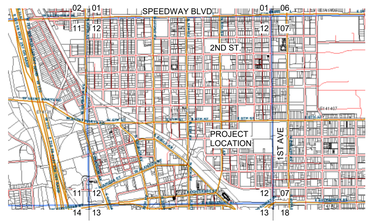
Renovation for:

Indian Trading Post

72 E Congress St. Tucson, Arizona

NOT FOR CONSTRUCTION - BID SET ONLY



Location Map
3" = 1 MILE

General Notes

1. SEE SEPARATE ELECTRICAL NARRATIVE FOR SPEC & SCOPE OF WORK
2. SEE SEPARATE MECHANICAL NARRATIVE FOR SPEC & SCOPE OF WORK
3. SEE REPORT BY ? ON FOUNDATION STABILIZATION

Project Data

OWNERS:	BP POST DEVELOPERS LLC
ADDRESS:	72 E CONGRESS ST
PARCEL:	117-12-1940
LEGAL DESCRIPTION:	CITY PARK BLOCK 2 SQ20163580490
LOT SIZE:	3,710 S.F. (.09 ACRES)
SITE ZONING:	OCR-2
SQUARE FOOTAGE:	
	LIVING = ? S.F. GARAGE/STG. = ?S.F. PATIO = ? S.F. DRIVE = ? S.F.
LOT COVERAGE	

Code Review

APPLICABLE CODES: 2018 IRC
NUMBER OF STORIES: 3
HEIGHT TO TOP OF (E) RIDGE: 39'-3" A.F.G.
FIRE PROTECTION: none required

Drawing List

Sheet Number	Sheet Name
A0.0	Cover Sheet
A0.1	Demolition & Construction Staging Plan
A1.0	Schematic Floor Plan Level 1
A2.0	Schematice Floor Plan Level 2
A3.0	Schematic Floor Plan Basement
A4.0	Schematic Elevations
A5.0	Schematic Pilaster Detail
A5.1	Schematic Roof Plan
A5.2	Perspectives
S1.0	First Floor Framing / Foundation
S2.0	Second Floor Framing
S3.0	Roof Framing Plan
S4.0	Details
S5.0	Details

Design Build ITP
By A. Karic
Consultant &
Silversage Contractors

Project Title: I.T.P.
72 E Congress St.
Tucson AZ 85701
Building:
Sheet Title: Cover Sheet

skyline & associates
ARCHITECTS PLANNERS
1795 E Skyline Dr. #193
Tucson, AZ 85718
PHONE: 520 577 9362
FAX: 520 299 5154

© DRAWINGS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OR REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITTED.

Revisions

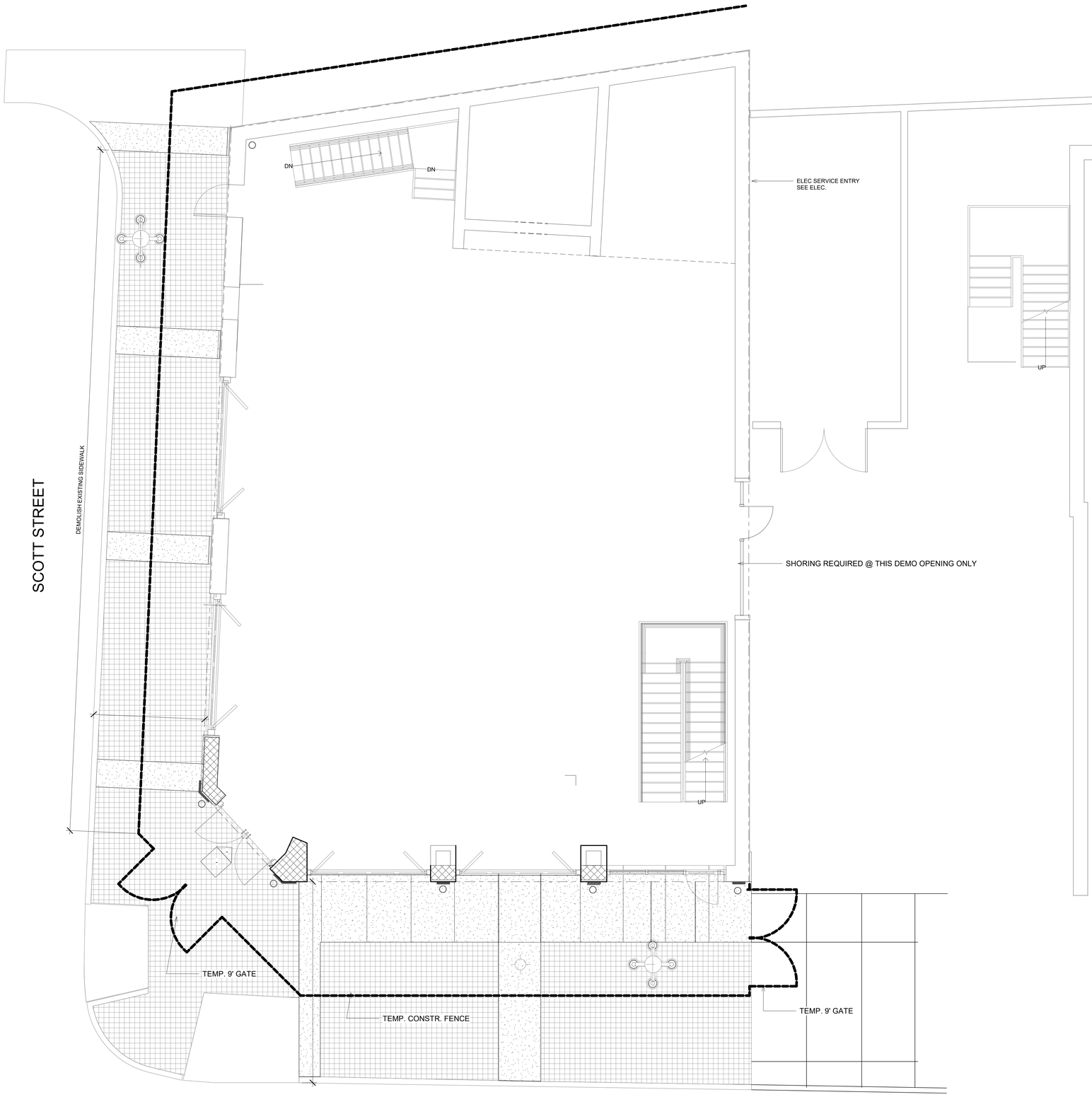
No.	Date	Description

Job No.

Date
1/21/2019
10:37:40 AM
File Name

Sheet No.
A0.0

NOT FOR CONSTRUCTION - BID SET ONLY



Level 1 Demo Plan
1/4" = 1'-0"

INDIAN TRADING POST DEMO & CONSTRUCTION PROCEDURE NOTES

THE NOTES BELOW ARE NOT A COMPLETE LIST OF ITEMS TO BE DEMOLISHED. CONSULT WITH GENERAL CONTRACTOR FOR OTHER ITEMS.

1. PUBLIC SIDEWALK AT THE EAST SIDE OF BLDG.
2. ALL EXISTING WINDOW ADD DOOR OPENING INFILLS
3. ALL WROUGHT IRON (SAVE AND SALVAGE FOR REUSE AND STACK ON PALLETS AND SHRINK WRAP.
4. ALL DUCTWORK AND VENTS
5. ALL EXISTING WOOD, METAL AND CONCRETE STAIRS
6. EXISTING ROOFING MEMBRANE
7. PORTIONS OF EXPOSED PLASTER (SEE ELEVATIONS)
8. EXISTING GENERATOR AT MEZZANINE
9. DECO STEEL COLUMN COVER PLATES (5 TOTAL) ARE TO BE CAREFULLY REMOVED AND SALVAGED FOR USE AT A FUTURE LOCATION.
10. DEMO EXISTING BRICK INFILL ABOVE WINDOWS AT NORTH AND EAST ELEVATIONS TO THE BOTTOM OF THE UPPER STEEL BEAM SUPPORTS.
11. INSTALL CONSTRUCTION FENCING ON SIDEWALK AT LOCATION SHOWN PRIOR TO ANY WORK BEING DONE, INSTALL GATES (2)AND SIGNAGE PER DIRECTION OF GENERAL CONT.
12. PROTECT ALL EXISTING STRUCTURES AND FIXTURES IN PUBLIC R.O.W.

Design Build ITP

By A. Karic
Consultant &
Silversage Contractors

Project Title
I.T.P.
72 E Congress St.
Tucson AZ 85701
Building:

Sheet Title:
Demolition & Construction Staging Plan

Gansline & associates
ARCHITECTS PLANNERS
1795 E Skyline Dr. #193
Tucson, AZ 85718
PHONE: 520 577 9362
FAX: 520 299 5154

© DRAWINGS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OR REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITTED.

Revisions

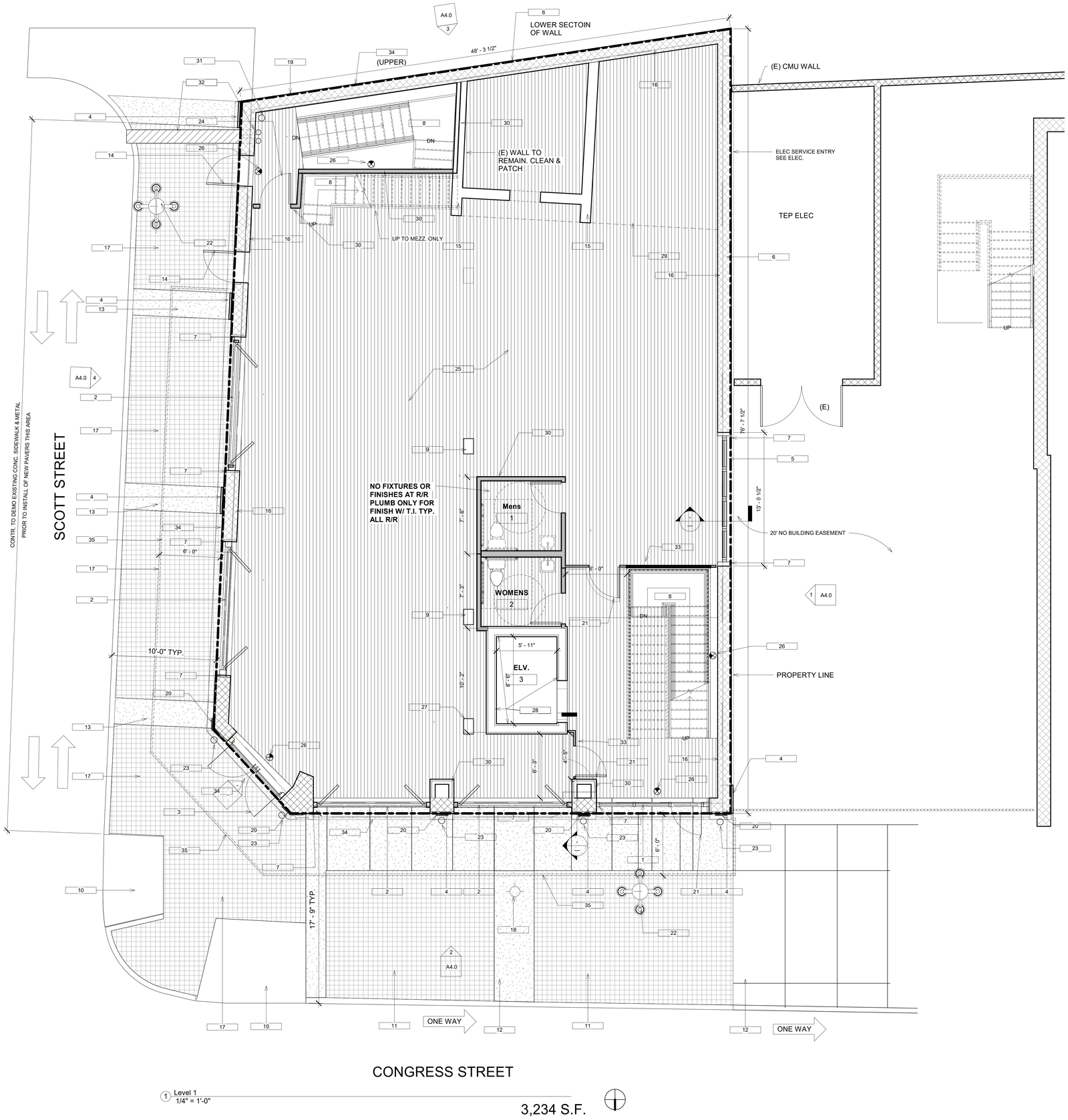
No.	Date	Description

Job No.

Date
1/21/2018
10:37:44 AM
File Name

Sheet No.
A0.1

NOT FOR CONSTRUCTION - BID SET ONLY



1 Level 1
1/4" = 1'-0"

3,234 S.F.

Keynote Legend

Key Value	Keynote Text
1	1" INSULATED GLASS IN HOT ROLLED STEEL SASH W/ RUSTOLEUM HAMMER FINISH IN ANTIQUE BRONZE
2	1" INSULATED GLAZING IN CUSTOM BIFOLD DOORS WITH 2' RAIL @ BASE W/ CUSTOM STEEL W/ RUSTOLEUM HAMMER FINISH IN ANTIQUE BRONZE
3	STEEL & GLASS DOOR IN STEEL SASH W/ RUSTOLEUM HAMMER FINISH IN ANTIQUE BRONZE AS ABOVE WITH CLOSER - SUBMIT FOR APPROVAL
4	PTD. 20 GRIT SAND STUCCO PILASTER TO MATCH WALLS
5	1" INSULATED GLASS IN STEEL FRAME W/ RUSTOLEUM HAMMER FINISH IN ANTIQUE BRONZE
6	EXISTING BRICK PATCH AND REPAIR AS REQUIRED REMOVE PAINT CHEMICALLY WITH JASCO PREMIUM PAINT AND EPOXY REMOVER, SEAL W/ CLEAR MATTE SEALER AFTER LIGHT MORTAR WASH IS APPLIED TO CLEANED BRICK
7	NEW PTD. STEEL PLATE WRAPS/CASING AT NEW BRICK OPENINGS SEE STRUC
8	NEW STEEL STAIR SEE STRUC.- WOOD OAK TREADS
9	EXISTING WOOD COLUMN REF. STRUCT.
10	EXISTING RAMP TO REMAIN
11	HATCH DENOTES EXISTING GROUND FACE CONCRETE PAVERS TO REMAIN
12	HATCH DENOTES EXISTING LIGHT EXPOSED AGGREGATE FINISHED CONCRETE TO REMAIN
13	HATCH DENOTES NEW GREY LIGHT EXPOSED AGGREGATE CONCRETE TO MATCH EXISTING AT CITY PARK TO EAST
14	NEW CUSTOM RAISED PANEL PTD. HOLLOW METAL DOOR AND FRAME IN EXISTING OPENING W/ MTL JAMB AND CLOSER - CONTR TO SUBMIT CLOSER FOR APPROVAL
15	EXISTING CONCRETE WALL TO REMAIN.
16	EXPOSED BRICK ON INTERIOR - CLEAN & PATCH AS NECESSARY TYP.
17	HATCH DENOTES GROUND FACE CONCRETE PAVERS TO MATCH EXISTING 8X8 PAVER BY ARTISTIC PAVER ROAD LOCK, DESERT SERIES, COLOR GRAND CANYON
18	EXISTING FIRE HYDRANT
19	PATCH AND REPAIR DAMAGED WALL PROVIDE PTD. 20 GRIT SAND FINISH STUCCO TO MATCH EXISTING TYP.
20	HISTORIC PTD. CAST IRON DECORATIVE PILASTER MASON TO REMOVE & SALVAGE 5 LOCATIONS
21	ALL INSULATED GLASS IN BLACKENED STEEL SASH DOOR W/ FINISH AS ABV. W/ CLOSER SUBMIT HARDWARE FOR APPROVAL
22	EXISTING LIGHT POLE PROTECT DURING CONSTRUCTION
23	UPLITES @ PILASTER SEE ELEC.
24	NEW CUSTOM RAISED PANEL PTD. HOLLOW METAL DOOR AND FRAME W/ MTL JAMB AND CLOSER
25	TEMP. LEASING LIGHTING @ 25' CANDLE TYP. ALL FLOOR
26	EXIT LIGHT PER ELEC
27	NEW COL. SEE STRUC.
28	NEW 8X8X16 CMU WALL SEE STRUC. @ ELEVATOR WALLS TYP.
29	LINE OF MEZZ. W/ W.I. RAILING 36" (H) TO MATCH STAIR RAILING
30	NEW 2X4 WOOD STUDS W/ 5/8" GWB ONE SIDE - INSULATED
31	FIRE RISER LOCATION . SEE MECH. NARRATIVE
32	APPROX. LOCATION OF METAL T/S ROOF DRAIN OUT LET SCUPPER. FLUSH W/ SIDEWALK. SEE MECH. T/S TO BE 6"X24"
33	ALL INSULATED GLASS IN BLACKENED STEEL FRAME W/ FINISH AS ABV.
34	ALL EXISTING STUCCO TO BE GENTLY WASHED & SCRUBBED PER HISTORIC RESTORATION STANDARDS. BEFORE PATCHING & ANY NEW STUCCO APPLICATIONS
35	LINE OF NEW CANOPY ABOVE

ALL NEW DOORS 3'-0" x 8'-0"

Design Build ITP
By A. Karic
Consultant &
Silversage Contractors

Project Title:
I.T.P.
72 E Congress St.
Tucson AZ 85701
Building:

Sheet Title:
Schematic Floor Plan Level 1

Gunsline & associates
ARCHITECTS PLANNERS
1795 E Skyline Dr. #193
Tucson, AZ 85718
PHONE: 520 577 9362
FAX: 520 299 5154

© DRAWINGS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OR REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITTED.

Revisions

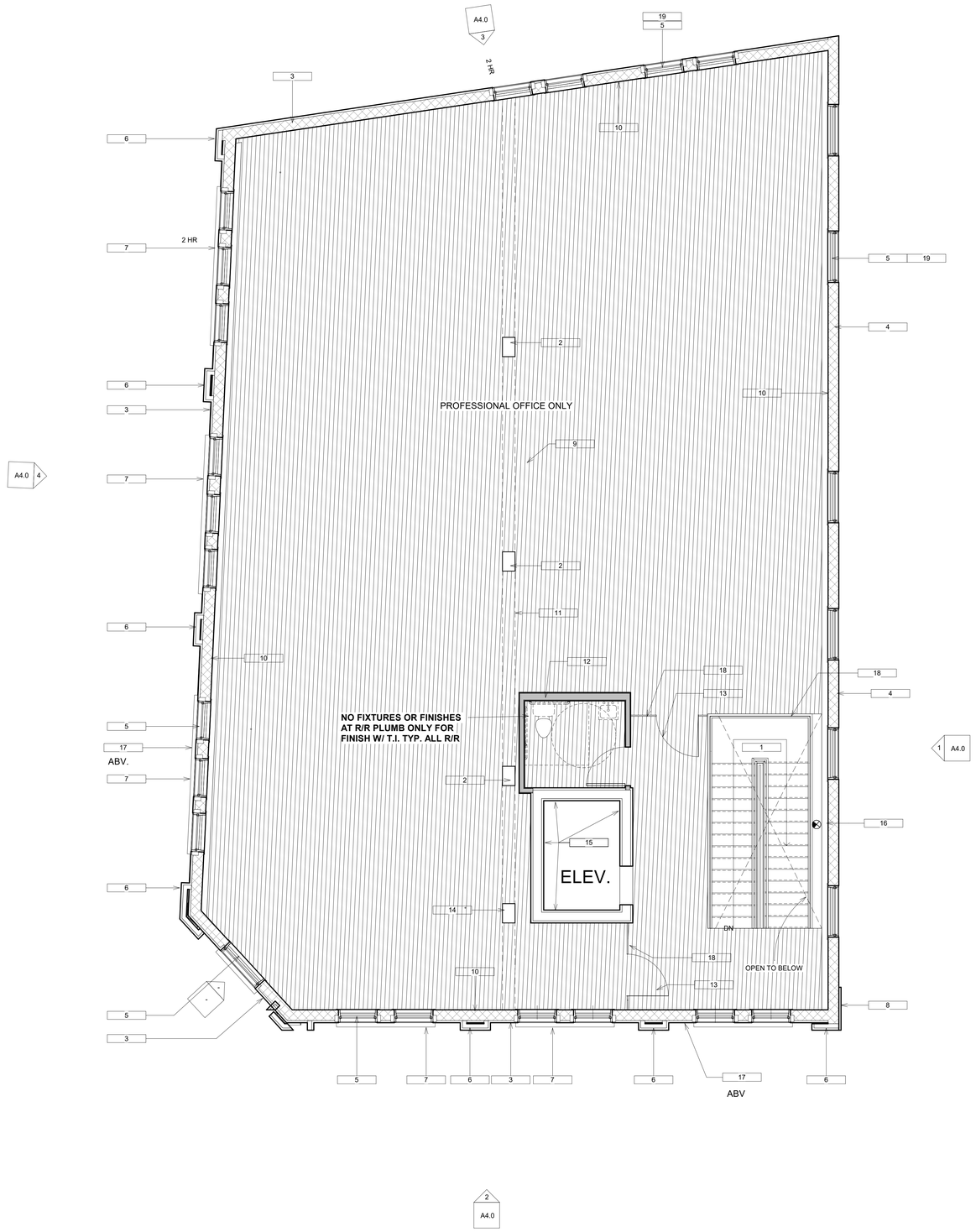
No.	Date	Description

Job No.

Date
1/21/2019
10:37:48 AM
File Name

Sheet No.
A1.0

NOT FOR CONSTRUCTION - BID SET ONLY



1 Level 2
1/4" = 1'-0"

Keynote Legend

Key Value	Keynote Text
1	NEW STEEL STAIR SEE STRUC.- WOOD OAK TREADS
2	NEW WOOD AND STEEL COLUMNS REF. STRUCTURAL
3	WASH ALL EXISTING SURFACES. APPLY NEW BROWN COAT WITH NETTING & MESH TO EVEN SURFACE. APPLY NEW SYNTHETIC FINISH W/ 20 GRIT SAND TEXTURE. PER WESTERN ONE KOAT GARY LIONBERGER (PHX. 623-939-9455) (UPPER SECTION ONLY)
4	EXISTING BRICK PATCH AND REPAIR AS REQUIRED REMOVE PAINT CHEMICALLY WITH JASCO PREMIUM PAINT AND EPOXY REMOVER, SEAL W/ CLEAR MATTE SEALER AFTER LIGHT MORTAR WASH IS APPLIED TO CLEANED BRICK
5	NEW METAL CLAD WOOD SINGLE HUNG 1" INSULATED GLAZING WINDOWS BY SIERRA PACIFIC TYP. INSTALL OPENING LINTELS PER 4" OPENING MAX. EXT. COLOR TO BE BRONZE COLOR. SUBMIT SAMPLE FOR APPROVAL PRIOR TO ORDERING
6	PTD. 20 GRIT SAND STUCCO FINISH ON NEW FRAME CONSTRUCTION REPLACE AND REPAIR EXISTING FRAMED PILASTER
7	EXISTING STUCCO SILL PATCH AND REPAIR AS REQUIRED
8	PTD. 20 GRIT SAND STUCCO PILASTER TO MATCH WALLS
9	HATCH DENOTES EXTENT OF NEW FLOORING REF. STRUCT.
10	EXPOSED BRICK ON INTERIOR - CLEAN & PATCH AS NECESSARY TYP.
11	DASHED LINE DENOTES NEW SUPPORT BEAM REF. STRUCTURAL
12	NEW 2X4 WOOD STUDS W/ 5/8" GWB ONE SIDE - INSULATED
13	ALL INSULATED GLASS IN BLACKENED STEEL SASH DOOR W/ FINISH AS ABV. W/ CLOSER SUBMIT HARDWARE FOR APPROVAL
14	NEW COL. SEE STRUC.
15	NEW 8X8X16 CMU WALL SEE STRUC. @ ELEVATOR WALLS TYP.
16	EXIT LIGHT PER ELEC
17	FULLY SHIELDED WALL GRAZE LED FIXTURE UNDER MOUNT IN CORNICE RECESS CONT. @ TOP OF NORTH & EAST FACADE SEE ELEC. FOR FIXT.
18	ALL INSULATED GLASS IN BLACKENED STEEL FRAME W/ FINISH AS ABV.
19	NEW 3/4" PLYWD. WINDOW BUCK SURROUND EPOXY BOLT & SEAL TO WALL. APPLY "66" STUCCO STOP AROUND FOR NEW STUCCO INFILL TYP.

Design Build ITP

By A. Karic
Consultant &
Silversage Contractors

Project Title
I.T.P.
72 E Congress St.
Tucson AZ 85701
Building:

Sheet Title:
Schematice Floor Plan Level 2

Gunsline & associates
ARCHITECTS PLANNERS

1795 E Skyline Dr. #193
Tucson, AZ 85718
PHONE: 520 577 9362
FAX: 520 299 5154

© DRAWINGS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OR REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITTED.

Revisions

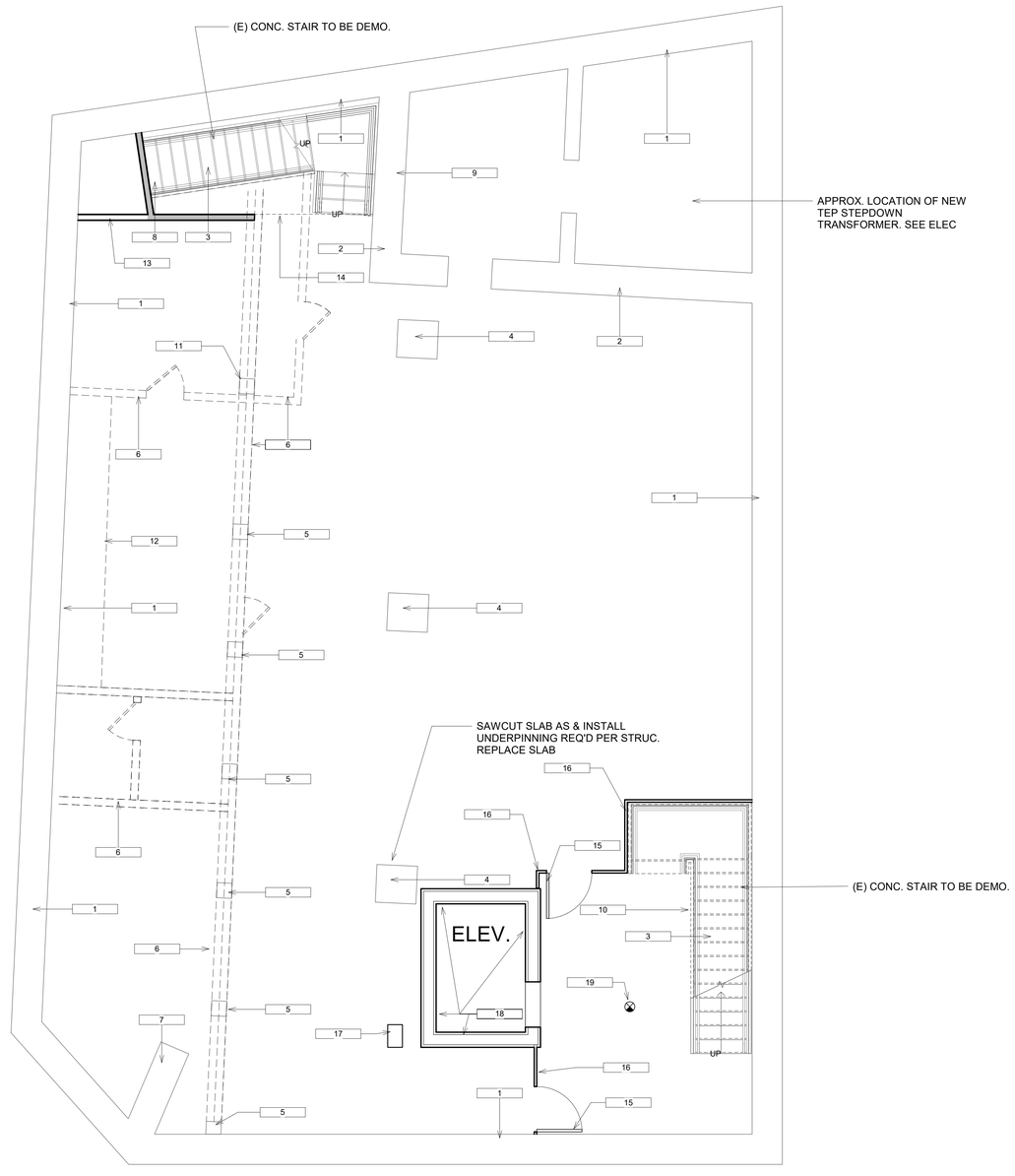
No.	Date	Description

Job No.

Date
1/21/2019
10:37:48 AM
File Name

Sheet No.
A2.0

NOT FOR CONSTRUCTION - BID SET ONLY



1 BASEMENT
1/4" = 1'-0"

3,140 S.F.

Keynote Legend

Key Value	Keynote Text
1	EXISTING EXPOSED RUBBLE RETAINING WALL REPAIR AND REINFORCE AS REQUIRED REF. STRUCTURAL
2	EXISTING CONCRETE VAULT WALLS TO REMAIN
3	NEW STEEL STAIR SEE STRUC.- WOOD OAK TREADS
4	EXISTING BRICK COLUMNS W/ NEW STEEL REINFORCING REF. STRUCTURAL
5	EXISTING COLUMN REPAIR AS REQUIRED REF. STRUCTURAL
6	DASHED LINE DENOTES EXISTING WALLS TO DEMO
7	EXISTING WALL SUPPORT TO REMAIN
8	DEMO EXISTING CONCRETE STAIR REPLACE WITH NEW CODE COMPLIANT STAIR REF. STRUCTURAL
9	REPAIR EXISTING HISTORIC VAULT DOOR AND SIGNAGE
10	DEMO EXISTING STAIR REPLACE WITH NEW CODE COMPLIANT STEEL STAIR SALVAGE EXISTING WOOD LATHE FOR REPURPOSE
11	NEW WOOD COLUMN AND BEAM TO MATCH EXISTING
12	EXISTING CONCRETE STEP
13	NEW 2X4 WOOD STUDS W/ 5/8" GWB ONE SIDE - INSULATED
14	LINE OF FLR ABV. SEE STRUC. FOR SUPPORT
15	ALL INSULATED GLASS IN BLACKENED STEEL SASH DOOR W/ FINISH AS ABV. W/ CLOSER SUBMIT HARDWARE FOR APPROVAL
16	ALL INSULATED GLASS IN BLACKENED STEEL FRAME W/ FINISH AS ABV.
17	NEW COL. SEE STRUC.
18	NEW 8X8X16 CMU WALL SEE STRUC. @ ELEVATOR WALLS TYP.
19	EXIT LIGHT PER ELEC

Design Build ITP

By A. Karic
Consultant &
Silversage Contractors

Project Title
I.T.P.
72 E Congress St.
Tucson Az 85701
Building:
Sheet Title:
Schematic Floor Plan Basement

Skinline & associates
ARCHITECTS PLANNERS
1795 E Skyline Dr. #193
Tucson, AZ 85718
PHONE: 520 577 9362
FAX: 520 299 5154

© DRAWINGS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OR REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITTED.

Revisions

No.	Date	Description

Job No.

Date
1/27/2015
10:37:50 AM
File Name

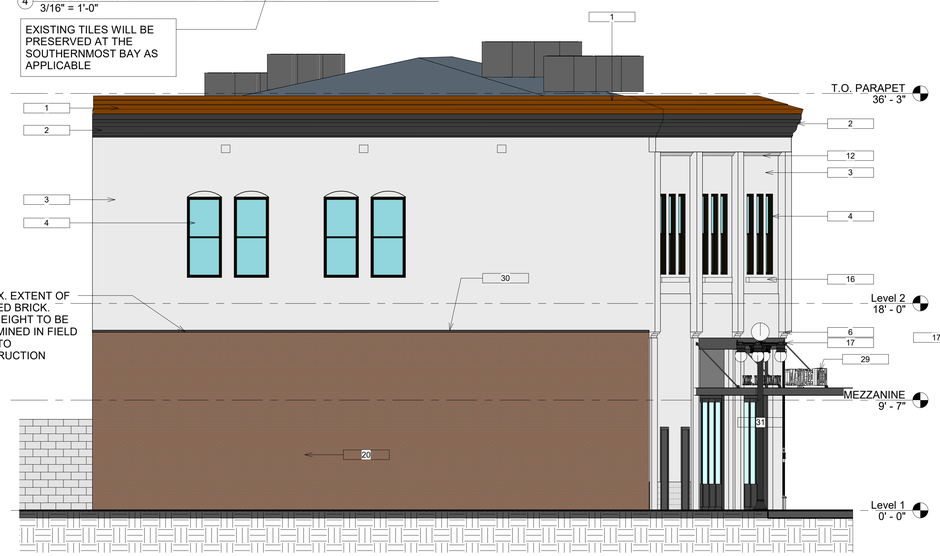
Sheet No.
A3.0

NOT FOR CONSTRUCTION - BID SET ONLY

4 EAST. ELEVATION
3/16" = 1'-0"

EXISTING TILES WILL BE PRESERVED AT THE SOUTHERNMOST BAY AS APPLICABLE

2 NORTH ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"

1 WEST ELEVATION
3/16" = 1'-0"

Keynote Legend

Key Value	Keynote Text
1	EXISTING ROOF TILE REPAIR AND REPLACE DAMAGED TILE AS REQUIRED.
2	EXISTING PTD. STUCCO CORNICE WITH NEW SAND STUCCO FINISH
3	WASH ALL EXISTING SURFACES. APPLY NEW BROWN COAT WITH NETTING & MESH TO EVEN SURFACE. APPLY NEW SYNTHETIC FINISH W/ 20 GRIT SAND TEXTURE. PER WESTERN ONE KOAT GARY LIONBERGER (PHX. 623-939-9455) (UPPER SECTION ONLY)
4	NEW METAL CLAD WOOD SINGLE HUNG 1" INSULATED GLAZING WINDOWS BY SIERRA PACIFIC TYP. INSTALL OPENING LINTELS PER 4" OPENING MAX. EXT. COLOR TO BE BRONZE COLOR. SUBMIT SAMPLE FOR APPROVAL PRIOR TO ORDERING
5	PTD. 20 GRIT SAND STUCCO FINISH ON NEW FRAME CONSTRUCTION REPLACE AND REPAIR EXISTING FRAMED PILASTER
6	NEW 20 GRIT SAND STUCCO CORNICE AT BASE OF FRAME
7	PTD. STEEL STRUT SUPPORT
8	1" INSULATED GLASS IN HOT ROLLED STEEL SASH W/ RUSTOLEUM HAMMER FINISH IN ANTIQUE BRONZE
9	1" INSULATED GLAZING IN CUSTOM BIFOLD DOORS WITH 2' RAIL @ BASE W/ CUSTOM STEEL W/ RUSTOLEUM HAMMER FINISH IN ANTIQUE BRONZE
10	PTD. STEEL 10"X3" CHANNEL FASCIA W/ PERFORATED METAL INFILL FULL WIDTH TYP. / PAINT W/ RUSTOLEUM HAMMER FINISH TYP.
11	NEW CUSTOM RAISED PANEL PTD. HOLLOW METAL DOOR AND FRAME IN EXISTING OPENING W/ MTL JAMB AND CLOSER - CONTR TO SUBMIT CLOSER FOR APPROVAL
12	EXISTING PTD. SAND STUCCO MOLDING REPAIR AS REQUIRED
13	PATCH AND REPAIR DAMAGED WALL PROVIDE PTD. 20 GRIT SAND FINISH STUCCO TO MATCH EXISTING TYP.
14	DASHED LINE DENOTES AREA FOR SIGNAGE SECURED TO BENT PLATE CANOPY
15	STEEL & GLASS DOOR IN STEEL SASH W/ RUSTOLEUM HAMMER FINISH IN ANTIQUE BRONZE AS ABOVE WITH CLOSER - SUBMIT FOR APPROVAL
16	EXISTING STUCCO SILL PATCH AND REPAIR AS REQUIRED
17	NEW PTD. 3/8" STEEL BENT PLATE FAUX LINTEL SECURED TO MASONRY ALL EXISTING LINTELS PROTECT AS REQUIRED
18	REPAIR AND REPLACE DAMAGED EXISTING BRICK CORNICE AS REQUIRED
19	NEW PTD. STEEL PLATE WRAPS/CASING AT NEW BRICK OPENINGS SEE STRUC
20	EXISTING BRICK PATCH AND REPAIR AS REQUIRED REMOVE PAINT CHEMICALLY WITH JASCO PREMIUM PAINT AND EPOXY REMOVER, SEAL W/ CLEAR MATTE SEALER AFTER LIGHT MORTAR WASH IS APPLIED TO CLEANED BRICK
21	PTD. 20 GRIT SAND STUCCO PILASTER TO MATCH WALLS
22	DASHED LINE DENOTES REMOVE EXISTING MECH EQUIPMENT PATCH REPAIR AND STUCCO TO MATCH
23	HISTORIC PTD. CAST IRON DECORATIVE PILASTER MASON TO REMOVE & SALVAGE 5 LOCATIONS
24	FULLY SHIELDED WALL GRAZE LED FIXTURE UNDER MOUNT IN CORNICE RECESS CONT. @ TOP OF NORTH & EAST FACADE SEE ELEC. FOR FIXT.
25	ALL INSULATED GLASS IN BLACKENED STEEL SASH DOOR W/ FINISH AS ABV. W/ CLOSER SUBMIT HARDWARE FOR APPROVAL
26	EXISTING CAST IRON LINTEL DEMO TO EXPOSE TO DETERMINE IF SALVAGEABLE. ALTERNATE PTD. 3/8" BENT STEEL PLATE FAUX LINTEL
27	ELEC. J-BOX STUB OUT FOR FUTURE ELEC. 6 TOT.
28	ELEC SERVICE ENTRY & SWITCH GER
29	SEE SIGN DWGS ATTACHED. PROVIDE ELEC STUBS FOR SIGN
30	METAL STUCCO GROUND TYP. - PAINT TO MATCH STUCCO COLOR
31	

Design Build ITP
By A. Karic
Consultant &
Silversage Contractors

Project Title
I.T.P.
72 E Congress St.
Tucson AZ 85701
Building:
Sheet Title:
Schematic Elevations

Gunsline & associates
ARCHITECTS PLANNERS
1795 E Skyline Dr. #193
Tucson, AZ 85718
PHONE: 520 577 9362
FAX: 520 299 5154

© DRAWINGS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OR REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITTED.

Revisions

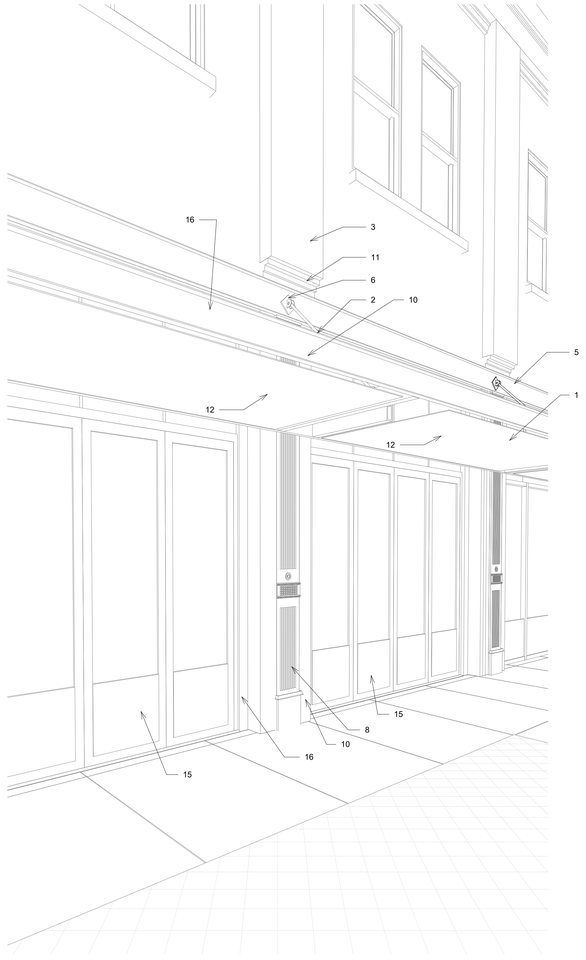
No.	Date	Description

Job No.

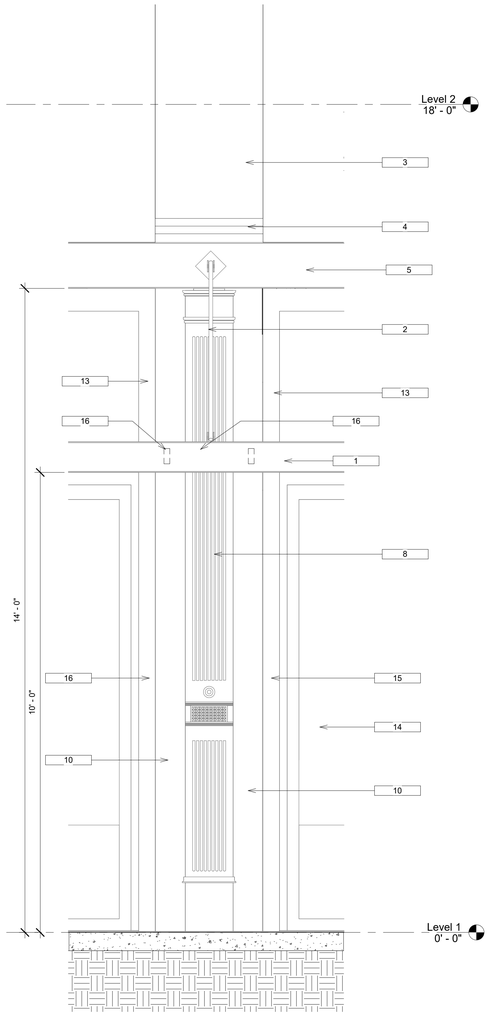
Date
1/29/2018
1:13:39 AM
File Name

Sheet No.
A4.0

NOT FOR CONSTRUCTION - BID SET ONLY



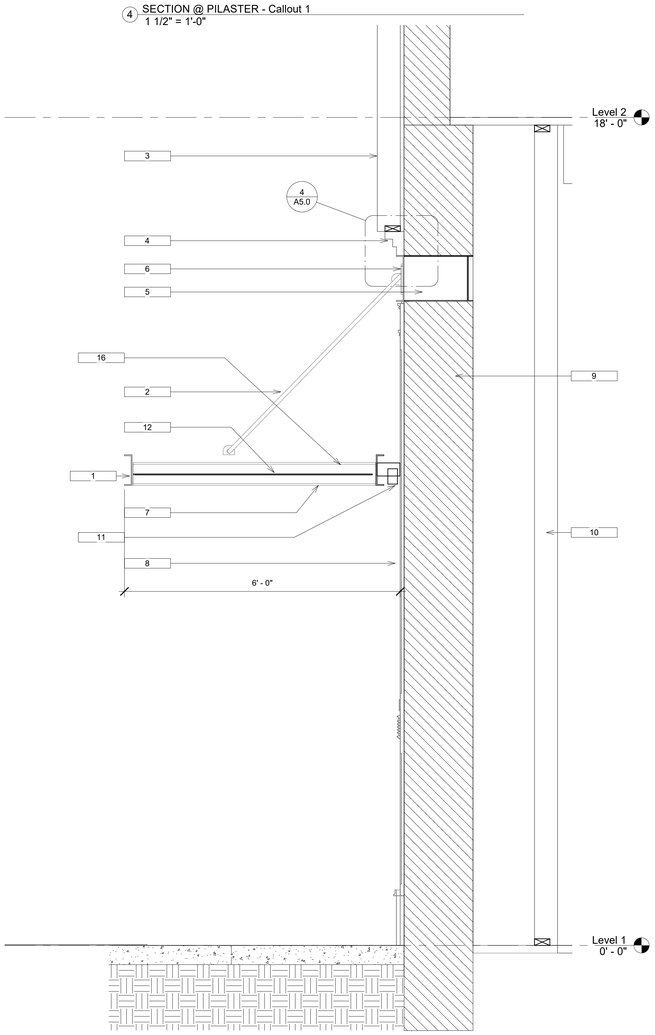
3 3D View 3 PILASTER DETAIL



2 NORTH ELEVATION - PILASTER DETAIL
3/4" = 1'-0"

INVERTED 1/8" METAL "U" SHAPE TO ACCEPT LITE FIXTURE (SEE ELEC NARRATIVE) MOUNT TO WALL W/ 3/8"x5" EPOXY BOLTS @ 48" O.C. SUBMIT DETAIL PRIOR TO FABRICATION

4 SECTION @ PILASTER - Callout 1
1 1/2" = 1'-0"



1 SECTION @ PILASTER
3/4" = 1'-0"

Keynote Legend

Key Value	Keynote Text
1	PTD. 10"X3" CHANNEL CANOPY FASCIA
2	PAINTED STEEL STRUT W/ TURNBUCKLE SECURED WITH STEEL PLATE FINS AND THRU BOLTS REF. STRUCTURAL
3	PTD. 20 GRIT SAND STUCCO FINISH ON NEW FRAME CONSTRUCTION REPLACE AND REPAIR EXISTING FRAMED PILASTER
4	NEW STEPPED CORNICE W/ SMOOTH STUCCO FINISH
5	EXISTING IRON LINTEL . CLEAN & REPAINT W/ RUSTOLEUM HAMMER FINISH
6	DIAMOND SHAPE DECORATIVE STEEL PLATE
7	PTD. TUBE STEEL SUPPORT
8	HISTORIC PTD. CAST IRON DECORATIVE PILASTER MASON TO REMOVE & SALVAGE 5 LOCATIONS
9	EXISTING BRICK PATCH AND REPAIR AS REQUIRED REMOVE PAINT CHEMICALLY WITH JASCO PREMIUM PAINT AND EPOXY REMOVER, SEAL W/ CLEAR MATTE SEALER AFTER LIGHT MORTAR WASH IS APPLIED TO CLEANED BRICK
10	STUCCO ON FRAME COLUMN
11	LIGHT FIXTURE & ELEC SUPPLY FOR SIGNAGE REF. ELEC.
12	PERFORATED METAL CANOPY
13	1" INSULATED GLASS IN HOT ROLLED STEEL SASH W/ RUSTOLEUM HAMMER FINISH IN ANTIQUE BRONZE
14	1" INSULATED GLAZING IN CUSTOM BIFOLD DOORS WITH 2' RAIL @ BASE W/ CUSTOM STEEL W/ RUSTOLEUM HAMMER FINISH IN ANTIQUE BRONZE
15	BLACKENED STEEL FRAME WITH RUSTOLEUM HAMMER FINISH
16	CANOPY SUPPORT ON EITHER SIDE OF CAST IRON PILASTER PROTECT CAST IRON NO ATTACHMENT ONTO CAST IRON

Design Build ITP

By A. Karic
Consultant &
Silversage Contractors

Project Title
I.T.P.
12 E Congress St.
Tucson AZ 85701
Building:

Sheet Title:
Schematic Pilaster Detail

Gausline & associates
ARCHITECTS PLANNERS
1795 E Skyline Dr. #193
Tucson, AZ 85718
PHONE: 520 577 9362
FAX: 520 299 5154

© DRAWINGS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OR REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITTED.

Revisions

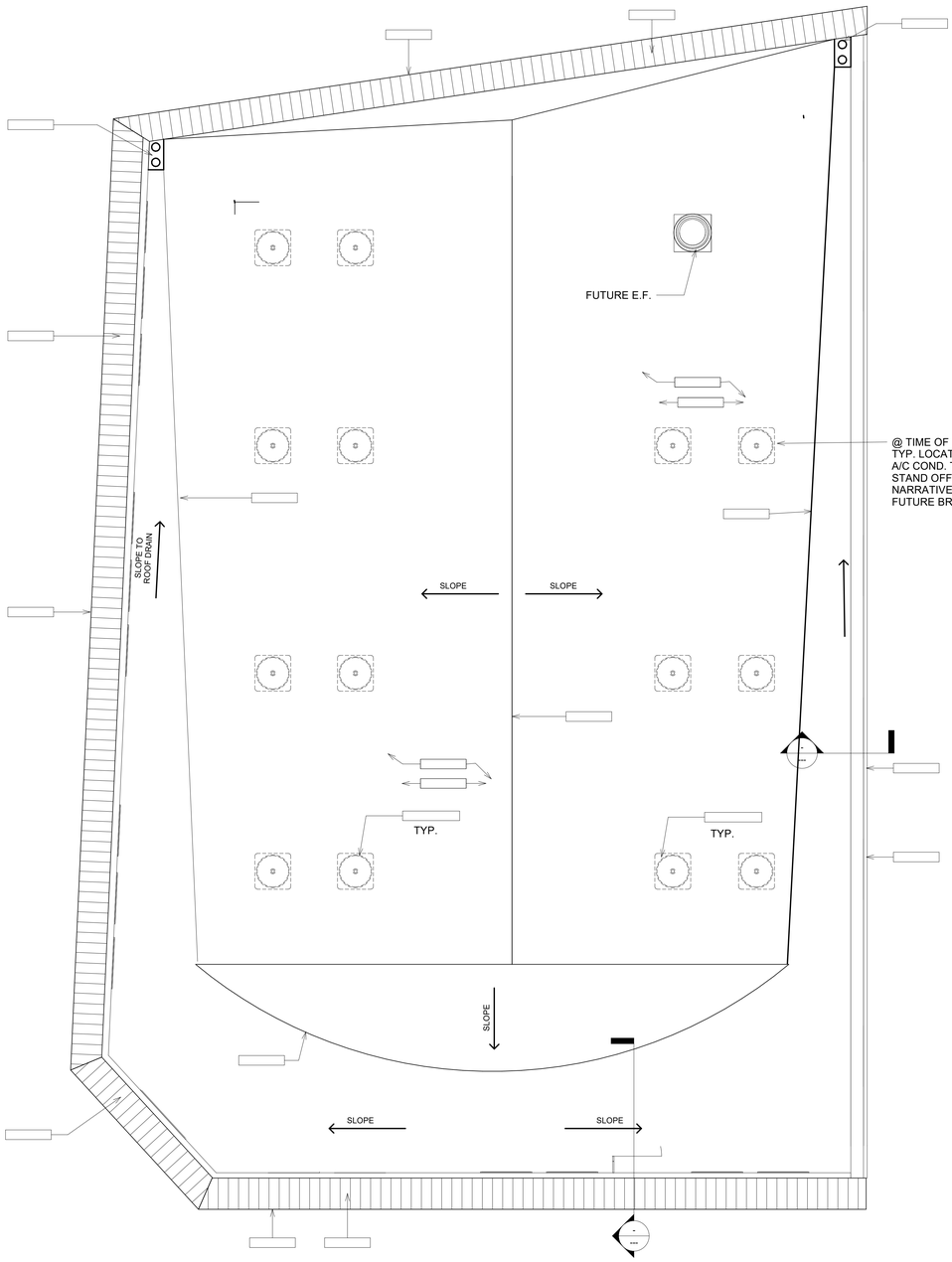
No.	Date	Description

Job No.

Date
1/21/2015
10:38:10 AM
File Name

Sheet No.
A5.0

NOT FOR CONSTRUCTION -
BID SET ONLY



1 ROOF PLAN
1/4" = 1'-0"

north

Key
Value

Keynote Legend

Keynote Text

Design Build ITP

By A. Karic
Consultant &
Silversage Contractors

Project Title
I.T.P.
72 E Congress St.
Tucson AZ 85701
Building:

Sheet Title:
Schematic Roof Plan

Gunsline & associates
ARCHITECTS PLANNERS
1795 E Skyline Dr. #193
Tucson, AZ 85718
PHONE: 520 577 9362
FAX: 520 299 5154

© DRAWINGS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OR REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITTED.

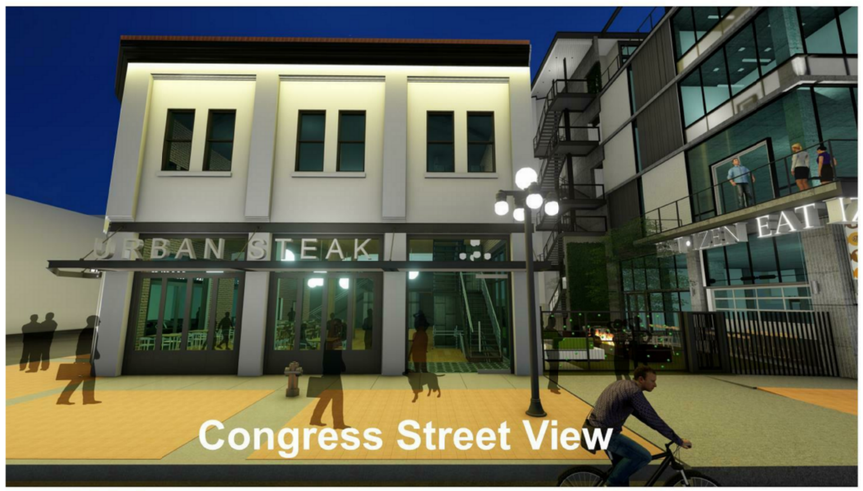
Revisions

No.	Date	Description

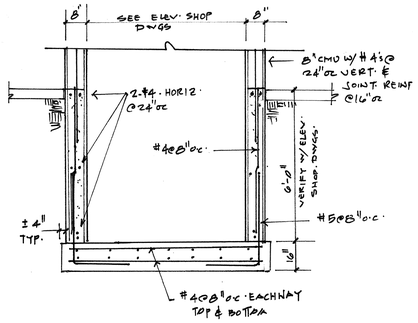
Job No.

Date
11/21/2018
10:38:11 AM
File Name

Sheet No.
A5.1

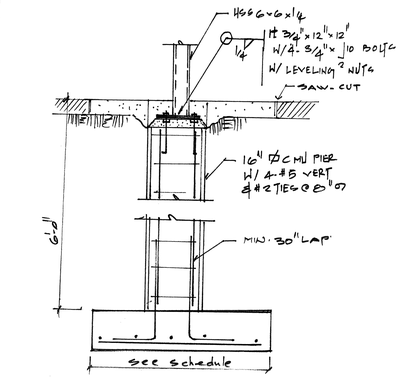


West Elevation



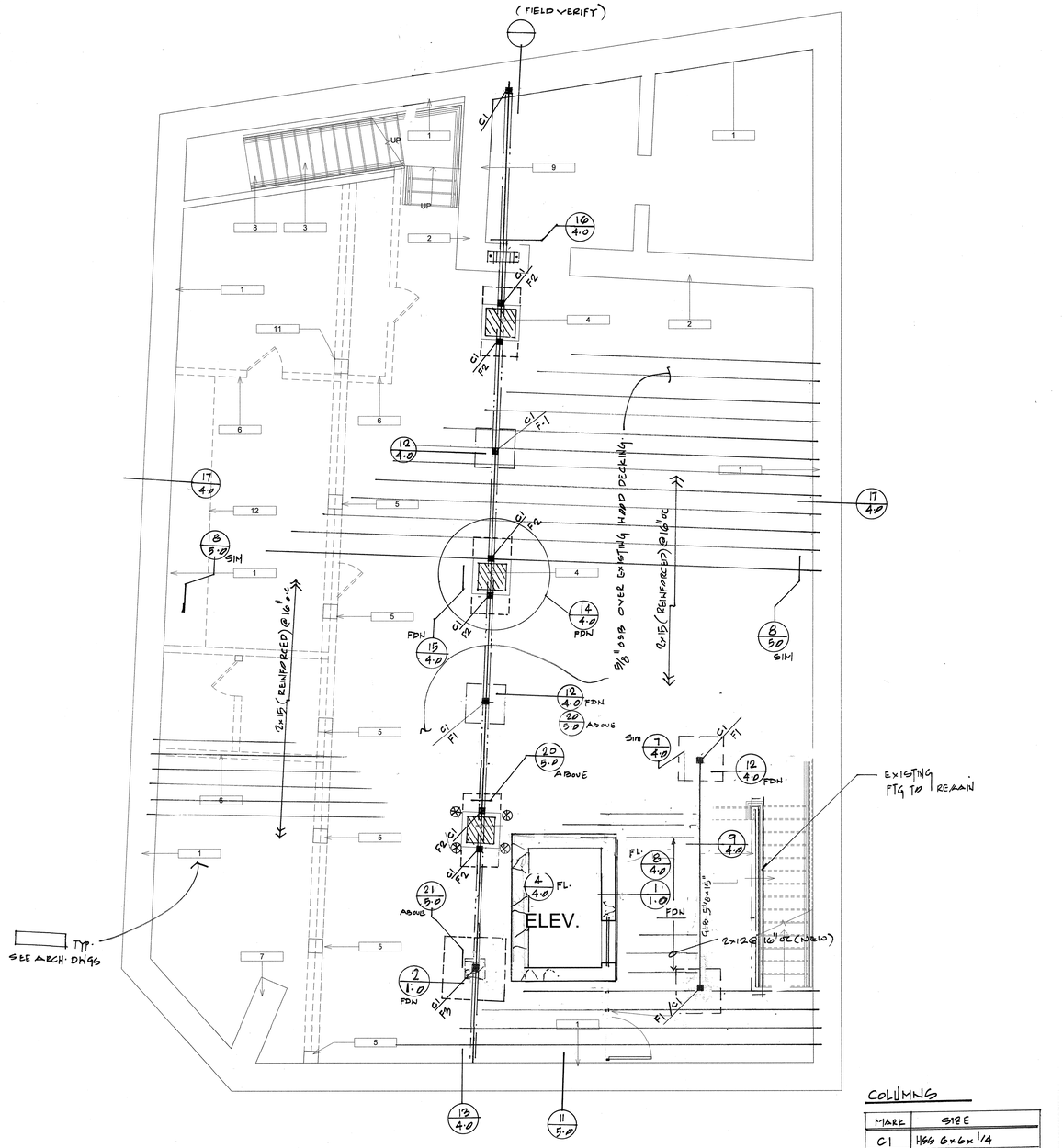
1 ELEV. PIT WALL / FTG

NTS



2 HSS COL. @ CMU PIER.

NTS



1 FOUNDATION / FLOOR FRAMING (1st FL)

1/4" = 1'-0"

CONSTRUCTION NOTES:

1. NO BUILDING MATERIALS WEIGHING MORE THAN 200 LBS. WILL BE PLACED ON EXISTING FIRST, SECOND FLOORS OR ROOF WITHOUT WRITTEN CONCENT FROM ENGINEER OF RECORD.
2. CONTRUCTION SHALL START FROM BASEMENT LEVEL UP.
3. BASEMENT WALLS SHALL FIRST BE STABILIZED PRIOR TO ANY FRAMING REINFORCEMENT.
4. ALL SHORING REQUIRED SHALL BE DESIGNED AND UNDER SUPERVISION OF A REGISTERED ENGINEER.
5. ALL CUT, MISSING, BLOCKED OR DAMAGED WOOD FRAMING, INCLUDING ROOF TRUSSES SHALL BE REPLACED. NO MEMBERS SHALL BE CUT, NOTCHED OR BLOCKED OFF FOR MECHANICAL DUCTS OR PLUMBING PIPES WILL BE PERMITTED WITHOUT A WRITTEN CONCENT FROM THE ENGINEER OF RECORD. (A & A STRUCTURAL ENGINEERS, INC.)

⊛ **UNDER PIN EXISTING PIER FOOTING BY OTHERS.**

TOTAL REACTION = 75.0 KIPS

UNDERPING PRIOR TO ELEVATOR PIT ALL EXCAVATION

FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F1	3'-0" x 3'-0" x 16" DP	4-#5 EW. det. 12/S4.0
F.2	EXISTING FTG MODIFIED.....	SEE DET 15/S4.0
F.3	4'-6" x 4'-6" x 16" DP	5-#5 EW ... det: 12/S4.0

COLUMNS

MARK	SIZE
C1	HSS 6x6x1/4

NOT FOR CONSTRUCTION (6-24-19)

A&A STRUCTURAL ENGINEERS, INC.
1051 N COLUMBUS #101
TUCSON, AZ 85711
520-356-4597 ahmedm2004@msn.com

Project Title
I.T.P.
FIRST FLOOR FRAMING/ FOUNDATIONS

Ganstine & associates ARCHITECTS PLANNERS
1795 E Skyline Dr. #193
Tucson, AZ 85718
PHONE: 520 577 9362
FAX: 520 299 5154

© DRAWINGS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OR REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITTED.

Revisions

No.	Date	Description

Job No.

Date 8/7/2019 9:59:12 AM
File Name

Sheet No.
S 1.0

SCOTT STREET

CONGRESS STREET

NOTES:
SEE ARCH DWGS

TYP.

(NEW) C12x20.7 EA. SIDE OF EXISTING W.D. BM. W/ 3/4"ø BOLTS @ 16"o.c. (STAGGERED) (1 TYP. FULL LENGTH OF BLDG)

8"x8"x5/16 HSS COLUMN

2-15" ø REINFORCED CONC. PIER @ 16" o.c.

5/8" ø SAG ROD OVER EXISTING WOOD PLANK DECK

(NEW) 2x12 @ 16" o.c.

HSS 6x6x1/4

HSS 8x4x1/4

HSS 6x4x1/4

HSS 6x6x5/16

6 1/8 x 5/16 PL

Mens 1

WOMENS 2

ELV. 3

GLASS WALL

UP TO MEZZ. ONLY

LINE OF MEZZ.

UP

DN

15'-0 1/4" WINDOW

20' NO BUILDING EASEMENT

Level 1
1/4" = 1'-0"

2nd FLOOR FRAMING.

3,234 S.F.

EXIST. STEEL LINTEL

(E) STEEL BAR. TO 1/2" x 3" x WIDTH OF BACK HT

12" (min)

EXIST. BRICK WALL

HILTI-C120 (OT) EQ. W/ SCREEN TUBES 5/8" ø EPOXY SET BOLTS @ 12" o.c (STAGGERED)

1/2" x WIDTH OF (E) WALL x FULL HT. OF OPN'G

3/8" x 3" x FULL HT. OF OPN'G

3/16 (2-G)

2 JAMB SUPPORT FOR EXISTING (12'-0" ±) OPN'GS

NTS

EPOXY SET HILTI-C100 OR EQ. 1/2" ø BOLTS @ 18" o.c. (min. 12" DEEP.)

HSS 10 x 2 x 5/16

BOLT INSTALLATION ACCESS HOLES

EXIST. BRICK WALL

± 3'-0"

± 3'-0"

1/2" ø HILTI-C100 (OT) EQ. BOLTS @ 24" o.c.

1/4" PL (CONT.)

HSS 10x8x5/16

1/4" PL. CONT.

HSS 10x8x5/16 W/ 1/2" ø ANCHORS @ 24" o.c.

8" ±

1 NEW OPN'G NEXT WALL

NTS

NOT FOR CONSTRUCTION

(6-24-19)

A&A STRUCTURAL ENGINEERS, INC.
1051 N COLUMBUS #101
TUCSON, AZ 85711
520-356-4597 **ahmedm2004@msn.com**

Project Title
I.T.P.

SECOND FLOOR FRAMING

Skinline & associates
ARCHITECTS PLANNERS
1795 E Skyline Dr. #193
Tucson, AZ 85718
PHONE: 520 577 9362
FAX: 520 299 5154

© DRAWINGS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OR REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITTED.

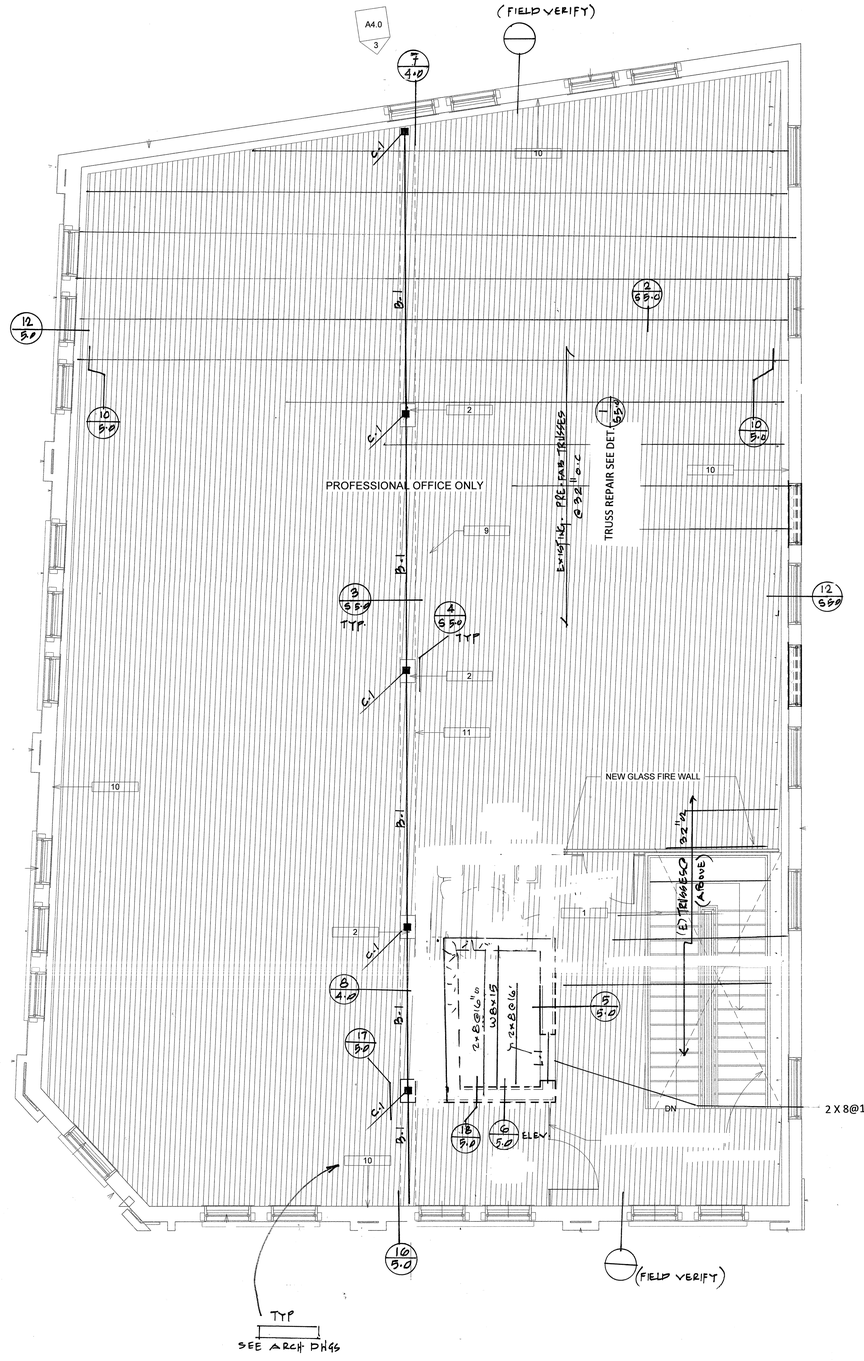
Revisions

No.	Date	Description

Job No.

Date
6/7/2019
9:59:11 AM
File Name

Sheet No.
S 2.0



5/8", exposure-1 index 32/16 over existing 1x decking, glue and staple with 14 ga staple 6" o.c. edges and 12" o.c. field.

NOTE: Install 2-#8 x 2" long screws at all existing, loose or unstable 1 x roof planks to Truss connection.

- FIELD VERIFY existing plank after all roofing has been removed.
- Coordinate with architect/Engineer

C1... HSS 6X6X ¼"

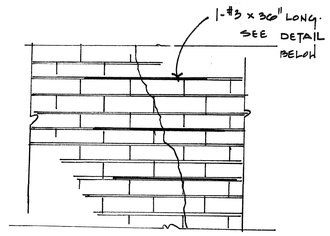
B1... GLB 6 ¾" X 18

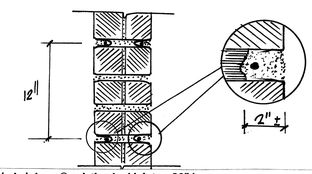
L-1.... 2 ½ 5X3 ½ X ¼" see det

EXISTING BRICK WALL REPAIR NOTES

1. IDENTIFY ALL CRACKED BRICK JOINTS/ LOOSE OR MISSING BRICKS.
2. REMOVE BROKEN/ LOOSE BRICKS.
3. CLEAN ALL CONTACT SURFACE AND TREAT WITH AN APPROVED BONDING AGENT [STRONG BOND BY DAYTON SUPERIOR CORP. or EQUAL]

SEE CONSTRUCTION NOTES ON SHEET S 1.0 FOR ADDITIONAL NOTES





1. Cut 2" (min.) deep @ existing bed joints x 36" long.
2. Clean exposed surface
3. Treat exposed surface with bonding agent
4. Insert 1 #3 x 36" long and patch with epoxy based lean cement/mortar.

1 CRACKED WALL REPAIR (NTS)

NOT FOR CONSTRUCTION (6-24-19)

A&A STRUCTURAL ENGINEERS, INC.
1051 N COLUMBUS #101
TUCSON, AZ 85711
520-356-4597 ahmedm2004@msn.com

Project Title
I.T.P.

ROOF FRAMING

Gansline & associates
ARCHITECTS PLANNERS
1795 E Skyline Dr. #193
Tucson, AZ 85718
PHONE: 520 577 9362
FAX: 520 299 5154

© DRAWINGS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OR REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITTED.

Revisions

No.	Date	Description

Job No.

Date
8/7/2019
9:59:11 AM
File Name

Sheet No.
S 3.0

STRUCTURAL NOTES

GENERAL:

1. General Reference.
   All work must conform to the requirements of the International Building Code (IBC 2018).
2. Design Loads
   a) Wind Load ……..12.34…… psf
   b) Roof Live Load……20 psf … reduceable
   c) Soil Pressure……. 5000……psf… (see soils report by Terracon)
   d) Roof Dead Load……15…… psf
   e) Floor Live Load……100……psf
   f) Floor Dead Load……25……psf

SEISMIC DESIGN CRITERIA

1. Risk Category……..Table 1613.3…5 ……II
2. Importance factor Ie…… =1.0
3. Site Class……= D
   Seismic Design Category……=C

3. No deviation from information shown here or on the drawings shall be permitted without the written approval of the Engineer.
4. It shall be the Contractors responsibility to contact the Architect prior to bidding regarding any discrepancies or omissions on the drawings to perform his work.
5. Contractor shall verify all dimensions and conditions at job site before commencing work and shall report any discrepancies to the Architect.
6. Do not use scaled dimensions, use written dimensions, or where no dimension is provided consult the Architect for clarifications before proceeding with the work.
7. Details shown shall be incorporated into the project at all appropriate locations whether specifically called out or not.

FOUNDATION AND EARTHWORK:

1. All footings shall be founded at the depths indicated on the construction drawings.
2. All earth fill under footings, shall be machine compacted to the following densities, at optimum moisture content in accordance with ASTM D698-70, Method D: Below Foundation Level 95% Compaction Floor Slab Support and Backfill 90% Compaction.

CONCRETE

A. CODES
ACI 301 " Specifications for structural concrete for buildings"
ACI 305 " Recommended practice for hot weather concreting"
ACI 306 " Recommended practice for cold weather concreting"
ACI 315 " Manual or standard practice for detailing reinforced concrete structures.
ACI 318 " Building code requirements for reinforced concrete"
ACI 347 "Recommended practice for concrete formwork"
ACI 614 "Recommended practice for measuring, mixing and placing concrete"

B. **CONCRETE MATERIAL PROPERTIES**
Portland Cement – ASTM C150, Type 1
Fine Aggregate – ASTM C33-84
Coarse Aggregate – ASTM C33-84
Ready Mix Concrete – ASTM C94

	FOOTINGS	SLAB ON GRADE	EXTERIOR SLABS
Max. size of coarse aggregate (inches)	1 ½	¾	¾
Compressive Strength Fc (psi)	2500	2500	2500
Slump (inches)	3-5	3-5	3-5
Max. water cement ratio	0.6	0.52	0.45
Air entrainment (percent)	None	None	None

C. **REINFORCING MATERIAL** **FY.KSI** **ASTM**
All bars unless noted 40 A615

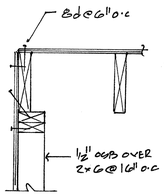
WOOD

A. All wood construction to be in accordance with Building Code requirements and the following references and supplements:
1. National Forest Products Association (NFPA)
2. National Plywood Association
3. National Design Specifications for Stress Grade Lumber and its Fastenings.
4. Western Wood Productions Association
5. US Products Standard PS 20 – 70
6. National Lumber Manufacturer's Association
7. Plywood sheathing shall be structural II, C-C Grade and shall comply with the requirements of US Products Standard PSI – 83 and with American Plywood Association (APA) performance standards.
8. Minimum allowable unit stresses for visual grading of structural lumber (Engineered for single use) shall be equal to or greater than as listed in the following table:

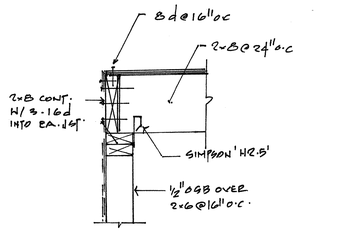
TYPE	SPECIES	GRADE	FB(PSI)	E (KSI)
JOIST	DF	#1	1000	1900
BEAMS WIDTH 4" OR LESS	DF	#1	1000	1900
WIDTH>4"	DF	#1	1000	1900
STUDS (2x)	DF	#2	900	1600

Structural Glue Laminated Members:
Fb=2400 psi. E=1600 ksi (DF/DF 24f-v4) Fv=165psi.

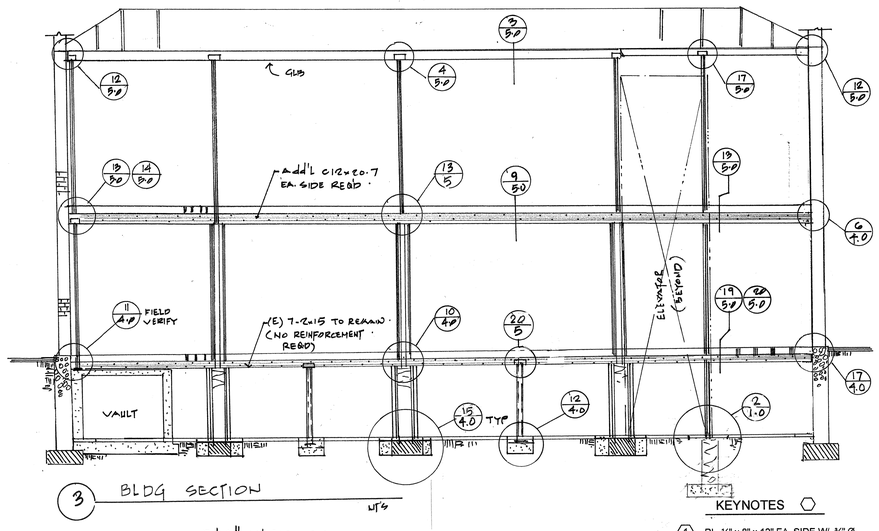
a) Plywood shall be exposure-1 with thickness as noted on the drawings.
b) Roof framing joists have been designed for the following design parameters:
c) Duration factor 1.25
d) Deflection allowed = 1/240 for total load. (u.n.o)



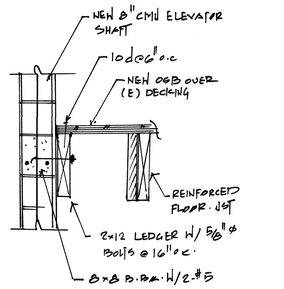
1 JST || TO STUD WALL NTS



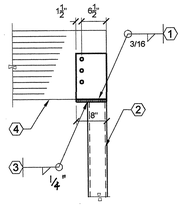
2 JST. BRG ON STUD WALL NTS



3 BLDG SECTION NTS



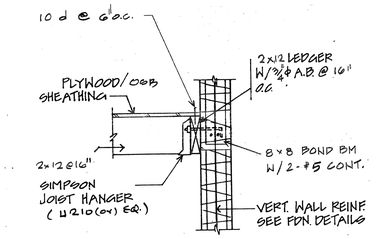
4 NON-BRG. LEDGER @ ELEV. SHAFT NTS



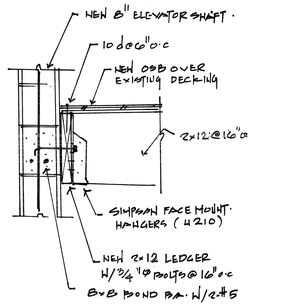
7 TYP. GLU LAM TO COL. CONN.
SCALE: 3/4" = 1'-0"

KEYNOTES

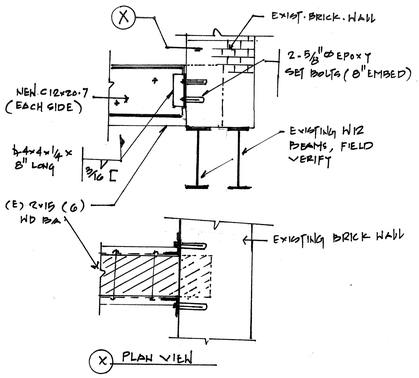
1. PL. ¼" x 8" x 12" EA. SIDE W/ -¼" ø M.B'S.
2. STEEL COLUMN HSS 6x6x1/4
3. PL. ¾" x 7" x 0'-8"
4. GLU LAM BM. 6¾ x 18"



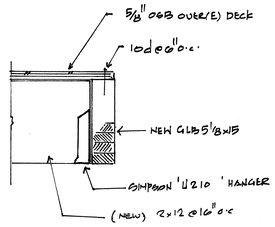
5 JOIST CONN. AT C.M.U. WALL



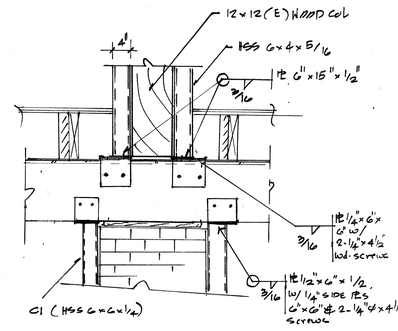
8 BRG. LEDGER @ ELEV. SHAFT NTS

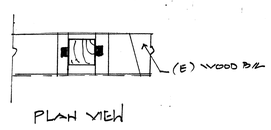


6 FLOOR BM @ WEST WALL NTS



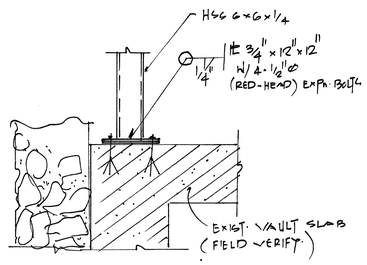
9 FLOOR JST. @ GLB NTS



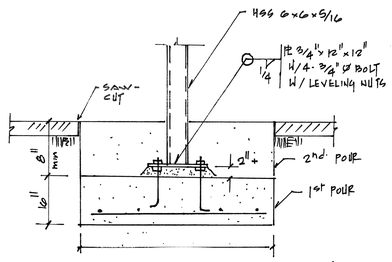


PLAN VIEW

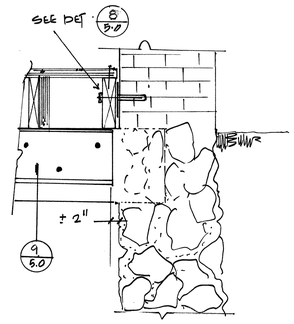
10 MAIN FLOOR / NEW HSS COL TO BM. BELOW. NTS



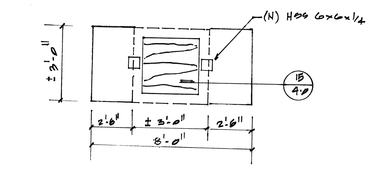
11 COL. BRG ON CONC. VAULT SLABS NTS



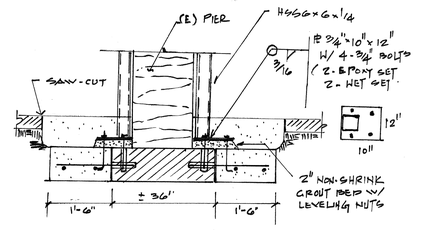
12 NEW COL. FTG. @ BASEMENT NTS



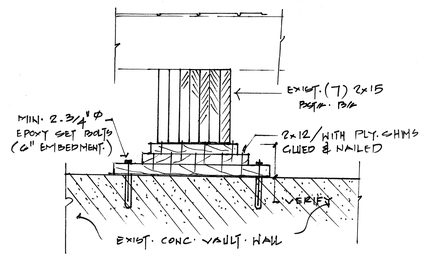
13 BSMT. FLOOR B/A @ RET. WALL NTS



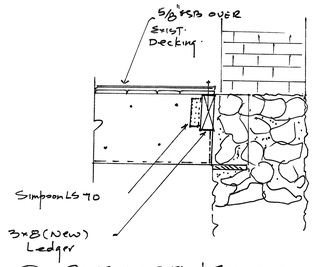
14 (E) PIER / NEW COL. FTG PLAN VIEW NTS



15 SECTION @ BSMT. COL. FTG. NTS



16 BSMT. B/A. (E) SUPPORT (FIELD VERIFY ELEVATIONS.) NTS



17 REINFORCED FL. JST @ BSMT WALL NTS

NOT FOR CONSTRUCTION (6-24-19)

A&A STRUCTURAL ENGINEERS, INC.
1051 N COLUMBUS #101
TUCSON, AZ 85711
520-356-4597 **ahmedm2004@msn.com**

Project Title
I.T.P.

DETAILS

Anstine & associates
ARCHITECTS PLANNERS
1795 E Skyline Dr. #183
Tucson, AZ 85718
PHONE: 520 577 9362
FAX: 520 299 5154

© DRAWINGS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OR REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITTED.

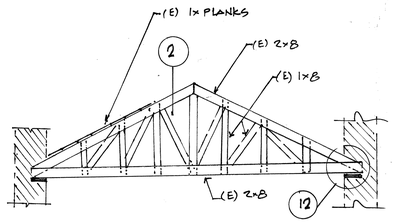
Revisions

No.	Date	Description

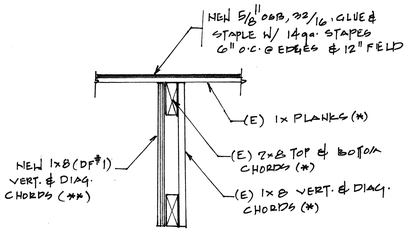
Job No.

Date
6/1/2018
9:59:23 AM
File Name

Sheet No.
S 4.0



1 (E) ROOF TRUSSES NTS

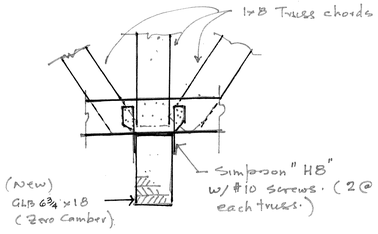


(*).. REPLACE ALL 'CRACKED', 'SPLIT' OR MISSING MEMBERS.

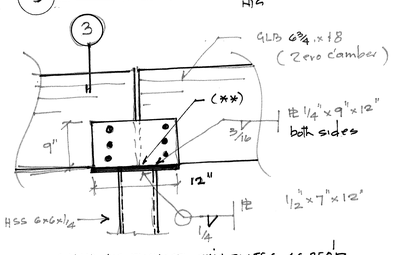
(**).. ALIGN W/ EXISTING CHORDS GLUE & NAIL TO EXISTING TOP & BOTTOM CHORDS

•... SPECIAL INSPECTION REQD. DURING REPAIR PROCESS

2 EXISTING TRUSS REINFORCEMENT NTS

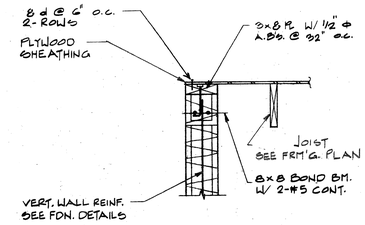


3 EXIST. TRUSSES BRG @ NEW B/A NTS

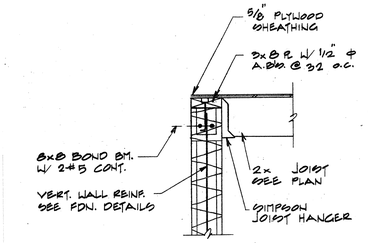


(**) USE PLYWOOD SHIM PLATES AS REQ'D

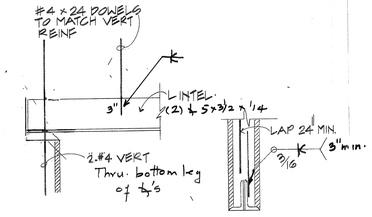
4 ROOF B/A / COL. CONN. NTS



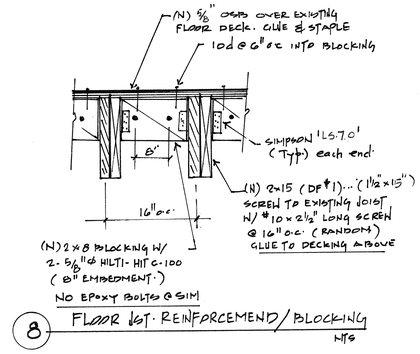
5 JOIST @ CMU NON-BRG. WALL



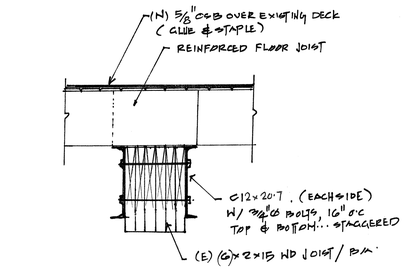
6 JOIST BRG. @ CMU WALL



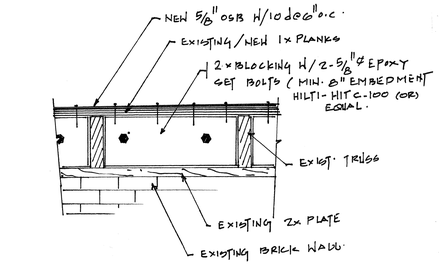
7 TYP. LINTEL BEARING



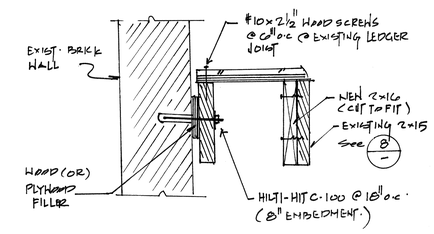
8 FLOOR B/T. REINFORCEMENT / BLOCKING NTS



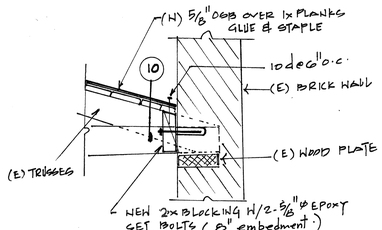
9 NTS



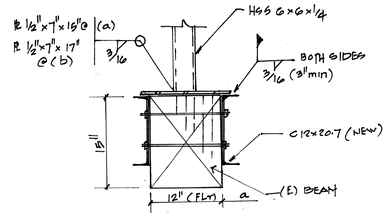
10 ROOF TRUSS BRG / NEW BLOCKING NTS



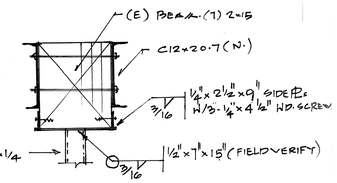
11 LEDGER || TO WALL NTS



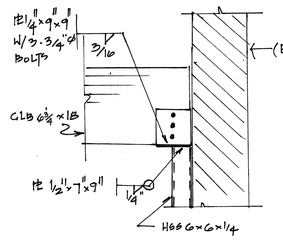
12 NEW BLOCKING (ROOF) NTS



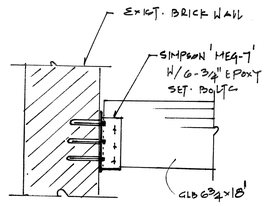
13 NEW POST BRG. @ EXIST. FL. B/A NTS



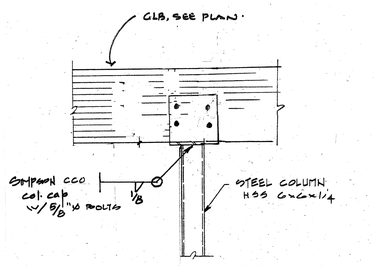
14 NEW HSS COL. @ BSTR. NTS



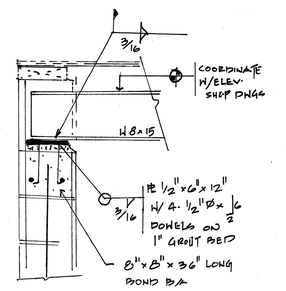
15 NEW GLB (END CONDITION) NTS



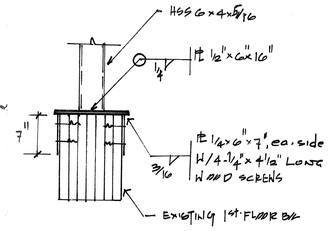
16 GLB @ BRICK WALL NTS



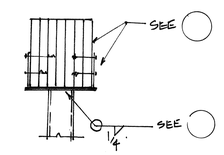
17 TYP. GLU LAM TO COL. CONN.



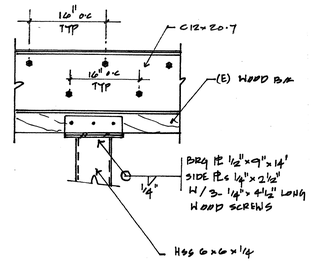
18 ELEV. HOIST B/A NTS



19 NEW HSS ON (E) FL. B/A NTS



20 NEW HSS POST / SUPPORTING (E) FLOOR B/A. NTS



21 2nd FL. B/A / NEW SUPPORT NTS

NOT FOR CONSTRUCTION (6-24-19)

A&A STRUCTURAL ENGINEERS, INC.
1051 N COLUMBUS #101
TUCSON, AZ 85711
520-356-4597 ahmedm2004@msn.com

Project Title: I.T.P.

DETAILS

ansline & associates ARCHITECTS PLANNERS
1795 E Skyline Dr. #193
Tucson, AZ 85718
PHONE: 520 577 9362
FAX: 520 299 5154

© DRAWINGS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OR REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITTED.

Revisions

No.	Date	Description

Job No.

Date 8/1/2019 9:59:23 AM
File Name

Sheet No. S 5.0