

PROJECT INFORMATION

Project Name:	11th St. Fourplex
Project Address:	8918 N. 11th Street Phoenix, Arizona 85020
Parcel:	160-02-068
Parcel Area:	7,185.45 sf (.165 acres)
Zoning:	R-4 (Multi-Family Residence)
Owner:	North Eleventh LLC Tate Berger/Jessica Hopper 529 W. Las Palmaritas Dr. Phoenix, Arizona 85021 (605) 641-2119 Tateberger10@gmail.com jhopper1122@gmail.com
Architect:	Hamilton Architecture, PLLC Rick Hamilton 2020 North Central Avenue, Suite P150, Phoenix, Arizona 85004 (605) 617-9206 rick@hamiltecture.com

Project Description:

New four-unit apartment complex to be located on a 7,185 sf lot on the west side of N. 11th St. between E. Dunlap Ave. and E. Townley Ave. The four-unit apartment complex includes two 3-bedroom units and two 2-bedroom units.

The proposed four-unit apartment complex will be a two-story, 3,716 gsf, VB construction, sprinklered, occupancy type (R-2) Residential, 25'-5" tall building.

The exterior walls shall be wood stud framed bearing walls supported on cast-in-place concrete shallow foundation with a slab-on-grade concrete floor slab. The second floor shall have a wood-deck subfloor supported by wood joist framing. The roof shall be a wood sheathing deck on pitched wood joist framing. Interior walls shall be wood framed.

The exterior doors and windows shall be composite with low-e glazing. Interior doors shall be hollow wood.

DEFERRED SUBMITTALS

Automatic Fire Sprinkler Systems
Fire Alarm and Smoke Alarm Systems
Wood I-joists

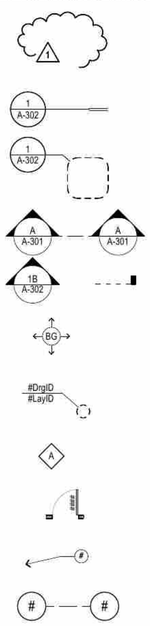
Per 2018 IBC Section 107.3.4:
Hamilton architecture, pllc, the registered design professional in charge, shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Per 2018 IBC Section 106.3.4.1:
Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge, who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building.

ABBREVIATIONS

AB	Anchor Bolt	ID	Inside Diameter
ABC	Aggregate Base Course	INT.	Interior
A/C	Air Conditioning/Conditioner	LAV	Lavatory
ACT	Acoustical Ceiling Tile	MAS.	Masonry
AFF	Above Finish Floor	MECH.	Mechanical
ALT.	Alternate	MFR.	Manufacturer
ALUM	Aluminum	MO	Masonry Opening
BRG.	Bearing	MTL.	Metal
BUR	Built up roof	NIC	Not in Contract
BM	Beam	NTS	Not to Scale
CI	Cast Iron	OC	On Center
CJ	Control Joint	OD	Outside Diameter
CL	Center Line	OPP.	Opposite
CLG	Ceiling	ORD	Overflow Roof Drain
CMU	Concrete Masonry Unit	PL	Property Line
CO	Clean Out	PLAST. LAM	Plastic Laminate
COL.	Column	PLMB	Plumbing
CONC.	Concrete	PLYWD.	Plywood
CONT.	Continuous	RD	Roof Drain
CPT.	Carpet	RO	Rough Opening
CT	Ceramic Tile	SHT.	Sheet
DF	Drinking Fountain	SIM.	Similar
DIA	Diameter	SPEC.	Specification
DIM.	Dimension	SQ	Square
DWGS.	Drawings	STD.	Standard
DS	Down Spout	STRL	Structural
EDF	Electric Drinking Fountain	S/S	Stainless Steel
ELEC	Electrical	SS	Sanitary Sewer
EJ	Expansion Joint	SUSP.	Suspended
EQ.	Equal	T & G	Tongue and Groove
(E) EXIST.	Existing	TEMP.	Tempered
EXT.	Exterior	TOJ	Top of Joist
FBO	Furnished By Owner	TOB	Top of Beam
FD	Floor Drain	TOC	Top of Curb/Conc.
FDC	Fire Dept. Connection	TOM	Top of Masonry
FEC	Fire Extinguisher & Cabinet	TOP	Top of Plate
FF	Finish Floor	TOS	Top of Steel
FG	Finish Grade	TOW	Top of Wall
FIN.	Finish	TYP.	Typical
FLR.	Floor	UG	Underground
GA.	Gauge	UNO	Unless Noted Otherwise
GAL.	Galvanized	VCT	Vinyl Composition Tile
GLB	Glued Laminated Beam	VERT.	Vertical
GWB	Gypsum Wall Board	WC	Water Closet
HB	Hose Bibb	WD	Wood
HM	Hollow Metal	WH	Water Heater
HOROZ.	Horizontal	WWF	Welded Wire Fabric

TYPICAL SYMBOLS LEGEND



REVISION

DETAIL AND REFERENCE BUBBLES

SECTION MARKERS

WALL FINISH

WALL TYPE

WINDOW TYPE

DOOR NUMBER

KEYNOTE

GRID LINE

GENERAL NOTES

A. Do not scale drawings.
B. Typical details may not necessarily be cut on plans, but apply unless noted otherwise.
C. All work and materials shall be regarded as new unless specifically indicated as "existing" or "(e)" on the drawings and/or within the specifications.
D. Contractor shall coordinate all trades and methods of construction as required for completion of the project with the intent of these documents.
E. All materials and unfinished surfaces exposed to view shall be painted unless factory pre-finished, noted otherwise, or directed by the Architect.
F. No utilities, plumbing, piping, conduit, etc. shall be exposed without the written approval of the Architect.
G. Should dimensions be missing or conflicting, notify Architect prior to proceeding with related work.
H. Contractor shall verify locations of utilities prior to excavating, trenching, etc. and shall repair or replace utilities damaged as a result of construction.
I. Contractor shall be responsible for all temporary shoring and bracing required during construction.
J. Security and safety are the contractor's responsibility. Site shall be completely fenced and secured during construction.
K. No asbestos shall be used or incorporated into the project in any form.
L. Separate dissimilar metals as they occur and/or per manufacturer's recommendations.
M. Apply sealant at intersections of all dissimilar materials.

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EL-101 XXX
EP-101 XXX
E-501 XXX
E-601 XXX
E-602 XXX
E-603 XXX

CONSULTANT INFO

CIVIL ENGINEER
<PROJECT CONSULTANT INFO>
XXX
XXX
XXX
XXX
XXX

LANDSCAPE ARCHITECT
CAMPBELL COLLABORATIVE
Donald Campbell, PLA
111 E. Dunlap Ave., Suite 1-278
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SITE DESIGN ARCHITECT
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STRUCTURAL ENGINEER
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MECHANICAL AND PLUMBING ENGINEER
INGENIUM DESIGN
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ELECTRICAL ENGINEER
<PROJECT CONSULTANT INFO>
XXX
XXX
XXX
XXX
XXX

VICINITY MAP



APPROVAL STAMPS

Hamilton Architecture

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Suite P150,
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(602) 617-9206

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529 W. Las Palmaritas Dr.
Phoenix, Arizona 85021
(605) 641-2119 **t**

REGISTERED ARCHITECT — CERTIFICATE NO. — NOT FOR CONSTRUCTION — STATE OF ARIZONA, U.S.A.

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PROJECT NUMBER
2210

DATE OF ISSUE
10/22/24

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PROJECT PHASE
Construction Documents

PROJECT TEAM DRAWN BY
ZTK

SHEET CONTENTS
Title Sheet

SHEET NO.
G-001

GENERAL NOTES

A. All signage shall comply with ICC/ANSI A117.1-2009, 2010 ADA Standards, the Arizonans with Disabilities Act, and applicable AHJ Amendments.

B. Fire protection and utility equipment identification signs shall comply with local requirements.

C. Per IBC section 1008.2.3-Exit discharge, illumination shall be provided along the path of travel for the exit discharge from each exit to the public way. Emergency illumination shall be provided at exterior landings.

D. Per IBC table 1017.2-Exit Access Travel Distance in an R occupancy equipped throughout with an automatic sprinkler system shall have an allowable maximum travel distance of 250'. The current maximum exit access travel distance provided is 81' 8" '.

E. Per IBC section 420.2-Separation Occupancies, walls separating dwelling units in the same building shall be constructed as fire partitions per section 708.

F. Per IBC section 420.4-Automatic Sprinkler System, group R occupancies shall be equipped throughout with an automatic sprinkler system.

G. Per IBC section 420.5-Fire Alarm Systems and Smoke Alarms, fire alarm systems and smoke alarms shall be provided in Group R-2 occupancies. Single or multiple station smoke alarms shall be provided in R-2 occupancies.

H. Per IBC section 718.2-Fireblocking, in combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and roof or attic space. Fireblocking shall be installed in concealed wall spaces, connections between horizontal and vertical spaces, stairways, ceiling and floor openings, factory-built chimneys and fireplaces, exterior wall coverings, and concealed sleeper spaces.

I. Per IBC section 708.6-Openings, openings in fire partitions shall comply with section 716. Per IBC section 708.7-Penetrations, penetrations in fire partitions shall comply with section 714.

J. Per IBC table 716.1(2)-Opening Fire Protection Assemblies, Ratings and Markings, 1-hr rated exterior walls require a 45 min. fire rated door/frame assembly. Per IBC table 716.1(3)-Fire Window Assembly Fire Protection Ratings, 1-hr rated exterior walls require a 45 min. fire rated assembly.

K. Per IBC section 906, in Group R-2 occupancies, portable fire extinguishers shall be installed per the IFC and local AHJ.

L. Per IBC section 915-Carbon Monoxide Detection, R occupancies require carbon monoxide detectors in the immediate vicinity of bedrooms when fuel burning appliances/fireplaces/forced-air furnaces, or private garages are located inside the building.

M. Per IBC table 1006.2.1-Spaces with One Exit or Exit Access Doorway, the maximum occupant load for a space with one exit is 20 and the maximum common path of egress travel distance is 125'. The current maximum common path of travel distance provided is 78' - 9" '.

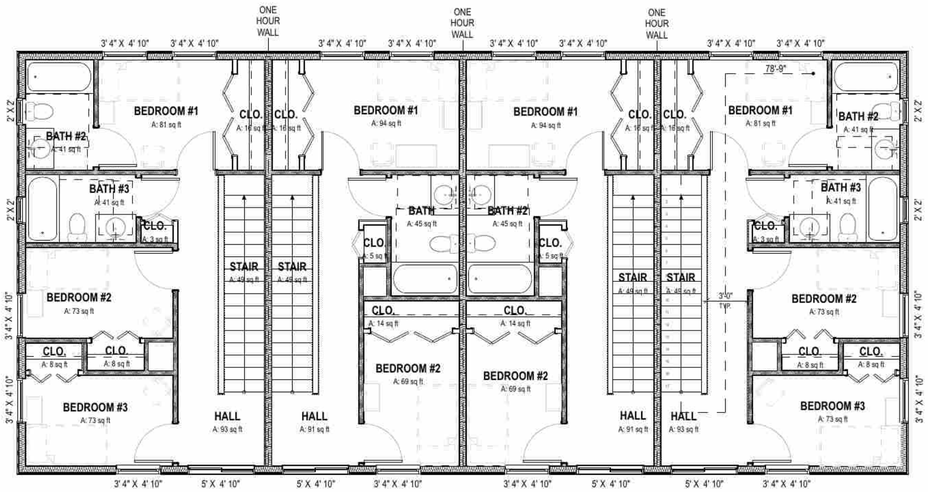
N. Per IBC section 1011.2-Width and Capacity (exception 1), stairways serving an occupant load of less than 50 shall have a width of not less than 36".

O. Per IBC table 1020.2-Minimum Corridor Width, corridors within a dwelling unit shall have a minimum width of 36".

Envelope Compliance Requirements

Climate Zone: 2B (A=Moist, B=Dry, C=Marine)
Warm-Humid Region: No

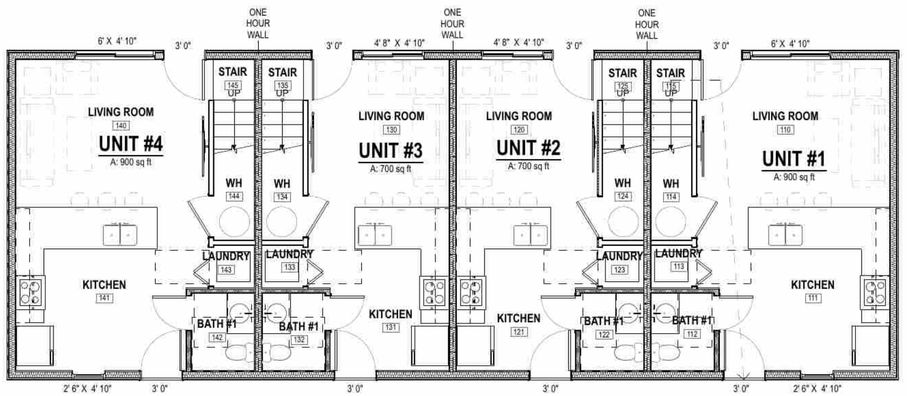
Roof:	Required	Provided
Insulation entirely above deck	R-25ci	NA
Metal building w/R-5 thermal blocks	R-19+R-11ls	NA
Attic and other	R-38	R-38
Walls - Above Grade:		
Mass	R-7.6ci	NA
Metal building	R-13+R-13ci	NA
Metal framed	R-13+R-7.5ci	NA
Wood framed and other	R-13+R-3.8ci (or R-20)	R-20+R-3.8ci
Walls - Below Grade:		
Below grade wall	NR	NR
Floors:		
Mass	R-8.3ci	NA
Joist/framing (steel/wood)	R-30	R-30
Slab-on-grade:		
Unheated slabs	NR	NA
Heated slabs	R-7.5 for 12" below+R-5 full slab	NA
Opaque Doors		
Nonswinging	R-4.75	R-4.75



SECOND FLOOR CODE PLAN

SCALE: 3/16" = 1'-0"
0 4' 8' 12'

NORTH



FIRST FLOOR CODE PLAN

SCALE: 3/16" = 1'-0"
0 4' 8' 12'

NORTH

PROJECT DATA

Governing Codes and Agencies:
- 2018 International Building Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2018 International Fire Code
- 2018 International Energy Conservation Code
- 2018 International Fuel Gas Code
- 2017 National Electrical Code NFPA-70
- A117.1-2009 Accessibility Code
- 2010 ADA Standards for Accessible Design
- 2018 Phoenix Building Construction Code- Administrative Provisions

ZONING REQUIREMENTS

Site Zoning: R-4 Multi-Family Residential

BUILDING CODE DATA

Occupancy Classification: Residential Group - R-2 *Section 310.3*

Type of Construction: Type VB *Section 602.5*

Sprinklered: Yes (per NFPA 13R) *Section 903.3.1.2*

Allowable Floor Area (R-2/S13R/VB): 7,000 sq. ft. *Section 506.2*

Proposed Floor Area:

First Floor	1,626 sq.ft.
Second Floor	2,090 sq.ft.
Gross Building Area	3,716 sq.ft.

Building Height (R/S13R/VB): *Table 504.3*

Maximum Allowed	60'
Provided	25'-5"

Building Stories (R-2/S13R/VB): *Table 504.4*

Maximum Stories Allowed	3
Provided	2

Fire Resistive Requirements for Building Elements: *Table 601*

Required		Provided	
Bearing Walls		Bearing Walls	
Interior	0-hr	Interior	0-hr
Exterior	0-hr	Exterior	Varies (See Code Plan)
Nonbearing Walls		Nonbearing Walls	
Interior	0-hr	Interior	0-hr
Exterior	0-hr	Exterior	0-hr
Structural Frame	0-hr	Structural Frame	0-hr
Shaft Enclosures	0-hr	Shaft Enclosures	0-hr
Floor and floor-ceilings	0-hr	Floor and floor-ceilings	0-hr
Roof and roof-ceilings	0-hr	Roof and roof-ceilings	0-hr
Stairway construction	0-hr	Stairway construction	0-hr

Fire-Resistance Rating Requirement for Exterior Walls Based on Fire Separation Distance (R/VB): *Table 602*

X < 5	1-hr
5 ≤ X < 10	1-hr
10 ≤ X < 30	0-hr
X ≥ X 30	0-hr

Exterior Wall/Opening Protection Based on Location on Property (UP/S): *Table 705.8*

0 feet to less than 3 feet	Not Permitted
3 feet to less than 5 feet	15%
5 feet to less than 10 feet	25%
10 feet to less than 15 feet	45%
15 feet to less than 20 feet	75%
20 feet to less than 25 feet	No Limit
25 feet to less than 30 feet	No Limit
30 feet or greater	No Limit

* Proposed building meets the requirements of Table 705.8

Occupancy Load and Means of Egress: *Table 1004.5*

Use	Area	Occupant Load Factor	Occupants
Provided			
Unit #1	1,046 sq.ft.	200 sq.ft./person	6
Unit #2	812 sq.ft.	200 sq.ft./person	5
Unit #3	812 sq.ft.	200 sq.ft./person	5
Unit #4	1,046 sq.ft.	200 sq.ft./person	6
Net Total	3,716 sq.ft.		**22**

Plumbing Fixture Requirements: *Chapter 29*

Occupant Load Factor* 4 units (22 occupants)

	Fixtures Required	Fixtures Provided
Water Closets	1 per dwelling unit	2 per dwelling unit
Lavatories	1 per dwelling unit	2 per dwelling unit
Bathtubs/Showers	1 per dwelling unit	1 per dwelling unit
Drinking Fountains	N/A	0
Sevice Sink	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per dwelling unit

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PROJECT PHASE
Construction Documents

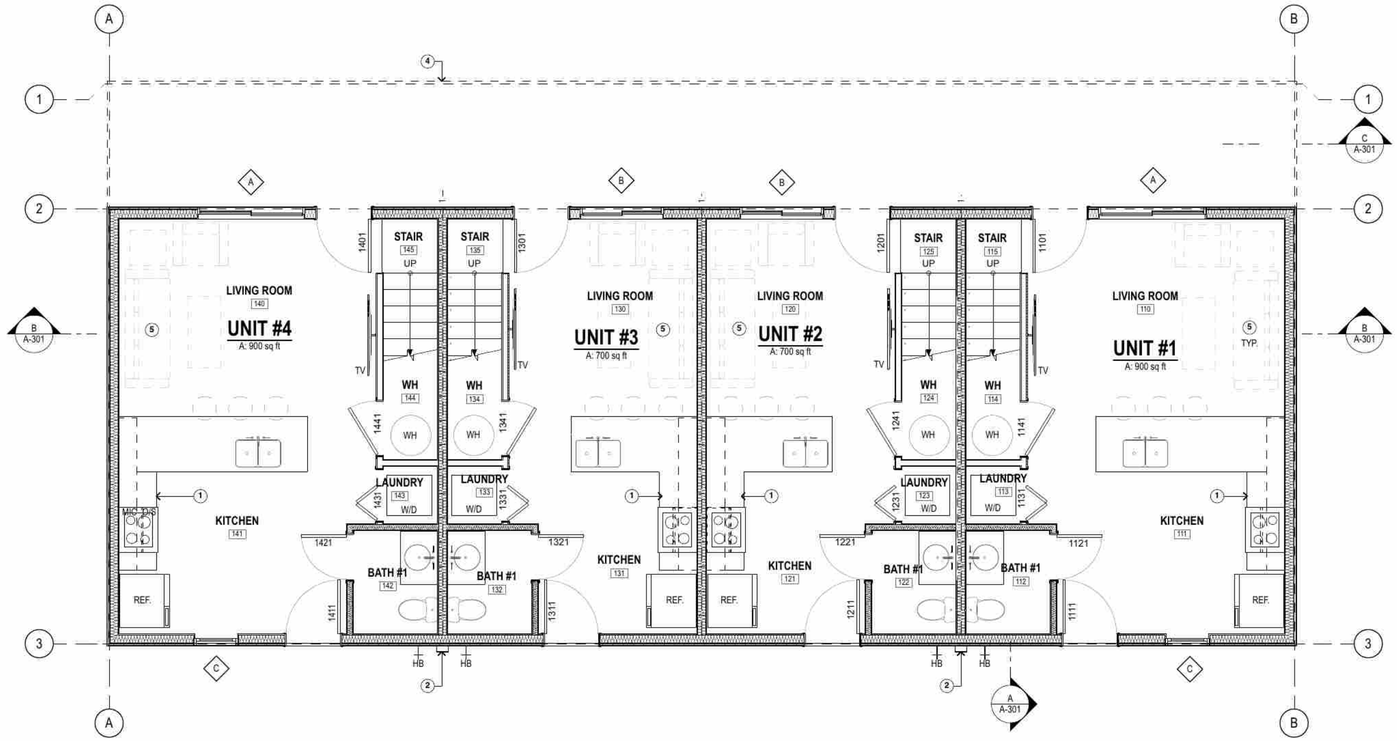
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SHEET CONTENTS
Code Information and Plans

SHEET NO.
G-002

FLOOR PLAN LEGEND

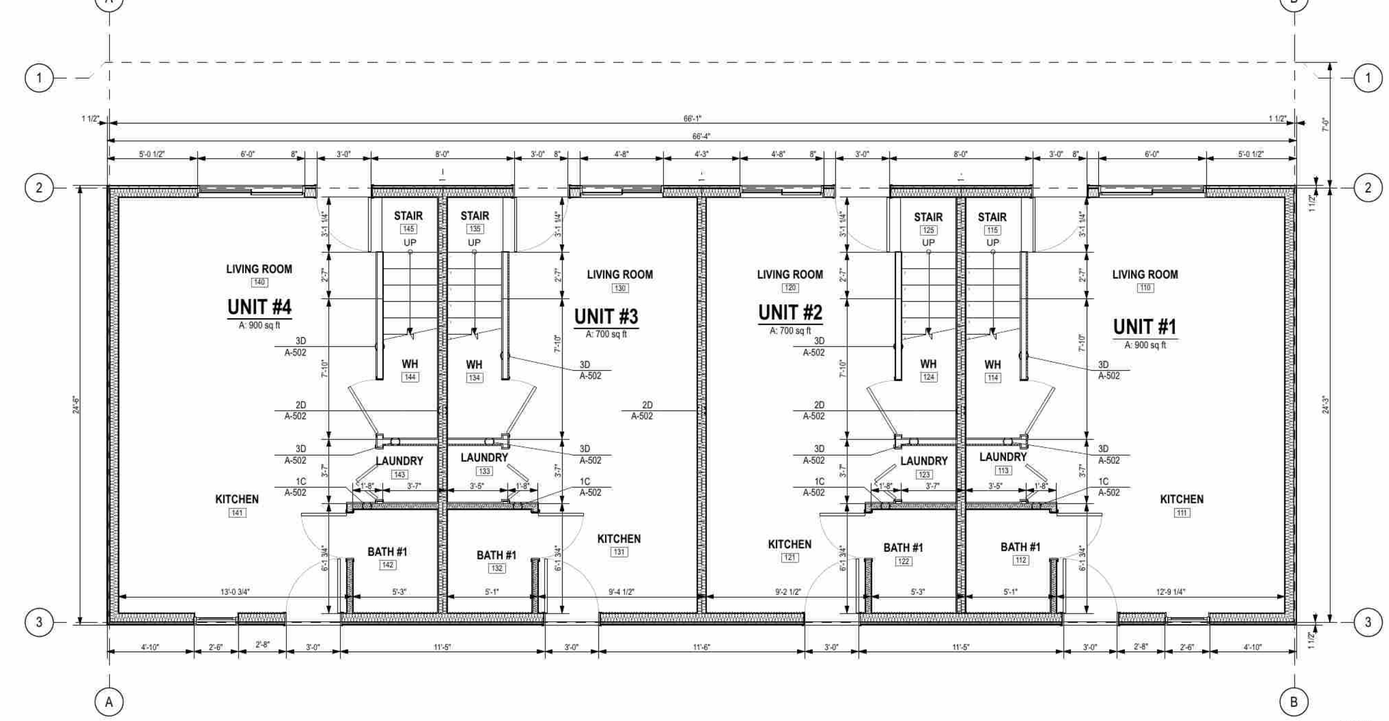
- 1 HOUR RATED WALL ASSEMBLY
- WATER HEATER
- SINK
- LAVATORY
- TOILET
- HOSE BIB
- ROOF ACCESS HATCH (ABOVE)
- OVEN/STOVE (BY OWNER)
- REFRIGERATOR (BY OWNER)
- MICROWAVE (BY OWNER)
- WASHER/DRYER (BY OWNER)
- WALL MOUNTED TELEVISION (BY OWNER)
- DOOR
- BIFOLD DOOR



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH



FIRST FLOOR DIMENSION PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

NORTH

FLOOR PLAN GENERAL NOTES:

A. Keynotes and legends are typical for all floor plan sheets, and may not apply to each sheet.

B. See enlarged floor plans and details for specific locations of plumbing fixtures.

C. Field verify all dimensions prior to fabrication of any cabinetry, frames, structural items etc.

D. Provide painted access panels in walls and ceilings at concealed items, such as valves, shock absorbers, controls, switches, etc., and any other items that may require access. It is the contractors responsibility to determine access panel locations.

E. All guardrails and handrails shall be fabricated and installed in accordance with all applicable codes, regulations, and A.H.J.

F. Seal all penetrations in fire rated assemblies as required by all applicable codes.

G. Verify and coordinate all requirements for owner furnished items, prior to performance of any work that is to accommodate and interface with such items.

H. All angles are increments of 45 degrees unless noted otherwise.

I. Extend wall insulation from floor line to meet roof insulation.

J. All exterior electrical panels, conduits, meters, etc. shall be painted to match adjacent wall finish.

K. Coordinate the installation of all millwork with electrical equipment.

L. Coordinate the location of fire sprinkler and fire sprinkler connection with AHJ and fire sprinkler connection.

M. Refer to sheet A-901 for casework information.

N. Refer to sheet A-402 for typical mounting heights.

FLOOR PLAN KEYNOTES:

1. Casework, see sheet A-901.
2. Roof scupper downspout terminating at grade.
3. Electrical equipment.
4. Soffit, header, or awning above.
5. Furniture (by owner), shown for reference only.

DIMENSION PLAN GENERAL NOTES:

A. Verify all dimensions in the field and notify the Architect of any discrepancies. Dimensions are to face of masonry and studs and centerline of columns unless noted otherwise. Dimensions are to edge of rough openings at windows and openings of doors at exterior walls.

B. Cement board shall be provided behind all wall tiles. Water resistant gypsum board shall be provided in all wet rooms and to 4' aff behind sinks.

C. Fire rated details provided on sheet 3B/A-502.

D. Field verify all dimensions prior to fabrication of any cabinetry, frames, structural items etc.

E. All interior partitions shall resist loads per IBC 1607.13. See structural drawings for construction and bracing requirements.

F. See enlarged floor plans and details for specific locations of plumbing fixtures.

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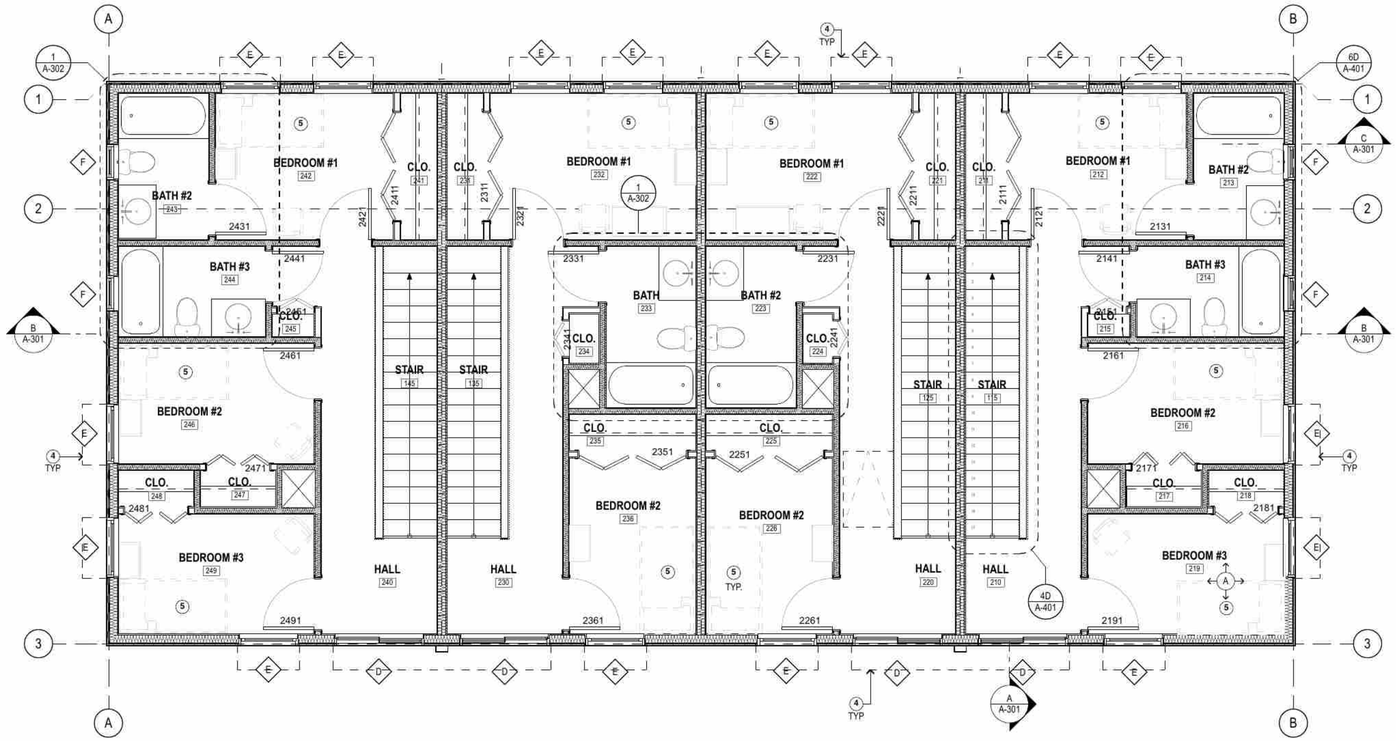
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SHEET CONTENTS
First Floor Plan and Dimension Plan

SHEET NO.
A-101

FLOOR PLAN LEGEND

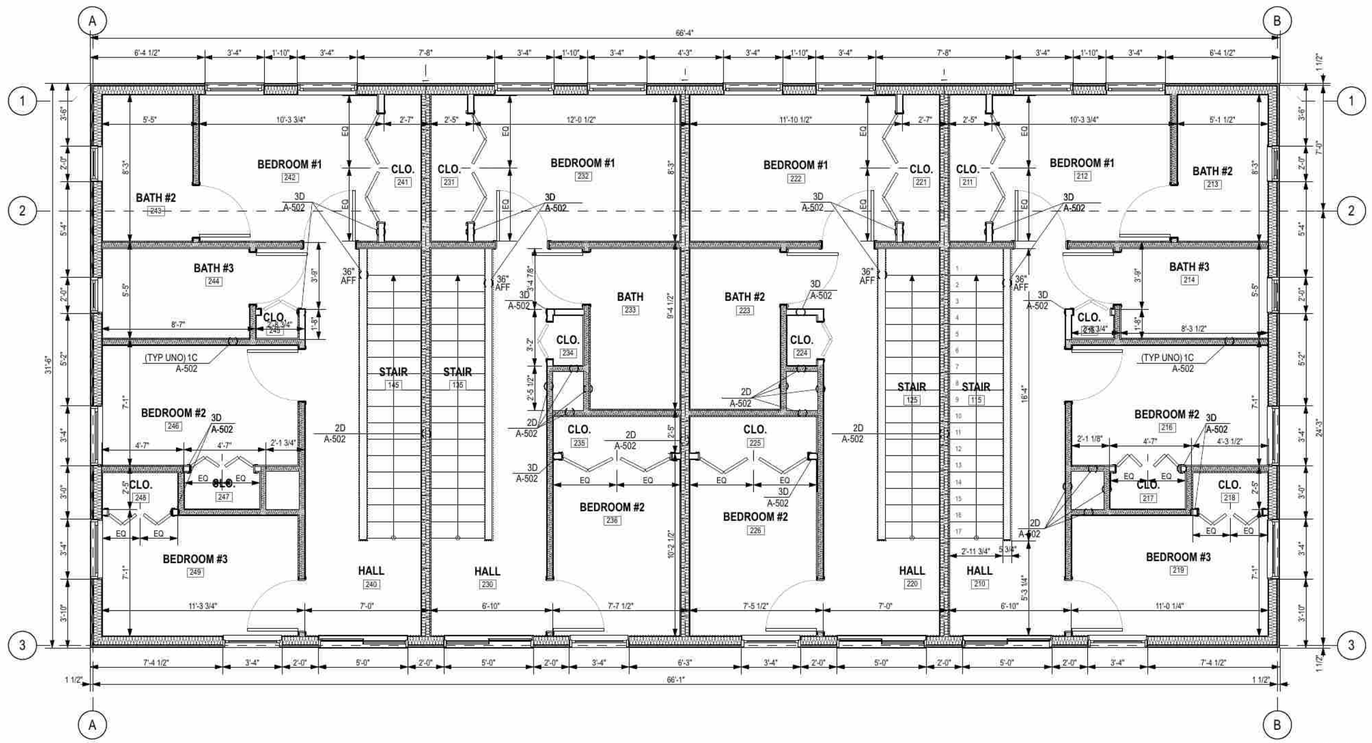
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- DOOR
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SECOND FLOOR DIMENSION PLAN

SCALE: 1/4" = 1'-0"

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A. Keynotes and legends are typical for all floor plan sheets, and may not apply to each sheet.

B. See enlarged floor plans and details for specific locations of plumbing fixtures.

C. Field verify all dimensions prior to fabrication of any cabinetry, frames, structural items etc.

D. Provide painted access panels in walls and ceilings at concealed items, such as valves, shock absorbers, controls, switches, etc., and any other items that may require access. It is the contractors responsibility to determine access panel locations.

E. All guardrails and handrails shall be fabricated and installed in accordance with all applicable codes, regulations, and A.H.J.

F. Seal all penetrations in fire rated assemblies as required by all applicable codes.

G. Verify and coordinate all requirements for owner furnished items, prior to performance of any work that is to accommodate and interface with such items.

H. All angles are increments of 45 degrees unless noted otherwise.

I. Extend wall insulation from floor line to meet roof insulation.

J. All exterior electrical panels, conduits, meters, etc. shall be painted to match adjacent wall finish.

K. Coordinate the installation of all millwork with electrical equipment.

L. Coordinate the location of fire sprinkler and fire sprinkler connection with AHJ and fire sprinkler connection.

M. Refer to sheet A-901 for casework information.

N. Refer to sheet A-402 for typical mounting heights.

FLOOR PLAN KEYNOTES:

1. Casework, see sheet A-901.
2. Roof scupper downspout terminating at grade.
3. Electrical equipment.
4. Soffit, header, or awning above.
5. Furniture (by owner), shown for reference only.

DIMENSION PLAN GENERAL NOTES:

A. Verify all dimensions in the field and notify the Architect of any discrepancies. Dimensions are to face of masonry and studs and centerline of columns unless noted otherwise. Dimensions are to edge of rough openings at windows and openings of doors at exterior walls.

B. Cement board shall be provided behind all wall tiles. Water resistant gypsum board shall be provided in all wet rooms and to 4' aff behind sinks.

C. Fire rated details provided on sheet 3B/A-502.

D. Field verify all dimensions prior to fabrication of any cabinetry, frames, structural items etc.

E. All interior partitions shall resist loads per IBC 1607.13. See structural drawings for construction and bracing requirements.

F. See enlarged floor plans and details for specific locations of plumbing fixtures.

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PROJECT NUMBER
2210

DATE OF ISSUE
10/22/24

REVISION NO. DATE

PROJECT PHASE
Construction Documents

PROJECT TEAM DRAWN BY
ZTK

SHEET CONTENTS
Second Floor Plan and Dimension Plan

SHEET NO.
A-102

REFLECTED CEILING PLAN LEGEND

GYPSUM BOARD CEILING, PAINTED

GYPSUM BOARD SOFFIT, PAINTED

PREFINISHED METAL SOFFIT

X'-X" AFF — CEILING HEIGHT INDICATOR

EXHAUST GRILL

SUPPLY AIR DIFFUSER

RETURN AIR GRILL

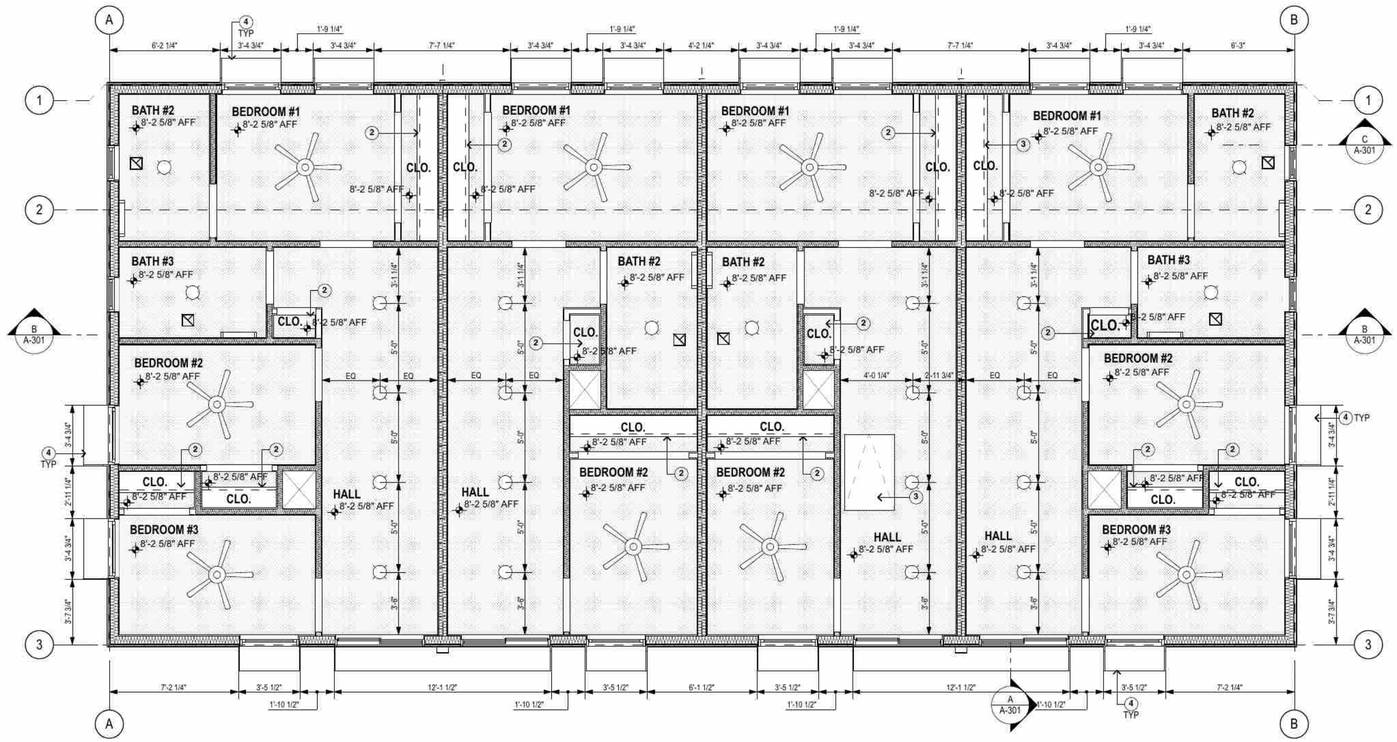
RECESSED ROUND LIGHT FIXTURE CEILING MOUNTED

PENDENT LIGHT

WALL SCONCE

EXTERIOR WALL SCONCE

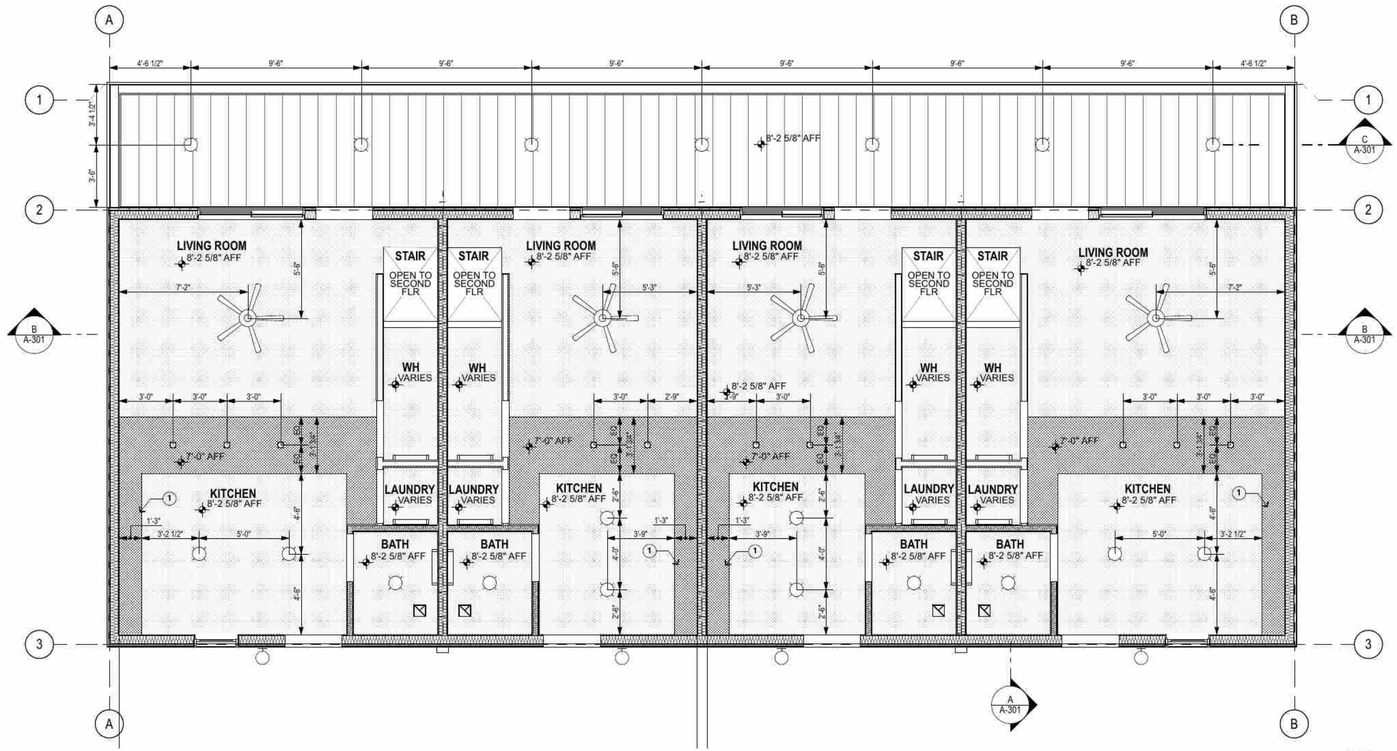
CEILING FAN



SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

NORTH



FIRST FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

NORTH

REFLECTED CEILING PLAN GENERAL NOTES:

A. Ceilings and other suspended items shall be attached to structure by fully embedded or "shear" connection; pull out connections are not acceptable.

B. All gypsum board ceilings shall be 5/8" type 'x' gypsum board.

C. Ceiling / soffit heights noted on reflected ceiling plans, are above finish floor.

D. All soffits over casework to extend 1" beyond face of casework.

E. Provide continuous sound batt insulation above all toilet room ceilings.

F. Fire sprinkler contractor shall reference all drawings and specifications for determining proper coverage and sprinkler head layout/design.

G. Reveal molding to be used at all intersections of different materials. All soffit reveals shall be a continuation of vertical wall reveals.

H. See mechanical and electrical drawings for specific trade information.

I. Gypsum board returns shall be provided at all exterior doors and windows.

J. Gypsum board ceilings shall be painted per finish plan.

REFLECTED CEILING PLAN KEYNOTES:

1. Upper cabinets, refer to interior elevations.
2. Wall mounted shelving, refer to interior elevations.
3. Roof access, refer to detail 4A/A-501 and 2C/A-501.
4. 1/2" thick steel plate window awnings.

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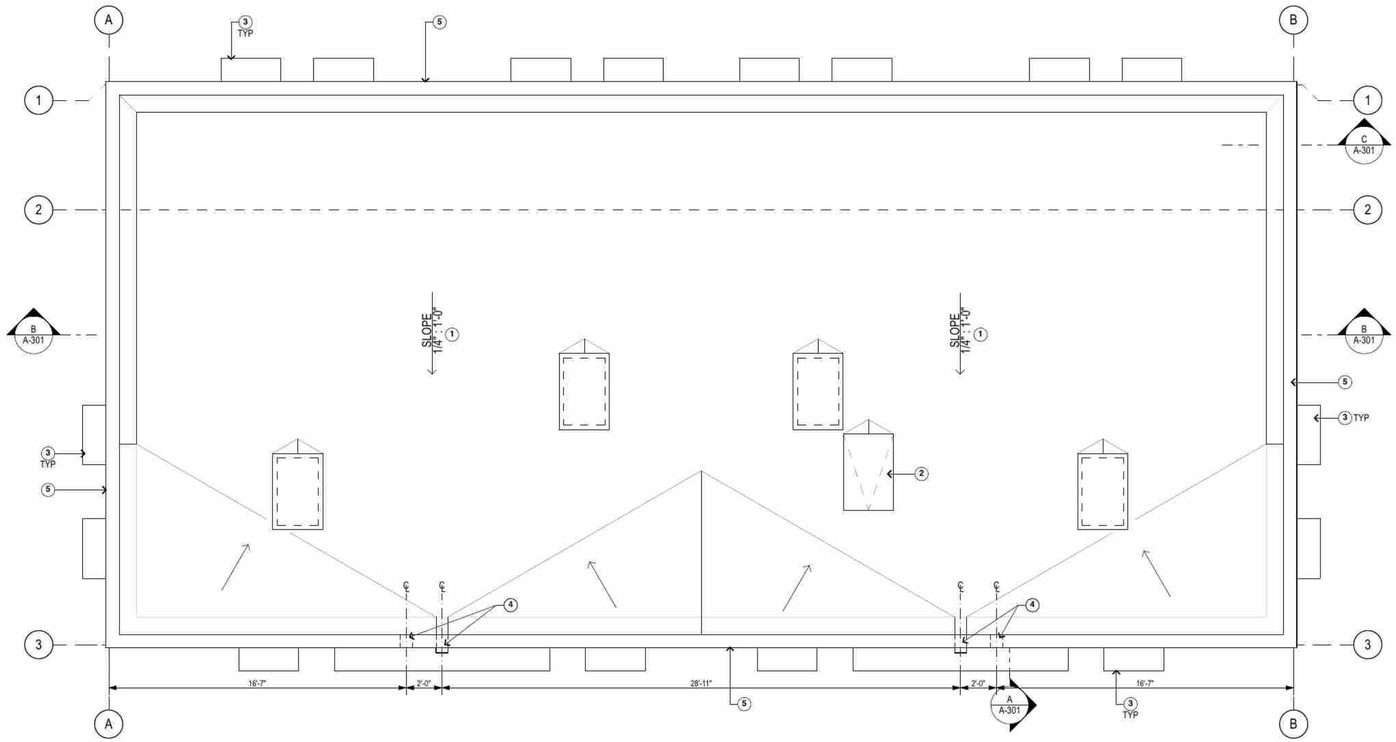
REVISION NO. DATE

PROJECT PHASE
Construction Documents

PROJECT TEAM DRAWN BY
ZTK

SHEET CONTENTS
First and Second Floor Reflected Ceiling Plan

SHEET NO.
A-103



ROOF PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ROOF PLAN GENERAL NOTES:

A. Do not begin work without holding a pre roofing conference. Notify architect, roofing, manufacturer, installer, sheet metal subcontractor and other related subcontractors a minimum of 7 days before commencing roofing work.

B. Roofing supplier, manufacturer and installer shall review all roofing details and advise architect on any recommended changes. Unless notified otherwise, details will be assumed to have been reviewed and approved by all parties.

C. Provide crickets behind all mechanical equip. curbs, roof hatch curbs, etc.

D. Minimum slope at all cricket valleys shall be 1/4" per foot. Do not scale plan for cricket dimensions.

E. All cricket slopes shall be achieved in a manner acceptable to Architect and in accordance with roofing manufacturer's requirements.

F. Provide curbs and flashing at any equipment not provided with premanufactured curbs.

G. Separate all dissimilar metals with bituminous coatings or other methods acceptable to the Architect.

H. Flashing details shall be in strict compliance with approved roofing manufacturers standards for application and shall be fabricated in accordance with the latest edition of "Sheet Metal and Air Conditioning Contractors National Association" (SMACNA) technical manual.

I. All sheet metal scuppers, sleeves, etc., penetrating roofing or parapets to which roofing must attach shall be a minimum of 20 gauge, all soldered construction, with minimum 3" wide flanges.

J. All scuppers shall be constructed with four full sides, with flanges through the thickness of the wall, forming a complete "sleeve" through the wall.

K. Provide flashing per roof manufacturer's standard details at all electrical conduit, HVAC lines, etc.

L. Flashing shall be factory finished where indicated. Galvanized unfinished flashing exposed to view shall be washed, primed, and finished with paint per the specifications.

M. Provide concrete splash blocks below all scuppers and at all drain leaders that daylight above grade or onto other roof surfaces.

N. Contractor and all sub-trades shall exercise the necessary care to limit traffic and prevent damage to the roof finish.

O. Refer to detail xxx/Axx for typical vent through roof detail.

P. Batt insulation fastened to underside of roof deck (R-38 min.).

ROOF PLAN KEYNOTES:

1. Class 'A' coated foam roofing system. See detail A-501 for typical details. Pitched 1:48 to roof drain.
2. Roof access hatch up safety post and cricket (pitched 1:48 min.) Refer to detail XX/AXXX.
3. Steel window awnings below.
4. Through-wall prefinished metal scupper and overflow scupper. Refer to details 6C/A-501 and 6B/A-501.
5. Prefinished metal coping at top of parapet walls. Refer to details 5A/A-501 and 1A/A-501.
6. Mechanical equipment with curbs. Coordinate duct drops with structural framing and full height walls below. Crickets as required at high side of roof curb. Refer to detail 3A/A-501.

ROOF PLAN LEGEND

ROOFTOP MECHANICAL UNIT

ROOF HATCH

SCUPPERS

SLOPE DIRECTION

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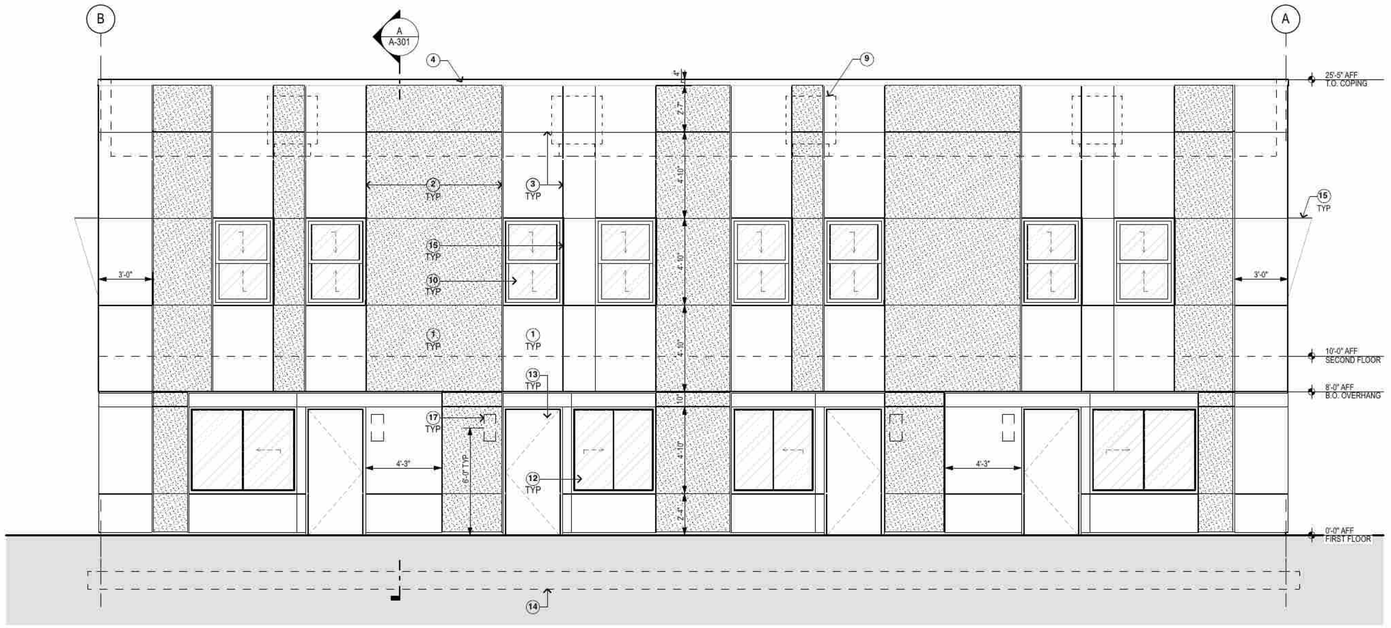
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PROJECT PHASE
Construction Documents

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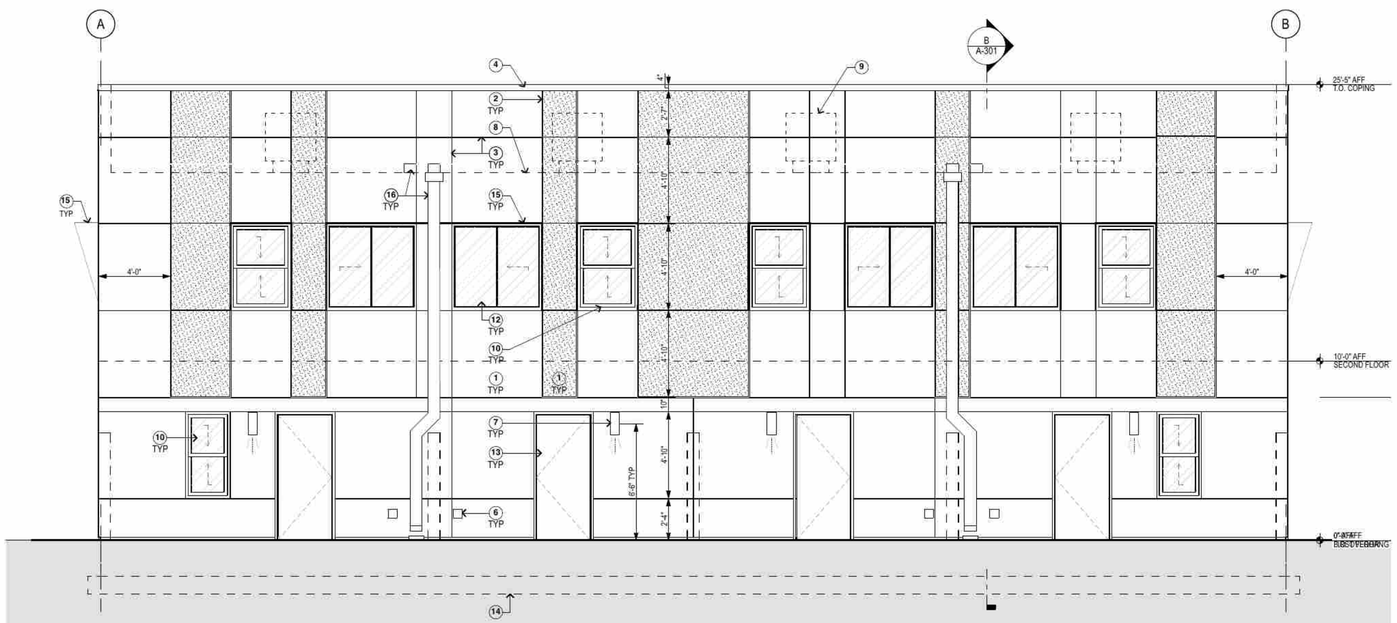
SHEET CONTENTS
Roof plan

SHEET NO.
A-104



NORTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"
0 2' 4' 8'

ELEVATION GENERAL NOTES:

A. All exposed stem walls shall be of masonry type indicated for wall above floor line.

B. Sidewalks at building and structures shall match finish floor at doors and slope away.

C. Paint all exposed metal that is not specified to receive factory finish.

D. All exposed flashing shall be factory finished.

E. See plans and schedule for door and window types and sizes.

F. All roof mounted mechanical equipment shall be fully screened by parapet walls equal to, or greater than, the highest point of the mechanical unit.

G. Building address numbers shall be plainly legible and visible from the street fronting the property. Letters 0'-100' from the center of the public way shall be 12" tall and 3" wide minimum. Letters greater than100' shall be 15" tall and 4' wide minimum. Letters shall contrast the background. Confirm building number size, style, and final location meets the standards of the AHJ.

ELEVATION KEYNOTES:

1. Stucco finish: finish coat over fully dried base coat with reinforcing mesh layer on 1" thick EPS rigid insulation (ESR 382).
2. 3/4" stucco reveal joint (by Fry Reglet or approved equal) separating stucco type #1 from stucco type #2 (color: black).
3. Stucco control joint.
4. Pre-finished metal coping.
5. Building address numbers.
6. Hose bib.
7. Wall sconce.
8. Outline of roof beyond.
9. Outline of mechanical equipment beyond.
10. Vinyl double-hung window w/ 1" insulated low 'E' glazing (color: black).
11. Vinyl fixed frame window w/ 1" insulated low 'E' glazing (color: black).
12. Vinyl sliding window w/ 1" insulated low 'E' glazing (color: black).
13. Fiberglass door and frame (color: black).
14. CIP concrete or masonry foundation wall with CIP concrete footing.
15. 1/2" thick steel plate awning, painted (color: black).
16. Roof scupper w/ overflow drain and downspout terminating at 2" above finished grade, painted (color: black).
17. Unit numbers (by owner).
18. Concrete splash block, typ.

ELEVATION LEGEND

STUCCO (COLOR #1)

STUCCO (COLOR #2)

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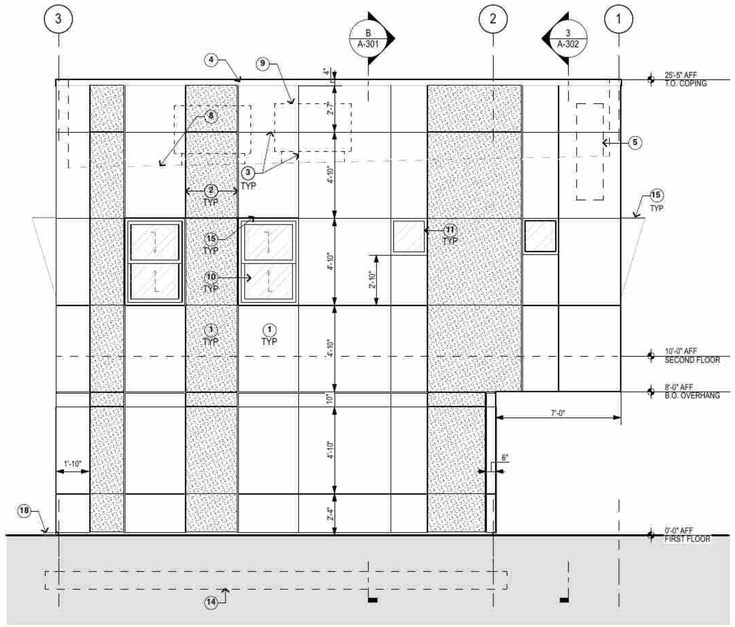
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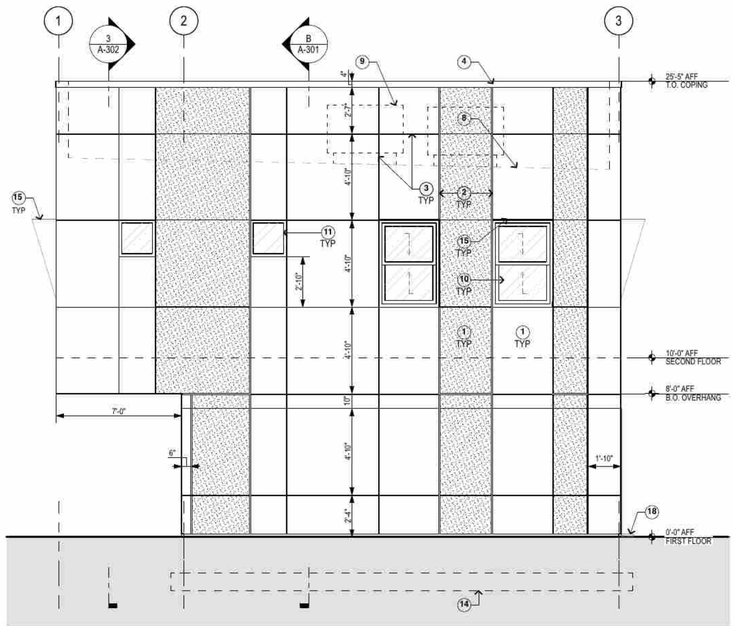
SHEET CONTENTS
North and South Building Elevations

SHEET NO.
A-201



EAST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



WEST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"
0 2" 4" 8"

ELEVATION GENERAL NOTES:

A. All exposed stem walls shall be of masonry type indicated for wall above floor line.

B. Sidewalks at building and structures shall match finish floor at doors and slope away.

C. Paint all exposed metal that is not specified to receive factory finish.

D. All exposed flashing shall be factory finished.

E. See plans and schedule for door and window types and sizes.

F. All roof mounted mechanical equipment shall be fully screened by parapet walls equal to, or greater than, the highest point of the mechanical unit.

G. Building address numbers shall be plainly legible and visible from the street fronting the property. Letters 0'-100' from the center of the public way shall be 12" tall and 3" wide minimum. Letters greater than100' shall be 15" tall and 4' wide minimum. Letters shall contrast the background. Confirm building number size, style, and final location meets the standards of the AHJ.

ELEVATION KEYNOTES:

1. Stucco finish: finish coat over fully dried base coat with reinforcing mesh layer on 1" thick EPS rigid insulation (ESR 382).
2. 3/4" stucco reveal joint (by Fry Reglet or approved equal) separating stucco type #1 from stucco type #2 (color: black).
3. Stucco control joint.
4. Pre-finished metal coping.
5. Building address numbers.
6. Hose bib.
7. Wall sconce.
8. Outline of roof beyond.
9. Outline of mechanical equipment beyond.
10. Vinyl double-hung window w/ 1" insulated low 'E' glazing (color: black).
11. Vinyl fixed frame window w/ 1" insulated low 'E' glazing (color: black).
12. Vinyl sliding window w/ 1" insulated low 'E' glazing (color: black).
13. Fiberglass door and frame (color: black).
14. CIP concrete or masonry foundation wall with CIP concrete footing.
15. 1/2" thick steel plate awning, painted (color: black).
16. Roof scupper w/ overflow drain and downspout terminating at 2" above finished grade, painted (color: black).
17. Unit numbers (by owner).
18. Concrete splash block, typ.

ELEVATION LEGEND

STUCCO (COLOR #1)

STUCCO (COLOR #2)

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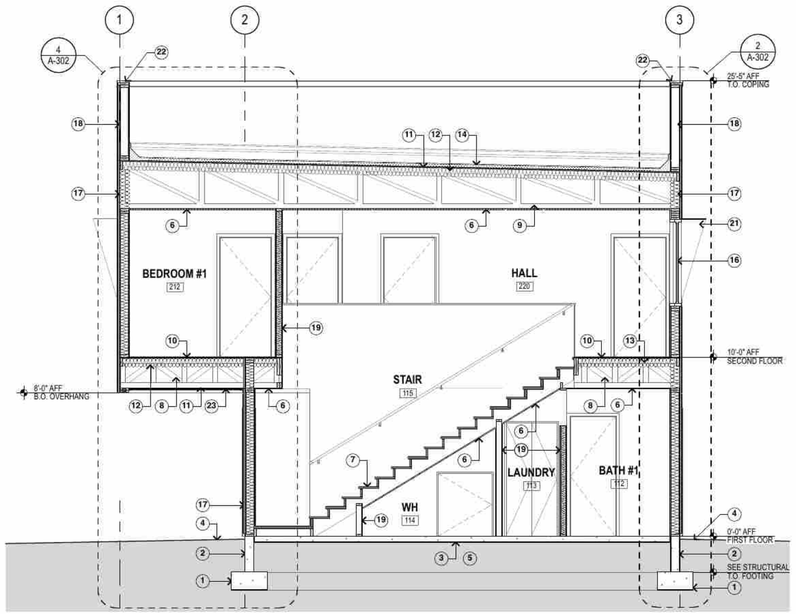
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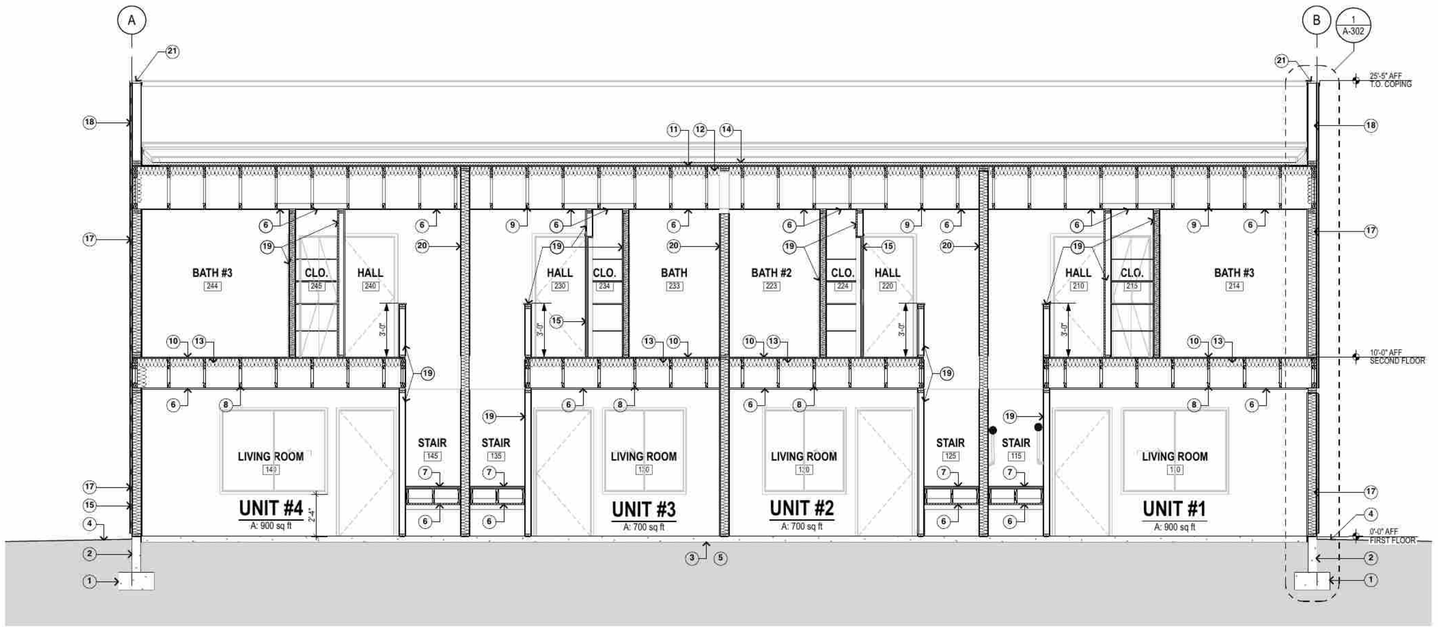
SHEET CONTENTS
East and West Building Elevations

SHEET NO.
A-202



A TRANSVERSE SECTION

0 2' 4' 8'



B LONGITUDINAL SECTION

0 2' 4' 8'

SECTION GENERAL NOTES:

A. Suspended materials shall be attached to structure with tested connectors for tension or shear condition at frequency to support load applied.

B. Insulation shall be continuous at the roof plane and shall lap wall insulation.

C. Route all plumbing, fire sprinkler, mechanical, electrical, fire alarm, piping, and conduit in concealed or furred area only. Exposed piping and conduit shall not be allowed in any area except at electrical and fire riser rooms.

SECTION KEYNOTES:

1. CIP concrete footing.
2. CIP concrete foundation wall.
3. CIP concrete floor slab with 15 poly mil. poly vapor barrier (tape per manufacturer's specifications).
4. Adjacent grade (pitched away from building as indicated on Civil drawings).
5. Compacted ABC subgrade, depth and compaction per structural drawings and Geotechnical Report.
6. 5/8" type 'X' gypsum board ceiling fastened to underside of wood trusses or stair stringer.
7. Wood stairs.
8. Wood floor truss framing.
9. Wood roof truss framing.
10. Wood sheathing floor deck.
11. Exterior grade wood sheathing roof deck.
12. Batt insulation at underside of roof deck (R-38 min.).
13. Sound batt insulation at the underside of the floor deck.
14. Class 'A', 2" thick min. coated spray polyurethane foam roofing system installed per manufacturer's recommendations in accordance with UL 790.
15. Interior door, refer to Door Schedule
16. Exterior window, refer to Window Types.
17. Wood stud framed exterior wall, refer to Wall Sections.
18. Wood stud framed parapet wall.
19. Wood stud framed interior wall, refer to Interior Wall Partition Types.
20. Wood stud framed, rated, tenant separating wall.
21. 1/2" thick steel plate window canopy. See detail 2C/A-502.
22. Prefinished metal coping over 2x wood blocking. See detail 5A/A-501.
23. Prefinished, vented, metal soffit panel.
24. Stucco veneer (per ESR 382) finish coat over fully dried brown coat with reinforcing mesh layer.
25. 1" EPS rigid insulation (R-3.8ci min.) attached to exterior sheathing per manufacturer's requirements.
26. Commercial wrap air/weather barrier, provide continuous coverage of structure from water infiltration, lap joints and seal with manufacturer's tape.
27. Exterior grade 1/2" plywood wall sheathing. Sheathing adjacent to pervious soil shall be of naturally durable or preservative treated wood up to 8" from soil min.
28. 2x6 wood stud framing, see Structural drawings for spacing requirements.
29. 5/8" type 'X' gypsum board (high impact or water resistant where specified), replace with cement board behind tiled areas.
30. Coated foam roofing topcoat wrapped up vertical face of back of parapet terminating beneath metal coping.
31. 2x wood fireblocking.
32. R-20 batt insulation.
33. R-30 batt insulation.
34. Prefinished break metal.
35. Metal protection sheet, 2" min. overlap behind rigid insulation, extend 4" min. below finished grade.
36. Control Joint (by Fry Reglet or approved others).

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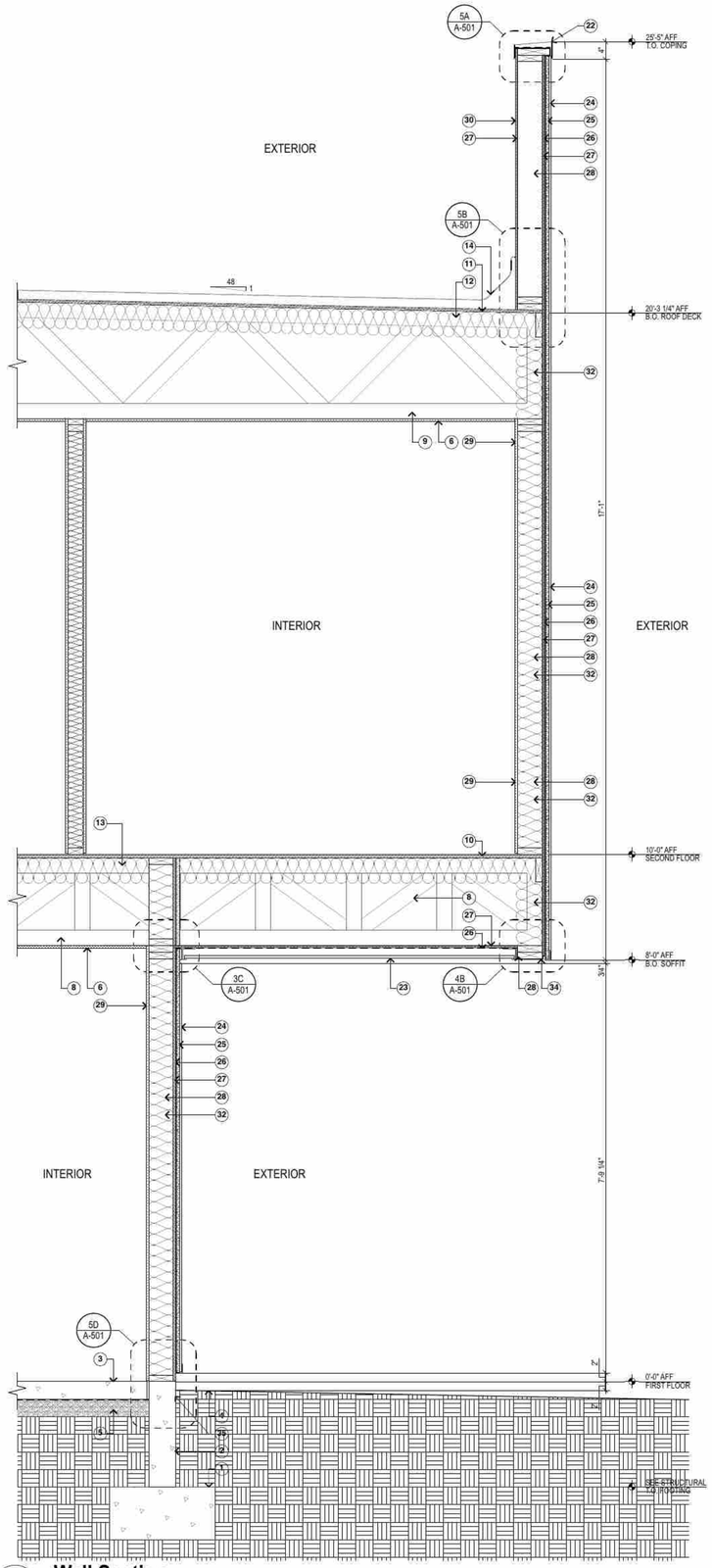
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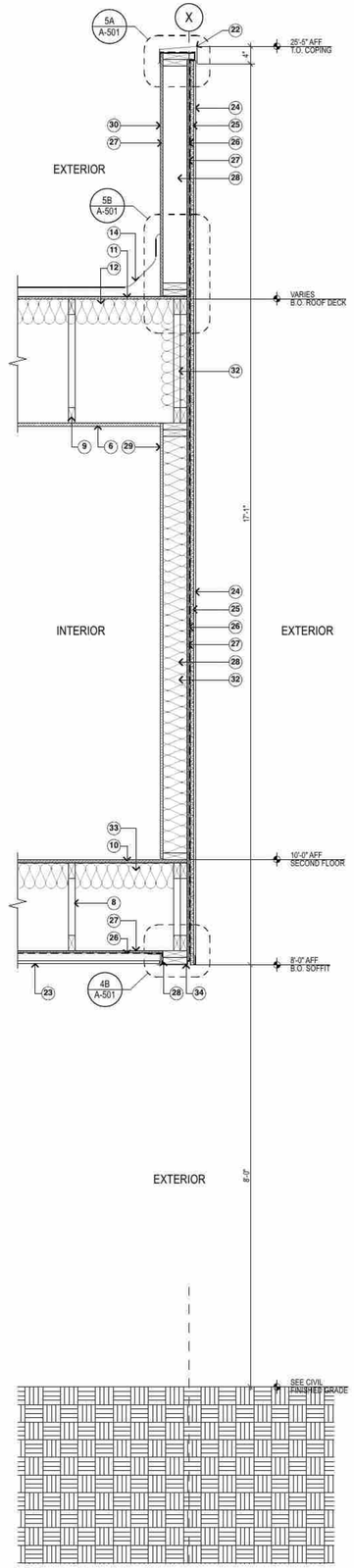
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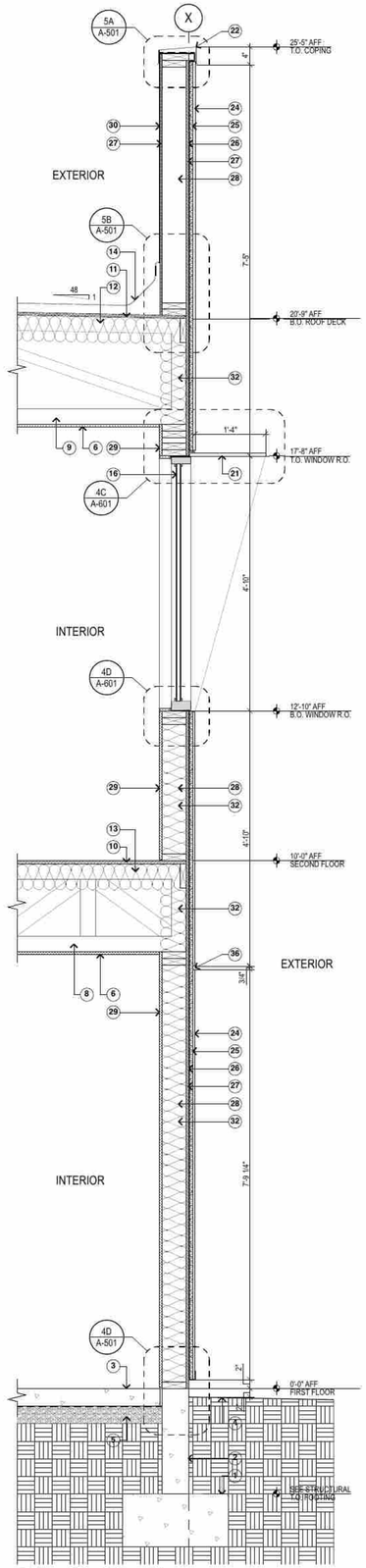
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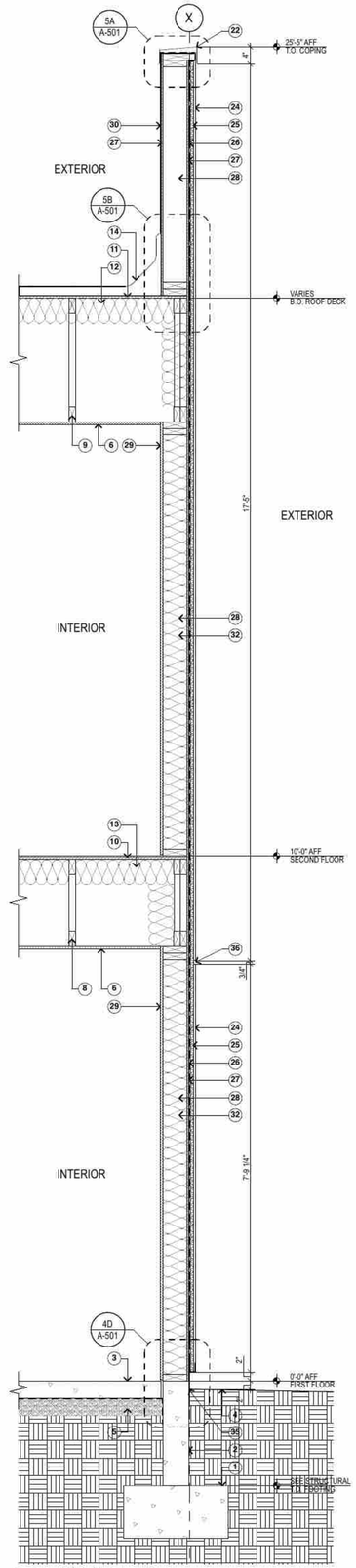
SHEET CONTENTS
Building Sections

SHEET NO.
A-301









SECTION GENERAL NOTES:

A. Suspended materials shall be attached to structure with tested connectors for tension or shear condition at frequency to support load applied.

B. Insulation shall be continuous at the roof plane and shall lap wall insulation.

C. Route all plumbing, fire sprinkler, mechanical, electrical, fire alarm, piping, and conduit in concealed or furred area only. Exposed piping and conduit shall not be allowed in any area except at electrical and fire riser rooms.

SECTION KEYNOTES:

1. CIP concrete footing.
2. CIP concrete foundation wall.
3. CIP concrete floor slab with 15 poly mil. poly vapor barrier (tape per manufacturer's specifications).
4. Adjacent grade (pitched away from building as indicated on Civil drawings).
5. Compacted ABC subgrade, depth and compaction per structural drawings and Geotechnical Report.
6. 5/8" type 'X' gypsum board ceiling fastened to underside of wood trusses or stair stringer.
7. Wood stairs.
8. Wood floor truss framing.
9. Wood roof truss framing.
10. Wood sheathing floor deck.
11. Exterior grade wood sheathing roof deck.
12. Batt insulation at underside of roof deck (R-38 min.).
13. Sound batt insulation at the underside of the floor deck.
14. Class 'A', 2" thick min. coated spray polyurethane foam roofing system installed per manufacturer's recommendations in accordance with UL 790.
15. Interior door, refer to Door Schedule
16. Exterior window, refer to Window Types.
17. Wood stud framed exterior wall, refer to Wall Sections.
18. Wood stud framed parapet wall.
19. Wood stud framed interior wall, refer to Interior Wall Partition Types.
20. Wood stud framed, rated, tenant separating wall.
21. 1/2" thick steel plate window canopy. See detail 2C/A-502.
22. Prefinished metal coping over 2x wood blocking. See detail 5A/A-501.
23. Prefinished, vented, metal soffit panel.
24. Stucco veneer (per ESR 382) finish coat over fully dried brown coat with reinforcing mesh layer.
25. 1" EPS rigid insulation (R-3.8ci min.) attached to exterior sheathing per manufacturer's requirements.
26. Commercial wrap air/weather barrier, provide continuous coverage of structure from water infiltration, lap joints and seal with manufacturer's tape.
27. Exterior grade 1/2" plywood wall sheathing. Sheathing adjacent to pervious soil shall be of naturally durable or preservative treated wood up to 8" from soil min.
28. 2x6 wood stud framing, see Structural drawings for spacing requirements.
29. 5/8" type 'X' gypsum board (high impact or water resistant where specified), replace with cement board behind tiled areas.
30. Coated foam roofing topcoat wrapped up vertical face of back of parapet terminating beneath metal coping.
31. 2x wood fireblocking.
32. R-20 batt insulation.
33. R-30 batt insulation.
34. Prefinished break metal.
35. Metal protection sheet, 2" min. overlap behind rigid insulation, extend 4" min. below finished grade.
36. Control Joint (by Fry Reglet or approved others).

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PROJECT NUMBER
2210

DATE OF ISSUE
10/22/24

REVISION NO. DATE

PROJECT PHASE
Construction Documents

PROJECT TEAM DRAWN BY
ZTK

SHEET CONTENTS
Wall Sections

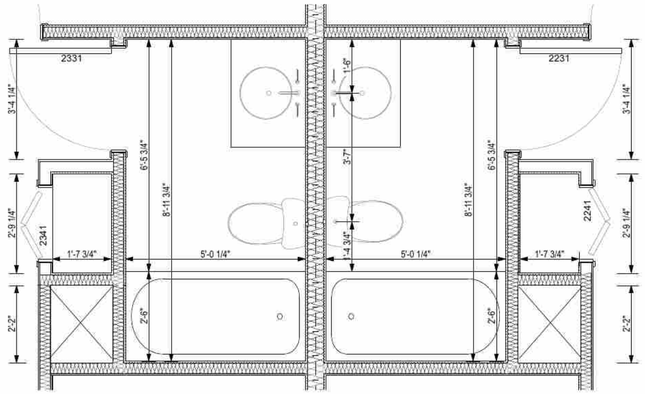
SHEET NO.
A-302

ENLARGED PLAN GENERAL NOTES:

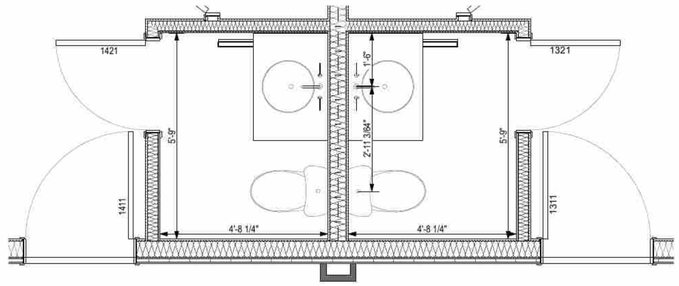
A. Contractor to recess floor slab at accessible showers in compliance w/ the American National Standards for the disabled where indicated on architectural plans.

B. Provide in-wall backing behind shower seats, grab bars, etc. per manufacturer's recommendations.

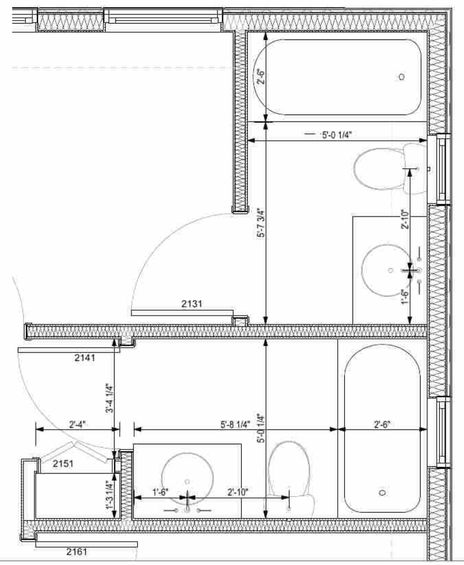
C. Refer to accessible details for plumbing fixtures and accessories installation.



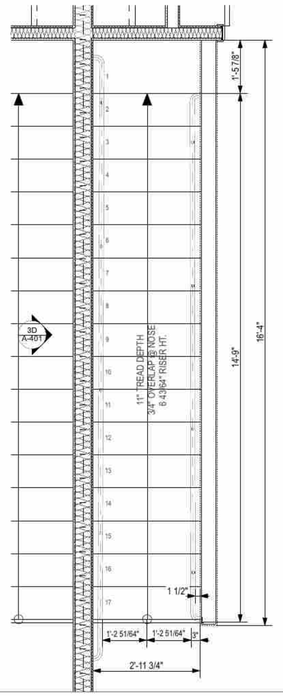
5B ENLARGED SECOND FLOOR TOILET PLAN
SCALE: 1/2" = 1'-0"



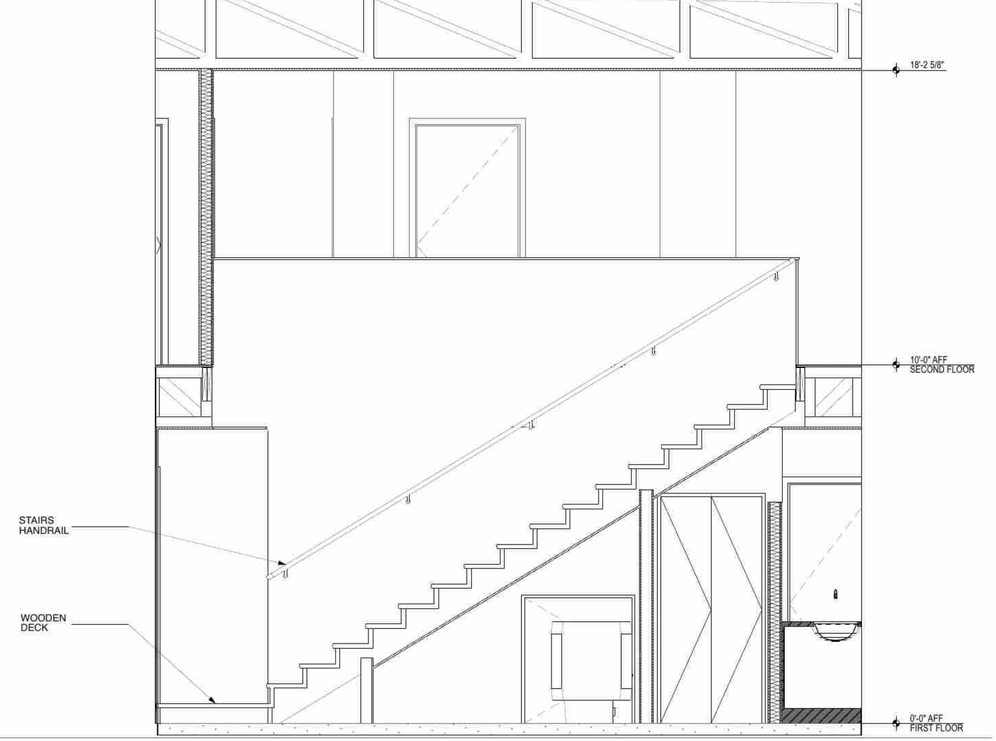
3B FIRST FLOOR ENLARGED PLANS
SCALE: 1/2" = 1'-0"



6D ENLARGED SECOND FLOOR TOILET PLAN
SCALE: 1/2" = 1'-0"



4D ENLARGED STAIRCASE PLAN
SCALE: 1/2" = 1'-0"



3D NORTH ELEVATION
SCALE: 1/2" = 1'-0"

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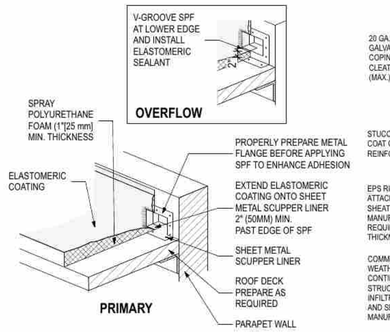
REVISION NO. DATE

PROJECT PHASE
Construction Documents

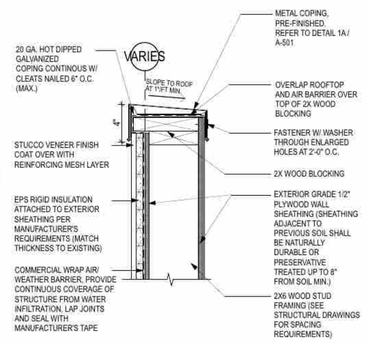
PROJECT TEAM DRAWN BY
ZTK

SHEET CONTENTS
Stair Plans , Sections, and Details

SHEET NO.
A-401

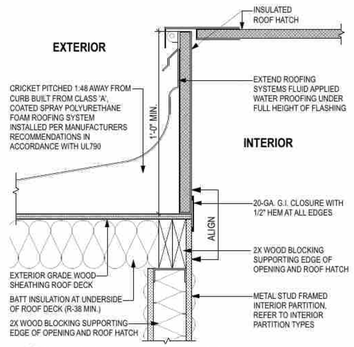


6A SCUPPER LINER



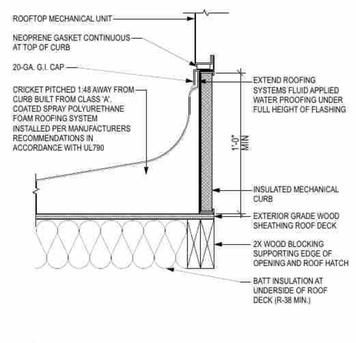
5A TOP OF PARAPET

SECTION DETAIL



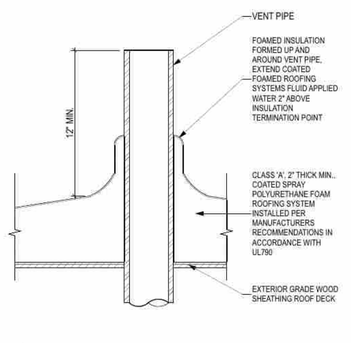
4A ROOF HATCH CURB

SECTION DETAIL



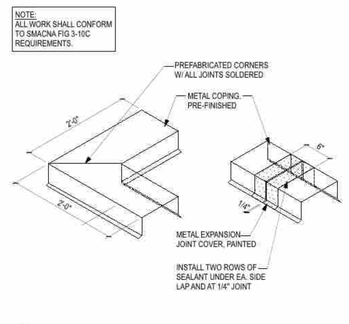
3A MECHANICAL CURB

SECTION CURB



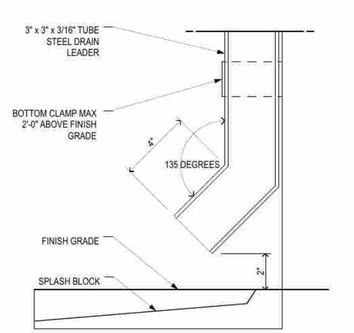
2A VENT PIPE THROUGH ROOF

SECTION



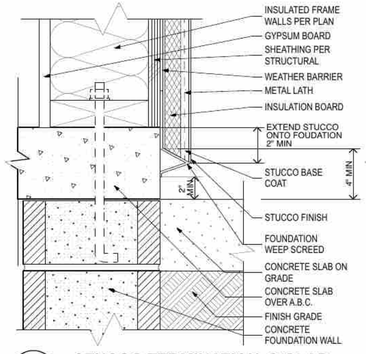
1A METAL COPING

AXONOMETRIC DETAIL

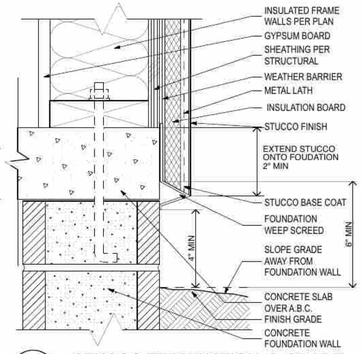


6B THROUGH WALL OVERFLOW SCUPP

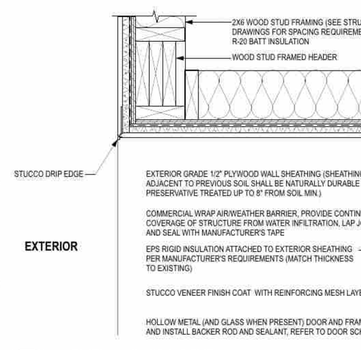
SECTION



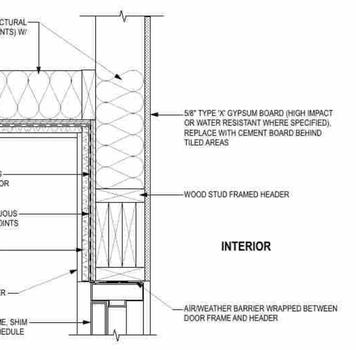
5B CRICKET

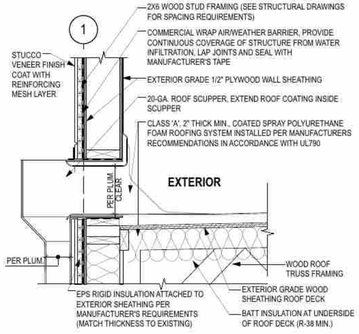


4B DRIP EDGE AT OVERHANG

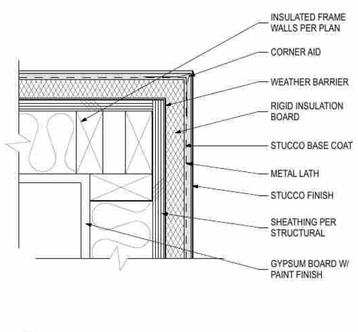


3B TOP OF WALL

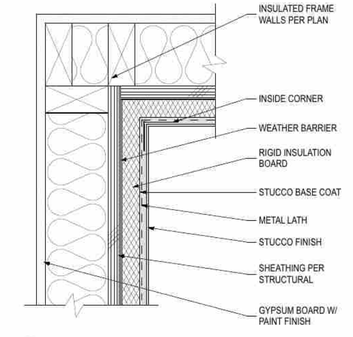




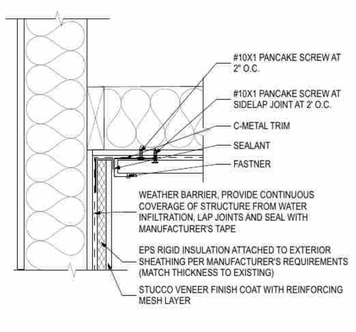
6C THRU WALL SCUPPER



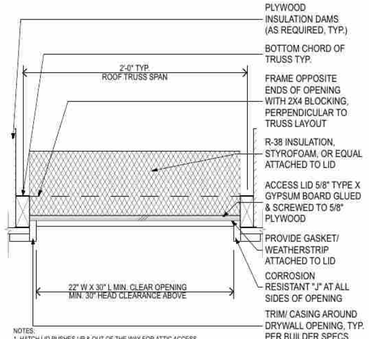
5C STUCCO OUTSIDE @ CORNER



4C STUCCO INSIDE CORNER



3C METAL PANEL SOFFIT



2C ATTIC ACCESS SCUTTLE

6D DRAIN LEADER

SECTION

5D STUCCO TERMINATION @ SLAB

TYPICAL

4D STUCCO TERMINATION @ GRADE

TYPICAL

3D EXTERIOR SOFFIT

SECTION DETAIL

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2210

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PROJECT PHASE
Construction Documents

PROJECT TEAM DRAWN BY
ZTK

SHEET CONTENTS
Exterior Details

SHEET NO.
A-501

WALL & PARTITION GENERAL NOTES:

A. All fire rated walls shall be completely and continuously constructed first with other non-rated walls constructed to them.

B. All fire rated walls extend full height to structure above and seal to deck U.N.O.

C. All penetrations at smoke and fire rated assemblies shall be protected, sealed and dampered, using only U.L. or I.C.B.O. approved methods, materials and installation, as required to maintain the assembly's rating and smoke resistant requirements. All materials and installation details shall conform to the U.L. listings for "through penetration fire stop systems" where applicable. The contractor shall submit shop drawing details, furnished by the manufacturer of the fire stop material, that show complete conformance to the U.L. Listing and such drawings shall be available to the fire or building inspectors. The drawings shall be specific for each penetration type.

D. Smoke separation walls shall form an effective membrane, continuous from outside wall to outside wall, from fire barrier to fire barrier, from smoke barrier to smoke barrier and from floor slab to floor or roof slab above, thereby providing continuity through all concealed spaces. The contractor shall seal completely all openings where the smoke barrier abuts other smoke barriers, fire barriers, exterior walls, the floor below and the floor or ceiling above.

E. All backing support for wall mounted items shall be 16 ga. min. metal strapping U.N.O.

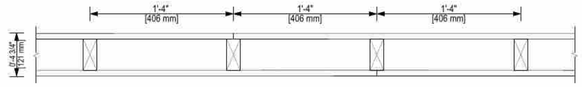
F. Brace interior non.bearing walls to structure per architectural drawings.

G. Slotted slip track shall be used at all top of wall conditions subject to loading by deflection of structure above.

H. All light gauge metal framing shall be installed in strict accordance with ASTM 754, "Standard Specifications for Installation of Steel Framing Members".

UL DESIGN NO. U305

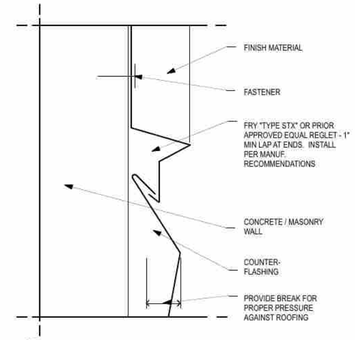
FIRE RATING : 1 HOUR
STC : 33
SOUND TEST : USG-151234
SYSTEM THICKNESS : 4 3/4"



ASSEMBLY OPTIONS :

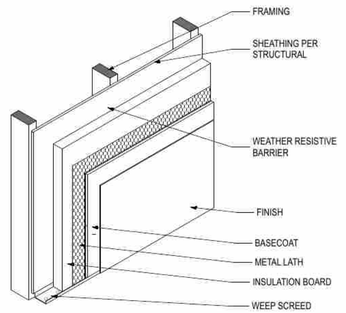
GYPSUM BOARD : ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE ULIX)
WOOD STUDS : 2 X 4 WOOD STUDS. 16" O.C.
GYPSUM BOARD : ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE ULIX)

3B UL DETAIL U305



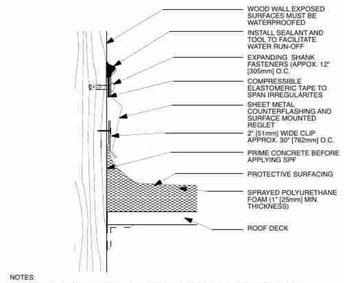
1B REGLET @ WALL - FRYE STX

@ FOAM ROOF



3C EXTERIOR ONE COAT APPLICATION

TYPICAL

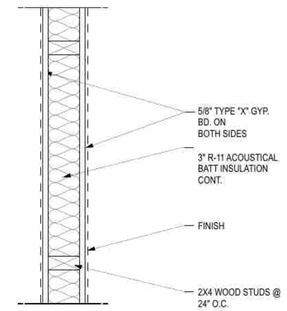


NOTES:
1. THIS DETAIL SHOULD BE USED ONLY WHERE THE DECK IS SUPPORTED BY THE WALL.
2. REFER TO SPF-TABLE 2 FOR ALTERNATE SHEET METAL COUNTERFLASHING TERMINATIONS.
3. THE JOINTS IN THE SHEET METAL COUNTERFLASHING SHALL NOT BE SOLDERED.

2C SURFACE MOUNT COUNTER FLASHI

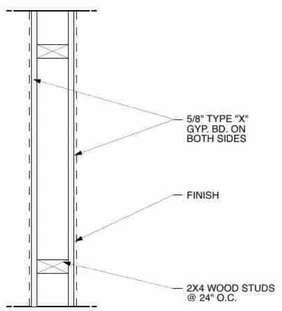
SPF-6.6

@ FRAMED WALL



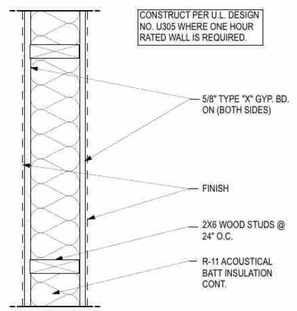
1C 2X4 WD STUD PARTITION

AT 24" O.C. W/ BATT INSUL.



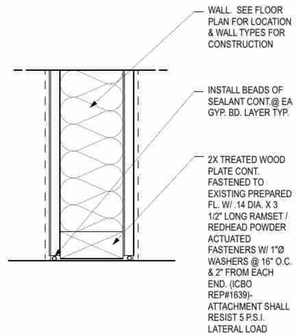
3D 2X4 WD STUD PARTITION

AT 24" O.C. W/ NO BATT



2D 2X6 WD STUD PARTITION

AT 16" O.C. W/ BATT INSUL.



1D WALL AT FLOOR

WOOD STUD PARTITIONS

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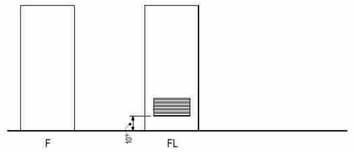
REVISION NO. DATE

PROJECT PHASE
Construction Documents

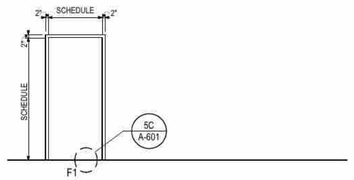
PROJECT TEAM DRAWN BY
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SHEET CONTENTS
Details

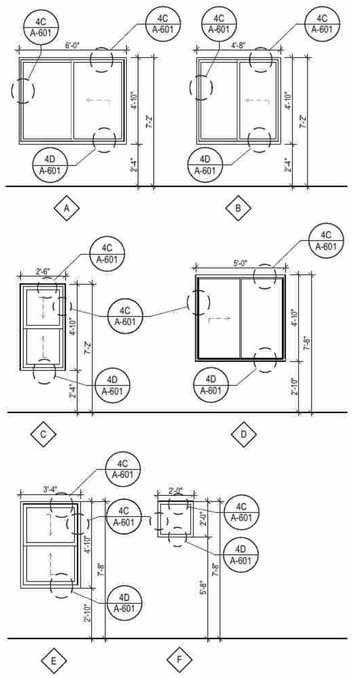
SHEET NO.
A-502



DOOR PANEL TYPES



DOOR FRAME TYPES



WINDOW FRAME TYPES

DOOR SCHEDULE

NUMBER	PANEL						FRAME			GLAZING	HARDWARE	FUNCTION	REMARKS	
	WD	HT	THICKNESS	TYPE	MATERIAL	FACING	TYPE	MATERIAL	ASSEMBLY RATING					
1101	3'-0"	7'-0"	1 3/4"	F	---	---	---	---						1
1111	3'-0"	7'-0"	1 3/4"	F	---	---	---	---						1
1121	2'-6"	6'-8"	1 3/4"	F	---	---	---	---						1
1131	2'-10"	6'-4"	1 3/4"		---	---	---	---	N.A.		BY OWNER	CLOSET		1
1141	3'-0"	3'-6"	1 3/4"	FL	---	---	---	---						1
1201	3'-0"	7'-0"	1 3/4"	F	---	---	---	---						1
1211	3'-0"	7'-0"	1 3/4"	F	---	---	---	---						1
1221	2'-6"	6'-8"	1 3/4"		---	---	---	---						1
1231	2'-10"	6'-4"	1 3/4"		---	---	---	---	N.A.		BY OWNER	CLOSET		1
1241	3'-0"	3'-6"	1 3/4"	FL	---	---	---	---						1
1301	3'-0"	7'-0"	1 3/4"	F	---	---	---	---						1
1311	3'-0"	7'-0"	1 3/4"	F	---	---	---	---						1
1321	2'-6"	6'-8"	1 3/4"		---	---	---	---						1
1331	2'-10"	6'-4"	1 3/4"		---	---	---	---	N.A.		BY OWNER	CLOSET		1
1341	3'-0"	3'-6"	1 3/4"	FL	---	---	---	---						1
1401	3'-0"	7'-0"	1 3/4"	F	---	---	---	---						1
1411	3'-0"	7'-0"	1 3/4"	F	---	---	---	---						1
1421	2'-6"	6'-8"	1 3/4"		---	---	---	---						1
1431	2'-10"	6'-4"	1 3/4"		---	---	---	---	N.A.		BY OWNER	CLOSET		1
1441	3'-0"	3'-6"	1 3/4"	FL	---	---	---	---						1
2111	6'-0"	6'-8"	1 3/4"		---	---	---	---						1
2121	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
2131	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
2141	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
2151	2'-0"	6'-8"	1 3/4"		---	---	---	---	N.A.		BY OWNER	CLOSET		1
2161	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
2171	3'-6"	6'-8"	1 3/4"		---	---	---	---						1
2181	3'-6"	6'-8"	1 3/4"		---	---	---	---						1
2191	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
2211	8'-0"	6'-8"	1 3/4"		---	---	---	---						1
2221	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
2231	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
2241	2'-0"	6'-8"	1 3/4"		---	---	---	---	N.A.		BY OWNER	CLOSET		1
2251	6'-0"	6'-8"	1 3/4"		---	---	---	---						1
2261	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
2311	6'-0"	6'-8"	1 3/4"		---	---	---	---						1
2321	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
2331	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
2341	2'-0"	6'-8"	1 3/4"		---	---	---	---	N.A.		BY OWNER	CLOSET		1
2351	6'-0"	6'-8"	1 3/4"		---	---	---	---						1
2361	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
2411	6'-0"	6'-8"	1 3/4"		---	---	---	---						1
2421	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
2431	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
2441	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
2451	2'-0"	6'-8"	1 3/4"		---	---	---	---	N.A.		BY OWNER	CLOSET		1
2461	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
2471	3'-6"	6'-8"	1 3/4"		---	---	---	---						1
2481	3'-6"	6'-8"	1 3/4"		---	---	---	---						1
2491	2'-10"	6'-8"	1 3/4"	F	---	---	---	---						1
														50

GENERAL NOTES:

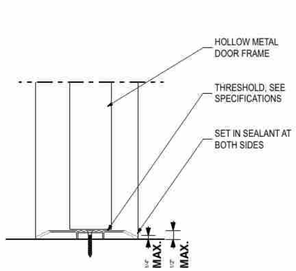
A. Fire Protection Glazing - Glazing in Fire Window assemblies shall be fire protection rated in accordance with the requirements of I.B.C. section 715.

B. Safety Glazing - All glazing at hazardous locations subject to human impact loads shall comply with I.B.C. section 2406.

C. Applied stops shall be installed from the outside U.N.O.

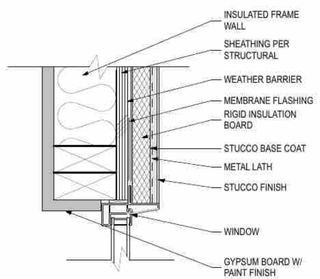
SCHEDULE LEGEND

MATERIAL	HM	HOLLOW METAL
	SC	SOLID CORE WOOD
	AL	ALUMINUM
	STD	MANUFACTURER'S STANDARD
FACING WP		WOOD VENEER - PAINTED
	WV	WOOD VENEER - PREFINISHED
	PL	PLASTIC LAMINATE
	MP	METAL PAINTED
	AL	ANODIZED ALUMINUM
	STD	MANUFACTURER'S STANDARD
FRAME HM		WELDED HOLLOW METAL
	KD	KNOCK DOWN STEEL
	AL	ALUMINUM
	WD	WOOD
	MFR	FRAME BY MANUFACTURER
GLASS LSG		LAMINATED SAFETY GLASS
	MR	MIRROR
	PC	POLYCARBONATE
	T	TEMPERED GLASS
	FRG	FIRE RATED GLASS
RATING	20, 45, 60	ASSEMBLY RATING IN MINUTES
HARDWARE	H-#	HARDWARE SET NUMBER



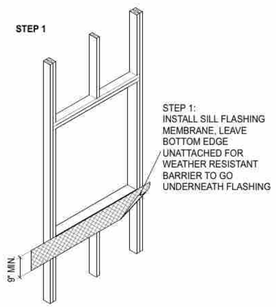
5C SILL @ EXTERIOR DOOR

TYPICAL

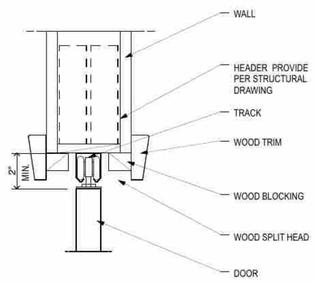


4C HEAD/ JAMB

@ FOAM ROOF



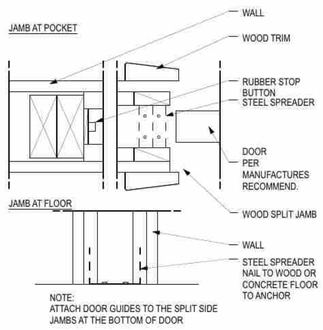
3D WINDOW FLASH



6D WOOD FRAME

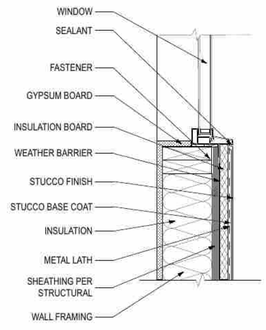
WOOD FRAME

S-08260-9.0.04



5D JAMB @ BIFOLD/ POCKET DOOR

WOOD FRAME AT POCKET SIDE



4D SILL TYPICAL

TYPICAL

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REGISTERED ARCHITECT — CERTIFICATE NO. — NOT FOR CONSTRUCTION — ARIZONA, U.S.A.

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PROJECT NUMBER
2210

DATE OF ISSUE
10/22/24

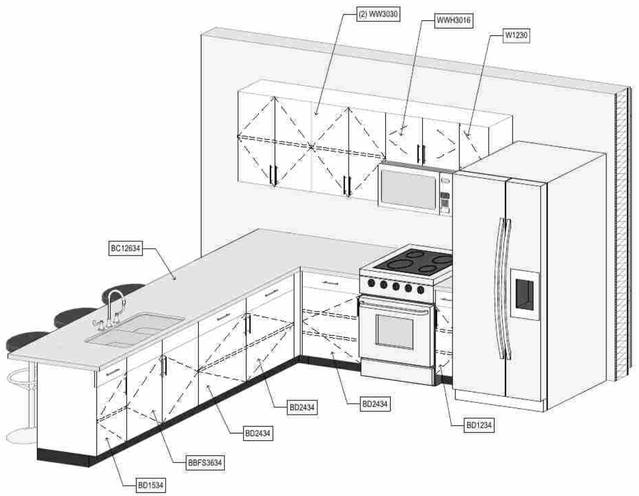
REVISION NO. DATE

PROJECT PHASE
Construction Documents

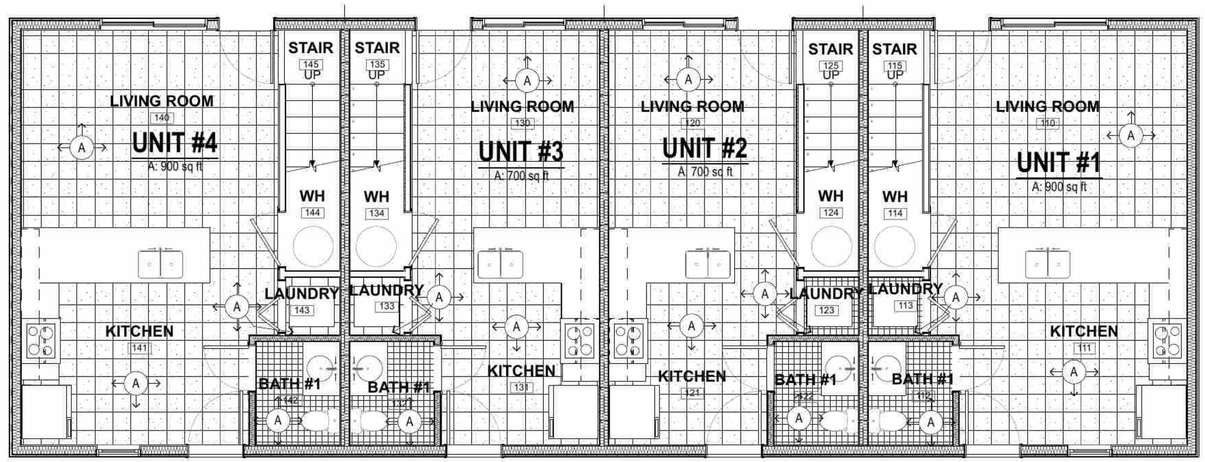
PROJECT TEAM DRAWN BY
ZTK

SHEET CONTENTS
Door & Window Information

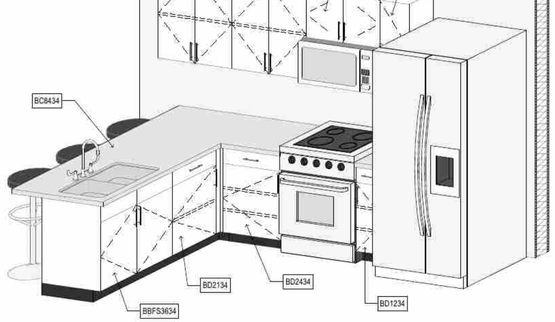
SHEET NO.
A-601



PL1 PL2 UNIT #3 **KITCHEN**
DIRECTION : NORTHEAST
UNIT #2



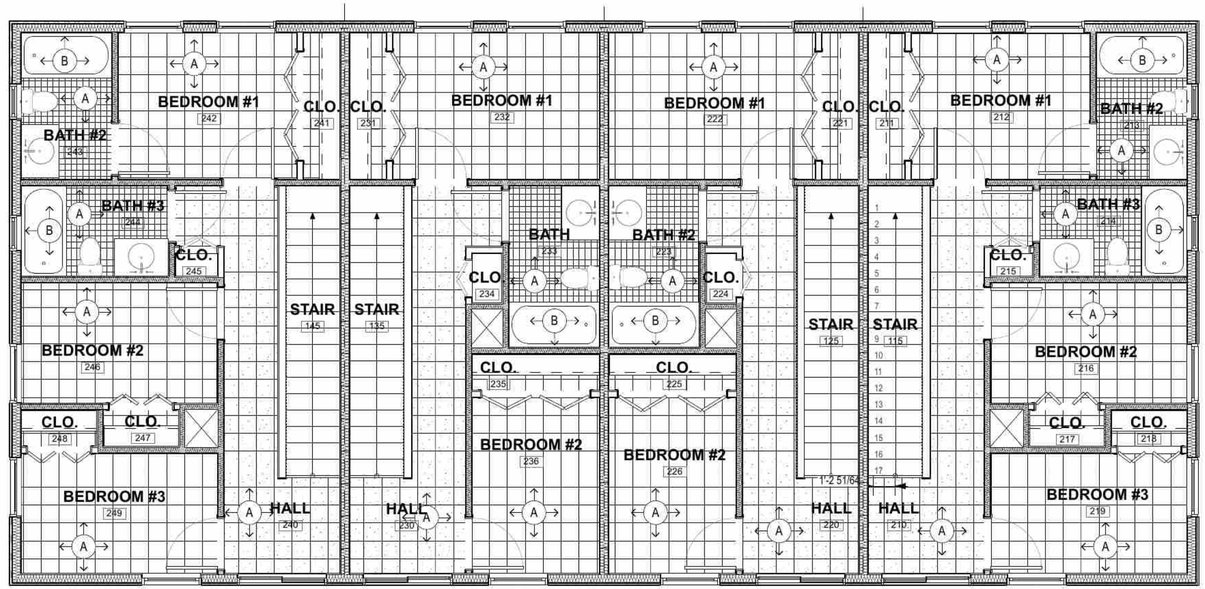
FIRST FLOOR FINISH PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'
NORTH



PL1 PL2 UNIT #1 **KITCHEN**
DIRECTION : NORTHEAST
UNIT #4



PL1 PL2 BATH #1 **BATH BASIN**
DIRECTION : NORTHWEST
BATH #2/ BATH #3



SECOND FLOOR FINISH PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'
NORTH

CASEWORK ISOMETRIC GENERAL NOTES:

A. Provide blocking in walls for all wall mounted items, casework, grab bars, toilet partitions, etc.

B. Provide and install grommets at knee space at all countertops where data and power outlets are located below countertop. Coordinate exact location of grommet with Owner.

C. Provide locks at cabinet doors and drawers as indicated.

D. Provide under counter support brackets at all countertops without lower base cabinet per manufacturer recommendations.

E. All soffits to extend 1" beyond cabinet edge at all sides.

F. At cabinetry fitting wall to wall, field verify actual dimensions prior to fabrication.

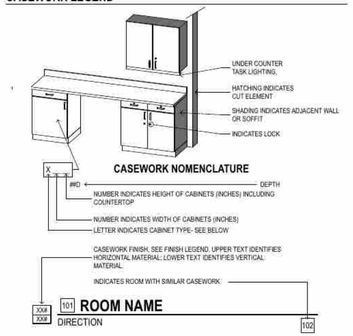
G. Provide caulk joints at wall to wall, wall to floor, and other inside corners. Silicone caulk shall match wall color.

H. See finish plans for interior finishes and rcp's for ceiling heights.

I. See mounting height schedule for additional information.

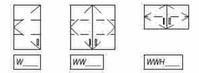
J. Add filler piece at corners and at adjacent walls as required.

CASEWORK LEGEND



WALL HUNG CABINETS

14"D, U.N.O./ONE OR TWO ADJUSTABLE SHELVES WHERE APPLICABLE.
ALL CABINETS TO BE INSTALLED @ 84" A.F.F., U.N.O.



BASE CABINETS

24"D, U.N.O./ONE OR TWO ADJUSTABLE SHELVES WHERE APPLICABLE.
4"H BASE AND BACKSPLASH WHERE APPLICABLE U.N.O.
18"D X 9"H DRAWERS WHERE APPLICABLE.



XX#
XX#
CASEWORK FINISH LEGEND

BACKSPLASH TO MATCH COUNTERTOPS WHERE APPLICABLE, U.N.O.

PL1 PLASTIC LAMINATE
COLOR: AS SELECTED BY OWNER.

PL2 PLASTIC LAMINATE
COLOR: AS SELECTED BY OWNER.

FINISH PLAN GENERAL NOTES:

A. All flooring materials to meet at center of doorway U.N.O.
B. All flooring materials continue under casework to toe kick or under open counter to wall.
C. Door frames to be painted MFR., Color: To be selected by Owner. Finish: semi-gloss, U.N.O.
D. Refer to Reflected Ceiling Plan sheet(s) for soffit ceiling finishes.

FLOOR FINISH LEGEND

MATERIAL: CERAMIC TILE; AS SELECTED BY OWNER.

MATERIAL: CARPET; AS SELECTED BY OWNER.

MATERIAL: LVT; AS SELECTED BY OWNER.

B# **PLACE HOLDER FOR SAME MATERIAL/DIFFERENT BASE SITUATIONS. USE AS NECESSARY. MATERIAL: MFR., PATTERN/STYLE :____, COLOR:_____; BASE: MFR., COLOR____.**

FINISH PLAN LEGEND

X **WALL FINISH MATERIAL ARROW INDICATES LOCATION**

WALL FINISH LEGEND

A **MATERIAL: PAINT; AS SELECTED BY OWNER.**

B **MATERIAL: CERAMIC TILE TO 6'0"; AS SELECTED BY OWNER.**

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2210

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PROJECT PHASE
Construction Documents

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SHEET CONTENTS
Isometric Casework

SHEET NO.
A-901