

# PLANNED AREA DEVELOPMENT OVERLAY FOR APACHE ASL TRAILS

LOTS 10 THRU 15, BLOCK 4, VICTORY TRACT - BOOK 31 AT PAGE 6 PART OF THE NW 1/4, SEC. 19, T. 1 N., R. 5 E.,  
GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

## ACKNOWLEDGMENT:

STATE OF ARIZONA )  
 ) S.S.  
COUNTY OF MARICOPA )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ OF \_\_\_\_\_ A \_\_\_\_\_ CORPORATION, AND THAT HE BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.  
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES:

## LEGAL DESCRIPTION:

PARCEL 1: THE SOUTH 05.48 FEET OF LOT 10, BLOCK 4, VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 31 OF MAPS, PAGE 6;  
PARCEL 2: LOT 10, BLOCK 4, VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 31 OF MAPS, PAGE 6;  
EXCEPT THE SOUTH 07.50 FEET THEREOF;  
PARCEL 3: THE SOUTH 07.50 FEET OF LOT 10, BLOCK 4, VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 31 OF MAPS, PAGE 6;  
EXCEPT THE SOUTH 05.48 FEET THEREOF;  
PARCEL 4: LOT 11, BLOCK 4, VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 31 OF MAPS, PAGE 6;  
EXCEPT THAT PORTION AS SET FORTH IN THAT CERTAIN FINAL JUDGMENT IN CONDEMNATION, IN RECORDING NO. 2067475011;  
PARCEL 5: LOT 12, BLOCK 4, VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 31 OF MAPS, PAGE 6;  
PARCEL 6: LOT 13, BLOCK 4, VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 31 OF MAPS, PAGE 6 AND THE WEST 30 FEET OF LOT 14, BLOCK 4;  
EXCEPT THE NORTH 10 FEET THEREOF;  
PARCEL 7: LOT 14, BLOCK 4, VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 31 OF MAPS, PAGE 6 EXCEPT THE WEST 30 FEET AND THE NORTH 10 FEET THEREOF;  
EXCEPTING FROM EACH OF THE AFORESAID PARCELS ANY PORTION OF THESE PREMISES CONVEYED IN, OR SUBJECT TO THE CITY OF TOMB, ARIZONA IN FINAL ORDER OF CONDEMNATION, AS BEING ORDERED IN RECORDING NO. 2067475011 AND RECORDING NO. 2067475011 AND IN FINAL ORDER OF CONDEMNATION IN RECORDING NO. 2067475011 AND AMENDED IN RECORDING NO. 20674661717 AND RECORDING NO. 07222026;  
AREA = 90,304.61 SQ. FT. = 2.2719 ACRES

## REFERENCES:

R1: SURVEY NO. 1, (BROADWAY, GILBERT & ASSOCIATES, INC.) BOOK 30 AT PAGE 41  
R2: RESULTS OF SURVEY, (STANLEY CONSULTANTS, INC.) BOOK 30 AT PAGE 45  
R3: VICTORY TRACT, P. N. HORNQUIST ENGINEER, BOOK 31 AT PAGE 6  
R4: TOMB, ARIZONA SURVEY CONTROL, (MORAN & ASSOCIATES ENGINEERING, CO., INC.)

## OWNER / DEVELOPER

CARDINAL CAPITAL MANAGEMENT, INC.  
135 S. 84TH STREET, SUITE 100  
MILWAUKEE, WI 53214  
(414) 727-9902

## GENERAL NOTES

TYPE OF CONSTRUCTION PER INTERNATIONAL BUILDING CODE  
BUILDING CONSTRUCTION TYPE V-A  
PARKING UNDER BUILDING CONSTRUCTION TYPE D-B  
INDICATE IF BUILDINGS WILL BE EQUIPPED WITH AN AUTOMATIC EXTINGUISHING SYSTEM PER CITY OF TOMB, AZ.  
YES, BUILDING WILL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM.

## PROJECT DATA

PROPERTY LINES, EASEMENTS, PHASE LINES, EASEMENTS, AND SUBDIVISIONS  
LOT A FRONT (APACHE BLVD.) = 6 FT LOT B FRONT (APACHE BLVD.) = 6 FT  
REAR = 30'0" REAR = 30'0"  
STREET (ELEVATION) = 6'6" SIDE (CANAL) = 6 FT  
SIDE (LOT B) = 6 FT SIDE (LOT A) = 6 FT

PARCEL SIZE  
LOT A GROSS SIZE = 76,458 SF (1.72 ACRES)  
LOT B GROSS SIZE = 63,942 SF (1.32 ACRES)

GENERAL PLAN AND PROJECTED LAND USE & PROJECTED DENSITY (EXISTING PROJECTED LAND USE) MIXED USE  
PROJECTED DENSITY MEDIUM DENSITY (MAX. 15 DU PER ACRE)

ZONING (EXISTING AND PROPOSED) AND INDICATE IF PROPERTY IS IN AN OVERLAY DISTRICT.  
EXISTING ZONING: CSS-MD-4  
EXISTING PROPERTY IS IN THE TRANSPORTATION OVERLAY DISTRICT (TAD-2)

PROPOSED ZONING: MD-4 HIGH DENSITY (1-25 DU PER ACRE)

BUILDING AREA = 150,000 SF TOTAL BOTH LOTS  
LOT A = 85,000 SF TOTAL BOTH LOTS  
LOT B = 65,000 SF TOTAL BOTH LOTS  
LOT A CONSTRUCTION AND RETAIL = 65,000 SF, (20% STORES ABOVE GRADE PARKING BELOW)

BUILDING FOOTPRINT LOT A = 23,013 SF 1-1 R = 10,145 SF  
LOT B = 23,013 SF 1-1 R = 10,145 SF

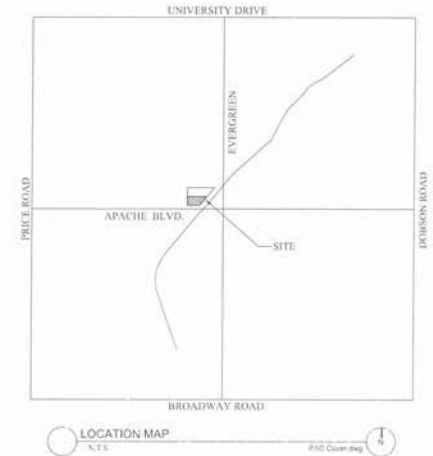
PERCENTAGE OF LOT A COVERAGE = BUILDING FOOTPRINT / PARCEL SIZE OF LOT A (GROSS SIZE)  
30% = 23,013 SF / 76,458 SF

PERCENTAGE OF LOT B COVERAGE = BUILDING FOOTPRINT / PARCEL SIZE OF LOT B (GROSS SIZE)  
36% = 23,013 SF / 63,942 SF

HEIGHT OF BUILDING = 45'0"

NUMBER OF STORES = THREE (3) STORES

RESIDENTIAL DENSITY NUMBER AND TYPE OF UNITS: 61 UNITS/ACRE  
APARTMENT: 48 - 2 BEDROOM AND 27 - 1 BEDROOM, 1-78 TOTAL  
CONDOS/ESOP: 12 - 2 BEDROOM AND 24 - 1 BEDROOM = 48 TOTAL



PARKING REQUIRED WITHIN		
LOT A	REQUIRED	REQUESTED / PROVIDED
VEHICLES	131	80
BIKE RACKS	131 SPACES	16 SPACES
LOT B	REQUIRED	REQUESTED / PROVIDED
VEHICLES	89	109
BIKE RACKS	*	*
TOTAL VEHICLES	219	189

THE TAG-OUT APARTMENTS WILL BE OCCUPIED BY DEAF SENIORS. PAST EXPERIENCE HAS INDICATED THAT APPROXIMATELY 90% OF THE OCCUPANTS WILL DRIVE AND OWN PERSONAL VEHICLES. THEREFORE, REDUCTION IN THE REQUIRED NUMBER OF OCCUPANT SPACES FOR THE APARTMENTS IS REQUESTED.

LOT A  
REQUIRED BUILDING OCCUPANT ONLY:  
91 (85 = 24 STALLS)

LOT B  
REQUIRED BUILDING OCCUPANT ONLY:  
89 (85 = 24 STALLS)

TOTAL REQUESTED RESIDENTIAL OCCUPANT ONLY = 180 STALLS  
219 REQUESTED PARKING - 180 STALLS = 39 STALLS REQUIRED

THEREFORE, 39 STALLS REQUIRED BY THIS PAGE.  
189 STALLS PROVIDED = 179 STALLS REQUIRED

LANDSCAPE AREA ON-SITE

LOT A: 20%  
LOT B: 20%

## APPROVAL

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEVELOPMENT SERVICES

DS071108

PAD07025

REC07074

CONDITIONS OF APPROVAL: PAD06000

REC07074

PAD07025

DS071108



WELMAN SPERIDES MICKELBERG ARCHITECTS

4830 NORTH CAMPBELL AVE
SUITE NO 268
TUCSON, ARIZONA 85719
TEL: 520.408.1100
WWW.WSMARCH.COM

APACHE ASL TRAILS

2428 EAST APACHE BLVD
TEMPE, ARIZONA 85281



EXPIRES 03/31/25

Table with 2 columns: REV NO, DATE and PERMIT RESUBMITTAL DATE. Includes rows for permit resubmittals and comments.

SITE PLAN, LOCATION PLAN, AND CITY OF TEMPE SITE PLAN CHECKLIST

A1.1

REFERENCES:
R1: MARTHUR NO. 1 (BRADY-ALLERICH & ASSOCIATES, INC.) BOOK 308 AT PAGE 11; E2: RESULTS OF SURVEY, (STALEY CONSULTANTS, INC.) BOOK 81 AT PAGE 8; R3: VICTORY TRACT, (J. N. HOLMQUIST, ENGINEER) BOOK 31 AT PAGE 6; R4: TEMPE, ARIZONA SURVEY CONTROL, (MCDUSTED ENGINEERING CO., INC.)

LEGAL DESCRIPTION:
LOT 1 OF APACHE ASL TRAILS ACCORDING TO THE SUBDIVISION PLAN RECORDED IN BOOK 777 AT PAGE 777 OF SURVEYS IN THE RECORDS OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION
SCALE: N.T.S.

- 1. REVISED CITY OF TEMPE CHECKLIST.
2. REVISED KEYNOTES.
3. ADDED LINE TO INDICATE EXTENT OF PATIOS AND BUILDING ABOVE ON SITE PLAN.
4. REVISED LOCATION OF UNIT PAVERS AT DRIVE.

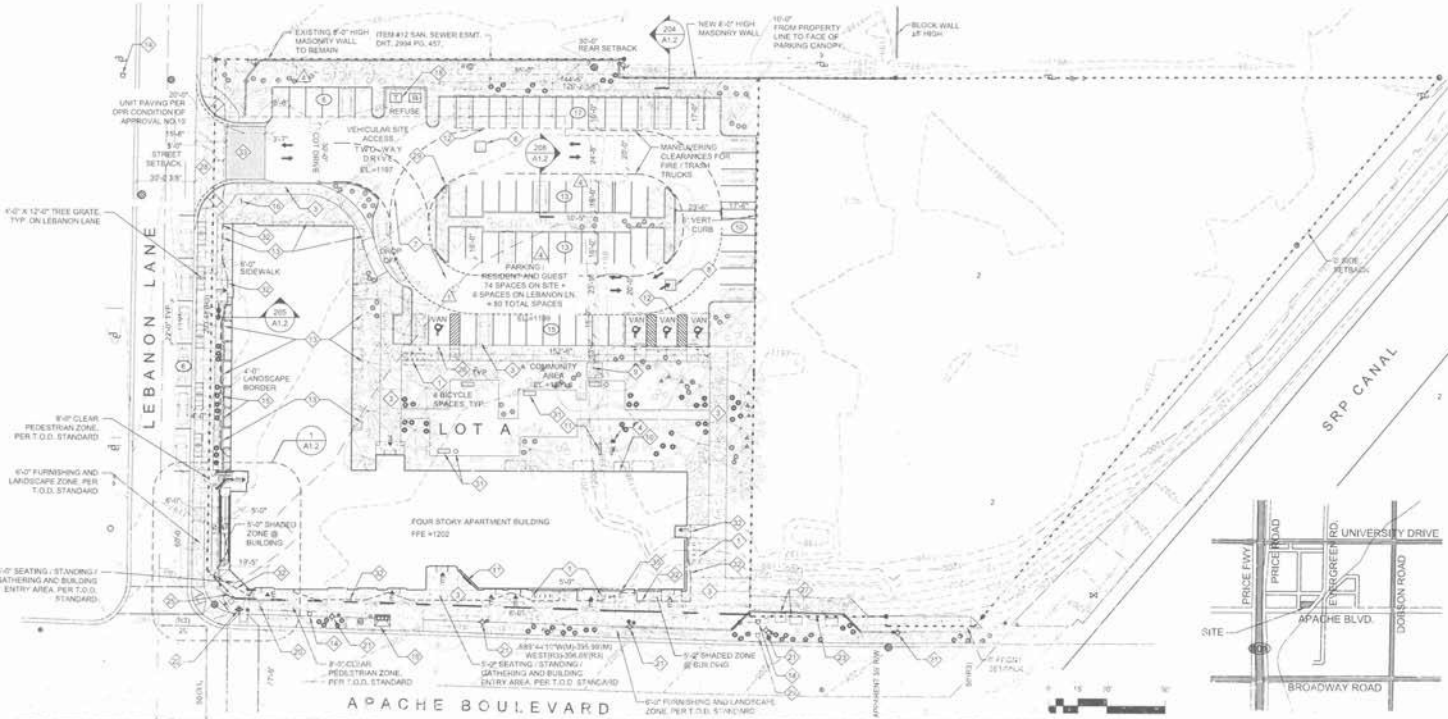
SITE PLAN KEYNOTES

- 1. BICYCLE PARKING, CONSTRUCT PER CITY OF TEMPE PUBLIC WORKS DEPARTMENT, DETAIL T-518.
2. TRAFFIC GRADE GREASE INTERCEPTOR MANHOLE AND SAMPLE BOX, REFER TO PLUMBING.
3. CONCRETE PEDESTRIAN WALK: NOT TO EXCEED 1% SLOPE IN DIRECTION OF TRAVEL AND 2% GROSS SLOPE.
4. REDUCED PRESSURE BACKFLOW PREVENTER, REFER TO PLUMBING.
5. LIGHT POLE.
6. BENCH.
7. ASPHALT DRIVEWAY.
8. CATCH BASIN, REFER TO CIVIL.
9. 8'0" X 4'0" CONCRETE TRANSFORMER PAD.
10. HOSE RIB FOR DOG WASH, REFER TO PLUMBING.
11. REDUCED PRESSURE BACKFLOW PREVENTER FOR FIRE PROTECTION SYSTEM, REFER TO PLUMBING.
12. PRE-ENGINEERED METAL PARKING CANOPY, REFER TO DETAIL D.208 (A1.2). PARKING CANOPY SYSTEM WITH SECTION 9.453 - 4.00 FOR VEHICLE RELATED OCCUPANCIES (CITY AMENDMENTS TO THE 2003 IBC), THE AIRFLOW SPRINGERS ARE NOT REQUIRED.
13. APARTMENT PATIO.
14. EXISTING FIRE HYDRANT.
15. PLANTER, TYP. ON LEBANON LANE.
16. MONUMENT SIGN, SEPARATE SIGN PACKAGE.
17. ENTRY SIGN, SEPARATE SIGN PACKAGE.
18. DOUBLE CONTAINER ENCLOSURE EXCLUSIVELY FOR REFUSE, CONSTRUCT WALLS, PAD AND BOLLARDS PER CITY OF TEMPE DEVELOPMENT SERVICES DEPARTMENT, DETAIL D5-116.
19. BUS STOP.
20. SRP EASEMENT.
21. EXISTING LIGHT POLE, COORDINATE RELOCATION WITH ELECTRICAL AND CIVIL.
22. EXISTING STREET SIGNAL, MODULAR POLE, CITY OF TEMPE PUBLIC WORKS DEPARTMENT, DETAIL T-340 (SRP).
23. MASONRY SEAT WALL.
24. FOR ACCESSIBLE PARKING DIMENSIONS, LAYOUT AND SIGNAGE REFER TO CIVIL.
25. STRUCTURE ABOVE DOES NOT ENCHANCE INTO PUD-OF-WAY, THEREFORE NO (EMPAZAMENTO) FURTER REQUIRED, SEE SHEET A1.2.
26. REFER TO CITY OF TEMPE PUBLIC WORKS DEPARTMENT, DETAIL T-360 FOR PARKING LAYOUT STANDARDS AND ACCESSIBLE PARKING SIGNS.
27. EXISTING SWITCH CABINETS.
28. ACCESSIBLE PUBLIC SIDEWALK SPACIS.
29. NEW FIRE HYDRANT, REFER TO CIVIL.
30. FIRE DEPARTMENT BARRAGE CONNECTION, REFER TO PLUMBING.
31. SITE FURNISHINGS, REFER TO LANDSCAPE.
32. LINE INDICATES PATIO AND EXTENT OF BUILDING ABOVE. PATIOS AND BUILDING ABOVE DO NOT EXTEND INTO PUD-OF-WAY.
33. UNIT PAVERS: COMPANY: PAVESTONE, HOLLAND STONE - (3) PAVERS, COLOR: 3 TONE BROWN, PATTERN: NUMBERBOND, REFER TO SPEC.
34. RELOCATED BIKE PARKING AT SOUTHWEST CORNER OF PARKING LOT.
35. LOCATED ACCESSIBLE PARKING SPACIS.
36. REVISED SIDEWALK AT CORNER OF APACHE BLVD. AND LEBANON LANE TO ALLOW FOR CLEAR PEDESTRIAN ZONE AROUND SRP EASEMENT.
37. DELETED PARKING SPACES AND REVISED SIDEWALK ALONG SOUTH EDGE OF PARKING LOT.
38. REVISED PROPERTY LINE ALONG APACHE BLVD.
39. ADDED DIMENSION FROM NORTH PROPERTY LINE TO FACE OF PARKING CANOPY.
40. LOCATED NEW FIRE HYDRANTS.
41. REVISED CITY OF TEMPE CHECKLIST.
42. REVISED LENGTH OF SEAT WALL ALONG APACHE BLVD.
43. REVISED LEGAL DESCRIPTION.
44. REVISED KEYNOTES.



2 LOCATION MAP
SCALE: N.T.S.

1 SITE PLAN
SCALE: 1" = 30'



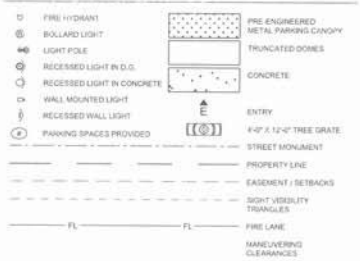
CITY OF TEMPE PRELIMINARY SITE PLAN CHECKLIST

- A. SUBMITTED BY: WELMAN SPERIDES MICKELBERG ARCHITECTS PLC
B. PROJECT NAME: APACHE ASL TRAILS
C. SITE ADDRESS: 2428 EAST APACHE BOULEVARD, TEMPE, AZ 85281
D. PROPOSED USES AND/OR SCOPE OF WORK: DEVELOPMENT OF A NEW MIXED SITE, INCLUDING 3-STREET-LEVEL, RETAIL, APARTMENTS AND CONDOS CO-OP
E. LIST ALL USE PERMITS OR VARIANCES REQUESTED: GENERAL PLAN AMENDMENT TO CHANGE DENSITY TO HIGH-DENSITY (GREATER THAN 25 D.U. PER ACRE) AND 19-ZONING FROM C-55 TO M-14
F. LOCATION MAP ORIENTED THE SAME DIRECTION: SEE LOCATION MAP, NO. 2, A1.1
G. BAR SCALE AND NORTH ARROW: SEE SITE PLAN NO. 1, A1.1
H. LEGAL DESCRIPTION: SEE SITE PLAN, NO. 3, A1.1
I. PROPERTY LINES, LEASE LINES, PHASE LINE, EASEMENTS, AND SETBACKS:
LOT A: FRONT (APACHE BLVD) = 3 FT, REAR (STREET LEBANON) = 3 FT, SIDE (CANAL) = 5 FT, SIDE (LOT B) = 5 FT
LOT B: FRONT (APACHE BLVD) = 8 FT, REAR (STREET LEBANON) = 3 FT, SIDE (CANAL) = 5 FT, SIDE (LOT A) = 5 FT
J. PARCEL SIZE:
LOT A: GROSS SIZE = 79,454 SF (1.82 ACRES), LOT B: GROSS SIZE = 69,942 SF (1.52 ACRES)
K. GENERAL PLAN 2020 PROTECTED LAND USE AND PROJECTED DENSITY: (EXISTING) PROTECTED LAND USE: MIXED USE, PROJECTED DENSITY: MEDIUM DENSITY (MAX. 15 D.U. PER ACRE)
L. ZONING (EXISTING AND PROPOSED), AND INDICATE IF PROPERTY IS IN AN OVERLAY DISTRICT: EXISTING ZONING: C-55 (M-14), EXISTING PROPERTY IS IN THE TRANSPORTATION OVERLAY DISTRICT (T.O.D.), PROPOSED ZONING: M-14 (HIGH DENSITY CO-OP D.U. PER ACRE)
M. BUILDING AREA = 118,000 SF TOTAL BOTH LOTS
LOT A: APARTMENTS AND RETAIL = 483,230 SF (IF FOUR STORIES ABOVE GRADE)
LOT B: CONDOS, CO-OP AND RETAIL = 423,200 SF (IF FOUR STORIES ABOVE GRADE, PARKING BELOW)
BUILDING FOOTPRINT: LOT A: 423,513 SF, LOT B: 415,195 SF
PERCENTAGE OF LOT A COVERAGE = BUILDING FOOTPRINT / PARCEL SIZE OF LOT A (GROSS SIZE) = 423,513 SF / 79,454 SF = 53.3%
PERCENTAGE OF LOT B COVERAGE = BUILDING FOOTPRINT / PARCEL SIZE OF LOT B (GROSS SIZE) = 415,195 SF / 69,942 SF = 59.4%
HEIGHT OF BUILDING = 45'-0"
NUMBER OF STORIES = 4 TO SIX
N. TYPE OF CONSTRUCTION PER INTERNATIONAL BUILDING CODE: BUILDING CONSTRUCTION: TYPE I-B, PARKING (UNDER BUILDING) CONSTRUCTION: TYPE B-B

- INDICATE IF BUILDING(S) WILL BE EQUIPPED WITH AN AUTOMATIC EXTINGUISHING SYSTEM PER CITY OF TEMPE, IBC. YES: BUILDING WILL HAVE AN AUTOMATIC WET PIPE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. REFER TO IBC 2023 SECTION 903.3.1.1 AND MECHANICAL SPECIFICATIONS.
RESIDENTIAL DENSITY, NUMBER AND TYPE OF UNITS: 41 UNITS/ACR
APARTMENT: 41 - 2 BEDROOM AND 21 - 1 BEDROOM + 75 TOTAL CONDOS CO-OP: 37 - 2 BEDROOM AND 28 - 1 BEDROOM + 65 TOTAL
PARKING REQUIRED FOR THIS PROJECT (LOT A):
PARKING FOR MOTOR VEHICLES AND BICYCLES REQUIRED:
PARKING STANDARDS PER TOD:
OCCUPANT PARKING = 0.7 PER BEDROOM
GUEST PARKING = 0.2 PER UNIT
APARTMENT RESIDENTS: 27 UNITS @ 650 SF/UNIT = 17,550 SF
42 UNITS @ 600 SF/UNIT = 25,200 SF
75 UNITS TOTAL: 122,850 SF + 93 STALLS (OCCUPANT)
TOTAL RESIDENT PARKING REQUIRED = 108 STALLS
THE TAX-CREDIT APARTMENTS WILL BE OCCUPIED BY DEAF SENIORS. PAST EXPERIENCE HAS INDICATED THAT APPROXIMATELY 50% OF THE OCCUPANTS WILL DRIVE AND OWN PERSONAL VEHICLES. THEREFORE, A 30% REDUCTION IN THE REQUIRED NUMBER OF OCCUPANT SPACES FOR THE APARTMENTS IS REQUESTED.
REQUIRED REDUCTION ON OCCUPANT ONLY PER PAD: 93 X 50% = 46.5 STALLS
75 - 52 = 23 STALLS REQUIRED FOR APART RESIDENTS
OFFICE (EMPLOYEE USE) - 1 SPACE PER 300 SF BELOW:
BEAUTY SALON: 400 SF / 300 = 1.33 TOOD REDUCTION = 2
VCO OFFICE: (148 SF / 300) + 0.5 TOOD REDUCTION = 1
MANAGER'S OFFICE: (142 SF / 300) + 0.5 TOOD REDUCTION = 1
TOTAL OFFICE PARKING REQUIRED: 4
PARKING SUMMARY: LOT A
REQUIRED PARKING: 76
PROVIDED PARKING: 76
APARTMENTS: 76
OFFICE USE: 4
TOTAL STALLS REQUIRED: 80
PARKING IS LOCATED AS FOLLOWS:
ON LOT A: 74 STALLS, 6 STALLS
ON STREET (LEBANON): 80 STALLS
TOTAL PARKING REQUIRED EQUALS TOTAL PARKING PROVIDED. THEREFORE THIS SITE PLAN IS IN COMPLIANCE WITH CITY OF TEMPE PARKING REQUIREMENTS.

- LANDSCAPE AREA UNDER: LOT A: 20%, LOT B: 20%
FIRE HYDRANT: ON-SITE (6) WITHIN 150' OF THE 24-TH STREET EXISTING AND NEW HYDRANT LOCATIONS WITHIN LOT, SEE PLAN, REFER TO SHEET A1.1 AND CIVIL.
REVISION FOR ALL SITE STORM WATER WILL OCCUR BEYOND THE ON-GRADE PARKING LOT
WIRE MACHES: BICYCLE STORAGE AREA
USE:
2,500 SF RESTAURANT: 5 SPACES
7,500 SF RETAIL: 4 SPACES
85 SF BICYCLES: 2 SPACES
TOTAL REQUIRED: 111 SPACES
58 SPACES, 52 SPACES, 24 SPACES
NOTE TO THE DESIGNER: ONLY USE OF THE RESIDENTIAL UNITS, A 50% REDUCTION IN SPACES IS PROPOSED.
LOT A: 23 SECURE BIKER SPACES WILL BE PROVIDED NEAR THE MAIN BUILDING ENTRANCES.
PARKING NOTE:
TOTAL PARKING PROVIDED IN PHASE 1 = 108 PARKING SPACES.
108 PARKING SPACES - 92 PARKING SPACES REQUIRED PER PAD APPROXING NO. 7
PHASE 1 IS DEFINED AS LOT A AND A PORTION OF LOT B, REFER TO CONSTRUCTION PHASES ON SITE PLAN, NO. 1 (A1.1)

SITE PLAN LEGEND





WELMAN SPERDES MICKELBERG ARCHITECTS

4330 North Campbell Ave  
Tucson, Arizona 85718

520.408.1044 Tel  
520.408.1170 Fax  
WSMARCH.COM Web

www.wsmarchitects.com

PROJECT

APACHE ASL TRAILS  
INDUSTRIAL PARK BUILDING  
TUCSON, ARIZONA



REVISIONS  
1 PERM REQUIRED/ETAL 08.11.26  
2 PERM REQUIRED/ETAL 05.16.26  
3 TEMP COMMENTS 04.11.26

PROJECT NO: 17000  
OWNER: ANDRUS COO  
DATE: March 10, 2006  
FLOOR PLAN: 11/16/2006 7:44:16 PM

PROJECT NAME:  
FIRST FLOOR  
PLAN, WALL TYPES  
AND NOTES

DATE: 11/16/2006 7:44:16 PM

A2.0

TYPICAL NOTES FOR ALL WALL TYPES

- 1. SEE STRUCTURAL DRAWINGS FOR SHEAR AND BEARING WALL LOCATIONS. ALL STRUCTURAL WALLS SHALL USE A ONE-HOUR FIRE RATING.
2. SEE STRUCTURAL DRAWINGS FOR CONCRETE AND MASONRY WALL REINFORCING.
3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED WOOD.
4. SEE MORTAR RESISTANT SIPHON BOARD AT PARTITIONS LOCATED IN MOIST AREAS OR SCHEDULED TO RECEIVE DOMESTIC WALL TILE INCLUDING BUT NOT LIMITED TO BATHS, TOILET ROOMS, JANITARY CLOSETS, AND LAUNDRY ROOMS.
5. PROVIDE 2x6 JOIST REINFORCEMENT FOR ALL MASONRY JOISTS. INDICATOR OF FUTURE JOIST BARS BY OTHERS LOCATE AS DESIGNATED PER SHEET A3 AND A4.
6. PROVIDE DOUBLE STUDS AT EACH SIDE OF OPENINGS. EXTEND STUDS FROM FLOOR TO LINDERAGE OF STRUCTURE ABOVE.
7. PROVIDE SCHEDULED BLOCKS IN PARTITIONS FOR WALL-HANG STEAM INCLUDING BUT NOT LIMITED TO DOOR STOPS, TOILET ACCESSORIES, SHIP BATH, TACK BOARDS, MARKER BOARDS AND TOILET PARTITIONS. ALLOWING USE OF WOOD PANELS OTHERWISE PROHIBITED.
8. REFER TO SELECTED JOIST PLANS FOR LOCATIONS AND EXTENTS OF FIRE-RATED PARTITIONS AND PARTITIONS EXTENDING TO DECK.
9. ALL FIRE-RATED AND ACoustICATED PARTITIONS SHALL EXTEND TO AND CLOSE-OFF TO SOLID STRUCTURE ABOVE.
10. PROVIDE CONTROL JOINTS IN PARTITIONS AS INDICATED.
11. MAINTAIN CONTINUITY OF FIRE-RATED PARTITIONS AT INTERSECTIONS WITH HORIZONTAL OR VERTICAL PARTITIONS.
12. ALL OUTSIDE CORNERS OF SIPHON BOARD PARTITIONS SHALL HAVE METAL CORNER BORDERS.
13. TERMINATE ALL SIPHON BOARD EDGES WITH DRAINAGE MATERIALS AND EDGES EXPOSED TO VIEW WITH NON-ABSORBED METAL CASING PER ARCHITECT REFERENCE BOOK AND REALITY FALL THROUGH UNLESS OTHERWISE INDICATED.
14. PROVIDE BRACKETS AS RECOMMENDED BY STUD MANUFACTURER AT ALL CHASE WALLS.
15. PROVIDE SIPHON BOARD ON ALL FOUR SIDES OF OVERHUNG FRAMED-OR CHIMNEYS. USE SAME NUMBER OF LAYERS AND TYPE OF SIPHON BOARD AS FOR SOLE PARTITION WITH OVERHANG PROTECTION.
16. DIMENSIONS IN PLANS OF ALL MASONRY PARTITIONS AND OTHER MASONRY ELEMENTS TO THE FACE OF FINISH SURFACE.
17. DIMENSIONS OF EXTERIOR PARTITION WALLS TO THE FACE OF FINISH SURFACE.
18. DIMENSIONS OF EXTERIOR STUD WALLS PROJECTING FROM FACE OF BUILDING TO EXTERIOR FACE OF STUD.
19. PROVIDE ACoustIC SEALANT AT BASE OF STUD WALLS AT WALL TYPES NOTED WITH ETC. NOTING.
20. NOT USED.
21. ALL PARTITIONS SHALL BE TYPE 'T' UNLESS NOTED OTHERWISE.
22. REF. STRUCTURAL FOR LOCATIONS FOR ALL SHEAR WALLS. COORDINATE WITH STRUCTURAL FOR ANY FUTURE ROOMS/FUNCTIONAL DOUBLE OPENING AREAS IN SHEAR WALLS. DO NOT MOOVE SHEAR WALLS AND APPROACH FROM STRUCTURAL.
23. CONCRETE MASONRY - SEE SPECIFICATIONS AND REINFORCING.
24. CONCRETE MASONRY UNITS - SEE SPECIFICATIONS AND REINFORCING.
25. CONCRETE MASONRY UNITS - SEE SPECIFICATIONS AND REINFORCING.
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Table with 2 columns: NO. DESCRIPTION and DETAIL. Contains 24 rows of wall construction details with corresponding cross-section drawings.

Table with 2 columns: NO. DESCRIPTION and DETAIL. Contains 10 rows of wall construction details with corresponding cross-section drawings.

2 WALL TYPES AND NOTES  
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
PROPERTY LINE ADDRESS

