

"The Derby Public House"

"Restaurant Tenant Improvement"

NEC SHOEMAN LN. & SADDLE BAG TRAIL, Bldg. C

SUITE 101

Scottsdale, Arizona

Per Cup:
 - 373 spaces required for entire bldg. (bar/LE)
 - 373 spaces provided
 - 10 additional spaces required for mezzanine space
 - 373 spaces required w/ mezzanine

21 and 22-UP-12
APPROVED
 FINAL PLANS PLANNING
 7-24-13
 DATE APPROVED BY



PLANNING

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.
- ALL WORK AND MATERIAL SHALL BE REGARDED AS NEW UNLESS SPECIFICALLY INDICATED AS "EXISTING" OR "E" ON THE DRAWINGS AND / OR WITHIN THE SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE ALL TRADES AND METHODS OF CONSTRUCTION AS REQUIRED FOR COMPLETION OF THE PROJECT WITH THE INTENT OF THESE DOCUMENTS.
- ALL MATERIALS AND UNFINISHED SURFACES EXPOSED TO VIEW SHALL BE PAINTED UNLESS FACTORY PRE-FINISHED NOT OTHERWISE OR DIRECTED BY THE ARCHITECT.
- NO UTILITIES, PLUMBING, PIPING, CONDUIT, ETC. SHALL BE EXPOSED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- SHOULD DIMENSIONS BE MISSING OR CONFLICTING, NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH RELATED WORK.
- CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITIES PRIOR TO EXCAVATION, TRENCHING, ETC. AND SHALL REPAIR OR REPLACE ALL UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED DURING CONSTRUCTION.
- SECURITY AND SAFETY ARE THE CONTRACTOR'S RESPONSIBILITY. SITE SHALL BE COMPLETELY FENCED AND SECURED DURING CONSTRUCTION.
- NO ASBESTOS SHALL BE USED OR INCORPORATED INTO THE PROJECT IN ANY FORM.
- SEPARATE DISSIMILAR METALS AS THEY OCCUR AND / OR PER MANUFACTURER'S RECOMMENDATIONS.
- APPLY SEALANT AT INTERSECTIONS OF ALL DISSIMILAR MATERIALS.
- CONTRACTOR SHALL COORDINATE ALL EQUIPMENT PLACEMENTS, SUPPORTS, AND CONNECTIONS WITH EQUIPMENT SUPPLIERS.
- SPRINKLER SYSTEM TO COMPLY WITH MINIMUM NFPA CRITERIA AND CITY ORDINANCE CRITERIA. SPRINKLER SUBCONTRACTOR SHALL PROVIDE PLANS AND CALCULATIONS FOR CITY APPROVAL.
- ALL NEW WALLS SHALL BE TAPED, TEXTURED, AND PAINTED PER OWNERS COLOR SELECTION / FINISH SCHEDULE / SPECIFICATIONS.
- ALL BUILDINGS (EXCEPT GROUP R AND DIVISION 3) SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED IN IBC/IFC SECTION 903 / 904 AND INSTALLED IN NFPA-13 AND 9-2, NFPA 13, AND CITY FIRE DEPARTMENT STANDARDS.
- FIRE PROTECTION SYSTEMS SHALL BE INSTALLED BY A CONTRACTOR LICENSED TO PERFORM SUCH WORK BY THE STATE OF ARIZONA, AND WHO ALSO HOLDS A CURRENT VALID PERMIT FROM THE CITY DEPARTMENT TO CONDUCT SUCH WORK WITHIN THE CITY.
- FIRE DEPARTMENT CONNECTS (FDC'S) FOR NFPA 13 AND UBC STANDARD 38-1 FIRE SPRINKLER SYSTEM SHALL BE 2-1/2" FEMALE SWIVEL WITH NATIONAL STANDARD THREADS. FDC'S FOR 130 AND 13R SPRINKLER SYSTEMS SHALL BE SINGLE FEMALE SWIVEL WITH NATIONAL STANDARD THREADS. ALL HOSE VALVE OUTLETS AND OUTLETS AND STANDPIPE HOSE DISCHARGES FOR FIRE DEPARTMENT SHALL BE 2-1/2" NATIONAL STANDARD THREADS.
- AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE SIGNAL STATION SERVICE OR AN AUDIBLE SIGNAL SHALL SOUND AT A CONSTANTLY ATTENDED LOCATION WHEN THE NUMBER OF SPRINKLER HEADS IS OVER 20 OR MORE IN GROUP I, DIVISION I, OR I-2 OCCUPANCIES OR 100 OR MORE SPRINKLER HEADS IN ALL OTHER OCCUPANCIES.
- FIRE DEPARTMENT VEHICLE ACCESS ROADWAYS SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION. REQUIRED WATER FLOW SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ON SITE.
- ONE SET OF STAMPED, APPROVED DRAWINGS MUST BE MAINTAINED ON SITE AND MADE AVAILABLE TO CITY INSPECTORS ON DEMAND.
- THE CONTRACTOR SHALL PROVIDE THE CITY INSPECTOR WITH COPY OF THE CONTRACTOR'S MATERIAL & TEST CERTIFICATION FOR ABOVEGROUND PIPING IN ACCORDANCE WITH NFPA 13, THE CONTRACTOR'S MATERIAL & TEST CERTIFICATION FOR ABOVEGROUND PIPING IN ACCORDANCE WITH NFPA 24, AND THE "CERTIFICATE OF COMPLETION" FOR FIRE ALARM SYSTEMS IN ACCORDANCE WITH NFPA 72, UPON SUCCESSFUL COMPLETION OF THE SYSTEM TEST AND PRIOR TO CITY ACCEPTANCE OF THE SYSTEM.
- ALL DIMENSIONS SHALL BE FIELD CHECKED, CHECKED IN SHOP AND VERIFIED PRIOR TO THE PERFORMANCE OF ANY WORK, AND THE ARCHITECT SHALL BE NOTIFIED IN WRITING IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK.
- CONSTRUCTION SUPERVISOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL BE RESPONSIBLE FOR THE SCHEDULING OF THE WORK.
- ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN ARIZONA AND SUBMITTED TO THE ARCHITECT.
- COORDINATION OF PLANS AND SPECIFICATIONS: THE CONTRACTOR SHALL TAKE NO ADVANTAGE OF ANY APPARENT ERROR OR OMISSION. HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT, THE ARCHITECT WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.

CODE ANALYSIS

PROJECT NARRATIVE:
 FIRST TIME TENANT IMPROVEMENT TO CONSIST OF RESTAURANT/BAR/LOUNGE WITH MEZZANINE LEVEL USED FOR STORAGE.

DERBY ROOM PUBLIC HOUSE
 4420 N. SADDLEBAG TRAIL, SUITE 101, BLDG. "C"
 SCOTTSDALE ARIZONA

PARCEL #S: 173-41-139 THRU 144 & 158 THRU 169 & 178 THRU 181 & 211A

CASE HISTORY: Z1-UP-12/Z2-UP-12

EXISTING ZONING: C-2-P-2 WITH P-3/D-O OVERLAYS

PARKING CALCULATION:
 EXISTING OVERALL PARKING: 356 SPACES
 SCOTTSDALE RETAIL PLAZA (CASE HISTORY: Z1-UP-12/Z2-UP-12)

DERBY PUBLIC HOUSE (BLDG. "C", SUITE 101):
 BAR/LOUNGE: 3,792 SF. + 376 SF. (MEZZ) 1:80 S.F. 1:16 SPACES
 OUTDOOR PATIO BAR: 450 SF. 1:200 S.F. 1:25 SPACES
 STORAGE: 436 SF. (MEZZ) 1:800 S.F. 1:24 SPACES
TOTAL PROVIDED: 1:8054.39 SPACES

EXISTING CONSTRUCTION TYPE: V-B (SPRINKLERED)

EXISTING CONSTRUCTION TYPE: V-B (SPRINKLERED)

OCCUPANCY TYPE: A-2 (RESTAURANT)

RESTAURANT/BAR SQUARE FOOTAGE: 3,792 S.F.

MEZZANINE SQUARE FOOTAGE: 774 S.F.

OUTDOOR PATIO SQUARE FOOTAGE: 450 S.F.

OCCUPANT LOAD CALCULATION:
 (PER TABLE 1001.1)
 PUBLIC DINING: 2,366 S.F. / 15 158 occ.
 OUTDOOR PATIO DINING: 450 S.F. / 15 30 occ.
 PUBLIC DINING GAME AREA: 259 S.F. / 11 24 occ.
 PUBLIC WAITING AREA: 245 S.F. / 7 35 occ.
 KITCHEN/BAR: 587 S.F. / 20 3 occ.
 STORAGE (1ST FLOOR): 46 S.F. / 30 1 occ.
 STORAGE (MEZZANINE): 774 S.F. / 30 3 occ.
 RESTROOMS: 289 S.F. NA occ.

TOTAL OCCUPANT LOAD: 254 occupants

REQUIRED EXITS:
 PER 2006 IBC, TABLE 1019.1
 RESTAURANT/LOUNGE: 3,457 S.F. OCCUPANT LOAD: 221 2-EXITS
 STORAGE (MEZZANINE): 774 S.F. OCCUPANT LOAD: 3 1-EXIT
 PER 2006 IBC, TABLE 1015.1
 OUTDOOR PATIO: 450 S.F. OCCUPANT LOAD: 30 1-EXIT

PROVIDED EXITS:
 RESTAURANT/LOUNGE: 4-EXITS (1) AT PATIO
 STORAGE (MEZZANINE): 1-EXIT

EXIT WIDTHS:
 REQUIRED EXIT WIDTH (PER 2006 IBC TABLE 1005.1) 254 OCC. X 0.15 = 38.1"

PROVIDED EXIT WIDTH:
 DOOR #101 20 OCC X 0.15 = 3"
 DOOR #101 175 OCC X 0.15 = 26.25"
 DOOR #105 20 OCC X 0.15 = 3"
 DOOR #106 20 OCC X 0.15 = 3"
 DOOR #201 3 OCC X 0.20 = 1/2"

PLUMBING FIXTURE CALCULATION:

REQUIRED PLUMBING FIXTURES: (PER 2006 CHAPTER 29)
 (TOTAL OCCUPANT LOAD: 221) (111 FOR MEN & WOMEN)

MEN

WATER CLOSETS
 REQUIRED: 1 PER 75 111 / 75 = 2 (W.C.)
 PROVIDED: 1 (W.C. & 2 URINALS)

LAVATORIES
 REQUIRED: 1 PER 200 111 / 200 = 1 (LAV.)
 PROVIDED: 2 (LAV.)

WOMEN

WATER CLOSETS
 REQUIRED: 1 PER 75 111 / 75 = 2 (W.C.)
 PROVIDED: 3 (W.C.)

LAVATORIES
 REQUIRED: 1 PER 200 111 / 200 = 1 (LAV.)
 PROVIDED: 2 (LAV.)

LAVATORIES
 PROVIDED: 1-SERVICE SINK

BUILDING CODES

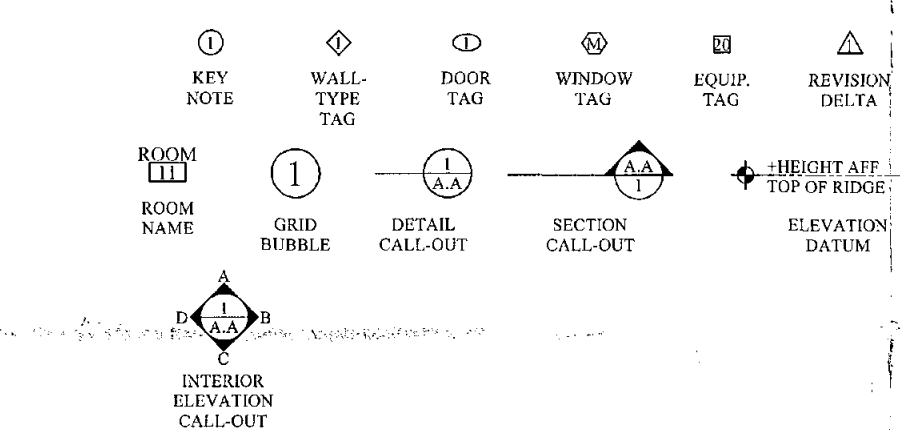
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

- 2006 INTERNATIONAL BUILDING CODE
- 2006 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE
- 2006 INTERNATIONAL EXISTING BUILDING CODE
- 2006 INTERNATIONAL ENERGY CONSERVATION CODE
- 2006 INTERNATIONAL FUEL GAS CODE
- 2006 INTERNATIONAL MECHANICAL CODE
- 2006 UNIFORM PLUMBING CODE
- 2006 INTERNATIONAL FIRE CODE

FIRE DEPARTMENT NOTES

- SUBMIT SHOP DRAWINGS FOR ANY MODIFICATION OF THE EXISTING FIRE SPRINKLER SYSTEM AND COMPLY WITH NFPA 13 & LOCAL AMENDMENTS. NOTE: EXISTING STANDARD RESPONSE SPRINKLER HEADS IN LIGHT HAZARD OCCUPANCIES WITHIN THE TENANT SPACE SHALL BE CHANGED OUT TO QUICK RESPONSE WHEN WORK HAS BEEN CONTRACTED TO ADD AND/OR RELOCATE 50% OR MORE OF THE SPRINKLER HEADS.
- ALL FIRE PROTECTION SYSTEMS SHALL REMAIN OPERATIONAL AND MODIFIED AS NECESSARY FOR CODE COMPLIANCE.
- MOUNT MIN. 2-A-10-B RATED FIRE EXTINGUISHERS IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE AND NFPA 10. FIRE EXTINGUISHERS QUANTITY AND LOCATION SHALL BE APPROVED BY THE FIRE INSPECTOR.
- EXIT AND EMERGENCY LIGHTING SHALL COMPLY WITH CITY ORDINANCE & IFC. SEE ELECTRICAL.
- FIRE LANES TO BE ESTABLISHED AND/OR MAINTAINED.
- CONTRACTOR TO VERIFY EXISTING AND/OR REQUIRED FIRE HYDRANT(S) INSTALLATION & MARKED WITH A BLUE REFLECTED PRIOR TO CERTIFICATE OF OCCUPANCY.
- ESTABLISHED & MAINTAIN 20' OF ACCESS TO ALL STRUCTURES FROM THE PUBLIC ROADWAY DURING CONSTRUCTION.
- PROVIDE A NEW KNOX BOX IF ONE DOES NOT EXIST ON THE BUILDING. MOUNT BY MAIN ENTRANCE 4'-6" A.F.F. PROVIDE A DOOR KEY FROM TENANT AND PLACE IN THE KNOX BOX.
- NUMERICAL PREMISES ID MUST BE LEGIBLE FROM STREET OR DRIVE. ADDRESS AND BUILDING NUMBERS FOR COMMERCIAL PROPERTIES SHALL BE A MINIMUM OF 12 INCHES HIGH WITH A MIN. STROKE WIDTH OF 2.0 INCHES UNITS WITHIN A BUILDING SHALL BE OF 6 INCHES HIGH WITH A MIN. STROKE OF 1.0 INCHES. INDIVIDUAL UNIT OR SUITE NUMBERS SHALL BE OF 4 INCHES HIGH WITH A MIN. STROKE OF 1.0 INCH. INDIVIDUAL UNIT OR SUITE NUMBERS SHALL BE A MIN. OF 4 INCHES HIGH WITH A MIN. 0.5 INCH.
- INTERIOR TENANT NOTIFICATION SHALL BE PROVIDED WHEN MONITORING OF THE FIRE SPRINKLER SYSTEM IS PROVIDED.
- TENANT IMPROVEMENTS: INSTALL 1-HORN-STROBE ABOVE THE MAIN DOOR OR WITHIN 3 FT. OF THE MAIN DOOR FOR INDIVIDUAL TENANTS. WHEN A COMMON AREA IS PROVIDED SERVING MULTIPLE TENANTS, INSTALL 1-HORN-STROBE IN THE COMMON AREA ABOVE THE MAIN DOOR OR WITHIN 3 FT. OF THE MAIN DOOR. (THESE REQUIREMENTS SHALL ALSO APPLY TO SPACES COMMONLY REFERRED TO AS "VANILLA" OR "WHITE" SHELL TENANT SPACES AT TIME OF SHELL FINAL. DO NOT REMOVE/ADD TO ALL PLAN SUBMITTALS.

SYMBOL LEGEND



PROJECT DIRECTORY

OWNER:
 WILD KNIGHT
 4405 N. SADDLEBAG TRAIL
 SCOTTSDALE, AZ 85251
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ARCHITECT:
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 CONTACT: ALI ARDEBILI

STRUCTURAL:
 STRUKTUR STUDIO LLC.
 3260 N. HAYDEN RD. SCOTTSDALE, AZ 85251
 (480) 425-2250
 CONTACT: DAVID LUNENG

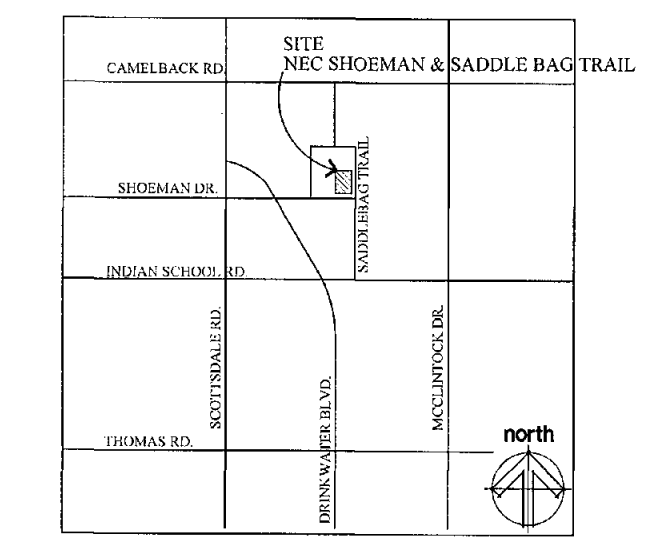
TENANT IMPROVEMENT NOTES

- NO EXTERIOR MODIFICATION PROPOSED WITH THIS PERMIT REVIEW.
- NO EXTERIOR LIGHTING TO BE PERMITTED WITH THIS REVIEW.
- NO EXTERIOR VENDING PERMITTED.
- SIGNAGE REQUIRES SEPARATE REVIEW AND APPROVAL.
- ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATIONS EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT, BY A PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND FINISH OF THE BUILDING.

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 A0.2 SPECIFICATIONS
 A0.3 SPECIFICATIONS
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 A2.1 FLOOR PLAN-DIMENSIONS
 A2.2 REFLECTED CEILING PLAN
 A3.0 MEZZANINE FLOOR PLAN
 A3.1 MEZZANINE REFLECTED CEILING PLAN
 A8.0 ARCHITECTURAL DETAILS
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 A9.0 DOOR/WINDOW/FINISH SCHEDULES/INTERIOR ELEVATIONS
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 M2.0 MECHANICAL SCHEDULES AND SPECIFICATIONS
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 P1.1 PLUMBING SPECIFICATIONS
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 E1.1 ELECTRICAL FIXTURE SCHEDULES AND IECC COMPLIANCE
 E1.2 ELECTRICAL SPECIFICATIONS
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 E2.1 ELECTRICAL LIGHTING PLAN
 E3.0 ELECTRICAL ONE LINE DIAGRAM AND PANEL SCHEDULES
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 S1.1 TYPICAL DETAILS
 S1.7 STATEMENT OF SPECIAL INSPECTIONS
 S2.0 MEZZANINE FRAMING AND FOUNDATION PLAN
 S2.1 DETAILS
 S3.0 EXISTING ROOF FRAMING PLAN
 S3.1 DETAILS

VICINITY MAP



REVISIONS

NO.	REVISION	DATE
1	CITY REVISION 3/7/13	

JOB NUMBER: 1210
 DATE: 7/22/13
 DRAWN BY: JD
 CHECKED BY: JD

2821
 RICHARD D. SCHLEIER
 REGISTERED PROFESSIONAL ARCHITECT
 ARIZONA, U.S.A.
 EXPIRES 12/31/15

A0.0
 SHEET NUMBER:

21-UP-12