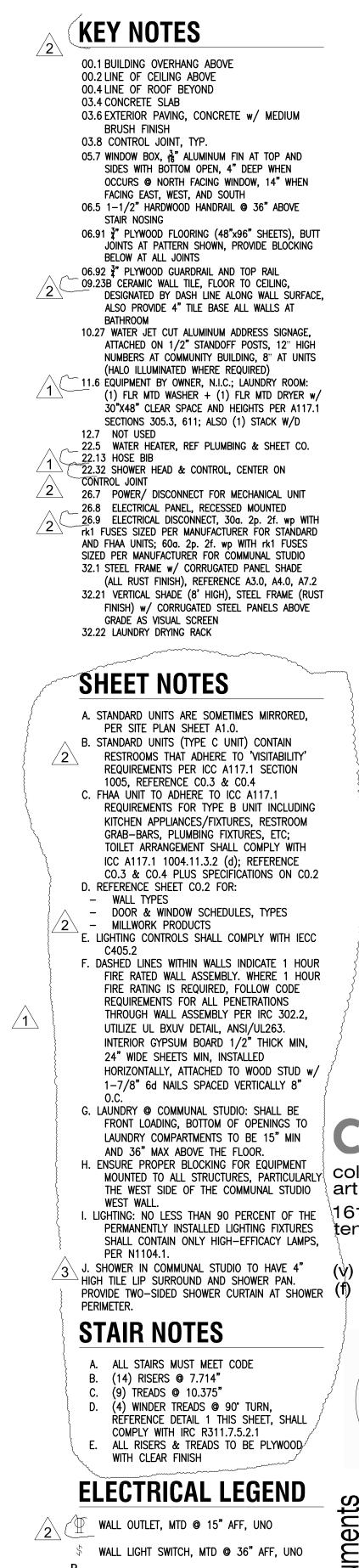


COMMUNAL STUDIO / FHAA UNIT



DIMMER WALL SWITCH, MTD @ 36" AFF, UNO

) LARGE PENDANT LIGHT

) wall mounted light

Puck UNDER CABINET PUCK LIGHT

 $^{ extstyle }$ wall mounted vapor-lock light

_ FLOOR OUTLET IN CONCRETE SLAB
(AT COMMUNAL STUDIO, OCCURS ONLY ONCE)

SMALL PENDANT

BUILDING FLOOR PLANS

STANDARD UNIT - GROUND LEVEL

g

SHEET #

85281

47298

MATTHEW DAVID

DATE 12 12 19

PROJECT # 18005

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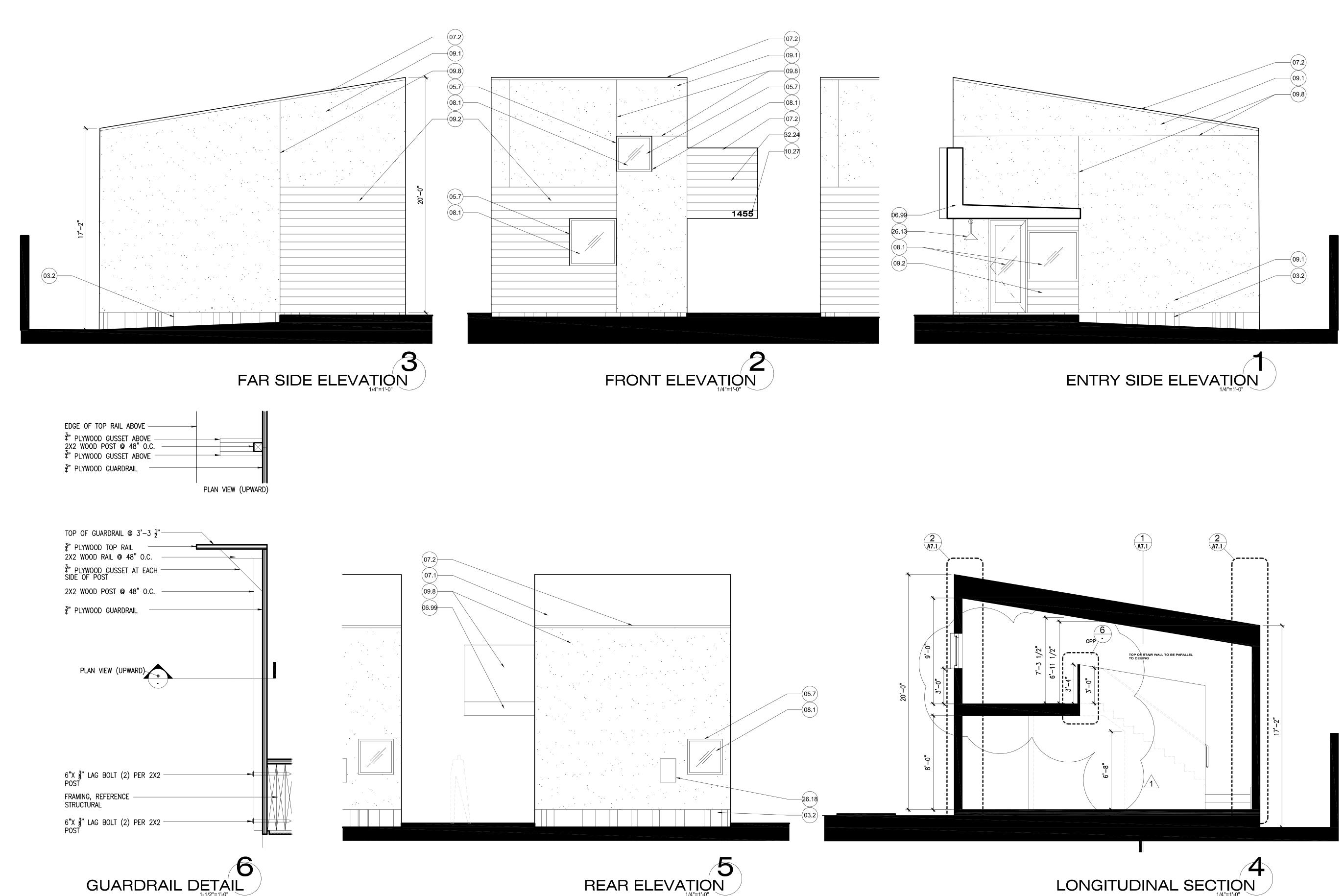
/1\ 12.12.19 CITY COMMENTS

2\ 01.17.20 CITY COMMENTS

01.31.20 CITY COMMENTS

CHECKED BY

480 326 0541 602 264 3440



KEY NOTES

03.2 REINFORCED CONCRETE FOUNDATION STEM

- 05.7 TYPICAL WINDOW BOX, FIN AT TOP AND SIDES WITH BOTTOM OPEN (3/16" GALVANIZED ALUMINUM @ ALUMINUM CLADDING); 4" DEEP WHEN WINDOW FACES NORTH; 14" DEEP WHEN FACING OTHER DIRECTIONS
- 06.99 WOOD FASCIA, PAINTED ACCENT COLOR, SEE COLOR TABLE AND SHEET A7.1
- 07.1 SPRAY FOAM ROOF OVER 1/2" PLYWOOD
- 07.2 ALUMINUM FASCIA/TRIM, KYNAR COLOR
- 'MANSARD BROWN' 08.1 DOOR/ GLAZING SYSTEM, WHITE VINYL FINISH 09.1 STUCCO WITH SAND FINISH, PAINT WHITE, SEE
- COLOR TABLE, SHEET CO.2 09.2 CONCRETE FIBER PANEL (CFP) SIDING, "HARDIE BOARD" LAP SIDING, SMOOTH; SEE COLOR TABLE, SHEET CO.2
- 09.8 STUCCO JOINT/REGLET
- 10.27 WATER JET CUT ALUMINUM ADDRESS SIGNAGE, ATTACHED ON 1/2" STANDOFF POSTS, 12" HIGH NUMBERS AT COMMUNITY
- BUILDING, 8" AT UNITS (HALO ILLUMINATED WHERE REQUIRED)
- 23.9 EXHAUST VENT GRILL 23.10 4" PVC PLUMBING VENT
- 26.13 WALL SCONCE, FULL CUT OFF/NOT VISIBLE FROM SIDES, "LSI ABOLITE" LED STANDARD DOME WALL OR PENDANT MOUNTED
- 26.18 SERVICE ENTRANCE SECTION, RECESSED INTO 32.23 AWNING AT ADJACENT UNIT IN FOREGROUND,
- SHOWN DASHED, OCCURS AT UNITS 1455, 1465, 1497, 1495, 1493, 1491, 1490 32.24 CONCRETE FIBER PANEL (CFP) ACCENT COLOR SIDING, "HARDIE BOARD" LAP SIDING,
- SMOOTH; SEE COLOR TABLE, SHEET CO.2 32.26 ADJACENT UNIT

SHEET NOTES

- A. ELEVATIONS ARE PROVIDED RELATIVE TO FINISH FLOOR. DIMENSIONS FOR BUILDING HEIGHT ARE PROVIDED FROM LOWEST ADJACENT GRADE. B. STANDARD UNITS HAVE IDENTICAL ELEVATIONS (TYPICAL OF 12). ORIENTATIONS DIFFER. PLAN
- 1491, 1493, 1495, 1497 C. STAIR DATA: REFERENCE STAIR NOTES, SHEET A2.0

IS MIRRORED FÓR UNITS 1475, 1480, 1490,

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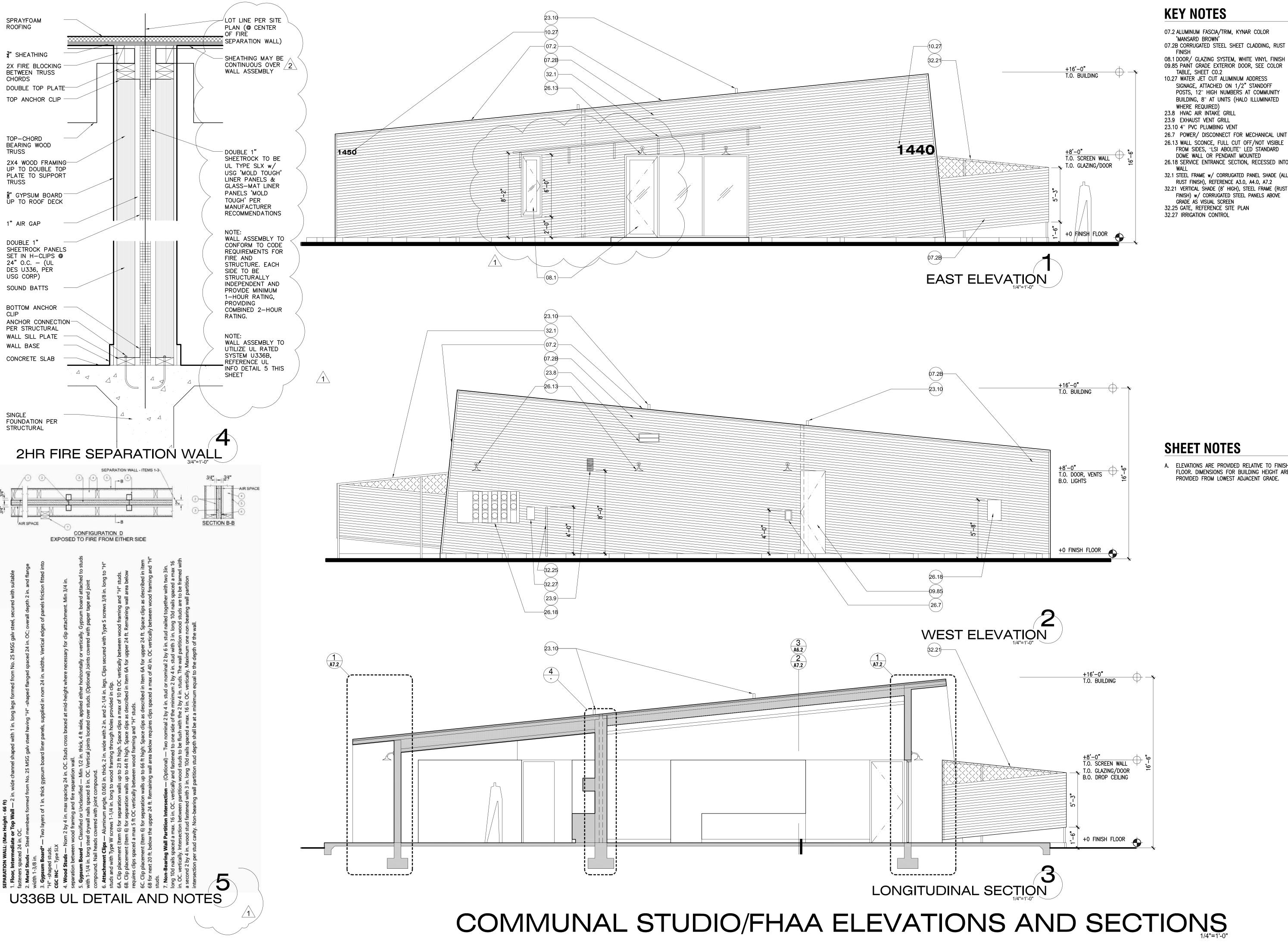
DATE 12 12 19 PROJECT # 18005

O SHEET #

GUARDRAIL DETAIL

STANDARD UNIT ELEVATIONS AND SECTIONS

LONGITUDINAL SECTION



07.2 ALUMINUM FASCIA/TRIM, KYNAR COLOR

07.2B CORRUGATED STEEL SHEET CLADDING, RUST

08.1 DOOR/ GLAZING SYSTEM, WHITE VINYL FINISH 09.85 PAINT GRADE EXTERIOR DOOR, SEE COLOR

SIGNAGE, ATTACHED ON 1/2" STANDOFF POSTS, 12" HIGH NUMBERS AT COMMUNITY BUILDING, 8" AT UNITS (HALO ILLUMINATED

26.18 SERVICE ENTRANCE SECTION, RECESSED INTO

32.1 STEEL FRAME w/ CORRUGATED PANEL SHADE (ALL RUST FINISH), REFERENCE A3.0, A4.0, A7.2
32.21 VERTICAL SHADE (8' HIGH), STEEL FRAME (RUST

GRADE AS VISUAL SCREEN
32.25 GATE, REFERENCE SITE PLAN

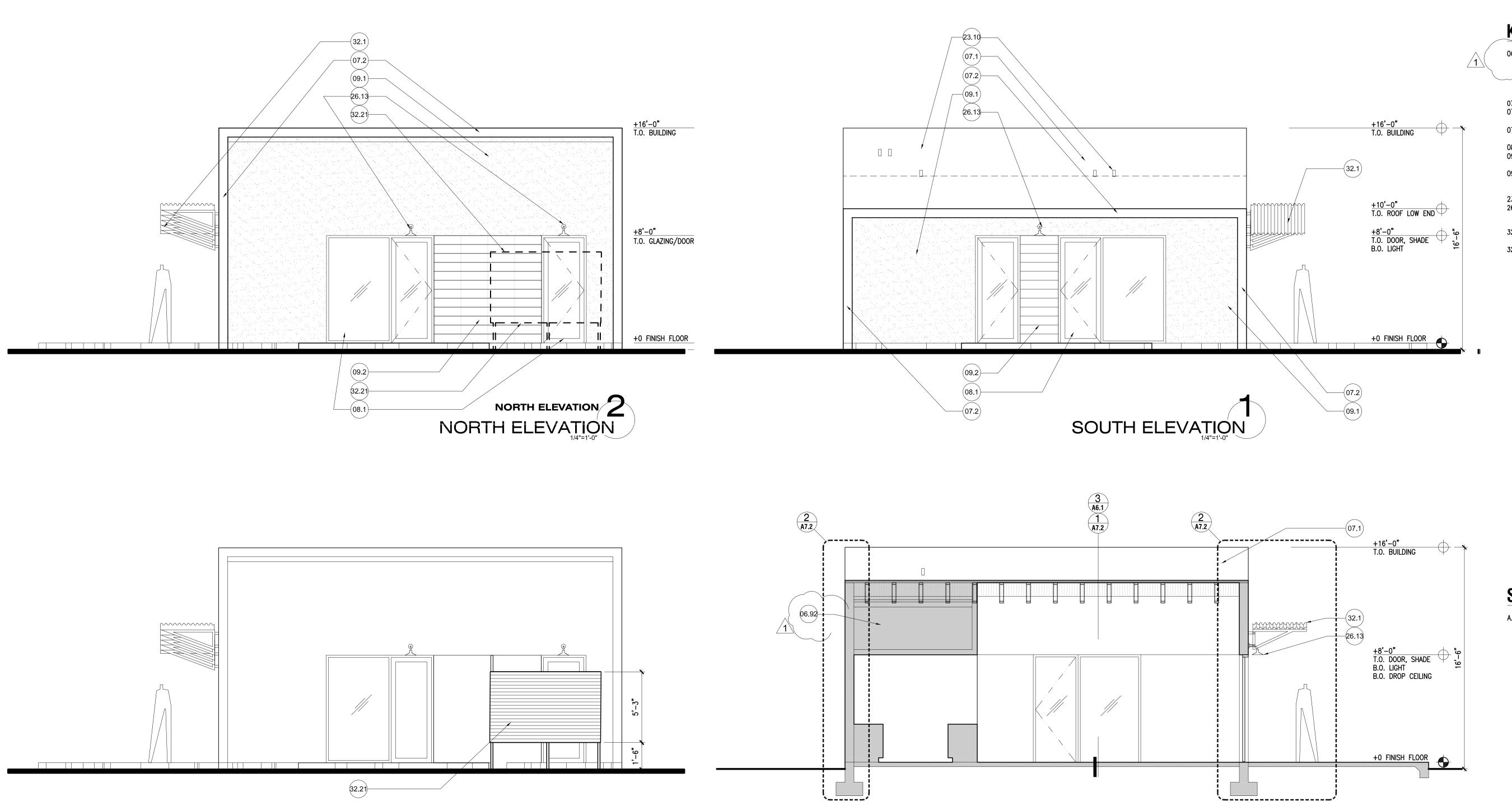
A. ELEVATIONS ARE PROVIDED RELATIVE TO FINISH FLOOR. DIMENSIONS FOR BUILDING HEIGHT ARE PROVIDED FROM LOWEST ADJACENT GRADE.

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O SHEET #

A6.1



SCREEN WALL NORTH ELEVATION

KEY NOTES

06.92 WOOD FRAMED SOFFIT: 2X6 WOOD FRAMING,
HORIZONTAL AND VERTICAL FRAMING MEMBERS @
24" O.C. w/ MIN (2) 16d NAILS @ EACH
CONNECTION POINT BETWEEN FURRED SOFFIT
MEMBERS AT BOTH TRUSSES & WALL FRAMING
MEMBERS

MEMBERS

07.1 SPRAY FOAM ROOF OVER ½" PLYWOOD SHEATHING

07.2 ALUMINUM FASCIA/TRIM, KYNAR COLOR

'MANSARD BROWN' 07.2B CORRUGATED STEEL SHEET CLADDING, RUST

08.1 DOOR/ GLAZING SYSTEM, WHITE VINYL FINISH
09.1 STUCCO WITH SAND FINISH, PAINT WHITE, SEE

COLOR TABLE, SHEET CO.2

09.2 CONCRETE FIBER PANEL (CFP) SIDING, "HARDIE BOARD" LAP SIDING, SMOOTH; SEE COLOR TABLE, SHEET CO.2

23.10 4" PVC PLUMBING VENT
26.13 WALL SCONCE, FULL CUT OFF/NOT VISIBLE FROM
SIDES, "LSI ABOLITE" LED STANDARD DOME WALL
OR PENDANT MOUNTED

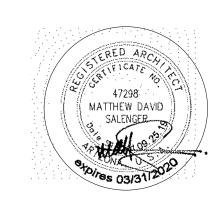
32.1 STEEL FRAME w/ CORRUGATED PANEL SHADE (ALL RUST FINISH), REFERENCE A3.0, A4.0, A7.2
32.21 VERTICAL SHADE (8' HIGH), STEEL FRAME (RUST FINISH) w/ CORRUGATED STEEL PANELS ABOVE GRADE AS VISUAL SCREEN — SHOWN DASHED

SHEET NOTES

A. ELEVATIONS ARE PROVIDED RELATIVE TO FINISH FLOOR. DIMENSIONS FOR BUILDING HEIGHT ARE PROVIDED FROM LOWEST ADJACENT GRADE.

colab studio, llc artists - architects 1614 e. cedar street tempe - arizona 85281

(v) 480 326 0541 (f) 602 264 3440



DATE 12 12 19

PROJECT # 18005

DRAWN BY MDS

CHECKED BY

REVISIONS

12.12.19 CITY COMMENTS

SHEET #

TRANSVERSE SECTION

- 2. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED AND VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. IF DIMENSIONAL ERRORS OCCUR OR A CONDITION NOT COVERED IN THE DRAWINGS IS ENCOUNTERED, CONTRACTOR SHALL NOTIFY OWNER, IN WRITING, BEFORE COMMENCING THAT PORTION OF THE WORK.
- 3. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE MORE RESTRICTIVE CONDITION SHALL BE DEEMED THE CONTRACT REQUIREMENT, U.N.O.
- 4. ALL WORK SHALL CONFORM TO LOCAL CODES AND ORDINANCES. INSPECTIONS BY LOCAL BUILDING AUTHORITIES SHALL BE COORDINATED IN A TIMELY MANNER.
- 5. U.N.O., DIMENSIONS ARE TO FINISH FACE OF CONCRETE, MASONRY AND FRAMED STUD WALLS.
- 6. THE STARTING OF WORK BY ANY SUB-CONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT HE HAS INSPECTED THE DOCUMENTS AND FINDS THEM SATISFACTORY TO BUILD PROJECT PER BID.
- 7. SUB-CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT THE CONSTRUCTION OF THE PROJECT. THE SUB-CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE SUB-CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES BY OR INCURRED DURING THE EXECUTION OF THE WORK.
- 8. ALL SYSTEMS (MECHANICAL, PLUMBING, ELECTRICAL, LIGHTING, LANDSCAPE, ETC.) NEED TO BE COORDINATED BY THE SUB-CONTRACTORS, U.N.O. ANY SUBSTITUTIONS IN SPECIFICATIONS MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL. SHOULD THE SUB-CONTRACTOR FIND ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES, OR CONFLICTS IN ANY OF THE CONSTRUCTION DRAWINGS OR BE IN DOUBT AS TO THEIR MEANING, HE MUST BRING THE QUESTION TO THE ATTENTION OF THE OWNER PRIOR TO THE START OF CONSTRUCTION. THE OWNER SHALL REVIEW THE QUESTION AND WHERE INFORMATION SOUGHT IS NOT CLEARLY INDICATED OR SPECIFIED, WILL ISSUE A WRITTEN CLARIFYING ADDENDUM, THE ARCHITECT WILL BE RESPONSIBLE FOR VERBAL INSTRUCTIONS.
- 9. THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF MECHANICAL, PLUMBING, AND ELECTRICAL WORK SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERING DRAWINGS, IT SHALL BE BROUGHT TO THE OWNER'S ATTENTIONS FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE SUB-CONTRACTOR AT HIS OWN EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE
- WHERE MANUFACTURERS' NAMES AND PRODUCT NUMBERS ARE INDICATED ON THE DRAWINGS, IT SHALL BE CONSTRUED TO MEAN THE ESTABLISHMENT OF QUALITY AND PERFORMANCE STANDARDS OF SUCH ITEMS. ALL PRODUCTS MUST BE SUBMITTED TO THE OWNER FOR APPROVAL BEFORE THEY SHALL BE DEEMED EQUAL.
- 11. THE SUB-CONTRACTOR AGREES TO REPAIR OR REPLACE ANY DEFECTIVE WORK WITHOUT ADDITIONAL COST TO THE OWNER AND TO PAY THE COST OF REPAIRING DAMAGE TO THE WORK OF OTHER TRADES CAUSED BY THESE REPAIRS AND REPLACEMENTS.
- 12. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS UNLESS SPECIFIED TO THE CONTRARY HEREIN.
- 13. THE SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF-ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- 14. REMOVE ALL EXISTING MATERIALS, EQUIPMENT, FURNISHINGS, FIXTURES, EARTHWORK, UTILITIES OR OTHER ELEMENTS AS REQUIRED TO PROPERLY CONSTRUCT NEW WORK. REPAIR THESE SURFACES IF NOT REPLACED BY
- 15. EXISTING STRUCTURES, MATERIALS, LANDSCAPING, ETC. THAT ARE TO REMAIN, WHICH ARE DAMAGED IN THE PERFORMANCE OF THE WORK, ARE THE CONTRACTOR'S RESPONSIBILITY FOR REPAIR OR REPLACEMENT IN KIND. THE OWNER SHALL BE THE JUDGE OF ACCEPTABILITY OF REPAIR OR REPLACEMENT.
- 16. VERIFY LOCATIONS OF UTILITIES PRIOR TO EXCAVATION, TRENCHING, ETC. CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES DAMAGED.
- 17. ALL RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND/OR NEW WORK SHALL BE DISPOSED OFF-SITE AND SHALL NOT BE ALLOWED TO ACCUMULATE. LEAVE THE SITE AND SURROUNDING AREAS IN A NEAT AND ORDERLY
- 18. TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY U.N.O. GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES AND METHODS OF CONSTRUCTION AS REQUIRED FOR COMPLETION OF THE PROJECT WITH THE INTENT OF THESE DOCUMENTS.
- 19. PROVIDE PROTECTIVE COATINGS WHERE DISSIMILAR METALS WOULD MAKE CONTACT.
- 20. ANY ITEMS OR FEATURES IN CEILING, SUCH AS, BUT NOT LIMITED TO, LIGHT FIXTURES, DIFFUSERS, ETC., SHALL BE PLACED OR INSTALLED WITH SPECIAL ATTENTION TO CENTERING, SPACING AND ALIGNMENT WITH OTHER FEATURES IN PROXIMITY. CONSULT WITH THE ARCHITECT CONCERNING ANY QUESTIONS OR CONFLICTS ABOUT
- 21. ALL ELECTRICAL AND COMMUNICATIONS SYMBOLS ON ARCHITECTURAL DRAWINGS ARE FOR ROUGH LOCATION
- 22. THE SUB-CONTRACTOR SHALL NOT INSTALL SUSPENDED CEILINGS IN AREAS WHERE PIPES FOR HEATING AND/OR PLUMBING ARE TO BE CONCEALED UNTIL THE PIPING HAS BEEN TESTED.
- 23. THE SUB-CONTRACTOR SHALL COORDINATE AND INSTALL ALL CLEANOUTS AND ACCESS DOORS IN PARTITIONS AND CEILINGS AS REQUIRED BY THE CONTRACT DOCUMENTS. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO LOCATING CLEANOUTS AND ACCESS DOORS.
- 24. ALL WALL PENETRATIONS THROUGH EXTERIOR WALL MATERIALS SHALL BE SEALED WITH SEALANT AND OR WEATHER BARRIER THAT MATCHES ADJACENT WALL SURFACES. IF A COLOR MATCH IS NOT AVAILABLE, PAINT TO MATCH THE ADJACENT WALL SURFACE, U.N.O.
- 25. ELECTRICAL CONDUITS, PLUMBING LINES, AND MECHANICAL PIPING SHALL BE CONCEALED AND FRAMING SHALL BE OF ADEQUATE DIMENSION TO ACCOMPLISH THIS RESULT WITHOUT UNNECESSARY CHANGES, U.N.O.
- 26. 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, U.N.O.
- 27. PROVIDE 2X6 BLOCKING FOR ALL MOUNTED HARDWARE AND DOUBLE 2X8 BLOCKING AT GRAB BARS. BLOCKING FOR FUTURE GRAB BARS TO BE LOCATED AT ALL WATER CLOSETS AND SHOWERS.
- 28. ALL SURFACES EXPOSED SHALL BE FINISHED AS SPECIFIED, STAINED, OR PAINTED, U.N.O.
- 29. PROVIDE AND COORDINATE WITH OWNER ALL BLOCK-OUTS, SLEEVES, INSERTS, BOLTS, PLATES, ETC. FOR ALL TRADES PRIOR TO PLACING CONCRETE OR MASONRY.
- 30. (E) INDICATES EXISTING. ALL OTHER ITEMS NEW U.N.O.
- 31. SUB-CONTRACTORS TO PROVIDE THE FOLLOWING SUBMITTALS/SHOP DRAWINGS
- HVAC EQUIPMENT + CONTROLS + DIFFUSERS DOOR + WINDOW SHOP DRAWINGS
- LIGHT FIXTURE SUBMITTALS
- ELECTRICAL EQUIPMENT HARDWARE SUBMITTALS
- PLUMBING FIXTURE SUBMITTALS PROJECT AS-BUILTS, WARRANTY INFORMATION, AND OWNER'S MANUAL AT PROJECT COMPLETION
- WOOD FLOOR SAMPLES CONCRETE CONTROL AND COLD JOINT PLAN
- STUCCO CONTROL JOINT LAYOUT
- 32. PROVIDE THE FOLLOWING MOCK-UPS FOR REVIEW PRIOR TO THE ONSET OF CONSTRUCTION THESE COMPONENTS. MOCK-UPS WILL BE USED TO CONFIRM THE DESIGN INTENT AND BE USED AS A MARKER FOR THE QUALITY OF CRAFTSMANSHIP
- DRYWALL FINISH 2FT X 2FT MINIMUM
- CONCRETE FIBER PANEL PORTION SHOWING JOINTS & CORNER CONDITION 2FT X 2FT (X 6") MINIMUM INSULATED GLAZING UNITS 12" X 12" MINIMUM
- PAINT DRAWDOWNS
- 33. THE CONTRACTOR SHALL REVIEW ALL SUBMITTALS + SHOP DRAWINGS PRIOR TO SUBMITTAL. ITEMS NOT IN CONFORMANCE WITH CONTRACT DOCUMENTS SHALL BE FLAGGED

- 34. ANY CHANGES, DEVIATIONS, OR SUBSTITUTIONS FROM THE CONTRACT DOCUMENTS SHALL BE CLOUDED AND WILL NOT BE ALLOWED UNLESS SUBSTITUTIONS WERE APPROVED BY THE ARCHITECT/ENGINEER AT THE TIME OF BIDDING. ANY ITEMS NOT CLOUDED BY THE SUBMITTING PARTY SHALL NOT BE CONSIDERED APPROVED UNLESS SPECIFICALLY NOTED BY THE REVIEWER
- 35. THE SHOP DRAWINGS DO NOT REPLACE THE CONTRACT DOCUMENTS. ITEMS OMITTED OR NOT CLOUDED BY THE REVIEWER ARE NOT TO BE CONSIDERED CHANGES TO THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ITEMS ARE CONSTRUCTED ACCORDING TO THE CONTRACT
- 36. CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS
- 37. SUB-CONTRACTOR TO ARRANGE PRE-DRYWALL WALK THROUGH TO VERIFY
- LIGHTING, SWITCHING, AND RECEPTACLE LAYOUT HVAC REGISTER AND CONTROLS LAYOUT
- PLUMBING CLEANOUT LOCATIONS
- 38. PRE-CONSTRUCTION CONFERENCE A PRECONSTRUCTION CONFERENCE TO DISCUSS THE PROJECT WORK WILL BE HELD AT A TIME AND
- LOCATION DESIGNATED BY THE ARCHITECT/ENGINEER CONTRACTOR, AND REPRESENTATIVES OF MAJOR SUBCONTRACTORS, SHALL MEET WITH ARCHITECT AND ENGINEER. THE PURPOSE OF THIS CONFERENCE IS TO DISCUSS THE PROJECT IN DETAIL, INCLUDING
- AUTHORIZATIONS OR ACKNOWLEDGEMENT OF THOSE PRESENT ARE NOT BINDING. MEETING MINUTES WILL BE TAKEN BY THE CONTRACTOR FOR DISTRIBUTION TO ALL ATTENDEES WITHIN 48 HOURS OF CONFERENCE.

SCHEDULING OF WORK, AND TO ANSWER QUESTIONS. UNLESS FOLLOWED UP IN WRITING, VERBAL

- 39. PROGRESS MEETINGS AT TIME AND FREQUENCY DESIGNATED BY OWNER, PROGRESS MEETINGS WILL BE HELD AT PROJECT SITE
- OR VIA TELEPHONE/VIDEO CONFERENCE. CONTRACTOR AND, AS NEEDED, REPRESENTATIVES OF MAJOR SUBCONTRACTORS SHALL MEET WITH ARCHITECT AND AS NEEDED, ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING SUBCONTRACTORS OF THEIR REQUIRED ATTENDANCE. THESE MEETINGS WILL ADDRESS PROGRESS OF THE WORK AND PROBLEMS THAT MAY HAVE DEVELOPED SINCE THE PREVIOUS MEETING
- UNLESS FOLLOWED UP IN WRITING, VERBAL AUTHORIZATIONS OR ACKNOWLEDGEMENTS BY THOSE PRESENT ARE NOT BINDING. MEETING MINUTES WILL BE TAKEN BY THE CONTRACTOR FOR DISTRIBUTION TO ALL ATTENDEES WITHIN 48
- HOURS OF EACH MEETING.
- HIBOR TERMITE TREATMENT FOR WOOD PRODUCTS
- TERMITICIDE PRE-TREATMENT UNDER CONCRETE FOOTINGS AND SLABS ON GRADE
- 41. TOOLED EDGE @ CONCRETE TO BE ¹/₄" MAXIMUM
- 42. CONTRACTOR TO PERFORM BLOWER DOOR TEST @ 50 PA. <=5 ACH PER CLIMATE ZONE 2.

MECHANICAL NOTES

- PROVIDE A COMPLETELY OPERATIONAL HVAC SYSTEM WHETHER OR NOT ALL COMPONENTS ARE SHOWN
- FOLLOW ALL APPLICABLE CODES AND REGULATIONS. IF A CONFLICT EXISTS BETWEEN THE PLAN AND APPLICABLE REGULATIONS, CONTRACTOR IS TO NOTIFY THE OWNER/ENGINEER BEFORE PROCEEDING WITH
- UNLESS OTHERWISE NOTED, ALL DUCT DIMENSIONS ARE INSIDE CLEAR. FIRST DIMENSION LISTED IS THAT
- LOW VOLTAGE WIRING BY MECHANICAL.
- PAINT DUCTWORK BEHIND ALL DIFFUSERS WITH A LOW-VOC FLAT BLACK PAINT
- THERMOSTAT TO BE 7-DAY PROGRAMMABLE
- ALL DUCTS TO BE SEALED PER M1601.4.1 OF THE 2018 IBC.
- MAINTAIN A SET OF REDLINED AS-BUILTS FOR ENGINEER REVIEW AND PROVIDE TO OWNER AT COMPLETION
- 9. BATHROOMS TO CONTINUOUSLY EXHAUST 20 CFM.
- ALL DUCTS/EQUIPMENT SHALL BE SEALED OFF WITH PLASTIC UNTIL START UP.

ELECTRICAL NOTES

HVAC

- 1. ALL RECEPTACLES WITHIN 6' OF THE SINK TO BE GFCI LABELED AND PROTECTED
- ALL RECEPTACLES IN EXTERIOR AREAS TO BE GFCI LABELED AND WEATHER PROTECTED
- AT AIR HANDLER UNIT: PROVIDE DISCONNECT RATING 200/230V; PROVIDE WP DISCONNECT SWITCH WITH FRNR FUSES SIZED PER MANUFACTURER: COORDINATE AMPERAGE WITH MECHANICAL CONTRACTOR

ENERGY / ECOLOGICAL REQUIREMENTS

- BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION PER IRC N1102.4.3.
- PROVIDE CLOSED CELL FOAM AT PERIMETER OF ALL EXTERIOR DOOR AND WINDOW LOCATIONS.
- PROVIDE ACOUSTICAL BATT INSULATION FULL DEPTH AT ALL INTERIOR WALL LOCATIONS.
- THERMAL INSULATION TO BE PROVIDED AT ALL EXTERIOR CONDITIONS PER RESNET GRADE 1
- INSULATION REQUIRED AT ALL EXTERIOR ENVELOPE CONDITIONS WHETHER INDICATED ON SECTIONS, OR DETAILS OR NOT.
- MINIMUM R-38 INSULATION SHALL BE INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING

SEER(min) = 13

- MINIMUM R-20 INSULATION SHALL BE INSTALLED IN EXTERIOR WALL CAVITIES
- ALL HOUSING UNITS ARE INTENDED TO MEET 'ENERGY-STAR', 'INDOOR AIR PLUS', AND 'WATER SENSE'

component	required	provide
fenestration	U(max) = 0.4; $SHGC(max) = 0.25$	U(max) = 0.4; SHGC(max) = 0.25
fenestration STC rating		22 STC (min)
walls	R(min) = 20	R(min) = 20
roof	R(min) = 38	R(min) = 38
duct insulation	R(min) = 8	R(min) = 8
air leakage	per IECC 402.4	per IECC 402.4

SEER = 15 / 20

GOVERNING BUILDING CODES

INTERNATIONAL RESIDENTIAL CODE (IRC) - 2018 WITH CITY OF TEMPE AMENDMENTS

NATIONAL ELECTRIC CODE (NEC) - 2017 WITH CITY OF TEMPE AMENDMENTS

ICC/ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ANSI)

TEMPE BUILDING SAFETY ADMINISTRATIVE CODE (SECTION 8 OF TEMPE CITY CODE) TEMPE ZONING ORDINANCE - CURRENT WITH CITY OF TEMPE AMENDMENTS

GENERAL AND SUBCONTRACTORS SHOULD UPDATE TO CURRENT CODES. IN THE EVENT OF CODE UPDATES, THIS PROJECT SHALL BE IN CONFORMANCE WITH THE CITY OF TEMPE ZONING ORDINANCES, THE 2018 INTERNATIONAL RESIDENTIAL CODE, AND OTHER CODES REFERENCED IN THESE DOCUMENTS. ANY DISCREPENCIES OR DEVIATIONS FROM THESE GUIDELINES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER IN WRITING.

DEGREES

DIAMETER

INCH

FOOT

NUMBER

ALTERNATE

BASE OF

EXISTING

FACE OF

GAUGE

INTERIOR

EXTERIOR

c.l.

n.t.s.

CENTERLINE

CONTINUOUS

ABOVE SEA LEVEL

FINISHED FLOOR

LIQUID PROPANE

NOT APPLICABLE

NOT TO SCALE

SQUARE FOOT TOP OF

ON CENTER

OPPOSITE

SIMILAR

TYPICAL

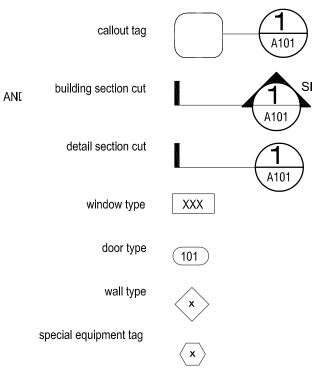
GENERAL STRUCTURAL NOTES

UNLESS NOTED OTHERWISE

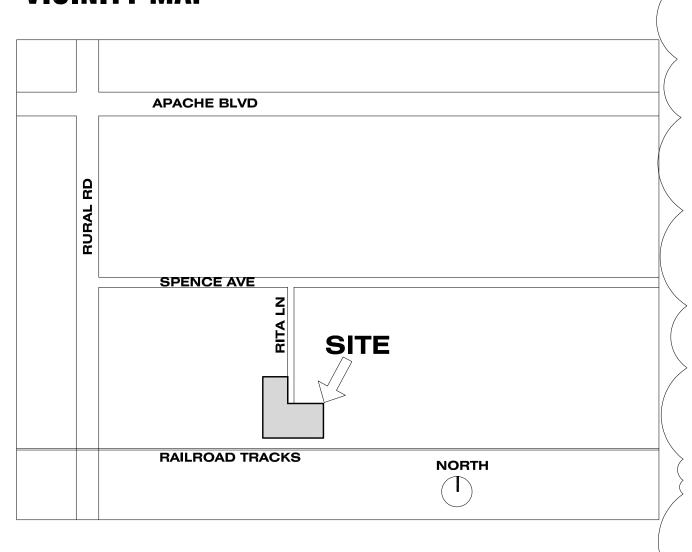
VENT THROUGH ROOF

ABOVE FINISHED FLOOR

ARCHITECTURAL SYMBOL LEGEND **ABBREVIATIONS**



elevation tag



RADON VENTILATION NOTES

EACH BUILDING & HOUSING UNIT SHALL HAVE A RADON VENT PER 'REDUCING RADON IN NEW CONSTRUCTION' - CCAH 06.19 REVISION PROVIDE A PASSIVE SYSTEM

 403.1.1- OPTIONS @ SLAB - 3" DIAMETER PIPE, VENT THROUGH ROOF

PROJECT INFORMATION

LEGAL DESCRIPTION APN 133-09-015: 133-09-16A: 133-09-16B PARCEL NUMBER: 119-18-114G ADDRESS 1443 S. RITA LANE TEMPE, ARIZONA 85281 OWNER NEWTOWN CDC

ZONING R-4 EXISTING, R1-PAD PROPOSED

SPRINKLERS NONE PROPOSED

FIRE ALARMS / EMERGENCY POWER NONE PROPOSED

DEFERRED SUBMITTALS WOOD TRUSSES

SEE TABLE A1.0 FOR MORE PROJECT INFORMATION

PROJECT NARRATIVE

THIS SET OF DOCUMENTS IS FOR THE PERMITTING OF A HOUSING COMPLEX. THESE PLANS CONTAIN THE DESIGN FOR 13 UNITS PLUS A COMMUNAL STUDIO ON THE SITE.

THE HOMES HAVE BEEN DESIGNED UNDER THE IRC FOR A DETACHED SINGLE FAMILY HOMES THAT WILL NOT CONTAIN FIRE SPRINKLERS.

THIS SET DETAILS WALLS BETWEEN ADJOINING UNITS, SHOWING EACH HOUSE HAVING A SELF-RELIANT STRUCTURAL SYSTEM AND ONE-HOUR WALL RATING ON BOTH SIDES OF WALLS. REFERENCE PLANS AND ASSOCIATED DETAILS.

THE HOMES ARE CONSTRUCTED OF STRUCTURAL WOOD FRAMING WITH GYPSUM BOARD INTERIOR AND (PRIMARILY) STUCCO AND CEMENT FIBER CLADDING EXTERIOR. THE HOMES ARE EACH 600 SQUARE FEET, WILL CONTAIN ONE KITCHEN, ONE BEDROOM, ONE BATHROOM AND OTHER LIVABLE SPACES. THE COMMUNAL STUDIO WILL BE 900 SF AND CONTAIN A BEDROOM, BATHROOM, LAUNDRY AND OTHER SPACES.

CODE INFORMATION

ALL HOUSING UNITS ARE SINGLE FAMILY HOUSES, (13) UNITS AT 600 SF MAXIMUM, (1) COMMUNAL STUDIO @ 900 SF) CODE EXITING DIAGRAMS NOT REQUIRED, SPRINKLERS NOT REQUIRED

REQUIRED PER TEMPE CITY CODE AMENDMENTS, NOT REQUIRED AT LIVING UNITS

UNIT TYPE C: ("STANDARD UNIT" & "COMMUNAL STUDIO" IN THIS DEVELOPMENT) SINGLE FAMILY DWELLING UNITS, DESIGNED UNDER IRC, PER ICC A11.7 CHAPTER 10 FOR TYPE C UNIT. SEE SHEETS

UNIT TYPE B: ("FHAA UNIT" IN THIS DEVELOPMENT) SINGLE FAMILY DWELLING UNITS, DESIGNED UNDER IRC, PER ICC A11.7 CHAPTER 10 FOR TYPE B UNIT. SEE SHEETS C0.3 & C0.4.

FIRE RATED WALL ASSEMBLIES: 2HR RATED WALL SYSTEM UL RATED BETWEEN ADJACENT BUILDINGS, SEE DETAILS 4&5/A6.1 FOR CODE REQUIREMENT INFORMATION. 1HR RATED WALL SYSTEM UL RATED WHERE REQUIRED, REFERENCE A1.0 FOR LOCATIONS, SEE

WALL TYPES A&B SHEET C0.2 FOR CODE REQUIREMENT INFORMATION.

TEAM INFORMATION ARCHITECTURAL

coLAB studio, llc 1614 East Cedar Street Tempe, Arizona 85281

contact Matthew Salenger, AIA, AA dipl. hons 480.326.0541 n/a email matt@colabstudio.com

web www.colabstudio.com

STRUCTURAL

Struktur Studio 1525 North Granite Reef Road, Suite #9 Scottsdale, Arizona 85257

> contact David Luneng, P.E. 480.425.2250 602 425 2225 email davidl@strukturstudio.com

MECHANICAL

Associated Mechanical Engineers 1505 W University Drive, Suite 101 Tempe, AZ 85281

contact george josephs, P.E. o 480 966-3996 480 966-3964 email george@am-engineers.com

PLUMBING

Associated Mechanical Engineers 1505 W University Drive, Suite 101 Tempe, AZ 85281

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ELECTRICAL

Woodward Engineering Plle 203 South Smith Road # 101 Tempe, AZ 85281

contact doug woodward o 480.894.4057 email doug@woodward-engineering.com

4450 North 12th Street phoenix, az 85014

contact jeff hunt o 623.282.2498 email jphunt@cypresscivil.com

OWNER

2106 E. Apache Blvd, Suite 112 Tempe, AZ, 85281

contact. david crummey - project manager p 480.517.1589 email david@newtowncdc.org

GENERAL CONTRACTOR

180 degrees, inc 4955 North 7th Ave Phoenix, arizona 85013

city of tempe

PROJECT INFORMATION

contact john anderson 602.757.7707 /email janderson@180degreesinc.com [/] AZ ROC # 164946-B AZ state tax license # 07-631385 Tempe privilege tax license # 67898

JURISDICTION

development services department 31 East 5th Street tempe, arizona 85281 480.350.4311

artists - architects 1614 e. cedar street

480 326 0541 602 264 3440

tempe - arizona



12 12 19 **PROJECT** # 18005 DRAWN BY MDS **CHECKED BY**

REVISIONS 1 12.12.19 CITY COMMENTS 2 \ 01.17.20 CITY COMMENTS

O $\overline{\mathsf{Q}}$

CABINETS & APPLIANCES

STANDARD UNIT KITCHEN

- 690.365.44 30w x 15d x 15h

https://www.ikea.com/us/en/catalog/products/70336457/ with recirculating fan (\$170) - Lagan - 703.364.57

https://www.ikea.com/us/en/catalog/products/S39036531/#/S59318445 - (\$293) - Sektion (Haggeby white) - high/tall cab w/ pull-out organizers (will be disgarded)- 790.365.34 24w x 24d x 90h

https://www.ikea.com/us/en/catalog/products/S39036748/ (\$105) - Sektion (Haggeby white) - above microwave cabinet 'hatch'

https://www.ikea.com/us/en/catalog/products/S29040717/ (\$68) - Sektion (Haggeby white) - above refrigerator - 30"w x 24d x

https://www.ikea.com/us/en/catalog/products/S59034456/#/S79034460 (\$108) Sektion (Haggeby white) - wall cab with 2 doors

https://www.ikea.com/us/en/catalog/products/S39044871/#/S39044885 (\$136) - Sektion (Haggeby White) - 390.448.85 - 18w x 24d x 30h

(x2) https://www.ikea.com/us/en/catalog/products/S39044871/#/S89044897 (\$177) - Sektion (Haggeby White) - 890.448.97

 $\underline{\text{https://www.ikea.com/us/en/catalog/products/S09307114/\#/S49040698}} \ (\$86) - \text{Sektion (Haggeby White) sink cabinet --} \\$ 490.406.98 - 24w x 24d x 30h

COMMUNAL STUDIO KITCHEN, TYPE C PER ICC A117.1 CHAPTER 10, APPLIANCES TO FOLLOW GUIDELINES, SEE SHEETS CO.3 & Peninsula at east (note: counters must be at 34" high)

(x3) https://www.ikea.com/us/en/catalog/products/\$39044871/#/\$89044897 (\$177) - Sektion (Haggeby White) - 890.448.97

https://www.ikea.com/us/en/catalog/products/S09307114/#/S49040698 (\$86) - Sektion (Haggeby White) sink cabinet -

https://www.ikea.com/us/en/catalog/products/S79040847/#/S89040700 (\$135) - Sektion (haggeby White) recycling/trash pull

Elevation at west (note: counters must be at 34" high)

https://www.ikea.com/us/en/catalog/products/S39044871/#/S39044885 (\$136) - Sektion (Haggeby White) - 390.448.85 - 18w x LAÙNDRY: Minimum one set of equipment (washer & dryer) shall be front loading and shall have the bottom of the opening to the laundry compartment 15 inches (380 mm) minimum and 36 inches (915 mm) maximum above the floor.

FHAA UNIT KITCHEN, FHAA UNIT, TYPE B PER ICC A117.1 CHAPTER 10, APPLIANCES TO FOLLOW GUIDELINES, SEE SHEETS CO.3

https://www.ikea.com/us/en/catalog/products/70336457/ with recirculating fan (\$170) - Lagan - 703.364.57

Cabinets (note: counters must be at 34" high)

(x2) https://www.ikea.com/us/en/catalog/products/S39044871/#/S89044897 (\$177) - Sektion (Haggeby White) - 890.448.97 -

https://www.ikea.com/us/en/catalog/products/S39044871/#/S39044885 (\$136) - Sektion (Haggeby White) - 390.448.85 - 18w x 24d x 30h

https://www.ikea.com/us/en/catalog/products/S09307114/#/S49040698 (\$86) - Sektion (Haggeby White) sink cabinet -

https://www.ikea.com/us/en/catalog/products/S39036748/ (\$105) - Sektion (Haggeby white) - wall mounted 'hatch'

COL	OR TAE	BLI	E							
COLOR	CONCRETE	FIE	BER PANELS	(C	FP)		ACCENT COL	ORS	ASSOCIATED	WHITE
СОМВО	COLOR 1	%	COLOR 2	%	CÓLOR 3	%	CFP	PAINT	BLDG ADDRESSES	PAINT
		30		40		30	AWNING	DOORS	1460	
Α	IRON		WOODSTOCK		HEATHERED		MOUNTAIN	SW 2851	1465	
	GRAY		BROWN		MOSS		SAGE	LRV 16	1491	
									1497	
		30		40		30			1455	
В	IRON		MONTEREY		BOOTHBAY		HEATHERED	SW 2860	1470	
	GRAY		TAUPE		BLUE		MOSS	LRV 42	1490	CM
								LIV TZ	1495	SW 7028
		30		40		30			1445	LRV 74
С	IRON		MONTEREY		MOUNTAIN		BOOTHBAY	SW 7603	1475	LINV / 7
	GRAY		TAUPE		SAGE		BLUE	LRV 29	1480	
									1493	
		50		25		25			1440	
D	IRON		MONTEREY		TRADITION		N/A	SW 0033	1450	

NOŤE: ALL CONCRETE FIBER PANEL (CFP) SIDING, "HARDIE BOARD" LAP SIDING, SMOOTH; 8 SIZE AND HORIZONTAL MOUNTING PER MANUFACTURER RECOMMENDED INSTALLATION.

PLUMBING FIXTURES & ACCESSORIES

SITE - ABOVE GROUND WATER STORAGE TANK

https://bushmanusa.com/products/round-tanks/2825-gallon-round-rain-tank BUSHMAN 2825 GALLON ROUND RAINWATER HARVESTING TANK, BLACK (OR EQUAL PRODUCT) GROUND MOUNTED (NO STRUCTURAL FOUNDATION REQUIRED), HEIGHT: 7'-8"; WIDTH 8'-6" < 2:1 RATIO

KITCHEN - STANDARD UNIT

Kitchen faucet: https://www.ikea.com/us/en/catalog/products/70085029/ (\$20))- Lagan 700.850.29

(Meets Watersense guidelines; 1.2<1.5 gpm)

https://www.ikea.com/us/en/catalog/products/S89157484/ (\$96)- Langudden 891.574.84

https://www.rheem.com/product/professional-classic-plus-standard-electric-30-gallon-electric-water-heater-with-8-year-limited-warranty-pro-e30-t2-rh95-ec1/ (?)- Rheem 30 gal - model # PRO+E30 RH95 EC1

BATHROOM- STANDARD UNIT

(no watersense requirements)

https://www.homedepot.com/p/Bootz-Industries-Kona-54-in-Left-Drain-Rectangular-Alcove-Soaking-Bathtub-in-White-011-3303-00/303687738 (\$240)- home depot Bootz Industries 'Kona' model#011.3303.00

https://www.homedepot.com/p/Glacier-Bay-2-Piece-1-28-GPF-High-Efficiency-Single-Flush-Round-Toilet-in-White-N2428RB-N2428T/202634188 (Meets Watersense guidelines; 1.28<1.6 g/flush)

https://www.ikea.com/us/en/catalog/products/50205155/ (\$81)- Lillangen 502.051.55

https://www.ikea.com/us/en/catalog/products/60148329/#/20148331 (\$98)- Lillangen 24x26x5.125 201.483.31 (Meets watersense guidelines; 1.2<1.5 gpm)

https://www.ikea.com/us/en/catalog/products/50243162/ (\$20)- Enudden (white) 502.431.62

Optional Ikea Package - Sink, Faucet, Sink Cab, Tall cab, Mirror-med-cab (same as above except different mirror-med-cab + tall

https://www.ikea.com/us/en/catalog/products/S19304515/ (\$448)- Lillangen 193.045.15

BATHROOM- FHAA UNIT, TYPE B PER ICC A117.1 CHAPTER 10, APPLIANCES TO FOLLOW GUIDELINES, SEE SHEETS C0.3 & C0.4

https://www.homedepot.com/p/KOHLER-Villager-5-ft-Cast-Iron-Right-Hand-Drain-Rectangular-Alcove-Non-Whirlpool-Bathtub-in-White-K-716-0/100069783 (\$400) - Villager - Model # K-716-0 - Store SKU #702951 - provide all required grab-bars

https://www.americanstandard-us.com/bathroom/toilets/h2option-ada-dual-flush-right-height-elongated-toilet-33418 (\$465)-American Standard - 2886204.020 (white)

http://www.nameeks.com/product/Bathroom-Sink/Scarabeo-5001.html (\$450) - Nameek's Teorema (white) SKU: Scarabeo 5001 one hole - wall mounted (no cabinet)

https://www.americanstandard-us.com/bathroom/bathroom-sinks/rondalyn-countertop-sink-15747 (\$105) - American Standard 0490.156.020 (white) - drop-in style (requires support/cabinet)

https://www.americanstandard-us.com/bathroom/bathroom/sink-faucets/reliant-3-1-handle-4-inch-centerset-bathroom-faucet-05-gpm-18435 (\$155) - American Standard 7385.050.002

https://www.rheem.com/product/professional-classic-plus-standard-electric-30-gallon-electric-water-heater-with-8-year-limited-warranty-pro-e30-t2-rh95-ec1/ (?)- Rheem 30 gal - model # PRO+E30 RH95 EC1

KITCHEN - FHAA UNIT, TYPE B PER ICC A117.1 CHAPTER 10, APPLIANCES TO FOLLOW GUIDELINES, SEE SHEETS C0.3 & C0.4

https://tinyurl.com/yxjvyk2s Niturra - 82H20-BN

https://www.deltafaucet.com/kitchen/product/B4410LF (\$120)- Delta 'foundations' B4410LF

http://www.elkay.com/sinks/kitchen-sinks/kw5012522 (\$120)- Elkay Dayton Series drop-in sink - KW5012522 25"x22"x6"

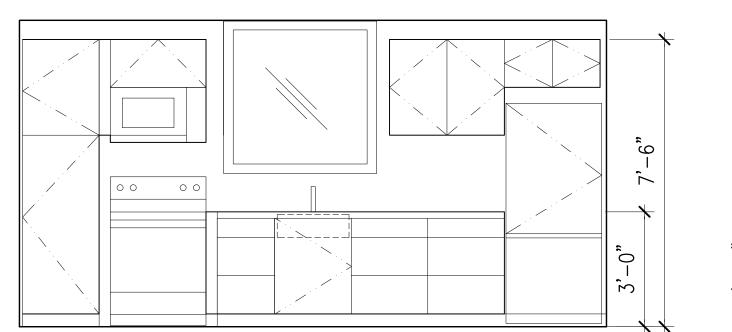
Water heater (located in laundry room)

https://www.rheem.com/product/performance-standard-electric-40-gallon-electric-water-heater-with-6-year-limited-warranty-xe40t06st45u

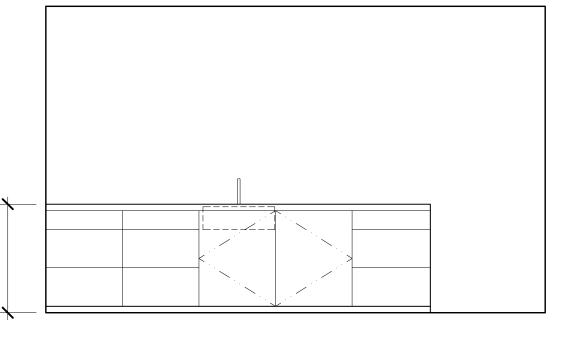
http://www.elkay.com/sinks/kitchen-sinks/kw5012522 (\$120)- Elkay Dayton Series drop-in sink - KW5012522 25"x22"x6"

TOILET, SINK, FAUCET: SAME AS FHAA UNIT

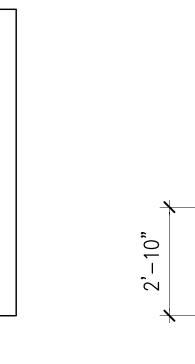
 $https://www.moen.com/products/Moen/Moen_Chrome_ecoperformance_showerhead_handheld_shower/3868EP \ (\$125)$ Moen Model # 3868EP

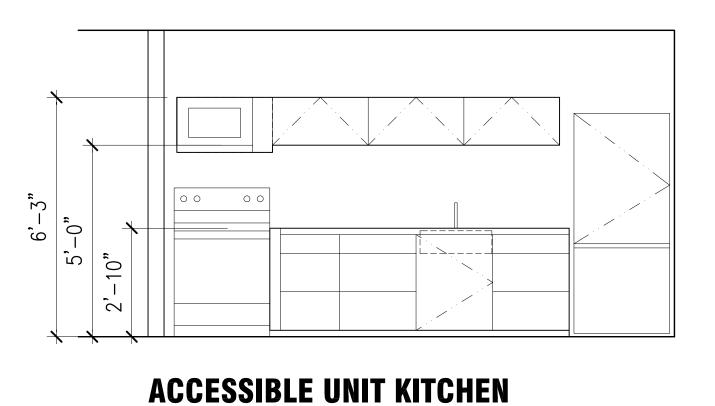


STANDARD UNIT KITCHEN



COMMUNITY BLDG KITCHEN EAST





DOOR & WINDOW SCHEDULE

CORRUGATED STEEL CLADDING, RUST - FINISH

WEATHER BARRIER —— PER IBC1402.2 & IRC

₹" PLYWOOD SHEATHING

INSULATION PER CODE

F" GYPSUM BOARD

INTERIOR FINISH AS-SCHEDULED, TILE, ETC

* WHERE OCCURS, REFERENCE SITE PLAN FOR LOCATIONS WHERE 1 HOUR FIRE RATING IS REQUIRED,

FOLLOW CODE REQUIREMENTS FOR ALL PENETRATIONS THROUGH WALL ASSEMBLY PER IRC R302.4,

UTILIZE UL BXUV DETAIL, ANSI/UL263. INTERIOR GYPSUM BOARD 1 THICK MIN, 24" WIDE SHEETS MIN, INSTALLED HORIZONTALLY, ATTACHED TO WOOD STUD w/ 1-7/8" 6d NAILS SPACED VERTICALLY 8" O.C.

WALL TYPES

WEATHER BARRIER — PER IBC1402.2 & IRC

₹" PLYWOOD SHEATHING

2X6 WOOD FRAMING

INSULATION PER CODE

F GYPSUM BOARD

DOOR	BLDG - LOCATION	TYPE	SIZE (WxH)	FRAME	GLAZING	DETAIL HEAD/SILL	DETAIL JAMB	COUNT	REMARKS
D01	COMM-ENTRY	Α	36X96	_	1" INSUL, TEMP	-	-	-	EXTERIOR, THRESHOLD, WEATHER SEAL
D02	COMM-NORTH	Α	36X96	_	1" INSUL, TEMP	-	_	-	EXTERIOR, THRESHOLD, WEATHER SEAL
D03	COMM-LAUNDRY	Α	36X96	_	1" INSUL, TEMP	-	_	-	EXTERIOR, THRESHOLD, WEATHER SEAL
D04	COMM-LAUNDRY	В	36X96	-	_	-	-	-	INTERIOR, 3/16" TO FLOOR, SOUND SEAL
D05	COMM-STOR	В	36X96	_	_	-	-	-	INTERIOR, 3/16" TO FLOOR, SOUND SEAL
D21	FHAA-ENTRY	Α	36X96	_	1" INSUL, TEMP	-	-	-	EXTERIOR, THRESHOLD, WEATHER SEAL
D22	FHAA-BEDROOM	Α	36X96	_	1" INSUL, TEMP	-	_	-	EXTERIOR, THRESHOLD, WEATHER SEAL
D23	FHAA-BATH	В	36X80	_	_	-	-	-	INTERIOR, 3/16" TO FLOOR, SOUND SEAL
D31	STD UNIT-ENTRY	Α	36X96	_	_	_	-	12	EXTERIOR, THRESHOLD, WEATHER SEAL
D35	STD UNIT-BATH	PH-FG	36X80	_	_	-	-	12	INTERIOR, 3/16" TO FLOOR, SOUND SEAL
WINDOW	BLDG - LOCATION	TYPE	SIZE (WxH)	FRAME	GLAZING	DETAIL HEAD/SILL	DETAIL JAMB	COUNT	REMARKS NOTE: ALL EXTERIOR GLASS TO MEET SOUND TRANSMISSION CLASS (STC) 22
W01	COMM-ENTRY	W-A	95"X96"	_	1" INSUL, TEMP	-	-	-	-
W02	COMM-NORTH	W-A	56"X96"	_	1" INSUL, TEMP	_	_	_	-
W21	FHAA-ENTRY	W-A	56"X96"	_	1" INSUL, TEMP	-	_	-	-
W22	FHAA-EAST	W-A	24"X96"	_	1" INSUL, TEMP	-	_	-	1HR WINDOW ASSEMBLY REQUIRED
W31	STD UNIT-ENTRY	W-B	54"X54"	-	1" INSUL, TEMP	-	-	12	-
W32	STD UNIT-KITCH	W-B	48"X48"	-	1" INSUL, TEMP	_	_	12	OPERABLE
W33	STD UNIT-STAIR	W-B	26"X26"	-	1" INSUL, TEMP	_	_	12	_
1100									
W34	STD UNIT-BEDRM	W-B	36"X36"	-	1" INSUL, TEMP	_	-	12	OPERABLE, REFERENCE NOTE #6
		W-B	36"X36" NOTES:	-	1" INSUL, TEMP	_	-	12	OPERABLE, REFERENCE NOTE #6

EGRESS WINDOWS SHALL PROVIDE MINIMUM 5.7 SF CLEAR FOR EXIT, MINIMUM 24" HIGH X 20"

INTERIOR FINISH AS SCHEDULED, TILE, ETC

F" GYPSUM BOARD -

§" GYPSUM BOARD -

LOT LINE PER SITE-PLAN, @ CENTER OF

FIRE SEPARATION WALL, REFERENCE

F GYPSUM BOARD

§" GYPSUM BOARD

SOUND BATTS

FIRE SEPARATION

BUILDING MATERIALS

AND CONSTRUCTION METHODS PLUS CODE INFORMATION

MATERIALS, SEE DETAILS 4&5/A6.1 FOR ALL

1" AIR GAP

STUCCO, NO PAINT-

1/2" MAT GYPSUM -

INSULATION PER

§" GYPSUM BOARD

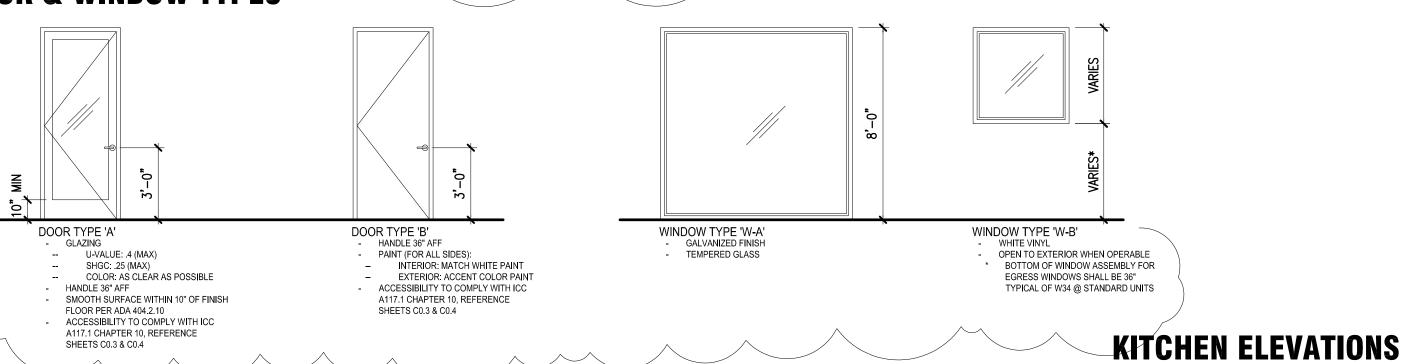
INTERIOR FINISH AS— SCHEDULED, TILE, ETC

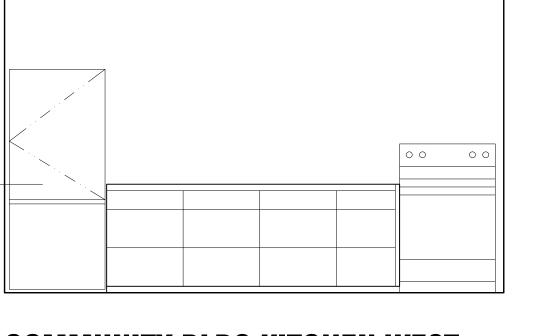
2X6 WOOD

WEATHER BARRIER —— PER IBC1402.2 & IRC

ALL OPERABLE WINDOWS OPEN TOWARDS EXTERIOR SEE DOOR & WINDOW TYPES BELOW FOR MORE INFORMATION GLAZING IN DOORS SHALL BE SAFETY GLAZING PER IBC 2406.4.1 & IRC 308.4.1

DOOR & WINDOW TYPES





COMMUNITY BLDG KITCHEN WEST



PROJECT INFORMATION

artists - architects 1614 e. cedar street tempe - arizona 85281 480 326 0541 602 264 3440

12 12 19 PROJECT # 18005 DRAWN BY MDS **CHECKED BY /1** \ 12.12.19 CITY COMMENTS

2\ 01.17.20 CITY COMMENTS bldg

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER ADRIAN FONTES 20200038554 01/15/2020 02:19 BOOK 1503 PAGE 48

ELECTRONIC RECORDING REC190034-2-1-1-M-

Yorkm

A SUBDIVISION PLAT FOR

TEMPE MICRO ESTATES

A RE-PLAT OF LOTS 5 & 6 OF 'HALSINGBORG', ACCORDING TO BOOK 41, PAGE 35, LOCATED IN THE NORTH HALF AND SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY, ARIZONA

FOUND 3" BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23,

TOWNSHIP 1 NORTH, RANGE 4 EAST, PER CITY OF TEMPE SURVEY

SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST G&SRBM. TEMPE SURVEY

UNIVERSITY DRIVE SPENCE AVENUE SITE **BROADWAY ROAD**

VICINITY MAP

DEDICATION

CITY OF TEMPE, A MUNICIPAL CORPORATION, AS OWNER, HAS PLATTED UNDER THE NAME OF "TEMPE MICRO ESTATES" LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS RE-PLAT OF "HALSINGBORG" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

CITY OF TEMPE, A MUNICIPAL CORPORATION, AS OWNER, HEREBY DEDICATES TRACT A FOR THE PURPOSE OF COMMON AREA, SHARED ACCESS, SEWER EASEMENT AND WATERLINE FASEMENT.

OWNER AUTHORIZATION

THE CITY OF TEMPE, A MUNICIPAL CORPORATION

ITS: MAYOR

ACKNOWLEDGEMENT

ON THIS 3rd DAY OF JANUARY . 2020 BEFORE ME. THE LINDERSIGNED

PERSONALLY APPEARED **MARK MITCHELL** , WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Carla Renee Reece EXPIRES: 12-19-2021 NOTARY PUBLIC

LEGAL DESCRIPTION (PRIOR TO THIS SUBDIVISION)

LOTS 5 AND 6, OF HALSINGBORG, ACCORDING TO BOOK 41 OF MAPS, PAGE 35. OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNER

CITY OF TEMPE 31 E 5TH STREET TEMPE, AZ 85281

BENCHMARK

ELEVATION = 1171.08 COT DATUM.

SAID LINE BEARS NORTH 00°04'37" WEST

BASIS OF BEARING

DEVELOPER

1444 RITA, LLC AN ARIZONA LIMITED LIABILITY COMPANY 511 W UNIVERSITY DRIVE #4 TEMPE, AZ 85281 PHONE: 480-517-1589 CONTACT: DAVID CRUMMEY

LEGEND

- FOUND CAP HANDHOLE
- FOUND CAP FLUSH
- FOUND 1/2" REBAR WITH CAP RLS #53160, UNLESS OTHERWISE NOTED

O SET 1/2" REBAR, CAP #52139 DKT., PG. DOCKET, PAGE CENTERLINE R/W RIGHT OF WAY PROPERTY LINE **ESMT** EASEMENT REF. REFERENCE WATERLINE EASEMENT DOCUMENT DOC. SEWER EASEMENT SE SEWER EASEMENT ADJACENT PROPERTY WLE WATERLINE EASEMENT

APPROVALS

CONTROL PLAT

APPROVED BY THE MAYOR AND CITY COUNCIL_OF, THE CITY OF TEMPE, ARIZONA ON THIS 3/5+ DAY OF JULY SEAL CITY CLERK DATE 01/09/20 DATE 1-13-2020 BY: COMMUNITY DEVELOPMENT DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2019; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

L. DODD (R., RLS #52138 22425 N. 16TH ST, SUITE"NO. PHOENIX, ARIZONA (480)922 - 0780JERRYD@SIGSURVEYAZ.COM

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-578
- LOT CORNERS TO BE SET WITH 1/2" REBAR, RLS #52139. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND. ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL RETAIN THE RUNOFF VOLUME FROM THE 100-YEAR DESIGN STORM AND SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OR THEIR ASSIGNEE OR LESSEE TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOODPLAIN DESIGNATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2245L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LV Z ST PLA Ш 0 0 4 0 FINAL S Ш TEMP Ш Z Ш

Ш

U 1950

S

900

018-279 PLAT JOB NO. 2018-27 RAWN: JLD CHECKED: JAS DATE: 12/20/2019 SCALE: N.T.S HEET: 1 OF

DS180283

SBD190004

REC190034

