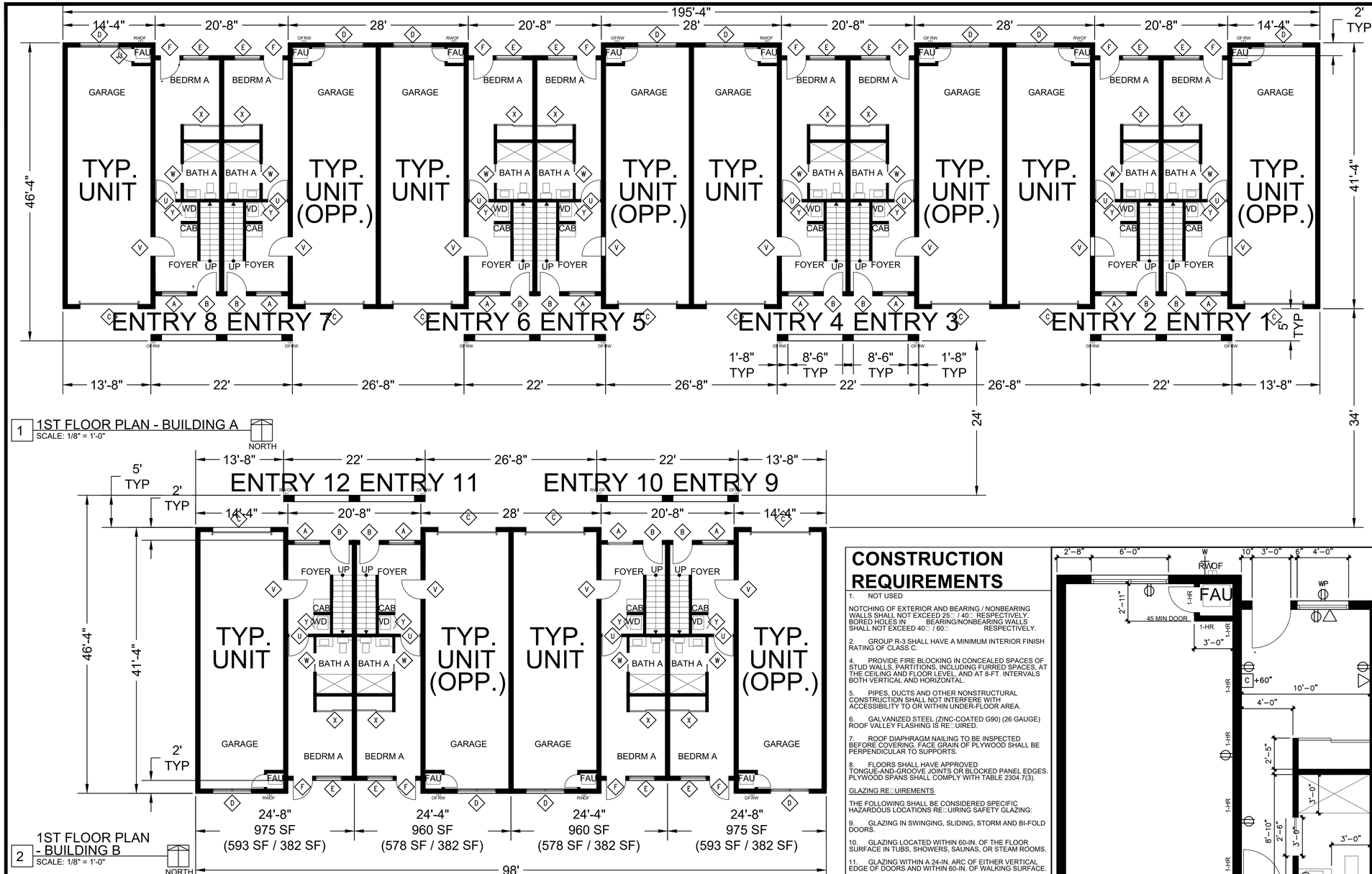


1 1ST FLOOR PLAN - BUILDING A
SCALE: 1/8" = 1'-0"

2 1ST FLOOR PLAN - BUILDING B
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A ALL CONSTRUCTION AND REPAIRS SHALL CONFORM TO THE LATEST ADOPTED CODES AT THE PROJECT JURISDICTION. IT IS EACH CONTRACTOR'S RESPONSIBILITY TO VERIFY THE APPLICABLE CODES PRIOR TO CONSTRUCTION OR DEMOLITION.

B CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, COMPLETE LAYOUT OF NEW WORK, AND CONTACT ARCHITECT/ENGINEER IN CASE OF CONFLICTS BETWEEN EXISTING AND NEW WORK BEFORE PROCEEDING W/ ORDERING OF MATERIALS AND CONSTRUCTION. COMMENCEMENT W/ ORDERS AND CONSTRUCTION WILL INDICATE THE CONTRACTOR'S ACCEPTANCE OF EXISTING CONDITIONS AND THE IMPROVEMENT CAN BE BUILT ACCORDING TO THESE PLANS.

C DIMENSIONS AND CONDITIONS SHOWN ON PLANS MAY VARY FROM ACTUAL FIELD DIMENSIONS AND CONDITIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY BEFORE PROCEEDING W/ WORK. COMMENCEMENT OF WORK IMPLIES THAT THE CONTRACTOR ACCEPTS THE EXISTING CONDITIONS.

D THESE DRAWINGS ARE NOT TO BE SCALED U.O.N.

E CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LAYOUT AND COORDINATION OF DIMENSIONS. ALL DIMENSIONS ARE TAKEN FROM FACE OF FINISH, CENTER OF STUD OR FACE OF CONCRETE PANEL, U.O.N.

F CONTRACTOR RESPONSIBLE FOR ON-SITE STORAGE & OFF HAUL OF CONSTRUCTION DEBRIS. COORDINATE ANY MATERIAL SUITABLE FOR RECYCLING PURPOSES

G COMPLY WITH EPA REGULATIONS AND APPLICABLE DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

H MAINTAIN BUILDING SECURITY, FIRE ALARM AND FIRE PROTECTION SYSTEM OPERATIONAL AT ALL TIMES.

K SHUT OFF UTILITIES PRIOR DEMOLITION / RE-ROUTE EXISTING UTILITIES

L REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

M REMOVE TOOLS AND E□UIPMENT FROM SITE UPON COMPLETION OF CONSTRUCTION

N CONTRACTOR COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING SUB-CONTRACTOR AS RE□UIRES PRIOR WORKS.

ENERGY INFORMATION

EXTERIOR WALL: R21 CONDENSED @ 2X6 WOOD STUD WALL (MORE THAN R20 PER RE□UIREMENT)

UNDER-ROOF STRUCTURE (R38 CONDENSED)

PARTY WALL BETWEEN APARTMENT UNITS (R15 CONDENSED ON EACH STUD)

WALL AND CEILING AROUND THE BATHROOM (EXCEPT PARTY WALL BETWEEN UNITS) (R15 CONDENSED)

WALL AND CEILING BETWEEN GARAGE AND THE UNIT (R15 CONDENSED)

EXT. DOOR & WINDOW

EXTERIOR WINDOW

MILGARD
SERIES: STYLE LINE
¼" TEMPERED DOUBLE PANE WITH ARGON FILLED
U VALUE: 0.33
SHGC: 0.25
VISUAL TRANSMITTANCE: 0.46

ROOFING

FLAT ROOF: WHITE TPO ROOF
COMPANY: GAF
SERIES: EVERGUARD EXTREME 45 MIL MEMBRANE OVER
⅝" EXTERIOR GYP SHEATHING (MUD AND SEAL)
REFLECTANCE: INITIAL MIN: 0.65; AGED MIN: 0.5

CONSTRUCTION REQUIREMENTS

1. NOT USED

NOTCHING OF EXTERIOR AND BEARING / NONBEARING WALLS SHALL NOT EXCEED 25□ / 40□ RESPECTIVELY. BORED HOLES IN BEARING/NONBEARING WALLS SHALL NOT EXCEED 40□ / 60□ RESPECTIVELY.

2. GROUP R-3 SHALL HAVE A MINIMUM INTERIOR FINISH RATING OF CLASS C.

4. PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS, PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL AND AT 8-FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.

5. PIPES, DUCTS AND OTHER NONSTRUCTURAL CONSTRUCTION SHALL NOT INTERFERE WITH ACCESSIBILITY TO OR WITHIN UNDER-FLOOR AREA.

6. GALVANIZED STEEL (ZINC-COATED G90) (26 GAUGE) ROOF VALLEY FLASHING IS RE□UIRED.

7. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING, FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.

8. FLOORS SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL COMPLY WITH TABLE 2304.7(3).

GLAZING RE□UIREMENTS

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS RE□UIRING SAFETY GLAZING:

9. GLAZING IN SWINGING, SLIDING, STORM AND BI-FOLD DOORS.

10. GLAZING LOCATED WITHIN 60-IN. OF THE FLOOR SURFACE IN TUBS, SHOWERS, SAUNAS, OR STEAM ROOMS.

11. GLAZING WITHIN A 24-IN. ARC OF EITHER VERTICAL EDGE OF DOORS AND WITHIN 60-IN. OF WALKING SURFACE.

12. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
- A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF.
- B. EXPOSED BOTTOM EDGE LESS THAN 18-IN. ABOVE THE FLOOR.
- C. EXPOSED TOP EDGE GREATER THAN 36-IN. ABOVE THE FLOOR.
- D. ONE OR MORE WALKING SURFACES WITHIN 36-IN. HORIZONTALLY OF THE PLANS OF THE GLAZING.

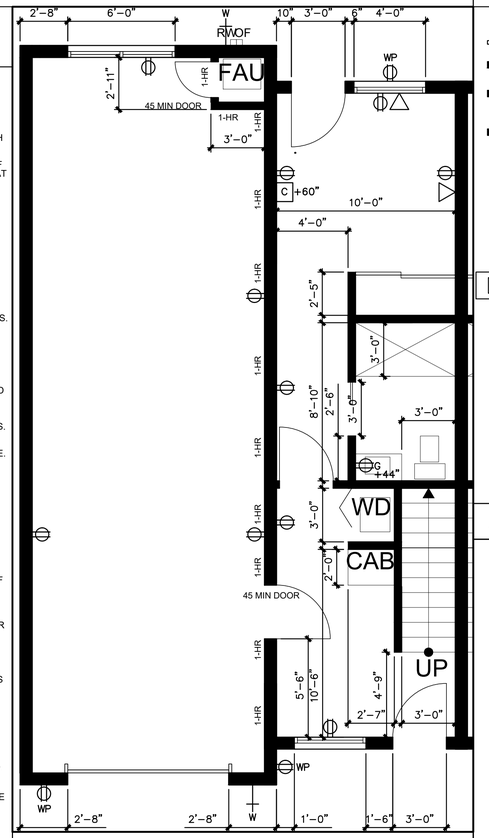
13. GLAZING IN GUARDS AND RAILINGS REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.

14. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
- A. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-IN. ABOVE THE WALKING SURFACE.
- B. THE GLAZING IS WITHIN 60-IN. OF THE WATER'S EDGE.

15. GLAZING ADJACENT STAIRWAYS, LANDINGS AND RAMPS WITHIN 36-IN. HORIZONTALLY OF WALKING SURFACE AND LESS THAN 60-IN. ABOVE WALKING SURFACE.

16. GLAZING ADJACENT STAIRWAYS WITHIN 60-IN. HORIZONTALLY OF BOTTOM TREAD OF STAIRWAY AND EXPOSED SURFACE IS LESS THAN 60-IN. ABOVE NOSE OF TREAD.

17. GLAZING IS WITHIN 40" OF A LOCKING DEVICE OF THE DOOR.



3 1ST FLOOR PLAN - TYPICAL UNIT
SCALE: 1/4" = 1'-0"

GENERAL NOTES

A CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LAYOUT AND COORDINATION OF DIMENSIONS. ALL DIMENSIONS ARE TAKEN FROM FACE OF FINISH, CENTER OF STUD OR FACE OF CONCRETE PANEL, U.O.N.

B CONTRACTOR RESPONSIBLE FOR ON-SITE STORAGE & OFF HAUL OF CONSTRUCTION DEBRIS. COORDINATE ANY MATERIAL SUITABLE FOR RECYCLING PURPOSES.

C COMPLY WITH EPA REGULATIONS AND APPLICABLE DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

D NEATLY CUT OPENING AND HOLDS PLUMB, S□UARE, AND TRUE TO DIMENSIONS RE□UIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.

E MAINTAIN BUILDING SECURITY, FIRE ALARM AND FIRE PROTECTION SYSTEM OPERATIONAL AT ALL TIMES.

F REMOVE TOOLS AND E□UIPMENT FROM SITE UPON COMPLETION OF CONSTRUCTION

G PROVIDE BLK'G @ WALL CAVITY @ CLOSET TYP (FOR FUTURE HANGING ROD)

H PROVIDE CAULKING WHERE PENTRATION THRU WALL / ROOF / DIFFERENT MATERIALS MET

FIRE RATED ASSMEBLY

1-HR FIRE RATED WALL BETWEEN GARAGE AND REMAINING OF THE SUITE (1-HR FIRE RATED OCCUPANCY SEPARATION) & FURANCE ROOM

1-HR FIRE RATED WALL BETWEEN SUITES (FOR FIRE PROTETION BETWEEN SUITES)

1-HR FIRE RATED CEILING BETWEEN GARAGE AND THE UPPER FLOOR (1-HR FIRE RATED OCCUPANCY SEPARATION)

LEGEND

- NEW DOOR / WINDOW
- NEW SLIDING DOOR
- NEW SLIDING DOOR WITH MIRROR @ BEDROOM
- NEW WALL
  EXTERIOR WALL - SEE 5/A9.01
  (SEE 1/A9.04 FOR FIRE RATED END CONDITION)
  (SEE 1/a9.03 FOR 10HR FIRE RATED PENETRATION)
  INTERIOR WALL - SEE 1/a9.02
  (SEE 6/A9.02 FOR SOUND REDUCTION DETAIL)
  (SEE 3/A9.03 FOR TILE WAINSCOT DETAIL)
  (SEE 3/A9.04 FOR MECH SHAFT)
- NEW TOILET
- NEW LAVATORY AND COUNTER
- W/D — VENTLESS WASHER & DRYER
- FAU — FUANCE - SEE MECH DWG
- CAB — SOLID WOOD CABINET
- NEW TUB
- NEW SHOWER
- SEE ELECTRICAL DWG FOR ELECTRICAL OUTLET
- DUPLEX TELE-COMMUNICATION OUTLET WITH CAT 6E
- RW — WALL MOUNTED RAINWATER LEADER - SEE 4/A9.00
- OF — WALL MOUNTED OVERFLOR RAINWATER LEADER - SEE 4/A9.00

APPROVAL STAMP

KIVA# 17-1132; SCM,I# 180059
APPLICATION: LPRN 1706672

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LICENSED ARCHITECT
MARCO CHAM-YIN FUNG
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MARCH 27 2020
RENEWAL DATE
ARIZONA

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XX.XX.2017	PLANNING REVIEW
06.01.2017	CLIENT REVIEW
06.11.2017	PLANNING REVIEW
07.12.2017	PLANNING REVIEW
12.28.2017	CITY SET
03.30.2018	1ST RESUBMISSION

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[redacted]

NEW APARTMENT

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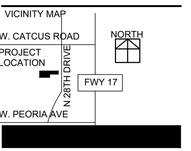
APN: 149-63-720

VICINITY MAP



[redacted]

Date	Project No.
2017.02.26	2017.049

Sheet Title
FLOOR PLAN
1ST FLOOR

Sheet No.
A2.01

☒ Released for Construction
☐ Not Released for Construction

[redacted]