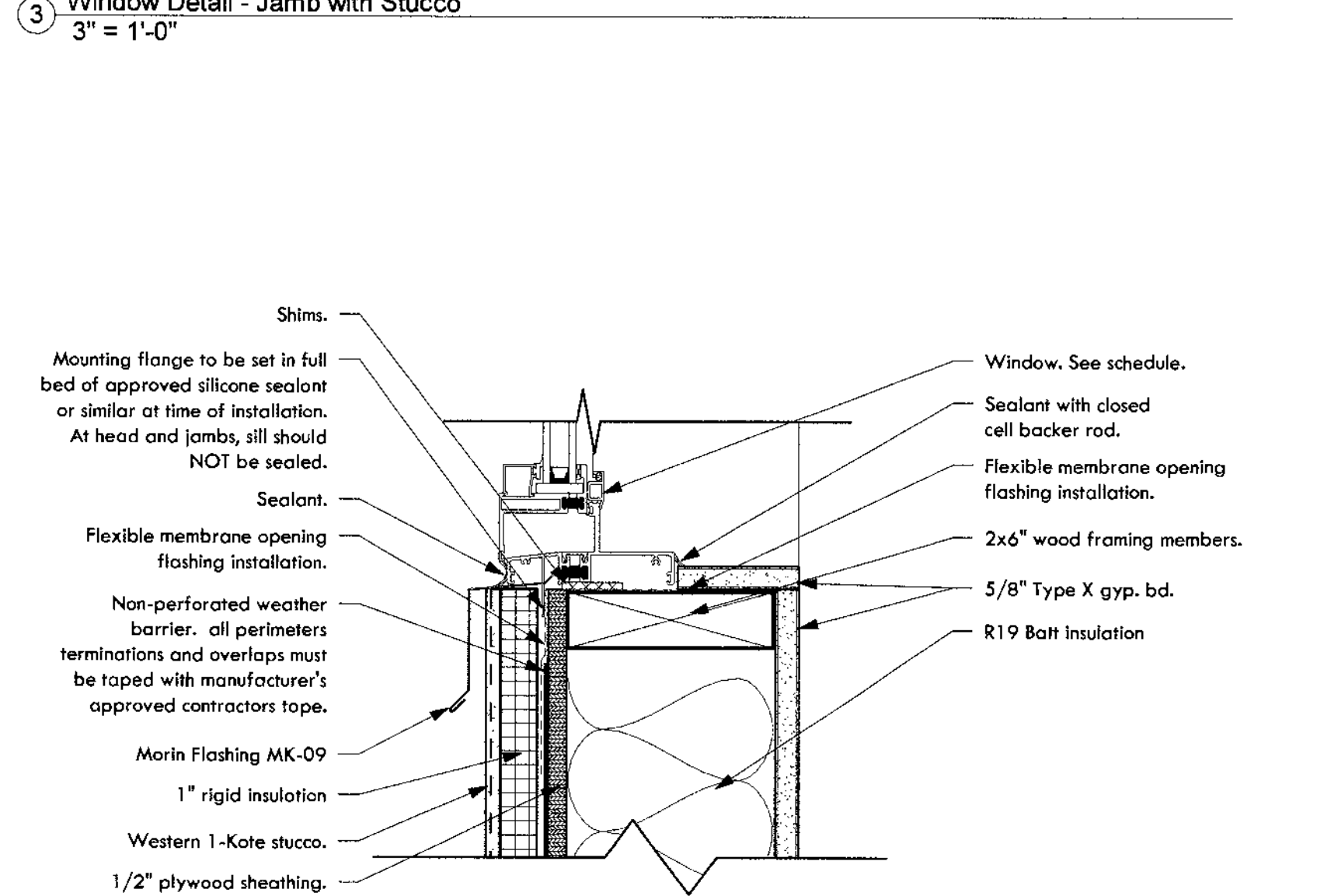
3 Window Detail - Jamb with Stucco
3" = 1'-0"



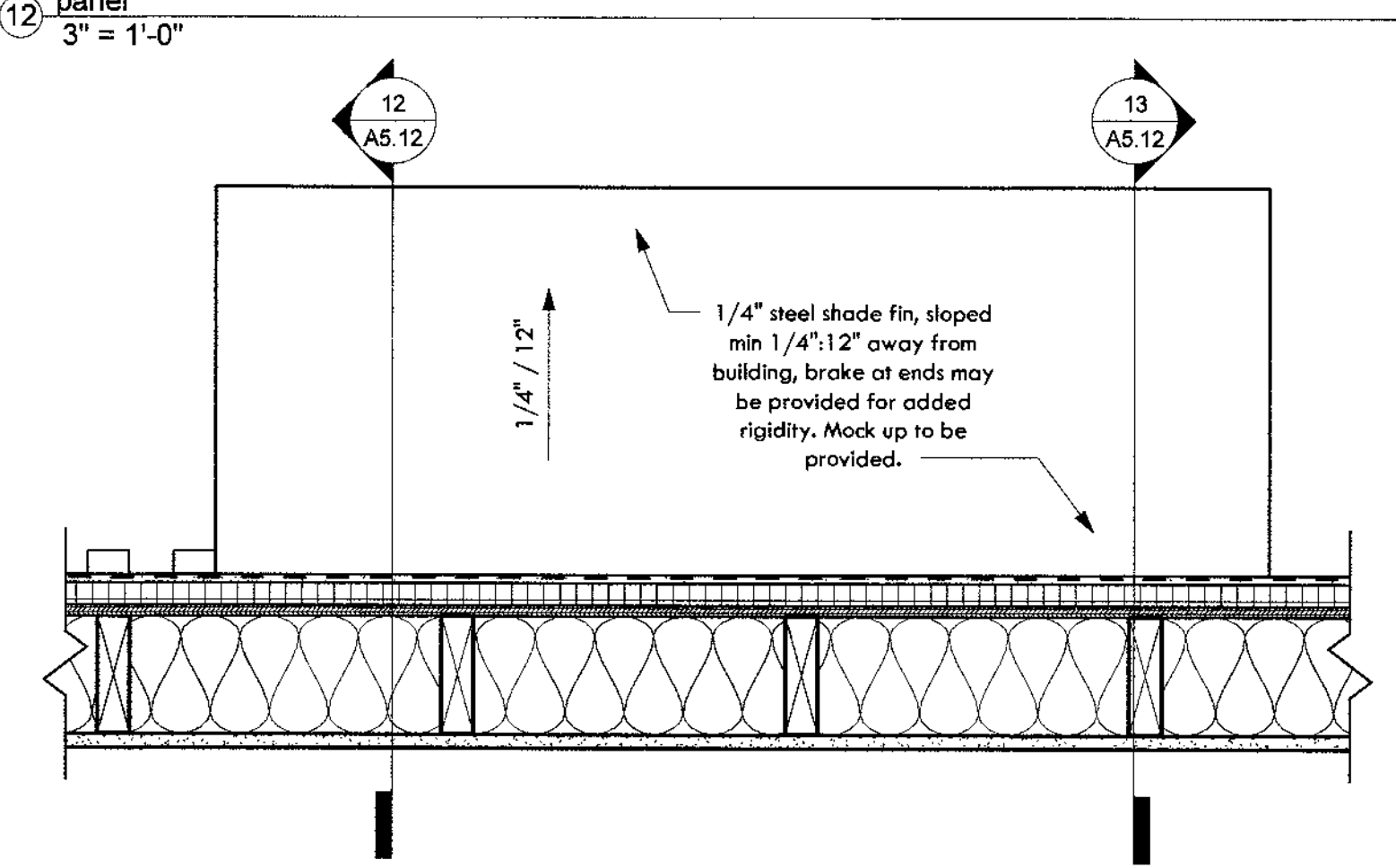
12 Metal shade fin at window jamb with metal panel
3" = 1'-0"



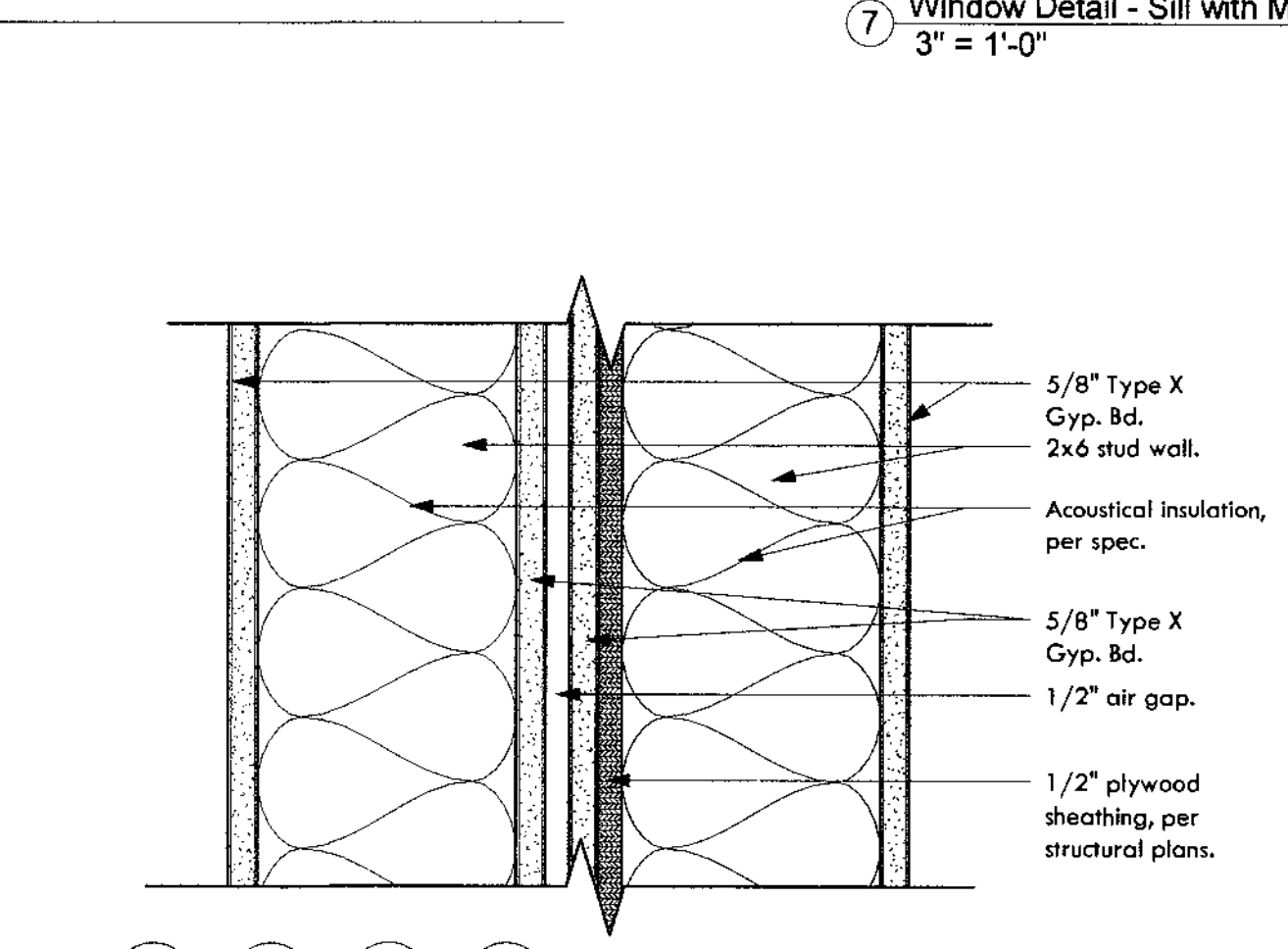
7 Window Detail - Sill with Metal Panel
3" = 1'-0"



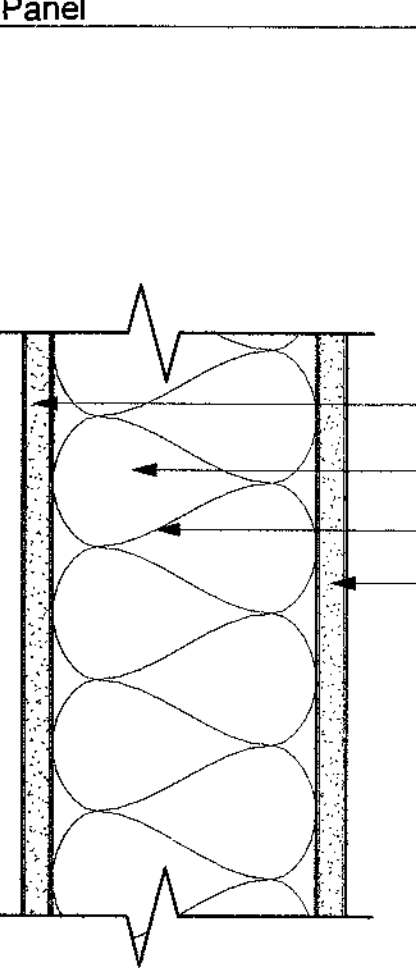
2 Window Detail - Sill with Stucco
3" = 1'-0"



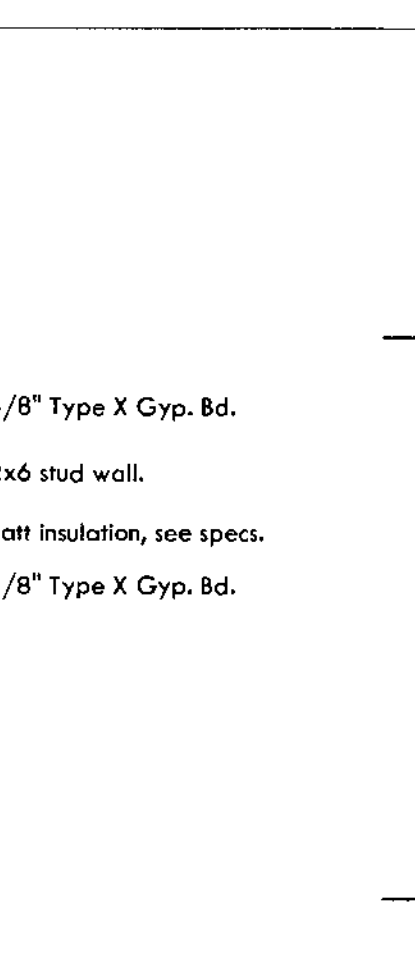
11 Metal Shade Fin Plan
1 1/2" = 1'-0"



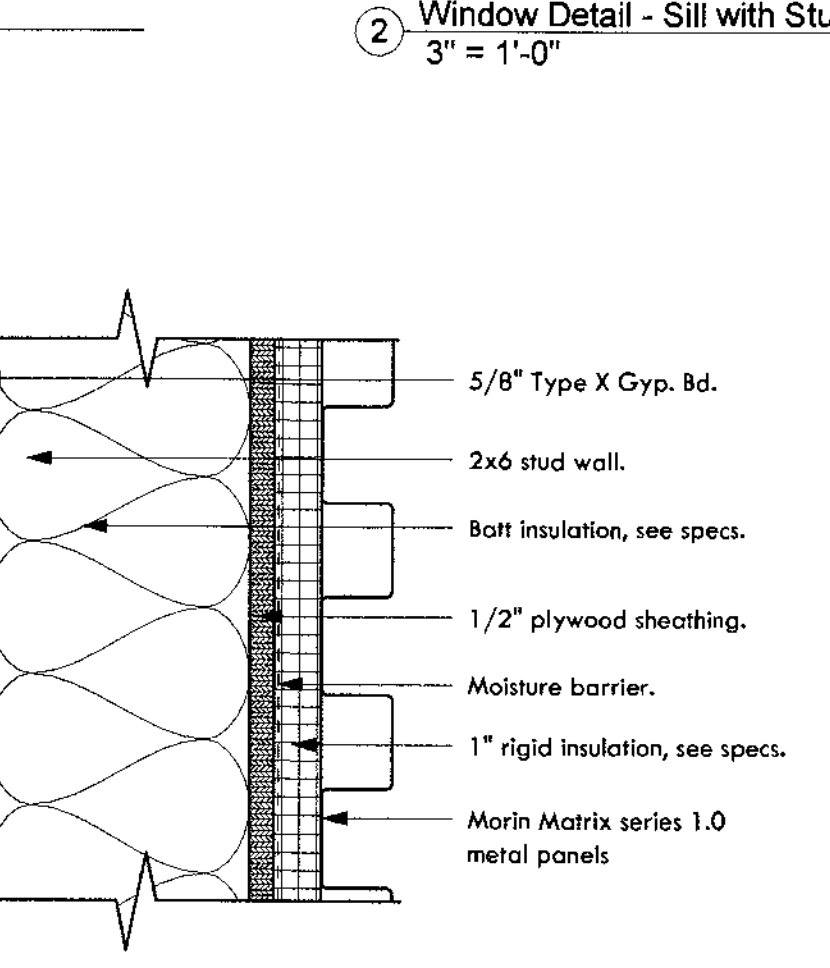
10 Wall Type 5 Detail Section
3" = 1'-0"



6 Wall Type 3 Detail Section
3" = 1'-0"



5 Wall Type 2 Detail Section
3" = 1'-0"



1 Wall Type 1 Detail Section
3" = 1'-0"

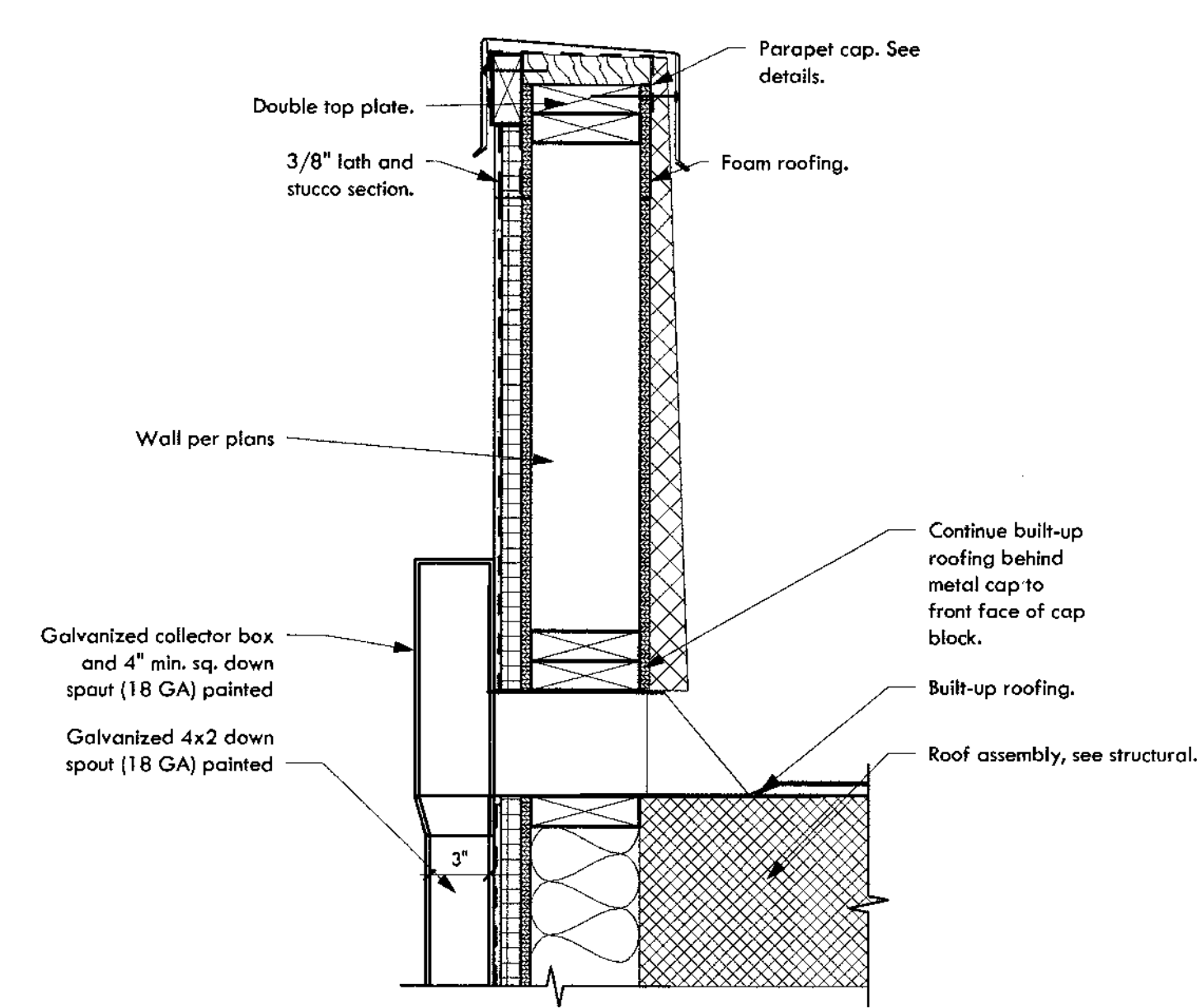
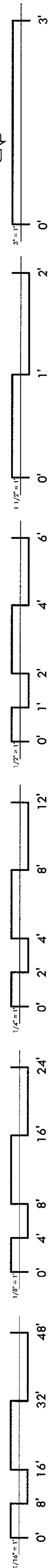
CONSTRUCTION DOCUMENTS

Revision Schedule		
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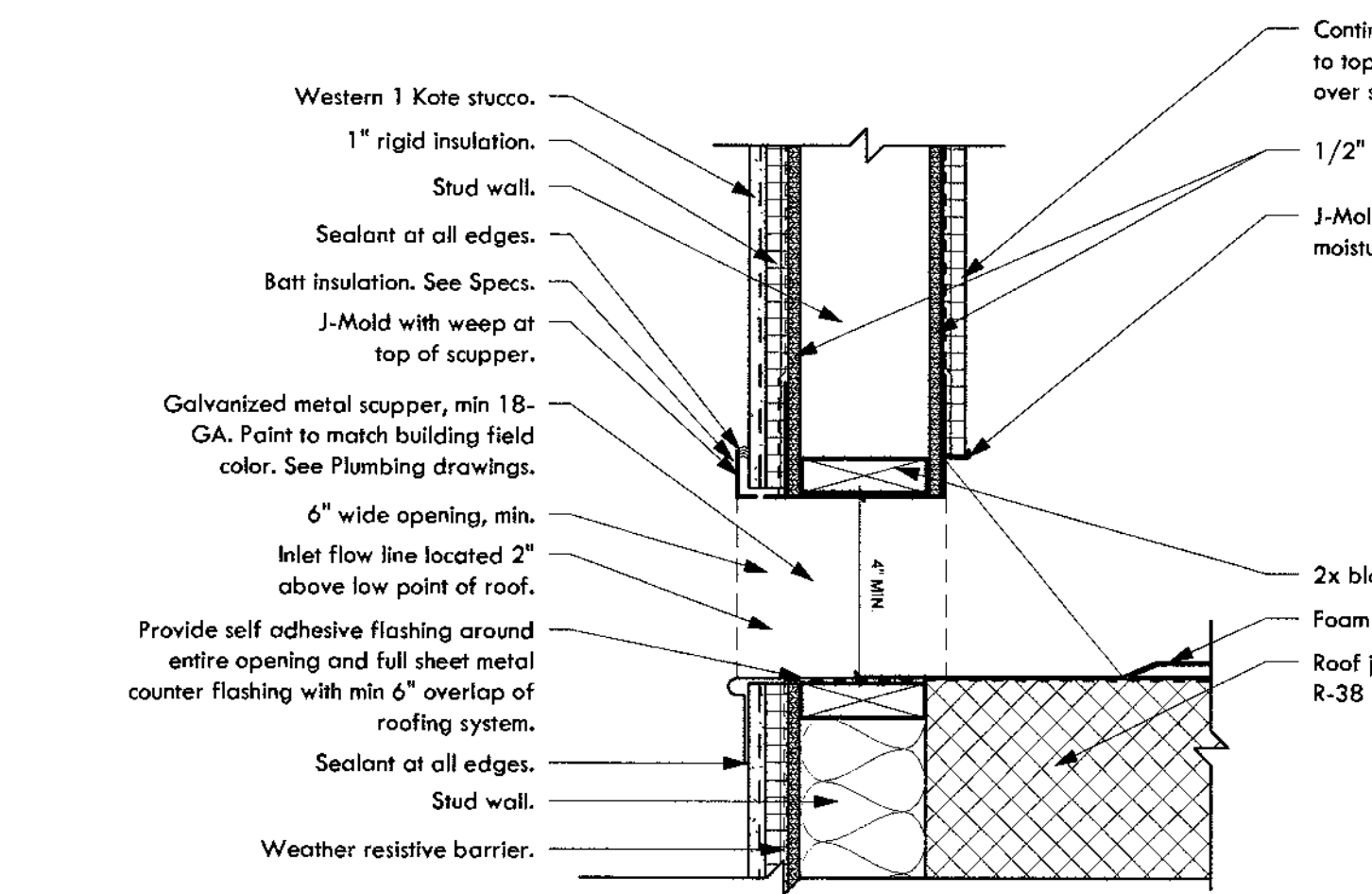
CITY OF PHOENIX
 Planning and Development Department
 PROJECT REVIEW
 2011

Architectural Details

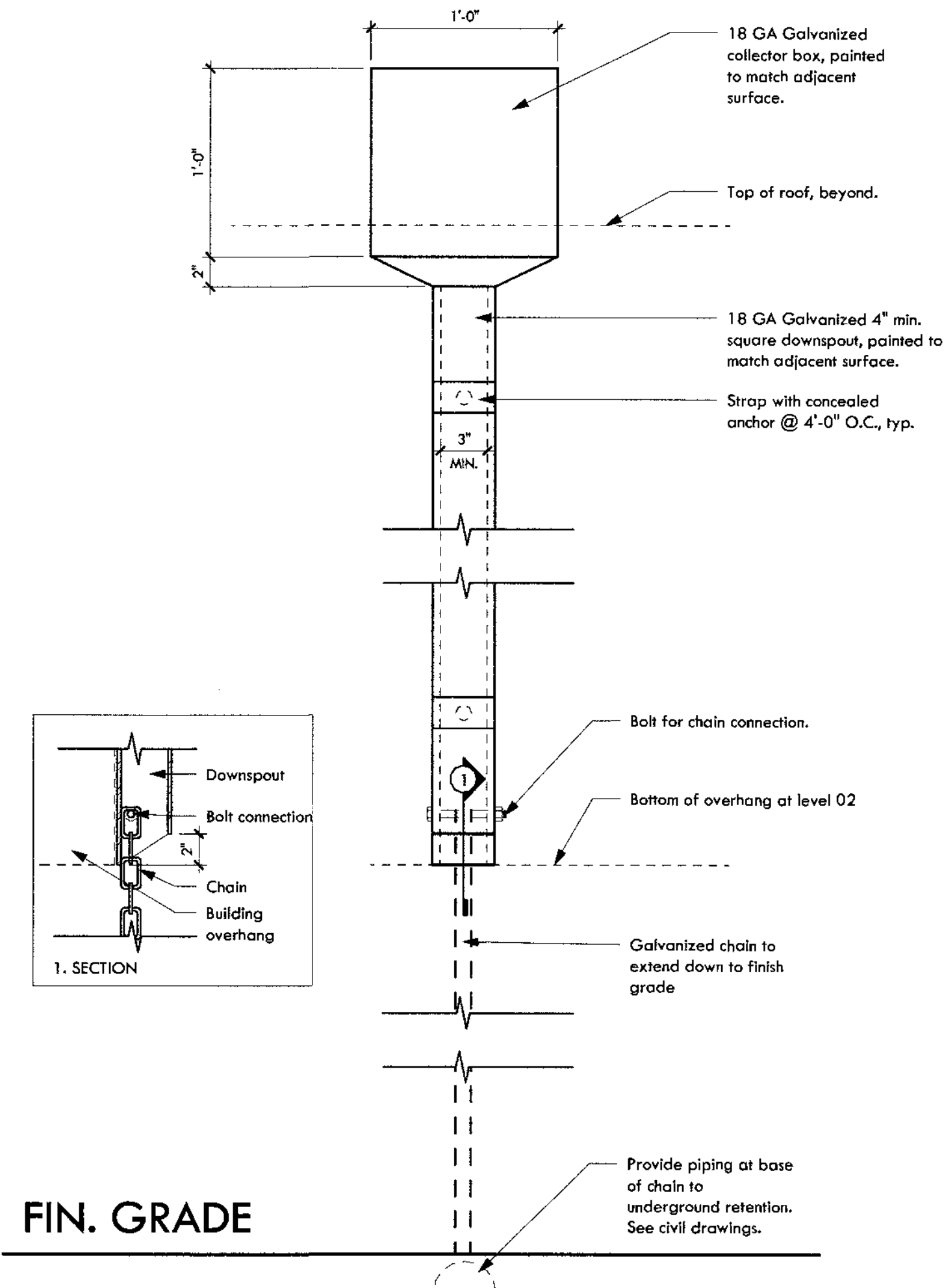
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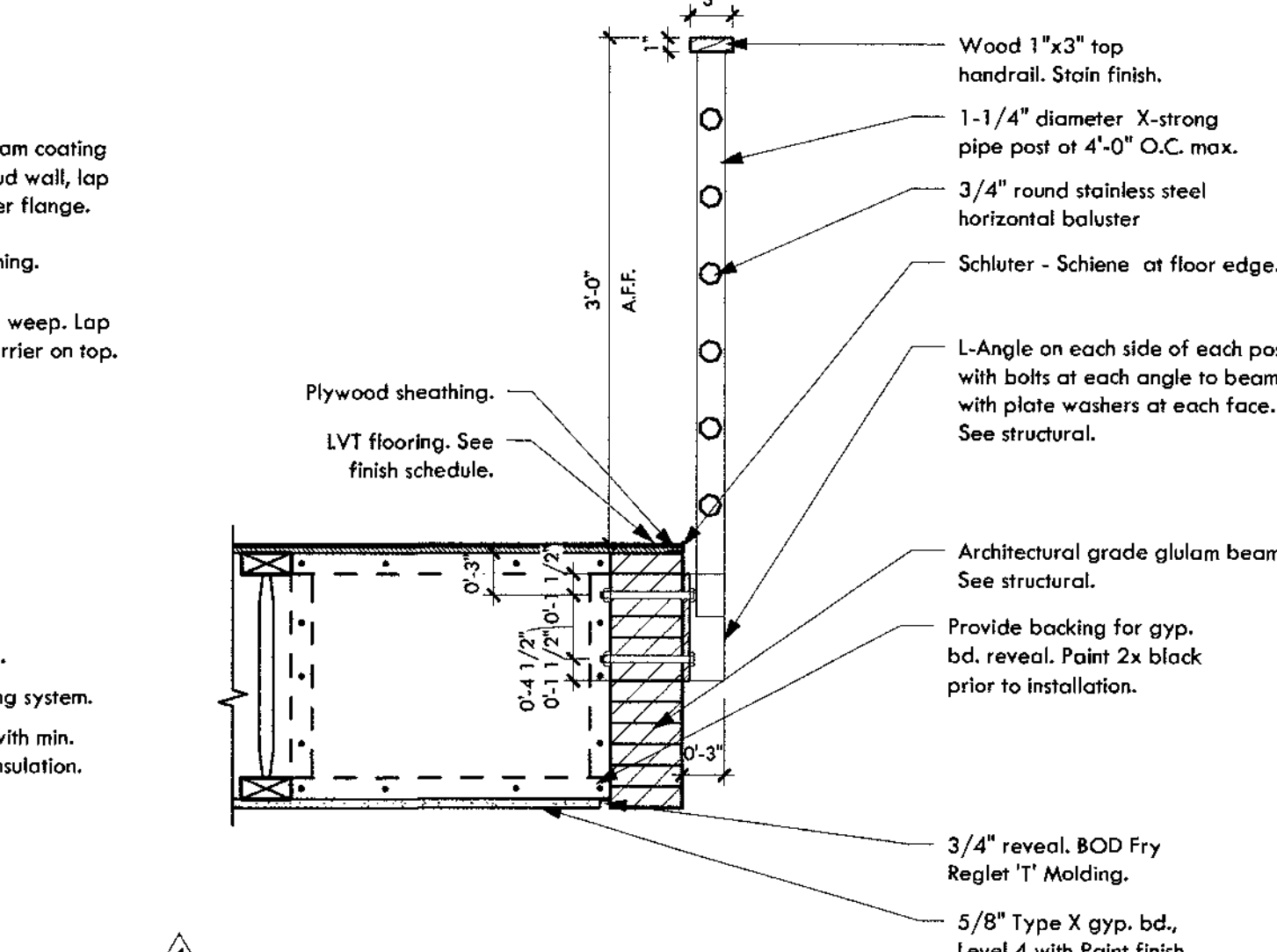
3 Scupper with Downspout Section
1 1/2" = 1'-0"



11 Scupper Detail
1 1/2" = 1'-0"

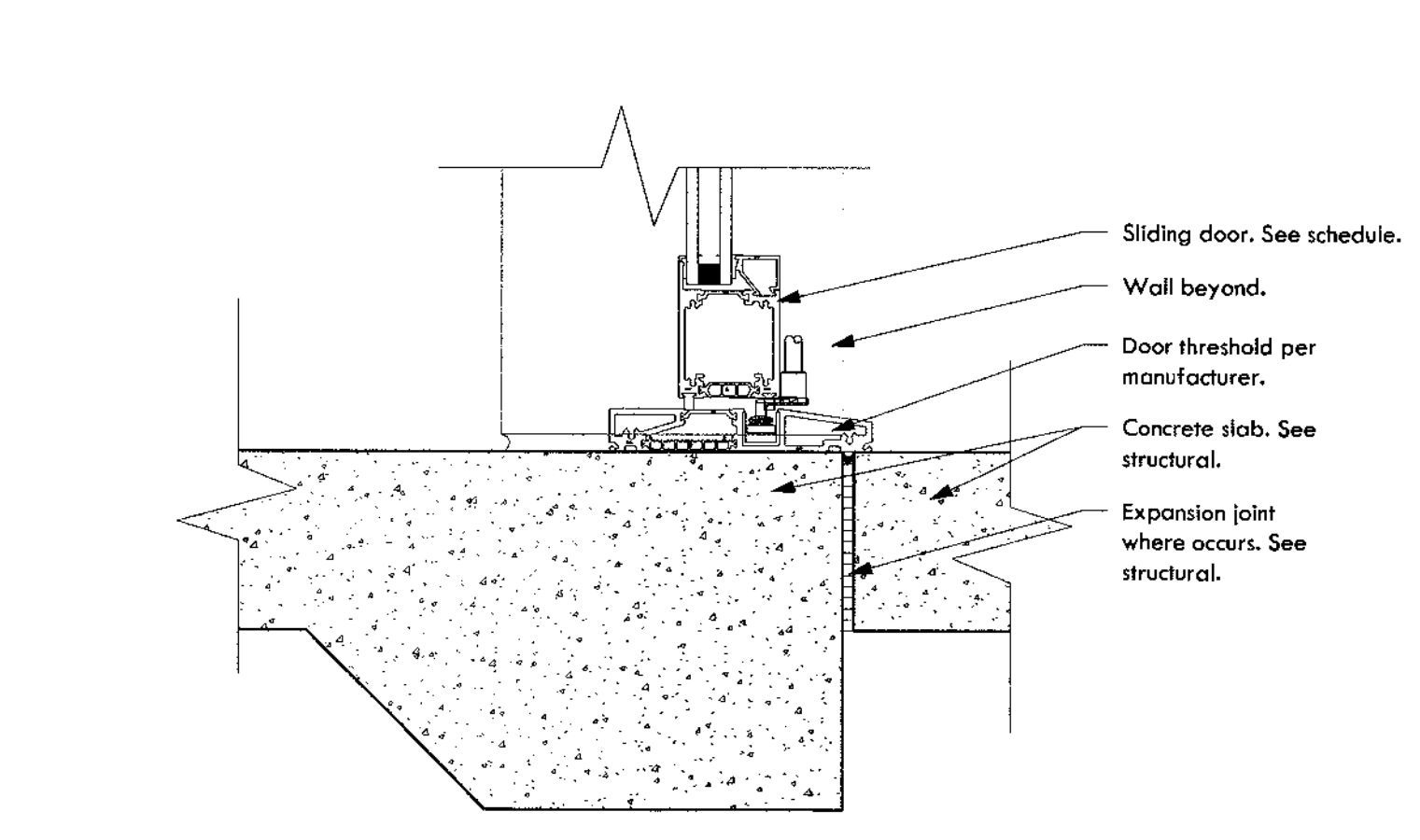


8 Scupper with Downspout Elevation
1 1/2" = 1'-0"

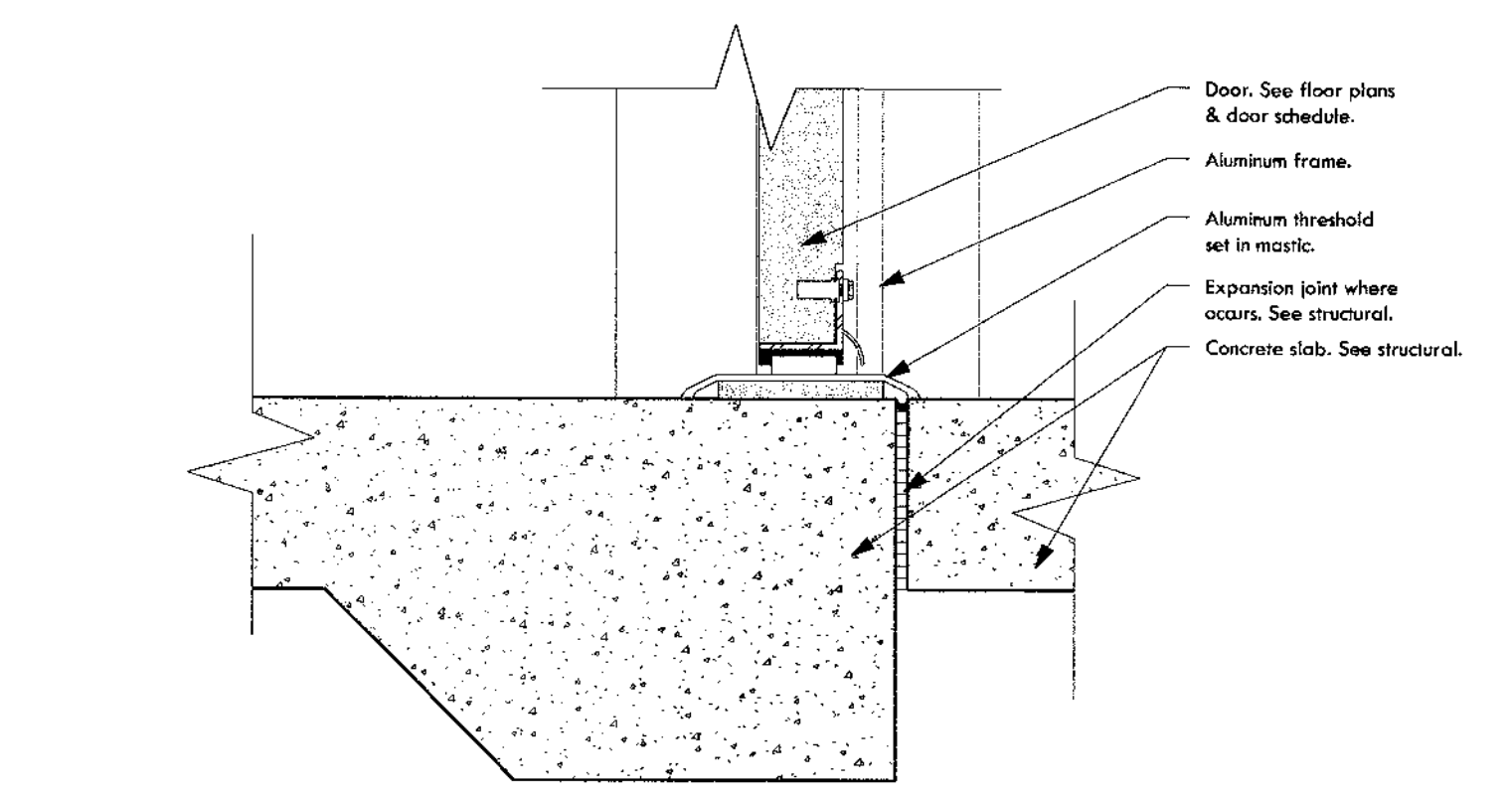


10 Handrail @ Glulam Beam
1" = 1'-0"

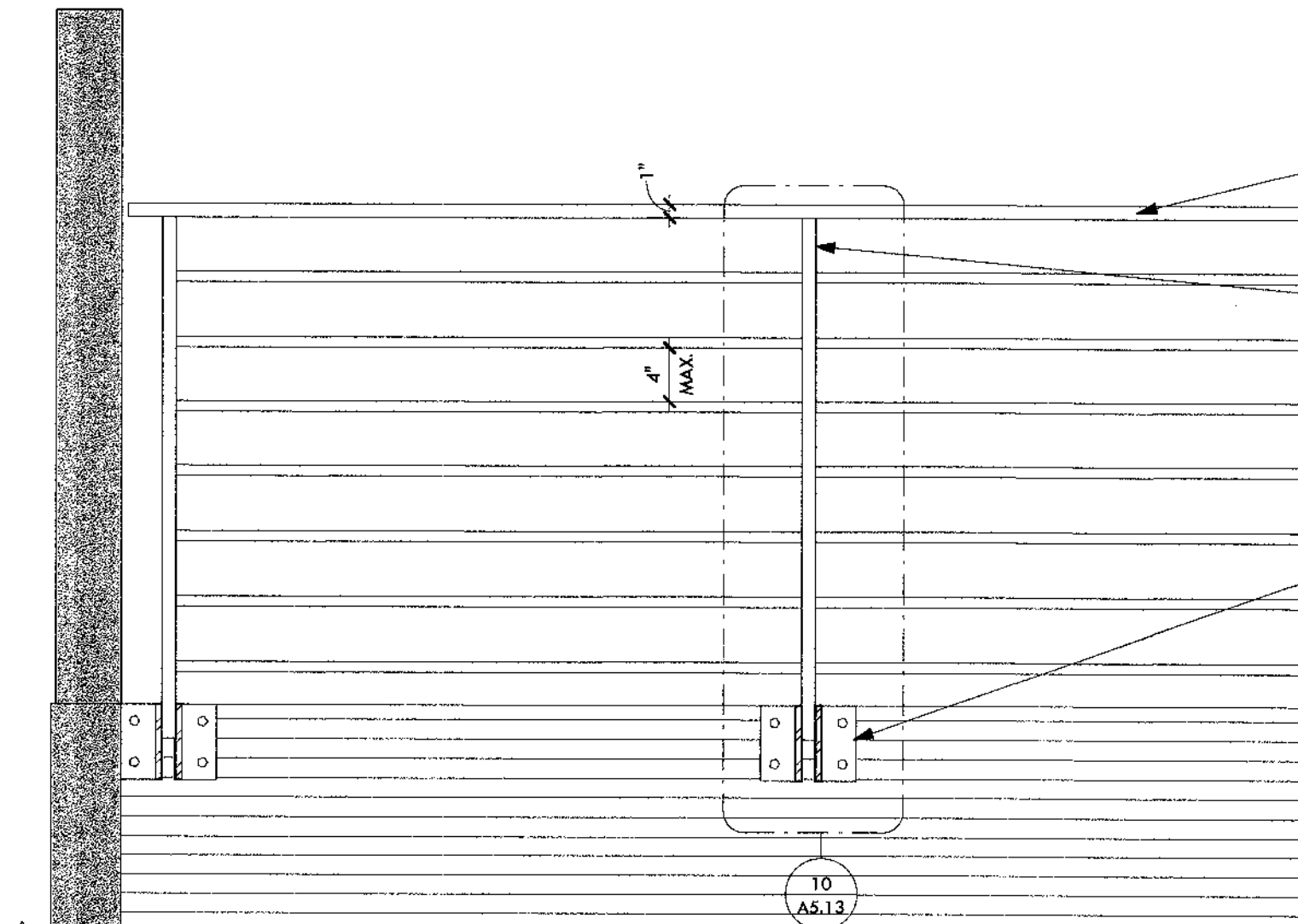
5 Door Jamb Typ.
3" = 1'-0"



7 Aluminum Slider Threshold @ Concrete Slab
3" = 1'-0"

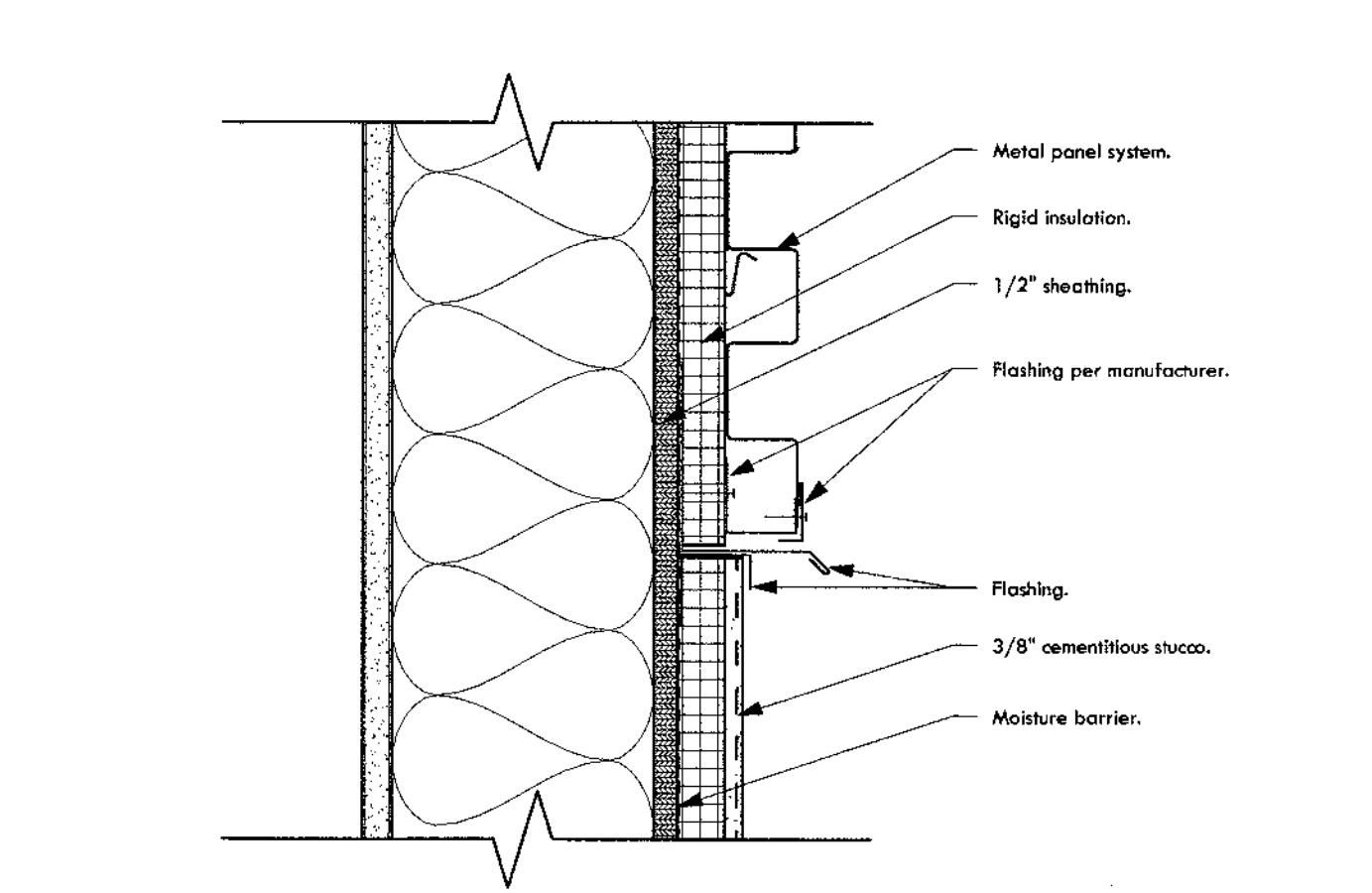


6 Aluminum Storefront Threshold @ Concrete Slab
3" = 1'-0"

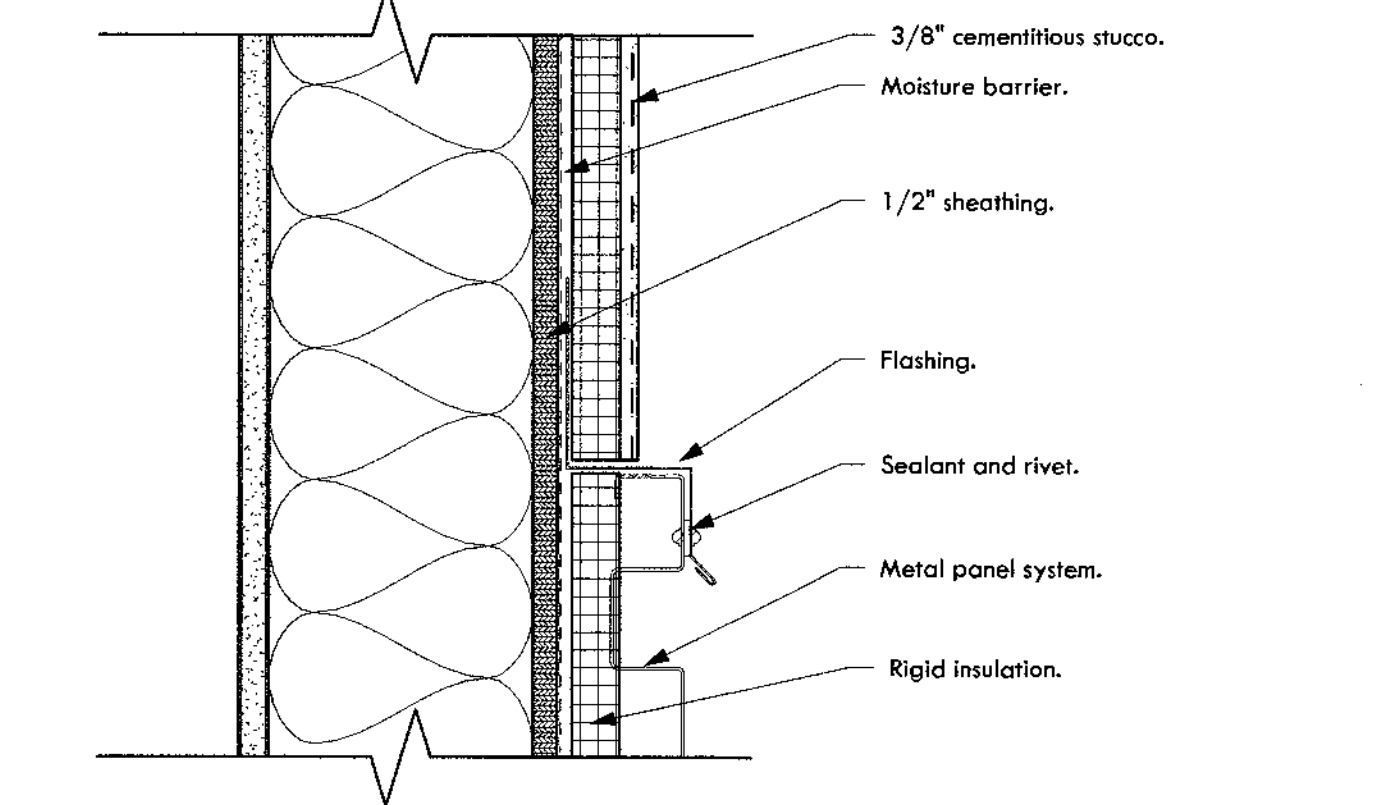


9 Handrail @ Glulam Beam - Elevation
1" = 1'-0"

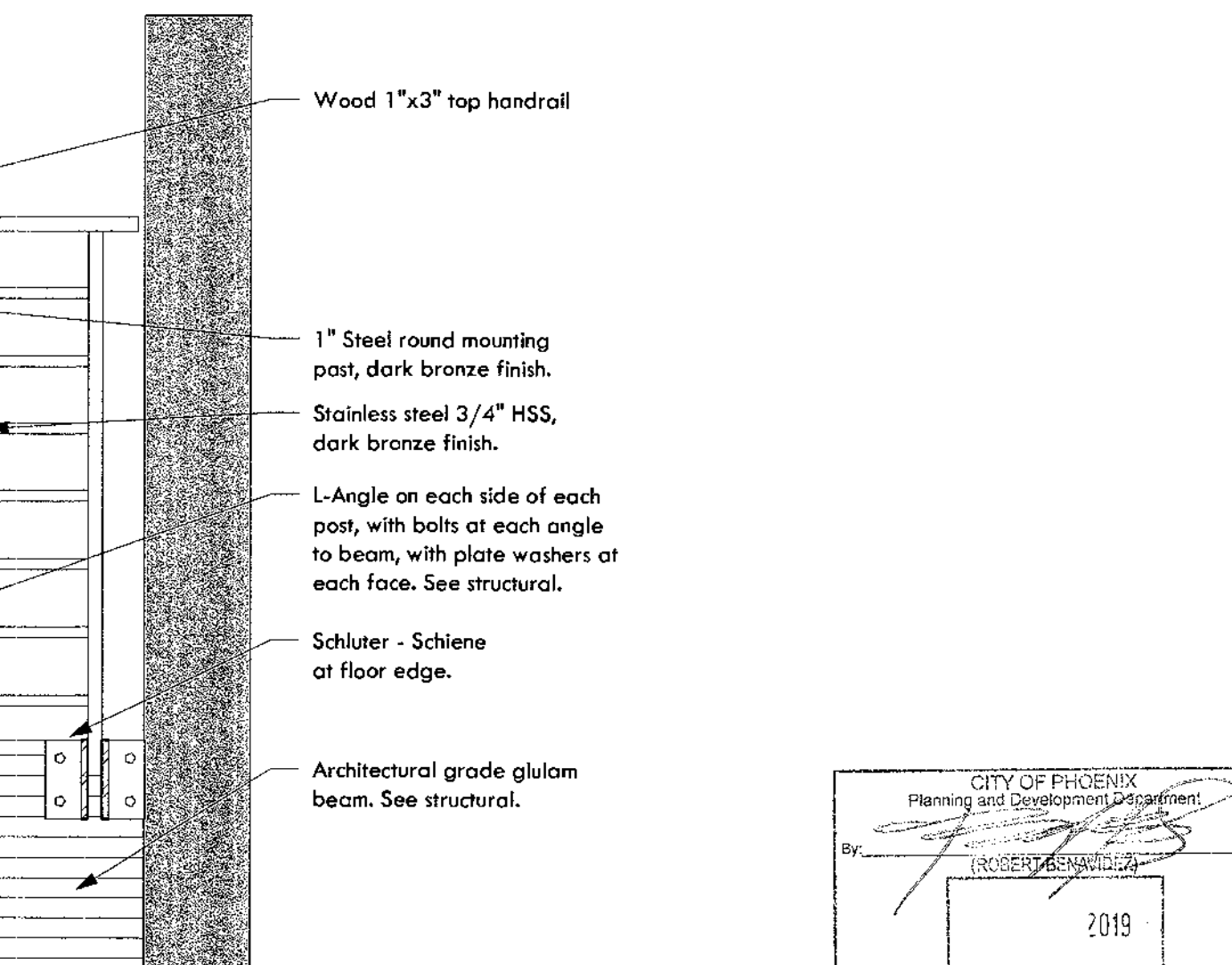
4 Waterfall Edge
1 1/2" = 1'-0"



2 Metal Panel to Stucco Vertical Transition Detail
3" = 1'-0"



1 Stucco to Metal Panel Vertical Transition Detail
3" = 1'-0"



CONSTRUCTION DOCUMENTS

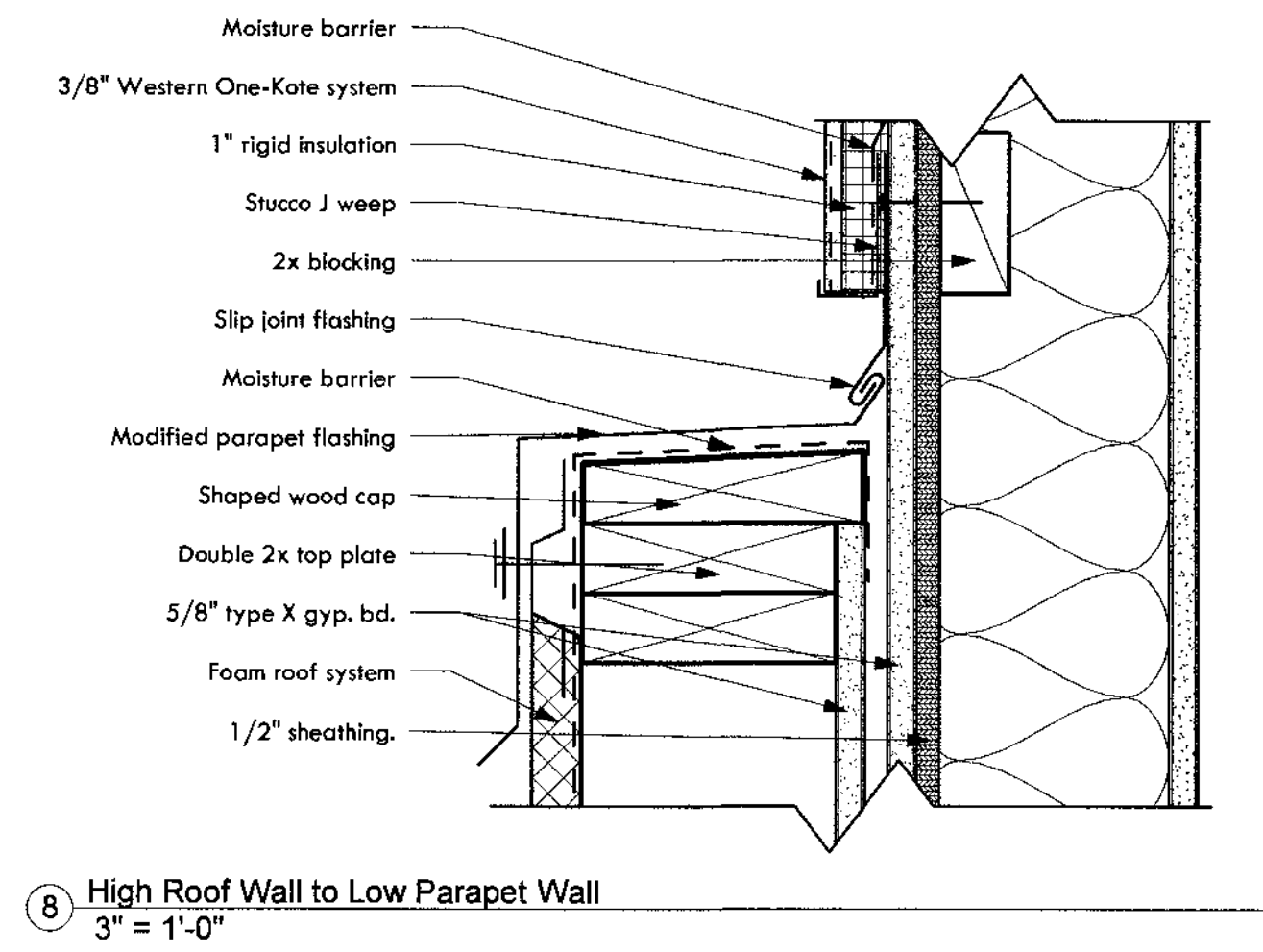
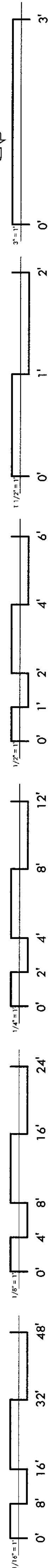
Revision Schedule		
No.	Date	Description
1	05.21.2019	OWNER UPDATES
4	08.13.2019	CITY COMMENTS - SECOND REVIEW

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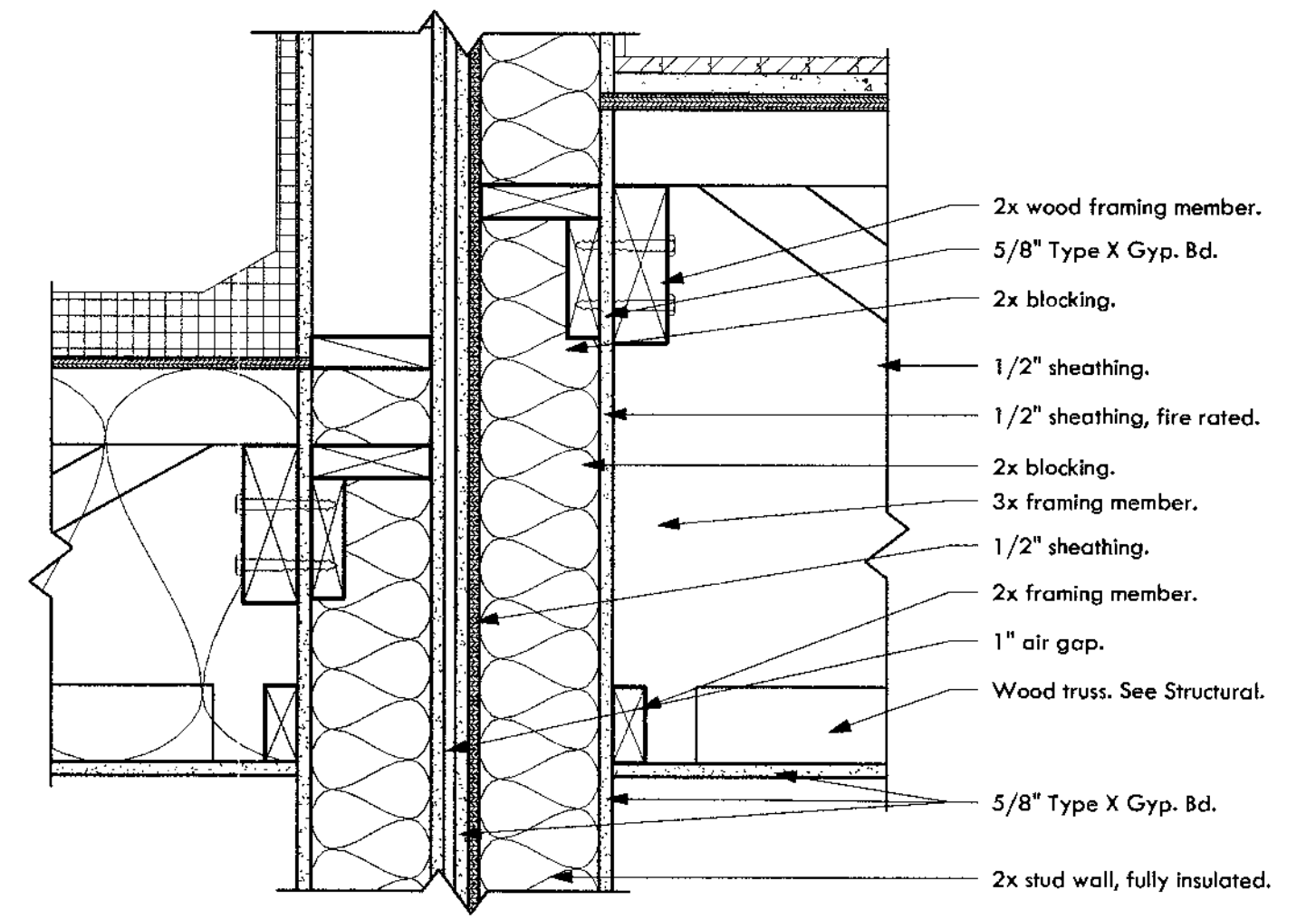
CITY OF PHOENIX
Planning and Development Department
By: [Signature]
2019

Architectural Details

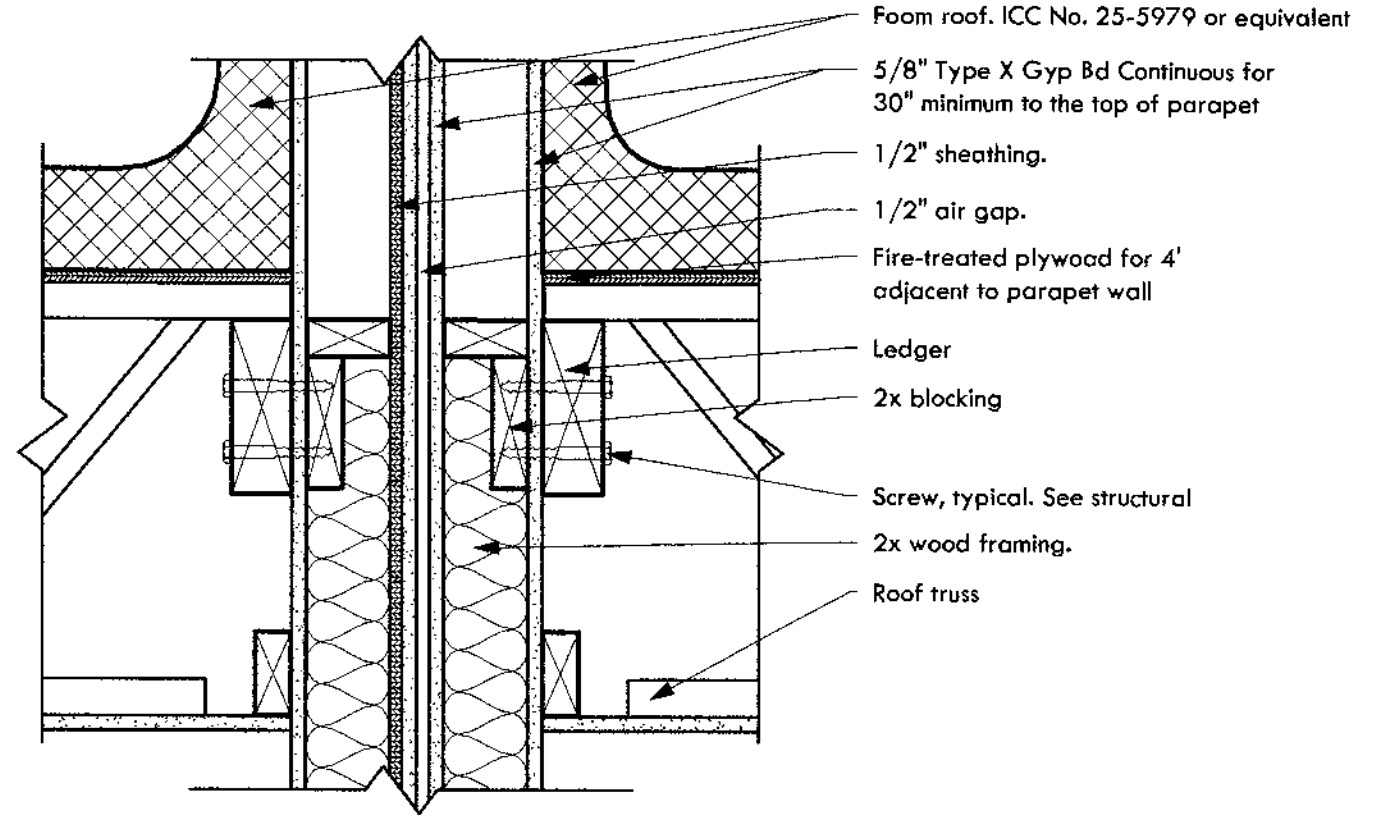
DRAWING TITLE
DRAWING NO.



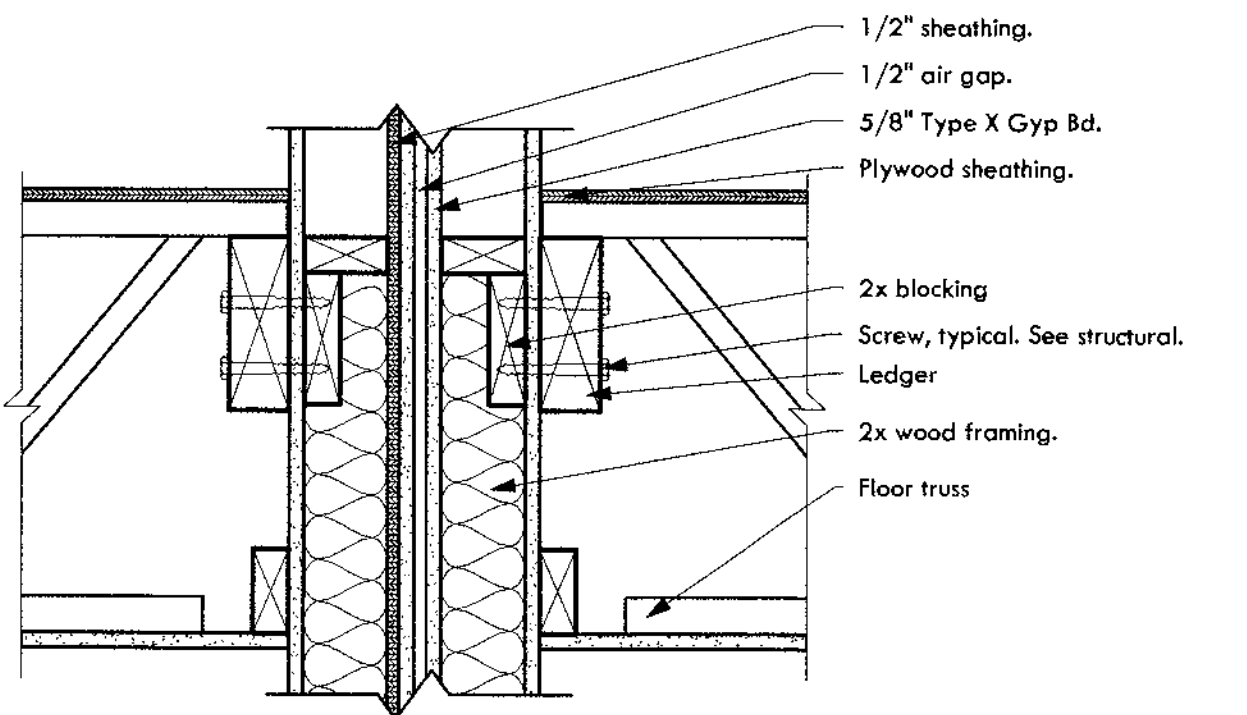
8 High Roof Wall to Low Parapet Wall
3" = 1'-0"



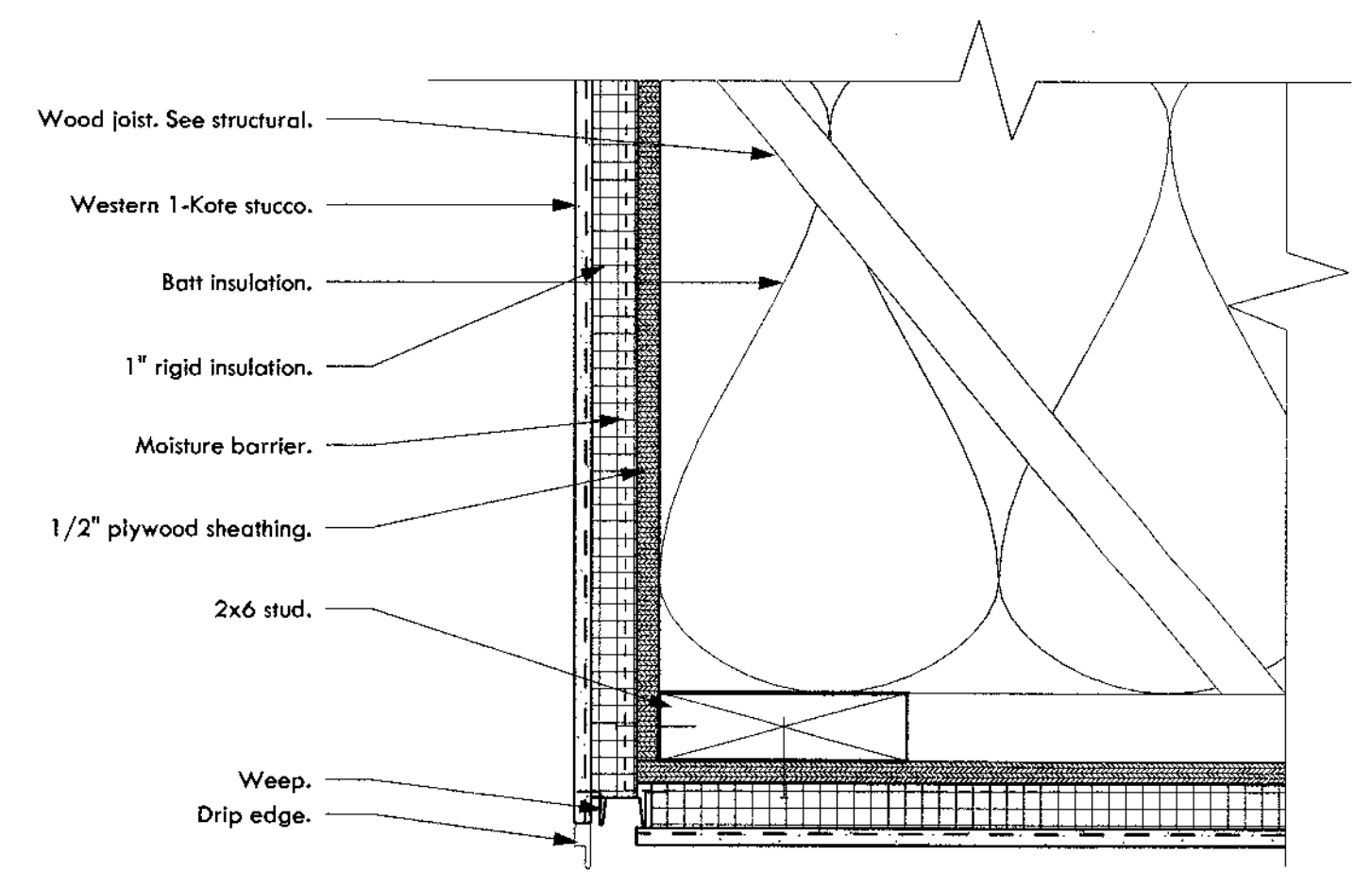
7 Party Wall Perpendicular Roof Framing and roof vestibule framing
1 1/2" = 1'-0"



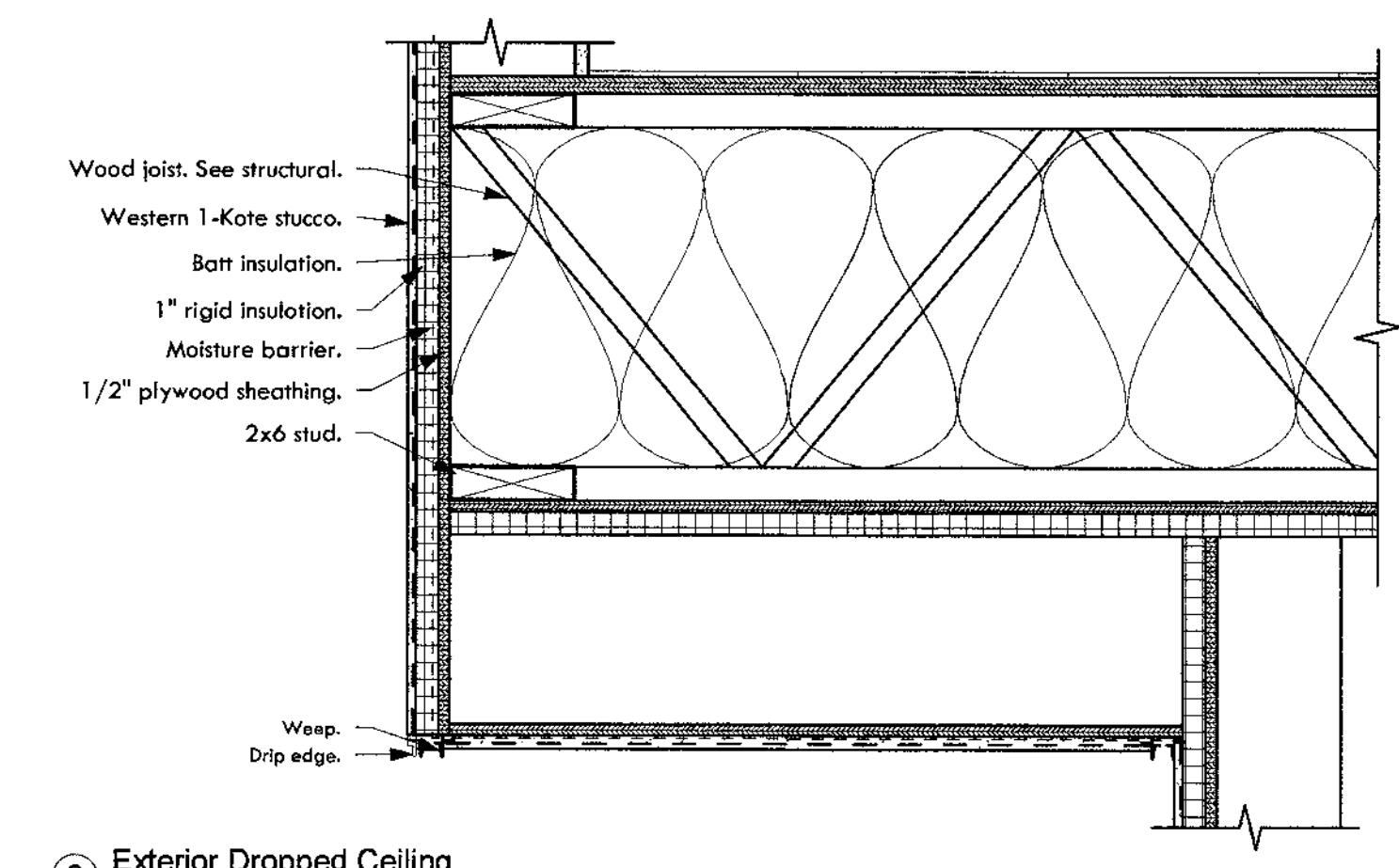
4 Truss Bearing @ Roof
1 1/2" = 1'-0"



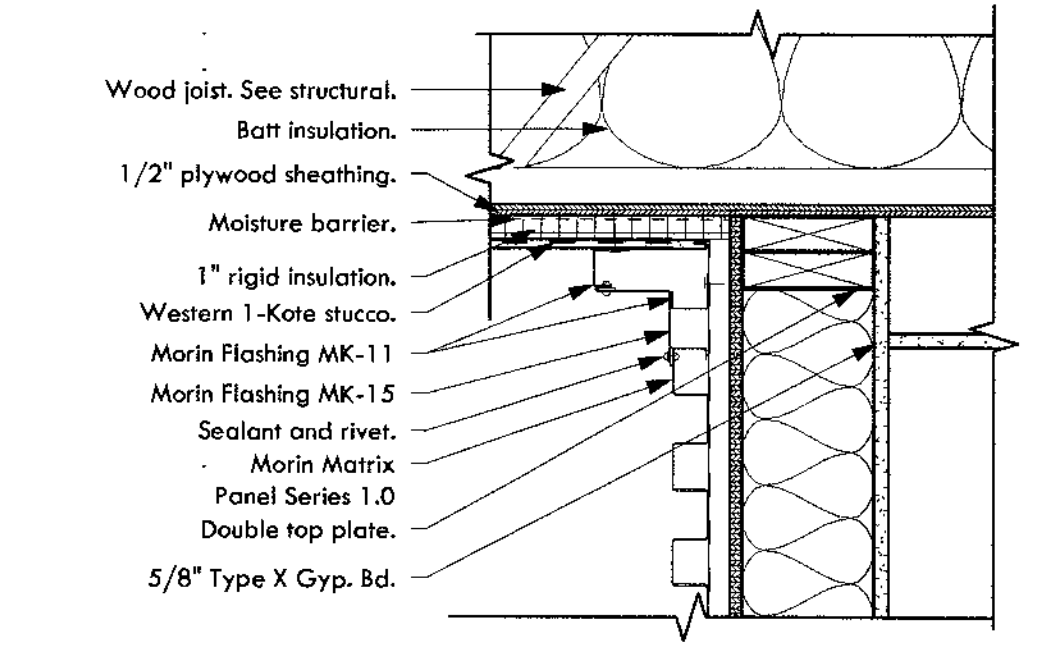
2 Truss Bearing @ Floor
1 1/2" = 1'-0"



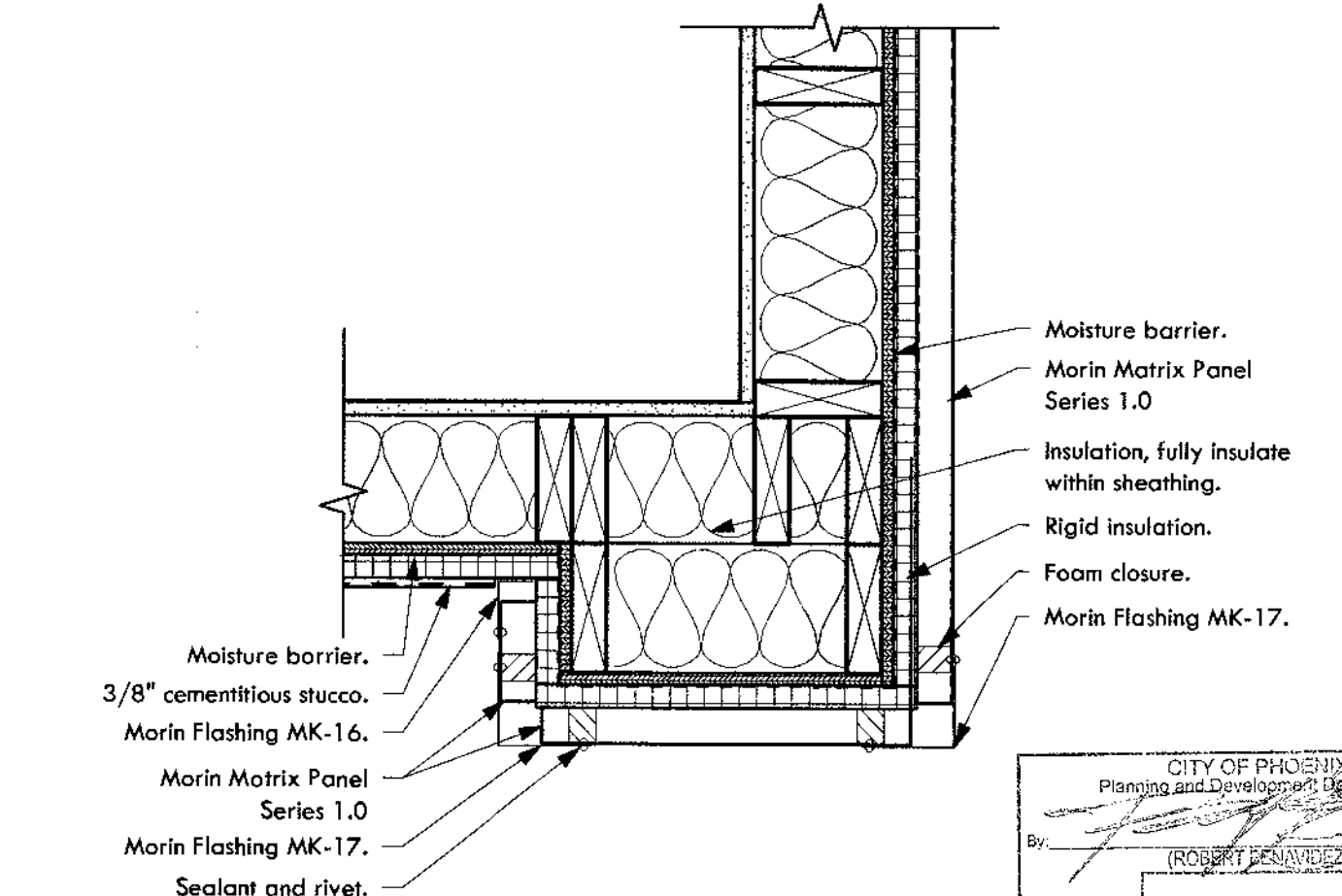
6 Garage Overhang - Corner Detail
3" = 1'-0"



9 Exterior Dropped Ceiling
1 1/2" = 1'-0"



5 Low Roof Overframing - Corner Detail
1 1/2" = 1'-0"



1 Metal Panel Termination Plan
1 1/2" = 1'-0"

1-HR BEARING WALL UL U305

INTERIOR BEARING WALL
UL U305

proprietary

EXTERIOR FACING INSTALLED PER MANUFACTURER
5/8" TYPE SCX GYPSUM BOARD OR APPROVED GYPSUM BOARD PER UL DESIGN NO. U305
BATT INSULATION
NOM. 2X4 (UNO PER STRUCTURAL) WOOD STUDS 16" O.C.

5/8" TYPE SCX GYPSUM BOARD OR APPROVED GYPSUM BOARD PER UL DESIGN NO. U305

Wood Studs — Nom 2 by 4 in., spaced 16 in. OC max, effectively firestopped.
Gypsum Board — 5/8 in. thick paper or vinyl surfaced, with beveled, square or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam heads.
UNITED STATES GYPSUM CO — Type SCX or approved gypsum board per Design No. U305

Joints and Nail Heads — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted with square edge boards are used. Nailheads exposed or covered with joint compound
Batts and Blankets — Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

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3 Fire Assembly - 1 HR - UL U305
1 1/2" = 1'-0"

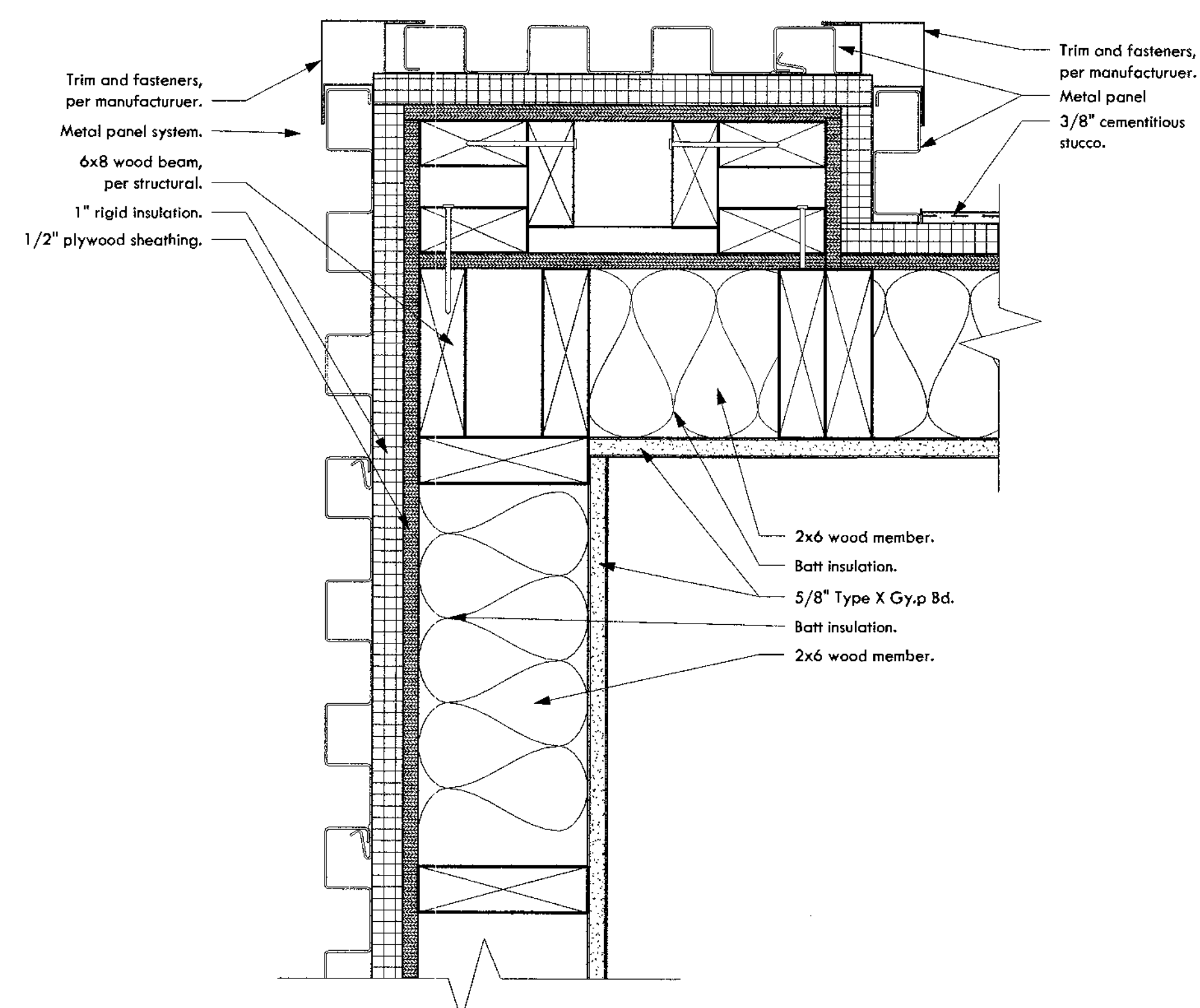
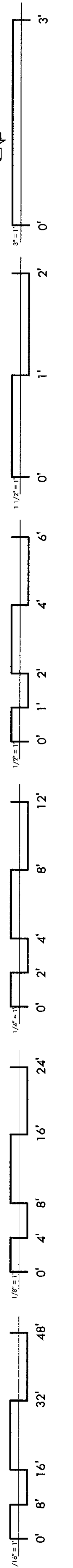
CONSTRUCTION DOCUMENTS

Revision Schedule		
No.	Date	Description
2	05.21.2019	CITY COMMENTS
4	08.13.2019	CITY COMMENTS - SECOND REVIEW

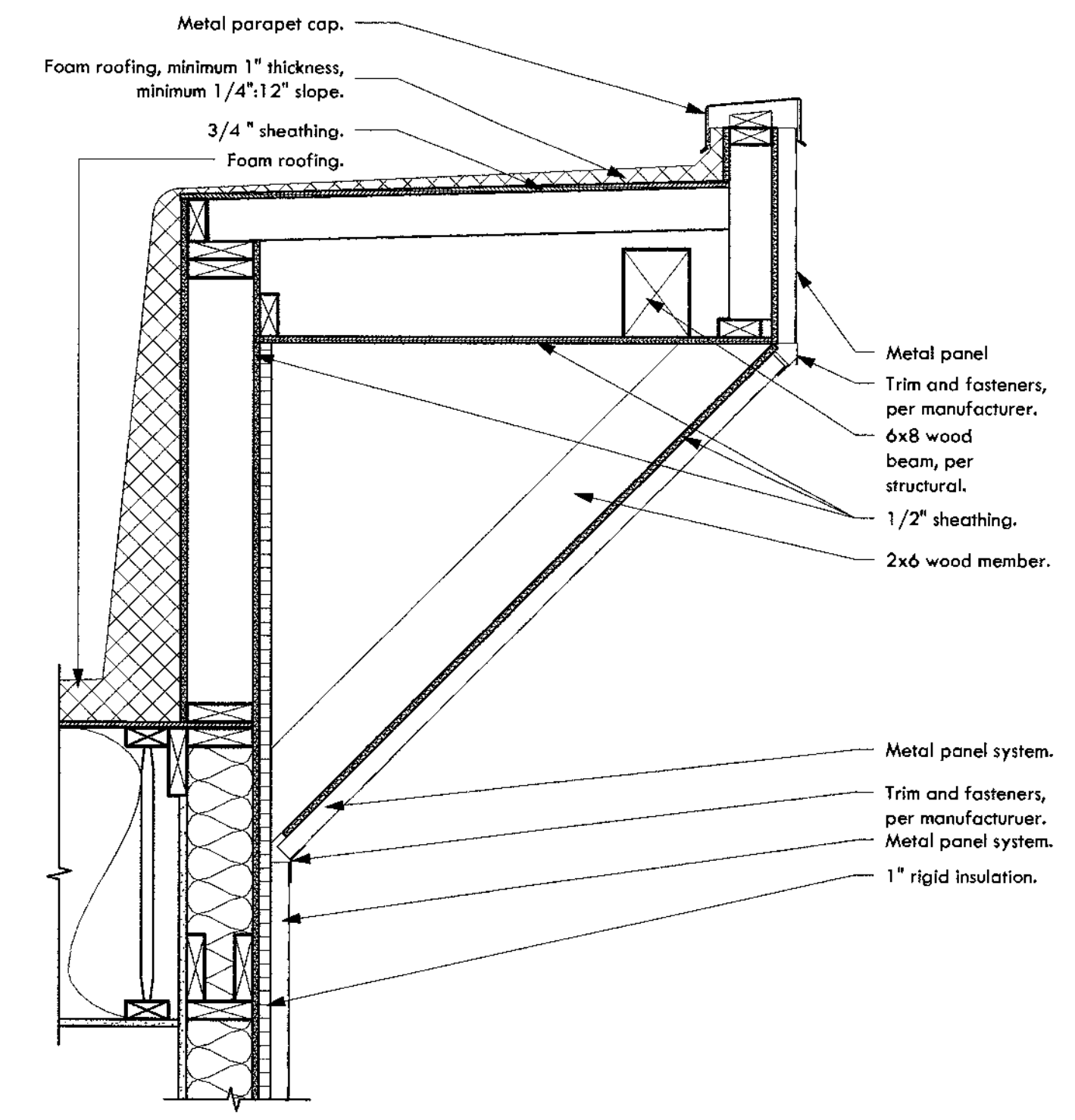
Architectural Details

CITY OF PHOENIX
Planning and Development Department
By: [Signature]
2019

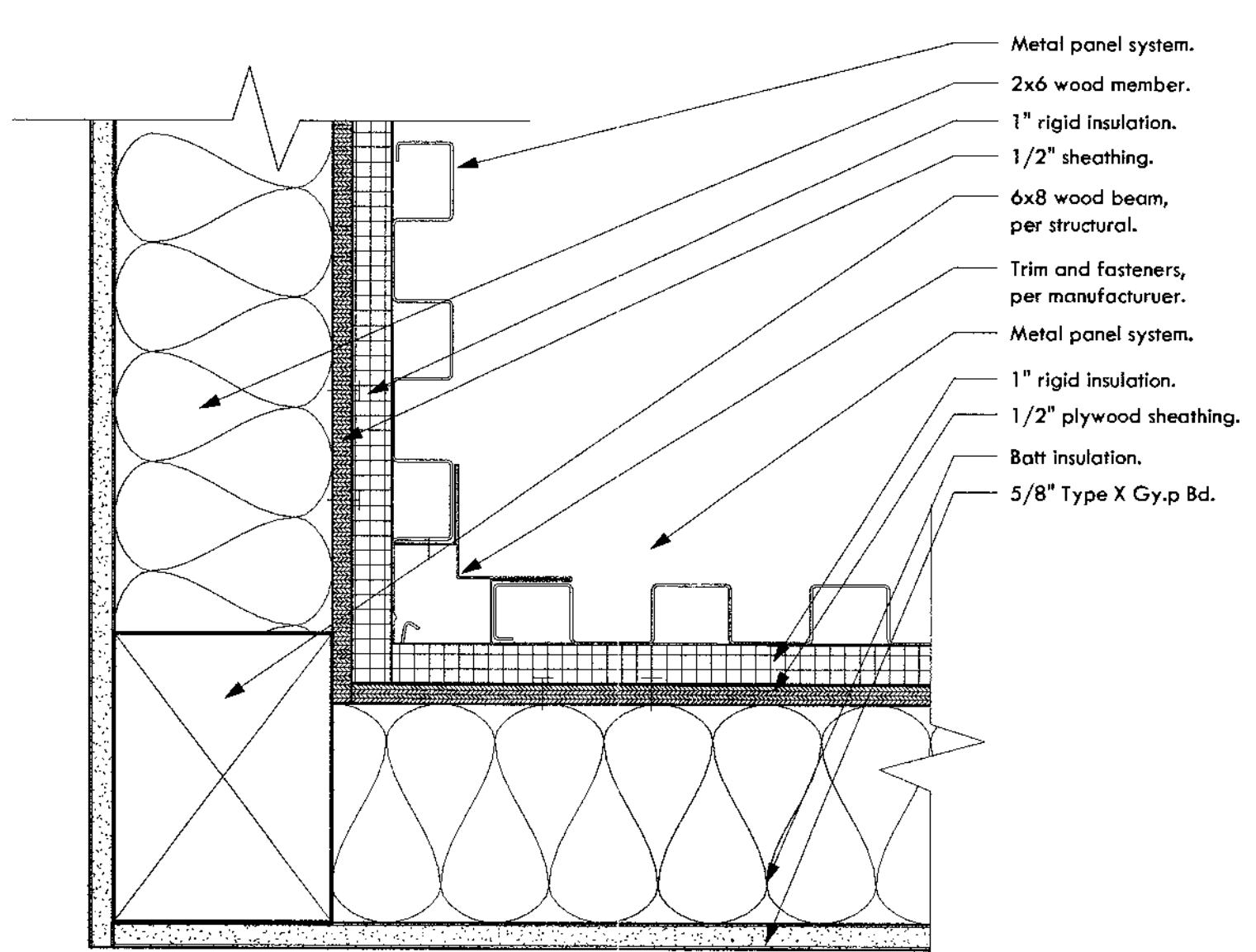
This set of drawings has been prepared for PHOENIX CONSTRUCTION CODES and is to be used in accordance with the City of Phoenix, Arizona, and the applicable codes. It is the responsibility of the contractor to verify all dimensions and conditions of the site and to make any necessary adjustments to the drawings to conform to the actual conditions of the site. The City of Phoenix is not responsible for any errors or omissions in these drawings.



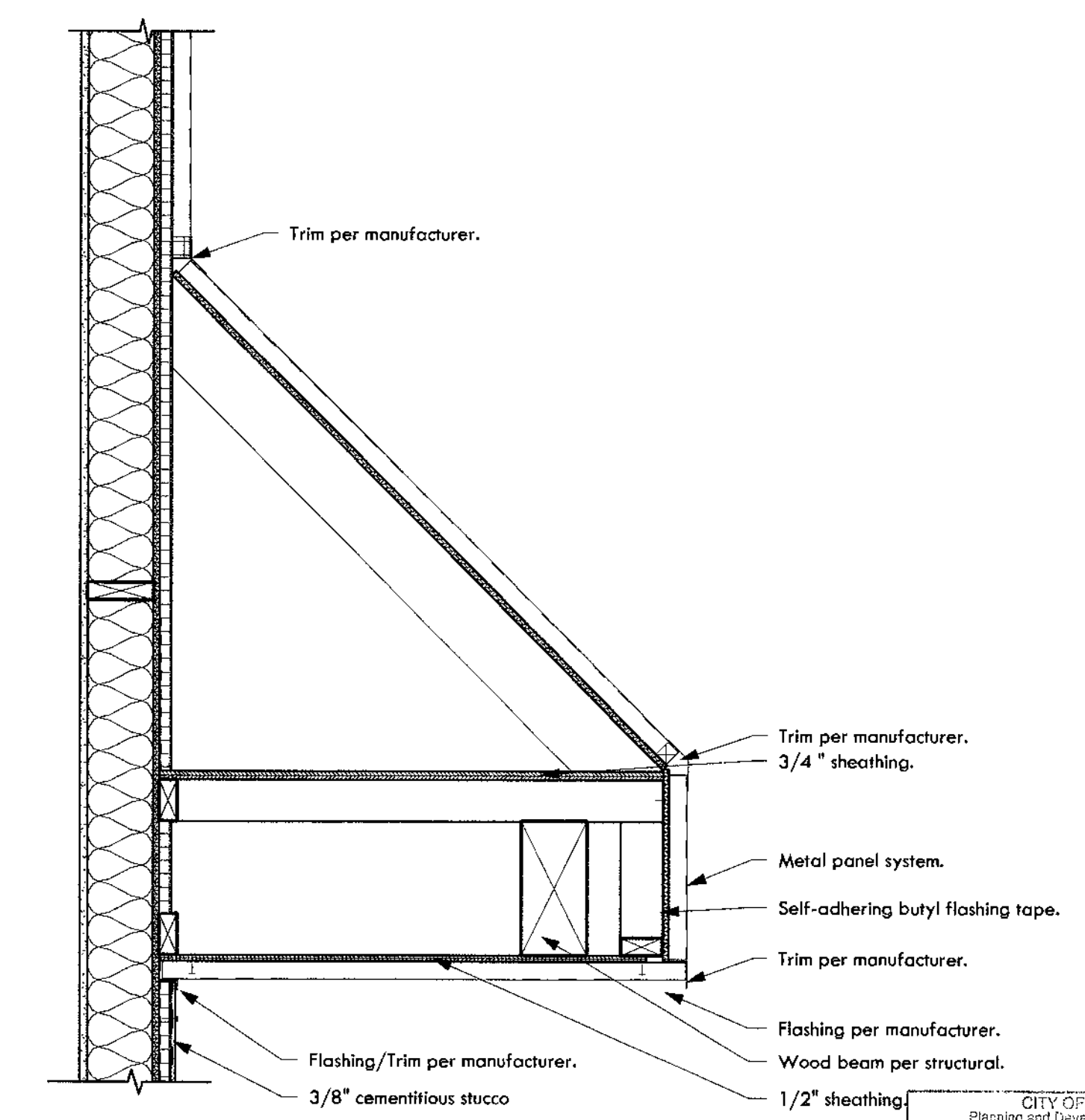
④ Metal Panel (Vertical) meet Metal Panel (Vertical) - Outside Corner
3" = 1'-0"



① High Roof Overframing - 45°
1" = 1'-0"



③ Metal Panel (Vertical) meets Metal Panel (Vertical) - Inside Corner
3" = 1'-0"



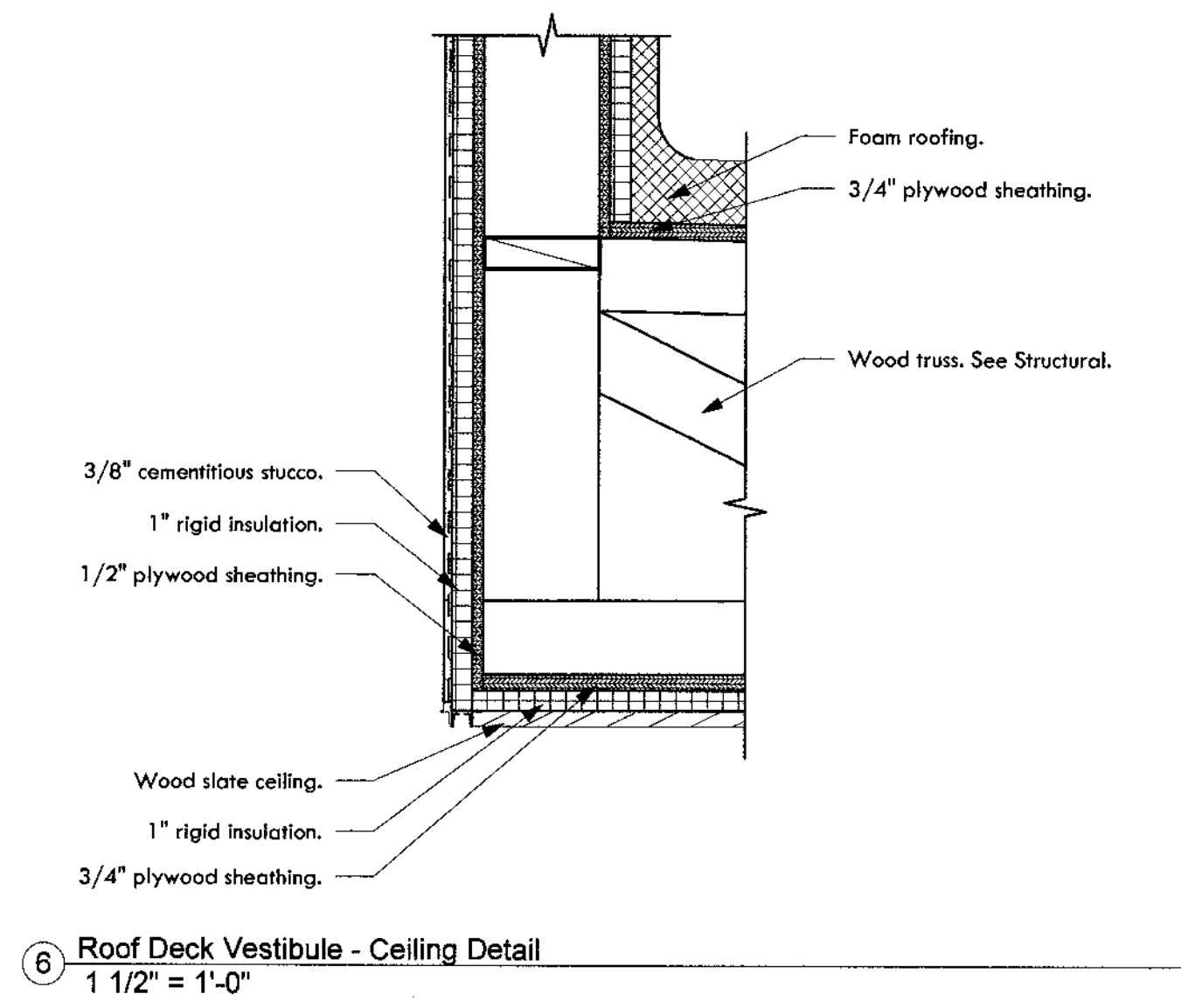
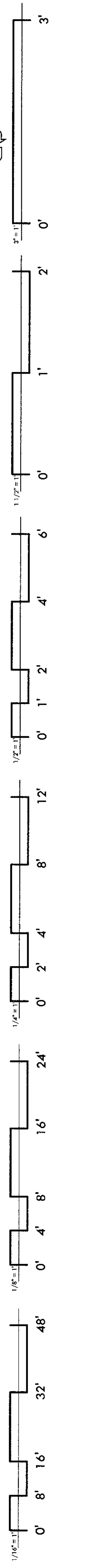
② Low Roof Overframing - 45°
1" = 1'-0"

CONSTRUCTION DOCUMENTS

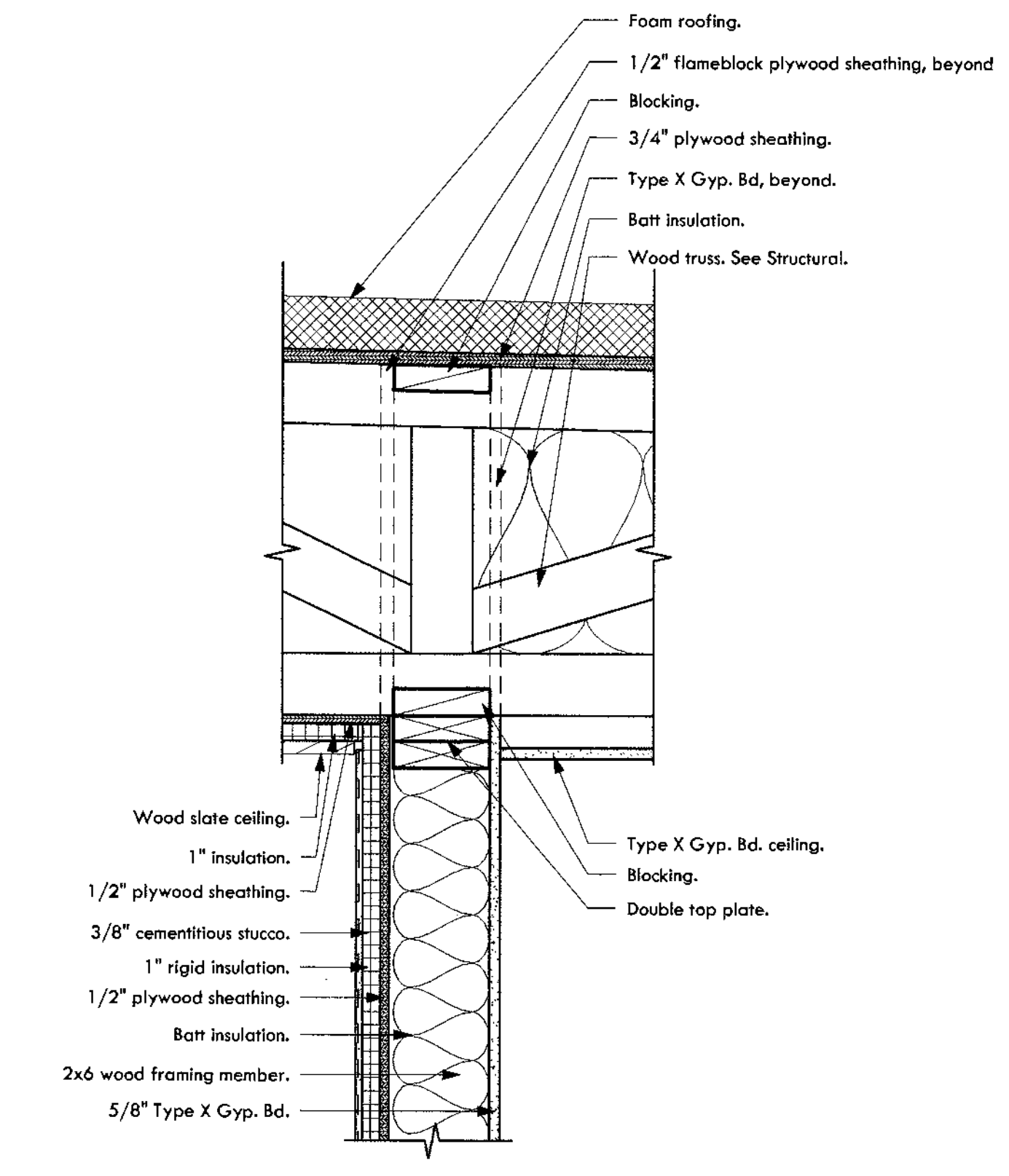
Revision Schedule		
No.	Date	Description
1	05.21.2019	OWNER UPDATES

Architectural Details

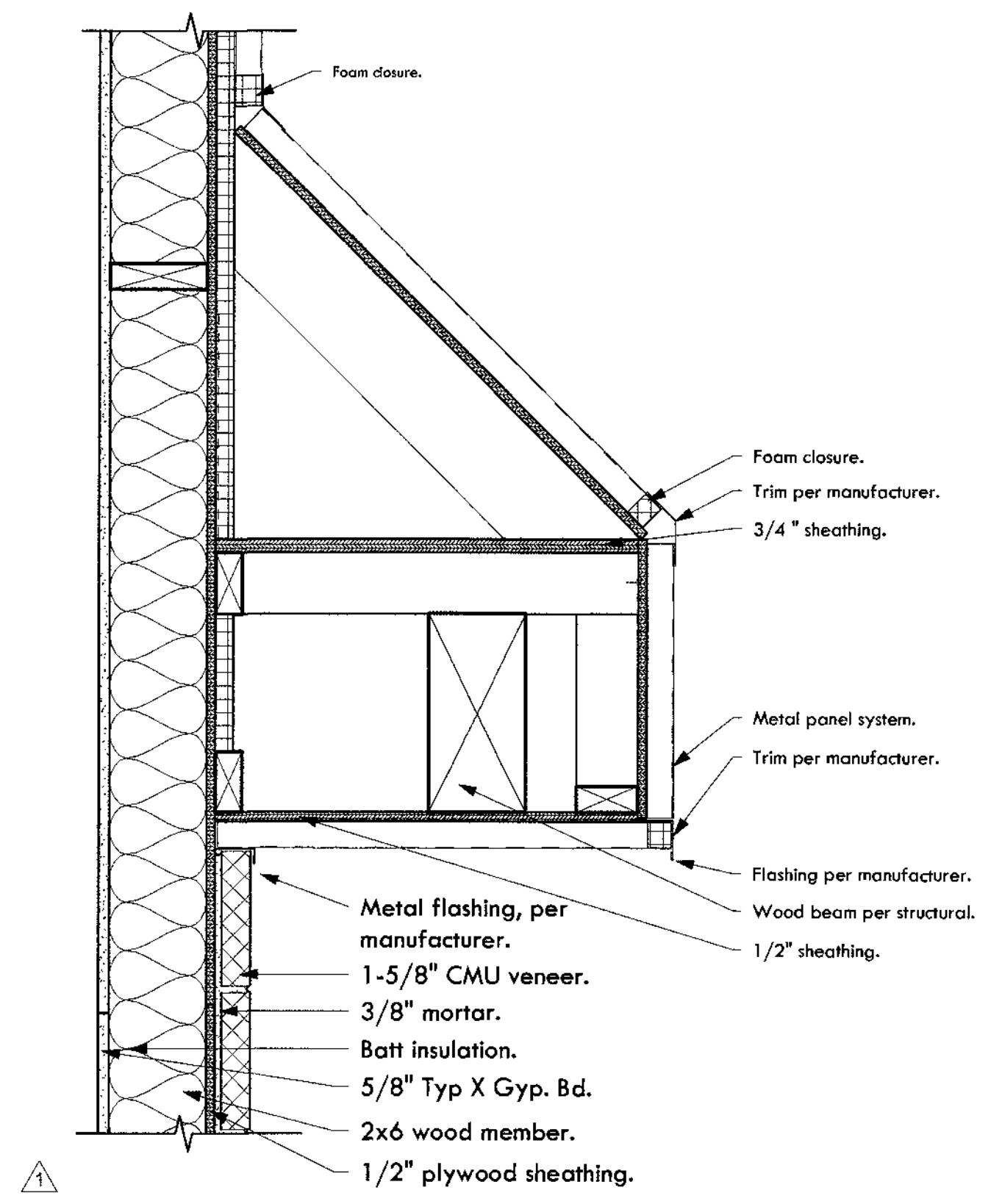
CITY OF PHOENIX
 Planning and Community Development Department
 By: [Signature]
 (PROJECT) [Signature]
 2019



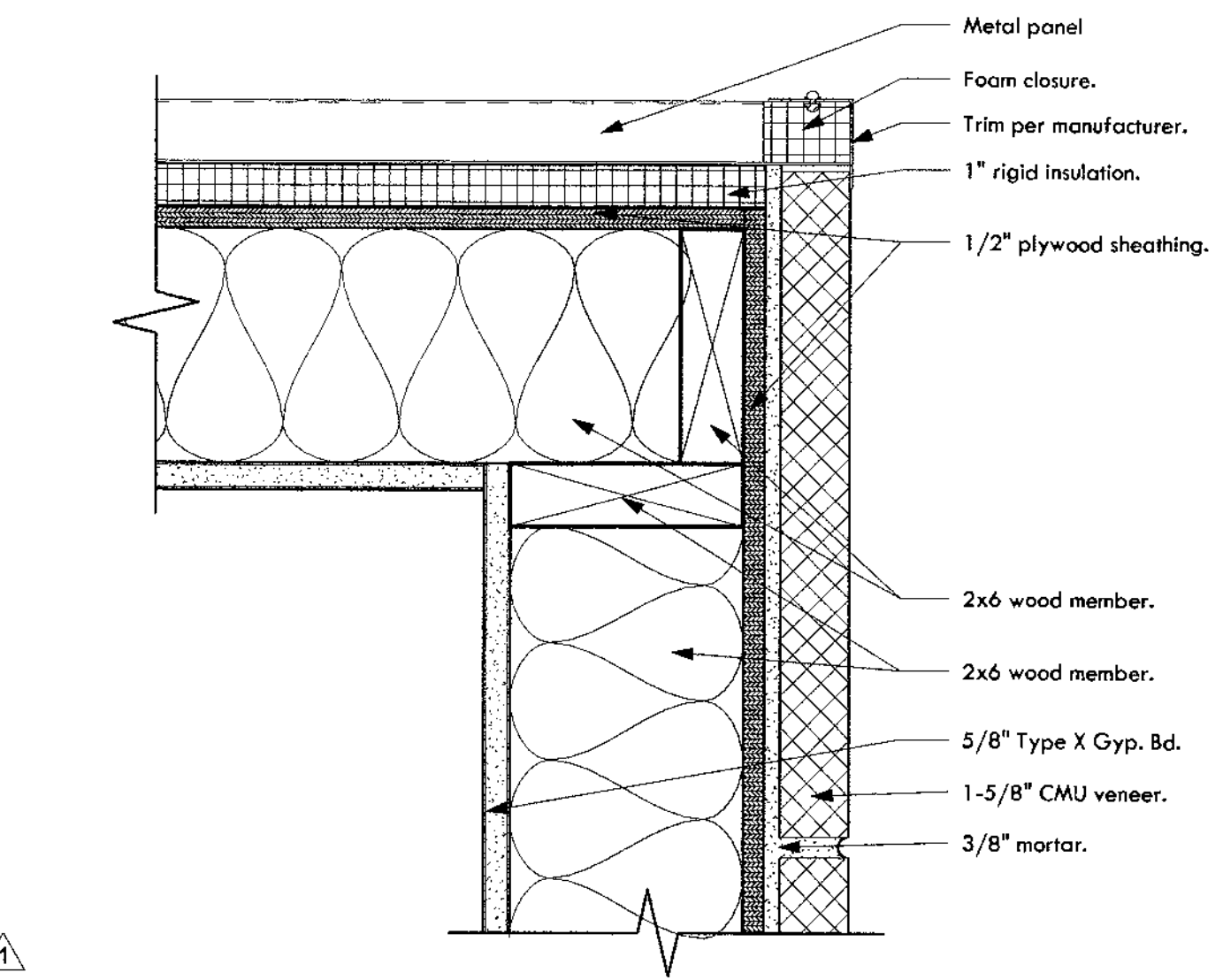
6 Roof Deck Vestibule - Ceiling Detail
1 1/2" = 1'-0"



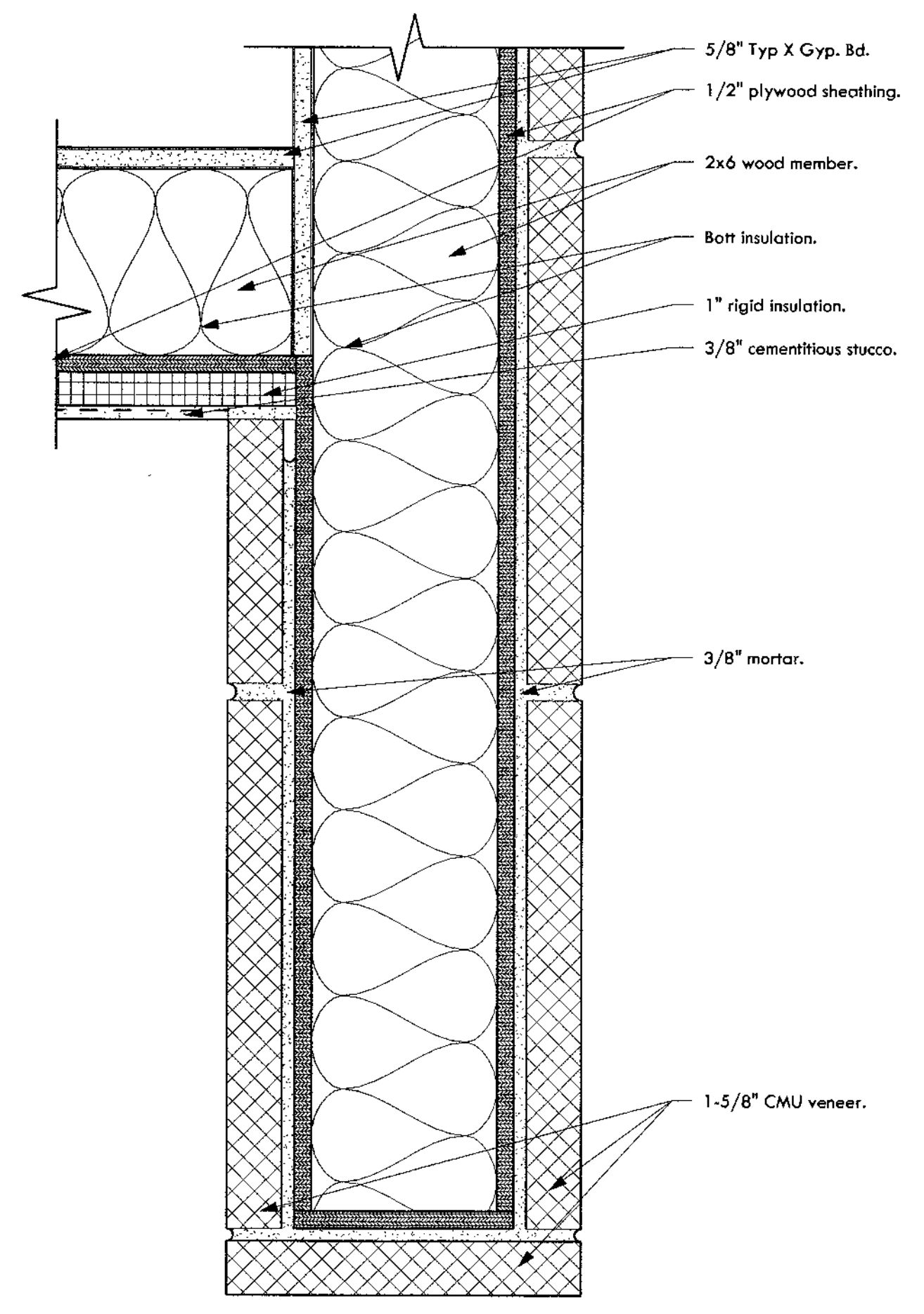
7 Roof Deck Vestibule - Wall to Roof Truss
1 1/2" = 1'-0"



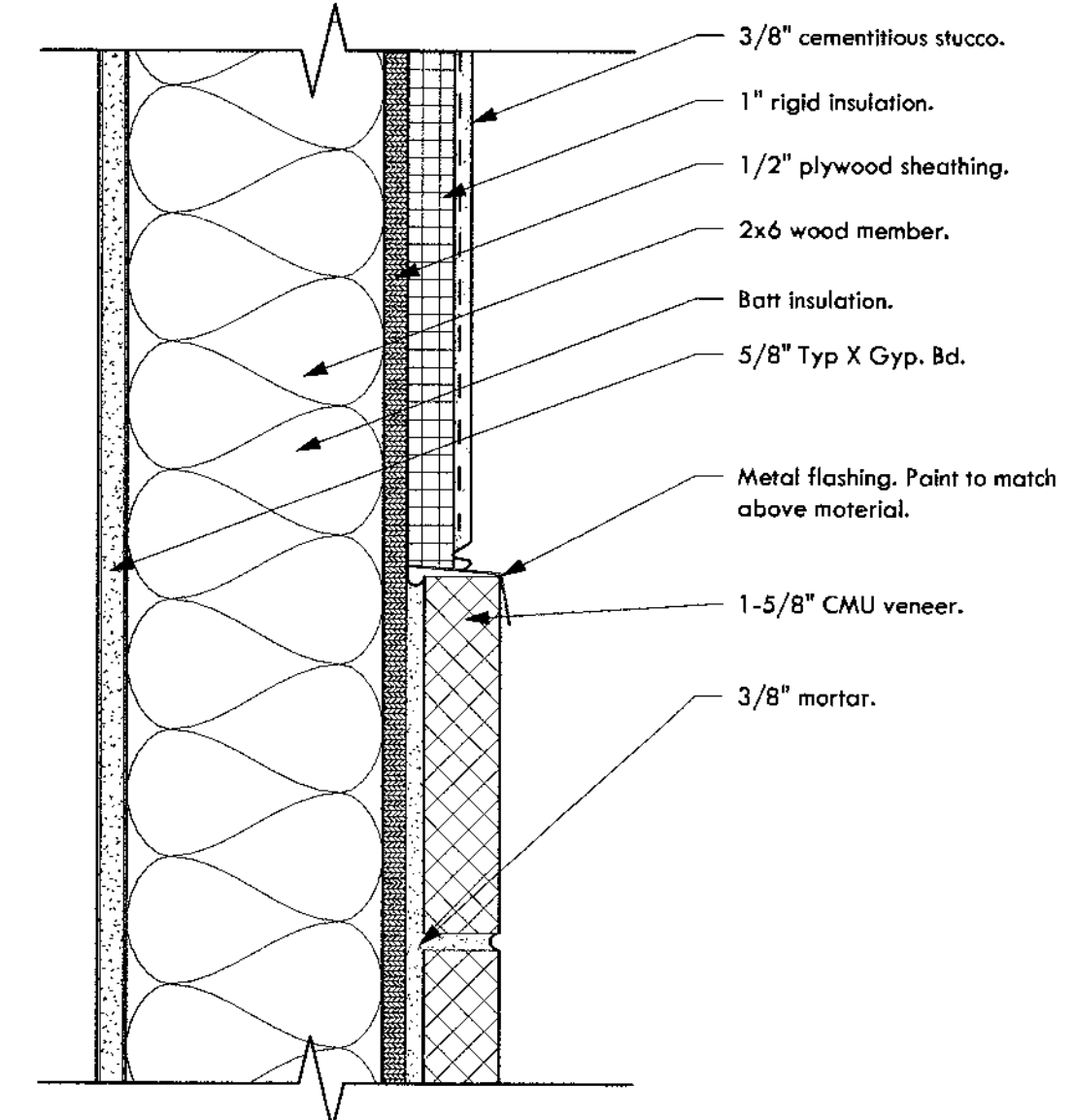
5 CMU Veneer meets Metal Panel - Section
1 1/2" = 1'-0"



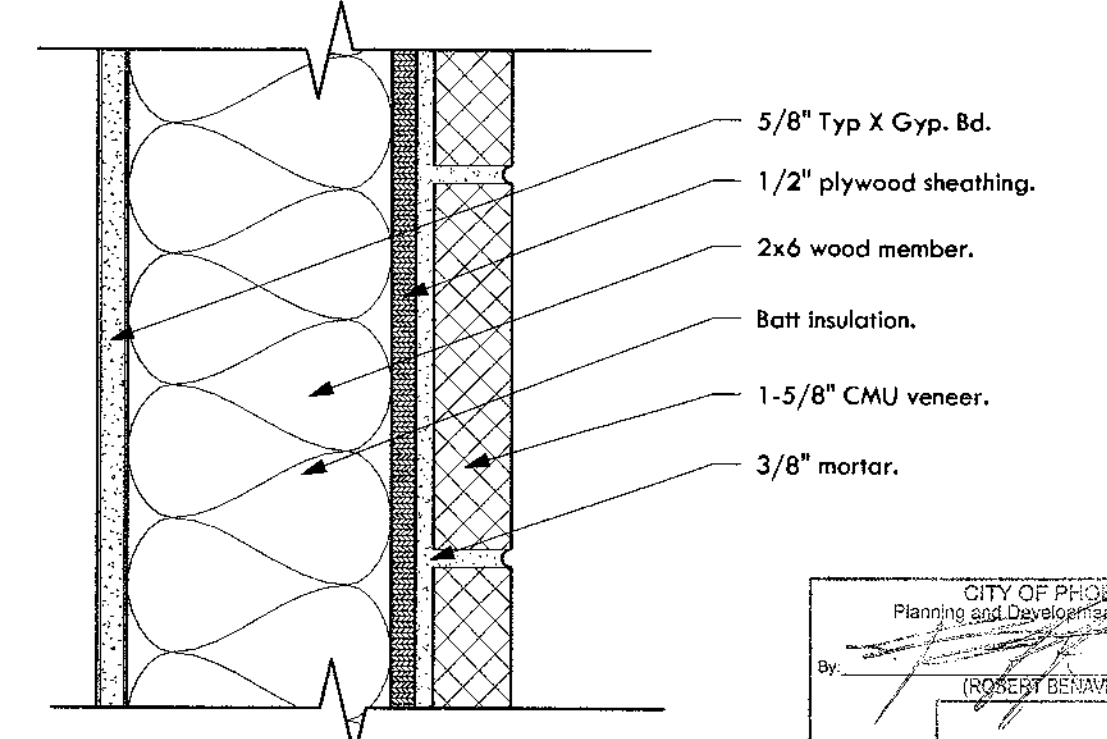
3 CMU Veneer meets Metal Panel
3" = 1'-0"



2 CMU Veneer - Wrap
3" = 1'-0"



4 CMU Veneer meets Stucco Detail
3" = 1'-0"



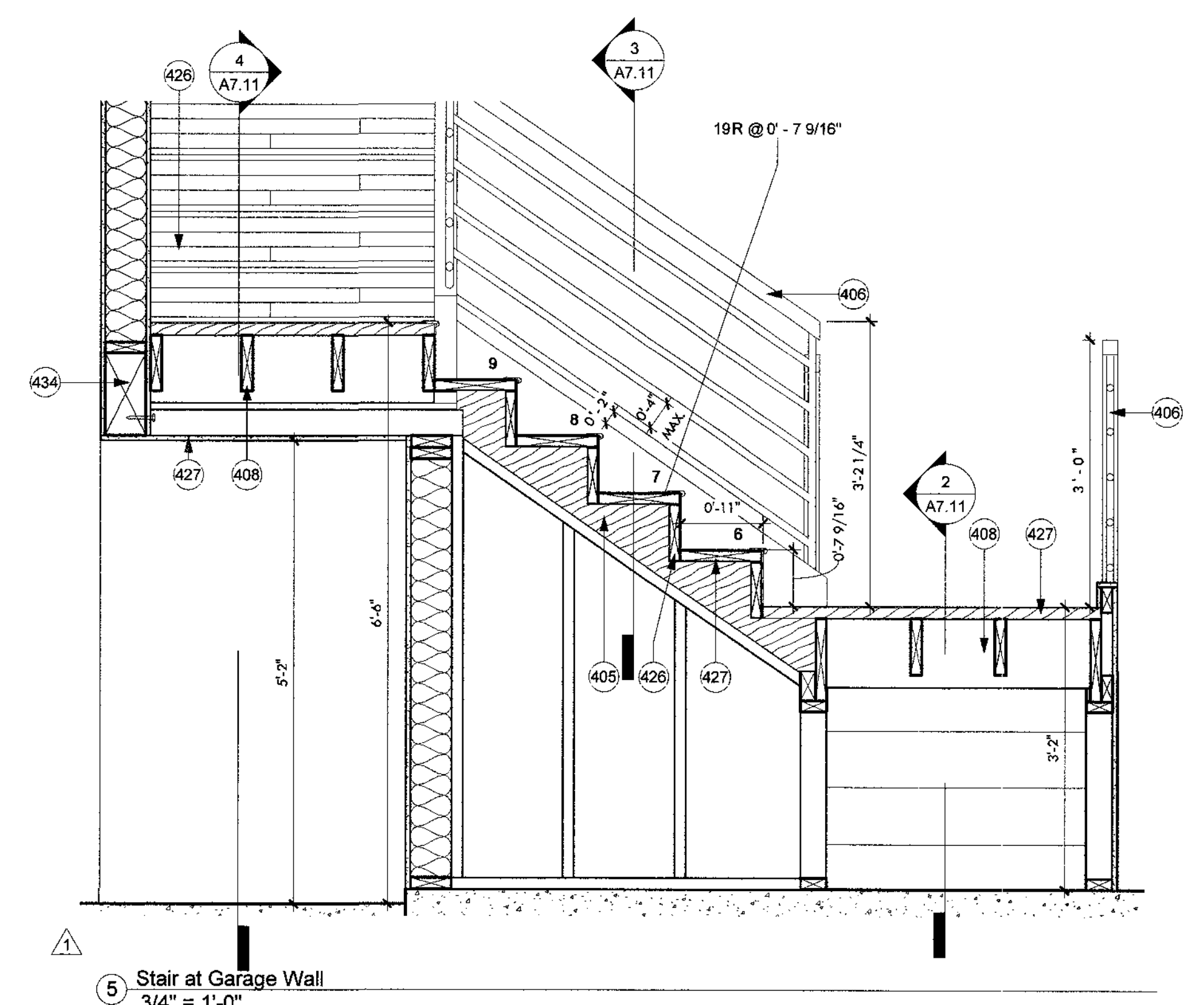
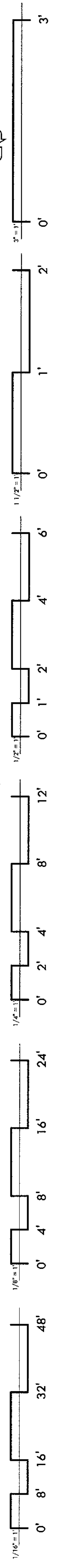
1 CMU Veneer
3" = 1'-0"

CONSTRUCTION DOCUMENTS

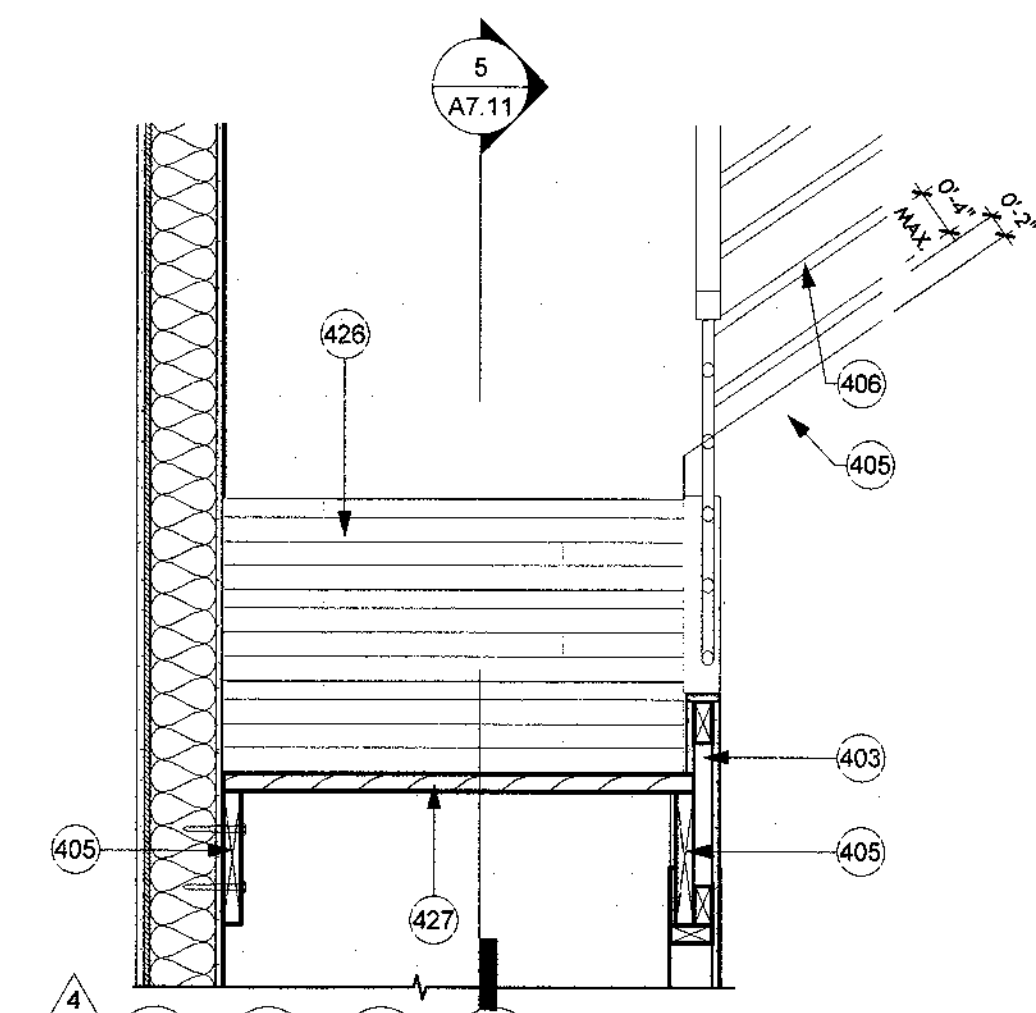
Revision Schedule		
No.	Date	Description
1	05.21.2019	OWNER UPDATES

CITY OF PHOENIX
Planning and Development Department
By: [Signature]
(PROJECT BEHALF)
2019

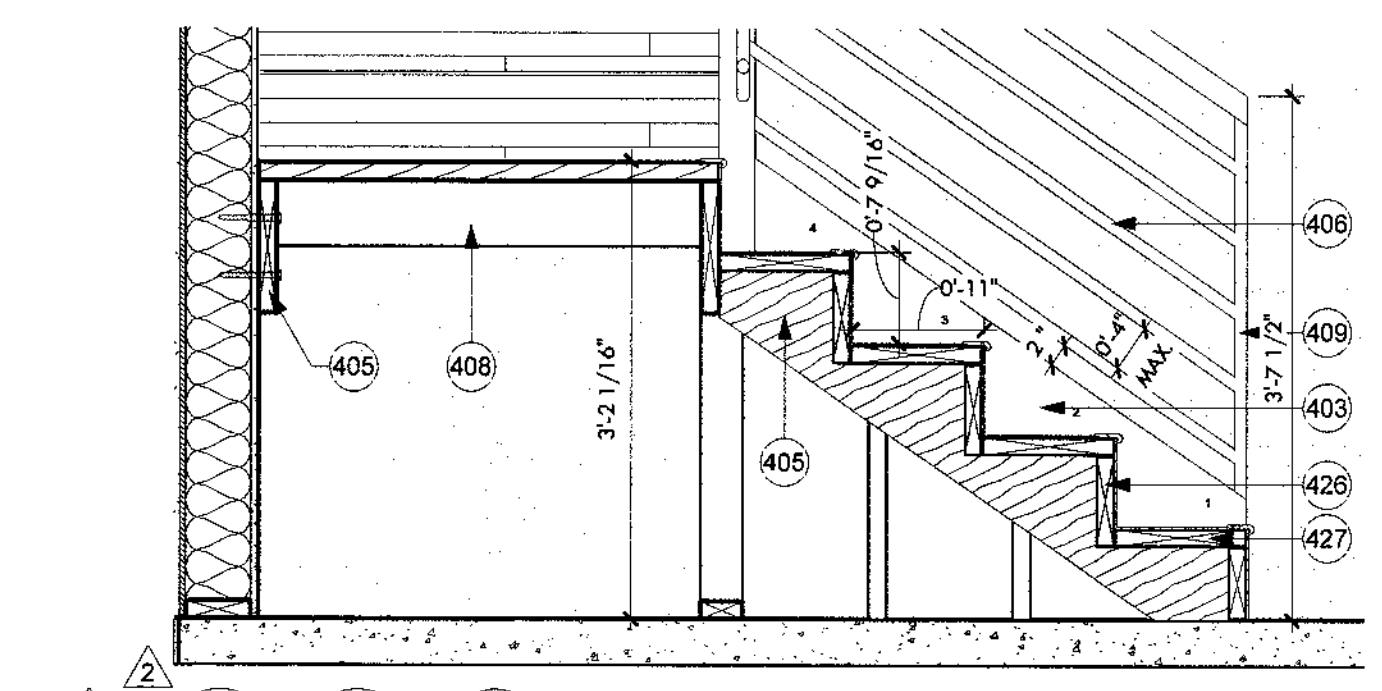
Architectural Details



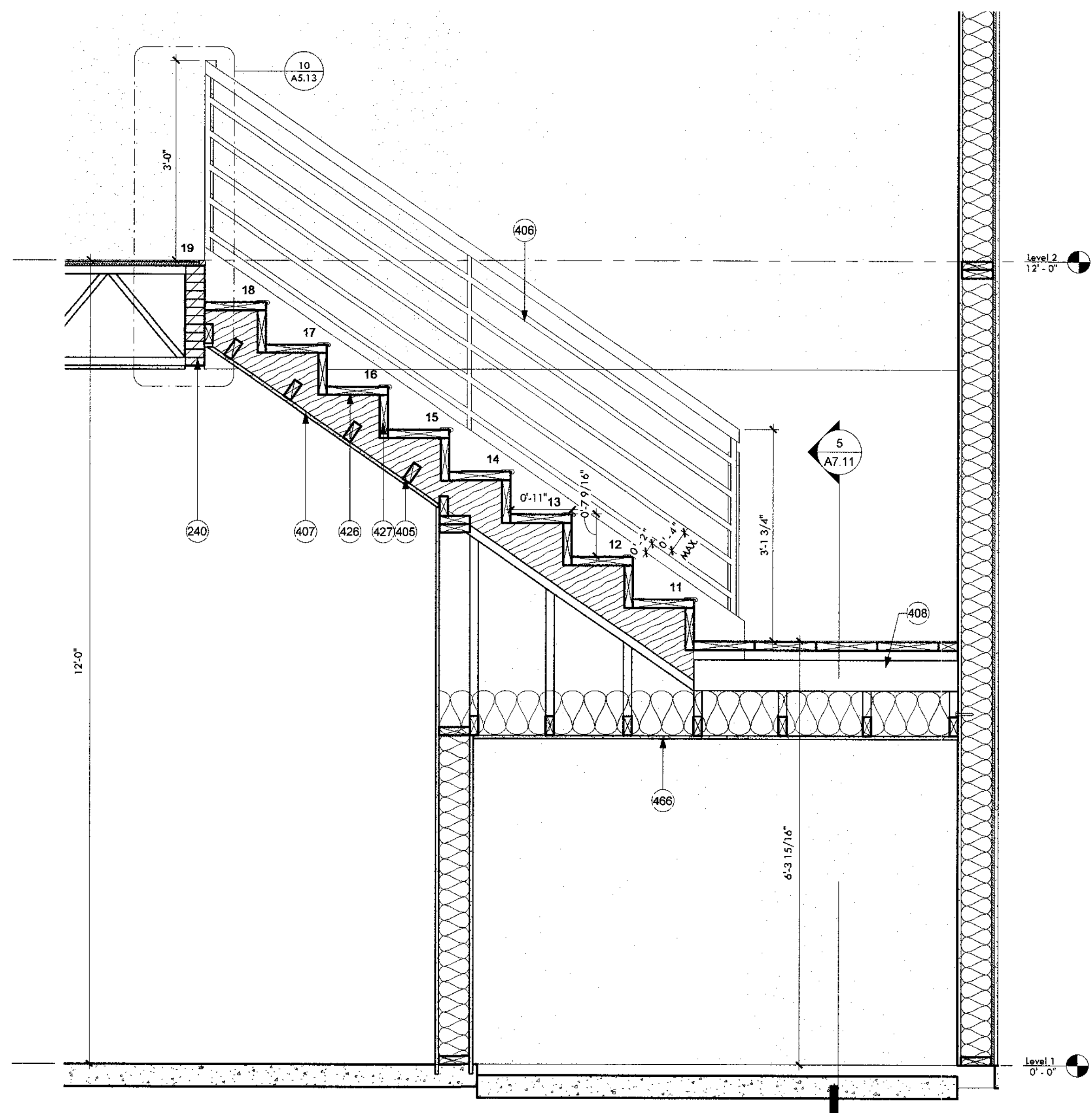
5 Stair at Garage Wall
3/4" = 1'-0"



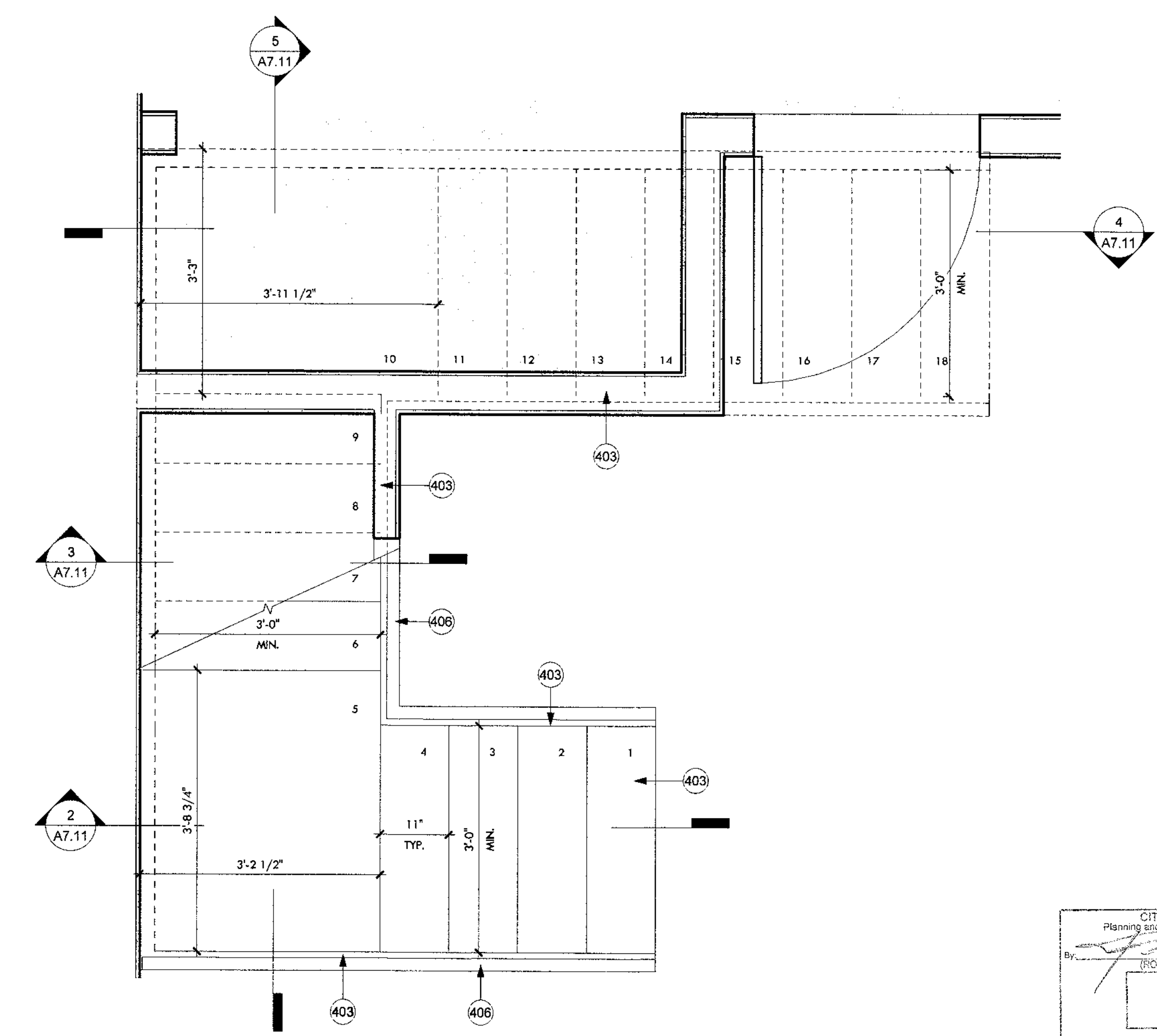
3 Stair at Partition Wall
3/4" = 1'-0"



2 Stair at Ground Level
3/4" = 1'-0"



4 Stair Over Trash Area
3/4" = 1'-0"



1 Stair Plan
3/4" = 1'-0"

KEYNOTES	
240	Exposed glulam beam, architectural grade. Wrap and protect during construction. See structural.
403	Gyp. bd. finish at stair stringer flush with wall below. Paint finish. No baseboard.
405	2x wood stringer per structural. Ripped top to fit under stair treads.
406	HSS railing system with wood handrail. See details.
407	Gyp. bd. ceiling attached to bottom of stair.
408	2x joist at landing per structural.
409	HSS round post for railing. See details. Dark bronze finish.
426	2x wood riser. Finish with LVT floor per finish schedule.
427	2x wood tread. Finish with LVT floor and nosing, see finish schedule.
434	Header per structural.
466	Gyp. bd. with paint finish.

CONSTRUCTION DOCUMENTS

Revision Schedule		
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1	05.21.2019	OWNER UPDATES
2	05.21.2019	CITY COMMENTS
4	08.13.2019	CITY COMMENTS - SECOND REVIEW

CITY OF PHOENIX
 Planning and Development Department
 PROJECT REVISIONS
 2019

This set of plans has been prepared for the City of Phoenix Construction Code and is subject to the requirements of the Building Code and other applicable codes. The contractor shall verify all dimensions and conditions shown on these plans before construction. The City of Phoenix is not responsible for any errors or omissions on these plans.

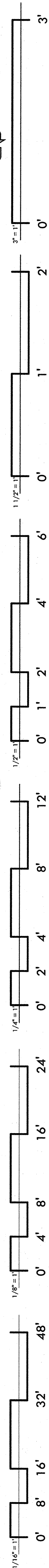
Vertical Circulation

A7.11

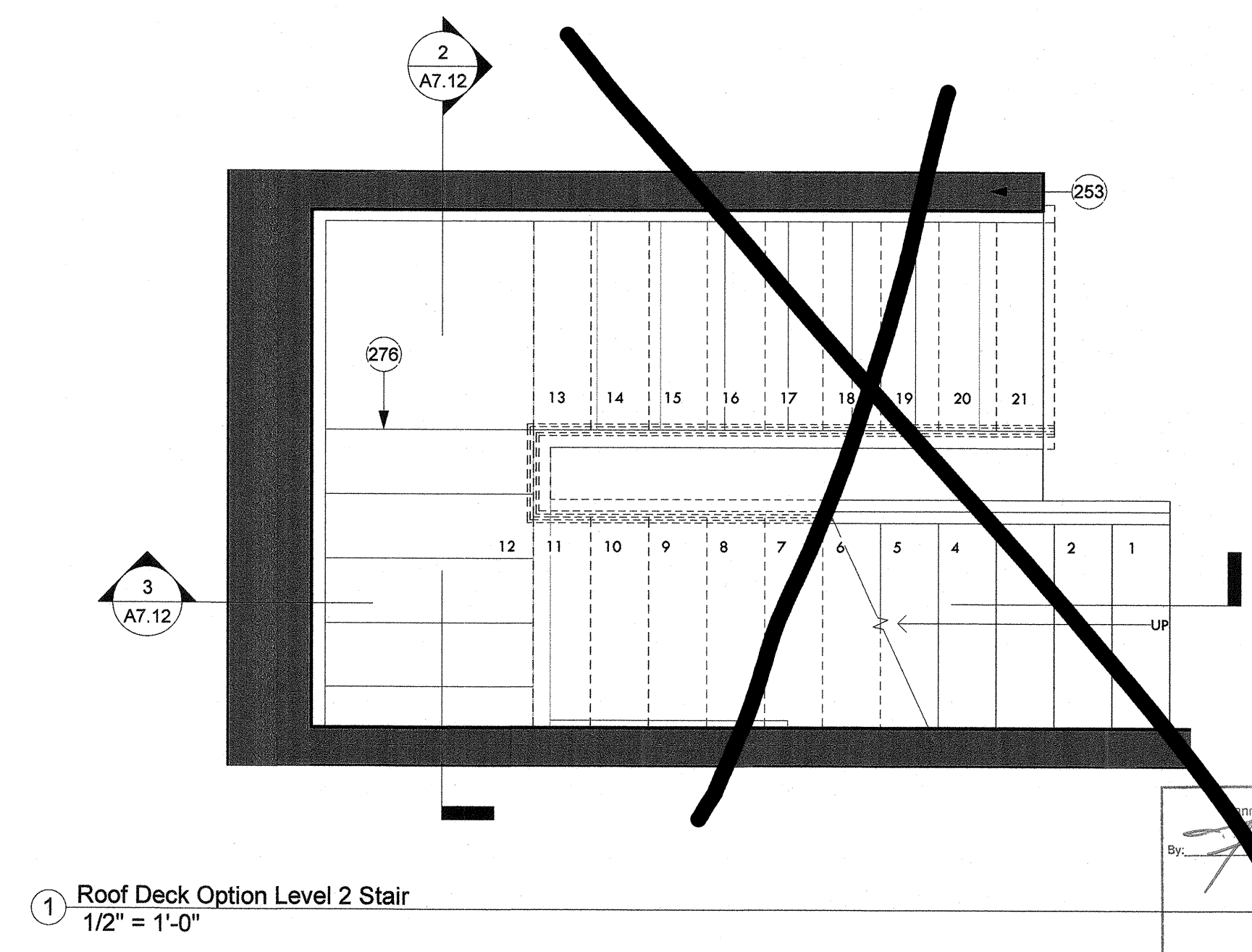
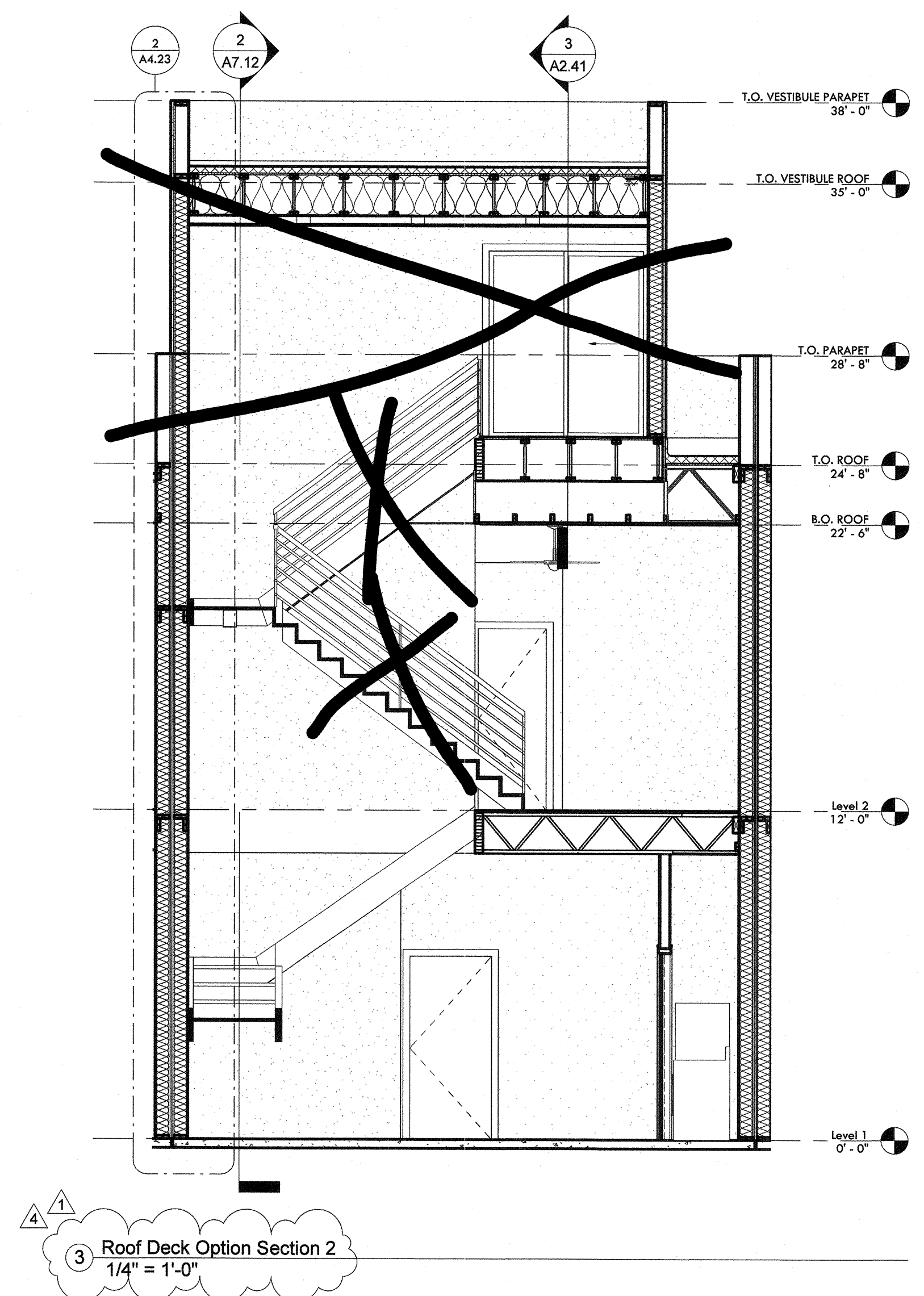
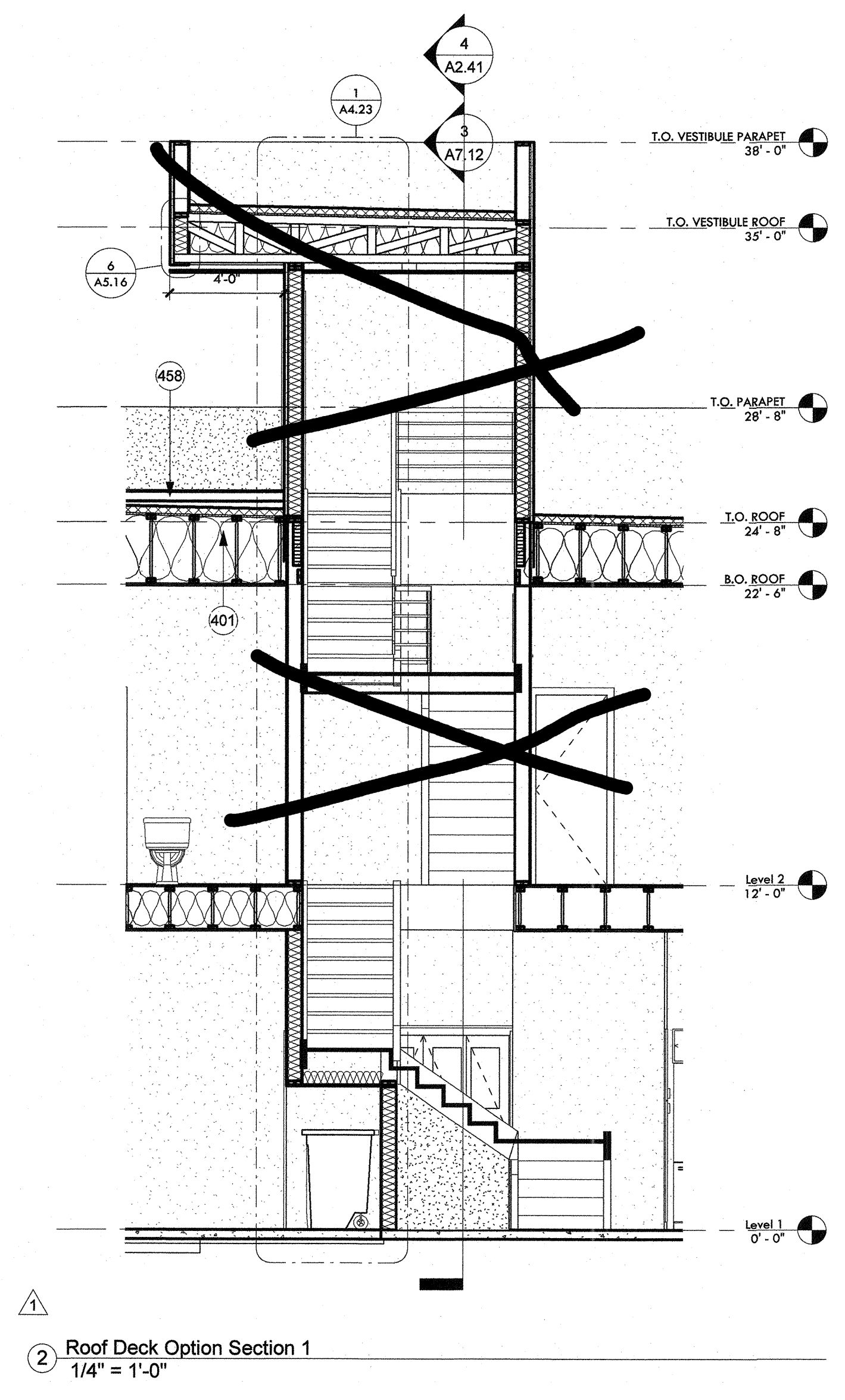


IF THIS IS NOT 24"x36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

8/12/2019 4:56:22 PM



KEYNOTES	
253	42" high framed pony wall. Gyp bd. with paint finish.
276	Stair below.
401	Roof assembly. See structural.
458	Raised composite decking, BOD Trex Select Woodland Brown.



CONSTRUCTION DOCUMENTS

Revision Schedule		
No.	Date	Description
1	05.21.2019	OWNER UPDATES
4	08.13.2019	CITY COMMENTS - SECOND REVIEW

Vertical Circulation

CITY OF PHOENIX
Department of Public Works
By: ROBERT BRAWLEY
2019

This set of plans has been reviewed by PHOENIX CONSTRUCTION CODES prior to the issuance of Building Permit and shall be kept at the construction site. Such review shall not prevent the Building Official from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law or ordinance.

A7.12