

TK'S MODERN TAVERN

PATIO AWNING ADDITION TO EXISTING DINING PATIO

SCOTTSDALE QUARTER

BUILDING J SUITE J1-195

SCOTTSDALE, ARIZONA

PROJECT TEAM

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GENERAL NOTES/LANDLORD NOTES

1. THE GC SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR DISCOVERED LATENT CONDITIONS EFFECTING THE WORK. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS THEMSELVES, DETAILS OR SPECIFICATIONS, THE CONTRACTOR SHALL SUPPLY THE HIGHEST QUALITY OR GREATER METHOD AND MATERIAL.
2. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REPLACING HIS OWN DEFECTIVE WORK AS WELL AS PAYING ALL INCIDENTAL COSTS INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS, AND EQUIPMENT.
3. DRAWINGS ARE NOT TO BE SCALED. ALL WORK, LINES, AND LEVELS SHALL BE LAID OUT BY DIMENSIONS. ANY DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. ALL DEVIATIONS SHALL BE DEEMED CORRECTED BY THE CONTRACTOR BEFORE BEGINNING HIS PORTION OF THE WORK.
4. THE GC IS RESPONSIBLE FOR ERECTION AND PLACEMENT OF ALL BARRIERS, SIGNAGE, PROTECTED WALKWAYS AND LIGHTING DURING CONSTRUCTION TO MAINTAIN PUBLIC SAFETY. THE GC SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND MEANS, SITE SAFETY, AND DAILY CLEANUP AND LEGAL DISPOSAL OF ALL DEBRIS.

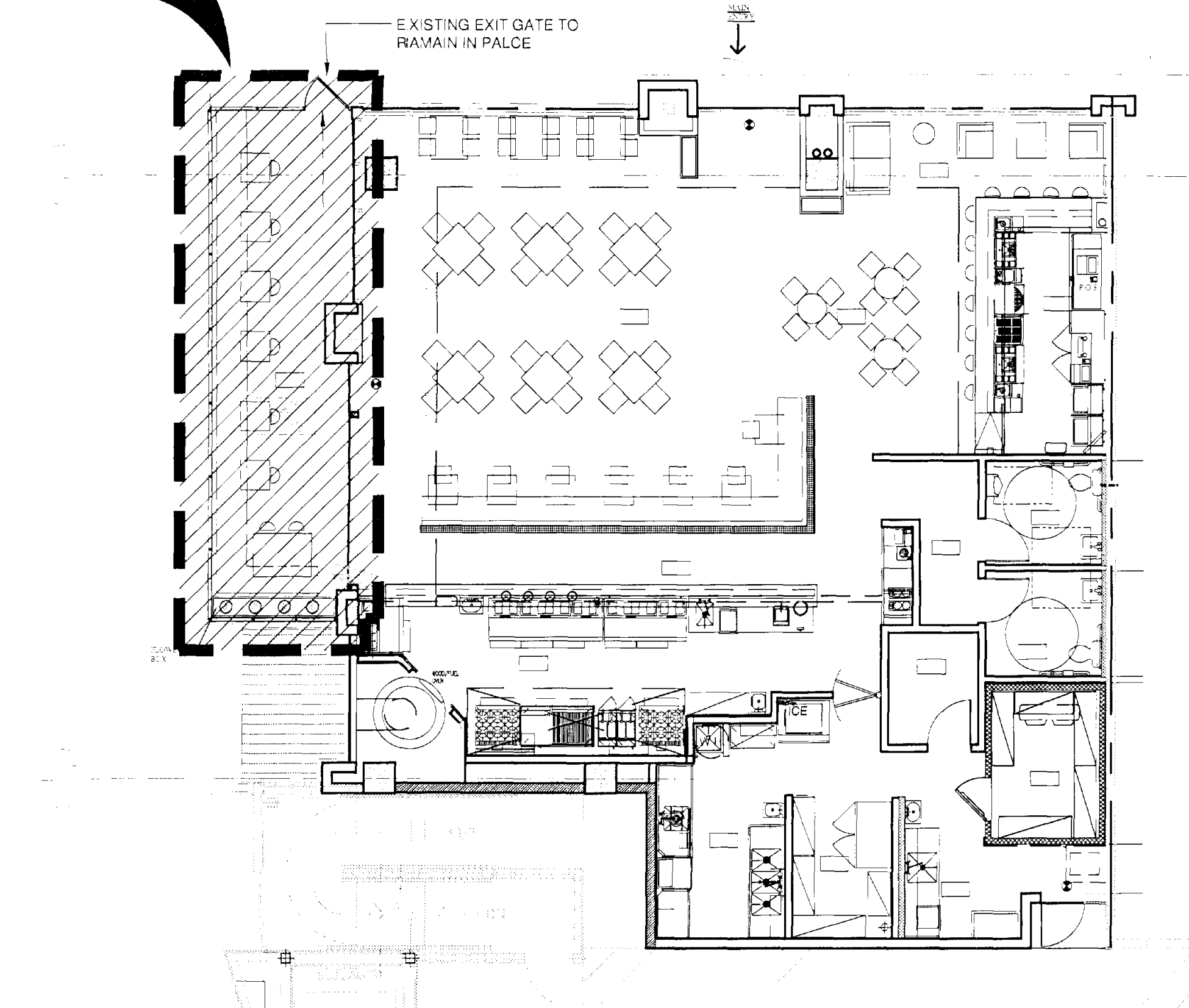
APPLICABLE CODES

CITY OF SCOTTSDALE APPLICABLE CODES:
2006 (IBC) INTERNATIONAL BUILDING CODE
2006 (IMC) INTERNATIONAL MECHANICAL CODE
2006 (IPC) INTERNATIONAL PLUMBING CODE
2005 (NEC) NATIONAL ELECTRICAL CODE
2006 (IFC) INTERNATIONAL FIRE CODE
2006 (IECC) INTERNATIONAL ENERGY CONSERVATION CODE
A.D.A.G.

CITY OF SCOTTSDALE PLANNING TENANT IMPROVEMENT NOTES:

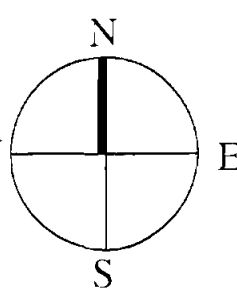
- *ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVAL.
- *NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- *ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY A PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING.
- *GROUND-MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT.

AREA SCOPE
OF WORK



KEY PLAN

SCALE: 1/8" = 1'-0"



PROJECT CODE DATA

CURRENT ZONING:
PRC

PROJECT ADDRESS:
15101 N SCOTTSDALE RD
SCOTTSDALE, AZ

PARCEL #:
215-56-056C, 215-44-001D

GOVERNING MUNICIPALITY:
SCOTTSDALE, ARIZONA

CONSTRUCTION TYPE:
TYPE II-A NON COMBUSTIBLE SPRINKLERED (IBC 602.2)

OCCUPANCY(IES):
A2 OCCUPANCY

MINIMUM EXIT WIDTH:
96.64 OCCUPANTS x .15 = 14.49 INCHES PER IBC 2006 SEC. 1005.1

GROSS LEASABLE AREA FOR THIS TENANT IMPROVEMENT:
TOTAL TENANT IMPROVEMENT AREA 2,781 S.F. NET AREA

OCCUPANCY CALCULATIONS:

DINING AREA:		
FIXED SEATING	---- S.F.	= 14 SEATS PROVIDED
NON-FIXED SEATING	---- S.F.	= 48 SEATS PROVIDED
LOUNGE:	---- S.F.	= 4 SEATS PROVIDED
KITCHEN / STAFF:	510.28 S.F. / 200	= 2.5 PEOPLE
OFFICE:	46.6 S.F. / 50	= 0.9 PEOPLE
STORAGE:	74.6 S.F. / 300	= 0.24 PEOPLE
BAR:	50.8 S.F.	= 11 SEATS PROVIDED
PATIO:	305.14 S.F.	= 16 SEATS PROVIDED

TOTAL OCCUPANCY: **96.64 PEOPLE**

OCCUPANCY SEPARATION WALLS:
NOT REQUIRED - COMMERCIAL KITCHENS NOT REQUIRED TO BE SEPARATED FROM SEATING AREA THEY SERVE (PER TABLE 502.3.2, FOOTNOTE c.)

BETWEEN STE J1-195 & ADJACENT TENANT (ADJACENT TENANT ASSUMED TO BE B OR M OCCUPANCY) = EXIST'G 1-HOUR. NO SEPARATION REQUIRED PER SECT. 508.3.3

FIRE RESISTIVE REQUIREMENTS FOR BUILDING ELEMENTS:

(PER Table 601 IBC 2006)		II-A
STRUCTURAL FRAME		1
BEARING WALLS INTERIOR/EXTERIOR		1
EXTERIOR NON-BEARING WALLS		0
INTERIOR NON-BEARING WALLS		0
FLOOR CONSTRUCTION		1
ROOF CONSTRUCTION		1

FIRE PROTECTION SYSTEM:

IN ACCORDANCE W/ CHAPTER 9 IBC 2006

STANDPIPE REQUIREMENTS:

IN ACCORDANCE W/ SECT. 905 IBC 2006

SMOKE AND HEAT VENT:

NOT REQUIRED (PER SECT. 910.2 IBC 2006)

CURTAIN BOARDS:

NOT REQUIRED (PER TABLE 910.3 IBC 2006)

MAXIMUM TRAVEL DISTANCE: (PER TABLE 1015.1 IBC 2006)

A2 OCCUPANCY = 250' MAX.

EXITS REQUIREMENTS:

(PER TABLE 1004.1.1, 1005.1, 1014.1 IBC 2006)		# OF EXITS		EXIT WIDTHS	
AREA	S.F.	S.F. Per Occupant	No. of Occupants (PROVIDED)	REQ.	PROV. REQ. #PROV.
DINING	1,036.03 SF	15	62 SEATS	1	3 32" 38"
KITCHEN/STAFF	510.28 SF	200	2.5	1	32" 32"
OFFICE	46.6 SF	50	0.9	1	32" 32"
STORAGE	74.6 SF	300	0.24	1	32" 32"
BAR	50.8 SF	200	11 SEATS	1	32" 38"
PATIO	305.14 SF	---	16 SEATS	1	32" 32"
LOUNGE	90.17 SF	---	4 SEATS	1	32" 38"
TOTAL OCCUPANTS			96.64		

PARKING CALCULATIONS:

EXISTING = NO CHANGE IN USE. NO CHANGE IN SQUARE FOOTAGE. NO NEW PARKING.

PLUMBING FIXTURE REQUIREMENTS:

(PER CHAPTER 29)

95.84 TOTAL OCC/2 = 47.92 MEN & 47.92 WOMEN
USE GROUP = A2 RESTAURANT

WATER CLOSETS		LAVATORIES		SERVICE SINK	
REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED
MEN	1	1	1		
WOMEN	1	1	1		

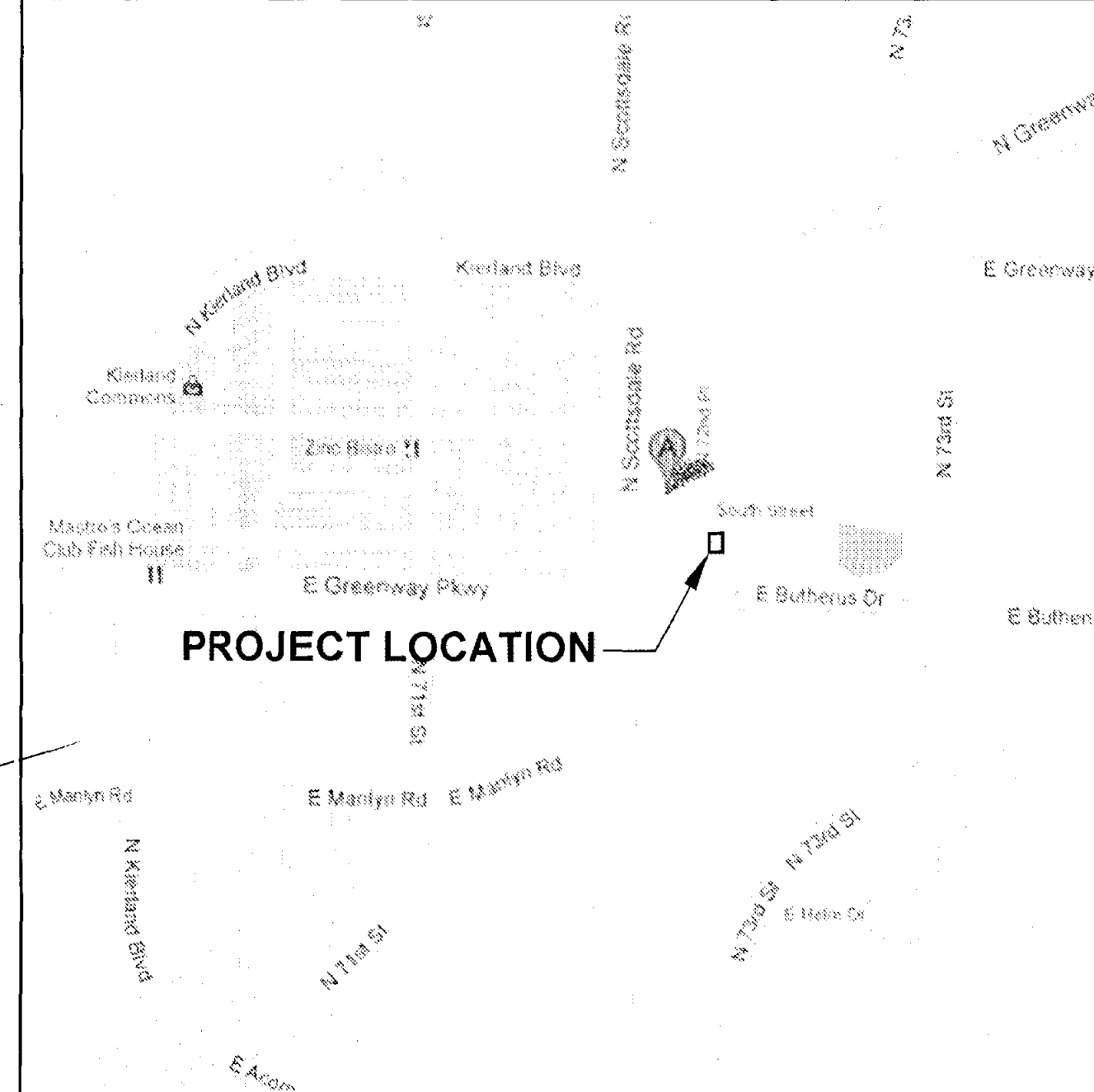
SHEET INDEX

ARCHITECTURAL
CS COVER SHEET / PROJECT INFORMATION SHEET
A1.0 ELEVATIONS / SECTION / ILLUSTRATION
A2.0 EXISTING ELEVATIONS / DROP PANEL DETAIL

SCOPE OF WORK

PROVIDE NEW AWNING ABOVE EXISTING STEEL FRAME SYSTEM. ADD DROP PANELS AT SIDES. FOR EXISTING DINING PATIO

VICINITY MAP



ROSS DESIGN GROUP L.L.C.

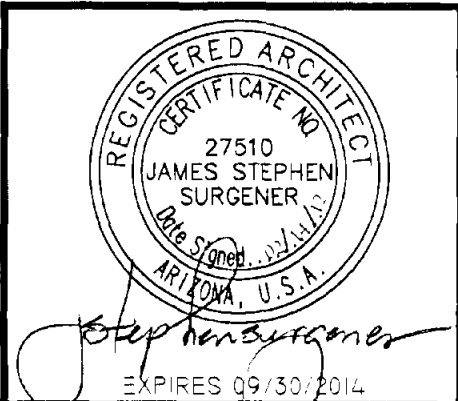
ARCHITECTURE INTERIORS PLANNING PROJECT MANAGEMENT

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SCOTTSDALE, ARIZONA
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www.rossdesign.biz

REVISIONS

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TK'S MODERN TAVERN - PATIO AWNING
SCOTTSDALE QUARTER - BUILDING J
SCOTTSDALE, ARIZONA



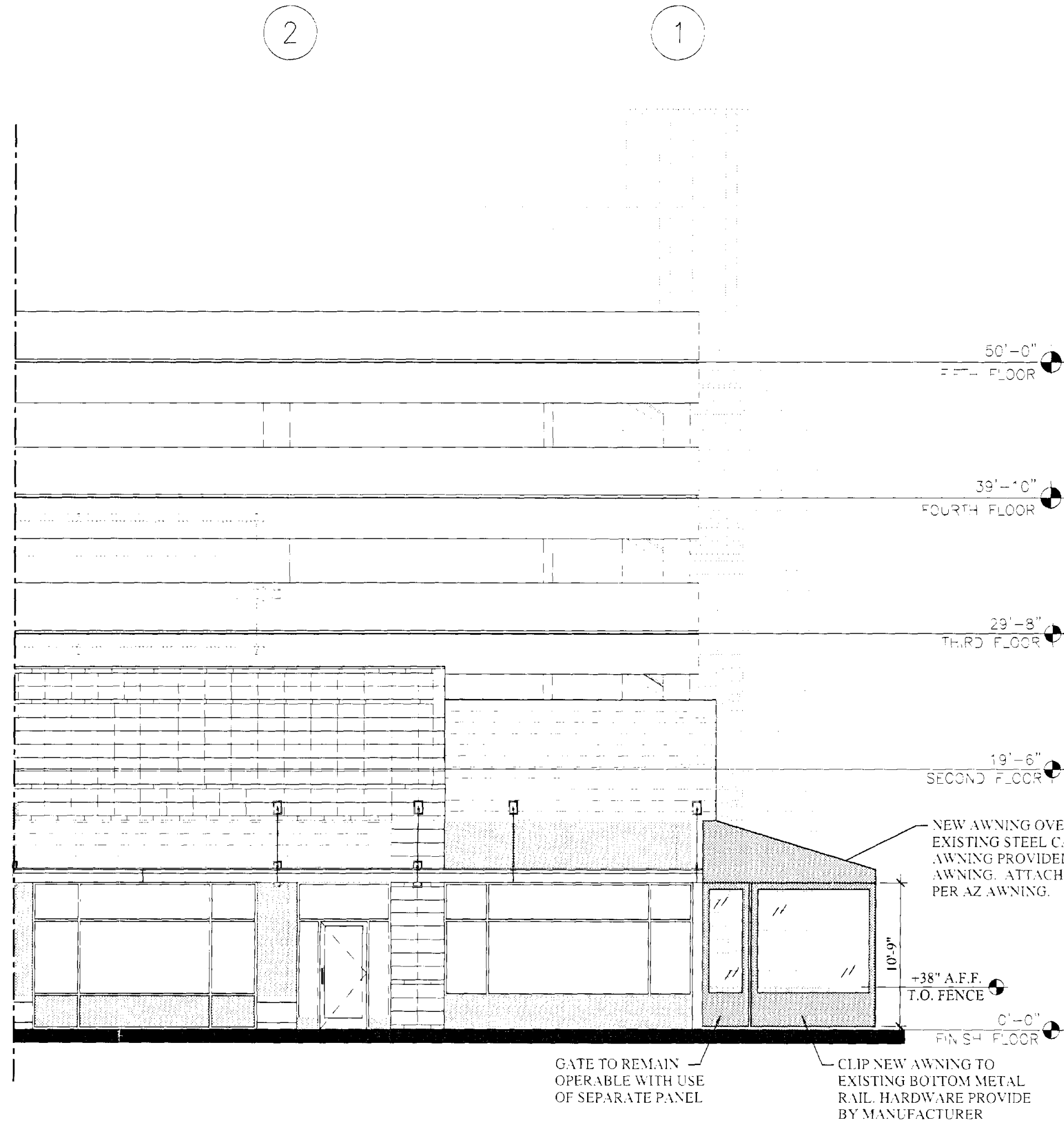
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SCALE: AS SHOWN
DRAWN BY: STAFF
CHECKED: DAVID ROSS

CS

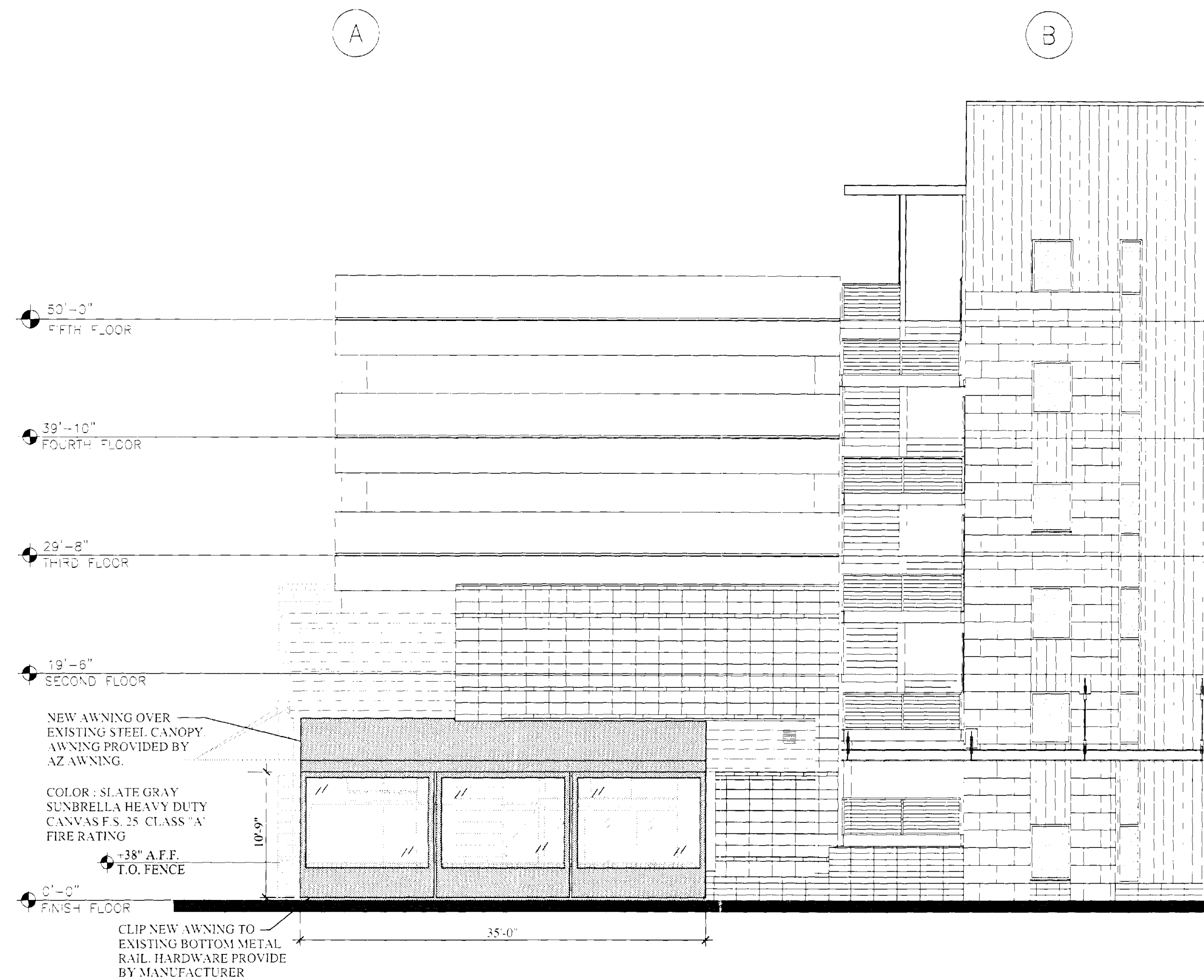
COVER SHEET



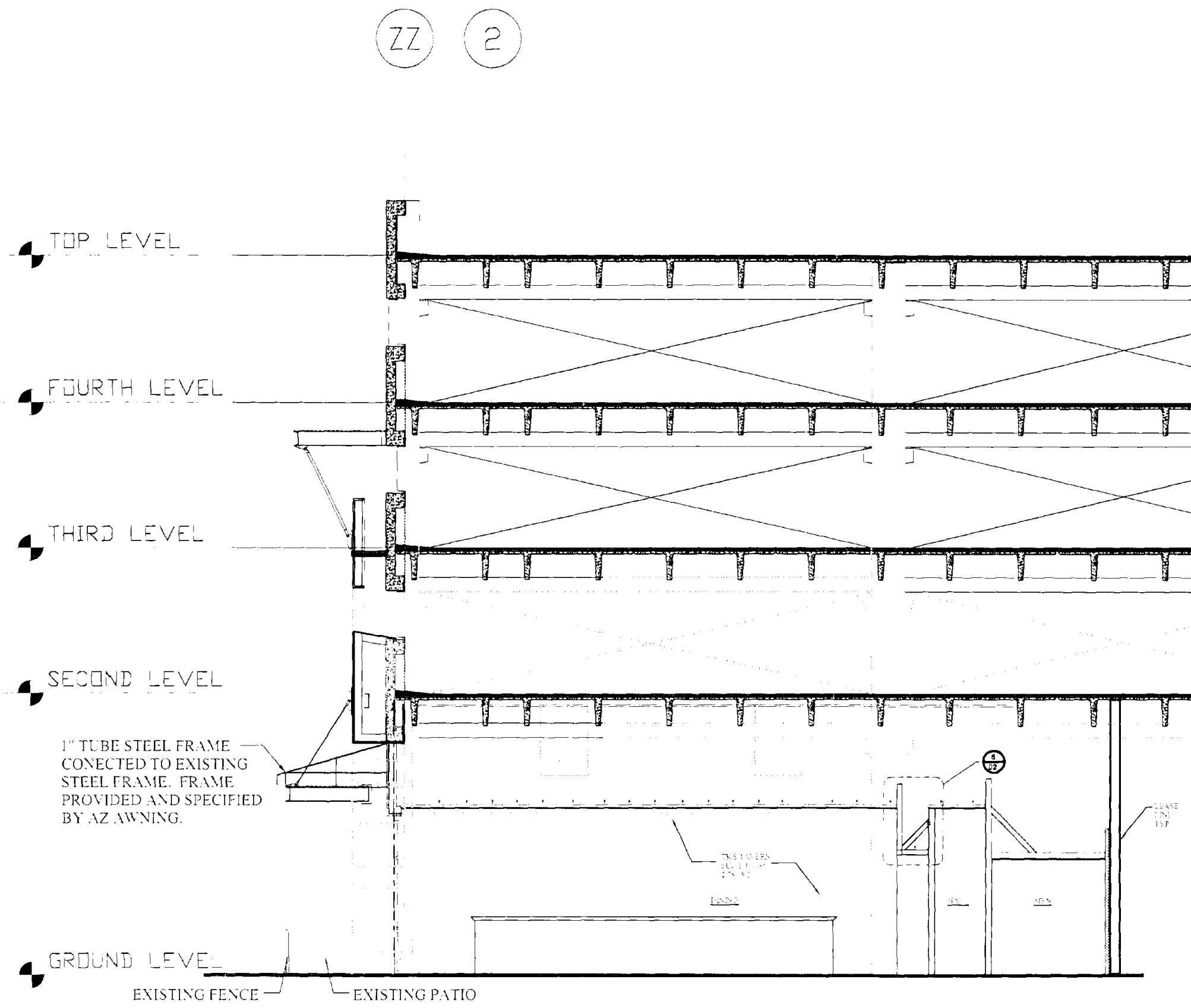
1 ILLUSTRATION
SCALE: N.T.S.



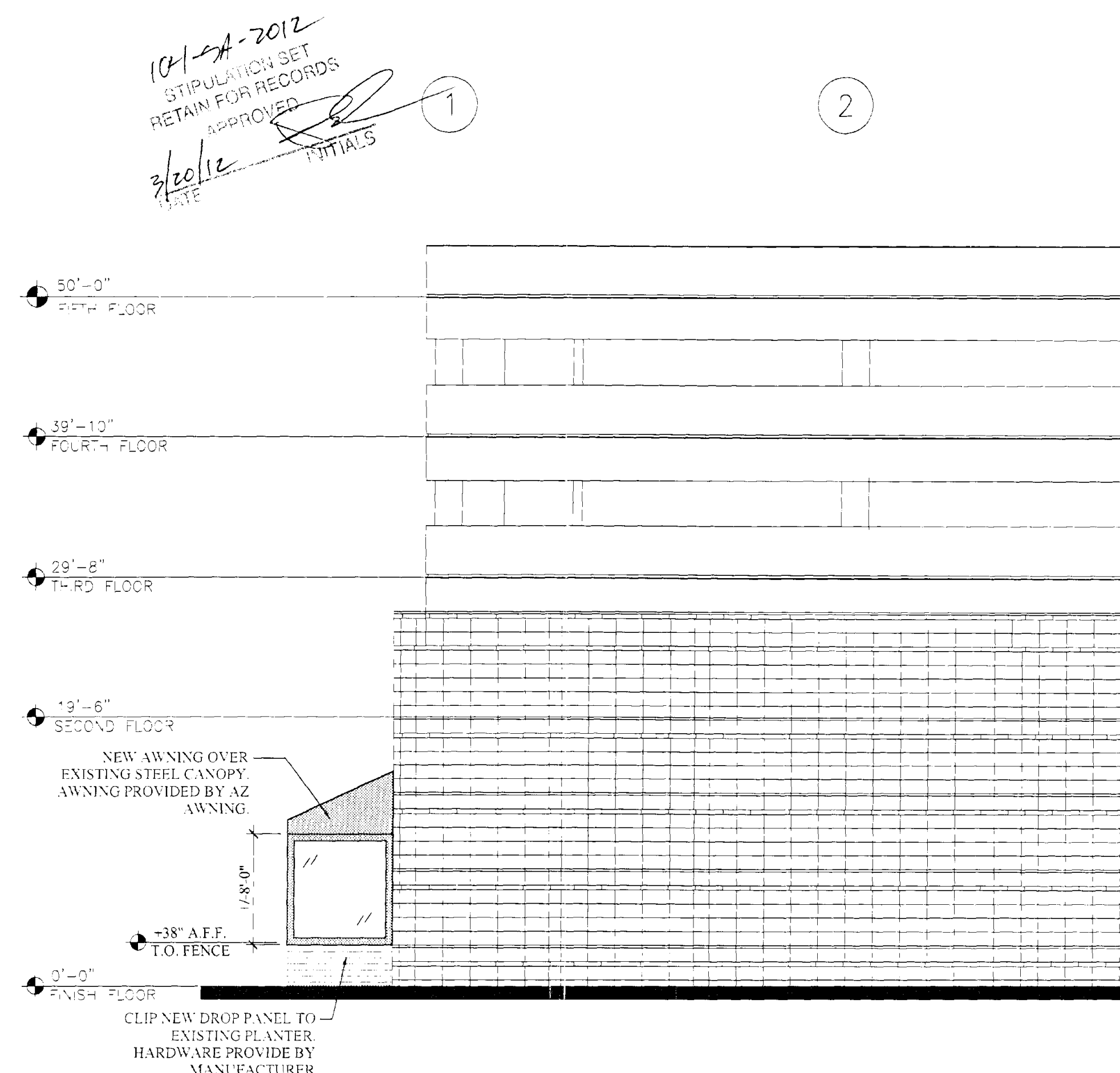
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



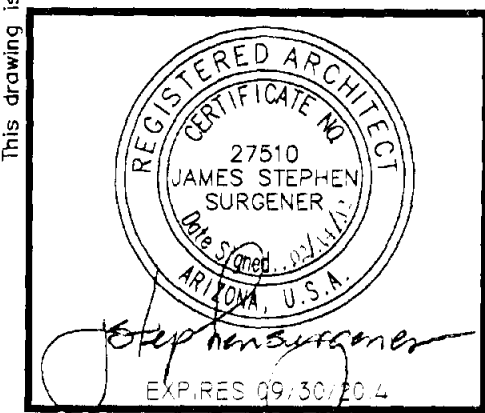
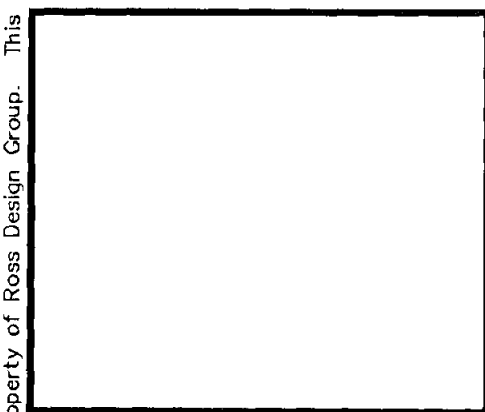
A PARTIAL BUILDING SECTION
SCALE: 1/8" = 1'-0"

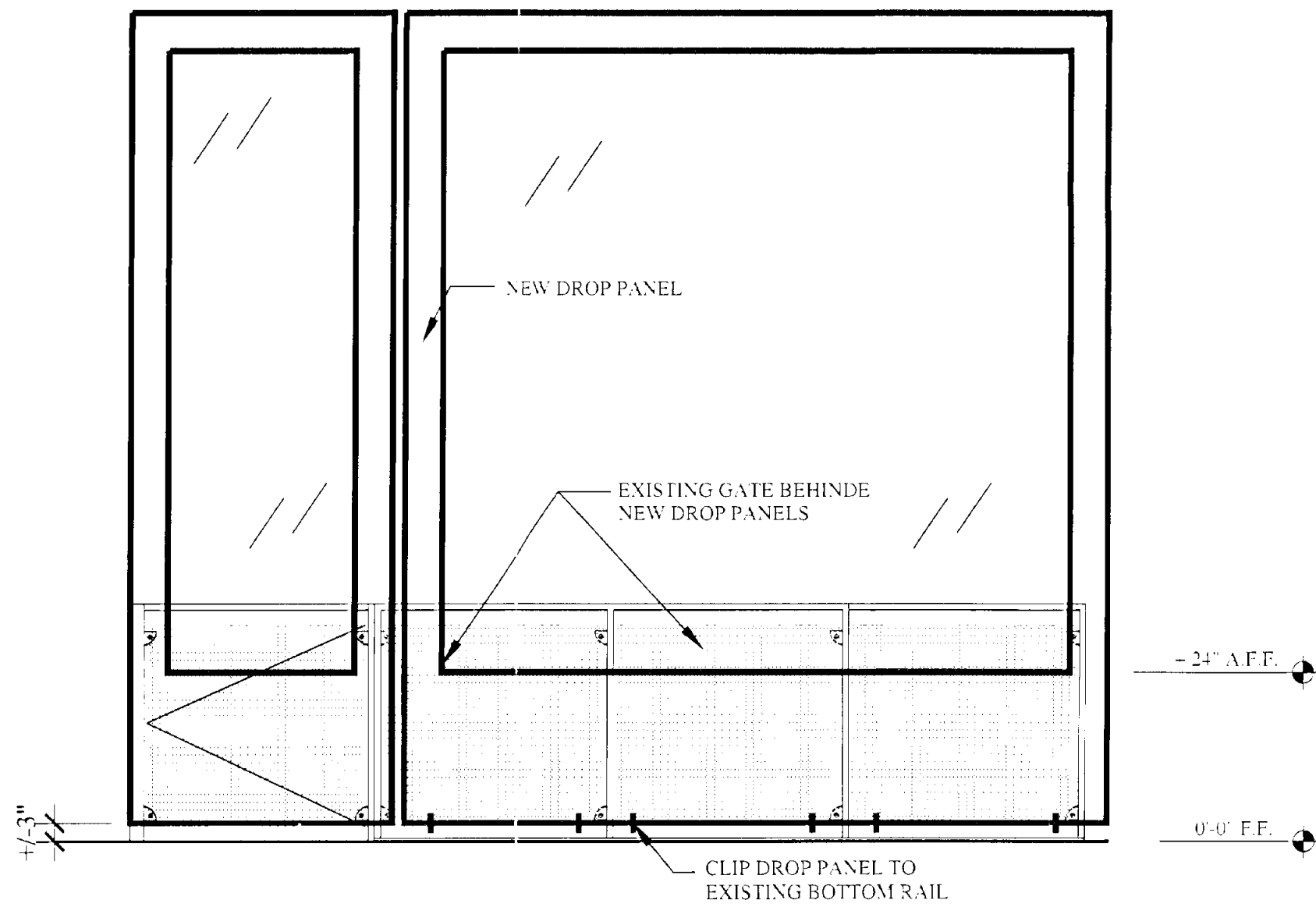


3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

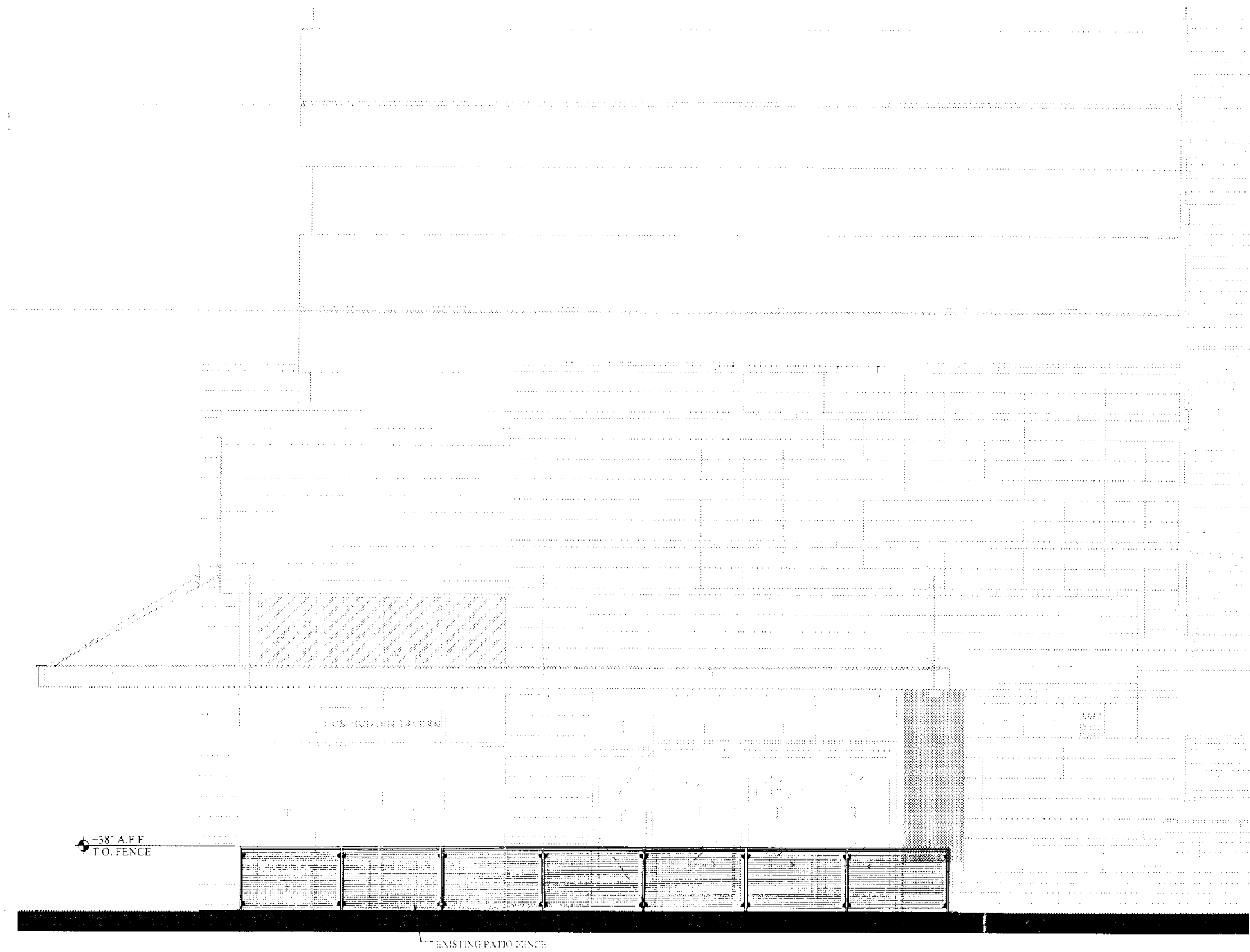
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SCOTTSDALE QUARTER - BUILDING J
SCOTTSDALE, ARIZONA

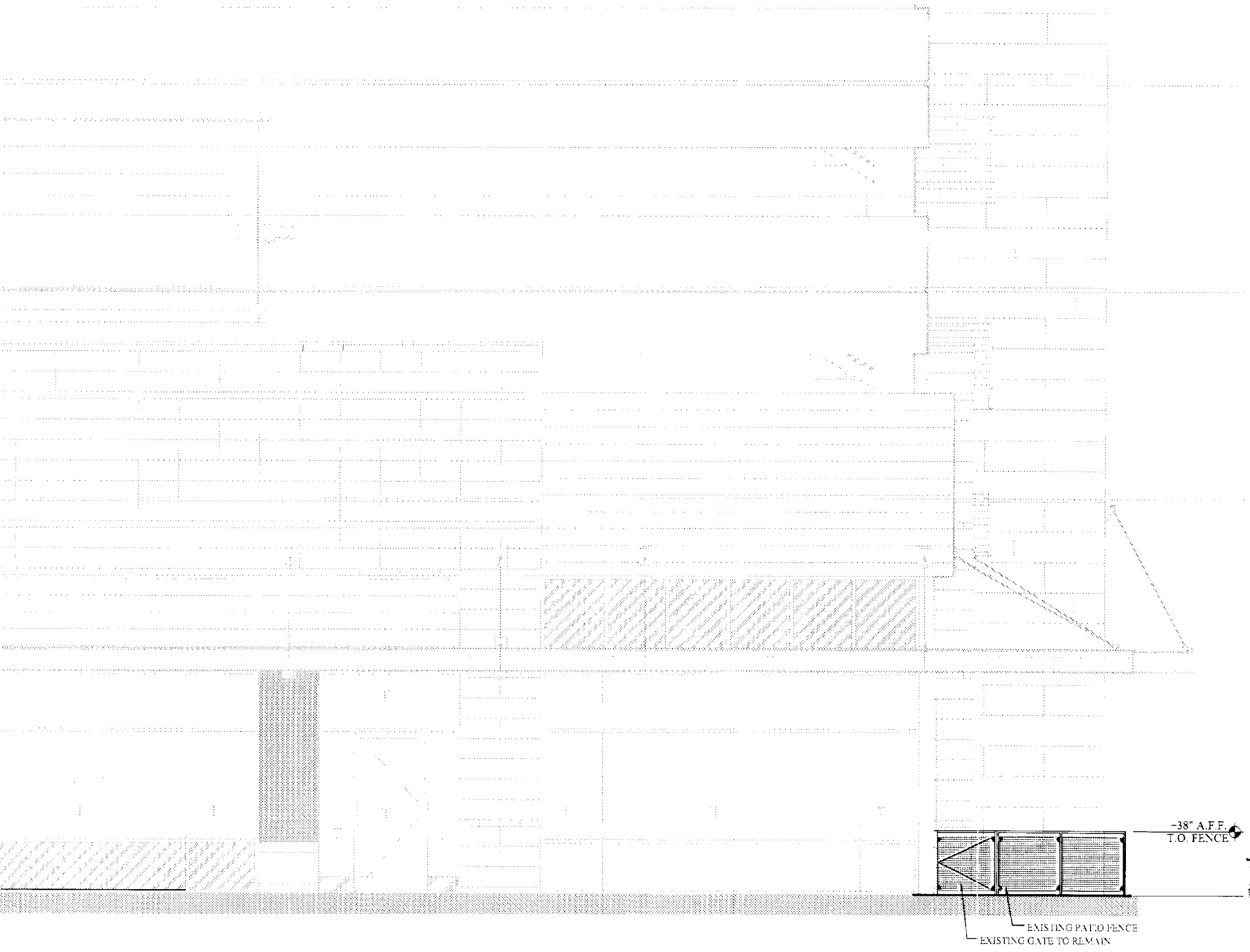




a TYP. DROP PANEL TO EXISTING BOTTOM RAIL
SCALE: 1/2" = 1'-0"



3 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"

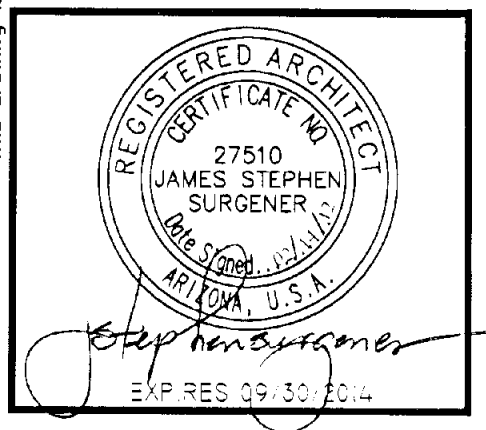
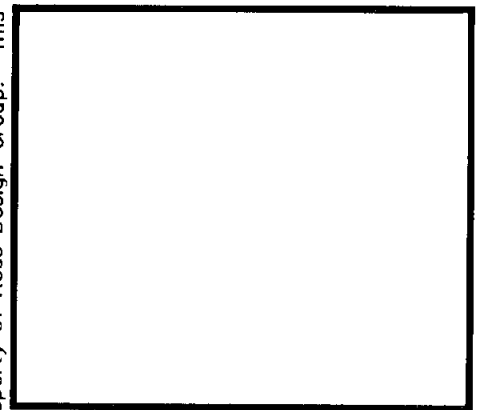


4 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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REVISIONS	
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DATE: 02-07-2012
SCALE: AS SHOWN
DRAWN BY: STAFF
CHECKED: DAVID ROSS

EXISTING ELEVATIONS