

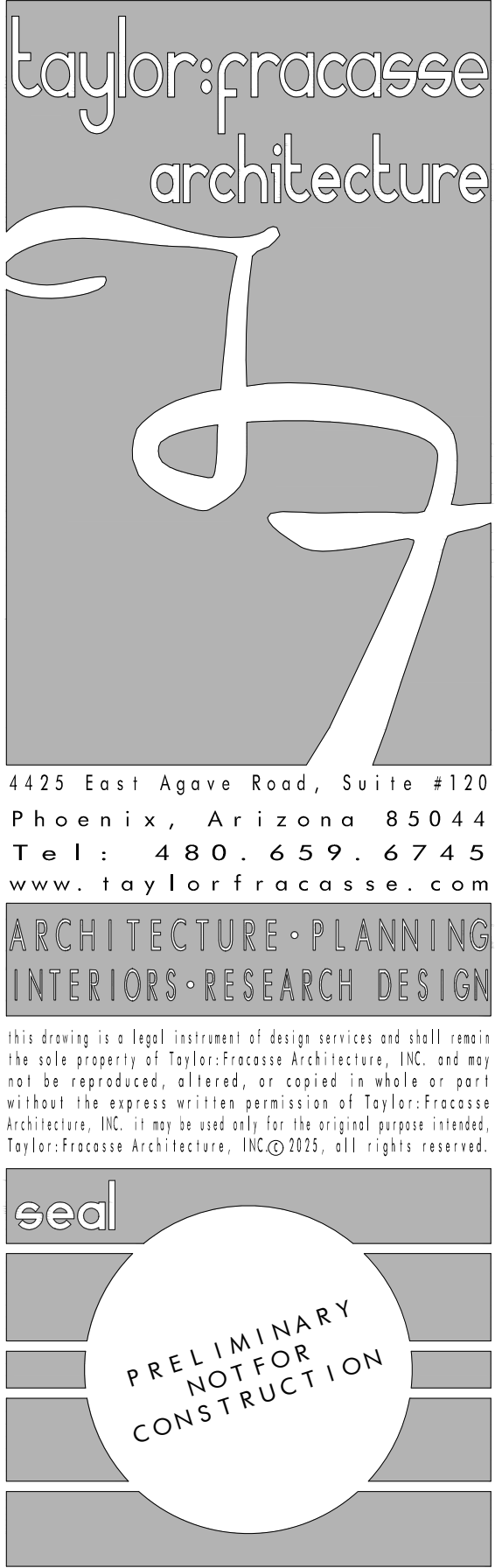
The Lief

22 Japandi Residences in Adaptive Re-Use



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THE LIEF - 22 JAPANDI RESIDENCES
ADAPTIVE RE-USE
301 W. OSBORN ROAD
PHOENIX, AZ 85013

taylor : pracasse architecture

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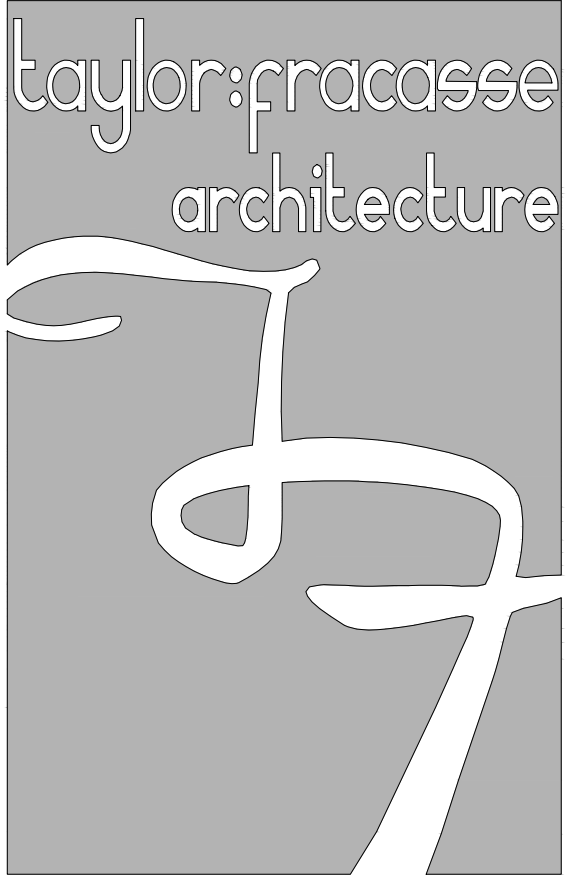
ISSUE DATE: 07.12.24
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CHECKED: BF
TITLE: COVER SHEET

CS - 1

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GENERAL NOTES

- 1 GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION WORK AND COORDINATION OF SAME, INCLUDING MECHANICAL, ELECTRICAL AND PLUMBING, UNLESS OTHERWISE NOTED.
- 2 COORDINATE ALL DEMOLITION WORK WITH NEW PLAN TO ENSURE EFFICIENCIES ARE MET. ALL EXISTING UTILITIES ARE TO REMAIN AND BE REVISED ACCORDINGLY.
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- 7 ALL SALVAGE REMAINS PROPERTY OF THE OWNER AT OWNER'S DISCRETION. GENERAL CONTRACTOR TO COORDINATE WITH OWNER ITEMS TO BE SALVAGED.
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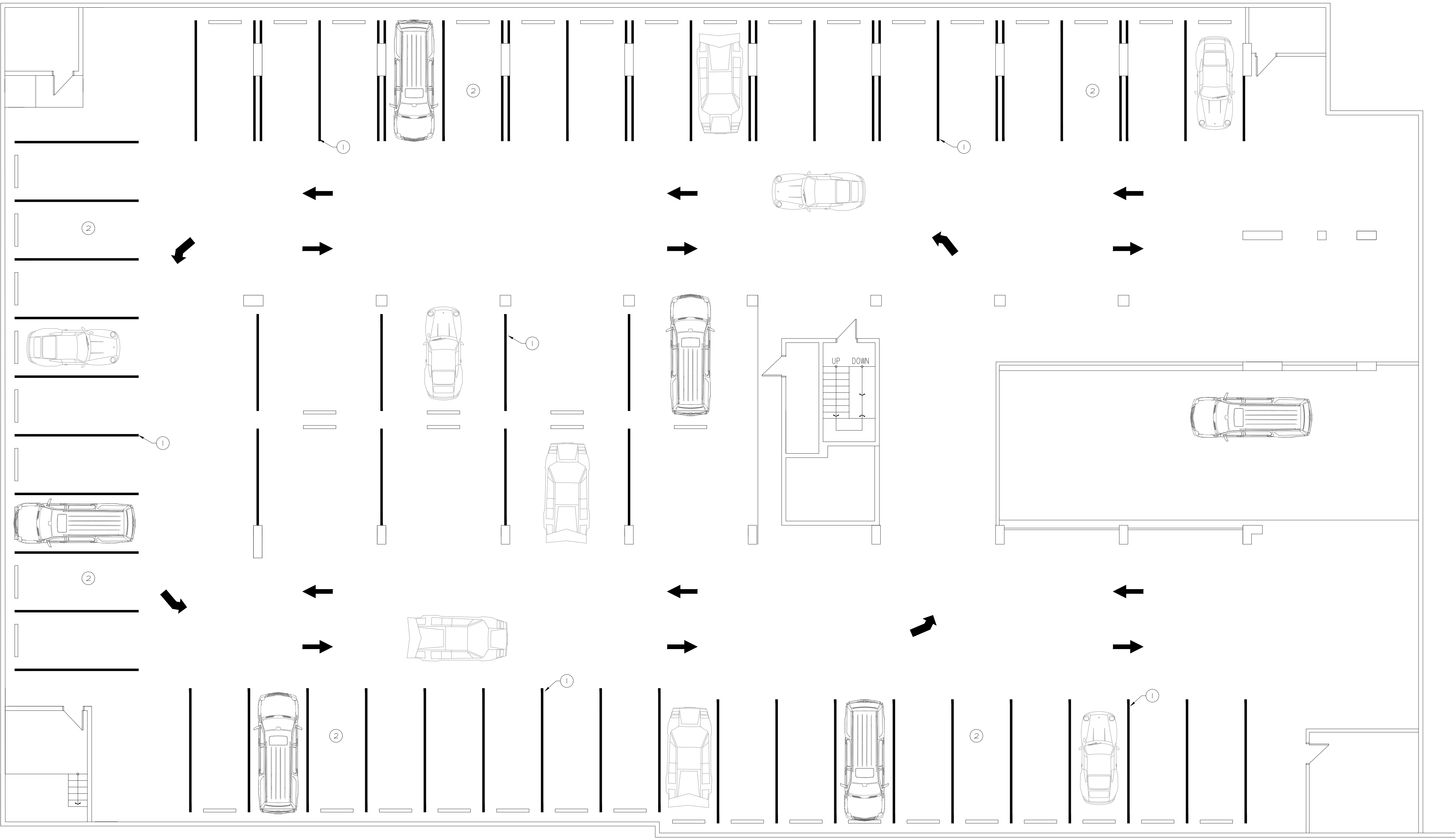
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KEY NOTES

- ① 4" WIDE WHITE PAINTED STRIPING MARKING, TYP.
- ② REGULAR PARKING STALL, 9'-0" W. X 20'-0" L, TYPE.



FLOOR PLAN-BASEMENT/PARKING

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



THE LIEF - 22 JAPANDI RESIDENCES
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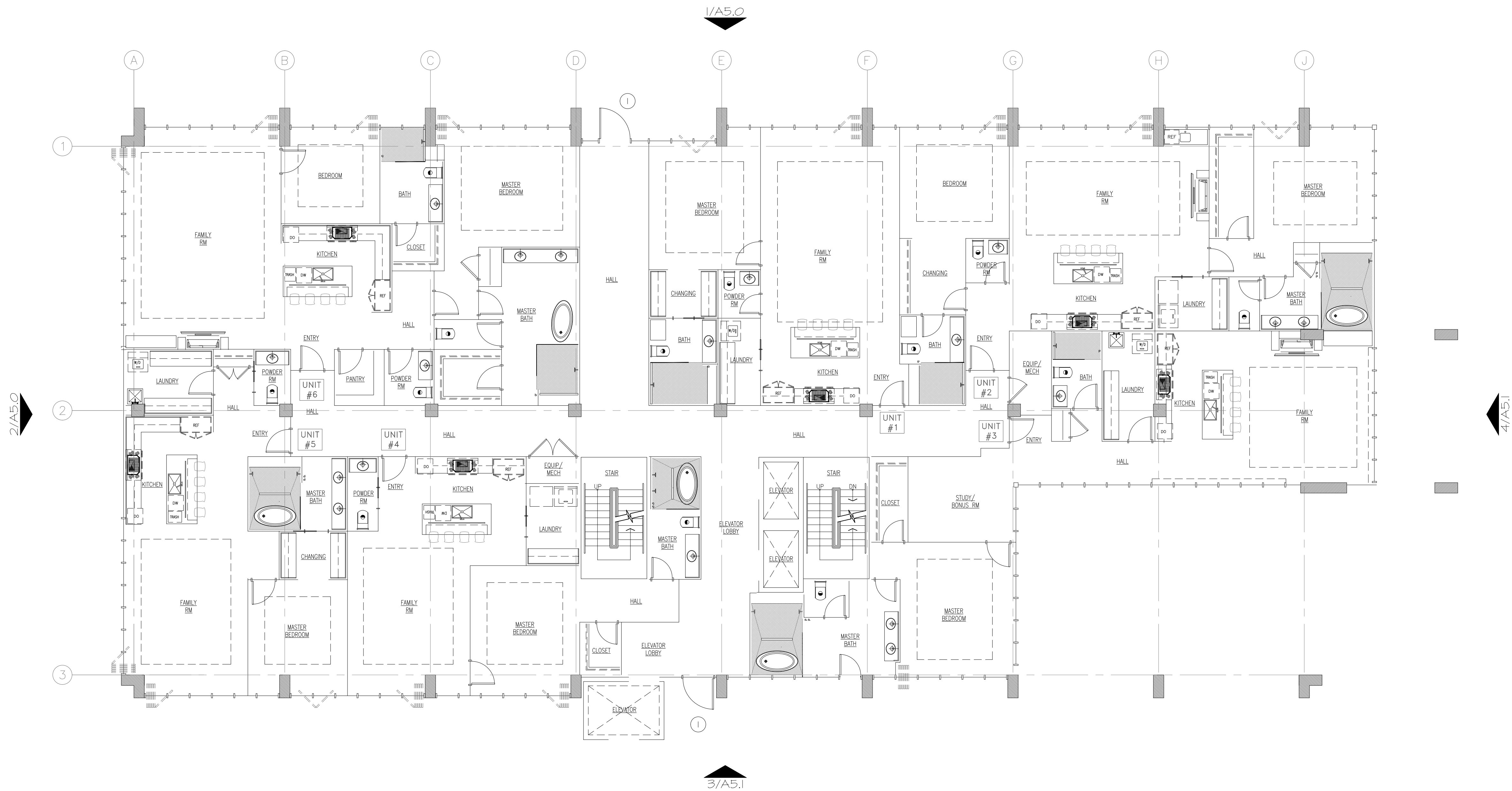
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TITLE: BASEMENT/
PARKING PLAN, NOTES

A0.1

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FLOOR PLAN – FIRST FLOOR

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



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KEY NOTES

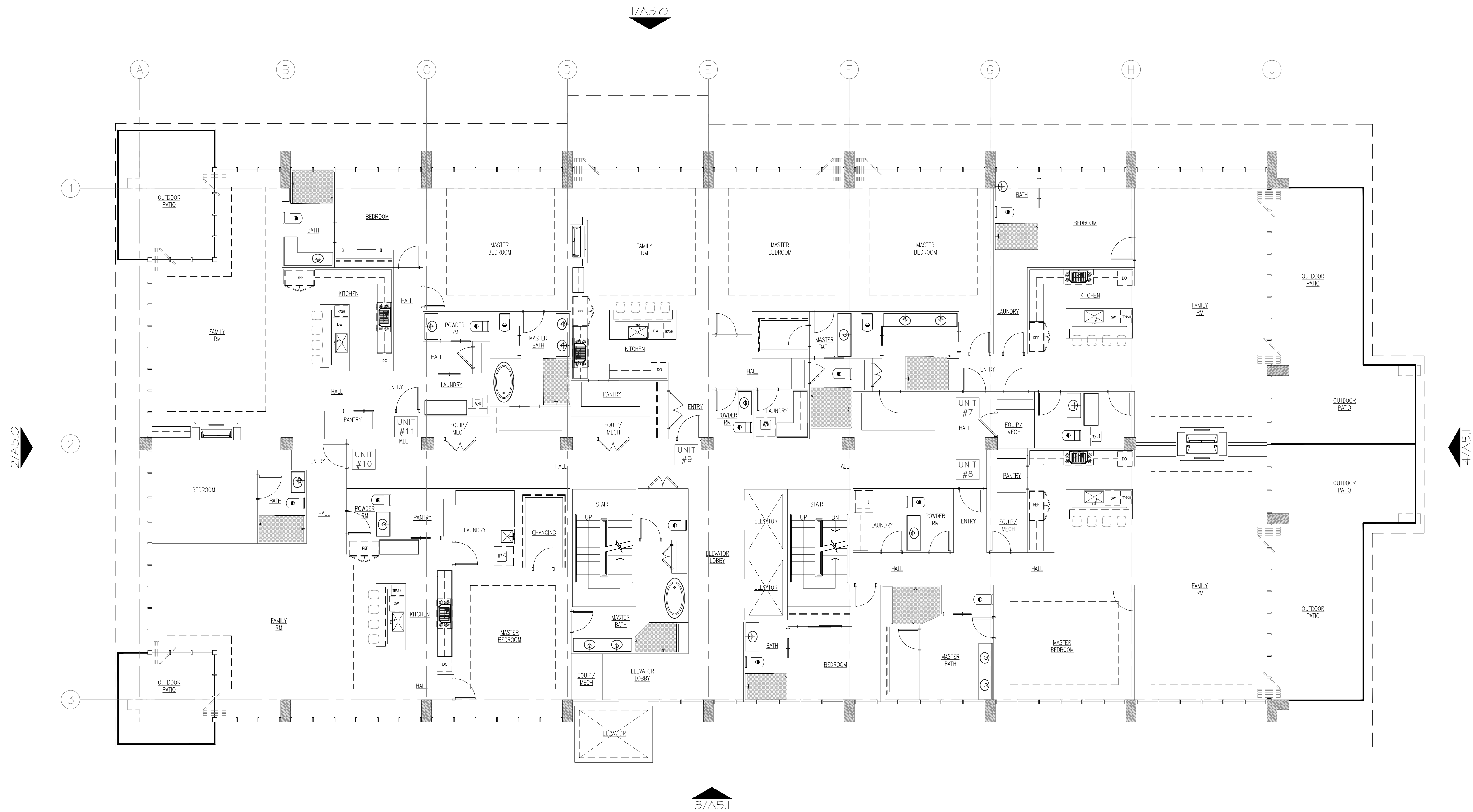
- 1 EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT).

INTERIOR COLOR PALETTE



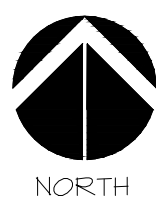
SABS COMPOSITE TABLE

COMPONENT	MATERIAL	THICKNESS	LEGEND
ROOF	EPS	20"	
	SABSCRETE	1/2"	
ROOF (PORTICO & ENTRY)	EPS	14"	
	SABSCRETE	1/2"	
WALL (8" THICK)	EPS	8"	
	SABSCRETE	1/4"	
WALL (6" THICK)	EPS	6"	
	SABSCRETE	1/4"	
COLUMN	EPS	12" X 12"	
	SABSCRETE	1"	
BEAM	EPS	12" X 12"	
	SABSCRETE	1"	



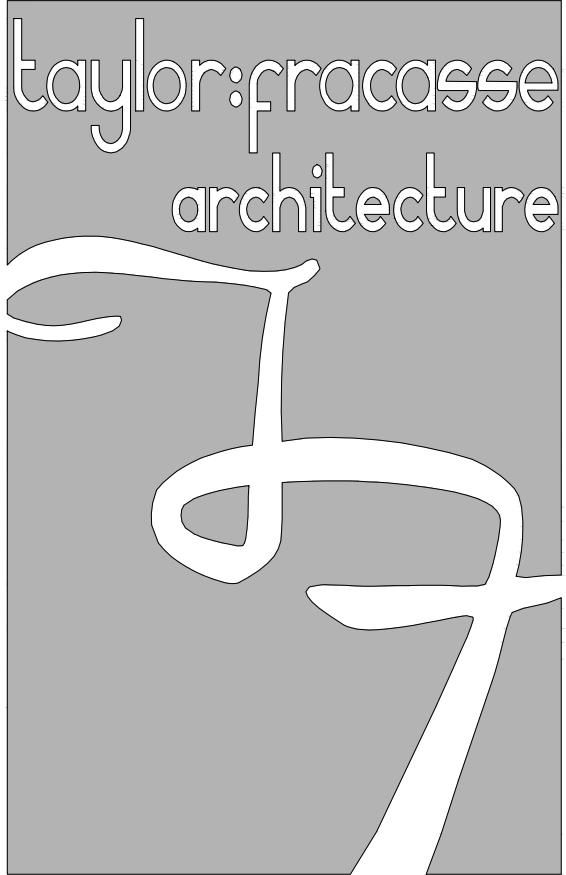
FLOOR PLAN – SECOND FLOOR

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



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INTERIOR COLOR PALETTE



SABS COMPOSITE TABLE

COMPONENT	MATERIAL	THICKNESS	LEGEND
ROOF	EPS	20"	
	SABSCRETE	1/2"	
ROOF (PORTICO & ENTRY)	EPS	14"	
	SABSCRETE	1/2"	
WALL (8" THICK)	EPS	8"	
	SABSCRETE	1/4"	
WALL (6" THICK)	EPS	6"	
	SABSCRETE	1/4"	
COLUMN	EPS	12" X 12"	
	SABSCRETE	1"	
BEAM	EPS	12" X 12"	
	SABSCRETE	1"	

THE LIEF - 22 JAPANDI RESIDENCES

ADAPTIVE RE-USE

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PHOENIX, AZ 85013

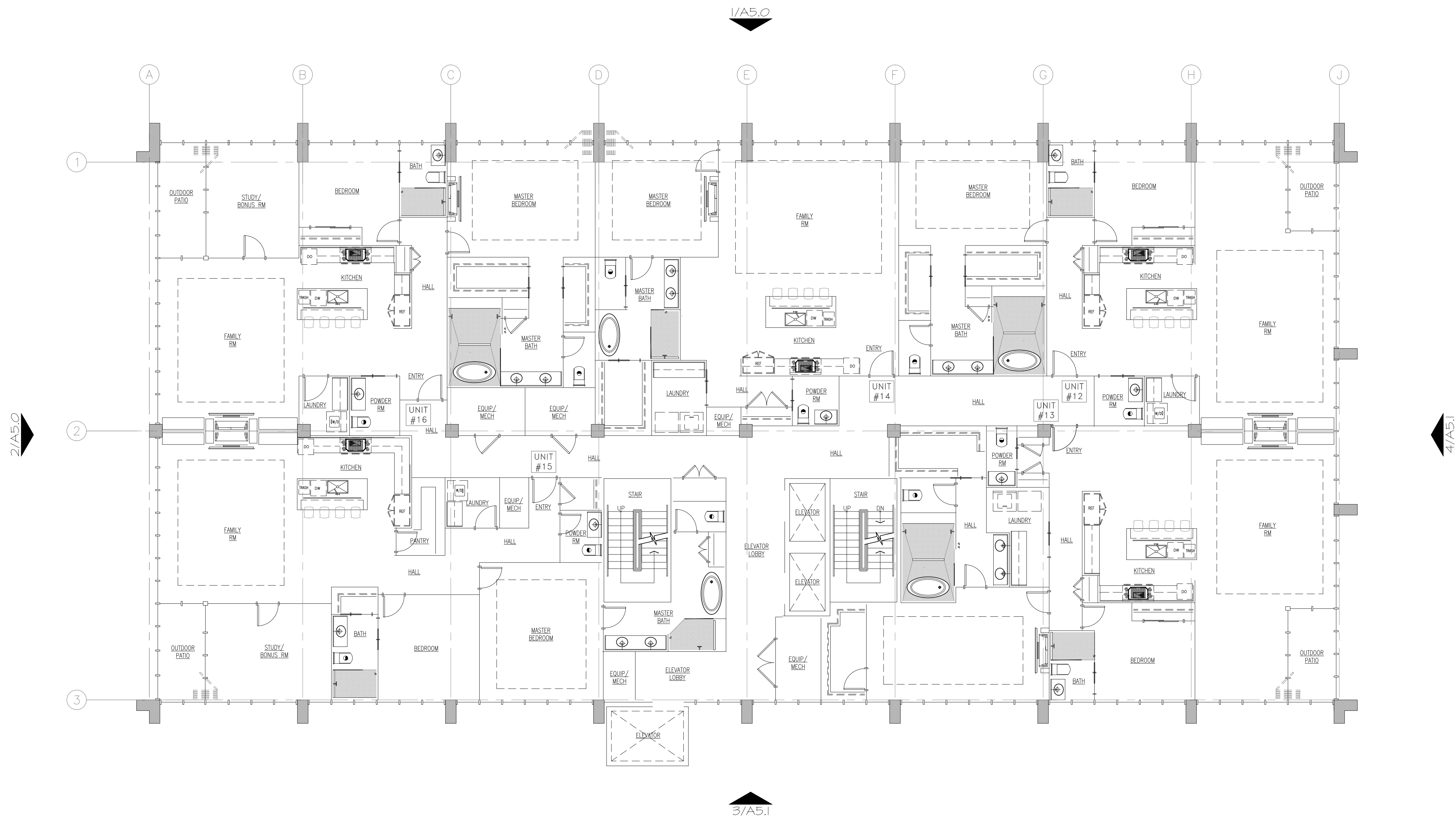
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A 2 - 0

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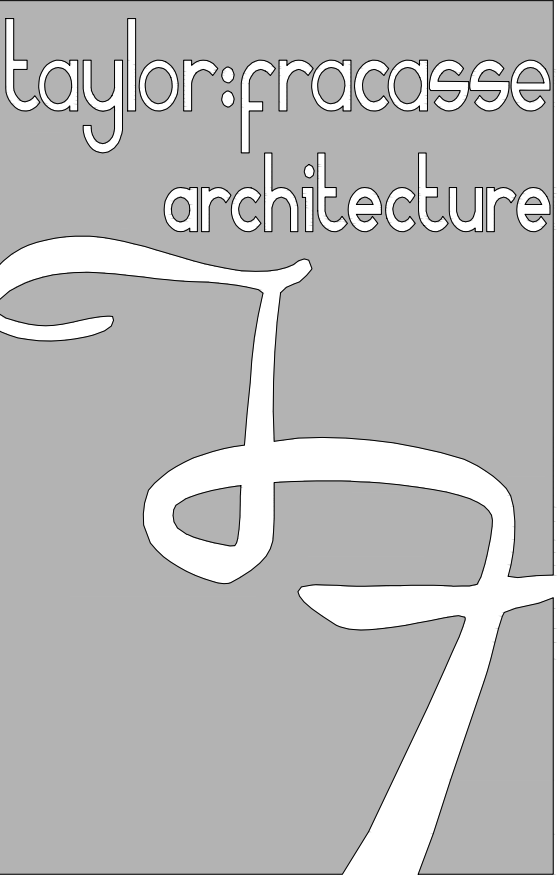
FLOOR PLAN – THIRD FLOOR

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



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INTERIOR COLOR PALETTE



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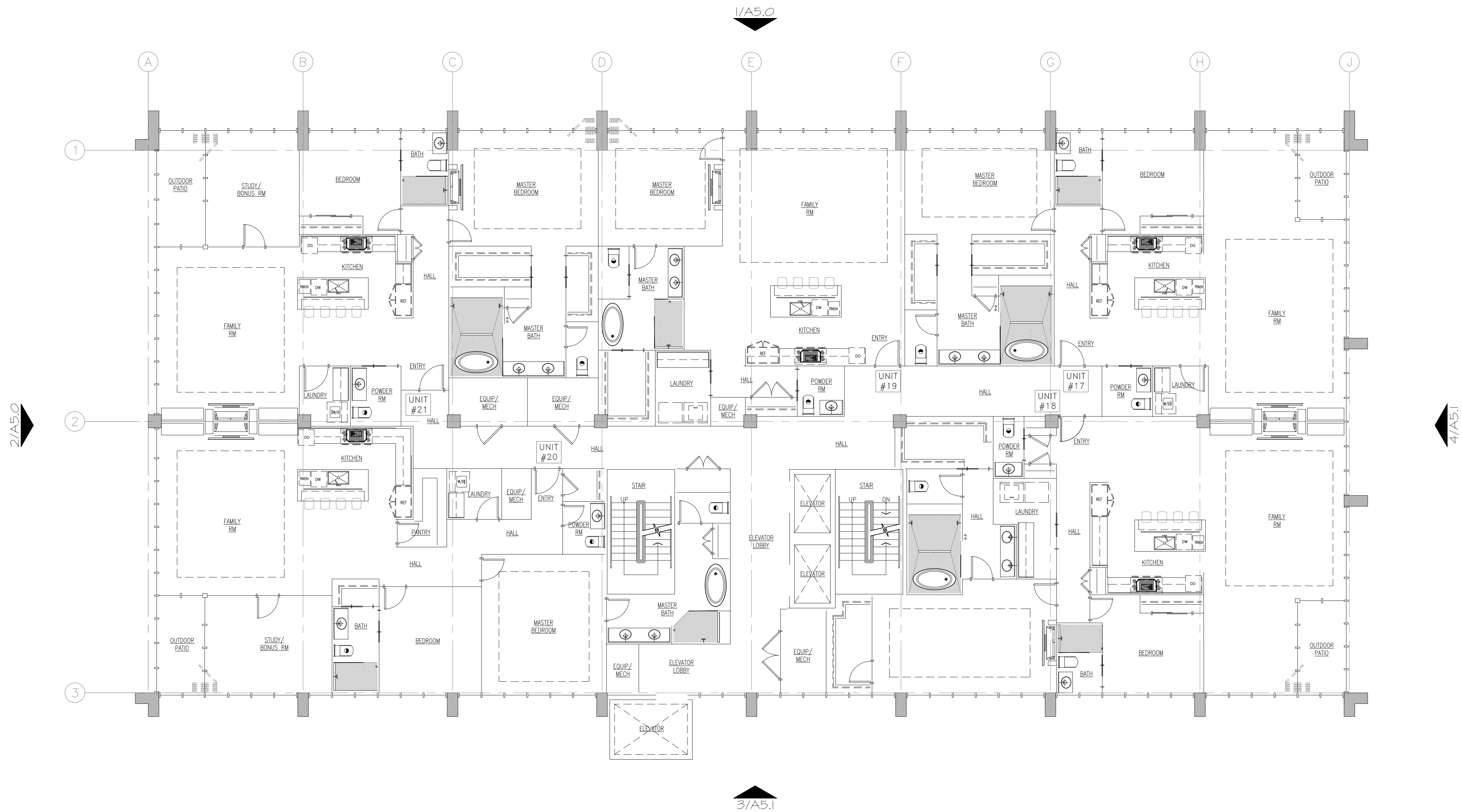
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TITLE: 3rd FLR PLAN, NOTES

A 3 - 0

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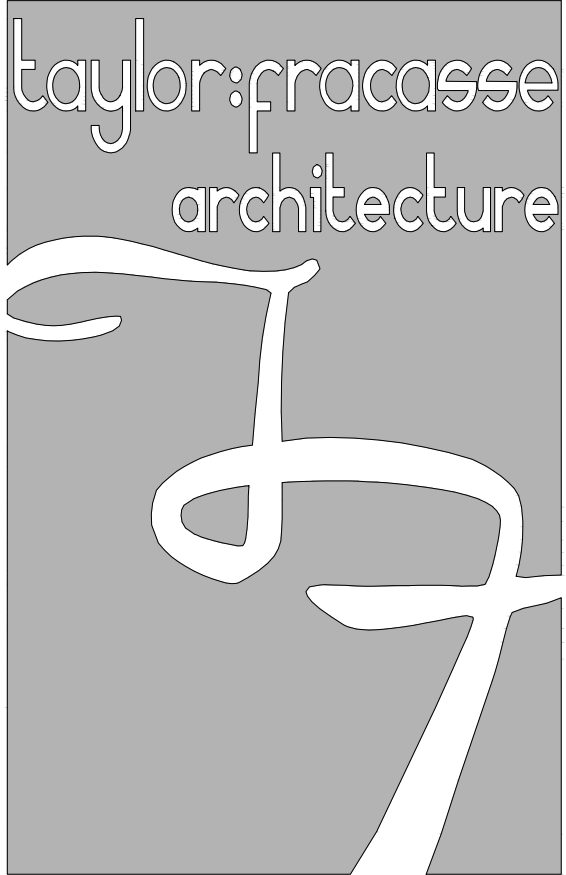
FLOOR PLAN – FOURTH FLOOR

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



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INTERIOR COLOR PALETTE



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COLUMN	EPS	12" X 12"	
	SABSCRETE	1"	
BEAM	EPS	12" X 12"	
	SABSCRETE	1"	

THE LIEF - 22 JAPANDI RESIDENCES
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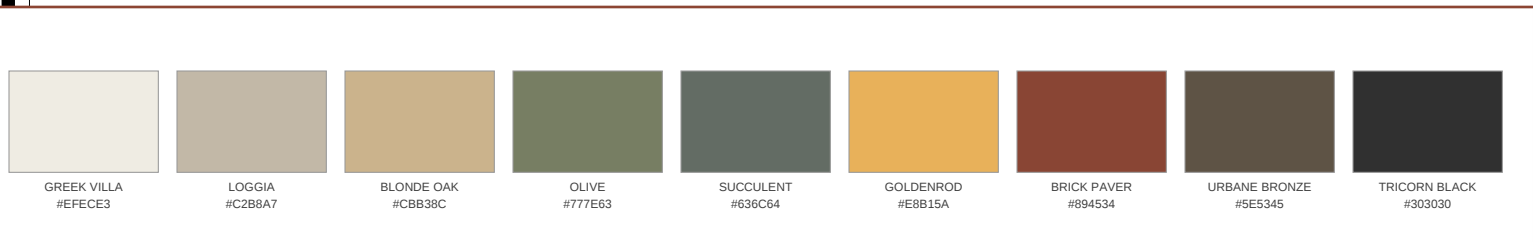
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A 4 - 0

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EXTERIOR FINISHES

SYNTHETIC STUCCO
COLOR: GREEK VILLA
FINISH: SAND

SYNTHETIC STUCCO
COLOR: IRON ORE
FINISH: SAND

SYNTHETIC PANELS
COLOR: SW 7033
FINISH: ESPRESSO

RAILING/GUARD PANELS
MANUF: VIEWRAIL
STYLE: SIDE MNT
FINISH: ALUMINUM

PAINT KEY

KEY:	DESCRIPTION:
P1	SHERWIN WILLIAMS #SW 7042, SHOU WHITE
P2	SHERWIN WILLIAMS #SW 9113, SHITAKE
P3	SHERWIN WILLIAMS #SW 6222, RIVERWAY

BUILDING MATERIAL LEGEND

	STUCCO SYSTEM, PAINTED	S1	STONE VENEER OVER THINSET, T.B.D.
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KEY NOTES

- TYPICAL EXTERIOR WALL WITH INTEGRAL SYNTHETIC STUCCO FINISH OVER 1" FOAM INSULATION ON 2X6 MIN STUDS AT 16" O.C. OMEGA ESR-1471.
- PAINTED STEM WALL.
- ROOF SCUFFER.
- EXTERIOR WALL SCENCE LIGHT FIXTURE.
- CMU BLOCK SITE SCREEN WALL.
- LOW-E ALUMINUM FRAMED DOUBLE PANE WINDOW SYSTEM.
- LOW-E ALUMINUM FRAMED DOUBLE PANE DOOR SYSTEM.
- FINISHED GRADE, MAINTAIN POSITIVE SLOPE AWAY FROM BLDG.
- ELECTRICAL METERS AND SERVICE.
- LOW-E ALUMINUM INSULATED GARAGE DOOR.
- FIRE RISER ROOM, SIGNAGE PER DOOR SCHEDULE.
- ALUMINUM RAILINGS SYSTEM.
- FOAM ROOF SYSTEM BEYOND.
- 12" H. BUILDING IDENTIFICATION SIGNAGE, ILLUMINATED (WITH 1" BRUSH STROKES), PROVIDED AT (3) LOCATIONS AS SHOWN.
- BUILDING OWNER SIGNAGE, AS PROVIDED UNDER SEPARATE PERMIT, PROVIDE POWER AS PER CEILING PLAN AND ELECTRICAL ENGINEERING.
- 3/4" CHANNEL SCREED REVEAL BY FRY REGLET #FGS-25-T5.
- SYNTHETIC WOOD LOOK PANELS OVER EXTERIOR SUBSTRATE.
- 24-UNIT MAIL CENTER.

MAG ONE COAT STUCCO COMPLIANCE PROGRAM	INSULATION SPECIFICATIONS
WESTERNLAKOTE ONE-KOTE STUCCO SYSTEM, ICC-ES ESR-1471, OVER APPROVED WATER-RESISTIVE BARRIER AND LATH, INSTALL SYSTEM, FLASHING, KEEP SCREEDS, CONTROL JOINTS AND ACCESSORIES IN ACCORDANCE WITH ICC-ES ESR-1471, MANUFACTURER'S INSTALLATION REQUIREMENTS AND APPROVED CONSTRUCTION DOCUMENTS. THE BUILDING SAFETY DIVISION WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURERS APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE PROPERTY OWNER.	ROOF: R-36 FIBERGLASS BATT INSULATION, ASTM C665, R-VALUE PER ASTM C518, WITH 1" MIN. BASF WALLTITE®CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION, ICC-ES ESR-2642, INSTALL PER ICC-ES REPORT, MANUFACTURER'S REQUIREMENTS AND DETAILS. WALLS: R-19 FIBERGLASS BATT INSULATION, ASTM C665, R-VALUE PER ASTM C518, WITH 1" MIN. BASF WALLTITE®CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION, ICC-ES ESR-2642, INSTALL PER ICC-ES REPORT, MANUFACTURER'S REQUIREMENTS AND DETAILS. HYBRID WALL INSULATION ASSEMBLY: R-19 MIN. FIBERGLASS BATT INSULATION INSTALLED WITH 1" MIN. BASF WALLTITE®CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION, ICC-ES ESR-2642, CLOSED-CELL SPF SHALL BE SPRAY-APPLIED AS INDICATED IN DETAILS TO PROVIDE CONTINUOUS COVERAGE, FILL CRACKS AND VOIDS, AND IMPROVE AIR-SEALING CONTINUITY OF THE WALL ASSEMBLY.
SPRAY FOAM ROOFING ASSEMBLY	FRAME EXTERIOR WALL ASSEMBLY
SPRAY FOAM ROOFING SHALL BE 1" (INCH) THICK SPRAYED IN PLACE POLYURETHANE FOAM APPLIED TO PREPARED PLYWOOD DECK, MINIMUM 1/2" (INCH) ROOF SHEATHING WITH ALL EDGES BLOCKED, FINISH SHALL BE THREE COATS ACRYLIC ELASTOMERIC PAINT. THE SECOND COAT SHALL BE PIGMENTED TO MATCH RESIDENCE COLOR AND SHALL HAVE #30 SILICA AGGREGATE BROADCAST ON WHILE PAINT IS STILL PLASTIC. A FINAL MIST COAT SHALL BE APPLIED IN SUFFICIENT QUANTITY TO ENSURE ADHESION OF AGGREGATE. PROVIDE 24" x 24" RUBBER MAT SPLASH BLOCKS AT ALL PARAPET SLEEVES AT LOWEER ROOF AREAS.	WESTERNLAKOTE ONE-KOTE STUCCO SYSTEM, ICC-ES ESR-1471, OVER APPROVED WATER-RESISTIVE BARRIER AND LATH. 1/2" APA RATED WOOD STRUCTURAL PANEL SHEATHING, EXPOSURE 1, CONFORMING TO PS 1 OR PS 2, AS APPLICABLE. R-19 FIBERGLASS BATT INSULATION, ASTM C665, R-VALUE PER ASTM C518, WITH 1" MIN. BASF WALLTITE®CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION, ICC-ES ESR-2642. KEEP SCREED - AS MANUFACTURED BY 'FRY' REGLET CORP.' LOS ANGELES, CA. OF EXTRUDED ALUMINUM .050" THICK CORNER REINFORCEMENT - K-LATH CORP.' KLIK' CORNER FOR EXTERIOR ANGLES (PER MFRS. INSTALLATION INSTRUCTIONS)



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



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



EXTERIOR FINISHES

SF-1

SYNTHETIC STUCCO
COLOR: GREEK VILLA
SW 7551
FINISH: SAND

SF-2

SYNTHETIC STUCCO
COLOR: IRON ORE
SW 7069
FINISH: SAND

P-1

SYNTHETIC PANELS
COLOR: SW 7033
FINISH: ESPRESSO

R-1

RAILING/GUARD PANELS
MANUF: VIEWRAIL
STYLE: SIDE MNT
ONYX RODS
FINISH: ALUMINUM

PAINT KEY

KEY:	DESCRIPTION:
P1	SHERWIN WILLIAMS #SW 7042, SHOU WHITE
P2	SHERWIN WILLIAMS #SW 4113, SHITAKE
P3	SHERWIN WILLIAMS #SW 6222, RIVERWAY

BUILDING MATERIAL LEGEND

	STUCCO SYSTEM, PAINTED	S1	STONE VENEER OVER THINSET, T.B.D.
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KEY NOTES

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- 3 ROOF SCUFFER.
- 4 EXTERIOR WALL SCENCE LIGHT FIXTURE.
- 5 CMU BLOCK SITE SCREEN WALL.
- 6 LOW-E ALUMINUM FRAMED DOUBLE PANE WINDOW SYSTEM.
- 7 LOW-E ALUMINUM FRAMED DOUBLE PANE DOOR SYSTEM.
- 8 FINISHED GRADE, MAINTAIN POSITIVE SLOPE AWAY FROM BLDG.
- 9 ELECTRICAL METERS AND SERVICE.
- 10 LOW-E ALUMINUM INSULATED GARAGE DOOR.
- 11 FIRE RISER ROOM, SIGNAGE PER DOOR SCHEDULE.
- 12 ALUMINUM RAILINGS SYSTEM.
- 13 FOAM ROOF SYSTEM BEYOND.
- 14 12" H. BUILDING IDENTIFICATION SIGNAGE, ILLUMINATED (WITH 1" BRUSH STROKES), PROVIDED AT (3) LOCATIONS AS SHOWN.
- 15 BUILDING OWNER SIGNAGE, AS PROVIDED UNDER SEPARATE PERMIT, PROVIDE POWER AS PER CEILING PLAN AND ELECTRICAL ENGINEERING.
- 16 3/4" CHANNEL SCREED REVEAL BY FRY REGLET #FGS-25-T5.
- 17 SYNTHETIC WOOD LOOK PANELS OVER EXTERIOR SUBSTRATE.
- 18 24-UNIT MAIL CENTER.

MAG ONE COAT STUCCO COMPLIANCE PROGRAM	INSULATION SPECIFICATIONS
WESTERNULTRAKOTE ONE-KOTE STUCCO SYSTEM, ICC-ES ESR-1471, OVER APPROVED WATER-RESISTIVE BARRIER AND LATH, INSTALL SYSTEM, FLASHING, KEEP SCREEDS, CONTROL JOINTS AND ACCESSORIES IN ACCORDANCE WITH ICC-ES ESR-1471, MANUFACTURER'S INSTALLATION REQUIREMENTS AND APPROVED CONSTRUCTION DOCUMENTS. THE BUILDING SAFETY DIVISION WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURERS APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE PROPERTY OWNER.	ROOF: R-36 FIBERGLASS BATT INSULATION, ASTM C665, R-VALUE PER ASTM C518, WITH 1" MIN. BASF WALLTITE®CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION, ICC-ES ESR-2642, INSTALL PER ICC-ES REPORT, MANUFACTURER'S REQUIREMENTS AND DETAILS. WALLS: R-14 FIBERGLASS BATT INSULATION, ASTM C665, R-VALUE PER ASTM C518, WITH 1" MIN. BASF WALLTITE®CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION, ICC-ES ESR-2642, INSTALL PER ICC-ES REPORT, MANUFACTURER'S REQUIREMENTS AND DETAILS. HYBRID WALL INSULATION ASSEMBLY: R-14 MIN. FIBERGLASS BATT INSULATION INSTALLED WITH 1" MIN. BASF WALLTITE®CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION, ICC-ES ESR-2642, CLOSED-CELL SPF SHALL BE SPRAY-APPLIED AS INDICATED IN DETAILS TO PROVIDE CONTINUOUS COVERAGE, FILL CRACKS AND VOIDS, AND IMPROVE AIR-SEALING CONTINUITY OF THE WALL ASSEMBLY.
SPRAY FOAM ROOFING ASSEMBLY	FRAME EXTERIOR WALL ASSEMBLY
SPRAY FOAM ROOFING SHALL BE 1" (INCH) THICK SPRAYED IN PLACE POLYURETHANE FOAM APPLIED TO PREPARED PLYWOOD DECK, MINIMUM 1/2" (INCH) ROOF SHEATHING WITH ALL EDGES BLOCKED, FINISH SHALL BE THREE COATS ACRYLIC ELASTOMERIC PAINT. THE SECOND COAT SHALL BE PIGMENTED TO MATCH RESIDENCE COLOR AND SHALL HAVE #30 SILICA AGGREGATE BROADCAST ON WHITE PAINT IS STILL PLASTIC, A FINAL MIST COAT SHALL BE APPLIED IN SUFFICIENT QUANTITY TO ENSURE ADHESION OF AGGREGATE. PROVIDE 24" x 24" RUBBER MAT SPLASH BLOCKS AT ALL PARAPET SLEEVES AT LOWER ROOF AREAS.	WESTERNULTRAKOTE ONE-KOTE STUCCO SYSTEM, ICC-ES ESR-1471, OVER APPROVED WATER-RESISTIVE BARRIER AND LATH. 1/2" APA RATED WOOD STRUCTURAL PANEL SHEATHING, EXPOSURE 1, CONFORMING TO PS 1 OR PS 2, AS APPLICABLE. R-14 FIBERGLASS BATT INSULATION, ASTM C665, R-VALUE PER ASTM C518, WITH 1" MIN. BASF WALLTITE®CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION, ICC-ES ESR-2642. KEEP SCREED - AS MANUFACTURED BY 'FRY' REGLET CORP.' LOS ANGELES, CA. OF EXTRUDED ALUMINUM .050" THICK CORNER REINFORCEMENT - K-LATH CORP.' KWIK CORNER FOR EXTERIOR ANGLES (PER MFRS. INSTALLATION INSTRUCTIONS)



4 EAST ELEVATION
SCALE: 1/8"=1'-0"



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