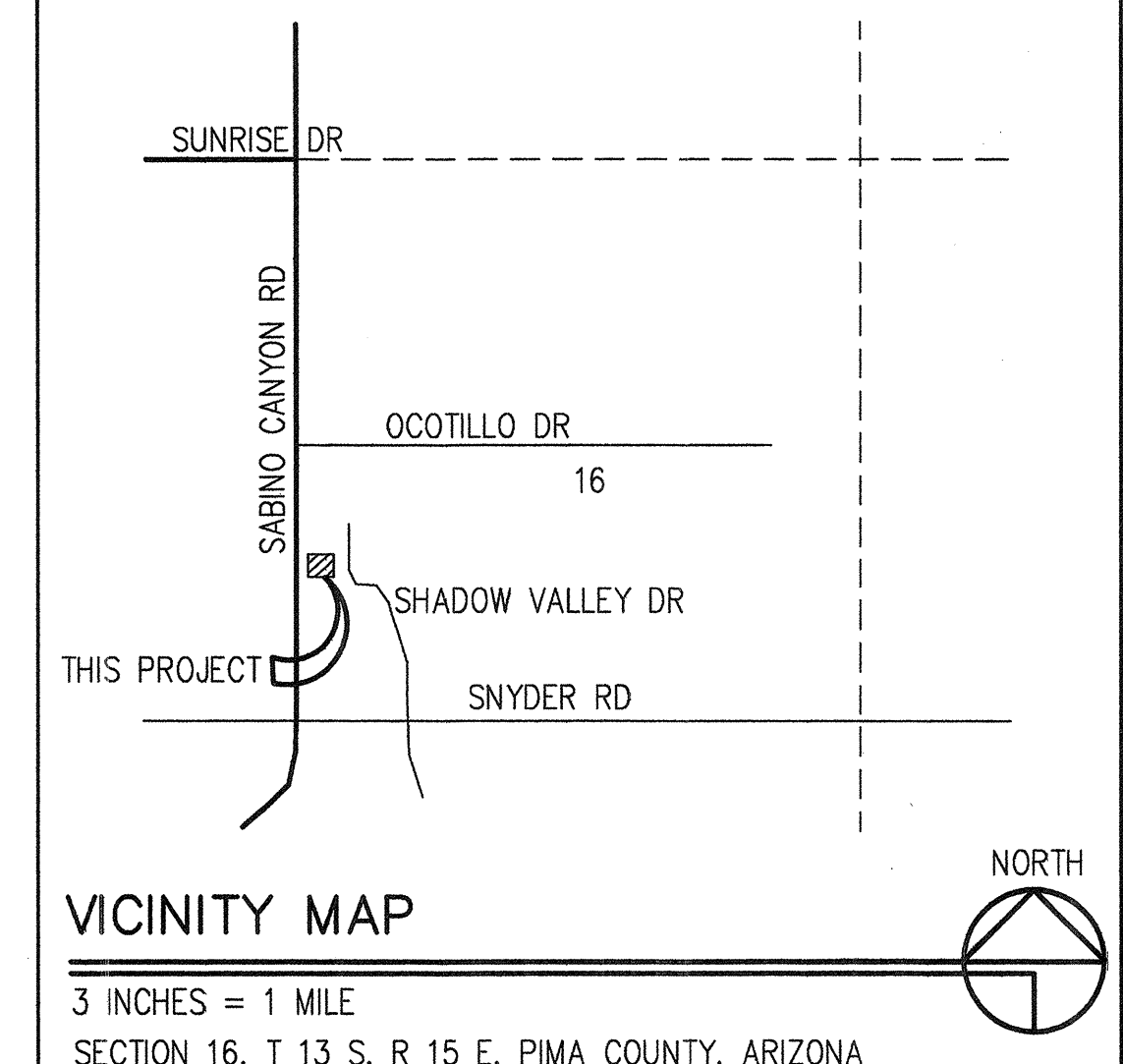
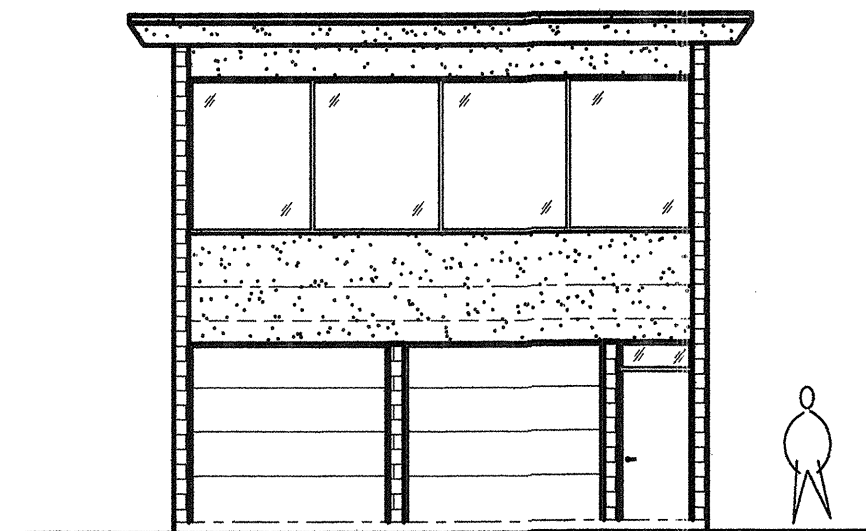


**MATERIAL SYMBOL LIST**

	BATT INSULATION
	RIGID INSULATION
	GYPSTUM BOARD
	PLASTER (STUCCO)
	PLYWOOD
	CONCRETE
	BRICK
	CONCRETE BLOCK
	COMPACTED EARTH
	UNDISTURBED EARTH
	GRANULAR FILL (A.B.C.)
	METAL
	ROUGH WOOD
	FINISH WOOD

# New two story office & garage building for Ventana Canyon Car Wash

4888 N. Sabino Canyon Rd.  
Tucson, Arizona



**kbp architecture**  
design ■ planning ■ construction mgmt

11635 E. Tanque Verde Rd.  
Tucson, Arizona 85749  
Tel 520.749.2340 Fax 520.760.6640  
email: kbpctrick@cox.net

Kevin B. Petrick, Architect

**SYMBOL LIST**

	ROOM NAME
	ROOM NUMBER—
	SEE ROOM FINISH SCHEDULE
	DETAIL NUMBER
	SHEET NUMBER
	DOOR NUMBER
	SEE DOOR SCHEDULE
	WINDOW NUMBER
	SEE WINDOW SCHEDULE
	INTERIOR ELEVATION NUMBER
	SHEET NUMBER
	SECTION NUMBER
	SHEET NUMBER
	KEYNOTE NUMBER
	SEE KEYNOTES

**GENERAL NOTES**

- SCOPE: THE CONTRACTOR SHALL PROVIDE ITEMS, ARTICLES, MATERIALS, OPERATIONS OR METHODS LISTED, MENTIONED OR SCHEDULED ON THE DRAWINGS AND/OR HEREIN, INCLUDING, LABOR, MATERIALS EQUIPMENT AND INCIDENTALS NECESSARY AND REQUIRED FOR THEIR COMPLETION.
- CODES: WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL, MUNICIPAL, STATE AND NATIONAL CODES AND ORDINANCES AS ADOPTED, WITH AMENDMENTS IN EFFECT OF THE TIME AND PLACE OF CONSTRUCTION.
- CONSTRUCTIONS METHODS: THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES TO PROTECT THE STRUCTURE DURING CONSTRUCTION, SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS, UNLESS SPECIFICALLY REQUESTED SHALL NOT INCLUDE THE INSPECTION OF ABOVE ITEMS.
- SCALE: DO NOT SCALE THE DRAWINGS. USE WRITTEN DIMENSION. WHERE NO DIMENSION IS PROVIDED, CONSULT WITH ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- PRECEDENCE: NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT THE APPROPRIATE LOCATIONS. WHERE NO SPECIFIC DETAILS ARE SHOWN CONSTRUCTION SHALL CONFIRM TO SIMILAR WORK ON THE PROJECT OR CONSULT ARCHITECT FOR DIRECTION.
- DISCREPANCIES: WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES AND SPECIFICATIONS THE MOST STRINGENT REQUIREMENT SHALL GOVERN. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, DETAILS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- VERIFICATION: CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WITH THE WORK.
- PROTECTION: WORK SHALL BE ADEQUATELY PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT. REPAIR AND/OR REPLACE ANY WORK OR MATERIALS THAT ARE BROKEN, CHIPPED, CRACKED OR DAMAGED IN ANY OTHER WAY DURING CONSTRUCTION INCLUDING NATURAL CAUSES AND VANDALISM, AT NO LOSS TO THE OWNER.
- WORKMANSHIP: WHERE NOT SPECIFICALLY DESCRIBED IN ANY OF THE VARIOUS SECTIONS OF THESE SPECIFICATIONS, WORKMANSHIP SHALL CONFORM TO THE METHODS AND OPERATIONS OF THE BEST STANDARDS AND ACCEPTED PRACTICES OF THE RESPECTIVE TRADE.
- GUARANTEE: ALL WORKMANSHIP AND MATERIALS SHALL BE FULLY GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. SUBMIT ALL WARRANTIES, INSTRUCTIONS, OPERATION MANUALS, ETC... TO THE OWNER BEFORE FINAL PAYMENT.
- WATERTIGHT- WEATHER TIGHT: ANYTHING IN THE CONTRACT DOCUMENTS NOT WITHSTANDING, THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING A WATERTIGHT, WEATHER TIGHT PROJECT.
- BUILT-IN ITEMS: ESTABLISH AND VERIFY THE SIZE AND LOCATION OF BLOCKOUTS, INSERTS, CURBS, CURBS, BASES AND PADS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
- CONSTRUCTION LOADS: CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOOR OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. REFER TO GENERAL STRUCTURAL NOTES FOR DESIGN CRITERIA.
- SUPPLEMENT DESIGNS: ANY ARCHITECTURAL OR STRUCTURAL DESIGN, PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL OF AN ARCHITECT OR ENGINEER REGISTERED IN THE STATE IN WHICH THE CONSTRUCTION OCCURS.
- ARCHITECTURAL AND ENGINEERING SERVICES: NORMAL ARCHITECTURAL AND ENGINEERING LIAISON FOR THE PURPOSE OF INTERPRETATION OF THE CONTRACT DOCUMENTS IS PROVIDED FOR BY THE OWNER. SHOULD ANY SERVICES OF THE ARCHITECT BE REQUIRED TO ASSIST IN THE CORRECTIONS OF ERRORS OR OMISSIONS IN CONSTRUCTION BY THE CONTRACTOR, OR SERVICES OF THE ARCHITECT BE REQUIRED BECAUSE OF CHANGES IN STRUCTURE OR EQUIPMENT WHERE THE CONTRACTOR HAS REQUESTED APPROVAL OF SUBSTITUTE METHODS OR MATERIALS, THESE SERVICES WILL BE PROVIDED BY THE ARCHITECT AT HIS STANDARD HOURLY RATES, AND SHALL BE PAID FOR BY THE CONTRACTOR.
- EXTRA WORK: WHEN AUTHORIZED IN WRITING, EXTRA WORK MAY BE ORDERED, CLAIMS FOR ADDITIONAL COMPENSATION, ON ACCOUNT OF EXTRA WORK DOWN, WILL NOT BE RECOGNIZED UNLESS SUCH EXTRA WORK HAS BEEN AUTHORIZED IN ADVANCE IN WRITING.
- AS-BUILT DRAWINGS: ANY PHASES OF CONSTRUCTION THAT DIFFER FROM THE ORIGINAL APPROVED CONSTRUCTION DOCUMENTS SHALL BE RECORDED IN DETAIL IN RED ON A SPECIAL SET OF CONSTRUCTION DOCUMENTS SPECIFICALLY SET ASIDE FOR THIS USE AND SHALL BE HELD BY THE GENERAL CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR PERFORMING THE WORK TO CAREFULLY AND ACCURATELY LOG CHANGES DAILY, PRIOR TO AND AS A CONDITION OF FINAL PAYMENT, PLUMBING, MECHANICAL AND ELECTRICAL, AS-BUILTS WITH ACCURATELY DRAWN CHANGES MUST BE COMPLETED AND SUBMITTED TO ARCHITECT AS AN INTEGRAL PART OF JOB RECORDS.
- CLEAN - UP: DURING COURSE OF PROJECT, KEEP AREAS OF PROJECT FREE FROM ACCUMULATIONS OF WASTE AND RUBBISH. AREAS OF WORK SHALL BE KEPT CLEAN AS SUITED TO REQUIREMENTS OF ITEMS BEING INSTALLED OR ITEMS BUILT WITHIN WORK. KEEP OFF-SITE PROPERTY, PUBLIC AND PRIVATE, AND ON-SITE PROPERTY BEYOND LIMITS OF WORK CLEAN OF CONSTRUCTION DROPPINGS AND DEBRIS. WASTE AND RUBBISH INTENDED FOR DISPOSAL SHALL BE SUITABLY STORED TO PREVENT WIND DISPERSAL, TOOLS, SHEDS OR OTHER ITEMS NO LONGER IN USE SHALL BE REMOVED. EXISTING CONDITIONS SHALL BE RESTORED, WHERE AFFECTED, TO ORIGINAL CONDITION PRIOR TO CONSTRUCTION.
- FINAL CLEANING: FINISH SURFACES AND AREAS SHALL BE CLEAN AND FIT FOR OCCUPANCY. INTERIORS AND GROUNDS SHALL BE FREE FROM DEBRIS, TEMPORARY OR CONSTRUCTION ITEMS, AND OTHER UNSIGHTLY MATERIALS.
- I.C.B.O./N.E.R.: PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S INSTRUCTIONS, PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
- TESTING STANDARDS: WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.
- FIRE SPRINKLER ALTERATIONS WHEN APPLICABLE SHALL BE PART OF THIS CONTRACT. THE CONTRACTOR SHALL SUBMIT SEPARATE FIRE SPRINKLER PLANS TO GOVERNING AGENCIES AND SECURE A SEPARATE PERMIT FOR THE WORK.
- INTERIOR WALL AND CEILING FINISH REQUIREMENTS (IBC 2006, TABLE 803.5) OCCUPANCY GROUP THIS PROJECT: B OCCUPANCY NON SPRINKLERED
  - VERTICAL EXITS AND EXIT PASSAGEWAYS: CLASS A
  - EXIT ACCESS CORRIDORS AND OTHER EXITWAYS: CLASS B
  - ROOMS AND ENCLOSED SPACES: CLASS C
 CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450  
 CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450  
 CLASS A: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

**CODE REVIEW**

- USE (ZONING ORD.) CB-1 (UNINCORPORATED PIMA COUNTY)
- USE OFFICE & PRIVATE GARAGE
- OCCUPANCY- GROUP OFFICE - 2ND FLOOR B OCCUPANCY  
PRIVATE GARAGE - 1ST FLOOR U OCCUPANCY
- AREA: 1ST FLR: 641 SF, 2ND FLR 641 SF, (TOTAL BLDG. 1,282 SF)
- OCCUPANT LOADS
 

a. NUMBER OF EXITS:	1ST FLOOR:	
	GARAGE (U OCCUPANCY)	641 S.F. / 200 = 3
	1 EXIT REQUIRED, 1 EXIT PROVIDED	
	2ND FLOOR:	
	OFFICE (B OCCUPANCY)	641 S.F. / 100 = 6
	1 EXIT REQUIRED, 1 EXIT PROVIDED	
	TOTAL OCCUPANTS:	= 9
- CORRIDOR PROTECTION: NOT APPLICABLE, SECTION 1017, LESS THAN 49 OCC.
- PLUMBING FIXTURES REQUIRED (2006 IBC, SECTION 2902)
 

WATER CLOSETS	LESS THAN 15 OCCUPANTS, 1 UNISEX RESTROOM
	1 WATER CLOSET REQUIRED, 1 PROVIDED
LAVATORIES	LESS THAN 15 OCCUPANTS, 1 UNISEX RESTROOM
	1 LAVATORY REQUIRED, 1 PROVIDED
DRINKING FOUNTAIN	NOT APPLICABLE, SINK PROVIDED AT KITCHENETTE W/ CUPS
SERVICE SINK	NOT APPLICABLE

Summary of Governing Regulations

Code	Title	Edition	Local Amendments
Building Code	IBC	2006	YES
Accessibility Code	IBC	2006	YES
Mechanical Code	IMC	2006	YES
Electrical Code	NEC	2005	YES
Plumbing Code	UPC	2006	YES
Fire Prevention Code	IFC	2006	YES
Energy Code	IECC	2006	YES

General Building Summary

(SQUARE FOOTAGE SHALL NOT BE USED FOR LEASING PURPOSES)

Building Group(s)	Type of Construction	Sprinkler System	Building Area (sq ft)	Building Height (ft/# of Stories)			
			Actual	Allowable			
1	B, U	VB	NO	1,282 SF	5,500 SF	23' 2"	40' 2"
2	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
TOTAL				1,282 SF	5,500 SF		

Mixed Occupancy

Separated Uses	Y or N	Nonseparated Uses	Y or N
Fire Area	Occ Groups	Fire Area	Occ Groups
A	C	E	G
B	D	F	H

Special Uses and Occupancy

Conditions Applicable	Y or N	Special Use	na
MIXED OCCUPANCY CALCULATION:			
B OCCUPANCY		641 SF / 9000 = 0.07	
U OCCUPANCY		641 SF / 5,500 = 0.12	
SUM OF THE RATIOS =		0.19 < 1.0	

**PROJECT DIRECTORY**

**OWNER/DEVELOPER:** VENTANA CANYON CAR WASH  
LANCE JONES, OWNER 4888 N. SABINO CANYON RD. TUCSON, AZ 85750  
PHONE: (520) 358-2121

**ARCHITECT:** KBP ARCHITECTURE, LLC  
KEVIN PETRICK, ARCHITECT 11635 E. TANQUE VERDE RD. TUCSON, ARIZONA 85749  
PHONE: (520) 749-2340  
FAX: (520) 760-6640  
E-MAIL: kbpctrick@cox.net

**STRUCTURAL ENGINEER:** DESIGN TECH  
JESUS FLOREZ, PE, RA 1349 E. BROADWAY BLVD. TUCSON, ARIZONA 85719  
PHONE: (520) 770-9686  
FAX: (520) 792-1522  
E-MAIL: jflorez829@aol.com

**INDEX TO DRAWINGS**

NUMBER	SHEET NUMBER	SHEET TITLE
1	T.1	TITLE SHEET, CODE REVIEW
2	C.1	SITE & GRADING PLAN
3	A.1	1ST & 2ND FLOOR PLANS
4	A.2	1ST & 2ND FLOOR REFLECTED CEILING PLANS
5	A.3	SCHEDULES, NOTES, DETAILS
6	A.4	ROOF PLAN & BUILDING SECTION
7	A.5	EXTERIOR ELEVATIONS
8	A.6	1ST & 2ND FLR OCCUPANT LOAD EXITING PLAN
9	S.1	FOUNDATION PLAN
10	S.2	2ND FLOOR & ROOF FRAMING PLANS
11	S.3	STRUCTURAL DETAILS & NOTES
12	M.1	1ST & 2ND FLOOR MECHANICAL PLAN
13	P.1	1ST & 2ND FLOOR PLUMBING PLANS
14	E.1	1ST & 2ND FLR POWER & LIGHTING PLANS
15	E.3	ONE LINE DIAGRAM & SCHEDULES

**ABBREVIATIONS LIST:**

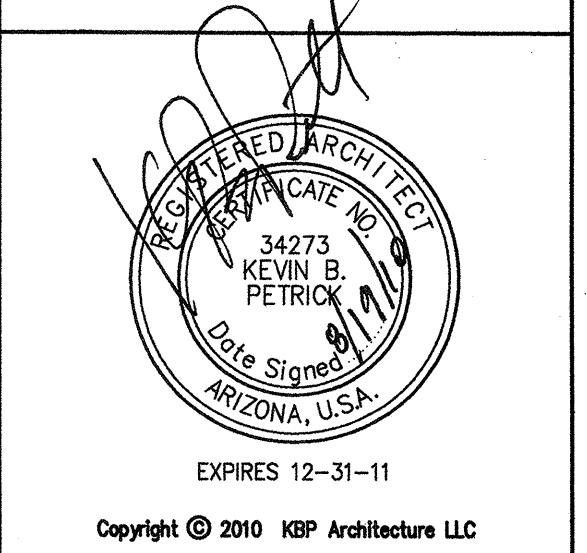
A.B.	ANCHOR BOLT	HORIZ.	HORIZONTAL
A.B.C.	AGGREGATE BASE COURSE	HT	HEIGHT
A.F.F.	ABOVE FINISHED FLOOR	HW	HOT WATER
ALT.	ALTERNATE	HP	HORSE POWER
AL.	ALUMINUM	INSUL.	INSULATION
B.O.	BOTTOM OF	LAV.	LAVATORY
BD.	BOARD	MAS.	MASONRY
BLK'G	BLOCKING	MAX.	MAXIMUM
BM.	BEAM	MIN.	MINIMUM
B.U.	BUILT-UP	MTD.	MOUNTED
<	CENTER LINE	MTL.	METAL
C.	CONDUIT	N.J.C.	NOT IN CONTRACT
CLG.	CEILING	O.C.	ON CENTER
CMU	CONCRETE MASONRY UNIT	O.H.	OVER HEAD
COL.	COLUMN	>	PROPERTY LINE
CONC.	CONCRETE	PLYWOOD	PLYWOOD
CONT.	CONTINUOUS	RECEPT.	RECEPTACLE
CTR.	CENTER	REINFC.	REINFORCING
CW	COLD WATER	REQ'D.	REQUIRED
DIA.	DIAMETER	SIM.	SIMILAR
DBL.	DOUBLE	SQ.	SQUARE
DWG.	DRAWING	S.F.	SQUARE FOOT
EF	EXHAUST FAN	S.S.	STAINLESS STEEL
EA	ELECT. DRINKING FOUNTAIN	STRUC	STRUCTURAL
E.D.F.	EQUAL	SURF. MTD.	SURFACE MOUNTED
E.Q.	EQUIPMENT	T & G	TONGUE & GROOVE
EXT.	EXTERIOR	T.O.B.	TOP OF BEAM
F.C.O.	FLOOR CLEAN OUT	T.O.L.	TOP OF LEDGER
F.D.	FLOOR DRAIN	T.O.PL.	TOP OF PLATE
F.E.	FIRE EXTINGUISHER	TYP.	TYPICAL
F.F.E.	FINISHED FLOOR ELEVATION	UR.	URNAL
FRP	FIBERGLASS REINFORCED PANEL	VERT.	VERTICAL
F.S.	FLOOR SINK	V.T.R.	VENT THRU ROOF
FTG.	FOOTING	WC	WATER CLOSET
G.	GAUGE	WCO	WALL CLEAN OUT
GALV.	GALVANIZED	WD.	WOOD
G.C.	GENERAL CONTRACTOR	WH	WATER HEATER
GPM	GALLONS PER MINUTE	WP	WEATHER PROOF
GYP.	GYPSTUM	WWF	WELDED WIRE FABRIC
H.B.	HOSE BIBB	WWM	WELDED WIRE MESH

NOTES:  
1. THIS BUILDING IS "NOT" EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

**DEFERRED DESIGN SUBMITTALS**

THE FOLLOWING DESIGN SUBMITTALS SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR TO GOVERNING AGENCY FOR REVIEW/APPROVAL. WHEN APPLICABLE, THE SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR STRUCTURAL ENGINEER PRIOR TO SUBMITTAL TO GOVERNING AGENCY FOR REVIEW/APPROVAL. (I.E. TRUSS SUBMITTALS)

1. NONE



Project:  
**New two story office & garage building**  
for  
**Ventana Canyon Car Wash**  
4888 N. Sabino Canyon Rd.  
Tucson, Arizona

These drawings are project specific and have been developed for the client's use for this project; they may not be reused or duplicated for any other property/project without the written consent of the Architect.

**drawing revisions:**

kbp project no: **2328**  
date: **AUGUST 19, 2010**

sheet title: **TITLE SHEET**

sheet number: **T.1**