

100% CONSTRUCTION DOCUMENT PACKAGE

FLORENCE DRUG / BOTTLE SHOPPE

231 NORTH MAIN STREET
FLORENCE, ARIZONA 85132
CDBG #162-09

Revisions:

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GENERAL NOTES:

- THESE NOTES ARE APPLICABLE TO ALL DRAWINGS IN THIS SET.
- THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
- ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THESE DOCUMENTS ARE INTENDED TO DEFINE THE COMPLETE SCOPE OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL DESIGN WORK REQUIRED FOR THEIR RESPECTIVE TRADES AS WELL AS ADHERING TO ALL APPLICABLE CODES AND STANDARD ACCEPTED PRACTICES FOR THEIR RESPECTIVE TRADES.
- ALL MATERIALS TO BE SUPPLIED OR REQUIRING OFF SITE FABRICATION WILL BE SUBMITTED TO THE ARCHITECT IN THE FORM OF SHOP DRAWINGS AND/OR CATALOG CUTS FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THIS INFORMATION IN A TIMELY MANNER SO AS NOT TO IMPEDE THE PROGRESS OF THE WORK.
- ALL WOOD COMING IN CONTACT WITH CONCRETE OR EARTH SHALL BE TREATED LUMBER.
- VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO SAW CUTTING AND / OR TRENCHING.
- IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE A COMPLETE FINISHED FACILITY / PROJECT. ANY MATERIAL, SYSTEM, EQUIPMENT OR ASSEMBLY WHICH NORMALLY WOULD BE REQUIRED SHALL BE PROVIDED AND FINISHED AS IF SPECIFICALLY NOTED.
- COORDINATE WITH ALL TRADES THE LOCATIONS OF SLEEVES OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES.
- ALL PATCH WORK SHALL MATCH EXISTING COLOR, TEXTURE AND MATERIALS.
- THE STARTING OF WORK BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
- THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOADS AND NOTIFY THE STRUCTURAL ENGINEER OF ANY CHANGES IN SIZE, WEIGHT, AND LOCATION, OR ADDITIONAL LOAD TO THOSE INDICATED ON THE DRAWINGS.
- BIDDING OF CONTRACT DOCUMENTS BY SUBCONTRACTOR AND GENERAL CONTRACTOR SHALL BE BASED UPON COMPLETE SETS. CONTRACTORS ARE EXPECTED TO HAVE A FULL UNDERSTANDING AND COORDINATION OF ALL TRADES AND CONDITIONS TO BE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION. BIDDING FROM SUB-SETS OF PLANS IS PROHIBITED.
- ALL DIMENSIONS SHOWN ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL OR FACE OF CMU UNLESS OTHERWISE INDICATED.
- WHERE A NUMBERED KEYNOTE SYSTEM IS USED, NOT ALL KEYNOTES LISTED ON A PARTICULAR SHEET ARE KEYED ON THAT SHEET.

PROJECT DATA:

PROJECT NAME: FLORENCE DRUG / BOTTLE SHOPPE
PROJECT ADDRESS: 231 NORTH MAIN STREET
 FLORENCE, ARIZONA 85132
OWNER: TED & LAURA BEHRENS
 20941 EAST FLORENCE KELVIN HWY
 FLORENCE, ARIZONA 85132
APN: 200-49-0200
CURRENT ZONING: DMU (DOWNTOWN MIXED USE)
GROSS SITE AREA: SF 0 ACRES
NET SITE AREA: SF 0 ACRES
EXISTING USE: RETAIL
PROPOSED USE: RETAIL
OCCUPANCY TYPE: M
CONSTRUCTION TYPE: V
FEMA BLOCK: X

PROJECT SCOPE:

PROPOSED USE: RETAIL

PROJECT SCOPE: MINOR TENANT IMPROVEMENT TO EXISTING DRUG STORE BUILDING EXTERIOR FASCAD, NEW EXTERIOR DOORS & HARDWARE, NEW WINDOWS TO MATCH HISTORIC CONDITIONS, REPLACEMENT OF DETERIORATING WOOD COLUMNS, BEAMS, JOISTS FOR COVERED WALKWAY, NEW FLASHING, NEW PAINT.

LEGAL DESCRIPTION:

FLORENCE TOWNSITE: S-105 OF W 1/2 BLK 157
 36 04S 09E

BUILDING CODES:

- 2006 INTERNATIONAL BUILDING CODE (IBC)
- 2006 INTERNATIONAL PLUMBING CODE (IPC)
- 2006 INTERNATIONAL MECHANICAL CODE (IMC)
- 2006 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2005 NATIONAL ELECTRICAL CODE, NFPA 70 (NEC)
- 2003 UNIFORM FIRE CODE (UFC)
- 2006 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- ANSI A117.1, 2003 VERSION

PROJECT TEAM

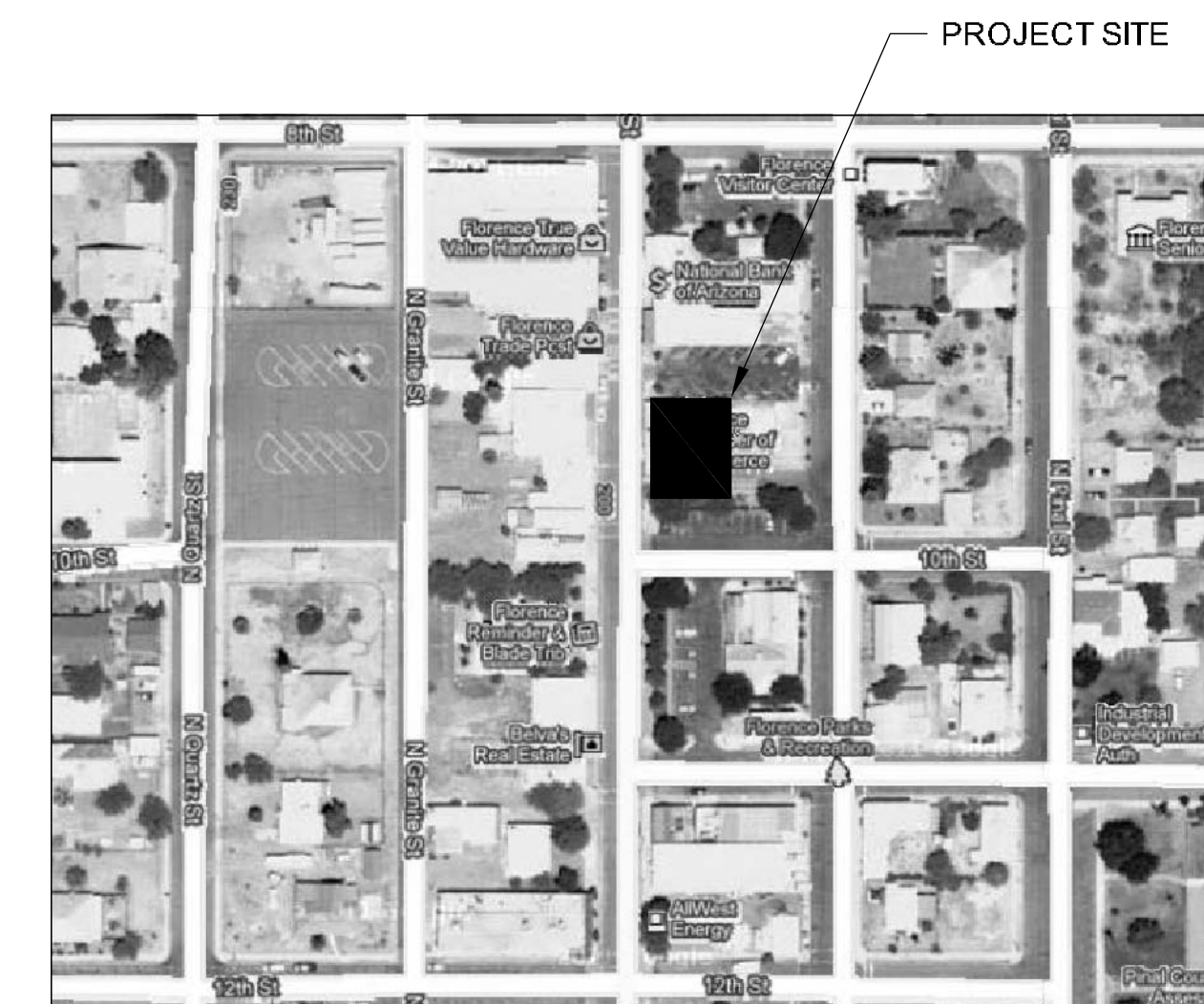
GRANTS COORDINATOR: Town of Florence
 775 North Main Street
 Florence, Arizona 85132
 Contact: Ken Lawrence
 Phone: (520) 868-7554
 E-Mail: ken.lawrence@florenceaz.gov

ARCHITECT: Michael Wilson Kelly - Architects, Ltd.
 21 East 6th Street
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 Tempe, Arizona 85281
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 Phone: (480) 829-7667
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 E-Mail: mike@mwkarch.com
 Web: www.mwkarch.com

COST ESTIMATOR: Patton Johnson Contractors
 104 Concorda Drive
 Tempe, Arizona 85282
 Contact: Stan Patton
 Phone: (480) 967-0123
 Fax: (480) 968-9781
 E-Mail: snpattonpj@gmail.com

SHEET INDEX:

A00.00 COVER SHEET
 A02.00 DEMOLITION & NEW FLOOR PLANS
 A03.00 DEMOLITION ELEVATIONS
 A03.01 NEW ELEVATIONS
 A03.02 DETAILS



SITE MAP
N.T.S.



VICINITY MAP
N.T.S.

FLORENCE DRUG / BOTTLE SHOPPE
 Florence Commercial Rehabilitation - Mirror Tenant Improvement
 231 North Main Street, Florence, Arizona 85132



Drawn by: NMW
 Project No.: 2010.05
 Checked by: MWK
 Date: 4NOV2011

COVER

A00.00