

#### LEGAL DESCRIPTION:

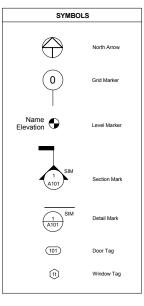
OT 3 & N57' LOT 4 LESS SW2 S32.76' W40.65' IN BLOCK 173 IN THE CITY OF TUCSON, COUNTY OF PIMA, STATE OF ARIZONA AS PER MAP RECORDED IN BOOK 117 PAGE 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### 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 2006 EDITION, THE AMERICANS WITH DISABILITIES ACT 2000 EDITION, AND THE ACCESSIBILITY REQUIREMENTS STIPULATED IN ICC/ANSI 117.1-198.
- ALL DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS OTHERWISE NOTED.

ENSURE THAT ANY SUBCONTRACTO MANUFACTURER'S INSTRUCTIONS.

- 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
- 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



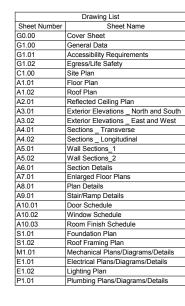
MATERIALS SYMBOL LEGEND

XXXXXXX INSULATION

INTEGRA

CONCRETE

STEEL



# associates

Brittany Wong / Clay Calkins / Kelly Rehm



#### PROJECT DATA

ROOF AREA: 9550 SF

MAX BUILDING HEIGHT: 85'
BUILDING HEIGHT ADJACENT TO NORTH: ~34'
BUILDING HEIGHT ADJACENT TO SOUTH: ~ 19'

# BUILDING STATISTICS

Main Gallery Secondary Gallery Sculpture Garden

2473sf 924sf 1466sf 683sf 343sf 313sf 248sf 461sf 184sf 70sf Loading Bay Mechanical Room

1995 CITY OF TUCSON LAND USE CODE: ZONING

C-3 Commercial Civic Use Group, Cultural Use

OCCUPANCY TYPE: Group A-3, Assembly - Art Gallery

Group B, Business Group S-1, Moderate-Hazard Storage Type IIIA, sprinklered Max. Area: 140000 sf Max. Height: 65 ft /3 stories Structural Frame Bearing Walls - Exterior Bearing Walls - Interior Non-Bearing Walls - Interior

85' 14000 sf Required

Main Gallery -Secondary Gallery -Sculptural Garden -Reception -Art Viewing Room -Administrative Office -Stacks -15sf/person @ 2473sf 15sf/person @ 924sf 15sf/person @ 1466sf 15sf/person @ 683sf 15sf/person @ 343sf

Actual Number of Toilets:

A-3 Assembly- 1 per 500 394/500 = 1

Actual Number of Drinking Fountains: 2

Art Gallery Masonry, Steel Frame & Light Guage Steel Framing 28'-5"

34
Osf min. Site Area
Max. Floor Area Ratio (FAR) = 2.00
22.4685 x 2.00 = 24,9366f
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

MIN. EXT. WALL OPEN AREA:

MAX. HEIGHT: MAX. AREA: FIRE SPRINKLERS:

OCCUPANT LOADS

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

A-3 Assembly- 1 per 200 83/200 = 1

Actual Number of Lavatories:

Description Date 10% Submission 2/15/10 35% Submission 3/10/10 65% Submission 4/5/10 4/23/10 100% Submission

> ARC 441: Construction Documents Profs. Dickinson & Hwang

Chroma Gallery General Data

Project Numbe

April 23, 2010 BeCK Associates

G1.00

As indicated

#### **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 MINUMUM OF 1'-0" BELOW NATIVE GRADE, OR 1'-0" BELOW FINISH GRADE, WHICH EVER IS DEEPER.
- FOOTING BEARING CAPACITY IS TO BE A MINIMUM OF 1500 PSF, WITH MAXIUMU SETTLEMENT OF 1/2".
- 5. CRUSHED AGGGREGATE 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 MINUMUM SLOPE OF NO LESS THAN 6" IN 10'-0".
- 7. FOUNDATIONS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOPIL OR APPROVED FILL.
- IN AREAS THAT ARE LIKELY TO HAVE EXPANSIVE, COMPRESSIBLE SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, FOOTINGS MUSTS BE DESIGNED USING THE DEFAULT SOIL CAPACITY MAX. VALUE OF 1500 PSI OR A BONE FIDE SOILS REPORT VALUE DETERMINED BY A QUALIFIED ENSINEER. 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:

MINIMUM COVER IN INCHES: LOCATION:
POURED DIRECTLY AGAINST EARTH
FORMED CONCRETE EXPOSED TO WEATHER:
#6 AND LARGER BARS
#5 AND SMALLER BARS

6. 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:
  - A. QUALITY PROCEDURES AND METHODS SHALL BE AS RECOMMENDED BY SMACNA ARCHITECTURAL SHEET METAL MANUAL, 3RD EDITION OR LATEST APPROVED.
  - B. PROVIDE FLASHING AND SHEET METAL WORK AS REQUIRED.
  - C. CLAVANIZED SHEET METAL: ASTM 1-525, 29 GUAGE MINIMUM.
  - D. FLASHING, VENTS, AND ACCESSORIES TO BE USED FROM THE SHEET METAL MANUFACTURER.

#### REINFORCEMENT:

- A. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615. GRADE 60 FOR ALL BARS. B. REINFORCING BAD SPLICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS. THE MINIMU LAP LENGTH SHALL BE AS FOLLOWS: CONCRETE, 40 BAR DIAMETER.
- C. 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 2-04 & PRP 108.

#### INSULATION NOTES:

- 1. 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:

- 1. 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:

- 1. 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.
- 3. 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-MAITENANCE ITEMS. CONTRACTOR RESPONSIBILITY UNDER THESE STANDARDS SHOULD NOT EXTEND TO ITEMS WHICH HAVE BEEN SUBJECT TO OWNER NEGLECT, MODIFICATION OR ABNORMAL USE.

THE EFFECTIVE DATE FOR THE START OF COVERAGE OF THESE STANDARDS SHOULD BEGIN WHIEN 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 MANUFACTURERS 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.

A. A CONTRACTOR SHALL PERFORM ALL WORK IN A PROFESSIONAL AND WORKMANLIKE MANNER.

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.

**ABBREVIATIONS** S.F. SQUARE FEET TYP TYPICAL ON CENTER NTS NOT TO SCALE

GYP GYPSUM WATER-RESISTANT GYPSUN U.G. UNDER GROUND O.H. OVERHEAD W.H. WATER HEATER DIA.