is a proposed new development of 20 wood

Concrete
Gypsum Wall
Batt Insulation
Glass

3 stalls =

Sheet Index - Unit 1

Sheet Number Sheet Name

Trellis @ Colter

ARCHITECT
Phoenix, AZ  85015

OWNER REPRESENTATIVE:
Trellis
Phoenix, AZ  85006

SIM
Doug McCord, AIA, LEEDap
E |  dschott@simplystructural.com
E | dmccord@art
E | gkarlson@trellisaz.org

ARCHITECTURAL RESOURCE TEAM, Inc
Phoenix, AZ  85014

Architectural Resource Team, Inc
4450 N 12th St, Ste 228
Phoenix, AZ 85021

Contract: Derick Schumacher
E |  servando@npmechanical.com
E |  dschumacher@cypresscivil.com

ARC Studios
3117 E Flower Street
Phoenix, AZ 85014
V | 520.882.9655

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN MARICOPA COUNTY,
STATE OF ARIZONA AND DESCRIBED AS FOLLOWS:

ALL PARTITIONS OCCURRING BETWEEN AREAS HAVING CEILINGS OF EXPOSED CONSTRUCTION, CARRY
AND LOT 4, BLOCK 4, NILE TRACT,
ACCORDING TO BOOK 14 OF MAPS, PAGE 9, RECORDS OF MARICOPA

ALL WALL PENETRATION THROUGH EXTERIOR WALL MATERIALS SHALL BE SEALED PER TYPICAL WALL
PENETRATION.

CONCEALED AND FRAMING  SHALL  BE OF ADEQUATE DIMENSION TO ACCOMPLISH THIS RESULT

REMOVE ALL EXISTING MATERIALS, EQUIPMENT, FURNISHINGS, FIXTURES, EARTHWORK, UTILITIES OR
PROVIDE 2X12 BLOCKING FOR ALL MOUNTED HARDWARE, CABINETRY, HANDRAILS, CHALK BOARDS, OR
FINISHED FACE DIMENSION

CONSTRUCTION DEBRIS SHALL BE REGULARLY REMOVED ON A CONTINUING BASIS. THE SITE SHALL BE
MAINTAINED 'NEAT'  IN APPEARANCE.

INTERIOR FINISH SURFACES SHALL NOT BE INSTALLED PRIOR TO HAVING THE BUILDING WEATHER TIGHT.

EXISTING USE:

Dwelling

PROPOSED USE:

FAMILY Detached

LOT SALES PROPOSED:

Yes

Side Required: 0' min

1.5 parking covered stalls per 2
bedroom unit

32 Total Required Stalls
= 35 stalls

IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS OF THE

20 units x 0.25 stalls/unit = 5 stalls

SITE

8.24.78

35 stalls
= 32 Total Required Stalls

car garage (covered) + 11 reserved guest parking stalls

= 32 Total Required Stalls

VICTORIA TRACT

1400 3/4

1.5 parking covered stalls per 2
bedroom unit

40 units x 0.25 stalls/unit = 10 stalls

IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS OF THE

10% reduction per table 1307.1

IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS OF THE

TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

CONSTRUCTION DEBRIS SHALL BE REGULARLY REMOVED ON A CONTINUING BASIS. THE SITE SHALL BE
MAINTAINED 'NEAT'  IN APPEARANCE.

IMATEX JOURNEY ANALYSIS

AREA / VOLUME

150 SF

1. OWNER FURNISHED,  OWNER
FURNISHED BY OWNER

10% reduction per table 1307.1

IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS OF THE

TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

CONSTRUCTION DEBRIS SHALL BE REGULARLY REMOVED ON A CONTINUING BASIS. THE SITE SHALL BE
MAINTAINED 'NEAT'  IN APPEARANCE.

IMATEX JOURNEY ANALYSIS

AREA / VOLUME

150 SF

1. OWNER FURNISHED,  OWNER
FURNISHED BY OWNER

10% reduction per table 1307.1

IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS OF THE

TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

CONSTRUCTION DEBRIS SHALL BE REGULARLY REMOVED ON A CONTINUING BASIS. THE SITE SHALL BE
MAINTAINED 'NEAT'  IN APPEARANCE.

IMATEX JOURNEY ANALYSIS

AREA / VOLUME

150 SF

1. OWNER FURNISHED,  OWNER
FURNISHED BY OWNER

10% reduction per table 1307.1

IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS OF THE

TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

CONSTRUCTION DEBRIS SHALL BE REGULARLY REMOVED ON A CONTINUING BASIS. THE SITE SHALL BE
MAINTAINED 'NEAT'  IN APPEARANCE.
AND Z65 - 2013

DECLARATION
FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON MEASURED DIMENSIONS ONLY AND MAY INCLUDE UNFINISHED AREAS, OPENINGS IN FLOORS NOT ASSOCIATED WITH STAIRS, OR OPENINGS IN FLOORS EXCEEDING THE AREA OF ASSOCIATED STAIRS.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON ESTIMATED DIMENSIONS ONLY AND MAY INCLUDE UNFINISHED AREAS, OR OPENINGS IN FLOORS NOT ASSOCIATED WITH STAIRS, OR OPENINGS IN FLOORS EXCEEDING THE AREA OF ASSOCIATED STAIRS.

Unit 1
A 230 by 27.5 foot, three-story attached single-family townhouse with 1,326 above-grade finished square feet. In addition, the property includes a 230 square foot one-car garage.

SQUARE FOOTAGE CALCULATION

LEVEL 1:
- GARAGE (A) 230 SF
- LIVING (B) 300 SF

LEVEL 2:
- LIVING (C) 570 SF

LEVEL 3:
- LIVING (D) 610 SF

TOTAL LIVABLE: 1,710 SF
GARAGE: 230 SF

CONSTRUCTION DOCUMENTS

Revision Schedule
1. Unit dimensions and room finishes are not final and subject to change. Consult structural plans.

2. Dimensions not marked with an arrow are to the face of the structural wood stud, unless noted otherwise.

3. Dimensions with arrows instead of ticks are to the finish face of the surface.

4. All wet spaces to provide nonabsorbent surface.

5. Interior finish surfaces shall not be installed prior to having the building weather tight.

6. All mechanical, electrical, plumbing and special systems, piping, conduit, equipment, duct, wiring, etc. shall run concealed behind finished surfaces including those areas where a continuous finish is required for the completion of the project with the intent of these documents.

7. Construction debris shall be regularly removed on a continuing basis. The site shall be maintained 'neat' in appearance.

8. Construction documents may not be reproduced, or reproductions thereof used, without written permission from the property owner.

9. This drawing is an instrument of service and the property of Architectural Resource Team, Inc. This drawing may not be reproduced, or reproductions thereof used, without written permission from the property owner.

10. All dimensions are to face of structural wood stud, unless noted otherwise. See project drawings for all materials sizes and locations.

11. Special notes are written in the floor plan.

12. Refer to the plumbing and electrical drawings for all fixture and finish materials.

13. Refer to the mechanical drawings for all mechanical and electrical installations.

14. Refer to the structural drawings for all structural elements.

15. Refer to the civil drawings for all civil elements.

16. Refer to the site drawings for all site elements.

17. Refer to the project specifications for all project specifications.

18. Refer to the project plans for all project plans.

19. Refer to the project specifications for all project specifications.

20. Refer to the project plans for all project plans.

21. Refer to the project specifications for all project specifications.

22. Refer to the project plans for all project plans.

23. Refer to the project specifications for all project specifications.

24. Refer to the project plans for all project plans.

25. Refer to the project specifications for all project specifications.

26. Refer to the project plans for all project plans.

27. Refer to the project specifications for all project specifications.

28. Refer to the project plans for all project plans.

29. Refer to the project specifications for all project specifications.

30. Refer to the project plans for all project plans.

31. Refer to the project specifications for all project specifications.

32. Refer to the project plans for all project plans.

33. Refer to the project specifications for all project specifications.

34. Refer to the project plans for all project plans.

35. Refer to the project specifications for all project specifications.

36. Refer to the project plans for all project plans.

37. Refer to the project specifications for all project specifications.

38. Refer to the project plans for all project plans.

39. Refer to the project specifications for all project specifications.

40. Refer to the project plans for all project plans.

41. Refer to the project specifications for all project specifications.

42. Refer to the project plans for all project plans.

43. Refer to the project specifications for all project specifications.

44. Refer to the project plans for all project plans.

45. Refer to the project specifications for all project specifications.

46. Refer to the project plans for all project plans.

47. Refer to the project specifications for all project specifications.

48. Refer to the project plans for all project plans.

49. Refer to the project specifications for all project specifications.

50. Refer to the project plans for all project plans.

51. Refer to the project specifications for all project specifications.

52. Refer to the project plans for all project plans.

53. Refer to the project specifications for all project specifications.

54. Refer to the project plans for all project plans.

55. Refer to the project specifications for all project specifications.

56. Refer to the project plans for all project plans.

57. Refer to the project specifications for all project specifications.

58. Refer to the project plans for all project plans.

59. Refer to the project specifications for all project specifications.

60. Refer to the project plans for all project plans.

61. Refer to the project specifications for all project specifications.

62. Refer to the project plans for all project plans.

63. Refer to the project specifications for all project specifications.

64. Refer to the project plans for all project plans.

65. Refer to the project specifications for all project specifications.

66. Refer to the project plans for all project plans.

67. Refer to the project specifications for all project specifications.

68. Refer to the project plans for all project plans.

69. Refer to the project specifications for all project specifications.

70. Refer to the project plans for all project plans.

71. Refer to the project specifications for all project specifications.

72. Refer to the project plans for all project plans.

73. Refer to the project specifications for all project specifications.

74. Refer to the project plans for all project plans.

75. Refer to the project specifications for all project specifications.

76. Refer to the project plans for all project plans.

77. Refer to the project specifications for all project specifications.

78. Refer to the project plans for all project plans.

79. Refer to the project specifications for all project specifications.

80. Refer to the project plans for all project plans.

81. Refer to the project specifications for all project specifications.

82. Refer to the project plans for all project plans.

83. Refer to the project specifications for all project specifications.

84. Refer to the project plans for all project plans.

85. Refer to the project specifications for all project specifications.

86. Refer to the project plans for all project plans.

87. Refer to the project specifications for all project specifications.

88. Refer to the project plans for all project plans.

89. Refer to the project specifications for all project specifications.

90. Refer to the project plans for all project plans.

91. Refer to the project specifications for all project specifications.

92. Refer to the project plans for all project plans.

93. Refer to the project specifications for all project specifications.

94. Refer to the project plans for all project plans.

95. Refer to the project specifications for all project specifications.

96. Refer to the project plans for all project plans.

97. Refer to the project specifications for all project specifications.

98. Refer to the project plans for all project plans.

99. Refer to the project specifications for all project specifications.

100. Refer to the project plans for all project plans.

101. Refer to the project specifications for all project specifications.

102. Refer to the project plans for all project plans.

103. Water heater, see plumbing drawings.


105. Stainless steel double sink. BOD Kohler Ballad.

106. Energy-star dish washer, see specs.

107. Range, see specs.


109. Mechanical chase.

110. Full tile shower with BOD Kohler Coralais Shower Trim w/ Valve.

111. Microwave mounted above range with exhaust ventilation, see specs.

112. Closets wood clothes rod at 60" high, with 1'-0" wide painted MDF shelf above at 46" high.

113. 1'-0" wide MDF shelving with paint finish above clear height of washer and dryer openings.

114. Tile flooring per finish schedule.

115. 6" curb at drive. See civil drawings.

116. Concrete slab at back patio. Slope away from building.

117. Flooring smooth transition from F1 to F3 per finish schedule.

118. 42" high wood framed wall, gyp. bd. with paint finish.

119. 4" raised concrete car stop. Sealed concrete with matte finish.

120. 3'-0" wide painted MDF shelf above at 64" high.

121. 1'-8" wide MDF shelving with paint finish above clear height of washer and dryer openings.

122. 2'-0 1/2" wide painted MDF shelving above clear height of washer and dryer openings.

123. 1'-9 3/4" wide MDF shelving above clear height of washer and dryer openings.

124. 1'-0" wide MDF shelving with paint finish above clear height of washer and dryer openings.
Typical Tread
11" x 3'-0"
Nosing
1"
9'-3"
2'-6"
140
126

Laminate nosing. Wood finish.
Laminate plank. Wood finish.
Laminate riser. Wood finish.
Stud. (beyond gyp. bd.)
2x blocking inbetween studs.
2x Blocking, bolted to wall.

Stud (beyond gyp. bd.)
Laminate nosing. Wood finish.
Laminate plank. Wood finish.
2x blocking inbetween studs.

2x blocking.
Screws.
Wall type per plan.
Joint compound.
2 3/4"
1 3/4"
3"

Wall-mounted handrail bracket.
Stainless steel finish.
Handrail flat plate.

Wall-mounted handrail. Wood finish. Match wood stair finish color.
2x blocking inbetween studs.
2x riser.
Wall type per plan.

No baseboard. Finish bottom edge of gyp. bd. parallel to stair at tread and riser.

This drawing is an instrument of service and the property of Architectural Resource Team, Inc. This drawing may not be reproduced, or reproductions thereof used, without written permission.

1055 E Indian School Road
Phoenix, AZ 85014
602-307-5399
www.artteam.com

Unit 1 Vertical Circulation
Trellis @ Colter
DMc
ZH
08.24.18
17022
CONSTRUCTION DOCUMENTS
1617 W Colter Street Phoenix, AZ 85015

Revision Schedule
No. Date Description
A 10/02/18 Addendum 2
ELEVATION NOTES

1. Minimum finished floor 1'-0" below grade.
2. Minimum clear opening 3'-0" at door, window, and counter sills.
3. Minimum floor area to be shown.
4. Minimum floor area to be shown.

KEYNOTES

520 Western 1-Kote Stucco, paint finish field color. (Cream)
521 Western 1-Kote Stucco, paint finish accent color 2 (Gray).
522 Morin metal panel matrix series 1.0. horizontal application. Copper penny color finish.
523 Pop out beyond, stucco finish.
524 High efficiency aluminum window, typical. See window schedule.
525 Metal shade fin, see details.
526 Recessed unit entry, see plans. Paint finish accent color (White).
527 Unit entry door, paint finish. See door schedule.
528 36" high 4" CMU patio wall. BOD Verastone 44F Rutherford. At units on Colter street only, see plans.
529 Vertical 'Trellis @ Colter' signage. See details. Occurs only at Building B, North-East corner.
530 Overflow scupper, paint to match adjacent surface.
533 Unit garage door, paint finish. See door schedule.
537 Wall mounted unit number light.
538 Wall mounted unit number, stainless steel.
542 Stucco control joint. Typ.
KEYNOTES

401 Concrete footing per structural.
402 Wood floor truss per structural.
403 Batt insulation, see specs.
404 Acoustical insulation, see specs.
405 Wood roof truss per structural.
406 Gyp. bd. ceiling. Typical, UNO.
408 Foam roof system.
409 Parapet beyond.
410 Parapet, see elevations. Coordinate with structural.
413 High efficiency aluminum window, see window schedule.
415 Wood framed stairs, see structural.
424 Flooring over plywood.
425 5/8" type x gyp. bd. ceiling attached to bottom of wood truss.
426 Garage door.
427 Door, see door schedule.
428 Stucco ceiling.
430 Western 1-Kote stucco system.
431 1" rigid insulation, see specs.
432 1/2" sheathing, see structural.
433 5/8" type x gyp. bd.
434 2 layers of 1/2" type x gyp. bd.
435 1/2" air gap.
436 Header per structural.
ENERGY MANDATORY REQUIREMENTS:

1. ENERGY CERTIFICATE PER N1101.15
2. TESTING AIRE INFILTRATION/BLOWER DOOR REQUIREMENTS PER N1102.4.1.2
3. TESTING DUCT LEAKAGE PER N1103.1.1
4. PROGRAMMABLE THERMOSTAT PER N1103.1.1

DATE
DRAWN BY
CHECKED BY
ART PROJECT NO.
DRAWING No.
DRAWING TITLE

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. THIS DRAWING MAY NOT BE REPRODUCED, OR REPRODUCTIONS THEREOF USED, WITHOUT WRITTEN PERMISSION.