



City of Phoenix

Planning And Development Department

PLAN REVIEW ONLY

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200 West Washington Street
Phoenix, Arizona 85003
General Information 602-262-7811

STATUS: EXPR

ONLINE PLAN INFORMATION LISTING

Plan #	LPRN 2009840	Issued 30-MAR-2020	Expires 30-MAR-2022
Plan Description	THE PRESIDENTIAL APARTMENTS		
Project 14-2455	THE PRESIDENTIAL APARTMENTS		
Address 1111 E WASHINGTON ST PHOENIX AZ 85034-1009			Zoning
L 1 B 3 PORTER AND BAXTERS SUBDIVISION OF TRACT	Q S Q10-29	APN 116-44-002C	Dist 08
Description/Scope of Work:	COMMERCIAL NEW		
<p>DESCRIPTION OF WORK:</p> <p>OVERALL PROJECT SCOPE: NEW APARTMENT COMPLEX CONSISTING OF AN OPEN PARKING GARAGE ON THE GROUND FLOOR AND APARTMENTS ON FLOORS 2 THRU 4. GARAGE S-2/A, 33703 SF, 83 PARKING STALLS. FIRST FLOOR INCLUDES LEASING OFFICE, COMMUNITY ROOM, FITNESS ROOM, FUTURE RESTAURANT, BBQ PATIO, MAIL ROOM, AND SWIMMING POOL NON-SEPARATED USES. SWIMMING POOL UNDER SEPARATE PERMIT, POOL BARRIER INCLUDED IN THIS PERMIT, ALL SHADE STRUCTURES UNDER SEPARATE PERMIT. 3-HR HORIZONTAL SEPARATION BETWEEN FIRST FLOOR AND UPPER FLOORS CREATING SEPARATE BUILDINGS. BOTH BUILDINGS A (NORTH WING) AND B (SOUTH WING) ARE CONSIDERED ONE BUILDING. FLOORS 2 THRU 4 ARE RESIDENTIAL R-2/VA WITH NON-SEPARATED ACCESSORY USE LOUNGE AND STORAGE AREAS. EAST EXTERIOR WALL OF SOUTH BUILDING REQUIRED TO BE 1-HR DUE TO FIRE SEPARATION DISTANCE. 6 TYPE A UNITS PROVIDED. OCCUPANT LOADS BOTH BLDGS COMBINED: 1ST FLOORS 565, 2ND FLOORS 234, 3RD FLOORS 158, 4TH FLOORS 158. TOTAL 1115.</p> <p>BLDG A (NORTH WING): 4 STORIES, 69,646 SF TOTAL, 42 UNITS. BLDG B (SOUTH WING): 4 STORIES, 69646 SF TOTAL, 42 UNITS.</p> <p>EFFECTIVE BUILDING CODES: 2018 IBC, 2018 IRC, 2018 IMC, 2018 IPC, 2018 IFGC, 2018 ISPSC, 2017 NEC, 2018 PHX FIRE CODE. TYPE OF BUSINESS: APARTMENTS LOG#: LPRN 2009840 PROJECT#: 14-2455 SPRINKLERS: (Y-NFPA 13) FIRE ALARM: (Y) EMERGENCY LIGHTING: (Y) ELEVATORS: (Y) SPECIAL EGRESS CONTROL: (N) SPECIFIC BUILDING INFO: (N) DEFERRED SUBMITTAL: (N) SPECIAL INSPECTIONS (1705): STRUCTURAL (N), ELECTRICAL (N), MECHANICAL (N), PLUMBING (N) OBSERVATION (1704): STRUCTURAL (N) ELECTRICAL (N) MECHANICAL (N) PLUMBING (N) WATER SUPPLY: two (2) new 2 inch domestic water meters, and one (1) 1 inch commercial landscape water meter, 84 apartment units SECONDARY BACKFLOW: (N) ZONING: REVIEWER: SBAC/TFL/DAM/CTO/MAB/RTO</p> <p>***Emergency Responder Radio Coverage Required***</p>			
Valuation: \$0			
Owner Information			
Name			
Address			
Contractor Information			
Name ARCHICON L.C.		Type ARCH	Contact Phone 602-222-4266
Address 5055 E WASHINGTON ST #200		City/St/Zip PHOENIX AZ 85034	Phone

Required Review Activities	Assignee	Status
BLDG CODE REVIEW	Ronald Tom	APPR-NOTES
ELEC CODE REVIEW	Samuel Backus	DENIED
MECH/PLBG CODE REVIEW	Thomas Fledderjohn	CORR2
LIFE SAFETY CODE REVIEW	David Amiri	APPR
DSGN REV/ZONING	Amanda Bayham	CORR2
STRUCTURAL	Michael Abegg	APPR
TEAM ASSIGNMENT	Team 10	DONE
CIVIL REVIEW	Matthew Miles	COND
CALL-PICKUP PLANS FOR CORRECTIONS	Generic Epr Notify	NOTIFY
VERIFY ADDRESS/SUITE	Renee Bunnell	DONE

PLAN REVIEW FEES

<u>Fee Code</u>	<u>Description</u>	<u>Amount</u>	<u>Paid</u>
BSCOMMPR	COMMERCIAL BUILDING PLAN REVIEW FEE	\$53,469.60	<input checked="" type="checkbox"/>
BSCCORR	BS COMM PLAN REVIEW CORRECTION	\$10,693.80	<input type="checkbox"/>