



LOCATION PLAN 1' = 160'

LEGAL DESCRIPTION:

LOT 3 & N57' LOT 4 LESS SW2 S32.76' W40.65' IN BLOCK 173 IN THE CITY OF TUCSON, COUNTY OF PIMA, STATE OF ARIZONA, AS PER MAP RECORDED IN BOOK 117 PAGE 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL CODES AND ALL GOVERNING BODIES THAT HAVE JURISDICTION.
- APPLICABLE CODES: THE PROJECT IS SUBJECT TO AND TO COMPLIANT WITH THE CITY OF TUCSON LAND USE CODE, THE INTERNATIONAL BUILDING CODE 2009 EDITION, THE AMERICANS WITH DISABILITIES ACT 2009 EDITION, AND THE ACCESSIBILITY REQUIREMENTS STIPULATED IN ICC/ANSI 117.1-1998.
- ALL DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE, AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
- ANY OMISSIONS OR CONFLICTS WITHIN THE DRAWINGS, NOTES OR DETAILS SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- DO NOT USE SCALED DIMENSIONS, USE ONLY DIMENSIONS AS CALLED OUT. WHEN NO DIMENSION IS PROVIDED, CONSULT WITH ARCHITECT BEFORE PROCEEDING WITH WORK.
- WHERE SPECIFIC INSTRUCTIONS REQUIRE THAT A PARTICULAR PRODUCT OR MATERIAL BE INSTALLED BY THE MANUFACTURER OR PER MANUFACTURER'S INSTRUCTIONS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY SUBCONTRACTORS ARE APPROVED APPLICATORS, OR THAT OTHER INSTALLERS FOLLOW THE MANUFACTURER'S INSTRUCTIONS.
- DETAILS SHOWN SHALL BE INCORPORATED INTO CONSTRUCTION AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
- TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION THROUGHOUT UNLESS DETAILED OTHERWISE ON DRAWINGS.

FOUNDATION NOTES:

- ALL WORK PERTAINING TO FOUNDATION CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE IBC 2006, CHAPTER 18.
- TRENCH FOR CONTINUOUS FOOTING TO BE STRAIGHT, SQUARE AND CLEAN FOR CASTING OF CONCRETE DIRECTLY AGAINST EARTH. FOOTING DEPTH AND DIMENSIONS TO BE AS NOTED IN DRAWINGS.
- FOOTING DESIGN IS BASED UPON ALL FOOTINGS BEARING A MINIMUM OF 1'-0" BELOW NATIVE GRADE, OR 1'-0" BELOW FINISH GRADE, WHICHEVER IS DEEPER.
- FOOTING BEARING CAPACITY IS TO BE A MINIMUM OF 1500 PSF, WITH MAXIMUM SETTLEMENT OF 1/2".
- CRUSHED AGGREGATE STONE BASE COURSE SHALL BE PROVIDED BENEATH FLOOR SLAB.
- PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE IN ALL AREAS OF UNPAVED OR UNFINISHED GRADE WITH A MINIMUM SLOPE OF NO LESS THAN 6" IN 10'-0".
- FOUNDATIONS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL OR APPROVED FILL.
- IN AREAS THAT ARE LIKELY TO HAVE EXPANSIVE, COMPRESSIBLE SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, FOOTINGS MUST BE DESIGNED USING THE DEFAULT SOIL CAPACITY MAX. VALUE OF 1500 PSI OR A BONE FIDE SOILS REPORT VALUE DETERMINED BY A QUALIFIED ENGINEER.
- FILLS THAT SUPPORT BUILDING FOUNDATIONS SHALL BE DESIGNED, INSTALLED, AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

CONCRETE NOTES:

- ALL WORK PERTAINING TO CONCRETE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE IBC 2006, CHAPTER 19, AND THE "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301 LATEST APPROVED EDITION).
- ALL REINFORCING BARS AND DOWELS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED INTO POSITION BEFORE POURING CONCRETE.
- PROVIDED SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS BEFORE POURING CONCRETE. DO NOT CUT ANY REINFORCING WHICH MAY BE IN CONFLICT. NOTIFY ARCHITECT IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
- 28-DAY DESIGN STRENGTH OF FOOTINGS AND SLAB ON GRADE SHALL BE 3000 PSI (DESIGNED FOR 2500 PSI-NO SPECIAL INSPECTION REQUIRED).
- CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS UNLESS SPECIFICALLY DETAILED OTHERWISE:

LOCATION:	MINIMUM COVER IN INCHES:
POURED DIRECTLY AGAINST EARTH	3"
FORMED CONCRETE EXPOSED TO WEATHER:	
#6 AND LARGER BARS	2"
#5 AND SMALLER BARS	1-1/2"
- CONTROL JOINTS SHALL BE FORMED AS INDICATED ON ARCHITECTURAL FOUNDATION PLAN.

METAL NOTES:

- ALL WORK PERTAINING TO METAL ROOF FRAME CONSTRUCTION SHALL BE IN CONFORMANCE WITH IBC 2006, CHAPTER 22.
- CORRUGATED SHEET METAL:
 - QUALITY PROCEDURES AND METHODS SHALL BE AS RECOMMENDED BY SMACNA ARCHITECTURAL SHEET METAL MANUAL, 3RD EDITION OR LATEST APPROVED.
 - PROVIDE FLASHING AND SHEET METAL WORK AS REQUIRED.
 - CLAVANIZED SHEET METAL: ASTM 1-525, 29 GAUGE MINIMUM.
 - FLASHING, VENTS, AND ACCESSORIES TO BE USED FROM THE SHEET METAL MANUFACTURER.
- REINFORCEMENT:
 - REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60 FOR ALL BARS.
 - REINFORCING BAR SPLICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS. THE MINIMUM LAP LENGTH SHALL BE AS FOLLOWS: CONCRETE, 40 BAR DIAMETER.
 - ALL REINFORCING BAR BENDS AND HOOKS SHALL BE STANDARD ACI BENDS AND HOOKS UNLESS SPECIFICALLY NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

WOOD NOTES:

- PLYWOOD: APA RATED SHEATHING; EXTERIOR EXPOSURE DURABILITY CLASSIFICATION; PANEL GRADE STRUCTURAL 1; C-C CONFORMING TO PSI I-07, 5-PLY PLYWOOD.
- OSB: APA RATED SHEATHING; EXTERIOR EXPOSURE DURABILITY CLASSIFICATION; PANEL GRADE STRUCTURAL 1; CONFORMING TO PS 2-94 & PRP 108.

INSULATION NOTES:

- ALL WORK PERTAINING TO INSULATION SHALL BE IN CONFORMANCE WITH THE IBC 2006, CHAPTER 11.
- SPRAY IN FOAM INSULATION AROUND PIPES, CONDUITS, OUTLET BOXES, ETC., AS NECESSARY TO MAINTAIN THE INTEGRITY OF THE INSULATION.
- WHERE PIPES ARE INSTALLED IN PLACES TO RECEIVE BATT INSULATION, PLACE INSULATION BETWEEN EXTERIOR WALLS AND PIPES, COMPRESSING INSULATION AS NECESSARY.

DOOR & WINDOW NOTES:

- DOORS:
- SEE DOOR SCHEDULE FOR TYPE AND LOCATION OF EACH DOOR.
 - ALL DOORS TO BE INSTALLED PER INDIVIDUAL MANUFACTURERS SPECIFICATIONS. SEE DOOR SCHEDULE FOR CORRESPONDING MANUFACTURER.
 - FINISH OR PAINT TYPE TO BE DETERMINED. APPLY PER MANUFACTURER'S GUIDELINES.
- WINDOWS:
- SEE WINDOW SCHEDULE FOR TYPE AND LOCATION OF EACH WINDOW.
 - ALL WINDOWS TO BE INSTALLED PER INDIVIDUAL WINDOW MANUFACTURERS SPECIFICATIONS. SEE WINDOW SCHEDULE FOR CORRESPONDING MANUFACTURER, AND SHALL CONFORM TO THE REQUIREMENTS OF NAAM, AAMA, AND AA.
 - PAINT TYPE AND COLOR TO BE DETERMINED. APPLY PER MANUFACTURER'S GUIDELINE.

WORKMANSHIP STANDARDS:

THE CONTRACTOR SHALL PERFORM CONSTRUCTION ACTIVITIES ACCORDING TO THE STANDARDS SET FORTH BY THE ARIZONA REGISTRAR OF CONTRACTORS IN "WORKMANSHIP STANDARDS FOR LICENSED CONTRACTORS," FEBRUARY 2007.

THESE STANDARDS COVER PERFORMANCE OF THOSE CONSTRUCTION ITEMS OF MAJOR CONCERN TO THE BUYER FOR THE FIRST TWO YEARS OF OWNERSHIP UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHOULD STAND BEHIND THE PRODUCT, BUT THE BUYER SHOULD BE RESPONSIBLE FOR OWNER-MAINTENANCE ITEMS. CONTRACTOR RESPONSIBILITY UNDER THESE STANDARDS SHOULD NOT EXTEND TO ITEMS WHICH HAVE BEEN SUBJECT TO OWNER NEGLIGENCE, MODIFICATION OR ABNORMAL USE.

THE EFFECTIVE DATE FOR THE START OF COVERAGE OF THESE STANDARDS SHOULD BEGIN WHEN THE BUYER OCCUPIES THE STRUCTURE OR THE DATE OF DISCOVERY, WHICHEVER OCCURS FIRST OR AS OTHERWISE NOTED.

DEFECTS IN APPLIANCES AND PLUMBING AND ELECTRICAL FIXTURES PROPERLY INSTALLED BY THE CONTRACTOR SHOULD BE LIMITED TO THE MANUFACTURER'S WARRANTY.

THESE STANDARDS ARES SUBJECT TO REVISION AS METHODS OF CONSTRUCTION OR MATERIALS USED IN CONSTRUCTION CONTINUE TO CHANGE. IF THERE IS ANY CONFLICT BETWEEN THE WORKMANSHIP STANDARDS AND BUILDING CODE REQUIREMENTS, THE LATTER SHOULD PREVAIL.

RULE 4-9-108 WORKMANSHIP STANDARDS

- A CONTRACTOR SHALL PERFORM ALL WORK IN A PROFESSIONAL AND WORKMANLIKE MANNER.
- A CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ANY APPLICABLE BUILDING CODES AND PROFESSIONAL INDUSTRY STANDARDS.

C. ALL WORK PERFORMED BY A CONTRACTOR IN A COUNTY, CITY OR TOWN THAT HAS NOT ADOPTED BUILDING CODES OR WHERE ANY ADOPTED BUILDING CODES DO NOT CONTAIN SPECIFIC PROVISIONS APPLICABLE TO THAT ASPECT OF CONSTRUCTION, WORK SHALL BE PERFORMED IN ACCORDANCE WITH PROFESSIONAL INDUSTRY STANDARDS.

SYMBOLS

	North Arrow
	Grid Marker
	Level Marker
	Section Mark
	Detail Mark
	Door Tag
	Window Tag

MATERIALS SYMBOL LEGEND

	INSULATION
	INTEGRA
	CONCRETE
	STEEL

ABBREVIATIONS

S.F.	SQUARE FEET
TYP.	TYPICAL
O.C.	ON CENTER
NTS	NOT TO SCALE
GYP	GYPSUM
WR-GYP	WATER-RESISTANT GYPSUM
U.G.	UNDER GROUND
O.H.	OVERHEAD
W.H.	WATER HEATER
DIA.	DIAMETER

Drawing List

Sheet Number	Sheet Name
G0.00	Cover Sheet
G1.00	General Data
G1.01	Accessibility Requirements
G1.02	Egress/Life Safety
C1.00	Site Plan
A1.01	Floor Plan
A1.02	Roof Plan
A2.01	Reflected Ceiling Plan
A3.01	Exterior Elevations - North and South
A3.02	Exterior Elevations - East and West
A4.01	Sections - Transverse
A4.02	Sections - Longitudinal
A5.01	Wall Sections - 1
A5.02	Wall Sections - 2
A6.01	Section Details
A7.01	Enlarged Floor Plans
A8.01	Plan Details
A9.01	Stair/Ramp Details
A10.01	Door Schedule
A10.02	Window Schedule
A10.03	Room Finish Schedule
S1.01	Foundation Plan
S1.02	Roof Framing Plan
M1.01	Mechanical Plans/Diagrams/Details
E1.01	Electrical Plans/Diagrams/Details
E1.02	Lighting Plan
P1.01	Plumbing Plans/Diagrams/Details

BUILDING STATISTICS

AREA:		
Main Gallery	=	2473sf
Secondary Gallery	=	924sf
Sculpture Garden	=	1466sf
Reception	=	683sf
Art Viewing Room	=	343sf
Lavatories (Men's @ 123sf & Women's @ 190sf)	=	313sf
Administrative Office	=	248sf
Stacks	=	461sf
Loading Bay	=	184sf
Mechanical Room	=	79sf
TOTAL NET	=	7186sf
TOTAL GROSS	=	8522sf

OCCUPANCY: Art Gallery
CONSTRUCTION TYPE: Masonry, Steel Frame & Light Gauge Steel Framing
BUILDING HEIGHT: 28'-5"

1995 CITY OF TUCSON LAND USE CODE: ZONING

ZONE: C-3 Commercial
LAND USE: Civic Use Group, Cultural Use
DEVELOPMENT DESIGNATOR: 34
DEVELOPMENT CRITERIA: 08f min. Site Area
 Max. Area: 140000 sf
 Max. Height: 65 ft / 3 stories
 75' max. Building Height
 DD Perimeter Yard Indicator
 0' Perimeter Yard Width Requirement
 Street Perimeter Yard by Average Daily Traffic (ADT)
 ADT of 140 or less = 1/2H = 1/2(28-5') = 14'-2.5"

2006 INTERNATIONAL BUILDING CODE

REQUIREMENTS

OCCUPANCY TYPE:	Group A-3, Assembly - Art Gallery
Group B, Business	
Group S-1, Moderate-Hazard Storage	
Type III A, sprinklered	
Max. Area: 140000 sf	
Max. Height: 65 ft / 3 stories	
Structural Frame	1hr
Bearing Walls - Exterior	2hr
Bearing Walls - Interior	1hr
Non-Bearing Walls - Interior	0hr
Floors	1hr
Roofs	1hr

MIN. EXT. WALL OPEN AREA:	Protected	15%
x < 5ft		
5ft < x < 10ft	25%	
10ft < x < 15ft	45%	

MAX. HEIGHT:	85'
MAX. AREA:	140000 sf

FIRE SPRINKLERS:	Required
OCCUPANT LOADS:	
Main Gallery - 15sf/person @ 2473sf	= 165
Secondary Gallery - 15sf/person @ 924sf	= 62
Sculptural Garden - 15sf/person @ 1466sf	= 98
Reception - 15sf/person @ 683sf	= 46
Art Viewing Room - 15sf/person @ 343sf	= 23
Administrative Office - 100sf/person @ 248sf	= 3
Stacks - 300sf/person @ 461sf	= 2
TOTAL	6998sf - 399

MIN. NO. OF TOILETS: A-3 Assembly- Male: 1 per 125 Female: 1 per 65
 394/2 = 197 Male: 197/125 = 2 Female: 197/65 = 4

Actual Number of Toilets: Male: 2 Female: 4

MIN. NO. OF LAVATORIES: A-3 Assembly- 1 per 200
 83/200 = 1

Actual Number of Lavatories: Male: 1 Female: 2

MIN. NO. OF FOUNTAINS: A-3 Assembly- 1 per 500
 394/500 = 1
 Actual Number of Drinking Fountains: 2

Brittany Wong / Clay Calkins / Kelly Rehm

PROJECT: Chroma Gallery
LOCATION: 427 North 9th Avenue, Tucson, AZ
LOT PARCEL: 0390

PROJECT DATA
 ROOF AREA: 9550 SF
 FLOOR AREA GROSS: 22,468 SF
 FLOOR AREA NET: 8522 SF
 MAX BUILDING HEIGHT: 85'
 BUILDING HEIGHT ADJACENT TO NORTH: -34'
 BUILDING HEIGHT ADJACENT TO SOUTH: -19'

No.	Description	Date
1	10% Submission	2/15/10
2	35% Submission	3/10/10
3	65% Submission	4/5/10
4	100% Submission	4/23/10

ARC 441: Construction Documents
 Profs. Dickinson & Hwang
Chroma Gallery
General Data

Project Number: 4
 Date: April 23, 2010
 Drawn by: BeCK Associates

G1.00
 Scale: As indicated