



SPECIAL DISTRICTS APPLICATION Interior & Exterior Renovations to Lohse Family YMCA Materials for DRB Courtesy Review

Application Stage: Pre-application Application
Permit Activity Number _____ Case Number DRB-22-10 _____ Date Accepted: _____

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): _____

Property Address: 60 W Alameda St _____

Pima County Tax Parcel Number/s: _____

Current Zoning: _____

Applicable Overlay/	Infill Incentive District	Rio Nuevo Area
Special Districts:	Main Gate Overlay District	Grant Road Overlay District
	Neighborhood Preservation Zone	Historic Preservation Zone

Neighborhood Association (if any): _____

PROJECT TYPE (check all that apply):

<input type="checkbox"/> New building on vacant land	<input type="checkbox"/> Change of use to existing building
<input type="checkbox"/> New addition to existing building	<input type="checkbox"/> New building on developed land
	<input type="checkbox"/> Other _____

Description of Proposed Use: _____

Number of Buildings and Stories/Height of Proposed Structure(s): _____

Site Area (sq ft): _____ Area of Proposed Building (sq ft): _____

HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List: _____
National Register District Please List: _____

Site is/includes: A contributing structure Non-contributing structure
Is adjacent to a contributing structure Vacant

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: _____

ROLE: Property owner Architect Engineer Attorney Developer
Other: _____

EMAIL: _____ PHONE: _____

ADDRESS: _____

PROPERTY OWNER NAME(S) (If ownership in escrow, please note): _____

PHONE: _____

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT*


*If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization Date _____

Project Statement

Project: LOHSE YMCA Renovation
60 W Alameda St
Parcel number: 1171101E

Project Description:

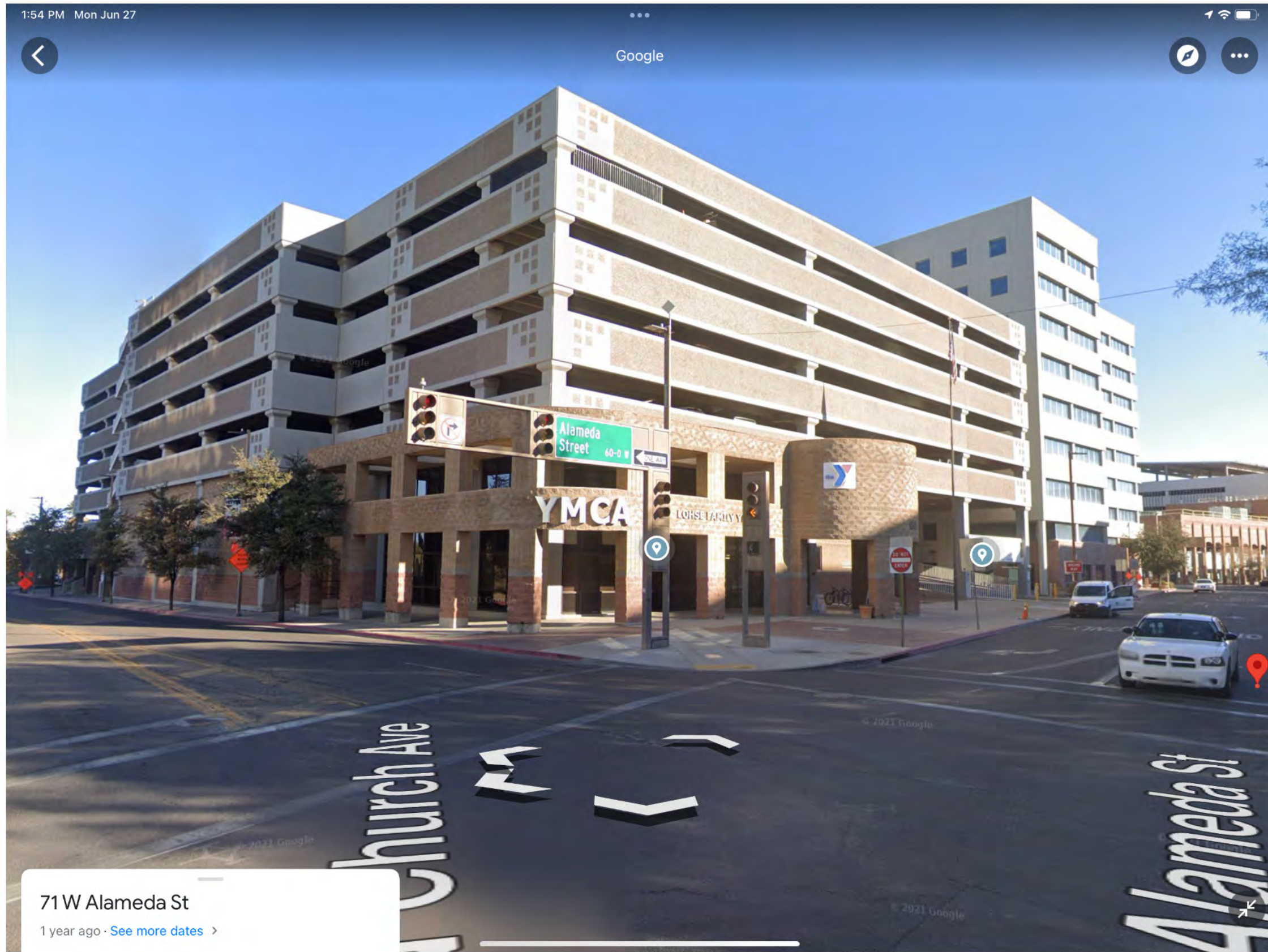
The proposed project is a renovation of the existing LOHSE Family YMCA in Downtown Tucson. Exterior renovations include the creation of an exterior fitness area to the east of the existing entrance, improving the Alameda and Church Street façade, and improving the streetscape. Project is in the Rio Nuevo area requiring a review by the Design Review Board

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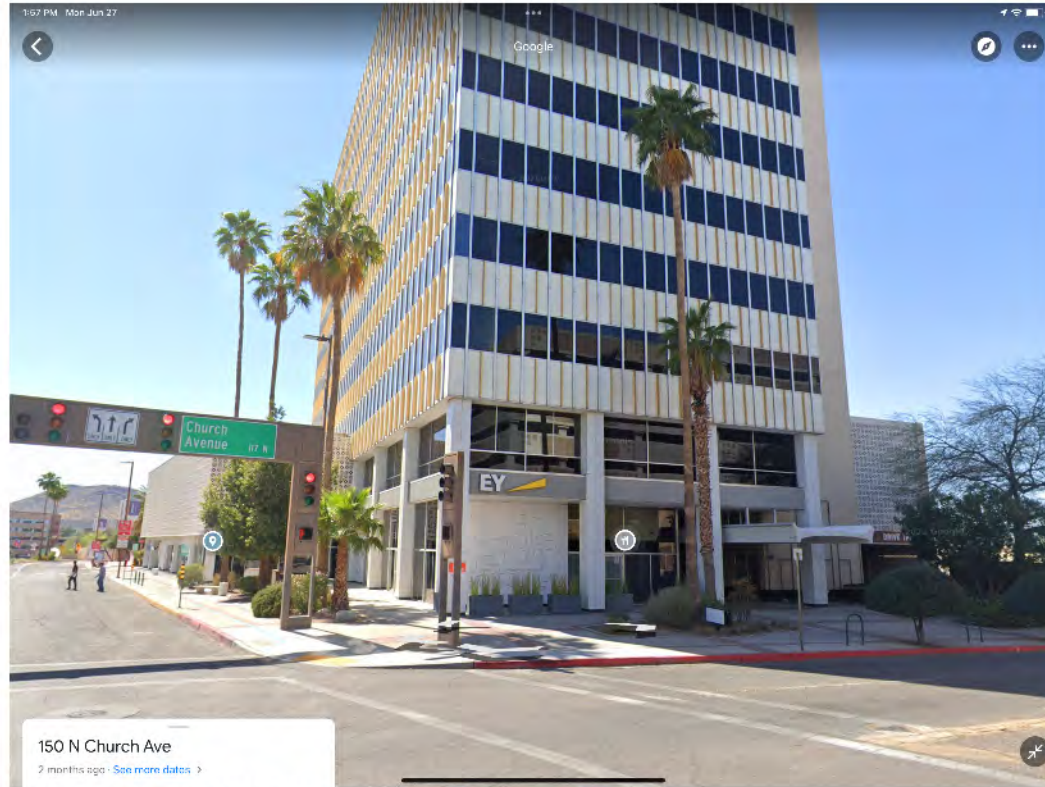
LOHSE YMCA
COLOR AERIAL PHOTOGRAPHY

SCALE - NTS



LOHSE YMCA EXISTING BUILDING

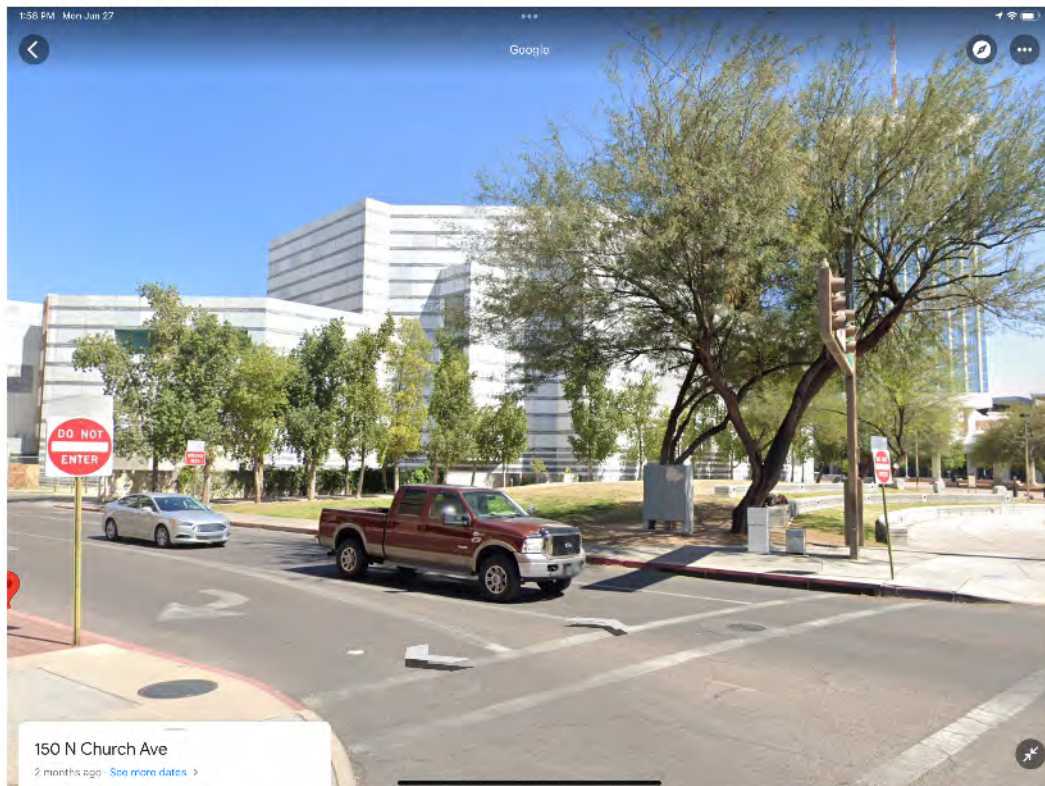
SCALE - NTS



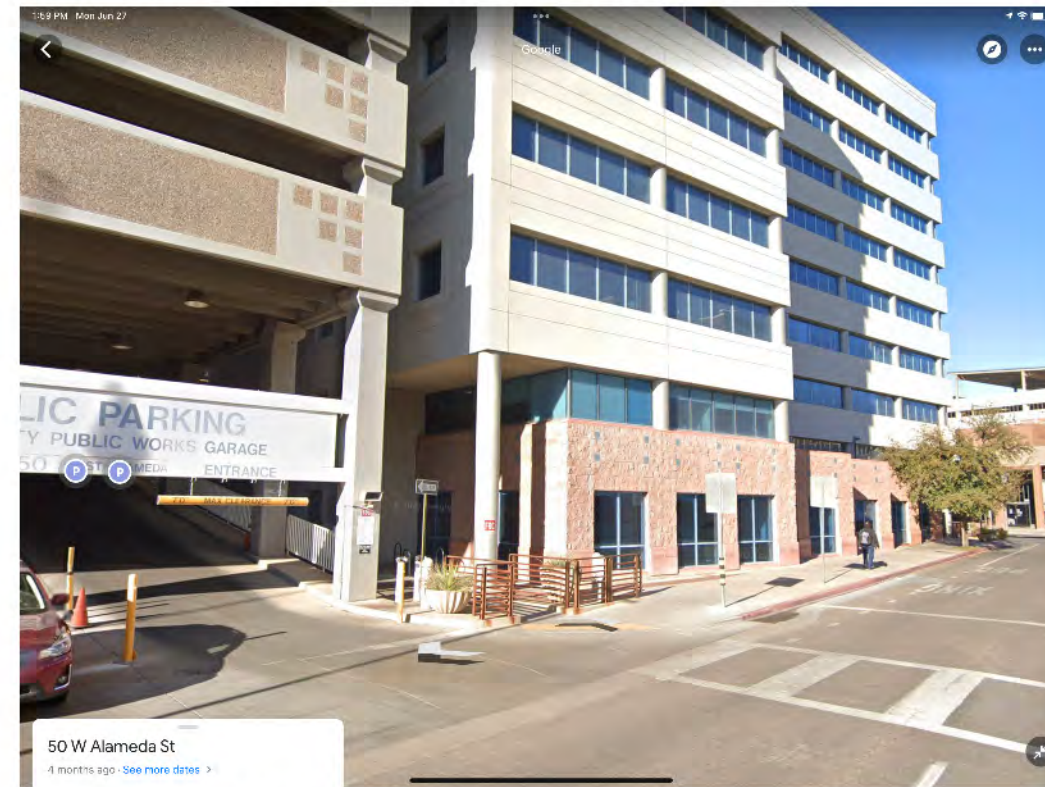
TRANSAMERICA BUILDING



OLD PIMA COUNTY COURT HOUSE



MAIN LIBRARY



DEVELOPMENT SERVICES

LOHSE YMCA ADJACENT BUILDINGS

CDRC – Precedent Examples

Project: LOHSE YMCA Renovation
60 W Alameda St
Parcel number: 1171101E

Not Applicable – See section 14 Proposed Materials

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CDRC – Proposed Materials

Project: LOHSE YMCA Renovation
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Material Pallet is composed of a simple set of materials to accent but not complete with the existing structures on campus

1. The existing structure is composed of precast concrete, split face integral color CMU and painted steel.
2. The Airnasium will have steel planters with mesh screens to create a green screen to create some level of privacy for the Airnasium users but still allow the activity to be perceived from the Street.
3. The new screen wall is a steel structure with perforated metal panels. The intent of the structure is to provide an updated street facing façade, improve the presence of the YMCA on the street, and to still allow for light and views from the second floor spaces.
4. General streetscape and landscaping improvements are proposed to enhance the pedestrian experience at the corner of Alameda St. and Church Ave.

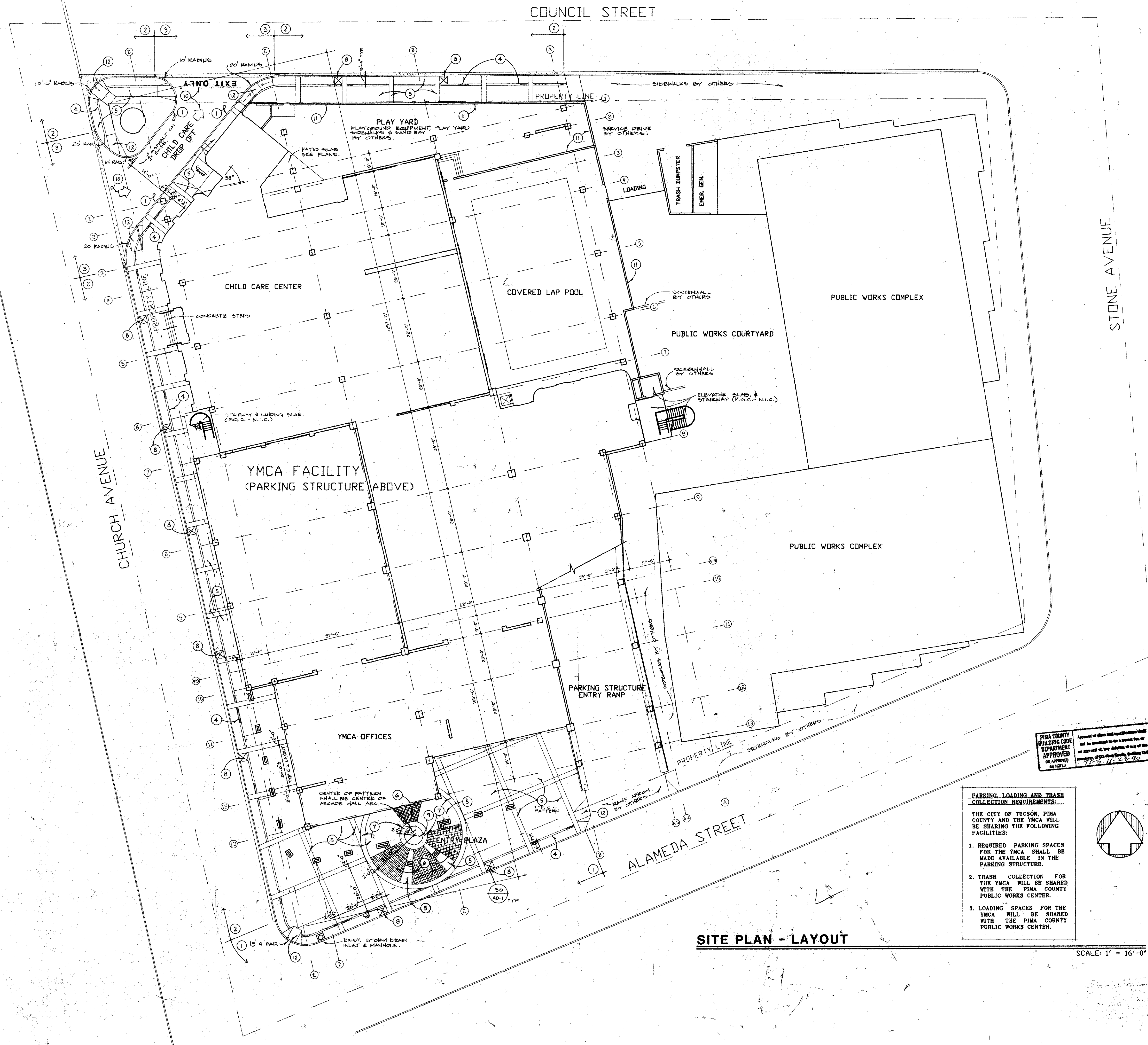
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CDRC – Plan Set

Project: LOHSE YMCA Renovation
60 W Alameda St
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See Attached Plan Set

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COUNCIL STREET

CHURCH AVENUE

STONE AVENUE

ALAMEDA STREET

SITE PLAN - LAYOUT

SCALE: 1" = 16'-0"

GENERAL NOTES:

1. REFER TO PLUMBING AND ELECTRICAL SITE PLANS FOR ADDITIONAL SITE INFORMATION.
2. REFER TO PARKING STRUCTURE DOCUMENTS (SEPARATE CONTRACT) FOR OTHER SITE UTILITIES AND RELATED WORK.
3. THIS CONTRACTOR SHALL COORDINATE ALL WORK REQUIRED UNDER THIS CONTRACT AND SHALL COORDINATE WITH THE WORK UNDER THE PARKING STRUCTURE CONTRACT AND THE PROJECT FOR THE PUBLIC WORKS COMPLEX.

KEYNOTES

1. NEW CONCRETE CURB PER C.O.T. STANDARDS.
2. NEW CONCRETE CURB AND GUTTER PER C.O.T. STANDARDS.
3. NEW CONCRETE GUTTER PER C.O.T. STANDARDS.
4. BRICK PAVER ROW.
5. 4" THICK CONCRETE WALK SLABS ON 4" THICK COMPACTED FILL. PROVIDE SALT TEXTURE FIN. SEE 12/K-4 (C.T.P.).
6. BRICK PAVER INFILL. SEE 14/K-4.
7. EXPOSED AGGREGATE FINISH.
8. TREE WELL AND GRATING. SEE DETAIL.
9. YMCA LOGO IN MATTE FINISH 1" X 1" CERAMIC TILE. RECESS SLAB 1 1/2" FOR TILE. REFER TO DETAIL 1/AD-1 FOR LOGO PROPORTIONS. SEE 15/K-4.
10. PAVING MARKINGS.
11. MASONRY SCREEN WALL. SEE FLOOR PLANS.
12. HANDICAP RAMP PER C.O.T. STANDARDS.

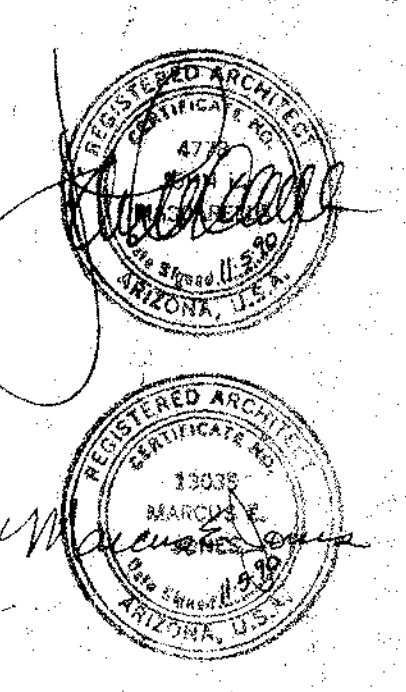
PARKING, LOADING AND TRASH COLLECTION REQUIREMENTS:
 THE CITY OF TUCSON, PIMA COUNTY AND THE YMCA WILL BE SHARING THE FOLLOWING FACILITIES:
 1. REQUIRED PARKING SPACES FOR THE YMCA SHALL BE MADE AVAILABLE IN THE PARKING STRUCTURE.
 2. TRASH COLLECTION FOR THE YMCA WILL BE SHARED WITH THE PIMA COUNTY PUBLIC WORKS CENTER.
 3. LOADING SPACES FOR THE YMCA WILL BE SHARED WITH THE PIMA COUNTY PUBLIC WORKS CENTER.

PIMA COUNTY BUILDING CODE DEPARTMENT APPROVED
 APPROVED BY THE CITY OF TUCSON
 APPROVED BY THE COUNTY OF PIMA

SITE PLAN - LAYOUT

NEW LOHSE YMCA & HOLSCLAW FAMILY CHILD CARE CENTER
 LOCATED AT ALAMEDA AND CHURCH STREETS
 TUCSON, ARIZONA

COMM. NO. 32486
 DATE 11-01-90
 DRAWN BY MET
 CHECKED BY MET



m
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design team

architect

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mechanical engineer

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structural

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pool design

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landscape architect

ARC STUDIOS
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Eric Barrett erb@arcstudiosinc.com

NOT FOR
CONSTRUCTION

job

1709

date

03.17.22

revisions

CONSTRUCTION DOCUMENTS - EXTERIOR WORK PACKAGE

THE LOHSE FAMILY YMCA



index of drawings

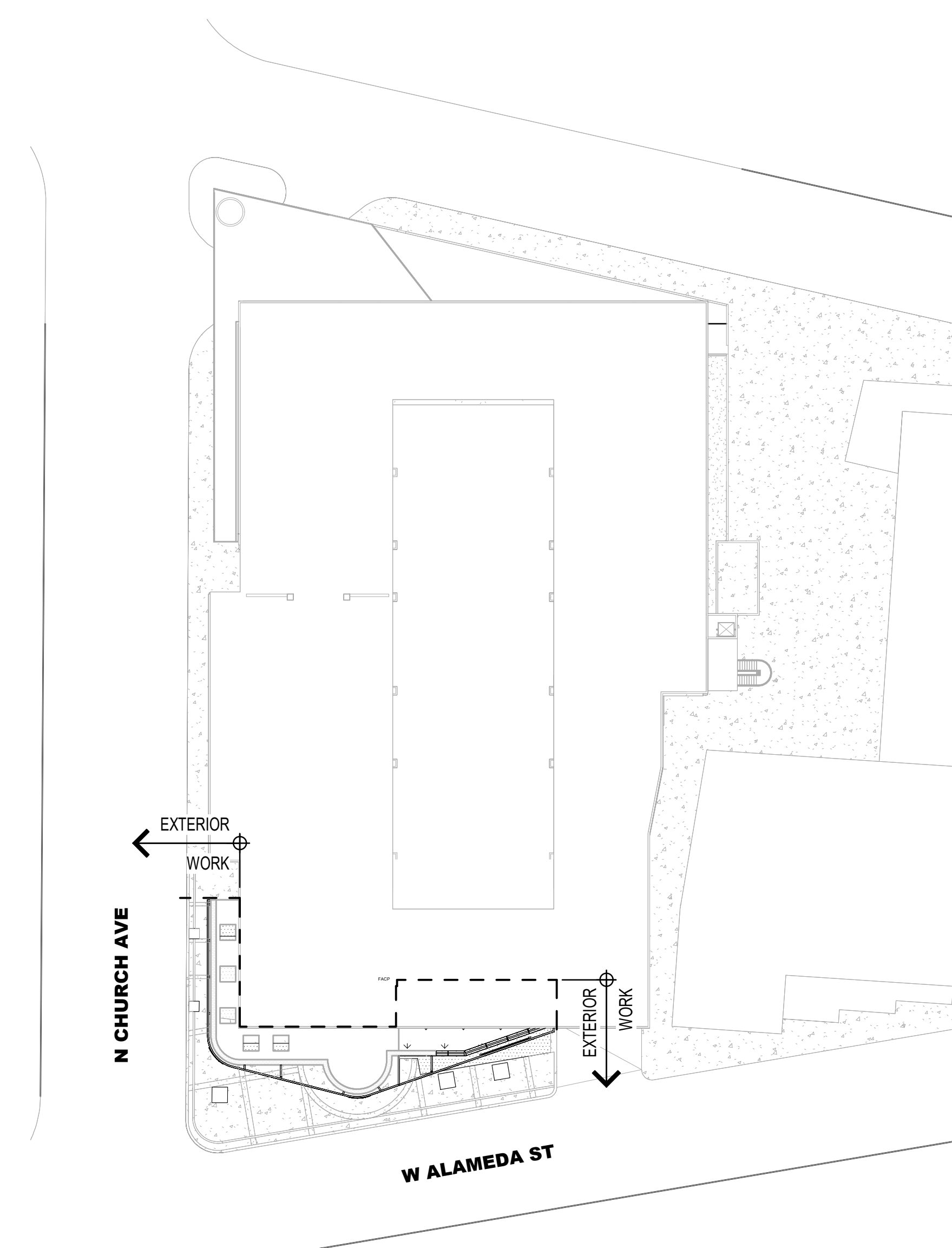
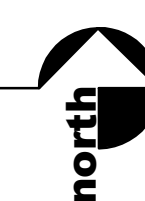
- GENERAL
 - g1.0e cover sheet - exterior work
 - g1.1e abbreviations and symbols
 - DEMOLITION
 - d1.0e demo floor plan - south level 1 - exterior work
 - STRUCTURAL
 - S1.0e general structural notes, interpretation of drawings and typical details
 - S1.1e general structural notes, continued
 - S1.2e typical details
 - S1.3e typical details
 - S2.0e foundation plan
 - S2.1e level - framing plan
 - S3.0e foundation and framing details
 - ARCHITECTURAL
 - a1.0e reference floor plan - exterior work
 - a3.0 roof plan
 - a4.0 building elevations
 - a6.0 wall sections
 - a6.1 wall sections
 - a9.10 site details
 - LANDSCAPE
 - L1.1e landscape demo plan
 - L2.1 landscape plan
 - L3.1 irrigation plan
 - L4.1 details
 - L4.2 irrigation details
- Grand total: 21

add alternates

- BASEMENT LEVEL:
 - LVT-1 FLOORING IN LIEU OF PC-1 FLOORING IN ELEVATOR VESTIBULE 008E, CORRIDOR 016E, & VENDING 007E
 - PT-6 FLOORING IN LIEU OF PC-1 FLOORING IN RESTROOMS 009E & 011E
- LEVEL 1
 - LVT-1 FLOORING IN LIEU OF PC-1 FLOORING IN BIKE HUB 146, BUILDING LOBBY 154, LOBBY 156, ELEVATOR VESTIBULE 157, HALLWAY 158, 159 & 160
 - PT-6 FLOORING IN LIEU OF PC-1 FLOORING IN RESTROOMS 122E & 124



location map

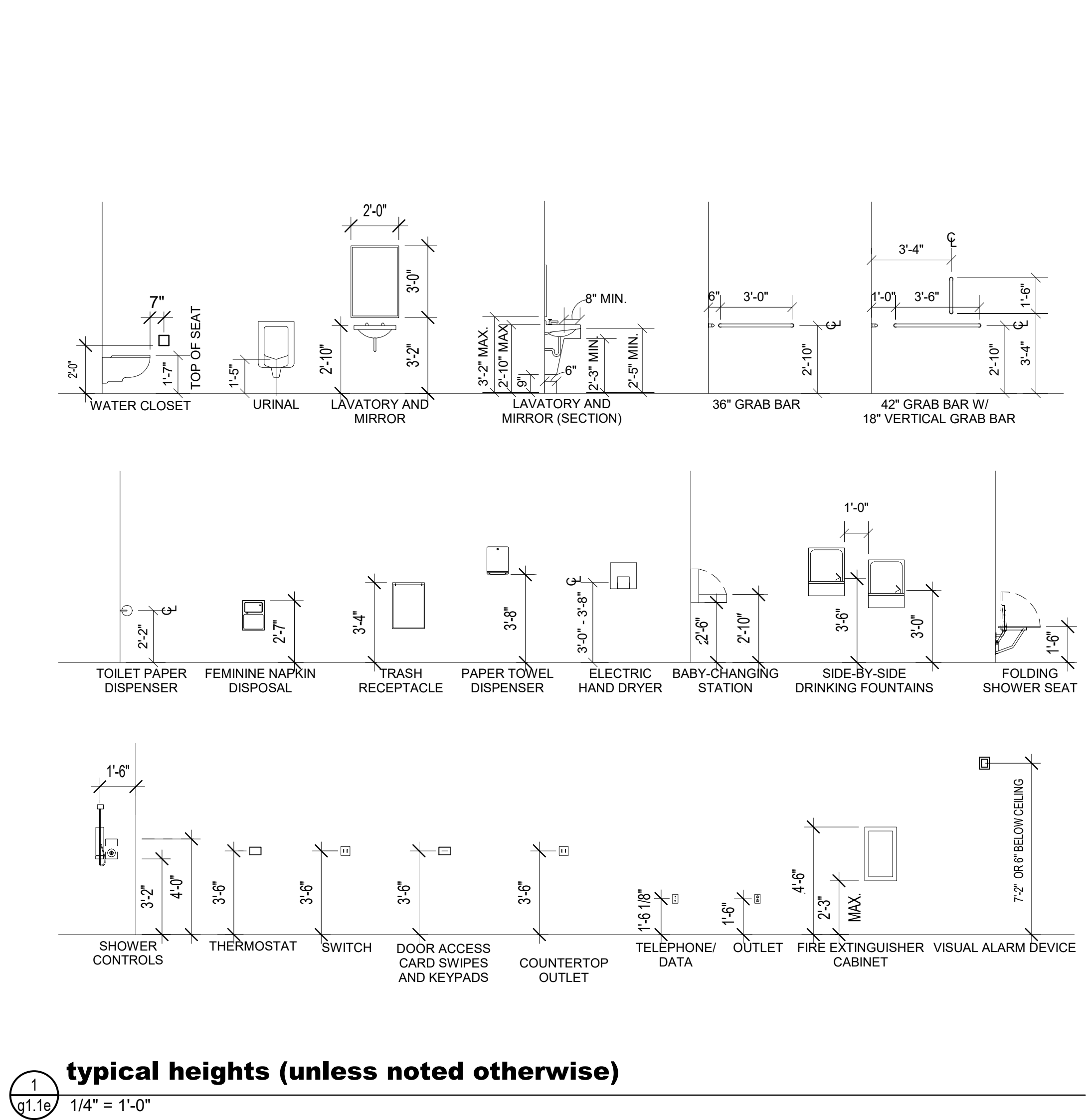
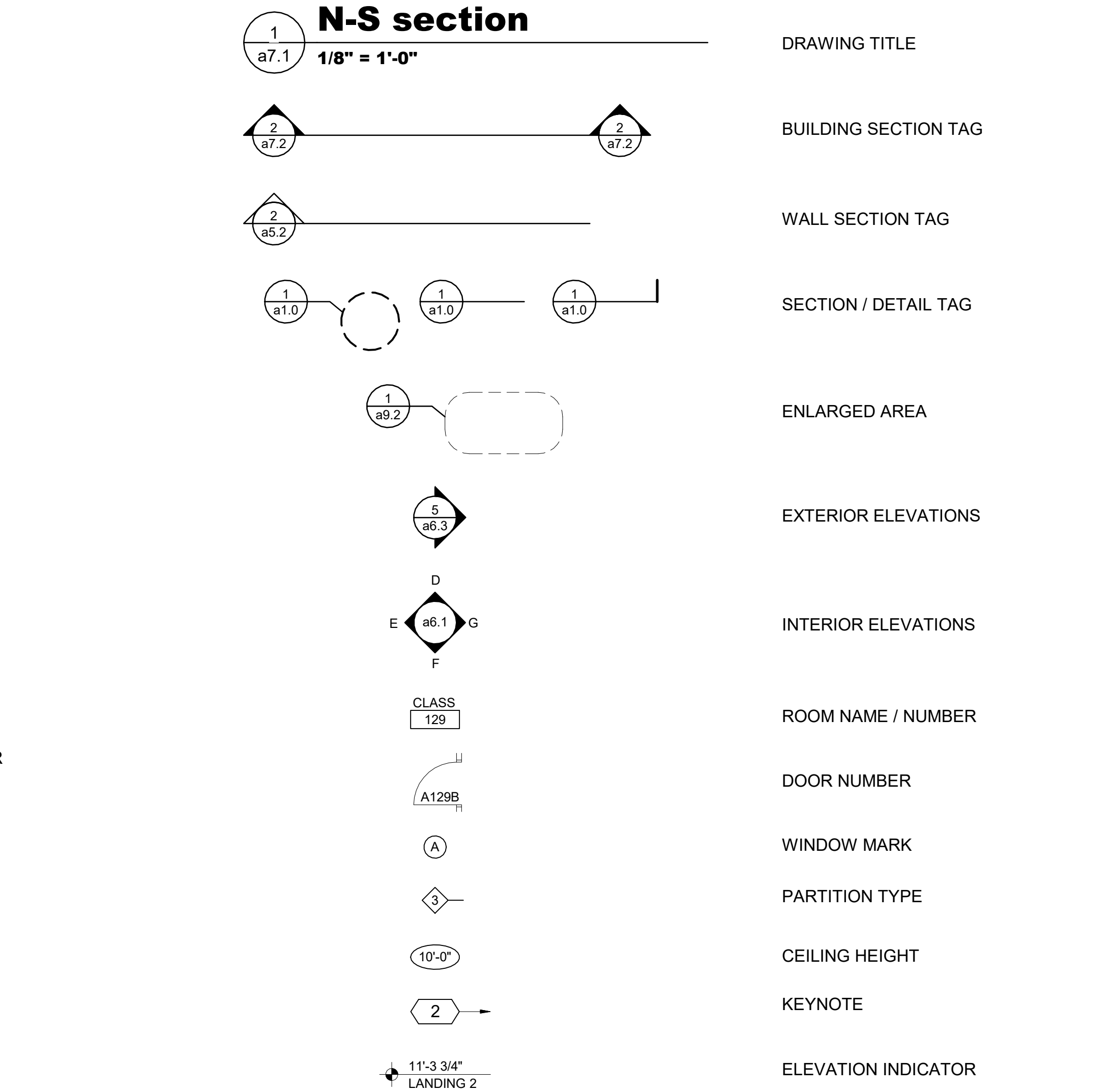


site plan
1" = 40'-0"



abbreviations

AB ANCHOR BOLT	FR FRAME	SC SOLID CORE, SEALED CONCRETE
ABC AGGREGATE BASE COURSE	FT FOOT, FEET	SCHED SCHEDULE
ABI ADDITIVE BID ITEM	FTG FOOTING	SD SOAP DISPENSER
ACT ACOUSTICAL CEILING TILE	FURR FURRING	SECT SECTION
ADJ ADJUSTABLE	G GAS	SHT SHEET
AFF ABOVE FINISH FLOOR	GA GAUGE	SHTG SHEATHING
AFG ABOVE FINISH GRADE	GALV GALVANIZED	SIM SIMILAR
ALT ALTERNATE	GB GRAB BAR	SJ SAWCUT JOINT
ALUM ALUMINUM	GI GALVANIZED IRON	SPEC SPECIFICATION
AP ACCESS PANEL	GL GLASS	SO SQUARE
BD BOARD	GND GROUND	SS STAINLESS STEEL
BET BUILDING ENTRANCE TERMINAL	GR GRADE	STA STATION
BFF BELOW FINISHED FLOOR	GWB GYPSUM WALL BOARD	STC SOUND TRANSMISSION CLASS
BL BASELINE	HB HOSE BIBB	STD STANDARD
BLDG BUILDING	HC HOLLOW CORE	STL STEEL
BLK BLOCK	HDWD HARDWOOD	STO STOREFRONT
BLKG BLOCKING	HDWE HARDWARE	STRUCT STRUCTURAL
BM BEAM, BENCHMARK	HM HOLLOW METAL	SUSP SUSPENDED
BO BOTTOM OF	HR HORIZONTAL	SV SHEET VINYL
BOS BOTTOM OF STEEL	HSA HEADED STUD ANCHOR	SWT SWITCH
BOT BOTTOM	HVAC HEATING VENTILATING AND AIR CONDITIONING	T TEMPERED GLASS
BSMT BASEMENT	HW HOT WATER	T&G TONGUE AND GROOVE
BUR BUILT-UP ROOFING	ID INSIDE DIAMETER	T TOWEL BAR
C CONDUIT	INSUL INSULATION	TEL TELEPHONE
CA COMPRESSED AIR	INT INTERIOR	THK THICK
CAB CABINET	JAN JANITOR	TOC TOP OF CONCRETE
CER CERAMIC	JB JUNCTION BOX	TOF TOP OF FOOTING
CI CAST IRON	JT JOINT	TOP TOP OF PARAPET
CJ CONTROL JOINT	LAM LAMINATE	TOS TOP OF STEEL
CLG CEILING	LBS POUNDS	TOW TOP OF WALL
CLKG CAULKING	LN LINOLEUM	TPD TOILET PAPER DISPENSER
CLR CLEAR	LT LIGHT(ING)	TRANS TRANSFORMER
CMU CONCRETE MASONRY UNIT	LV LAB VENT	TTB TELEPHONE TERMINAL BOARD
COL COLUMN	LW LAB WASTE	TYP TYPICAL
CONC CONCRETE	MAS MASONRY	UG UNDERGROUND
COND CONDITION	MAX MAXIMUM	UL UNDERWRITER'S LABORATORY
CONN CONNECTION	MB MACHINE BOLT	UNO UNLESS NOTED OTHERWISE
CONST CONSTRUCTION	MDF MEDIUM DENSITY FIBERBOARD	V VENT
CONT CONTINUOUS	MECH MECHANICAL	VCT VINYL COMPOSITION TILE
COT CITY OF TUCSON	MEMB MEMBRANE	VERT VERTICAL
CPT CARPET	MFR MANUFACTURER	VIF VERIFY IN FIELD
CT CERAMIC TILE	MIN MINIMUM	VTR VENT THROUGH ROOF
CTR CENTER	MIR MIRROR	W WEST
CU COPPER	MISC MISCELLANEOUS	W/ WITH
CW COLD WATER	MO MASONRY OPENING	W/O WITHOUT
DAFS DIRECT APPLIED FINISH SYSTEM	MTD MOUNTED	WC WATER CLOSET
DBL DOUBLE	MTL METAL	WCO WALL CLEAN OUT
DET DETAILS	N NORTH	WD WOOD
DIA DIAMETER	NIC NOT IN CONTRACT	WP WATERPROOF
DIM DIMENSION	NO NUMBER	WR WATER RESISTANT
DISP DISPENSER	NOM NOMINAL	WSCOT WAINSCOT
DN DOWN	NP NON-POTABLE	WT WEIGHT
DR DOOR	NTS NOT TO SCALE	WWF WELDED WIRE FABRIC
DS DOWNSPOUT	OC ON CENTER	
DTL DETAIL	OD OUTSIDE DIAMETER	
DWG DRAWING	OFCI OWNER FURNISHED, CONTRACTOR INSTALLED	
E EAST	OFOI OWNER FURNISHED, OWNER INSTALLED	
EA EACH	OH OVERHEAD	
EDF ELECTRIC DRINKING FOUNTAIN	OPNG OPENING	
EF EXHAUST FAN	OPP OPPOSITE	
EIFS EXTERIOR INSULATION FINISH SYSTEM	ORD OVERFLOW ROOF DRAIN	
EJ EXPANSION JOINT	P-LAM PLASTIC LAMINATE	
EL ELEVATION	PART PARTITION	
ELEC ELECTRICAL	PCF POUNDS PER CUBIC FOOT	
ENCL ENCLOSURE	PL PLATE	
EQ EQUAL	PLF POUNDS PER LINEAR FOOT	
ES EXPOSED STRUCTURE	PLYWD PLYWOOD	
ESD ELECTROSTATIC DISCHARGE	PR PAIR	
EXIST EXISTING	PSF POUNDS PER SQUARE FOOT	
EXP EXPANSION, EXPOSED	PT POINT	
EXT EXTERIOR	PTD PAPER TOWEL DISPENSER	
FA FIRE ALARM	QT QUARRY TILE	
FCO FLOOR CLEAN OUT	R RISER, RUBBER BASE	
FD FLOOR DRAIN	RA RETURN AIR	
FDN FOUNDATION	RAD RADIUS	
FEC FIRE EXTINGUISHER CABINET	RD ROOF DRAIN	
FF FINISH FLOOR	REF REFERENCE	
FFE FINISH FLOOR ELEVATION	REINF REINFORCED	
FIN FINISH	REQD REQUIRED	
FL FLOOR	RESIL RESILIENT	
FLUOR FLUORESCENT	RM ROOM	
FOC FACE OF CONCRETE	RO ROUGH OPENING	
FOCMU FACE OF CMU	ROW RIGHT-OF-WAY	
FOS FACE OF STUDS	RWL RAIN WATER LEADER	
FP FIRE PROTECTION	S SOUTH	



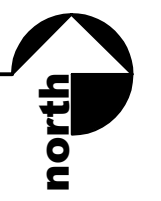
general project notes

- A THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND OR CONCEALED UTILITIES IN ADVANCE OF ANY CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITIES ON OR NEAR THE PROJECT SITE.
- B CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ANY OR ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. ANY UTILITIES FOUND TO BE IN THE WAY OF THE NEW CONSTRUCTION SHALL BE REMOVED, RELOCATED OR REPLACED AS DIRECTED. REFER TO PLUMBING, ELECTRICAL, MECHANICAL AND/OR CIVIL PLANS FOR SPECIFIC REQUIREMENTS.
- C IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL ABANDONED (RETIRED) UTILITIES THAT INTERFERE WITH THE CONSTRUCTION PROJECT. THE CONTRACTOR'S AND LOCAL UTILITY AND TRAFFIC CREWS SHALL COORDINATE WORK SCHEDULES SO AS TO PREVENT ANY CONFLICTING WORK CONDITIONS.
- D CONTRACTOR SHALL REPAIR ANY AND ALL UTILITIES DAMAGED DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH LOCAL SPECIFICATIONS, AT NO ADDITIONAL COST.
- E CONTRACTOR TO NOTIFY "BLUE STAKE" @ 1-800-782-5348, AT LEAST 48-HOURS IN ADVANCE OF ANY EXCAVATION.
- F ALL ITEMS REMOVED SHALL BE TEMPORARILY STORED IN A LOCATION APPROVED BY THE OWNER, AND THE OWNER SHALL REVIEW ALL ITEMS PRIOR TO ANY DISPOSAL. ANY ITEM WHICH IS DEEMED SALVAGEABLE SHALL REMAIN THE OWNER'S PROPERTY, AND WILL BE REMOVED TO STORAGE FACILITIES DESIGNATED BY THE OWNER FOR FUTURE USE. IF THE OWNER DEEMS AN ITEM AS NON-SALVAGEABLE, THE CONTRACTOR SHALL DISPOSE OF IT.
- G THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM THE DEMOLITION AND CONSTRUCTION. AT NO TIME SHALL ANY OF THIS MATERIAL OBSTRUCT THE NORMAL OPERATION.
- H CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY OR ALL EXCESS EXCAVATION AND CONSTRUCTION RELATED DEBRIS, AT THE END OF EACH WORK DAY.
- I THE CONTRACTOR IS ADVISED THAT DAMAGE TO ANY PORTION OF THIS PROJECT'S BUILDING(S) & SURROUNDING AREA AS A RESULT OF THIS PROJECT IS TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- J IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE TO FAMILIARIZE HER/HIM SELF WITH ALL THE EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS.
- K THE JOB SITE, AT THE COMPLETION OF CONSTRUCTION, SHALL BE CLEANED OF ANY DEBRIS OR SPOILS RESULTING FROM THE CONSTRUCTION.
- L THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING RECORDED DIMENSIONS INDICATED AND ALL EXISTING CONDITIONS THAT IMPACT NEW CONSTRUCTION.
- M THE CONTRACTOR SHALL ESTABLISH ALL QUANTITIES BASED ON ACTUAL CONDITIONS. THESE DRAWINGS ARE NOT TO BE SCALED.
- N BLOCK WALLS ARE DIMENSIONED TO FACE OF BLOCK. DIMENSIONS ARE NOMINAL THICKNESS. BLOCK WALL OPENINGS ARE DIMENSIONED TO ROUGH OPENING.
- O METAL STUD PARTITIONS ARE DIMENSIONED TO FACE OF STUD. ALL ROUGH OPENINGS ARE LOCATED 4" TO NEAREST ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
- P COMPLY WITH ALL APPLICABLE CODES, RULES AND REGULATIONS. OBTAIN AND PAY FOR ALL PERMITS AND LICENSES REQUIRED.
- Q REFER TO BUILDING CODE ANALYSIS SHEETS FOR ADDITIONAL CODE REQUIREMENTS.
- R THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AT LEAST 72 HOURS IN ADVANCE OF ANY CONSTRUCTION THAT REQUIRES SPECIAL/REQUIRED INSPECTION(S).
- S REFERENCE ALL ARCHITECTURAL, CIVIL, LANDSCAPING, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR SCOPE OF WORK & COORDINATION.
- T ALL MATERIALS REQUIRED SHALL BE OF A GRADE AND QUALITY CONSISTENT WITH THE INTENDED USE AS SPECIFIED & APPROVED BY THE ARCHITECT.
- U ALL EQUIPMENT OR MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS OR IN THE SPECIFICATIONS, BUT ARE REQUIRED TO COMPLETE THE INSTALLATION SHALL BE SUPPLIED BY THE CONTRACTOR AS PART OF THE CONTRACT WORK.
- V FIRE AND SMOKE SEAL ALL PENETRATIONS AROUND PIPE/CONDUIT AT ALL FLOOR, WALL, DECK & ROOF PENETRATIONS. SEE CODE ANALYSIS SHEET FOR LOCATIONS OF ALL FIRE-RATED WALLS.
- W ALL PENETRATIONS THROUGH FIRE RESISTIVE FLOORS OR WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO THE UNDERWRITER LABORATORIES LISTING FOR THROUGH PENETRATION FIRE STOP SYSTEMS. THE CONTRACTOR SHALL SUBMIT MANUFACTURERS SHOP DRAWINGS AND DATA SHEETS FOR ALL PENETRATIONS.
- X ALL RATED DOOR/WINDOW FRAME ASSEMBLIES SHALL BE LISTED AND LABELED BY APPROVING AGENCY AND HAVE APPROPRIATE HARDWARE PER INTERNATIONAL BUILDING CODE, SECTION(S) 1004 & 1005.
- Y UNLESS OTHERWISE NOTED ALL BLOCKING OR BACKING MATERIAL SHALL BE SOLID WOOD FOR ALL WALL MOUNTED ITEMS.
- Z INSTALL A CONTINUOUS BEAD OF SEALANT AT ALL GAPS/SEAMS BETWEEN IMMOVABLE EQUIPMENT AND WALLS.
- AA ALL TERMINATIONS OF CARPET, TILE, OR VCT TO ANOTHER FLOOR MATERIAL SHALL HAVE TRANSITION OR REDUCER STRIPS - SEE SPECS.
- BB ALL INTERIOR FINISHES SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 OF THE 2012 INTERNATIONAL BUILDING CODE.
- CC PROVIDE AN ESCUTCHEON AT EACH PIPE PENETRATION @ FLOOR AND/OR WALL SURFACES, TYPICAL.
- DD ALL CORES INTO WALLS AND SLABS SHALL BE PRIOR APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- EE INSTALL GYPSUM BOARD CONTROL JOINTS AT ALL LOCATIONS INDICATED OR IF NOT INDICATED AS ACCORDING TO THE REQUIREMENTS THAT ARE ESTABLISHED IN THE SPECIFICATIONS.
- FF FIRE LANES SHALL BE MAINTAINED IN A CONDITION TO ASSURE ACCESS TO ALL BUILDINGS DURING CONSTRUCTION.
- GG ALL NEW ROOFING SYSTEMS TO HAVE A CLASS "A" FIRE RATING PER SPECIFICATION SECTION 075216.
- HH SMOKING WITHIN THE BUILDING / CAMPUS IS PROHIBITED.

revisions



2 exterior work demolition
 81.06 1/8" = 1'-0"



general demo notes

1. REFER TO MECHANICAL, PLUMBING, COMMUNICATION, ELECTRICAL, AND POOL DRAWINGS FOR ADDITIONAL INFORMATION. ALL ITEMS SALVAGED SHALL BE FURNISHED TO THE OWNER AS REQUESTED. ALL ITEMS NOT FURNISHED TO THE OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR.
2. ALL CONSTRUCTION SHALL BE COORDINATED WITH YMCA STAFF TO MINIMIZE THE IMPACT TO YMCA EVENTS.
3. REFER TO ENLARGED PLANS AND ELEVATIONS FOR ADDITIONAL INFORMATION.
4. REMOVE ALL WALL MOUNTED ITEMS THROUGHOUT AREA OF DEMOLITION U.N.O.
5. REMOVE ALL EXISTING CEILING FINISHES IN THE AREA OF DEMOLITION U.N.O.
6. REMOVE ALL ELECTRICAL DEVICES PER THE ELECTRICAL DRAWINGS U.N.O.
7. REMOVE MECHANICAL EQUIPMENT PER THE MECHANICAL DRAWINGS U.N.O.
8. REMOVE ALL LIGHT FIXTURES IN CEILING BEFORE REMOVED U.N.O.
9. SEE SP SHEETS FOR FULL SCOPE OF DEMOLITION

keynotes

- | | |
|--|---|
| <ul style="list-style-type: none"> 1.31 2.29 2.53 2.55 2.56 | <ul style="list-style-type: none"> EXISTING MECHANICAL EQUIPMENT, SEE MECHANICAL. REMOVE EXISTING BIKE RACKS SAWCUT AND DEMO EXISTING CONCRETE SIDEWALK REMOVE KNOX-BOX, SALVAGE FOR RELOCATION REMOVE EXISTING IRRIGATION CONTROLLER, COORDINATE WITH LANDSCAPE |
|--|---|

NOT FOR CONSTRUCTION

job
1709

date
03.17.22

revisions

NO.	DESCRIPTION

LOHSE FAMILY YMCA
 Phase 2 - T.I. Package
 60 W ALAMEDA STREET
 TUCSON, AZ 85701

demo floor plan - south level 1 - exterior work

GENERAL STRUCTURAL NOTES

(APPLY UNLESS NOTED OTHERWISE)

DESIGN CRITERIA:

2018 EDITION OF THE INTERNATIONAL BUILDING CODE, WITH LOCAL AMENDMENTS. RISK CATEGORY II.

LOADS:

ROOF LIVE LOAD = 20 PSF (REDUCIBLE). SUPERIMPOSED DEAD LOAD ON ROOF TRUSSES & JOISTS = 15 PSF. STAIR LIVE LOAD = 100 PSF. WIND DESIGN: ULTIMATE WIND SPEED (V_{UH}) = 105 MPH (3 SECOND GUST). NOMINAL DESIGN WIND SPEED (V_{SD}) = 90 MPH. EXPOSURE B. INTERNAL PRESSURE COEFFICIENT (C_{pi}) = +,-0.18. C & C = +,-25.6 PSF FOR ZONE 4 REGIONS PER ASCE 7-16. NET UPLIFT (ASD) = 5 PSF NET. SEISMIC DESIGN: I_e = 1.0, S_s = 0.270, S₁ = 0.083. SOIL SITE CLASS = D. S_{ds} = 0.285, S_{d1} = 0.133. SEISMIC DESIGN CATEGORY B. 1

WIND AND SEISMIC LOADS INDICATED ARE INTENDED FOR ULTIMATE/STRENGTH DESIGN LIMIT STATES PER ASCE 7-16

GENERAL:

- 1. THE STRUCTURAL CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO (NOR SHALL OBSERVATION VISITS TO THE SITE INCLUDE INSPECTION OF THESE ITEMS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SCAFFOLDING, BRACING AND SHORING.
2. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
3. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.
4. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
5. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION IS CHOSEN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES AND SHALL COORDINATE ALL DETAILS WITH ALL TRADES.
6. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. FOR BIDDING PURPOSES, WHERE ANY MEMBER IS SHOWN BUT NOT CALLED OUT, THE LARGEST SIMILAR MEMBER SHALL BE UTILIZED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH THE ARCHITECT. DO NOT USE SCALED DIMENSIONS.
8. ALL DETAILS SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS, WHETHER SPECIFICALLY CUT OR NOT. TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
9. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.
10. ANY ENGINEERING DESIGN, PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT OCCURS.

EXISTING STRUCTURES:

- 1. THESE PLANS HAVE BEEN PREPARED BASED ON LIMITED VISUAL OBSERVATIONS AND/OR LIMITED "AS-BUILT" DOCUMENTS. CERTAIN CHANGES MAY BE REQUIRED BECAUSE OF POSSIBLE AMBIGUITIES OR INCONSISTENCIES IN RECORD DRAWINGS.
2. IF FIELD CONDITIONS DIFFER FROM THOSE DEPICTED, NOTIFY THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT PRIOR TO PROCEEDING. THE CONTRACTOR (INCLUDING ALL SUBCONTRACTORS) SHALL REPORT ALL DIFFERENCES AND DEFECTS PROMPTLY TO THE ARCHITECT.
3. VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL HAVE APPROPRIATE CONTINGENCIES TO ACCOUNT FOR BOTH DESIGN AND CONSTRUCTION CONDITIONS ARISING FROM THE DISCOVERY OF CONCEALED OR UNKNOWN CONDITIONS IN THE EXISTING STRUCTURE.

FOUNDATIONS:

- 1. NO SOIL REPORT PROVIDED. FOUNDATION DESIGN IS BASED ON MINIMUM IBC SOIL BEARING VALUE = 1500 PSF PER IBC TABLE 1806.2. SPREAD FOOTINGS SHALL BE BUILT ON UNDISTURBED SOIL OR COMPACTED FILL MATERIAL LESS THAN 12" IN DEPTH. THE MINIMUM DEPTH OF FOOTINGS BELOW THE UNDISTURBED GROUND SURFACE SHALL BE 18".
2. COMPACTED FILL MATERIAL LESS THAN 12" THICK SHALL BE COMPACTED TO A MINIMUM 90% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D1557. THE COMPACTION SHALL BE VERIFIED BY A QUALIFIED INSPECTOR APPROVED BY THE BUILDING OFFICIAL.
3. THE BUILDING OFFICIAL SHALL INSPECT THE FOOTINGS AND FOUNDATIONS PER IBC 110.3 PRIOR TO PLACING CONCRETE.
4. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY GEOTECHNICAL ASPECTS OF THIS PROJECT. IT IS RECOMMENDED THAT THE OWNER RETAIN A REGISTERED GEOTECHNICAL ENGINEER TO CONDUCT A GEOTECHNICAL INVESTIGATION AND PREPARE A REPORT WITH RECOMMENDATIONS FOR FOUNDATION DESIGN AND EARTHWORK PROCEDURES.
5. FOR CLARITY, ALL EXTERIOR SLABS AND SIDEWALKS MAY NOT BE SHOWN. FOR EXACT DIMENSIONS, LOCATIONS, JOINT AND SLOPE LINES, ETC. SEE ARCHITECTURAL DRAWINGS.

CONCRETE:

- 1. ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF ACI 301 AND ACI 318. CEMENT PER ASTM C150, TYPE II. AGGREGATE PER ASTM C33. CONCRETE SHALL BE READY MIXED IN ACCORDANCE WITH ASTM C94 AND SHALL BE DESIGNED FOR A MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:
SLABS ON GRADE ----- 3,000 PSI*
FOUNDATIONS ----- 3,000 PSI*
* DESIGNED FOR 2500 PSI
2. FLY ASH - SHALL CONFORM TO ASTM C618, CLASS F AND SHALL BE LIMITED TO 25% OF CEMENTITIOUS MATERIALS AND SHALL HAVE A REPLACEMENT FACTOR OF 1.2 RELATIVE TO CEMENT REPLACED. CONCRETE SHALL BE FREE OF CHLORIDE. MAXIMUM SLUMP 4 1/2" FOR CONCRETE WITHOUT PLASTICIZER. IF PLASTICIZER IS USED, AN 8" MAXIMUM SLUMP IS ALLOWED AT PLACEMENT. ALL MIX DESIGNS SHALL BE DESIGNED BY THE CONCRETE PRODUCTION FACILITY IN ACCORDANCE WITH ACI 301 AND SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO PLACEMENT. MIX DESIGNS FOR POST-TENSIONING CONCRETE SHALL BE PROPORTIONED SO AS TO MINIMIZE SHRINKAGE CRACKING.
3. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AROUND UNDER-FLOOR DUCTS, ETC. DO NOT DROP CONCRETE MORE THAN FIVE FEET WITH OUT THE USE OF TREMIES. REVIBRATE TOPS OF CAISSONS 15 MINUTES AFTER PLACING CONCRETE. UNLESS APPROVED OTHERWISE IN WRITING BY THE ARCHITECT, ALL CONCRETE SLABS ON GRADE SHALL BE BOUND BY CONTROL JOINTS (KEYED OR SAW CUT), AS SHOWN ON THE FOUNDATION PLAN, SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 225 SQUARE FEET. KEYED CONTROL JOINTS NEED

ONLY OCCUR AT EXPOSED EDGES DURING POURING, ALL OTHER JOINTS MAY BE SAW CUT. CAST CLOSURE POUR AROUND COLUMNS AFTER COLUMN DEAD LOAD IS APPLIED.

- 4. PROVIDE SLEEVES FOR ALL UTILITY OPENINGS. DO NOT CUT ANY REINFORCING AT OPENINGS. CONCRETE WHICH HAS CONTAINED WATER FOR MORE THAN 90 MINUTES (60 MINUTES IF AIR TEMPERATURE EXCEEDS 85 DEGREES) SHALL NOT BE USED. RETEMPERING OF CONCRETE AFTER INITIAL SET IS NOT ALLOWED. CURE EXPOSED CONCRETE PER ACI 301 FOR A MINIMUM OF 7 DAYS.
5. TESTING OF COMPRESSIVE STRENGTH AND SLUMP PER ASTM C31, C39 AND C143. PROVIDE A MINIMUM OF 3 CYLINDERS (4 FOR 4" X 8" CYLINDERS) FOR EACH DAY'S PLACEMENT U.N.O. A QUALIFIED TESTING LABORATORY SHALL TEST ONE CYLINDER AT 7 DAYS AND TWO (THREE FOR 4" X 8" CYLINDERS) AT 28 DAYS.
6. MACRO FIBER - HIGH VOLUME SYNTHETIC FIBER MAY BE SUBSTITUTED AT A RATE OF 4 POUNDS PER CUBIC YARD OF CONCRETE FOR WELDED WIRE FABRIC IN SLABS ON GRADE AND SLABS ON METAL DECK. ACCEPTABLE PRODUCTS INCLUDE GRACE STRUX 90/40, PROPEX FIBERMESH 650, EUCLID TUF-STRAND SF, FORTA FERRO.
7. SYNTHETIC FIBERS SHALL BE 100% VIRGIN POLYPROPYLENE, COMPLYING WITH ASTM C-1116, FIBRILLATED FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED TO AN OPTIMUM GRADATION UTILIZING 25 INDIVIDUAL FIBER DESIGNS FOR USE AS CONCRETE SECONDARY REINFORCEMENT. MIX AT A RATE OF 1.5 POUNDS PER CUBIC YARD. SYNTHETIC FIBERS SHALL BE MANUFACTURED BY PROPEX, FORTA ECONOMET, OR EQUIVALENT.

MASONRY:

- 1. C.M.U. SHALL CONFORM TO ASTM C90, NORMAL OR MEDIUM WEIGHT, F_m = 2,000 PSI AT 28 DAYS, RUNNING BOND, WITH A NET COMPRESSIVE STRENGTH OF 2000 PSI PER ASTM C140.
2. MORTAR SHALL CONFORM TO ASTM C270, TYPE S, 2,000 PSI USING PORTLAND CEMENT. FINE OR COURSE GROUT PER ASTM C476, 2,000 PSI AT 28 DAYS, TESTED PER ASTM C1019. GROUT SHALL BE FREE OF CHLORIDE. GROUT MAY CONTAIN UP TO 18% FLY ASH AT THE APPROVAL OF THE ARCHITECT.
3. SEE DRAWINGS FOR SIZE AND SPACING OF REINFORCING. LAP SPLICE ALL REINFORCING PER TYPICAL DETAIL. ALL REINFORCING SHALL BE ACCURATELY LOCATED PRIOR TO AND DURING GROUTING. TIE ALL VERTICAL REINFORCING AT 8"-0" VERTICALLY WITH SINGLE WIRE LOOP TIE BY A.A. WIRE PRODUCTS COMPANY. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING. PROVIDE BENT BARS TO MATCH HORIZONTAL BOND BEAM REINFORCING AT CORNERS AND WALL INTERSECTIONS.
4. HORIZONTAL JOINT REINFORCING SHALL BE 9 GAGE LADDER OR TRUSS TYPE JOINT REINFORCEMENT PER ASTM A82 AT 16" O.C. WITH 12" SPLICES. USE TRUSS TYPE JOINT REINFORCEMENT IN BRICK OR COMPOSITE WALLS.
5. ALL CELLS AND COURSES WITH REINFORCING AND ADDITIONAL CELLS AND COURSES NOTED ON DRAWINGS SHALL BE GROUTED SOLID. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID. MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER. PROVIDE CLEANOUTS IF GROUT POUR HEIGHT EXCEEDS 5'-4" IN BLOCK WALLS. IF THE MASONRY HAS CURED FOR AT LEAST 4 HOURS, THE GROUT SLUMP IS MAINTAINED BETWEEN 10" AND 11", AND NO INTERMEDIATE BOND BEAMS ARE PLACED BETWEEN THE TOP AND BOTTOM OF THE POUR HEIGHT, THEN GROUT MAY BE PLACED IN LIFTS UP TO 12'8" TALL. STOP ALL GROUT LIFTS 1'-1/2" BELOW THE TOP COURSE OF THE LIFT. PLACE GROUT LIFTS CONTINUOUS FOR HEIGHT OF LINTELS. DO NOT INTERRUPT GROUTING FOR MORE THAN ONE HOUR. FOG SPRAY ERRECTED CMU EVERY 8 HOURS FOR 48 HOURS FOLLOWING INSTALLATION WHEN TEMPERATURES EXCEED 100 DEGREES OR WHEN THE TEMPERATURE EXCEEDS 90 DEGREES AND THE WIND SPEED IS GREATER THAN 8 MPH.
6. UNLESS NOTED OTHERWISE ON THE PLANS, PLACE CONTROL JOINTS IN MASONRY WALLS SUCH THAT NO STRAIGHT RUN OF WALL EXCEEDS 25'-0". CONTROL JOINTS SHALL NOT OCCUR AT WALL CORNERS, INTERSECTIONS, ENDS, WITHIN 24" OF CONCENTRATED POINTS OF BEARING OR JAMBS, OR OVER OPENINGS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS.
7. MORTAR AND GROUT SHALL BE TESTED BY A QUALIFIED TESTING AGENCY. TEST MORTAR, GROUT, AND MASONRY UNITS AT THE FREQUENCY AND SAMPLING REQUIRED BY THE CONSTRUCTION DOCUMENT TESTING TABLES.

REINFORCING STEEL:

- 1. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (F_y = 60 KSI) DEFORMED BARS FOR ALL REBAR. ALL REINFORCING TO BE WELDED SHALL BE ASTM A706. WELDED WIRE FABRIC PER ASTM A185, WIRE PER ASTM A82. NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE WITH THE STRUCTURAL ENGINEER. LATEST ACI CODE AND DETAILING MANUAL APPLY.
2. ACCURATELY PLACE OR SUPPORT ALL REINFORCING, INCLUDING WELDED WIRE FABRIC, WITH GALVANIZED METAL CHAIRS, SPACERS OR HANGERS FOR THE FOLLOWING CLEAR CONCRETE COVERAGES:
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ----- 3"
EXPOSED TO EARTH OR WEATHER ----- 2"
#6 OR LARGER ----- 2"
#5 AND SMALLER ----- 1 1/2"
COLUMNS (TO TIES) ----- 1 1/2"
ALL OTHER PER LATEST EDITION OF ACI 318.
3. LAP SPLICES, UNLESS NOTED OTHERWISE, SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF ACI 318. LAP SPLICES IN CONCRETE COLUMNS SHALL BE STANDARD COMPRESSION LAP SPLICES. STAGGER SPLICES A MINIMUM OF ONE LAP LENGTH. LAPS IN WELDED WIRE FABRIC SHALL BE MADE SO THAT THE OVERLAP, MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET, IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS 2 INCHES.
4. ALL SPLICE LOCATIONS SUBJECT TO APPROVAL BY THE STRUCTURAL ENGINEER. SPLICED BARS SHALL BE PLACED AT THE SAME EFFECTIVE DEPTH U.N.O. ALL REINFORCING NOTED AS "CONTINUOUS" SHALL BE FULLY CONTINUOUS AND SPLICED. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS.
5. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION WITH STANDARD 90 DEGREE HOOKS UNLESS NOTED OTHERWISE. SKEW HOOKS AS REQUIRED TO MAINTAIN CONCRETE COVER. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. CONCRETE COLUMN DOWEL EMBEDMENT SHALL BE A STANDARD COMPRESSION DOWEL WITH EMBEDMENT LENGTH ACCORDING TO THE LATEST EDITION OF THE ACI 318.

INTERPRETATION OF DRAWINGS

ABBREVIATIONS table listing symbols and their corresponding terms such as A.B.C. AGGREGATE BASE COURSE, A.F.F. ABOVE FINISHED FLOOR, ALT. ALTERNATE, ANCHOR BOLT, B.F.F. BELOW FINISHED FLOOR, B.O.B. BOTTOM OF BEAM, B.O.D. BOTTOM OF DECK, B.O.F. BOTTOM OF FOOTING, B.O.S. BOTTOM OF STEEL, BRG. BEARING, C.I.P. CAST IN PLACE, C.F.S. COLD FORMED STEEL, CL. CENTERLINE, CLR. CLEAR, CONC. CONCRETE, C.J. CONCRETE CONTROL JOINT, C.M.U. CONCRETE MASONRY UNIT, CONN. CONNECTION, CONT. CONTINUOUS, D.L. DEAD LOAD, DIA. DIAMETER, DN. DOWN, DWG(S) DRAWING(S), (E) EXISTING, E.F. EACH FACE, E.O.S. EDGE OF SLAB, EQ. EQUAL, EXP. EQUIPMENT, EXP. BOLT EXPANSION BOLT, E.J. EXPANSION JOINT, E.W. EACH WAY, FDN. FOUNDATION, F.F.E. FINISHED FLOOR ELEVATION, GA. GAGE, GALV. GALVANIZED, G.S.N. GENERAL STRUCTURAL NOTES, G.L.B. (GLULAM) GLUED-LAMINATED BEAM, HORIZ. HORIZONTAL, I.B.C. INTERNATIONAL BUILDING CODE, I.C.C. INTERNATIONAL CODE COUNCIL, I.C.F. INSULATED CONCRETE FORM, K(KIP) 1000 POUNDS, L.L. LIVE LOAD, LBS. POUNDS, L.L.H. LONG LEG HORIZONTAL, L.L.V. LONG LEG VERTICAL, MFR(S) MANUFACTURER(S), M.C.J. MASONRY CONTROL JOINT, MECH. MECHANICAL, (N) NEW, N/A NOT APPLICABLE, N.I.C. NOT IN CONTRACT, N.F.S. NON-FROST SUSCEPTIBLE, N.T.S. NOT TO SCALE, O.C. ON CENTER, OPP. OPPOSITE (MIRRORED), P.A.F. POWDER ACTUATED FASTENER, P.C. PRECAST CONCRETE, P.C.F. POUNDS PER CUBIC FOOT, P.L.F. POUNDS PER LINEAR FOOT, PREFAB. PREFABRICATED, P.S.F. POUNDS PER SQUARE FOOT, P.S.I. POUNDS PER SQUARE INCH, REINF. REINFORCING, SCH. SCHEDULE, SIM. SIMILAR, S.I.P. STRUCTURAL INSULATED PANEL, S.L.R.S. SEISMIC LOAD RESISTING SYSTEM, SP. SPACES, STD. STANDARD, T & B TOP AND BOTTOM, T.L. TOTAL LOAD, T.O.B. TOP OF BEAM, T.O.C. TOP OF CONCRETE, T.O.D. TOP OF DECK, T.O.F. TOP OF FOOTING, T.O.L. TOP OF LEDGER, T.O.M. TOP OF MASONRY, T.O.P.L. TOP OF PLATE, T.O.S. TOP OF STEEL, T.O.W. TOP OF WALL, TYP. TYPICAL, U.N.O. UNLESS NOTED OTHERWISE, VERT. VERTICAL, W.S.P. WOOD STRUCTURAL PANEL, W.W.F. WELDED WIRE FABRIC, W/(W/O) WITH (WITHOUT)

PLAN LEGEND table with columns SYMBO, DESCRIPTION, REMARKS. Includes symbols for detail cut on plans, keynote on plan, masonry wall, steel stud wall, wood stud wall, shear wall, holdown anchor, masonry control joint, panel joint, control joint, direction of slope, slab depression, flush beam, dropped beam, rigid connection, simple beam splice connection, number of rows of bolts, circular or rectangular opening, beam camber, top of steel elevation, quantity of headed studs, elevation target, revision symbol, opening, mechanical equipment, and applied load or point of support/shoring.

GENERAL STRUCTURAL NOTES (CONTINUED)

(APPLY UNLESS NOTED OTHERWISE)

STRUCTURAL STEEL:

- ALL STEEL CONSTRUCTION SHALL CONFORM WITH THE LATEST AISC HANDBOOK. ALL STRUCTURAL STEEL W SECTIONS SHALL BE ASTM A992 (Fy = 50 KSI). ALL RECTANGULAR HSS SHALL BE ASTM A500, GRADE B (Fy = 46 KSI). ALL ROUND HSS SHALL BE ASTM A500, GRADE B (Fy = 42 KSI). ALL PIPE STEEL SHALL BE ASTM A53, GRADE B (Fy = 35 KSI). ALL OTHER STRUCTURAL SHAPES AND PLATES SHALL BE ASTM A36 (Fy = 36 KSI). SHOP PAINT ALL STEEL SURFACES WITH FABRICATOR'S STANDARD RUST-INHIBITING PRIMER EXCEPT AT SURFACES ENCASED IN CONCRETE, SURFACES TO RECEIVE FIREPROOFING, OR SURFACES ENCLOSED WITHIN THE BUILDING FINISHES. BEAMS, COLUMNS AND BRACES SHALL NOT BE SPLICED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
- BOLTS SHALL BE ASTM A307, UNLESS NOTED OTHERWISE. ANCHOR BOLTS SHALL BE ASTM A36 OR A307, GRADE A. ANCHOR RODS SHALL BE ASTM F1554, GRADE 36. THREADED RODS SHALL BE ASTM A36.
- ALL WELDING PER LATEST AMERICAN WELDING SOCIETY STANDARDS, (EXCEPT STEEL JOISTS AND JOIST GIRDERS SHALL COMPLY WITH SJI STANDARDS). ALL WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. CERTIFICATES SHALL BE THOSE ISSUED BY AN ACCEPTED TESTING AGENCY. ALL WELDING DONE BY E70 SERIES LOW HYDROGEN RODS UNLESS NOTED OTHERWISE. FOR GRADE 60 REINFORCING BARS, USE E80 SERIES. THESE DRAWINGS DO NOT DISTINGUISH BETWEEN SHOP AND FIELD WELDS; THE CONTRACTOR MAY SHOP WELD OR FIELD WELD AT HIS DISCRETION. SHOP WELDS AND FIELD WELDS SHALL BE SHOWN ON THE SHOP DRAWINGS SUBMITTED FOR REVIEW. ALL FULL (COMPLETE) PENETRATION WELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.
- NON-SHRINK GROUT SHALL BE 5,000 PSI, FIVE STAR, Sika 212 OR EQUIVALENT. INSTALL NON-SHRINK GROUT UNDER BEARING PLATES BEFORE FRAMING MEMBER IS INSTALLED. AT COLUMNS, INSTALL NON-SHRINK GROUT UNDER BASEPLATES AFTER COLUMN HAS BEEN PLUMBED BUT PRIOR TO FLOOR OR ROOF INSTALLATION.

POST-INSTALLED ANCHORS:

- EPOXY BOLTS OR DOWELS SHALL BE A THREADED ROD OR REINFORCING STEEL INSTALLED WITH THE ONE OF THE FOLLOWING APPROVED PRODUCTS SATISFYING CRACKED CONCRETE REQUIREMENTS IN ACCORDANCE WITH ACI APPENDIX D.

SIMPSON	"SET-XP"	ICC REPORT ESR-2508
HILTI	"RE-500 V3"	ICC REPORT ESR-3814
HILTI	"HIT-HY 200 SAFE SET"	ICC REPORT ESR-3187
POWERS	"PE1000+"	ICC REPORT ESR-2583
- EPOXY BOLTS FOR MASONRY SHALL BE ONE OF THE FOLLOWING APPROVED PRODUCTS.

SIMPSON	"SET"	ICC REPORT ESR-1772
HILTI	"HIT-HY 70"	ICC REPORT ESR-2682
- EXPANSION BOLTS OR SCREW BOLTS FOR MASONRY SHALL BE ONE OF THE FOLLOWING APPROVED PRODUCTS.

HILTI	"KWIK BOLT III"	ICC REPORT ESR-1385
HILTI	"KWIK HUS EZ"	ICC REPORT ESR-3056
SIMPSON	"TITEN HD"	ICC REPORT ESR-1056
SIMPSON	"WEDGE-ALL"	ICC REPORT ESR-1396
POWERS	"WEDGE BOLT+"	ICC REPORT ESR-1678

SATISFYING CRACKED CONCRETE REQUIREMENTS IN ACCORDANCE WITH ACI APPENDIX D.

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| HILTI | "KWIK BOLT T2" | ICC REPORT ESR-1917 |
| HILTI | "HDA UNDERCUT ANCHOR" | ICC REPORT ESR-1546 |
| HILTI | "HSL-3 HD EXPANSION ANCHOR" | ICC REPORT ESR-1545 |
| SIMPSON | "STRONG BOLT 2 WEDGE ANCHOR" | ICC REPORT ESR-3037 |
| SIMPSON | "TORQ-CUT" | ICC REPORT ESR-2705 |
| POWERS | "POWER-STUD+ SD1" | ICC REPORT ESR-2818 |
| POWERS | "POWER-STUD+ SD2" | ICC REPORT ESR-2502 |
- SCREW BOLTS FOR CONCRETE SHALL BE ONE OF THE FOLLOWING APPROVED PRODUCTS SATISFYING CRACKED CONCRETE REQUIREMENTS IN ACCORDANCE WITH ACI APPENDIX D.

SIMPSON	"TITEN HD"	ICC REPORT ESR-2713
POWERS	"WEDGE BOLT+"	ICC REPORT ESR-2526
 - ANCHORS POST INSTALLED OR CAST-IN PLACE IN CONCRETE SHALL BE ONE OF THE FOLLOWING APPROVED PRODUCTS SATISFYING CRACKED CONCRETE REQUIREMENTS IN ACCORDANCE WITH ACI APPENDIX D.

HILTI	"KWIK HUS EZ-1"	ICC REPORT ESR-3027
HILTI	"HCI-WF"	
HILTI	"HCI-WD"	
POWERS	"SNAKE+ ANCHOR"	ICC REPORT ESR-2272
SIMPSON	"BLUE BANGER HANGER"	
SIMPSON	"TITEN HD THREADED ROD HANGER"	ICC REPORT ESR-2713
POWERS	"WOOD-KNOCKER"	
POWERS	"BANG-IT"	

- THE CONTRACTOR MAY NOT USE SUBSTITUTES FOR EPOXY OR EXPANSION ANCHORS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
- FOR MINIMUM EMBEDMENT LENGTH SEE DETAILS. INSTALL ALL BOLTS AS OUTLINED IN MANUFACTURER'S SPECIFICATIONS, UTILIZING PROPER SIZE AND TYPE OF DRILL, CLEANING HOLE, DRIVING AND TIGHTENING BOLT.
- SPECIAL INSPECTION OF ALL POST-INSTALLED ANCHORS IS REQUIRED.

SHOP DRAWINGS AND PRODUCT DATA SUBMITTALS:

- SUBMIT SHOP DRAWINGS AND/OR PRODUCT DATA FOR ALL ITEMS DEFINED BY THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, AS WELL AS STRUCTURAL ITEMS DEFINED BY THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, PRIOR TO FABRICATION AND/OR CONSTRUCTION IN THE FIELD.
- PROVIDE SUBMITTALS IN A TIMELY MANNER TO ALLOW FIVE WORKING DAYS FOR THE ENGINEER'S REVIEW. FOR HARD COPY SUBMITTALS, PROVIDE NO MORE THAN FOUR SETS FOR REVIEW (ONE COPY TO BE RETAINED BY THE ENGINEER). FOR ELECTRONIC SUBMITTALS, PROVIDE PDF FILES ONLY. ALL SUBMITTALS WITH A REQUESTED REVIEW TIME OF LESS THAN FIVE WORKING DAYS MAY BE RETURNED WITHOUT REVIEW AT THE ENGINEER'S DISCRETION.
- CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS. THE MANUFACTURER OR FABRICATOR SHALL CLOUD ANY CHANGES, SUBSTITUTIONS, AND/OR DEVIATIONS FROM THE CONTRACT DOCUMENTS. ANY CHANGES, SUBSTITUTIONS, AND/OR DEVIATIONS THAT ARE NOT CLOUDED OR FLAGGED SHALL NOT BE CONSIDERED ALLOWED AFTER THE ENGINEER'S REVIEW, UNLESS NOTED ACCORDINGLY BY THE ENGINEER.
- THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. CLEARLY INDICATE ITEMS NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. VERIFY DIMENSIONS WITH THE ARCHITECT.
- THE ENGINEER'S REVIEW IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS AND COMPLETENESS SHALL REST WITH THE CONTRACTOR. SHOP DRAWINGS WILL BE RETURNED FOR RESUBMITTAL IF SIGNIFICANT ERRORS ARE FOUND DURING REVIEW.
- THE SHOP DRAWINGS DO NOT REPLACE THE CONTRACT DOCUMENTS. SHOP DRAWINGS PROCESSED BY THE ENGINEER SHALL NOT BE CONSIDERED CHANGE ORDERS. ITEMS THAT ARE OMITTED OR SHOWN INCORRECTLY AND THAT ARE NOT FLAGGED BY THE ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT ITEMS ACCORDING TO THE CONTRACT DOCUMENTS. SHOULD A DISCREPANCY BE NOTED BETWEEN THE REVIEWED AND RETURNED SHOP DRAWINGS AND THE CONTRACT DOCUMENTS, THE CONTRACT DOCUMENTS SHALL GOVERN.
- THE ENGINEER RESERVES THE RIGHT TO MAKE CHANGES TO THE CONTRACT DOCUMENTS AT ANY TIME BEFORE OR AFTER SHOP DRAWING REVIEW.
- THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUT PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING PARTY.

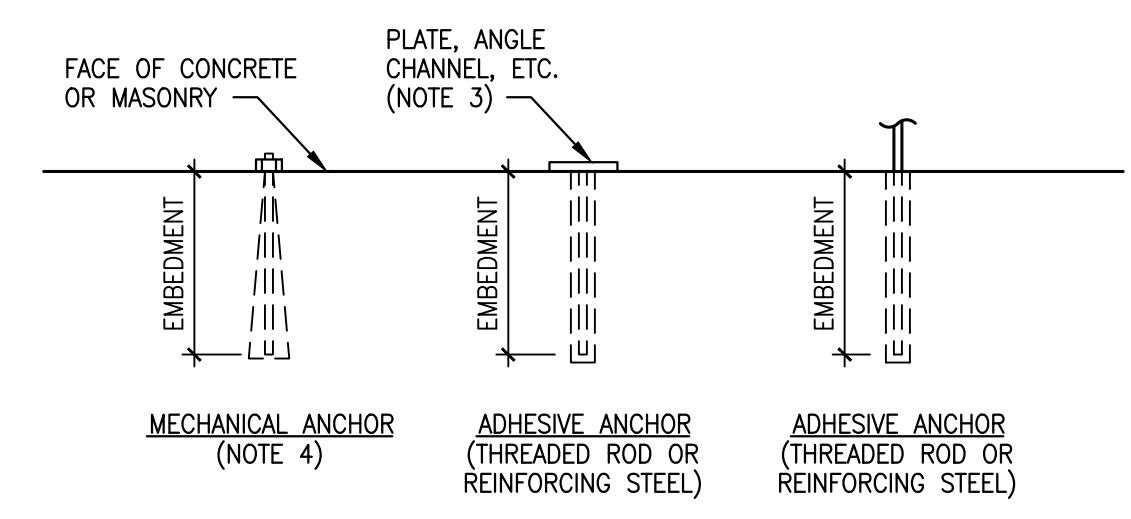
SPECIAL INSPECTIONS AND TESTING:

- THE OWNER (OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT) SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION AND TESTING DURING CONSTRUCTION OF THE TYPES OF WORK REQUIRING SPECIAL INSPECTION AS INDICATED ON THE DRAWINGS.
- EACH SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL AND STRUCTURAL ENGINEER OF RECORD, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
- THE CONTRACTOR SHALL CONVENE A MEETING WITH THE SPECIAL INSPECTION AGENCY (AGENCIES), THE BUILDING OFFICIAL, THE ARCHITECT, AND THE STRUCTURAL ENGINEER OF RECORD TO REVIEW INSPECTION REQUIREMENTS AND PROCEDURES, PRIOR TO COMMENCING WITH CONSTRUCTION.
- DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
 - THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.
 - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE ENGINEER OR ARCHITECT OF RECORD. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE ENGINEER OR ARCHITECT OF RECORD AND THE BUILDING OFFICIAL. IT IS EXPECTED THAT REPORTS WILL BE SUBMITTED ON A WEEKLY BASIS AT A MINIMUM. UPON COMPLETION OF THE ASSIGNED WORK, THE SPECIAL INSPECTOR SHALL COMPLETE AND SIGN THE APPROPRIATE FORMS CERTIFYING THAT, TO THE BEST OF HIS KNOWLEDGE, THE WORK IS IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

- NOTES:**
1. PROVIDE POST-INSTALLED ANCHORS AND REINFORCING STEEL PER THIS SCHEDULE UNLESS NOTED ON PLANS OR DETAILS.
 2. POST-INSTALLED ANCHORS SHALL HAVE I.C.C. APPROVAL. THICKNESS OF DRYPACK DOES NOT APPLY TOWARDS EMBEDMENT.
 3. MECHANICAL ANCHORS INCLUDE BUT ARE NOT LIMITED TO WEDGE, UNDERCUT AND SCREW TYPE ANCHORS.

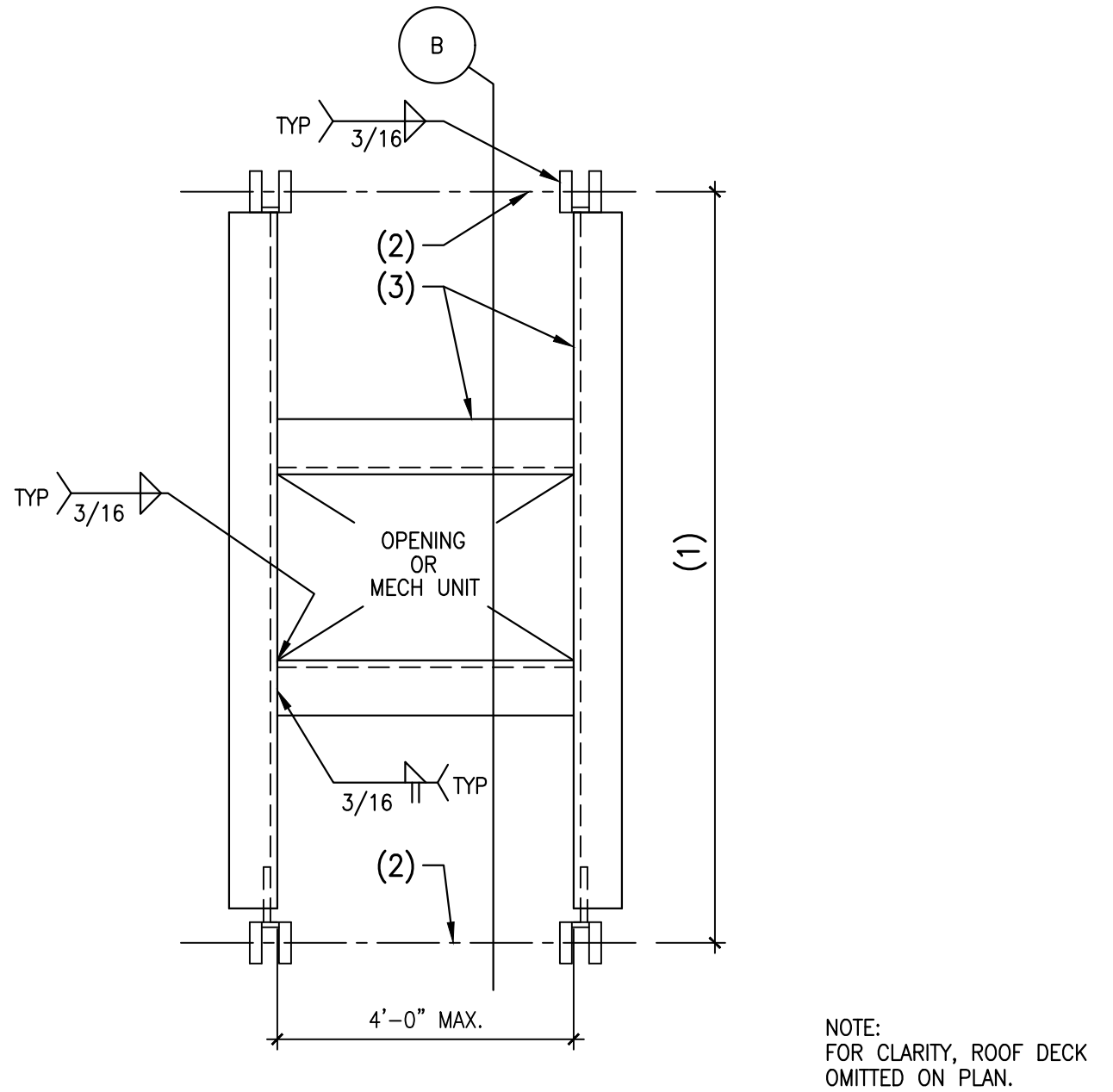
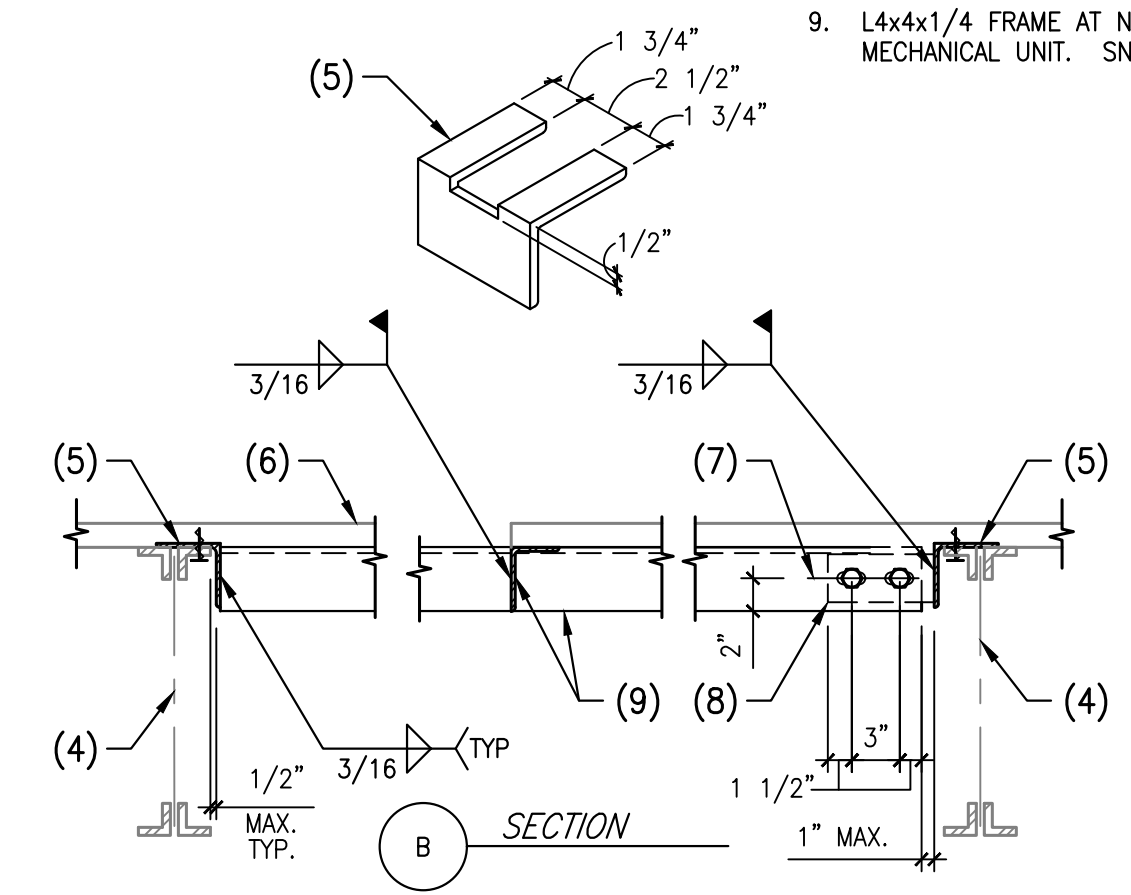
REINFORCING STEEL SIZE	STEEL EMBEDMENT LENGTH IN CONCRETE	STEEL EMBEDMENT LENGTH IN MASONRY
#3	3"	6"
#4	6"	8"
#5	6"	8"
#6	8"	8"
#7	8"	8"
#8	10"	8"
#9	12"	12"

ANCHOR DIAMETER	MECHANICAL ANCHOR EMBEDMENT LENGTH IN CONCRETE	MECHANICAL ANCHOR EMBEDMENT LENGTH IN MASONRY	THREADED ROD ANCHOR EMBEDMENT LENGTH IN CONCRETE	THREADED ROD ANCHOR EMBEDMENT LENGTH IN MASONRY
3/8"	3"	2 3/4"	4 1/2"	3 1/2"
1/2"	4"	3 1/2"	5"	4 1/2"
5/8"	5 1/4"	4 1/2"	6 3/4"	6"
3/4"	5 3/4"	5 1/2"	6 3/4"	7"
7/8"	---	---	7"	---
1"	8"	8"	8"	---
1 1/4"	---	---	10"	---

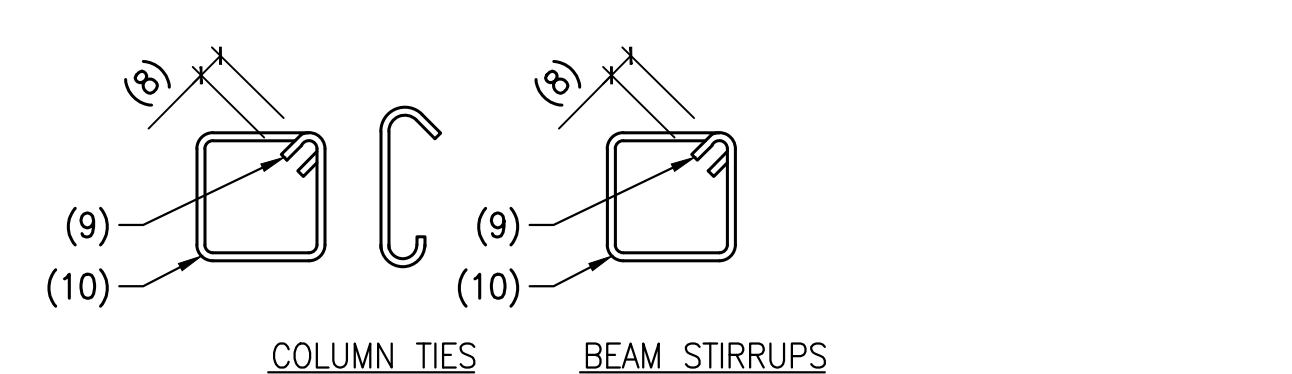
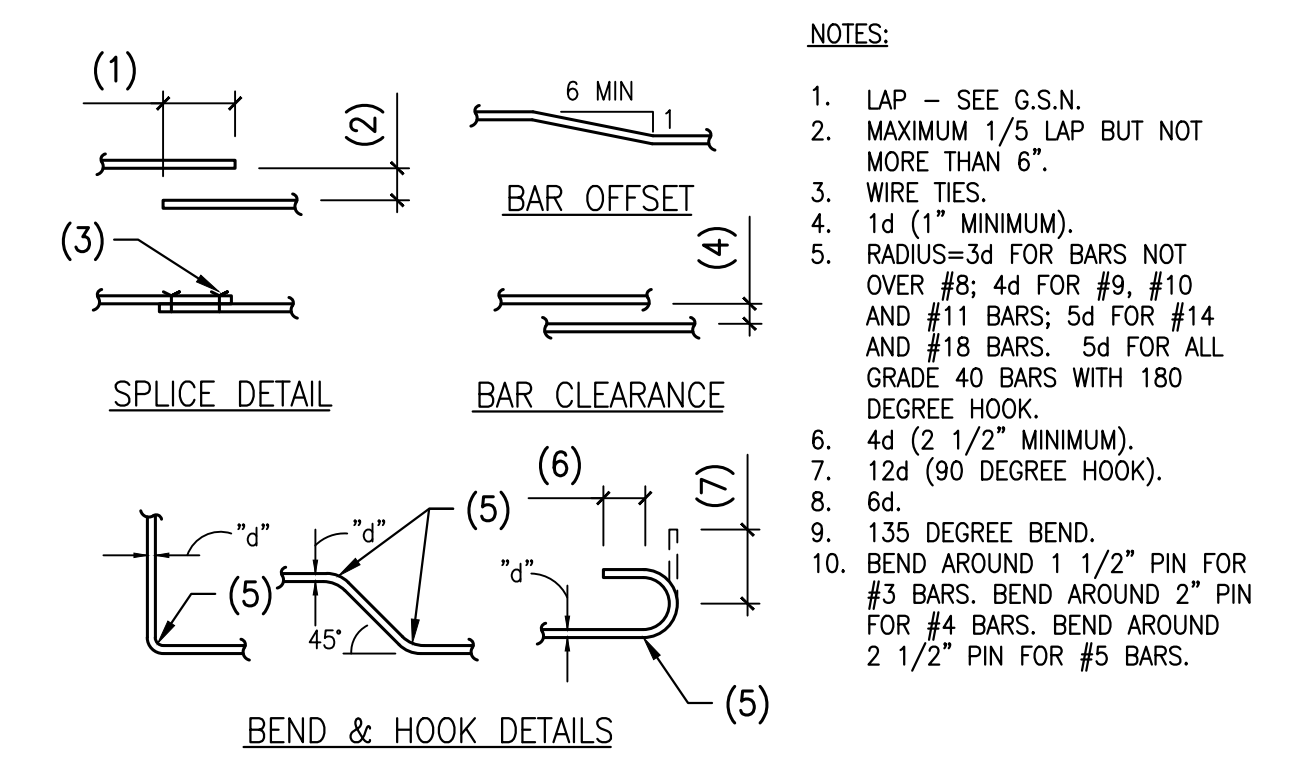


12 TYPICAL POST-INSTALLED ANCHOR AND REINFORCING STEEL SCHEDULE
SCALE: NOT TO SCALE 501-002-TYP

- NOTES:**
1. SEE PLAN FOR SPACING (8"-0" MAXIMUM).
 2. CENTERLINE OF EXISTING FRAMING MEMBER.
 3. L6x6x1/4 AT NEW OPENING OR L6x6x1/4 LLV AT NEW MECHANICAL UNIT.
 4. EXISTING STEEL JOIST.
 5. 1/4"x4"x0"-8" x 0"-6" (LLV) BENT PLATE. CLIP HORIZONTAL LEG FOR DECK VALLEY TYP. - SCREW TO JOIST WITH (2) 1/4" SELF-TAPPING SCREWS.
 6. EXISTING STEEL DECK.
 7. (2) 3/4" DIA. BOLTS TIGHTEN SNUG TIGHT.
 8. PLATE 1/4" WITH (2) 3/4" DIA. BOLTS IN 13/16" x 1 1/2" HORIZONTAL SLOTTED HOLE.
 9. L6x6x1/4 FRAME AT NEW OPENING OR L6x6x5/16 UNDER NEW MECHANICAL UNIT. SNUG TIGHT TO BOTTOM OF STEEL DECK.

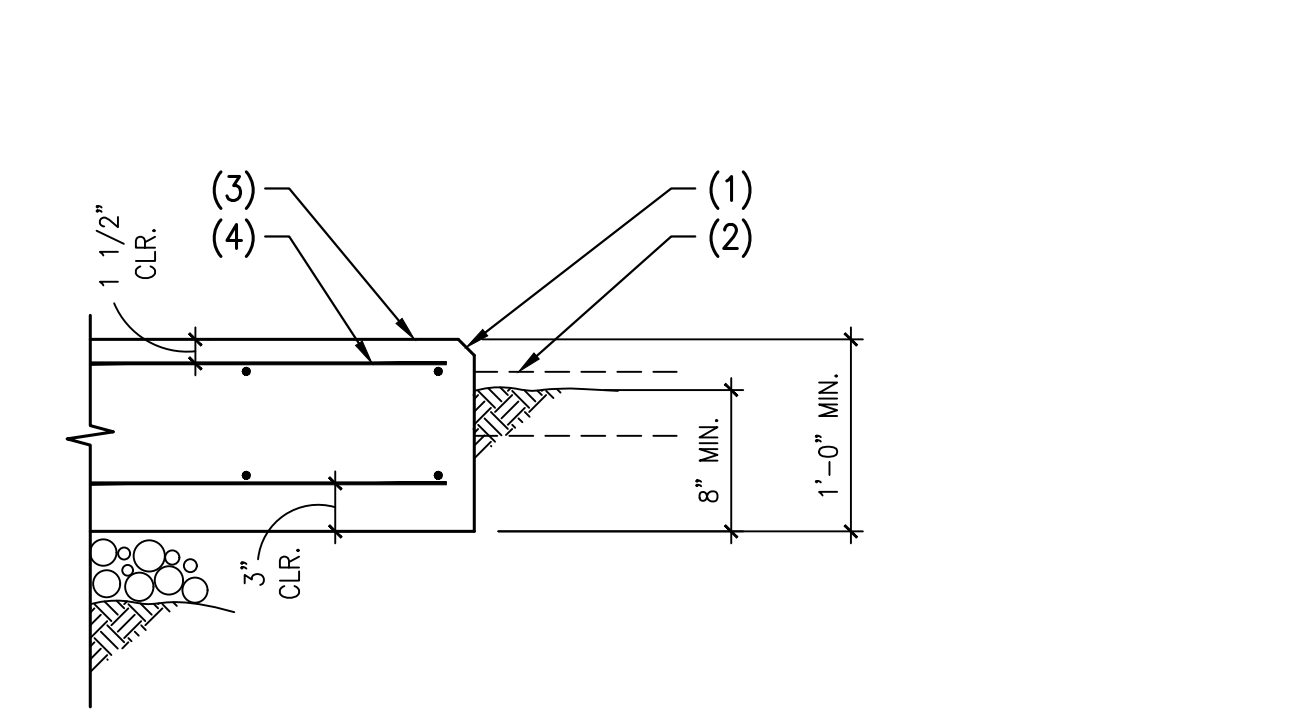


13 PLAN - TYPICAL OPENING IN EXISTING ROOF FRAMING UNDER MECH. UNIT
SCALE: NOT TO SCALE 502-011-TYP



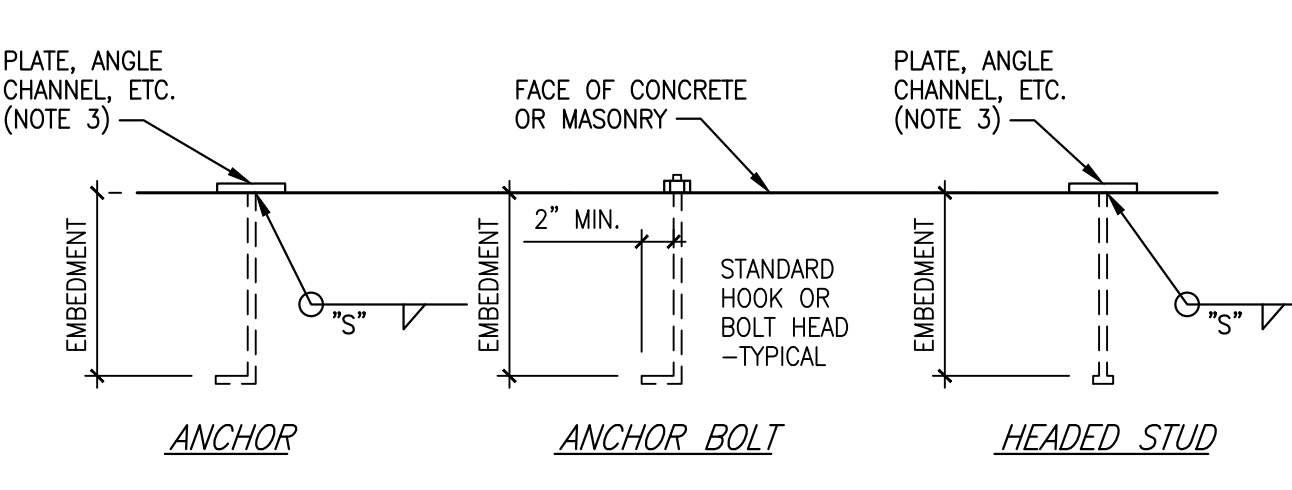
8 TYPICAL CONCRETE REINFORCING BAR DETAILS
SCALE: NOT TO SCALE 200-050-TYP

- NOTES:**
1. CHAMFER EDGES.
 2. CONCRETE SLAB OR FINISHED GRADE WHERE OCCURS.
 3. CONCRETE EQUIPMENT SLAB.
 4. #4 AT 12" O.C. EACH WAY TOP AND BOTTOM.



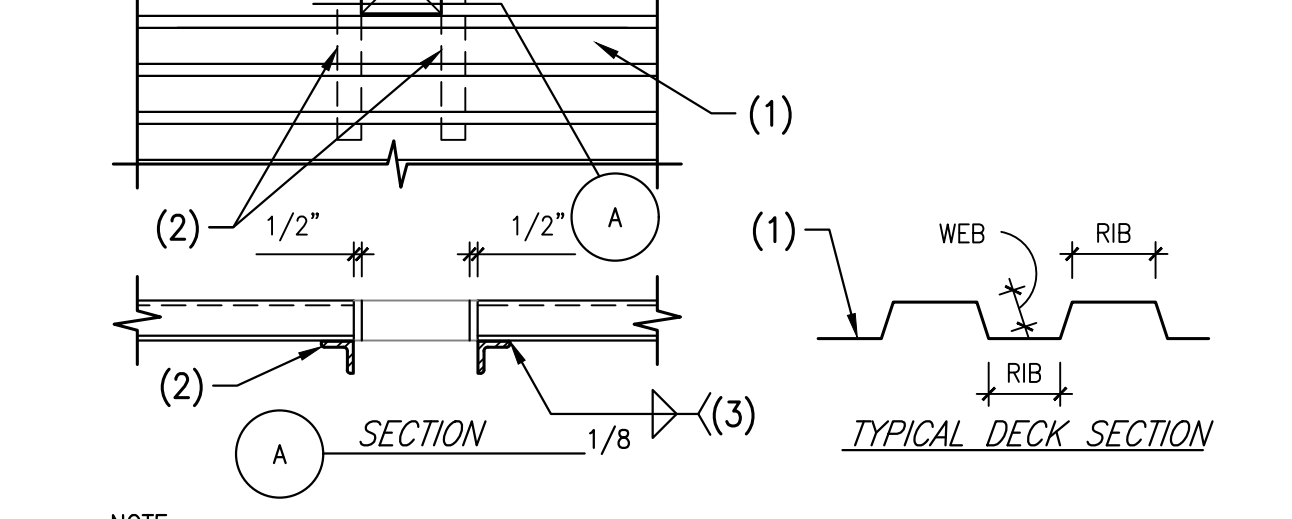
9 TYPICAL CONCRETE EQUIPMENT PAD ON GRADE
SCALE: NOT TO SCALE 203-002-TYP

ANCHOR DIAMETER	VERT BOLT EMBEDMENT LENGTH	HORIZ BOLT EMBEDMENT LENGTH	HEADED STUD FILET WELD SIZE, "S"
1/2"	7"	4"	1/4"
5/8"	7"	4"	5/16"
3/4"	7"	5"	5/16"
7/8"	8"	6"	5/16"
1"	9"	7"	3/8"
1 1/8"	10"	8"	---
1 1/4"	11"	9"	---

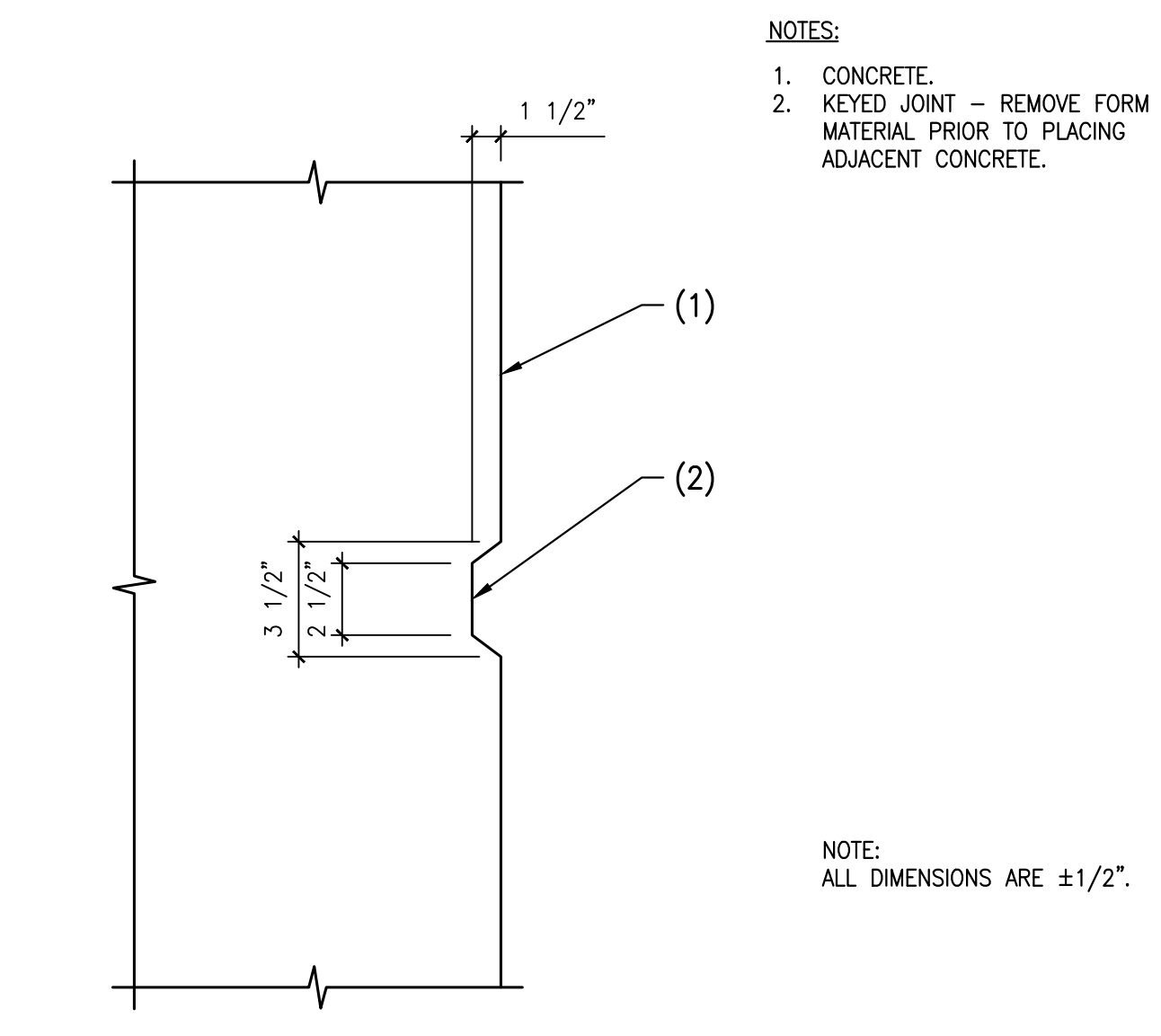


10 TYPICAL CAST-IN-PLACE ANCHOR, ANCHOR BOLT, AND HEADED STUD SCHEDULE
SCALE: NOT TO SCALE 501-001-TYP

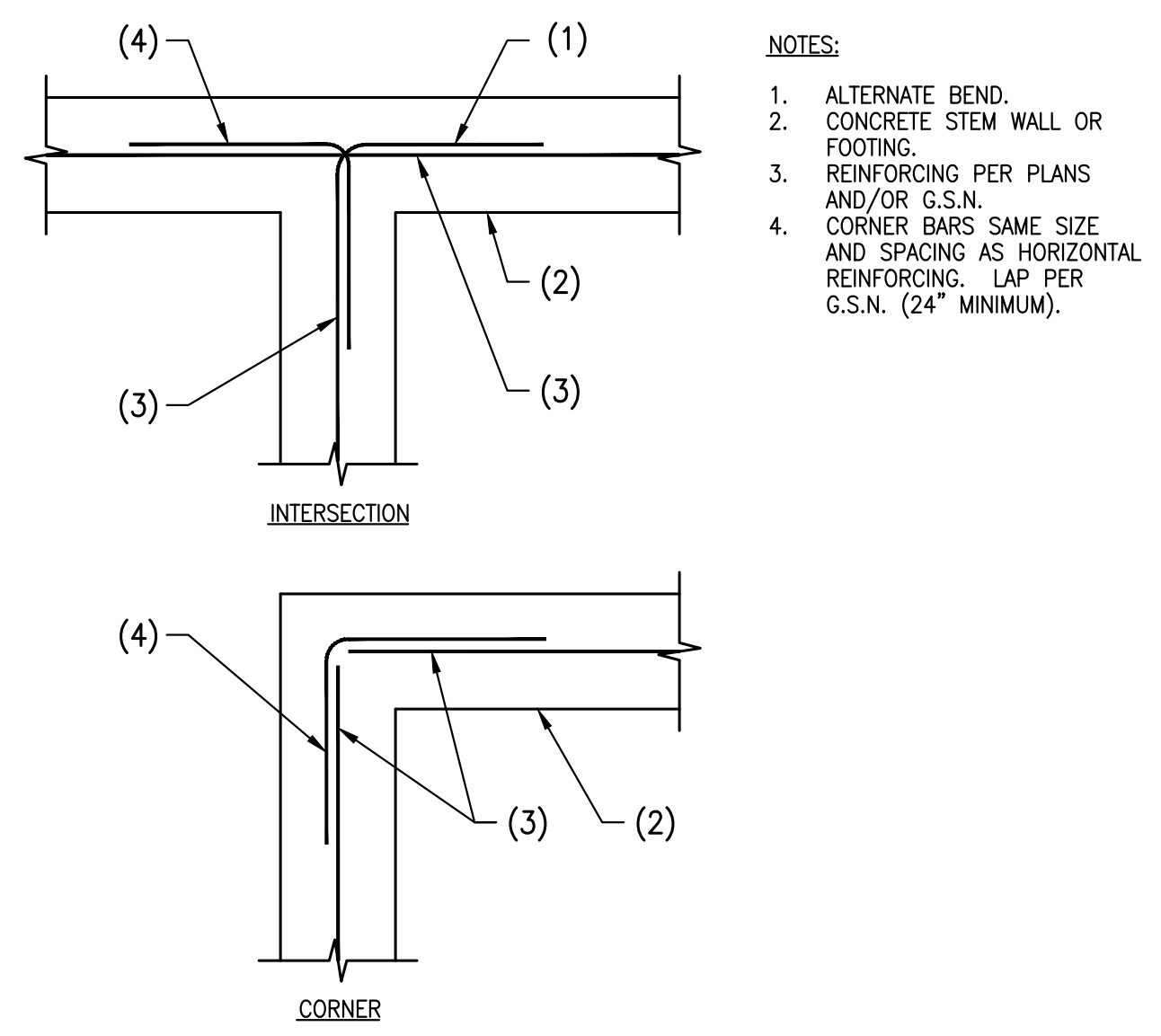
- NOTES:**
1. STEEL DECK.
 2. ANGLE SUPPORT 2"x2"x3/16" BELOW DECK - ANGLE MAY BE PLACED ON TOP OF DECK WITH PRIOR APPROVAL OF ARCHITECT.
 3. WELD 2" AT EACH RIB - TYPICAL.
 4. ANGLE SHALL EXTEND A MINIMUM OF 3 WEBS PAST THE DECK OPENING.



11 TYPICAL SMALL OPENING IN STEEL DECK
SCALE: NOT TO SCALE 502-020-TYP



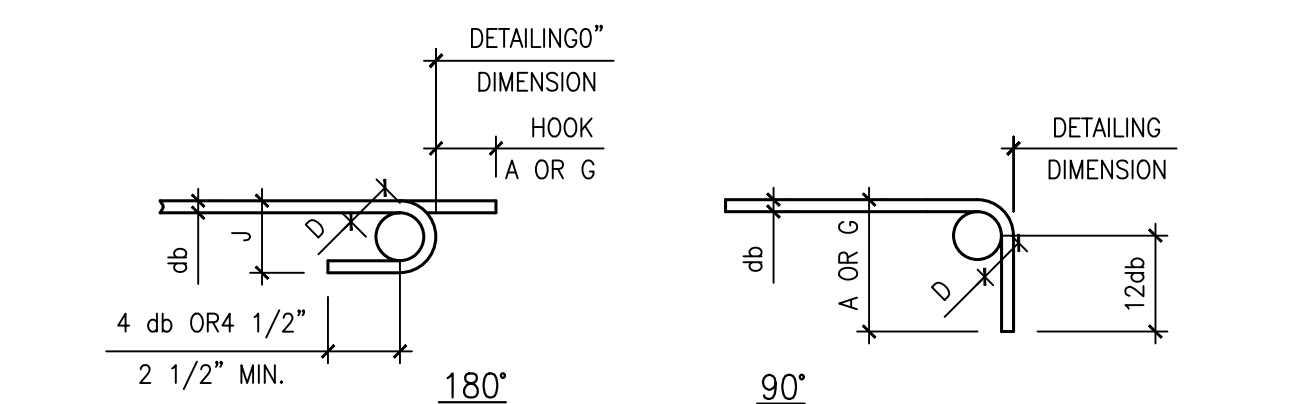
4 TYPICAL KEY IN CONCRETE
SCALE: NOT TO SCALE 200-023-TYP



5 PLAN VIEW - TYPICAL CORNER REINFORCING IN CONCRETE FOOTING AND/OR STEM WALL
SCALE: NOT TO SCALE 200-030-TYP

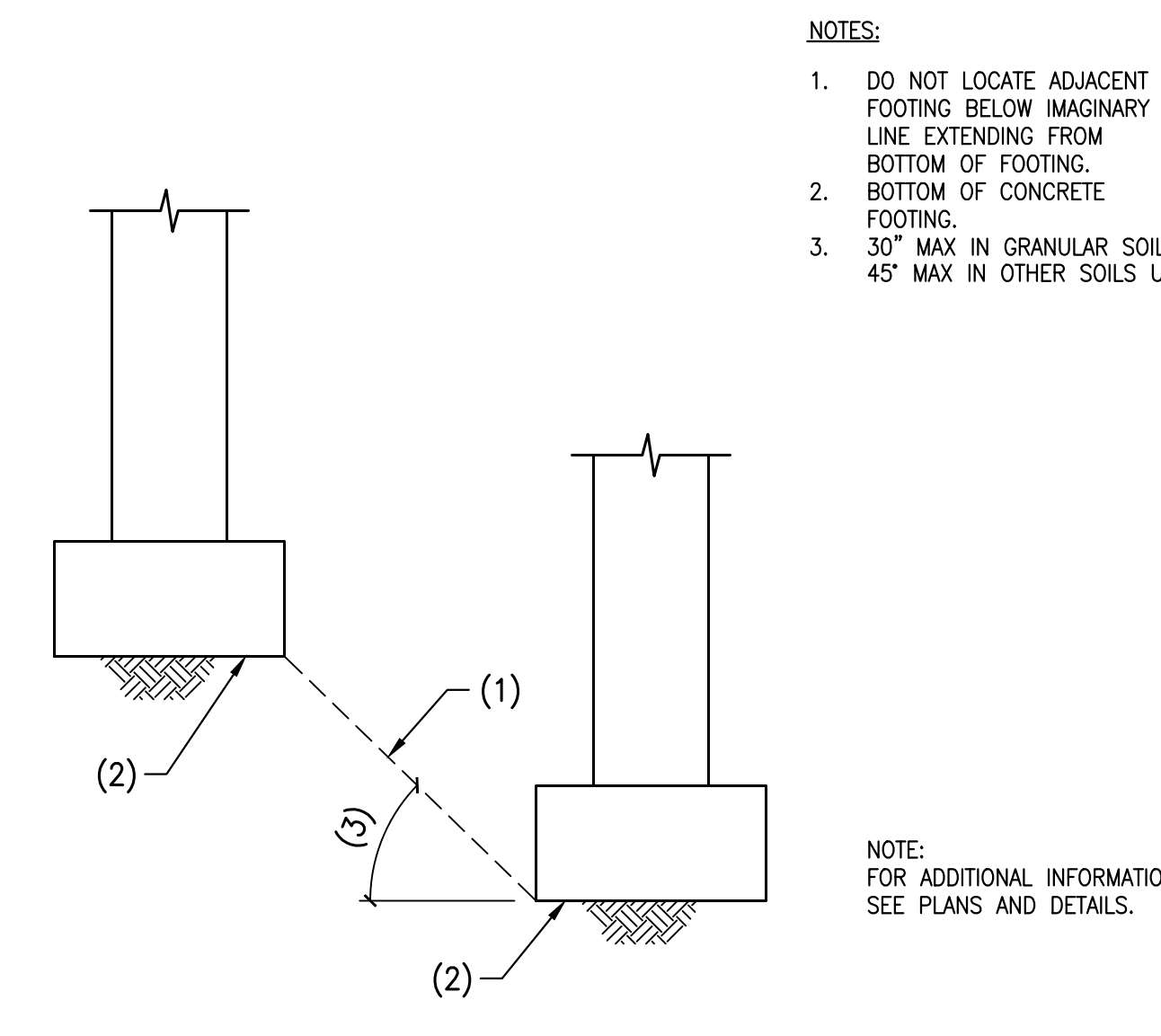
CONCRETE PSI	TENSION SPLICE LENGTHS (CLASS B)								COMP. BARS					
	f'c = 2,500/3,000 PSI		f'c = 4,000 PSI		f'c = 5,000 PSI		f'c = ALL							
BAR LOCATION	REGULAR	TOP	REGULAR	TOP	REGULAR	TOP	REGULAR	TOP	STD LAP	ENCLOSED WITH SPIRAL TIES				
SPACING SIZE	>2db	OTHER	>2db	OTHER	>2db	OTHER	>2db	OTHER	>2db	OTHER				
#3	24"	36"	31"	46"	19"	28"	25"	37"	17"	25"	22"	33"	12"	12"
#4	32"	47"	41"	61"	25"	37"	33"	49"	23"	34"	29"	44"	15"	12"
#5	39"	59"	51"	77"	31"	47"	41"	61"	28"	42"	36"	54"	19"	15"
#6	47"	71"	61"	92"	37"	56"	49"	73"	34"	50"	44"	65"	23"	18"
#7	69"	103"	89"	134"	54"	81"	71"	106"	49"	73"	63"	95"	27"	21"
#8	78"	117"	102"	153"	62"	93"	81"	121"	56"	83"	72"	108"	30"	23"
#9	88"	132"	115"	172"	70"	105"	91"	136"	63"	94"	81"	122"	34"	26"
#10	100"	149"	129"	194"	79"	118"	102"	153"	71"	106"	92"	137"	39"	30"
#11	110"	165"	143"	215"	87"	131"	114"	170"	78"	117"	102"	152"	43"	33"

6 TYPICAL MINIMUM REINFORCING BAR SPLICE LENGTHS IN CONCRETE
SCALE: NOT TO SCALE 200-040-TYP

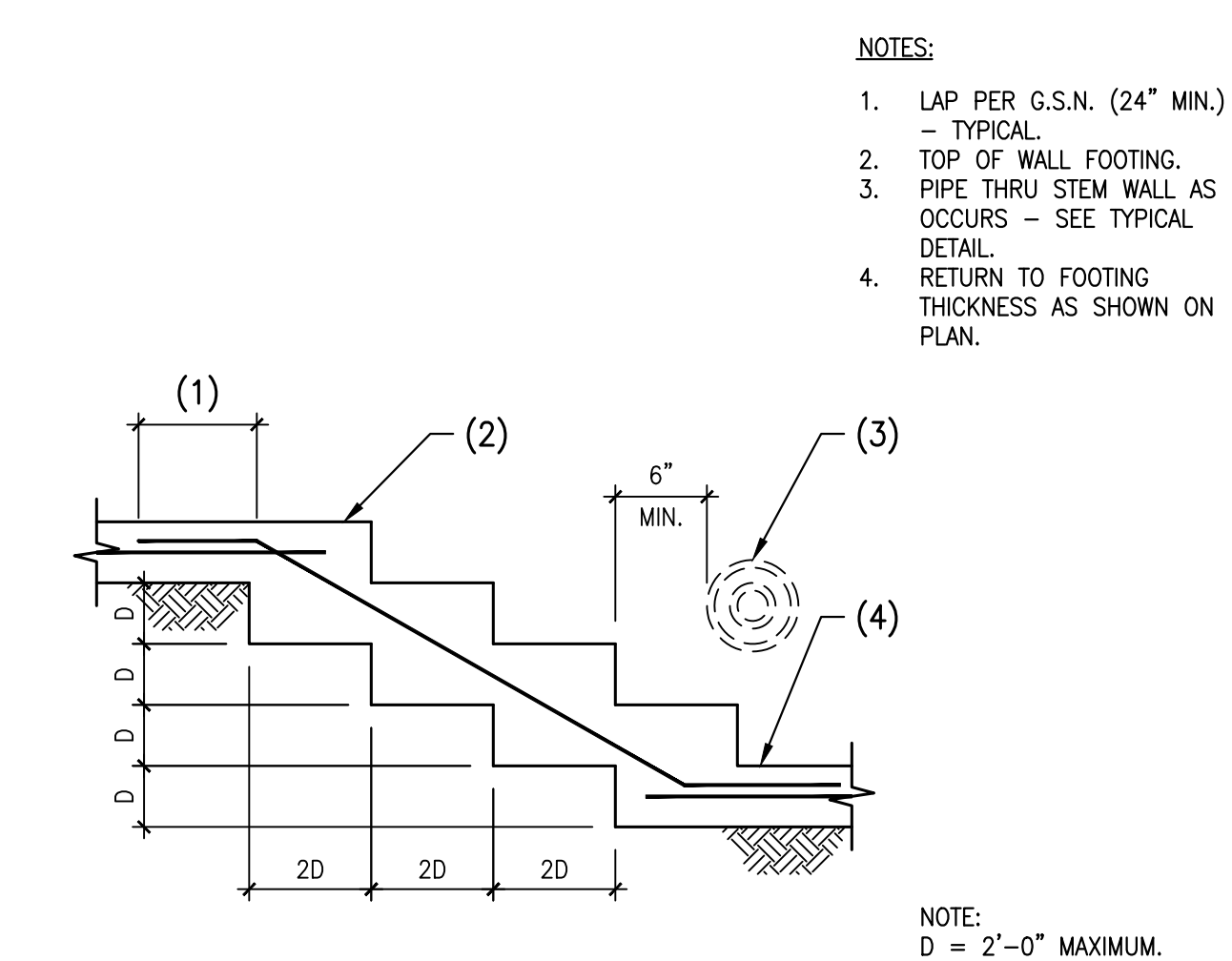


BAR SIZE	FINISHED BEND DIA. D, IN.	180° HOOKS		90° HOOKS	
		A OR G, IN.	J, IN.	A OR G, IN.	A OR G, IN.
#3	2.25	5	3	6	6
#4	3	6	4	8	8
#5	3.75	7	5	10	10
#6	4.5	8	6	12	12
#7	5.25	10	7	14	14
#8	6	11	8	16	16
#9	6.5	15	11.75	19	19
#10	10.75	17	13.25	22	22
#11	12	19	14.75	24	24
#14	18.25	27	21.75	31	31
#18	24	36	28.5	41	41

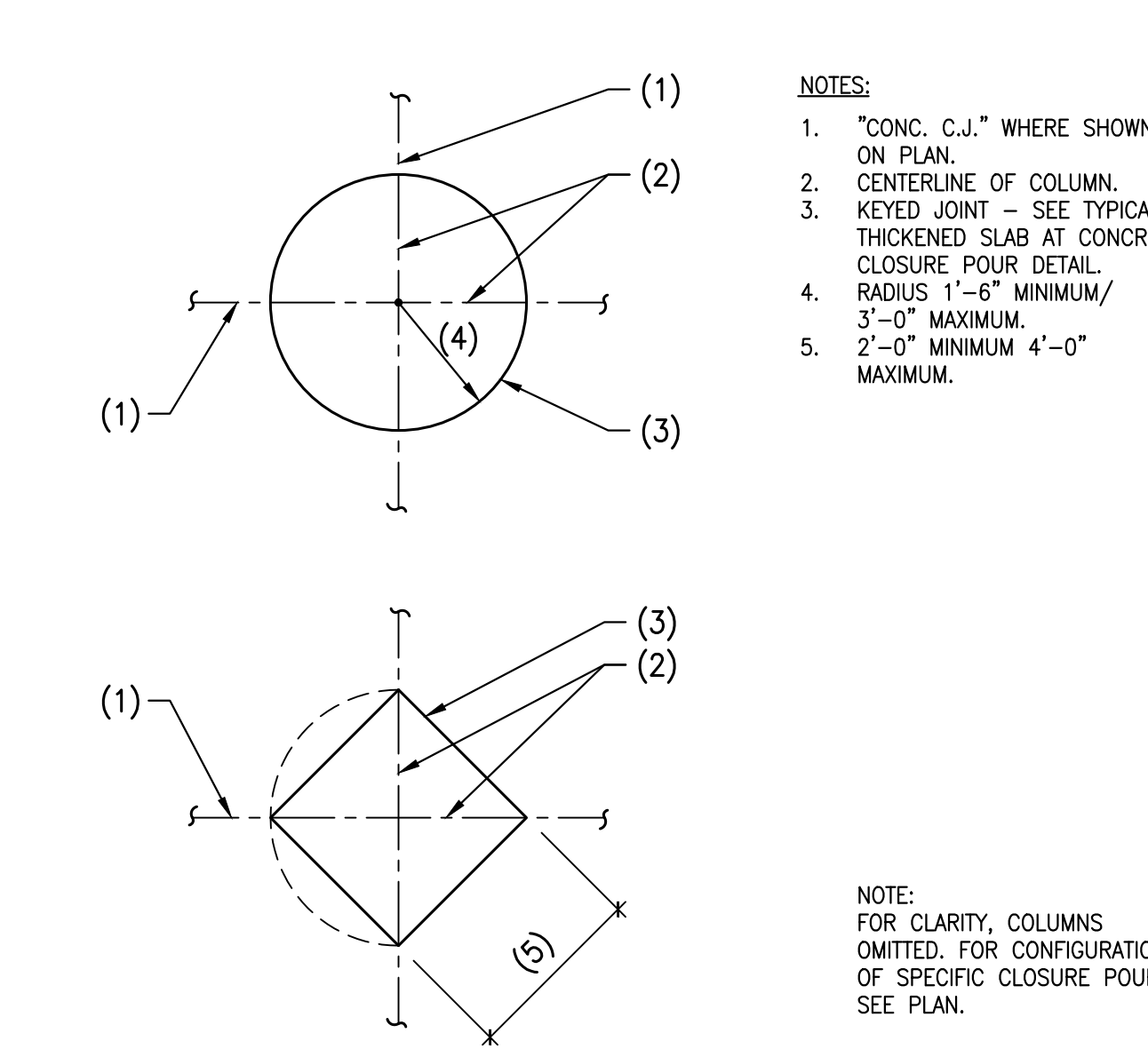
7 TYPICAL REINFORCING HOOK SCHEDULE
SCALE: NOT TO SCALE 200-045-TYP



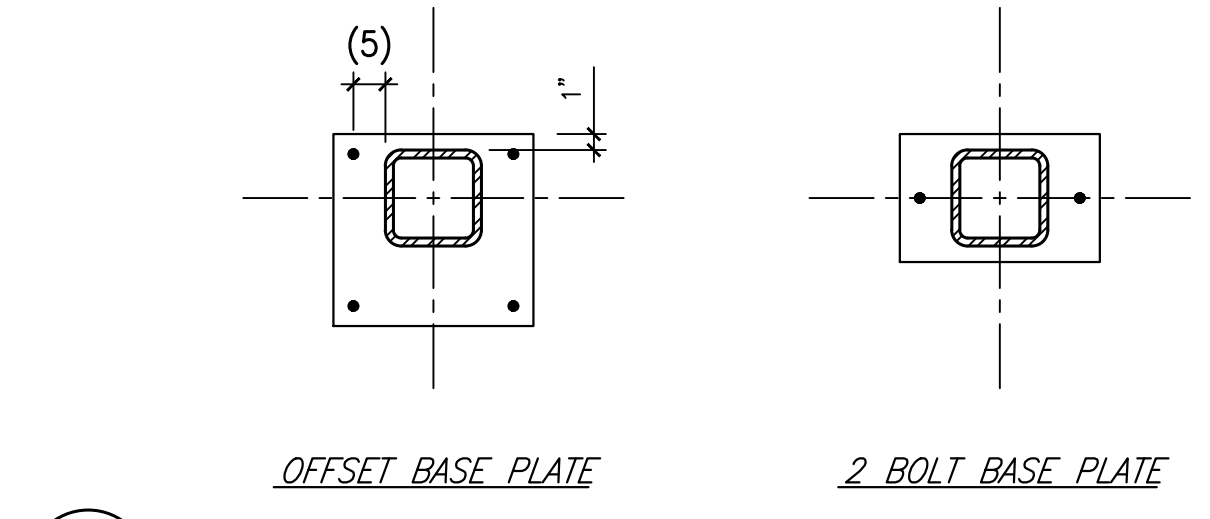
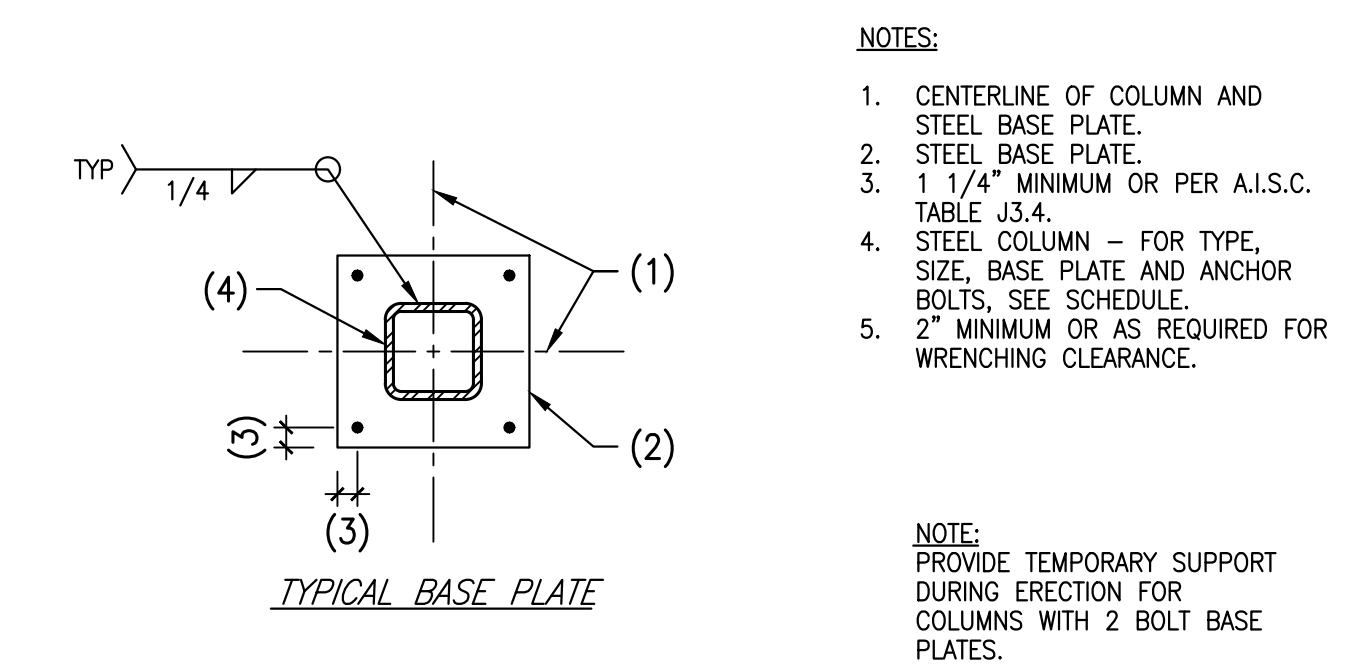
1 TYPICAL MAXIMUM SLOPE BETWEEN ADJACENT FOOTING
SCALE: NOT TO SCALE 200-004-TYP



2 TYPICAL STEP IN CONCRETE FOOTING
SCALE: NOT TO SCALE 200-020-TYP



3 TYPICAL COLUMN CLOSURE POUR AT CONCRETE SLAB ON GRADE
SCALE: NOT TO SCALE 200-021-TYP



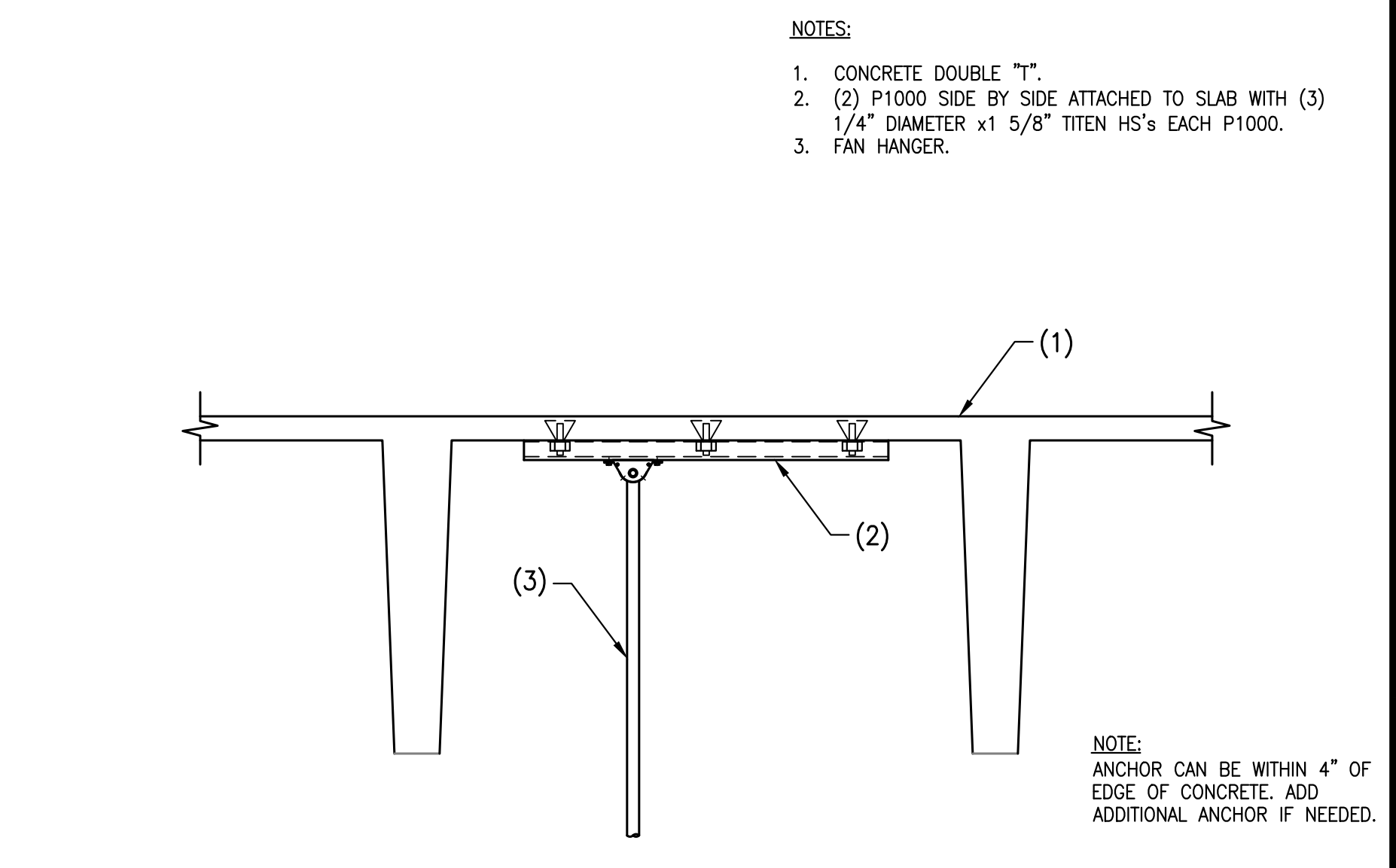
14 TYPICAL STEEL COLUMN BASE PLATE
SCALE: NOT TO SCALE 505-003-TYP

FRAMING NOTES:

- THE TYPICAL STEEL BEAM TO STEEL COLUMN OR STEEL BEAM TO STEEL BEAM CONNECTION CONSISTS OF 3/8" SINGLE SHEAR PLATES WITH 3/4" DIA. ASTM A307 BOLTS. USE 5/8" SHEAR PLATES WHERE 'D' = 27" OR GREATER.
- ALL BOLTS SHALL BE INSTALLED USING SHORT SLOTTED HOLES IN EITHER THE BEAM WEB OR THE SHEAR PLATE PER LATEST AISC SPECIFICATIONS.
- CONNECTIONS REQUIRING DOUBLE ANGLES OR BENT PLATES WILL BE MARKED ON THE PLANS WITH AN ASTERISK (*). ALL DOUBLE ANGLES SHALL BE L4x4x1/4 AND ALL BENT PLATES SHALL BE 1/4" THICK - DETAIL PER THE LATEST AISC STEEL CONSTRUCTION MANUAL.

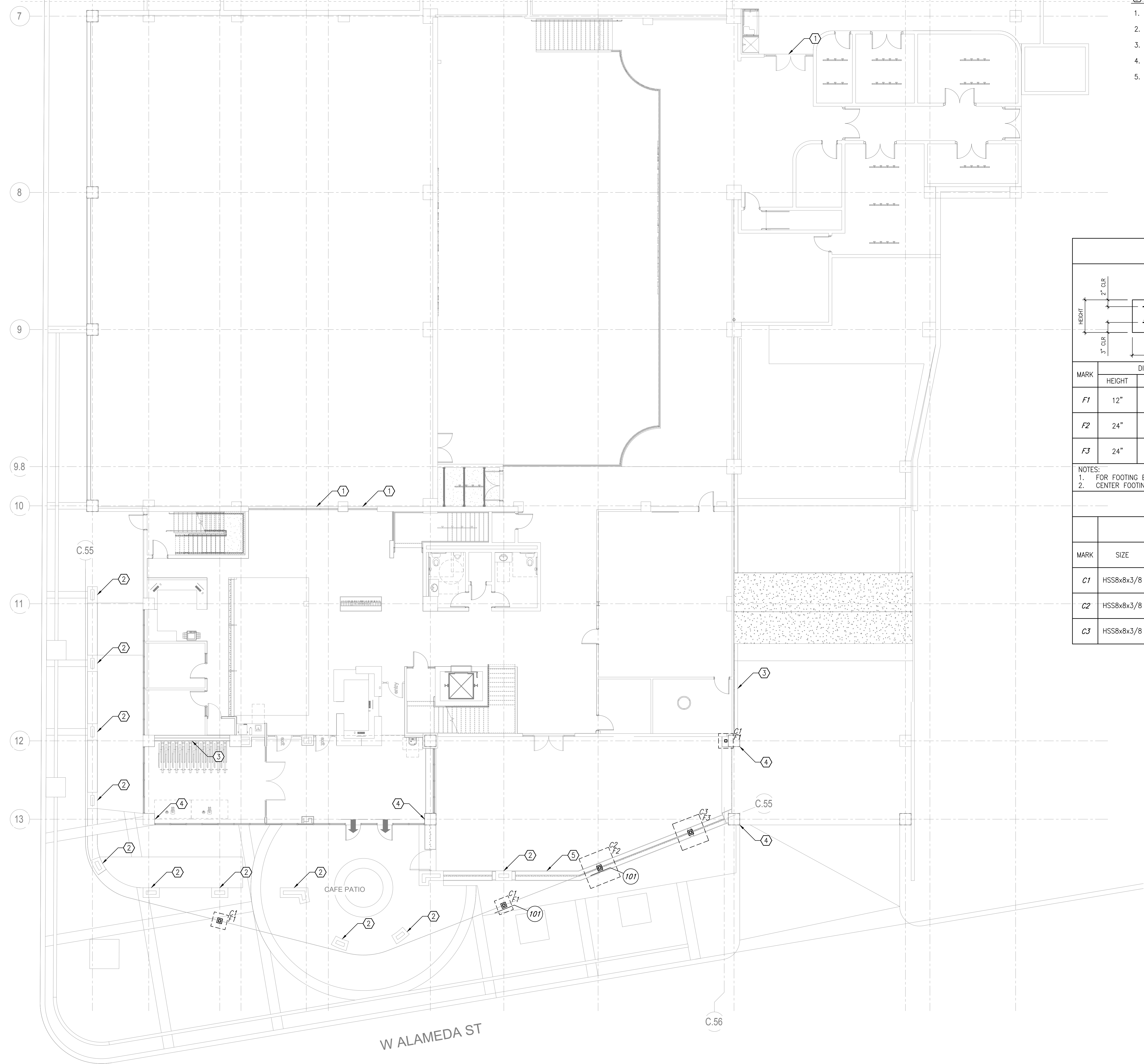
NOMINAL BEAM DEPTH "D"	NUMBER OF 3/4" DIA. ASTM, A307 BOLTS
UP TO 7"	2
8" - 11"	2
12" - 14"	3
15" - 17"	4
18" - 20"	5
21" - 23"	6
24" - 29"	7
30" - 32"	8
33" - 35"	9
36"	10

15 TYPICAL BOLT SCHEDULE FOR STEEL CONNECTIONS
SCALE: NOT TO SCALE 118138-S1.0-25



16 FAN SUPPORT
SCALE: NOT TO SCALE 118138-S1.0-16

N CHURCH AVE



FOUNDATION KEYNOTES:

1. ENLARGED WALL OPENING.
2. EXISTING MASONRY COLUMN TO REMAIN.
3. EXISTING CONSTRUCTION TO REMAIN.
4. EXISTING CONCRETE COLUMN TO REMAIN.
5. PLANTER.

FOOTING (F) SCHEDULE 800

MARK	DIMENSIONS			FOOTING REINFORCING	REMARKS
	HEIGHT	WIDTH	LENGTH		
F1	12"	2'-6"	2-6"	(5) #4 BOTTOM, EACH WAY	---
F2	24"	6'-6"	6-6"	(6) #5 TOP AND BOTTOM EACH WAY	---
F3	24"	5'-9"	5-9"	(5) #5 BOTTOM, EACH WAY	---

NOTES:
 1. FOR FOOTING BEARING DEPTH BELOW GRADE, SEE G.S.N. U.N.O.
 2. CENTER FOOTINGS UNDER WALLS OR COLUMNS U.N.O.

COLUMN (C) SCHEDULE 810

MARK	SIZE	BASE CONNECTION	REMARKS
C1	HSS8x8x3/8	3/4"x14"x1'-2" BASE PLATE WITH (4) 3/4" DIA. ANCHOR BOLTS	---
C2	HSS8x8x3/8	1 1/4"x16"x1'-4" BASE PLATE WITH (4) 1" DIA. ANCHOR BOLTS	---
C3	HSS8x8x3/8	1"x16"x1'-4" BASE PLATE WITH (4) 3/4" DIA. ANCHOR BOLTS	---

foundation plan
 scale: 1/8"=1'-0"

revisions

UNLESS THIS DRAWING IS SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER, IT IS A PRELIMINARY DESIGN AND SHALL NOT BE USED FOR CONSTRUCTION.

FRAMING KEYNOTES:
 1. NEW WALL OPENING. SEE DETAIL 201. CONNECT LINTEL TO CONCRETE COLUMN PER DETAIL 204.

swaim
 ASSOCIATES LTD
 ARCHITECTS AIA

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 TUCSON, ARIZONA 85710
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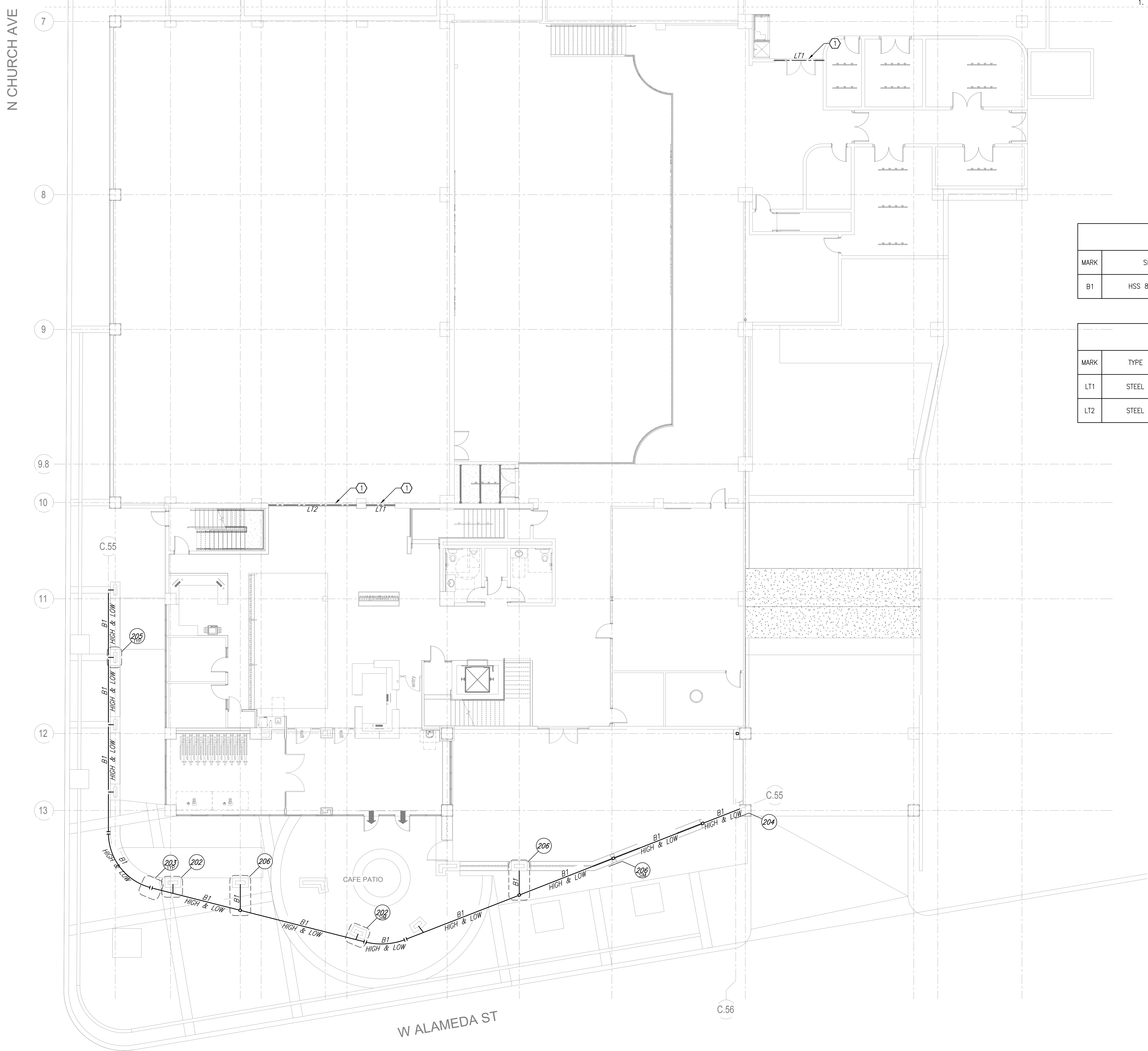
revisions

BEAM (B) SCHEDULE 830

MARK	SIZE	CAMBER	END CONNECTION	REMARKS
B1	HSS 8x6x1/4	---	SEE DETAILS	---

LINTEL (LT) SCHEDULE 845

MARK	TYPE	LINTEL SIZE	REMARKS
LT1	STEEL	(2) L5x3 1/2x3/8 LLV	---
LT2	STEEL	W12x35	---



level 1 - framing plan
 scale: 1/8"=1'-0"

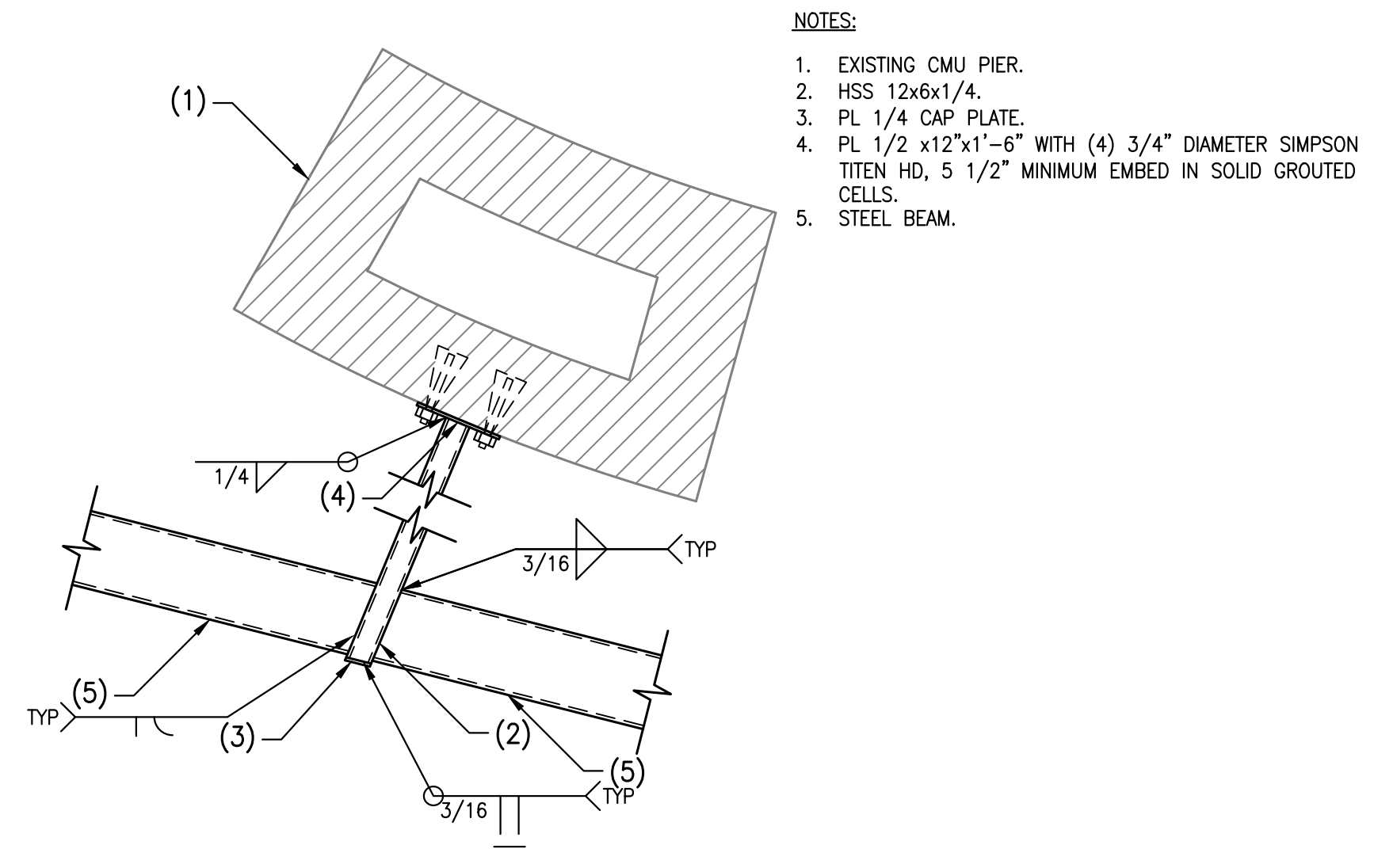
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level 1 - framing plan

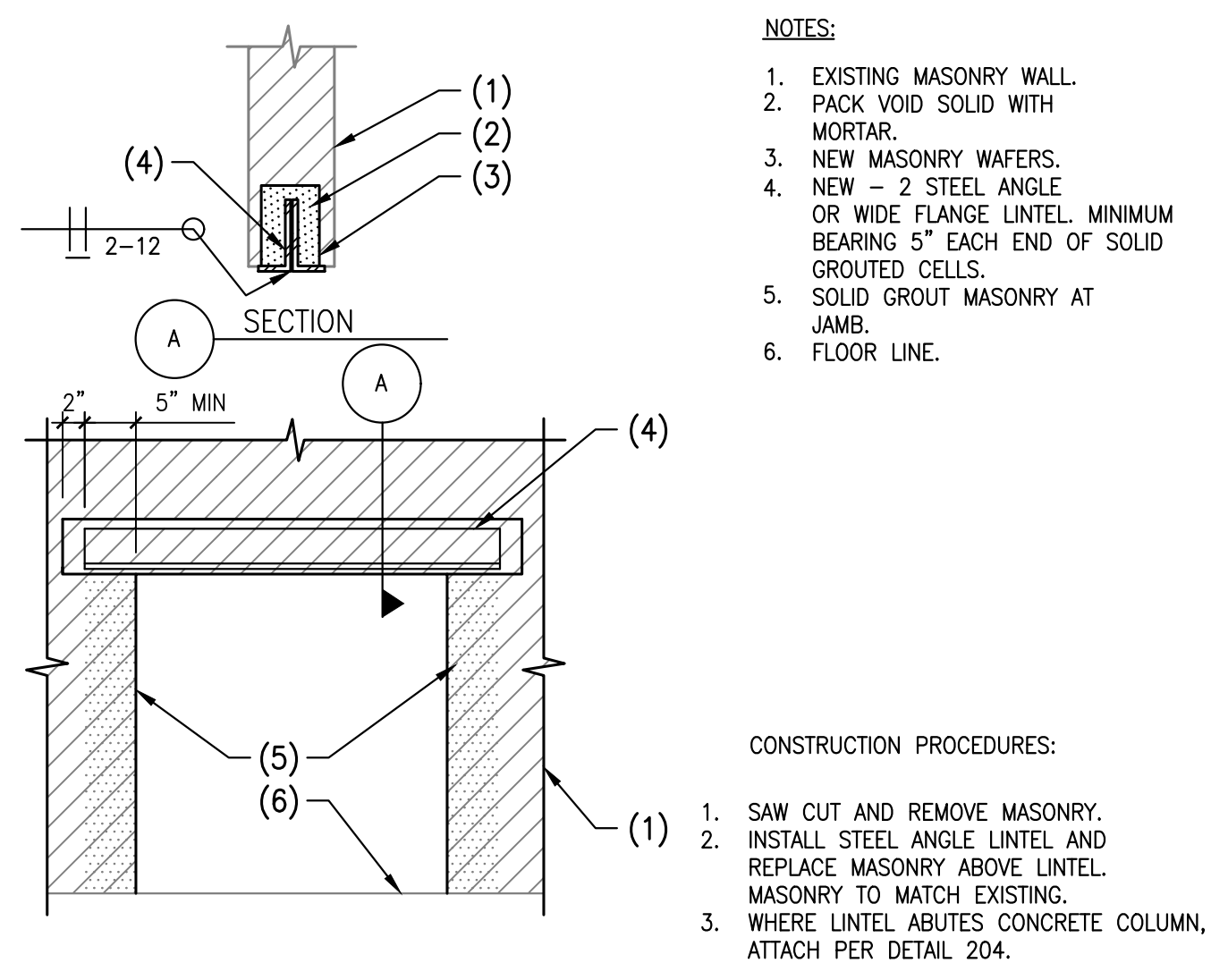
S2.1e

UNLESS THIS DRAWING IS SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER, IT IS A PRELIMINARY DESIGN AND SHALL NOT BE USED FOR CONSTRUCTION.



- NOTES:**
- EXISTING CMU PIER.
 - HSS 12x6x1/4.
 - PL 1/4 CAP PLATE.
 - PL 1/2 x12"x1"-6" WITH (4) 3/4" DIAMETER SIMPSON TITEN HD, 5 1/2" MINIMUM EMBED IN SOLID GROUTED CELLS.
 - STEEL BEAM.

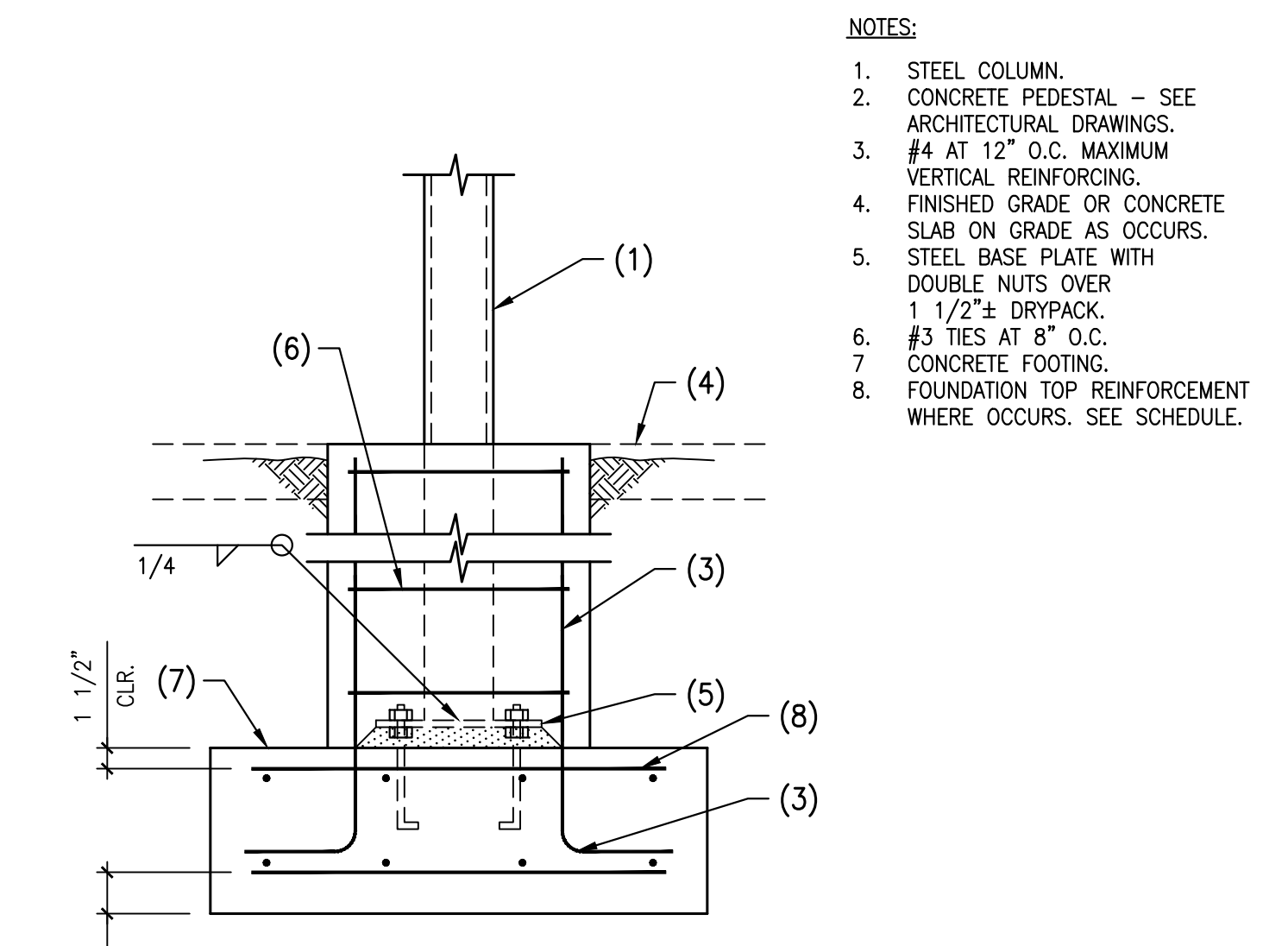
205 HSS TO CMU PIER
SCALE: NOT TO SCALE
118138-53.0-205



- NOTES:**
- EXISTING MASONRY WALL.
 - PACK VOID SOLID WITH MORTAR.
 - NEW MASONRY WAFERS.
 - NEW - 2 STEEL ANGLE OR WIDE FLANGE LINTEL. MINIMUM BEARING 5" EACH END OF SOLID GROUTED CELLS.
 - SOLID GROUT MASONRY AT JAMB.
 - FLOOR LINE.

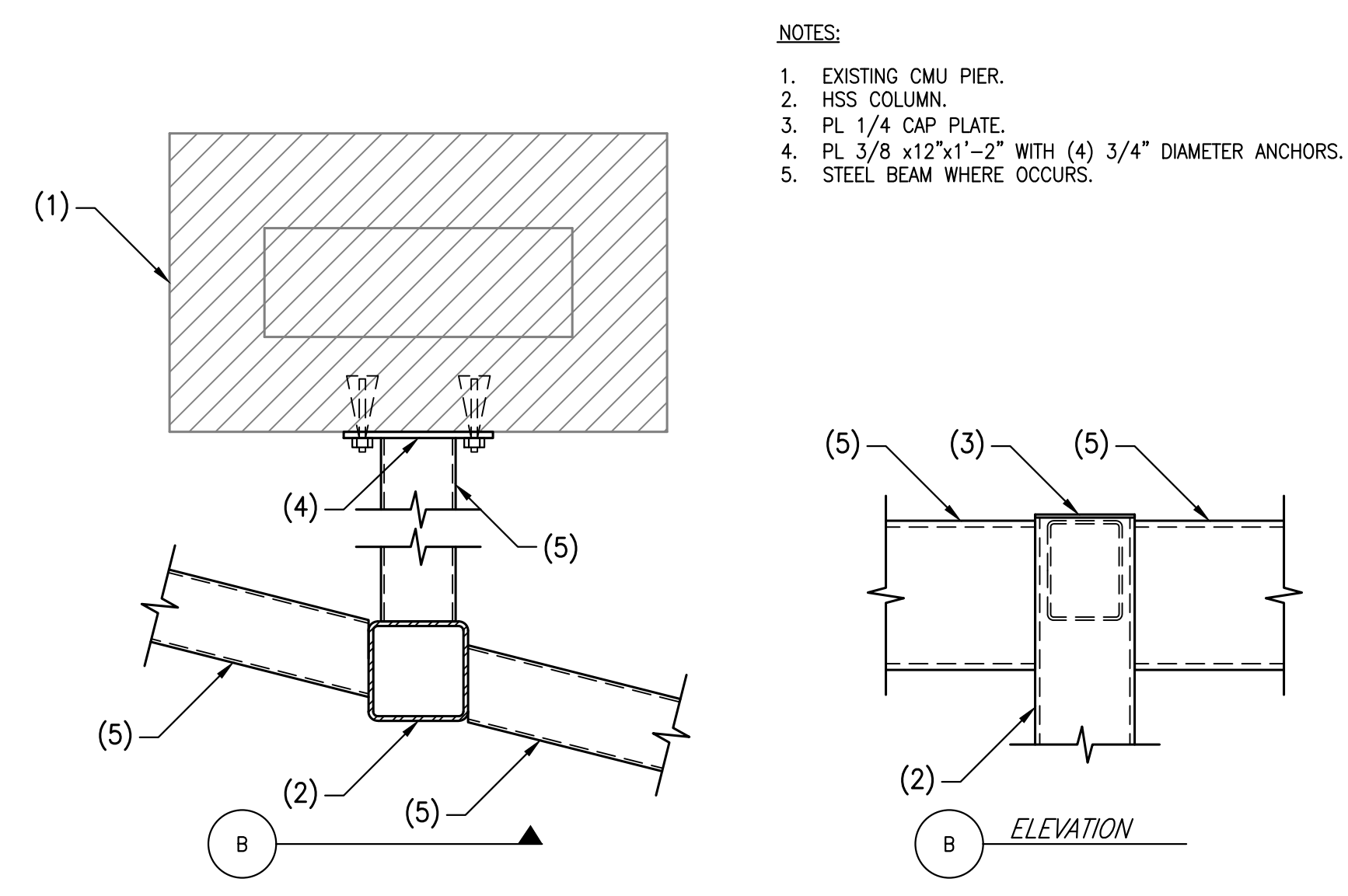
- CONSTRUCTION PROCEDURES:**
- SAW CUT AND REMOVE MASONRY.
 - INSTALL STEEL ANGLE LINTEL AND REPLACE MASONRY ABOVE LINTEL. MASONRY TO MATCH EXISTING.
 - WHERE LINTEL ABUTES CONCRETE COLUMN, ATTACH PER DETAIL 204.

201 OPENING IN EXISTING MASONRY WALL
SCALE: NOT TO SCALE
402-920



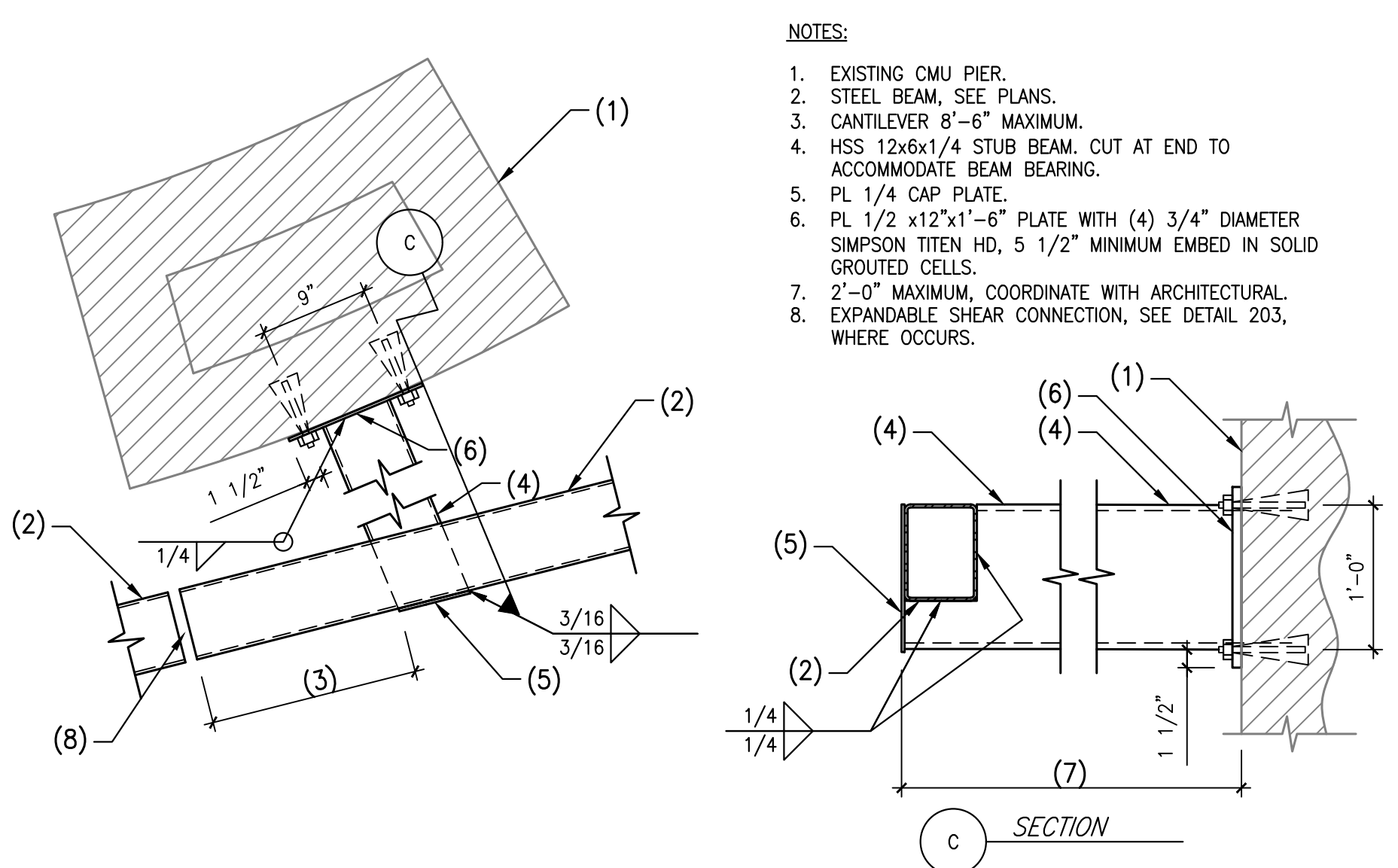
- NOTES:**
- STEEL COLUMN.
 - CONCRETE PEDESTAL - SEE ARCHITECTURAL DRAWINGS.
 - #4 AT 12" O.C. MAXIMUM VERTICAL REINFORCING.
 - FINISHED GRADE OR CONCRETE SLAB ON GRADE AS OCCURS.
 - STEEL BASE PLATE WITH DOUBLE NUTS OVER 1 1/2" ± DRYPACK.
 - #3 TIES AT 8" O.C.
 - CONCRETE FOOTING.
 - FOUNDATION TOP REINFORCEMENT WHERE OCCURS. SEE SCHEDULE.

101 EXTERIOR STEEL COLUMN FOOTING AND PEDESTAL
SCALE: NOT TO SCALE
238-014



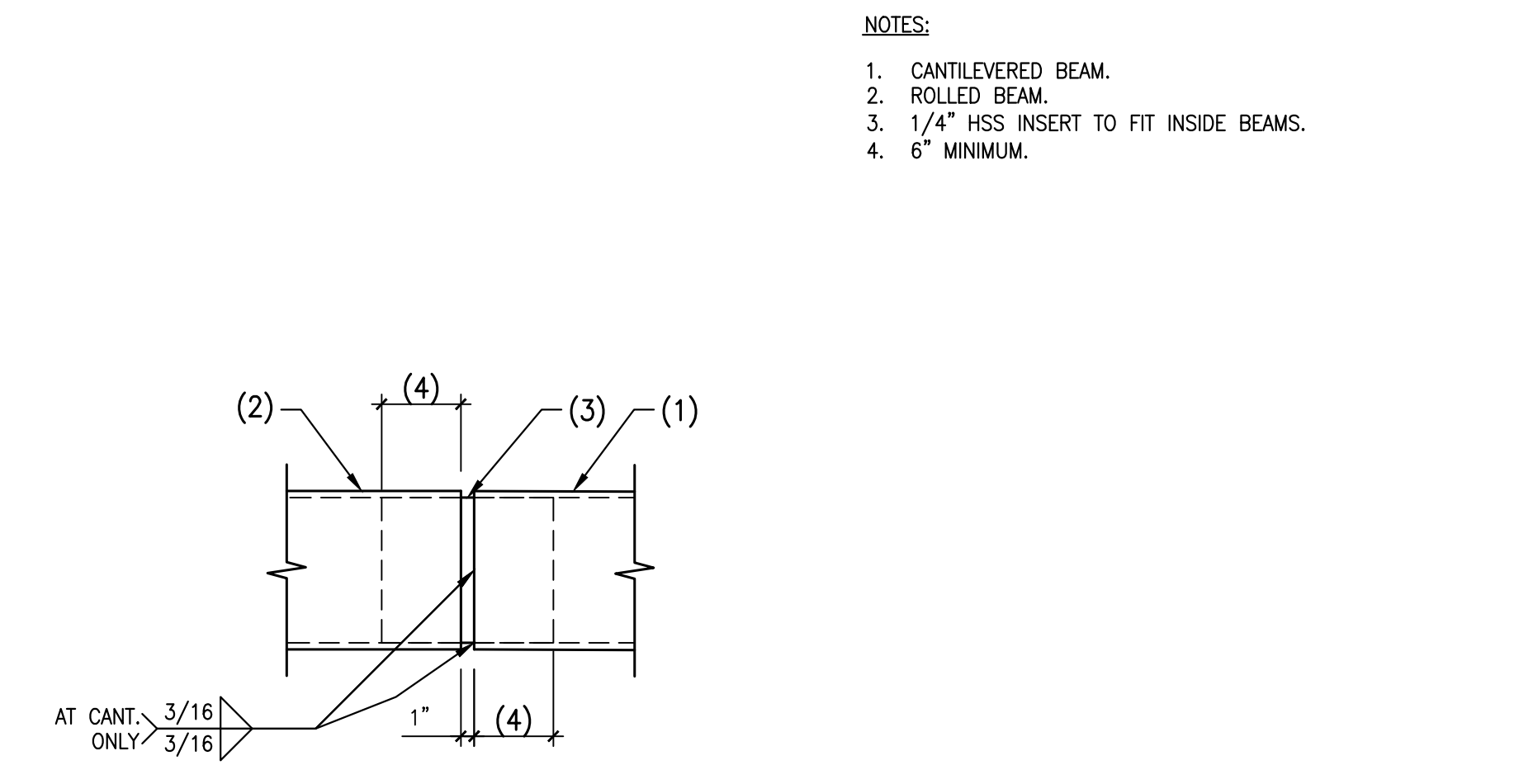
- NOTES:**
- EXISTING CMU PIER.
 - HSS COLUMN.
 - PL 1/4 CAP PLATE.
 - PL 3/8 x12"x1"-2" WITH (4) 3/4" DIAMETER ANCHORS.
 - STEEL BEAM WHERE OCCURS.

206 HSS COLUMN TO STEEL BEAMS
SCALE: NOT TO SCALE
118138-53.0-205



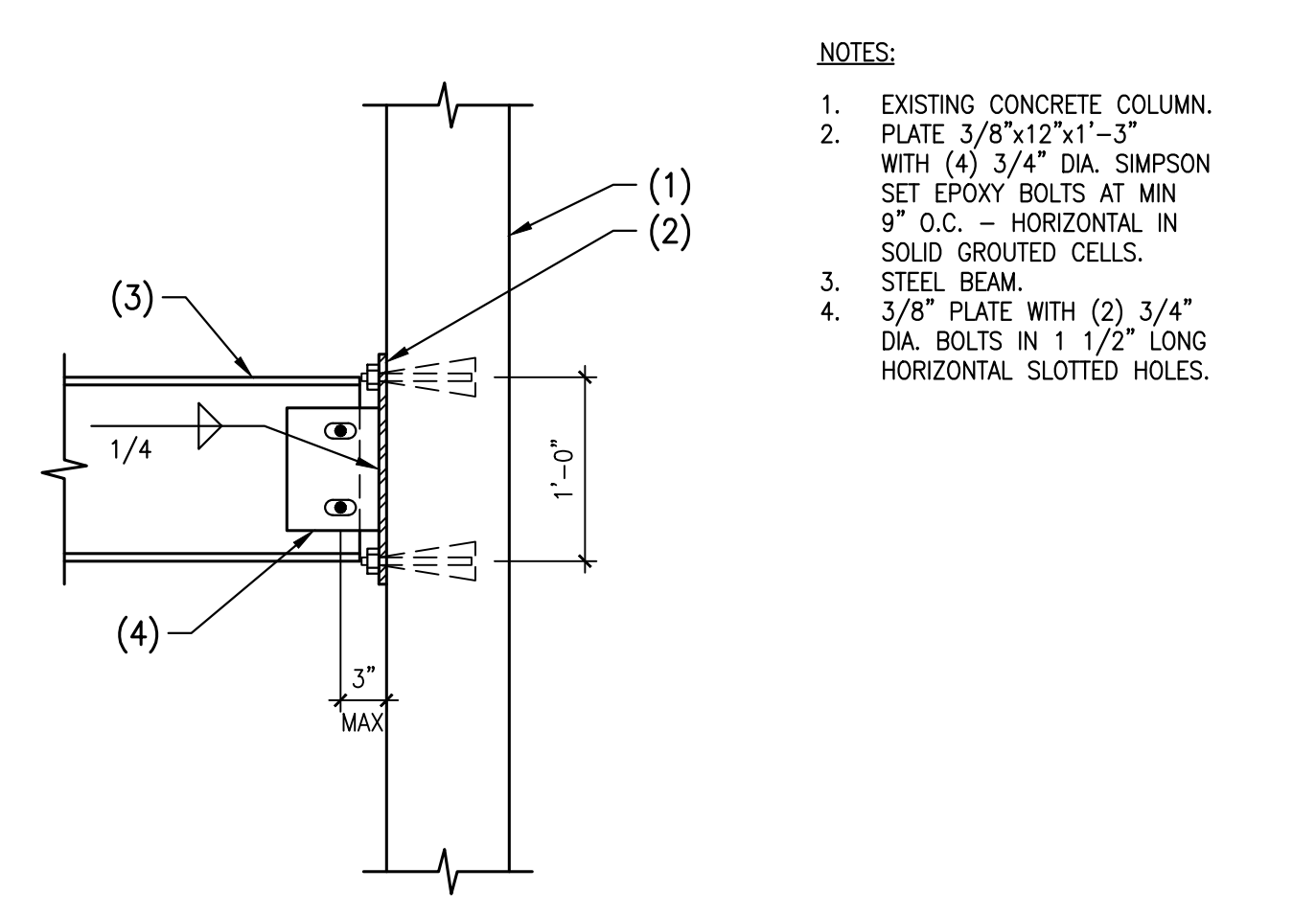
- NOTES:**
- EXISTING CMU PIER.
 - STEEL BEAM. SEE PLANS.
 - CANTILEVER 8"-6" MAXIMUM.
 - HSS 12x6x1/4 STUB BEAM. CUT AT END TO ACCOMMODATE BEAM BEARING.
 - PL 1/4 CAP PLATE.
 - PL 1/2 x12"x1"-6" WITH (4) 3/4" DIAMETER SIMPSON TITEN HD, 5 1/2" MINIMUM EMBED IN SOLID GROUTED CELLS.
 - 2'-0" MAXIMUM. COORDINATE WITH ARCHITECTURAL.
 - EXPANDABLE SHEAR CONNECTION, SEE DETAIL 203, WHERE OCCURS.

202 CANTILEVER HSS AT CMU PIER
SCALE: NOT TO SCALE
118138-53.0-207



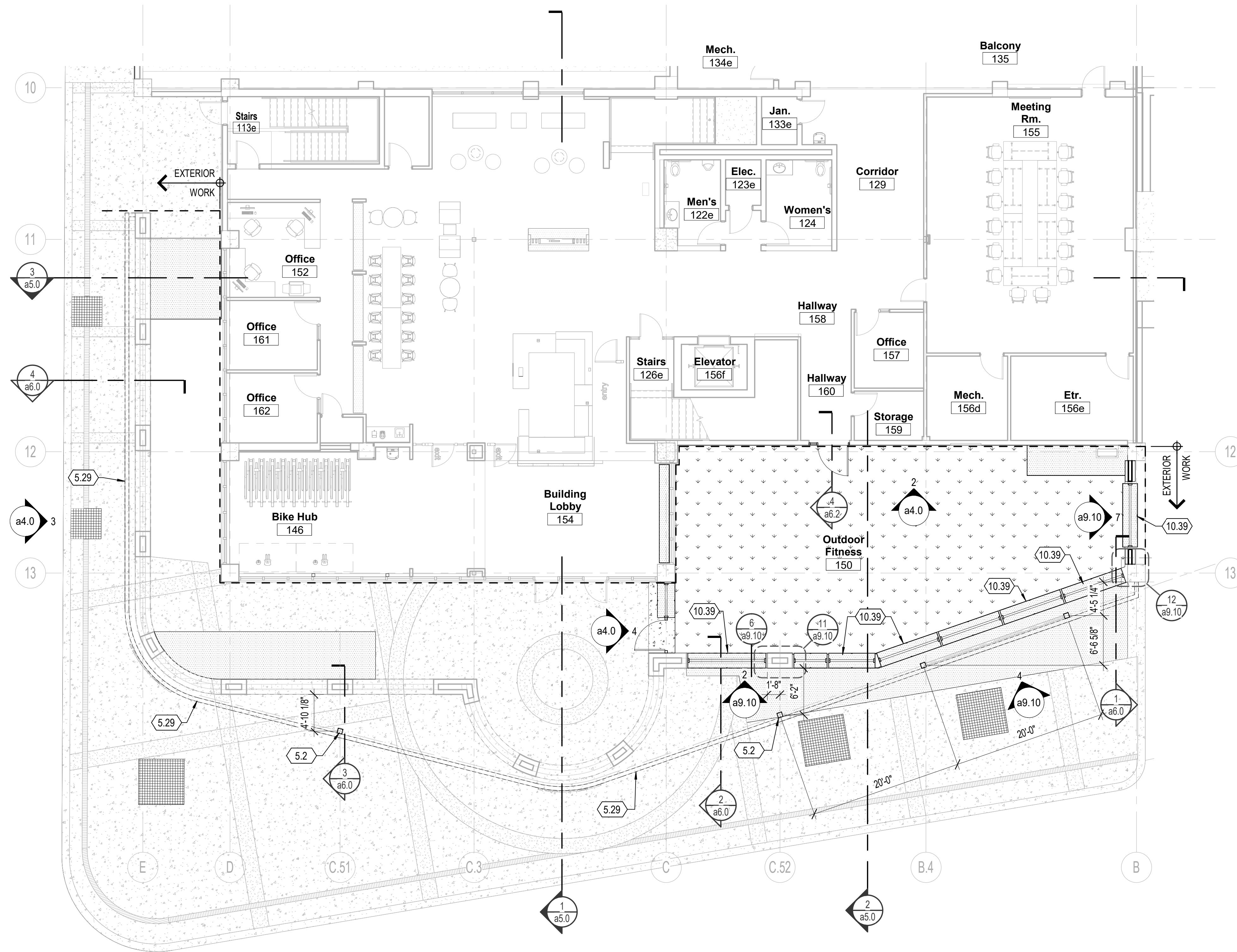
- NOTES:**
- CANTILEVERED BEAM.
 - ROLLED BEAM.
 - 1/4" HSS INSERT TO FIT INSIDE BEAMS.
 - 6" MINIMUM.

203 BEAM SHEAR CONNECTION
SCALE: NOT TO SCALE
118138-53.0-208



- NOTES:**
- EXISTING CONCRETE COLUMN.
 - PLATE 3/8"x12"x1"-3" WITH (4) 3/4" DIA. SIMPSON SET EPOXY BOLTS AT MIN 9" O.C. - HORIZONTAL IN SOLID GROUTED CELLS.
 - STEEL BEAM.
 - 3/8" PLATE WITH (2) 3/4" DIA. BOLTS IN 1 1/2" LONG HORIZONTAL SLOTTED HOLES.

204 STEEL BEAM AT EXISTING CONCRETE WALL
SCALE: NOT TO SCALE
520-911



level 1 - exterior work floor plan
 2
 1/8" = 1'-0"
 north

general notes

1. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND POOL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL ITEMS SALVAGED SHALL BE FURNISHED TO THE OWNER AS REQUESTED. ALL ITEMS NOT FURNISHED TO THE OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR.
3. ALL CONSTRUCTION SHALL BE COORDINATED WITH YMCA STAFF TO MINIMIZE THE IMPACT TO YMCA EVENTS.
4. REFER TO ENLARGED PLANS AND ELEVATIONS FOR ADDITIONAL INFORMATION.

keynotes

- 5.2 STEEL COLUMN, SEE STRUCTURAL
- 5.29 LINE OF PERFORATED METAL SCREEN WALL ABOVE
- 10.39 STEEL PLANTER

NOT FOR CONSTRUCTION

job
1709

date
03.17.22

revisions

NO.	DESCRIPTION

LOHSE FAMILY YMCA
 Phase 2 - T.I. Package
 60 W ALAMEDA STREET
 TUCSON, AZ 85701

reference floor plan - exterior work

a1.0e

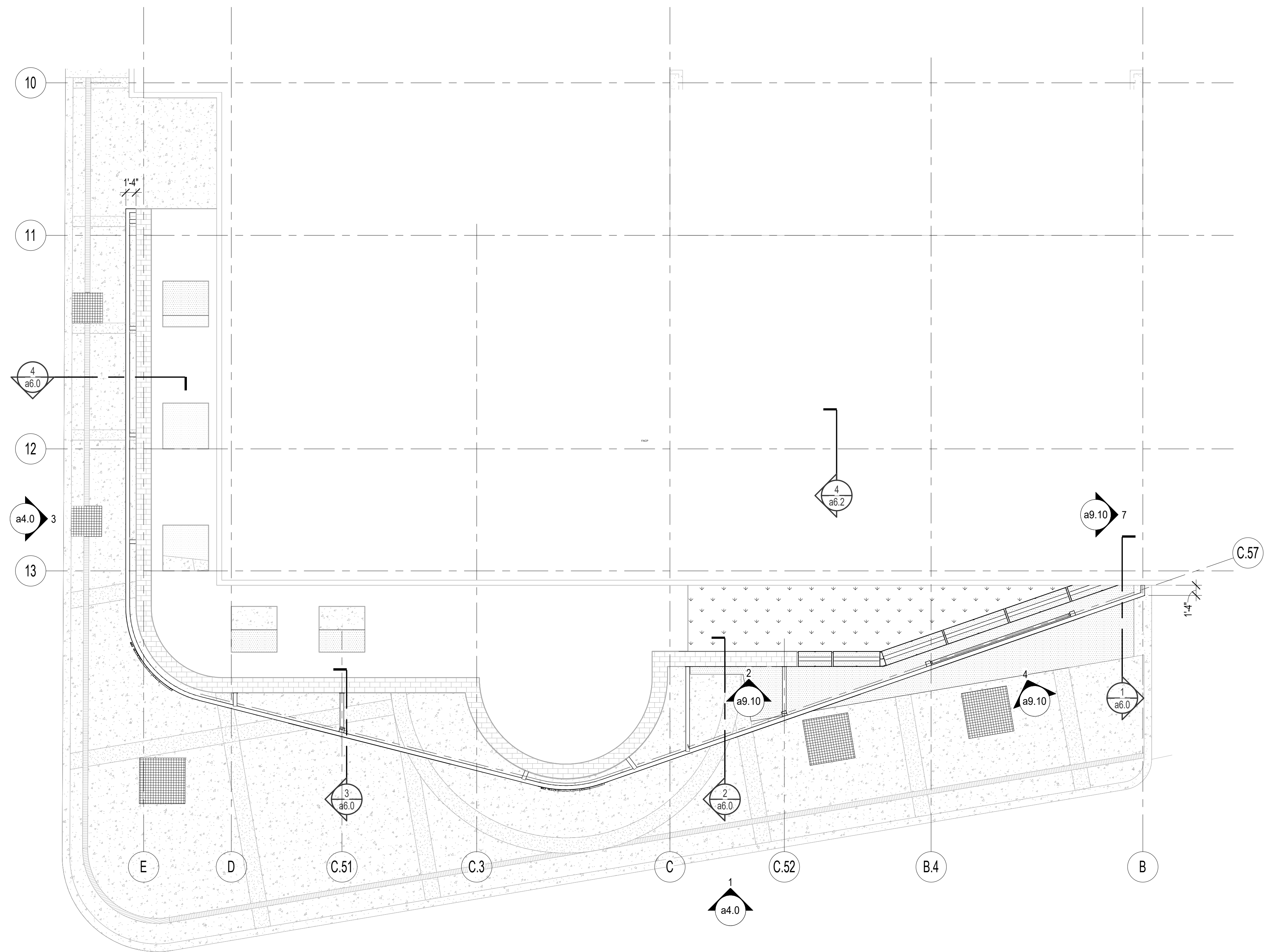
NOT FOR CONSTRUCTION

job
1709

date
03.17.22

revisions

LOHSE FAMILY YMCA
Phase 2 - T.I. Package
60 W ALAMEDA STREET
TUCSON, AZ 85701



1 roof plan
a3.0 1/8" = 1'-0"

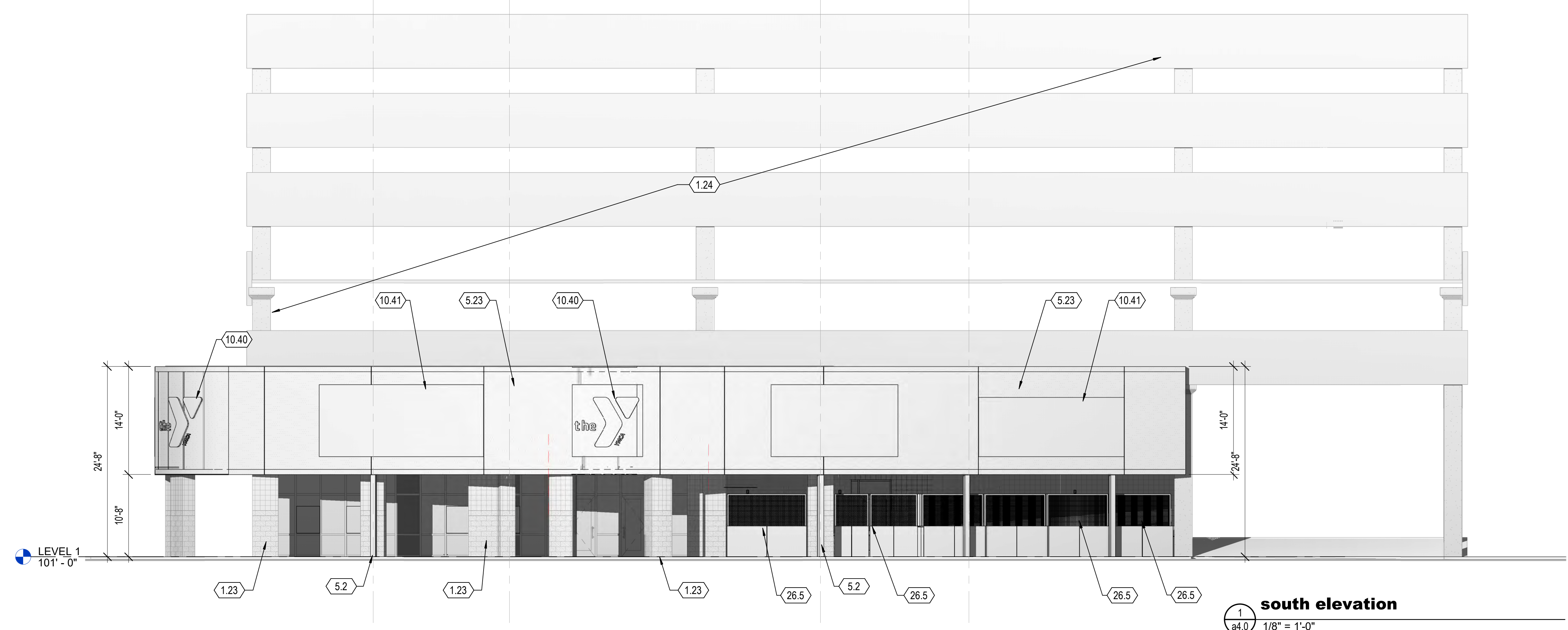
north

keynotes

roof plan

a3.0

C.51 C.3 C.52 B.4



1
a4.0
1/8" = 1'-0"

south elevation

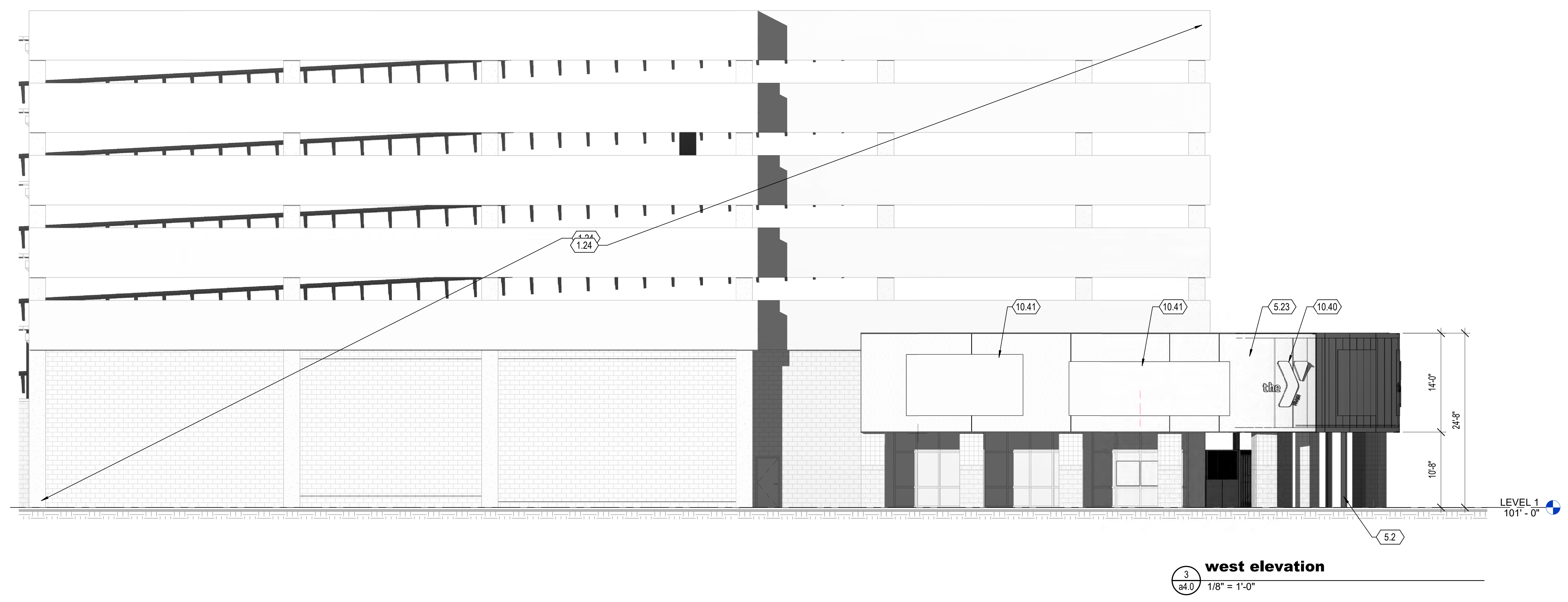
- keynotes**
- 1.23 EXISTING CMU WALL
 - 1.24 EXISTING PARKING STRUCTURE
 - 5.2 STEEL COLUMN, SEE STRUCTURAL
 - 5.23 PERFORATED METAL SCREEN WALL, BACKLIGHT
 - 10.39 STEEL PLANTER
 - 10.40 EXTERIOR SIGN, PROVIDE BACKLIGHT
 - 10.41 PAINTED GRAPHIC
 - 26.5 LIGHT FIXTURE, SEE ELECTRICAL
 - 32.3 8'-0" HIGH ORNAMENTAL IRON GATE, SEE GATE SCHEDULE.

- general notes**
- 1. XXX



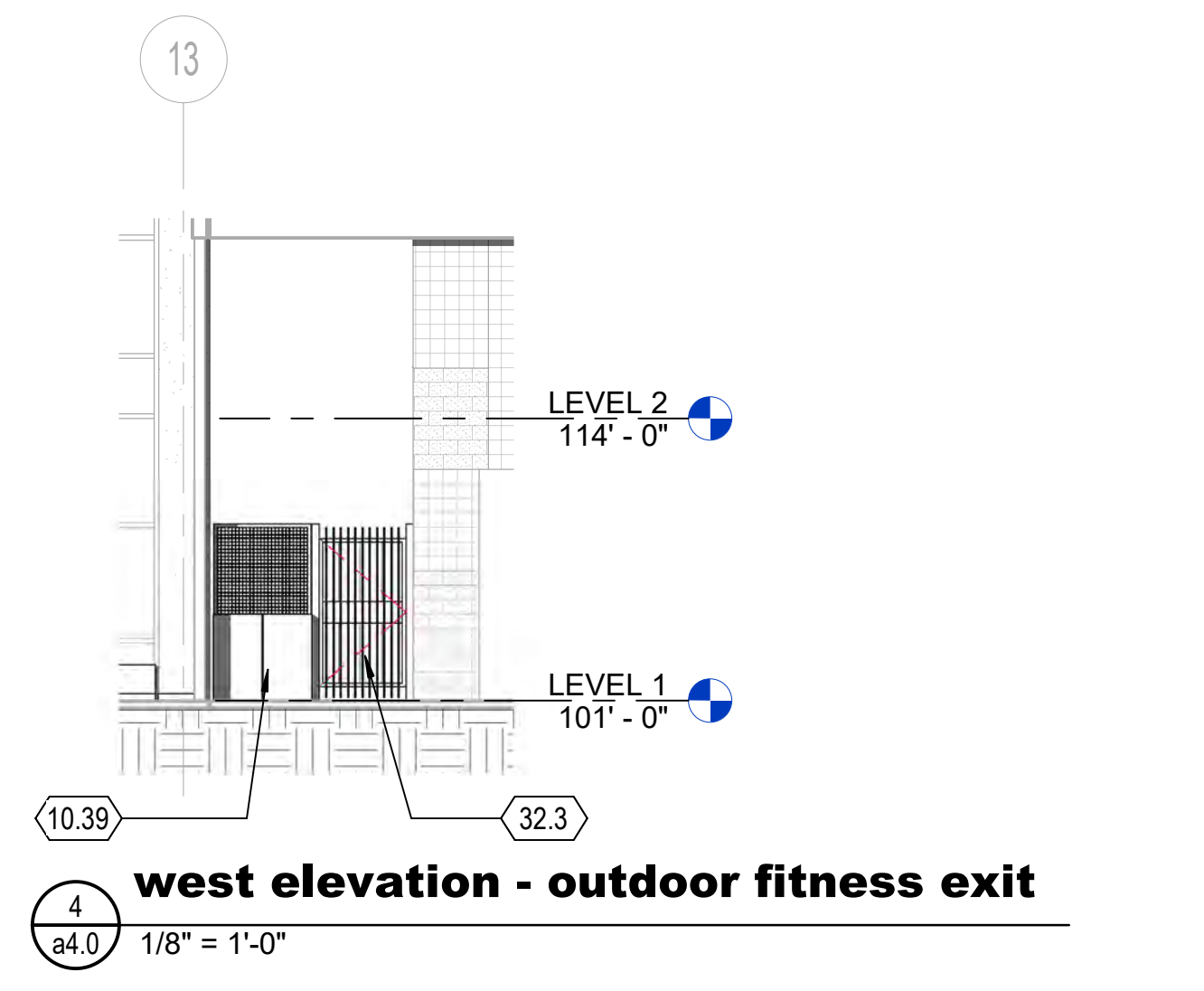
2
a4.0
1/8" = 1'-0"

south elevation - outdoor fitness



3
a4.0
1/8" = 1'-0"

west elevation



4
a4.0
1/8" = 1'-0"

west elevation - outdoor fitness exit



south view



west view

swaim
ASSOCIATES LTD
ARCHITECTS AIA

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TUCSON, ARIZONA 85710
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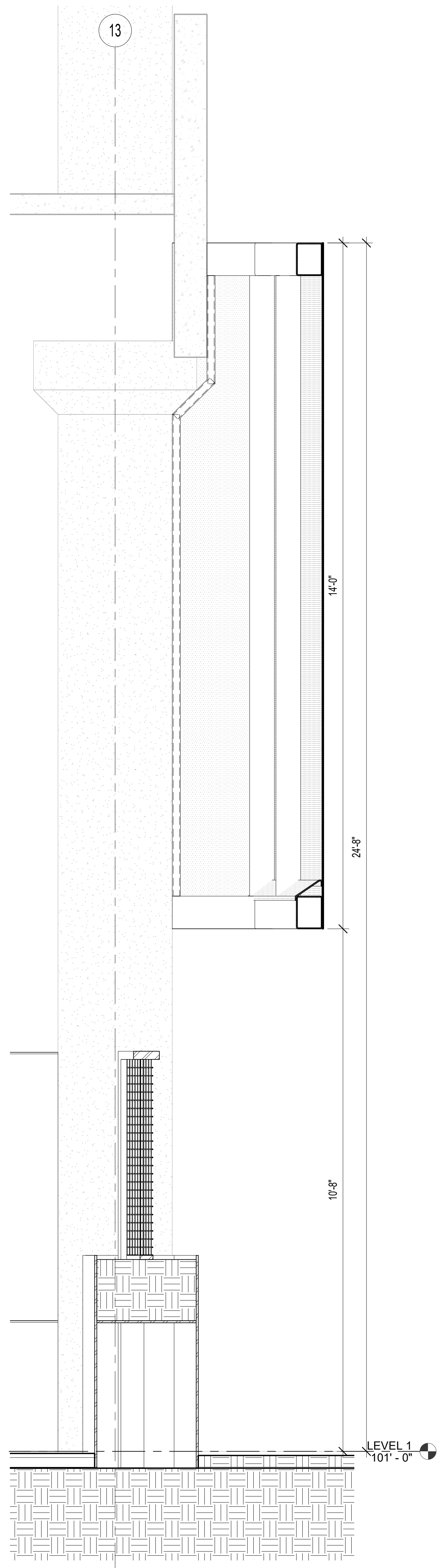
revisions

NO.	DATE	DESCRIPTION

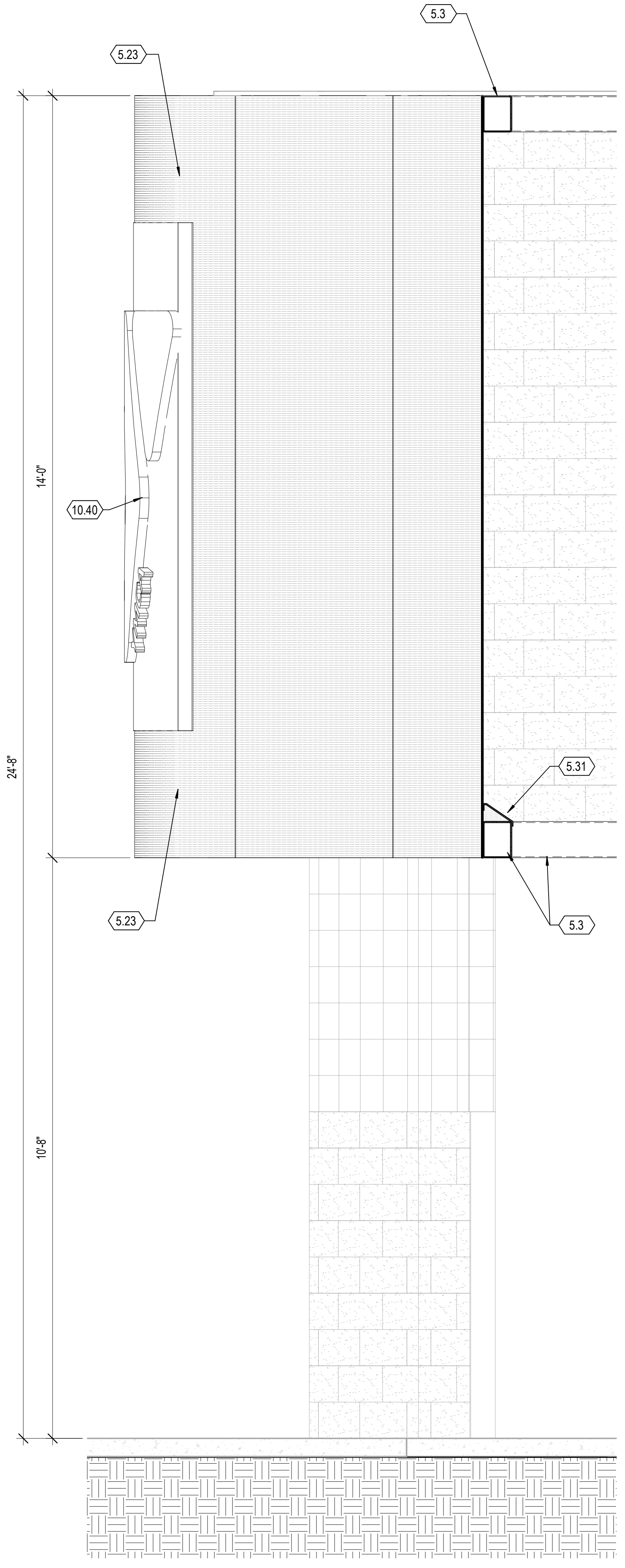
LOHSE FAMILY YMCA
Phase 2 - T.I. Package
60 W ALAMEDA STREET
TUCSON, AZ 85701

building elevations

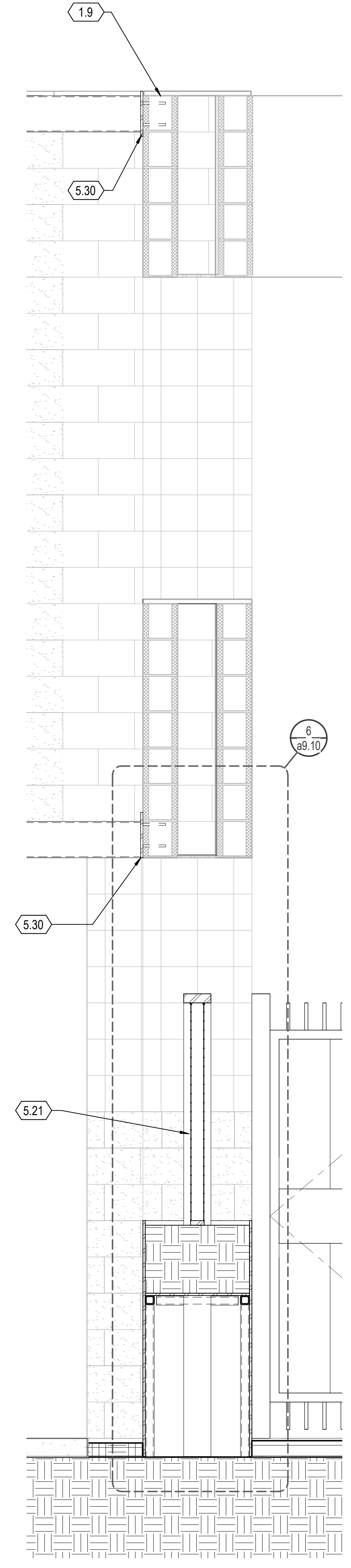
a4.0



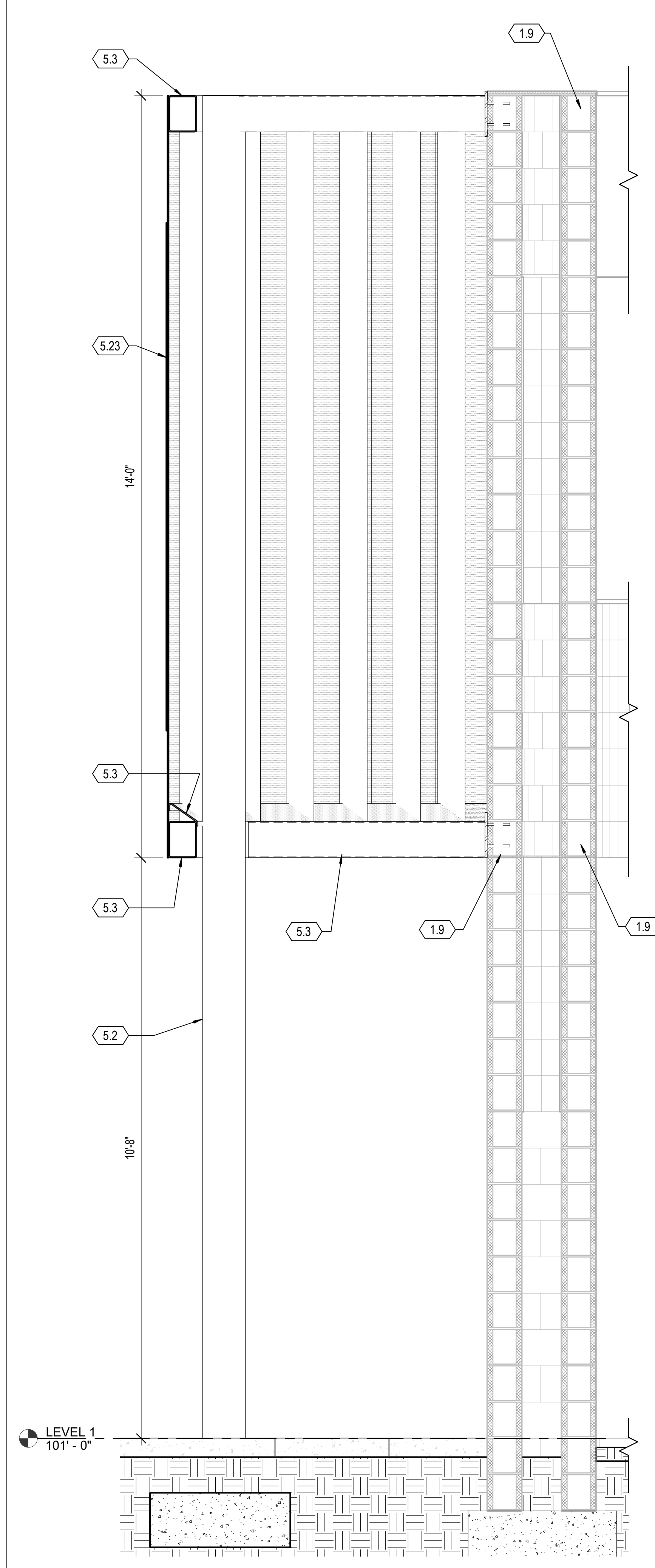
1 wall section 01
3/4" = 1'-0"



2 wall section 02
3/4" = 1'-0"



3 wall section 03
3/4" = 1'-0"



4 wall section 04
3/4" = 1'-0"

keynotes

- 1.3 EXISTING SIDEWALK TO REMAIN - TYP.
- 1.9 EXISTING CMU WALL
- 5.2 STEEL COLUMN, SEE STRUCTURAL
- 5.3 STEEL BEAM, SEE STRUCTURAL
- 5.21 THREE-DIMENSIONAL CLIMBER TRELLIS WELDED MESH
- 5.23 PERFORATED METAL SCREEN WALL, BACKLIGHT
- 5.30 STEEL ANCHOR PLATE, SEE STRUCTURAL
- 5.31 PERFORATED METAL BIRD PROTECTOR CAP
- 10.40 EXTERIOR SIGN, PROVIDE BACKLIGHT

general notes

- 1. XXX

NOT FOR CONSTRUCTION

job
1709

date
03.17.22

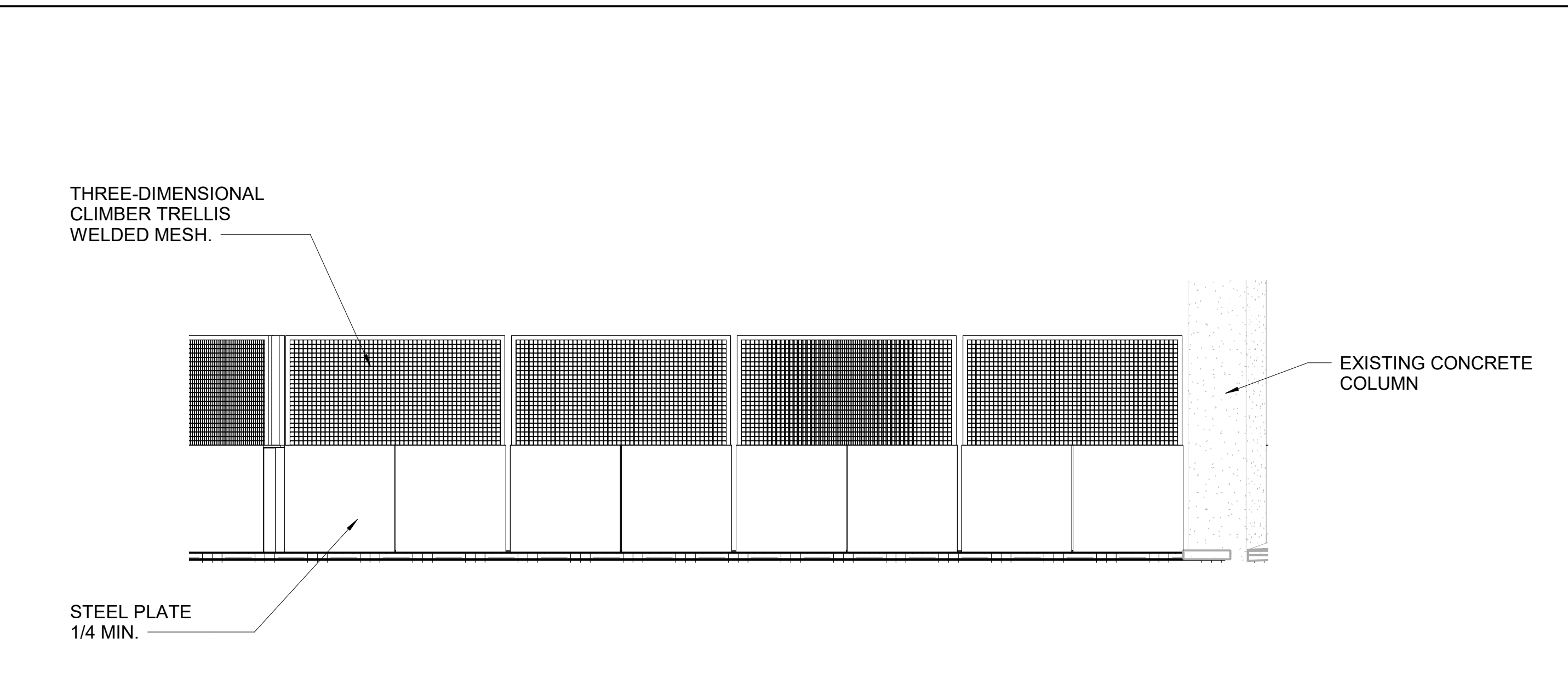
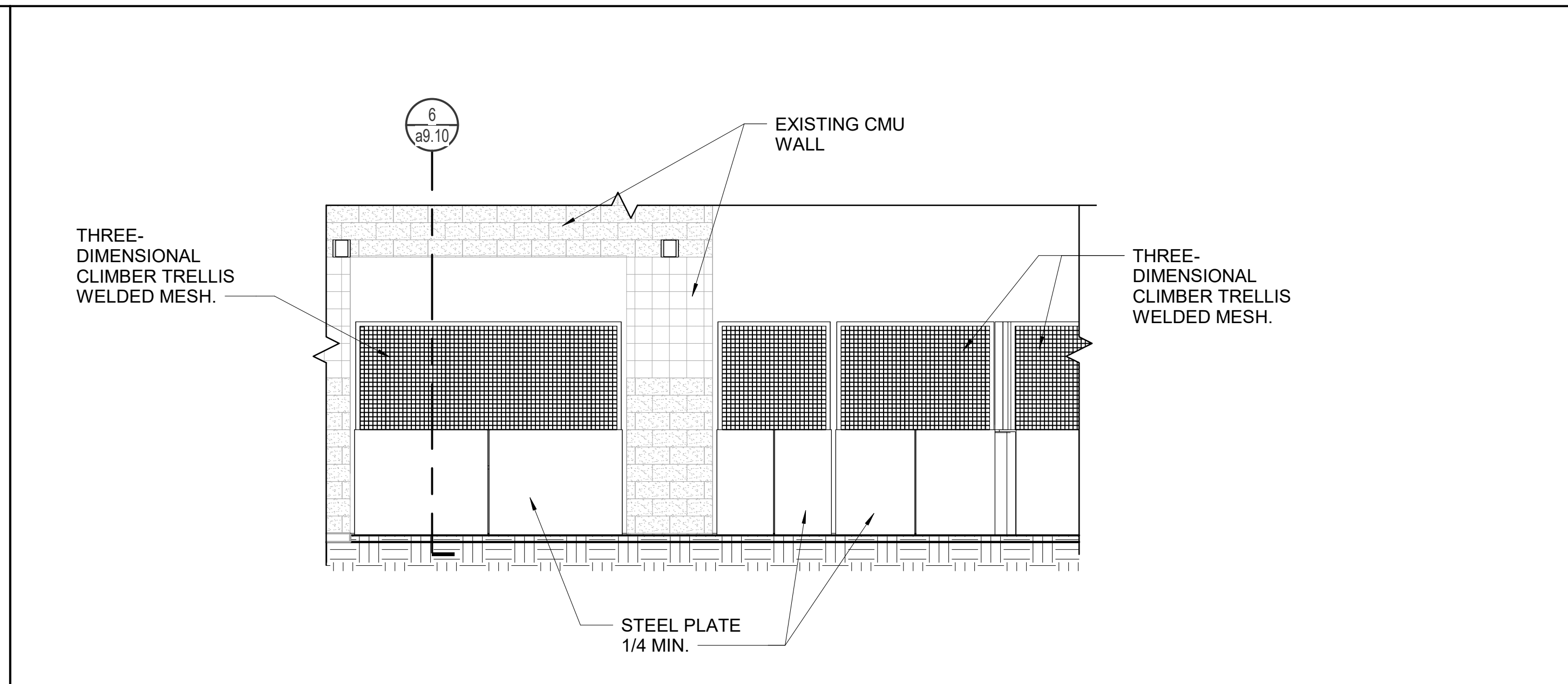
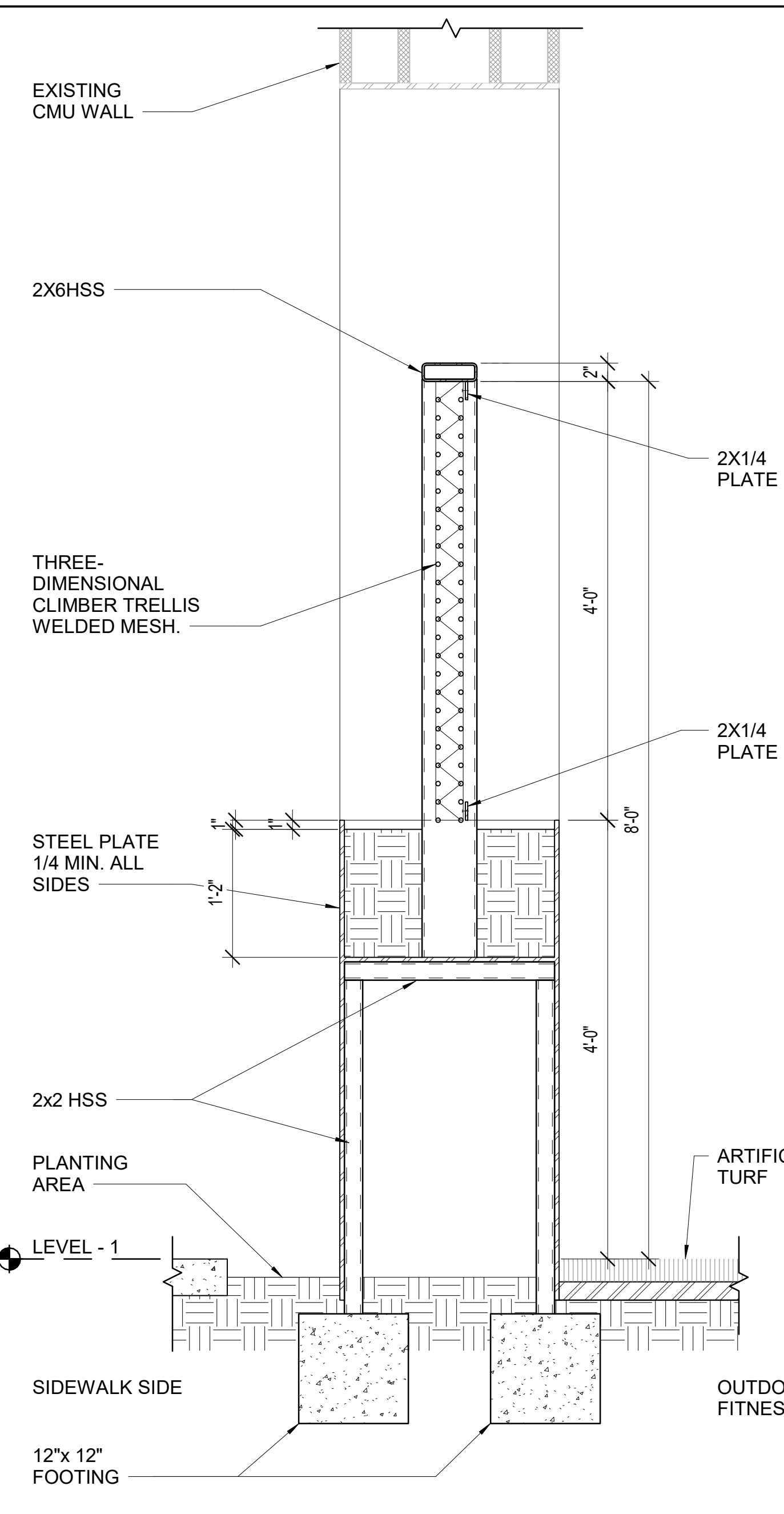
revisions

LOHSE FAMILY YMCA
Phase 2 - T.I. Package
60 W ALAMEDA STREET
TUCSON, AZ 85701

wall sections

a6.0

revisions



2 Elevation 22 - a
a9.10 1/4" = 1'-0" (2/a1.0e)

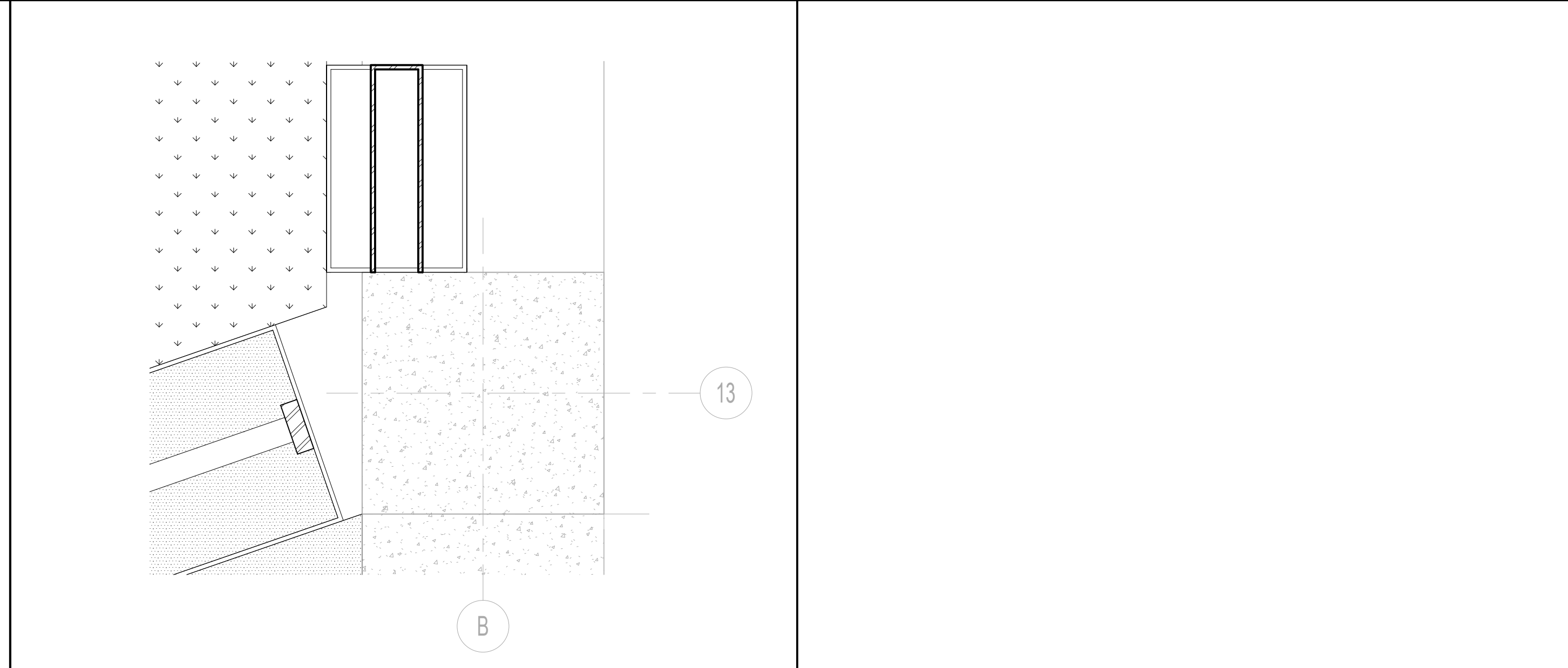
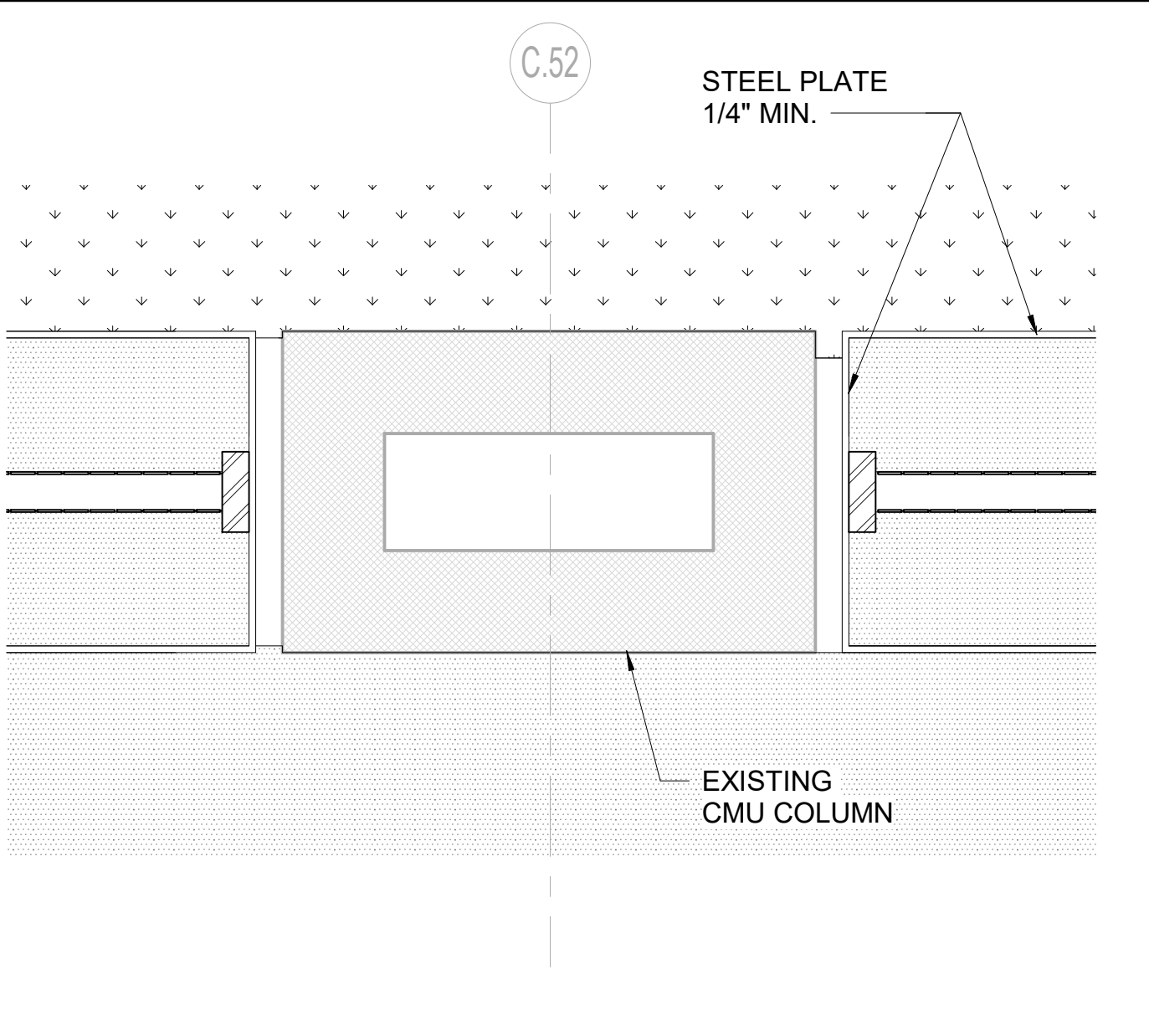
4 Elevation 7 - a
a9.10 1/4" = 1'-0" (2/a1.0e)

6 steel planter section
a9.10 1" = 1'-0" (2/a1.0e)

7 2 - a
a9.10 1/4" = 1'-0" (2/a1.0e)

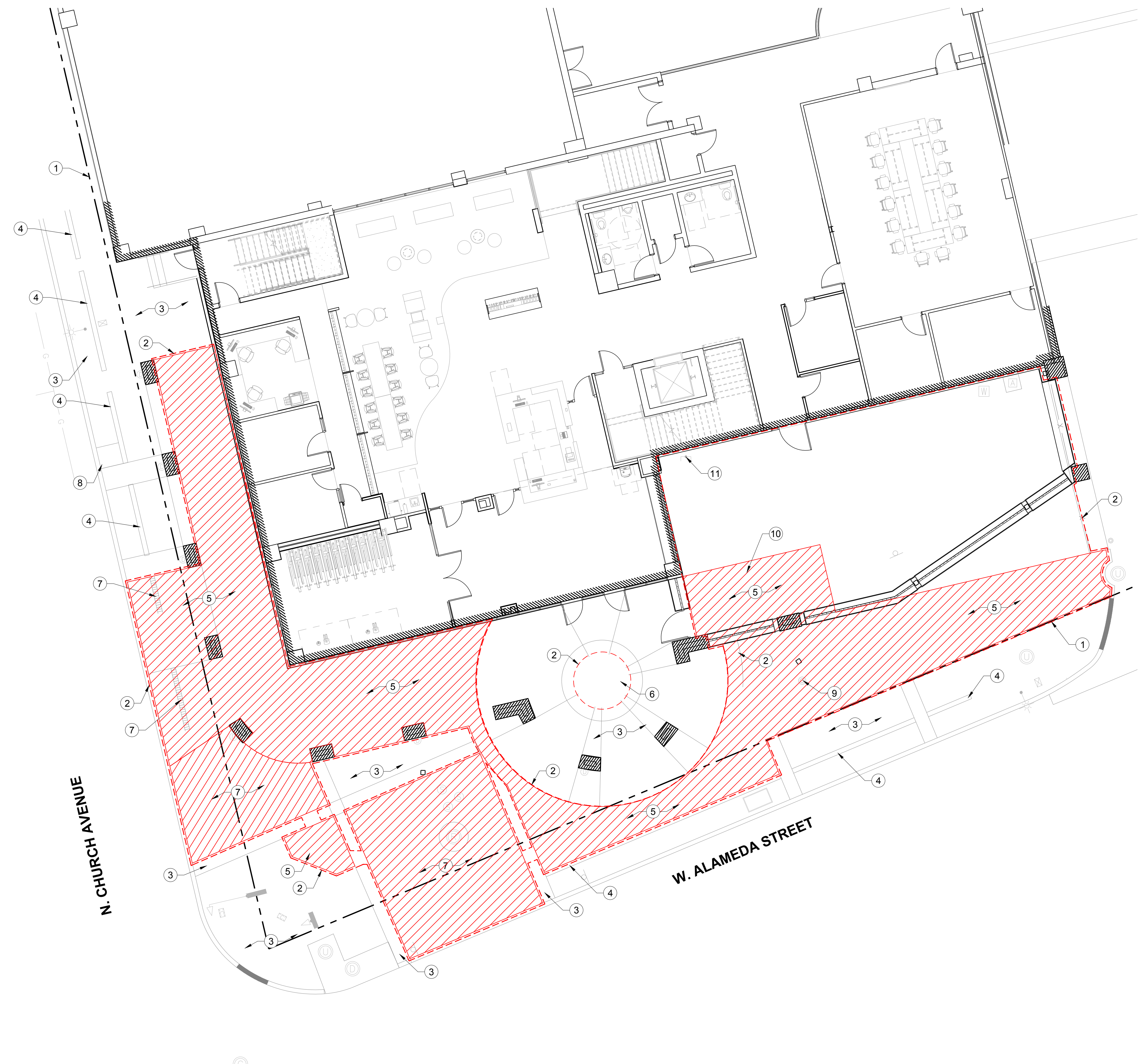
8 1 - a
a9.10 1/4" = 1'-0" (1/a1.3)

9 planter detail
a9.10 (/)



11 planter floor plan detail
a9.10 1" = 1'-0" (2/a1.0e)

12 planter floor plan detail2
a9.10 1" = 1'-0" (2/a1.0e)



CITY OF TUCSON RIGHT-OF-WAY NOTES

1. It is the owner's responsibility to keep the Sight Visibility Triangles (SVT), and the pedestrian access area clear of vegetation at all times, per Unified Development Code (UDC) section.
2. It is the owner responsibility to keep a 5' wide by 7' tall clear pedestrian access open across the entire property.
3. It is the owner responsible to keep vegetation from growing past the curb line clear, and keep a 15' high clear zone over the travel lane.
4. Final plant locations must be in compliance with all utility setback requirements.
5. The owner understands that if the City of Tucson Transportation Department or any utility company needs to work within the Right-of-Way (ROW) in the landscaped area, plants and irrigation may be destroyed without replacement or repair.
6. The owner takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
7. The only private irrigation equipment that is allowed within the ROW are lateral lines, tubing and emitters that are not under constant pressure. All other equipment must be on private property. (excluding water meter)
8. Contractor to obtain a Right-Of-Way excavation permit prior to construction within the ROW.
9. Landscaping and maintenance in the public ROW shall be maintained by the property owner of the development at no cost to the City of Tucson.

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

1. Site shall be maintained weekly to remove litter and debris.
2. Review landscape plant materials to ensure and maintain proper growth, development and maturity to promote sustainable sites.
3. Review tree staking: adjust stakes, tree ties and supports; so that tree trunks develop and strengthen to become self-supportive.
4. Allow natural tree development and minimize tree pruning over first 24 months. Allow gradual lifting of canopy, not exceeding 1/3 to 2/3 canopy height ratio.
5. **No shearing on vegetation shall occur on site.**
6. Program irrigation water schedules for establishment with initial weekly watering. After establishment adjusts to longer run times and duration between watering with seasonal conditions to develop deep root and sustainable periods of drought.
7. Set water schedules to evapotranspiration (ET) historical databases allowing for auto control and adjustment with seasons.

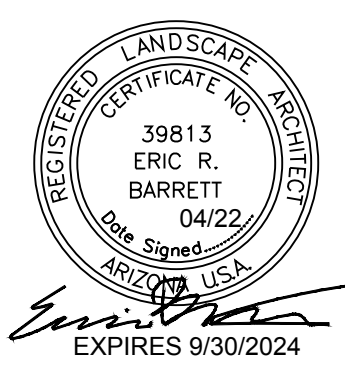
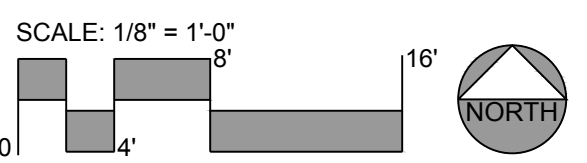
DEMO KEY NOTES

1. Property line
2. Limit of demo
3. Existing concrete to remain in place
4. Existing brick to remain in place
5. Remove existing concrete to nearest score joint or expansion joint, saw cut as needed
6. Sandblast to remove paint from existing concrete
7. Take-up existing brick as needed; save and stockpile for re-installation
8. Existing tree grate to remain
9. Salvage and relocate existing flagpole from this location
10. Remove existing bike racks from this location, return to owner
11. Relocate existing backflow preventer from this location

GENERAL CONSTRUCTION NOTES

1. Contractor to contact Blue Stakes at (800) 782-5348 at least 2 days prior to any excavation.
2. Contractor liable for any damage to existing structures or site amenities during construction- contractor to bring all damage to the existing site structures or amenities to the attention of the landscape architect prior to commencement of construction.
3. Contractor to keep site clean and free of debris, equipment, tools, materials and stored vehicles at all times.
4. Contractor shall bring any discrepancies between site and drawings to the attention of the landscape architect immediately- construction shall be halted for the length of time required to correct the drawings.
5. Contractor to provide written change order for signature by owner and landscape architect prior to any additions, changes or alterations to original contract- no verbal approvals shall be accepted under any circumstances- contractor shall not be reimbursed for any changes to original contract without original signed change order- contractor to provide copies of all change orders with all related invoices.
6. Contractor to abide by all local and national building codes and regulations- failure to comply is a violation of this contract and contractor shall be liable for all charges for services or materials required to correct violation or noncompliance with related code or regulation.
7. Contractor is responsible for obtaining all required permits - contractor shall schedule all necessary inspections .
8. All subcontractors shall be licensed, bonded and insured- general contractor shall be legally and financially liable for all expenses incurred by client in the event of accident, injury or failure of subcontractor to fulfill contractual obligations.
9. Contractor to provide a written schedule for construction outlining start date and completion date- failure to comply with schedule will result in a penalty of 1% of the total contract amount per day for the duration of delay.
10. Contractor shall provide copies of contracting license, insurance certificate and bonding information prior to the commencement of construction.
11. Contractor is responsible for the maintenance of all existing landscaping and site amenities for the duration of construction- this includes but is not limited to temporary irrigation, provision of safety fencing, temporary staking, pruning approved by landscape architect, cleaning of existing hardscape, protection or storage of furniture and/or fixtures etc..
12. Contractor accepts all terms and conditions outlined above through acceptance of initial payment and is obligated to comply fully- failure to do so will result in the forfeit of any pending.
13. Contractor to provide unit costs for purposes of addition and deletion upon request from la. Contractor shall treat all additions and deletions equally. 100% credit will be given for deletions and charges for additions shall not exceed unit cost. Contractor may request reimbursements for time and overhead spent on administrative and clerical activity necessitated by changes requested by owner. Restocking charges will be reimbursed to contractor by owner at their direct cost.
14. Contractor to review all specifications carefully and request clarifications or changes in writing prior to accepting a contract for construction. No changes to specifications will be allowed without written approval from Landscape Architect.
15. Contractor to schedule all meetings and inspections required by notes and specifications. Failure to do so may result in the rejection of work completed.
16. Review site and conditions prior to bidding. Any discrepancies are to be brought to the attention of the Landscape Architect immediately and clarified prior to submittal of bid for construction. Change orders due to discrepancies between plans and existing field conditions which were not noted prior to acceptance of bid will be denied once the contract has been awarded.

Refer to specifications for additional information on policies, performances, and products.



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job
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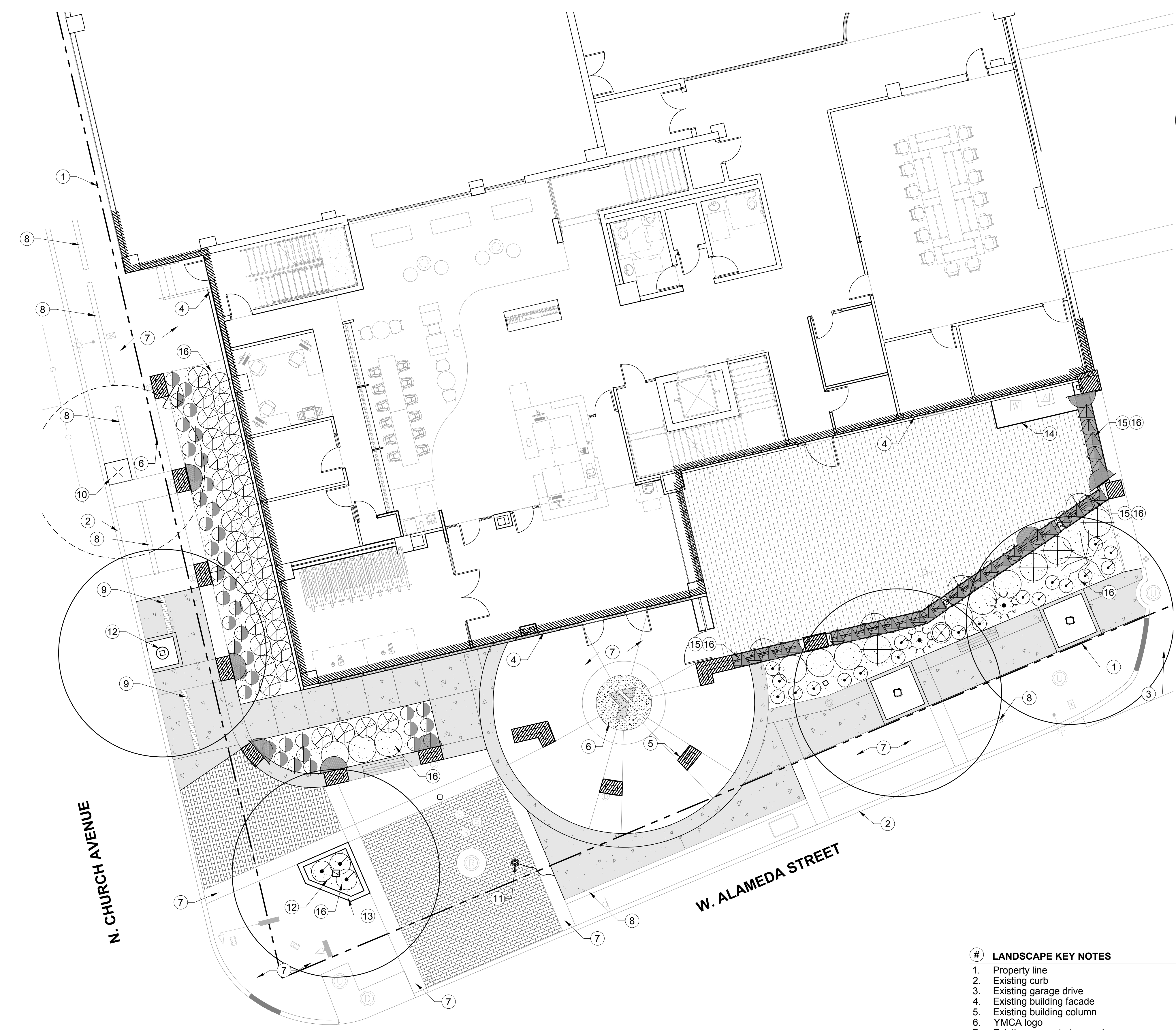
date
04.07.22

revisions

LOHSE FAMILY YMCA
Phase 2 - T.I. Package
60 W ALAMEDA STREET
TUCSON, AZ 85701

demo plan

L1.1e



LANDSCAPE LEGEND

Furnish and install landscape material per plans, details and specifications. All plant material to meet ANA specifications and be of sound health and appearance.

Trees	Size	Qty
Pistacia x 'Red Push' red push pistache	24" box	3
Quercus fusiformis 'joan lionetti' live oak	24" box	1
Existing tree to remain in place	1.5" caliper	

Shrubs / Ground Covers

Plant Name	Size	Qty
Justicia californica chuparosa	5 gallon	4
Ruellia brittoniana mexican petunia	5 gallon	9
Bouteloua gracilis 'Blond Ambition' blue grama	5 gallon	22
Justicia spicigera mexican honeysuckle	5 gallon	35
Asclepias linearis pineleaf milkweed	5 gallon	40

Vines

Plant Name	Size	Qty
Parthenocissus 'Hacienda Creeper' hacienda creeper	5 gallon	8
Bignonia capreolata tangerine cross vine	5 gallon	6

Cacti / Succulents

Plant Name	Size	Qty
Fouquieria macdougalii mexican tree ocotillo	16" box	1
Euphorbia antisiphilitica candelilla	5 gallon	2
Carnegiea gigantea saguaro	4' spear	1
Aloe barbadensis african aloe	5 gallon	15
Aloe x 'blue elf' blue elf aloe	3 gallon	17

HARDSCAPE MATERIAL LEGEND

- Furnish and install all material per plans, details, and specs.
- 01 Concrete - Patio
to match existing
 - 02 Concrete Refinish - Logo
sandblast to remove existing paint, light sandblast concrete
 - 03 Concrete Refinish - Logo
sandblast to remove existing paint, light sandblast concrete, stain lettering
 - 04 Pavers - Existing Brick Pavers
reinstall salvaged brick pavers

GROUND COVER MATERIAL LEGEND

- Furnish and install all material per plans, details, and specs.
- Decorative rock 01
type: screened rock
size: 1/2"
color: desert brown - pioneer materials
depth: 2"
notes: install in all landscape planting areas as indicated on plans
- Decorative rock 02
type: screened rock
size: 1/2"
color: kino blue - kalamazoo materials
depth: 2"
notes: install in all landscape containers as indicated on plans
- Turf - artificial
synthetic grass store - daytona 80 w/ envirofill
16/30, 1-2lbs per sq ft

SITE AMENITIES LEGEND

- Furnish and install all material per plans, details, and specs.
- Benches
toursmesol siteworks - lulu collection bin, 11-07-35, burgundy color
- Decorative tree grate
iron smith- olympian #4804 - 48" - 16" opening - black powder coat finish
- Decorative tree grate
iron smith- olympian #7202 - 72" - 16" opening - black powder coat finish

LANDSCAPE KEY NOTES

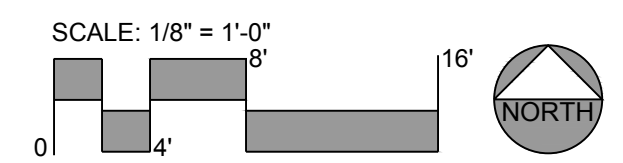
- Property line
- Existing curb
- Existing garage drive
- Existing building facade
- Existing building column
- YMCA logo
- Existing concrete to remain
- Existing brick to remain
- Reinstall brick strip, use salvaged brick from site
- Existing tree grate to remain
- Relocated flagpole
- Underground utilities in this area, field locate. Refer to COT maps and records plan #I-91-028
- 18" raised concrete planter
- 6" steel edge, rusted finish
- Raised steel planter - refer to arch. plans
- Decorative rock typ. - all landscape areas

GENERAL LANDSCAPING NOTES

- The Landscape Architect, or his representative, reserve the right to refuse any plant materials he deems unacceptable. (see specifications)
- For clarification of discrepancies between the drawings and the site, it should be brought to the attention of the Landscape Architect prior to beginning work.
- The Landscape Architect is to approve any and all substitutions.
- Plant list quantities are provided for contractor's convenience only. Plans take precedence.
- Exposed soil in planters shall be raked and free from rocks, roots, weeds, etc.
- Finished grade in decorative rock areas shall be 1" below adjacent header board, paving, curbing, etc.
- Plants shall be quality material having a growth habit that is normal for the species and be sound, vigorous, healthy, and free from insects and injury.
- Ground cover and/or decorative rock shall extend under shrubs unless noted.
- After all work is completed, the contractor shall remove all materials not incorporated in the scope of work from the job site.
- Grading shall include all excavation, settlement, handling, import, distribution, transportation, and disposal necessary to bring ground to finish grade as shown on the civil and landscape plans.
- All earthwork is to be done so that all water drains away from all structures.
- All underground utilities are to be located before digging.
- All plant material to be guaranteed for a period of one (1) year after final acceptance.
- Landscape contractor shall review and accept all rough, and finish grading on all landscaped areas prior to installation of irrigation and landscape. Contractor shall remove all spoils prior to installation of decorative rock for finish grade.
- In the event of major discrepancies between the plans and field conditions, contractor shall notify the Landscape Architect immediately. Allow a minimum of forty-eight (48) hours between notification of Landscape Architect and proceeding with construction of irrigation system.
- All existing trees and landscape to remain shall be protected and watered during all phases of construction. If any tree dies from damage or neglect, it shall be replaced with a like species and size at no additional cost to owner.
- Test drainage of plant beds and pits by filling with water. Conditions permitting the retention of water in locations for more than twenty-four (24) hours shall be brought to the attention of the Landscape Architect prior to any planting.
- Contractor is responsible for providing sleeves to all landscape areas regardless whether they are shown on plans or not. Refer to sleeving schedule for size and quantity. If doubt or discrepancy exists request clarification from Landscape Architect in writing.
- Landscape areas shall be depressed 6 inches to maximize storm water harvesting in areas shown on landscape and/or grading plans. Water harvesting shall not occur within 10' of building foundation.
- Final plant locations must be in compliance with all utility setback requirements.
- Sleeve all pipes and wires under paved areas including streets and sidewalks.
- Irrigation lines are shown schematically; locate all line in unpaved areas.
- Locate all lines within the property line when possible.
- The general contractor (gc) takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
- The landscape and irrigation shall be installed per the associated specifications.
- All site contouring and finish grading shall be completed and accepted by the landscape contractor and Landscape Architect prior to start of irrigation.
- Area square footages are for agency review and use only, not for contractor take-offs or quantity use.
- Materials and improvements placed and/or maintained within the sight visibility triangles shall be located so as not to interfere with a visibility plane described by an area measured between 30 and 72 inches in height above the finished grade of the adjacent roadway surface.
- It is the owners responsibility to keep the sight visibility triangles (svt), and the pedestrian access area clear of vegetation at all times, per unified development code (udc) section.
- The owner understands that if the City of Tucson transportation department or any utility company needs to work within the row in the landscaped area, plants and irrigation may be destroyed without replacement or repair.
- The only private irrigation equipment that is allowed within the row are lateral lines, tubing and emitters that are not under constant pressure. All other equipment must be on private property (excluding water meter).
- The property owner shall replace dead or missing vegetation within 14 days to ensure full compliance with approved landscape plans.
- Trees that have been topped or lion-tailed shall be replaced with a tree of value equal to that of the tree prior to the improper pruning.

Two working days before you dig.
CALL FOR THE BLUE STAKES
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Blue Stake Center

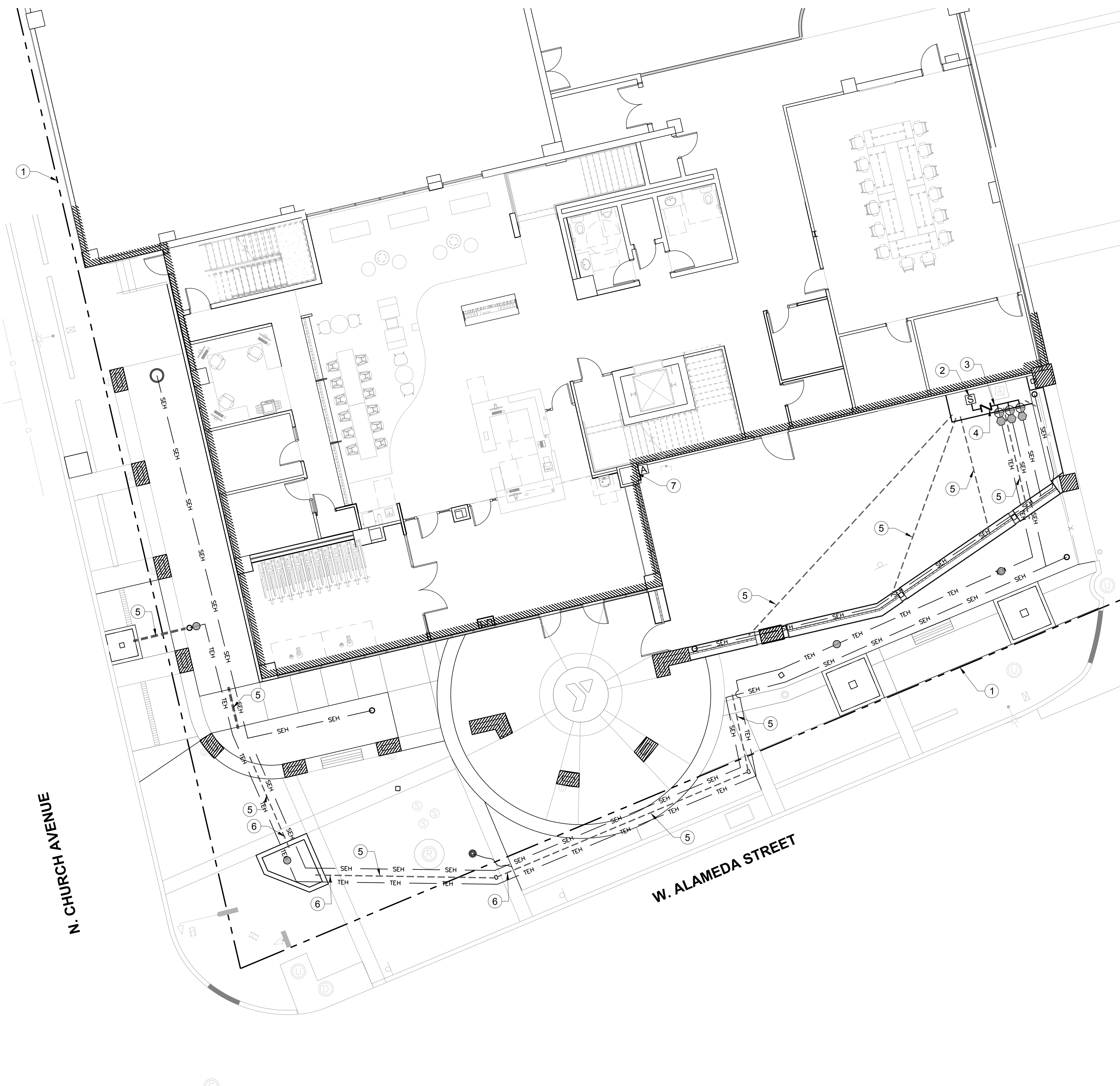
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IRRIGATION LEGEND

furnish and install all material per plans, details, and specifications

- [S] irrigation source / point of connection - 3/4" in concrete box
- [N] reduced pressure backflow preventer - existing, to be relocated
- irrigation mainline - sch. 40 pvc 1-1/2" w/ sch. 80 fittings, 2hr pressure test at 150 psi
- [A] irrigation controller - existing
- ⊕ remote control valve & filter - valve - irrtrol 700 series, 700-1
- irrigation sleeve - class 200 pvc - 4" mainlines and multiple lines 2" single line and controller wiring
- concrete pull box
- tree line - sch. 40 pvc - 3/4" unless otherwise shown
- shrub line - sch. 40 pvc - 3/4" unless otherwise shown
- hose end cap
- ⊙ pressure regulating filter - rain bird - xcz-prb-100-com
- ⊙ multi-outlet xeri-bug emitters rain bird - (6) 1gph and 2 gph ports - refer to emitter schedule
- ⊙ single-port emitters - install rain bird xeri-bug xbt-10 and xbt-20 - refer to emitter schedule

IRRIGATION VALVE SCHEDULE

Valve	Size	Type
A-1	1"	tree
A-2	1"	shrub
A-3	1"	shrub

VALVE SCHEDULE NOTES:

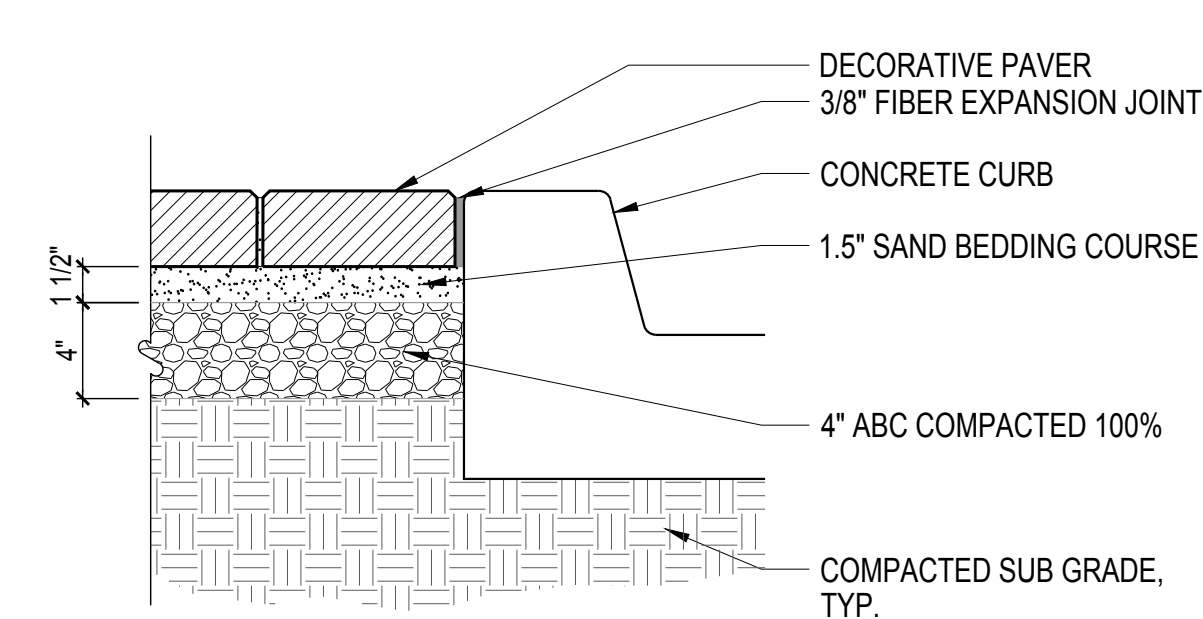
- Valve calculation is an estimate, contractor shall provide final valve flow in gallons per minute on as-built plans.
- (M) multi-port emitter, (s) single-port emitter. Contractor may select to provide multi-port emitters for shrub plant material.
- Contractor shall adjust controller for the proposed emitter schedule and provide watering to promote healthy growth of plant material for establishment.

EMITTER SCHEDULE

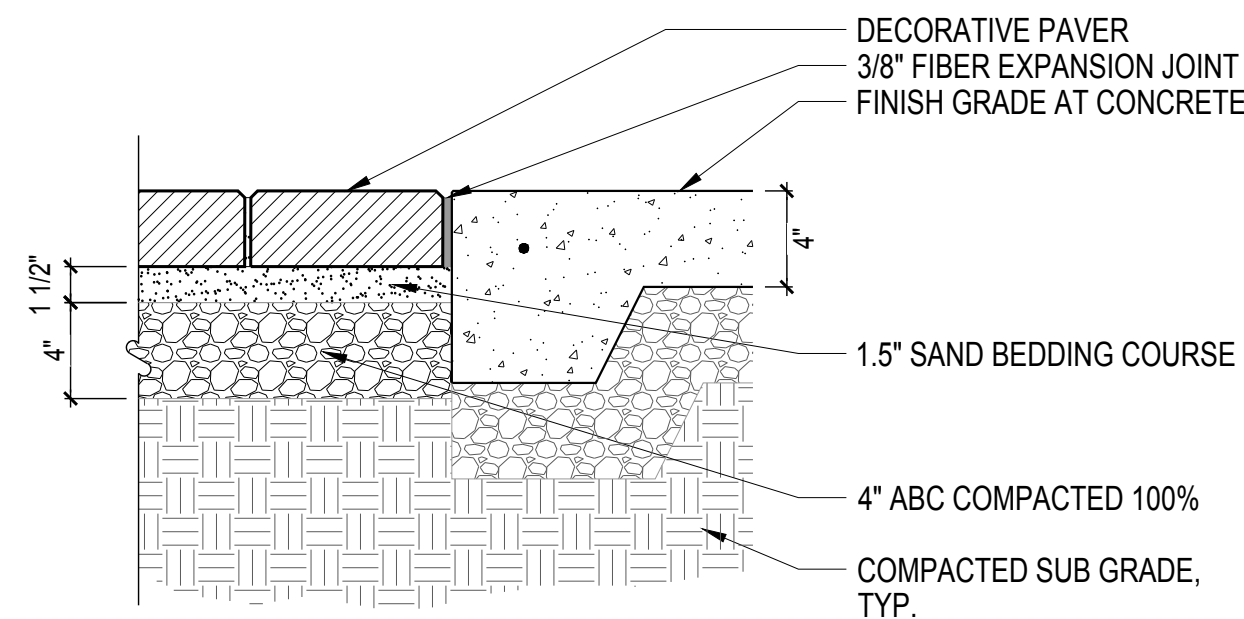
Trees	Type	Outlets	Gph outlet	Gph plant
Pistacia x 'Red Push' / red push pistache	m	6	2.0	12.0
Quercus fusiformis 'Joan lionetti' / live oak	m	5	2.0	10.0
Shrubs / Ground Covers	Type	Outlets	Gph outlet	Gph plant
Justicia californica / chuparosa	s/m	2	1.0	2.0
Ruellia brittoniana / mexican petunia	s/m	2	1.0	2.0
Bouteloua gracilis 'Blond Ambition' / blue grama	s/m	1	1.0	1.0
Justicia spicigera / mexican honeysuckle	s/m	2	1.0	2.0
Asclepias linaria / pineleaf milkweed	s/m	1	1.0	1.0
Vines	Type	Outlets	Gph outlet	Gph plant
Parthenocissus 'Hacienda Creeper' / hacienda creeper	s/m	2	2.0	4.0
Bignonia capreolata / tangerine cross vine	s/m	2	2.0	4.0
Cacti / Succulents	Type	Outlets	Gph outlet	Gph plant
Fouquieria macdougallii / mexican tree ocotillo	s/m	1	0.5	0.5
Euphorbia antisyphilitica / candelilla	s/m	1	1.0	1.0
Carnegiea gigantea / saguaro	s/m	0	0.0	0.0
Aloe barbadensis / african aloe	s/m	1	1.0	1.0
Aloe x 'blue elf' / blue elf aloe	s/m	1	1.0	1.0

IRRIGATION KEY NOTES

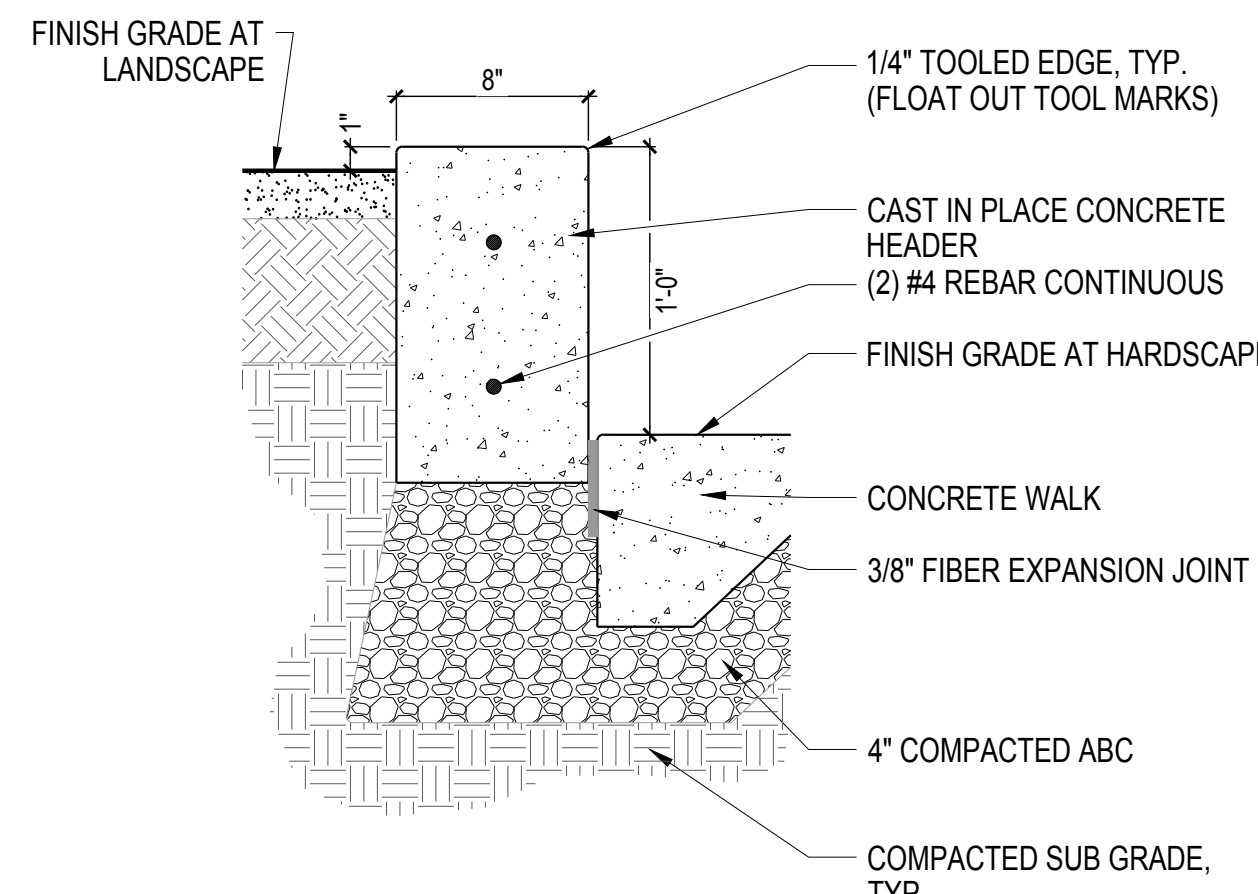
- Property line
- Irrigation source
- Irrigation mainline
- Backflow preventer
- Irrigation sleeve
- Direct bore under existing concrete for sleeve
- Irrigation controller



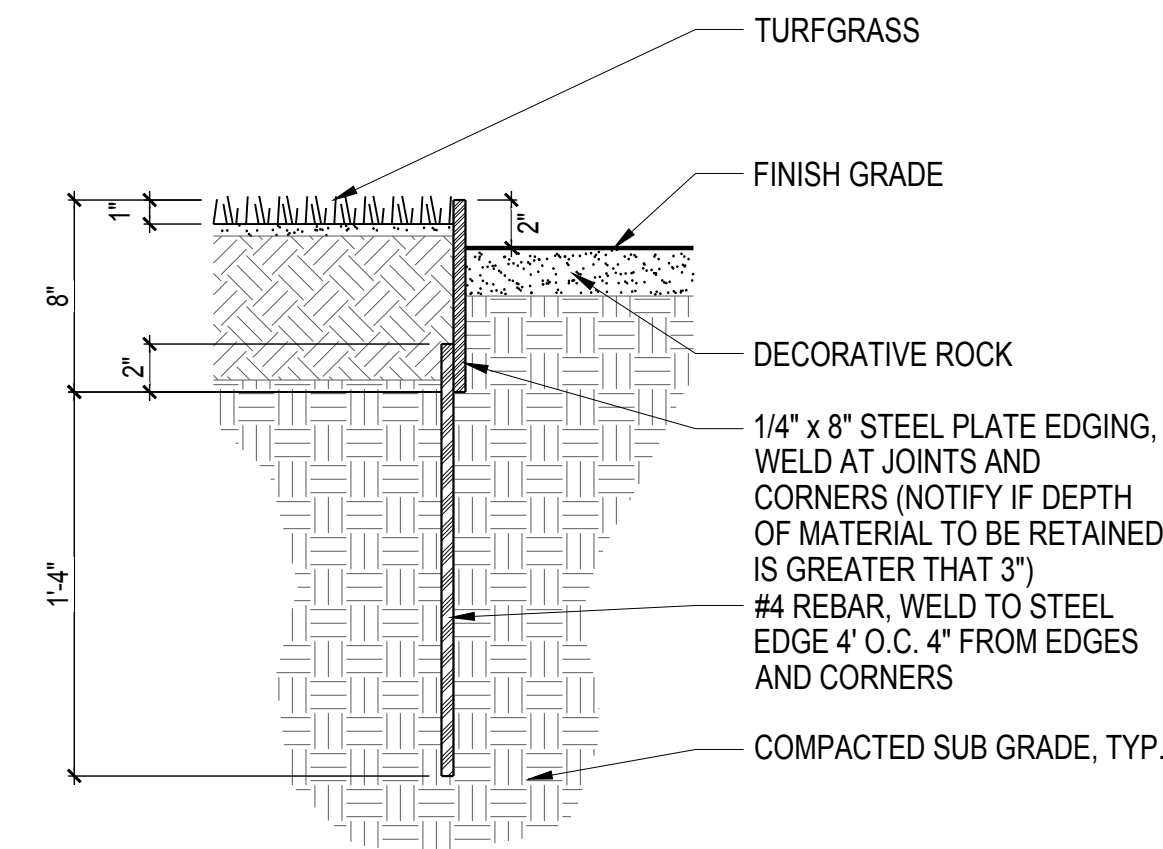
- NOTES:
1. INSTALL PER MANUFACTURES SPECIFICATIONS.
 2. REFER TO PLANS FOR PAVER TYPE, PATTERN, AND COLOR.



- NOTES:
1. INSTALL PER MANUFACTURES SPECIFICATIONS.
 2. REFER TO PLANS FOR PAVER TYPE, PATTERN, AND COLOR.

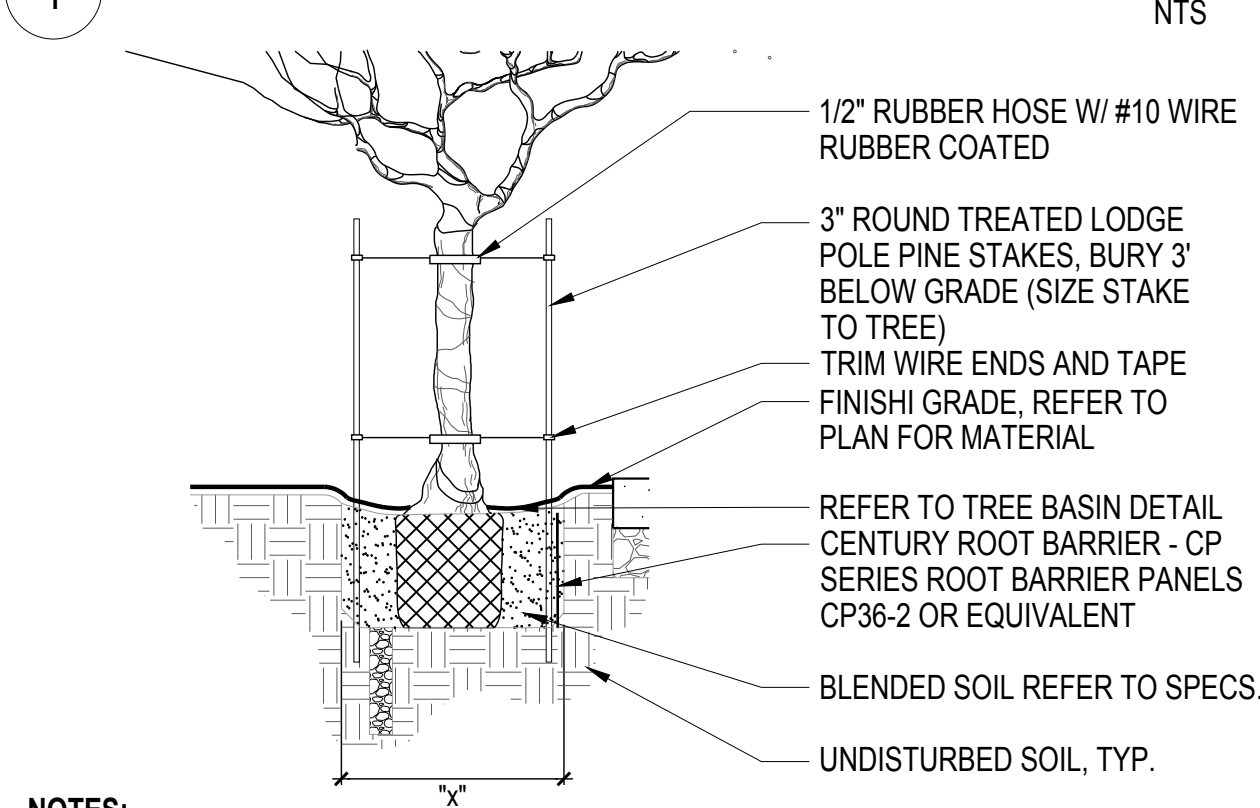


- NOTES:
1. ALIGN CONTROL JOINTS WITH FLATWORK JOINTS.
 2. PROVIDE CONTROL JOINTS EVERY 6 LINEAR FEET WHEN NOT DEFINED ON FLAT WORK.



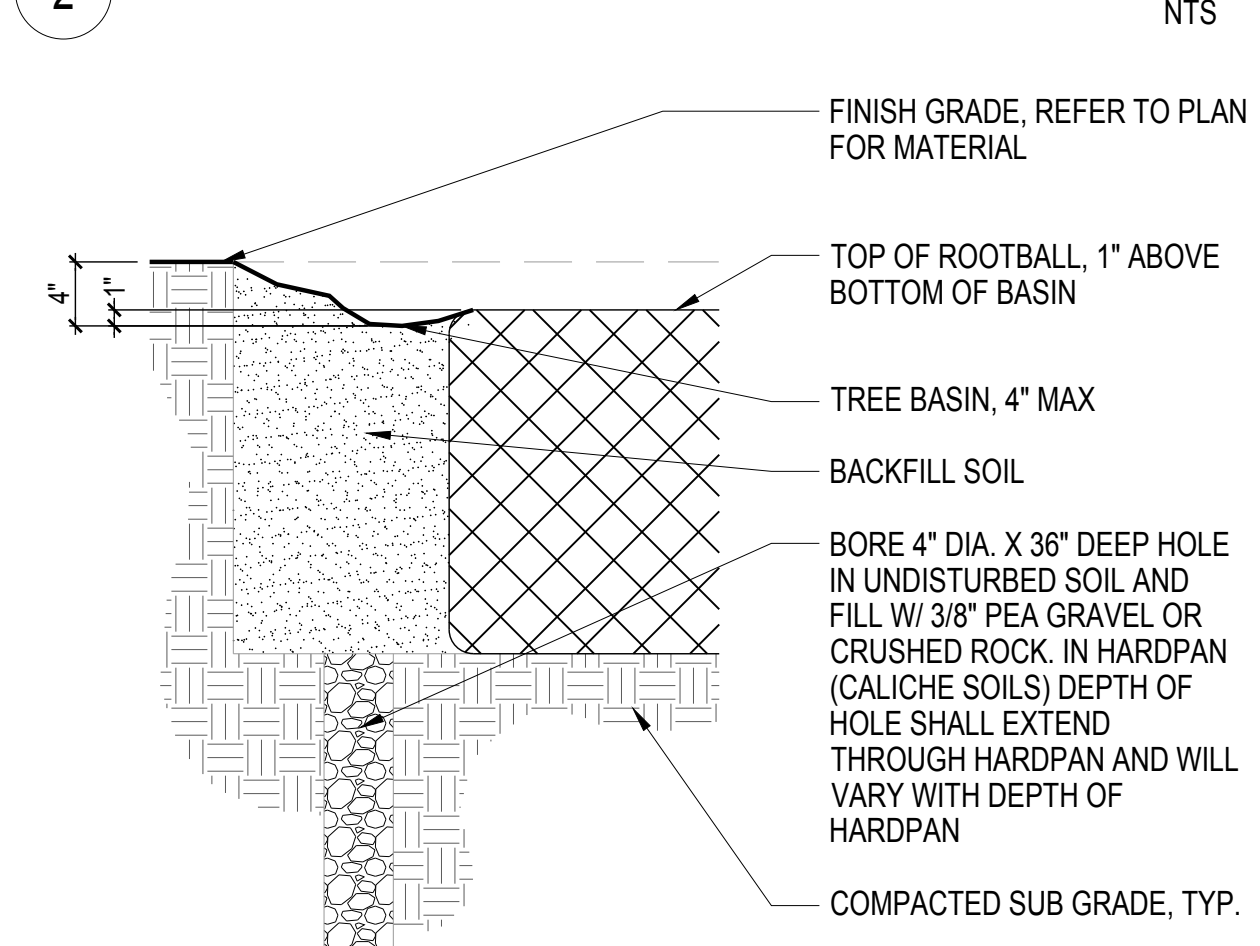
- NOTES:
1. DO NOT USE IN RIGHT OF WAY.
 2. ALL STEEL BELOW GRADE REQUIRES A MIN. OF 2 COATS FLUID WATERPROOFING.

1 PAVERS @ CURB NTS



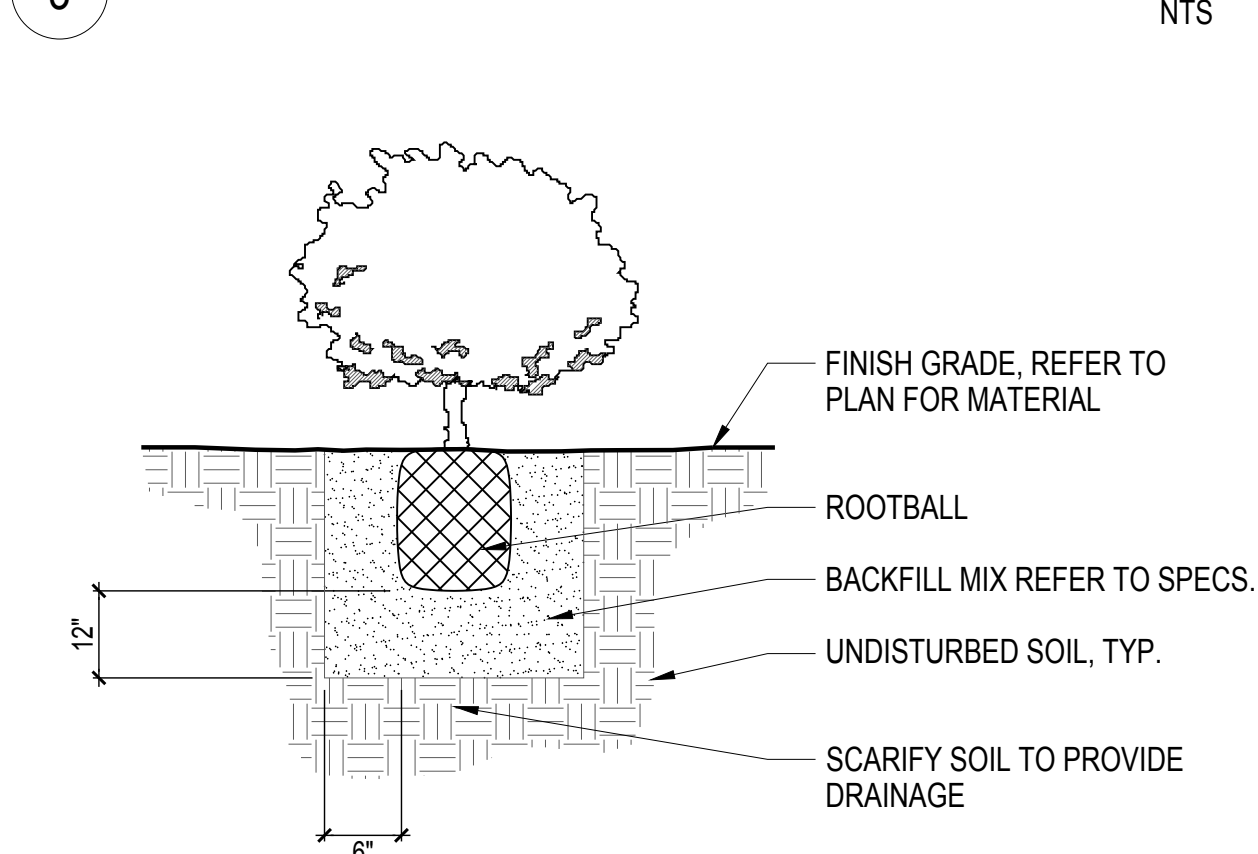
- NOTES:
1. DIMENSION "X" EQUALS TWO (2) TIMES THE BOX WIDTH, DEPTH OF PIT WILL EQUAL DEPTH OF ROOTBALL.
 2. SCARIFY SIDES & BOTTOM OF PIT, & BORE HOLES ON ALL PITS.
 3. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
 4. DO NOT COVER CROWN WITH SOIL.
 5. ROOT GUARDS SHALL BE PROVIDED ON ALL SIDES WHERE ADJACENT HARDSCAPE IS WITHIN 10' OF THE TREE/PLANT.
 6. REFER TO TREE STAKING DETAIL FOR ADDITIONAL INFORMATION.

2 PAVERS @ CONCRETE EDGE NTS



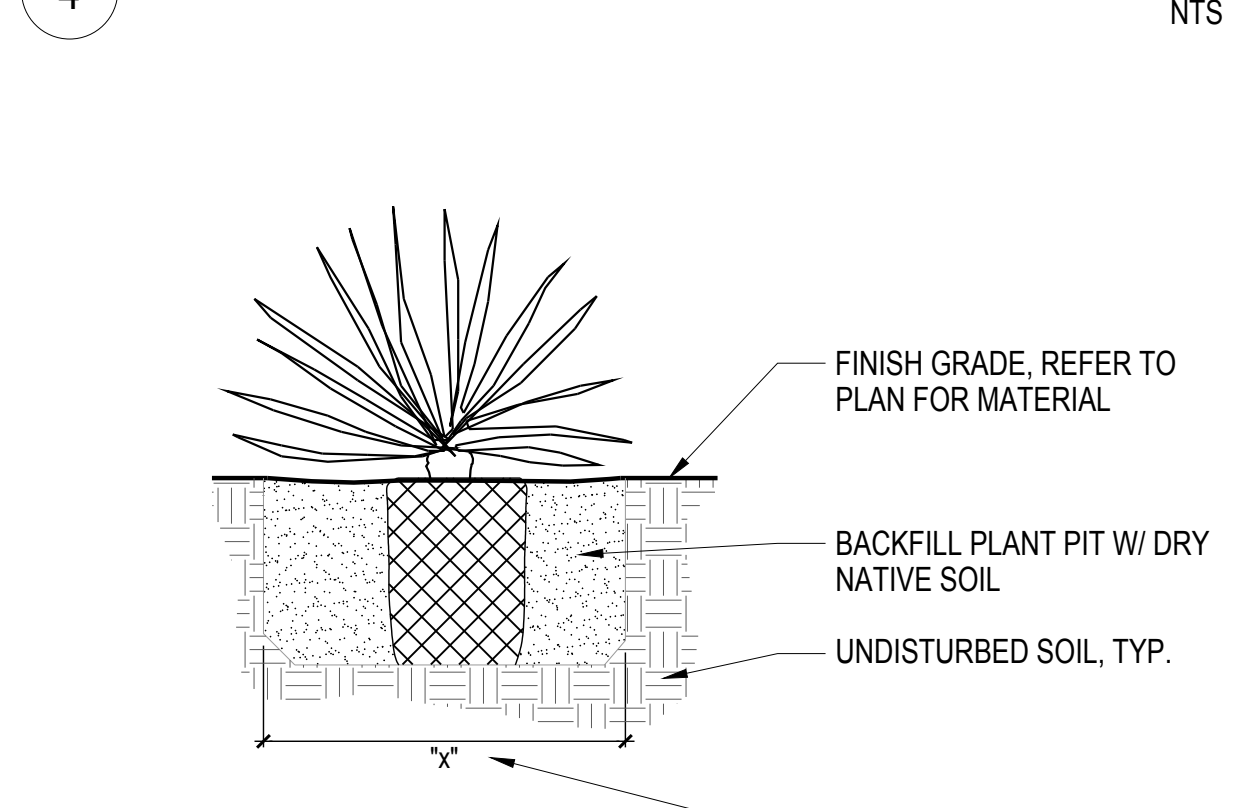
- NOTES:
1. TREE BASINS NOT TO EXCEED 4" DEPTH.
 2. TOP OF ROOTBALL TO BE EXPOSED TO SURFACE.
 3. BOTTOM OF PLANT PIT EQUAL TO DEPTH OF ROOTBALL.

3 CIP CONCRETE HEADER NTS



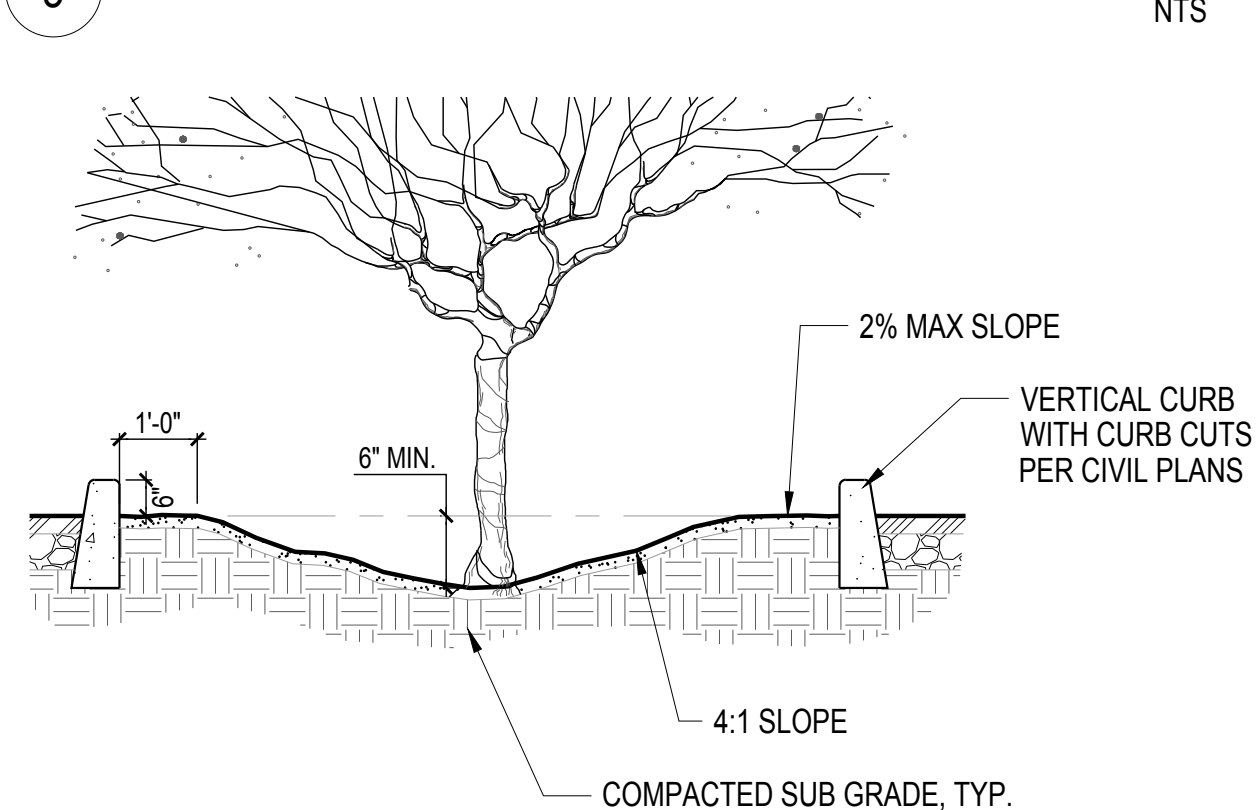
- NOTES:
1. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
 2. DO NOT COVER CROWN WITH SOIL.
 3. SETTLE BACKFILL SOIL BY WATERING, AND COMPACT TO REMOVE AIR POCKETS.

4 STEEL EDGING AT TURF NTS



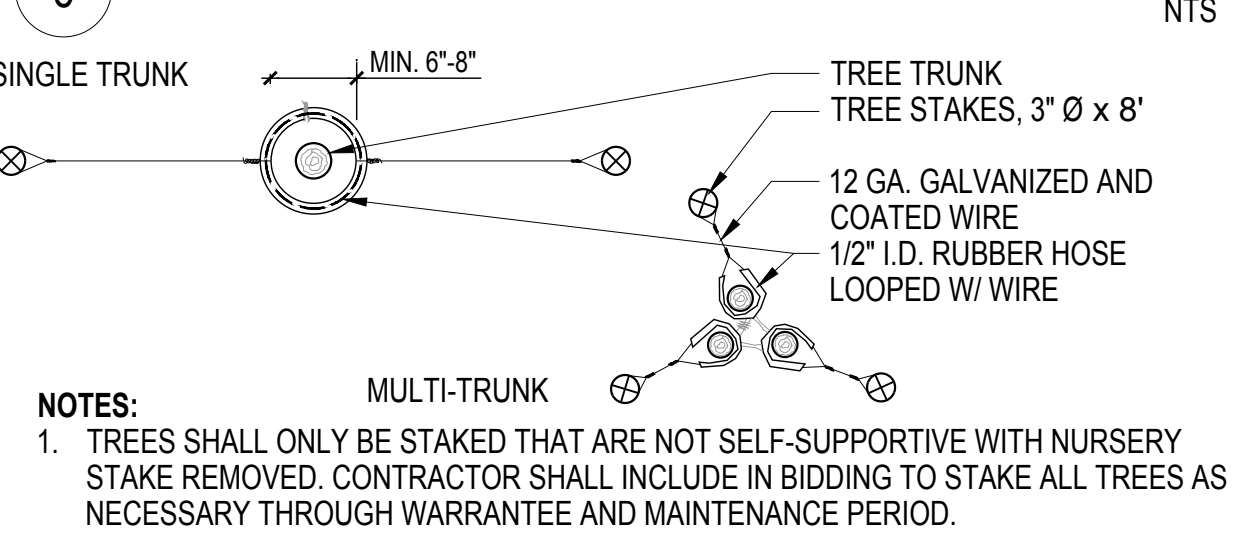
- NOTES:
1. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
 2. DO NOT COVER CROWN WITH SOIL.
 3. SETTLE BACKFILL SOIL BY WATERING, AND COMPACT TO REMOVE AIR POCKETS.

5 15 GALLON & 24IN BOX - TREE PLANTING NTS



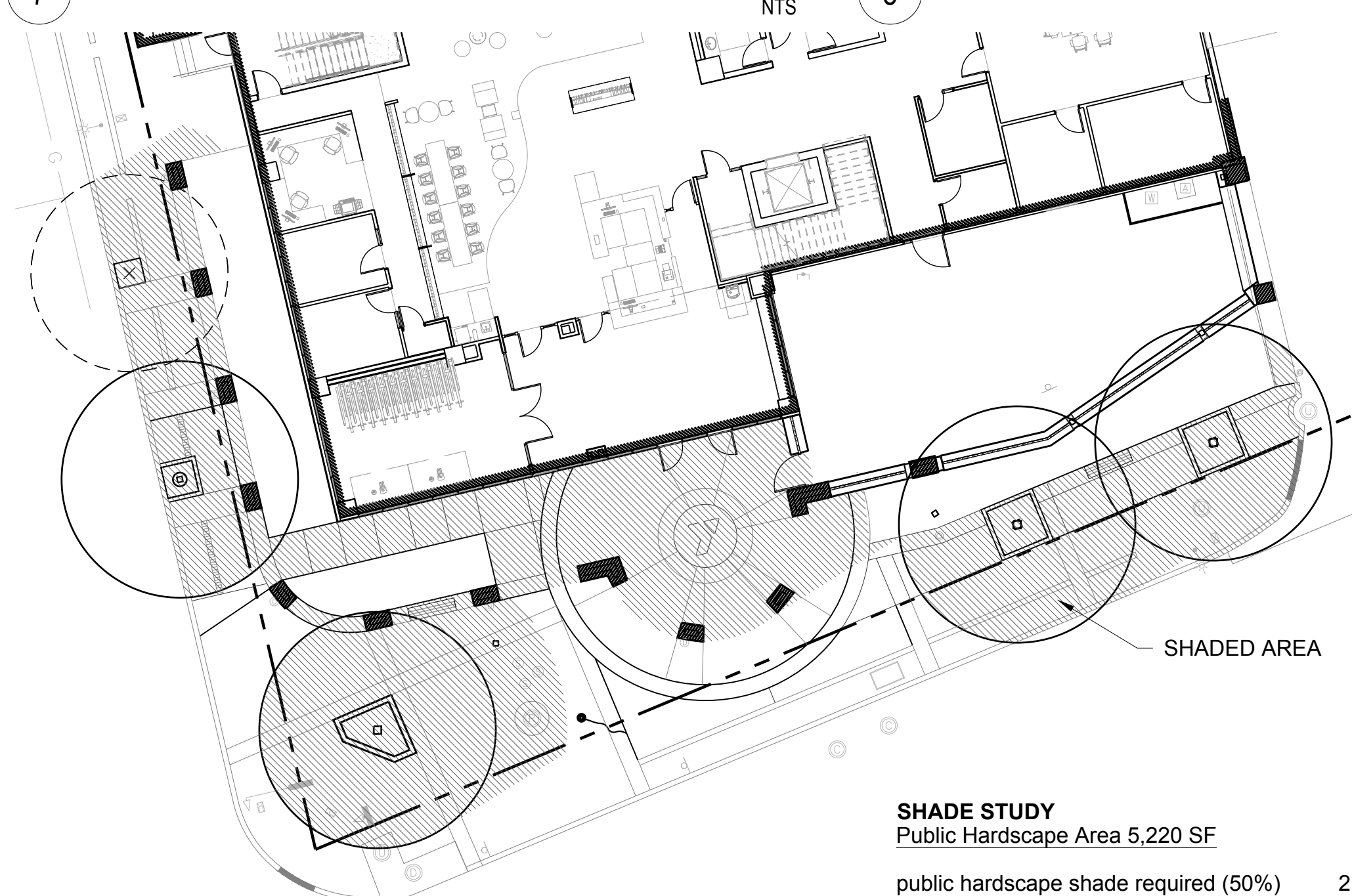
- NOTES:
1. LANDSCAPE AREAS SHALL BE DEPRESSED 6 INCHES TO MAXIMIZE STORM WATER HARVESTING IN AREAS SHOWN ON LANDSCAPE AND/OR GRADING PLANS.
 2. WATER HARVESTING SHALL NOT OCCUR WITHIN 10' OF BUILDING FOUNDATION.

6 TREE BASIN NTS



- NOTES:
1. TREES SHALL ONLY BE STAKED THAT ARE NOT SELF-SUPPORTIVE WITH NURSERY STAKE REMOVED. CONTRACTOR SHALL INCLUDE IN BIDDING TO STAKE ALL TREES AS NECESSARY THROUGH WARRANTEE AND MAINTENANCE PERIOD.

7 SHRUB PLANTING NTS



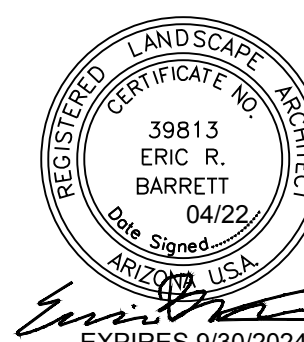
8 ACCENT PLANTING NTS

9 LANDSCAPE GRADING / RAINWATER HARVESTING NTS

10 FINAL GRADE HARDSCAPE TO DEC. ROCK NTS

12 SHADE STUDY SCALE 1/16" = 1'-0"

SHADE STUDY		
Public Hardscape Area 5,220 SF		
public hardscape shade required (50%)	2,610 SF	
public hardscape shade provided	3,479 SF	

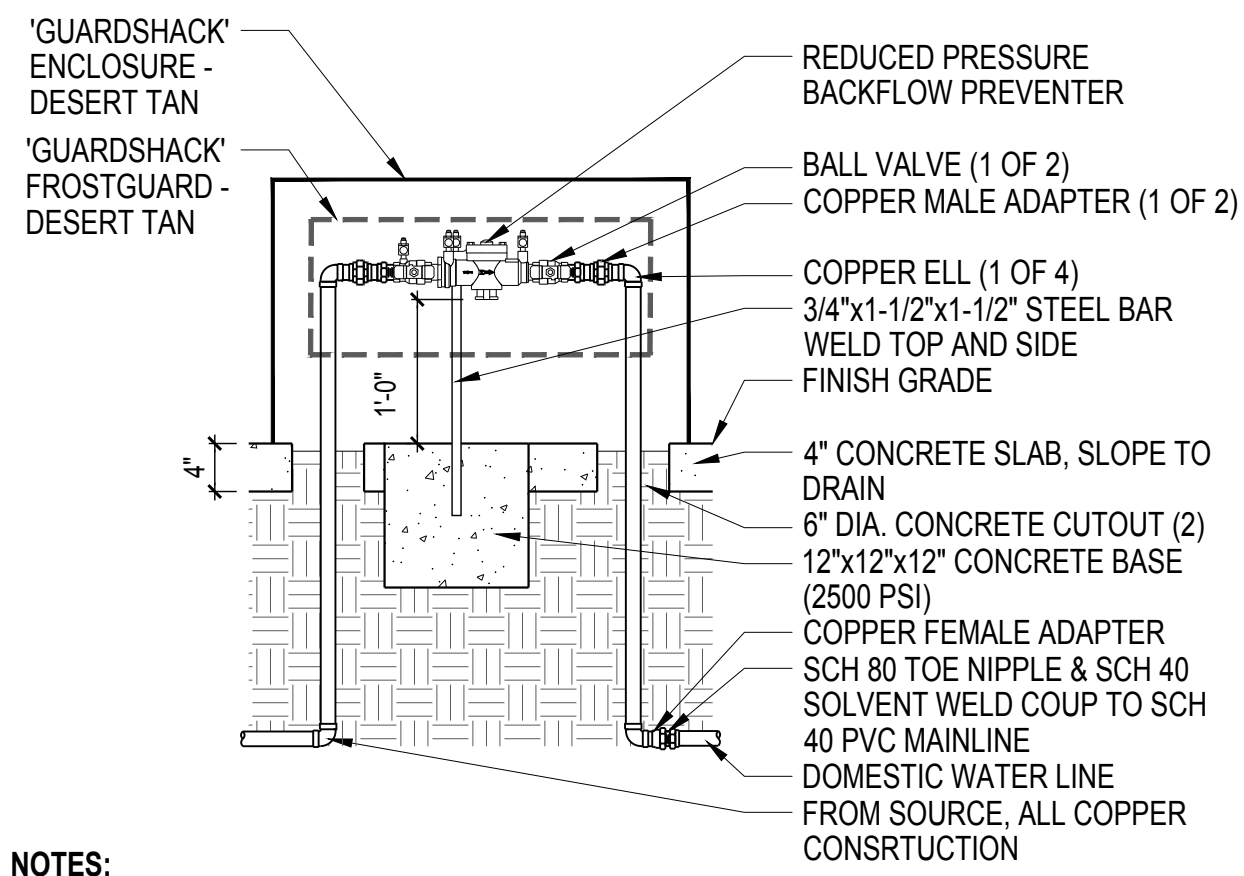


ARC STUDIOS PROJECT NO: 01-21037



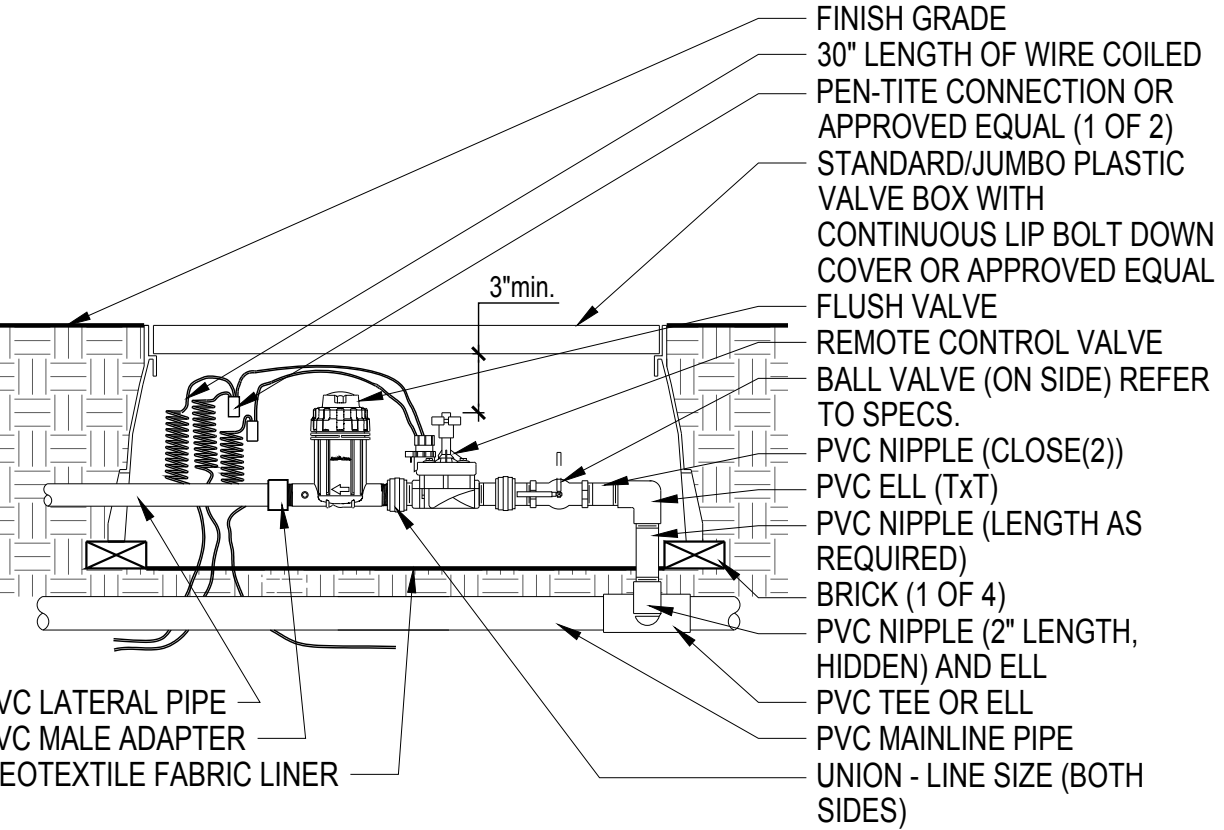
ARC STUDIOS
3117 E. Flower Street
Tucson, Arizona 85716
phone: 520.882.9655
www.arcstudiosinc.com

landscape architecture · urban design
environmental services · irrigation design



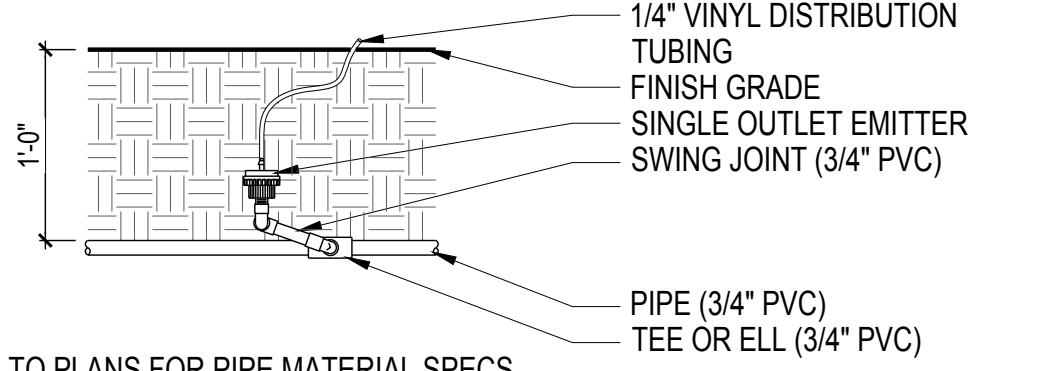
- NOTES:**
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT AND TEST FOR POTABLE WATER SOURCE. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
 2. PLACE BACKFLOW PREVENTER WITHIN SECURITY ENCLOSURE. (SEE SPECS.)
 3. OPEN AND CLOSE ENCLOSURE WITHOUT MODIFICATIONS.

1 REDUCED PRESSURE BACKFLOW PREVENTER NTS



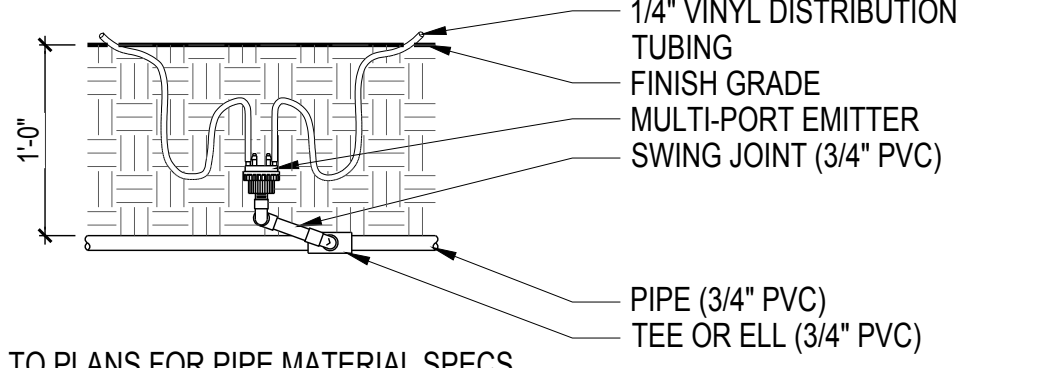
- NOTES:**
1. PROVIDE DECODERS AS REQUIRED FOR 2-WIRE SYSTEMS
 2. GREEN BOXES IN TURF AREAS.
 3. TAN BOXES IN HYDRO-SEED OR DECORATIVE ROCK AREAS.
 4. PURPLE BOXES IN RECLAIMED SYSTEMS.

5 REMOTE CONTROL VALVE - DRIP/BUBBLER NTS



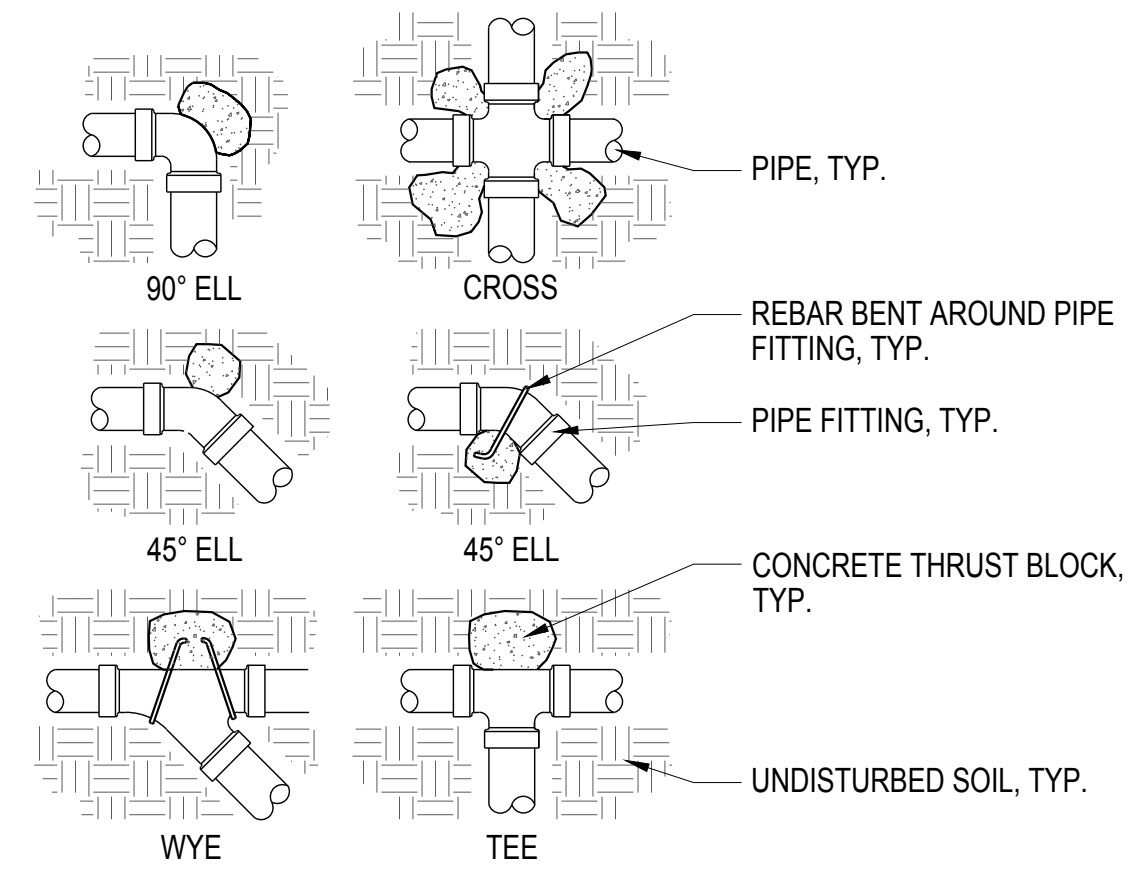
- NOTES:**
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

10 SINGLE OUTLET EMITTER NTS



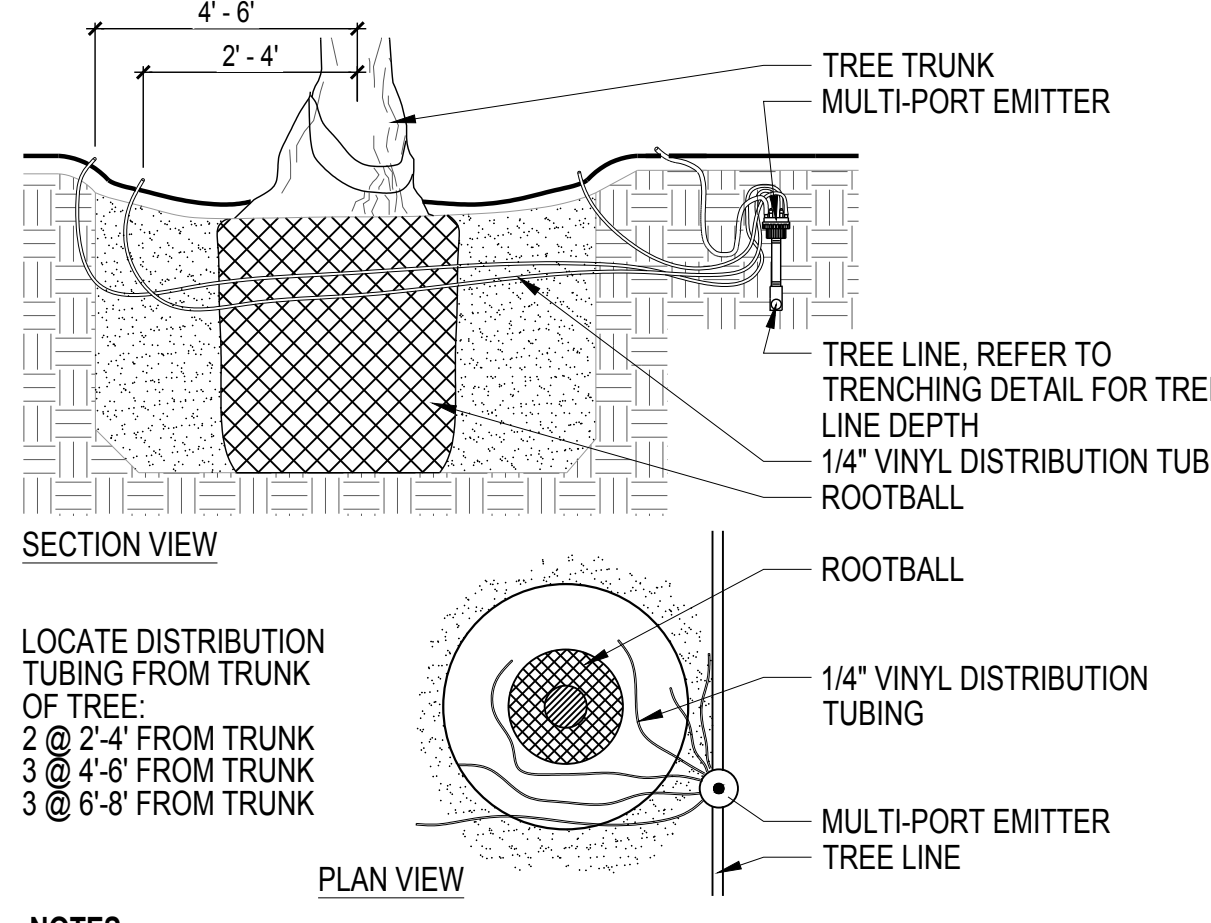
- NOTES:**
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

11 MULTI-PORT EMITTER NTS



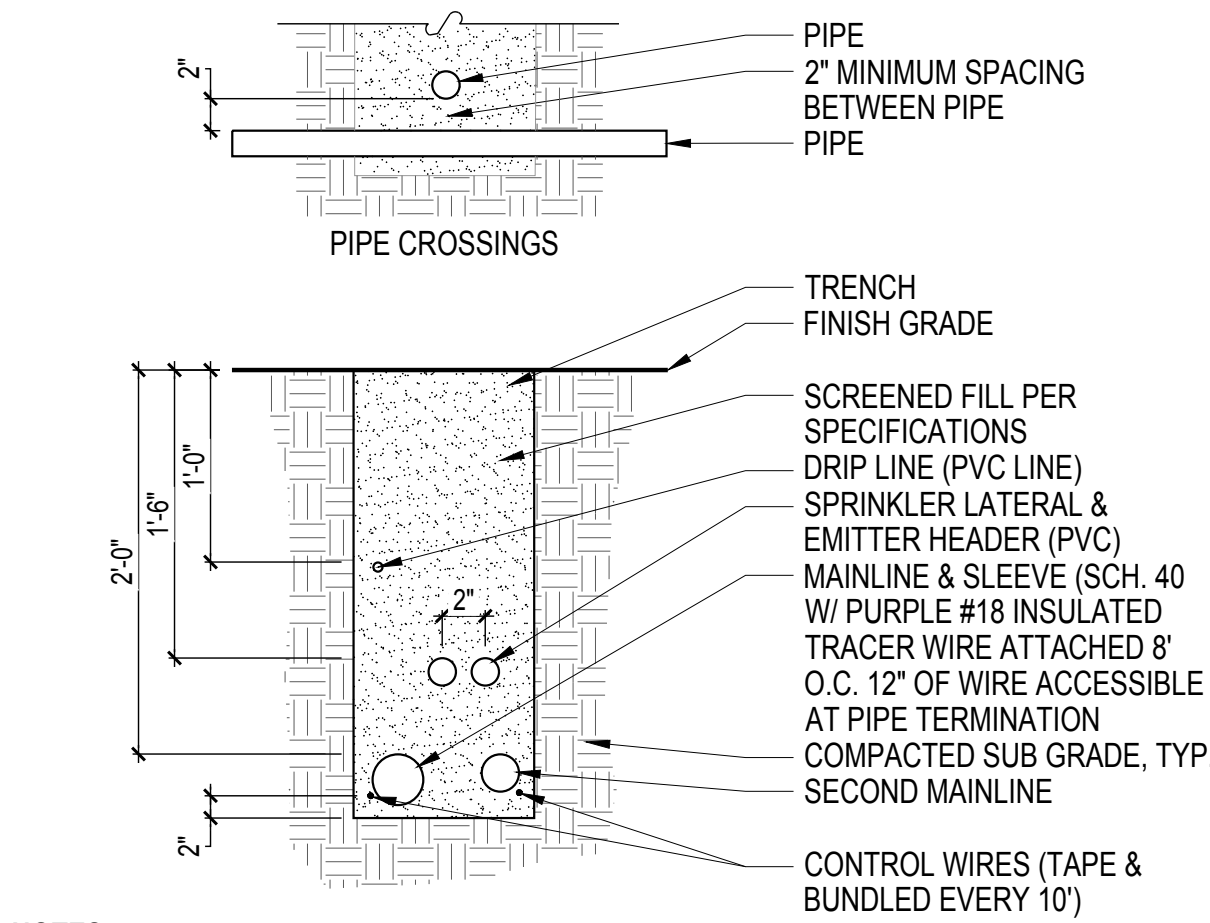
- NOTES:**
1. SUPPLY LINES 2" IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
 2. 1 CUBIC FOOT OF CONCRETE TO BE USED FOR EACH THRUST BLOCK.
 3. WRAP PLASTIC SHEETING AROUND PIPE WHERE IT CONTACTS CONCRETE.

2 MAIN LINE THRUST BLOCK NTS



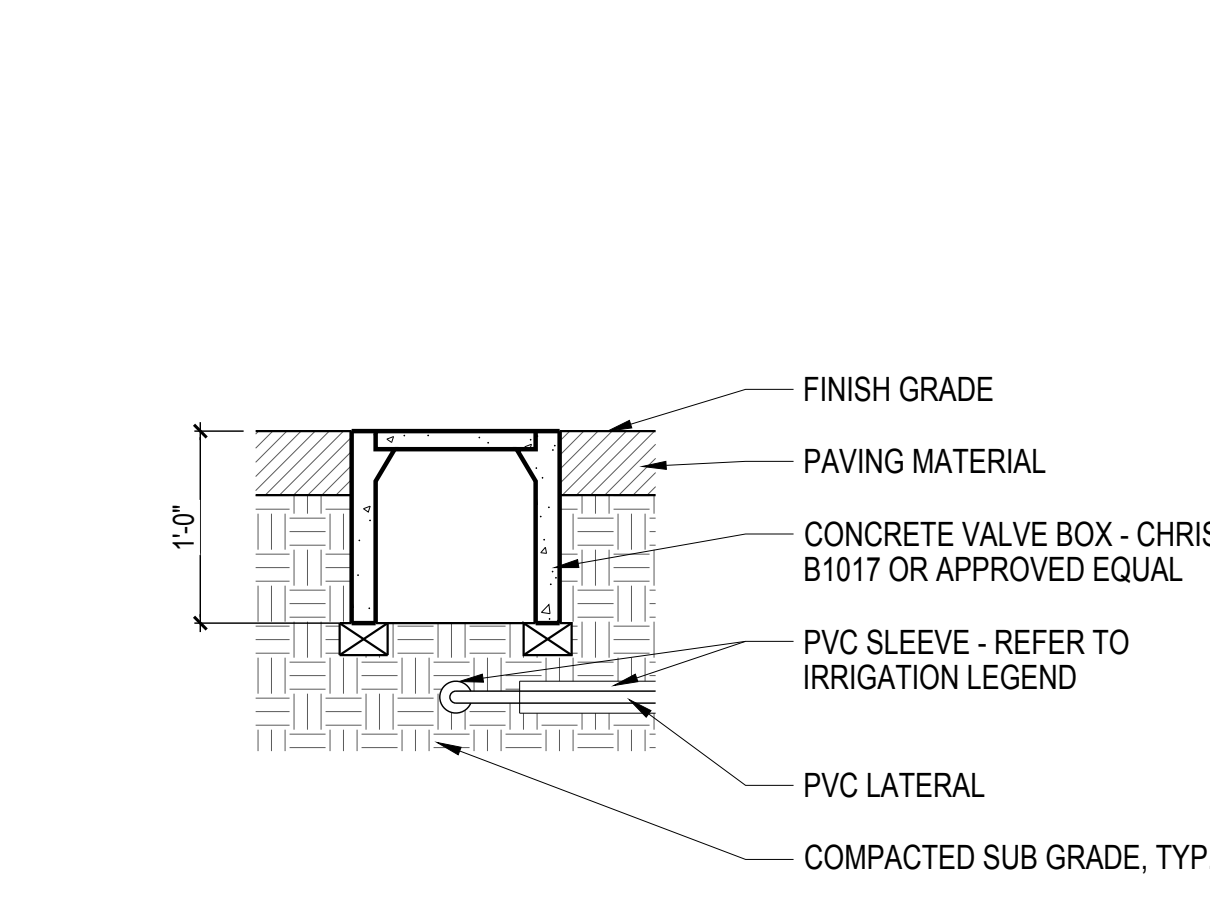
- NOTES:**
1. INSTALL DISTRIBUTION TUBES EQUALLY AROUND EDGE OF ROOTBALL. DRIP TUBING AT SURFACE TO CLEAR FINAL GRADE BY A MIN. OF 1" AND A MAX. OF 2". DETAIL REPRESENTS TYP. INSTALLATION REFER TO IRRIGATION LEGEND FOR MULTI-PORT EMITTER QUANTITIES.

6 MULTI-PORT EMITTER DRIP TUBING @ TREE NTS

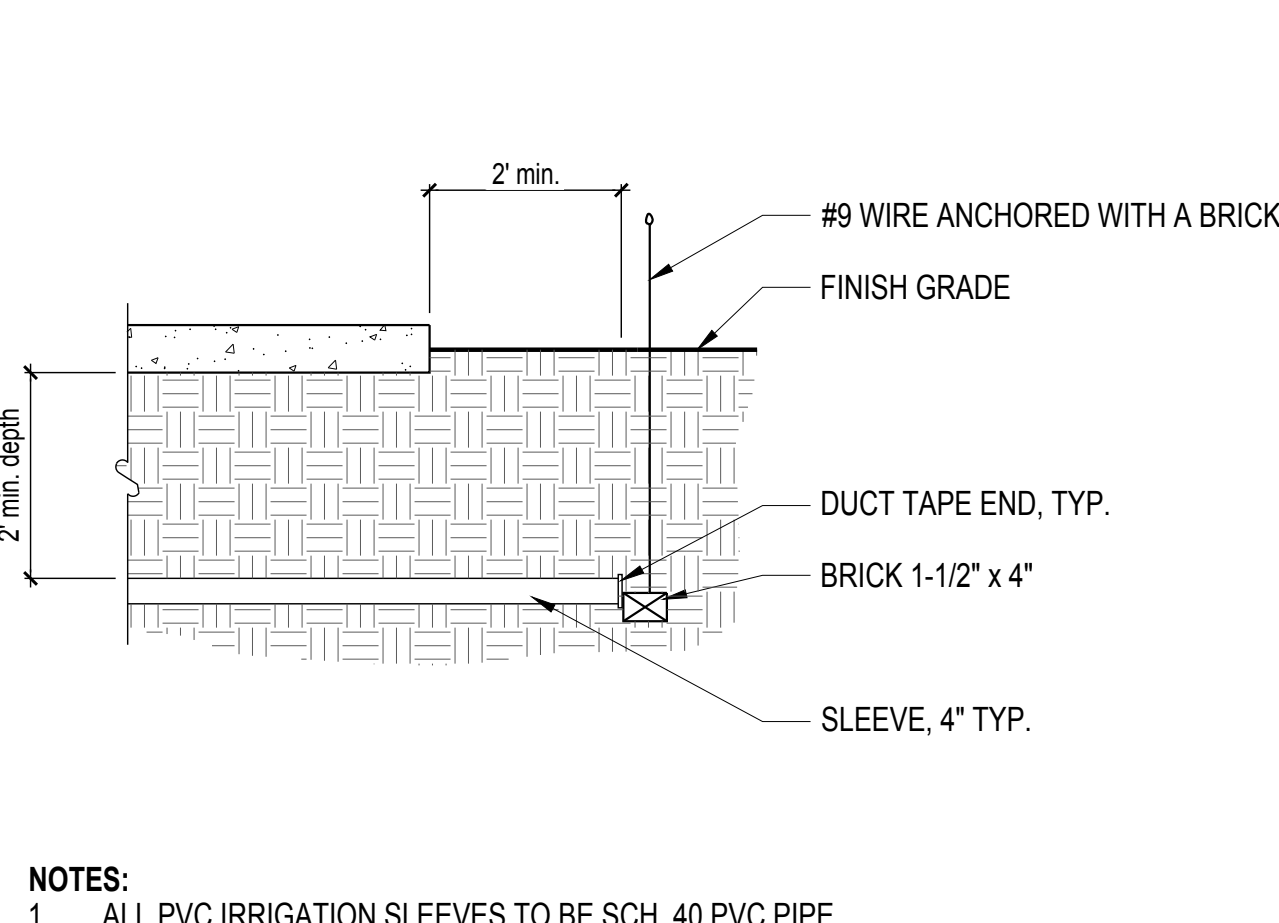


- NOTES:**
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
 2. TRENCH WIDTH & DEPTH TO VARY DEPENDING ON NUMBER & TYPES OF PIPES CONTAINED THERE IN.
 3. TRACER WIRE AND METALLIC TAPE INSTALLED WITH MAINLINES.
 4. 4" PIPE & LARGER SHALL BE 30" BELOW FINISH GRADE.

3 IRRIGATION TRENCHING NTS



7 CONCRETE PULL BOX NTS



- NOTES:**
1. ALL PVC IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
 2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
 3. WHERE THERE IS MORE THAN ONE SLEEVE EXTEND THE SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
 4. MECHANICALLY TAMP BACKFILL SOIL TO 95% PROCTOR.

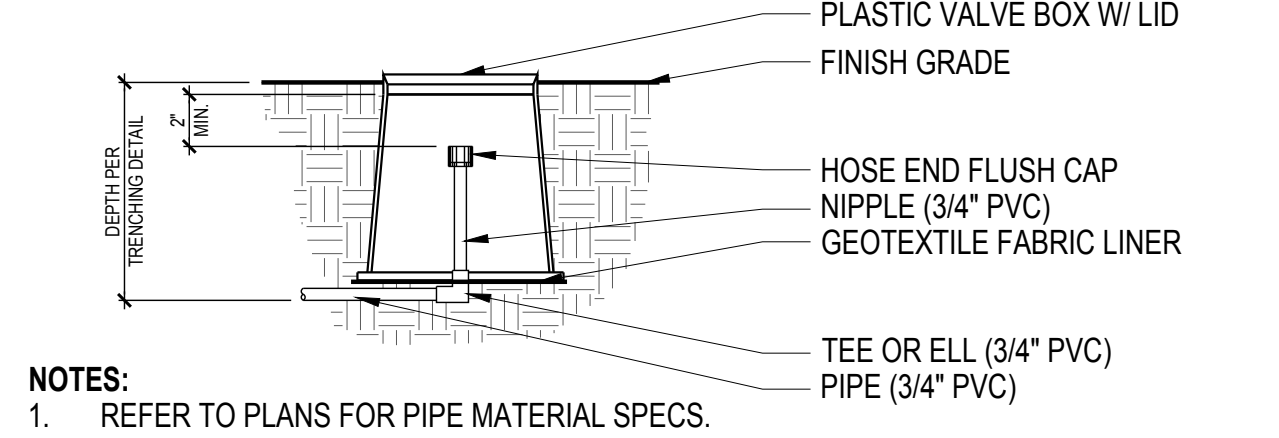
4 SLEEVING NTS

NOTES:

1. ALL 1/2" LATERAL PIPE TO BE CLASS 315 PVC. ALL PIPE 3/4" TO 2-1/2" TO BE SCH. 40 PVC, PIPE 3" AND LARGER TO BE CLASS 200 PVC OR AS NOTED ON IRRIGATION LEGEND.
2. MAIN LINE - SCH. 80 FITTINGS.
3. LATERAL AND DRIP LINES SCH. 40 FITTINGS.
4. PRESSURE TESTS, 4 HOURS:
 - MAIN LINE AT 150 PSI
 - LATERALS AND DRIP LINE AT 70 PSI

PIPE SIZE	FLOW (GPM)
1/2"	0 - 5
3/4"	5 - 10
1"	10 - 12
1-1/4"	12 - 20
1-1/2"	20 - 30
2"	30 - 46
2-1/2"	46 - 60
3"	60 - 110
4"	110 - 190
6"	190 - 340

8 PIPE SIZING SCHEDULE NTS



- NOTES:**
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

9 HOSE END CAP NTS



Pistacia x 'red push' (red push pistache)



Quercus 'joan lionetti' (joan lionetti live oak)



Justicia californica (chuparosa)



Ruellia brittoniana (Mexican petunia)



Bouteloua 'blonde ambition' (blue grama)



Justicia spicigera (mexican honeysuckle)



Asclepia linearis (pineleaf milkweed)



Parthenocissus spp. (hacienda creeper)



Bignonia capreolata (tangerine cross vine)



Fouquieria macdougalii (mexican tree ocotillo)



LOHSE FAMILY YMCA

ARC studios inc.

LANDSCAPE PALETTE



Carnegiea gigantea (*saguaro*)



Euphorbia antisyphilitica (*candelilla*)



Aloe barbadensis (*african aloe*)



Aloe x 'blue elf' (*blue elf aloe*)



Desert brown gravel



Kino blue gravel



LOHSE FAMILY YMCA

ARC studios inc.

LANDSCAPE PALETTE

CDRC – Zoning Comments

Project: LOHSE YMCA Renovation
60 W Alameda St
Parcel number: 1171101E

In Review - DP22-0157

Michael Becherer, AIA
Swaim Associates LTD Architects AIA
(520) 326-3700
mbecherer@swaimaia.com

CDRC – HISTORIC REVIEW

Project: LOHSE YMCA Renovation
60 W Alameda St
Parcel number: 1171101E

No Historic Review Required

Michael Becherer, AIA
Swaim Associates LTD Architects AIA
(520) 326-3700
mbecherer@swaimaia.com

CDRC – Neighborhood Meeting

Project: LOHSE YMCA Renovation
60 W Alameda St
Parcel number: 1171101E

Not Required

Michael Becherer, AIA
Swaim Associates LTD Architects AIA
(520) 326-3700
mbecherer@swaimaia.com

Parcel Number: 117-11-001E

Property Address

Street Number	Street Direction	Street Name	Location
50	W	ALAMEDA ST	Tucson
60	W	ALAMEDA ST	Tucson
222	N	CHURCH AV	Tucson
250	N	CHURCH AV	Tucson

Contact Information

Property Owner Information:	Property Description:
PIMA COUNTY 00000-0000	TUCSON RESUB BLOCK 180 WLY PTN

Valuation Data

Property Appraiser:		Phone:					
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2022	COMMERCIAL (1)	17.5	\$1,907,550	\$12,887,483	\$14,795,033	\$14,795,033	\$2,589,131
2023	COMMERCIAL (1)	17.0	\$1,907,550	\$13,934,433	\$15,841,983	\$15,534,785	\$2,640,913

Property Information

Township:	14.0	Section:	12	Range:	13.0E
Map:	3	Plat:	82	Block:	180
Tract:		Land Measure:	76,302.00F	Lot:	00001
Census Tract:	100	File Id:	1	Group Code:	000
Use Code:	9620 (COUNTY COMMERCIAL PROPERTY)			Date of Last Change:	3/10/2020

Valuation Area

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
31	1111044 DEL	01020201	03082 DEL	30

Recording Information (11)

Sequence No.	Docket	Page	Date Recorded	Type
20181090604	0	0	4/19/2018	AG
20181090603	0	0	4/19/2018	AAG
20081240006	13336	86	6/26/2008	AG
20081240003	13336	12	6/26/2008	WTDEED
20081240002	13336	3	6/26/2008	WTDEED
20041850601	12393	2112	9/23/2004	WTDEED
92023572	9232	1729	2/24/1992	OR
91069986	9058	1238	6/12/1991	OR
0	8573	1097	7/6/1989	
0	8673	1985	11/29/1989	
0	8737	2246	3/5/1990	

Commercial Characteristics

Commercial Summary				
Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	261,229	\$13,934,433	\$0	\$0

Commercial Detail							
SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1997	275/3	0000000	56,045	\$8,327,160	\$6,340,300	CITY CLUB
001-002	1997	291/3	0000000	205,184	\$10,335,863	\$7,441,821	PARKING GARAGE ABOVE GRADE
002-001	1997	101/3	0000000	0	\$223,168	\$152,312	COMMERCIAL YARD IMPROVEMENTS

Permits (9)											
Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T00ME01079	COTH ~ FINAL	10/11/2000	10/11/2000	TUC	\$0	0					
Description: PRESSURE VESSEL INSPECTION: TUC-23437											
T98ME00623	COTH ~ FINAL	08/18/1998	05/05/1998	TUC	\$0	0					
Description: PRESSURE VESSEL CERTIFICATE:TUC-21411,23437,21412,21171											
P22BP05949	CTI ~ ISSUED	06/03/2022		ACC	\$0	0	3/*				
Description: Tenant improvement: Lohse YMCA - includes update of all finishes, lighting, plumbing fixtures, locker rooms & pool. Some reconfiguration of the existing lobby w/ HVAC updates to match											
P20BP04970	CALT ~ FINAL	07/30/2020	01/29/2021	ACC	\$100,036	1,942	3/*	09/01/2020			0
Description: LOHSE YMCA Renovation of existing locker rooms											
P20BP04970	CALT ~ FINAL	07/30/2020	01/29/2021	ACC	\$100,036	1,942	3/*	09/01/2020			60
Description: LOHSE YMCA Renovation of existing locker rooms											
P20BP04970	CALT ~ FINAL	07/30/2020	01/29/2021	ACC	\$100,036	1,942	3/*	09/01/2020	06/23/2021		100
Description: LOHSE YMCA Renovation of existing locker rooms											
P20BP04970	CALT ~ FINAL	07/30/2020	01/29/2021	ACC	\$100,036	1,942	3/*	09/01/2020	06/24/2021		100
Description: LOHSE YMCA Renovation of existing locker rooms											
P20BP02967	CALT ~ Permit Expired	05/13/2020		ACC	\$0	0	3/*	09/01/2020			60
Description: Phase 1 of partial interior renovation of the men's and women's locker rooms at the LOHSE YMCA: demolition of partitions, saw cutting slab and trenching for new sanitary below grade, wall and floor tile finishes removals, removal of drywall ceiling, sauna											
T15CM01865	COTH ~ FINAL	03/20/2015	04/08/2015	TUC	\$0	0					0
Description:											

Notes (10)	
Created: 6/24/2021 Modified: 6/24/2021	2023N- No change to use code at 9620. No change to Land/IMP class at 1/0. Permit P20BP04970 locker room renovation complete. No change to IMP 001-1 effective age. Updated photo in BookMap.
Created: 9/1/2020 Modified: 9/1/2020	2022N No change to use code 9620. No change to Land/IMP class 1/0. Renovation to locker rooms underway. Updated Photos in Book-map.
Created: 9/30/2019 Modified: 9/30/2019	2019 verified limited value after govt split ARS 42-13302(D)(1) rule b
Created: 5/7/2018 Modified: 5/7/2018	TRCNo 1800663: re parcel child per batch #24581
Created: 1/5/2018 Modified: 1/5/2018	2019 re parcel arc 2018 batch 24581 back from section
Created: 12/18/2017 Modified: 12/18/2017	2019N No change to use code 9620. Update Land class from 2/0 to 1/0. Update IMP class from 0/0 to 1/0. Parcel 117-11-001C becomes 001E and 001F. Transferred all CCS improvements. Updated APEX/Photos in Book-Map.
Created: 11/27/2017 Modified: 11/27/2017	Split:2018 re parcel after sq20171810060 batch 24581 area calc w:\travcad\sq20171810060.dwg(76302sf)
Created: 6/28/2010 Modified: 6/28/2010	12393-2112 PARCEL 4 ERROR IN LEGAL, PARAGRAPH 5 S 66-50-00 W SHOULD READ S 86-50-00 W TO CLOSE. MAYBE A SCRIVENERS ERROR WE ARE NOT AWARE OF. NO CHANGE TO OWNERSHIP AS DEED IS HISTORICAL.
Created: 6/24/2010 Modified: 6/24/2010	2010 GOVERNMENT EXEMPT, UPDATE USE TO REMOVE LEASE INDICATOR (117-12-0110)
Created: 7/17/2008 Modified: 7/17/2008	12393-2112 CORRECTED BY 13336-0003

ASSESSOR'S RECORD MAP

(RESUB 03/071 M&P)

117-11

TUCSON RESUB BLOCK 180

LOTS 001-004

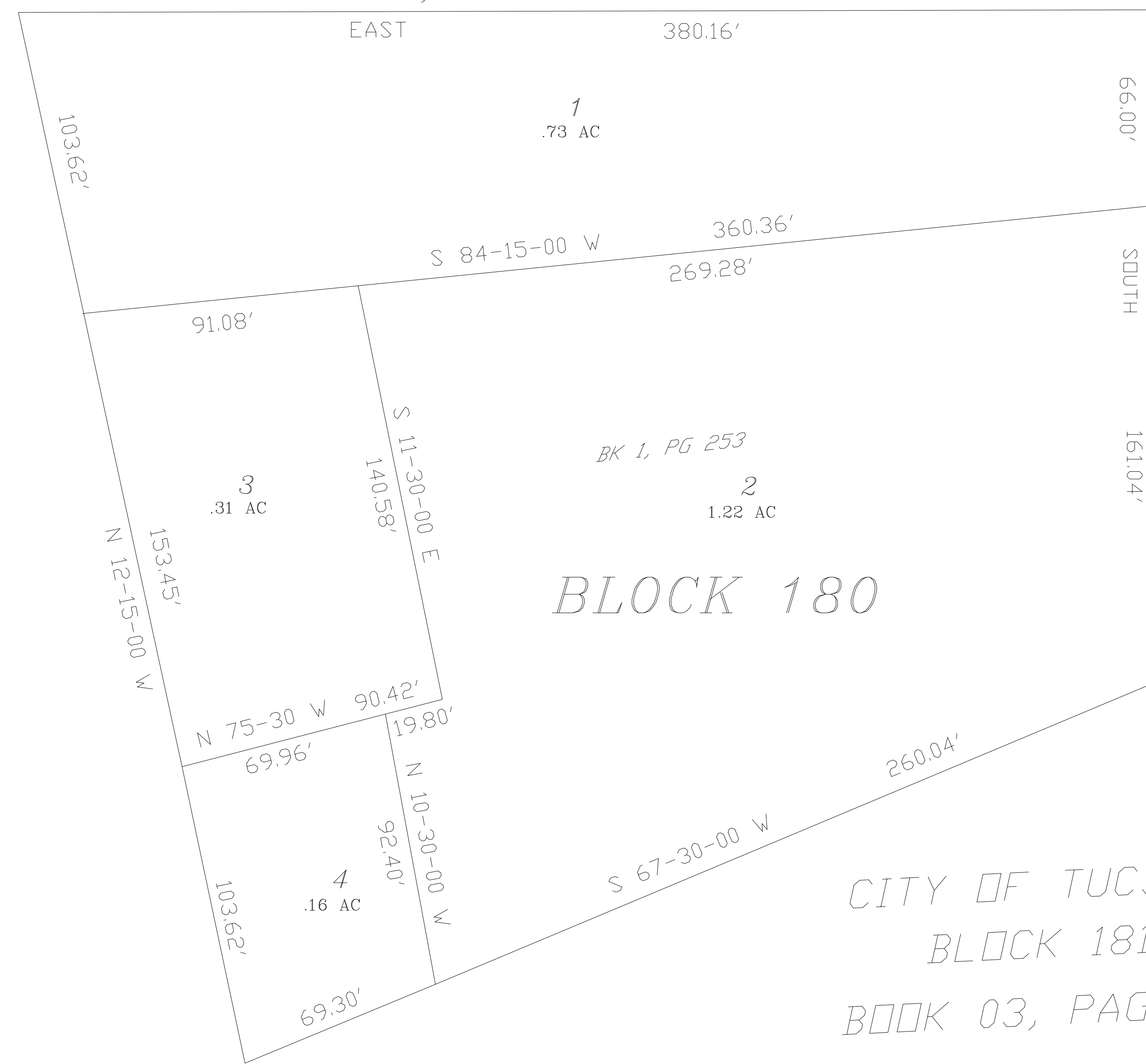
CITY OF TUCSON
BLOCK 174
BOOK 03, PAGE 071

COUNCIL STREET

CITY OF TUCSON
BLOCK 179
BOOK 04, PAGE 076

BLOCK 180 (ORIGINAL)
CITY OF TUCSON
BOOK 03, PAGE 071 M&P

CITY OF TUCSON
BLOCK 254
BOOK 04, PAGE 081-A



CHURCH STREET

STONE AVENUE

ALAMEDA STREET

CITY OF TUCSON
BLOCK 181
BOOK 03, PAGE 071

CITY OF TUCSON
BLOCK 193
BOOK 03, PAGE 071



AIR SPACE FOR FLOORS 3-6

2019-1

S12,T14S,R13E

:\MP03\03082- 12/14/17 3995



FEET

pima
county
assessor