

2436 BORDER SHEET

## Project Directory

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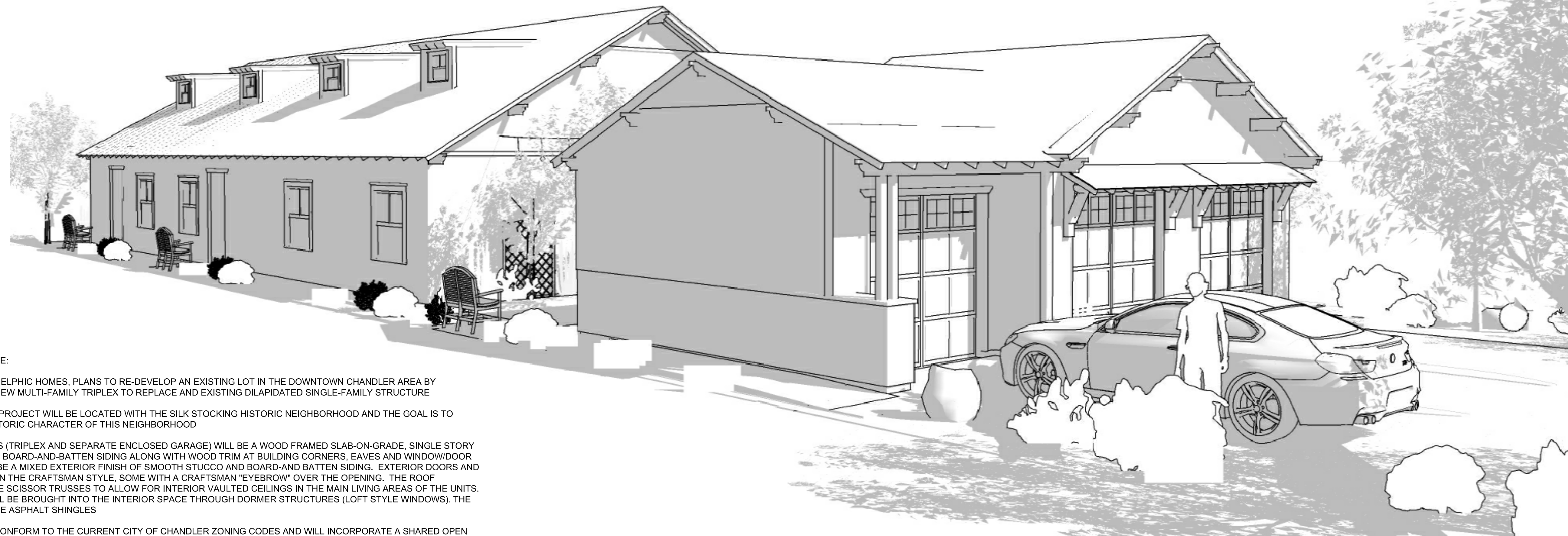
**CONTRACTOR**  
 T.B.D.

## Applicable Codes

2018 INTERNATIONAL BUILDING CODE  
 2018 INTERNATIONAL FIRE CODE  
 2018 INTERNATIONAL PLUMBING CODE  
 2018 INTERNATIONAL MECHANICAL CODE  
 2017 NATIONAL ELECTRICAL CODE

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### PROJECT NARRATIVE:

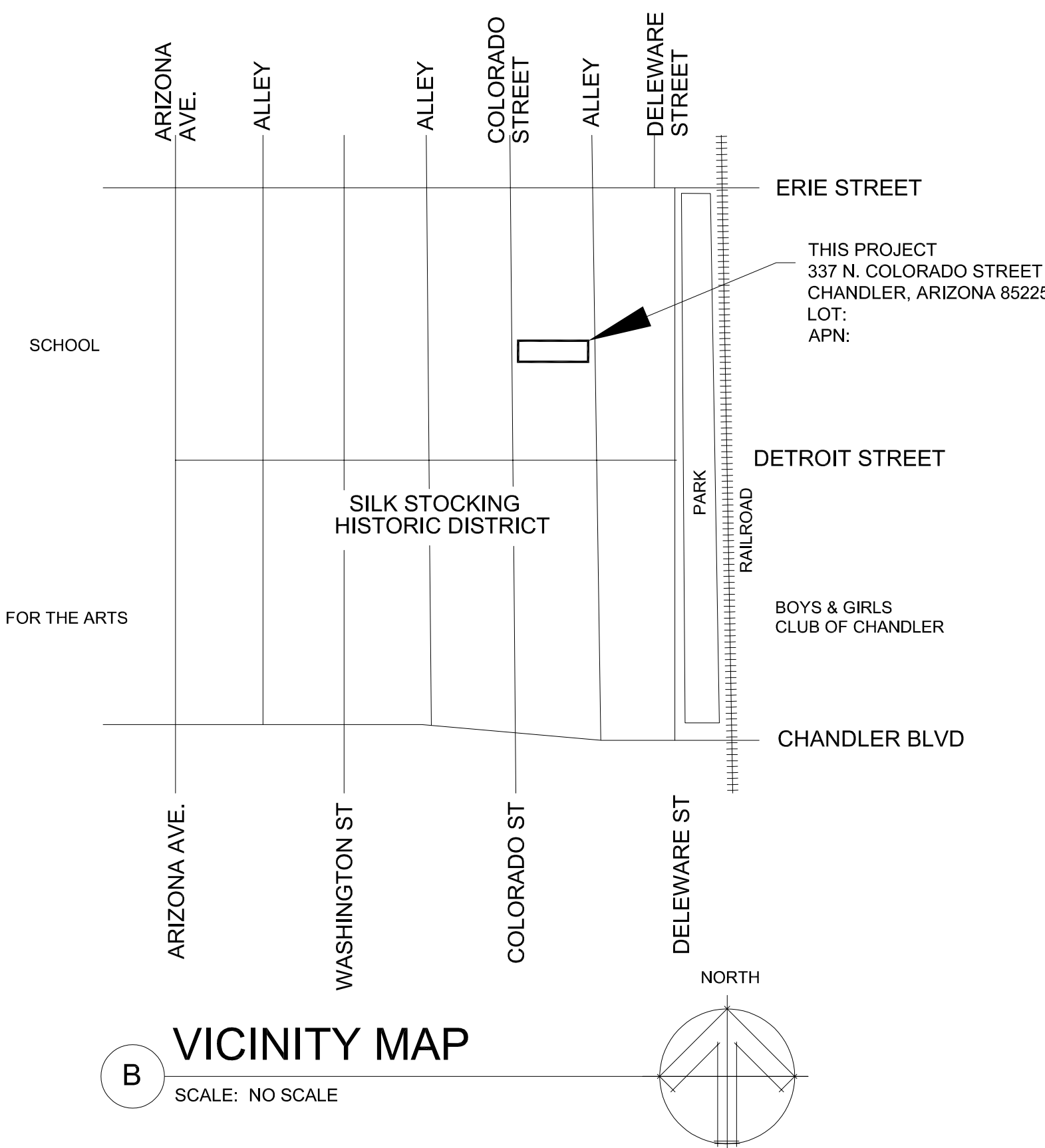
PROJECT OWNER, DELPHIC HOMES, PLANS TO RE-DEVELOP AN EXISTING LOT IN THE DOWNTOWN CHANDLER AREA BY CONSTRUCTING A NEW MULTI-FAMILY TRIPLEX TO REPLACE AN EXISTING DILAPIDATED SINGLE-FAMILY STRUCTURE


THIS MULTI-FAMILY PROJECT WILL BE LOCATED WITH THE SILK STOCKING HISTORIC NEIGHBORHOOD AND THE GOAL IS TO PRESERVE THE HISTORIC CHARACTER OF THIS NEIGHBORHOOD

THE NEW BUILDINGS (TRIPLEX AND SEPARATE ENCLOSED GARAGE) WILL BE A WOOD FRAMED SLAB-ON-GRADE, SINGLE STORY STRUCTURE WITH A BOARD-AND-BATTEN SIDING ALONG WITH WOOD TRIM AT BUILDING CORNERS, EAVES AND WINDOW/DOOR TRIM. THERE WILL BE A MIXED EXTERIOR FINISH OF SMOOTH STUCCO AND BOARD-AND BATTEN SIDING. EXTERIOR DOORS AND WINDOWS WILL BE IN THE CRAFTSMAN STYLE, SOME WITH A CRAFTSMAN "EYEBROW" OVER THE OPENING. THE ROOF STRUCTURE WILL BE SCISSOR TRUSSES TO ALLOW FOR INTERIOR VAULTED CEILINGS IN THE MAIN LIVING AREAS OF THE UNITS. NATURAL LIGHT WILL BE BROUGHT INTO THE INTERIOR SPACE THROUGH DORMER STRUCTURES (LOFT STYLE WINDOWS), THE ROOF FINISH WILL BE ASPHALT SHINGLES


SITE DESIGN WILL CONFORM TO THE CURRENT CITY OF CHANDLER ZONING CODES AND WILL INCORPORATE A SHARED OPEN SPACE FOR THE RESIDENCES. EACH UNIT WILL ALSO HAVE A PRIVATE OUTDOOR SPACE

LANDSCAPE WILL BE PRIMARILY XERISCAPE WITH SOME TURF IN THE SHARED OPEN AREA AND PRIVATE YARDS





**CHANDLER FIRE DEPARTMENT**  
 GENERAL NOTES TO THE CONTRACTOR



All buildings shall be provided with an approved automatic fire sprinkler system installed in accordance with Fire Code, NFPA 13, and City of Chandler Fire Code amendments.

Residential (multi-family) - all private shared domestic and residential fire line mains shall have a reduced pressure backflow installed per COC Detail C-315.

Fire protection systems shall be installed or modified by a contractor licensed to perform such work by the State of Arizona, and who also holds a current valid permit from the Chandler Fire Department to conduct such work within the City of Chandler.

Fire Department Connections (FDC's) for Fire Code, Building Code and NFPA 13 fire sprinkler systems shall be 2 and 1/2" female swivels with National Standard Threads. FDC's shall be located at the primary entrances to the site. **NO FDC shall be located on the buildings (except as approved by the Fire Marshal).** Fire Hydrant and FDC shall be on the same side of the drive entrance to prevent access obstruction.

FDC's for NFPA 13R sprinkler systems shall be single female swivels with 1 and 1/2" National Standard Threads.

All Fire Department Hose connections and Standpipe hose connections for Fire Department use shall be 2 and 1/2" National Standard Threads. **No hose shall be attached to the Fire Department Hose Stations.**

Automatic sprinkler systems shall be supervised by an approved central, proprietary or remote signal station service; or an audible signal shall sound at a constantly attended location when the number of sprinkler heads is 20 in all other occupancies.

**Fire Department vehicle access roadways shall be provided and maintained throughout construction.** Temporary access roads shall be a minimum 20' clear width with 6" compacted AB or gravel. No trenching across Fire Access roads. Required water fire flow shall be provided and maintained throughout construction **Prior to any combustibles being brought on site, all hydrants shall be approved and functional.** Permanent fire vehicle access roadways shall be 20' clear width, all weather surface. **If hydrants are placed on access road width shall be 26' clear width, all weather surface.**

One set of stamped, approved drawings shall be maintained on-site and made available to City Inspectors on demand.

The contractor shall provide the City Inspector with copy of the "Contractor's Material and Test Certificate For Aboveground Piping" in accordance with NFPA 13; and the "Contractors Material & Test Certificate for Underground Piping" in accordance with NFPA 24; and the "Certificate of Compliance" for fire alarm systems in accordance with NFPA 72, upon successful completion of the system test and prior to City acceptance of the system.

**Tenant Improvement Projects**  
 Any modifications to existing systems shall be submitted for plan review to the Transportation and Development Department. Plans shall be reviewed, approved, permit issued and on site prior to work beginning.

HEADS	SPRINKLER SYSTEM TEST REQUIRED
9 or <	A visual inspection only is required
10 - 19	50 psi above normal static pressure for 15 minutes
20 or >	50 psi above normal static pressure for 2 hours
All new systems	Per NFPA 13

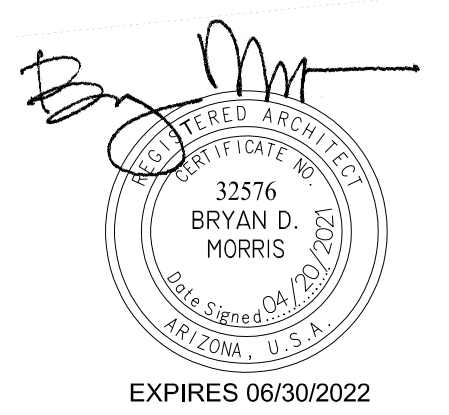
Fire flow calculation area shall be in accordance with Appendix B of the Fire Code, reductions and modification require approval of the Fire Marshal.

## Project Data

- ADDRESS: 337 N. COLORADO STREET, CHANDLER, ARIZONA 85225
- PARCEL NO. 302-62-113, M.C.R. 534
- LOT 39, CHANDLER SUBDIVISION, SILK STOCKING HISTORIC DISTRICT
- ZONING: MF-2
- CLIMATE ZONE 2
- TOTAL LOT AREA: 150' x 50' = 7,500 S.F.
- BUILDING SETBACKS
  - FRONT YARD SETBACK: 20'-0"
  - REAR YARD SETBACK: 10'-0"
  - SIDE YARD SETBACK: 10'-0" / 5'-0"
- MAX. ALLOWED LOT COVERAGE: 45%, PER CITY OF CHANDLER ZONING
- BUILDING SCHEDULE OF AREAS:
  - TRIPLEX: GROSS 2,726 S.F.
  - 3-BAY GARAGE: 678 GROSS S.F.
  - TOTAL BUILDINGS ON SAME LOT: 3,404 GROSS S.F.
- LOT COVERAGE: 3,404 S.F. / 7,500 S.F. = 45% LOT COVERAGE
- CONSTRUCTION TYPE: TYPE V-B
- R-2 OCCUPANCY, MULTI-FAMILY
- ALLOWABLE BUILDING HEIGHT (TABLE 504.3): 40 FT. AND TWO STORIES
  - PROPOSED: 1-STORY, 20'-0" AT HIGHEST RIDGE LINE
- ALLOWABLE AREA (TABLE 506.2): 7,000 S.F.
  - PROPOSED: 3,404 S.F., FULLY SPRINKLERED
- TENANT EXTERIOR COMMON OPEN AREA IS SIZED AT 150 S.F. PER BEDROOM
  - (6) BEDROOMS @ 150 S.F. EA. = 900 S.F. OF SHARED OPEN AREA REQUIRED
  - SHARED AREA REQUIRED TO BE MIN. 20'-0" WIDE. PROPOSED AREA IS +/- 18'-0" x 50'-0" WIDE
  - MIN. 12'-0" DIAMETER EXTERIOR PRIVATE OPEN AREA REQUIRED AND PROVIDED AT EACH UNIT
- GROUP R-2 OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH IBC SECTION 903.2.6 AND IN COMPLIANCE WITH NFPA 13
- GROUP R-2 OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH A SINGLE OR MULTI-STATION FIRE ALARM SYSTEM AND SMOKE ALARM SYSTEM IN ACCORDANCE WITH IBC 907.2.9 & 907.2.10
- THIS SITE IS WITHIN THE DENVER BASIN THEREFORE NO ON-SITE RETENTION IS REQUIRED. ALL RUNOFF FROM THE PROPERTY MUST DRAIN TO COLORADO STREET. SEE CIVIL DRAWINGS
- THE SITE HAS AN EXISTING 3/4" WATER METER. THIS METER WILL BE UPSIZED AND A NEW LARGER SERVICE LINE WILL BE REQUIRED FROM THE 6" PUBLIC WATER MAIN WITHIN THE ALLEY TO SUPPLY POTABLE AND FIRE SPRINKLER NEEDS FOR EACH OF THE THREE UNITS. A BACKFLOW WILL BE PROVIDED PER CITY STANDARDS. SEE PLUMBING DRAWINGS

## Deferred Submittals

- FIRE SPRINKLER DESIGN AND CALCULATIONS
- FIRE ALARM DESIGN
- TRUSS DESIGN AND CALCULATIONS



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**MULTI-FAMILY TRIPLEX**  
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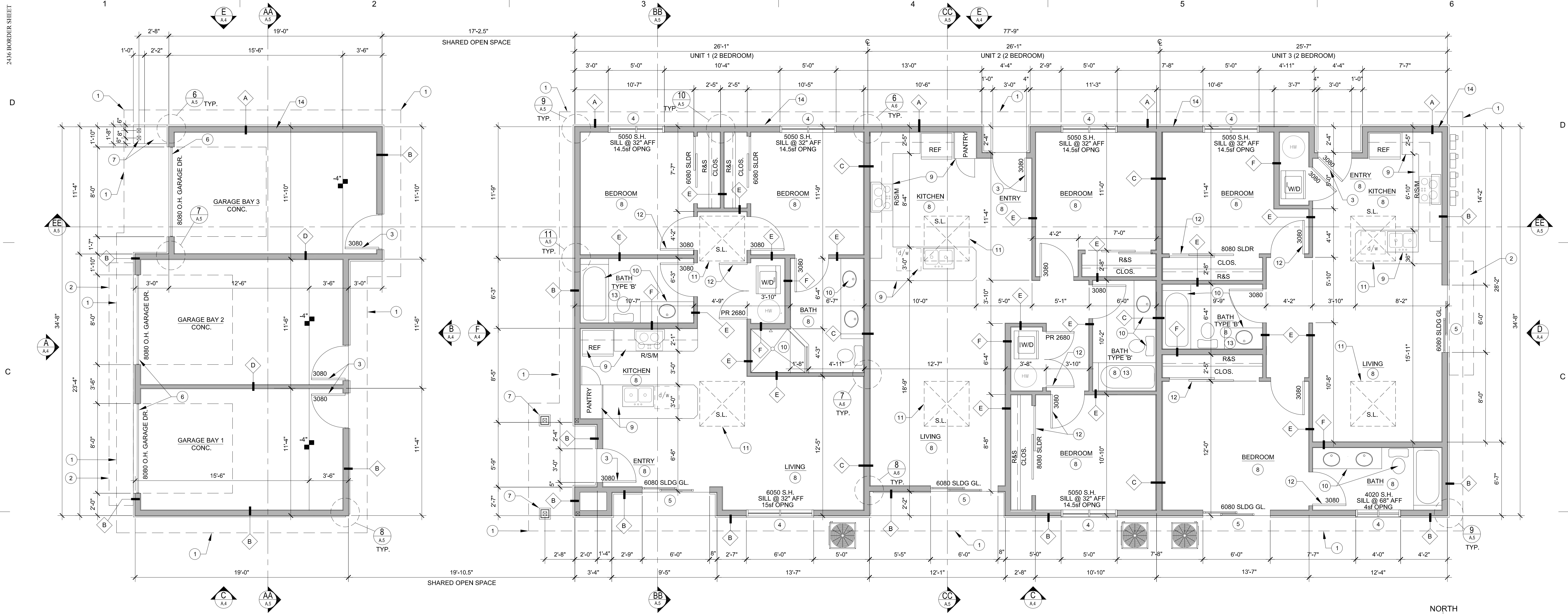
**COVER SHEET**  
**PROJECT INFORMATION**  
 04/20/2021

REV. NO.	REV. DESCRIPTION	REV. DATE
0	ISSUE FOR CITY REVIEW	04/20/2021
1		
2		
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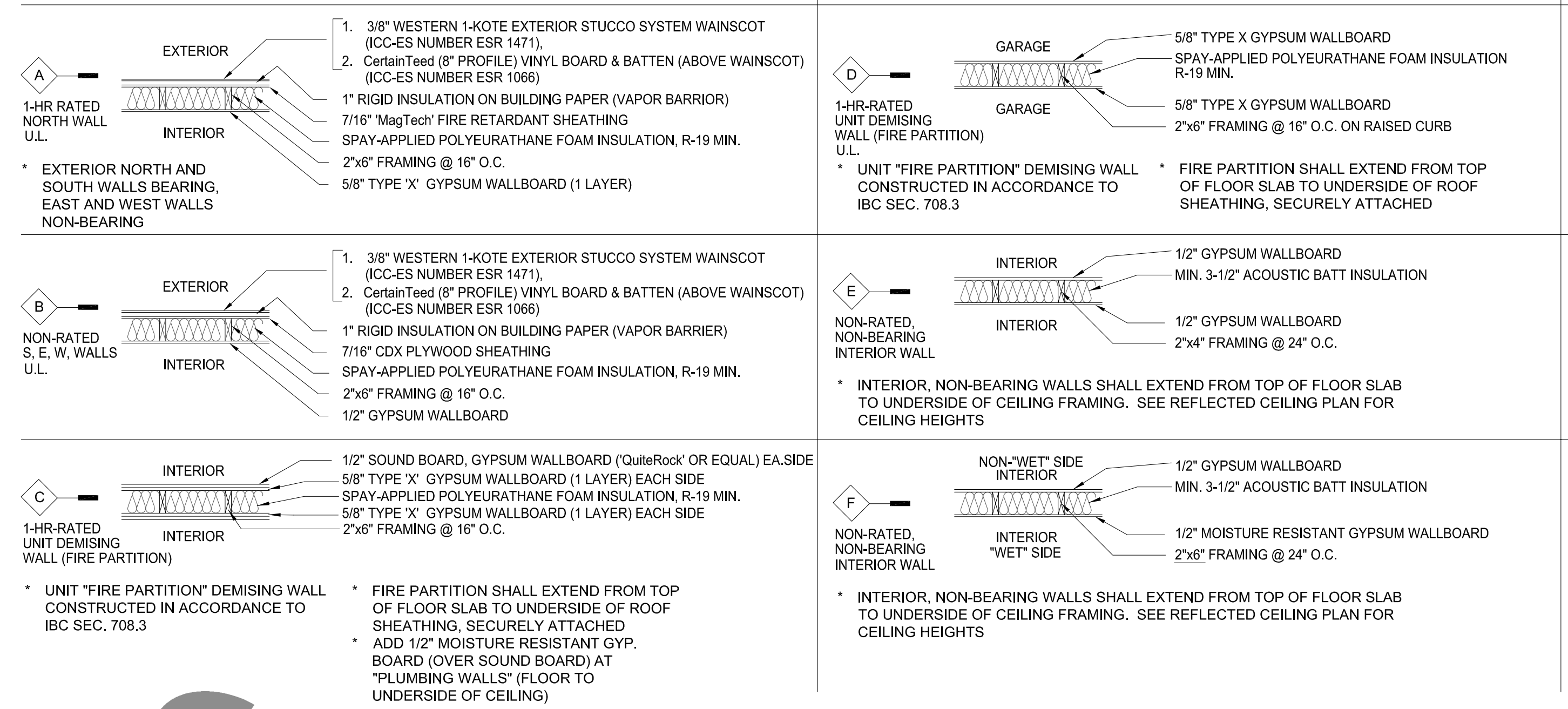
DRAWN BY: BDM  
 CHECKED BY: BDM  
 PROJECT NO.: 20007  
 INITIAL ISSUE DATE: 04/20/2021  
 FILE NAME:  
 SCALE: AS NOTED

SHEET NO. **G.0**

2436 BORDER SHEET



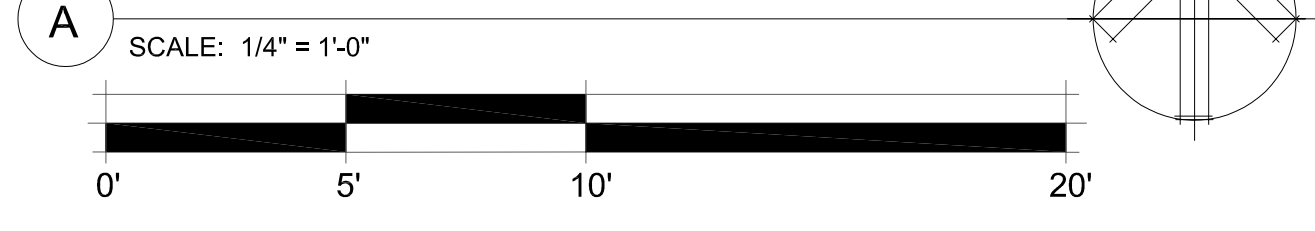
**WALL TYPES LEGEND:**



**KEYED NOTES**

- \*SEE SHEET 6.1 AND 6.2 FOR MATERIAL NOTES AND SPECIFICATIONS
- DASHED LINE DENOTES ROOF OVERHANG
  - CRAFTSMAN STYLE ROOF "EYEBROW" OVER OPENINGS AND GARAGE AND EAST TRIPLEX
  - 3' X 8' CRAFTSMAN STYLE FIBERGLASS ENTRY DOOR (PELLA OR EQUAL) WITH EXTERIOR AND INTERIOR FRAME AND TRIM. ENTRY HARDWARE AS SELECTED BY OWNER. INSTALL PER MANUFACTURING INSTRUCTIONS. MIN. U-FACTOR = 0.15, SHGC = .001 (NO TOP LITE AT GARAGE REAR DOORS)
  - PELLA "IMPERVIA" (OR EQUAL) FIBERGLASS, SINGLE HUNG CRAFTSMAN STYLE WINDOWS (CASEMENT WINDOW AT DORMER), DUAL PANE INSULATED GLAZING WITH INTEGRAL HARDWARE AND SCREENS. STC RATING 26-32 DEPENDING ON GLASS THICKNESS
  - PELLA (OR EQUAL) "LIFESTYLE" SERIES SLIDING PATIO DOOR, DUAL PANE INSULATED GLAZING WITH INTEGRAL HARDWARE AND SCREENS. U-FACTOR=0.30, SHGC=0.28
  - CLOPAY "BRIDGEPORT" CRAFTSMAN STYLE STEEL, INSULATED GARAGE DOOR (OR EQUAL)
  - PAINTED, EXPOSED WOOD COLUMN ON 2x FRAMED BASE WITH STUCCO FINISH AND PAINTED WOOD TRIM BASE CAP.
  - INTERIOR FLOOR FINISH AS SELECTED BY OWNER. PREP CONCRETE TO RECEIVE NEW FLOORING MATERIAL
  - MILLWORK, HARDWARE, COUNTER TOPS, AND APPLIANCES AS SELECTED BY OWNER
  - BATHROOM FIXTURES, CABINET, COUNTERTOP AS SELECTED BY OWNER
  - SKYLIGHT/DORMER ABOVE
  - ALL INTERIOR DOORS TO BE 1-3/4" HOLLOW CORE WOOD DOORS, SELECTED BY OWNER WITH HARDWARE, FRAME AND TRIM
  - SEE DETAIL 4/A.7 FOR TYPE 'B' BATHROOM CLEARANCES. BATHROOMS LABELED AS TYPE 'B' SHALL BE MADE ADAPTABLE TO ALLOW FUTURE CONVERSION TO AN ACCESSIBLE BATHROOM
  - NORTH WALL OF TRIPLEX AND GARAGE STRUCTURE TO BE 1-HR FIRE RATED BASED ON THE SEPARATION DISTANCE TO PROPERTY LINE (INCLUDING OPENINGS) PER IBC TABLE 602, R-2 OCCUPANCY 5 FT. OR LESS

**FLOOR PLAN**



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SHEET NO. **A.1**

