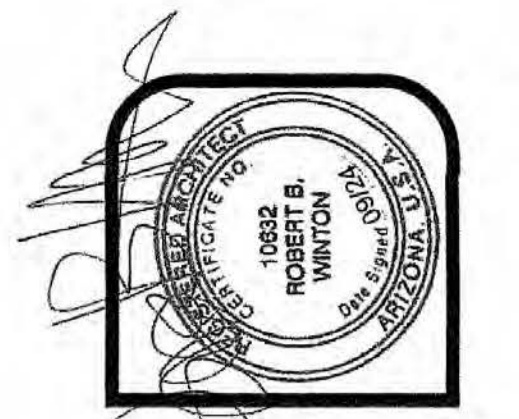
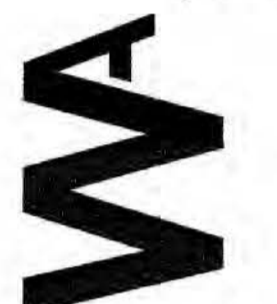


# A NEW BUILDING FOR: KIWAMI ON BELL 5327 W. BELL ROAD GLENDALE, ARIZONA LOGOS BUILDERS SOUTHWEST



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**A NEW BUILDING FOR: KIWAMI ON BELL  
5327 W. BELL ROAD  
GLENDALE, ARIZONA 85306  
LOGOS BUILDERS SOUTHWEST**

**GENERAL CONSTRUCTION DOCUMENT NOTES**

- The contractor or sub contractor will inspect the premises prior to his commencing work to check existing working conditions. Should contractor or subcontractor find conditions which he believes would impede his work, then such conditions must be reported immediately to the architect. Failure to so advise will constitute notice that the contractor is fully satisfied and that he intends to perform his obligations with no allowance either in time or money for any impediments to his work.
- Contractor shall verify all dimensions and conditions in field. If dimensional error occurs or conditions not covered on the drawings is encountered, contractor shall notify the architect before commencing that portion of the work.
- Details, notes and finishes shall be applicable to all typical conditions whether or not referenced at all places.
- The contractor shall take all necessary precautionary measures to protect the public and adjacent properties from damages throughout construction. He shall meet the latest requirements of the United States Department of Labor Occupational Safety and Health Standards and comply with: the Manual of Accident Prevention in Construction; all applicable safety and sanitary laws, regulations and ordinances; and any safety rules or procedures established by the Owner for the project.
- The contractor is exclusively responsible for loss or expense resulting from injury on the project site. He assumes all risks in the performance of the work and is responsible for supervision, materials, equipment and labor required to implement the plans and specifications.
- The contractor is solely responsible for supervision, safety, administration and all phases of its contract. He is also responsible for scheduling, coordinating, management and administration or sub consultants.
- The contractor shall verify any new mechanical unit loads at roof and/or suspended below and their locations. Notify the architect of any changes in size or location.
- The contractor shall verify the location of existing utilities and protect the same.
- All work shall comply with all applicable codes and ordinances.
- All manufactured articles, materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with the manufacturer's written specification or instruction unless hereinafter specified to the contrary.
- Dimensions take precedence over scale or construction documents.
- All work shall be executed in a neat and workmanlike manner, acceptable to Owner.
- When work not specifically called out is required to complete the project, it shall be provided and be of the best materials and workmanship.
- Contractor shall guarantee all workmanship and materials for a period of one year from the date of substantial completion (in writing).
- Unless otherwise specifically noted, the contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, transportation, and other facilities and services necessary for proper execution and completion of the work.
- The contractor shall pay for all fees, permits, etc. necessary for proper completion of work (U.N.O.).
- The contractor warrants to the owner and the architect that all materials and equipment furnished under this contract will be new unless otherwise specified, and that all work will be good quality, free from faults and defects and in conformance with the construction documents. All work not conforming to these standards may be considered defective. It is understood that no inferior or non-conforming work or materials will be accepted whether discovered at the time they are incorporated in the work or at any time before or after final acceptance. If required by the architect, the contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.
- The warranties and guarantees provided in the construction documents shall be in addition to and not in limitation of any other warranty or guaranty or remedy required by law or by the construction documents.
- The contractor is to provide warning signs and lights, barricades, railings and other safeguards.
- The design professional's inspection for compliance with the plans and specifications shall NOT be deemed supervision or control of construction means or methods employed by the contractor or any subcontractor.

**APPLICABLE CODES (With COG Amendments)**

- 2018 International Building Code (IBC)
- 2018 International Existing Building Code (IEBC)
- 2018 International Energy Conservation Code (IECC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Mechanical Code (IMC)
- 2018 International Plumbing Code (IPC)
- 2017 National Electrical Code (NEC)/NFPA 70 with Amendments
- 2018 International Fire Code (IFC)
- 2010 ADA Standards for accessible design
- Chapter II of the 2018 IBC

**NOTES:**

- Automatic fire sprinkler system (AFES) shall be installed to comply with ESFR (NFPA13)
- Sprinkler systems with 100 heads or more are required to have off-site constant monitoring system
- AFES drawings shall be submitted to the City of Glendale Fire Department for review and approval

**SITE PLAN NOTES**

- See Civil drawings for building location
- See Grading & Drainage plan for pavement elevations, retentions, etc.
- At all roof areas, where mechanical unit occurs, provide cricket for positive drainage to roof drains, lead boxes and downspouts. Any roof loading not shown on plans shall be verified with a structural engineer.
- All roof slopes to be 1/4"/ft. minimum to roof scupper/downspout and/or roof drains. See roofing plan.
- Parking stripes shall be 4" wide and painted white. (U.N.O.)
- 1" polyurethane foam roof with acrylic elastomeric coating with #6 limestone granule. Roofing shall have ten (10) year no-leak warranty and be inspected by manufacturer's representative prior to installation for roof deck integrity and during roofing application for compliance with manufacturer's specifications. (Class 'B' roofing system)
- Soil investigation report dated November 22, 2024 prepared by RAMM, is part of these documents. RECOMMENDATIONS CONTAINED WITHIN SHOULD BE FOLLOWED. Project No. G 30140
- Signs require a separate permit.

**DEFERRED SUBMITTALS:**

- Prefabricated open web wood joists and girders  
  
Deferred submittals are due within 30 days of the date the permit is issued; if required submittals have not been received by Building Safety by the deadline, inspections will be suspended for the project until submittals are received.
- Fire Sprinkler System
- Fire Line
- Emergency Responder Radio Coverage (ERRC)

**NOTE:**

Provide separate permits for the following:

- Any tenant improvements
- 

**SCHEDULE OF SHEETS**

Cover	General Construction Notes, Project Directory
SP-1	Site Plan, Project Data, Keynotes
SP-2	Site Details, Keynotes
SP-3	Site Details, Keynotes
C-1	Cover Sheet for Civil Improvement Plan
C-2	General Notes
C-3	Grading and Drainage Plan
C-4	Cross Sections and Details
C-5	Details, Keynotes
C-6	Utility Plan
A-1	Floor Plan, Keynotes
A-2	Exterior Elevations, Keynotes
A-3	Wall Sections, Details, Keynotes
A-4	Cross Sections, Details, Keynotes
A-5	Details, Keynotes
A-6	Roof Plan, Roof Drainage Calcs, Keynotes
A-7	Architectural Details
C-1	Cover Sheet
C-2	General Notes
C-3	Grading and Drainage Plan
C-4	Cross Sections and Details
C-5	Details
C-6	Utility Plan
S1.1	General Structural Notes
S1.2	Special Inspection Tables
S1.3	Typical Details
S1.4	Typical Details
S1.5	Schedules
S2.1	Foundation Plan
S3.1	Roof Framing Plan
S4.1	Foundation Details
S5.1	Roof Framing Details
S5.2	Roof Framing Details
M1.0	Mechanical Floorplan
M2.0	Mechanical Notes
P1.0	Plumbing Foundation
P2.0	Plumbing Notes
La.01	Landscape Plan, Legend
La.02	Irrigation Plan, Details
La.03	Landscape and Irrigation Specs

**PROJECT DIRECTORY**

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job no. 24114  
drawn LB  
approved RBW  
date 9/25/24

revisions

**COVER**  
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