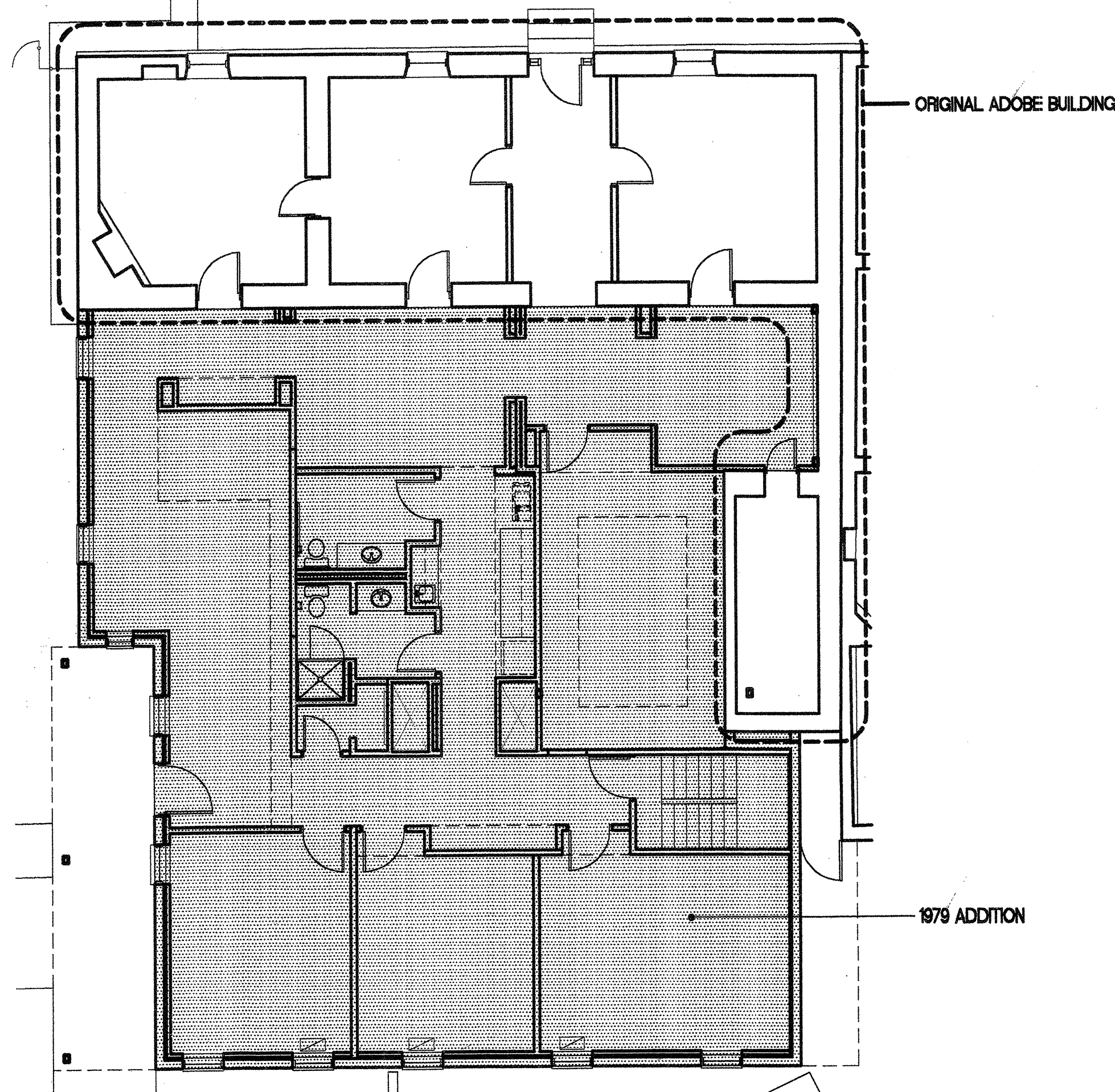


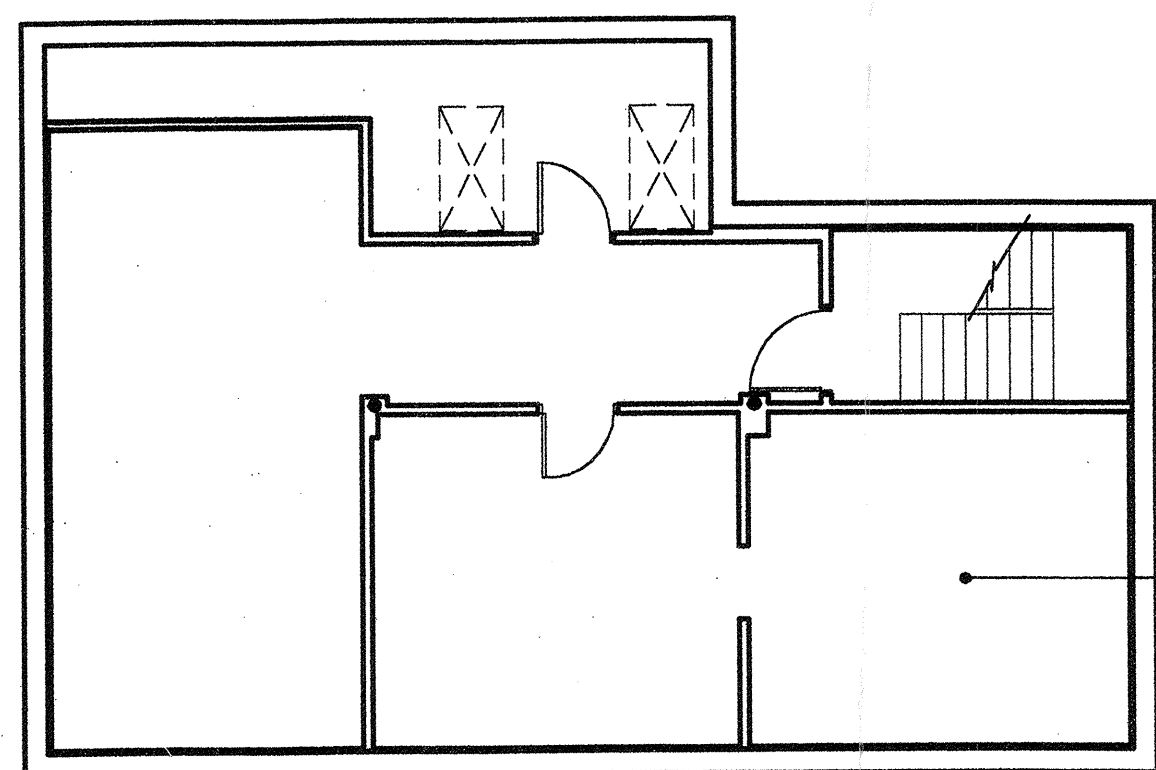
R.J.R.



GROUND FLOOR PLAN

1/8"=1'-0"

NORTH



BASEMENT PLAN

1/8"=1'-0"

NORTH

GENERAL INFORMATION/CODE REVIEW

INTERIOR TENANT IMPROVEMENT
JOB ADDRESS: 70 W. CUSHING STREET

BUILDING AREA:
GROUND FLOOR: 3563 S.F. 3913 S.F.
BASEMENT: 1195 S.F. 1363 S.F.
TOTAL: 4758 S.F. 5276 S.F.

CODE ANALYSIS DATA:

BUILDING CODE: INTERNATIONAL BUILDING CODE 2000 EDITION WITH LOCAL AMENDMENTS
REHAB CODE: NEW JERSEY REHAB CODE AND LOCAL AMENDMENTS
ACCESSIBILITY CODE: 2000 IBC, 1991 ADAAG, 1992 ANSI A117.1
MECHANICAL CODE: 2000 (IMC) INTERNATIONAL MECHANICAL CODE AND LOCAL AMENDMENTS
ELECTRICAL CODE: 1999 (NEC) NATIONAL ELECTRICAL CODE AND LOCAL AMENDMENTS
PLUMBING CODE: 1994 ARIZONA UNIFORM PLUMBING CODE
FIRE PREVENTION: 2000 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS
ENERGY CODE: 1998 INTERNATIONAL ENERGY CONSERVATION CODE AND LOCAL AMENDMENTS

ZONING CODE: TUCSON LAND USE CODE
EXISTING ZONING: HO-3

OCCUPANCY (304): BUSINESS GROUP B - OFFICE, BASEMENT ACCESSORY STORAGE
EXISTING BUILDING TYPE OF CONSTRUCTION: TYPE V-B
FIRE SPRINKLERS: BASEMENT FIRE SPRINKLERED
ALLOWABLE AREA (TABLE 503): 18,000 SF (TYPE V-B 9,000 x TWO FLOORS)
TOTAL ALLOWABLE OCCUPANTS: 44 OCCUPANTS

ACTUAL AREA: FIRST FLOOR - 3,913 GSF
ALLOWABLE OCCUPANTS (TABLE 1003.2.2.2): 39 OCCUPANTS (3,913 GSF AT 1/100 GSF)
FIRST FLOOR OFFICE: 5 OCCUPANTS (1,363 GSF AT 1/300 GSF)
BASEMENT (ACCESSORY STORAGE/MECH. EQUIP.): 5 OCCUPANTS (1,363 GSF AT 1/300 GSF)
TOTAL ALLOWABLE OCCUPANTS: 44 OCCUPANTS

EXITS REQUIRED: LESS THAN 50 OCCUPANTS, 1 EXIT REQUIRED
EXITS PROVIDED: TWO EXITS PROVIDED

LEGAL DESCRIPTION

THAT PORTION OF LOT 3 IN BLOCK 233 OF THE CITY OF TUCSON, PIMA COUNTY, ARIZONA, ACCORDING TO THE OFFICIAL FIELD NOTES, MAP AND SURVEY MADE BY S.W. FORMAN AND APPROVED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF SAID CITY (THEN VILLAGES) OF TUCSON, ON JUNE 26, 1979, A CERTIFIED COPY OF WHICH MAP IS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 3 OF MAPS AND PLATS AT PAGE 70 THEREOF, DESCRIBED AS FOLLOWS, TO-WIT:

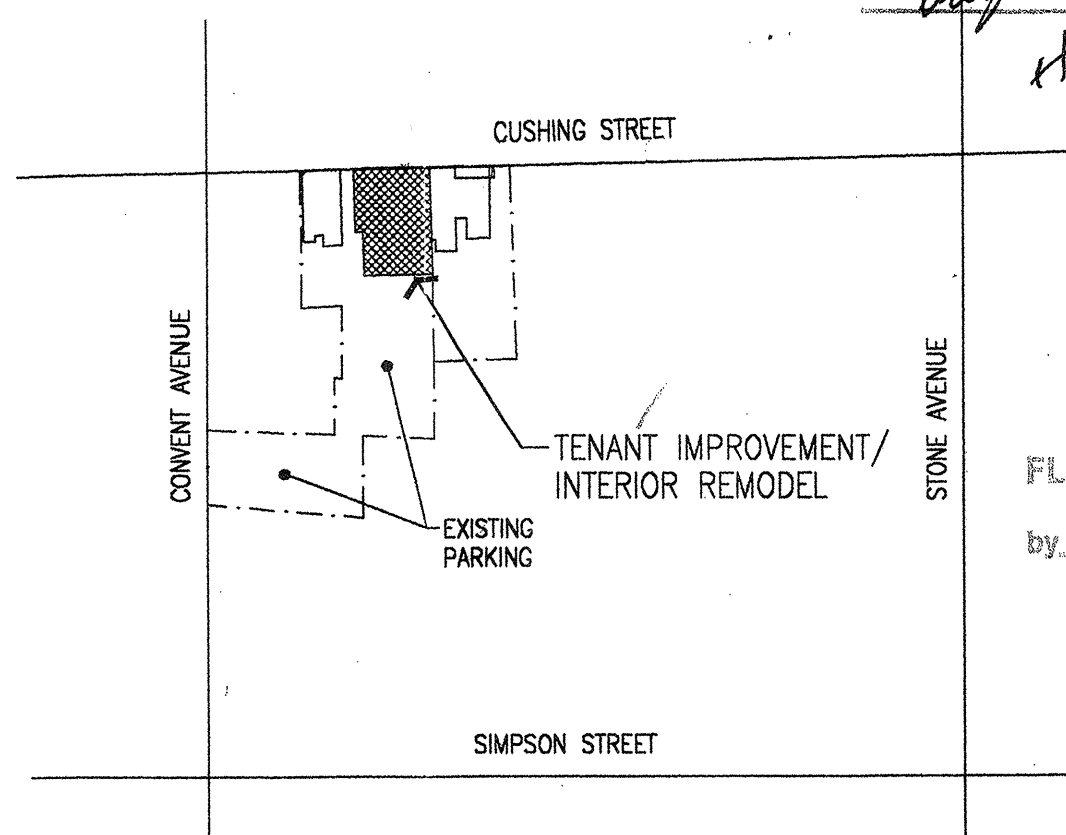
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 64.4 FEET TO A POINT;
THENCE NORTH 5° 15' WEST, A DISTANCE OF 44.5 FEET TO A POINT;
THENCE SOUTH 81° 15' WEST, A DISTANCE OF 29.6 FEET TO A POINT;
THENCE NORTH 5° 45' WEST, A DISTANCE OF 95.6 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3;
THENCE EASTERLY ALONG SAID NORTH LINE OF SAID LOT 3, A DISTANCE OF 92.9 FEET TO THE POINT OF BEGINNING.

CITY OF TUCSON

DSD / ZONING APPROVAL

☐ Site Plan ☐ Grading Plan ☐ Wall
☐ Lot Split ☐ Sign ☐ HPZ
☐ SCZ ☐ Other ☒ Additional comments as noted

APPROVED BY *[Signature]* DATE *6/15/04*



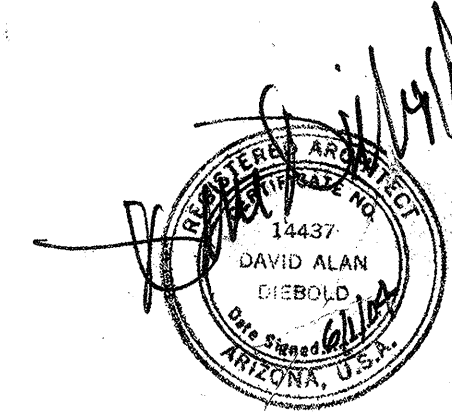
LOCATION MAP

NOT TO SCALE

NORTH

70 W. CUSHING STREET TENANT IMPROVEMENT OWNER: CUSHING STREET PROPERTIES L.L.C.

THE PREMISE OWNER OR RESPONSIBLE PERSON SHALL HAVE THE BACKFLOW PREVENTION ASSEMBLY TESTED BY A CERTIFIED BACKFLOW ASSEMBLY TESTER AT THE TIME OF INSTALLATION, REPAIR, OR RELOCATION AND AT LEAST ON AN ANNUAL SCHEDULE THEREAFTER.



Dave Diebold
ARCHITECT

287 South Scott Ave. Tucson, Arizona 85701

INDEX OF DRAWINGS

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ARCHITECTURAL

- AD1 DEMOLITION PLAN
- A1 NEW FLOOR PLAN, DOOR AND FRAME SCHEDULE, FINISH SCHEDULE
- A2 REFLECTED CEILING PLAN AND CEILING DETAILS
- A3 DETAILS, INTERIOR ELEVATIONS AND NOTES

STRUCTURAL

- S01 GENERAL STRUCTURAL NOTES
- S21 FOUNDATION AND FRAMING PLANS
- S3 FOUNDATION AND FRAMING DETAILS

MECHANICAL/PLUMBING

- M1 MECHANICAL DEMO PLAN
- M2 MECHANICAL PLAN
- M3 MECHANICAL DETAILS
- M4 MECHANICAL SCHEDULES
- M5 MECHANICAL SPECIFICATIONS
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- E0 SYMBOLS AND ABBREVIATIONS
- E1 ELECTRICAL DEMOLITION PLANS
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PIMA COUNTY
WASTEWATER MANAGEMENT
PLAPPING AND RECORDS
PLAN CHECK

APPROVED BY *[Signature]* DATE *6-15-04*

THE PREMISE OWNER OR RESPONSIBLE PERSON SHALL HAVE THE BACKFLOW PREVENTION ASSEMBLY TESTED BY A CERTIFIED BACKFLOW ASSEMBLY TESTER AT THE TIME OF INSTALLATION, REPAIR, OR RELOCATION AND AT LEAST ON AN ANNUAL SCHEDULE THEREAFTER.

STRUCTURAL

SCHNEIDER + ASSOCIATES
STRUCTURAL ENGINEERS
1010 N. ALVERNON
TUCSON, ARIZONA 85711
TEL: 520-512-6183
FAX: 520-512-6189

MECHANICAL

CLAYTON ENGINEERING
+ CONSULTING, L.L.C.
STRUCTURAL ENGINEERS
3444 N. COUNTRY CLUB RD.
TUCSON, ARIZONA 85716
TEL: 520-326-0770
FAX: 520-326-0799

ELECTRICAL

BOWDEN ENGINEERING, INC.
ELECTRICAL CONSULTING ENGINEERS
4585 E. SPEEDWAY BLVD.
STE. 106
TUCSON, ARIZONA 85712
TEL: 520-326-8020
FAX: 520-326-8013

APPROVED

This set of plans and specifications MUST be at job site during construction. It is unlawful to alter or change same, or to deviate therefrom, without written approval from the Development Services Department.

The stamping of this set of plans and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of City Ordinance or State Law.

Structural: Date: *06-08-04*
Electrical: Date: *06-08-04*
Mechanical: Date: *06-08-04*
Plumbing: Date: *06-08-04*

DEVELOPMENT SERVICES DEPARTMENT,
CITY OF TUCSON



PLAN CHECK APPROVAL
BY *[Signature]*
DATE *7/12/04*

A *[Signature]* MEC
S *[Signature]*
P
M
E *[Signature]*

Wildlan Plan Review Submittal
Client: *[Signature]*
Date: *6/15/04*
Check # *01098-103*
Name of Plans: *70 W. Cushing Street T.I.*
* BY CITY STAFF

6/01/04 APPROVED
MUST BE KEPT ON
JOB AT ALL TIMES
Development Services Department