

PLH23-0067 All Copy Exhibits

Located at the northwest corner of Chicago Street and Beck Avenue, generally located ¼ mile east and south of 56th Street and Chandler Boulevard.

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All Copy Use Permit Narrative

Introduction:

LGE Design Group is submitting for Use Permit review for an office/warehouse building design and site of a 2 Story building located on the N.E.C. of Chicago Street and Beck Avenue in Chandler, Arizona.

Project Proposal:

The site area is 147,320 s.f. (3.38 acres). The building has a total gross square footage of 36,500 S.F. The first floor will be 26,500 s.f. and the second floor will be 10,000 s.f. There is a planned (+/-) 4,000 s.f. storage mezzanine (not included in the gross s.f. calculation) wh. The building height is planned to be 33'-6".

Building Design:

The building design, colors and materials have a cohesive palette that maintains consistency throughout both the site and building elevations while complimenting the surrounding area. A nice color palate that blends the tenant identification with a classic but modern corporate elegance is displayed utilizing materials which include CMU, Low-E tinted glazing, and exposed steel. Four-sided architecture will be prevalent throughout the elevations with some varied parapet heights, and colors to reduce continuous wall lengths. The building design meets additional architectural standards per zoning through consistent architectural character and detail. Signage will be in harmony with the character, scale and context of the building reflecting the appropriate size, materials, color, location and illumination. Signage will be a deferred submittal.

Site Design:

Vehicular access to the development is provided off of Chicago Street to parking areas on the South and West sides of the building. A second entrance, which will be gated, will be provided off of Beck Ave and located at the Northeast corner of the site for truck access. The proposed drive aisles within the development are a minimum of 24 feet. Fire access is provided throughout the facility and meets the fire department's minimum design criteria.

Pedestrian access is provided via a sidewalk connection from the facility through a sidewalk located along the South side of the building providing access to the R.O.W. All sidewalks will be ADA accessible.

The zoning code parking requirements for an office/warehouse facility is provided. The typical parking spaces are 9'-0" wide x 19'-0" long, the ADA accessible parking spaces are 11'-0" wide and 18'-0" long with the required 5'-0' wide aisle all of which comply with Zoning Code requirements.

Landscape Design:

This project will have landscape along the frontage and within the property where designated. The landscape will consist of an ornamental desert theme. Landscaping will meet the zoning requirements.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS. SEE SECTION 1903(6)(a) ZONING CODE.

LANDSCAPE LEGEND

- TREES**
- ULMUS PARVIFOLIA
CHINESE JUBILEE (ORANGEJUBILEE)
1.5' CALIP., 6.5T, 4W (24" BOX) (QTY. 42)
- PISTACIA X RED-PUSH
RED PUSH PISTACHE
2' CALIP., 6.5T, 4W (36" BOX) (QTY. 6)
- QUERCUS VIRGINIANA
LIVE OAK
1.5' CALIP., 7T, 4W (24" BOX) (QTY. 24)
- PISTACIA X RED-PUSH
RED PUSH PISTACHE
3.5' CALIP., 9.5T, 7.5W (48" BOX) (QTY. 25)
- LARGE SHRUBS**
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (QTY. 28)
- CAESALPINIA MEXICANA
MEXICAN BEED OF PARADISE
5 GALLON (QTY. 23)
- MEDIUM SHRUBS**
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (QTY. 69)
- ACCENTS**
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (QTY. 133)
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (QTY. 122)
- AGAVE DESMETTIANA
SMOOTH AGAVE
5 GALLON (QTY. 28)
- PACHYCLERUS MARGINATUS
MEXICAN FENCE POST (QTY. 16)
3-STALK GROUPING (2.5, 2, 1 TALL)
- GROUND COVER**
- LANтана MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (QTY. 158)
- LANтана MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (QTY. 169)
- CONVOYULUS CHEODUM
BUSH MORNING GLORY
5 GALLON (QTY. 44)
- ACACIA REDOLENS
DESERT CAJUPUT™
5 GALLON (QTY. 8)
- 1/2" SCREENED ROCK PROS CARMEL
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF STREET CURB.

02.19.24
REGISTERED LANDSCAPE ARCHITECT DATE

T.J. McQUEEN & ASSOCIATES, INC.

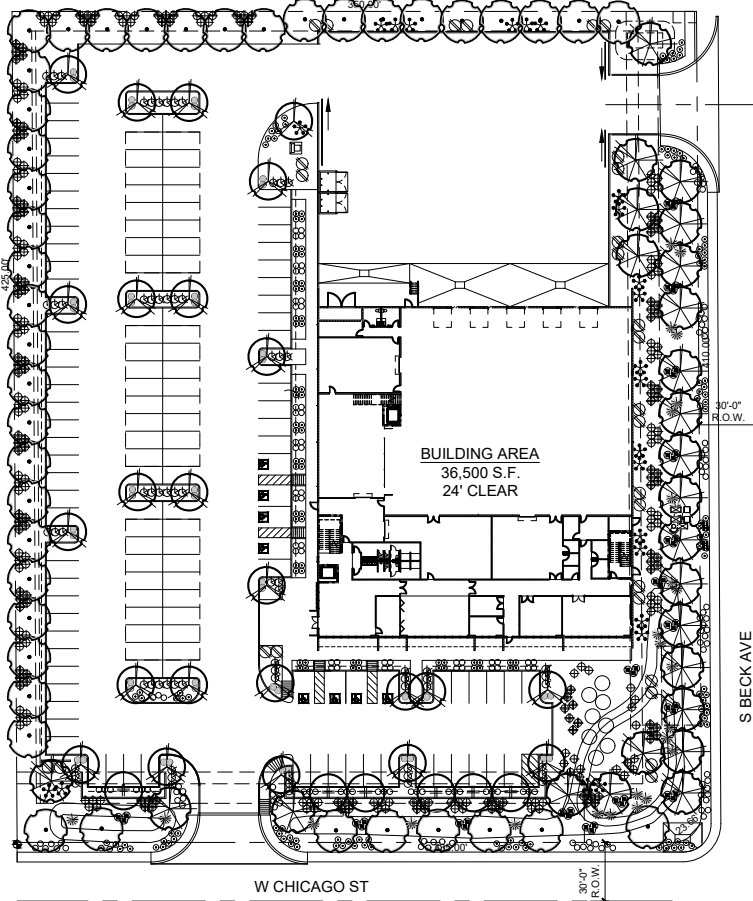
LANDSCAPE ARCHITECTURE

URBAN DESIGN

SITE PLANNING

10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P: (602) 265-0320

EMAIL: tmmcqueen@tmila.net



CITY OF CHANDLER LANDSCAPE NOTES:

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. NO OBSTRUCTIONS TO VIEW SHALL BE ERRECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6', ALL SHRUBS IN THIS AREA MAY NOT A MATURITY HEIGHT OVER 24"
3. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIAL, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
4. TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM DATE OF REPLACEMENT.
5. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLANS. SEE SECTION 1902 (6)(H)
6. PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET. SEE SECTION 1903 (6)(G)(C)(4), ZONING CODE.
7. ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NONLIVING MATERIALS (I.E. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH ETC.) ARE ONE AND ONE HALF (1 1/2) INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(C)(11), ZONING CODE
8. TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS. PUBLIC ACCESS WAYS SHRUBS MUST BE AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, P.I.V. OR FDC. SEE SECTION 1903 (6)(J)(1), ZONING CODE
9. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR SEE SECTION 1903 (6)(H), ZONING CODE
10. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTOR WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE AN CERTIFICATE OF OCCUPANCY FOR A PROJECT
11. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK FLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
12. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE A SEPARATE SUBMITTAL AND PERMITS.

LANDSCAPE DATA			
Total site area	132,273 S.F.	11.4 AC.	% of total site area
Total building area	36,500 S.F.	3.1 AC.	% of total site area
Total landscape area	95,773 S.F.	2.2 AC.	% of total site area
Total Plant Material	130 # Trees (Required)	130 # Trees (Provided)	
	759 # Shrubs (Required)	1,037 # Shrubs (Provided)	

Landscape Areas:

1. Street Frontage			
20' of landscaped area along R.O.W./Street Frontage			
Landscape required: 1 tree and 6 shrubs per 30 L.F. plus 50% live ground coverage (not including tree canopies)			
Arterial Streets to receive minimum: 20% 48" box trees, 20% 36" box trees and 50%-24" box trees.			
Collector Streets to receive minimum: 100%-24" box trees.			
684 L.F.	23 # Trees (Required)	25 # Trees (Provided)	
	138 # Shrubs (Required)	138 # Shrubs (Provided)	

2. Intersection Landscape Setback			
Arterial street to arterial street: 50' from R.O.W. and 250' along both streets			
Arterial street to any other street: 50' from R.O.W. and 100' along arterial street and 30' from R.O.W. and 100' along other street			
Collector street to collector street: 30' from R.O.W. and 50' along both streets			
Landscape required: 1 tree and 6 shrubs per 300 S.F. plus 50% live ground coverage (not including tree canopies)			
Arterial Streets to receive minimum: 20% 48" box trees, 20% 36" box trees and 50%-24" box trees.			
Collector Streets to receive minimum: 100%-24" box trees.			
22,413 S.F.	28 # Trees (Required)	28 # Trees (Provided)	
	168 # Shrubs (Required)	167 # Shrubs (Provided)	

3. Perimeter Landscape			
10' landscape strip from property line			
Landscape required: 1 tree and 6 shrubs per 30 L.F. plus 50% live ground coverage (not including tree canopies)			
Perimeter to receive minimum: 100%-24" box trees			
1,468 L.F.	48 # Trees (Required)	48 # Trees (Provided)	
	288 # Shrubs (Required)	177 # Shrubs (Provided)	

4. Dissimilar Land Use Buffer			
10' landscaped perimeter between non-compatible land uses			
Landscape required: evergreen trees 20' on-center (7' minimum height or 12' minimum height if shading planned or existing residential) and 4 shrubs per 20' on-center.			
N/A L.F.	N/A # Trees (Required)	N/A # Trees (Provided)	
	N/A # Shrubs (Required)	N/A # Shrubs (Provided)	

5. Interior Landscaped Areas			
All landscaped areas, including retention basins, not covered by other Code Requirements			
Landscape required: 1 tree and 6 shrubs per 1000 S.F. plus 50% live ground coverage (not including tree canopies)			
Interior Landscape areas to receive minimum: 100%-24" box trees			
9,908 S.F.	9 # Trees (Required)	9 # Trees (Provided)	
	59 # Shrubs (Required)	137 # Shrubs (Provided)	

6. Parking Lot Landscaping			
10% of parking lot must be landscaped, single row parking planters (8' X 10') must contain 1 tree and 5 shrubs and double row parking planters (12' X 12') must contain 2 trees and 10 shrubs. Parking planters must be provided at a rate of 1 planter per 10 spaces for multi-family, 1 per 12 parking spaces for commercial and office, and 1 per 20 spaces for industrial. Diamond planters (8' X 5') must be evenly spaced between parking planters must contain 1 tree.			
Total parking area	50,728 S.F.	1.5 AC.	% of Landscape
19 # Parking Planters (Required)	24 # Parking Planters (Provided)		
22 # Trees (Required)	24 # Trees (Provided)		
95 # Shrubs (Required)	125 # Shrubs (Provided)		
100 # Diamond Planters (Required)	102 # Diamond Planters (Provided)		
100 # Trees (Required)	100 # Trees (Provided)		

ALL COPY

Chandler, Arizona
2021.07.21

LGE DESIGNGROUP

PRELIMINARY LANDSCAPE PLAN

This artist rendering is for conceptual design only and should not be referred to as a construction document

1"=30'-00"
0 30 60



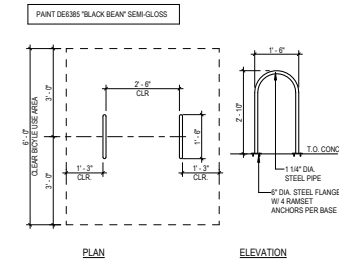
LGE DESIGNBUILD

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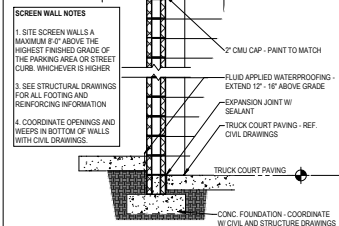
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PROJECT NO:	

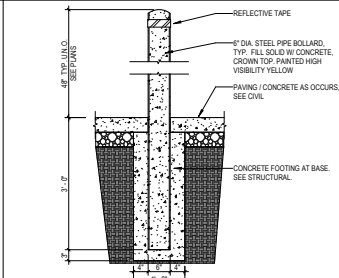
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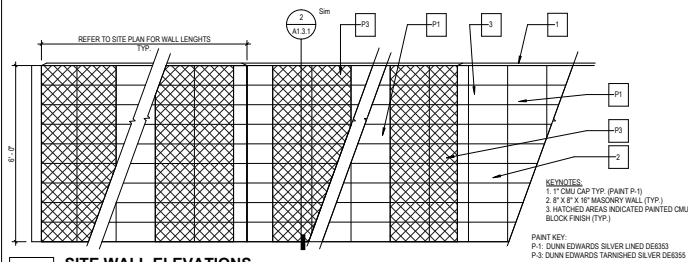
3 TYPICAL BICYCLE RACK
1/2" = 1'-0"



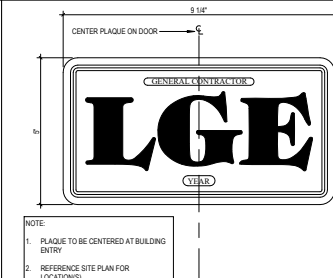
2 SCREEN WALL AT TRUCK COURT
1/2" = 1'-0"



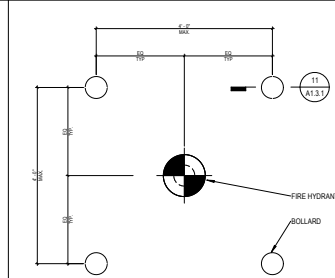
11 TYPICAL BOLLARD
3/4" = 1'-0"



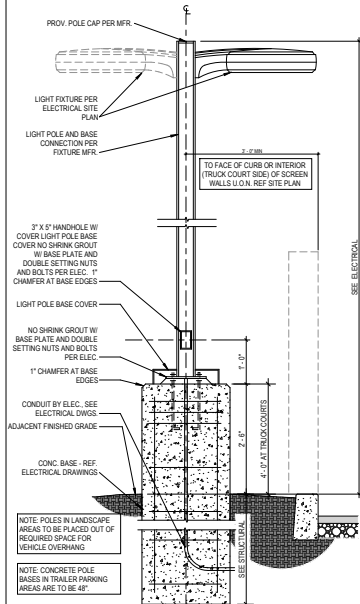
1 SITE WALL ELEVATIONS
1/2" = 1'-0"



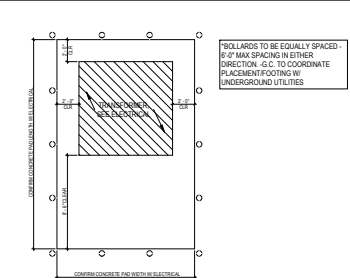
14 LGE PLAQUE DETAIL
6" = 1'-0"



12 FIRE HYDRANT AT TRUCK COURT
3/4" = 1'-0"



13 LIGHT POLE DETAIL
3/4" = 1'-0"



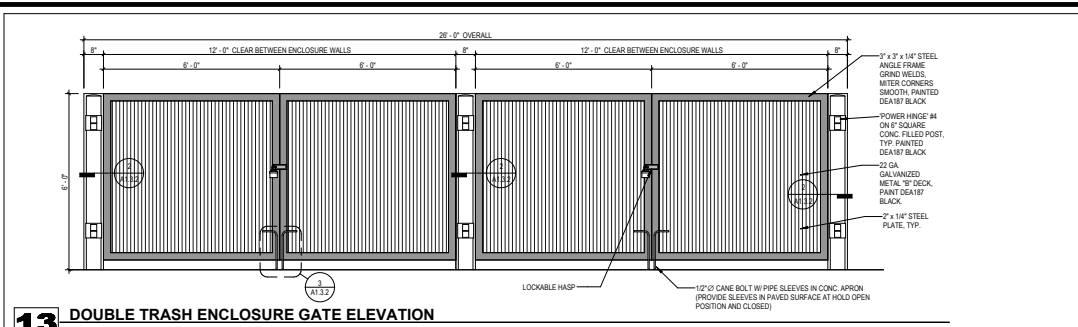
16 TYPICAL TRANSFORMER LAYOUT
3/16" = 1'-0" [FOR REFERENCE]

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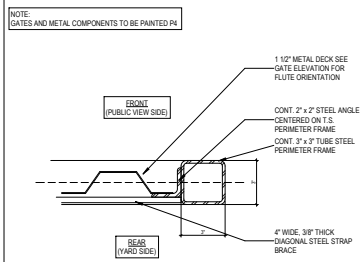
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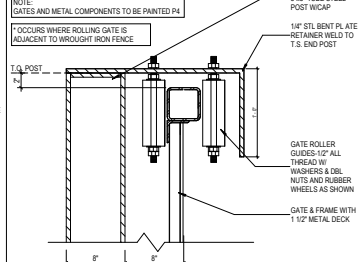
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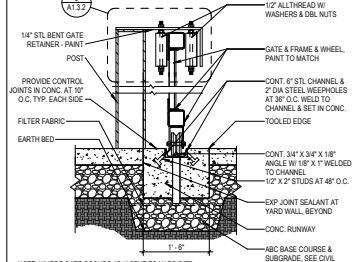
13 DOUBLE TRASH ENCLOSURE GATE ELEVATION
1/2" = 1'-0"



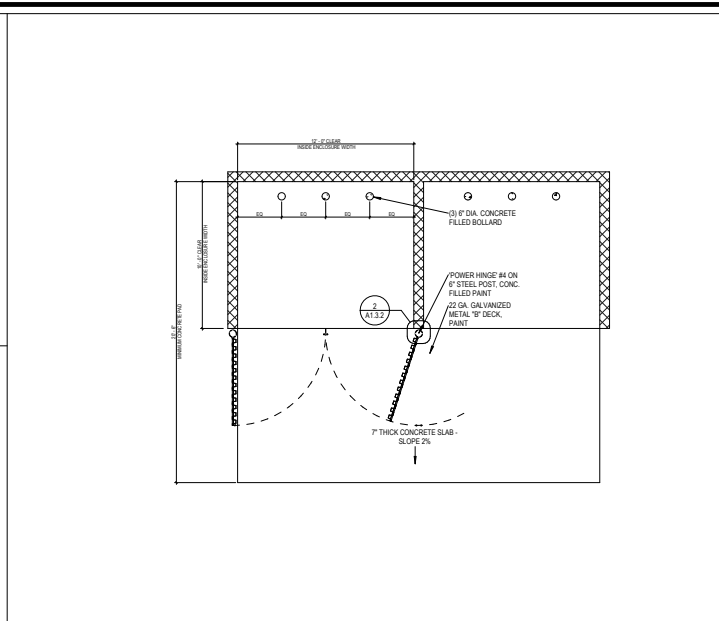
8 TYPICAL ROLLING GATE FRAME
3" = 1'-0"



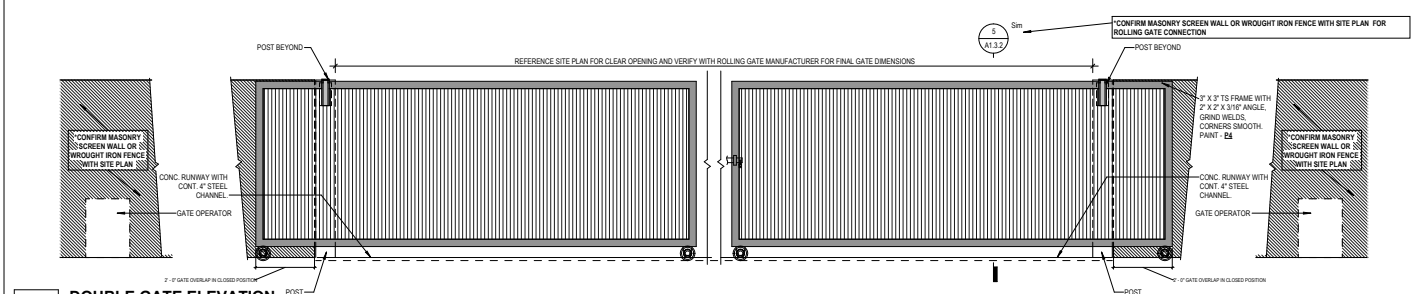
9 ROLLING GATE AT POST
1 1/2" = 1'-0"



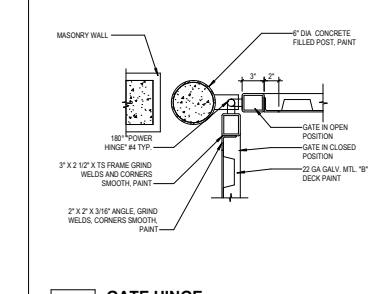
5 ROLLING GATE
3/4" = 1'-0"



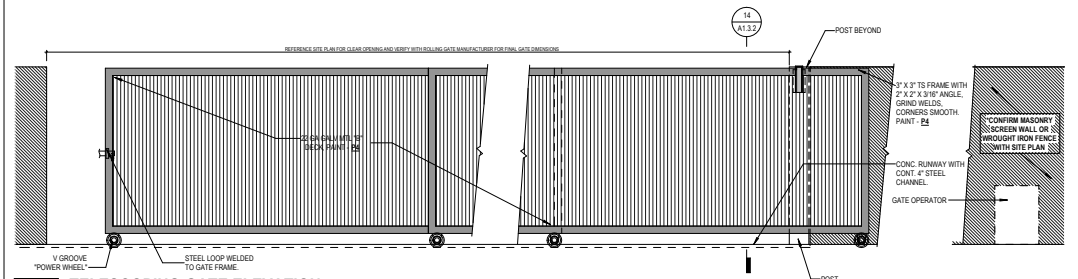
1 TYPICAL TRASH ENCLOSURE
1/4" = 1'-0"



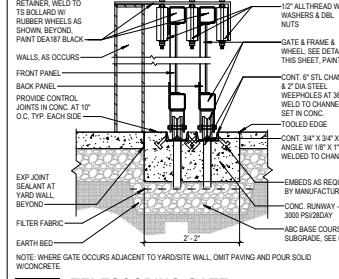
10 DOUBLE GATE ELEVATION
1/2" = 1'-0"



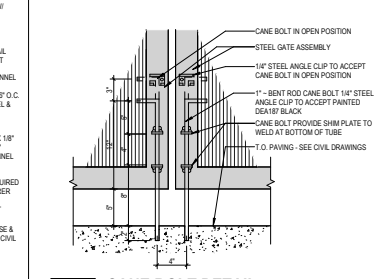
2 GATE HINGE
1 1/2" = 1'-0"



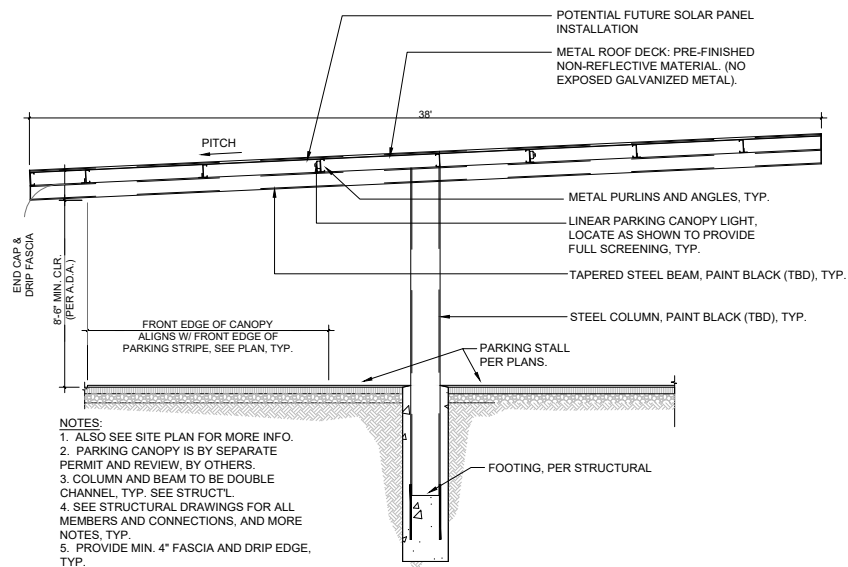
15 TELESCOPING GATE ELEVATION
1/2" = 1'-0"



14 TELESCOPING GATE
3/4" = 1'-0"



3 CANE BOLT DETAIL
1 1/2" = 1'-0"



PARKING CANOPY DETAIL

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

ALL COPY

NWC OF BECK AVE & CHICAGO ST
CHANDLER, AZ 86226

LGE | DESIGN BUILD

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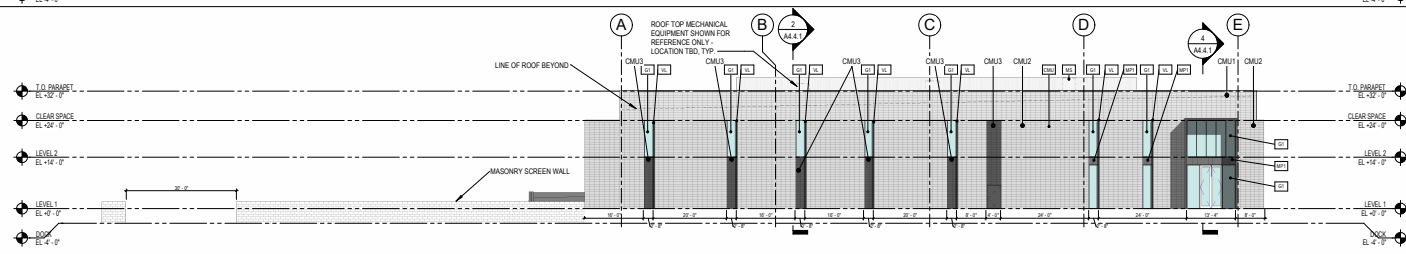
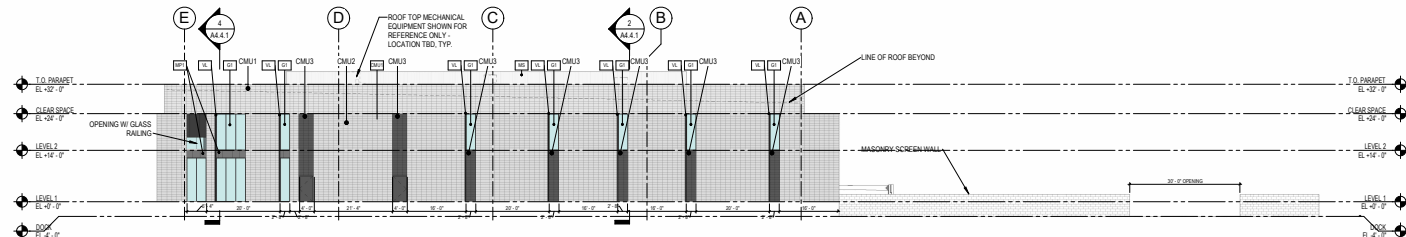
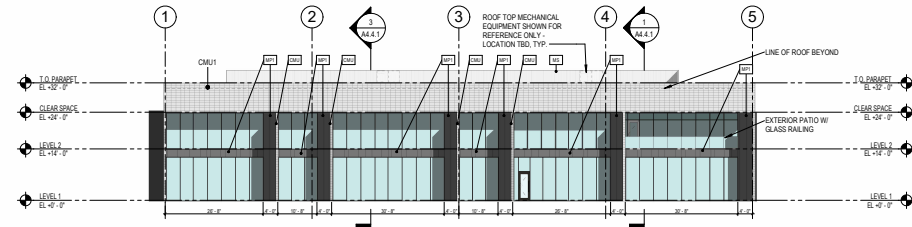
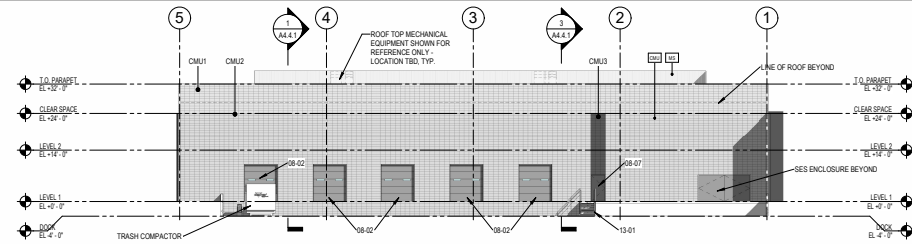
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1 NORTH
1/16" = 1'-0"

2 SOUTH
1/16" = 1'-0"

3 EAST
1/16" = 1'-0"

4 WEST
1/16" = 1'-0"



MATERIALS

REFERENCE KEYNOTES

GENERAL DRAWING NOTES

SPECIALTY

- 1 "VERTICAL LOUVER" - STRUCTURAL ANGLE - SHAPE SIZE AND FINISH TBD
- 2 "MECHANICAL ROOF SCREEN" - 8'-DECK WITH TUBE STEEL FRAME - PAINT TO MATCH 1 - FINAL LOCATION AND HEIGHT TBD

EXTERIOR WALLS

- 1 CONCRETE MASONRY UNITS 8"x8"x16" CMU, SMOOTH FACE, STACK BOND
- 2 METAL COMPOSITE PANEL ARCONIC ARCHITECTURAL PRODUCTS - RENOIRKING 4mm FR, COLORWELD 500 - SLATE GRAY

GLAZING / LOUVERS

- 1 MATERIAL: DESCRIPTION: 2"x6", 2"x4-1/2" DARK BRONZE ANODIZED (AB-6) ALUMINUM STONEFRONT
- 2 GLAZING: SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE
- 3 NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.

GLAZING ELEVATION KEY:
1/16"

COLORS

- 1 PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED
- 2 SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS
- 3 PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNERS PRIOR TO APPLICATION ON BUILDING FACADES
- 4 PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT

- 1 COLOR KEY: 1/16" DESCRIPTION: INTEGRAL COLOR TBO (LIGHT GRAY)
- 2 INTEGRAL COLOR TBO (MEDIUM GRAY)
- 3 INTEGRAL COLOR TBO (DARK GRAY)

08-02 DOOR PER SCHEDULE
08-07 INTERIOR WINDOW SYSTEM, SEE WINDOW SCHEDULE
13-01 BUTT JOINTED FULL HEIGHT INTERIOR GLAZING SYSTEM

- A. REFER TO THE A4.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS
- E. REFER TO A4.2.X SERIES DRAWINGS FOR DOOR, GLAZING & LOUVER SCHEDULES, ELEVATIONS & DETAILS

#	REVISION	DATE

NOT FOR CONSTRUCTION

DRAWING TITLE:
EXTERIOR BUILDING ELEVATIONS
ISSUE DATE:
DRAWN BY: LGE DESIGN GROUP
CHECKED BY:
PROJECT NO:

A4.1.1



PERSPECTIVE VIEW FROM W PARKING LOT



PERSPECTIVE VIEW FROM NE CORNER



PERSPECTIVE VIEW FROM SW CORNER



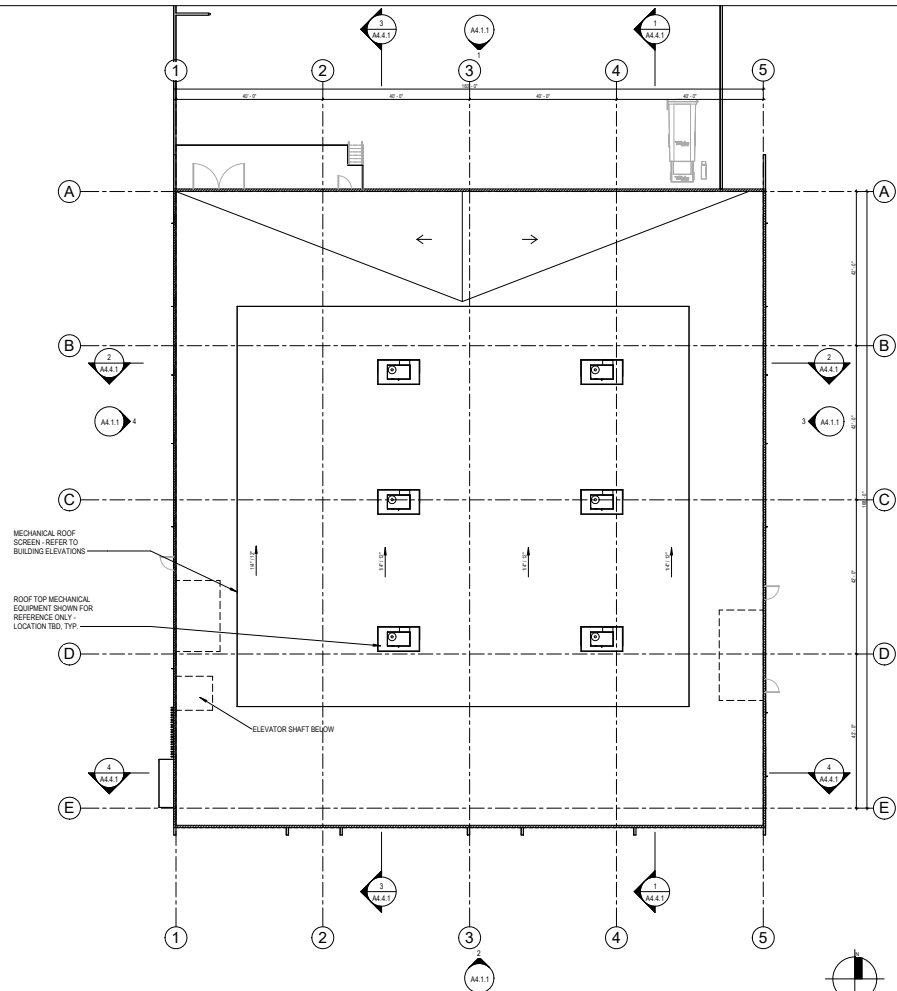
PERSPECTIVE VIEW FROM SE CORNER

#	REVISION	DATE

NOT FOR CONSTRUCTION

DRAWING TITLE:
PRELIMINARY RENDERINGS
ISSUE DATE:
DRAWN BY: LGE DESIGN GROUP
CHECKED BY:
PROJECT No:

1 ROOF PLAN
1/16" = 1'-0"



REFERENCE KEYNOTES

GENERAL DRAWING NOTES

- A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
- C. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO GS.X SERIES DRAWING.
- D. COORDINATE "BOTTOM OF DECK" ELEVATIONS CALLED OUT ON THIS DRAWING WITH STRUCTURAL DRAWINGS.
- E. REFER TO THE AS.4.1 FOR TYPICAL ROOFING DETAILS.
- F. REFER TO AS.1.1 FOR TYPICAL SYSTEM DETAILS.
- G. ROOF ASSEMBLIES SHALL BE MINIMUM OF CLASS B FIRE CLASSIFICATION, OR AS SPECIFIED IN THE PROJECT MANUAL.

#	REVISION	DATE

NOT FOR CONSTRUCTION

DRAWING TITLE: ROOF PLAN

ISSUE DATE: _____

DRAWN BY: LGE DESIGN GROUP

CHECKED BY: _____

PROJECT NO: _____