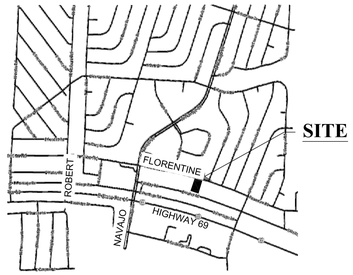
R&R Buildings LLC Commercial Building

PRESCOTT VALLEY, ARIZONA

Vicinity Map



North
NO SCALE

Project Information

OWNERS: R&R Buildings LLC

Richard Belveal
928-443-1961
128 S. Mount Vernon Ave.
Prescott, Arizona 86303

Richard Mattei
206-313-3535
R.F.Mattei@hotmail.com

PREPARED BY: W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304

PH: 928-443-5812
Contact: Alan Kenson
WAKA@cableone.net

CONTRACTOR: Kenson Construction Company Inc.
6135 Corsair Avenue
Prescott, AZ 86301

JOBSITE ADDRESS: 8633 E. Florentine
Prescott Valley, Arizona 86314

PARCEL NUMBER: 103-31-013

LOT AREA: .22 Acres

ZONING: C2

CURRENT CODE: 2018 International Building Code

PROPOSED BLDG SQ. FT.: 3,243 S.F.

SITE USE: Detail and Service of Personal Vehicles

OCCUPANCY: U - Utility and Miscellaneous

CONSTRUCTION TYPE: Type II-B

PARKING: 3 per bay (6 required)

BUILDING CODES:
2018 International Building Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel Gas Code
2018 International Fire Code
2017 National Electric Code
2006 International Energy Conservation Code
2010 ADA Standards for Accessible Design

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ARCHITECTURAL / CIVIL

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C-102	Water and Sewer Plan
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STRUCTURAL

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P3.0	Plumbing Details

Electrical

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E1.1	Lighting Floor Plan
E1.2	Power Floor Plan

Project Description

R&R BUILDINGS, LLC. IS PROPOSING TO BUILD A NEW BUILDING TO ABUT AN EXISTING BUILDING THAT WAS BUILT IN APPROXIMATELY 2006. THE EXISTING BUILDING WAS DESIGNED BY KENSON & ASSOCIATES WITH A 2 HOUR FIRE RATED WALL AT THE PROPERTY LINE WHERE THE TWO BUILDINGS WILL MEET. THE PROPOSED BUILDING WILL BE 3,243 S.F. AND WILL INCLUDE A RESTROOM AND JANITOR ROOM. THE INTENDED USE OF THE BUILDING WILL BE PERSONAL STORAGE OF AUTOMOBILES.

Graphic Standards

EXISTING DOOR
PROPOSED DOOR
NORTH ARROW INDICATOR
DETAIL DESIGNATOR
BUILDING SECTION DESIGNATOR
GRID LINE DESIGNATOR
REVISION DESIGNATOR
ELEVATION DESIGNATOR
DESCRIPTIVE NOTE DESIGNATOR
ROOM NUMBER / FINISH DESIGNATOR
DOOR NUMBER DESIGNATOR
DOOR TYPE DESIGNATOR
WINDOW TYPE DESIGNATOR
WALL TYPE DESIGNATOR

Architect:

W. Alan Kenson & Associates, P.C.

P 928-443-5812 P.O. Box 11593
F 928-443-5815 Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

Mar 30, 2022 - 12:13pm

REVISIONS	BY
1 Town of PV Comments 1/12/2022	LO

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON ARIZONA. Signed 12/08/21 EXPIRES: 6/30/24

W. Alan Kenson & Associates, P.C.
P 928-443-5812 P.O. Box 11593
F 928-443-5815 Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Cover Sheet
PROJECT: R&R Buildings LLC Commercial Building, 8633 E. Florentine Rd., Prescott Valley, AZ
APN: 103-31-013

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: December 6th, 2021
JOB NO.: 774
SHEET: CS1

EXIT SIGNS:

- PROVIDE A 6"x9" BLUE TACTILE, BRAILLE, 'EXIT' SIGN AS MANUFACTURED BY 'SIMPLY EXIT SIGNS (#SE-1980)' OR EQUAL COMPLYING WITH ICC/ANSI A117.1 SECTION 703.1 AND IBC SECTIONS 1013 & 1111, ADJACENT TO EACH DOOR TO AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

Plumbing Calculations

OCCUPANCY CLASSIFICATION	OCCUPANCY COUNT	WATER CLOSETS	LAVATORIES	SERVICE SINK
STORAGE	10	.1	.1	
TOTAL REQUIRED		.1	.1	
TOTAL PROVIDED		1	1	1

Egress Legend:

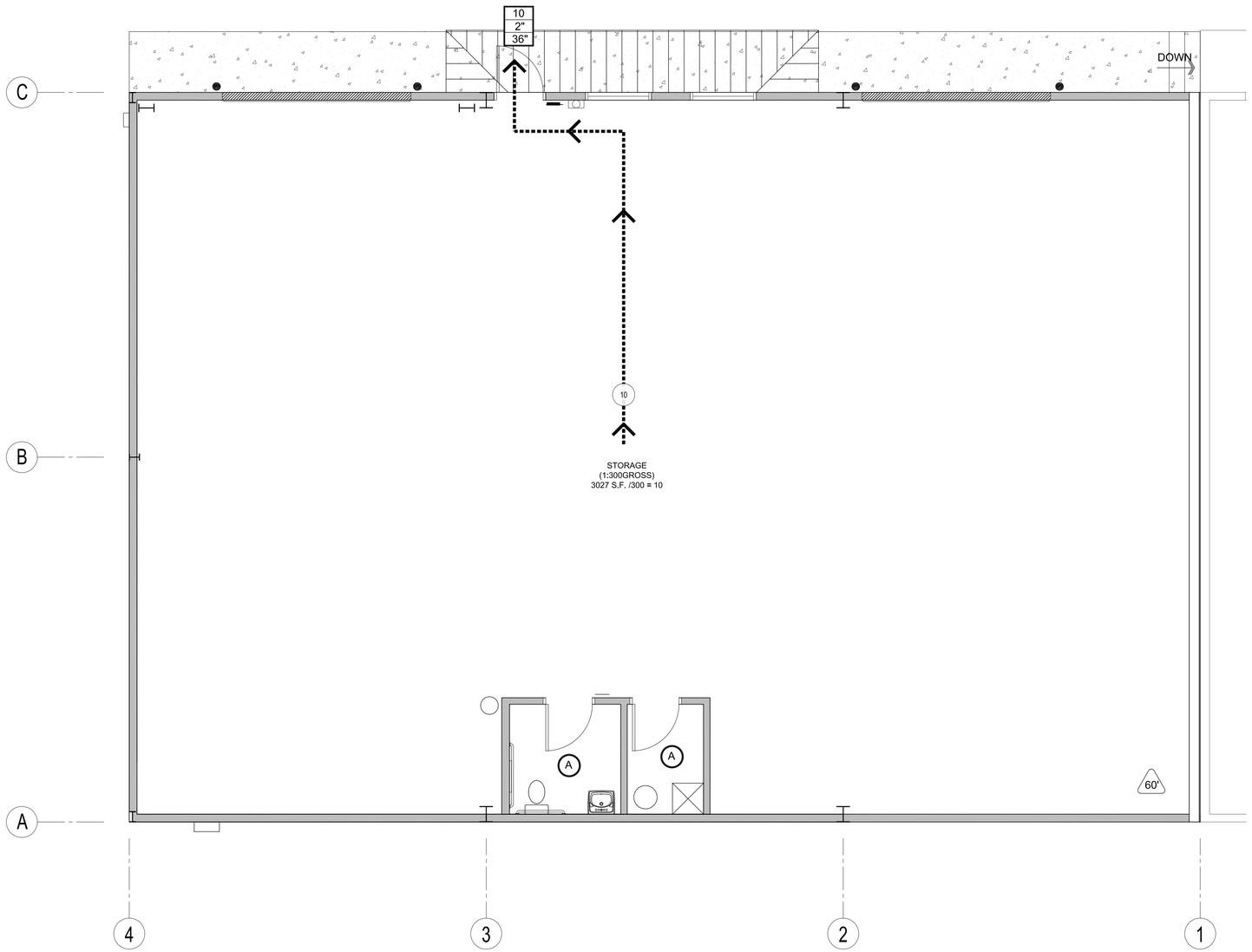
- EXIT ACCESS
- (A) ACCESSORY USE (NO OCCUPANCY)
- [XX] ROOM OCCUPANCY LOAD
- (XX) SUBTOTAL OCCUPANCY LOAD
- [XX] OCCUPANCY TOTAL
  [XX] REQUIRED EXIT WIDTH (FACTOR = 0.2)
  [XX] PROVIDED EXIT WIDTH
- <# > WORST CASE TRAVEL DISTANCE TO COMMON PATH OF EGRESS TRAVEL

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
STORAGE	300 GROSS

Occupant load

NOTE:
GROSS SQUARE FOOTAGE LISTED BELOW
DOES NOT INCLUDE ACCESSORY AREAS.

STORAGE AREA	3,027 SQ. FT.	10 OCCUPANTS
TOTAL:	3,027 SQ. FT.	10 OCCUPANTS



A1 Occupancy / Egress Plan
Scale: 1/4"=1'-0"

Plan North

Accessibility Notes

1. ACCESS TO THESE FACILITIES SHALL BE AT PRIMARY ENTRANCES.
2. THE SLOPE OF PUBLIC WALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 2%.
3. WALKING SURFACES GREATER THAN 2% SHALL BE SLIP RESISTANT.
4. PROVIDE A 44"x60" MINIMUM LANDING ON THE STRIKE SIDE OF THE ENTRANCE DOOR WITH 44" MINIMUM WIDTH IN THE DIRECTION OF TRAVEL.
5. WALLS SHALL EXTEND 18" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARDS THE OCCUPANT.
6. RAMPS SHALL HAVE A NON-SLIP SURFACE.
7. RAMPS SHALL BE A MINIMUM OF 36" WIDE.
8. EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 36" WIDE BY NOT LESS THAN 6'-8" HIGH CAPABLE OF OPENING 90 DEGREES AND MOUNTED SO THE CLEAR WIDTH OF THE EXIT WAY IS 32" MINIMUM.
9. THRESHOLDS TO BE A MAXIMUM OF 1/4" ABOVE ADJACENT FLOOR FINISH. ONE-HALF INCH THRESHOLD MAY BE USED IF BEVELED PER A.D.A. STANDARDS.
10. MAXIMUM EFFORT TO OPERATE A DOOR SHALL NOT EXCEED 5 POUNDS.
11. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
12. PROVIDE LEVER TYPE HARDWARE, PANIC BARS, PUSH AND PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. (30" TO 44" A.F.F.)

Mar 30, 2022 - 12:13pm

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 12/08/21
ARIZONA
EXPIRES: 6/30/24

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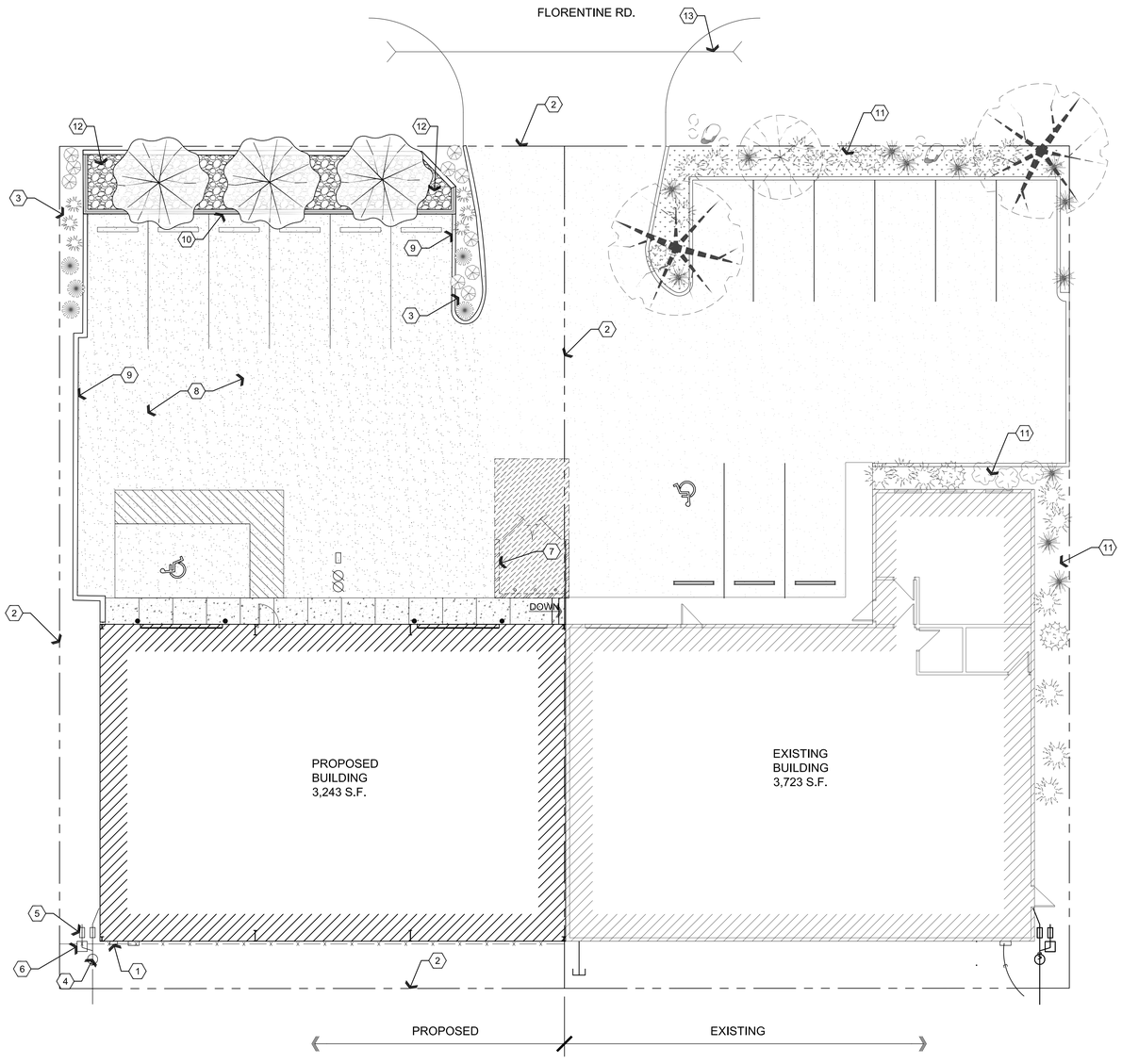
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Preliminary Floor Plan

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: December 6th, 2021
JOB NO.: 774
SHEET: CS2



Descriptive Keynotes

1. PROVIDE LANDSCAPE TIMER.
2. PROPERTY LINE.
3. LANDSCAPE AREA. PROVIDE GROUND COVER. REFER TO PLANT SCHEDULE NOTES.
4. DOMESTIC SERVICE WATER METER IN YARD BOX. REFER TO CIVIL PLANS.
5. BACKFLOW PREVENTOR FOR LANDSCAPE IRRIGATION SYSTEM. PROVIDE 120V DEDICATED ELECTRICAL CIRCUIT WITH WEATHERPROOF GFCI DUPLEX OUTLET WITHIN ENCLOSURE. REFER TO CIVIL AND ELECTRICAL PLANS PLANS.
6. 3/4" VALVED SCHEDULE 40 PVC STUB-OUT IN BELOW GRADE YARD BOX FOR LANDSCAPE IRRIGATION SYSTEM. REFER TO CIVIL PLANS.
7. EXISTING DUMPSTER ENCLOSURE TO BE REMOVED.
8. ASPHALTIC PAVEMENT, REFER TO CIVIL PLANS.
9. CONCRETE CURB. REFER TO CIVIL PLANS.
10. CONCRETE RETAINING WALL, REFER TO CIVIL PLANS.
11. EXISTING LANDSCAPING.
12. 6" MINUS RIP RAP IN DETENTION AREA.
13. EXISTING CULVERT.

Plant Schedule

SYMBOL	SIZE	QUANTITY	COMMON NAME / SCIENTIFIC NAME
	1 GAL	6	RED YUCCA
	1 GAL	10	PRAIRIE SAGE
	5 GAL	5	BLUE CHIP JUNIPER
	15 GAL	3	HONEY LOCUST

LANDSCAPED AREAS:
60 LINEAR FEET OF STREET FRONTAGE
3 TREES REQUIRED
TOTAL TREES PROVIDED: 3
TOTAL SHRUBS PROVIDED: 20

NOTES:
1. LANDSCAPE PLANTINGS SHALL BE WATERED VIA DRIP IRRIGATION SYSTEM ON LANDSCAPE TIME CLOCK.
2. PROVIDE BACKFLOW PREVENTOR FOR DRIP IRRIGATION SYSTEM.
3. SPRAY ALL GROUND COVER AREAS W/ PRE-EMERGENT FOR WEED CONTROL.
4. PROVIDE WEED BARRIER IN ALL PLANTER AREAS.
5. GROUND COVER IN ALL PLANTER AREAS SHALL BE 3/4" COLORED ROCK, UNLESS NOTED OTHERWISE. WHERE SLOPES ARE TOO STEEP, PROVIDE 2" - 3" FRACTURED RIP RAP OF MATCHING COLOR.
6. REFER TO CIVIL PLANS FOR GRADING AND DRAINAGE.

Legend

- RIP RAP
- NEW ASPHALTIC PAVEMENT
- EXISTING ASPHALTIC PAVEMENT

A1 Landscape Plan

Scale: 1"=10'-0"

Plan North

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 12/08/21
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EXPIRES: 6/30/24

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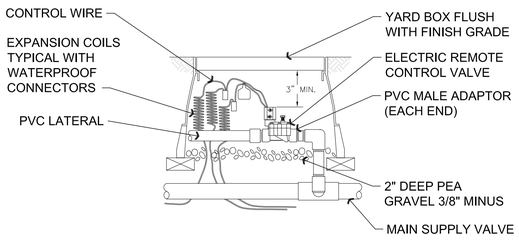
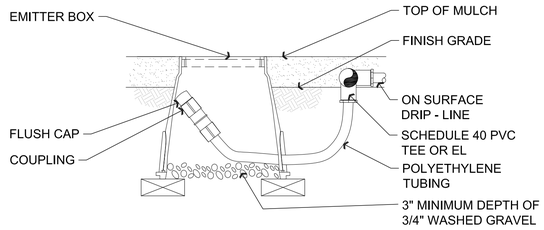


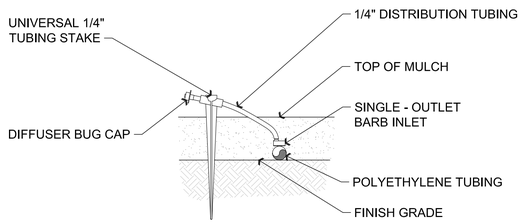
NOTE: SEAL ALL THREADED JOINTS / FITTINGS WITH APPROVED SEALANT PRIOR TO ASSEMBLY

A4 Typical Electric Remote Control Valve



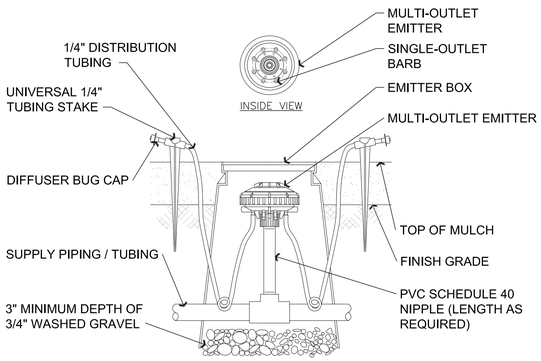
NOTE: ALLOW A MINIMUM 6" OF DRIP - LINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

B4 Typical Drip Line Flush Box



NOTE: FOR SLOPED CONDITIONS PLACE DISTRIBUTION POINT AT THE HIGH POINT OF THE PLANTING WELL.

B3 Typical Single - Port Emitter

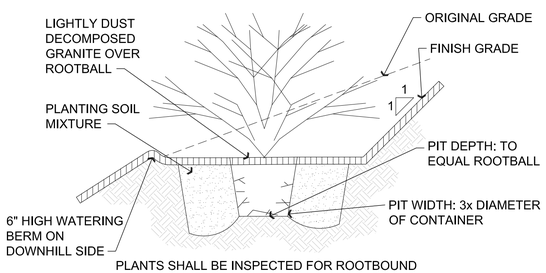


NOTE: COIL ADDITIONAL 9" OF TUBING IN EMITTER BOX TO FACILITATE MAINTENANCE.

INSTALL A MINIMUM OF (1) MULTI-PORT EMITTER PER TREE - EQUALLY SPACED AROUND DRIP LINE OF TREE CANOPY TYPICAL. OPEN ADDITIONAL PORTS AND INSTALL SPAGHETTI DISTRIBUTION TUBING TO PROVIDE ADEQUATE WATER AS TREE MATURES, (TYP.)

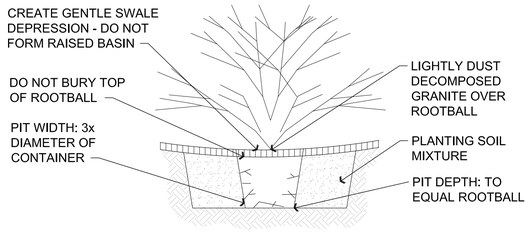
FOR SLOPED CONDITIONS PLACE DISTRIBUTION POINT AT THE HIGH POINT OF PLANTING WELL.

B1 Typical Multi - Port Emitter



PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

C4 Typical Shrub Planting on Slope



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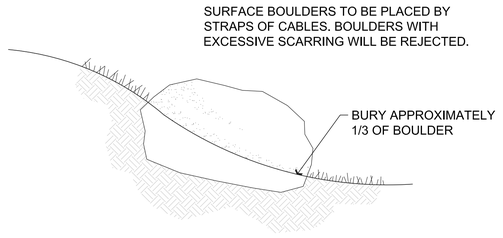
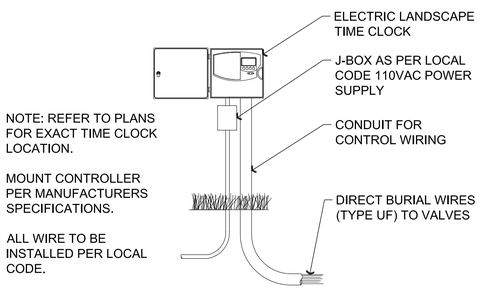
C3 Typical Shrub Planting

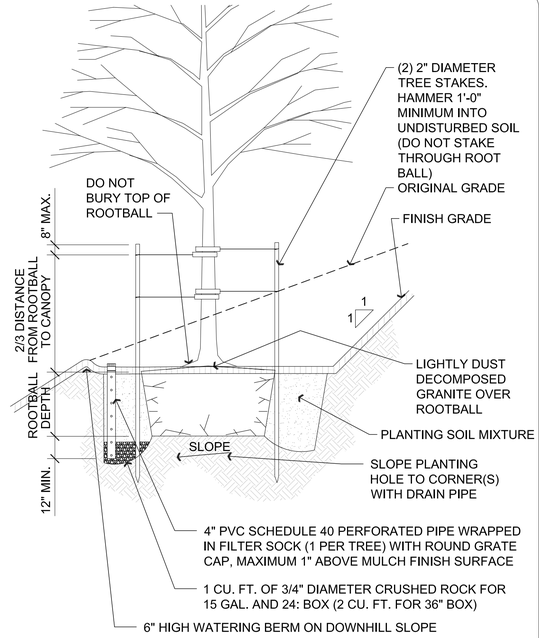


FOR SIZING OF BOULDERS REFER TO LANDSCAPE SCHEDULE

C2 Typical Boulder Detail



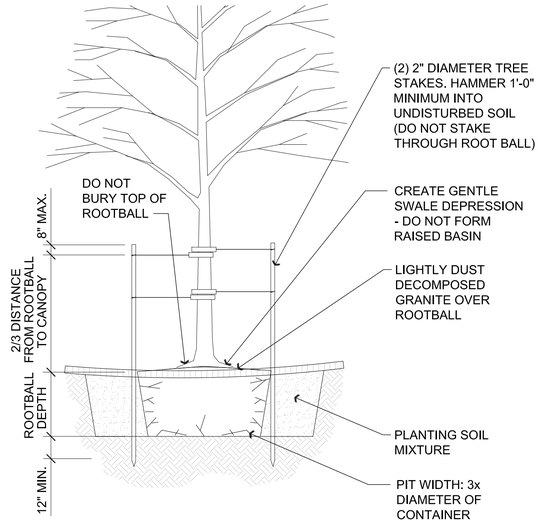
C1 Typical Electric Landscape Time Clock



NOTE: STAKE TREE PERPENDICULAR TO DIRECTION OF PREVAILING WIND.

PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

D3 Typical Tree Planting on Slope



NOTE: STAKE TREE PERPENDICULAR TO DIRECTION OF PREVAILING WIND.

PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

D1 Typical Tree Planting

REVISIONS	BY

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Prescott, AZ 86304
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ARCHITECTURE & PLANNING

DRAWING: Landscape Details

PROJECT: R&R Buildings LLC Commercial Building
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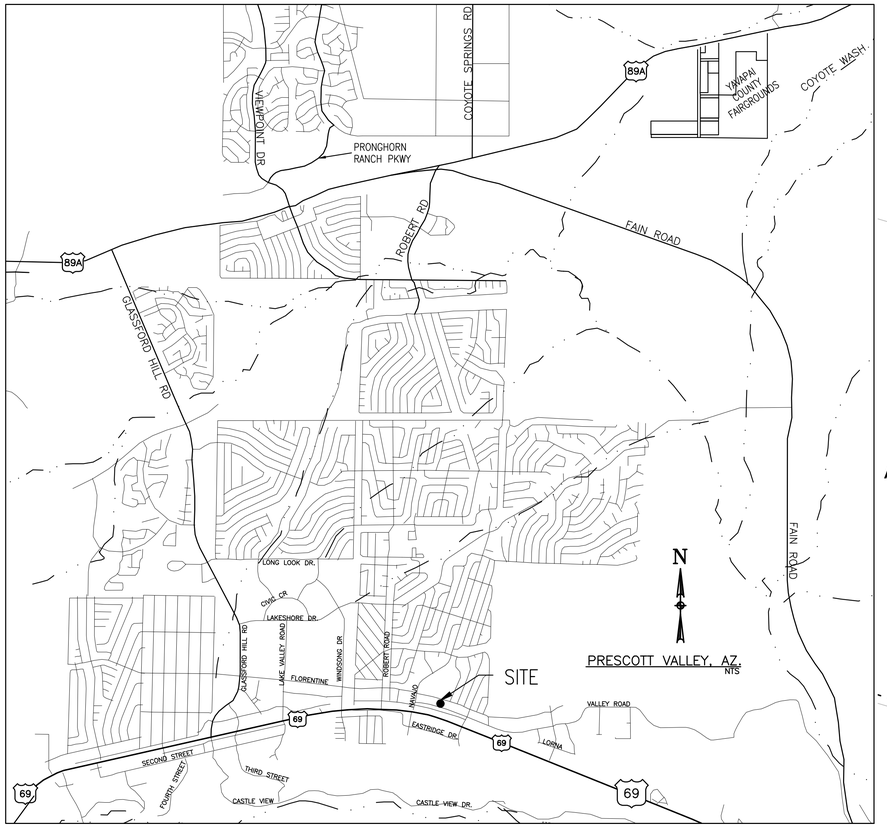
SHEET: L0.1

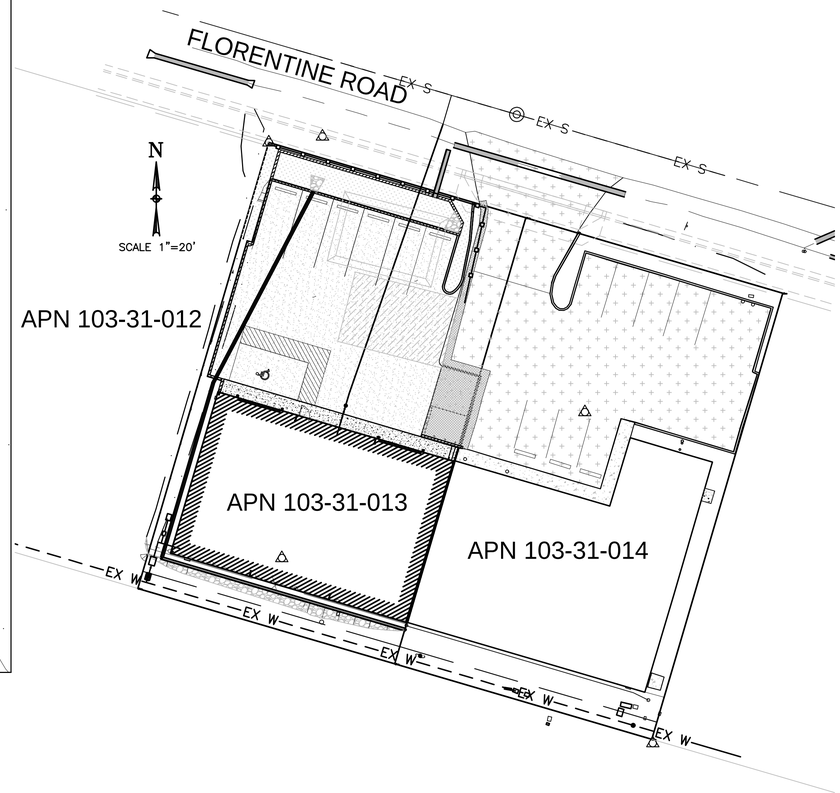
Mar 30, 2022 - 12:14pm

R & R COMMERCIAL BUILDING
APN 103-31-013

LOT 3981 OF PRESCOTT VALLEY UNIT 14
A PORTION OF SECTION 13, T14N, R1W,
GILA AND SALT RIVER MERIDIAN,
YAVAPAI COUNTY, ARIZONA

APPROVED – TOWN OF PRESCOTT VALLEY





UTILITY	CONTACT	PHONE
CABLE TV SPARKLIGHT 3801 TOWER RD, PRESCOTT, AZ 86301	MATT ZURCHER	928-308-1902
JACOBS/OMI CONTRACT OPERATIONS COMPANY	ETHAN BEYEA	928-759-9062
ELECTRIC ARIZONA PUBLIC SERVICE 120 N MARINA ST, PRESCOTT, AZ 86301	SHERYL MCCRACKEN	928-499-0625
GAS – NATIONAL ONE CALL REFERRAL NUMBER	N/A	1-888-258-0808
GAS TRANSWESTERN GAS COMPANY	BO RAGAN	928-308-8832
GAS UNISOURCE ENERGY SERVICES 6405 WILKINSON DR., PRESCOTT, AZ 86301	MALI ROSS	928-771-7227
TELEPHONE CENTURY LINK 1445 MASONRY WAY, PRESCOTT, AZ 86301	ARMEN MCNERLIN	928-821-4609
WATER AND SEWER TOWN OF PRESCOTT VALLEY 7501 E CIVIC CIRCLE, PRESCOTT VALLEY, AZ 86314	NEIL WADSWORTH	928-759-3070
FIRE PREVENTION CENTRAL YAVAPAI FIRE DISTRICT	RICK CHASE	928-772-7711

CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

BLUE STAKE CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
outside Maricopa County

NOTE:
CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY NECESSARY UTILITY RELOCATION WITH THE APPLICABLE UTILITY.

LEGEND:

- FIRE HYDRANT
- WATER VALVE
- WATER METER BOX
- RPZ ASSEMBLY
- SEWER CLEANOUT
- SEWER BACKWATER VALVE
- SANITARY SEWER MANHOLE
- EXISTING TREE
- EXISTING LIGHT
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING POWER POLE
- PROPERTY BOUNDARY/RIGHT-OF-WAY (ROW) LINE
- 8" S — SEWER LINE (SIZE AS NOTED)
- 8" W — WATER LINE (SIZE AS NOTED)
- G — GAS LINE
- E — ELECTRIC LINE
- OHE — OVERHEAD ELECTRIC LINE
- T — TELEPHONE LINE
- 4" F — FIRE LINE (SIZE AS NOTED)
- 5370 — DESIGN FINISH GRADE
- 5370 — EXISTING GRADE CONTOUR

ABBREVIATION LEGEND:

EC	EXISTING CONCRETE ELEVATION
EG	EXISTING GROUND ELEVATION
EP	EXISTING PAVEMENT
ETC	EXISTING TOP OF CURB
EX	EXISTING
FC	NEW FINISHED CONCRETE ELEVATION
FF	NEW FINISHED FLOOR ELEVATION
FG	NEW FINISHED GRADE ELEVATION
FL	NEW FLOWLINE ELEVATION
G/B	GRADE BREAK
H/P	HIGH POINT
INV	INVERT
L/P	LOW POINT
P	PAVEMENT OR FINISHED SURFACE
PUE	PUBLIC UTILITY EASEMENT
TC	NEW TOP OF CURB ELEVATION
TW	NEW TOP OF WALL ELEVATION

OWNER:
PER THE YAVAPAI COUNTY INTERACTIVE MAPPING SYSTEM, THE OWNER OF THE PARCELS SHOWN HEREON IS THE BELVEAL RICHARD L LIVING TRUST.

NOTE:
THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY. THE LOT BOUNDARY LINES, AS SHOWN ARE PER THE PLAT FOR PRESCOTT VALLEY UNIT FOURTEEN AS RECORDED IN BOOK 13 OF MAPS AND PLATS, PAGE 90, Y.C.R.O. AND LIMITED LOT CORNER MONUMENTS FOUND IN THE FIELD.

THE CONTOUR INTERVAL DEPICTED HEREON IS 1'.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS THE TOWN OF PRESCOTT VALLEY RP SYSTEM, VERTICAL DATUM IS NAVD 1988.

EASEMENT AS NOTED ON THE PLAT OF RECORD HAVE BEEN SHOWN HEREON. NO EASEMENTS WERE NOTED IN THE DEED OF RECORD. THIS MAP WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN HEREON.

PROJECT BENCH MARK:
TOWN OF PRESCOTT VALLEY SECTION CORNER (RP 59), A BRASS CAP IN SURVEY HANDHOLE AT THE CORNER OF SECTIONS 14, 13, 23, & 24, LOCATED IN THE SIDEWALK SOUTH OF CVS OFF OF FLORENTINE ROAD.

ELEVATION: 5108.05'

FEMA FLOODPLAIN:
PER FEMA FIRM PANEL 04025C2079H, DATED 8/24/2021, SUBJECT PROPERTY LIES IN ZONE X.

PARCEL INFORMATION:

PARCEL 103-31-013 = 0.22 ACRES PER YAV.CO.GIS

SHEET INDEX

SHEET NO.	SHEET	DESCRIPTION
1	G-001	CIVIL COVER
2	C-001	GENERAL NOTES
3	TOPO	SITE SPECIFIC TOPOGRAPHIC MAP
4	C-101	GRADING AND DRAINAGE PLAN
5	C-102	WATER AND SEWER PLAN
6-7	C-501-502	STANDARD DETAILS AND NOTES

DRAWN	BWT
DESIGN	BWT
CHECK	GRK
DATE	12/8/21
KWE JOB #	21-074

KELLEY/WISE ENGINEERING, INC.
146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 771-1730
FAX 778-2220
gkelley@kelley-wise.com

1/2" 1" 2"

CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

REVISIONS

1	TOWN REVIEW COMMENTS	3-2-22
2	TOWN REVIEW COMMENTS	5-20-22

Registered Professional Engineer (Civil)
GARY R. KELLEY
22880
Date signed 1/28/22
ARIZONA, U.S.A.

W. Alan Kenson & Associates, P.C.
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ARCHITECTURE & PLANNING

DRAWING: CIVIL COVER

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

DRAWN BY

CHECKED BY

DATE
December 7th 2021

JOB NO.
774

SHEET
G-001
CIVIL SET:1 OF 7

Path: X:\PROJECTS\2021\21-074 BELVEAL FILENAME: 21-074 COVER SHEET.DWG PLOT DATE: 5/20/2022 12:03 PM SHEET SET: R & R TOTAL SHEETS: 7

SECTION 103
Town of Prescott Valley General Construction Notes

103.1 Standard Documents –
All work to complete the construction covered by these plans shall be in accordance with the latest revision and supplements to:
- The Town Design and Construction Standards (TDCS)
- Specific Development Agreements
- Town Code
- Quad City Standard Detail (QCSD)
- Maricopa Association of Governments (MAG) Standards and
- Other Standards Listed In The TDCS.

103.2 Laws & Licenses –
The contractor must:
- Comply with all local, county, state, and federal laws and regulations applicable to the construction covered by these plans and possess a current Town of Prescott Valley Business License.

103.3 Environmental Controls -
The following Arizona Department of Environmental Quality (ADEQ) requirements shall be complied with:
- A Storm Water Pollution Prevention Plan (SWPPP) is required under The Arizona Pollutant Discharge Elimination System General Permit (AZPDES) for all projects that involve disturbance of an area that is more than 1 acre and shall be submitted to the Town for review. This should include a list of Best Management Practices (BMPs) and should be in book/binder form.
- A Notice of Intent (NOI) must be submitted to ADEQ that references the SWPPP.
- A Notice of Termination (NOT) shall be submitted to ADEQ once 70% of disturbed land has been successfully re-vegetated following project completion.

The Town shall receive notification and copies when the NOI and NOT have been submitted to ADEQ.

103.4 SWPPP –
The SWPPP required per Section 209 of the TDCS shall be submitted by the Operator of the construction site according to guidelines set forth by ADEQ. The Operator can be the owner, developer, general contractor or individual contractor responsible for operational control. The SWPPP and any erosion control plans shall be amended as necessary during the course of construction to resolve any problem areas, which become evident during construction, routine inspections, and/or periods of rainfall. If it is determined that current controls are not effective at minimizing pollutant discharges from the site, immediate efforts shall be made to correct the problem within 72 hours and/or prior to the next rain event. The amended plan shall be maintained on- site.

103.5 Permits –
The owner is responsible for obtaining and complying with all permits required to complete all work covered by these plans. A separate permit will be required for any construction extending beyond the construction site property boundary. A Town Right-of-Way (ROW) permit and Traffic Control Plan per Section 103.8 will be required for all construction within public ROW and easements.

103.6 Quantities –
Any quantities shown on plans are not verified by the Town.

103.7 Plan Revisions –
All revisions to original plans must be approved by the Engineer of Record (EOR) and the Town prior to construction. Decisions regarding changes which can be made in the field or at the discretion of the EOR in consultation with the Town versus those which require formal approval by Town engineering staff shall be discussed during the pre-construction conference. Any work not based on approved revisions is subject to removal and/or replacement at no expense to the Town.

103.8 Traffic Control Plan –
Contractor is responsible for submitting a traffic control plan to the Town as needed to perform construction activities. Submittal shall be made at least five Town working days (excluding holidays) prior to commencement of construction. Construction cannot begin until Town approval of the plan is granted. The dynamic nature of traffic related activities may require modification of an approved plan based on Town analysis. If so, the contractor will modify the traffic control plan at no expense to the Town.

103.9 Dust Control –
The contractor shall keep suitable equipment on hand at the job site for maintenance and dust control, and shall control dust as directed by the appropriate agencies, including the Town at no expense to the Town.

103.10 Site Cleanliness –
The contractor shall keep all roadway pavement, curb and gutter, and sidewalk surfaces free of debris, construction materials, etc during construction and at completion of construction. The site shall at all times remain free of loose trash and debris. Appropriately sized covered waste receptacles shall be provided onsite and stored a minimum of 50' from any drainage way or drainage inlet.

103.11 Site Safety –
The contractor is responsible for ensuring that construction trenches, holes, depressions, etc. are not left exposed at the end of a work shift. Traffic plates, or other security measures, must be utilized to ensure safe passage over or around all hazards. The contractor shall barricade the construction site when the site is unattended.

103.12 Excess Materials –
Contractor is responsible for all project generated excess. This includes, but is not limited to:
- The removal, transport, permitting, disposal, etc. of any excess vegetation, spoils, materials, debris, etc. generated by a project and any associated costs.
- Spoils must also be cleared from roadways, pathways, open ground, etc. at the end of a work shift if they inhibit conveyance or if safety within the project limits would be compromised.
- Expenses related to excavation and spoil services are the responsibility of the contractor.

103.13 Utility Conflicts –
Contractors are responsible for verifying all utilities and underground conflicts in accordance with Arizona Administrative Code (AAC) regulations. This includes:
- Excavation of existing infrastructure to ensure location, size, fittings, depth, alignment, etc.
- Excavation of areas for new infrastructure to ensure location, size, fittings, depth, alignment, etc.
- Excavation of areas to determine conflicts with other utilities or infrastructure, etc.

103.14 Blue Stake –
Blue Stake locating services must be performed in advance of any construction and contractor shall observe all possible precautions to avoid any damage to such. The contractor shall contact Arizona Blue Stake two full working days (48 hours) prior to commencement of construction. Dial 8-1-1 or 1-800-STAKE-IT (782-5348). The EOR and/or owner will not guarantee any locations as shown on these plans or those omitted from same. Should any location or elevation differ from that shown on these plans, the contractor shall contact the owner's agent for coordination.

103.15 Utility Abandonment –
Abandonment in place of public utility lines shall be at the discretion of the Town and shall be in accordance per applicable QCSD for Abandoned Utilities.

103.16 Asbestos Cement Pipe –
Maintenance, repair or replacement of existing Asbestos Cement Pipe shall be in accordance per applicable QCSD.

103.17 Sewer Inspections –
For any construction adjacent to or crossing existing sewer lines, the contractor shall complete a pre and post DVD video inspection per applicable QCSD. Adjacent in this section is defined as less than a 2 foot horizontal separation from new construction. The video inspection shall occur from the next adjacent upstream and downstream manholes beyond all construction activity. If evidence of debris or damage is found, contractor shall make all necessary repairs and additional video inspection shall be completed, as determined by the Town.

103.18 Utility Repairs –
The contractor is responsible for repairing damage to existing utilities and/or facilities incurred during any construction operations.

103.19 Inspections –
The contractor shall notify the EOR and Town Public Works Department (928-759- 3070) at least two working days (48 hours) in advance of construction for inspection.

103.20 Utility Testing –
Water, gravity sewer, forced sewer, reclaimed water and storm line testing shall not be accepted unless testing occurs after all underground disturbances and construction is complete. Pre-completion tests are allowed, if the contractor desires such activity, but the Town will not recognize the validity of said tests.

103.21 Utility Adjustments –
All frames, covers, valve boxes, and manholes inside the paved surface shall be adjusted to finished grade upon completion of paving or related construction per applicable QCSD. All frames, covers, and valve boxes outside a paved surface shall be adjusted between 6 and 8 inches above finished grade upon completion of related construction per applicable QCSD.

103.22 Defective Materials –
All work and materials which do not conform to the required standards, codes and agreements are subject to removal and replacement at no expense to the Town.

103.23 Inspections-
Inspection shall be performed by a qualified representative of an engineer licensed in the State of Arizona. The degree of inspection will be determined at the pre- construction conference. Inspection must meet all requirements set forth by ADEQ, the State of Arizona, the Town and shall be certified by the EOR. The Town will complete oversight inspection only. The EOR shall provide all certifications and other documentation to the Town prior to acceptance by the Town.

103.24 Plan Expiration –
All plans signed/approved by the Town are null and void one year from date of signature if construction has not started unless otherwise approved by the Town.

103.25 Construction Staking –
The contractor shall make no claim against the owner, the EOR or surveyor regarding the inaccuracy of construction stakes set forth by the EOR or surveyor, unless all survey stakes set by the EOR or surveyor are maintained intact and can be verified as to their origin. If, in the opinion of the EOR, the stakes are not maintained intact and cannot be verified as to their origin, any remedial work required to correct any item shall be performed at the sole expense of the responsible contractor or subcontractor.

103.26 Warranty –
The contractor and/or developer shall provide a warranty for any public project or any project that will be given to the public per agreement(s). The Town's definition of a warranty includes any workmanship, labor, materials, equipment, sales tax, etc. required to restore a project to acceptance criteria as defined by the plan. The warranty period lasts for a minimum of two (2) years from the date of Town final acceptance of project. All warranty work shall also conform to all portions of the applicable TDCS, QCSD and project specifications.

103.27 Project Quantities –
Quantities and site conditions depicted in these plans are for informational purposes only and may be subject to errors and omissions. Contractors shall satisfy themselves as to actual quantities and site conditions prior to bidding the work for the construction covered by these plans. If any discrepancies in quantities or site conditions are found, the contractor shall notify the EOR. The Town does not warrant any quantities shown on the plans.

103.28 Notifications -
Contractor shall notify the EOR and/or surveyor two working days (48 hours) in advance of any construction to schedule staking.

103.29 Construction Schedule –
The contractor shall provide sufficient personnel and equipment on the job at all times during construction to comply with the construction schedule, and specifications to complete work.

103.30 Construction Contract –
Nothing contained in the construction contract documents shall create, nor shall be construed to create, any contractual relationship between the EOR and the contractor or any subcontractor.

103.31 Means and Methods –
Neither the Town nor the EOR will be responsible for construction means, methods, techniques, sequences, procedures, safety precautions or programs utilized in connection with the work. Neither the Town nor the EOR will be responsible for the contractor's failure to carry out the work in accordance with the contract documents.

103.32 Existing Utilities –
The EOR will not guarantee any elevations or locations of existing underground utilities shown on these plans. Field verification by the contractor will be the sole responsibility of the contractor and shall be verified as deemed necessary by the contractor. Damage resulting from failure to adequately locate utilities, and take necessary precautions to protect them, will be the contractor's responsibility to correct at no expense to the Town of Prescott Valley.

103.33 Deficiencies or Discrepancies –
Failure of the Town to detect deficiencies or discrepancies in the design or construction of these plans shall in no way relieve the developer, EOR or the contractor from their responsibility to conform to all Town requirements. Prior to bidding the work, the contractor shall thoroughly satisfy himself as to the actual conditions, earthwork quantities, requirements of work and deficiencies in earthwork quantities should they exist. No claim shall be made against the Town or EOR for any excess or deficiency therein, actual or relative.

103.34 Plan Interpretation –
These plans are subject to interpretation of intent by the EOR. All questions regarding these plans shall be presented to the EOR for clarification in concordance with the TDCS.

103.35 Construction Water –
The contractor must request a hydrant meter from the Town for site construction, filling and testing of waterlines. The meter should be ordered 2 working days prior to the start of construction. The unlawful removal of water from a fire hydrant or any other source is a violation of the Municipal Code, punishable by fine and/or imprisonment.

103.36 As-Built –
"As-Built" drawings, certified by the EOR, shall be submitted and approved prior to issuance of a building "Certificate of Occupancy".

103.37 Landscape –
All existing landscape including trees, shrubs and irrigation systems that are designated to remain or are not part of this project, and are damaged during construction, will be replaced in like kind at the expense of the contractor.

103.38 Portable Toilets –
No construction material, including portable toilets shall be stored on any portion of any street, sidewalk, right-of-way or easement; or within 50' of any drainage way.

SECTION 201
{Town of Prescott Valley Grading & Drainage Notes}

201.1 Permits -
The following apply:
- An on-site grading permit is required.
- A separate permit is required for any off site grading.

201.2 Inspections -
Prior to final acceptance, the contractor shall be responsible for cleaning, visual and/or TV inspection of storm drainage infrastructure per applicable QCSD. The Town and EOR shall receive copies of applicable documentation for review.

The EOR shall:
- Determine if the required procedures and subsequent documentation were complied with
- Review all documentation and findings for compliance with Town Standards
- Submit a report to the Town with regard to disposition.

The Town will review the EOR supplied report to determine if the product is acceptable prior to project final acceptance.

201.3 On Site Materials -
The grading contractor shall designate a location for wasting spoil materials and a letter from the property owner giving permission for said disposal prior to starting on-site construction.

201.4 Easements -
No structure of any kind shall be constructed and/or any vegetation planted or allowed to grow within, on or over any drainage easement which would obstruct or divert the flow of storm water.

SECTION 301
{Town of Prescott Valley Transportation Notes}

301.1 Sweeping -
No project will be considered ready for final acceptance until all curb, roadways, medians, sidewalks and any other impacted ROW areas have been swept clean of all dirt and debris.

301.2 Subgrade Inspection -
Base course shall not be placed on subgrade until subgrade requirements have been inspected and accepted by the EOR.

301.3 Utility Work -
No ABC placement or paving construction shall be started until all underground utilities work within the roadway prism are completed and tested.

301.4 Asphalt Concrete -
All AC shall be per applicable MAG Specifications or identified by EOR, unless another specification is approved by the Town. Mix design shall be submitted prior to start of construction.

301.5 Chip Seal -
A. Pavement shall include a Chip Seal Coat installed per MAG and the following:
- For Arterial and Collector streets, chip seal shall be "High Volume Single Chip Seal" using modified asphalt binder containing crumb rubber, polymer or combination of the two or approved equal spread at 0.50 gal/sy with ½ inch High Volume chip at 32 lbs/sy.
- For Local, commercial and residential streets, chip seal shall be "Low Volume Single Chip Seal" using CRS-2P spread at 0.40 gal/sy with 3/8 inch Low Volume Chip at 25 lbs/sy.

B. All streets shall be swept the same day as application. Curbed streets require a pickup broom to remove excess chips. Use of a kick broom is acceptable on streets without curbs upon approval of the Town.

C. All survey monuments, boxes, manholes, frames, valve, lids, etc. shall be protected from chip seal operations and shall be adjusted to finished asphalt or curb grades after placement of surface course and prior to chip seal by the contractor per applicable QCSD.

D. No chip seal construction will be allowed between September 1st and May 30th.

E. Chip seal shall be placed only when the roadway surface is dry and there is no threat of rain. The ambient temperature must be 70 degrees F and rising before chip seal operations begin.

F. Fog seal coat shall be applied to chip seal after sweeping is completed. The material to be used for fog seal coat shall be SS-1H, CSS-1H, or CQC-1H, diluted at a 1:1 ratio, and applied at a rate of 0.10 gal/sy, or as directed by EOR.

G. No chip seal operation shall be considered complete or acceptable for payment until inspected and accepted by the Town.

301.6 Traffic Control -
A Traffic Control Plan shall be submitted to the Town's Deputy Public Works Director. Traffic Control shall meet approval prior to construction per Section 103.8.

SECTION 601
{Town of Prescott Valley Water Construction Notes}

601.1 ADEQ Requirements -
ADEQ requirements must be complied with for all aspects of construction as minimum standards. Town standards may impose additional or more strict requirements. A specific note referencing AAC R18-5-502, latest revision, must be on plans that will be approved by ADEQ or their delegated reviewer (Yavapai County).

601.2 Clearance -
Utility clearances shall be maintained in accordance per applicable MAG/QCSD.

601.3 Separation –
Water and sanitary sewer separation / protection shall be in accordance per applicable MAG/QCSD. Concrete encasement of water lines is not allowed unless approved by the Town.

601.4 Connections –
The contractor shall be required to install a connection at night between 10 pm and 5 am, Monday thru Thursday, excluding holidays, for any new waterline that will affect existing service. No service interruption shall last longer than 4 hours without approval of the Town and a minimum of 48 hours' notice is required prior to any service interruption. Shutdowns shall be coordinated with the Town and its water operations contractor.

601.5 ANSI / NSF –
All components that come into contact with potable water will meet ANSI / National Sanitation Foundation (NSF) Standard 61 and bear the ANSI / NSF Standard 61 seal as required by AAC.

601.6 Disinfection -
Disinfection and testing of components not applicable to ADEQ Engineering Bulletin No. 8 shall be disinfected and flushed as follows:
1. Swabbing of all components is required. A 25 Parts per Million (PPM) Sodium Hypochlorite Free Chlorine solution must be applied to all interior surfaces including valves, flex couplings, pipe segments or other infrastructure just prior to their installation.
2. System flushing shall be conducted from the nearest fire hydrant, BOA, or similar appurtenance.
3. Discharge in accordance with AZPDES regulations.

601.7 Pressure and Leakage Test –
Water mains and appurtenances shall be subject to a pressure and leakage test in accordance with MAG and American Water Works Association (AWWA) standards. However, test pressure shall be a minimum of 200 psi or 150% of the working pressure in the pipe whichever is greater. The working pressure will be based on the lowest elevation/highest pressure point in the main, whichever is greater.

601.8 Trace Wire –
Trace wire, continuity test, and detectable tape required per applicable QCSD.

601.9 Asbestos Cement Pipe –
Removal or replacement of existing Asbestos Cement Pipe (ACP) shall be in accordance per applicable QCSD.

601.10 Hot Tap –
Hot taps are an exclusive function of the Town and performed by the Town's Contract Operations Company. Contractor is responsible for trenching / clearance per applicable QCSD.

601.11 Valve Operation –
Existing system valves shall be operated by Town authorized personnel only.

601.12 Water Meter Installation –
A water meter shall be approved for installation only after the following conditions have been met:
1. New subdivisions: ATO or ADEQ documentation submitted to the Town from the EOR that states that an ATO is not required.
2. New subdivisions: Water infrastructure must have been inspected and approved by the EOR and Town.
3. Water meter and water service request fees must be paid.
4. Water meter boxes and line setters must receive a building inspection approval through the building permit process. The water service line between the meter and the structure must extend a minimum of 5 feet away from the meter in order to receive the inspection.
5. Once the water meter has been set, no disturbance of the meter, line setter, box or ground within 5 feet shall occur. Any disturbance to the meter, meter box or line setter will result in damage and/or tampering fee per Town Customer Accounts Regulations.
6. Approved backflow protection has been installed if required per Town code and applicable QCSD.

601.13 Waterline Services -
Waterline services up to and including the meter, meter box and the transition fitting on the discharge/customer side of the setter (tailstock) are public facilities and must be placed in easement or ROW per applicable QCSD.

601.14 Water Meters -
All water meter boxes not surrounded by or immediately adjacent to paved surface or curb shall be at least 3 inches above any finished grade within 3 feet of the box. Boxes immediately adjacent to paved surfaces or curbs shall be the same height as the adjacent pavement or curb.

601.15 Pressure Reducing Valve –
A Pressure Reducing Valve / Pressure Regulator is required for all domestic services if pressure in the public main is 80 psi or higher. Valves / regulators are considered as private property and shall be maintained by the owner. It shall be located on private property, out of easement, downstream of the meter and prior to branching / entry to the property's plumbing supply.

601.16 Separate Tap –
Domestic and fire lines to a structure must be separately tapped to the water distribution main.

601.17 Backflow -
Backflow Prevention requirements are noted per AAC, Town code and applicable QCSD.

601.18 Testing -
Per AAC R18-5-508, all quality control testing shall be performed by the Contractor and observed by the Engineer of Record including but not limited to microbiological, pressure and disinfection testing.

601.19 Water Isolation Valves -
1. Valve boxes shall comply per applicable QCSD and be fitted with a Debris Cap per MAG detail. Handles shall be colored based on AWWA code.
2. Valves shall be Mueller 2360 Series Resilient Wedge Gate Valve, Clow Resilient Wedge Gate Valve Series 2639-2640 or American Flow Control Series 2500 Resilient Wedge Gate Valve or an approved equal. Valves shall be new, gate type, bonded resilient seat, non-rising stem, mechanical joint, fuse bonded epoxy coated inside and out, 2 inch operating nut and open counter-clockwise.

SECTION 630
{Town of Prescott Valley Sewer Construction Notes}

631.1 ADEQ – ADEQ requirements must be complied with. A specific note referencing AAC R18-5- 502, latest revision, must be on plans that will be approved by ADEQ or their delegated reviewer (Yavapai County).

631.2 Clearance - Utility clearances shall be maintained in accordance per applicable QCSD.

631.3 Separation – Water, reclaimed water, and sanitary sewer separation / protection shall be in accordance per applicable QCSD.

631.4 Crossings – At locations where water/sewer/reclaimed utilities cross, reference AAC and any applicable QCSDs for guidance.

631.5 Air Tests - Sewer line low pressure air tests shall be done on all lines pursuant to American Society for Testing and Materials (ASTM) Standards.

631.6 Vacuum Tests – Sewer manhole vacuum testing is required on all new or replacement manholes in accordance with applicable QCSD.

631.7 Deflection Tests - Sewer line deflection tests shall be done on all PVC lines according to manufacturer's recommendations.

631.8 Bury Depth – DIP must be used for bury depth greater than 10 feet.

631.9 Trace Wire – Trace wire, continuity test and detectable tape required per applicable QCSD.

631.10 ASTM – PVC sewer pipe and fittings shall be installed pursuant to ASTM standards.

631.11 Manhole Construction - Sewer manhole construction shall be in accordance per applicable QCSD and AAC regulations.

631.12 Sewer Line Sag - Allowable sewer line sag (SAG) is specified per Table 1 - Corrective Action Requirements for SAG.

Table 1 - Corrective Action Requirements for SAG

Description Correction	Observed SAG	Correction Action Required
8" to 12" Dia. Pipe	Less than or equal to ½"	None
8" to 12" Dia. Pipe	Greater than ½" but less than or equal to 1"	Yes if longer than 10' or more than 3 occurrences in 100'
12" to 24" Dia. Pipe	Less than or equal to 1"	None
12" to 24" Dia. Pipe	Greater than 1" but less than or equal to 1 ½"	Yes if longer than 20' or more than 6 occurrence in 100'
Greater than 24" Dia. Pipe	Greater than 1 ½"	Yes
Pipe entering or exiting manhole	Any	Yes

631.1 Paving Restrictions -
No paving, road-base, cover, etc shall occur until sewer infrastructure meets SAG and vacuum / low pressure air testing requirements.

631.14 Cleaning and TV Inspection –
Prior to final acceptance, the contractor shall be responsible for cleaning and TV inspection of sewer infrastructure per applicable QCSD. TV inspection shall include both mainline and service laterals. All joints shall require a full 360 degree camera inspection. Videos submitted without lateral inspection or 360 degree joint inspection shall not be accepted. The Town and EOR shall receive copies of applicable documentation for review. The EOR shall:
1. Determine if the required procedures and subsequent documentation were complied with
2. Review the documentation and findings for compliance with Town Standards
3. Submit a report to the Town with regard to disposition. The Town will review the EOR supplied report to determine if the product is acceptable prior to project release.

631.15 Groundwater –
If groundwater or other unsuitable conditions are encountered during construction, the EOR and the Town must be notified and a resolution acceptable to all parties must be agreed on before work continues.

631.16 Manhole Taps –
No sewer service taps will be allowed into a manhole.

631.17 Roach Control -
All new, replacement or refurbished manholes shall be coated with Insecta ® Contact Pesticide, or approved equal, per pesticide manufacturer's instructions.

631.18 Con^{mic}Shield® –
New or replacement manholes and appurtenances shall be constructed with Con^{mic}Shield®, a liquid antibacterial additive. Specifics concerning Con^{mic}Shield® are noted per applicable QCSD.

631.19 Sewer Connections and Taps -
All service lines shall have a separate tap to the main and be in accordance with the applicable MAG and QCSD. For service lines installed on existing mains, the drilled hole shall have smooth rounded edges and be the same size as the service connection such that no ledge or protrusions catch wastewater. All taps shall be inspected by the Town prior to final permanent attachment of the saddle.

631.20 Fittings -
Service taps and service lines on new construction shall utilize manufactured fittings; no saddles allowed.

631.21 Electronic Ball Markers -
Service lines must include electronic ball markers per MAG and detectable tape per applicable QCSD.

GENERAL CONSTRUCTION NOTES:

1. The positions of existing underground utilities as shown on the construction plans were determined from site inspection, and other "Best Available" information. The Contractor shall contact "Blue Stake" for utility location and carefully excavate (including potholing if required) to determine the true horizontal and vertical positions of utilities. The contractor is responsible for protecting existing utilities and shall notify the owner of any conflicting conditions.
2. All existing underground utilities shown are approximate and are to be verified by each Subcontractor. Owner does not accept any responsibility for the accuracy of the location of existing utilities indicated on the Drawings. Verify location of existing utilities and exercise every precaution when working on or near these areas, to avoid damage to those existing facilities. Utility lines may be encountered in excavations that were not known (or shown to exist), so caution should be taken in all excavations. Active or inactive utilities encountered shall be handled in accordance with the requirements of the utility companies.
3. Prior to bidding the work, the Contractor shall thoroughly satisfy himself as to the actual conditions and requirements of the work. No claim shall be made against the Owner or the Engineer for any alleged misunderstanding of the conditions or nature of the work.
4. Nothing contained in the construction drawings shall create, nor shall be construed to create, any contractual relationship between the Engineer and the Contractor or any Subcontractor.
5. The Engineer will not be responsible for construction means, methods, techniques, sequences or procedures or for safety precautions or programs utilized in connection with the work.
6. It shall be the responsibility of the bidder to verify all quantities, including excavation, borrow, embankment, shrink or swell, ground compaction, haul and any other items affecting his bid and to base his bid per the intent of the bid schedule. It shall be the bidder's responsibility to notify the City prior to bidding of any discrepancies.
7. Disposal and/or stockpiling of excess material shall be done in such a way that will not create a nuisance. The placing of material on private property of another requires written authorization.
8. The contractor shall verify all pipe sizes and material at every point of connection prior to ordering material. Notify the City of any discrepancy in pipe size or material.

DRAWN	BWT
DESIGN	BWT
CHECK	GRK
DATE	12/8/21
KWE JOB #	21–074

KELLEY/WISE ENGINEERING, INC.

146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 771–1730
FAX 778–2220
gkelley@kelley–wise.com

1/2" 1" 2"

CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

REVISIONS

1	TOWN REVIEW COMMENTS	3–2–22
2	TOWN REVIEW COMMENTS	5–20–22

Registered Professional Engineer (Civil) 22880 GARY R. KELLEY Date signed 1/28/22 ARIZONA, U.S.A.

W. Alan Kenson & Associates, P.C.
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ARCHITECTURE & PLANNING

DRAWING: CIVIL – GENERAL NOTES

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

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CHECKED BY

DATE
December 7th 2021

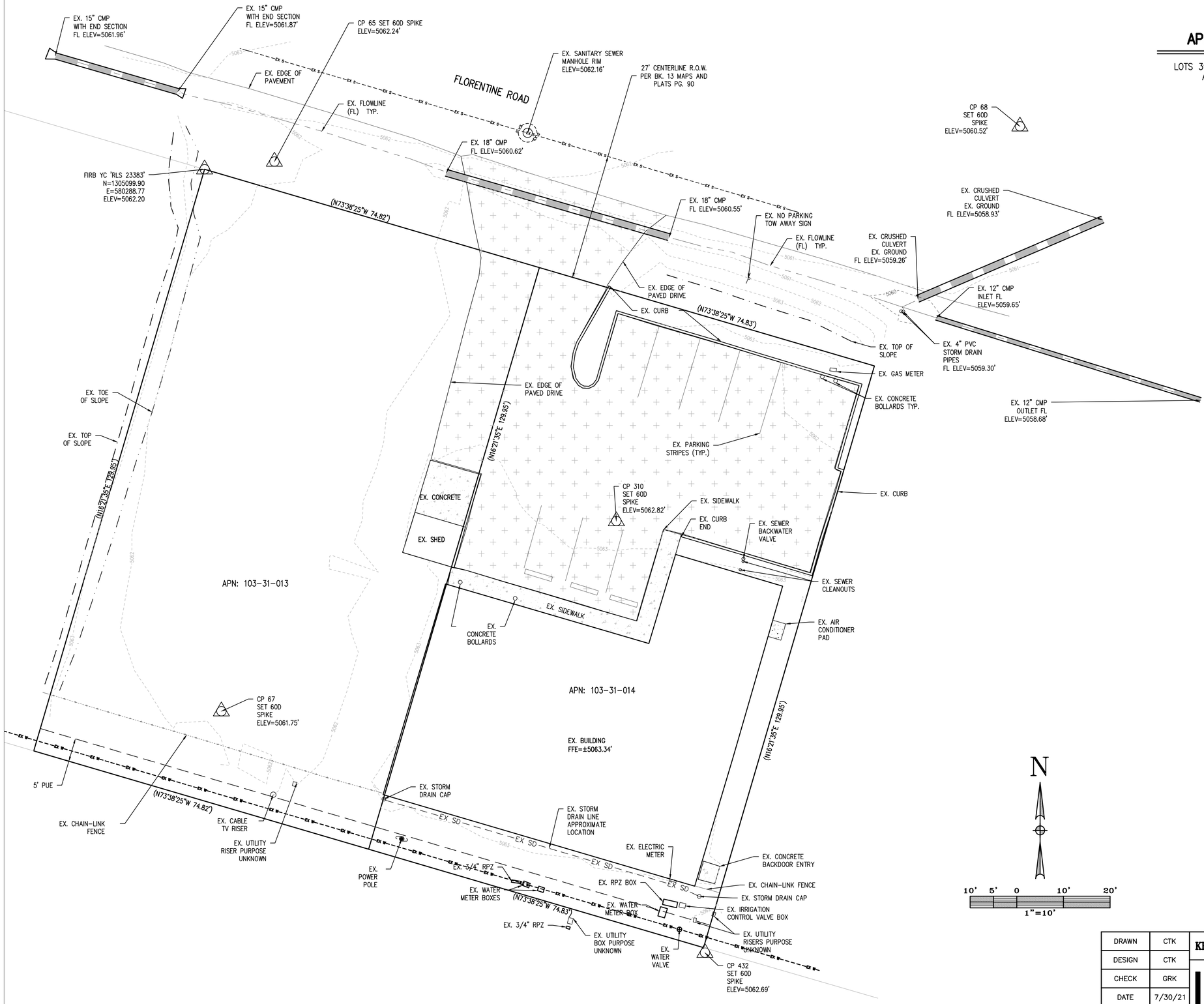
JOB NO.
774

SHEET
C-001
CIVIL SET:2 OF 7

Path: X:\PROJECTS\2021\21-074 BELVEAL FILENAME: 21-074 COVER SHEET.DWG PLOT DATE: 5/20/2022 12:03 PM SHEET SET: R & R TOTAL SHEETS: 7

TOPOGRAPHIC SURVEY
APN'S: 103-31-013 & -014

LOTS 3981 AND 3982 OF PRESCOTT VALLEY UNIT 14
A PORTION OF SECTION 13, T14N, R1W,
GILA AND SALT RIVER MERIDIAN,
YAVAPAI COUNTY, ARIZONA



OWNER:
PER THE YAVAPAI COUNTY INTERACTIVE MAPPING SYSTEM, THE OWNER OF THE PARCELS SHOWN HEREON IS THE BELVEAL RICHARD L LIVING TRUST.

NOTE:
THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY. THE LOT BOUNDARY LINES, AS SHOWN ARE PER THE PLAT FOR PRESCOTT VALLEY UNIT FOURTEEN AS RECORDED IN BOOK 13 OF MAPS AND PLATS, PAGE 90, Y.C.R.O. AND LIMITED LOT CORNER MONUMENTS FOUND IN THE FIELD.

THE CONTOUR INTERVAL DEPICTED HEREON IS 1'.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS THE TOWN OF PRESCOTT VALLEY RP SYSTEM, VERTICAL DATUM IS NAVD 1988.

EASEMENT AS NOTED ON THE PLAT OF RECORD HAVE BEEN SHOWN HEREON. NO EASEMENTS WERE NOTED IN THE DEED OF RECORD. THIS MAP WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN HEREON.

PROJECT BENCH MARK:
TOWN OF PRESCOTT VALLEY SECTION CORNER (RP 59), A BRASS CAP IN SURVEY HANDHOLE AT THE CORNER OF SECTIONS 14, 13, 23, & 24, LOCATED IN THE SIDEWALK SOUTH OF CVS OFF OF FLORENTINE ROAD.

ELEVATION: 5108.05'

LEGEND:

— —5060— —	EXISTING GRADE CONTOUR BY THIS SURVEY. (NAVD-88)
(---)	DENOTES RECORD DIMENSION
APN.	ASSESSOR'S PARCEL NUMBER
BK.	BOOK
CMP	CORRUGATED METAL PIPE
ELEV.	ELEVATION
EX.	EXISTING
FIRB	FOUND IRON REBAR
INST. NO.	INSTRUMENT NUMBER
L.S.	LAND SURVEYS
PG.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
Y.C.R.O.	YAVAPAI COUNTY RECORDER OFFICE
— — — —	LINE OF EASEMENT
—□—	LINE OF FENCE
— - - —	FLOWLINE (FL)
— — —	LINE OF RIGHT-OF-WAY (CL)
———	LINE OF SUBJECT LOT
— · — · —	TOP OF SLOPE/BANK
— · — · —	TOE OF SLOPE/BANK
△	CONTROL POINTS (CP)
	EX. SIGNS
	EX. POWER POLES
	EX. CONCRETE AREA
	EX. PAVED AREA

DRAWN	CTK
DESIGN	CTK
CHECK	GRK
DATE	7/30/21
KWE JOB #	21-074

KELLEY/WISE ENGINEERING, INC.

146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 771-1730
FAX 778-2220
gkelley@kelley-wise.com

CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

REVISIONS

1	TOWN REVIEW COMMENTS	3-2-22
2	TOWN REVIEW COMMENTS	5-20-22

Registered Professional Land Surveyor
Gary R. Kelley
22880
GARY R. KELLEY
Date signed 1/31/23
ARIZONA, U.S.A.

W. Alan Kenson & Associates, P.C.
P 928-443-5812
F 928-443-5815
P.O. Box 11593
Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

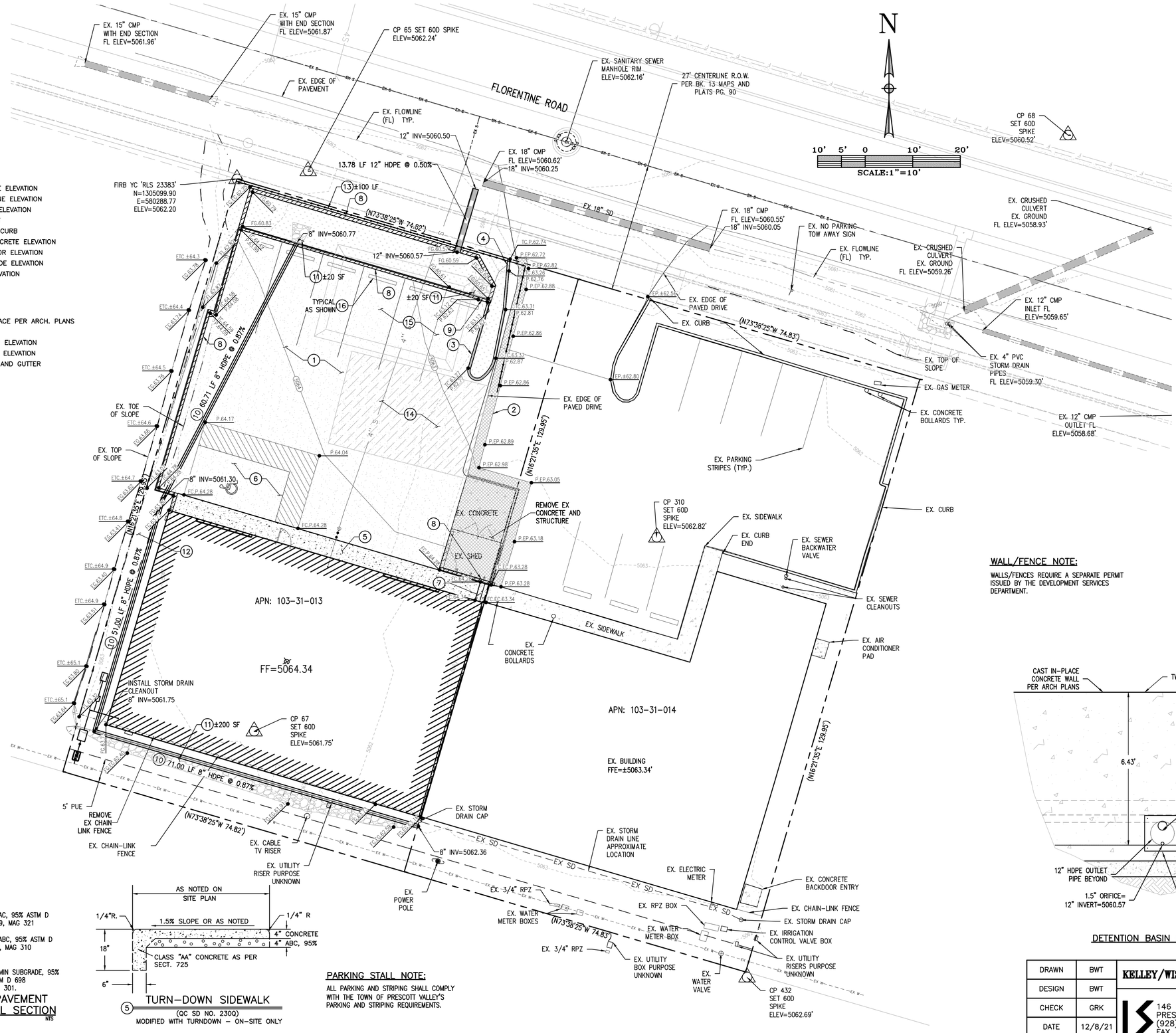
DRAWING: TOPOGRAPHIC SURVEY

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

DRAWN BY	
CHECKED BY	
DATE	December 7th 2021
JOB NO.	774
SHEET	

TOPO
CIVIL SET:3 OF 7



LEGEND:

EC EXISTING CONCRETE ELEVATION
EFL EXISTING FLOW LINE ELEVATION
EG EXISTING GROUND ELEVATION
EP EXISTING PAVEMENT
ETC EXISTING TOP OF CURB
FC NEW FINISHED CONCRETE ELEVATION
FF NEW FINISHED FLOOR ELEVATION
FG NEW FINISHED GRADE ELEVATION
FL NEW FLOWLINE ELEVATION
G/B GRADE BREAK
H/P HIGH POINT
L/P LOW POINT
P PAVEMENT OR SURFACE PER ARCH. PLANS
SD STORM DRAIN
TC NEW TOP OF CURB ELEVATION
TW NEW TOP OF WALL ELEVATION
VC&G VERTICAL CURB AND GUTTER

GRADING AND PAVING KEY

1. FURNISH AND INSTALL ASPHALT CONCRETE (AC) PAVING ON PREPARED SUBGRADE PER GEOTECHNICAL REPORT, 3" AC ON 8" ABC ON 8" PREPARED SUBGRADE.
2. SAWCUT TO NEAT EDGE AND REMOVE EXISTING PORTION OF EXISTING IMPROVEMENTS (HATCHED AREA). TACK, MATCH AND JOIN NEW ASPHALT TO EXISTING.
3. CONSTRUCT SINGLE CURB (TYPE 'A') PER MAG SD 222.
4. CONSTRUCT SINGLE CURB TERMINATION (TYPE 'A') PER MAG 222.
5. CONSTRUCT CONCRETE SIDEWALK PER QC SD 230Q. CONSTRUCT TURN-DOWN SIDEWALK WHERE SIDEWALK IS ADJACENT TO PAVEMENT (WIDTH PER SITE PLAN). SEE TURN-DOWN SIDEWALK DETAIL THIS SHEET.
6. CONSTRUCT ADA COMPLIANT HANDICAP SPACE AND ACCESS AISLE WITH ADA HANDICAP EMBLEM, STRIPING, AND SIGNAGE PER ADA REQUIREMENTS AND ARCHITECTURAL DETAILS. MAXIMUM SLOPE IS 2% IN ANY DIRECTION.
7. CONSTRUCT STEPS PER ARCHITECTURAL PLANS.
8. CONSTRUCT RETAINING WALL PER ARCHITECTURAL PLANS. PROVIDE HANDRAIL/FALL PROTECTION PER IBC GUARDRAIL REQUIREMENTS AND PER ARCHITECTURAL PLANS WHERE ELEVATION DIFFERENCE IS 30" OR MORE WITHIN 36".
9. PROVIDE 2' WIDE WALL OPENING AT TOP OF WALL PER ARCHITECTURAL PLANS TO ALLOW DRAINAGE INTO DETENTION BASIN.
10. FURNISH AND INSTALL N-12 HDPE STORM DRAIN PIPE WITH WATER TIGHT FITTINGS PER MAG SPECIFICATIONS SECTION 618, SIZE AS NOTED.
11. FURNISH AND PLACE STONE RIP RAP ON FABRIC FILTER, 8" THICK, D_{50}=4" PER PLAN AND PER MAG SPECIFICATIONS SECTIONS 703 AND 796.
12. FURNISH AND INSTALL HYDROSEEDING PER PV SD 556PV ON DISTURBED GRADING LIMITS OR SLOPE STABILIZATION PER LANDSCAPE PLANS. CUT/FILL SLOPES 2H:1V TYPICAL.
13. FURNISH AND INSTALL STRAW WATTLE PROTECTION PER PLAN AND PLAN DETAIL SHEET C-502.
14. CONSTRUCT 20'x30' TEMPORARY GRAVEL STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACKING SOIL ONTO EXISTING PAVEMENT PER PLAN AND PLAN DETAIL SHEET C-502.
15. CONSTRUCT 20'x30' TEMPORARY CONCRETE WASH OUT AREA WITH 6" MIN DEPRESSION TO PREVENT WASH OUT WATER FROM LEAVING THE SITE. WASH OUT AREA TO COMPLY WITH AAC R18-9-B301.L.A.1.12.
16. FURNISH AND INSTALL PRECAST SAFETY CURB PER MAG SD 150 TYPE 'A' OR APPROVED EQUAL PER ARCHITECTURAL PLANS.

APPROXIMATE RAW EARTHWORK*

EXCAVATION = 31 CY

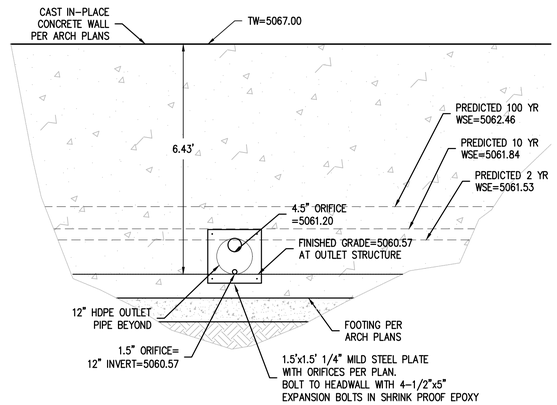
EMBANKMENT = 373 CY

APPROXIMATE DISTURBED AREA = ±0.20 ACRES

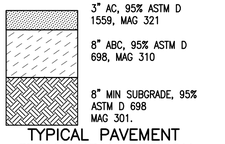
*SPECIAL NOTE: IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY ALL QUANTITIES, INCLUDING EXCAVATION, BORROW, EMBANKMENT, SHRINK OR SWELL, GROUND COMPACTION, HAUL AND ANY OTHER ITEMS AFFECTING HIS BID AND TO BASE HIS BID PER THE INTENT OF THE PLANS. IT SHALL BE THE BIDDER'S RESPONSIBILITY TO NOTIFY THE ENGINEER PRIOR TO BIDDING OF ANY DISCREPANCIES. THESE QUANTITIES DO NOT INCLUDE ANY OVER-EXCAVATION THAT MAY BE REQUIRED PER THE SOILS REPORT, TRENCHING OR STORM DRAINAGE EXCAVATION.

WALL/FENCE NOTE:

WALLS/FENCES REQUIRE A SEPARATE PERMIT ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.



DETENTION BASIN OUTLET STRUCTURE



TYPICAL PAVEMENT STRUCTURAL SECTION
1 NTS

TURN-DOWN SIDEWALK
5 (QC SD NO. 230Q)
MODIFIED WITH TURNDOWN - ON-SITE ONLY

PARKING STALL NOTE:

ALL PARKING AND STRIPING SHALL COMPLY WITH THE TOWN OF PRESCOTT VALLEY'S PARKING AND STRIPING REQUIREMENTS.

DRAWN	BWT
DESIGN	BWT
CHECK	GRK
DATE	12/8/21
KWE JOB #	21-074

KELLEY/WISE ENGINEERING, INC.

146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
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gkelley@kelley-wise.com

1/2" 1" 2"

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REVISIONS

1 TOWN REVIEW COMMENTS 3-2-22
2 TOWN REVIEW COMMENTS 5-20-22

Registered Professional Engineer
Gary R. Kelley
22880
GARY R. KELLEY
Date signed 5/20/22
ARIZONA, U.S.A.

W. Alan Kenson & Associates, P.C.
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P.O. Box 11593
Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: GRADING AND DRAINAGE PLAN

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

DRAWN BY	
CHECKED BY	
DATE	December 7th 2021
JOB NO.	774
SHEET	C-101
CIVIL SET:	4 OF 7

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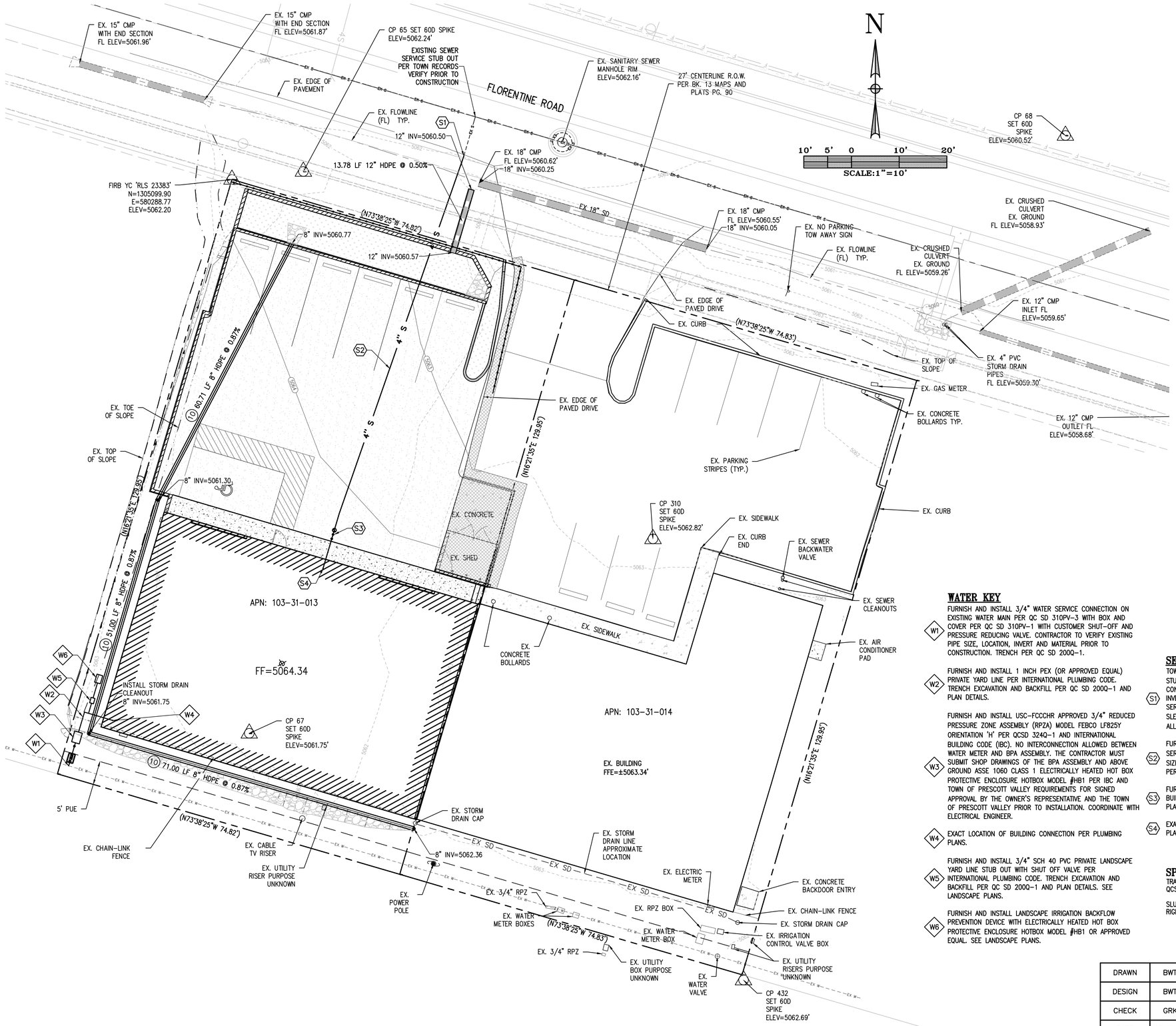

WATER KEY

W1 FURNISH AND INSTALL 3/4" WATER SERVICE CONNECTION ON EXISTING WATER MAIN PER QC SD 310PV-3 WITH BOX AND COVER PER QC SD 310PV-1 WITH CUSTOMER SHUT-OFF AND PRESSURE REDUCING VALVE. CONTRACTOR TO VERIFY EXISTING PIPE SIZE, LOCATION, INVERT AND MATERIAL PRIOR TO CONSTRUCTION. TRENCH PER QC SD 200Q-1.

W2 FURNISH AND INSTALL 1 INCH PEX (OR APPROVED EQUAL) PRIVATE YARD LINE PER INTERNATIONAL PLUMBING CODE. TRENCH EXCAVATION AND BACKFILL PER QC SD 200Q-1 AND PLAN DETAILS.

W3 FURNISH AND INSTALL USC-FCCCHR APPROVED 3/4" REDUCED PRESSURE ZONE ASSEMBLY (RPZA) MODEL FEBCO LF825Y ORIENTATION 'H' PER QCSD 324Q-1 AND INTERNATIONAL BUILDING CODE (IBC). NO INTERCONNECTION ALLOWED BETWEEN WATER METER AND BPA ASSEMBLY. THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS OF THE BPA ASSEMBLY AND ABOVE GROUND ASSE 1060 CLASS 1 ELECTRICALLY HEATED HOT BOX PROTECTIVE ENCLOSURE HOTBOX MODEL #HB1 PER IBC AND TOWN OF PRESCOTT VALLEY REQUIREMENTS FOR SIGNED APPROVAL BY THE OWNER'S REPRESENTATIVE AND THE TOWN OF PRESCOTT VALLEY PRIOR TO INSTALLATION. COORDINATE WITH ELECTRICAL ENGINEER.

W4 EXACT LOCATION OF BUILDING CONNECTION PER PLUMBING PLANS.

W5 FURNISH AND INSTALL 3/4" SCH 40 PVC PRIVATE LANDSCAPE YARD LINE STUB OUT WITH SHUT OFF VALVE PER INTERNATIONAL PLUMBING CODE. TRENCH EXCAVATION AND BACKFILL PER QC SD 200Q-1 AND PLAN DETAILS. SEE LANDSCAPE PLANS.

W6 FURNISH AND INSTALL LANDSCAPE IRRIGATION BACKFLOW PREVENTION DEVICE WITH ELECTRICALLY HEATED HOT BOX PROTECTIVE ENCLOSURE HOTBOX MODEL #HB1 OR APPROVED EQUAL. SEE LANDSCAPE PLANS.

SEWER KEY

TOWN RECORDS INDICATE AN EXISTING SEWER SERVICE STUB-OUT APPROXIMATELY 17' WEST OF EXISTING MANHOLE. CONTRACTOR TO FIELD VERIFY EXACT SIZE, LOCATION AND INVERT PRIOR TO CONSTRUCTION AND CONNECT NEW SEWER SERVICE TO EXISTING SEWER SERVICE STUB-OUT WITH A SOLID SLEEVE COUPLING (NO FERNCO SOFT SLEEVE COUPLINGS ALLOWED) PER TOWN REQUIREMENTS.

S1

S2 FURNISH AND INSTALL 4-INCH SDR-35 PVC BUILDING SEWER SERVICE PIPE PER INTERNATIONAL PLUMBING CODE, (VERIFY SIZE WITH PLUMBING PLAN). TRENCH EXCAVATION AND BACKFILL PER MAG SPECIFICATION 601 AND QCSD 200Q-1.

S3 FURNISH AND INSTALL SEWER BACKWATER VALVE AND 2-WAY BUILDING SEWER CLEAN OUT PER QC SD 440PV-2, PLUMBING PLANS AND PER INTERNATIONAL PLUMBING CODE.

S4 EXACT LOCATION OF BUILDING CONNECTION PER PLUMBING PLANS.

SPECIAL NOTES:

TRACE WIRE SHALL BE INSTALLED ON ALL UTILITY PIPING PER QCSD 319Q-1.

SLURRY BACKFILL IS REQUIRED FOR ALL TRENCHING IN THE RIGHT-OF-WAY PER TOWN OF PRESCOTT VALLEY REQUIREMENTS.

DRAWN	BWT
DESIGN	BWT
CHECK	GRK
DATE	12/8/21
KWE JOB #	21-074

KELLEY/WISE ENGINEERING, INC.
146 GROVE AVENUE
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1/2" 1" 2"

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REVISIONS

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Registered Professional Engineer (Civil) GARY R. KELLEY
22880
GARY R. KELLEY
Date signed 2/28/22
ARIZONA, U.S.A.

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ARCHITECTURE & PLANNING

DRAWING: WATER AND SEWER PLAN

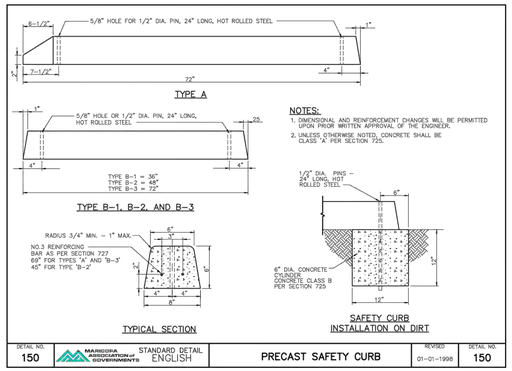
PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

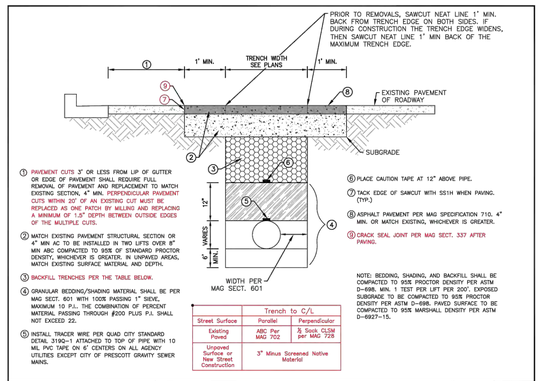
DRAWN BY
CHECKED BY
DATE
December 7th 2021
JOB. NO.
774
SHEET

C-102
CIVIL SET:5 OF 7

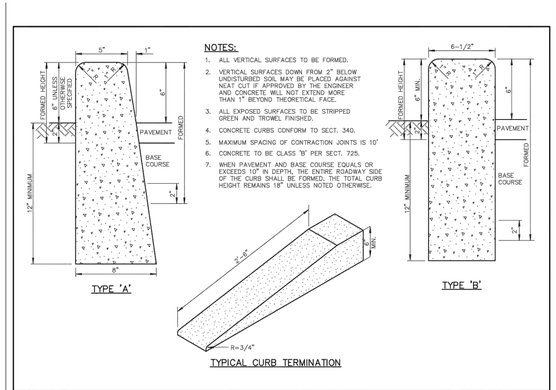
Path: X:\PROJECTS\2021\21-074 BELVEAL FILENAME: 21-074 CIVIL BASE.DWG PLOT DATE: 5/20/2022 12:04 PM SHEET SET: R & R TOTAL SHEETS: 7



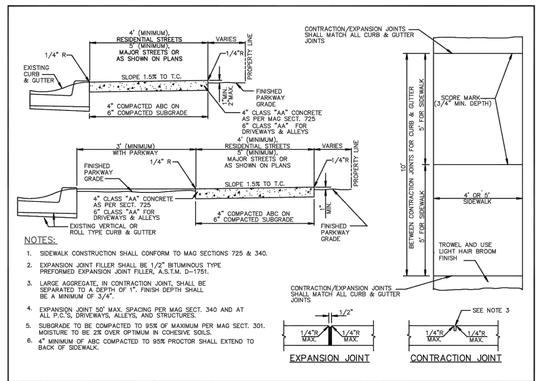
DETAIL NO.	STANDARD DETAIL		REVISED	DETAIL NO.
150	MARICOPA ASSOCIATION of GOVERNMENTS ENGLISH	PRECAST SAFETY CURB	01-01-1998	150



QUAD CITY STANDARD DETAIL	TRENCH BACKFILL AND SURFACE REPLACEMENT	REVISED:	DETAIL No.
		X/17	200Q-1

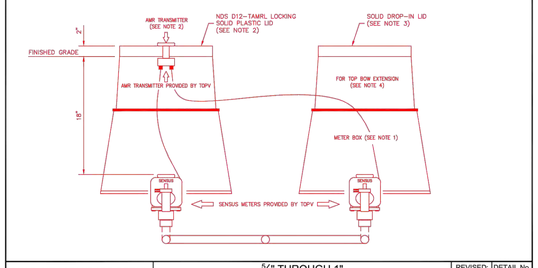


DETAIL NO.	STANDARD DETAIL		REVISED	DETAIL NO.
222	MARICOPA ASSOCIATION of GOVERNMENTS ENGLISH	SINGLE CURB – TYPES A, B AND TERMINATION	01-01-2008	222

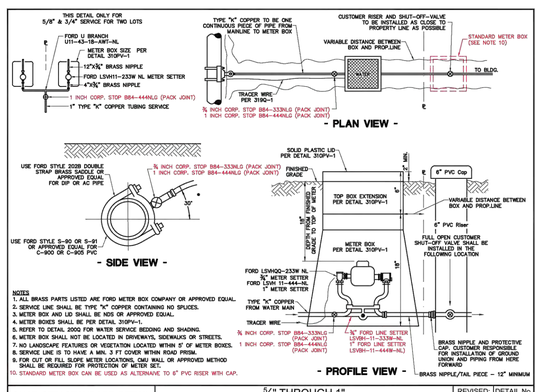


QUAD CITY STANDARD DETAIL	SIDEWALKS	REVISED:	DETAIL No.
		X/17	230Q

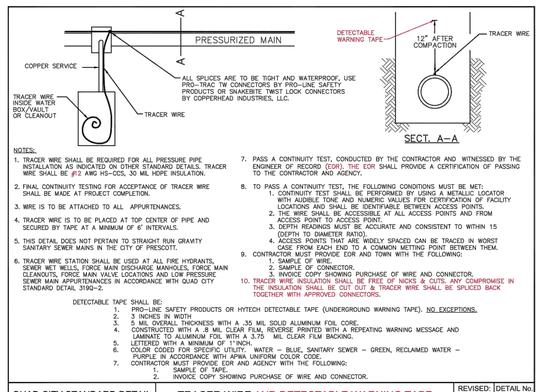
NOTES
1. NDS D1800 B/O (METER BOX ONLY) OR APPROVED EQUAL – 14"Wx19"Lx18"D.
2. FOR SINGLE BOX APPLICATION, USE NDS D12–TAMRL LOCKING SOLID PLASTIC LID WITH 2 INCH AMR/TRANSMITTER HOLE WITH 7 INCH TOP RECESS COVER.
3. FOR DUAL BOX (SIDE BY SIDE METERS), USE SOLID DROP–IN LID ON THE SECOND BOX.
4. NDS D600E–EXT–TOP BOX EXTENSION OR APPROVED EQUAL.



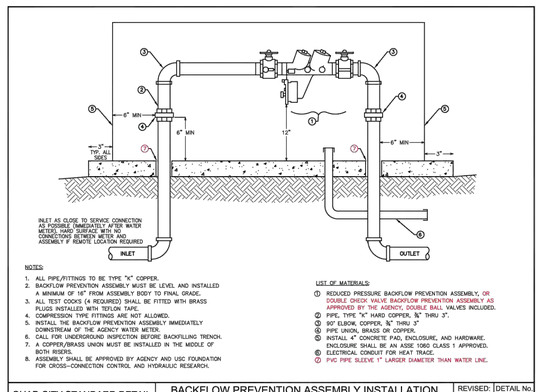
QUAD CITY STANDARD DETAIL	⅝" THROUGH 1" METER BOX APPLICATIONS	REVISED:	DETAIL No.
		X/17	310PV-1



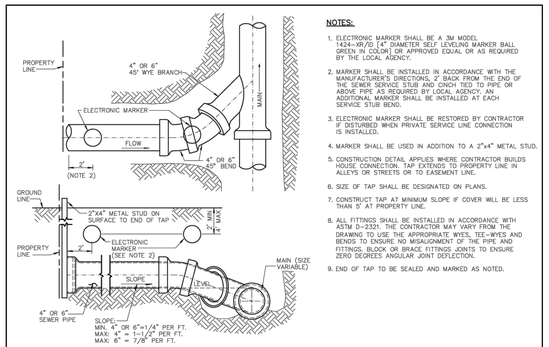
QUAD CITY STANDARD DETAIL	⅝" THROUGH 1" WATER SERVICE CONNECTION	REVISED:	DETAIL No.
		X/17	310PV-3



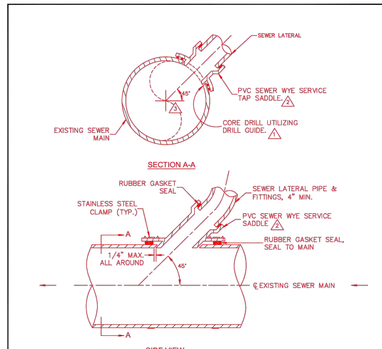
QUAD CITY STANDARD DETAIL	TRACER WIRE AND DETECTABLE WARNING TAPE	REVISED:	DETAIL No.
		X/17	319Q-1



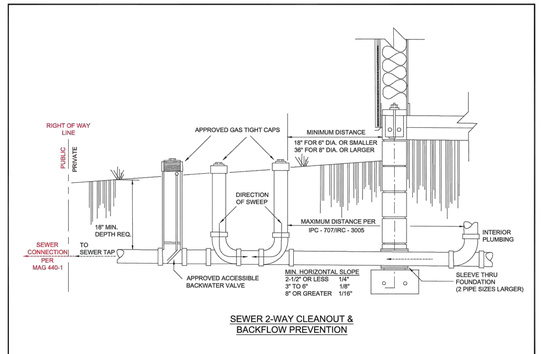
QUAD CITY STANDARD DETAIL	BACKFLOW PREVENTION ASSEMBLY INSTALLATION 3" AND UNDER	REVISED:	DETAIL No.
		X/17	324Q-1



DETAIL NO.	STANDARD DETAIL		REVISED	DETAIL NO.
440–1	MARICOPA ASSOCIATION of GOVERNMENTS ENGLISH	TYPE 'A' – SEWER BUILDING CONNECTION ELECTRONIC BALL MARKERS (STANDARD)	01–01–2007	440–1



QUAD CITY STANDARD DETAIL	SANITARY SEWER TAP SADDLE	REVISED:	DETAIL No.
		X/17	440PV-1



SEWER 2-WAY CLEANOUT & BACKFLOW PREVENTION

QUAD CITY STANDARD DETAIL	SEWER CLEANOUT - DOUBLE	REVISED:	DETAIL No.
		X/17	440PV-2

Hydroseed Requirements

Hydroseeding consists of scarifying the surface of disturbed areas and applying a mixture of fiber, seed, fertilizer, and stabilizing emulsion.

Contractor / developer shall utilize the seed mix noted per Table 1 for restoration unless otherwise approved by the Town. The Town Inspector shall be notified when hydroseeding will be performed and by whom at least 48 hours in advance. The Inspector, at his/her option, may witness application to verify procedures are being followed correctly.

The developer / contractor is responsible for providing certification of seed mix to the Town Inspector during witness activities or if no witness occurs, prior to punch list inspection performed by the Town. Stabilizing emulsion and fertilizer mix shall be determined by the contractor to insure germination at the rates specified by the Town.

Acceptance criteria shall be 70% seed germination within a one year period. Areas not evidencing a minimum of 70% germination within the one year period, as determined by the Town, shall be re-seeded at no cost to the Town. When acceptable final stabilization has been determined, if required, a Notice of Termination shall be filed by the contractor.

Table 1 - Southwest Native Grass Seed Mix

Botanical Name	Common Name
Bouteloua curtipendula	Sideoats Grama
Bouteloua gracilis	Blue Grama
Setaria vulpiseta	Plains Bristlegrass
Sporobolus airoides	Alkali Sacaton
Achnatherum hymenoides	Indian Ricegrass
Muhlenbergia wrightii	Spike Muhly
Sporobolus cryptandrus	Sand Dropseed

The seed mix shall be dispersed at a minimum of 8 pounds per acre. The Southwest Native Grass Seed Mix is available from a number of vendors. Two of them, current per development of this PVSD, are as follows:

Outside Pride
http://www.outsidepride.com

Seedland
http://www.seedland.com

QUAD CITY STANDARD DETAIL	HYDROSEED REQUIREMENTS	REVISED:	DETAIL No.
		X/17	556PV

SPECIAL NOTE:

THE STANDARD DETAILS AND SPECIFICATIONS SHOWN HEREON HAVE BEEN FORMALLY ADOPTED BY THE TOWN OF PRESCOTT VALLEY. COMPLIANCE WITH THESE STANDARD DETAILS AND SPECIFICATIONS IS REQUIRED IN CONSTRUCTING ALL APPLICABLE PUBLIC IMPROVEMENTS. KELLEY/WISE ENGINEERING IS NOT RESPONSIBLE FOR THE CONTENT OF THE TOWN OF PRESCOTT VALLEY STANDARD DETAILS AND SPECIFICATIONS.

SPECIAL CONCRETE NOTE:

EXTERIOR CONCRETE SHALL BE 4500 PSI WITH WATER/CEMENT RATIO OF 0.45 AND RECOMMENDED FLY ASH CONTENT OF 18% PER THE PROJECT SOILS REPORT

DRAWN	BWT
DESIGN	BWT
CHECK	GRK
DATE	12/8/21
KWE JOB #	21-074

KELLEY/WISE ENGINEERING, INC.

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1/2" 1" 2"

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REVISIONS

1	TOWN REVIEW COMMENTS	3–2–22
2	TOWN REVIEW COMMENTS	5–20–22

Registered Professional Engineer (Civil) CRAIG A. KELLEY 22880 CRAIG R. KELLEY Date signed 2/28/22 ARIZONA, U.S.A.

W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
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email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: STANDARD DETAILS – CIVIL

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

DRAWN BY
CHECKED BY
DATE December 7th 2021
JOB NO. 774
SHEET

C-501
CIVIL SET:6 OF 7

Path: X:\PROJECTS\2021\21-074 BELVEAL FILENAME: 21-074 DETAILS.DWG PLOT DATE: 5/20/2022 12:04 PM SHEET SET: R & R TOTAL SHEETS: 7

GENERAL GRADING AND PAVING NOTES:

A. GRADING

1. Borrow material should be free of debris, organic materials, and three inch (3–inch) size particles or larger. We recommend fill material conform to the following general specification or approved equal:

U.S. STANDARD SIEVE	PERCENT PASSING
3.0–inch	100
NO. 40	40–60
NO. 200	0–30

The Plasticity Index should be between 2 and 15 unless otherwise specified in the project soils report.

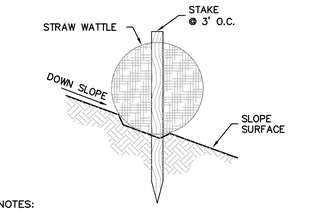
2. All subgrade materials shall be scarified to a depth of eight inches (8"), the moisture content adjusted to near optimum, then compacted to 95 percent of ASTM D–698.
3. Sufficient compaction tests shall be taken to verify compliance with these specifications.
4. Clearing and grubbing shall extend to the limits of grading and construction shall be in accordance with MAG Specifications, Section 201.
5. Trench excavations, backfilling and compaction shall conform to MAG Specifications, Section 601, Type I, unless noted otherwise.

B. PAVING

1. No paving construction shall be started until all underground utilities within the pavement prism are completed.
2. All frames, covers, valve boxes, manholes, etc., shall be adjusted to finish grade of asphaltic concrete surface course by the Contractor as per MAG Standard Details No. 270, 391 & 422.
3. The base course shall not be placed on the subgrade until the subgrade and base requirements are completed and accepted by the Engineer.
4. All aggregate base course (ABC) shall be placed in 6 to 8–inch loose lifts, the moisture content adjusted to near optimum, then compacted to 95 percent of ASTM D–698.
5. All asphaltic concrete (A.C.) shall be C–3/4 inch as per applicable MAG Specifications. Mix design shall be submitted to the Geotechnical Engineer for approval prior to start of construction.
6. A.C. compaction shall be 95 percent of ASTM D–1559, 75 blow Marshall Density test.

C. SPECIAL NOTES

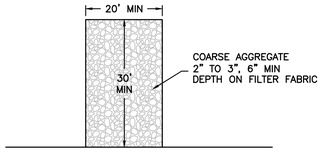
1. See the Architectural Site Plan for dimensional layout of the building and parking lot.



NOTES:
1. Temporary straw wattles shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.

2. Anchors shall be rebar, steel pickets or 2" x 2" stakes, and shall be long enough to extend at least 1.5 to 2.0 feet into the ground when the top is flush.

(13) STRAW WATTLE BARRIER
N.T.S



HARD SURFACE PUBLIC ROAD

(14) STABILIZED CONSTRUCTION ENTRANCE
N.T.S

EROSION CONTROL/SWPPP GENERAL NOTES

1. A copy of the approved grading and drainage plan for this project and this Storm Water Pollution Prevention Plan (SWPPP) shall be maintained on the site and available for review. Those elements of the grading and drainage plan pertinent to or referenced on the SWPPP shall be considered a part of the SWPPP.
2. The Notice of Intent (NOI) shall be completed and submitted to the Arizona Department of Environmental Quality (ADEQ) prior to any construction activity (including clearing & grubbing and grading).
3. The SWPPP and related records must be made available upon request to ADEQ and the Town of Prescott Valley.
4. The prime contractor shall perform, at a minimum, a visual inspection of the construction site once every seven days and within 24 hours of rainfall greater than or equal to a half an inch (1/2–inch). The operator shall prepare a report documenting his/her findings on the conditions of the SWPPP controls and note any erosion problem areas. The operator's report is to be maintained on site by the operator. Facilities shall be maintained as necessary to ensure their continued functioning. In addition, all temporary siltation controls shall be maintained in a satisfactory condition until such time that construction is completed, permanent drainage facilities are operational, and the potential for erosion has passed as determined by the Town Engineer or his designee.
5. The implementation of these plans and the construction, maintenance, replacement, and upgrading of these facilities is the responsibility of the permittee/contractor until all construction is approved and a notice of termination has been submitted.
6. The facilities shown on this plan must be constructed in conjunction with all clearing and grading activities in such a manner as to insure that sediment–laden water does not enter the drainage system or violate applicable water standards. Additionally, they must be installed and in operation prior to any grading or land clearing. Wherever possible, natural vegetation should be retained and maintained for silt and erosion control.
7. The owner (operator)/contractor of the site must also maintain records with the following information:
   –The dates when major grading activities occur in a particular area;
   –The dates when construction activities cease in an area, temporarily or permanently; and
   –The dates when an area is stabilized, temporarily or permanently; and
   –The dates when any maintenance/replacement or removal of required BMP's.
8. Construction sites are dynamic in nature. The site operator is required to maintain full compliance with the general construction permit, as issued by ADEQ, to maintain an effective SWPPP. As such, this plan must be updated to accurately reflect site features and operations which may become evident during construction, and/or during or after rainfall events. The plan must also be amended if it is determined by the Design Engineer, or the Town Engineer as not effective at minimizing pollutant discharges from the site.
9. The schematic erosion control measures shown are a minimum. The contractor shall provide all necessary means to protect existing facilities and adjacent properties from noise, dust, and storm water runoff throughout construction of the project and buildings on lots, and shall conduct his operations in such a manner that storm water will be contained on site or channeled into a storm drain system, provided that it is free from pollutants and debris.
10. Contractor shall hydro–seed all exposed slopes employing best management practices and/or recommended soil preparation to promote and sustain growth. All erosion control structures shall remain in place until exposed slopes have been permanently stabilized. Contractor shall be responsible for watering and maintaining hydro–seed until stabilized. Any deviation shall be approved by the engineer.
11. All site revegetation shall be completed within 90 days of completion of grading work, or prior to release of subdivision guarantee or issuance of Certificate of Occupancy, which ever occurs first. Permanent bank/slope stabilization shall be certified by the Project Engineer or Landscape Architect documenting the bank/slope stabilization was completed according to plan prior to final subdivision release or certificate of occupancy.
12. Contractor shall protect all permanent and existing storm water facilities from sediment/silt during construction.
13. Silt fencing and/or other sediment control (i.e. straw baffles, hay bales, etc.) shall be used at the toe of any erodible slope, following contours of slope (do not install silt fence across any drainage course).
14. Once the construction activities have been completed and the site has met the final stabilization requirements of the permit, the authorized site representative may file a notice or termination (NOT) with ADEQ, with a copy submitted to the Town of Prescott Valley to terminate coverage under the permit.

DRAWN	BWT
DESIGN	BWT
CHECK	GRK
DATE	12/8/21
KWE JOB #	21–074

KELLEY/WISE ENGINEERING, INC.
146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 771–1730
FAX 778–2220
gkelley@kelley–wise.com

1/2" 1" 2"

CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

REVISIONS

1	TOWN REVIEW COMMENTS	3–2–22
2	TOWN REVIEW COMMENTS	5–20–22

Registered Professional Engineer
Gary R. Kelley
22880
GARY R. KELLEY
Date signed 12/08/21
ARIZONA, U.S.A.

W. Alan Kenson & Associates, P.C.
P 928-443-5812 P.O. Box 11593
F 928-443-5815 Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

REGISTERED ARCHITECT

DRAWING: DETAILS AND NOTES – CIVIL

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

DRAWN BY

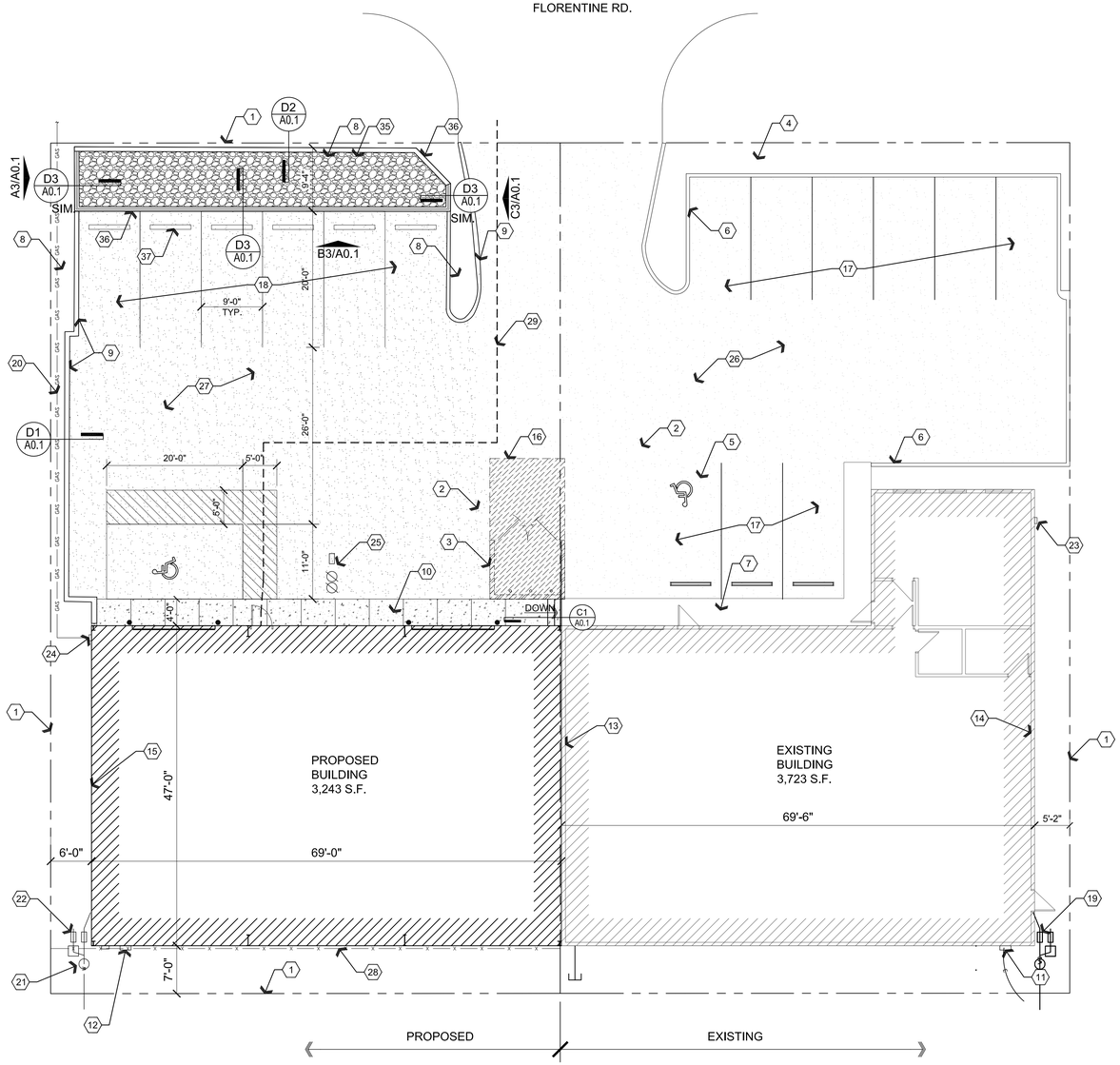
CHECKED BY

DATE
December 7th 2021

JOB NO.
774

SHEET

C-502
CIVIL SET:7 OF 7



A1 Architectural Site Plan

Scale: 1"=10'-0"

Plan North

Descriptive Keynotes

1. PROPERTY LINE.
2. NOT USED.
3. EXISTING DUMPSTER ENCLOSURE TO BE REMOVED.
4. EXISTING LANDSCAPE AREA.
5. EXISTING ADA ACCESSIBLE PARKING.
6. EXISTING CAST IN PLACE CONCRETE CURB.
7. EXISTING CONCRETE SIDEWALK OVER COMPACTED A.B.C.
8. PROPOSED LANDSCAPE AREA.
9. PROPOSED CAST IN PLACE CONCRETE CURB.
10. PROPOSED CONCRETE SIDEWALK OVER COMPACTED A.B.C.
11. EXISTING ELECTRICAL SERVICE ENTRANCE SECTION.
12. PROPOSED ELECTRICAL SERVICE ENTRANCE SECTION, REFER TO ELECTRICAL PLANS.
13. EXISTING 2 HOUR FIRE RATED WALL.
14. EXISTING 1 HOUR FIRE RATED WALL.
15. PROPOSED 1 HOUR FIRE RATED WALL.
16. REMOVE CONCRETE SLAB.
17. EXISTING PARKING.
18. PROPOSED PARKING.
19. EXISTING WATER METER.
20. BELOW GRADE POLYETHELENE GAS LINE.
21. PROPOSED WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTION DEVICE IN ASSE APPROVED ENCLOSURE, REFER TO CIVIL PLANS.
22. PROPOSED LANDSCAPE BACKFLOW PREVENTION DEVICE IN ASSE APPROVED ENCLOSURE.
23. EXISTING NATURAL GAS METER.
24. PROPOSED NATURAL GAS METER.
25. PROPOSED SEWER SERVICE WITH TWO-WAY CLEAN-OUT AND BACKWATER VALVE, REFER TO CIVIL PLANS.
26. EXISTING ASPHALT PAVING.
27. PROPOSED ASPHALT PAVING, REFER TO CIVIL PLANS.
28. REMOVE EXISTING CHAIN LINK FENCE.
29. ACCESSIBLE ROUTE TO THE PUBLIC WAY.
30. #3 AT 12" O.C. EACH WAY.
31. (1) #4 TOP AND BOTTOM.
32. 12" TREAD.
33. 7" MAX RISERS EQUAL HEIGHT. VERIFY IN FIELD.
34. 1 1/2" DIAMETER SCHEDULE 40 PAINTED METAL HANDRAIL ATTACHED TO WALL.
35. DETENTION AREA, REFER TO CIVIL / LANDSCAPE PLANS.
36. CONCRETE RETAINING WALL, REFER TO CIVIL PLANS.
37. PROVIDE CONCRETE PARKING CURB.

REVISIONS	BY
1 Town of PV Comments 1/12/2022	LO

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 12/08/21 ARIZONA. EXPIRES: 6/30/24

W. Alan Kenson & Associates, P.C.
P 928-443-5812
F 928-443-5815
P.O. Box 11593
Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Architectural Site Plan

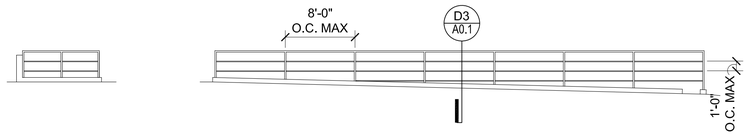
PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: December 6th, 2021
JOB. NO.: 774
SHEET

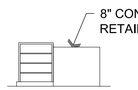
A0.0

Mar 30, 2022 - 12:15pm



A3 West Elevation

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

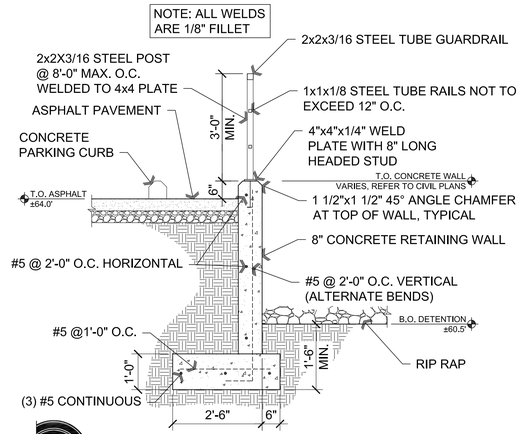


C3 East Elevation

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

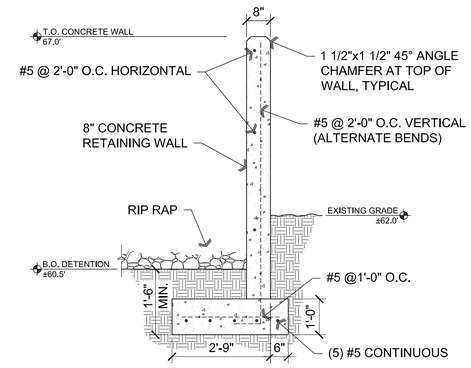
B3 South Elevation

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



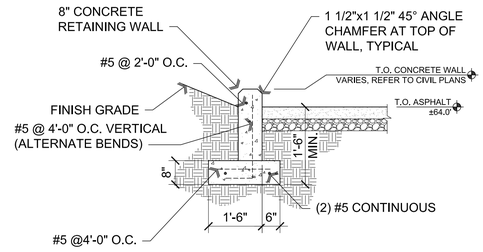
D3 Detention Area Section

SCALE: 1/2" = 1'-0"



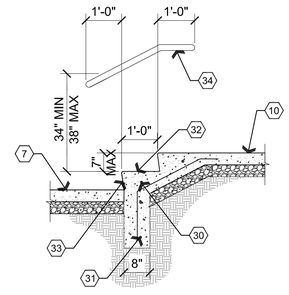
D2 Detention Area Section

SCALE: 1/2" = 1'-0"



D1 Curb Section

SCALE: 1/2" = 1'-0"



C1 Stair Detail

Scale: 1/2"=1'-0"

Mar 30, 2022 - 12:15pm

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN
KENSON
Date Signed 12/08/21
ARIZONA
EXPIRES: 6/30/24

W. Alan Kenson & Associates, P.C.
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F 928-443-5815 Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

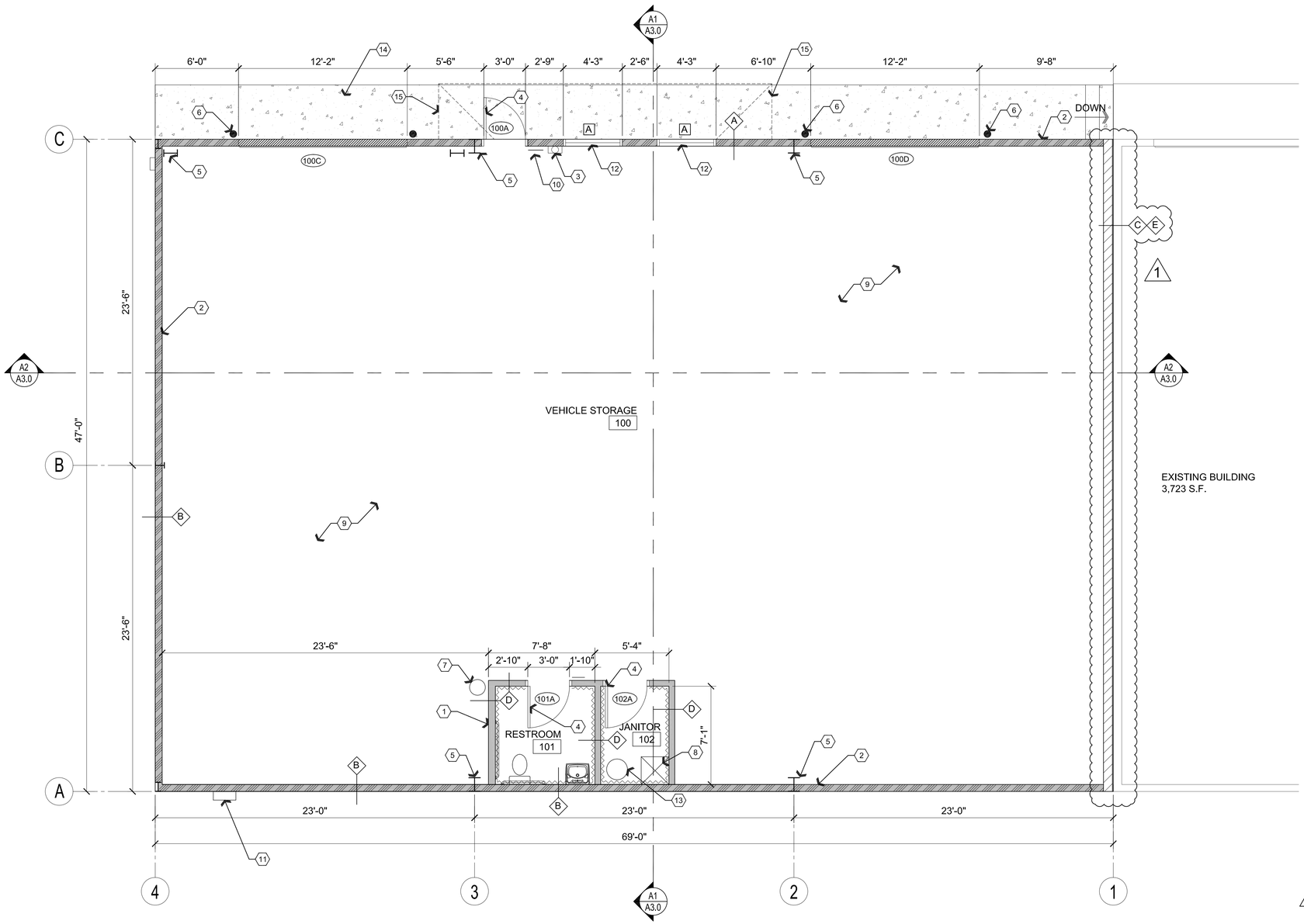
DRAWING: Site Details

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: December 6th, 2021
JOB NO.: 774
SHEET:

A0.1



A1 Reference / Wall Types Floor Plan

Scale: 1/4"=1'-0"

Plan North

Descriptive Keynotes

1. PROVIDE INTERIOR WALL, REFER TO WALL TYPES LEGEND FOR TYPE OF CONSTRUCTION.
2. PROVIDE EXTERIOR WALL, REFER TO WALL TYPES LEGEND FOR TYPE OF CONSTRUCTION.
3. PROVIDE TYPE 2A10BC FIRE EXTINGUISHER, SURFACE MOUNTED.
4. PROVIDE DOOR, REFER TO DOOR SCHEDULE, TYPICAL.
5. PROVIDE STEEL COLUMN, REFER TO STRUCTURAL PLANS, TYPICAL.
6. PROVIDE 6'-0" LONG 4" DIAMETER, CONCRETE FILLED, PROTECTIVE STEEL BOLLARDS, EMBEDDED 2'-0" BELOW GRADE INTO CONCRETE FOOTING, TYPICAL AT OVERHEAD DOOR.
7. WATER COOLER PROVIDED BY OWNER.
8. PROVIDE MOP SINK, REFER TO PLUMBING PLANS.
9. CONCRETE SLAB, REFER TO STRUCTURAL PLANS.
10. PROVIDE A 6"x9" BLUE TACTILE 'EXIT' SIGN AS MANUFACTURED BY 'SIMPLY EXIT SIGNS (#SE-1980)' OR EQUAL COMPLYING WITH ICCA117.1 AND IBC 1011.3 ADJACENT TO EACH DOOR TO AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE. SIGN SHALL BE MOUNTED 60" A.F.F. TO THE CENTER OF THE SIGN.
11. ELECTRICAL SERVICE ENTRANCE SECTION, REFER TO ELECTRICAL PLANS.
12. WINDOW, REFER TO WINDOW TYPES.
13. PROVIDE WATER HEATER, REFER TO MECHANICAL PLANS AND ELECTRICAL PLANS.
14. PROVIDE 4" CONCRETE SIDEWALK WITH #3 @ 2'-0" O.C. EACH WAY OVER 4" COMPACTED ABC.
15. CANOPY ABOVE.

Wall Types Legend

- A — EXTERIOR METAL BUILDING WALL: PROVIDE EXTERIOR METAL BUILDING SIDING, 26 GAUGE, 'A' PANELS OVER HORIZONTAL 1/2" STEEL HAT CHANNEL AT 4'-0" O.C. ON EXTERIOR SIDE AND 5/8" GPDW ON INTERIOR SIDE OF 6", 18 GA. METAL STUDS AT 2'-0" O.C., REFER TO STRUCTURAL PLANS. PROVIDE R-19 UNFACED BATT INSULATION.
- B — 1 HOUR EXTERIOR METAL BUILDING WALL: EXTERIOR METAL BUILDING SIDING, 26 GAUGE, 'A' PANELS OVER HORIZONTAL 1/2" STEEL HAT CHANNEL AT 4'-0" O.C. OVER 1 LAYER OF 5/8" TYPE 'X' GPDW ON EXTERIOR SIDE AND 1 LAYER OF 5/8" TYPE 'X' GPDW ON INTERIOR SIDE OF 6", 18 GA. METAL STUDS AT 2'-0" O.C, REFER TO STRUCTURAL PLANS. PROVIDE R-19 BATT INSULATION.
- C — EXISTING 2-HOUR FIRE RATED METAL BUILDING WALL: EXISTING EXTERIOR METAL BUILDING SIDING, 26 GAUGE, 'A' PANELS OVER HORIZONTAL 1/2" STEEL HAT CHANNEL AT 4'-0" O.C. OVER 2 LAYERS OF 5/8" TYPE 'X' GPDW ON EXTERIOR SIDE AND 2 LAYERS OF 5/8" TYPE 'X' GPDW ON INTERIOR SIDE OF 6", 16 GAUGE METAL STUDS AT 2'-0" O.C, WITH R-19 BATT INSULATION.
- D — 3-5/8" METAL STUD WALL: PROVIDE 3-5/8" 25 GA. STEEL STUDS AT 2'-0" O.C. WITH 5/8" GPDW EACH SIDE. PROVIDE R-11 BATT INSULATION.
- E — 8" CMU WALL: PROVIDE 8" CMU WALL UP TO BOTTOM OF ROOF PANELS, NEXT TO EXISTING METAL BUILDING WALL. REFER TO STRUCTURAL PLANS.

48" HIGH FRP

REVISIONS	BY
1 Town of PV Comments 1/12/2022	LO

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 12/30/21
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

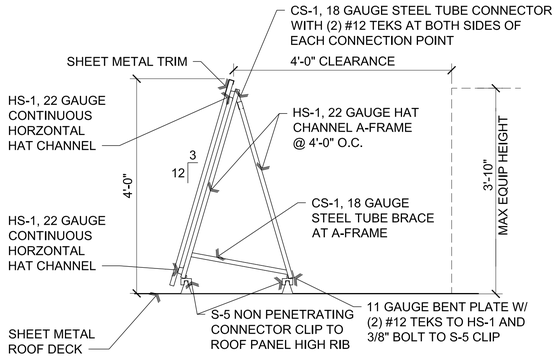
DRAWING: Reference / Wall Types Floor Plan

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

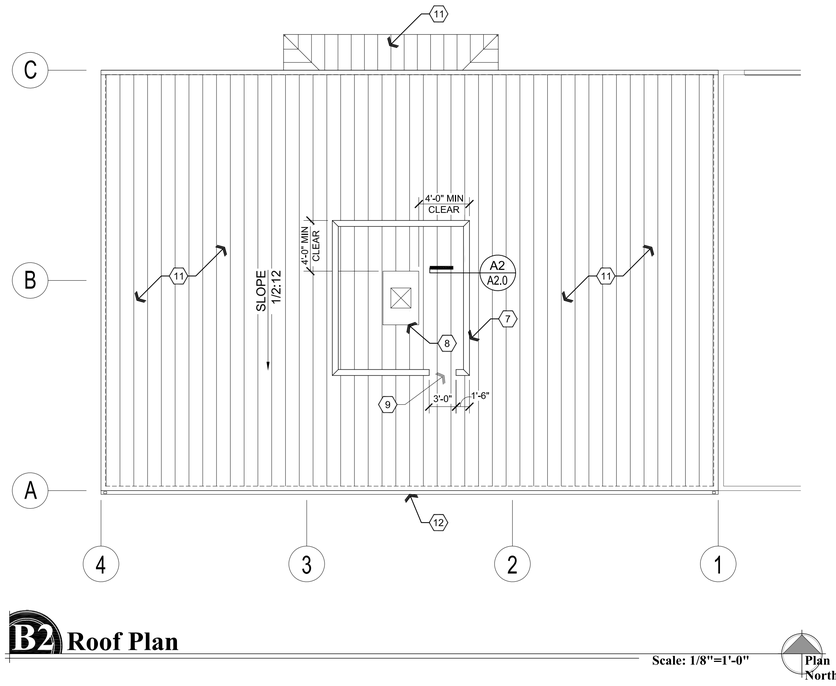
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: December 6th, 2021
JOB. NO.: 774
SHEET: A1.0

Mar 30, 2022 - 3:41pm



A2 Screen Wall Section

SCALE: 3/4" = 1'-0"



B2 Roof Plan

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

Plan North

Descriptive Keynotes

1. LIGHT FIXTURE(S) SHOWN FOR QUANTITY AND LOCATION ONLY. REFER TO ELECTRICAL PLANS.
2. EXHAUST FAN, REFER TO MECHANICAL PLANS, TYPICAL.
3. PROVIDE UNIT HEATER, REFER TO MECHANICAL PLANS.
4. ROOF PURLIN, REFER TO STRUCTURAL PLANS.
5. PROVIDE 3-5/8", 25 GA. METAL JOIST @ 2'-0" O.C.
6. EVAPORATIVE COOLER DUCT, REFER TO MECHANICAL PLANS.
7. PROVIDE SCREEN WALL.
8. PROVIDE EVAPORATIVE COOLER, REFER TO MECHANICAL PLANS.
9. OPENING IN SCREEN WALL.
10. METAL SOFFIT PANEL, REFER TO MATERIALS SCHEDULE. M-2
11. METAL ROOF PANEL, REFER TO MATERIALS SCHEDULE. M-1
12. SHEET METAL GUTTER, REFER TO MATERIALS SCHEDULE. M-3

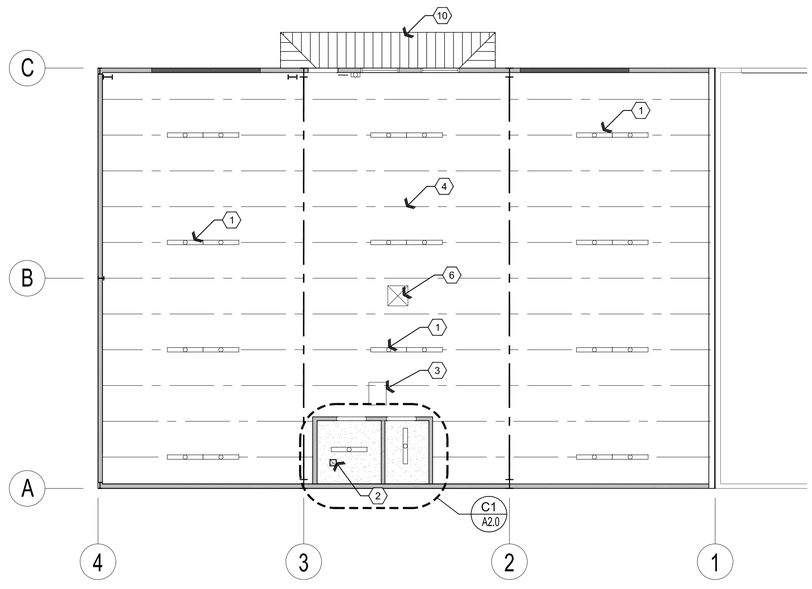
Roof Drain Leader Sizes:

ROOF AREA : 3,243 S.F.

4" RAINFALL = 135 GPM = 5" STORM DRAIN PIPE SIZE WITH HORIZONTAL DRAIN SLOPING 1/8"

(1) 3-1/2x4" VERTICAL REQUIRED
(2) 3"x4" LEADERS PROVIDED

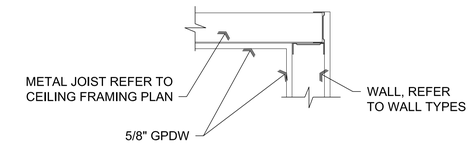
*PER 2018 IPC SECTION 1106 (TABLE 1106.2 &1106.3)



B1 Reflected Ceiling Plan

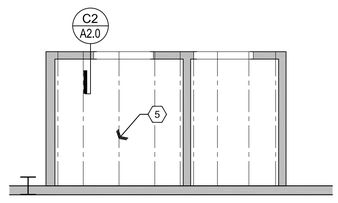
Scale: 1/8"=1'-0"

Plan North



C2 Ceiling Framing Detail

SCALE: 1 1/2" = 1'-0"



C1 Ceiling Framing Plan

Scale: 1/4"=1'-0"

Plan North

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 12/08/21
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Reflected Ceiling and Roof Plans

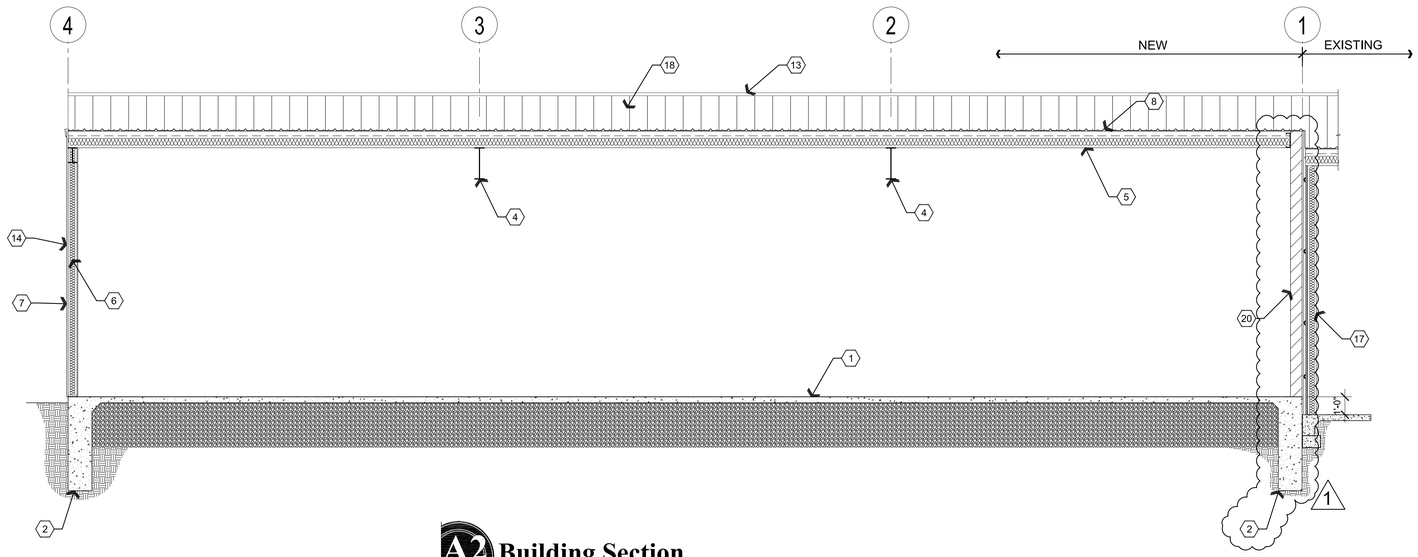
PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: December 6th, 2021
JOB. NO.: 774
SHEET:

A2.0

Mar 30, 2022 - 12:16pm

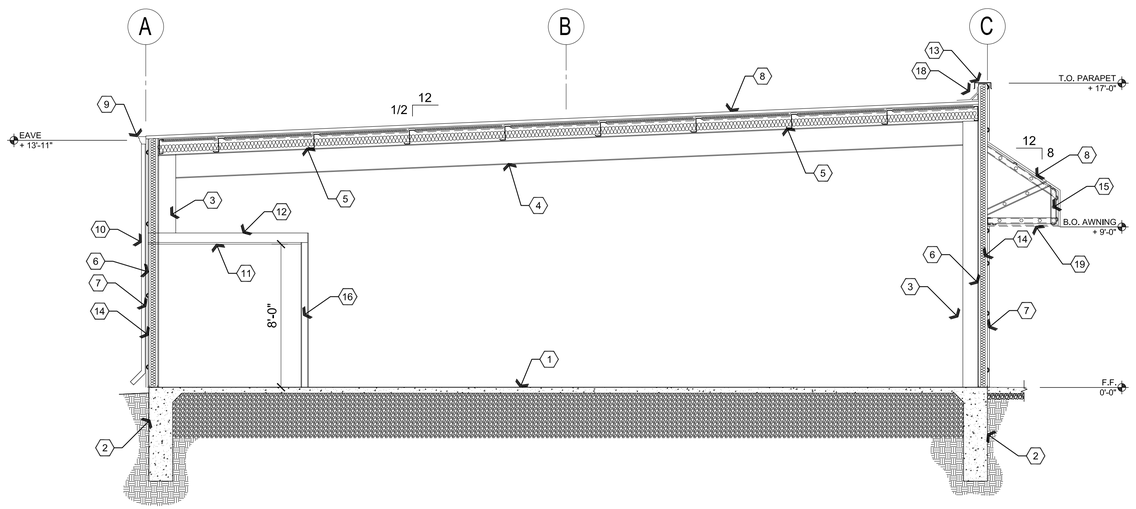


A2 **Building Section**

Scale: 1/4"=1'-0"

Descriptive Keynotes

1. PROVIDE 5" CONCRETE SLAB W/ #3s @ 2'-0" O.C. EACH WAY, OVER 2'-6" COMPACTED A.B.C., SAWCUT SLAB AT APPROXIMATELY 12'-0" O.C. IN BOTH DIRECTIONS. REFER TO STRUCTURAL PLANS.
2. PROVIDE CONCRETE FOOTING. REFER TO STRUCTURAL PLANS.
3. PROVIDE STEEL COLUMN. REFER TO STRUCTURAL PLANS.
4. PROVIDE STEEL BEAM. REFER TO STRUCTURAL PLANS.
5. PROVIDE ROOF PURLIN, TYPICAL. REFER TO STRUCTURAL PLANS.
6. PROVIDE R-19 UNFACED BATT INSULATION.
7. PROVIDE METAL SIDING PANELS, REFER TO WALL TYPES AND MATERIALS SCHEDULE. M-5
8. PROVIDE METAL ROOF PANELS, REFER TO MATERIALS SCHEDULE. M-1
9. PROVIDE SHEET METAL GUTTER, REFER TO MATERIALS SCHEDULE. M-3
10. PROVIDE SHEET METAL DOWNSPOUT, REFER TO MATERIALS SCHEDULE. M-4
11. PROVIDE 5/8" GPDW CEILING. REFER TO REFLECTED CEILING PLAN.
12. METAL CEILING FRAMING, REFER TO CEILING FRAMING PLAN.
13. PROVIDE PARAPET CAP, REFER TO MATERIALS SCHEDULE. M-8
14. EXTERIOR WALL, REFER TO WALL TYPES.
15. AWNING FRAMING, REFER TO STRUCTURAL PLANS.
16. INTERIOR WALL, REFER TO WALL TYPES.
17. EXISTING 2 HOUR FIRE RATED WALL.
18. METAL LINER PANEL, REFER TO MATERIALS SCHEDULE. M-9
19. FLUSH METAL SOFFIT PANEL, REFER TO MATERIALS SCHEDULE. M-2
20. PROVIDE CMU WALL, REFER TO WALL TYPES.



A1 **Building Section**

Scale: 1/4"=1'-0"

REVISIONS	BY
1 Town of PV Comments 1/12/2022	LO

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 12/08/21
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Building Sections

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

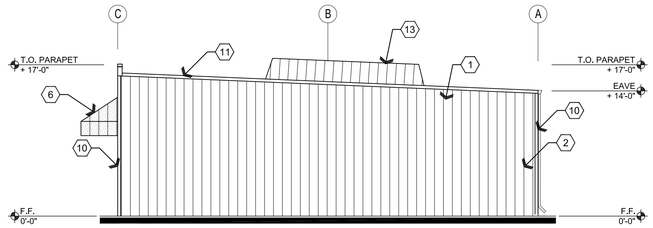
APN: 103-31-013

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	December 6th, 2021
JOB. NO.	774
SHEET	A3.0

Mar 30, 2022 - 12:16pm

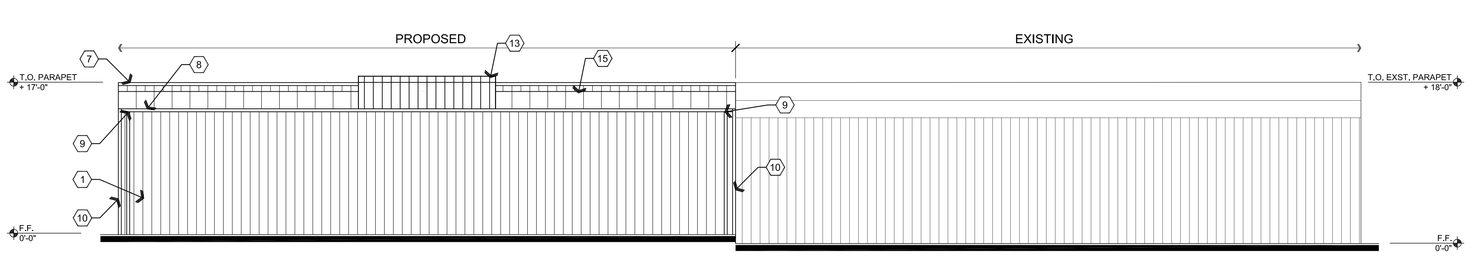
Descriptive Keynotes

1. PROVIDE 26 GAUGE TYPE 'A' SIDING PANELS, REFER TO WALL TYPES AND MATERIALS SCHEDULE. M-5
2. PROVIDE DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
3. PROVIDE ROLL-UP DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
4. PROVIDE WINDOW, REFER TO REFERENCE FLOOR PLAN AND WINDOW TYPES.
5. PROVIDE 6'-0" LONG 4" DIAMETER, CONCRETE FILLED, PROTECTIVE STEEL BOLLARDS, EMBEDDED 2'-0" BELOW GRADE INTO CONCRETE FOOTING, TYPICAL AT OVERHEAD DOOR.
6. PROVIDE METAL AWNING SYSTEM, REFER TO MATERIALS SCHEDULE AND STRUCTURAL PLANS. PROVIDE LOK SEAM ROOF PANEL. M-6
7. PROVIDE SHEET METAL PARAPET CAP, REFER TO MATERIALS SCHEDULE. M-8
8. PROVIDE SHEET METAL GUTTER, REFER TO MATERIALS SCHEDULE. M-3
9. PROVIDE SHEET METAL DOWNSPOUT, REFER TO MATERIALS SCHEDULE. M-4
10. PROVIDE SHEET METAL CORNER TRIM, REFER TO MATERIALS SCHEDULE. M-7
11. PROVIDE RAKE TRIM.
12. PROVIDE 6" HIGH ADDRESS NUMBERS ON A CONTRASTING BACKGROUND.
13. PROVIDE MECHANICAL SCREEN WALL, REFER TO ROOF PLAN.
14. MECHANICAL VENTILATION LOUVERS, REFER TO MECHANICAL PLANS.
15. STANDING SEAM SHEET METAL ROOF PANEL, REFER TO MATERIALS SCHEDULE. M-1



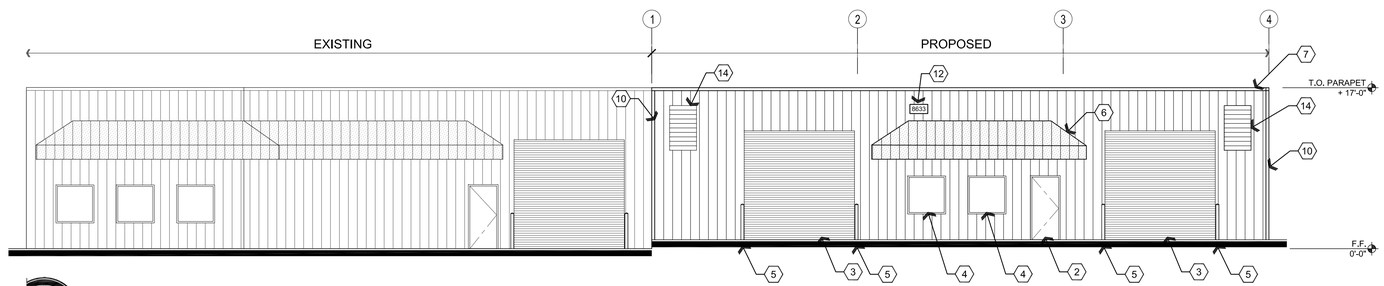
A3 West Elevation

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



A2 South Elevation

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



A1 North (Front) Elevation

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

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
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Date Signed 12/08/21
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Exterior Elevations

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: December 6th, 2021
JOB. NO.: 774
SHEET:

A4.0

Mar 30, 2022 - 12:16pm

Materials schedule

XX- #

CODE	MATERIAL	LOCATION	MANUFACTURER	SPECIFICATION
FRP-1	FIBERGLASS REINFORCED PLASTIC			GRAY, 4' TALL WAINSCOT
M-1	METAL ROOF PANEL	ROOF	MBCI	24 GAUGE, ULTRA-DEK ROOF PANEL, GALVALUME TO MATCH EXISTING BUILDING
M-2	METAL SOFFIT	AWNING	MBCI	26 GAUGE SIGNATURE 200 'M' PANEL
M-3	METAL RAIN GUTTER	EXTERIOR	MBCI	26 GAUGE, SIGNATURE 200 PRE-PAINTED TO MATCH EXISTING BUILDING
M-4	3"x4" METAL DOWNSPOUT	EXTERIOR	MBCI	26 GAUGE, SIGNATURE 200 PRE-PAINTED TO MATCH EXISTING BUILDING
M-5	EXTERIOR METAL WALL PANEL	EXTERIOR WALLS	MBCI	'A' PANEL 26 GAUGE, SIGNATURE 200 PRE-PAINTED TO MATCH EXISTING BUILDING
M-6	METAL ROOF PANEL	AWNING	MBCI	24 GAUGE LOKSEAM ROOF PANEL SIGNATURE 200 PRE-PAINTED TO MATCH EXISTING BUILDING
M-7	METAL TRIM	EXTERIOR	MBCI	26 GAUGE SIGNATURE 200 PRE-PAINTED TO MATCH EXISTING
M-8	METAL PARAPET CAP	PARAPET	MBCI	26 GAUGE, PRE-PAINTED SIGNATURE 200 TO MATCH EXISTING BUILDING
M-9	EXTERIOR METAL PANEL LINER	INTERIOR OF PARAPETS	MBCI	PBR PANEL 26 GAUGE PRE-PAINTED, SIGNATURE 200 TO MATCH EXISTING BUILDING
PT-1	PAINT	GPDW WALLS AND GPDW CEILINGS	SHERWIN WILLIAMS	PASSIVE SW7064
RB-1	RUBBER BASE		ROPPE	BLACK / BROWN

Room Finish Schedule

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT
100	AUTO STORAGE	F1	B1	W1	C1	VARIES
101	RESTROOM	F1	B1	W1/W2	C2	8'-0"
102	JANITOR	F1	B1	W1/W2	C2	8'-0"

FLOOR:
F1 CONCRETE

CEILING:
C1 OPEN TO STRUCTURE
C2 PAINTED GPDW PT-1

BASE:
B1 RUBBER BASE RB-1

WALLS:
W1 PAINTED GPDW PT-1
W2 FRP WAINSCOT FRP-1

Legend

CONCRETE

Door Schedule

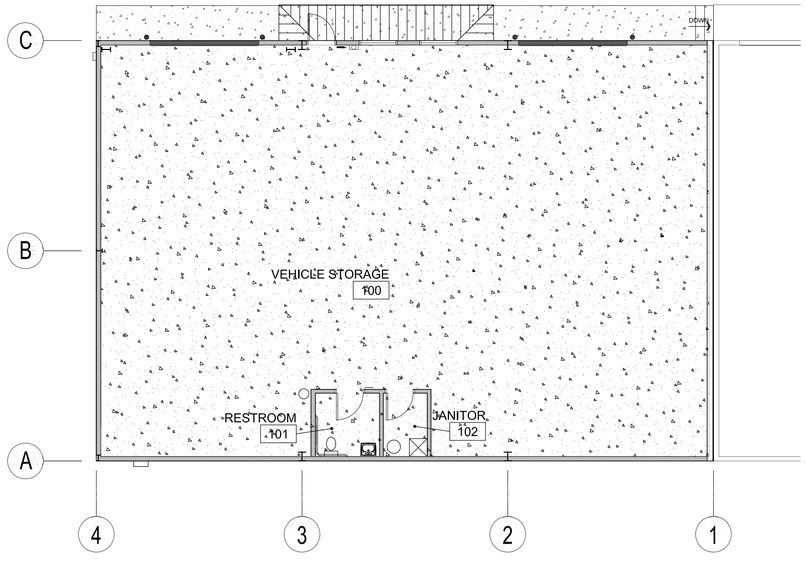
NO.	ROOM NAME	SIZE	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE TYPE
100A	STORAGE	3'-0"x7'-0"	A	HM	PAINT	HM	PAINT	01
100C	STORAGE	12'-0"x12'-0"	C	STEEL	PAINT	STEEL	PAINT	03
100D	STORAGE	12'-0"x12'-0"	C	STEEL	PAINT	STEEL	PAINT	03
101A	RESTROOM	3'-0"x7'-0"	B	SCWD	STAIN	STEEL	PAINT	02
102A	JANITOR	3'-0"x7'-0"	B	SCWD	STAIN	STEEL	PAINT	04

NOTES:

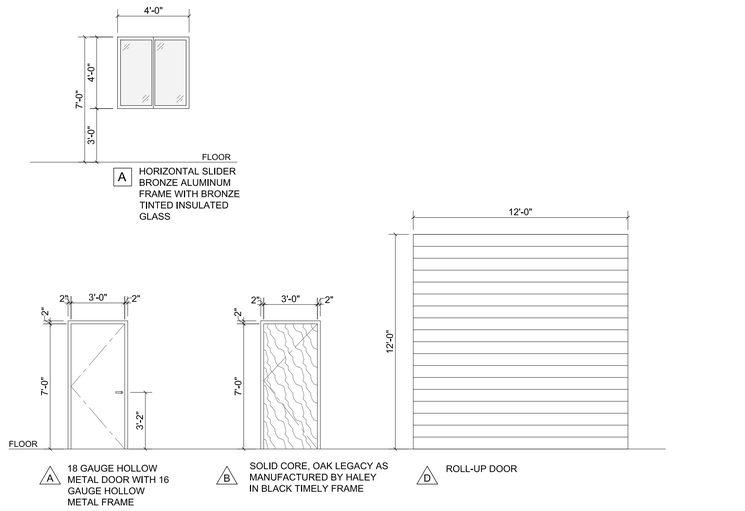
1. ALL EXIT DOORS & HARDWARE SHALL COMPLY WITH THE 2018 I.B.C.
2. DOOR THRESHOLDS SHALL HAVE A MAX HEIGHT OF 1/2" FOR H.C. ACCESSIBILITY. THRESHOLD SHALL HAVE A MAXIMUM RISE OF 1/4" AND 1/2" RISE WHEN BEVELED WITH MAXIMUM 1:2 SLOPE.
3. ALL GLAZING IN DOORS SHALL BE SAFETY GLAZING.
4. ALL INTERIOR DOORS SHALL BE OPERABLE FOR EMERGENCY EXITING PURPOSES WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE NOR EFFORT.
5. ALL GLAZING WITHIN 24" OF OPENINGS SHALL BE SAFETY GLASS.
6. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
7. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. HARDWARE REQUIRED FOR DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISH FLOOR.
8. DOOR OPENING FORCE SHALL BE: 5lbf MAX INTERIOR HINGED, SLIDING OR FOLDING DOORS; FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.

Hardware Schedule

HW-01	LEVER ENTRY LOCK, CHAIN STOP, WEATHER STRIP, THRESHOLD, DOOR BOTTOM, HINGES
HW-02	LEVER PRIVACY LOCK, WALL STOP, HINGES
HW-03	CHAIN HOISTED ROLL-UP DOOR WITH ELECTRIC OPENER
HW-04	LEVER PASSAGE LOCK, WALL STOP, HINGES



A1 Room Finish Plan
Scale: 1/8"=1'-0"
Plan North



B1 Door and Window Types
Scale: 1/4"=1'-0"

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 12/08/21
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Door Schedule, Door & Window Types

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

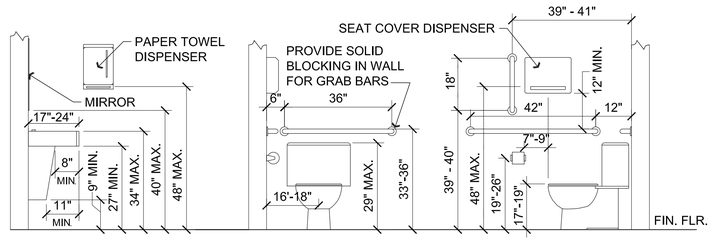
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: December 6th, 2021
JOB NO.: 774
SHEET:

A5.0

Mar 30, 2022 - 12:17pm

Toilet Accessory Schedule ##-#

CODE	FIXTURE	DESCRIPTION	MANUFACTURER	MODEL	COLOR
TA-1	HAND SOAP DISPENSER	COUNTER MOUNTED	BOBRICK	B8221	BRIGHT POLISHED
TA-2	PAPER TOWEL DISPENSER	RECESSED W/ TRASH	BOBRICK	B-3944	STAINLESS STEEL
TA-3	GRAB BARS 42", 36", 18"	1 1/4" DIAMETER	BOBRICK	B-5806	STAINLESS STEEL
TA-4	TOILET SEAT COVER DISPENSER	HALF FOLD	BOBRICK	B-221	STAINLESS STEEL
TA-5	TOILET PAPER DISPENSER	SINGLE 10" JUMBO	BOBRICK	B-2890	STAINLESS STEEL

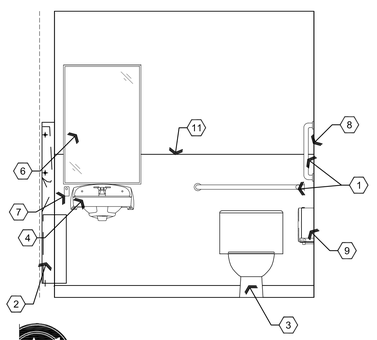


A2 Typical Fixture Mounting Heights

Scale: 1/2"=1'-0"

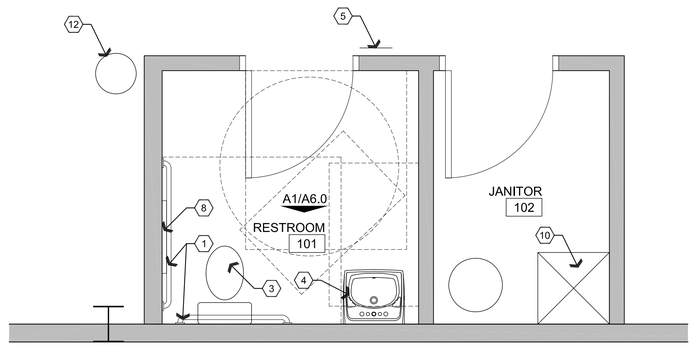
Descriptive Keynotes

1. PROVIDE 1-1/2" DIAMETER GRAB BARS PER A.D.A. REQUIREMENTS, 42" LONG AT SIDE OF WATER CLOSET / 36" LONG AT REAR OF WATER CLOSET / 18" VERTICAL GRAB BAR, PROVIDE SOLID BLOCKING. REFER TO TOILET ACCESSORY SCHEDULE. TA-3
2. PROVIDE PAPER TOWEL DISPENSER, REFER TO TOILET ACCESSORY SCHEDULE. TA-2
3. PROVIDE FLOOR MOUNTED WATER CLOSET, REFER TO PLUMBING DRAWINGS.
4. PROVIDE WALL HUNG LAVATORY, INSULATE PIPES, REFER TO PLUMBING DRAWINGS.
5. PROVIDE ACCESSIBILITY SIGNAGE MOUNTED PER A.D.A. REQUIREMENTS.
6. PROVIDE 1/4" PLATE MIRROR.
7. PROVIDE SURFACE MOUNTED HAND SOAP DISPENSER, REFER TO TOILET ACCESSORY SCHEDULE. TA-1
8. PROVIDE SURFACE MOUNTED TOILET SEAT COVER DISPENSER, REFER TO TOILET ACCESSORY SCHEDULE. TA-4
9. PROVIDE TOILET PAPER DISPENSER, REFER TO TOILET ACCESSORY SCHEDULE. TA-5
10. MOP SINK, REFER TO PLUMBING PLANS.
11. FRP WAINSCOT, 4' HIGH. FRP-1
12. WATER COOLER PROVIDED BY OWNER.



A1 Elevation

Scale: 1/2"=1'-0"



B1 Enlarged Plan

Scale: 1/2"=1'-0"

Plan North

REVISIONS	BY

REGISTERED ARCHITECT
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W. ALAN KENSON
Date Signed 12/06/21
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Enlarged Plan and Interior Elevations

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: December 6th, 2021
JOB. NO.: 774
SHEET:

A6.0

Mar 30, 2022 - 12:17pm

GENERAL STRUCTURAL NOTES

(APPLY UNLESS NOTED OTHERWISE ON PLANS/DETAILS)

GENERAL REQUIREMENTS:

1. THESE DRAWINGS, AND THEIR ASSOCIATED STRUCTURAL CALCULATIONS, HAVE BEEN PERFORMED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEER'S IN THIS OR SIMILAR LOCALITIES. THEY NECESSARILY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE INTERNATIONAL BUILDING CODE CONVENTIONAL FRAMING REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR FRAMING ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.

2. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES, AND SHALL COORDINATE ALL DETAILS.

3. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN. TYPICAL DETAILS AND NOTES ARE NOT NECESSARILY INDICATED ON THE PLANS, BUT SHALL APPLY NONE-THE-LESS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.

4. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH THE ARCHITECT AND STRUCTURAL ENGINEER.

5. ANY INSPECTIONS, SPECIAL (IBC CHAPTER 17) OR OTHERWISE THAT ARE REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS, OR BY THESE PLANS SHALL BE DONE BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT, SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR.

6. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS IN ADDITION TO ITEMS REQUIRED BY ARCHITECTURAL SPECIFICATIONS, THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTAL. ITEMS NOT IN ACCORDANCE WITH CONTRACT DRAWINGS SHALL BE FLAGGED UPON HIS REVIEW. VERIFY ALL DIMENSIONS WITH ARCHITECT. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM ORIGINAL CONTRACT DRAWINGS SHALL BE CLOUDED. ANY OF THE AFOREMENTIONED WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES, SHALL NOT BE CONSIDERED APPROVED AFTER THE STRUCTURAL ENGINEER'S REVIEW, UNLESS NOTED ACCORDINGLY. ANY ENGINEERING PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL OF A STRUCTURAL ENGINEER REGISTERED IN THE APPROPRIATE STATE. THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY AND ARE NOT FLAGGED BY THE STRUCTURAL ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO ORIGINAL DRAWINGS. THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUT PERFORMED BY THE OTHERS RESTS WITH THE DESIGNING OR SUBMITTING AUTHORITY. REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR. ALLOW (5) WORKING DAYS FOR THE STRUCTURAL ENGINEER'S REVIEW. ONE COPY OF EACH SUBMITTAL WILL BE RETAINED FOR THE STRUCTURAL ENGINEER'S RECORDS.

BASIS FOR DESIGN:

1. BUILDING CODE: 2018 EDITION OF THE IBC WITH CITY/COUNTY AMENDMENTS.

   RISK CATEGORY = II

2. VERTICAL LOADS:

LOCATION	LIVE / SNOW LOAD	DEAD LOAD
ROOF	30 PSF	9 PSF

3. SEISMIC DESIGN PARAMETERS:

ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE PROCEDURE
IMPORTANCE FACTOR	Ie = 1.00
SITE CLASS	D
SEISMIC DESIGN CATEGORY	C
SPECTRAL RESPONSE ACCELERATIONS	Sms = 0.480, Sm1 = 0.216
SPECTRAL RESPONSE COEFFICIENTS	Sds = 0.320, Sd1 = 0.144
HORIZONTAL SHEAR TRANSFER ELEMENTS:	
X-BRACE(S)	R = 3.0
VERTICAL SHEAR TRANSFER ELEMENTS:	
X-BRACE(S)	R = 3.0
RIGID STEEL FRAME(S)	R = 3.0

4. WIND DESIGN PARAMETERS (STRENGTH):

WIND SPEED	MPH (3 SECOND GUST)
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	+/-0.18
COMPONENT AND CLADDING PRESSURE	19 PSF
NET UPLIFT ON ROOF	25 PSF

FOUNDATION NOTES:

1. FOUNDATIONS DESIGNED IN CONFORMANCE WITH RECOMMENDATIONS BY: **ENGINEERING TESTING CONSULTANTS, INC. REPORT NO. 5709 DATED MARCH 31, 2006; WITH ADDENDUM 11446 DATED 7-14-2021.**

2. SITE PREPARATION AND GRADING REQUIREMENTS OF THE SOIL REPORT AND ANY ADDENDUM'S SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF FOUNDATIONS. ANY TESTS OR INSPECTIONS REQUIRED BY THE SOIL REPORT SHALL BE PERFORMED PRIOR TO PLACEMENT OF FOUNDATION REINFORCING STEEL OR CONCRETE. ALTERATIONS TO SITE PREPARATION OR GRADING SHALL BE REPORTED TO THE GEOTECHNICAL ENGINEER PRIOR TO FOUNDATION CONSTRUCTION.

THE SOIL DESIGN VALUES FOR THE FOUNDATION ARE:

ALLOWABLE BEARING PRESSURE	2500 PSF
SITE CLASS	D
ALLOWABLE LATERAL BEARING PRESSURE	150 PSF
ALLOWABLE LATERAL SLIDING PRESSURE	0.25

3. A ONE-THIRD INCREASE IN BEARING PRESSURES IS ALLOWED WITH SEISMIC OR WIND LOAD COMBINATIONS. LATERAL BEARING AND LATERAL SLIDING RESISTANCE MAY BE COMBINED.

FOUNDATION BEARING DEPTH
48" BELOW FINISHED GRADE

4. ALL FOUNDATIONS SHALL BEAR ON UNDISTURBED NATURAL SOIL 48" MINIMUM BELOW FINISH GRADE. GRADE IS DEFINED AS TOP OF SLAB FOR INTERIOR FOOTINGS AND LOWEST ADJACENT GRADE WITHIN 5 FEET OF THE BUILDING FOR PERIMETER FOOTINGS. WHERE EXTERIOR PAVING OR CONCRETE IS DIRECTLY ADJACENT TO BUILDING, GRADE IS DEFINED AS TOP OF EXTERIOR PAVING AT LEAST 5 FEET FROM BUILDING. CONCRETE FOOTING EXCAVATIONS SHALL BE CLEAN AND FREE OF LOOSE DEBRIS OR UN-COMPACTED MATERIAL AT TIME OF CONCRETE PLACEMENT.

5. INTERIOR CONCRETE SLABS ON GRADE SHALL BE SUPPORTED ON A 26" LAYER OF SELECT FILL MATERIAL ACCORDING TO THE SPECIFICATIONS OF THE SOIL REPORT; AND OVERLAID BY 4" OF ABC FILL MATERIAL ACCORDING TO THE SPECIFICATIONS OF THE SOIL REPORT. FILL MATERIAL SHOULD BE MOISTENED, BUT NOT SATURATED JUST PRIOR TO PLACING CONCRETE.

MASONRY (CONCRETE BLOCK):

MINIMUM 28 DAY MASONRY STRENGTH SHALL BE 1500 PSI.

1. VERTICAL REINFORCING: #4 AT 48 INCHES ON CENTER FULL HEIGHT OF WALL, CENTERED IN GROUTED CELL AND AT ALL WALL INTERSECTIONS, CORNERS, WALL ENDS, JAMBS, OVER LINTELS, AND EACH SIDE OF CONTROL JOINTS (MINIMUM UNLESS NOTED OTHERWISE ON PLANS/DETAILS). TIE AT 8'-0" VERTICALLY, WITH SINGLE WIRE LOOP TIE OR EQUIVALENT. DOWEL ALL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH AND LAP VERTICAL WALL OR COLUMN REINFORCING.

2. CONTROL JOINTS: UNLESS NOTED OTHERWISE ON THE PLANS, PLACE CONTROL JOINTS IN MASONRY WALLS SUCH THAT NO STRAIGHT RUN OF WALL EXCEEDS 24'-0". CONTROL JOINTS SHALL NOT OCCUR AT WALL CORNERS, INTERSECTIONS, ENDS, WITHIN 24" OF CONCENTRATED POINTS OF BEARING OR JAMBS, OR OVER OPENINGS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS.

3. HORIZONTAL REINFORCING: (MINIMUM UNLESS NOTED OTHERWISE ON PLANS/DETAILS) (2) #4 BARS IN CENTER OF 16 INCH DEEP MINIMUM CONTINUOUS GROUTED BOND BEAM AT ELEVATED FLOOR AND ROOF LINES. FOR 8 INCH THICK WALLS, ONE #4 BAR IN CENTER OF 8 INCH DEEP CONTINUOUS GROUTED BOND BEAM AT INTERVALS NOT TO EXCEED 48 INCHES ON CENTER AND AT TOP OF PARAPET OR FREE STANDING WALLS.

   FOR 12 INCH THICK WALLS, TWO #5 BARS IN CENTER OF 8 INCH DEEP CONTINUOUS GROUTED BOND BEAM AT INTERVALS NOT TO EXCEED 48 INCHES ON CENTER AND AT TOP OF PARAPET OR FREE STANDING WALLS.

   HORIZONTAL BARS AT TOP OF PARAPET OR FREE STANDING WALLS SHALL BE PLACED 8 INCHES DOWN FROM THE TOP IN AN UPSIDE DOWN BOND BEAM BLOCK.

   PLACE HORIZONTAL BARS CONTINUOUS THROUGH CONTROL JOINTS. PROVIDE BENT BARS PER TYPICAL DETAILS, TO MATCH HORIZONTAL BOND BEAM REINFORCING, AT CORNERS AND WALL INTERSECTION TO MAINTAIN BOND BEAM CONTINUITY.

4. TENSION LAP SPLICES OF REINFORCING STEEL IN MASONRY SHALL BE AS FOLLOWS:

REBAR SIZE	STANDARD LAP	RETAINING WALLS (AT FACE OF WALL)
#4	24"	30"
#5	30"	46"
#6	43"	55"
#7	60"	64"
#8	72"	72"

5. REINFORCING PLACEMENT TOLERANCES: ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLEAR" OR "CLR" ARE TO CENTER OF STEEL. TOLERANCES FOR PLACEMENT OF VERTICAL REINFORCING SHALL BE (±) ½" PERPENDICULAR TO WALL AND (±) 2" ALONG THE LENGTH OF THE WALL. PROVIDE ½" CLEARANCE BETWEEN MASONRY UNITS AND REINFORCING, AND REINFORCING RUNNING IN THE SAME DIRECTION. LAPS MAY BE BESIDE OR OVER THE REINFORCING BEING SPLICED.

6. BLOCK QUALITY: CONCRETE BLOCK SHALL BE HOLLOW LIGHTWEIGHT LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM 90-75 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI. USE BOND BEAM UNITS AT HORIZONTAL REINFORCING.

7. MORTAR: MORTAR MIX SHALL CONFORM TO REQUIREMENTS OF THE IBC STANDARDS, TYPE M OR S. MORTAR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.

8. GROUT: GROUT SHALL CONFORM TO REQUIREMENTS OF CHAPTER 21 OF THE IBC FOR COARSE GROUT. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. ALL CELLS IN CONCRETE BLOCKS CONTAINING REINFORCING SHALL BE FILLED SOLID WITH GROUT. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID. ALL GROUT SHALL BE MECHANICALLY VIBRATED.

   GROUT LIFTS OF 5 FEET OR LESS IS RECOMMENDED. FOR HIGHER GROUT LIFTS, CLEANOUTS (3"X3") AT THE BOTTOM OF ALL VERTICALLY REINFORCED CELLS SHALL BE PROVIDED. IN ADDITION, MECHANICAL DEVICES SHALL BE USED TO POSITION AND SECURE REINFORCING WHEN GROUT LIFTS EXCEED 5 FEET IN HEIGHT. IN SOLID GROUTED MASONRY, CLEANOUTS SHALL NOT BE SPACED MORE THAN 32" O.C.

9. BLOCK CONSTRUCTION: ALL BLOCKS SHALL BE PLACED IN RUNNING BOND CONSTRUCTION (UNLESS OTHERWISE NOTED) WITH ALL VERTICAL CELLS IN ALIGNMENT.

1

10. MISCELLANEOUS LINTELS:
    FOR MISCELLANEOUS OPENINGS (4'-8" OR LESS) NOT SHOWN ON PLANS OR IN A SCHEDULE, BUT REQUIRED BY OTHER DISCIPLINES (MECHANICAL, ELECTRICAL, PLUMBING, ETC.) THE FOLLOWING OPTIONS MAY BE USED IN 8" MASONRY WALLS:

    OPTION #1: GROUTED REINFORCED MASONRY LINTEL: REINFORCE WITH (2) #4 HORIZONTAL BARS IN BOTTOM OF BOND BEAM OR LINTEL BLOCK AND SHALL BE GROUTED SOLID TO A MINIMUM DEPTH OF 12 INCHES. ALL LINTEL REINFORCING AND GROUT SHALL EXTEND 24" PAST JAMBS.

    OPTION #2: DOUBLE ANGLE LINTELS: USE (2) L3½X3½X¼ BACK-TO-BACK. PROVIDE 12" MINIMUM OF GROUT OVER LINTELS. BEARING FOR STEEL ANGLE LINTELS SHALL BE 4" (±) 1" AT EACH JAMB.

    OPTION #3: POWERS STEEL LINTEL: PS8-8. GROUT LINTEL 8" DEEP. BEARING FOR POWERS STEEL LINTELS SHALL BE 4" (±) 1" AT EACH JAMB.

    THESE LINTELS, OR THE OPENING THEY SPAN, SHALL NOT BE PLACED SO AS TO INTERFERE WITH THE REQUIREMENTS OF OTHER STRUCTURAL ELEMENTS (I.E. BOND BEAMS, LINTELS, CONTROL JOINTS, CONCENTRATED POINTS OF BEARING, ETC.) WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.

    SOLID GROUT SHALL BE PROVIDED BETWEEN WEBS AND MASONRY FACE SHELLS FOR FULL LENGTH OF ALL STEEL LINTELS. MORTAR MAY BE USED FOR GROUT FOR THIS PURPOSE ONLY. FACE UNITS, SOAPS, ROMANS, ETC., SHALL BE LAID WITH FULL HEAD AND BED JOINTS.

    FOR ADDITIONAL INFORMATION AT OPENINGS IN MASONRY WALLS, SEE TYPICAL DETAILS.

1

CONCRETE:

1. MINIMUM 28 DAY CONCRETE STRENGTH SHALL BE AS FOLLOWS:

USE:	CONCRETE STRENGTH:	REMARKS:
FOUNDATIONS	3000 PSI	DESIGNED FOR 2500 PSI
CONCRETE SLABS ON GRADE	3000 PSI	W/O INSPECTION

2. ALL NORMAL WEIGHT CONCRETE SHALL BE REGULAR WEIGHT OF 150 POUNDS PER CUBIC FOOT USING HARD-ROCK AGGREGATES. AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C67 FOR ¾", ASTM C57 FOR 1" AND ASTM C467 FOR 1½" AGGREGATE.

3. TENSION LAP SPLICES OF REINFORCING STEEL IN CONCRETE SHALL BE AS FOLLOW:

REBAR SIZE	STANDARD LAP
#3	20"
#4	32"
#5	39"

   LAP SPLICES FOR BEAMS AND FLOOR SLABS SHALL BE ACCORDING TO CHAPTER 12 OF ACI 318 OR LAP SCHEDULE ON THESE DRAWINGS.

   STAGGER SPLICES A MINIMUM OF ONE LAP LENGTH. NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE WITH THE STRUCTURAL ENGINEER. LATEST ACI CODE AND DETAILING MANUAL APPLY. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES.

4. ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLEAR" OR "CLR" ARE TO CENTER OF STEEL. MINIMUM COVER FOR NON-PRESTRESSED CONCRETE REINFORCING SHALL BE AS FOLLOWS:

LOCATION:	MINIMUM COVER	TOLERANCE
CAST AGAINST EARTH (FOOTINGS)	3"	± ⅜"
SLABS ON GRADE	1½"	± ¼"
EXPOSED TO EARTH OR WEATHER – #5 AND SMALLER	1½"	± ⅜"
EXPOSED TO EARTH OR WEATHER – #6 AND LARGER	2"	± ⅜"

5. MAXIMUM SLUMP FOR ALL CONCRETE SHALL BE 4". SLUMP FOR EXTERIOR SLABS SHALL BE 6". PORTLAND CEMENT SHALL CONFORM TO ASTM C150. TYPE V CEMENT SHALL BE USED FOR CONCRETE IN CONTACT WITH ALKALINE SOIL, AND TYPE II ELSEWHERE.

6. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY THE TESTING AGENCY.

7. CONCRETE PLACEMENT AND QUALITY SHALL BE PER RECOMMENDATIONS IN ACI 614, ACI 301 AND ACI 318. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AROUND AND UNDER FLOOR DUCTS, ETC. CAST CLOSURE POUR, WHERE SHOWN ON PLANS AROUND COLUMNS AFTER COLUMN DEAD LOAD IS APPLIED. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE.

   ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING, DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS BEFORE PLACING THE CONCRETE.

8. ALL CONCRETE SLABS ON GRADE SHALL BE DIVIDED INTO AREAS BY CONTROL JOINTS (KEYED OR SAW CUT) SUCH THAT ONE SLAB AREA DOES NOT EXCEED 250 SQUARE FEET, OR BE MORE THAN TWO TIMES LONGER THAN THE SLAB AREA WIDTH. THE FOUNDATION PLAN SHOWS A SUGGESTED METHOD OF CONTROL JOINT LAYOUT. IT IS RECOMMENDED THAT SAW CUTS BE MADE WITHIN 16 HOURS OF CONCRETE BATCHING.

   KEYED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING, ALL OTHER JOINTS MAY BE SAW CUT.

9. HORIZONTAL PIPES AND ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE AND SLABS ON GRADE EXCEPT WHERE SPECIFICALLY APPROVED OR NOTED BY THE STRUCTURAL ENGINEER. PIPES AND CONDUITS SHALL NOT IMPAIR THE STRENGTH OF THE WORK.

10. FLY ASH MAY BE USED ONLY IF PERMITTED BY ARCHITECTURAL SPECIFICATIONS AND SHALL BE LIMITED TO 18 PERCENT OF CEMENTITIOUS MATERIALS AND SHALL HAVE A REPLACEMENT FACTOR OF 1.2 RELATIVE TO CEMENT REPLACED. NO FLY ASH ADDITIVES SHALL BE USED IN FLATWORK OR ARCHITECTURALLY EXPOSED CONCRETE.

11. COLD/HOT WEATHER CONCRETE CONSTRUCTION: PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH IN COMPLIANCE WITH ACI 305 AND 306.

REINFORCING STEEL:

1. ASTM A615 GRADE 60 (FY = 60 KSI).

2. WELDING OF REINFORCING BARS SHALL BE MADE ONLY TO ASTM A706 GRADE 60 BARS AND ONLY USING E90 SERIES RODS. WELDING OF REINFORCING BARS SHALL BE MADE ONLY AT LOCATIONS SHOWN ON PLANS OR DETAILS.

3. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.

STEEL:

1. MATERIALS: ROLLED W SHAPES, SHALL CONFORM TO ASTM A992 (FY=50 KSI). ALL OTHER STRUCTURAL STEEL SHAPES, ROLLED SECTIONS, BARS AND PLATES SHALL CONFORM TO ASTM A36 (FY = 36 KSI). ALL PIPE STEEL SHALL BE ASTM A501 (FY = 36 KSI) OR ASTM A53, TYPE E OR S, GRADE B (FY = 35 KSI). ALL TUBULAR STEEL SHALL BE ASTM A500 (FY = 46 KSI).

2. ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.

3. WELDING SHALL BE BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. ALL WELDING SHALL USE E70 SERIES LOW HYDROGEN RODS UNLESS NOTED OTHERWISE. ALL WELDING PER LATEST AMERICAN WELDING SOCIETY STANDARDS. ALL WELDS ON DRAWINGS ARE SHOWN AS SHOP WELDS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT HIS DISCRETION. ALL FULL PENETRATION WELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.

4. STEEL TO STEEL BOLTED CONNECTIONS: ALL BOLTS INDICATED IN THE PLANS TO BE ⅝"ø OR SMALLER, TO BE ASTM A307 OR (A325). ALL BOLTS INDICATED IN THE PLANS ¾"ø OR LARGER TO BE HIGH STRENGTH ASTM A325N AND SHALL BE INSTALLED AS BEARING-TYPE CONNECTIONS WITH THREADS INCLUDED IN SHEAR PLANE (TYPE "N" CONNECTION). BOLTS MAY BE TIGHTENED USING ANY AISC APPROVED METHOD.

5. DRYPACK SHALL BE 5,000 PSI FIVE STAR NON-SHRINK GROUT OR EQUIVALENT. INSTALL DRYPACK UNDER BEARING PLATES BEFORE FRAMING MEMBER IS INSTALLED. AT COLUMNS, INSTALL DRYPACK UNDER BASE PLATES AFTER COLUMN HAS BEEN PLUMBED BUT PRIOR TO FLOOR OR ROOF INSTALLATION.

STEEL DECKING (ICBO #2078):

1. PER ARCHITECTURAL DRAWINGS.

2. ROOF DECK ATTACHMENT: PER TYPICAL DETAILS.

3. WALL SHEETING (PBR PANEL): DECK SHALL BE 1.25" DEEP, 36" WIDE, 26 GAUGE PRE-FINISHED STEEL, WITH MINIMUM YIELD STRESS OF 80 KSI, WITH MINIMUM S = 0.0381 IN^3 AND I = 0.0309 IN^4 PER FOOT OF WIDTH.

4. SHEETING ATTACHMENT: PER TYPICAL DETAILS.

COLD FORMED STEEL (ICBO ER 4943P):

1. MATERIALS: STANDARD COLD-FORMED STEEL STUDS, JOISTS, TRACK, BRIDGING AND STRAPS SHALL CONFORM TO AISI NAS-01 WITH 2004 SUPPLEMENT (FY = 33 KSI). STEEL FOR PURLINS AND GIRTS SHALL CONFORM TO (FY = 55 KSI). STEEL SHALL BE GALVANIZED AT EXTERIOR WALLS AND FRAMING.

2. FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" BY THE AMERICAN IRON AND STEEL INSTITUTE(AISI).

3. ALL STUDS SHALL BE SECURELY SEATED FOR FULL END BEARING ON TOP AND BOTTOM TRACK. UNLESS NOTED OTHERWISE, PROVIDE DOUBLE STUDS AT ALL JAMBS, CORNERS, INTERSECTIONS, BEAM BEARINGS, AND JOIST BEARING.

4. ALL WELDING SHALL BE PERFORMED BY WELDERS EXPERIENCED IN LIGHT GAGE STRUCTURAL STEEL FRAMING WORK. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM EFFECTIVE PROPERTIES PER STEEL STUD MANUFACTURERS ASSOCIATION(SSMA):

TYPE/STYLE	MEMBER	MILS(GA)	FY
3⅝"X20GA. STUD	362S162-33	33(20)	33KSI
3⅝"X20GA. TRACK	362T162-33	33(20)	33KSI
6"X18GA. STUD	600S162-43	43(18)	33KSI
6"X18GA. TRACK	600T162-43	43(18)	33KSI
10"X16GA. TRACK	1000S150-54	54(16)	33 KSI

GYPSUM BOARD SHEATHING:

1. ALL GYPSUM BOARD SHEATHING MATERIALS SHALL CONFORM TO ASTM C79 AND SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C1280. FOUR-FOOT WIDE PIECES OF GYPSUM SHEATHING SHALL BE APPLIED PARALLEL OR PERPENDICULAR TO THE STUDS. TWO-FOOT WIDE PIECES OF GYPSUM SHEATHING SHALL BE APPLIED PERPENDICULAR TO THE STUDS. END JOINTS OF ADJACENT COURSES OF GYPSUM BOARD SHALL BE STAGGERED.

2. FOR FIRE RATED WALLS WITH GYPSUM SHEATHING EACH SIDE, GYPSUM SHEATHING SHALL BE INSTALLED SO THAT ALL EDGES ARE SUPPORTED EXCEPT ⅝" TYPE-X GYPSUM SHEATHING SHALL BE PERMITTED TO BE INSTALLED HORIZONTALLY WITH THE HORIZONTAL JOINTS STAGGERED 24" FROM THE OPPOSITE SIDE, BUT JOINTS ARE UNSUPPORTED AND FINISHED.

SPECIAL INSPECTION ITEMS:

1. THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR DURING CONSTRUCTION OF CERTAIN TYPES OF WORK. PER IBC SECTION 1704 AND THE STRUCTURAL ENGINEER OF RECORD, SPECIAL INSPECTION IS (IS NOT) REQUIRED AS FOLLOWS:

TYPE OF WORK:	REQUIRED:	REMARKS:
SOIL BEARING SUBGRADE	YES	PER GEOTECHNICAL REPORT
CONCRETE SLAB ON GRADE	NO	DESIGN BASED ON f'c=2500 PSI
CONCRETE FOUNDATIONS	NO	DESIGN BASED ON f'c=2500 PSI
BOLTS, ANCHORS CAST IN CONCRETE	YES	DURING PLACEMENT OF CONCRETE
WELDING	YES	AFTER WORK IS COMPLETE
STEEL TO STEEL BOLTED CONNECTIONS	YES	AFTER WORK IS COMPLETE

SPECIAL INSPECTIONS NOT LISTED ABOVE ARE NOT REQUIRED BY FSE HOWEVER, ADDITIONAL SPECIAL INSPECTIONS MAY BE REQUIRED BY THE BUILDING OFFICIAL.

2. DESIGNATION OF SPECIAL INSPECTOR: A SPECIAL INSPECTION CERTIFICATE-CORRESPONDING TO THE REQUIREMENTS IN THE TABLE ABOVE HAS BEEN PROVIDED WITH THESE DRAWINGS BY FSE FOR PERMITTING PURPOSES.

   A. ACCORDING TO THE SI CERTIFICATE, THE SPECIAL INSPECTOR SHALL BE, OR WORK UNDER THE DIRECT SUPERVISION OF THE STRUCTURAL ENGINEER OF RECORD – FROST STRUCTURAL ENGINEERING (FSE) (928) 776-4757. FSE IS NOT RESPONSIBLE FOR SPECIAL INSPECTIONS IF WE ARE NOT CONTACTED OR CONTRACTED TO DO SO.

   B. TO SCHEDULE ANY SPECIAL INSPECTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE SPECIAL INSPECTOR AT LEAST ONE DAY IN ADVANCE.

   C. AN ALTERNATE SPECIAL INSPECTOR MAY BE USED BY OBTAINING A NEW SI CERTIFICATE, AND MAKE THE NECESSARY NOTIFICATIONS TO ALL PARTIES INVOLVED. THE ALTERNATE SPECIAL INSPECTOR SHALL BE AN ARIZONA LICENSED CIVIL OR STRUCTURAL ENGINEER OR AN ICC CERTIFIED SPECIAL INSPECTOR.

   D. FOR GEOTECHNICAL ITEMS LISTED ABOVE, THE SPECIAL INSPECTOR SHALL BE, OR WORK UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER OF THE BUILDING OFFICIAL.

3. QUALITY ASSURANCE PROGRAM:

   A. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

   B. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE STRUCTURAL ENGINEER OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.

   C. UPON COMPLETION OF THE ASSIGNED WORK THE STRUCTURAL ENGINEER SHALL COMPLETE AND SIGN THE APPROPRIATE FORMS CERTIFYING THAT TO THE BEST OF HIS KNOWLEDGE THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE.

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S2	FOUNDATION PLAN	---
S3	ROOF FRAMING PLAN	---
S3.1	STRUCTURAL ELEVATIONS	---
S3.2	STRUCTURAL ELEVATIONS	---
S4	FOUNDATION DETAILS	100-SERIES
S5	FRAMING DETAILS	200-SERIES

JOB NO.: 2021-140 | PROJECT MANAGER: PJC | CAD OPERATOR: MJS

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REVISIONS	BY
TOWN OF P.V. REVIEW COMMENTS DATED 3/25/22 (1)	PJC

Registered Professional Engineer (Structural) CERTIFICATE NO. 27341 RICHARD K. FROST DATE SIGNED 3/29/22 ARIZONA U.S.A.
EXPIRES 9/30/2023

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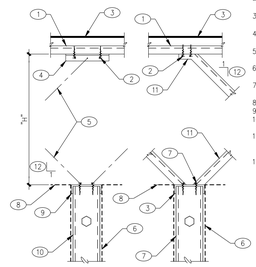
DRAWING: GENERAL STR CT RAL NOTES

PROJECT: R&R COMMERCIAL BuildingS, LLC
8633 E.. Florentine Rd
Prescott Valley, AZ 86314

PROJECT: 103-31-013

DRAWN BY: MJS
CHECKED BY: PJC
DATE: 12/01/2021
SCALE: AS NOTED
JOB NO.: 2021-140
SHEET: S1



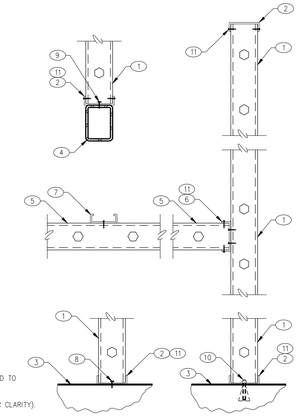
KEY NOTES:

1. STEEL DECK WHERE OCCURS.
2. (2)–HILTI DX 1451⁄4" PINS OR (2)–#10 SCREWS TO DECK.
3. CONCRETE SLAB WHERE OCCURS.
4. STEEL ANGLE 1½" X 18 GA. X 12" LONG.
5. #12 GAGE WIRES LOOPED AROUND TRACK AT STUD.
6. WALL COVERING WHERE OCCURS.
7. (2)–#10 SCREWS AT EACH BRACE.
8. CEILING LINE.
9. TOP TRACK.
10. STUD AT BRACE ATTACH BRACE.
11. DIAGONAL TENSION BRACE – 358 IC 25 GA. STUD EACH SIDE.
12. "L" VERTICAL WHERE "H" IS 8'–0" OR LESS. "2" MAX WHERE "H" IS GREATER THAN 8'–0".

T16 NON-BEARING TOP TRACK SUPPORT DETAIL – TOP CONNECTION

02–LGS0704

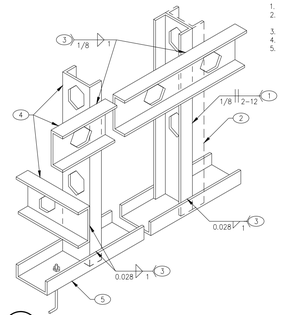
NO SCALE



KEY NOTES:

1. LIGHT GAUGE STEEL STUD SECTION. SEE PLANS, DETAILS AND G.S.N. FOR MORE SIZE.
2. CONTINUOUS LIGHT GAUGE STEEL TRACK PER PLANS OR DETAILS.
3. CONCRETE SLAB OR FOUNDATION.
4. STRUCTURAL STEEL TUBE OR STEEL BEAM PER PLAN.
5. LIGHT GAUGE STEEL CEILING JOIST, SEE DETAILS OR G.S.N. FOR SIZE.
6. CONTINUOUS TRACK SECTION SAME DEPTH AS JOIST W/ (2) #10X1.25" SCREWS AT EACH STUD.
7. HORIZONTAL BRACING, SAME SIZE AS JOIST WITH (1) #10X1.25" SCREW AT EACH JOIST, SPACED AT 6'–0" O.C. MAXIMUM.
8. 0.177"ø X¾" LONG SHOT PINS AT 16" O.C.
9. TEKS SCREW (#12X1") OR 0.146"ø X1" SHOT PIN AT 16" O.C.
10. ⅝"ø EXPANSION ANCHORS W/ 2.25" MINIMUM EMBEDMENT AT 48" O.C. OR 0.177"ø X¾" LONG SHOT PINS AT 16" O.C. MAXIMUM.
11. CONNECT TRACK W/ (1) #8X½" SCREW EACH SIDE OF EACH STUD OR CEILING JOIST.
12. #10 TEKS SCREW AT 12" O.C.

DOUBLE STUDS



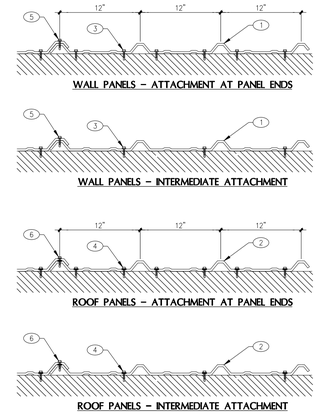
KEY NOTES:

1. TYPICAL AT DOUBLE STUDS.
2. DOUBLE STUDS WHERE SHOWN ON PLANS AND DETAILS.
3. BOTH SIDES.
4. STEEL STUD.
5. UNPUNCHED STEEL STUD TRACK – ATTACHMENT REQUIRED ⅝"ø ANCHOR BOLTS AT 48" O.C. (2 MINIMUM) OR 0.177"ø X ¾" LONG POWDER DRIVEN PINS AT 12" O.C. FASTENER SHALL HAVE I.C.B.O. REPORT FOR SAME INSTALLATION.

T8 TYPICAL STEEL STUD ATTACHMENT – WELD CONNECTION

02–LGS02

NO SCALE

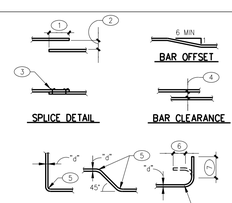


KEY NOTES:

1. METAL WALL PANEL PER ARCHITECTURAL DRAWINGS.
2. STANDING SEAM ROOF PANELS PER ARCHITECTURAL DRAWINGS.
3. #12 X 1.25" SELF–TAPPING TEKS SCREWS AT 12" O.C.
4. #12 X 1.25" SELF–TAPPING TEKS SCREWS WITH NEOPRENE WASHERS AT 12" O.C.
5. WALL PANEL STITCH SCREW: #14 X ⅞" SELF–TAPPING TEKS SCREWS AT 18" O.C.
6. ROOF PANEL STITCH SCREW: #14 X ⅞" SELF–TAPPING TEKS SCREWS AT 18" O.C. WITH CONTINUOUS MASTIC TAPE.

T5 TYPICAL "PBR" PANEL ROOFING/SIDING ATTACHMENT

SD05



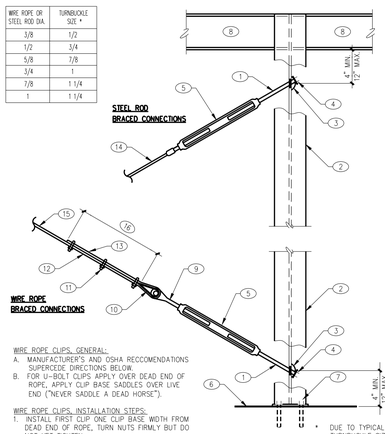
KEY NOTES:

1. LAP – SEE G.S.N.
2. MAXIMUM ¾ LAP BUT NOT MORE THAN 6".
3. WIRE TIES.
4. 1ø (1" MINIMUM).
5. RADIUS=3ø FOR BARS NOT OVER #8; 4ø FOR #9, #10 AND #11 BARS; 5ø FOR #14 AND #18 BARS; 5ø FOR ALL GRADE 40 BARS WITH 180 DEGREE HOOK.
6. 4ø (4" MINIMUM).
7. 12ø (90 DEGREE HOOK).
8. 6ø (4" MINIMUM).
9. 135 DEGREE BEND.
10. BEND AROUND 1½" PIN FOR #3 BARS, BEND AROUND 2" PIN FOR #4 BARS, BEND AROUND 2½" PIN FOR #5 BARS.

T1 TYPICAL REINFORCING DETAILS

C01

NO SCALE



STEEL ROD BRACED CONNECTIONS

WIRE ROPE BRACED CONNECTIONS

WIRE ROPE OR STEEL ROD DIA.	TURNBUCKLE SIZE *
3/8	1/2
1/2	3/4
5/8	7/8
3/4	1
7/8	1 1/4
1	1 1/4

KEY NOTES:

1. THREADED STEEL ROD FITTING, SIZED TO MATCH TURNBUCKLE.
2. STEEL COLUMN (FLANGE AT BRACE CONNECTION SHOWN CUT AWAY FOR CLARITY).
3. HILLSIDE WASHER.
4. FLAT WASHER AND NUT.
5. TURNBUCKLE AT ONE END OF TENSION BRACE, SEE SCHEDULE BELOW FOR SIZE.
6. LINE OF FLOOR OR FOUNDATION AS OCCURS.
7. A.B.'s PER PLAN AT FOUNDATION.
8. STEEL BEAM OR OTHER FRAMING MEMBER.
9. JAW END TYPE FITTING, SIZED TO MATCH TURNBUCKLE.
10. EXTRA HEAVY DUTY WIRE ROPE THIMBLE (CROSBY G–414 OR SIMILAR)
11. WIRE ROPE CLIPS (CROSBY G–450, G–429 OR SIMILAR) PER SCHEDULE BELOW.
12. "LIVE" END OF WIRE ROPE.
13. "DEAD" END OF WIRE ROPE
14. STEEL ROD BRACE w/ THREADED END, USE REDUCER COUPLING AS REQ'D TO FIT TURNBUCKLE.
15. ASTM A603 TYPE 6x19 WIRE ROPE.
16. LENGTH OF WIRE ROPE TO BE TURNED BACK PER SCHEDULE.

WIRE ROPE DIA. (IN.)	CLIP SIZE (IN.)	MIN. # OF CLIPS	INCHES OF ROPE TO TURN BACK	TORQUE (FT. LBS.)
3/8	3/8	2	6 1/2	45
1/2	1/2	3	11 1/2	65
5/8	5/8	3	12	95
3/4	3/4	4	18	130
7/8	7/8	4	19	225
1	1	5	26	225

WIRE ROPE CLIPS, GENERAL:

A. MANUFACTURER'S AND OSHA RECCOMENDATIONS SUPERCEDE DIRECTIONS BELOW.

B. FOR U–BOLT CLIPS APPLY OVER DEAD END OF ROPE, APPLY CLIP BASE SADDLES OVER LIVE END ("NEVER SADDLE A DEAD HORSE").

WIRE ROPE CLIPS, INSTALLATION STEPS:

1. INSTALL FIRST CLIP ONE CLIP BASE WIDTH FROM DEAD END OF ROPE, TURN NUTS FIRMLY BUT DO NOT YET TIGHTEN.
2. INSTALL SECOND CLIP AS CLOSE AS POSSIBLE / PRACTICAL TO THIMBLE. TURN NUTS FIRMLY BUT DO NOT YET TIGHTEN.
3. INSTALL THIRD OR MORE CLIPS SPACED EQUALLY PER SCHEDULE IN–BETWEEN FIRST TWO.
4. TIGHTEN ALL SLACK IN ROPE, FINAL TIGHTEN / TORQUE ALL CLIPS IN ALTERNATING FASHION.

* DUE TO TYPICAL LOW WORKING LOAD LIMITS OF TURNBUCKLES, TURNBUCKLE SIZE WILL BE BIGGER THAN WIRE ROPE OR ROD SIZE. ALTERNATE TURNBUCKLE SIZES ACCEPTED PER DEMONSTRATION / SUBMITTAL OF TURNBUCKLES WITH ACCEPTABLE WORKING LOADS.

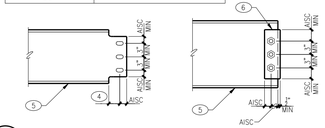
T17 TYPICAL X–BRACING AT STEEL COLUMN (W–SHAPE)

NO SCALE

NOMINAL BEAM DEPTH "D"	NUMBER OF ¾"ø ASTM, A325N BOLTS
UP TO 7"	2
8" – 11"	2
12" – 14"	3
15" – 17"	4
18" – 20"	5
21" – 23"	6
24" – 29"	7
30" – 32"	8
33" – 35"	9
36"	10

KEY NOTES:

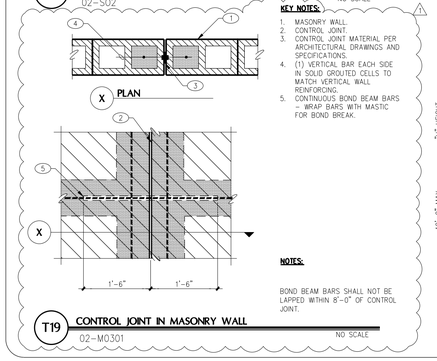
1. THE TYPICAL STEEL BEAM TO STEEL COLUMN OR STEEL BEAM TO STEEL BEAM CONNECTION CONSISTS OF ⅜" THICK SINGLE SHEAR PLATES WITH ¾"ø ASTM A325N BOLTS. USE ⅜" SHEAR PLATES WHERE "D"=27" OR GREATER.
2. ALL BOLTS SHALL BE INSTALLED USING SHORT SLOTTED HOLES IN EITHER THE BEAM WEB OR THE SHEAR PLATE PER LATEST AISC SPECIFICATIONS.
3. MAINTAIN MINIMUM BOLT SPACING AND EDGE DISTANCES PER AISC SPECIFICATIONS 1.16.4 AND 1.16.5. AND AS SHOWN BELOW.
4. CLIP FLANGE FOR ½" CLR.
5. STEEL BEAM.
6. SHEAR PLATE.



T18 BOLT SCHEDULE FOR STEEL CONNECTIONS

02–S02

NO SCALE



KEY NOTES:

1. MASONRY WALL.
2. CONTROL JOINT.
3. CONTROL JOINT MATERIAL PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
4. (1) VERTICAL BAR EACH SIDE IN SOLID GROUTED CELLS TO MATCH VERTICAL WALL REINFORCING.
5. CONTINUOUS BOND BEAM BARS – WRAP BARS WITH MASTIC FOR BOND BREAK.

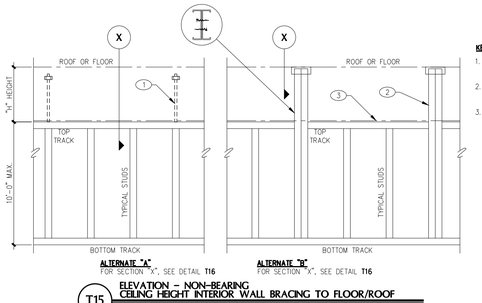
NOTES:

BOND BEAM BARS SHALL NOT BE LAPPED WITHIN 8'–0" OF CONTROL JOINT.

T19 CONTROL JOINT IN MASONRY WALL

02–M0301

NO SCALE



KEY NOTES:

1. STEEL DECK WHERE OCCURS.
2. 14 GA. CONTINUOUS BENT STEEL PLATE OR, DEEP LEG 14 GA. SLIP TRACK BY STUD MANUFACTURER.
3. STEEL STUD TRACK.
4. STEEL STUD WALL.
5. (2) #10 SCREWS.
6. 1" CLEAR MINIMUM – TYPICAL.
7. 1" MINIMUM – TYPICAL.
8. WALL COVERING WHERE OCCURS – DO NOT ATTACH TO SLIP TRACK OR BENT STEEL PLATE.

PARALLEL PERPENDICULAR

T14 NON–BEARING STEEL STUD TOP TRACK CONNECTION

02–LGS0702

NO SCALE

KEY NOTES:

1. DIAGONAL TENSION BRACING AT SPACING AS SHOWN IN SCHEDULE.
2. STUDS FULL HEIGHT – TYPE, GAGE AND SPACING AS REQUIRED IN SCHEDULE.
3. CEILING (NOT BRACED TO RESIST LATERAL LOAD OF STUD WALL).

ALTERNATE "A" FOR SECTION "X", SEE DETAIL T16

ALTERNATE "B" FOR SECTION "X", SEE DETAIL T16

T15 ELEVATION – NON–BEARING CEILING HEIGHT INTERIOR WALL BRACING TO FLOOR/ROOF

02–LGS0703

NO SCALE

GENERAL STRUCTURAL NOTES:

1. ALL COLD–FORMED STEEL FRAMING SHALL BE FABRICATED AND ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF "SPECIFICATIONS FOR THE DESIGN OF COLD–FORMED STEEL STRUCTURAL MEMBERS" BY THE AMERICAN IRON AND STEEL INSTITUTE AND METAL STUD MANUFACTURER'S ASSOCIATION – ICBO #4943.
2. STEEL FOR ALL STUDS AND FOR ALL GAGES OF TRACK, ACCESSORIES AND BRIDGING SHALL HAVE A MINIMUM YIELD STRENGTH OF 33 KSI.
3. ALL STUDS SHALL BE SECURELY SEATED FOR FULL END BEARING ON TOP AND BOTTOM TRACK. UNLESS NOTED OTHERWISE, PROVIDE DOUBLE STUDS AT ALL JAMBS, CORNERS, AND INTERSECTIONS. BRIDGING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AT MID HEIGHT OF WALL FOR WALLS LESS THAN 10'–0" HIGH, AND AT 5'–0" FOR WALLS GREATER THAN 10'–0" HIGH.

ALLOWABLE WALL HEIGHTS FOR FULL HEIGHT INTERIOR WALL PARTITIONS				BRACE SPACING WHERE OCCURS
STUD SIZE	TRACK SIZE	STUD SPACING 16" O.C.	STUD SPACING 24" O.C.	
600 XC 20GA	600 MT 20GA	32'–3" A.F.F.	28'–4" A.F.F.	10'–0" O.C.
358 XC 20GA	358 MT 20GA	21'–11" A.F.F.	19'–2" A.F.F.	10'–0" O.C.
358 XC 20GA	358 MT 20GA	14'–3" A.F.F.	11'–7" A.F.F.	8'–0" O.C.
250 XC 20GA	250 MT 20GA	16'–6" A.F.F.	14'–5" A.F.F.	8'–0" O.C.
250 XC 20GA	250 MT 20GA	11'–6" A.F.F.	9'–6" A.F.F.	8'–0" O.C.

VALUES BASED ON NO AXIAL LOAD, 5 PSF LATERAL LOAD, AND A DEFLECTION LIMIT OF H/120 (VERIFY WITH ARCHITECTURAL SPECIFICATIONS FOR SPECIAL REQUIREMENT). BRACING DESIGN BASED ON MAXIMUM HEIGHT (TO CEILING) OF 10'–0".

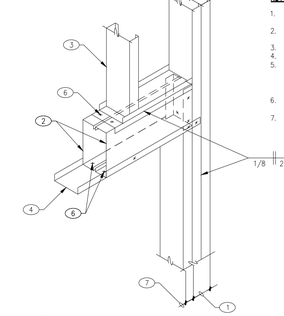
INSTALLATION OPTIONS:

1. STEEL STUDS WALLS THAT SPAN FULL HEIGHT TO UNDERSIDE OF STRUCTURE MAY BE INSTALLED UN–BRACED PER SCHEDULE ABOVE.
2. STEEL STUD WALLS PER SCHEDULE ABOVE MAT BE INSTALLED WHEN BRACED PER DETAIL 34 OR 35.
3. PLANS AND DETAILS OF OPTIONAL METHODS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
4. FOR ADDITIONAL INFORMATION, SEE DETAILS T9 THRU T16.
5. BOTTOM TRACK SHALL BE ATTACHED TO CONCRETE FLOORS USING ⅜"ø EXPANSION ANCHORS AT 48" O.C. (2 MIN PER TRACK) WITH 4" EMBEDMENT.

T13 NON–BEARING INTERIOR STEEL STUD WALL SCHEDULE

02–LGS0701

NO SCALE



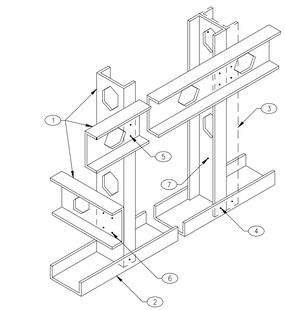
KEY NOTES:

1. (2) FULL HEIGHT (KING) STUDS.
2. BUILT–UP HEADER PER SCHEDULE.
3. CRIPPLE STUD.
4. CONTINUOUS STEEL TRACK.
5. TRACK SECTION W/ (4) #10 TEKS SCREWS TO KING STUDS AND (2) #10 TEKS SCREWS TO EACH HEADER PIECE.
6. (2) #8 SCREWS AT 24" O.C. FROM BOTTOM.
7. (1) TRIMMER STUD.

T9 LIGHT GUAGE STEEL BOX–BEAM HEADER

02–LGS03.1

NO SCALE



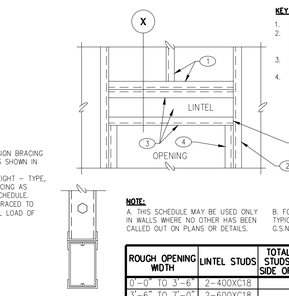
KEY NOTES:

1. STEEL STUD.
2. UN–PUNCHED STEEL STUD TRACK – ATTACHMENT REQUIRED ⅝"ø ANCHOR BOLTS AT 48" O.C. (2 MINIMUM) OR 0.145"ø X ¾" LONG POWDER DRIVEN PINS AT 12" O.C. FASTENER PER G.S.N.
3. DOUBLE STUD WHERE SHOWN ON PLAN AND DETAILS.
4. #8X¾" LONG TEK SCREWS EACH SIDE.
5. (2) #10X¾" LONG TEK SCREWS.
6. (4) #10X¾" LONG TEK SCREWS.
7. #10X¾" LONG TEK SCREWS AT 12" O.C. AT DOUBLE STUDS.

T10 TYPICAL STEEL STUD ATTACHMENT – SCREW CONNECTION

02–LGS01

NO SCALE



KEY NOTES:

1. STEEL STUDS AND TRACK.
2. FULL HEIGHT KING STUD(S), SEE SCHEDULE BELOW FOR QUANTITY REQ'D.
3. STEEL STUD LINTEL PER SCHEDULE BELOW.
4. TRIMMER STUD(S) UNDER LINTEL PER SCHEDULE BELOW.

NOTE:

A. THIS SCHEDULE MAY BE USED ONLY IN WALLS WHERE NO OTHER HAS BEEN CALLED OUT ON PLANS OR DETAILS.

B. FOR CONNECTIONS NOT SHOWN, SEE TYPICAL STUD DETAILS T8 – T10 AND G.S.N.

ROUGH OPENING WIDTH	LINTEL STUDS	TOTAL KING STUDS EACH SIDE OF OPNG.	TOTAL TRIMMER STUDS EACH SIDE OF OPNG.
0'–0" TO 3'–6"	2–400XC18	1	1
3'–6" TO 7'–0"	2–600XC18	2	1
7'–0" TO 12'–0"	2–800XC18	3	2

SECTION

T11 TYPICAL LINTELS IN STEEL STUD WALL

02–LGS0301

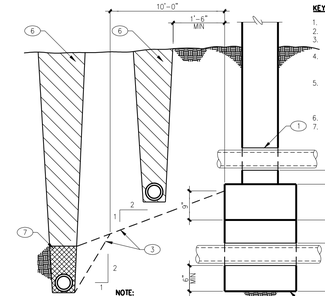
NO SCALE

KEY NOTES:

1. METAL WALL PANEL PER ARCHITECTURAL DRAWINGS.
2. ROOF PANELS PER ARCHITECTURAL DRAWINGS.
3. 24 GA. CORNER TRIM.
4. 24 GA. RAKE TRIM.
5. 24 GA. EAVE TRIM.
6. 24 GA. RIDGE CAP TRIM.
7. JAMB TRIM.
8. HEAD/SILL TRIM.
9. CLOSURE.
10. CLOSURE WITH MASTIC TAPE TOP AND BOTTOM.
11. #12 X 1.25" SELF–TAPPING TEKS SCREWS AT 12" O.C.
12. #12 X 1.25" SELF–TAPPING TEKS SCREWS WITH NEOPRENE WASHERS AT 12" O.C.
13. #14 X ¾" SELF–TAPPING TEKS SCREWS AT 12" O.C.
14. STEEL HEADER.
15. STEEL GIRT.
16. STEEL "C" JAMB.
17. STEEL PURLIN OR EAVE PURLIN.

T6 TYPICAL METAL ROOFING/SIDING TRIM ATTACHMENT

SD06



KEY NOTES:

1. SLEEVE 2" LARGER THAN PIPE.
2. NO SLEEVES PERMITTED.
3. EXCAVATION BELOW THESE LINES NOT PERMITTED.
4. CONCRETE FILL PIPE TRENCH – EXTEND 2'–0" EACH SIDE OF SLEEVE.
5. 3'–0" MAXIMUM – STEP FOOTING IF NECESSARY IN ORDER TO MAINTAIN 3'–0" MAX HEIGHT.
6. BACKFILL PER SPECS.
7. 90% DENSITY – (ASTM D–698).

NOTE:

PIPES LOCATED GREATER THAN 3'–0" BELOW FOOTING BASE MAY BE BACKFILLED WITH COMPACTED FILL PER SPECIFICATIONS.

T7 PIPES AND TRENCHES AT CONCRETE FOOTING

02–F03

NO SCALE

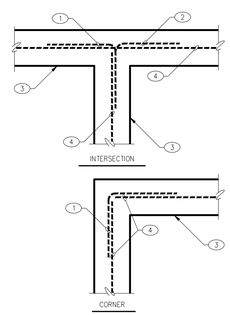
KEY NOTES:

1. LAP – SEE G.S.N.
2. MAXIMUM ¾ LAP BUT NOT MORE THAN 6".
3. WIRE TIES.
4. 1ø (1" MINIMUM).
5. RADIUS=3ø FOR BARS NOT OVER #8; 4ø FOR #9, #10 AND #11 BARS; 5ø FOR #14 AND #18 BARS; 5ø FOR ALL GRADE 40 BARS WITH 180 DEGREE HOOK.
6. 4ø (4" MINIMUM).
7. 12ø (90 DEGREE HOOK).
8. 6ø (4" MINIMUM).
9. 135 DEGREE BEND.
10. BEND AROUND 1½" PIN FOR #3 BARS, BEND AROUND 2" PIN FOR #4 BARS, BEND AROUND 2½" PIN FOR #5 BARS.

T1 TYPICAL REINFORCING DETAILS

C01

NO SCALE



KEY NOTES:

1. CORNER BARS SAME SIZE AND SPACING AS HORIZONTAL REINFORCING. MINIMUM LAP PER G.S.N.
2. ALTERNATE DIRECTION OF BENDS.
3. CONCRETE STEM WALL OR FOOTING.
4. REINFORCING PER PLANS AND SCHEDULES.

INTERSECTION

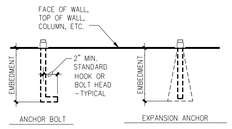
CORNER

T2 PLAN – CORNER REINFORCING IN CONCRETE FOOTINGS AND/OR CONCRETE STEM WALLS

F02

NO SCALE

BOLT SIZE	CAST IN PLACE EMBEDMENT(MINIMUM)		EXPANSION ANCHOR EMBEDMENT(MINIMUM)	
	VERTICAL	HORIZONTAL	VERTICAL	HORIZONTAL
1/4"ø	4"	4"	2"	1.125"
3/8"ø	5"	4"	3"	1.5"
1/2"ø	7"	4"	4"	2"
5/8"ø	8"	5"	5"	2.5"
3/4"ø	9"	6"	6"	3"
7/8"ø	10"	7"	7"	3.5"
1"ø	11"	8"	9"	4"



FACE OF WALL, TOP OF WALL, COLUMN, ETC.

ANCHOR BOLT

EXPANSION ANCHOR

KEY NOTES:

ANCHOR OR BOLT DIAMETERS SPECIFIED IN DETAILS OR ON PLANS SHALL MEET THESE MINIMUM REQUIREMENTS FOR EMBEDMENT.

THICKNESS OF DRYPACK DOES NOT APPLY TOWARDS EMBEDMENT.

EXPANSION ANCHOR APPROVALS:

SIMPSON WEDGE–ALL (ESR–1396)
HILTI ANCHORS KWIK–BOLT (ESR–1917).
POWERS POWER–STUD (ESR–2818)

T3 TYPICAL ANCHOR BOLT, AND EXPANSION BOLT SCHEDULE

S0101

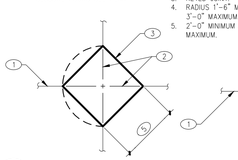
NO SCALE

NOTE:

FOR CLARITY, COLUMNS OMITTED. FOR CONFIGURATION OF SPECIFIC CLOSURE POURS SEE PLAN.

KEY NOTES:

1. "CONC. CJ" WHERE SHOWN ON PLAN.
2. CENTERLINE OF COLUMN.
3. KEYED JOINT.
4. RADIUS 1'–6" MINIMUM AND 3'–0" MAXIMUM.
5. 2'–0" MINIMUM AND 3'–0" MAXIMUM.



T4 PLAN – COLUMN CLOSURE POUR AT CONCRETE SLAB

03–CS0601

NO SCALE

JOB NO.: 2021–140	PROJECT MANAGER: PJC	CAD OPERATOR: MJS

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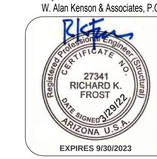
REVISIONS	BY
TOWN OF P.V. REVIEW COMMENTS: DATED 3/25/22	PJC



EXPIRES 9/30/2023

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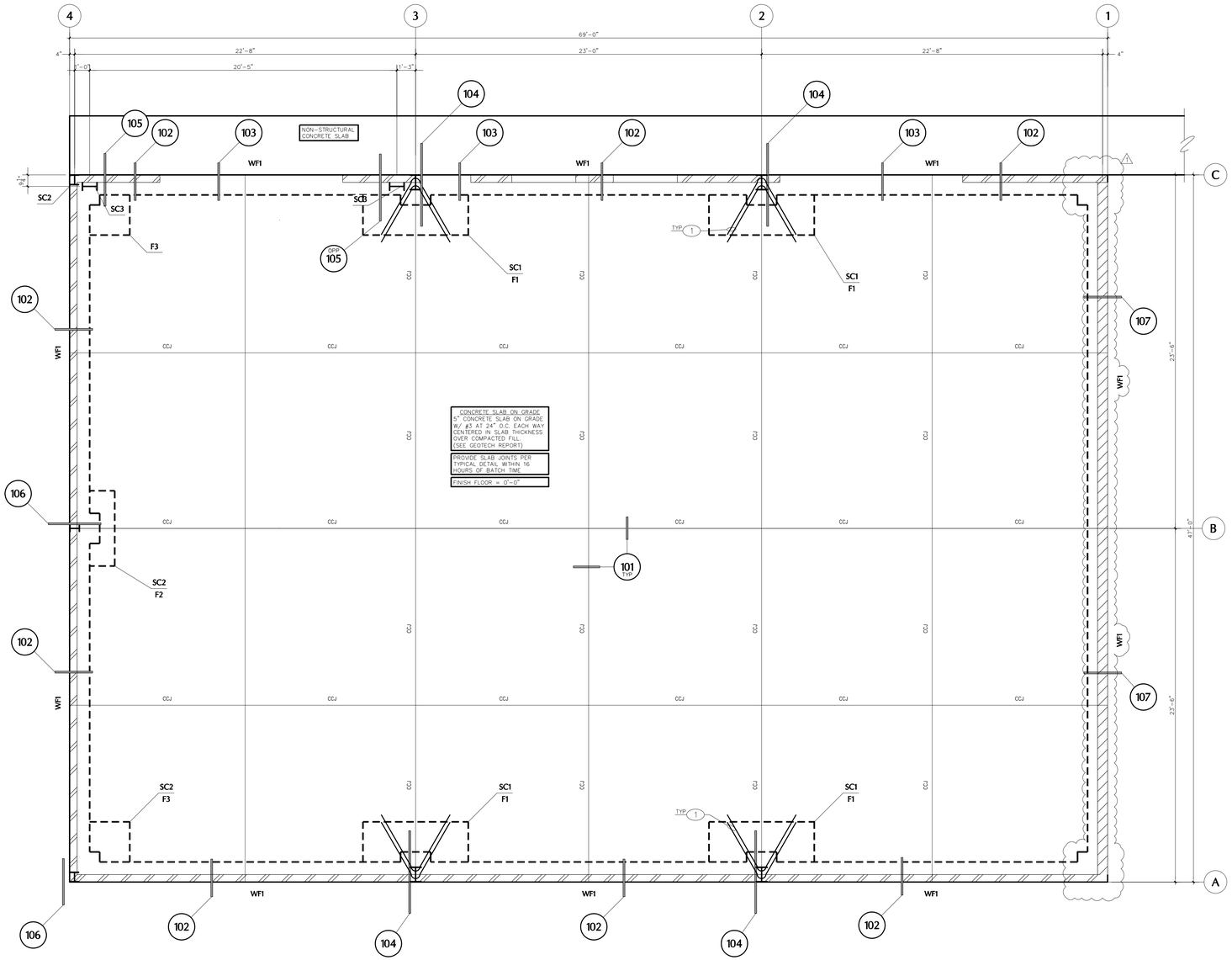
DRAWING: TYPICAL DETAILS

PROJECT: R&R COMMERCIAL BuildingS, LLC
8633 E. Florentine Rd
Prescott Valley, AZ 86314

PROJECT: 103-31-013

DRAWN BY	MJS
CHECKED BY	PJC
DATE	12/01/2021
SCALE	AS NOTED
JOB NO.	2021-140
SHEET	S1.1

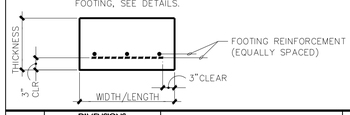


FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

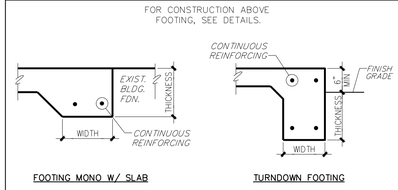
TRUE NORTH

CONCRETE FOOTING (F) SCHEDULE



MARK	DIMENSIONS LENGTH	WIDTH	THICKNESS	FOOTING REINFORCING	REMARKS
F1	7'-0"	4'-0"	12"	(10) #4 EACH WAY	---
F2	5'-0"	3'-0"	12"	(5) #4 LONG WAY (7) #4 SHORT WAY	---
F3	4'-0"	4'-0"	12"	(6) #4 EACH WAY	

CONCRETE WALL FOOTING (WF) SCHEDULE



MARK	DIMENSIONS WIDTH	THICKNESS	FOOTING REINFORCING	FOOTING TYPE
WF1	1'-4"	4'-0"	(2) #4 CONTINUOUS BOTTOM, MID-HEIGHT AND TOP	TURNDOWN

WALL SCHEDULE

-HATCHING INDICATES STRUCTURAL ELEMENT CONTINUES TO THE NEXT LEVEL (VERIFY WITH ARCHITECTURAL DRAWINGS).
-SEE PLAN SCHEDULES, DETAILS, AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.

AS SEEN ON PLANS	INDICATES-
	18 GA 6" METAL STUD FRAMING @ 24" O.C., 33 KSI 600S162-43, SEE G.S.N.
	8" MASONRY (CMU) WALL. MINIMUM REINFORCING UNLESS NOTED OTHERWISE: VERTICAL: #4 AT 48" O.C. HORIZONTAL: #4 AT 8'-0" O.C. MAXIMUM.

FOUNDATION PLAN NOTES

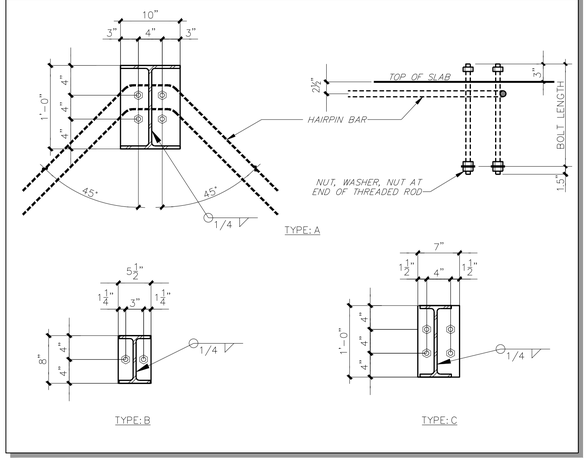
1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2. FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
3. ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
4. THE DEPTH OF FOOTING DIMENSION INDICATED IN THE G.S.N. IS A MINIMUM. FOUNDATION CONTRACTOR SHALL COORDINATE WITH THE SOILS REPORT AND OTHER TRADES TO INSURE THAT THESE MINIMUMS ARE SUFFICIENT FOR THE WORK. SEE TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.
5. WF1, WF2, ETC. – AS SHOWN ON PLAN INDICATES A CONTINUOUS WALL FOOTING. SEE WALL FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
6. F1, F2, ETC. – AS SHOWN ON PLAN INDICATES A CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
7. SC1, SC2, ETC. – AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
8. CCJ – AS SHOWN ON PLAN INDICATES LOCATION OF EITHER A KEYED OR A SAW CUT CONTROL JOINT IN THE SLAB ON GRADE AT CONTRACTOR'S OPTION. SEE GENERAL STRUCTURAL NOTES AND DETAIL 101.
9. VERIFY EXACT SIZE AND LOCATION OF DEPRESSED AND/OR RAISED SLABS WITH ARCHITECTURAL DRAWINGS.
10. FOR SIDEWALK AND LANDING LOCATIONS, SEE ARCHITECTURAL DRAWINGS.

PLAN KEYNOTES

(1) (2) #3 HAIRPIN W/ 5'-0" LEGS.

STEEL COLUMN (SC) SCHEDULE

MARK	SIZE	BASE CONNECTION	BASE CONNECTION TYPE	HAIRPIN	REMARKS
SC1	W12X53	5/8" THK STEEL PLATE W/ (4) 3/4"Ø X15" ASTM F1554 ANCHOR RODS	TYPE A	(2) #3 HAIRPINS W/ 60" LEGS	STARTS AT TOP OF SLAB
SC2	W8X18	1/2" THICK STEEL PLATE W/ (2) 3/4"Ø X12" LONG ASTM F1554 ANCHOR RODS	TYPE B	NONE	STARTS AT TOP OF SLAB
SC3	W12X26	5/8" THICK STEEL PLATE W/ (4) 3/4"Ø X12" LONG ASTM F1554 ANCHOR RODS	TYPE C	NONE	STARTS AT TOP OF SLAB



JOB NO.: 2021-140 | PROJECT MANAGER: PJC | CAD OPERATOR: MJS

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www.frost-structural.com

REVISIONS	BY
TOWN OF P.V. REVIEW COMMENTS- DATED 3/25/22	PJC

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
27341
RICHARD K. FROST
DATE REGISTERED 5/29/23
ARIZONA U.S.A.

EXPIRES 9/30/2023

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email: waka@cableone.net
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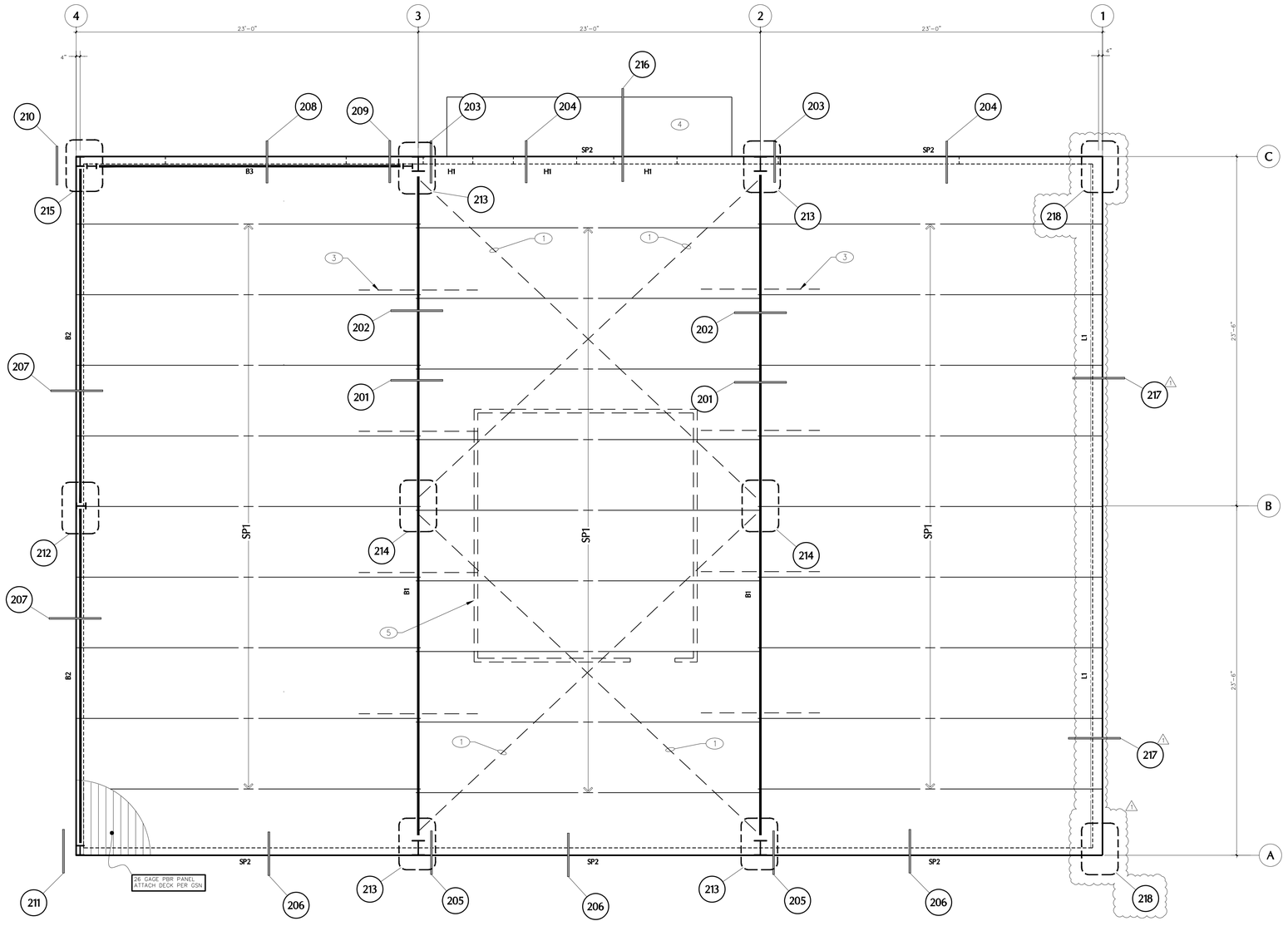
ARCHITECTURE & PLANNING

DRAWING: FO NDATION PLAN

PROJECT: R&R COMMERCIAL BuildingS, LLC
8633 E.. Florentine Rd
Prescott Valley, AZ 86314

PROJECT: 103-31-013

DRAWN BY	MJS
CHECKED BY	PJC
DATE	12/01/2021
SCALE	AS NOTED
JOB NO.	2021-140
SHEET	S2



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

TRUE NORTH

WALL SCHEDULE

NOTE:	SEE PLAN SCHEDULES, DETAILS AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
AS SEEN ON PLANS	**INDICATES–**
[dashed]	8"X3.5"X14GA. HORIZONTAL WIND GIRT BELOW AT 7'–0" O.C. MAX. SEE STRUCTURAL ELEVATIONS AND WIND GIRT SCHEDULE.

ROOF FRAMING PLAN NOTES

1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2. FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
3. ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
4. B1, B2, ETC. – AS SHOWN ON PLAN INDICATES A STEEL BEAM. SEE STEEL BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
5. SP1, SP2, ETC. – AS SHOWN ON PLAN INDICATES A STEEL PURLIN. SEE STEEL PURLIN SCHEDULE FOR ADDITIONAL INFORMATION.
6. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
7. FOR CLARITY, ALL ROOF OPENINGS MAY NOT BE SHOWN ON THE ROOF FRAMING PLAN. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL DETAILS.

PLAN KEYNOTES

1. ½"ø STEEL ROD HORIZONTAL X–BRACE.
2. NOT USED
3. L2.5X2.5X1/4 AT EVERY OTHER PURLIN PER DETAIL **202**
4. METAL AWNING PER DETAIL **216**
5. EQUIPMENT SCREEN WALL PER ARCHITECTURAL DRAWINGS.

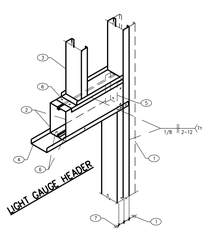
STEEL PURLIN (SP) SCHEDULE

MARK	PURLIN	REMARKS
SP1	8"X2.5"X12GA. "Z" PURLIN AT ~ 4'–9" O.C.	---
SP2	8"X5"X14GA "C" EAVE STRUT	---

BEAM (B) SCHEDULE

MARK	SIZE	CAMBER
B1	W21X48	---
B2	W10X22	---
B3	W12X26	---

LIGHT GAUGE STEEL HEADER (H) SCHEDULE



KEYNOTES:
1. FULL HEIGHT (KING) STUDS.
2. BUILT–UP HEADER. SOME HEADERS USE THREE PLIES.
3. CRIPPLE STUD.
4. CONTINUOUS STEEL TRACK.
5. TRACK SECTION W/ (4) #10 TEKS SCREWS TO KING STUDS AND (2) #10 TEKS SCREWS TO EACH HEADER PIECE.
6. (2) #8 SCREWS AT 24" O.C. FROM BOTTOM.
7. TRIMMER STUDS.

* SEE GSN FOR STUD SIZES.

MARK	HEADER SIZE	FULL HEIGHT KING STUDS *	TRIMMER STUDS/POST *
H1	(2) 600S162–43 Fy=33 KSI	2	1

FOR NON–BEARING INTERIOR WALLS PROVIDE (1) KING STUD AND (1) TRIMMER STUD AT EACH JAMB.

LEDGER (L) SCHEDULE

MARK	SIZE	CONNECTION
L1	C8X11.5	⅜"ø ANCHOR AT 24" O.C.

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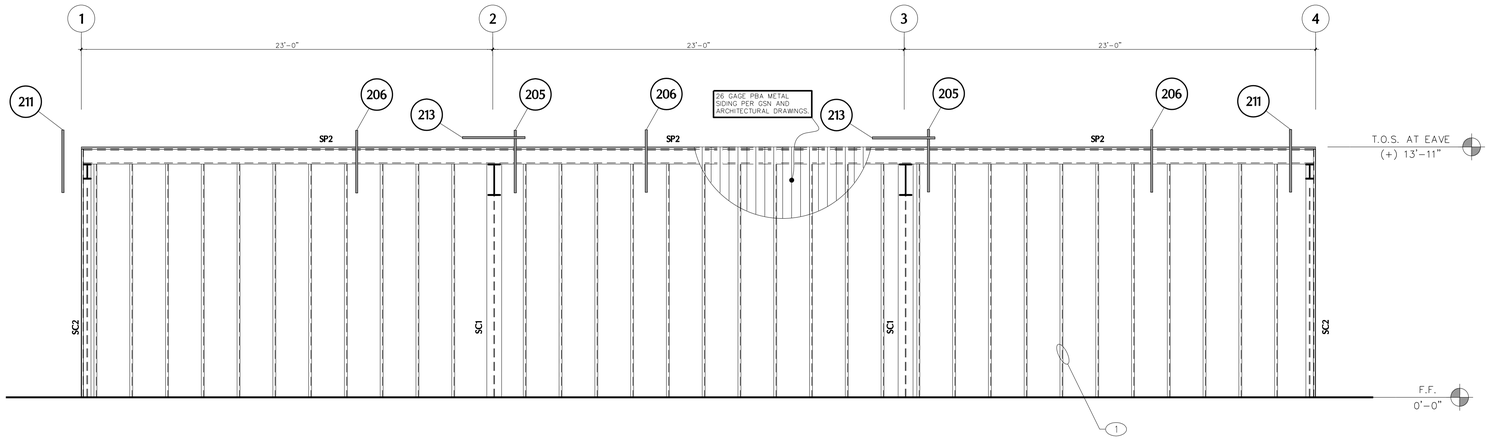
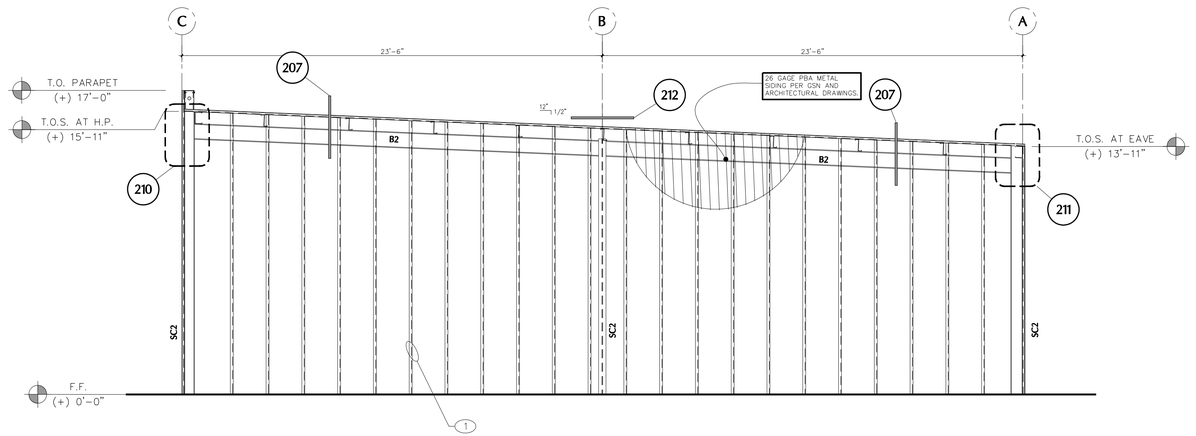
DRAWN BY: ###
CHECKED BY: PJC
DATE: 12/01/2021
SCALE: AS NOTED
JOB NO.: 2021-140
SHEET: **S3**



SOUTH - STRUCTURAL ELEVATION

SCALE: 1/4" = 1'-0"



WEST - STRUCTURAL ELEVATION

SCALE: 1/4" = 1'-0"

STRUCTURAL ELEVATION NOTES

1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2. FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
3. ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS SHEET. SCHEDULES ARE TYPICAL TO THIS PROJECT.
4. B1, B2, ETC. – AS SHOWN INDICATES A BEAM. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
5. SP1, SP2, ETC. – AS SHOWN INDICATES STEEL PURLINS. SEE STEEL PURLIN SCHEDULE FOR ADDITIONAL INFORMATION.
6. SG1, SG2, ETC. – AS SHOWN INDICATES STEEL WIND GIRTER. SEE STEEL WIND GIRTER SCHEDULE FOR ADDITIONAL INFORMATION.
7. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.

STRUCTURAL ELEVATION KEYNOTES

1	METAL STUD FRAMING AT 24" O.C. – PER GSN.

STEEL PURLIN (SP) SCHEDULE

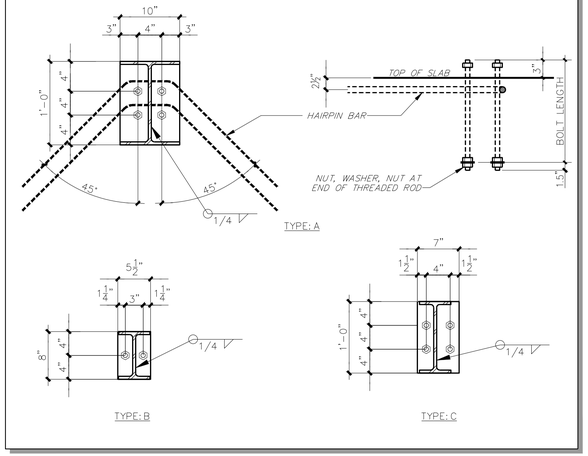
MARK	PURLIN	REMARKS
SP1	8"X2.5"X12GA. "Z" PURLIN AT ~ 4'-9" O.C.	---
SP2	8"X5"X14GA "C" EAVE STRUT	---

BEAM (B) SCHEDULE

MARK	SIZE	CAMBER
B1	W21X48	---
B2	W10X22	---
B3	W12X26	---

STEEL COLUMN (SC) SCHEDULE

MARK	SIZE	BASE CONNECTION	BASE CONNECTION TYPE	HAIRPIN	REMARKS
SC1	W12X53	5/8" THK STEEL PLATE W/ (4) 3/4"ø X15" ASTM F1554 ANCHOR RODS	TYPE A	(2) #3 HAIRPINS W/ 60" LEGS	STARTS AT TOP OF SLAB
SC2	W8X18	1/2" THICK STEEL PLATE W/ (2) 3/4"ø X12" LONG ASTM F1554 ANCHOR RODS	TYPE B	NONE	STARTS AT TOP OF SLAB
SC3	W12X26	5/8" THICK STEEL PLATE W/ (4) 3/4"ø X12" LONG ASTM F1554 ANCHOR RODS	TYPE C	NONE	STARTS AT TOP OF SLAB



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REGISTERED PROFESSIONAL ENGINEER (STRUCTURAL) CERTIFICATE NO. 27341 RICHARD K. FROST DATE REGISTERED 9/29/23 ARIZONA U.S.A.

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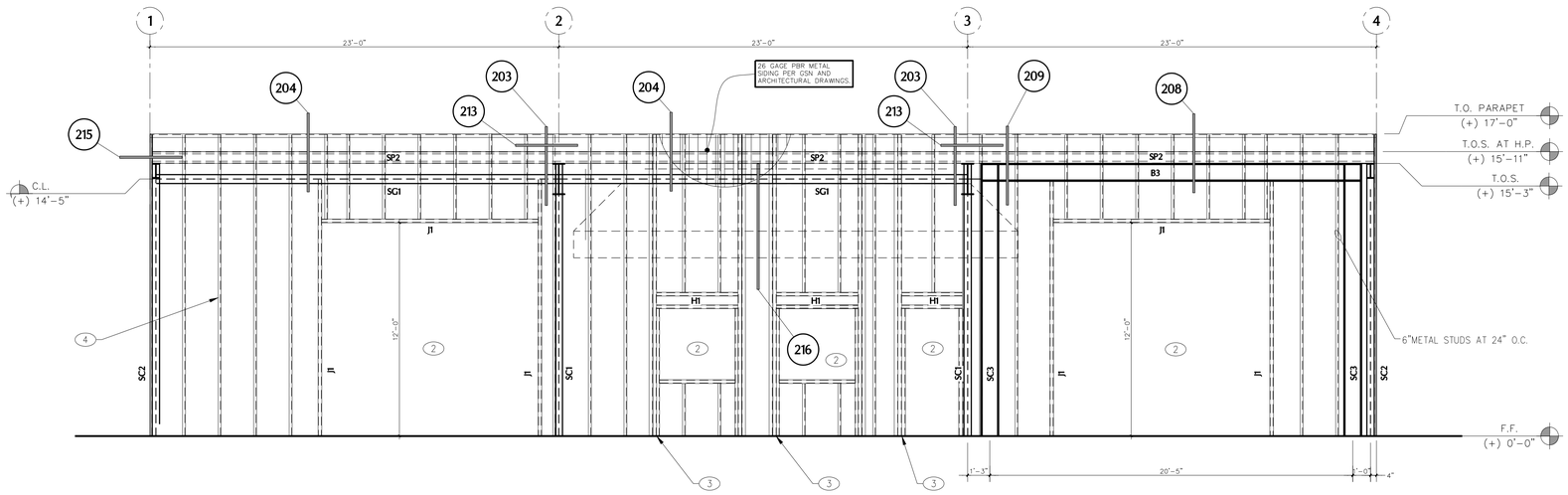
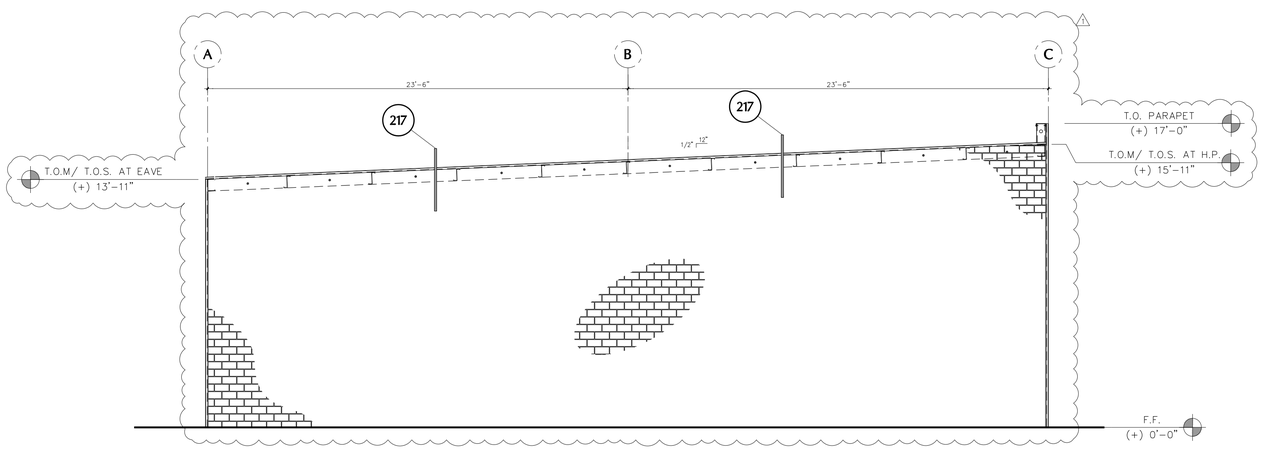
SCALE	AS NOTED
JOB NO.	2021-140
SHEET	S3.1



NORTH - STRUCTURAL ELEVATION

SCALE: 1/4" = 1'-0"



EAST - STRUCTURAL ELEVATION

SCALE: 1/4" = 1'-0"

STRUCTURAL ELEVATION NOTES

1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2. FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
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4. B1, B2, ETC. – AS SHOWN INDICATES A BEAM. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
5. SP1, SP2, ETC. – AS SHOWN INDICATES STEEL PURLINS. SEE STEEL PURLIN SCHEDULE FOR ADDITIONAL INFORMATION.
6. SG1, SG2, ETC. – AS SHOWN INDICATES A STEEL WIND GIRTER. SEE STEEL WIND GIRTER SCHEDULE FOR ADDITIONAL INFORMATION.
7. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.

STRUCTURAL ELEVATION KEYNOTES

1. ½"ø STEEL ROD X-BRACE. SEE TYPICAL DETAILS FOR CONNECTIONS (TURNBUCKLE/JAW END(S) W/ 6,000LB. MINIMUM WLL AS REQUIRED.
2. OPENING – SEE ARCHITECTURAL DRAWINGS.
3. FOR OPENINGS UP TO 4'-3" WIDE PROVIDE (2) KING STUDS, (1) TRIMMER STUD AT EACH SIDE OF OPENING.
4. METAL STUD FRAMING AT 24" O.C. – PER G.S.N.

STEEL PURLIN (SP) SCHEDULE

MARK	PURLIN	REMARKS
SP1	8"X2.5"X12GA. "Z" PURLIN AT ~ 4'-9" O.C.	---
SP2	8"X5"X14GA "C" EAVE STRUT	---

STEEL GIRT (SG) SCHEDULE

MARK	GIRT	REMARKS
SG1	W6X20	BEAM PLACED HORIZONTALLY

X-BRACE (X) SCHEDULE

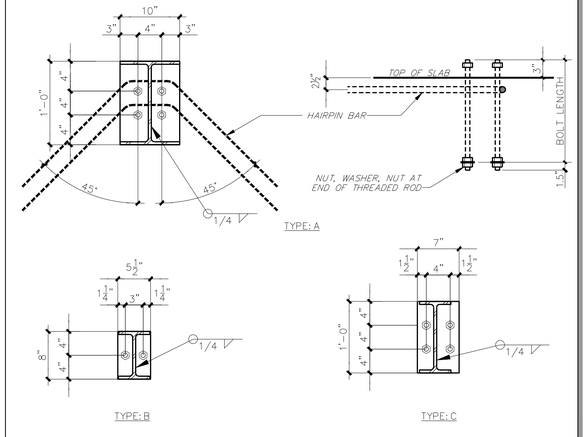
MARK	SIZE
X1	½"ø A307 ROD, OR ½"ø WIRE ROPE – SEE DETAIL T19.

OVERHEAD DOOR JAMB (J) SCHEDULE

MARK	GIRT	REMARKS
J1	8"X2.5"X12GA "C"	BEAM PLACED HORIZONTALLY

STEEL COLUMN (SC) SCHEDULE

MARK	SIZE	BASE CONNECTION	BASE CONNECTION TYPE	HAIRPIN	REMARKS
SC1	W12X53	⅝" THK STEEL PLATE W/ (4) ¾"øX15" ASTM F1554 ANCHOR RODS	TYPE A	(2) #3 HAIRPINS W/ 60" LEGS	STARTS AT TOP OF SLAB
SC2	W8X18	½" THICK STEEL PLATE W/ (2) ¾"øX12" LONG ASTM F1554 ANCHOR RODS	TYPE B	NONE	STARTS AT TOP OF SLAB
SC3	W12X26	⅝" THICK STEEL PLATE W/ (4) ¾"øX12" LONG ASTM F1554 ANCHOR RODS	TYPE C	NONE	STARTS AT TOP OF SLAB



BEAM (B) SCHEDULE

MARK	SIZE	CAMBER
B1	W21X48	---
B2	W10X22	---
B3	W12X26	---

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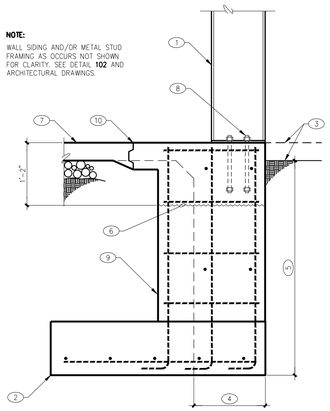
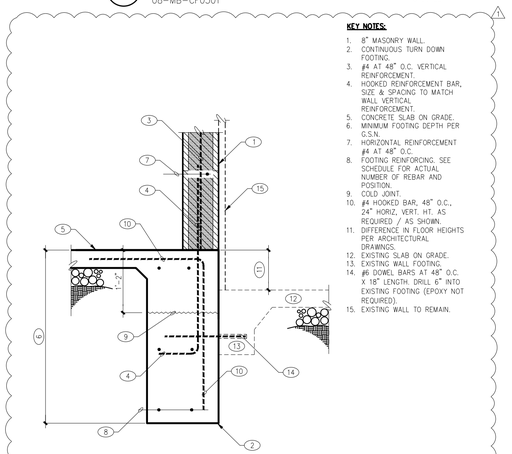
SHEET	S3.2



NOTE:
WALL SIDING AND/OR METAL STUD FRAMING AS OCCURS NOT SHOWN FOR CLARITY. SEE DETAIL **102** AND ARCHITECTURAL DRAWINGS.

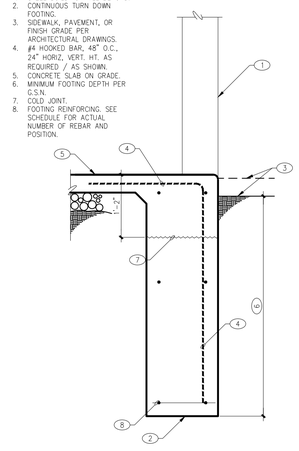
KEY NOTES:
1. STEEL COLUMN.
2. CONCRETE COLUMN FOOTING.
3. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
4. CONCRETE WALL FOOTING – REINFORCING CONTINUOUS FROM BEYOND.
5. MINIMUM FOOTING DEPTH PER G.S.N.
6. COLD JOINT.
7. CONCRETE SLAB ON GRADE.
8. ANCHOR BOLTS PER STEEL COLUMN SCHEDULE.
9. 24" SQUARE CONCRETE PEDESTAL WITH (8) #5 HOOKED DOWELS, AND #4 TIES AT 12" O.C.
10. CONCRETE KEY.

106 STEEL COLUMN AT CONCRETE FOOTING
08-MB-CF0501 NO SCALE



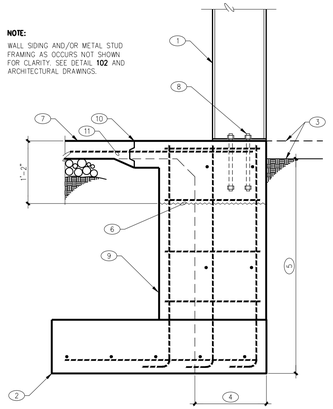
KEY NOTES:
1. 8" MASONRY WALL.
2. CONTINUOUS TURN DOWN FOOTING.
3. #4 AT 48" O.C. VERTICAL REINFORCEMENT.
4. HOOKED REINFORCEMENT BAR, SIZE & SPACING TO MATCH WALL VERTICAL REINFORCEMENT.
5. CONCRETE SLAB ON GRADE.
6. MINIMUM FOOTING DEPTH PER G.S.N.
7. HORIZONTAL REINFORCEMENT #4 AT 48" O.C.
8. FOOTING REINFORCING. SEE SCHEDULE FOR ACTUAL NUMBER OF REBAR AND POSITION.
9. COLD JOINT.
10. #4 HOOKED BAR, 48" O.C., 24" HORIZ. VERT. HT. AS REQUIRED / AS SHOWN.
11. DIFFERENCE IN FLOOR HEIGHTS PER ARCHITECTURAL DRAWINGS.
12. EXISTING SLAB ON GRADE.
13. EXISTING WALL FOOTING.
14. #6 DOWEL BARS AT 48" O.C. X 18" LENGTH. DRILL 6" INTO EXISTING FOOTING (EPOXY NOT REQUIRED).
15. EXISTING WALL TO REMAIN.

107 MASONRY WALL AT CONCRETE FOOTING
08-MB-CF0104 NO SCALE



KEY NOTES:
1. STEEL BUILDING WALL BEYOND.
2. CONTINUOUS TURN DOWN FOOTING.
3. SIDEWALK, PAVEMENT, OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
4. #4 HOOKED BAR, 48" O.C., 24" HORIZ. VERT. HT. AS REQUIRED / AS SHOWN.
5. CONCRETE SLAB ON GRADE.
6. MINIMUM FOOTING DEPTH PER G.S.N.
7. COLD JOINT.
8. FOOTING REINFORCING. SEE SCHEDULE FOR ACTUAL NUMBER OF REBAR AND POSITION.

103 DOOR OPENING AT CONCRETE FOOTING
MW-CF1003 NO SCALE



NOTE:
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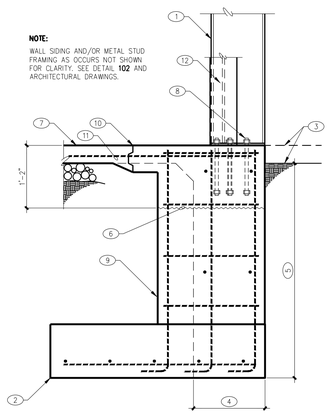
KEY NOTES:
1. STEEL COLUMN.
2. CONCRETE COLUMN FOOTING.
3. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
4. CONCRETE WALL FOOTING – REINFORCING CONTINUOUS FROM BEYOND.
5. MINIMUM FOOTING DEPTH PER G.S.N.
6. COLD JOINT.
7. CONCRETE SLAB ON GRADE.
8. ANCHOR BOLTS PER STEEL COLUMN SCHEDULE.
9. 24" SQUARE CONCRETE PEDESTAL WITH (8) #5 HOOKED DOWELS, AND #4 TIES AT 12" O.C.
10. CONCRETE KEY.
11. HAIRPIN BAR, WHERE SHOWN ON PLAN.

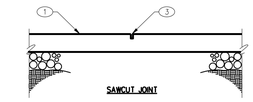
104 STEEL COLUMN AT CONCRETE FOOTING
08-MB-CF0501 NO SCALE



NOTE:
WALL SIDING AND/OR METAL STUD FRAMING AS OCCURS NOT SHOWN FOR CLARITY. SEE DETAIL **102** AND ARCHITECTURAL DRAWINGS.

KEY NOTES:
1. STEEL COLUMN.
2. CONCRETE COLUMN FOOTING.
3. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
4. CONCRETE WALL FOOTING – REINFORCING CONTINUOUS FROM BEYOND.
5. MINIMUM FOOTING DEPTH PER G.S.N.
6. COLD JOINT.
7. CONCRETE SLAB ON GRADE.
8. ANCHOR BOLTS PER STEEL COLUMN SCHEDULE.
9. 24" SQUARE CONCRETE PEDESTAL WITH (8) #5 HOOKED DOWELS, AND #4 TIES AT 12" O.C.
10. CONCRETE KEY.
11. HAIRPIN BAR, WHERE SHOWN ON PLAN.
12. PORTAL FRAME STEEL COLUMN.

105 PORTAL AND STEEL COLUMN AT CONCRETE FOOTING
08-MB-CF0501 NO SCALE

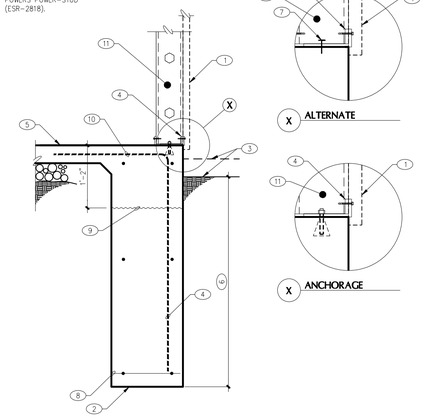


KEY NOTES:
1. CONCRETE SLAB ON GRADE.
2. CONTINUOUS KEYED JOINT.
3. SAWCUT: ⅜" WIDE X ¾" SLAB THICKNESS IN DEPTH. CUT SHALL BE MADE SOON ENOUGH TO PREVENT SHRINKAGE CRACKING, BUT NOT SO SOON AS TO CAUSE SPALLING OF THE CONCRETE WHILE SAWING. WORK MUST BE COMPLETE WITHIN 16 HOURS OF CONCRETE PLACEMENT.

NOTE:
KEYED JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING PLACEMENT UNLESS SPECIFICALLY NOTED ON THE PLANS. "TOOL WET JOINT", "ZIP STRIP", ETC. SHALL MATCH SAWCUT REQUIREMENTS.

101 CONTROL JOINTS IN CONCRETE SLAB ON GRADE
03-CS0101 NO SCALE

KEY NOTES:
1. METAL WALL SHEATHING.
2. CONTINUOUS TURN DOWN FOOTING.
3. SIDEWALK, PAVEMENT, OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
4. CONTINUOUS STEEL BOTTOM TRACK W/⅜"x2" (MIN.) EXPANSION ANCHOR AT 48" O.C. AND WITHIN 6" OF ENDS. ACCEPTABLE ANCHORS: SIMPSON WEDGE-ALL (ESR-1396). HILTI KWIK-BOLT (ESR-1917). POWERS POWER-STUD (ESR-2818).
5. CONCRETE SLAB ON GRADE.
6. MINIMUM FOOTING DEPTH PER G.S.N.
7. ALTERNATE ANCHORAGE: 0.106"x4" SHOT PINS AT 24" O.C. ACCEPTABLE ANCHORS: HILTI X-DNI (ESR-1663). SIMPSON CDP-100KT (ESR-2811).
8. FOOTING REINFORCING. SEE SCHEDULE FOR ACTUAL NUMBER OF REBAR AND POSITION.
9. COLD JOINT.
10. #4 HOOKED BAR, 48" O.C., 24" HORIZ. VERT. HT. AS REQUIRED / AS SHOWN.
11. STEEL STUD WALL.



102 METAL BUILDING SIDING AT CONCRETE FOOTING
08-MB-CF0104 NO SCALE

JOB NO.: 2021-140	PROJECT MANAGER: PJC	CAD OPERATOR: MJS

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TOWN OF P.V. REVIEW COMMENTS DATED 3/25/22	PJC

REGISTERED PROFESSIONAL ENGINEER (Structural) CERTIFICATE NO. 27341 RICHARD K. FROST DATE SIGNED 9/29/23 ARIZONA U.S.A.

EXPIRES 9/30/2023

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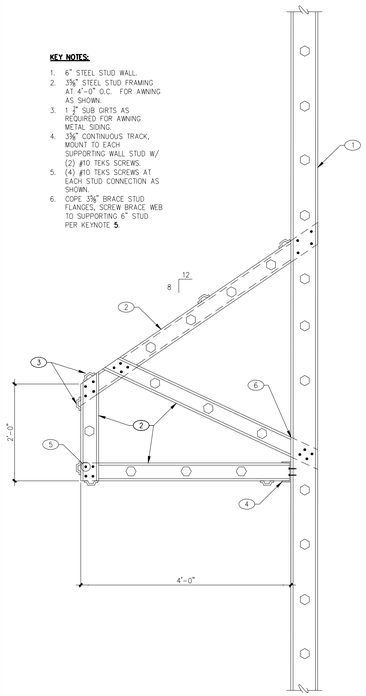
ARCHITECTURE & PLANNING

DRAWING: FO NDATION DETAILS 100-SERIES

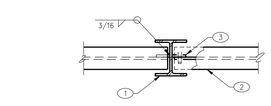
PROJECT: R&R COMMERCIAL Buildings, LLC
8633 E. Florentine Rd
Prescott Valley, AZ 86314

PROJECT: 103-31-013

DRAWN BY
###
CHECKED BY
PJC
DATE
12/01/2021
SCALE
AS NOTED
JOB NO.
2021-140
SHEET
S4

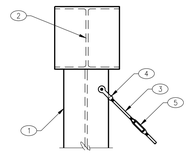


216 AWNING DETAIL
NO SCALE



KEY NOTES:
1. STEEL COLUMN.
2. STEEL BEAM. FLANGE SHOWN CUT AWAY FOR CLARITY.
3. ⅜"X4X9" SHEAR PLATE WITH BOLTING PER TYPICAL DETAIL T20.

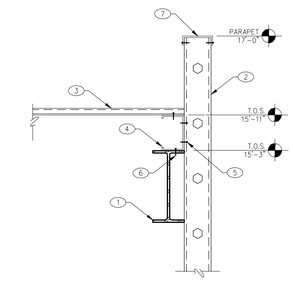
212 STEEL COLUMN AT STEEL BEAM
NO SCALE



KEY NOTES:
1. STEEL BEAM.
2. STEEL COLUMN.
3. STEEL ROD BRACE PER PLAN.
4. STEEL JAW END WITH 5,000# MINIMUM WLL.
5. STEEL TURNBUCKLE WITH 5,000# MINIMUM WLL.

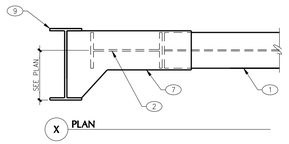
NOTE:
ATTACH BRACE TO BOTTOM FLANGE OF BEAM.

213 PLAN – STEEL ROD BRACE AT STEEL BEAM
NO SCALE



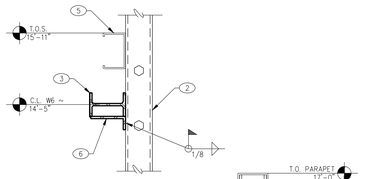
KEY NOTES:
1. STEEL PORTAL BEAM.
2. 6" STEEL STUD WALL.
3. METAL ROOFING PER ARCHITECTURAL DRAWINGS.
4. EAVE STRUT.
5. FASTEN EACH WALL STUD TO EAVE STRUT WITH (2) #12 TEKS SCREWS.
6. FASTEN EAVE STRUT TO STEEL PORTAL BEAM WITH #12 TEKS SCREW AT 12@ O.C.
7. TOP TRACK.

208 STEEL PORTAL BEAM
NO SCALE



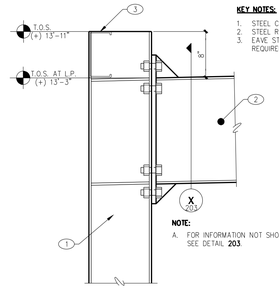
KEY NOTES:
1. PORTAL FRAME STEEL BEAM.
2. PORTAL FRAME STEEL COLUMN.
3. ⅜" THICK FITTED STIFFENER PLATE EACH SIDE OF COLUMN WEB.
4. FOR TYPE, SIZE AND NUMBER OF BOLTS, SEE DETAIL **T18** "BOLT SCHEDULE FOR STEEL CONNECTIONS".
5. ⅜" STEEL SHEAR PLATE OR ALT. DOUBLE CLIP ANGLE CONNECTION.
6. WELD 3 SIDES OF PLATE, TYPICAL.
7. ⅜" THICK STEEL CAP PLATE, 1" WIDER THAN COLUMN OR BEAM.
8. 6" LONG X 8" WIDE X ½" THICK STEEL PLATE.
9. STEEL COLUMN.

209 PORTAL FRAME MOMENT CONNECTION – STEEL BEAM AT STEEL COLUMN
NO SCALE



KEY NOTES:
1. METAL ROOFING PER ARCHITECTURAL DRAWINGS.
2. 6" STEEL STUD WALL.
3. W6 STEEL WALL GIRT.
4. PLATE, ⅜" + 6" SQ., SHOP OR FIELD WELD TO W8 STEEL WALL BEAM w/ ⅜" FILLET WELDS.
5. EAVE STRUT.
6. ⅜" BENT PLATE, CONTINUOUS w/ 7⅝" HORIZONTAL AND 3" VERTICAL LEGS SHOP WELDED TO W6 STEEL WALL GIRT.
7. #12 TEKS SCREWS AT 16" O.C.

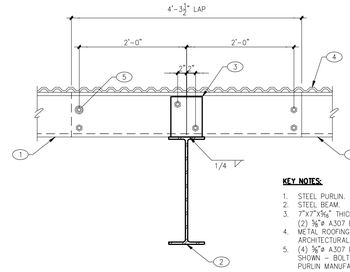
204 STEEL GIRT AT STEEL STUD WALL
NO SCALE



KEY NOTES:
1. STEEL COLUMN.
2. STEEL ROOF FRAME BEAM.
3. EAVE STRUT, COPE AS REQUIRED AT STEEL COLUMN.

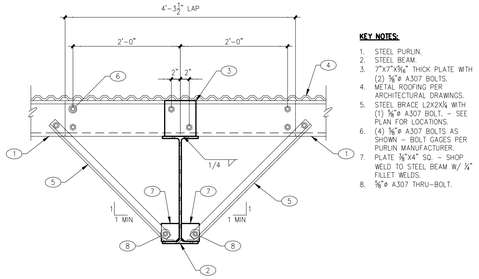
NOTE:
A. FOR INFORMATION NOT SHOWN SEE DETAIL **203**.

205 MOMENT CONNECTION – STEEL BEAM AT STEEL COLUMN
NO SCALE



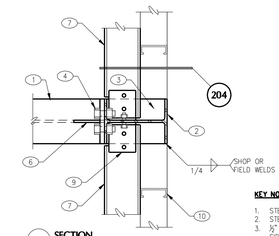
KEY NOTES:
1. STEEL PURLIN.
2. STEEL BEAM.
3. 7"X7"X⅝" THICK PLATE WITH (2) ⅜"ø A307 BOLTS.
4. METAL ROOFING PER ARCHITECTURAL DRAWINGS.
5. (4) ⅜"ø A307 BOLTS AS SHOWN – BOLT GAGES PER PURLIN MANUFACTURER.

201 STEEL PURLIN AT STEEL BEAM
NO SCALE



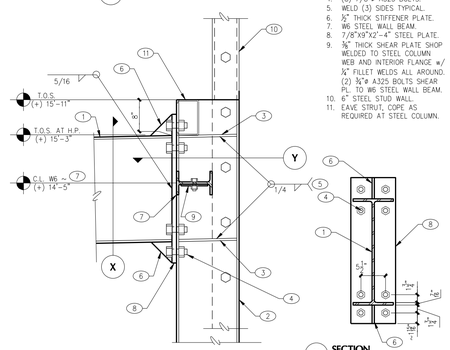
KEY NOTES:
1. STEEL PURLIN.
2. STEEL BEAM.
3. 7"X7"X⅝" THICK PLATE WITH (2) ⅜"ø A307 BOLTS.
4. METAL ROOFING PER ARCHITECTURAL DRAWINGS.
5. STEEL BRACE L2X2X¼ WITH (1) ⅜"ø A307 BOLT. – SEE PLAN FOR LOCATIONS.
6. (4) ⅜"ø A307 BOLTS AS SHOWN – BOLT GAGES PER PURLIN MANUFACTURER.
7. PLATE ⅜"X4" SQ. – SHOP WELD TO STEEL BEAM W/ ¼" FILLET WELDS.
8. ⅜"ø A307 THRU-BOLT.

202 STEEL PURLIN AT STEEL BEAM W/ BRACES
NO SCALE

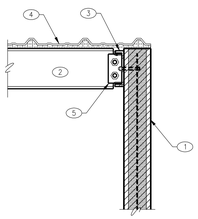


Y SECTION

KEY NOTES:
1. STEEL ROOF FRAME BEAM.
2. STEEL COLUMN.
3. ½" STIFFENER PLATE EACH SIDE OF WEB.
4. (8) 7/8"ø A325 BOLTS.
5. WELD (3) SIDES TYPICAL.
6. ½" THICK STIFFENER PLATE.
7. W6 STEEL WALL BEAM.
8. 7/8"X9"X'-2"–4" STEEL PLATE.
9. ⅜" THICK SHEAR PLATE SHOP WELDED TO STEEL COLUMN WEB AND INTERIOR FLANGE w/ ¼" FILLET WELDS ALL AROUND. (2) ¾"ø A325 BOLTS SHEAR PL. TO W6 STEEL WALL BEAM.
10. 6" STEEL WALL.
11. EAVE STRUT, COPE AS REQUIRED AT STEEL COLUMN.

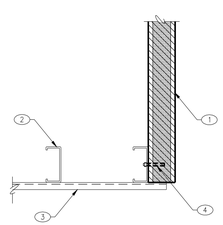


203 MOMENT CONNECTION – STEEL BEAM AT STEEL COLUMN
05-SB-SC0302-4
NO SCALE



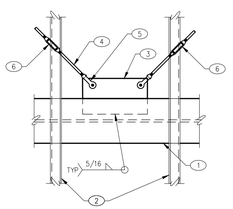
KEY NOTES:
1. MASONRY WALL.
2. STEEL PURLIN.
3. STEEL LEDGER.
4. METAL ROOFING PER ARCHITECTURAL DRAWINGS.
5. ⅜"x4"x6" STEEL PLATE SHOP WELDED TO STEEL LEDGER W/ ⅜" ALL-AROUND FILLET WELDS. (2) ⅝"ø BOLTS.

217 STEEL PURLIN AT MASONRY WALL
NO SCALE



KEY NOTES:
1. MASONRY WALL.
2. STEEL STUDS PER PLANS & DETAILS.
3. HAT CHANNELS PER ARCHITECTURAL DRAWINGS.
4. FASTEN STEEL STUD TO MASONRY WALL AT 48" O.C. W/ ⅜" EXPANSION BOLTS OR ⅜"ø TAPCON SCREWS..

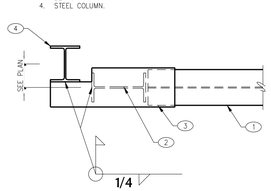
218 STEEL STUD AT MASONRY WALL
NO SCALE



KEY NOTES:
1. STEEL BEAM.
2. STEEL ROOF PURLIN SEE DETAIL 200
3. 8"X12"X½" THICK STEEL PLATE.
4. STEEL ROD BRACE PER PLAN.
5. STEEL JAW END WITH 5,000# MINIMUM WLL.
6. STEEL TURNBUCKLE WITH 5,000# MINIMUM WLL.

NOTE:
ATTACH BRACE TO BOTTOM FLANGE OF BEAM.

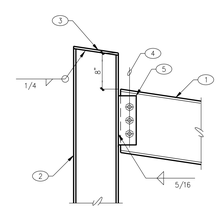
214 PLAN – STEEL ROD BRACE AT STEEL BEAM
NO SCALE



KEY NOTES:
1. PORTAL FRAME STEEL BEAM.
2. PORTAL FRAME STEEL COLUMN.
3. ⅜" THICK STEEL CAP PLATE, 1" WIDER THAN COLUMN OR BEAM.
4. STEEL COLUMN.

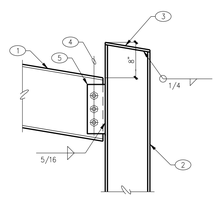
NOTES:
1. SEE DETAIL **209** FOR ADDITIONAL REQUIREMENTS.

215 PORTAL FRAME MOMENT CONNECTION – STEEL BEAM AT STEEL COLUMN
NO SCALE



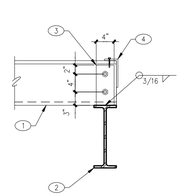
KEY NOTES:
1. STEEL BEAM.
2. STEEL COLUMN.
3. 1/4" CAP PLATE.
4. FOR TYPE, SIZE, AND NUMBER OF BOLTS, SEE DETAIL **T18** "BOLT SCHEDULE FOR STEEL CONNECTIONS".
5. ⅜" STEEL SHEAR PLATE.

210 STEEL BEAM AT STEEL COLUMN
05-SB-SC0304-3
NO SCALE



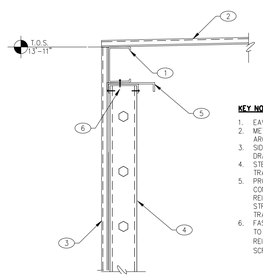
KEY NOTES:
1. STEEL BEAM.
2. STEEL COLUMN.
3. 1/4" CAP PLATE.
4. FOR TYPE, SIZE, AND NUMBER OF BOLTS, SEE DETAIL **201** "BOLT SCHEDULE FOR STEEL CONNECTIONS".
5. ⅜" STEEL SHEAR PLATE.

211 STEEL BEAM AT STEEL COLUMN
05-SB-SC0304-3
NO SCALE



KEY NOTES:
1. STEEL PURLIN.
2. STEEL BEAM.
3. ⅜" THICK STEEL PLATE W/ (2) ⅝"ø A307 BOLTS.
4. CONTINUOUS L6"X4"X14 GA. (LLV) STEEL RAKE ANGLE W/ (1) #12 TEKS SCREW AT EACH PURLIN.

207 STEEL PURLIN AT STEEL BEAM
05-SP-SB0401-2
NO SCALE



KEY NOTES:
1. EAVE STRUT
2. METAL ROOFING PER ARCHITECTURAL DRAWINGS.
3. SIDING PER ARCHITECTURAL DRAWINGS.
4. STEEL STUD WALL WITH TOP TRACK.
5. PROVIDE 1000T150-54 CONTINUOUS TRACK REINFORCEMENT BETWEEN EAVE STRUT AND STUD WALL TOP TRACK AS SHOWN
6. FASTEN STUD WALL TOP TRACK TO EAVE STRUT AND 10" TRACK REINFORCING W/ #12 TEK SCREWS AT 12" O.C.

206 SOUTH EAVE
NO SCALE

JOB NO.: 2021-140 | PROJECT MANAGER: PJC | CAD OPERATOR: MJS

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Prescott, Arizona 86305
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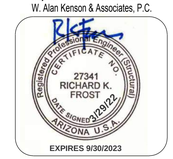
REVISIONS	BY
TOWN OF P.V. REVIEW COMMENTS: DATED 3/25/22	PJC



EXPIRES 9/30/2023

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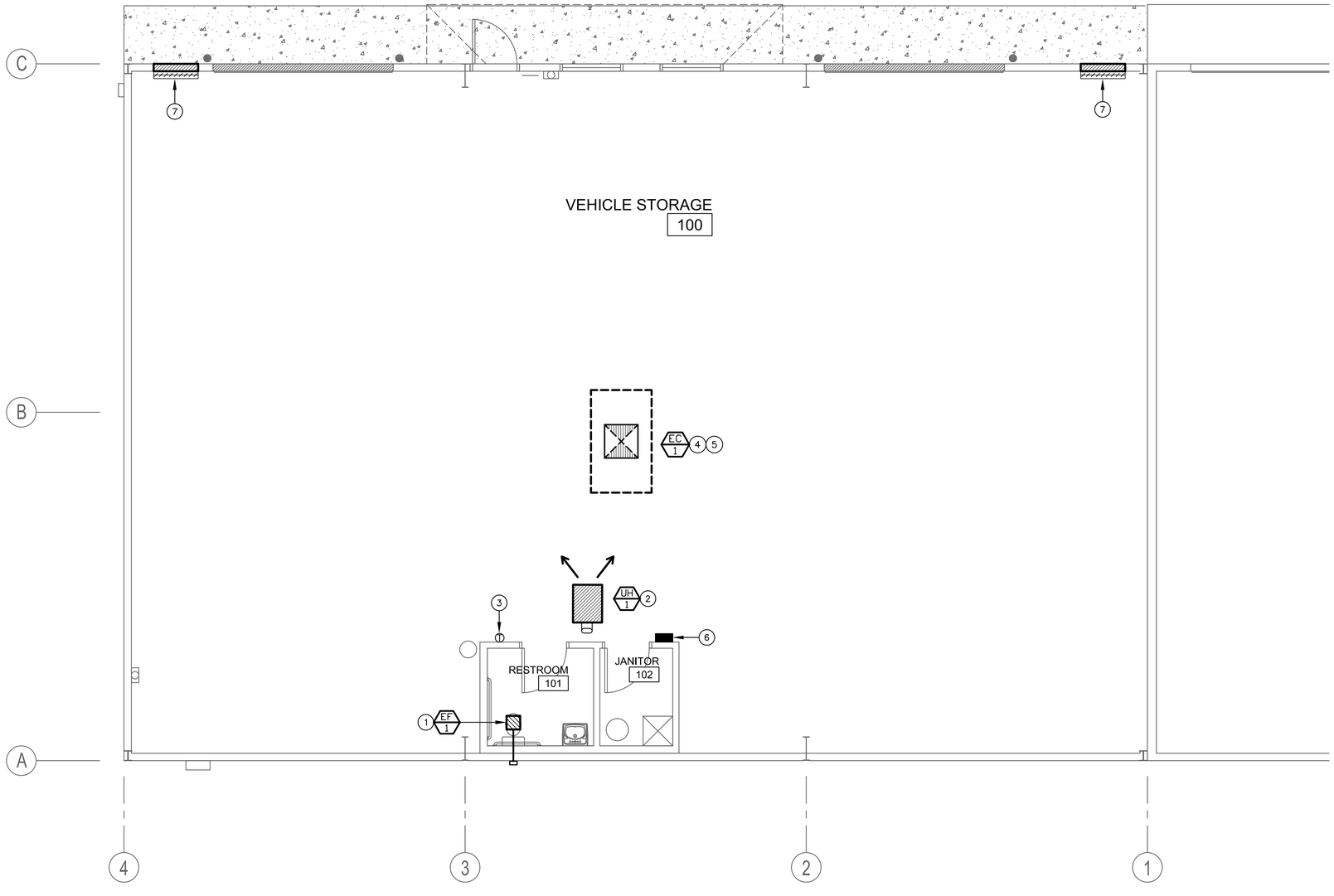
ARCHITECTURE & PLANNING

DRAWING: FRAMING DETAILS 200-SERIES

PROJECT: R&R COMMERCIAL BuildingS, LLC
8633 E.. Florentine Rd
Prescott Valley, AZ 86314

PROJECT: 103-31-013

DRAWN BY	###
CHECKED BY	PJC
DATE	12/01/2021
SCALE	AS NOTED
JOB NO.	2021-140
SHEET	S5



KEYNOTES

1. CEILING MOUNTED EXHAUST FAN WITH BACKDRAFT DAMPER. TRANSITION EXHAUST DUCT FROM UNIT DISCHARGE AND ROUTE TO MANUFACTURER'S WALL DISCHARGE. MAINTAIN A MINIMUM 10' CLEARANCE FROM ALL OUTSIDE AIR INTAKES.
2. GAS-FIRED UNIT HEATER SUPPORTED FROM STRUCTURE, WITH TYPE "B" FLUE UP THROUGH ROOF. COORDINATE UNIT HEATER MOUNTING HEIGHT.
3. PROVIDE UNIT HEATER WITH LOW VOLTAGE THERMOSTAT WITH INSULATED SUB-BASE.
4. ROOF MOUNTED, DOWN DISCHARGE EVAP COOLER ON FACTORY OR FIELD FABRICATED ROOF STAND. COORDINATE EXACT LOCATION WITH ARCHITECTURAL ROOF PLAN AND STRUCTURAL. COORDINATE WATER AND DRAIN PIPING WITH PLUMBING CONTRACTOR. PROVIDE COMPLETE WITH PUMP AND CONTROLS.
5. 27x27 EVAP COOLER SUPPLY DUCT DOWN TO PYRAMID 4-WAY DEFLECTOR.
6. EVAPORATIVE COOLER PUMP/FAN CONTROLS.
7. 36x60 RELIEF LOUVER. (GREENHECK #EDD-401, OR SIMILA) MOUNT WITH TOP OF LOUVER 2'-0" FROM TOP OF WALL. PROVIDE WITH COUNTER BALANCED BACKDRAFT DAMPERS (GREENHECK #BR) AND ADJUST FOR PROPER OPERATION.

M1 Reference Floor Plan

Scale: 1/4"=1'-0"

Plan North

OSE Design Group, LLC
Consulting Engineers
611 West Delano Ave
Prescott, AZ 86301
(602) 499.0001
Project #21057
10922 N. 153rd Ln.
Surprise, AZ 85379
(623) 444-6143

REVISIONS	BY

Registered Professional Engineer
33491
WILLIAM MARK ODELL
Date Signed 11/29/21
ARIZONA U. S. A.

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ARCHITECTURE & PLANNING

DRAWING: Mechanical Floor Plan

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

DRAWN BY
CHECKED BY
DATE: November 29th, 2021
JOB NO.: 774
SHEET

M1.0

Jul 08, 2021 - 3:16pm

MECHANICAL SPECIFICATIONS

GENERAL REQUIREMENTS
GENERAL PROVISIONS WHICH MAKE SPECIFIC REFERENCE TO ELECTRICAL DIVISION ONLY ARE INCLUDED HEREIN FOR CLARITY AND SIMPLIFICATION OF SPECIFICATIONS WRITING AND ARE NOT PART OF THE MECHANICAL WORK. THE WORK OF DIVISION 15, MECHANICAL, IS SUBJECT TO THE CONDITIONS OF THE CONDITIONS OF THE CONTRACT, DIVISION 1, GENERAL REQUIREMENTS, AND APPLICABLE REQUIREMENTS OF OTHER PORTIONS OF THE CONTRACT DOCUMENTS. EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS AND COORDINATE THE MECHANICAL WORK ACCORDINGLY.

INTENT
IT IS THE INTENTION OF THE SPECIFICATIONS AND DRAWINGS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION. ANY APPARATUS, APPLIANCE, MATERIAL OR WORK NOT SHOWN ON THE DRAWINGS, BUT MENTIONED IN THE SPECIFICATIONS OR VICE VERSA, OR ANY INCIDENTAL ACCESSORIES NECESSARY TO MAKE THE WORK COMPLETE AND READY FOR OPERATION, EVEN IF NOT PARTICULARLY SPECIFIED, SHALL BE PROVIDED WITHOUT ADDITIONAL EXPENSE TO THE OWNER. SHALL THERE APPEAR TO BE DISCREPANCIES OR QUESTIONS OF INTENT IN THE CONTRACT. DOCUMENTS, REFER THE MATTER TO THE ARCHITECT FOR HIS DECISION BEFORE ORDERING ANY MATERIALS OR EQUIPMENT OR BEFORE THE START OF ANY RELATED WORK. THE DECISION OF THE ARCHITECT SHALL BE FINAL, CONCLUSIVE AND BINDING.

DRAWINGS AND DATA
DRAWINGS ARE GENERALLY DIAGRAMMATIC AND ARE INTENDED TO CONVEY SCOPE OF WORK AND TO INDICATE GENERAL ARRANGEMENT OF EQUIPMENT, DUCTS, CONDUITS, PIPING AND FIXTURES. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET OR FITTINGS OR EVERY STRUCTURAL DIFFICULTY THAT MAY BE ENCOUNTERED DURING INSTALLATION OF THE WORK. LOCATION OF ALL ITEMS NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. EXACT LOCATIONS NECESSARY TO SECURE BEST CONDITIONS AND RESULTS MUST BE DETERMINED AT PROJECT AND SHALL HAVE APPROVAL OF ARCHITECT BEFORE BEING INSTALLED. DO NOT SCALE DRAWINGS. IF SO DIRECTED BY ARCHITECT, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF OTHER TRADES OR FOR PROPER EXECUTION OF WORK. INCLUDE MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER INSTALLATION AND OPERATION OF A SYSTEM OR PIECE OF EQUIPMENT IN BID PRICE.

CODES
INCLUDE IN WORK, WITHOUT EXTRA COST TO OWNER, LABOR, MATERIALS, SERVICES, APPARATUS, DRAWINGS (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS) REQUIRED TO COMPLY WITH APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS. DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT THAN CODES, ORDINANCES, STANDARDS AND STATUTES. CODES, ORDINANCES, STANDARDS AND STATUES TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH DRAWINGS OR SPECIFICATIONS. FOLLOWING INDUSTRY STANDARDS, SPECIFICATIONS AND CODES ARE MINIMUM REQUIREMENTS:

A. APPLICABLE CITY, COUNTY, AND STATE MECHANICAL, ELECTRICAL, GAS, PLUMBING, HEALTH AND SANITARY CODES, LAWS AND ORDINANCES.
B. CITY OR OTHER APPLICABLE BUILDING CODES.
C. 2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS.
D. REGULATIONS, PERMITS, INSPECTIONS: COMPLY WITH ALL APPLICABLE CODED, RULES AND REGULATIONS. ALL MATERIALS, EQUIPMENT AND WORK MUST CONFORM TO THE INTERNATIONAL MECHANICAL CODE. OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND LICENSES. WHEN REQUIRED BY CODE, ALL WORK MUST BE INSPECTED AND APPROVED BY LOCAL AUTHORITIES.

GENERAL
MATERIALS AND EQUIPMENT STANDARD PRODUCTS OF A REPUTABLE MANUFACTURER REGULARLY ENGAGED IN MANUFACTURE OF THE SPECIFIED ITEMS. WHERE MORE THAN ONE UNIT IS REQUIRED OF ANY ITEM, FURNISHED BY THE SAME MANUFACTURER, EXCEPT WHERE SPECIFIED OTHERWISE. INSTALL MATERIAL AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SHOULD VARIANCE BETWEEN PLANS AND SPECIFICATIONS OCCUR WITH THESE, CONTACT ARCHITECT IMMEDIATELY SO THAT VARIATIONS IN INSTALLATION CAN BE KNOWN BY ALL PARTIES CONCERNED. PROVIDE EQUIPMENT FROM MANUFACTURER WHOSE PRODUCTS HAVE LOCAL REPRESENTATION.

EXECUTION
PROTECT EXISTING ACTIVE SERVICES (WATER, GAS, SEWER, ELECTRIC) WHEN ENCOUNTERED, AGAINST DAMAGE FROM CONSTRUCTION WORK. DO NOT PREVENT OR DISTURB OPERATION OF ACTIVE SERVICES WHICH ARE TO REMAIN. IF WORK MAKES TEMPORARY SHUTDOWNS OF SERVICES UNAVOIDABLE, CONSULT WITH OWNER AS TO DATES, PROCEDURES, AND ESTIMATED DURATION OF AT LEAST 10 WORKING DAYS IN ADVANCE OF DATE WHEN WORK IS TO BE PERFORMED. ARRANGE WORK FOR CONTINUOUS PERFORMANCE TO ASSURE THAT EXISTING OPERATING SERVICES WILL BE SHUT DOWN ONLY DURING THE TIME REQUIRED TO MAKE NECESSARY CONNECTIONS. IF A SYSTEM CANNOT SHUT DOWN, INSTALL TEMPORARY BYPASSES OR JUMPERS UNTIL CONNECTIONS ARE COMPLETE. CONTRACTOR RESPONSIBLE FOR ALL COSTS INCURRED BY ABOVE SHUTDOWNS, INCLUDING BYPASS OR JUMPER INSTALLATIONS, FOR WORK PERFORMED UNDER THIS SECTION. IF EXISTING ACTIVE UTILITY SERVICES ARE ENCOUNTERED WHICH REQUIRE RELOCATION, MAKE REQUEST TO PROPER AUTHORITIES FOR DETERMINATION OF PROCEDURES. PROPERLY TERMINATE EXISTING SERVICES TO BE ABANDONED IN CONFORMANCE WITH REQUIREMENTS OF AUTHORITIES. WHERE CONNECTIONS OR DISRUPTIONS ARE MADE TO EXISTING SYSTEMS, REACTIVATE, REFILL, AND RECHARGE ALL COMPONENTS AND RESTORE SYSTEMS TO OPERATING CONDITIONS AT TIME OF DISRUPTION.

GUARANTEE
EACH COMPLETE SYSTEM GUARANTEED BY CONTRACTOR FOR A PERIOD OF ONE YEAR, FROM DATE OF ACCEPTANCE OF WORK BY OWNER IN WRITING, TO BE FREE OF DEFECTS OF MATERIALS AND WORKMANSHIP, AND TO PERFORM SATISFACTORILY UNDER ALL CONDITIONS OF LOAD OR SERVICE. THE GUARANTEES PROVIDE THAT ANY ADDITIONAL CONTROLS, PROTECTIVE DEVICES, OR EQUIPMENT BE PROVIDED AS NECESSARY TO MAKE THE SYSTEM OF EQUIPMENT OPERATE SATISFACTORILY, AND THAT ANY FAULTY MATERIALS OR WORKMANSHIP BE REPLACED OR REPAIRED. ON FAILURE OF GUARANTOR TO DO THE ABOVE AFTER WRITTEN NOTICE FROM OWNER, THE OWNER MAY HAVE THE WORK DOWN AT THE COST OF GUARANTOR. LOSS OF REFRIGERANT IS CONSIDERED A DEFECT IN WORKMANSHIP AND/OR EQUIPMENT, TO BE CORRECTED AS REQUIRED AT NO EXTRA COST TO THE OWNER. PROVIDE EXTENDED FIVE (5) YEAR FACTORY PARTS & LABOR WARRANTY ON ALL AIR CONDITIONING COMPRESSORS.

AIR CONDITIONING, HEATING AND VENTILATING

SCOPE
WORK UNDER THIS SECTION INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE REMODELING, INSTALLATION AND PLACING INTO OPERATION THE HEATING, VENTILATING AND AIR CONDITIONING WORK AS SPECIFIED HEREIN AND INDICATED ON THE DRAWINGS.

VERIFICATION OF DIMENSIONS:
SCALED AND FIGURED DIMENSIONS ARE APPROXIMATE ONLY. BEFORE PROCEEDING WITH WORK, CAREFULLY CHECK AND VERIFY AT THE SITE, AND RESPONSIBLE FOR PROPERLY FITTING EQUIPMENT AND MATERIALS TOGETHER AND TO THE STRUCTURE IN SPACES PROVIDED. DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND MANY OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. CAREFULLY STUDY DRAWINGS AND PREMISES I ORDER TO DETERMINE BEST METHODS, EXACT LOCATIONS, ROUTES AND BUILDING OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR.

CUTTING AND PATCHING:
CUT EXISTING WORK AND PATCH AS NECESSARY TO PROPERLY INSTALL THE NEW WORK. AS THE WORK PROGRESSES, LEAVE NECESSARY OPENINGS, HOLES AND CHASES, ETC., IN THEIR CORRECT LOCATIONS. IF THE REQUIRED OPENINGS, HOLES AND CHASES ETC., ARE NOT IN THEIR CORRECT LOCATIONS, MAKE THE NECESSARY CORRECTIONS AT NO COST TO THE OWNER. AVOID EXCESSIVE CUTTING AND DO NOT CUT STRUCTURAL MEMBERS WITHOUT CONSENT OF ARCHITECT.

REGULATIONS, PERMITS & INSPECTIONS
COMPLY WITH ALL APPLICABLE CODES, RULES AND REGULATIONS. ALL MATERIALS, EQUIPMENT AND WORK MUST CONFORM TO THE INTERNATIONAL MECHANICAL CODE. OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND LICENSES. WHEN REQUIRED BY CODE, ALL WORK MUST BE INSPECTED AND APPROVED BY LOCAL AUTHORITIES.

DUCTWORK
ALL DUCTWORK FABRICATED AS PER LATEST INTERNATIONAL MECHANICAL CODE REQUIREMENTS AND SMACNA MANUAL. EXTENSION OF EXISTING DUCTWORK SHALL BE MADE WITH SOME MATERIAL. DUCTWORK SHALL BE CONSTRUCTED OF NEW HOT-DIPPED GALVANIZED SHEET METAL ASTM A-120 FOR EACH SIDE. TAPE ALL CROSS-JOINTS IN SHEET METAL DUCT WITH HARDCAST. TAKE-OFF FITTINGS SHALL BE CONICAL SPIN-IN WITH QUADRANT DAMPER. TURNING VANES SHALL BE INSTALLED IN ALL MITERED ELBOWS.

HVAC EQUIPMENT CONDENSATE DRAINS
USE TYPE M COPPER TUBING AND WROUGHT COPPER MECHANICAL FITTINGS. EXTEND DRAINS TO NEAREST ROOF DRAIN OR LAVATORY TAIL-PIECE (FURNISHED BY PLUMBER). SLOPE DRAIN AT A MINIMUM OF 1/8" PER FOOT.

UNIT HEATER SCHEDULE

EQUIP. NO.	MANUFACTURER	MODEL NO.	SERVICE/ LOCATION	BLOWER			MOTOR		HEATER			FLUE (DIA.)	WT. (LBS)	REMARKS
				CFM	ESP	MIN. THROW	HP	VOLTS/ PHASE	FUEL	MAX. INPUT MBH	MIN. OUTPUT MBH			
1	REZNOR	F-200	WAREHOUSE	2,800	0	60'	1/20	120/1	NAT. GAS	160,000	128,000	8" OVAL	170	(1) (2) (3) (4)

(1) PROVIDE UNIT HEATER WITH LOW VOLTAGE THERMOSTAT WITH INSULATED SUB-BASE, W/ LOCKING COVER.
(2) UNIT SHALL HAVE ELECTRONIC SPARK IGNITION.
(3) PROVIDE UNIT WITH 2-POINT SUSPENSION KIT.
(4) INPUT RATINGS SHOWN HAVE BEEN DERATED FOR 5,000 FT ELEVATION. INPUT RATE CHANGES FROM STANDARD CAN BE MADE BY ADJUSTING MANIFOLD PRESSURE OR BY CHANGING ORIFICE PER MANUFACTURER.

EVAPORATIVE COOLER SCHEDULE

MARK	MANUFACT.	MODEL	CFM	EXT. S.P.	HP	ELECTRIC			CIRC. PUMP	WT. (lbs)	REMARKS
						VOLTS	PHASE	HERTZ			
1	PMI	ID601	9,875	0.20	2	230	1	60	6.8 gpm @ 115V/1ø	719	(1) (2) (3)

(1) UNIT SHALL BE MOUNTED ON FIELD FABRICATED ROOF STAND.
(2) CONTRACTOR SHALL PROVIDE AND INSTALL A BLEED-OFF KIT.
(3) PROVIDE OFF/ON/PUMP CONTROLS AND ALL CONNECTING WIRING.

EXHAUST FAN SCHEDULE

MARK	MOUNTING /LOCATION	MANUFACTURER	MODEL	CFM	E.S.P.	SONES @ 0.1"	MOTOR		BAROM. DAMPER	WIRE SCREEN	DRIVE	REMARKS
							AMPS	V/PH				
EF-1	CEILING	GREENHECK	SP-A90	60	0.25"	1.2	29.4 W	120/1	YES	YES	DIRECT	(1) (2) (3)

(1) PROVIDE UNIT WITH FACTORY SUPPLIED EXHAUST GRILLE.
(2) PROVIDE EXHAUST FAN WITH BACK DRAFT DAMPER.
(3) UNIT SHALL BE CONTROLLED BY WALL SWITCH.

DUCT CONSTRUCTION NOTES

1 - ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "ASHRAE GUIDE" AND "SMACNA STANDARDS" AND IN CONFORMANCE WITH REQUIREMENTS OF LOCAL BUILDING, MECHANICAL AND ENERGY CONSERVATION CODES. WHERE MORE THAN ONE REGULATION OR CODE APPLIES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

2 - ALL DUCTWORK JOINTS SHALL BE SEALED WITH WATER-BASED MASTIC.

3 - HANGERS FOR SHEET METAL DUCTWORK SHALL BE INSTALLED AS REQUIRED BY 2018 IMC.

GENERAL REQUIREMENTS

1 - PROVIDE CLEARANCES AS PER MANUFACTURER'S RECOMMENDATIONS.

2 - PITCH DRAIN LINES 1/8" PER 12" RUN TOWARDS TERMINATION. INSULATE IN CONDENSATE DRAIN LINE WITH 3/8" CLOSED CELL "ARMIFLEX" TUBE INSULATION, TO PREVENT CONDENSATE DRIP.

3 - PRIOR TO THE CONTRACTOR ORDERING OR SETTING ANY AIR CONDITIONING EQUIPMENT, DUCTWORK, OR AIR DEVICE, HE SHALL VERIFY LOCATION OF PLACEMENT WITH STRUCTURAL DRAWINGS AND CONFIRM WEIGHTS, DISCHARGE CONFIGURATION, SIZES, ELECTRICAL CHARACTERISTICS AND ANY OTHER DIMENSIONAL DATA WHICH MIGHT AFFECT THE SUCCESSFUL INSTALLATION OF THE EQUIPMENT.

COORDINATION NOTES

1 - COORDINATE OPENING'S FOR GRILLES, REGISTERS, DIFFUSERS AND DUCTWORK WITH FRAMING CONTRACTOR PRIOR TO ROUGH-IN.

2 - COORDINATE EXACT LOCATION OF ALL GRILLES, REGISTERS AND DIFFUSERS WITH ARCHITECTURAL PLANS.

3 - LIGHTING & SPRINKLER HEADS TAKE PRECEDENCE OVER DIFFUSER LOCATION. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO DIFFUSERS TO AVOID ANY CONFLICT WITH LIGHTING LAYOUT & SPRINKLER HEADS.

4 - CONTRACTOR TO COORDINATE THERMOSTAT AND EVAP CONTROL LOCATIONS WITH OWNER & ARCHITECT PRIOR TO MOUNTING.

5 - ALL THERMOSTATS ARE TO BE MOUNTED AT A HEIGHT OF 48" ABOVE THE FLOOR LEVEL FOR DISABLED ACCESS.

OUTSIDE AIR CALCULATION

Outside Air for Units EC-1

Occ. Class	Area	Occ Density	Rp	Pz	Ra	Az	Vbz
Warehouse (storage)	3,130	0	0	0	0.12	3130	375.6

Evap Cooler provides 9,875 OSA — Outside Air Required: 376

403.3.1.1 Breathing zone outdoor airflow. The outdoor airflow rate required in the *breathing zone* (V_{bz}) of the *occupiable space* or spaces in a zone shall be determined in accordance with Equation 4-1.

$$V_{bz} = R_p P_z + R_a A_z \qquad \textbf{(Equation 4-1)}$$

where:

A_z = Zone floor area: the *net occupiable floor area* of the space or spaces in the zone.

P_z = Zone population: the number of people in the space or spaces in the zone.

R_p = People outdoor air rate: the outdoor airflow rate required per person from Table 403.3.

R_a = Area outdoor air rate: the outdoor airflow rate required per unit area from Table 403.3.

403.3.1.2 Zone air distribution effectiveness. The zone air distribution effectiveness (E_z) shall be determined using Table 403.3.1.2.

REVISIONS	BY
1 CITY COMMENTS 02/28/22	WMO

Registered Professional Engineer — 33491 WILLIAM MARK ODELL — Date Signed 02/28/22 — ARIZONA U.S.A.

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ARCHITECTURE & PLANNING

DRAWING: Mechanical Schedules
PROJECT: R&R Buildings LLC Commercial Building 8633 E. Florentine Rd. Prescott Valley, AZ
APN: 103-31-013

DRAWN BY
CHECKED BY
DATE November 29th, 2021
JOB NO. 774
SHEET
M2.0

OSE Design Group, LLC Consulting Engineers
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Project #21057
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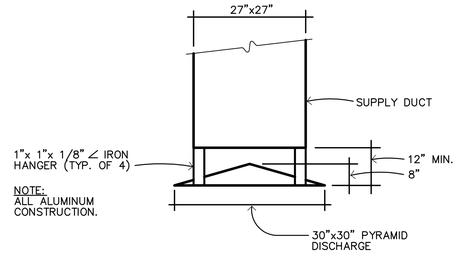
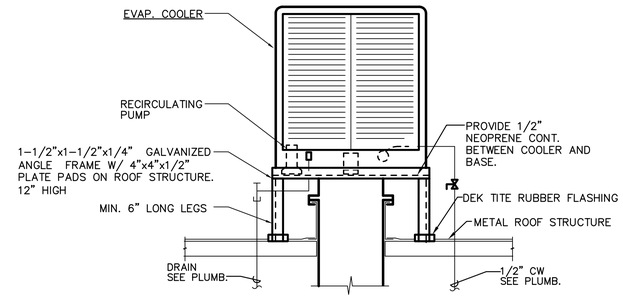


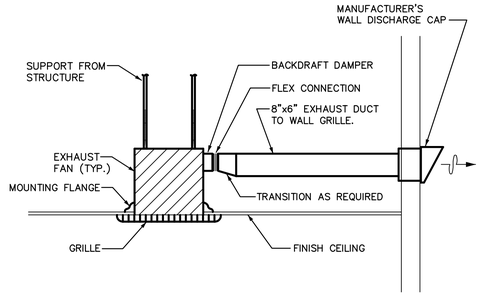
EVAP. COOLER SUPPLY DIFFUSER 3

NOT TO SCALE — M3.0



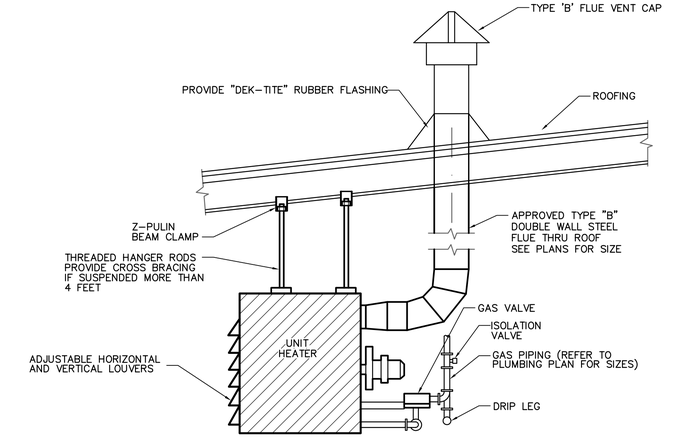
EVAPORATIVE COOLER DETAIL 1

NOT TO SCALE — M3.0



EXHAUST FAN DETAIL 4

NOT TO SCALE — M3.0



GAS FIRED UNIT HEATER 2

M3.0

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date signed 11/29/21
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ARCHITECTURE & PLANNING

DRAWING: Mechanical Details

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

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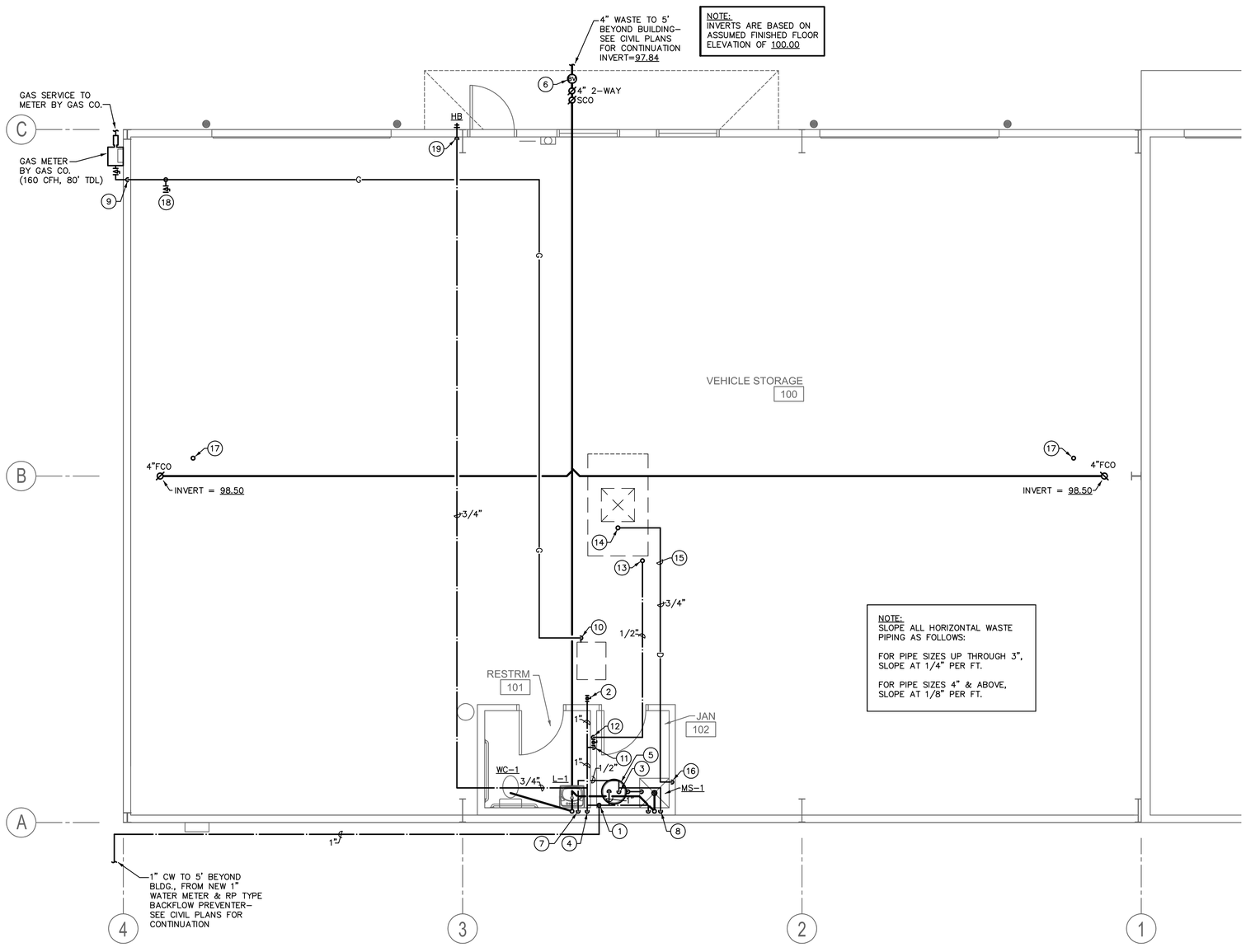
CHECKED BY	
DATE	November 29th, 2021
JOB NO.	774
SHEET	M3.0



NOTE:
SLOPE ALL HORIZONTAL WASTE PIPING AS FOLLOWS:

FOR PIPE SIZES UP THROUGH 3", SLOPE AT 1/4" PER FT.

FOR PIPE SIZES 4" & ABOVE, SLOPE AT 1/8" PER FT.

P1 Plumbing Floor Plan

Scale: 1/4"=1'-0"

Plan North

NOTE:
SEE WASTE & VENT SCHEMATICS, SHEET P3.0 FOR COMPLETE WASTE & VENT PIPE SIZING.

SEE GAS PIPING DIAGRAMS, SHEET P3.0 FOR COMPLETE GAS PIPE SIZING.

KEYNOTES:

1. 1" CW RISE FROM BELOW GRADE TO ROUTE ABOVE CEILING. PROVIDE BALL VALVE (BLDG. SHUTOFF) ON RISER AT +6" A.F.F.; PROVIDE PRESSURE REDUCING VALVE (PRV) SET AT 80 PSI ON RISER AT +12" A.F.F.
2. PROVIDE 1" CAPPED CW STUBOUT AT CEILING FOR FUTURE TENANT IMPROVEMENT.
3. 3/4" H & CW DOWN TO WATER HEATER.
4. 3/4" CW DOWN TO 3/4" HEADER, WITH 1/2" TO LAV & 1/2" TO WC.
5. ELECTRIC WATER HEATER WH-1 SEE DETAIL, SCHEDULE, SHEET P2.0. SHEET P2.1. PROVIDE FULL SIZE P&T RELIEF DRAIN LINE, TERMINATED AT +2" ABOVE MOP SINK RIM WITH 90° ELBOW DOWN.
6. PROVIDE BACKWATER VALVE TO COMPLY WITH PRESCOTT VALLEY REQUIREMENTS. PROVIDE TRAFFIC RATED COVER.
7. 1/2" HW DOWN TO LAV.
8. 1/2" H & CW DOWN TO MOP SINK.
9. GAS RISE INSIDE WALL TO ROUTE AT/ ABOVE CEILING.
10. GAS DOWN TO VALVED CONNECTION TO UNIT HEATER.
11. 1/2" CW DOWN TO DRAIN-DOWN SYSTEM IN WALL WITH ACCESS PANEL, SEE DETAIL, SHEET P2.0.
12. 1/2" CW OUT OF DRAIN VALVE, RISE TO ROUTE ABOVE CEILING.
13. 1/2" CW RISE THROUGH ROOF TO CONNECT TO EVAP. COOLER. PROVIDE NEEDLE VALVE SHUTOFF AT UNIT CONNECTION. FLASH PIPING AT ROOF PENETRATION.
14. 3/4" BLEED & DRAIN LINE RISE THROUGH ROOF & CONNECT TO COOLER DRAIN OUTLET. PIPING MATERIAL: TYPE "M" COPPER. FLASH PIPING AT ROOF PENETRATION.
15. SLOPE DRAIN PIPING TO MOP SINK.
16. 3/4" DRAIN LINE DOWN TO TERMINATE AT MOP SINK.
17. PROVIDE 2" VTR FOR FUTURE TENANT IMPROVEMENT. CAP VENT BELOW ROOF.
18. VALVED STUBOUT FOR FUTURE TENANT IMPROVEMENT.
19. 3/4" CW DOWN ALONG WALL TO NON FREEZE HOSE BIBB.

NOTE:
SLOPE ALL HORIZONTAL WASTE PIPING AS FOLLOWS:

FOR PIPE SIZES UP THROUGH 3", SLOPE AT 1/4" PER FT.

FOR PIPE SIZES 4" & ABOVE, SLOPE AT 1/8" PER FT.

PLUMBING NOTES:

1. WATER PIPING LOCATED IN EXTERIOR WALLS SHALL BE INSTALLED ON THE BUILDING INTERIOR SIDE OF THE BLDG. INSULATION.
2. EXTERIOR WATER PIPING SHALL BE INSTALLED BELOW FROST LINE.

PLUMBING LEGEND

SYMBOL	ABBR.	DESCRIPTION
———	W	DRAIN OR WASTE PIPING
— — — —	V	VENT PIPING
———	CW	COLD WATER PIPING
———	HW	HOT WATER PIPING
——G——G——	G	NATURAL GAS PIPING
——BV——	BV	BALL VALVE
⌀	FCO	FLOOR CLEANOUT
⌀	SCO	SURFACE CLEANOUT
—||	WCO	WALL CLEANOUT
JL	VTR	VENT THRU ROOF

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ARCHITECTURE & PLANNING

DRAWING: Plumbing Floor Plan

PROJECT: R&R Buildings LLC Commercial Building
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APN: 103-31-013

DRAWN BY

CHECKED BY

DATE
November 29th, 2021

JOB NO.
774

SHEET

P1.0

Jul 08, 2021 - 3:16pm

PLUMBING SPECIFICATIONS:

1. GENERAL

1..1 Scope: Work under this section includes coordinating and furnishing all labor and material necessary to install a complete plumbing system as shown and specified and in accordance with the codes. Contractor shall pay for all permits, meters, fees, city inspections, legal notices, etc., as required.

1..2 Submittals: Within 15 days after award of contract, submit 8 copies of all items.

1..3 Record Drawings: Provide a set to the Architect at completion of project.

1..4 Instructions: Provide maintenance manual and instruct Owner in the proper operation and maintenance of the equipment.

1..5 Guarantee: One year on labor, material and equipment.

2. PRODUCTS

2..1 Piping:

2..1.1 Water Lines:

2..1.1.1 Copper: Type "L" hard drawn, conforming to ASTM B88, for all water pipe not set under concrete or in the ground.

2..1.1.2 Copper: Type "K" soft drawn, conforming to ASTM B88, for water pipe set in or under concrete or in the ground. Wrap lines below concrete floors with 20 mils of polykon tape.

2..1.1.3 Fittings: Wrought copper conforming to ANSI B16.22.

2..1.1.4 Plastic: If permitted by Administrative Authority, IAPMO approved, NSF–61 listed, crosslinked polyethylene (PEX) tubing, equal to Wirsbo "AQUAPEX" system is acceptable for potable water piping.

2..1.2 Sanitary Waste and Vent Lines:

2..1.2.1 Cast Iron conforming to CISPI Standard 301–95 and ASTM A–888 for all no–hub pipe and fittings installed above and below grade.

2..1.2.2 Galvanized Iron: Standard weight, Schedule 40 galvanized iron conforming to ASTM A–120 for all vent lines 2–1/2" or smaller.

2..1.2.3 Fittings (Waste and Vent System, no–hub cast iron): No–hub cast iron drainage pattern fittings conforming to CISPI #301–95.

2..1.2.4 Fittings (Waste and Vent, galvanized steel): Threaded cast iron fittings conforming to ANSI B16.4.

2..1.2.5 Couplings (Waste and Vent, above and below grade): Double band, stainless steel couplings conforming to CISPI 310–95, with neoprene gasket conforming to ASTM Standard C564 (NOTE: Screened stainless shield is not approved).

2..1.2.6 Plastic: Subject to Owner approval, PVC piping conforming to ASTM D–2665–88 is acceptable for sanitary waste piping installed below grade or slab. Fittings: Drainage fittings to match pipe.

2..1.3 Gas Piping:

2..1.3.1 Gas Piping, interior above slab: Schedule 40 black steel conforming to ASTM A53. Fittings shall conform to the following:

2..1.3.1.1 Pipe 1–1/2" and Smaller: 150 psi, black malleable iron, conforming to ANSI B16.3, 150 psi SWP.

2..1.3.1.2 Pipe 2" and Larger: Black steel seamless welding fittings conforming to ANSI B16.9 and USAS B16.25, 150 psi SWP.

2..1.3.1.3 Unions: Black malleable iron screwed connections, ground iron–to–bronze seat, conforming to ASTM A47, 250 psi SWP.

2..1.3.1.4 Flanges: Black forged steel with weld neck flanges conforming to ANSI B16.5, 150 psi SWP.

2..1.3.2 Gas Piping, above grade or slab, exterior: Schedule 40 galvanized steel, conforming to ASTM A53. Fittings: 150# galvanized steel screwed fittings.

2..2 Pipe Hangers and Supports: Fee & Mason Figure 103 clevis hanger for insulated pipe and Figure 104 clevis hanger for cast iron pipe. Install #500 Trisolators on uninsulated copper lines at all hangers and wall penetrations.

2..3 Pipe Insulation: Use fiberglass premolded insulation with all–service jacket, minimum density of 3.5 pcf. Provide an additional 8–ounce canvas jacket with Arabol finish around all exposed pipe insulation. Cover fittings and valves (except unions) with insulation cement worked on in two applications to a smooth, hard surface, flush with pipe covering. Provide 8" long, 20 gauge, galvanized iron metal insulation guards at locations of hanger rods and supports. Provide 12" long rigid insulation blocks on bottom half of pipe 1" and larger at hangers. Insulation wall thickness shall conform to the following schedule:

Domestic Hot Water Lines:

Mains and horizontal branches – 1" thickness.
Drops in walls and partitions – 1/2" thickness.

2..4 Valves:

2..4.1 Gate Valves: Milwaukee 115, 125#, bronze body, solder type gate valve with nonrising stem for all lines up through 3" size.

2..4.2 Check Valves: Milwaukee #1509, 125#, bronze body, solder joint check valve with horizontal bronze disc for all valves up to 2" size. Milwaukee #F2974, 125#, iron body, bronze trimmed, flanged horizontal check valve for all valves larger than 2" size.

2..4.3 Shutoff Valve: Milwaukee BB1–350 bronze body, solder joint valve for all lines up through

2..4.4 Gas Valves, 3/4" and Smaller: Milwaukee BB–1–102.

2..4.5 Gas Valves, 1" to 1–1/2": Rockwell–Nordstrom #142 with #555 lubricant for natural gas service.

2..4.6 Gas Valves, 2" and Larger: Rockwell–Nordstrom #143 with #555 lubricant for natural gas service.

2..5 Cleanouts:

2..5.1 Concrete and Tile Floors: J.R. Smith 4023, with scoriated nickel–bronze top.

2..5.2 Cleanouts (exposed vertical piping): J.R. Smith 4512 cast iron branch cleanout tee with bronze plug.

2..5.3 Interior Finished Walls: J.R. Smith 4532.

2..5.4 Exterior Surface Cleanouts: J.R. Smith 4253. Provide 18" x 18" x 6" concrete pad at landscape areas; provide concrete ring below grade at asphalt areas.

2..5.5 Provide all cleanouts with heavy threaded bronze plugs.

2..6 Acceptable Manufacturers: The following is a list of manufacturers whose equipment is acceptable as to manufacturer, subject to conformance with all drawings, specifications and addenda items:

Plumbing Fixtures: American Standard, Kohler, Eljer.

Mop Sinks: Fiat, Swan, Mustee.

Electric Water Heaters: Rheem, A.O. Smith, American Mor–Flo.

Valves: Crane, Kennedy, Stockham, Grinnell, Milwaukee, Wolverine.

Hose Bibbs: Acorn, Chicago, Woodford.

P–Traps: Crane. Kohler, Eljer, Frost, McGuire.

Supply Fittings: Chicago, American Standard, Eljer, Speakman, Kohler.

Supply Stops: Eastman, Kohler, Eljer, Brasscraft, McGuire.

Closet Seats: Sperzel, Olsonite, Beneke, Bemis.

Drains and Cleanouts: J. R. Smith, Zurn, Josam, Wade, Western.

Hangers: Grinnell, Fee & Mason, Elcen, Kin–Line, F & S, B–Line, Michigan.

2.7 Plumbing Fixtures: Use polished chrome–plated, adjustable brass P–traps with wall escutcheons at all exposed locations. Use polished chrome–plated faucets with removable trim, brass body and brass handles. Fixtures and supply fitting shall be of one manufacturer. Provide diaphragm type, polished chrome–plated flush valves with integral vacuum breakers and screwdriver stops. Provide fixture stops or valves ahead of all equipment or fixtures. After fixtures are set in place and secured to walls, caulk all around between fixtures and wall with either Dow Corning #780 or G.E. Construction Sealant white silicone caulking compound. See Plumbing Fixture Specification Schedule for complete fixture specifications.

3. EXECUTION

3..1 Tests and Inspections:

3..1.1 All work to be tested and approved before covering as directed by Architect. Remake all leaking joints.

3..1.2 Water System: 125 psi hydrostatic pressure held for four hours.

3..1.3 Sanitary Waste and Vent System: Fill with water to highest point in the system and let stand without loss for two hours.

3..1.4 Gas System: Hold at 50 psi pneumatic for four hours with no pressure loss.

3..1.5 Sterilization (Domestic Water System): After tests have been completed, the entire domestic water distribution system shall be thoroughly flushed with water until all entrained dirt and mud have been removed, and shall be sterilized with solutions of either liquid chlorine conforming to Federal Specification BB–B–120 or hypochlorite conforming to Fed. Spec. O–C–114, Type II, Grade G, or Fed. Spec. O–S–602, Grade A or B. The chlorinating material shall provide a dosage of not less than 50 parts per million and shall be introduced into the system in an approved manner, and retained in the system for 8 hours before flushing.

3..2 Flashing, Sleeves and Escutcheon Plates:

3..2.1 Flashing: Supply flashing for all vent pipe and other types of piping through roof to be installed with roofing. Flash vents with Stoneman S1300–4 or with sheet lead weighing not less than 4 pounds per square foot or equal. Extend flashing into roofing at least 10" from vent and turn flashing over and down into vent opening.

3..2.2 Sleeves: Use 20 gauge galvanized steel sleeves around pipes passing through masonry walls and concrete slabs.

3..2.3 Escutcheon Plates: Install cast brass split ring with setscrew at all locations where exposed pipes pass through walls, floors and/or ceilings. Provide polished chrome–plated escutcheons in finished rooms, all others polished brass.

3..3 Electrical: Wiring by Electrical Contractor.

PLUMBING FIXTURE SPECIFICATIONS

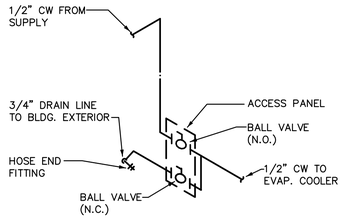
	DESCRIPTION
WC–1	WATER CLOSET (ADA COMPLIANT): FIXTURE: AMERICAN STANDARD 2386.012, 1.6 GALLONS PER FLUSH, 16–1/2" HIGH RIM, FLOOR MOUNT, VITREOUS CHINA, ELONGATED BOWL. SEAT: CHURCH 9500 WHITE OPEN FRONT SEAT WITH CONCEALED CHECK HINGE & WITHOUT COVER. SUPPLIES: EASTMAN C5CR–20–LK, 1/2" x 3/8" ANGLE STOP WITH FLEXIBLE TUBE RISER.
L–1	LAVATORY (WALL HUNG– ADA COMPLIANT): FIXTURE: AMERICAN STANDARD, MODEL No. 0355.012, WALL HUNG, 20" x 18" VITREOUS CHINA, FRONT OVERFLOW. PROVIDE CAST–IRON WALL HANGER BOLTED TO WALL. FAUCET: MOEN 8400 SINGLE LEVER DECK MOUNTED FAUCET WITH BLADE TYPE ADA HANDLE. SUPPLIES: EASTMAN C5RC–15–LK, ANGLE STOPS WITH FLEXIBLE TUBE RISERS. WASTE: McGUIRE 155WC OFFSET WHEELCHAIR LAVATORY STRAINER WITH GRID DRAIN, CAST BRASS ELBOW AND OFFSET TAILPIECE. TRAP: McGUIRE 8902, 1–1/4" x 1–1/2" CAST BRASS P TRAP. INSULATE EXPOSED WATER AND WASTE PIPING WITH TRUEBRO LAV–GUARD INSULATION KIT, MODEL 102, WITH ACCESSORY #105.
MS–1	MOP SINK: FIXTURE: FIAT MODEL MSB–2424, 24" x 24" x 10", FLOOR MOUNTED, MOLDED STONE WITH INTEGRAL STAINLESS STEEL STRAINER EXTENSION. FAUCET: CHICAGO FAUCET 897 CHROME–PLATED SUPPLY FITTING WITH INTEGRAL STOPS, VACUUM BREAKER, 3/4" HOSE THREAD, FLEXIBLE 3/4" RUBBER HOSE AND HOSE BRACKET; MOP HANGER; SILICONE SEALANT INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. TRAP: PROVIDE 2" TRAP.
HB	HOSE BIBB (FREEZE PROOF): WOODFORD MODEL No. MB65, CHROME PLATED FINISH, 3/4" HOSE CONNECTION WITH INTEGRAL VACUUM BREAKER, SELF–DRAINING, LOOSE TEE OPERATOR, ENCLOSED IN A FLUSH MOUNTED 14 GAUGE STAINLESS STEEL WALL BOX WITH LOCKABLE COVER.
WH–1	ELECTRIC WATER HEATER: PPROVIDE UL LISTED ELECTRIC WATER HEATER OF SIZE, CAPACITY AND MAKE AS SCHEDULED. HEATER SHALL BE WARRANTED FOR A MINIMUM OF 5 FULL YEARS AFTER FINAL ACCEPTANCE OF THE BUILDING. FURNISH HEATER WITH THE FOLLOWNG ACCESSORIES: 1. ASME COMBINATION TEMPERATURE AND PRESSURE RELIEF VALVE RATED IN EXCESS OF HEATER INPUT. RUN FULL SIZE DRAIN TO TERMINATE AS SHOWN ON DRAWINGS. 2. AUTOMATIC THERMOSTAT ACTUATED CONTROLS WITH 100% SHUTOFF. 3. HIGH–LIMIT CONTROLS. 4. TANK DRAIN. 5. BRASS NIPPLES FOR PIPE CONNECTIONS. 6. HEATER SHALL BE FACTORY INSULATED AND SHEET METAL JACKETED.

ELECTRIC WATER HEATER SCHEDULE

MARK	MANUFAC.	MODEL	STORAGE CAPACITY IN GALS.	KW INPUT	VOLTAGE/ PHASE	GALLON PER HR. REC. AT 100° F T.R.	WATER OUTLET TEMP °F	REMARKS
WH–1	RHEEM	EGSP15	15	1.5	120/1	6.2	140	

FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	TRAP SIZE	WASTE	VENT	COLD WATER	HOT WATER	REMARKS
WC–1	WATER CLOSET (ADA)	INT.	3"	2"	1/2"	–	FLUSH TANK, 1.6 GPF, FLOOR MTD.
L–1	LAVATORY (ADA)	1–1/4"_x 1–1/2"	2"	1–1/2"	1/2"	1/2"	WALL MOUNTED
MS–1	MOP SINK	2"	2"	1–1/2"	1/2"	1/2"	FLOOR TYPE
HB–1	HOSE BIBB	–	–	–	3/4"	–	NON–FREEZE TYPE W/ VACUUM BREAKER



DRAIN DOWN SYSTEM

NO SCALE

WATER CALCULATION:

FIXTURE UNITS = 28 FU / 19 GPM

PIPE LENGTH TAP TO METER	10 FT.
PIPE LENGTH METER TO LAST FIXTURE	108 FT.
VERTICAL PIPE LENGTH TO HIGHEST FIXTURE	5 FT.
TOTAL PIPE LENGTH	123 FT.
FITTING LOSS (25%)	30 FT.
TOTAL DEVELOPED LENGTH	153 FT.

WATER PIPE SIZING CRITERIA

STREET PRESSURE	65.00 PSI*
WATER METER LOSS (1")	8.50 PSI
BACKFLOW PREVENTER LOSS (1")	12.00 PSI
STATIC LOSS (5' x 0.43)	2.20 PSI
FIXTURE LOSS	20.00 PSI
PRESSURE AVAILABLE FOR PIPING	22.30 PSI

22.30 PSI / 153 FEET x 100 = 14.6 PSI MAXIMUM ALLOWABLE DROP PER 100 FEET PIPE LENGTH

NOTE: PIPING SIZED AT 10 PSI ALLOWABLE DROP / 100 FT.

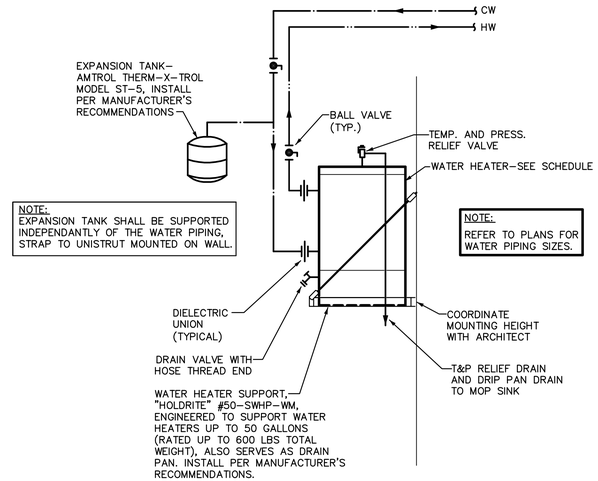
*ASSUMED WATER PRESSURE– CONTRACTOR SHALL VERIFY ACTUAL WATER PRESSURE PRIOR TO CONSTRUCTION. IF PRESSURE IS LESS THAN 65 PSI, CONTRACTOR SHALL CONTACT ENGINEER FOR PIPE SIZING EVALUATION. IF PRESSURE EXCEEDS 80 PSI, A PRESSURE REDUCING VALVE SHALL BE PROVIDED. PIPING VELOCITY NOT TO EXCEED 8 FEET PER SECOND.

BRANCH PIPE SIZING CHART FOR 10 PSI LOSS

PIPE SIZE	G.P.M.	F.U.(TANK)
1/2"	4	4
3/4"	10	13
1"	20	30

FIXTURE UNIT CALCULATIONS

DESCRIPTION	QTY	F.U. EACH		TOTAL F.U.	
		WASTE	WATER	WASTE	WATER
WATER CLOSET (F.T.)	1	4	5	4	5
LAVATORY	1	1	2	1	2
MOP SINK	1	2	3	2	3
ALLOWANCE FOR FUTURE FIXTURES					18
					28



WATER HEATER DETAIL

NTS

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Project #Z1057
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Registered Professional Engineer
Certificate No.
33491
WILLIAM MARK ODELL
Date Signed 11/18/21
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ARCHITECTURE & PLANNING

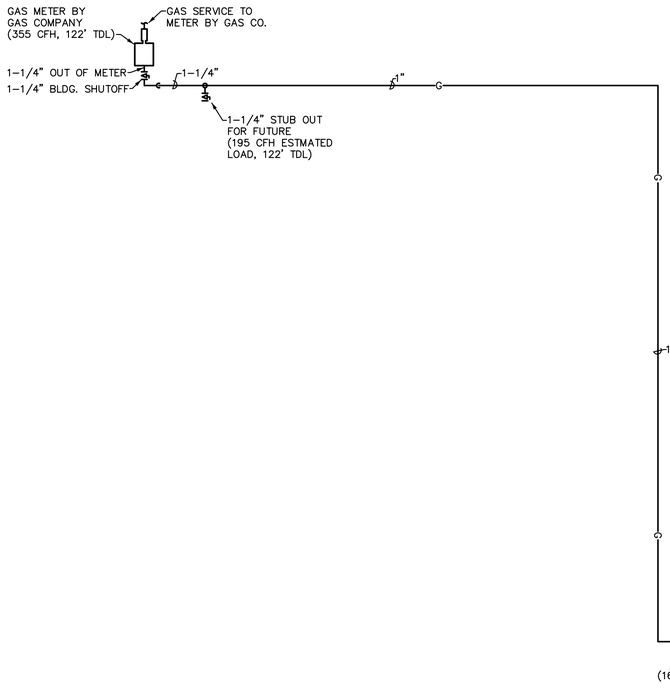
DRAWING: Plumbing Schedules

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

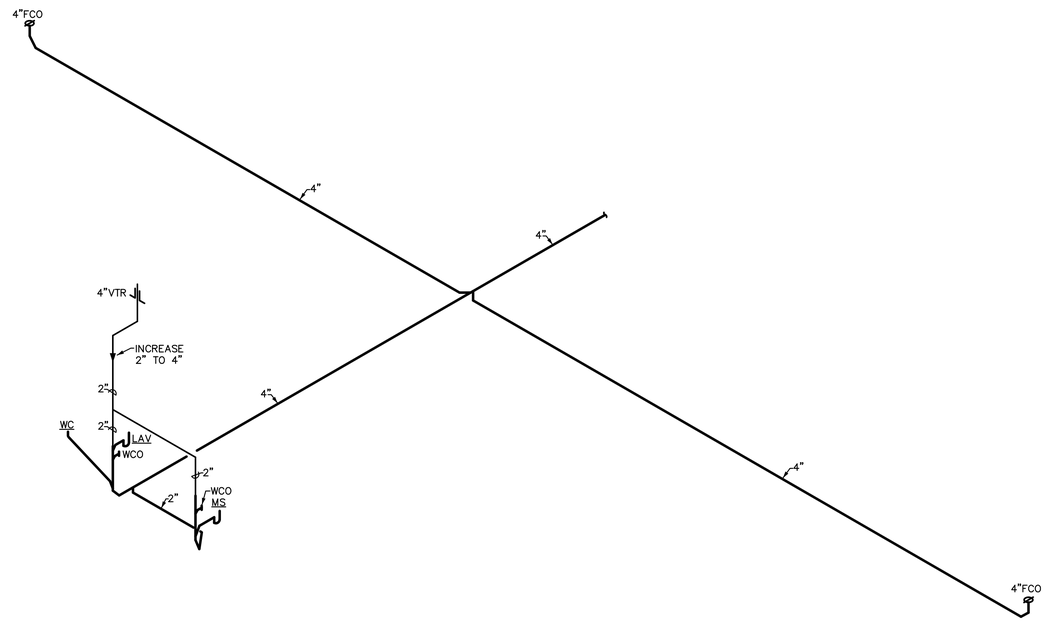
DRAWN BY
CHECKED BY
DATE November 29th, 2021
JOB NO. 774
SHEET P2.0

Jul 08, 2021 - 3:16pm



GAS PIPING DIAGRAM

NTS



WASTE AND VENT SCHEMATIC

NTS

GAS PIPING NOTES:

1. MINIMUM DEPTH OF GAS PIPING TO BE 18" BELOW GRADE.

2. GAS PIPING SHALL NOT BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING.

3. GAS PIPING SHALL NOT RUN IN HOLLOW CORE OF BLOCK.

4. PROVIDE SHUT-OFF COCK, UNION AND 6" LONG DIRT LEG WITH CAP AT EACH GAS LINE DROP TO APPLIANCE. DIRT LEG SHALL BE LOCATED DOWNSTREAM OF THE THE SHUT-OFF COCK.

5. ALL GAS USING EQUIPMENT TO BE NATURAL FUEL.

6. DO NOT USE FLEXIBLE PIPE CONNECTIONS TO EQUIPMENT.

7. ALL GAS PIPING UNDER ASPHALT OR CONCRETE PAVING ADJOINING BUILDING MUST BE SLEEVED IN GAS TIGHT PIPE (SCHEDULE 40 PVC PIPE), SLEEVE SIZE SHALL (MINIMUM) 2 PIPE SIZES LARGER THAN THE GAS PIPE.

8. ALL GAS PIPING, MATERIALS, VALVES, FITTINGS, INSTALLATION AND TESTING SHALL COMPLY WITH CHAP. 4, 2012 INTERNATIONAL FUEL GAS CODE.

9. VERIFY ALL GAS BTU/H INPUTS WITH ACTUAL BTU/H INPUT OF APPLIANCE SUPPLIED.

10. ALL GAS LINES INSTALLED THROUGH CMU WALLS, ETC., SHALL BE SLEEVED WITH STEEL PIPE A MINIMUM OF (2) (TWO) PIPE SIZES LARGER THAN THE GAS PIPE.

11. EXTERIOR GAS PIPING SHALL RECEIVE ONE COAT EACH OF A RUST AND WEATHER RESISTANT PRIMER AND TOP COAT. COORDINATE WITH ARCHITECT FOR COLOR.

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ARCHITECTURE & PLANNING

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Jul 08, 2021 - 3:16pm

ELECTRICAL SYMBOLS

NOTE: NOT ALL SYMBOLS ARE USED ON THIS PROJECT

- A / a — FLUORESCENT FIXTURE, WITH FIXTURE DESIGNATED BY LETTER. SMALL LETTER INDICATES SWITCH LEG
- NL — NIGHT LIGHT– NOT SWITCHED
- FLUORESCENT STRIP FIXTURE.
- CEILING OR WALLMOUNTED FIXTURE.
- O_{PC} — PORCELAIN PULL CHAIN FIXTURE
- J — JUNCTION BOX
- JUNCTION BOX WITH FLEX CONNECTION.
- SINGLE FACE EXIT SIGN– NOT SWITCHED
- DOUBLE FACED EXIT SIGN– NOT SWITCHED.
- TWO HEAD EMERGENCY LIGHT WITH BATTERY.
- POLE–MOUNTED FIXTURE – No. OF LUMINAIRES AS SHOWN & SCHEDULED
- S — SINGLE POLE SWITCH, + 48" A.F.F. (20A–120/277V)
- S_3 — THREE WAY SWITCH, + 48" A.F.F. (20A–120/277V)
- S_4 — 4–WAY SWITCH +48" AFF (20A–120/277V)
- S_P — SWITCH AND PILOT LIGHT (20A–120–/277V)
- S_K — SINGLE POLE SWITCH, KEY OPERATED (20A)
- DIMMER CONTROL, + 48" A.F.F. EQUAL TO LUTRON "NOVA" SERIES, SIZED TO MATCH LOAD SERVED
- VS — VARIABLE SPEED FAN CONTROL, +48" A.F.F.
- DUPLEX RECEPTACLE, + 18" A.F.F. (20A)
- DUPLEX RECEPTACLE ABOVE COUNTER, VERIFY HEIGHT. (20A)
- FOURPLEX RECEPTACLE, + 18" A.F.F. (20A)
- SPECIAL RECEPTACLE – SIZE & TYPE AS NOTED
- POWER FLUSH FLOOR OUTLET
- TELEPHONE OUTLET PLASTER RING AT + 18" A.F.F. HUBBELL #P12 COVERPLATE. 3/4"C TO CEILING SPACE UNLESS SHOWN WITH HOMERUNS.
- DATA SYSTEM OUTLET, 4" SQUARE BOX AND COVERPLATE, 3/4" C. TO CEILING SPACE UNLESS SHOWN WITH HOMERUN, + 18" A.F.F.
- TELE/DATA COMBO OUTLET, 4" SQUARE BOX AND COVERPLATE, 3/4" C. TO CEILING SPACE UNLESS SHOWN WITH HOMERUN, + 18" A.F.F.
- CABLE TELEVISION (CATV) OUTLET PLASTER RING AT + 18" A.F.F. U.N.O. HUBBELL COVERPLATE. 3/4"C TO CEILING SPACE UNLESS SHOWN WITH HOMERUNS.
- T — TELPHONE SYSTEM CONDUIT HOMERUN WITH NYLON PULLWIRE (1"C MIN UNO)
- TV — CLOSED CIRCUIT TV (CCTV) OUTLET SAME AS CATV OUTLET
- DOOR CHIME
- REMOTE CONTROL STATION @ +48" AFF
- DISCONNECT SWITCH, FUSE PER EQUIPMENT MANUFACTURERS RECOMMENDATION. OUTSIDE NEMA 3R – N.F. = NON–FUSED.
- COMBINATION STARTER AND FUSIBLE DISCONNECT SWITCH SIZE AS NOTED
- E — EQUIPMENT TERMINATION CONNECTION POINT VERIFY EXACT LOCATION LOAD AND VOLTAGE AS NOTED
- MOTOR
- S_M — THERMAL PROTECTED SWITCH
- MOTOR STARTER – SHADING INDICATES F.B.O.
- DISTRIBUTION PANELBOARD.
- BRANCH CIRCUIT PANELBOARD.
- CONDUIT BELOW FLOOR OR UNDERGROUND
- CONDUIT IN WALL OR ABOVE CEILING
- HOMERUN TO PANEL, NEUTRAL AND PHASE WIRING DESIGNATION (SEE GROUNDING NOTE)
- CONDUIT TURNING UP
- CONDUIT TURNING DOWN
- CONDUIT STUB–OUT, MARK AND CAP AS DIRECTED
- GROUND WIRE (SIZE AS NOTED) EXTENDED AND CONNECTED TO APP'D GROUND

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR (℄ OF OUTLET)
A.F.G.	ABOVE FINISHED GRADE (℄ OF OUTLET)
E.C.	EMPTY CONDUIT
G.F.I.	GROUND FAULT INTERRUPTER
WP	WEATHERPROOF
UNO	UNLESS OTHERWISE NOTED
NL	NIGHT LIGHT
TYP	TYPICAL
EDF	ELECTRIC DRINKING FOUNTAIN
TMB	TELEPHONE MOUNTING BOARD

SPECIFICATIONS

1. PRIOR TO SUBMITTING BID, SUBCONTRACTORS SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH HE WILL HAVE TO OPERATE AND WHICH IN ANY WAY AFFECTS THE WORK UNDER HIS CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
2. THE SUBCONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR THE PROPER RESTORATION OF ALL EXISTING SURFACES REQUIRING PATCHING, PLASTERING, PAINTING AND /OR OTHER REPAIR DUE TO THE INSTALLATION OF ELECTRICAL WORK UNDER THE TERMS OF THE CONTRACT. CLOSE ALL OPENINGS, REPAIR ALL SURFACES, ETC., AS REQUIRED.
3. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, ELEVATIONS AND BUILDING DETAILS. VERIFY LOCATION OF ALL OUTLETS, SWITCHES, AND WALL MOUNTED LIGHTING FIXTURES WITH ARCHITECTURAL DRAWINGS AND ACTUAL CONDITIONS. VERIFY ALL CEILING TYPES WITH ARCHITECTURAL DRAWINGS BEFORE ORDERING FIXTURES.
4. PRIOR TO ROUGH–IN AND FINAL CONNECTION, VERIFY ELECTRICAL CHARACTERISTICS AND EXACT LOCATION OF EQUIPMENT.
5. GROUT AND SEAL ALL CONDUIT PENETRATIONS OF WALLS AND FLOOR SLABS TO PRESERVE FIRE RATING AND WATERTIGHT INTEGRITY.
6. BRANCH CIRCUIT WIRING SHALL BE THHN/THWN INSULATION. PANEL FEEDERS SHALL BE TYPE XHHW. ALL WIRE SHALL BE COPPER. MINIMUM WIRE SIZE SHALL BE #12.
7. ALL WIRING TO BE INSTALLED IN RACEWAYS. TYPE OF RACEWAY SHALL BE AS REQUIRED BY CODE. MINIMUM CONDUIT SIZE SHALL BE 1/2".
8. PROVIDE CODE SIZED BOND WIRE IN ALL EMT, FLEXIBLE CONDUIT, OR NM CABLES.
9. ALL ELECTRICAL EQUIPMENT SHALL BE NEW , U.L. APPROVED AND COMMERCIAL GRADE.
10. WIRE RATED FOR 150° CENTIGRADE SHALL BE USED FOR ALL INCANDESCENT LIGHTING FIXTURES.
11. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL CODE, (N.E.C.), AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
12. PROVIDE TYPEWRITTEN DESCRIPTIVE PANEL DIRECTORIES

NOTE:

1.) ALL SUB–PANELS, SERVICE EQUIPMENT, AND EQUIPMENT DISCONNECTS SHALL BE PROVIDED WITH THE WORKING CLEARENCES REQUIRED BY THE LATEST ADOPTED NEC.

SITE RELATED WORK

PRIOR TO COMMENSING WORK AND/OR SUBMITTING BASE BID, THE CONTRACTOR SHALL VISIT THE SITE AND SATISFY HIMSELF TO EXISTING WORK RELATED CONDITIONS WITH REGARDS TO THE FOLLOWING:

1 TRENCH AND BACKFILL FOR CONDUITS PER UTILITY CO. REQUIREMENTS. (FIELD VERIFY)

2 TRANSFORMER MOUNTING PAD PER UTILITY CO. REQUIREMENTS.

3 PROVIDE SECONDARY AND/OR PRIMARY CONDUITS. (SEE ONE LINE DIAGRAM).

4 SERVICE ENTRANCE SECTION (S.E.S.). VERIFY PROPOSED EQUIPMENT WILL FIT THE SPACE ALLOTED PRIOR TO ORDERING AND/OR CONSTRUCTION.

5 P.V.C. TELEPHONE CONDUIT WITH PULL WIRE AND RIGID FACTORY STEEL BENDS PER TELEPHONE CO. REQUIREMENTS. (SIZE AS NOTED OR REQUIRED BY UTILITY VERIFY PRIOR TO INSTALLATION).

6 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANIES REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO ANY AND ALL ADDITIONAL COSTS FOR MATERIAL AND LABOR FOR WORK WHETHER SHOWN ON THE PLANS OR NOT. ACTUAL ROUTING, CONDUIT, TRENCH AND PAD REQUIREMENTS SHALL BE AS SPECIFIED BY UTILITY COMPANIES. VERIFY REQUIRMENTS WITH UTILITIES PRIOR TO INSTALLATION.

7 WHERE APPLICABLE, PROVIDE EQUIPMENT GROUNDING (BOND) CONDUCTOR FOR METALLIC PROCESSING AND FIRE SPRINKLER PIPING PER NEC 250–80 AND SIZED PER NEC 250–95 TABLE.

OUTLETS INSTALLED IN FIREWALLS

OUTLETS, (SWITCHES, RECEPTIACLES, ETC.), MOUNTED IN FIRE RATED WALLS SHALL NOT OCCUPY THE SAME WALL CAVITY WITH OTHER OUTLES WHETHER ON SAME SIDE OR BACK–TO–BACK. RECOMMENDED SPACING IS 24 INCHES HORIZONTAL (MIN).

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JOB# 21–36

OUTLET MOUNTING HEIGHTS PER AMERICAN DISABILITY ACT

ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE 2010 ADA SAD REQUIREMENTS FOR ALL SWITCHES. RECEPTACLES, TELE./DATA AND SIDE REACH CONTROL SWITCHES. ALL WALL CONTROLS, SWITCHES AND THERMOSTATS TO BE MOUNTED WITH TOP OF J–BOX AT 48" A.F.F. ALL ABOVE COUNTER CONTROLS, SWITCHES & OUTLETS TO BE MOUNTED WITH HORIZONTAL ORIENTATION WITH TOP OF J–BOX AT 44" A.F.F.. ALL WALL OUTLETS TO BE MOUNTED AT 15" A.F.F. TO BOTTOM OF J–BOX.

SPECIAL REQUIREMENTS PER: THE FAIR HOUSING ACT.

ALL RECEPTACLES AT RESTROOM LAVATORIES TO BE GFCI TYPE. ALL WALL CONTROLS, SWITCHES AND THERMOSTATS TO BE MOUNTED WITH TOP OF J–BOX AT 48" A.F.F. ALL ABOVE COUNTER CONTROLS, SWITCHES & OUTLETS TO BE MOUNTED WITH HORIZONTAL ORIENTATION WITH TOP OF J–BOX AT 44" A.F.F. ALL WALL OUTLETS TO BE MOUNTED AT 15" A.F.F. TO BOTTOM OF J–BOX.

FIRE WALL/FLOOR PENETRATION

ALL PENETRATIONS OF FIRE RESISTIVE FLOORS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALL–ATION DETAIL THAT CONFORM TO UNDERWRITERS LABOR–ATORY'S LISTINGS FOR THROUGH PENETRATION FIRESTOP SYSTEMS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS WHICH SHOW COMPLETE CONFORMANCE WITH THE LISTING TO THE ARCHITECT AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE LOCAL GOVERNING INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION WITH ALL VARIABLES DEFINED.

FIRE ALARM SYSTEM SPECIFICATION

A COMPLETE OPERATIONAL MANUAL/AUTOMATIC FIRE ALARM SYSTEM TO BE MONITORED AS DIRECTED BY OWNER SHALL BE FURNISHED AND INSTALLED, AS REQUIRED FOR THIS TYPE OF BUILDING IN ACCORDANCE WITH STATE AND/OR LOCAL CODE AND AS APPROVED BY THE CODE ENFORCING AUTHORITY HAVING JURISDICTION. THE FIRE ALARM CONTROL PANEL SHALL BE LOCATED AS DIRECTED BY THE ENFORCING AUTHORITY. (CONNECT TO CIRCUIT A–13). FIRE ALARM CONTRACTOR SHALL PROVIDE SPEC'S., DRAWINGS OF DEVICE LOCATIONS AND CUT SHEETS OF DEVICES TO FIRE MARSHALL FOR APPROVAL PRIOR TO INSTALLATION.

MAXIMUM AVAILABLE FAULT CURRENT = 14,318 AMPS SYMM (VERIFY WITH UTILITY COMPANY PRIOR TO ORDERING EQUIPMENT)

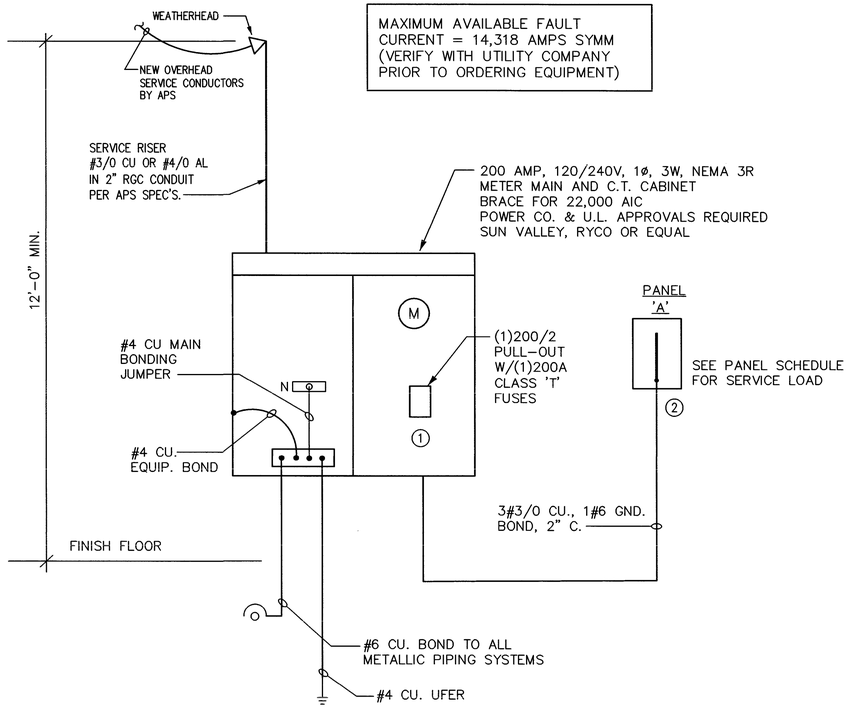
ONE LINE GENERAL NOTES:

1. SYSTEM SHOWN IS A TWO TIER SERIES RATED SYSTEM 22/10K. MANUFACTURER SHALL PROVIDE A UL LISTED SYSTEM TO MATCH THIS RATING.
2. MOTOR SHORT CIRCUIT CONTRIBUTION IS LESS THAN 1% OF SYSTEM SHORT CIRCUIT AMPS.
3. NO DESIGN CHANGES MAY BE MADE TO THE SYSTEM WITHOUT THE PRIOR APPROVAL OF THE DESIGN ELECTRICAL ENGINEER AND THE ELECTRICAL INSPECTOR

ONE LINE KEYNOTES:

(1) PROVIDE A PERMANENT LABEL READING "THIS CIRCUIT BREAKER IS PART OF A SERIES RATED SYSTEM WITH DOWNSTREAM PANELS 22/10K. 22,000 AMPS AVAILABLE. IDENTIFIED REPLACEMENT COMPONENT REQUIRED"

(2) PROVIDE A PERMANENT LABEL READING "CAUTION– SERIES RATED SYSTEM 22/10, IDENTIFIED REPLACEMENT COMPONENTS REQUIRED"



ELEC. ONE-LINE DIAGRAM - 'SES'

NOTE: ALL CONDUCTOR SIZES ARE BASED ON 'XHHW', 'THHN'/'THWN' COPPER. N.T.S.

REVISIONS	BY

CERTIFICATE NO. 7450 ANGELO OSSANNA 12/31/21 Date Signed — REGISTERED PROFESSIONAL ENGINEER — ARIZONA, U.S.A.

EXPIRES 12/30/2021

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DRAWING: Electrical Symbols, Specifications, One-Line Diagram & Notes

PROJECT: R&R Buildings LLC Commercial Building, 8633 E. Florentine Rd., Prescott Valley, AZ

APN: 103-31-013

DRAWN BY

CHECKED BY

DATE July 1st, 2021

JOB NO. 774

SHEET

E1.0

Dec 06, 2021 - 6:35pm

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REVISIONS	BY

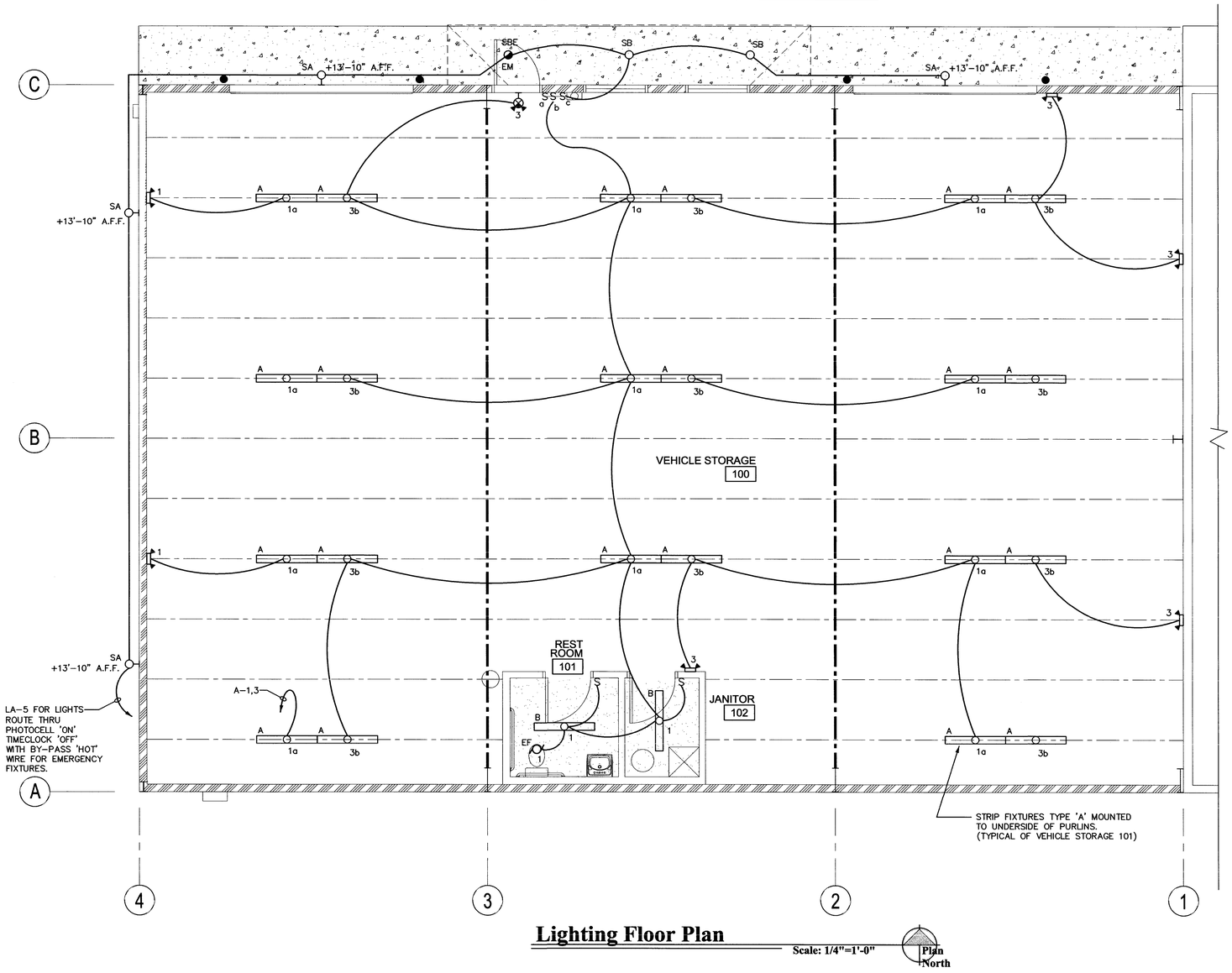
EXPIRES 12/30/2021

Schedule

Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage
	A	Lithonia Lighting	CLX L48 7000LM SEF FDL MVOLT GZ10 40K 80CRI WH	CLX LED Linear 48" 7,000 lumens, Standard Efficiency, Less louver, Flat diffuse lens, General distribution, MVOLT, 0-10V dimming, 4000 CCT, 80 CRI	4000K LED	1	6810	1	0.91	49.05
	B	Lithonia Lighting	CLX L48 3000LM SEF FDL MVOLT GZ10 40K 80CRI WH	CLX LED Linear 48" 3,000 lumens, Standard Efficiency, Less louver, Flat diffuse lens, General distribution, MVOLT, 0-10V dimming, 4000 CCT, 80 CRI	4000K LED	1	2813	1	1	20.32
	SA	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VW MVOLT SRM (FINISH)	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	3000K LED	1	1163	1	0.91	15.0
	SB	Lithonia Lighting	LDN6 30/07 LO6AR LSS MVOLT GZ10	6IN LDN, 3000K, 750LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	3000K LED	1	748	1	0.91	8.91
	SBE	Lithonia Lighting	LDN6 30/07 LO6AR LSS MVOLT GZ10 EL	6IN LDN, 3000K, 750LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	3000K LED	1	748	1	0.91	8.91
	EX	Lithonia Lighting	LHQM LED R HO	QUANTUM LED EMERGENCY COMBO (ONE HEAD ONLY)	TWO 1.5-WATT LED ASSEMBLY	1	Absolute	1	0	3
	EX1	Lithonia Lighting	ELMLT W LP06VS LTP	ELMLT W LP06VS LTP	TWO 5.4-WATT LED ASSEMBLY	1	523	1	0	11

GENERAL LIGHTING NOTES:

1. IF ELECTRICAL CONTRACTOR IS NOT CERTAIN OF MOUNTING HEIGHT OR LOCATION OF ANY LIGHTING FIXTURES OR SWITCHES HE IS TO VERIFY ITEMS WITH ELCTRICAL ENG., ARCHITECT OR OWNER PRIOR TO ROUGH-IN.
2. NIGHT LIGHTS (NL), EMERGENCY & EXIT LIGHT FIXTURES SHALL BE CONNECTED TO UNSWITCHED LEG OF CIRCUIT.



Lighting Floor Plan

Scale: 1/4"=1'-0"

Plan North

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ARCHITECTURE & PLANNING

DRAWING: Lighting Floor Plan

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

DRAWN BY

CHECKED BY

DATE
July 1st, 2021

JOB NO.
774

SHEET

E1.1

Dec 06, 2021 - 6:36pm

ELECTRICAL DESIGN & CADD SERVICES INC.
1600 LAMB LANE
PRESCOTT, AZ. 86305
PH. (928) 776-4900
FAX (928) 776-7800
E-MAIL: EES@CABLEONE.NET
JOB# 21-36

REVISIONS	BY

EXPIRES 12/30/2021

PANELBOARD A SCHEDULE

MAINS: 200A MLO
VOLTAGE: 120/240V, 1ø, 3W
TYPE: GE, EATON OR EQUAL

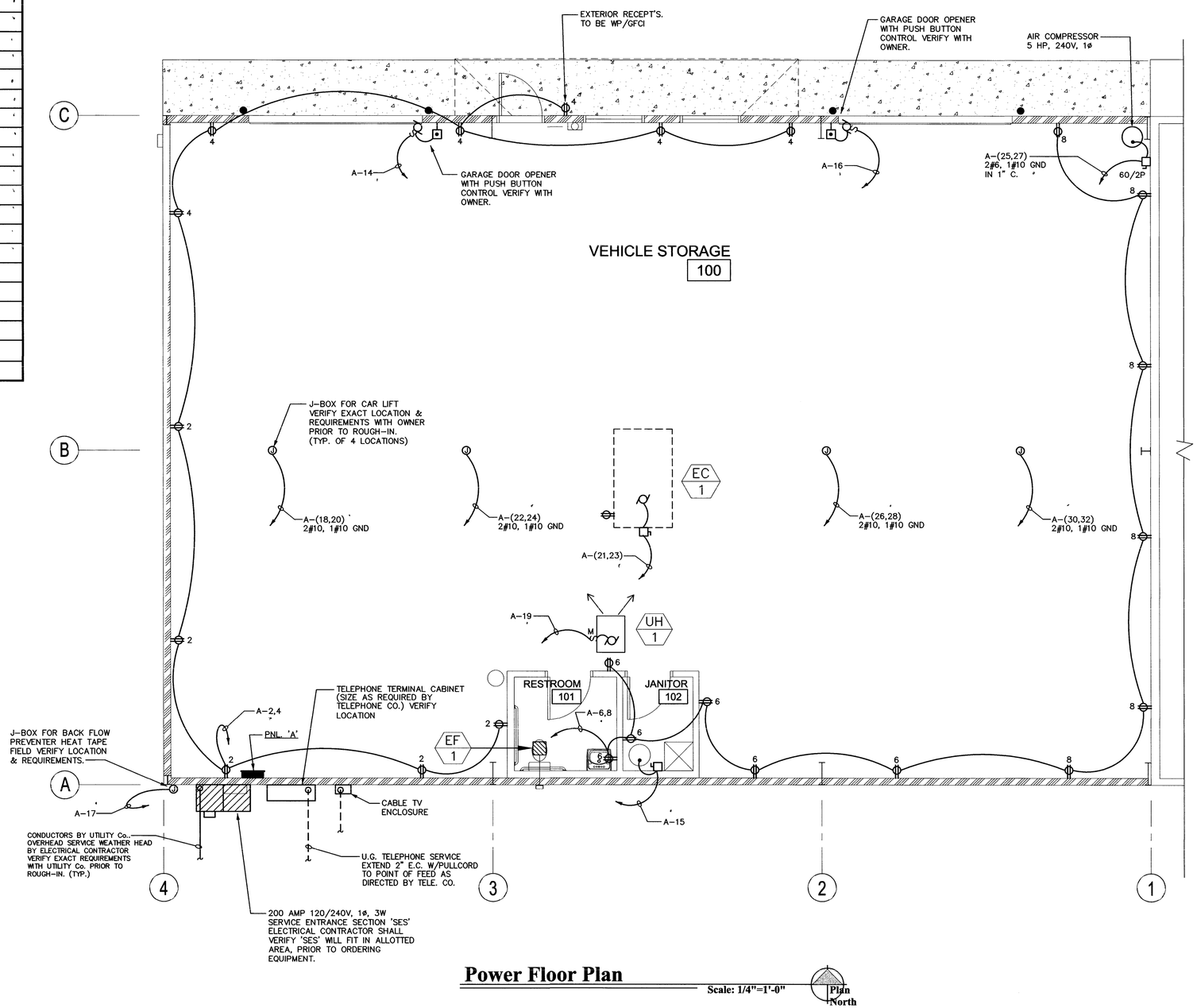
LOAD-VA

LOCATION: SEE PLAN
MOUNTING: SURFACE
MIN. A.I.C.: 22/10K SERIES RATED

CIRCUIT DESCRIPTION	BKR.	CIR. NO.	ØA	ØC	CIR. NO.	BKR.	CIRCUIT DESCRIPTION
LIGHTS - INTERIOR	20/1	1	750		2	20/1	RECEPT'S. -
LIGHTS - INTERIOR		3	900	750	4		
LIGHTS - EXTERIOR		5	500	1080	6		
SPARE		7	1080		8		
SPARE		9			10		SPARE
SPARE		11			12		SPARE
FIRE ALARM PANEL		13	200		14		ELEC. DOOR OPENER
ELEC. WATER HEATER 2 KW, 120V, 1ø		15	1000	2000	16		ELEC. DOOR OPENER
BACK FLOW PREVENTER HEAT TAPE		17	200	1000	18	30/2	CAR LIFT
UNIT HEATER UH-1		19	2500	300	20		
EVAP COOLER EC-1	20/2	21	1440	2500	22	30/2	CAR LIFT
2 HP, 240V, 1ø		23	2500	1440	24		
AIR COMPRESSOR	60/2	25	3360	2500	26	30/2	CAR LIFT
5 HP, 240V, 1ø		27		3360	28		
SPACE		29	2500	2500	30	30/2	CAR LIFT
		31			32		
		33		2500	34		SPACE
		35			36		
		37			38		
		39			40		
		41			42		
TOTAL LOAD PER PHASE:			19430	21010	Hi= 21010 / 120V = 175.1 AMPS		

GENERAL POWER NOTES:

1. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHT OR LOCATION OF ANY ELECTRICAL EQUIPMENT AND OR DEVICES HE IS TO VERIFY ITEMS WITH ELECTRICAL ENGINEER, ARCHITECT OR OWNER PRIOR TO ROUGH-IN.
2. ALL RECEPTACLES AT RESTROOM LAVATORIES TO BE GFCI TYPE INSTALLED AT +42" A.F.F.
3. ALL RECEPTACLES IN AREAS WITHIN 6'-0" OF A SINK SHALL BE GFCI TYPE PER NEC
4. EXTERIOR & ROOF MOUNTED MAINT. RECEPT'S. SHALL BE WP, GFCI TYPE PER NEC
5. VERIFY THE EXACT LOCATIONS OF ALL TELEPHONE OUTLETS, DATA OUTLETS AND SPECIAL SYSTEMS OUTLETS WITH THE ARCHITECT/OWNER PRIOR TO ROUGH-IN.
6. ELECTRICAL CONTRACTOR SHALL VERIFY MECHANICAL EQUIPMENT REQUIREMENTS BREAKER, DISC. & WIRE SIZE WITH MANUFACTURER PRIOR TO ROUGH-IN.
8. ELECTRICAL CONTRACTOR IS APPROVED TO USE SURFACE MOUNTED RECEPTACLES & CONDUIT IN STORAGE AREA RM.100 VERIFY PRIOR TO ROUGH-IN.
9. ALL RECEPTACLES IN VEHICLE STORAGE AREA TO BE INSTALLED AT +48" A.F.F. GFCI TYPE.



Power Floor Plan

Scale: 1/4"=1'-0"

Plan North

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ARCHITECTURE & PLANNING

DRAWING: Power Floor Plan

PROJECT: R&R Buildings LLC Commercial Building
8633 E. Florentine Rd.
Prescott Valley, AZ

APN: 103-31-013

DRAWN BY	
CHECKED BY	
DATE	July 1st, 2021
JOB NO.	774
SHEET	E1.2

Dec 06, 2021 - 6:37pm