Tomichi Village Inn Group LLC

PRESCOTT, ARIZONA

Code Analysis

OCCUPANCY	BUSINESS / STORAGE
USE	B / S-1
BUILDING AREA	12,474
ALLOWABLE BUILDING AREA	UNLIMITED
ALLOWABLE BUILDING HEIGHT	50'
PROPOSED HEIGHT	25'-6"
ALLOWABLE STORIES	2
PROPOSED STORIES	1
CONSTRUCTION TYPE	II-B
FIRE PROTECTION SYSTEMS	FIRE SPRINKLERS AND ALARM
OCCUPANT LOAD	27
EGRESS EXITS REQUIRED	2
EGRESS EXITS PROVIDED	8
OCCUPANCY SEPARATION	0
PARKING REQUIRED	26
PARKING PROVIDED	26

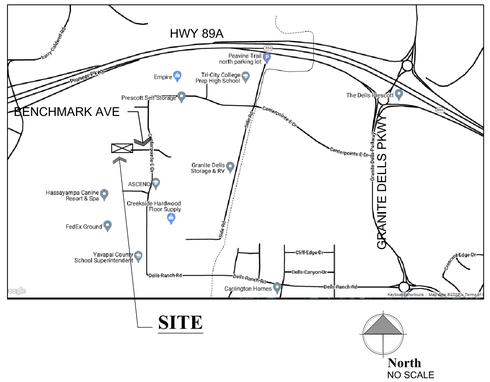
Deferred Submittals

The following items are required and will be provided as a deferred submittal:

1. Automatic Fire Sprinkler System.
2. Fire Alarm System.

Automatic Fire Sprinkler System & Fire Alarm System submittal documents for deferred submittal shall be submitted to the local fire district, who shall review them and forward them to the building official, with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall "NOT" be installed until their design and submittal documents have been approved by the fire marshal having jurisdiction.

Area Map



Project Information

Owner: Tomichi Village Inn Group
3453 Ranch Dr.
Prescott, AZ 86303

Contact: James Kania, 970-209-5606
hiepctaz@commspeed.net

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

Contact: Alan Kenson, 928-443-5812
wakaarchitect@gmail.com

Jobsite Address: 2886 Benchmark Ave.
Prescott, AZ 86301

Parcel Number: 103-01-583C

Lot Area: 1.02 Acres

Zoning: IL

Current Code: 2018 International Building Code

Proposed Building : 12,474 S.F.

Occupancy: B / S-1

Construction Type: Type II-B

Sheet Index

Graphic Standards

EXISTING DOOR

PROPOSED DOOR

NORTH ARROW INDICATOR

DETAIL DESIGNATOR (NUMBER / SHEET)

BUILDING SECTION DESIGNATOR (LETTER / SHEET)

GRID LINE DESIGNATOR

REVISION DESIGNATOR (NUMBER)

ELEVATION DESIGNATOR (#/SHEET)

DESCRIPTIVE NOTE DESIGNATOR

ROOM NUMBER / FINISH DESIGNATOR

DOOR NUMBER DESIGNATOR (#)

DOOR TYPE DESIGNATOR (LETTER)

WINDOW TYPE DESIGNATOR (LETTER)

WALL TYPE DESIGNATOR

Project Description

TOMICHI VILLAGE INN GROUP LLC INTENDS TO BUILD A 12,474 S.F. METAL BUILDING ON THEIR EXISTING PROPERTY. THE OWNER WILL BUILD OUT A SUITE WITH OFFICES, RESTROOMS AND WAREHOUSE FOR THEIR USE WITH A SIMILAR SUITE TO BE LEASED OUT.

Architect:

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email: wakaarchitect@gmail.com
www.kenson-associates.com

ARCHITECTURE & PLANNING

Oct 26, 2023 - 10:25am

REVISIONS	BY

REGISTERED ARCHITECT — CERTIFICATE NO. 25646 — W. ALAN KENSON — Date Signed 10/10/23 — ARIZONA — EXPIRES: 6/30/24

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P 928-443-5812 P.O. Box 11593
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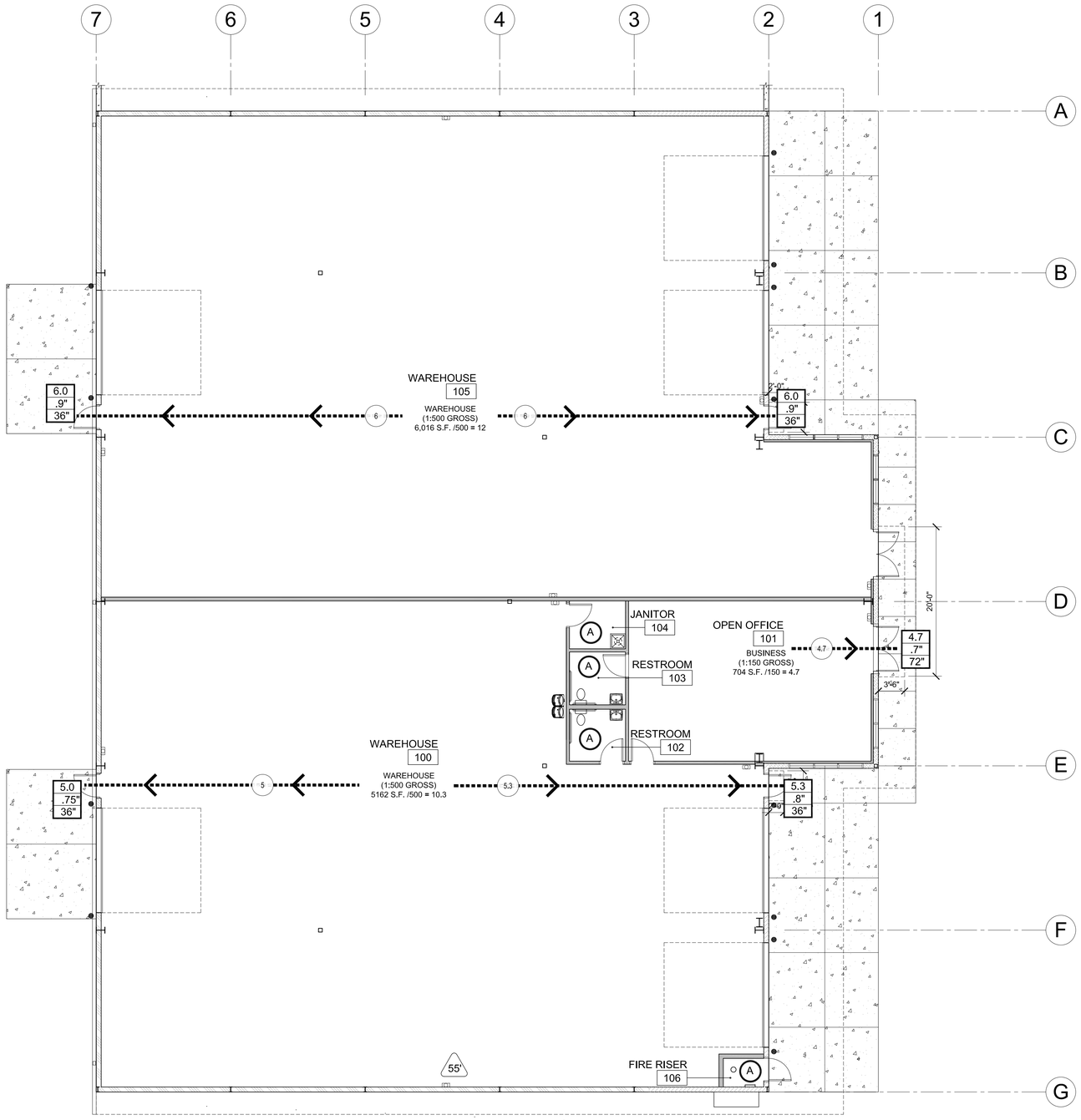
ARCHITECTURE & PLANNING

DRAWING: Cover Sheet

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Ocotber 10th, 2023
JOB NO.: 786
SHEET: CS1



A1 Occupancy / Egress Plan

Scale: 1/8"=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.)

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 = 0.15)
  [XX] PROVIDED EXIT WIDTH
- <#> WORST CASE TRAVEL DISTANCE

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
WAREHOUSE	500 GROSS
OFFICE	150 GROSS

Occupant load

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

WAREHOUSE AREA	11,178 SQ. FT.	22 OCCUPANTS
OFFICE AREA	704 SQ. FT.	5 OCCUPANTS
TOTAL:	11,882 SQ. FT.	27 OCCUPANTS

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 1013 & SECTION 1111, ADJACENT TO EACH DOOR TO AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

Plumbing Calculations

OCCUPANCY CLASSIFICATION	OCCUPANCY COUNT	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINK
STORAGE	22	.2	.2	1	1
BUSINESS	5	.2	.13		
TOTAL REQUIRED		.4	.33		
TOTAL PROVIDED		2	2	1	1

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 10/10/23
ARIZONA
EXPIRES: 6/30/24

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

DRAWING: Occupancy / Egress Plan and Code Summary

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Ocotber 10th, 2023
JOB NO.: 786
SHEET: CS2

Oct 26, 2023 - 10:25am

Legend

- RIP RAP
- NEW ASPHALTIC PAVEMENT
- COMPACTED ABC
- LANDSCAPE AREA

Plant Schedule

SYMBOL	SIZE	QUANTITY	COMMON NAME / SCIENTIFIC NAME
	1 GAL	12	RED YUCCA
	1 GAL	12	PRAIRIE SAGE
	5 GAL	18	BLUE CHIP JUNIPER
	15 GAL	4	HONEY LOCUST

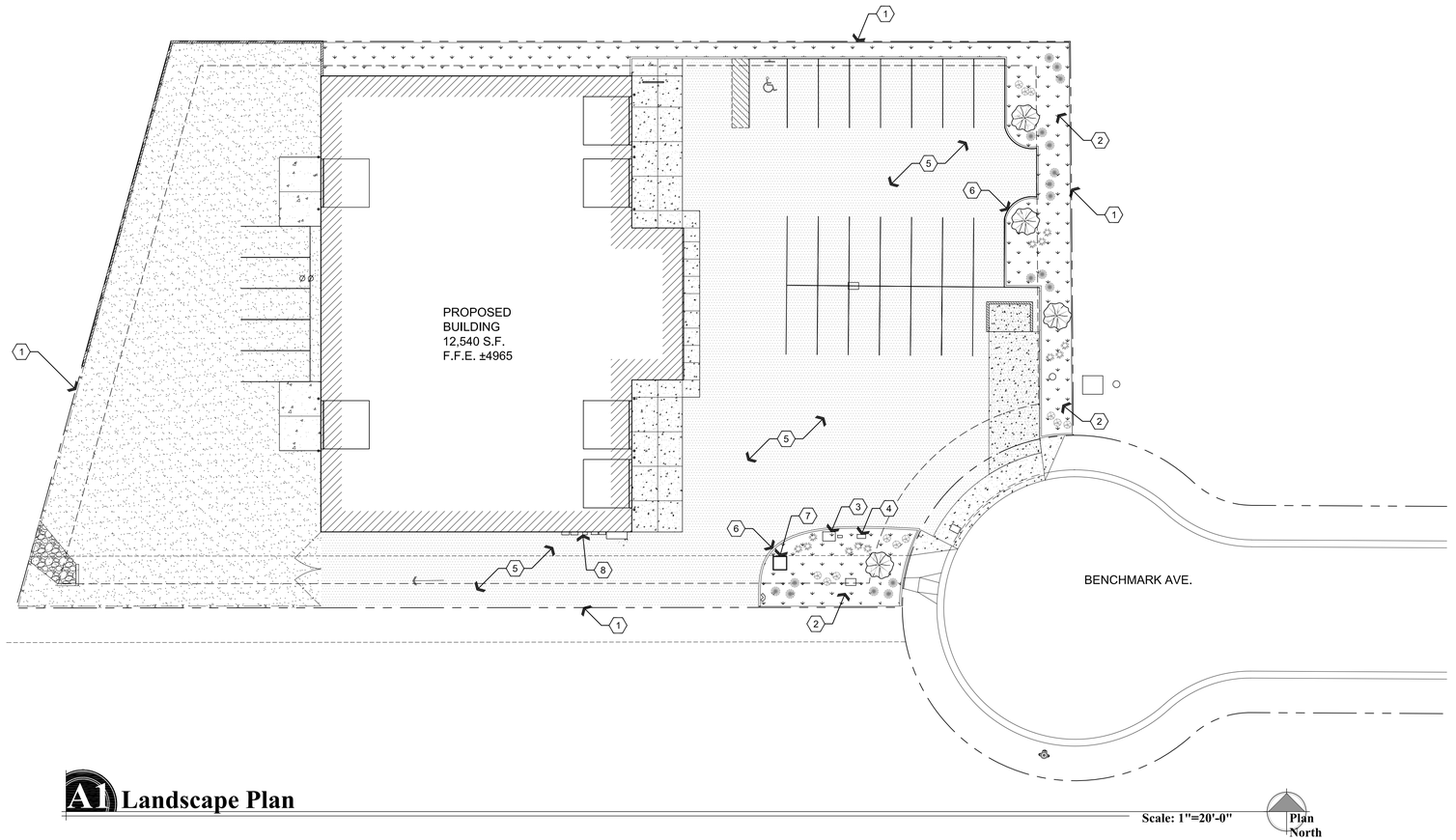
LANDSCAPED AREAS:

TOTAL TREES PROVIDED: 4
TOTAL SHRUBS PROVIDED: 42

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.

Descriptive Keynotes

1. PROPERTY LINE.
2. LANDSCAPE AREA. PROVIDE GROUND COVER. REFER TO PLANT SCHEDULE NOTES.
3. DOMESTIC SERVICE WATER METER IN YARD BOX. REFER TO CIVIL PLANS.
4. BACKFLOW PREVENTOR FOR LANDSCAPE IRRIGATION SYSTEM. PROVIDE 120V DEDICATED ELECTRICAL CIRCUIT WITH WEATHERPROOF GFCI DUPLEX OUTLET WITHIN ENCLOSURE.
5. ASPHALTIC PAVEMENT, REFER TO CIVIL PLANS.
6. CAST-IN-PLACE CONCRETE CURB. REFER TO CIVIL PLANS.
7. ELECTRICAL TRANSFORMER.
8. PROVIDE LANDSCAPE TIMER.



A1 Landscape Plan

Scale: 1"=20'-0"

Plan North

Oct 26, 2023 - 10:25am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
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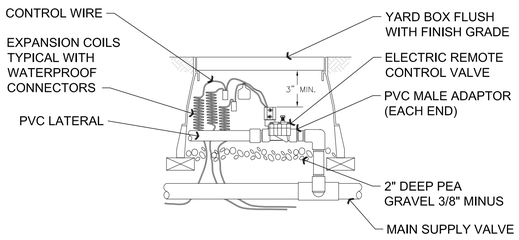
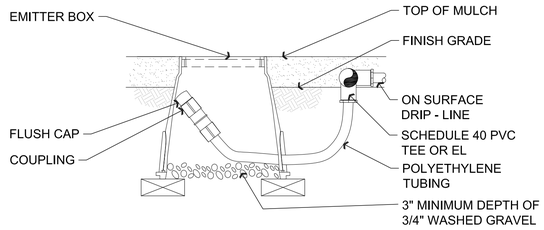


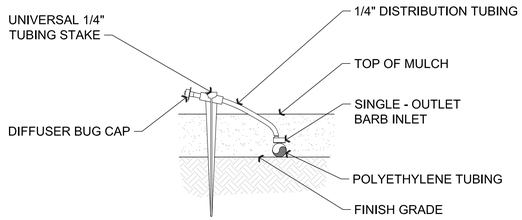
NOTE: SEAL ALL THREADED JOINTS / FITTINGS WITH APPROVED SEALANT PRIOR TO ASSEMBLY

A4 Typical Electric Remote Control Valve



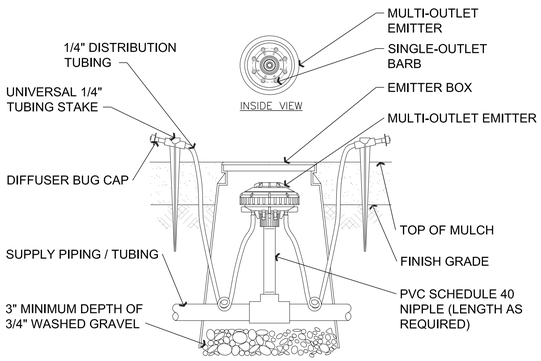
NOTE: ALLOW A MINIMUM 6" OF DRIP - LINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

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

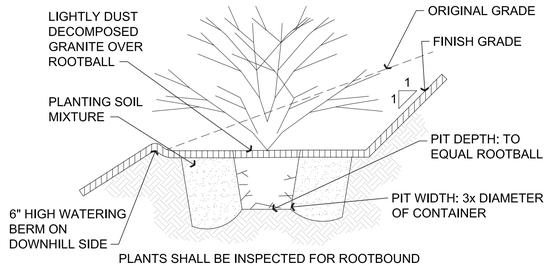


NOTE: COIL ADDITIONAL 9" OF TUBING IN EMITTER BOX TO FACILITATE MAINTENANCE.

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.)

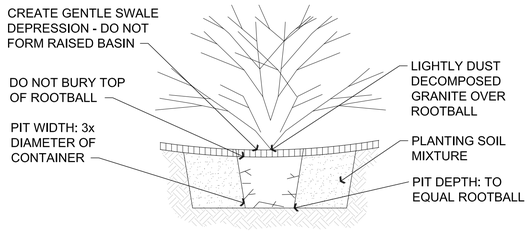
FOR SLOPED CONDITIONS PLACE DISTRIBUTION POINT AT THE HIGH POINT OF PLANTING WELL.

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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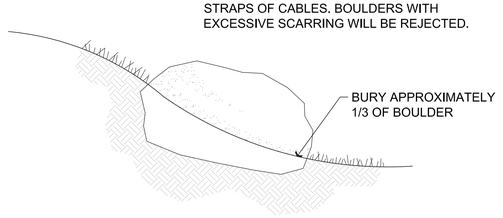
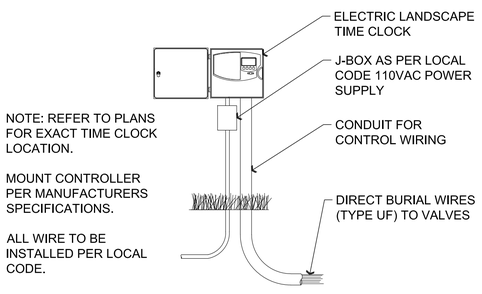
C3 Typical Shrub Planting

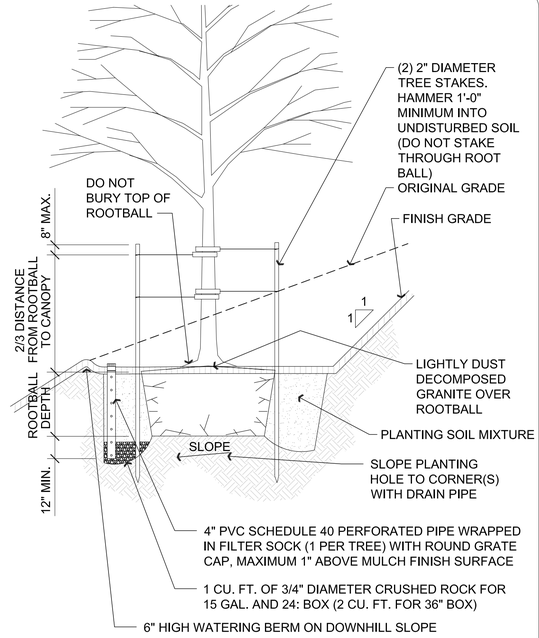


FOR SIZING OF BOULDERS REFER TO LANDSCAPE SCHEDULE

C2 Typical Boulder Detail



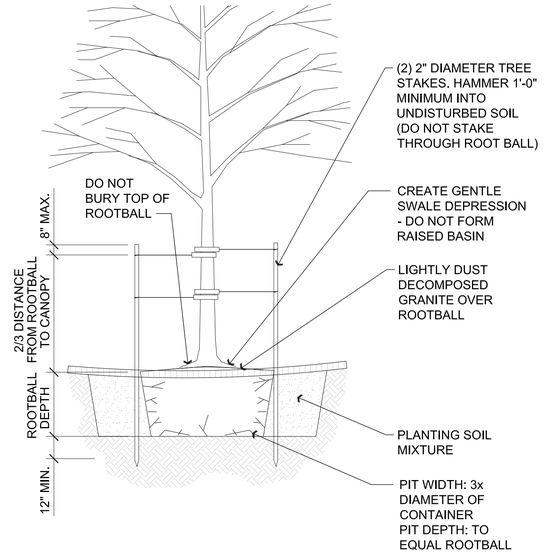
C1 Typical Electric Landscape Time Clock



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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ARCHITECTURE & PLANNING

DRAWING: Landscape Details

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
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APN: 103-01-583C

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	Ocotber 10th, 2023
JOB NO.	786
SHEET	L1.1

Oct 26, 2023 - 10:26am

COMMERCIAL BUILDING FOR TOMICHI VILLAGE INN GROUP LLC.

APN: 103-01-583C
2886 BENCHMARK AVENUE

LOT 9, CENTERPOINTE EAST COMMERCE PARK,
BK. 54 MAPS & PLAT, PGS. 92-94, Y.C.R.O.,
LOCATED IN A PORTION OF SECTION 36, T15N, R2W
AND A PORTION OF SECTION 31, T15N, R1W,
GILA AND SALT RIVER MERIDIAN,
YAVAPAI COUNTY, PRESCOTT, ARIZONA

CITY OF PRESCOTT
Everybody's Hometown

OWNER:
PER THE YAVAPAI COUNTY INTERACTIVE MAPPING APPLICATION AND THE WARRANTY DEED RECORDED AS INSTRUMENT NO.: 2022-0020202, Y.C.R.O. APN. 103-01-583C IS OWNED BY TOMICHI VILLAGE INN GROUP LLC.

NOTE:
THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY. THE LOT BOUNDARY LINES, AS SHOWN ARE PER BK. 54 MAPS & PLAT, PGS. 92-94, Y.C.R.O., AND LIMITED EXISTENT PARCEL CORNER MONUMENTS FOUND IN THE FIELD.

THE CONTOUR INTERVAL DEPICTED HEREON IS 1'.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS THE CITY OF PRESCOTT SURVEY DATUM.

NO TITLE REPORT FURNISHED, THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN HEREON.

UTILITIES AS SHOWN HEREON ARE BASED ON PHYSICALLY APPARENT ABOVE GROUND APPURTENANCES AND LIMITED UTILITY LOCATE MARKINGS BY OTHERS.

PROJECT BENCH MARK:
DATUM: NAVD-88 (CITY OF PRESCOTT SURVEY DATUM)

ELEVATION DEPICTED HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE CITY OF PRESCOTT GPS BASE STATION AND THE GEOID-99 MODEL.

SEE THE TEMPORARY SITE BENCH MARKS PLOTTED HEREON.

BASIS OF BEARING:
THIS TOPOGRAPHIC SURVEY AND MEASURED BEARINGS, WHERE SHOWN HEREON, ARE BASED ON THE CITY OF PRESCOTT'S SURVEY DATUM. THE LINE AS SHOWN HAS BEEN SELECTED AS THE LOCAL BASIS OF BEARING. THE CITY OF PRESCOTT SURVEY DATUM IS ON FILE WITH THE CITY OF PRESCOTT PUBLIC WORKS DEPARTMENT AND PUBLISHED ON THE CITY OF PRESCOTT WEBSITE AT WWW.PRESCOTT-AZ.GOV.

FEMA FLOODPLAIN:
PER FEMA FIRM PANEL 04025C1693H DATED 03/06/2018, SUBJECT PROPERTY LIES IN ZONE X.

REGISTRANTS:
THESE PLANS WERE PREPARED UNDER THE DIRECTION OF GARY R. KELLEY, PE 22880 AND CHRISTOPHER J. KIMBALL, RLS 48100.

TOPOGRAPHIC SURVEY NOTE:
THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS PER A SITE SPECIFIC TOPOGRAPHIC SURVEY PERFORMED BY GRANITE BASIN ENGINEERING INC., APRIL 2023.

LEGEND:

[---]	DENOTES RECORD DIMENSION
— —5470— —	EXISTING GRADE CONTOUR BY THIS SURVEY. (NAVD-88)
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION
APN.	ASSESSOR'S PARCEL NUMBER
BK.	BOOK
BWV	BACK WATER VALVE
EL. OR ELEV.	ELEVATION
EX.	EXISTING
FIR	FOUND IRON REBAR
L.S.	LAND SURVEYS
M.P.	MAPS AND PLATS
PG.	PAGE
PRV	PRESSURE REDUCING VALVE
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE ASSEMBLY
SCO	SEWER CLEAN OUT
SOV	SHUT-OFF VALVE
SS MH	SANITARY SEWER MANHOLE
Y.C.R.O.	YAVAPAI COUNTY RECORDER OFFICE
	CENTERLINE
	EASEMENT LINE
	PARCEL BOUNDARY LINE
	RIGHT-OF-WAY LINE
	TOE OF SLOPE
	TOP OF SLOPE
	EX. POWER POLE
	LIGHT POLE
	EX. CONTROL POINTS
	EX. SIGN
	EX. FIRE HYDRANT

SPECIAL NOTE:
THE CITY OF PRESCOTT STANDARD DETAILS AND SPECIFICATIONS MEET MINIMUM DESIGN REQUIREMENTS OF THE EQUIVALENT MAG SPECIFICATIONS AND STANDARD DETAILS.

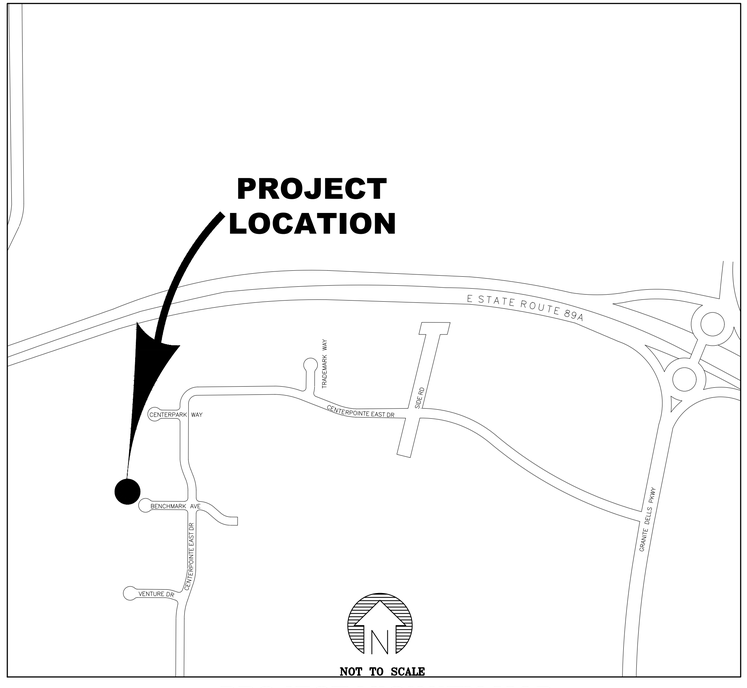
APPROVED TRAFFIC CONTROL PLAN AND R.O.W. PERMIT MUST BE OBTAINED FROM PUBLIC WORKS PRIOR TO BEGINNING WORK IN THE R.O.W.

LEGEND:

	FIRE HYDRANT
	WATER VALVE
	WATER METER BOX
	RPZ ASSEMBLY
	SEWER CLEANOUT
	SEWER BACKWATER VALVE
SS	SANITARY SEWER MANHOLE
	EXISTING TREE
	EXISTING LIGHT
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING POWER POLE
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)
4965	DESIGN FINISH GRADE
4965	EXISTING GRADE CONTOUR

ABBREVIATION LEGEND:

BOC	BACK OF CURB
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
ROW	RIGHT-OF-WAY
TC	NEW TOP OF CURB ELEVATION
TYP	TYPICAL
TW	NEW TOP OF WALL ELEVATION
WM	WATER METER



PROJECT VICINITY MAP

UTILITY INFORMATION

COMPANY	CONTACT	TELEPHONE
ARIZONA PUBLIC SERVICE CO. 6672 CORSAIR AVE PRESCOTT, ARIZONA 86301	MICHELLE CURLEY	(928)443-6697
CENTURYLINK 1445 MASONRY WAY PRESCOTT, ARIZONA 86301	DELL HOWARD	(520)838-3050
UNISOURCE GAS CO. 6405 WILKINSON DRIVE PRESCOTT, ARIZONA 86301	JEFF BROWN	(928)771-7226
SPARKLIGHT 3801 TOWER RD, PRESCOTT, ARIZONA 86301	DOUG HAMILTON	(928)910-3096
CITY OF PRESCOTT UTILITIES 433 NORTH VIRGINIA ST. PRESCOTT, ARIZONA 86301	STEVE OLFERS	(928)777-1130

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

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
1-800-782-5348
(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.

SHEET INDEX

SHEET NO.	SHEET	DESCRIPTION
1	C-001	COVER
2-3	C-002-003	GENERAL NOTES
4	TOPO	TOPOGRAPHIC SURVEY
5	C-101	GRADING AND DRAINAGE PLAN
6	C-201	WATER, FIRE, AND SEWER PLAN
7	C-301	PROFILES AND SECTIONS
8-9	C-501-502	TYPICAL DETAILS

RECORD DRAWING CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND REFERENCED STANDARDS, EXCEPT AS SHOWN HEREON; THAT THESE AS-BUILT PLANS REFLECT THE POSITION OF CONSTRUCTED IMPROVEMENTS BASED ON FIELD MEASUREMENTS; AND THAT THE MATERIALS USED IN CONSTRUCTION ARE AS SHOWN BASED ON FIELD OBSERVATION AND TEST RESULTS.

THIS CERTIFICATION DOES NOT WARRANT MATERIALS, WORKMANSHIP, METHODS OF CONSTRUCTION, OR OTHER ITEMS AFFECTING THE WARRANTY OF THIS PROJECT, TO THE CITY OF PRESCOTT. USERS OF THIS INFORMATION ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ACTUAL CONDITIONS.

REGISTERED PROFESSIONAL ENGINEER (CIVIL) _____ DATE _____

PRIVATE IMPROVEMENT QUANTITIES*
*SEE GENERAL NOTE 6 SHEET C-002

PRIVATE WATER MAIN IMPROVEMENTS			
1	1" WATER SERVICE CONNECTION	1	EA
2	6" CLASS 350 DIP FIRE MAIN (TO RISER) (W/ 6"X8" RED. & 6" G.V.B.&C.)	96	LF

Registered Professional Engineer (Civil) 22880 GARY R. KELLEY Date signed 9/21/23 ARIZONA, U.S.A.

DRAWN	DESIGN	CHECK	DATE	KWE JOB #
ZAJ	ZAJ	GRK	9/21/23	23-013

SHEET C-001
1 OF 9

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

NO.	REVISION	DATE

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

1/2" 1" 2"

AUGUST, 2023

TOMICHI VILLAGE INN

TOMICHI VILLAGE
APN: 103-01-583C
2886 BENCHMARK AVE
PRESCOTT, AZ

COVER

Path: X:\KWE\PROJECTS\2023\23-013 KENSON-TOMICHI VILLAGE FILENAME: 23-013 COVER.DWG PLOT DATE: 9/21/2023 12:38 PM SHEET SET: 23-013 TOMICHI VILLAGE SHEET TOTAL: 9

1. ALL CONSTRUCTION SHALL CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENTS (MAG), & CITY OF PRESCOTT (COP) CONSTRUCTION STANDARDS & SPECIFICATIONS. LATEST REVISIONS, UNLESS SPECIFICALLY APPROVED BY THE CITY AND MODIFIED ON THE PLANS, IN CONJUNCTION WITH THE LATEST REVISIONS OF THE MARICOPA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS AND DETAILS (MAG STANDARDS), UNLESS SPECIFICALLY MODIFIED ON THE PLANS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF MAG AND CITY OF PRESCOTT STANDARDS AND SPECIFICATIONS AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.
3. ALL PLANS SIGNED BY THE CITY ENGINEER ARE NULL AND VOID ONE YEAR FROM DATE OF SIGNATURE IF CONSTRUCTION HAS NOT STARTED. RESUBMITTAL AND REVIEW SHALL BE REQUIRED, AFTER ONE YEAR.
4. ALL QUANTITIES SHOWN ON THE PLANS ARE APPROXIMATE, ARE NOT VERIFIED BY THE PUBLIC WORKS DIRECTOR, AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. PAYMENT SHALL BE BASED ON BID SCHEDULE ITEMS FOR ACTUAL QUANTITIES PROVIDED AND INSTALLED. THE CONTRACTOR SHALL NOT BE RELIEVED OF HIS RESPONSIBILITY FOR INDEPENDENTLY ESTIMATING WORK QUANTITIES PRIOR TO BIDDING.
5. CITY OF PRESCOTT PUBLIC WORKS DEPARTMENT PERMID(S) WILL BE REQUIRED FOR ALL OFF-SITE CONSTRUCTION AND CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY.
6. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, AT HIS OWN EXPENSE, SUCH PERMITS AS ARE REQUIRED FROM THE APPROPRIATE AGENCIES.
7. THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.
8. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE AND APPROVAL OF THE PUBLIC WORKS DIRECTOR AND/OR ALL WORK MATERIALS NOT IN CONFORMATION WITH THE PLANS AND SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
9. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATION OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. THE ENGINEER AND THE CITY OF PRESCOTT WILL NOT GUARANTEE ANY LOCATIONS OR ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR MAKING A COMPLETE AND ACCURATE ON-SITE DETERMINATION OF THE LOCATIONS, MATERIAL, AND SIZE OF ALL UTILITIES, STRUCTURES, AND FIELD CONDITIONS WHICH MAY AFFECT THE PROGRESS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES AND UTILITIES ENCOUNTERED DURING CONSTRUCTION AND SHALL FIELD EXPOSE EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING IN THEIR VICINITY.
10. THE CONTRACTOR IS REQUIRED TO CONTACT BLUE STAKE (1-800-STAKEIT) A MINIMUM OF TWO WORKING DAYS (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR SUPPORT OF ALL UTILITIES, POWER POLES, ETC., THAT MAY BE NECESSARY.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE PUBLIC WORKS DEPARTMENT FOR APPROVAL, TRAFFIC CONTROL PLANS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE AND SUBMIT FOR APPROVAL THE EXACT SIGNING/TRAFFIC CONTROL DEVICES NECESSARY AND ALL TRAFFIC CONTROL WORK SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS THEREOF. NO STREET IS TO BE CLOSED, RESTRICTED, OR CONSTRUCTED UPON UNTIL A TRAFFIC CONTROL PLAN IS PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE PUBLIC WORKS DIRECTOR ONE WEEK IN ADVANCE FOR REVIEW AND APPROVAL.
13. APPROPRIATE EMERGENCY AGENCIES SHALL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO ANY CLOSING OF STREETS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SURVEYING AND LAYOUT WITH CONTROL PROVIDED BY THE DESIGN ENGINEER OR HIS DESIGNEE.
15. THE CONTRACTOR IS RESPONSIBLE FOR QUALITY CONTROL MEASURES SUFFICIENT TO PRODUCE MATERIALS AND WORKMANSHIP OF ACCEPTABLE QUALITY. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A QUALITY CONTROL PLAN. THE CONTRACTOR AT HIS OWN EXPENSE SHALL PROVIDE AN INDEPENDENT GEOTECHNICAL FIRM TO PERFORM QUALITY CONTROL TESTING SUCH AS SOILS AND CONCRETE TESTING, AND FULL TIME ASPHALTIC CONCRETE LAYDOWN COMPACTION TESTING AND ADEQUATE PLANT CONTROL FOR EACH PAVING DAY. THE CITY, BY SEPARATE CONTRACT, WILL BE RESPONSIBLE FOR QUALITY ASSURANCE TESTING AS IT MAY DEEM NECESSARY.
16. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS OF TESTING AND INSPECTION, INCLUDING THE PRESENCE OF CITY INSPECTORS, REQUIRED AT NIGHT OR ON WEEKENDS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RE-WORK AND/OR REMOVAL AND REPLACEMENT OF ALL MATERIALS REPRESENTED BY FAILING TESTS OR SUBSTANDARD WORKMANSHIP.
18. THE CONTRACTOR SHALL IMPLEMENT BEST-HOUSE-KEEPING MEASURES, AND EROSION AND SEDIMENT CONTROL MEASURES, TO PREVENT THE TRANSPORT OF CONSTRUCTION MATERIALS INTO DRAINAGE INLETS, STORM DRAIN MANHOLES, UTILITY STRUCTURES, OR ONTO ADJACENT STREETS AND PROPERTIES.
19. APPROVAL OF A PORTION OF THE WORK IN PROGRESS DOES NOT GUARANTEE ITS FINAL ACCEPTANCE. TESTING AND EVALUATION MAY CONTINUE UNTIL THE WRITTEN FINAL ACCEPTANCE OF A COMPLETE AND WORKABLE UNIT.
20. THE CITY OF PRESCOTT MAY SUSPEND THE WORK BY WRITTEN NOTICE WHEN, IN ITS JUDGEMENT, PROGRESS IS UNSATISFACTORY, WORK BEING DONE IS UNAUTHORIZED OR DEFECTIVE, WEATHER CONDITIONS ARE UNSTABLE, OR THERE IS A DANGER TO THE PUBLIC HEALTH AND SAFETY.
21. ALL OBSTRUCTIONS IN THE RIGHT OF WAY SHALL BE REMOVED BEFORE ANY CONSTRUCTION IS PERMITTED.
22. REMOVAL OF STRUCTURES AND OBSTRUCTIONS AS NECESSARY TO COMPLETE THE WORK, OTHER THAN SPECIFICALLY SCHEDULED IN THE BID, IS INCIDENTAL TO THE CONTRACT. NO SEPARATE MEASUREMENT OF OR PAYMENT FOR UNSCHEDULED REMOVAL ITEMS WILL BE MADE.
23. CLEARING AND GRUBBING IS CONSIDERED INCIDENTAL TO THE WORK UNLESS SPECIFICALLY IDENTIFIED IN THE BID SCHEDULE. NO SEPARATE MEASUREMENT OF OR PAYMENT FOR CLEARING AND GRUBBING, AND TREE REMOVAL, WILL BE MADE. THE SITE OF ALL EXCAVATION, EMBANKMENTS, AND FILLS SHALL FIRST BE CLEARED OF STUMPS, TRASH, WEEDS, RUBBISH, TOPSOIL, AND LOOSE BOULDERS WHICH SHALL BE REMOVED AND DISPOSED OF. PRIOR TO BIDDING THE CONTRACTOR MUST SATISFY HIMSELF REGARDING THE CHARACTER OF THE SUBSOILS TO INCLUDE THE AMOUNT OF LOAM, CLAY, SAND, QUICKSAND, HARDPAN, GRAVEL, ROCK, WATER, AND ALL OTHER MATERIAL TO BE ENCOUNTERED AND WORK TO BE PERFORMED.
24. THE CONTRACTOR SHALL GUARD AGAINST DAMAGE DURING CONSTRUCTION TO EXISTING PROPERTIES AND IMPROVEMENTS. ANY ITEMS DAMAGED BY THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND OR BETTER AT THE CONTRACTOR'S EXPENSE.
25. THE CONTRACTOR SHALL KEEP SUITABLE EQUIPMENT ON HAND AT THE JOBSITE FOR MAINTENANCE DUST CONTROL, AND SHALL CONTROL DUST AS DIRECTED BY THE APPROPRIATE AGENCY.
26. STREET AND TRAFFIC SIGNS SHALL BE RELOCATED BY THE CONTRACTOR IF NECESSARY, AT THE DIRECTION OF THE PUBLIC WORKS DIRECTOR.
27. BACKFILL COMPACTION SHALL BE TYPE 1 (MAG, SECTION 601) UNLESS OTHERWISE NOTED.
28. AGGREGATE BASE COURSE SHALL NOT BE PLACED ON SUBGRADE UNTIL SUBGRADE REQUIREMENTS HAVE BEEN ACHIEVED.
29. NO PAVING CONSTRUCTION SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY PRISM ARE VERIFIED FOR DETAIL CONFORMANCE, COMPLETED AND TESTED (TO INCLUDE BUT NOT LIMITED TO) SEWER TESTING, LOW AIR TESTING OF MAIN LINE AND SERVICES, TRACE WIRE TESTING, DEFLECTION TESTING AND VERIFICATION OF MANHOLES CONFORMING TO COP DETAIL 420P. WATER TESTING CHLORINATION/DISINFECTING OF MAIN LINE AND SERVICES, PRESSURE TESTING, TRACE WIRE TESTING AND VERIFICATION OF VALVE BOXES CONFORMING TO COP DETAIL 391P.
30. ALL ASPHALT CONCRETE PAVEMENT SHALL BE PER APPLICABLE MAG SPECIFICATIONS AS AMENDED BY THE CITY OF PRESCOTT. ASPHALT CONCRETE MIX DESIGN SHALL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR OR HIS DESIGNEE FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
31. ALL UTILITY FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC. SHALL BE ADJUSTED TO FINISH ASPHALT GRADE AFTER PLACEMENT OF SURFACE COURSE BY THE CONTRACTOR PER COP STANDARD DETAILS.
32. ACCEPTANCE OF THE COMPLETED PAVING STRUCTURES WILL NOT BE GIVEN UNTIL REPRODUCIBLE "AS-BUILT" PLANS HAVE BEEN SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE CITY.
33. ALL CONCRETE TO BE AT LEAST 3000 PSI CLASS "A" PORTLAND CEMENT CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, SPECIFICATIONS, OR IN STANDARD DETAILS.
34. EDGES OF CONCRETE STRUCTURES TO HAVE A ¾" CHAMFER, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
35. CONCRETE SURFACES TO HAVE A BROOM FINISH UNLESS OTHERWISE NOTED ON THE PLANS.
36. ALL EXPANSION JOINTS TO BE SEALED WITH ½" EXPANSION JOINT, PRE-FORMED JOINT FILLER AND SEALER, IN ACCORDANCE WITH MAG SECTION 729.
37. DRIVEWAY ENTRANCES WILL BE LOCATED AS SPECIFIED ON THE PLANS UNLESS MODIFIED IN THE FIELD BY THE ENGINEER. ALL DRIVEWAY ENTRANCES SHALL BE CONSTRUCTED OVER 6" THICK AGGREGATE BASE COURSE PER MAG SPECIFICATION 702 AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY, UNLESS OTHERWISE NOTED.
38. ALL DISTURBED FENCES SHALL BE REPLACED IN KIND. CONTRACTOR SHALL EXTEND FENCE REPLACEMENT TO THE CLOSEST UPRIGHT SUPPORT NECESSARY FOR STABILITY.
39. MAILBOXES SHALL BE REMOVED AND REINSTALLED AS DIRECTED BY THE U.S. POSTAL SERVICE AND THE CITY OF PRESCOTT TEMPORARY LOCATIONS SHALL BE PER U.S.P.S.
40. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS.
41. THE CONTRACTOR SHALL WARRANT ALL WORK FOR A MINIMUM TWO YEAR PERIOD AFTER FORMAL ACCEPTANCE OF THE WORK BY THE CITY.

COP STANDARD DETAIL	GENERAL NOTES	Charles Andrews CITY ENGINEER	REVISED: 07/16	DETAIL No. 101P

1. ALL WORK SHALL CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENTS (MAG), & CITY OF PRESCOTT (COP) CONSTRUCTION STANDARDS & SPECIFICATIONS, WHICH ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.
2. ALL EXISTING FRAMES, COVERS, VALVE BOXES, & MANHOLES SHALL BE EITHER REPLACED OR ADJUSTED TO FINISH GRADE DEPENDING ON PLAN CALL OUT UPON COMPLETION OF PAVING, UTILITY, OR RELATED CONSTRUCTION.
3. ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY THE PUBLIC WORKS UTILITIES DIRECTOR.
4. ACCEPTANCE OF THE COMPLETED WORK WILL NOT BE GIVEN UNTIL 3 MIL MYLAR & CAD FORMAT DIGITAL 'AS-BUILT' PLANS ON CITY OF PRESCOTT SURVEY DATUM & COORDINATES HAVE BEEN SUBMITTED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
5. CITY OF PRESCOTT PUBLIC WORKS UTILITIES SHALL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO THE START OF ANY WORK.
6. ALL WORK & MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATIONS ARE SUBJECT TO REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF THE CITY INSPECTOR OR HIS REPRESENTATIVE IS SUBJECT TO REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL PROVIDE SUFFICIENT MEN, EQUIPMENT, & MATERIAL ON THE JOB AT ALL TIMES DURING CONSTRUCTION TO COMPLY WITH SPECIFICATIONS & TO COMPLETE THE WORK.
9. CIP INSPECTION TO BE DONE BY THE CITY OF PRESCOTT PUBLIC WORKS DEPARTMENT OR THEIR REPRESENTATIVE. PRIVATE DEVELOPMENTS SHALL PROVIDE FOR INDEPENDENT 3RD PARTY INSPECTIONS.
10. CONTRACTOR TO NOTIFY PROJECT ENGINEER 72 HOURS (3 WORKING DAYS) IN ADVANCE OF CONSTRUCTION TO SCHEDULE CONSTRUCTION CONTROL STAKING.
11. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES, MATERIAL, SIZE & ELEVATIONS BEFORE COMMENCING CONSTRUCTION & ORDERING MATERIALS.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE & ELECTRICAL CONDUITS & STRUCTURES IN ADVANCE OF ANY CONSTRUCTION & OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. THE ENGINEER &/OR OWNER WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS, OR THOSE OMITTED FROM SAME.
13. CONTRACTOR SHALL NOTIFY 'BLUE STAKE' AT 1-800-STAKEIT (1-800-782-5348) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN & MAKE HIS BID BASED UPON THOSE VERIFICATIONS. IF ANY DISCREPANCY IN QUANTITIES IS FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SUCH.
15. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS MUST BE COMPLIED WITH.
16. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS SHALL APPLY WHEN MORE STRINGENT THAN THE MAG OR CITY OF PRESCOTT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
17. ALL PLANS SIGNED BY THE CITY ARE NULL & VOID ONE YEAR FROM DATE OF SIGNATURE IF CONSTRUCTION HAS NOT STARTED AND/OR IS NOT ACTIVELY PROGRESSING.
18. PROJECT CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TRAFFIC CONTROL PLANS WHICH SHALL BE MADE A PART OF THE PLAN REVIEW REQUEST TO THE CITY ENGINEER FOR APPROVAL.
19. ALL WATER LINES & APPURTENANCES SHALL BE PROVIDED WITH TRACE WIRE PER CITY STANDARD DETAIL. TRACE WIRE SHALL BE SUBJECT TO A TRACEABILITY TEST, EASILY ACCESSIBLE, & ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO PAVING. THE TRACE WIRE SHOULD BE TESTED AND SUBMITTED AS A PACKAGE WITH THE TESTING PACKET.
20. WATER-SEWER SEPARATION SHALL BE PURSUANT TO AAC R-18-5-502C.
21. WATER MAINS SHALL BE SUBJECT TO A PRESSURE & LEAKAGE TEST IN ACCORDANCE WITH AWWA C-600 STANDARD.
22. WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH ADEQ ENGINEERING BULLETIN NO. 8 'DISINFECTION OF WATER SYSTEMS'.
23. OPERATION OF VALVES TO BE DONE BY CITY PERSONNEL ONLY.
24. DUCTILE IRON PIPE TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS. ALL MATERIALS USED IN THE INSTALLATION OF DUCTILE IRON PIPE SHALL BE PURSUANT TO AAC R-18-4.
25. ALL MATERIALS & PRODUCTS THAT COME INTO CONTACT WITH DRINKING WATER OR DRINKING WATER TREATMENT CHEMICALS MUST COMPLY WITH NSF STANDARD 61. ANY 'OR EQUAL' SUBSTITUTION SHALL ALSO MEET NSF STANDARD 61.
26. ALL TRENCHES & BEDDING SHALL BE PER COP DETAIL 200P & TECHNICAL SPECIFICATIONS.
27. ALL MATERIALS USED IN THE INSTALLATION OF WATER MAINS SHALL BE PURSUANT TO AAC R-18-4 & SHALL BE NSF APPROVED FOR POTABLE WATER.
28. ALL REVISIONS TO ORIGINAL PLANS MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR PRIOR TO CONSTRUCTION.
29. ALL DUCTILE IRON, COPPER, & BRASS FITTINGS SHALL BE ENCASED IN POLYETHYLENE PROTECTIVE WRAPPING IN ACCORDANCE WITH MAG SECTION 610.5 UNLESS COUNTERINDICATED BY GEOTECHNICAL CORROSIVITY TESTING OF BEDDING AND SHADING MATERIALS & APPROVED BY THE PUBLIC WORKS DIRECTOR.
30. WATER LINES SHALL BE INSTALLED WITH MECHANICAL RESTRAINTS WHERE JOINT RESTRAINTS IS REQUIRED.
31. WATER SERVICE INTERRUPTION NOTICES SHALL BE GIVEN TO AFFECTED RESIDENTS BY THE CONTRACTOR AT HIS EXPENSE. ADVANCE NOTIFICATION REQUIREMENTS MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR PRIOR TO SCHEDULING A SHUTDOWN.
32. WATER MAIN TAPS, SERVICE TAPS, SHUTDOWN REQUESTS, AND METER REQUESTS MUST BE INITIATED WITH THE CITY INSPECTOR A MINIMUM OF 5 WORKING DAYS IN ADVANCE.

COP STANDARD DETAIL	WATER PLAN GENERAL NOTES	Charles Andrews CITY ENGINEER	REVISED: 07/16	DETAIL No. 103P

1. ALL WORK SHALL CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENTS (MAG), & CITY OF PRESCOTT (COP) CONSTRUCTION STANDARDS & SPECIFICATIONS, WHICH ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.
2. ALL EXISTING FRAMES, COVERS, VALVE BOXES, & MANHOLES SHALL BE EITHER REPLACED OR ADJUSTED TO FINISH GRADE DEPENDING ON PLAN CALL OUT UPON COMPLETION OF PAVING, UTILITY, OR RELATED CONSTRUCTION.
3. ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY THE PUBLIC WORKS UTILITIES DIRECTOR.
4. ACCEPTANCE OF THE COMPLETED WORK WILL NOT BE GIVEN UNTIL 3 MIL MYLAR & CAD FORMAT DIGITAL 'AS-BUILT' PLANS ON CITY OF PRESCOTT SURVEY DATUM & COORDINATES HAVE BEEN SUBMITTED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
5. CITY OF PRESCOTT PUBLIC WORKS UTILITIES SHALL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO THE START OF ANY WORK.
6. ALL WORK & MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATIONS ARE SUBJECT TO REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF THE CITY INSPECTOR OR HIS REPRESENTATIVE IS SUBJECT TO REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL PROVIDE SUFFICIENT MEN, EQUIPMENT, & MATERIAL ON THE JOB AT ALL TIMES DURING CONSTRUCTION TO COMPLY WITH SPECIFICATIONS & TO COMPLETE THE WORK.
9. CIP INSPECTION TO BE DONE BY THE CITY OF PRESCOTT PUBLIC WORKS DEPARTMENT OR THEIR REPRESENTATIVE. PRIVATE DEVELOPMENTS SHALL PROVIDE FOR INDEPENDENT 3RD PARTY INSPECTIONS.
10. CONTRACTOR TO NOTIFY PROJECT ENGINEER 72 HOURS (3 WORKING DAYS) IN ADVANCE OF CONSTRUCTION TO SCHEDULE CONSTRUCTION CONTROL STAKING.
11. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES, MATERIAL, SIZE & ELEVATIONS BEFORE COMMENCING CONSTRUCTION & ORDERING MATERIALS.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE & ELECTRICAL CONDUITS & STRUCTURES IN ADVANCE OF ANY CONSTRUCTION & OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. THE ENGINEER &/OR OWNER WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS, OR THOSE OMITTED FROM SAME.
13. CONTRACTOR SHALL NOTIFY 'BLUE STAKE' AT 1-800-STAKEIT (1-800-782-5348) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN & MAKE HIS BID BASED UPON THOSE VERIFICATIONS. IF ANY DISCREPANCY IN QUANTITIES IS FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SUCH.
15. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS MUST BE COMPLIED WITH.
16. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS SHALL APPLY WHEN MORE STRINGENT THAN THE MAG OR CITY OF PRESCOTT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION; MORE SPECIFICALLY WHERE THEY PERTAIN TO MAXIMUM ALLOWABLE SEWER LINE/PRESSURE SEWER LINE EXFILTRATION-INFILTRATION RATES.
17. ALL PLANS SIGNED BY THE CITY ARE NULL & VOID ONE YEAR FROM DATE OF SIGNATURE IF CONSTRUCTION HAS NOT STARTED AND/OR IS NOT ACTIVELY PROGRESSING.
18. PROJECT CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TRAFFIC CONTROL PLANS WHICH SHALL BE MADE A PART OF THE PLAN REVIEW REQUEST TO THE CITY ENGINEER FOR APPROVAL.
19. WATER-SEWER SEPARATION SHALL BE PURSUANT TO AAC R-18-5-502C.
20. ALL TRENCHES & BEDDING SHALL BE PER COP DETAIL 200P & TECHNICAL SPECIFICATIONS.
21. ALL REVISIONS TO ORIGINAL PLANS MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR PRIOR TO CONSTRUCTION. ANY UNAPPROVED REVISIONS ARE SUBJECT TO REMOVAL & REPLACEMENT AT CONTRACTOR'S EXPENSE.
22. SEWER FORCE MAIN LINES SHALL BE DESIGNED AND CONSTRUCTED OF A MATERIAL SUITABLE FOR SANITARY SEWER PRESSURE PIPE AS APPROVED BY THE CITY ENGINEER. SEWER LINES SHALL BE PRESSURE TESTED TO A MINIMUM OF 50 PSI ABOVE DESIGN WORKING PRESSURE AT THE LOWEST POINT IN THE SYSTEM FOR A MINIMUM OF 4 HOURS IN ACCORDANCE WITH AAC R18-9.
23. SEWER LINE LOW PRESSURE AIR TESTS SHALL BE DONE ON 100% OF ALL LINES AFTER PLACEMENT OF BACKFILL TO PAVEMENT SUBGRADE. TEST EACH SEGMENT OF THE SEWER LINE FOR LEAKAGE USING THE APPLICABLE METHOD BELOW AND RECORD THE RESULTS:
    - 23A. "STANDARD TEST METHOD FOR INSTALLATION OF ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR, F1417-92(1998)" PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS.
24. SEWER MANHOLES EXFILTRATION TESTS SHALL BE DONE ON 100% OF ALL MANHOLES. VACUUM TESTING IN ACCORDANCE WITH CITY STANDARDS MAY BE USED IN LIEU OF EXFILTRATION TEST. THE CONTRACTOR SHALL TEST EACH MANHOLE USING ONE OF THE FOLLOWING TEST PROTOCOLS:
    - 24A. WATERTIGHTNESS TESTING BY FILLING THE MANHOLE WITH WATER. THE CONTRACTOR SHALL ENSURE THAT THE DROP IN WATER LEVEL FOLLOWING PRESOAKING DOES NOT EXCEED 0.00034 OF THE TOTAL MANHOLE VOLUME PER HOUR.
    - 24B. NEGATIVE AIR PRESSURE TESTING USING THE "STANDARD TEST METHOD FOR CONCRETE SEWER MANHOLES BY NEGATIVE AIR PRESSURE" (VACUUM) TEST, C1244-02e1(2002), PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS. THIS MATERIAL IS INCORPORATED BY REFERENCE & DOES NOT INCLUDE ANY LATER AMENDMENTS OR EDITIONS OF THE INCORPORATED MATERIAL, & MAY BE VIEWED AT THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY, 1110 W. WASHINGTON, PHOENIX, AZ. 85007, OR OBTAINED FROM THE AMERICAN SOCIETY FOR TESTING & MATERIALS INTERNATIONAL, 100 BAR HARBOR DRIVE, WEST CONSHOHOCKEN, PA. 19428-2959.
25. SEWER LINE DEFLECTION TESTS WITH AN APPROPRIATELY SIZED MANDREL SHALL BE DONE ON 100% OF ALL NON-RIGID PIPE LINES.
26. THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL SEWER MAINS AND LATERALS INSTALLED WITHIN THE CITY'S COLLECTION SYSTEM UTILIZING A SEWER CCTV SYSTEM AFTER COMPLETE BACKFILL AND COMPACTION BUT BEFORE INSTALLING ANY PORTION OF THE PAVEMENT STRUCTURAL SECTION. THE INSPECTION SHALL COMPLY WITH THE CITY'S VIDEO ACCEPTANCE PROCEDURE. THE CONTRACTOR SHALL PROVIDE 72 HOURS ADVANCE NOTICE FOR CITY STAFF TO BE PRESENT DURING THE VIDEO OPERATION AND SHALL PROVIDE THE CITY A VIDEO DVD AND HARD COPY OF THE INSPECTION REPORT UPON COMPLETION.
27. COVER EACH SEWER LINE WITH AT LEAST 3 FEET OF EARTH COVER MEETING THE REQUIREMENTS "TRENCH EXCAVATION, BACKFILLING, & COMPACTION" (SECTION 601) REVISED 2004, PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS; & "RIGID PIPE BEDDING FOR SANITARY SEWERS" (WWM 104) REVISED JULY 2002, PUBLISHED BY PIMA COUNTY WASTEWATER MANAGEMENT.
28. PRESSURE SEWER MAINS AND SERVICE LATERALS (LPS) SHALL BE SUBJECT TO A PRESSURE & LEAKAGE TEST IN ACCORDANCE WITH AWWA-C-600 STANDARD. TEST PRESSURE SHALL BE A MINIMUM OF 100 PSI, OR 50 PSI OVER WORKING PRESSURE, WHICHEVER IS GREATER. TESTING SHALL BE DONE AFTER BACKFILL TO SUBGRADE.

COP STANDARD DETAIL	WASTEWATER PLAN GENERAL NOTES	Charles Andrews CITY ENGINEER	REVISED: 07/16	DETAIL No. 104P

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 the project 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. 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 98 percent of ASTM D-698.
2. All asphaltic concrete (A.C.) shall be 19 mm as per applicable MAG Specifications. Mix design shall be submitted to the City for approval prior to start of construction.
3. A.C. compaction shall be 95 percent of ASTM D-1559, 75 blow Marshall Density test.

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.

APPROVED TRAFFIC CONTROL PLAN AND R.O.W. PERMIT MUST BE OBTAINED FROM PUBLIC WORKS PRIOR TO BEGINNING WORK IN THE R.O.W.

1/2" 1" 2"

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

NO.	REVISION	DATE

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

TOMICHI VILLAGE
APN: 103-01-583C
2886 BENCHMARK AVE
PRESCOTT, AZ

NOTES

22880
GARY R. KELLEY
9/21/23

DRAWN	ZAJ
DESIGN	ZAJ
CHECK	GRK
DATE	9/21/23
KWE JOB #	23-013

SHEET
C-002
2 OF 9

Path: X:\KWE\PROJECTS\2023\23-013 KENSON-TOMICHI VILLAGE   FILENAME: 23-013 NOTES.DWG   PLOT DATE: 9/21/2023 12:38 PM   SHEET SET: 23-013 TOMICHI VILLAGE   SHEET TOTAL: 9

1. ALL GRADING SHALL CONFORM TO THE CURRENT CITY ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE, AND CITY OF PRESCOTT LAND DEVELOPMENT CODE (REFERENCE CITY OF PRESCOTT STANDARD SECTIONS).
2. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY _____ETC_____, DATED MARCH 15, 2023 SHALL BE COMPLIED WITH DURING OPERATIONS.
3. THIS PLAN IS FOR GRADING PURPOSES ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT LAYOUT, SEWER AND WATER FACILITIES, BUILDING LOCATIONS, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION.
4. CERTIFICATION FROM THE REGISTERED CIVIL ENGINEER AND SOILS/GEOLOGICAL ENGINEER STATING THAT THE ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM THE SOILS ENGINEER ON ANY FILL AREAS THAT ARE REQUIRED SHALL BE PROVIDED PRIOR TO BUILDING PERMITS BEING ISSUED.
5. PARTIES NAMED ON ADEQ'S NOTICE OF INTENT (N.O.I.) ARE RESPONSIBLE FOR EROSION, DUST, MUD, SILT, DEBRIS, AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS AND MAY BE REQUIRED TO PROVIDE A SWPPP.
6. ANY ON-SITE RETAINING WALLS WILL REQUIRE APPROVAL AS PART OF THESE PLANS. ANY NECESSARY RETAINING WALLS ON THE PERIMETER OF THIS SITE MAY BE REQUIRED TO BE IN PLACE AND APPROVED BY THE CITY BUILDING DEPARTMENT PRIOR TO THE START OF GRADING. A SEPARATE PLAN WITH REQUIRED STRUCTURAL CALCULATIONS MAY BE REQUESTED FOR RETAINING WALLS.
7. ANY INFRASTRUCTURE CONSTRUCTED IN THE PUBLIC RIGHT OF WAY WILL REQUIRE SEPARATE PLAN APPROVAL AND INSPECTION FROM THE CITY ENGINEER.
8. ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT SHALL BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
9. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES. WALLS MUST BE CONSTRUCTED ON SITE AND OUTSIDE OF THE RIGHT OF WAY. THIS SHALL INCLUDE THE FOOTINGS.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE IN ACCORDANCE WITH THE GENERAL ENGINEERING PLAN, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES, AND SHALL BE CERTIFIED BY THE SOIL'S ENGINEER.
11. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM THE RESPONSIBILITY FOR CORRECTION OR ERROR OR OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL THE CITY ENGINEER'S OFFICE AT (928) 777-1140 FOR ANY REQUIRED INSPECTION 24 HOURS PRIOR TO PERFORMING ANY WORK. WORK PERFORMED WITHOUT CALLING FOR INSPECTION MAY BE REJECTED AND, IF REJECTED, SHALL BE REMOVED SOLELY AT THE CONTRACTOR'S EXPENSE.
13. NO GRADING SHALL COMMENCE WITHOUT OBTAINING A GRADING PERMIT AND NOTIFYING THE CITY OF PRESCOTT OR DEVELOPER'S GRADING INSPECTOR TO SCHEDULE A PREGRADING MEETING TWO WORKING DAYS PRIOR TO THE START OF WORK.
14. PRIOR TO THE START OF GRADING ALL SWPPP MEASURES SHALL BE IN PLACE, ALL DEBRIS, INCLUDING EXISTING STRUCTURES, FOOTINGS, FOUNDATIONS AND RUBBLE SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE SOILS ENGINEER.
15. AFTER REMOVAL OF DEBRIS, ANY EXISTING FILL OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED TO THE SATISFACTON OF THE SOILS ENGINEER.
16. THE EXPOSED SOILS SHALL THEN BE INSPECTED BY THE SOILS ENGINEER, AND ANY ADDITIONAL OVER-EXCAVATION SHALL THEN BE MADE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS AND AS CONTAINED IN THE SOIL'S REPORT.
17. THE EXPOSED SOILS SHALL THEN BE SCARIFIED TO PROVIDE A BOND WITH NEW FILL, BROUGHT TO PROPER MOISTURE CONTENT AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY, AS DETERMINED BY ASTM D1557-78 OR EQUIVALENT COMPACTION SHALL BE OBTAINED BY METHODS SPECIFIED BY THE SOILS ENGINEER. ROAD PRISM SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% STANDARD OR MODIFIED PER SOILS ENGINEER'S RECOMMENDATIONS.
18. THE SOILS AND DESIGN ENGINEER OF RECORD SHALL ALSO BE RESPONSIBLE TO INSPECT, VERIFY AND REPORT THAT PROPER COMPACTION HAS BEEN OBTAINED BY EARTHWORK CONTRACTOR OR SUBCONTRACTOR AND PRIVATE UTILITY FRANCHISES CONCERNING UTILITY LINE BACKFILL, TO INCLUDE ELECTRICAL, GAS, CABLE, FIBEROPTIC AND LANDSCAPE IRRIGATION LINES. ADDITIONALLY, WATER AND SEWER LINES TO BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH GENERAL ENGINEERING REQUIREMENTS SECTION AND DETAIL.
19. AN AS-GRADED GRADING PLAN AND THE CERTIFICATION OF COMPLIANCE FORMS FOR SAID GRADING PLAN WITH THE PROPER STAMPS AND SIGNATURES ARE TO BE SUBMITTED TO THE CITY ENGINEER PRIOR TO RELEASE OF GRADING BOND AND PRIOR TO FINAL GRADING INSPECTION. BUILDING PAD CERTIFICATION SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT WHEN REQUESTED.
20. NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAINS (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER.
21. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE POURING.
22. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING CITY PUBLIC WORKS INSPECTION DEPARTMENT. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE BEGINNING GRADING ACTIVITIES BY THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER/GEOLOGIST, PUBLIC WORKS INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THE PRE-CONSTRUCTION MEETING.
23. ALL EXISTING FILLS SHALL BE APPROVED AND CERTIFIED BY THE SOILS ENGINEER OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
24. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.
25. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.
26. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
27. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.

COP STANDARD DETAIL	GRADING AND DRAINAGE NOTES	Charles Andrews CITY ENGINEER	REVISED: 07/16	DETAIL No. 105P-1

1. A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT AND EROSION AND SEDIMENT CONTROL (ESC) PLAN OR 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 ESC/SWPPP AND RELATED RECORDS MUST BE MADE AVAILABLE UPON REQUEST TO ADEQ AND THE CITY OF PRESCOTT.
3. 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.
4. THE SCHEMATIC EROSION CONTROL MEASURES SHOWN ON THE PLANS 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.
5. CONTRACTOR SHALL PERMANENTLY STABILIZE ALL DISTURBED SLOPES AS STATED ON APPROVED CONSTRUCTION PLANS. ALL EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL EXPOSED SLOPES HAVE BEEN PERMANENTLY STABILIZED.
6. CONTRACTOR SHALL TAKE MEASURES TO PREVENT OR MINIMIZE THE GENERATION, EMISSION AND/OR TRANSPORT OF FUGITIVE DUST FROM CONSTRUCTION ACTIVITIES.
7. THIS PLAN SHALL BE IN EFFECT UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED, TRANSFERRED TO NEW OWNERSHIP, OR DEVELOPED UNDER FUTURE PLANS WITH A NEW NOTICE OF INTENT (NOI), SWPPP, AND PERMIT. 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 CITY OF PRESCOTT ENGINEERING DIVISION TO TERMINATE COVERAGE UNDER THE PERMIT.
8. A CONCRETE WASHOUT SHALL BE INSTALLED FOR ALL PROJECTS THAT PROPOSE CONCRETE TO BE MIXED ON SITE OR BE DELIVERED FROM A BATCH PLANT. THE CONCRETE WASHOUT SHALL BE LOCATED A MINIMUM OF FIFTY (50) FEET FROM ANY DRAINAGE INFRASTRUCTURE OR NATURAL DRAINAGE FEATURES OR WATER BODIES AND INCORPORATE AN IMPERMEABLE LINER TO CONTAIN THE REQUIRED VOLUME. ALL DRIED CONCRETE WASTE SHALL BE BROKEN INTO MANAGEABLE PIECES AND DISPOSED OF OFF-SITE AT AN APPROVED FACILITY.

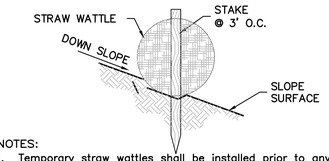
COP STANDARD DETAIL	EROSION AND SEDIMENTATION CONTROL NOTES	Charles Andrews CITY ENGINEER	REVISED: 07/16	DETAIL No. 105P-2

EROSION CONTROL/SWPPP GENERAL NOTES

1. 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).
2. 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 City Engineer or his designee.
3. 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.
4. The general contractor to whom the "at-risk"/final grading permit will be issued must be included on the approved NOI issued by ADEQ.
5. 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.
6. 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 City Engineer as not effective at minimizing pollutant discharges from the site.
7. 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.
8. 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.
9. Contractor shall protect all permanent and existing storm water facilities from sediment/silt during construction.
10. 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).
11. Contractor to coordinate erosion control/SWPPP implementation with the City's environmental coordinator.

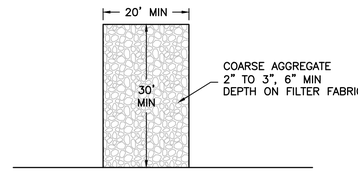
1. THE CONTRACTOR SHALL SPOT LAYOUT THE ENTIRE PROJECT AND CONTACT THE CITY INSPECTOR TO MAKE ARRANGEMENTS FOR INSPECTION PRIOR TO INSTALLING TRAFFIC SIGNS OR PAVEMENT MARKINGS. ANY SIGNING OR STRIPING INSTALLED BEFORE LAYOUT APPROVAL SHALL BE SUBJECT TO REMOVAL AND REINSTALLATION AT THE CONTRACTOR'S EXPENSE.
2. TRAFFIC SIGN DIMENSIONS, COLORS AND LETTERING SHALL CONFORM TO THE LATEST MUTCD SPECIFICATIONS. TRAFFIC SIGN SIZE SHALL BE STANDARD UNLESS OTHERWISE SPECIFIED ON THE PLANS.
3. SIGN LOCATION SHALL BE COORDINATED WITH LANDSCAPING PLANS TO ENSURE SIGN VISIBILITY PER AASHTO STANDARDS.
4. ALL R1-1 "STOP" SIGNS AND PEDESTRIAN WARNING SIGNS SHALL BE RETRO-REFLECTIVE WITH SHEETING MATERIAL TO BE DIAMOND VIP GRADE, MEETING OR EXCEEDING ASTM 4956-04.
5. ALL OTHER SIGNS ARE TO BE RETRO-REFLECTIVE WITH SHEETING MATERIAL TO BE HIGH INTENSITY PRISMATIC MEETING OR EXCEEDING ASTM 4956-04.
6. SIGN BLANKS SHALL BE 5052-H38 ALLOY TREATED ALUMINUM WITH ALODINE 1200 CONVERSION COATING, 0.080" THICK WITH ROUNDED CORNERS.
7. SIGNS SHALL BE MOUNTED ON STREET LIGHT POLES WHENEVER FEASIBLE.
8. STRIPING SHALL CONFORM TO THE MOST RECENT EDITION OF THE MUTCD WITH REGARD TO SIZE, COLOR, REFLECTIVITY AND PLACEMENT UNLESS OTHERWISE SPECIFIED ON THE PLANS.
9. ALL THERMOPLASTIC APPLICATIONS SHALL CONFORM TO ADOT SPECIFICATION 704. TRANSVERSE MARKINGS, SYMBOLS AND LEGENDS SHALL BE 90 MIL (0.090 INCH) THICK, LONGITUDINAL MARKINGS SHALL BE 60 MIL (0.060 INCH) THICK ALKYD EXTRUDED THERMOPLASTIC.
10. ALL PAINT APPLICATION SHALL CONFORM TO ADOT SPECIFICATION 708.
11. ALL CONFLICTING STRIPING, PAVEMENT MARKINGS, AND CURB PAINT SHALL BE REMOVED BY WET SANDBLASTING OR OTHER APPROVED METHOD PRIOR TO THE INSTALLATION OF NEW STRIPING. SLURRY OR PAINT SHALL NOT BE USED TO COVER EXISTING PAINT. PAVEMENT THAT IS DAMAGED DUE TO THE REMOVAL OF MARKERS OR STRIPING SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DESIGNEE.

COP STANDARD DETAIL	SIGNING AND STRIPING NOTES	Charles Andrews CITY ENGINEER	REVISED: 07/16	DETAIL No. 106P-1



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.

(15) STRAW WATTLE BARRIER
N.T.S



HARD SURFACE PUBLIC ROAD

(17) STABILIZED CONSTRUCTION ENTRANCE
N.T.S

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

1/2" 1" 2"

NO.	REVISION	DATE

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

TOMICHI VILLAGE
APN: 103-01-583C
2886 BENCHMARK AVE
PRESCOTT, AZ

NOTES

Registered Professional Engineer (Civil)
22880
GARY R. KELLEY
Date signed 9/21/23
ARIZONA, U.S.A.

DRAWN	DESIGN	CHECK	DATE	KWE JOB #
ZAJ	ZAJ	GRK	9/21/23	23-013

SHEET C-003
3 OF 9

Path: X:\KWE\PROJECTS\2023\23-013 KENSON-TOMICHI VILLAGE FILENAME: 23-013 NOTES.DWG PLOT DATE: 9/21/2023 12:38 PM SHEET SET: 23-013 TOMICHI VILLAGE SHEET TOTAL: 9

PLOTTED: Apr 04, 2023 – 1:41pm

TOPOGRAPHIC SURVEY

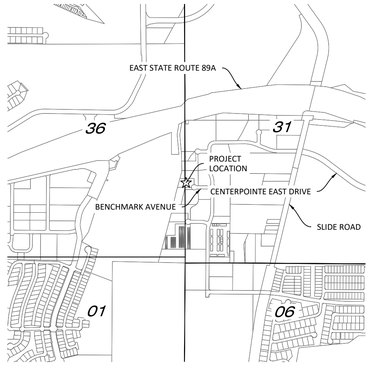
A PORTION OF A TRACT A

CENTERPOINTE EAST COMMERCE PARK

AS RECORDED IN BOOK 54 OF MAPS & PLATS, PAGE 92, Y.C.O.R.

A.K.A. LOT 9 RECEPTION # 2021-0061044, Y.C.O.R.

APN 103-01-583C
2886 BENCHMARK AVENUE, CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA
SITUATED IN A PORTION OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 01 WEST &
SECTION 36, TOWNSHIP 15 NORTH, RANGE 02 WEST
OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA



VICINITY MAP

0 1/8 1/4 1/2 MI

SCALE: 1" = 1/4 MILE

N

LEGEND

	FOUND 1/2" REBAR WITH MARKINGS RLS 35138
	FOUND 1/2" REBAR WITH MARKINGS RLS 53890
	FOUND 1/2" REBAR WITH MARKINGS RLS 53890
S45°45'45"W 45.00'	MEASURED DATA BASED ON FIELD SURVEY
(S55°55'55"W 50.00')R	RECORD DATA PER BOOK 26 M&P, PAGE 9 OF Y.C.O.R.
	SUBJECT PARCEL LINE
	ADJACENT PARCEL LINE
	RIGHT OF WAY
	PLATTED DRAINAGE, SLOPE, LANDSCAPE & PUBLIC UTILITY EASEMENT PER BOOK 54 M&P, PAGE 92, Y.C.O.R.
	PLATTED DRAINAGE & SEWER EASEMENT PER BOOK 54 M&P, PAGE 92, Y.C.O.R.
	SECTION LINE
	CENTERLINE
	SETBACK
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
W W W W	WATER LINE
S S S S	SEWER LINE
	EDGE OF PAVEMENT
	STORM DRAIN PIPE
WM	WATER METER
BO	WATER BLOW-OFF
	WATER GATE VALVE
	FIRE HYDRANT
S	SEWER RISER
SMH	SEWER MANHOLE
E	ELECTRIC RISER
	ELECTRIC SWITCHING CABINET
TV	CABLE TV RISER

N

0 10' 20' 40'

SCALE: 1" = 20'

THERE ARE PUBLIC UTILITIES LOCATED WITHIN THE SUBJECT PROPERTY. PLEASE CONTACT AZ811 BEFORE CONSTRUCTION.

BASIS OF BEARINGS & BENCHMARKS

THE BASIS OF BEARING FOR THIS PROJECT IS N15°20'01"E, A DISTANCE OF 170.09 FEET ALONG THE EAST LINE OF THE SUBJECT PARCEL BETWEEN TWO 1/2" REBARS, ONE WITH CAP RLS 53890, & ONE WITH CAP RLS 35138.

REFERENCE MARK	NORTHING	EASTING	ELEVATION(88)
RM 1	621029.67	620520.39	4960.85
RM 2	621193.71	620565.37	4959.22

SURVEYOR'S CERTIFICATE:

I, THOMAS A. LIUZZO, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 33861 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF ARIZONA, I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED AND WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.

PROJECT INFORMATION

CLIENT:
JANUSZ KANIA
3453 RANCH DRIVE
PRESCOTT AZ, 86303

ENGINEER/SURVEYOR:
GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE, SUITE B
PRESCOTT, ARIZONA 86301
(928) 717-0171

SITE DATA:
ASSESSOR PARCEL NUMBER(S)
103-01-583C **(1.02 AC.±)**

ZONING NOTE:
CITY OF PRESCOTT ZONING INFORMATION
IL; INDUSTRIAL LIGHT
10 FOOT FRONT SETBACK
10 FOOT REAR SETBACK
7 FOOT SIDE SETBACK
10 FOOT EXTERIOR SIDE SETBACK

FLOODPLAIN NOTE:
THIS PROJECT IS LOCATED ON FEMA FLOOD INSURANCE RATE MAPS (FIRM) 04025C1693H DATED MARCH 6, 2018 AND A THE PARCEL IS NOT IMPACTED BY THE FEMA DELINEATED 100 YEAR FLOODPLAIN.

SEWAGE DISPOSAL:
CITY OF PRESCOTT

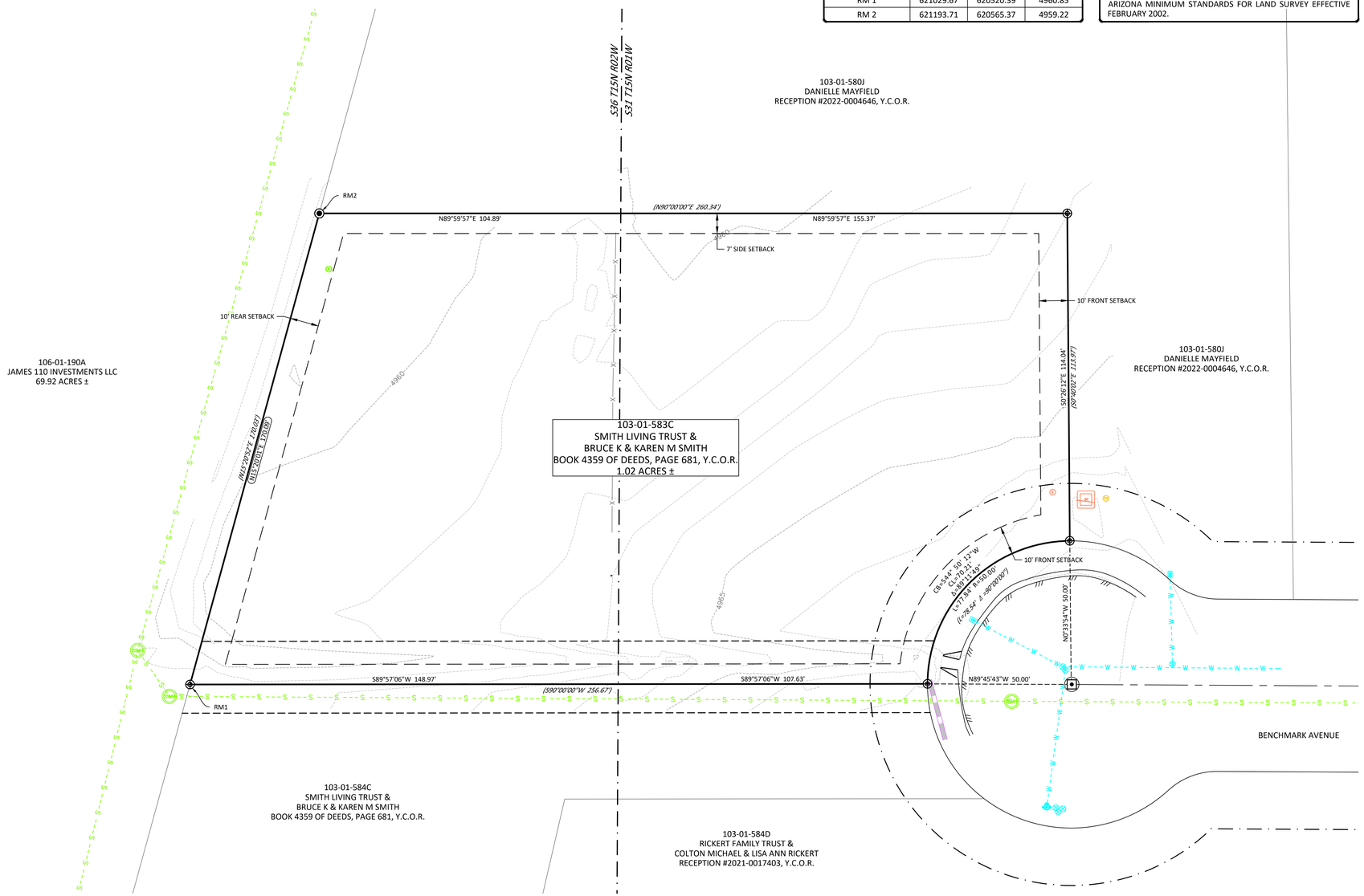
WATER SUPPLY:
CITY OF PRESCOTT

FIRE DISTRICT:
CITY OF PRESCOTT

SCHOOL DISTRICT:
PRESCOTT UNIFIED ELEMENTARY SCHOOL DISTRICT #1

SURVEYOR'S NOTES

1. THIS SURVEY WAS PERFORMED BY THE SURVEYOR OR HIS ASSIGNS WHOSE SIGNATURE IS AFFIXED TO THE SURVEY DURING THE MONTH OF JUNE OF THE YEAR 2022.
2. THIS SURVEY IS SUBJECT TO MODIFICATION AND ENHANCEMENT AS ADDITIONAL DISCOVERY JUSTIFIES.
3. A.R.S. 32-151 STATES THAT THE USE OF THE WORD CERTIFY BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IN AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
4. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY WHO IS UNDER CONTRACT AT THE TIME OF THIS SURVEY AND THE PARTIES LISTED IN THE CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT THE PERMISSION OF THE REGISTRANT WHOSE SEAL IS AFFIXED HEREON.
5. THIS SURVEY IS ONLY VALID WHEN BEARING THE SEAL AND SIGNATURE OF THE SURVEYOR IN RESPONSIBLE CHARGE.
6. THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES OF THE REFERENCED PARCEL. WHEN SUCH SURVEY IS BASED UPON A TITLE REPORT, THE CORPORATION AND THE REGISTRANT IN RESPONSIBLE CHARGE WHOSE SEAL IS AFFIXED HEREON MAKE NO STATEMENT AS TO THE ACCURACY OF THAT REPORT BUT HAVE USED IT TO THE BEST OF THEIR ABILITY.
7. THE PROPERTY AS DEPICTED HEREON REPORT THE CONDITION IN WHICH IT EXISTS IN THE FIELD. VARIOUS PINS WERE FOUND AS NOTED HEREON.
8. THE BEARINGS AND DISTANCES AS REPORTED HEREON REFLECT THE INTENDED LOCATIONS OF THE PROPERTY MONUMENTS BOTH FOUND AND SET BY THE SURVEYOR OF RECORD.



Call at least two full working days before you begin excavation: ARIZONA 811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602) 263-1100

REVISIONS

NUM.	DESCRIPTION	DATE	BY

☒ FOR REVIEW ONLY ☐ FOR BID ONLY ☐ FOR APPROVAL ONLY ☐ FOR RECORDING ONLY ☐ FOR CONSTRUCTION ONLY ☐ FOR AS-BUILT ONLY

GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE, SUITE B PRESCOTT, ARIZONA 86301
PH: (928) 717-0171 FAX: (928) 717-0181
WWW.GRANITEBASINENGINEERING.COM

JANUSZ KANIA
3453 RANCH DRIVE
PRESCOTT AZ, 86303

TOPOGRAPHIC SURVEY
A PORTION OF TRACT A CENTERPOINTE EAST COMMERCE POINT
BOOK 54 M&P, PAGE 92, Y.C.O.R.
SURVEY PLAN

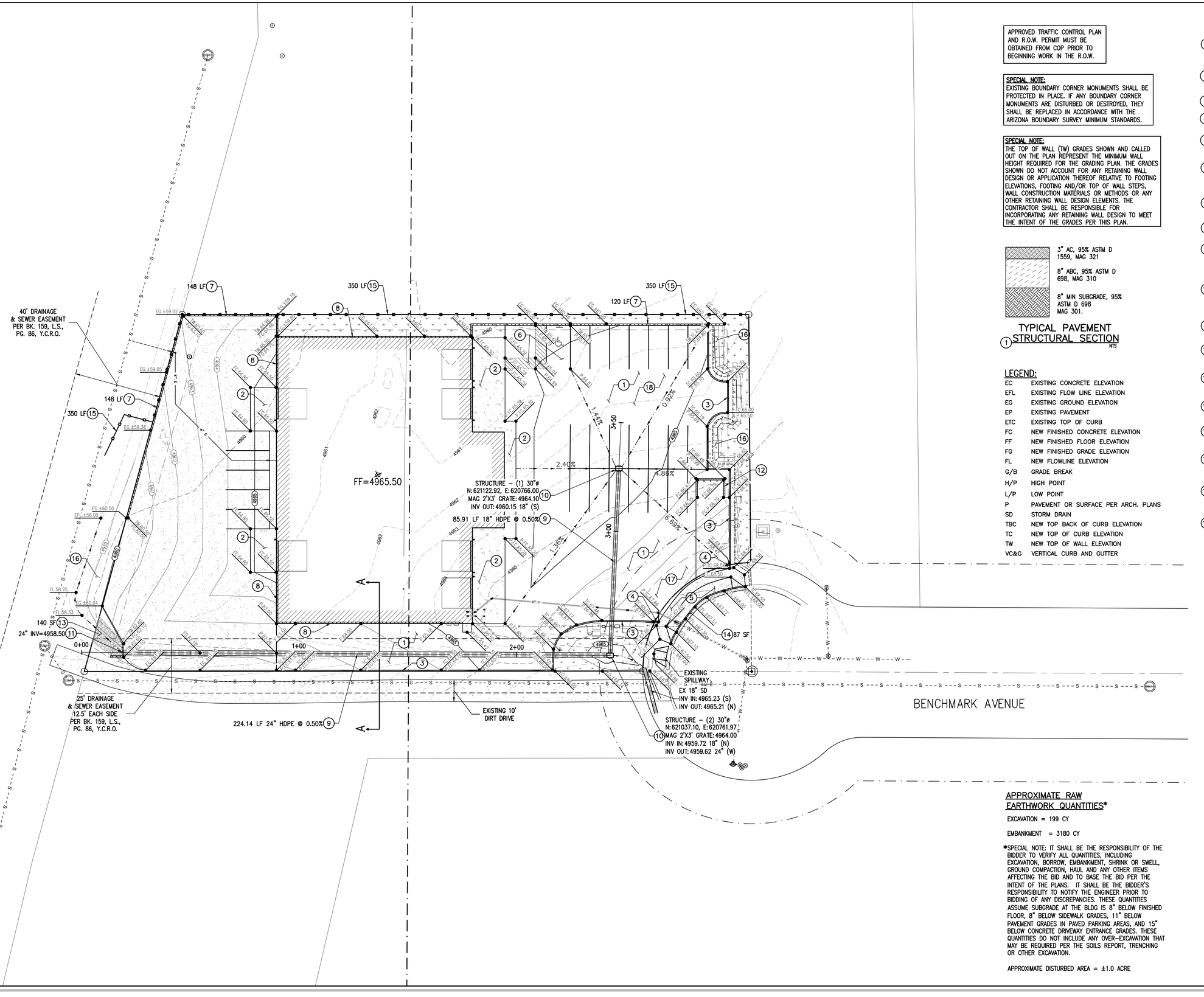
THOMAS A. LIUZZO 33861 REGISTERED LAND SURVEYOR ARIZONA U.S.A. Expires 6/30/2023

JOB:	22046
DATE:	4/4/2023
SCALE:	AS SHOWN
FIELD:	JM
DRAWN:	TRL
CHECKED:	TL

1

SHEET 1 OF 1

FILE: Z:\Projects\2022\22046\DWG\22046 TOPO S1.dwg <<C3D_Imperial>>



APPROVED TRAFFIC CONTROL PLAN AND R.O.W. PERMIT MUST BE OBTAINED FROM COP PRIOR TO BEGINNING WORK IN THE R.O.W.

SPECIAL NOTE:
EXISTING BOUNDARY CORNER MONUMENTS SHALL BE PROTECTED IN PLACE. IF ANY BOUNDARY CORNER MONUMENTS ARE DISTURBED OR DESTROYED, THEY SHALL BE REPLACED IN ACCORDANCE WITH THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

SPECIAL NOTE:
THE TOP OF WALL (TW) GRADES SHOWN AND CALLED OUT ON THE PLAN REPRESENT THE MINIMUM WALL HEIGHT REQUIRED FOR THE GRADING PLAN. THE GRADES SHOWN DO NOT ACCOUNT FOR ANY RETAINING WALL DESIGN OR APPLICATION THEREOF RELATIVE TO FOOTING ELEVATIONS, FOOTING AND/OR TOP OF WALL STEPS, WALL CONSTRUCTION MATERIALS OR METHODS OR ANY OTHER RETAINING WALL DESIGN ELEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INCORPORATING ANY RETAINING WALL DESIGN TO MEET THE INTENT OF THE GRADES PER THIS PLAN.

3" AC, 95% ASTM D 1559, MAG 321

8" ABC, 95% ASTM D 698, MAG 310

8" MIN SUBGRADE, 95% ASTM D 698 MAG 301.

TYPICAL PAVEMENT STRUCTURAL SECTION (1)
NTS

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
TBC	NEW TOP BACK OF CURB ELEVATION
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 3" AC ON 8" ABC ON 8" PREPARED SUBGRADE PER COP STANDARDS AND PROJECT SOILS REPORT.
2. CONSTRUCT CONCRETE SIDEWALK PER QC SD 230Q AND ARCHITECTURAL REQUIREMENTS (WIDTH PER ARCHITECTURAL SITE PLAN). CONCRETE FRONTING OVERHEAD DOORS PER ARCHITECTURAL PLANS.
3. CONSTRUCT SINGLE CURB (TYPE 'A') PER MAG SD 222.
4. CONSTRUCT CURB TRANSITION FROM FLUSH WITH PAVEMENT TO SINGLE CURB (TYPE 'A') PER MAG SD 222.
5. CONSTRUCT CONCRETE DRIVEWAY ENTRANCE PER QC SD 250Q-2.
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 RETAINING WALL PER ARCHITECTURAL PLANS. PROVIDE HANDRAIL/FALL PROTECTION PER QC SD 145Q, OR PER ARCHITECTURAL PLANS, WHERE ELEVATION DIFFERENCE IS 30" OR MORE.
8. BUILDING STEM WALL PER STRUCTURAL PLANS.
9. FURNISH AND INSTALL N-12 HDPE STORM DRAIN PIPE WITH WATER TIGHT FITTINGS PER MAG SPECIFICATIONS SECTION 618, SIZE AS NOTED.
10. FURNISH AND INSTALL 30"ø NYLOPLAST – ADS DRAIN BASIN WITH 36" SUMP (BELOW OUTLET PIPE INVERT) AND 2'x3' STEEL BAR MAG GRATE STRUCTURE PER MANUFACTURER'S SPECIFICATIONS. FURNISH AND INSTALL ENVIROHOOD STRUCTURE OVER OUTLET PER MANUFACTURER'S SPECIFICATIONS.
11. FURNISH AND INSTALL 'L' TYPE HEADWALL PER MAG SD 501-1 AND 501-2.
12. CONSTRUCT SANITATION DUMPSTER ENCLOSURE PER COP SD 144P REQUIREMENTS AND PER ARCHITECTURAL SPECIFICATIONS.
13. FURNISH AND PLACE STONE RIP RAP ON FABRIC FILTER, 12" THICK, D_{50}=6" PER PLAN AND PER MAG SPECIFICATIONS SECTIONS 703 AND 796.
14. SAWCUT TO NEAT EDGE AND REMOVE EXISTING PAVEMENT, CONCRETE CURB, GUTTER AND SIDEWALK (TO CROSS-HATCHED LIMITS SHOWN).
15. FURNISH AND INSTALL STRAW WATTLE PROTECTION ALONG TOE OF FILL SLOPE PER PLAN.
16. LANDSCAPE DISTURBED GRADING LIMITS OR SLOPE STABILIZATION, INCLUDING HORIZONTAL SLOPE SCARIFICATION AND HYDROSEEDING, PER LANDSCAPE PLANS. 2H:1V SLOPES TYPICAL.
17. CONSTRUCT 20'x30' TEMPORARY GRAVEL STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACKING SOIL ONTO EXISTING PAVEMENT.
18. 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.LA.1.12.

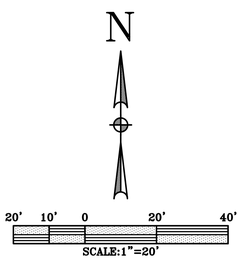
APPROXIMATE RAW EARTHWORK QUANTITIES*

EXCAVATION = 199 CY

EMBANKMENT = 3180 CY

*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 THE BID AND TO BASE THE 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 ASSUME SUBGRADE AT THE BLDG IS 8" BELOW FINISHED FLOOR, 8" BELOW SIDEWALK GRADES, 11" BELOW PAVEMENT GRADES IN PAVED PARKING AREAS, AND 15" BELOW CONCRETE DRIVEWAY ENTRANCE GRADES. THESE QUANTITIES DO NOT INCLUDE ANY OVER-EXCAVATION THAT MAY BE REQUIRED PER THE SOILS REPORT, TRENCHING OR OTHER EXCAVATION.

APPROXIMATE DISTURBED AREA = ±1.0 ACRE



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(OUTSIDE MARICOPA COUNTY)

1/2" 1" 2"

NO.	REVISION	DATE

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

TOMICHI VILLAGE
APN: 103-01-583C
2886 BENCHMARK AVE
PRESCOTT, AZ

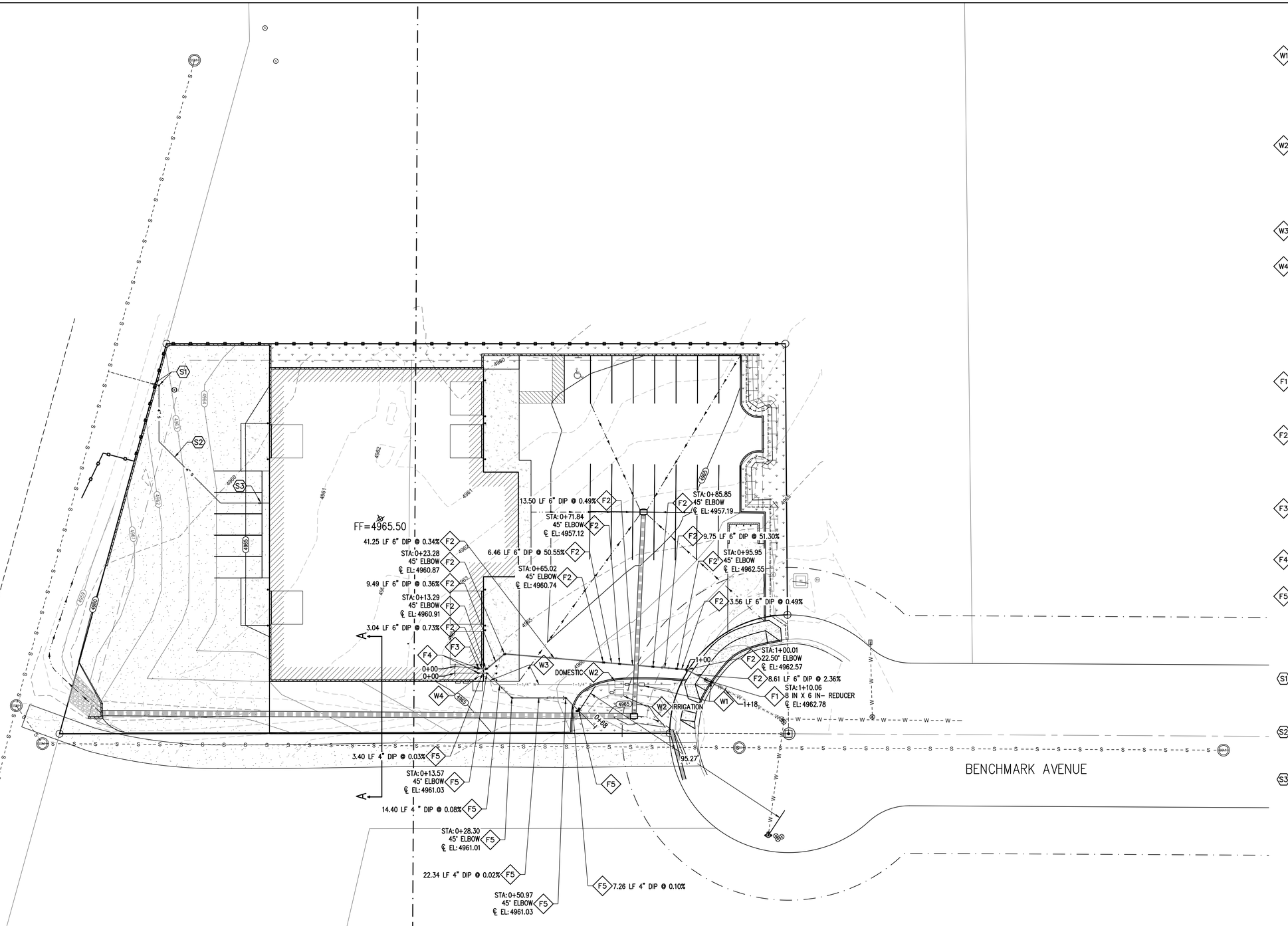
GRADING AND DRAINAGE PLAN

Registered Professional Engineer (Civil)
22880
GARY R. KELLEY
Date signed 9/21/23
ARIZONA, U.S.A.

DRAWN	DESIGN	CHECK	DATE	KWE JOB #
ZAJ	ZAJ	GRK	9/21/23	23-013

SHEET
C-101
5 OF 9

Path: X:\KWE\PROJECTS\2023\23-013 KENSON-TOMICHI VILLAGE FILENAME: 23-013 CIVIL BASE.DWG PLOT DATE: 9/21/2023 12:38 PM SHEET SET: 23-013 TOMICHI VILLAGE SHEET TOTAL: 9



WATER KEY

W1 FURNISH AND INSTALL 1" WATER SERVICE CONNECTION ON EXISTING MAIN, WATER METER BOX AND COVER PER QC SD 316P WITH CUSTOMER SHUTOFF AND PRESSURE REDUCING VALVES. TRENCH EXCAVATION AND BACKFILL PER QC SD 200Q-1 AND PLAN DETAILS.

W2 FURNISH AND INSTALL COMPLETE 1" BACKFLOW PREVENTION ASSEMBLY (BPA) ASSEMBLY PER QC SD 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 HOT BOX CLASS 1 PER ASSE 1060 PROTECTIVE ENCLOSURE PER IBC FOR SIGNED APPROVAL BY THE OWNER'S REPRESENTATIVE AND THE CITY OF PRESCOTT PRIOR TO INSTALLATION. FURNISH AND INSTALL 3/4" LANDSCAPE STUB WITH SEPARATE SHUT-OFF VALVE, BPA, AND HOT BOX. INSTALL DOWNSTREAM OF DOMESTIC WATER BPA ASSEMBLY.

W3 FURNISH AND INSTALL 1-1/4" SCHEDULE 40 PVC PRIVATE YARD LINE PER INTERNATIONAL PLUMBING CODE. TRENCH EXCAVATION AND BACKFILL PER QC SD 200Q-1 AND PLAN DETAILS.

W4 EXACT LOCATION OF 1-1/4" BUILDING CONNECTION PER PLUMBING PLANS.

FIRE KEY

A SEPARATE PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT PRIOR TO CONSTRUCTION OF THE PRIVATE UNDERGROUND FIRE MAIN. CONFIRM FIRE MAIN SIZE WITH BUILDING FIRE SPRINKLER DESIGN PLANS. BACKFLOW PROTECTION TO BE LOCATED IN THE FIRE RISER ROOM (DESIGN AND CONSTRUCTION BY OTHERS)

F1 REMOVE EXISTING BLOWOFF ASSEMBLY AND CONNECT TO EXISTING WATER MAIN WITH WITH 8"X6" REDUCER AND 6" VALVE, BOX AND COVER PER QC SD 301Q AND 391Q.

F2 FURNISH AND INSTALL 6" (VERIFY SIZE WITH BUILDING FIRE SPRINKLER DESIGN) CLASS 350 RESTRAINED JOINT DUCTILE IRON FIRE MAIN WITH TRACE WIRE PER QC SD 319Q-1. TRENCH PER TYPICAL UTILITY TRENCH DETAIL 200Q-1. FURNISH AND INSTALL MECHANICALLY RESTRAINED JOINTS AT ALL JOINTS AND BENDS PER QC SD 303Q-1 AND 2.

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F5 FURNISH AND INSTALL 4" CLASS 350 RESTRAINED JOINT DUCTILE IRON REMOTE FDC PER FIRE SPRINKLER PLANS. KNOX CAPS TO BE ON HAND FOR FIRE DEPARTMENT FDC FLUSH. SEE DETAIL ON SHEET C-502.

SEWER KEY

S1 CONNECT TO EXISTING SEWER SERVICE PER COP SD 440P-1 AND 440P-3 WITH DOUBLE BARREL TWO-WAY CLEANOUT AND BACKWATER VALVE WITH CAST IRON COVER PER QC SD 270Q. FIELD VERIFY EXACT PIPE SIZE, INVERT, LOCATION, MATERIAL AND CONDITION PRIOR TO CONSTRUCTION.

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N

20' 10' 0 20' 40'

SCALE:1"=20'

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1/2" 1" 2"

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(928) 778-2220
FAX 778-2220
gkelley@kelley-wise.com

TOMICHI VILLAGE
APN: 103-01-583C
2886 BENCHMARK AVE
PRESCOTT, AZ

WATER, FIRE, AND SEWER PLAN

Registered Professional Engineer (Civil)
22880
GARY R. KELLEY
Date Signed 9/21/23
ARIZONA, U.S.A.

DRAWN	DESIGN	CHECK	DATE	KWE JOB #
ZAJ	ZAJ	GRK	9/21/23	23-013

SHEET
C-201
6 OF 9

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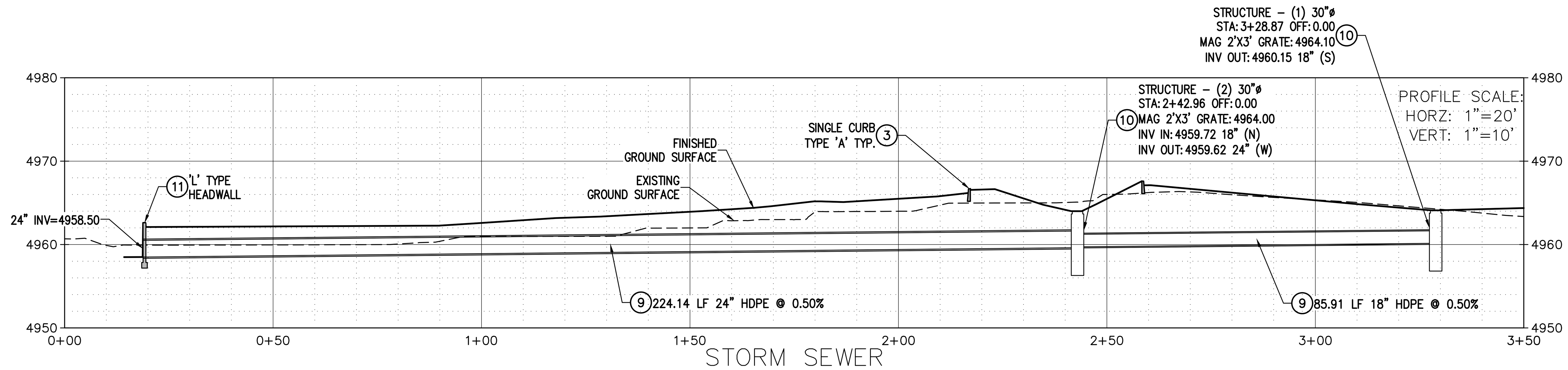

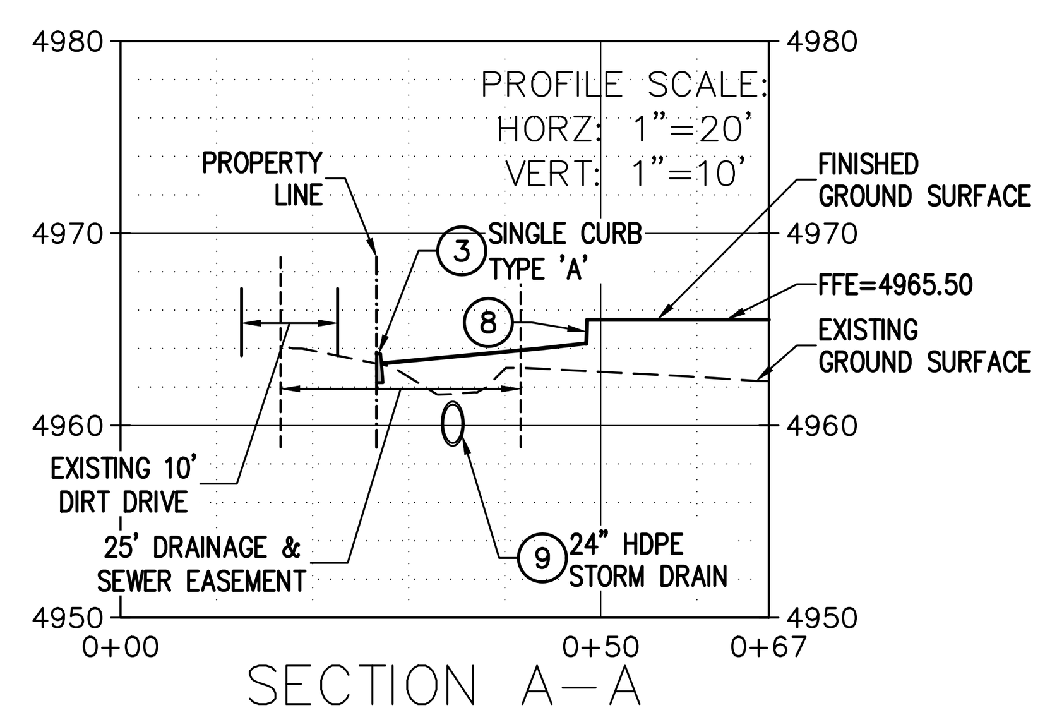

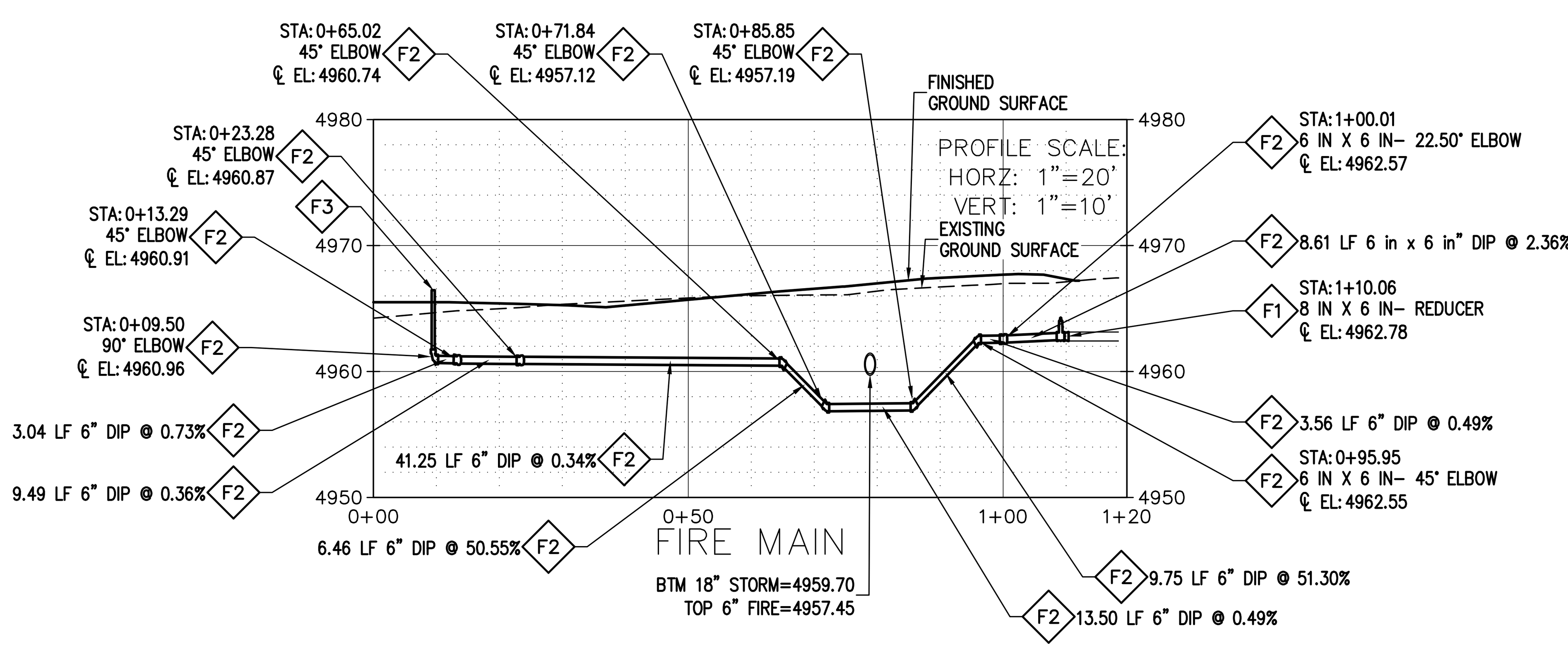

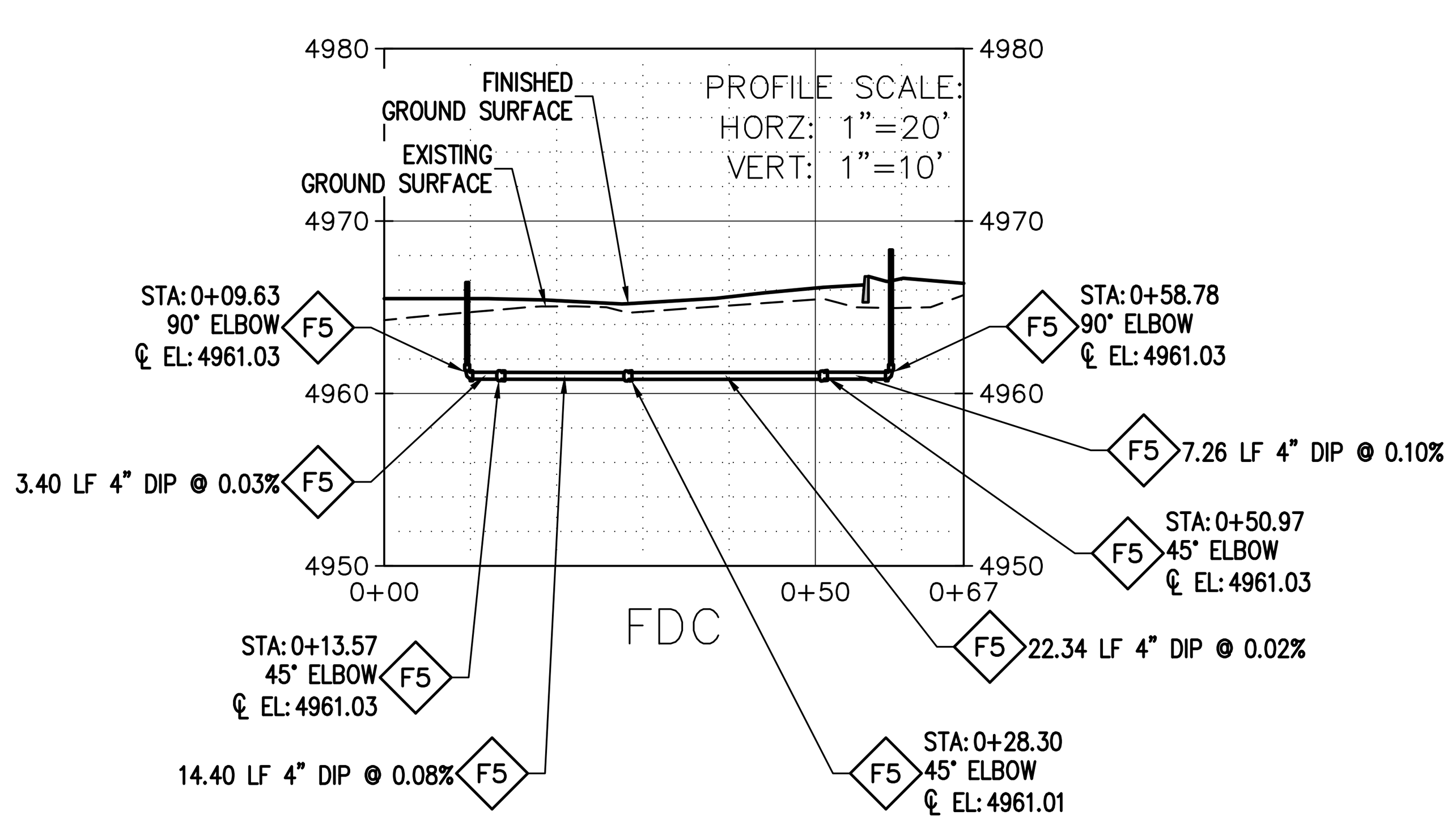

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1/2" 1" 2"

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FAX 778–2220
gkelley@kelley–wise.com

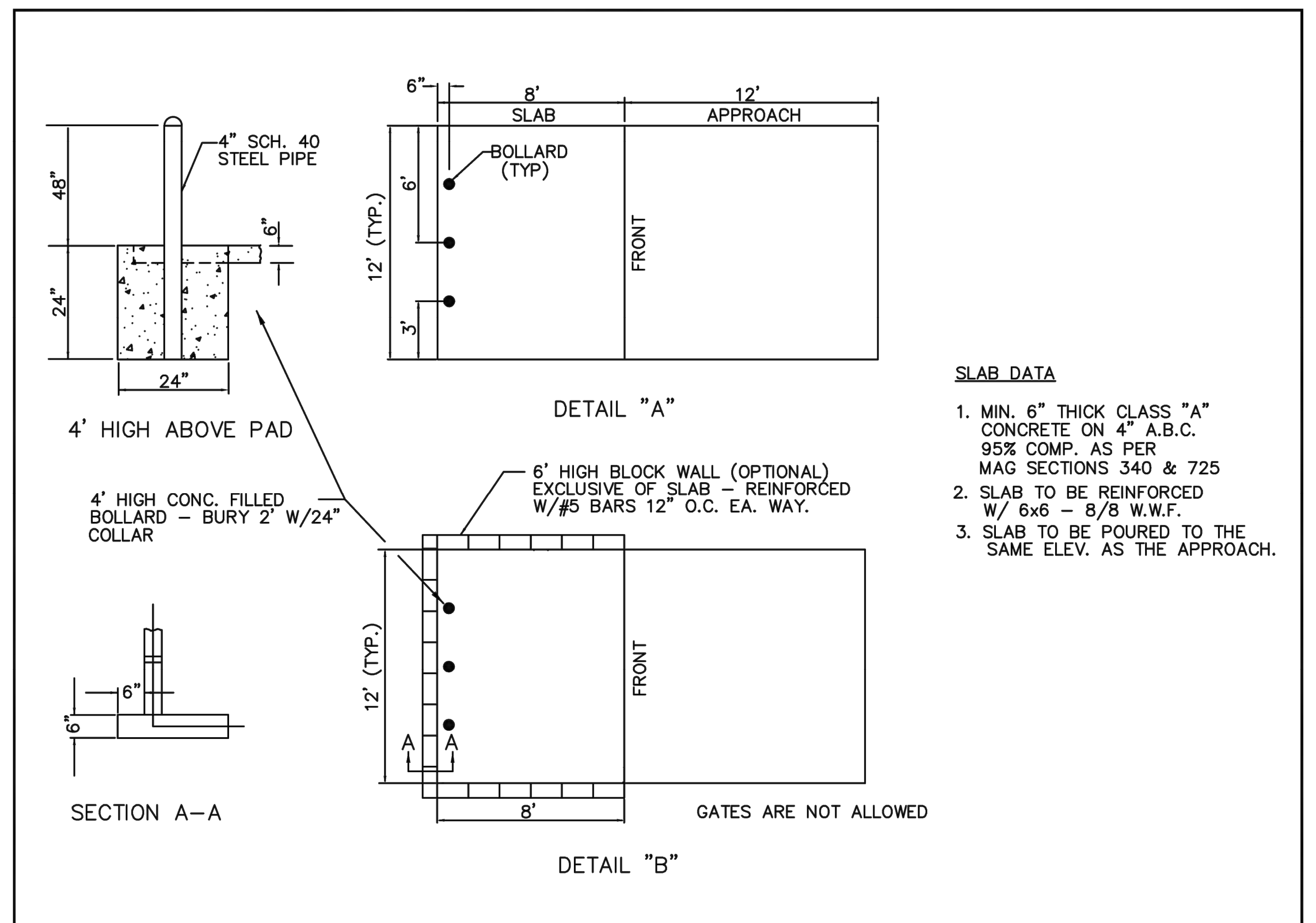
TOMICHI VILLAGE
APN: 103–01–583C
2886 BENCHMARK AVE
PRESCOTT, AZ

PROFILES AND SECTIONS

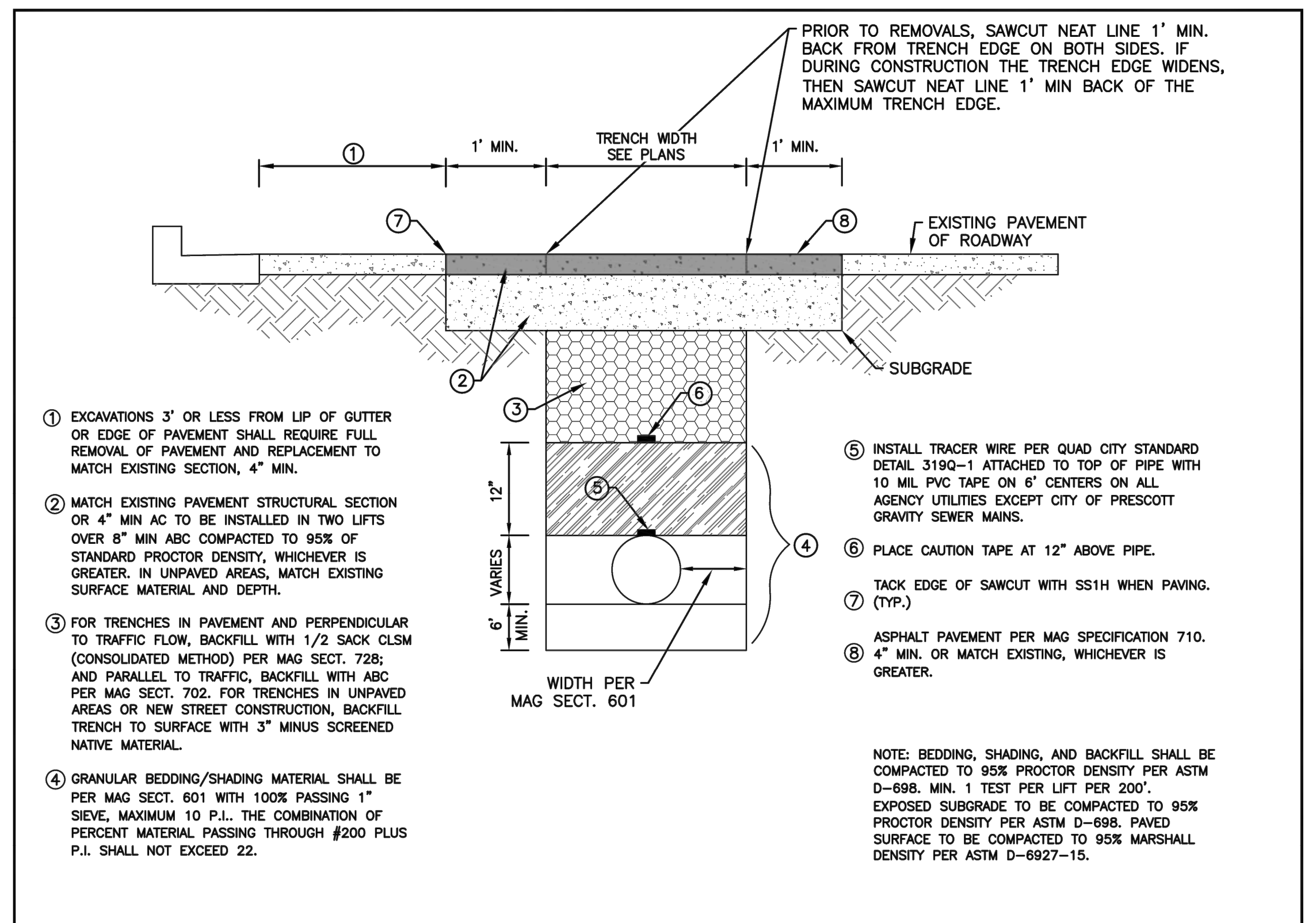
Registered Professional Engineer (Civil) 22880 GARY R. KELLEY ARIZONA, U.S.A.

DRAWN	ZAJ
DESIGN	ZAJ
CHECK	GRK
DATE	9/21/23
KWE JOB #	23–013

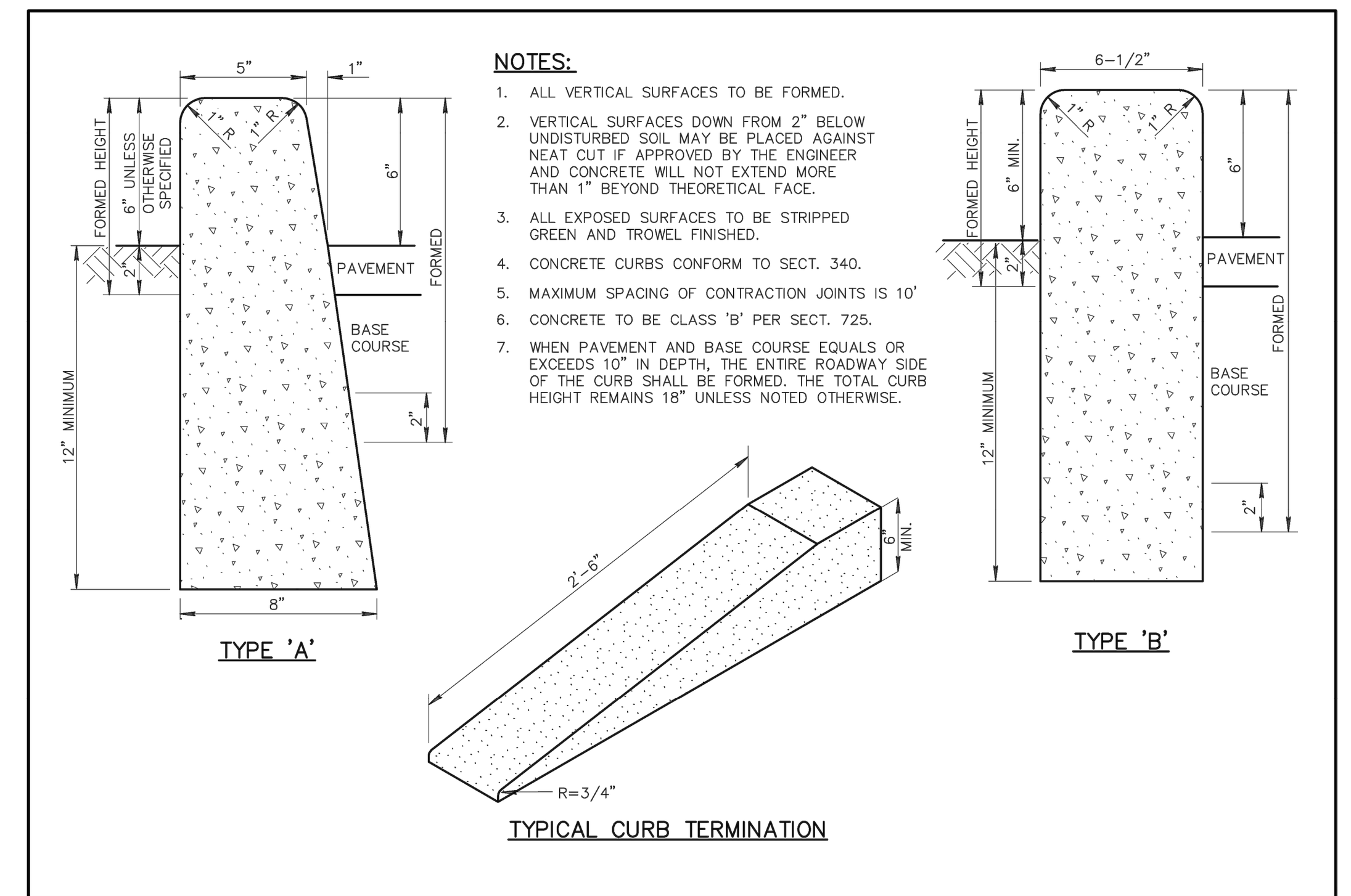
SHEET
C-301
7 OF 9



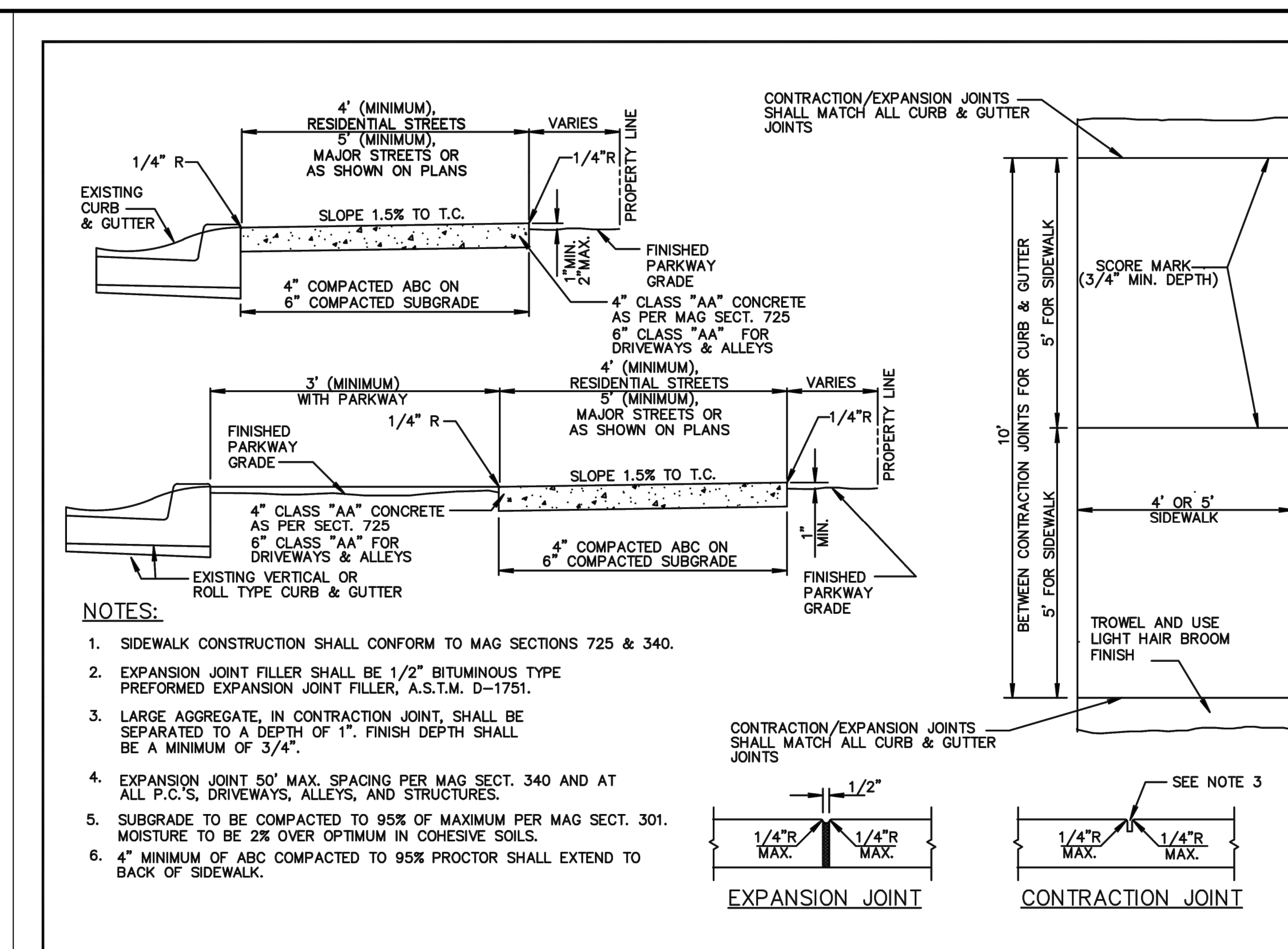
COP STANDARD DETAIL | SANITATION DUMPSTER | CITY ENGINEER | REVISED: 07/16 | DETAIL No. 144P



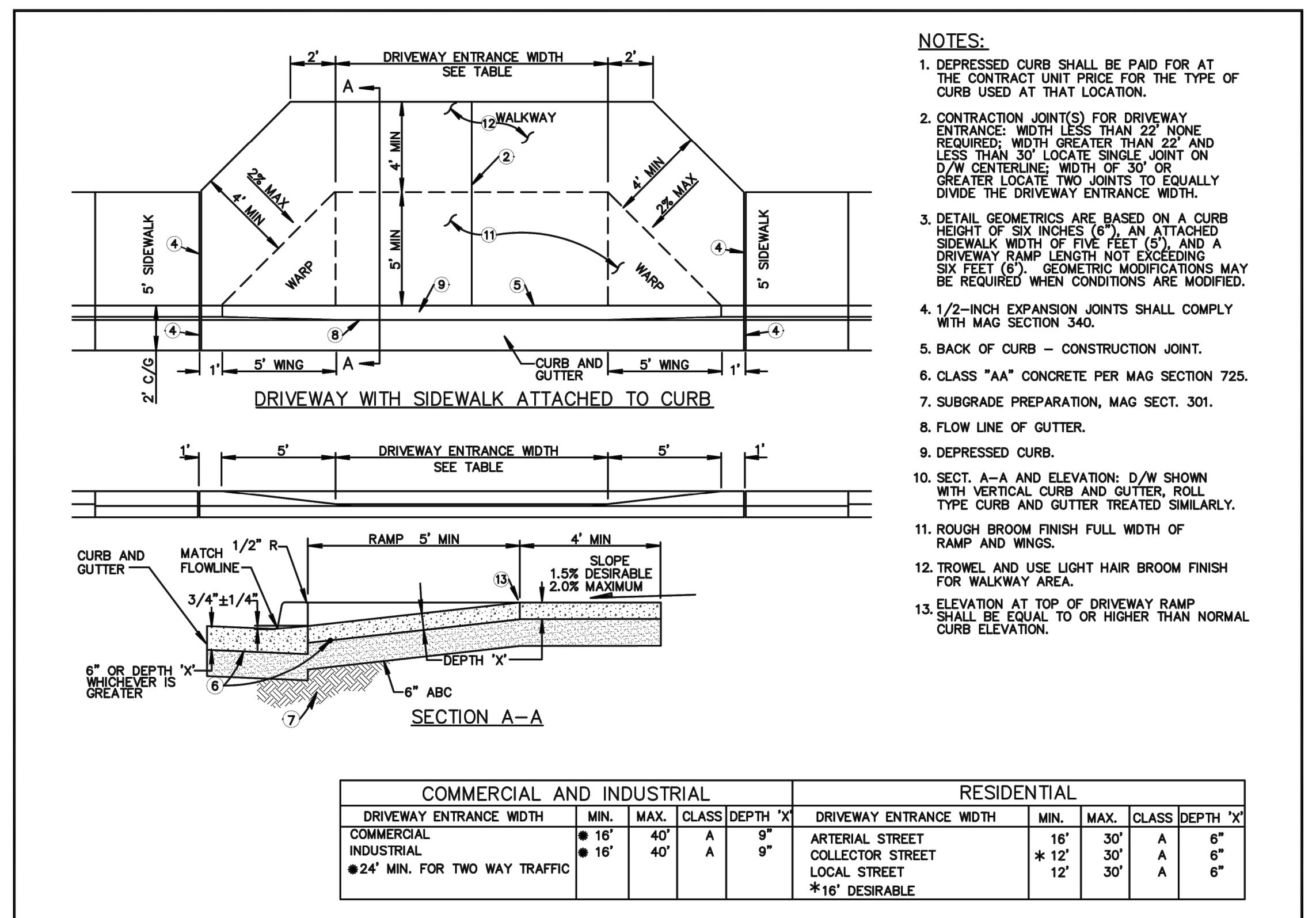
QUAD CITY STANDARD DETAIL | TRENCH BACKFILL AND SURFACE REPLACEMENT | REVISED: 07/16 | DETAIL No. 200Q-1



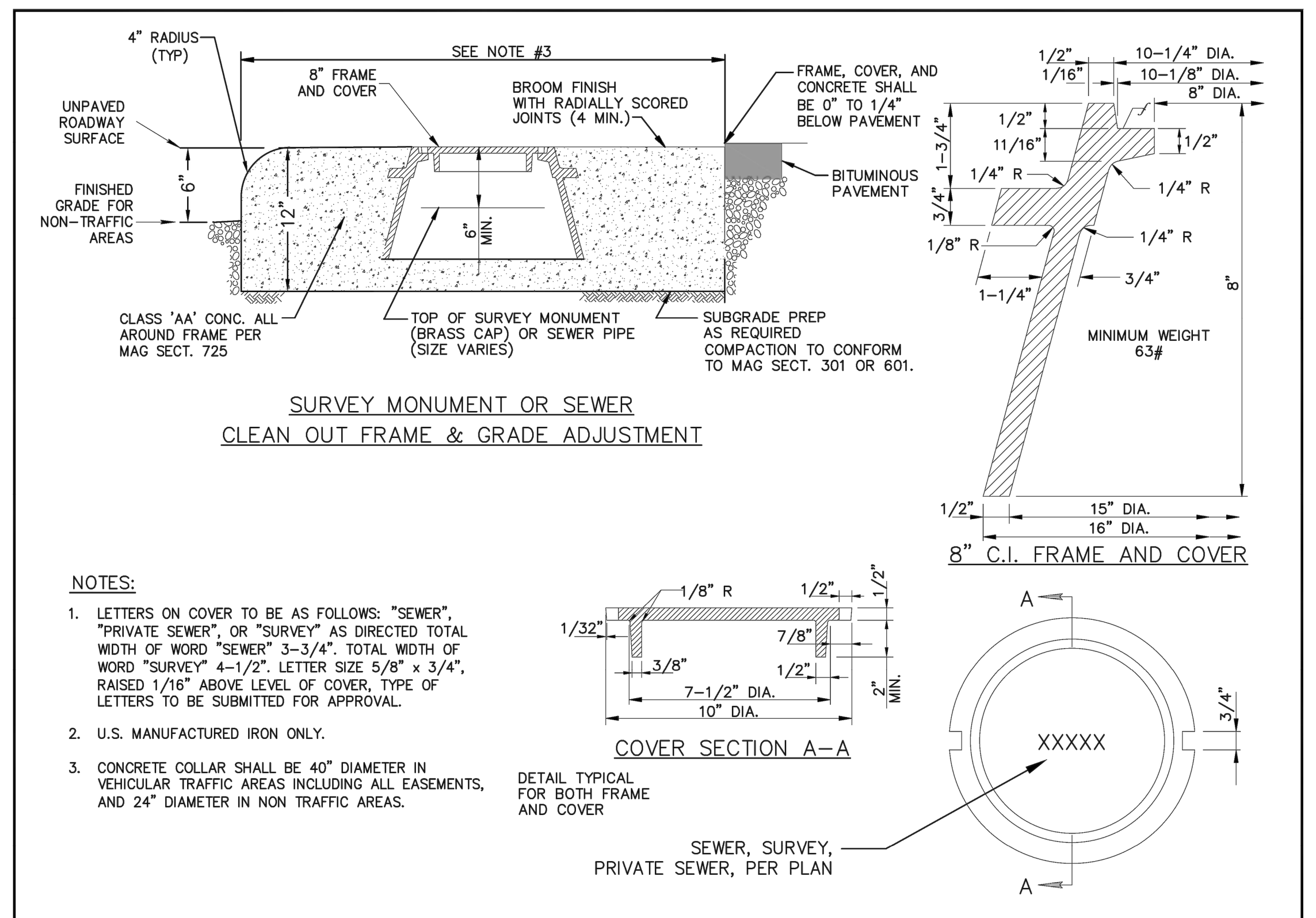
DETAIL No. 222 | MARICOPA ASSOCIATION of GOVERNMENTS | STANDARD DETAIL ENGLISH | SINGLE CURB – TYPES A, B AND TERMINATION | REVISED 01-01-2008 | DETAIL No. 222



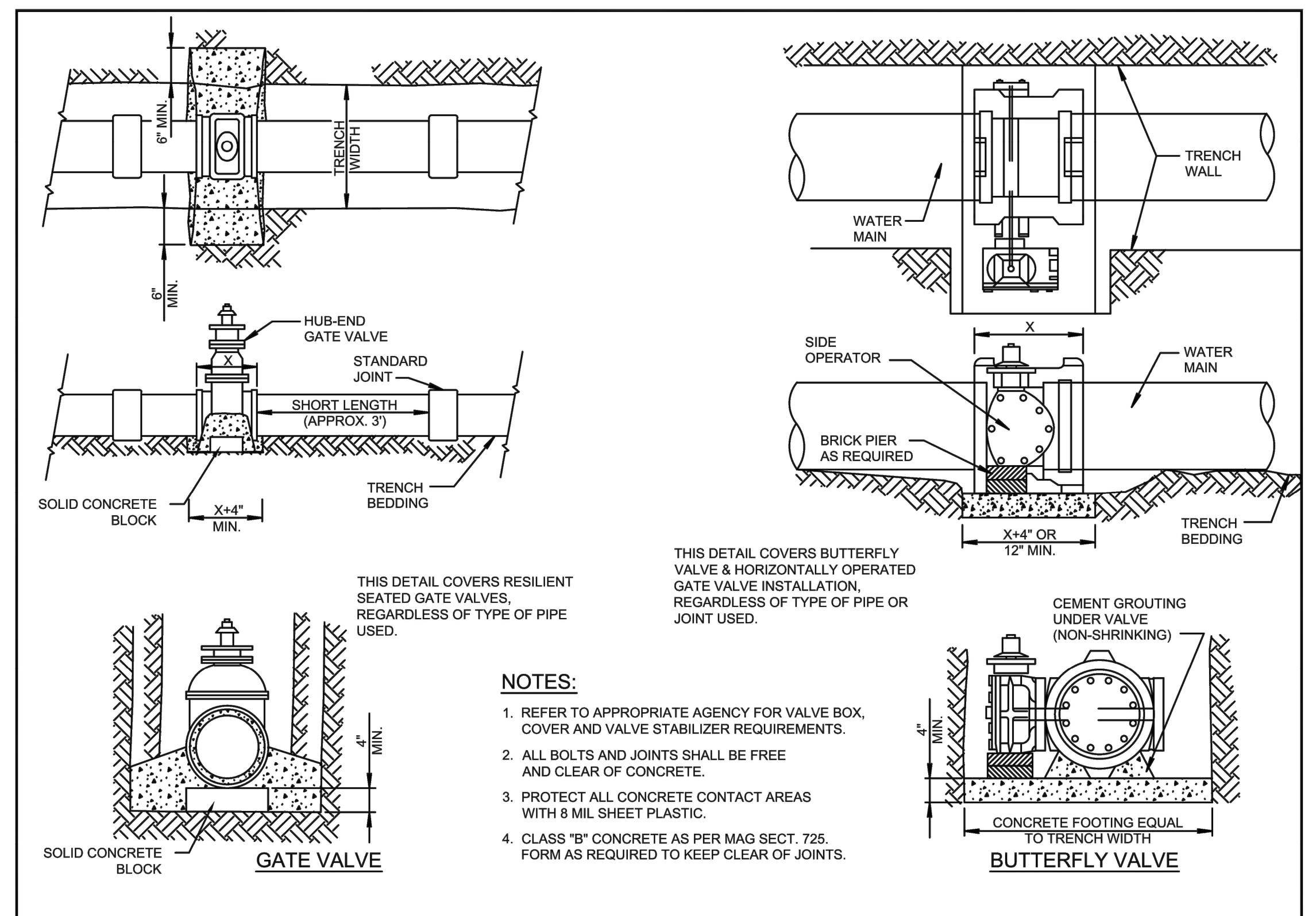
QUAD CITY STANDARD DETAIL | SIDEWALKS | REVISED: 07/16 | DETAIL No. 230Q



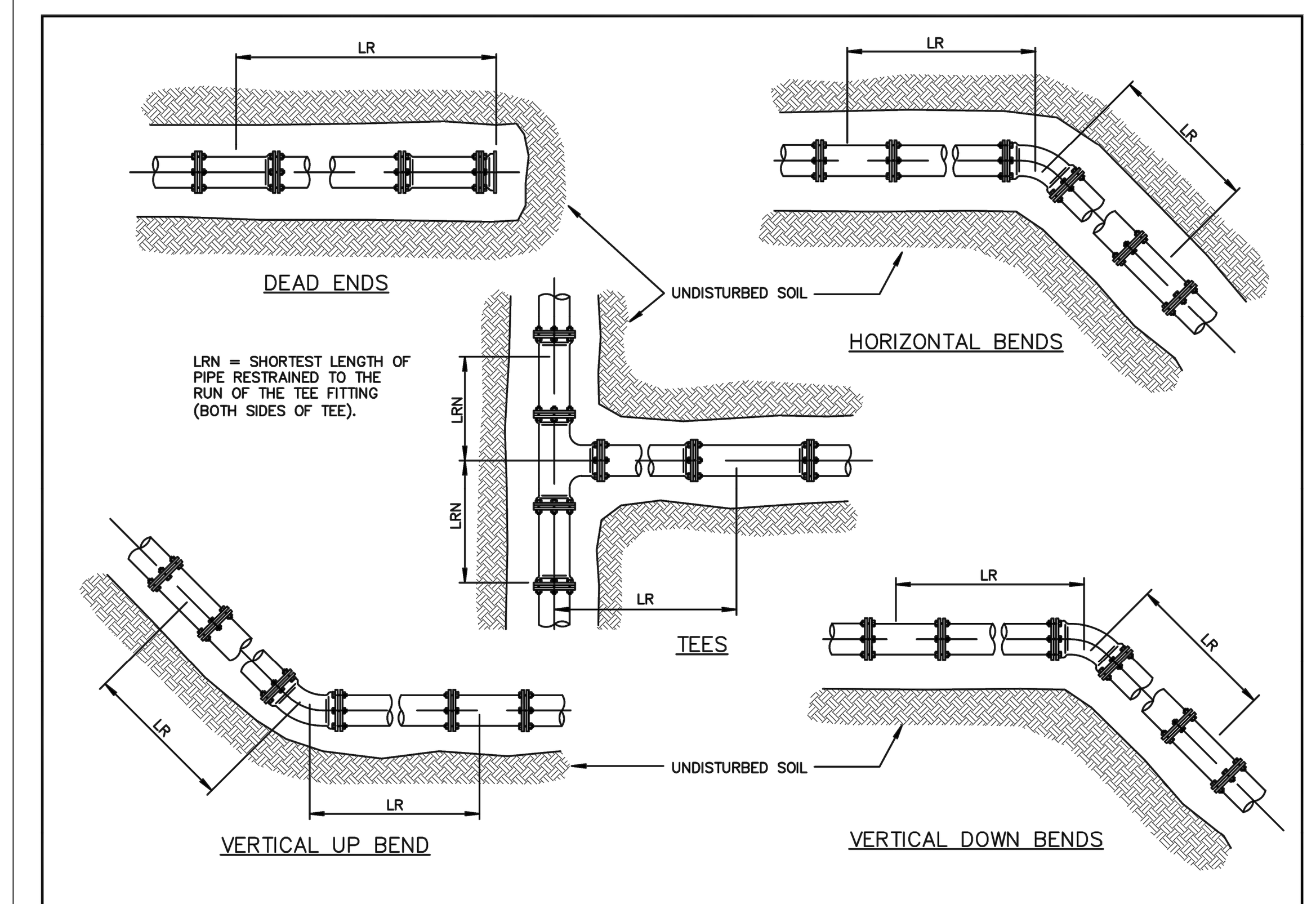
QUAD CITY STANDARD DETAIL | DRIVEWAY ENTRANCE WITH SIDEWALK ATTACHED TO CURB | REVISED: 07/16 | DETAIL No. 250Q-2



QUAD CITY STANDARD DETAIL | 8" FRAME AND COVER | REVISED: 07/16 | DETAIL No. 270Q



QUAD CITY STANDARD DETAIL | VALVE BLOCKING | REVISED: 07/16 | DETAIL No. 301Q



QUAD CITY STANDARD DETAIL | JOINT RESTRAINT FOR DUCTILE IRON AND POLYETHYLENE WRAPPED DUCTILE IRON WATER PIPES | REVISED: 07/16 | DETAIL No. 303Q-1

RESTRAINED LENGTHS, LR, FOR DUCTILE IRON PIPE

NOMINAL PIPE SIZE INCHES	HORIZONTAL BENDS			TEES		VERTICAL OFFSETS						VALVES & DEAD ENDS
						90° BEND FITTINGS		45° BEND FITTINGS		22-1/2° BEND FITTINGS		
	90°	45°	22-1/2°	LRN=0'	LRN=10'	DOWN BEND	UP BEND	DOWN BEND	UP BEND	DOWN BEND	UP BEND	
4	18	7	4	30	8	31	18	13	7	6	3	31
6	25	10	5	43	20	44	25	18	10	9	5	44
8	32	13	6	56	34	58	32	24	13	11	6	58
10	38	16	8	68	45	69	38	29	16	14	8	69
12	45	19	9	80	57	81	45	34	19	16	9	81
14	51	21	10	91	68	92	51	38	21	18	10	92
16	57	24	11	103	79	104	57	43	24	21	11	104
18	62	26	12	113	90	115	62	48	26	23	12	115
20	68	28	14	125	100	126	68	52	28	25	14	126
24	79	33	16	145	121	147	79	61	33	29	16	147

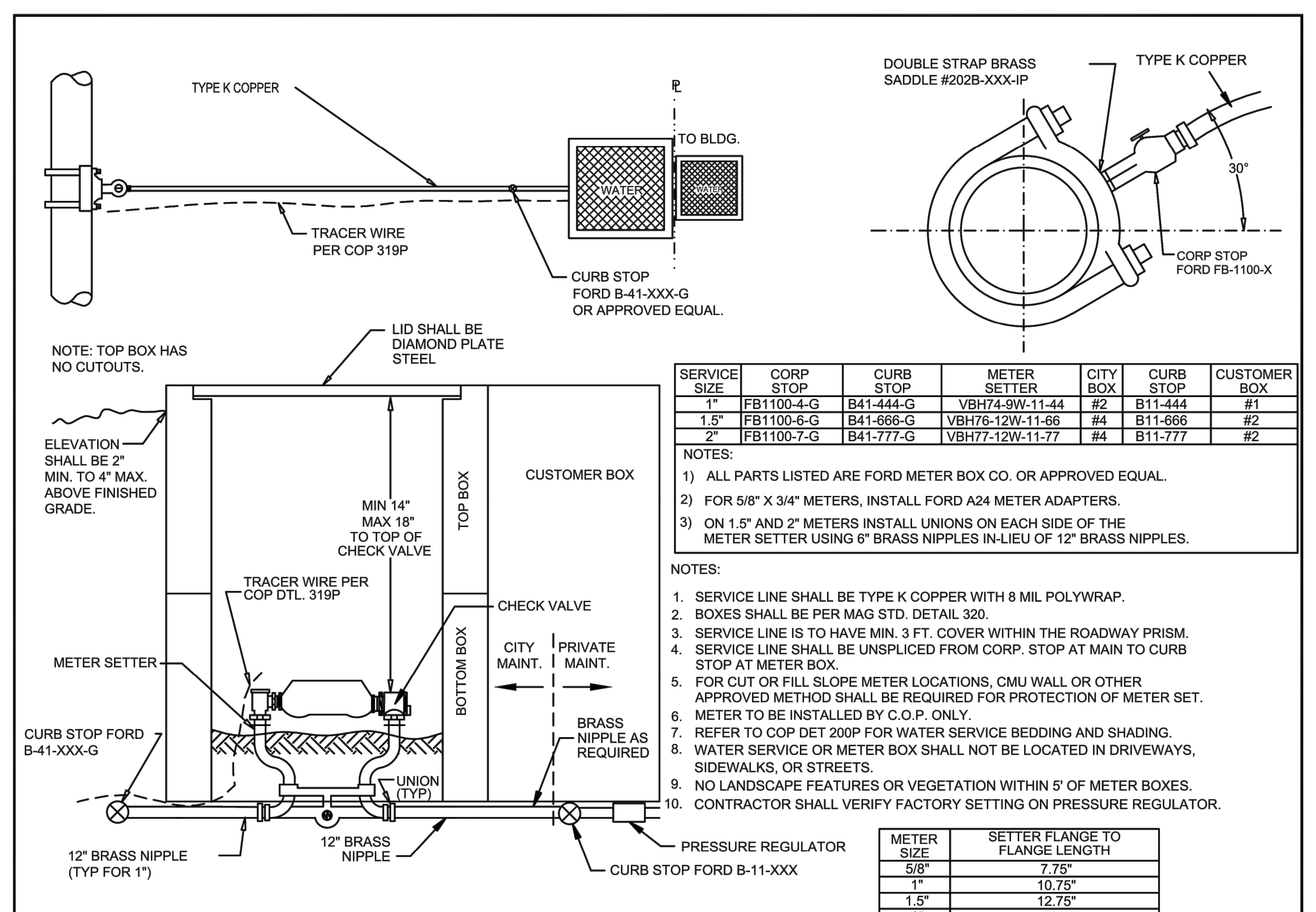
RESTRAINED LENGTHS, LR, FOR DUCTILE IRON PIPE WITH POLYETHYLENE WRAP OR PVC

NOMINAL PIPE SIZE INCHES	HORIZONTAL BENDS			TEES		VERTICAL OFFSETS						VALVES & DEAD ENDS
						90° BEND FITTINGS		45° BEND FITTINGS		22-1/2° BEND FITTINGS		
	90°	45°	22-1/2°	LRN=0'	LRN=10'	DOWN BEND	UP BEND	DOWN BEND	UP BEND	DOWN BEND	UP BEND	
4	26	11	5	69	18	72	26	30	11	14	5	72
6	36	15	7	99	47	102	36	42	15	20	7	102
8	47	19	9	130	78	133	47	55	19	26	9	133
10	56	23	11	157	103	159	56	66	23	32	11	159
12	65	27	13	185	131	187	65	77	27	37	13	187
14	74	31	15	211	156	214	74	89	31	42	15	214
16	82	34	16	238	183	241	82	100	34	48	16	241
18	90	37	18	263	207	266	90	110	38	53	18	266
20	98	41	20	289	233	292	98	121	41	58	20	292
24	113	47	22	337	280	340	113	141	47	68	22	340

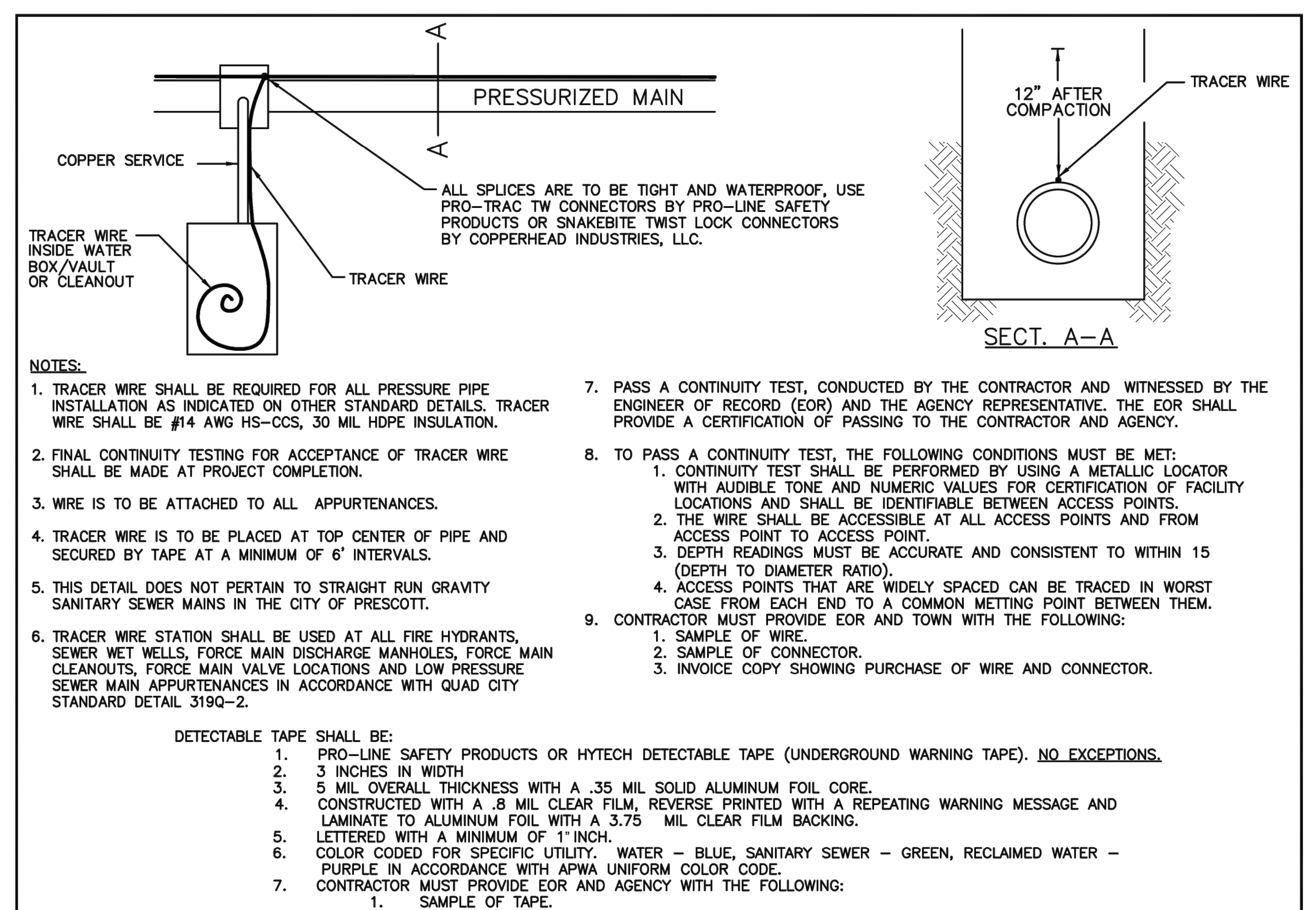
NOTES:

1. ALL JOINTS WITHIN THE SPECIFIED LENGTH LR MUST BE RESTRAINED. ALL LENGTHS ARE GIVEN IN FEET.
2. THE MAXIMUM TEST PRESSURE SHALL NOT EXCEED 200 PSI
3. THE MINIMUM DEPTH OF BURY SHALL BE 4' TO TOP OF PIPE.

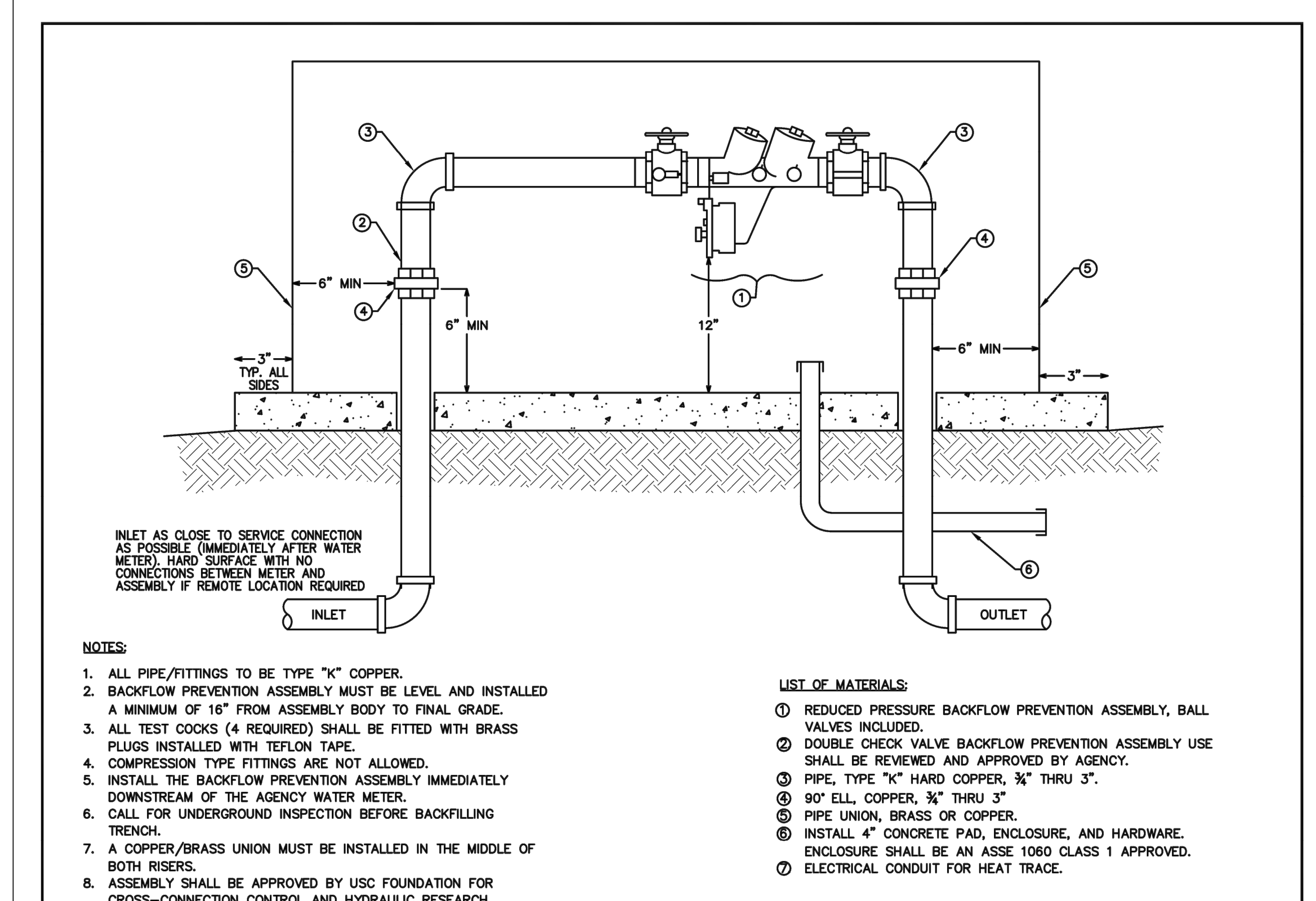
QUAD CITY STANDARD DETAIL | JOINT RESTRAINT FOR DUCTILE IRON AND POLYETHYLENE WRAPPED DUCTILE IRON WATER PIPES | REVISED: 07/16 | DETAIL No. 303Q-2



COP STANDARD DETAIL | 1" - 2" WATER SERVICE CONNECTIONS | CITY ENGINEER | REVISED: 07/16 | DETAIL No. 316P



QUAD CITY STANDARD DETAIL | TRACER WIRE | REVISED: 07/16 | DETAIL No. 319Q-1



QUAD CITY STANDARD DETAIL | BACKFLOW PREVENTION ASSEMBLY INSTALLATION 3" AND UNDER | REVISED: 07/16 | DETAIL No. 324Q-1

SPECIAL NOTES:

THE STANDARD DETAILS AND SPECIFICATIONS SHOWN HEREON HAVE BEEN FORMALLY ADOPTED BY THE CITY OF PRESCOTT. 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 CITY OF PRESCOTT STANDARD DETAILS AND SPECIFICATIONS.

ALL CONCRETE USED IN CONSTRUCTION OF THE STANDARD DETAIL CONCRETE IMPROVEMENTS AS SHOWN HEREON SHALL BE MINIMUM 4500 PSI CONCRETE WITH ENTRAINED AIR, WATER/CEMENT RATIO OF 0.45 AND 18% FLY ASH.

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

NO.	REVISION	DATE

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

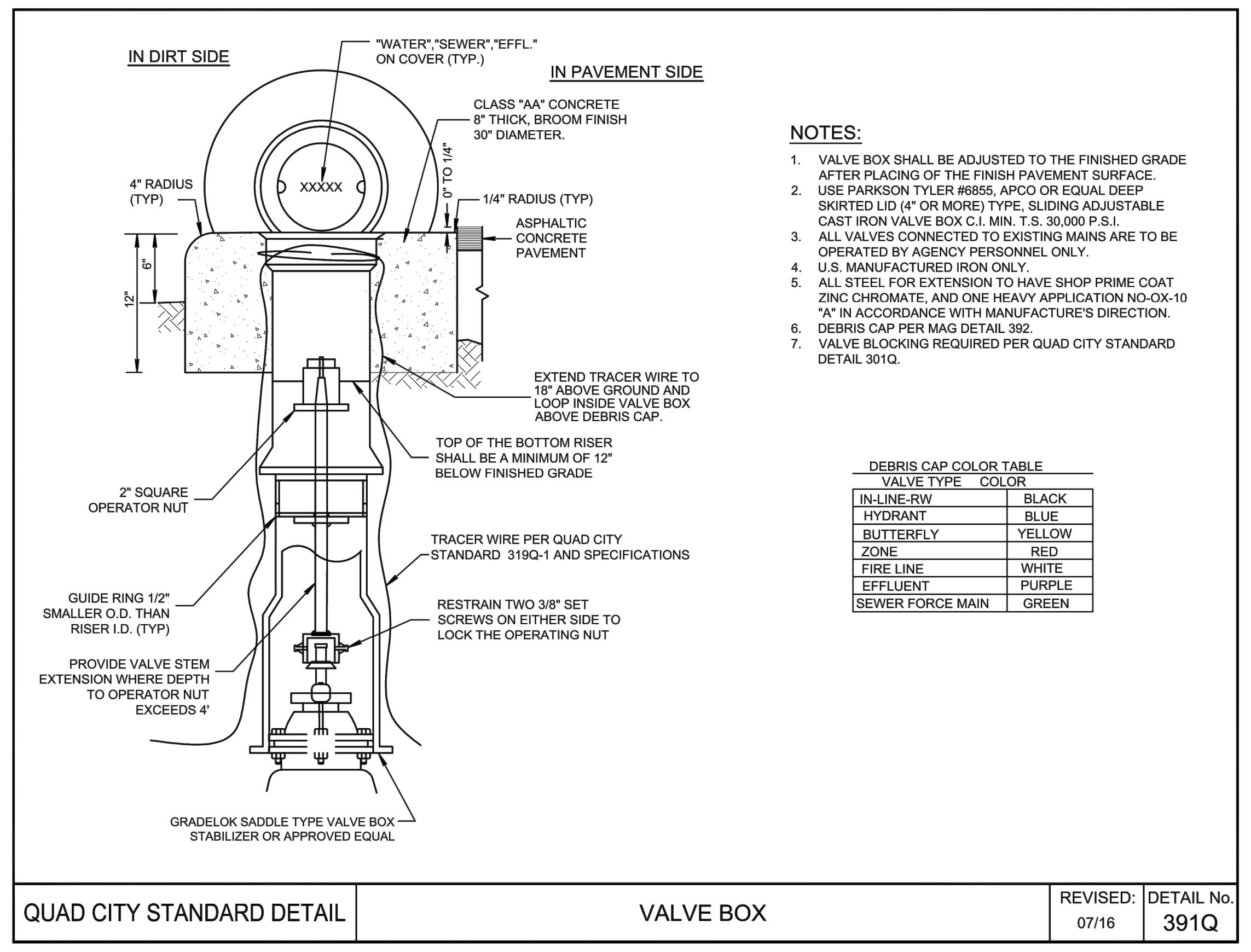
TOMICHI VILLAGE
APN: 103-01-583C
2886 BENCHMARK AVE
PRESCOTT, AZ

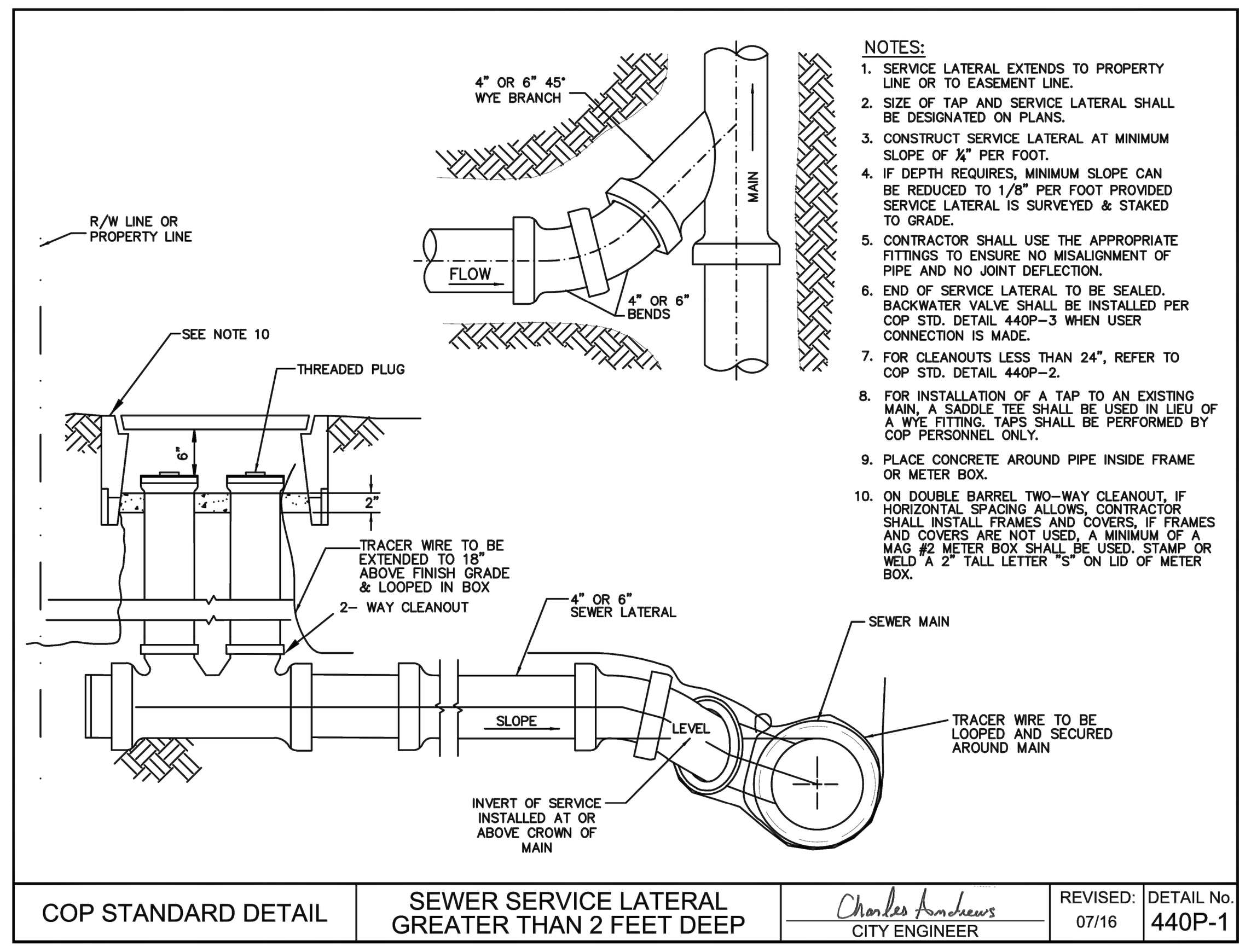
STANDARD DETAILS

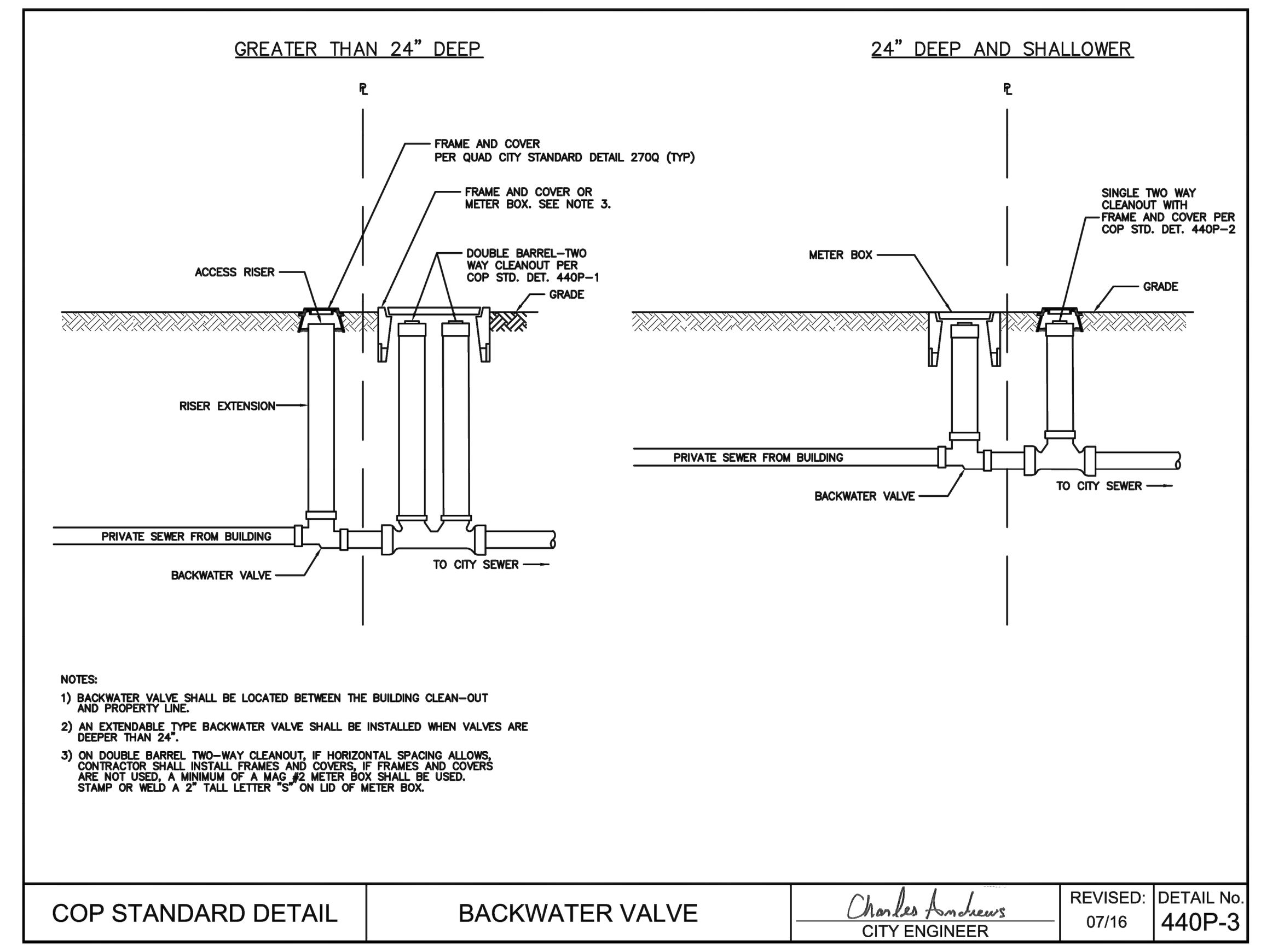
Registered Professional Engineer (Civil) CERTIFICATE NO. 22880 GARY R. KELLEY Date signed 9/21/23 ARIZONA, U.S.A.

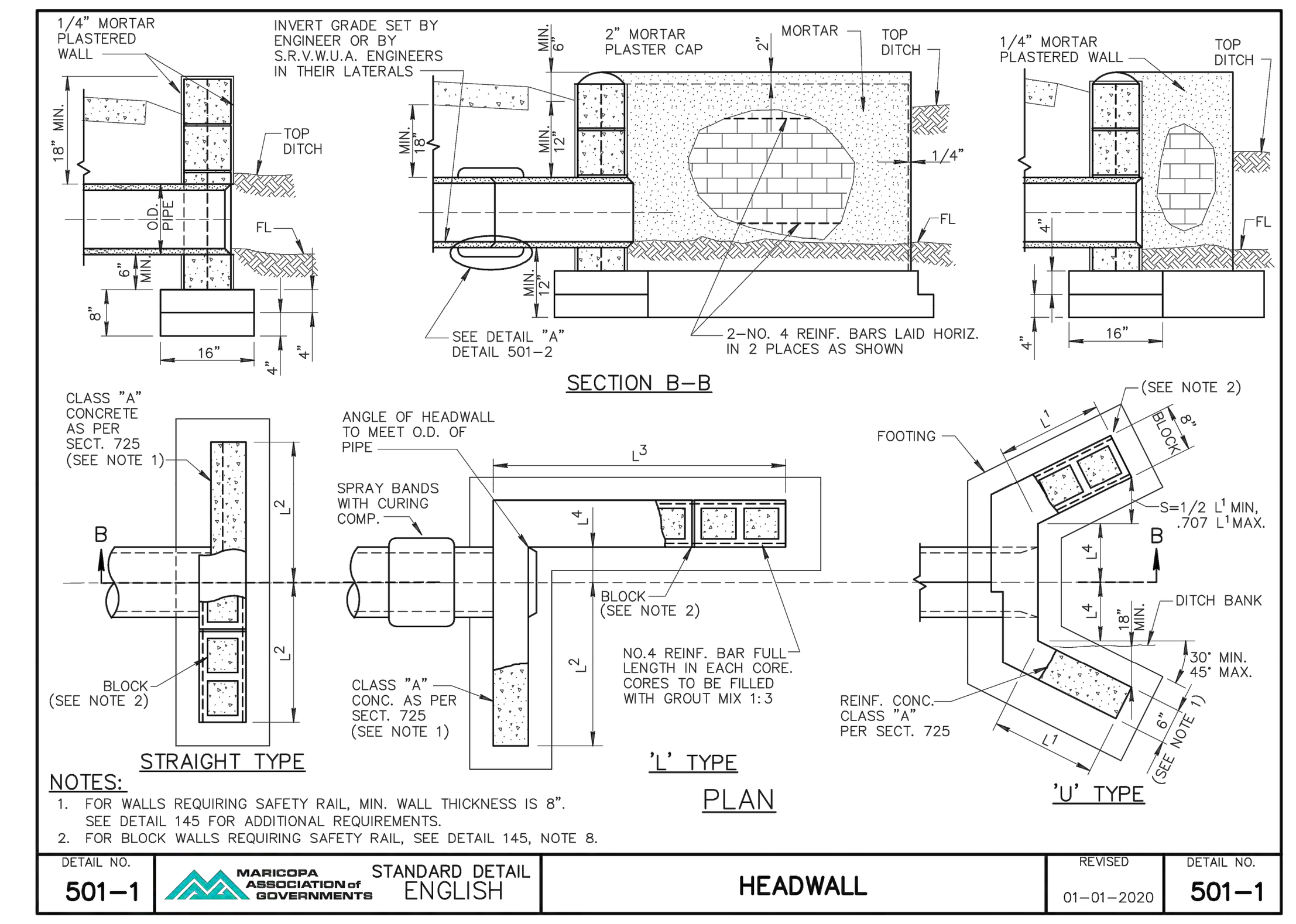
DRAWN	ZAJ
DESIGN	ZAJ
CHECK	GRK
DATE	9/21/23
KWE JOB #	23-013

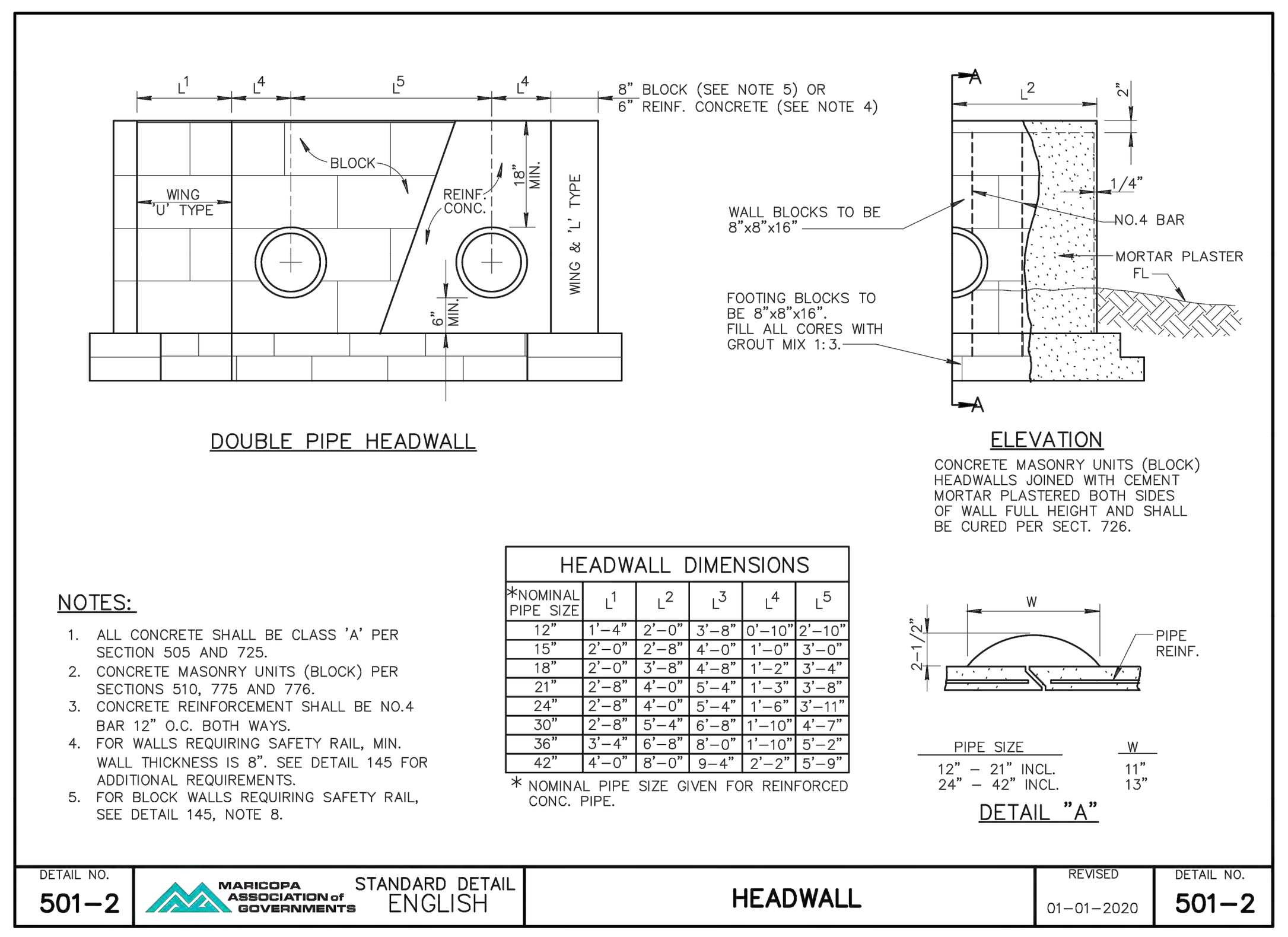
SHEET C-501

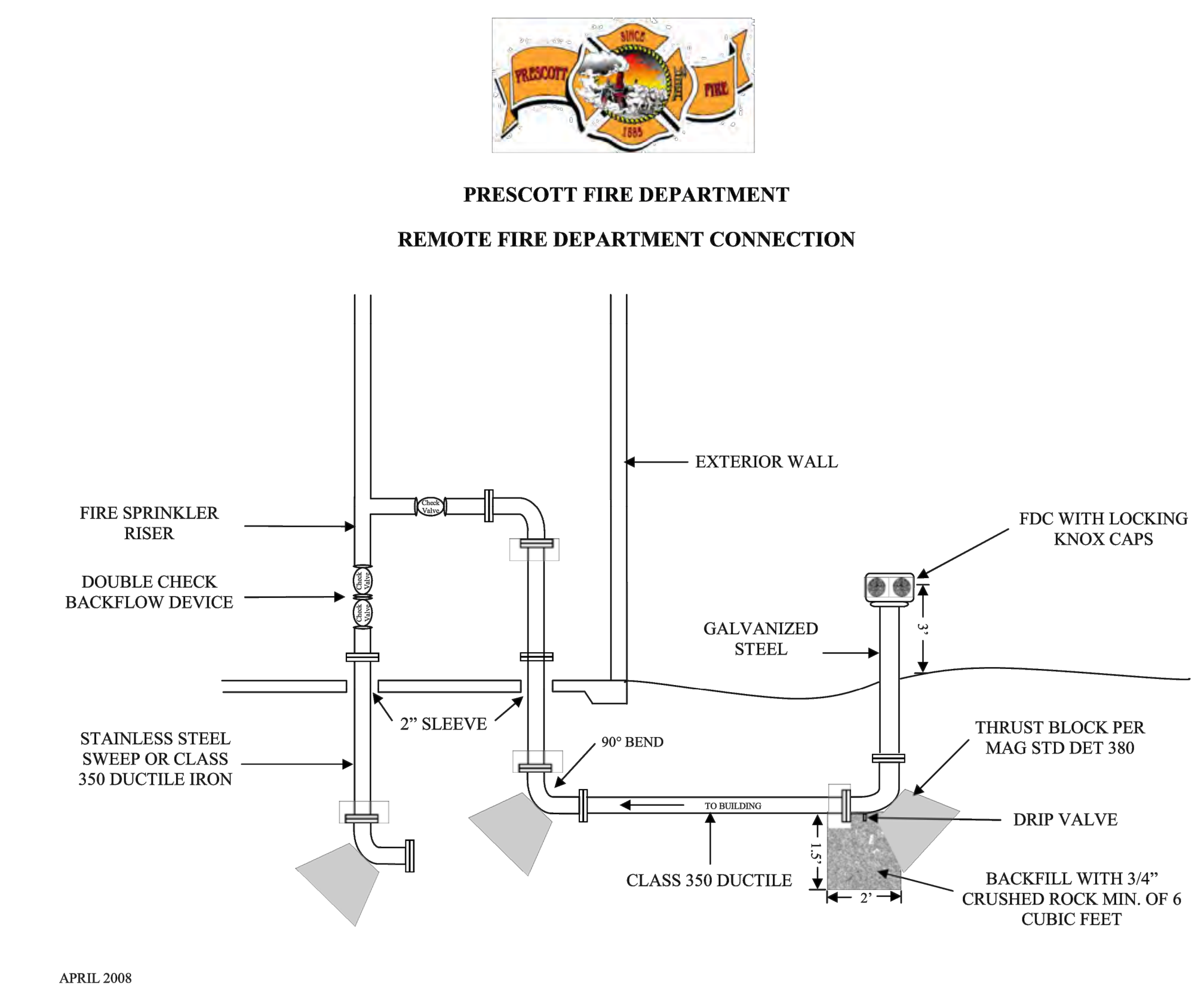












SPECIAL NOTES:

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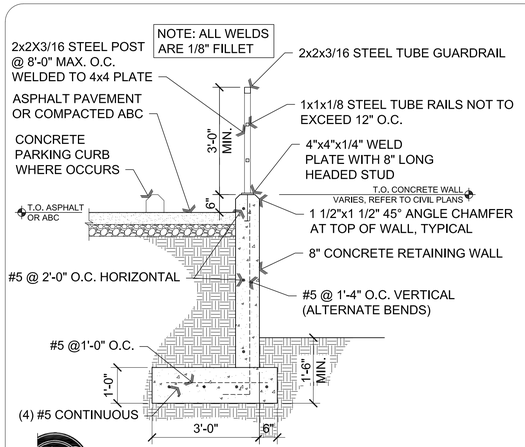
(928) 771-1730
FAX 778-2220
gkelley@kelley-wise.com

TOMICHI VILLAGE
APN: 103-01-583C
2886 BENCHMARK AVE
PRESCOTT, AZ

STANDARD DETAILS

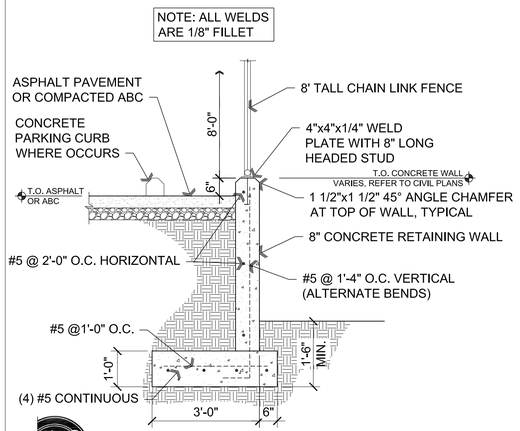
DRAWN	ZAJ
DESIGN	ZAJ
CHECK	GRK
DATE	9/21/23
KWE JOB #	23-013

SHEET C-502



A3 Retaining Wall Section

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



A2 Retaining Wall Section

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

PARKING CALCULATIONS

10,120 SF WAREHOUSE / 500 = 20
1,750 SF BUSINESS / 300 = 6

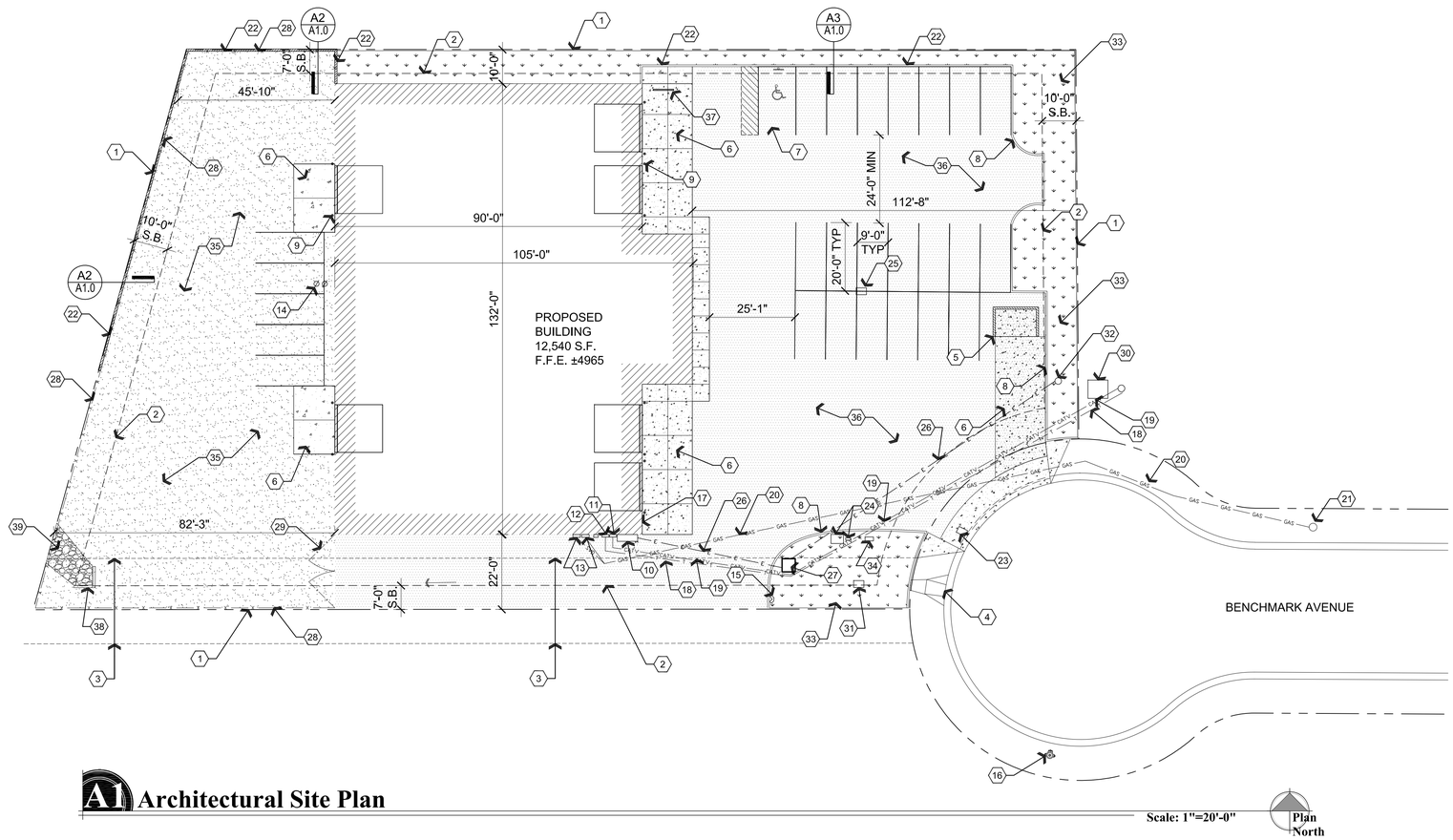
TOTAL PARKING SPACES REQUIRED: 26
TOTAL PARKING SPACES PROVIDED: 26

Legend

- LANDSCAPE AREA
- ABC OVER SUBGRADE
- CONCRETE
- ASPHALT

Descriptive Keynotes

1. PROPERTY LINE.
2. BUILDING SETBACK LINE.
3. 25' SEWER / DRAINAGE / ACCESS EASEMENT LINE.
4. EXISTING CONCRETE SPILLWAY, REFER TO CIVIL PLANS.
5. 6'-0" HIGH DUMPSTER ENCLOSURE IN ACCORDANCE WITH CITY OF PRESCOTT'S STANDARD DETAIL NO. 4-15P.
6. PROVIDE 5" CONCRETE PAVEMENT W/ #4s @ 3'-0" O.C. EACH WAY OVER 4" COMPACTED A.B.C.
7. ADA ACCESSIBLE PARKING SPACE, REFER TO CIVIL PLANS.
8. CAST IN PLACE CONCRETE CURB, REFER TO CIVIL PLANS.
9. 6'-0" LONG, 4" DIAMETER, CONCRETE FILLED, PROTECTIVE STEEL BOLLARDS, EMBEDDED 2'-0" BELOW GRADE INTO CONCRETE FOOTING, TYPICAL AT EACH ROLL-UP DOOR AND AS INDICATED ELSEWHERE.
10. ELECTRICAL SERVICE ENTRANCE SECTION, REFER TO ELECTRICAL PLANS.
11. CABLE TV TERMINAL BOX.
12. TELEPHONE TERMINAL BOX.
13. NATURAL GAS METER REGULATORS, REFER TO PLUMBING PLANS.
14. 2-WAY SEWER CLEAN OUT AND BACKWATER VALVE, REFER TO PLUMBING AND CIVIL PLANS.
15. FIRE DEPARTMENT CONNECTION WITH LOCKING CAPS.
16. EXISTING FIRE HYDRANT.
17. PROVIDE FIRE DEPARTMENT LOCK BOX MOUNTED 6'-0" A.F.F.
18. PROVIDE 2" DB 120 TELEPHONE CONDUIT.
19. PROVIDE 2" DB 120 CATV CONDUIT.
20. POLYETHELENE NATURAL GAS LINE BY UTILITY COMPANY.
21. APPROXIMATE LOCATION OF NATURAL GAS STUB OUT.
22. CAST IN PLACE CONCRETE RETAINING WALL. REFER TO WALL DETAIL AND CIVIL PLANS.
23. EXISTING WATER MAIN BLOW OFF, REFER TO CIVIL PLANS.
24. PROVIDE DOMESTIC WATER METER WITH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE FOR DOMESTIC WATER WITH ASSE HOT BOX, REFER TO CIVIL PLANS.
25. DRAINAGE INLET BASIN, REFER TO CIVIL PLANS.
26. DB 120 ELECTRICAL CONDUIT PER A.P.S. REQUIREMENTS, REFER TO ELECTRICAL PLANS.
27. PROPOSED ELECTRICAL TRANSFORMER, REFER TO ELECTRICAL PLANS.
28. 8' TALL SLATTED CHAIN LINK FENCE BY OTHERS.
29. CHAIN LINK GATE BY OTHERS.
30. EXISTING ELECTRICAL SWITCHING CABINET, REFER TO ELECTRICAL PLANS.
31. DRAINAGE INLET BASIN / JUNCTION BOX, REFER TO CIVIL PLANS.
32. EXISTING ELECTRIC STUB OUT.
33. LANDSCAPE AREA, REFER TO LANDSCAPE PLANS.
34. PROVIDE 3/4" STUB OUT FOR LANDSCAPE IRRIGATION SYSTEM BACKFLOW PREVENTOR IN ASSE HOT BOX, REFER TO LANDSCAPE PLANS.
35. 4" COMPACTED ABC AT STORAGE AREA.
36. ASPHALTIC PAVEMENT OVER COMPACTED ABC, REFER TO CIVIL PLANS.
37. PROVIDE BIKE RACK.
38. CONCRETE HEADWALL, REFER TO CIVIL PLANS.
39. RIP RAP SPILLWAY, REFER TO CIVIL PLANS.



A1 Architectural Site Plan

Scale: 1"=20'-0"

Plan North

Oct 26, 2023 - 10:26am

REVISIONS | BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 10/10/23
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: wakaarchitect@gmail.com
www.kenson-associates.com
ARCHITECTURE & PLANNING

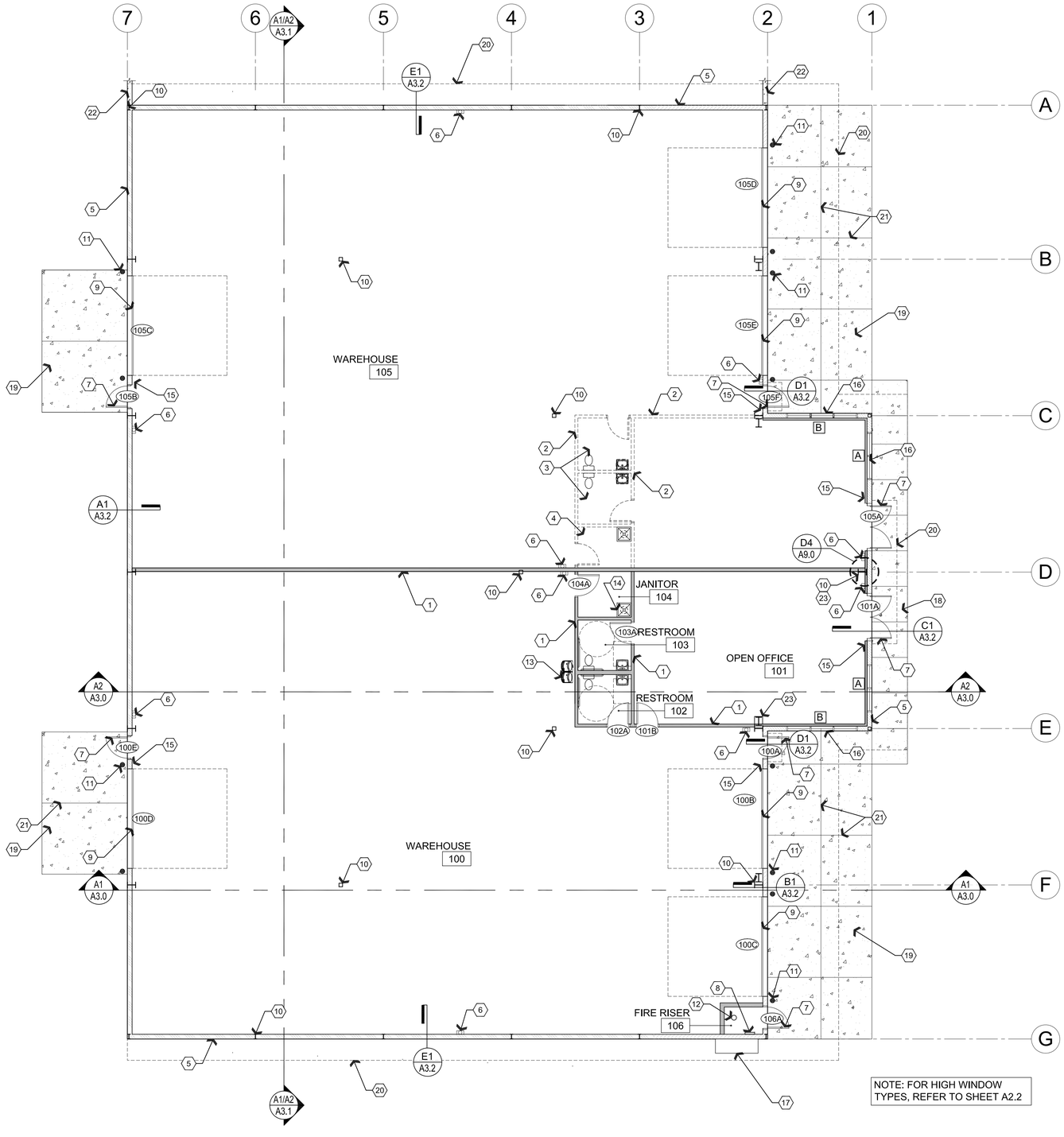
DRAWING: Architectural Site Plan

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Ocotber 10th, 2023
JOB NO.: 786
SHEET

A1.0



Descriptive Keynotes

1. PROVIDE INTERIOR WALL, REFER TO WALL TYPES PLAN / LEGEND FOR TYPE OF CONSTRUCTION.
2. LOCATION OF FUTURE WALL.
3. LOCATION OF FUTURE RESTROOM.
4. LOCATION OF FUTURE JANITOR ROOM.
5. PROVIDE EXTERIOR WALL, REFER TO WALL TYPES PLAN / LEGEND FOR TYPE OF CONSTRUCTION.
6. PROVIDE TYPE 2A10BC FIRE EXTINGUISHER IN SURFACE MOUNTED CABINET.
7. PROVIDE DOOR, REFER TO DOOR SCHEDULE, TYPICAL.
8. FIRE ALARM PANEL.
9. PROVIDE SECTIONAL GARAGE DOOR, REFER TO DOOR SCHEDULE.
10. PROVIDE STEEL COLUMN, REFER TO STRUCTURAL PLANS, TYPICAL.
11. PROVIDE 6'-0" LONG 4" DIAMETER, CONCRETE FILLED, PROTECTIVE STEEL BOLLARDS, EMBEDDED 2'-0" BELOW GRADE INTO CONCRETE FOOTING, TYPICAL AT EACH NEW OVERHEAD DOOR.
12. PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM RISER, REFER TO FIRE SPRINKLER PLANS / CIVIL PLANS.
13. PROVIDE ELECTRIC DRINKING FOUNTAIN, REFER TO PLUMBING PLANS.
14. PROVIDE MOP SINK, REFER TO PLUMBING PLANS.
15. 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.
16. PROVIDE WINDOW, REFER TO WINDOW TYPES, TYPICAL.
17. ELECTRICAL SERVICE ENTRANCE SECTION, REFER TO ELECTRICAL PLANS.
18. EXTERIOR SIDEWALK, REFER TO CIVIL PLANS AND ARCHITECTURAL SITE PLAN.
19. EXTERIOR CONCRETE SLAB, REFER TO CIVIL PLANS AND ARCHITECTURAL SITE PLAN.
20. ROOF OVERHANG ABOVE.
21. CONCRETE CONTROL JOINT.
22. CONCRETE RETAINING WALL, REFER TO ARCHITECTURAL SITE PLAN AND CIVIL PLANS.
23. PROVIDE DRYWALL FURROUT AT STEEL COLUMN.

A1 Reference Floor Plan

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

Plan North

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 10/10/23
ARIZONA
EXPIRES: 6/30/24

W. Alan Kenson & Associates, P.C.
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F 928-443-5815
email: wakaarchitect@gmail.com
www.kenson-associates.com
ARCHITECTURE & PLANNING

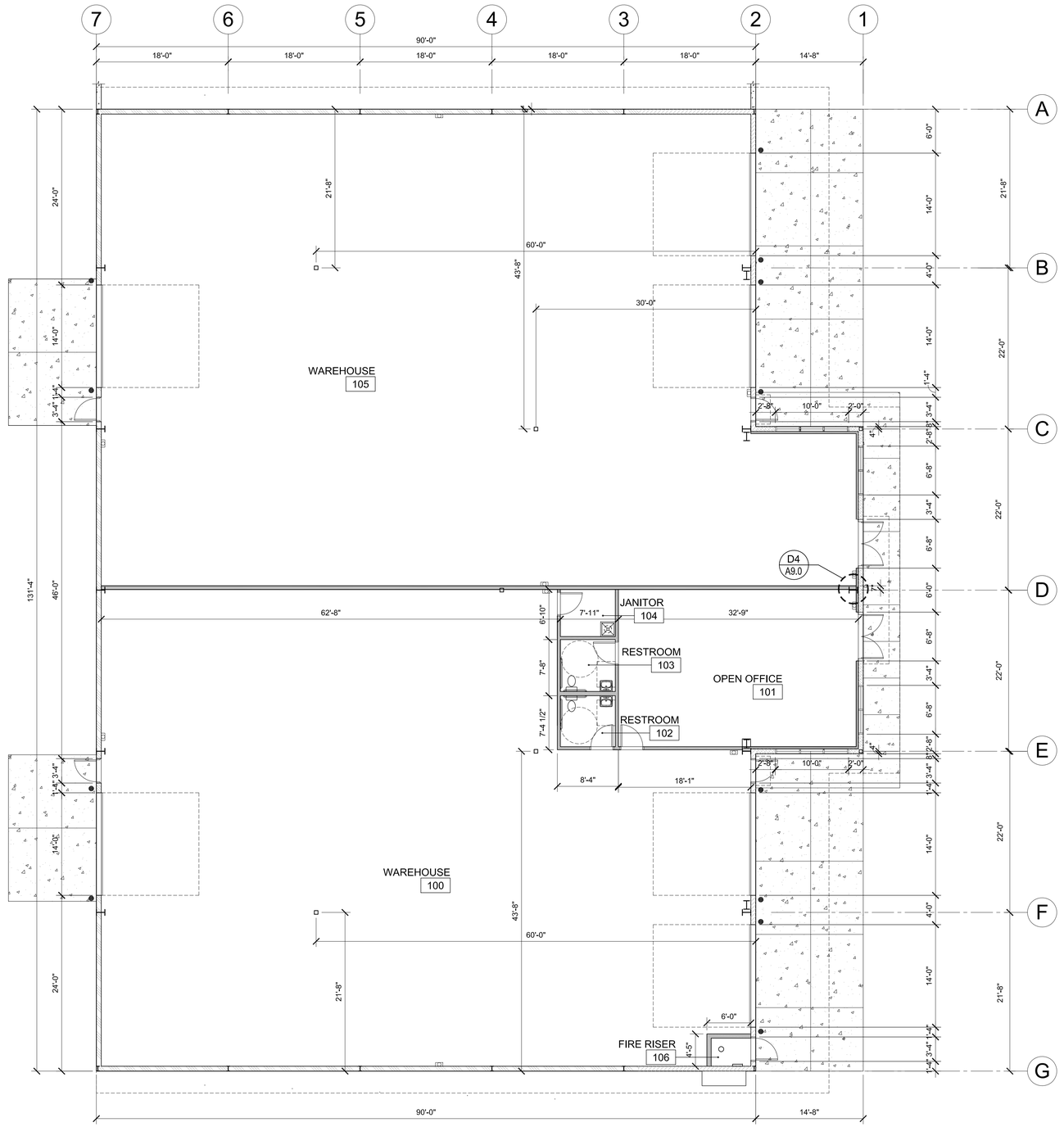
DRAWING: Reference Floor Plan

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	Ocotber 10th, 2023
JOB NO.	786
SHEET	A2.0

Oct 27, 2023 - 11:19am



NOTE: FOR HIGH WINDOW DIMENSIONS REFER TO SHEET A2.2

A1 Dimension Floor Plan

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

Plan North

Oct 26, 2023 - 10:27am

REVISIONS	BY

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 10/10/23 ARIZONA EXPIRES: 6/30/24

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Prescott, AZ 86304
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F 928-443-5815
email: wakaarchitect@gmail.com
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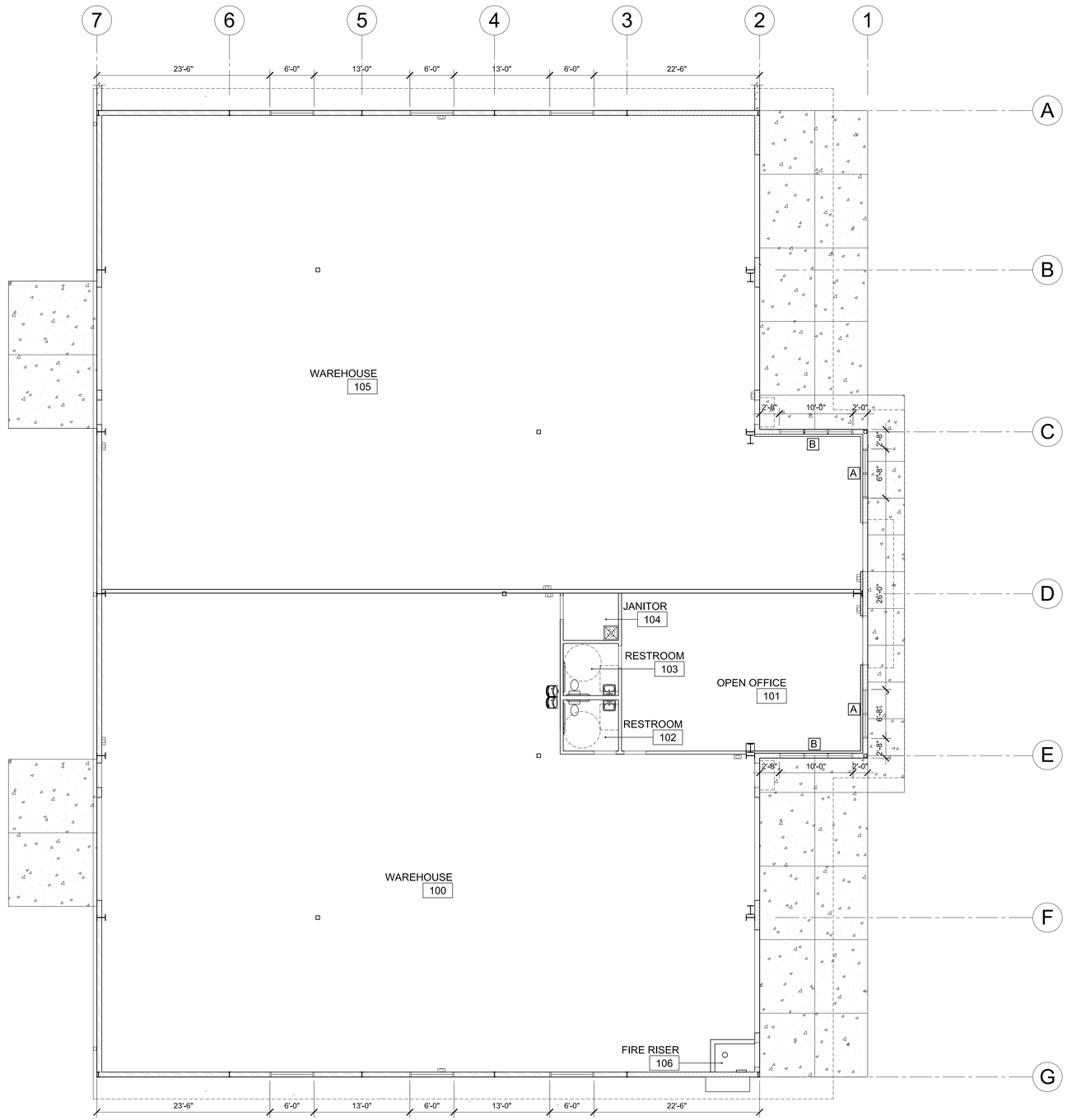
ARCHITECTURE & PLANNING

DRAWING: Dimension Floor Plan

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Ocotber 10th, 2023
JOB NO.: 786
SHEET: **A2.1**



A1 High Window Plan

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

Plan North

Oct 26, 2023 - 10:27am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 10/10/23
ARIZONA
EXPIRES: 6/30/24

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P.O. Box 11593
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P 928-443-5812
F 928-443-5815
email: wakaarchitect@gmail.com
www.kenson-associates.com
ARCHITECTURE & PLANNING

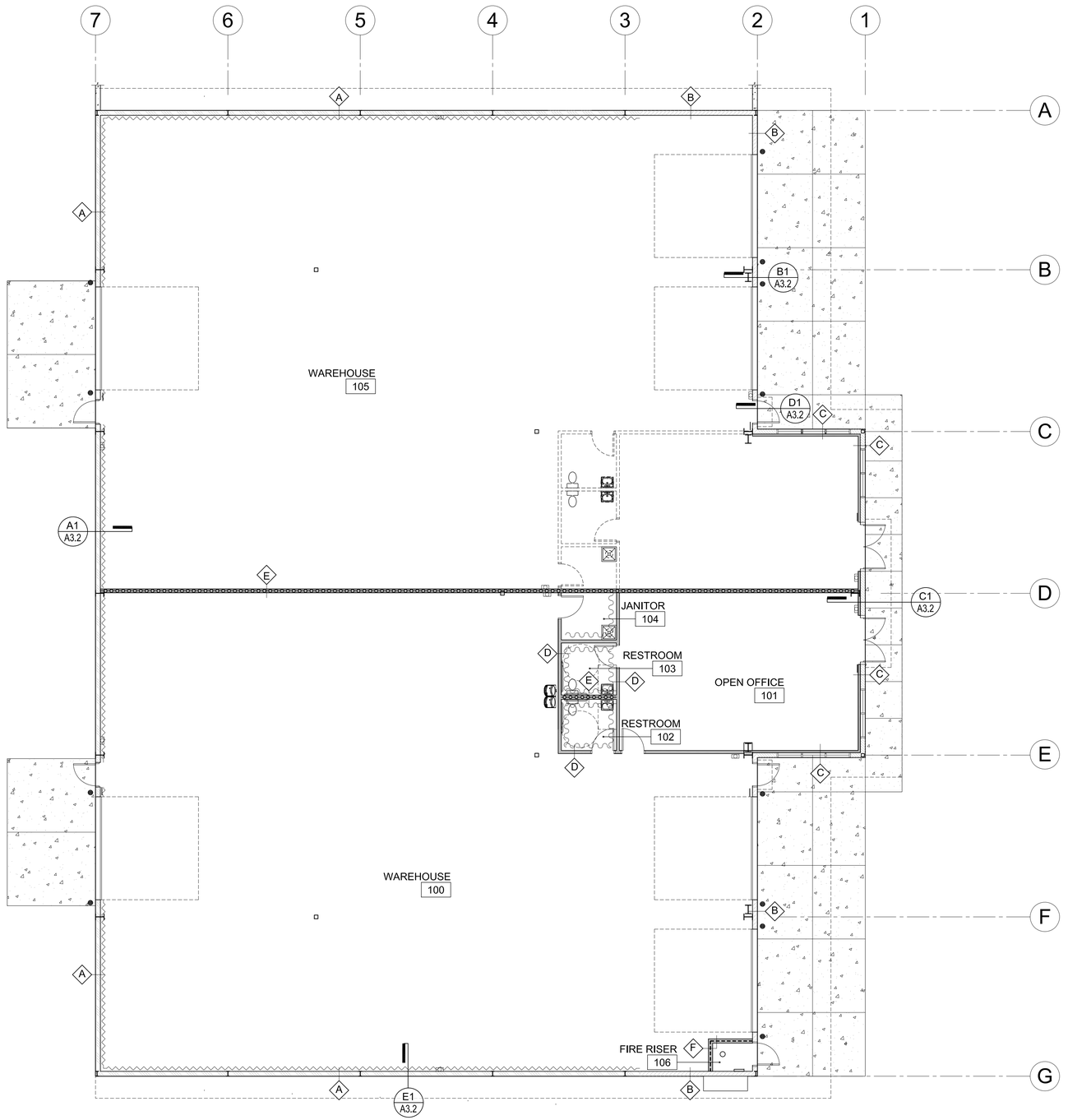
DRAWING: High Window Plan

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Ocotber 10th, 2023
JOB NO.: 786
SHEET:

A2.2



Wall Types Legend

- (A) EXTERIOR METAL BUILDING WALL: PROVIDE EXTERIOR METAL BUILDING SIDING 'A' PANELS OVER 8" HORIZONTAL GIRTS BETWEEN STEEL COLUMNS. PROVIDE R-25 LINER INSULATION SYSTEM. PROVIDE 8'-0" HIGH METAL WALL LINER 'R' PANELS. REFER TO WALL SECTIONS, SHEET A3.2
- (B) EXTERIOR METAL BUILDING WALL: PROVIDE EXTERIOR METAL BUILDING 'A' SIDING PANELS OVER OVER 8" HORIZONTAL GIRTS BETWEEN STEEL COLUMNS ABOVE CMU WALL. PROVIDE R-25 LINER INSULATION SYSTEM ABOVE CMU WALL. REFER TO WALL SECTIONS, SHEET A3.2
- (C) EXTERIOR METAL BUILDING WALL: PROVIDE EXTERIOR METAL BUILDING 'A' SIDING PANELS OVER OVER 8" HORIZONTAL GIRTS BETWEEN STEEL COLUMNS ABOVE CMU WALL AND 5/8" GPDW ON EXPOSED INTERIOR SIDE OF VERTICAL 1-5/8", 25 GAUGE METAL STUDS AT 2'-0" O.C. UP TO CEILING. PROVIDE R-25 LINER INSULATION SYSTEM ABOVE CMU WALL. REFER TO WALL SECTIONS, SHEET A3.2
- (D) 3-5/8" STUD WALL: PROVIDE 3-⅝" 25 GA. STEEL STUDS AT 2'-0" O.C. WITH 5/8" GPDW EACH SIDE. PROVIDE R-11 UNFACED BATT INSULATION.
- (E) 6" STUD WALL: PROVIDE 6" 25 GA. STEEL STUDS AT 2'-0" O.C. WITH 5/8" GPDW ON EACH SIDE. PROVIDE R-19 UNFACED BATT INSULATION.
- (F) 6" STUD WALL: PROVIDE 6" 18 GA. STEEL STUDS AT 2'-0" O.C. WITH 5/8" GPDW ON EACH SIDE.

8'-0" HIGH METAL WALL LINER 'R' PANELS

4'-0" HIGH FRP

A1 Wall Types Plan

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

Plan North

Oct 26, 2023 - 10:27am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 10/10/23
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Wall Types Plan

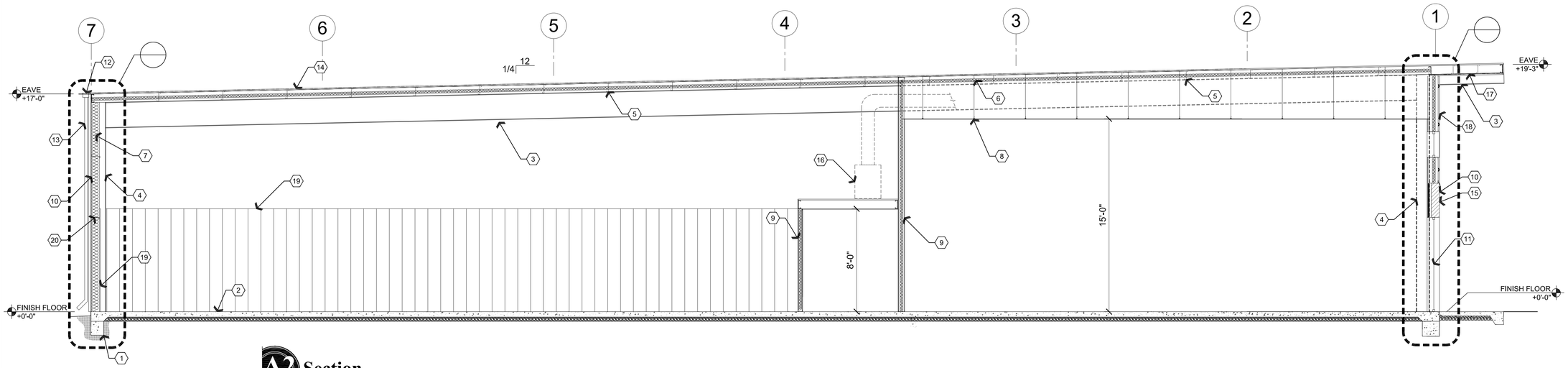
PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	Ocotber 10th, 2023
JOB NO.	786
SHEET	A2.3

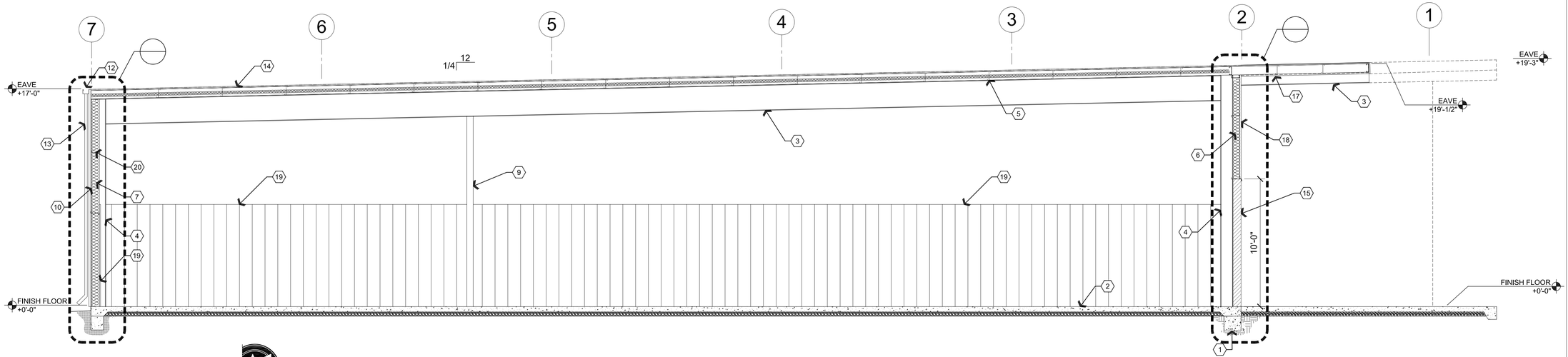
Descriptive Keynotes

1. PROVIDE CONCRETE FOOTING. REFER TO STRUCTURAL PLANS.
2. PROVIDE CONCRETE SLAB, REFER TO STRUCTURAL PLANS.
3. PROVIDE STEEL BEAM, REFER TO STRUCTURAL PLANS.
4. PROVIDE STEEL COLUMN, REFER TO STRUCTURAL PLANS.
5. PROVIDE ROOF PURLIN, TYPICAL. REFER TO STRUCTURAL PLANS.
6. PROVIDE R-30 LINER INSULATION SYSTEM.
7. PROVIDE R-25 LINER INSULATION SYSTEM.
8. PROVIDE DROPPED GRID CEILING, REFER TO MATERIALS SCHEDULE. ACT-1
9. PROVIDE INTERIOR WALL, REFER TO REFERENCE PLAN AND WALL TYPES PLAN.
10. PROVIDE EXTERIOR WALL, REFER TO REFERENCE PLAN AND WALL TYPES PLAN.
11. PROVIDE STOREFRONT WINDOW, REFER TO WINDOW TYPES.
12. PROVIDE SHEET METAL GUTTER, REFER TO MATERIALS SCHEDULE. M-7
13. PROVIDE SHEET METAL DOWNSPOUT, REFER TO MATERIALS SCHEDULE. M-6
14. PROVIDE STANDING SEAM ULTRA-DEK SHEET METAL ROOF PANEL, REFER TO MATERIALS SCHEDULE. M-2
15. PROVIDE 8"x8"x16" SINGLE SCORE CMU WALL, REFER TO WALL TYPES AND MATERIALS SCHEDULE. CMU-2
16. HVAC LOCATION FOR OPEN OFFICE AREA.
17. PROVIDE ARTISAN SERIES PANELS AT METAL SOFFIT SYSTEM, REFER TO MATERIALS SCHEDULE. M-8
18. PROVIDE 26 GAUGE "PBA" METAL BUILDING SIDING PANEL, REFER TO MATERIALS SCHEDULE. M-1
19. PROVIDE 8'-0" HIGH METAL WALL LINER 'R' PANEL, REFER TO MATERIALS SCHEDULE. M-5
20. PROVIDE STEEL GIRT, REFER TO STRUCTURAL PLANS.



A2 Section

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



A1 Section

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

Oct 26, 2023 - 10:27am

REVISIONS | BY

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 10/10/23 ARIZONA

EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Building Sections

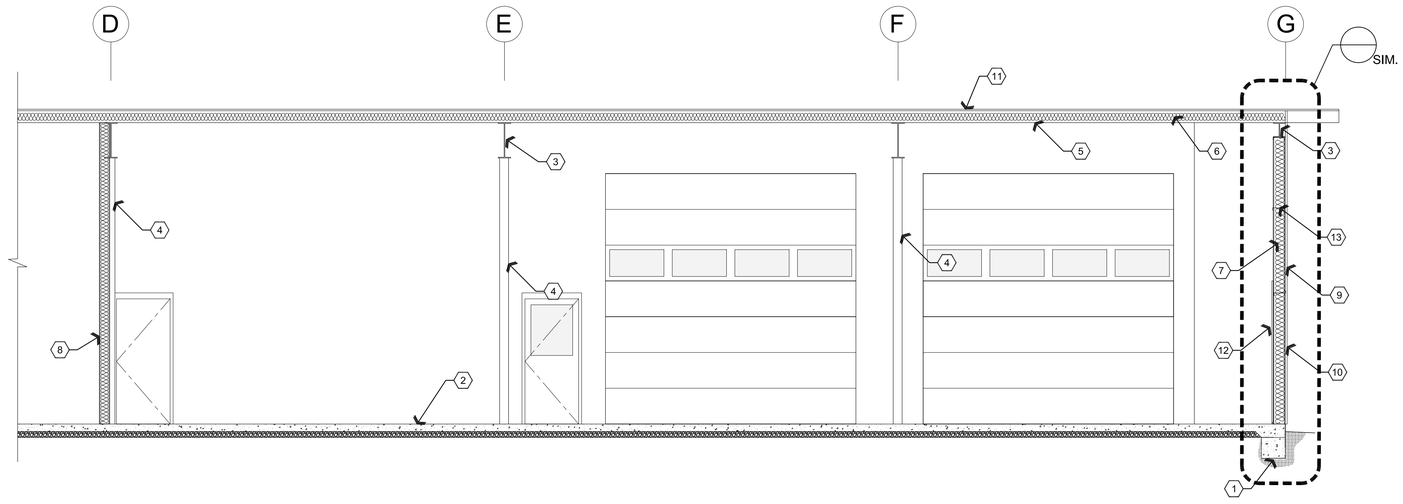
PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Ocotber 10th, 2023
JOB NO.: 786
SHEET: A3.0

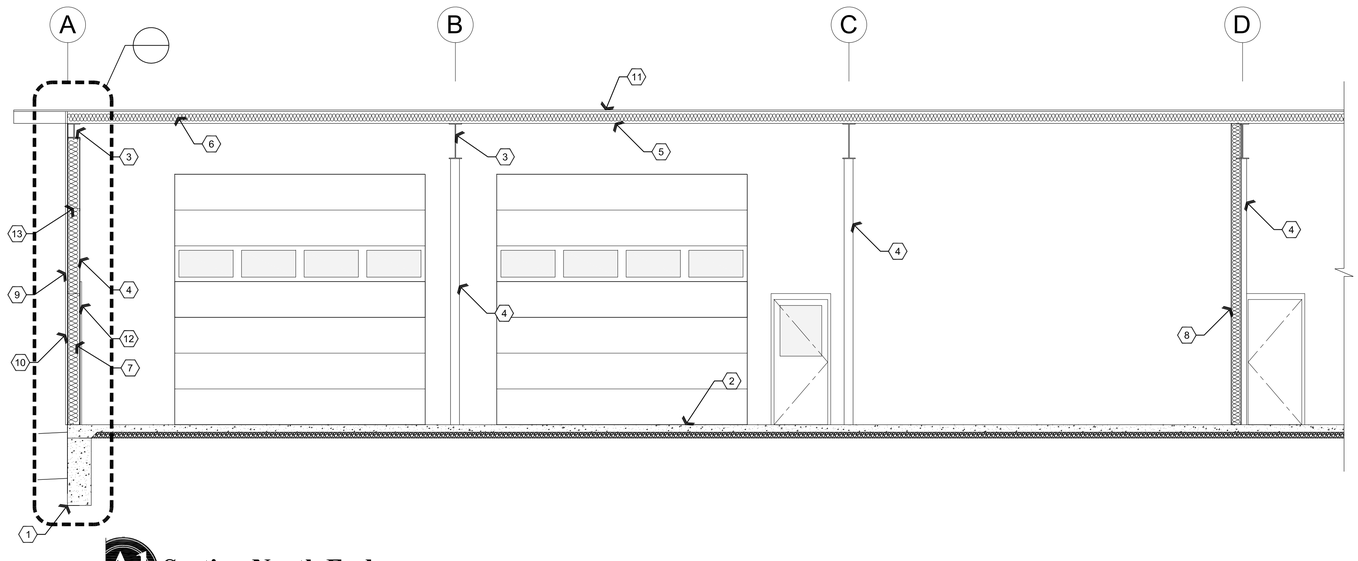
Descriptive Keynotes

1. PROVIDE CONCRETE FOOTING. REFER TO STRUCTURAL PLANS.
2. PROVIDE CONCRETE SLAB, REFER TO STRUCTURAL PLANS.
3. PROVIDE STEEL BEAM, REFER TO STRUCTURAL PLANS.
4. PROVIDE STEEL COLUMN, REFER TO STRUCTURAL PLANS.
5. PROVIDE ROOF PURLIN, TYPICAL. REFER TO STRUCTURAL PLANS.
6. PROVIDE R-30 LINER INSULATION SYSTEM.
7. PROVIDE R-25 LINER INSULATION SYSTEM.
8. PROVIDE INTERIOR WALL, REFER TO REFERENCE PLAN AND WALL TYPES PLAN.
9. PROVIDE EXTERIOR WALL, REFER TO REFERENCE PLAN AND WALL TYPES PLAN.
10. PROVIDE 26 GAUGE "PBA" METAL BUILDING SIDING PANEL, REFER TO MATERIALS SCHEDULE. M-1
11. PROVIDE STANDING SEAM ULTRA-DEK SHEET METAL ROOF PANEL, REFER TO MATERIALS SCHEDULE. M-2
12. PROVIDE 8'-0" HIGH METAL WALL LINER 'R' PANEL, REFER TO MATERIALS SCHEDULE. M-5
13. PROVIDE STEEL GIRT, REFER TO STRUCTURAL PLANS.



A2 Section South End

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



A1 Section North End

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

Oct 26, 2023 - 10:28am

REVISIONS	BY

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 10/10/23 ARIZONA

EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Building Sections

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

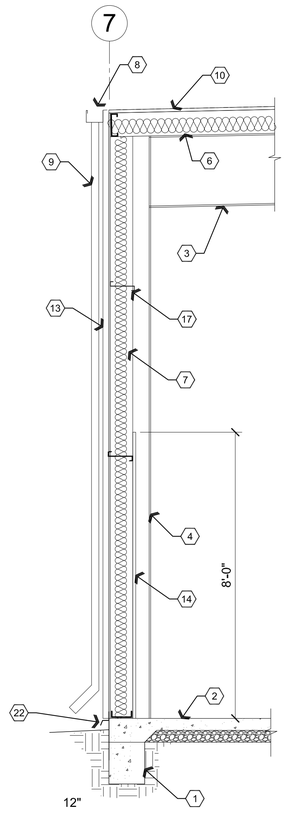
APN: 103-01-583C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Ocotber 10th, 2023
JOB NO.: 786
SHEET:

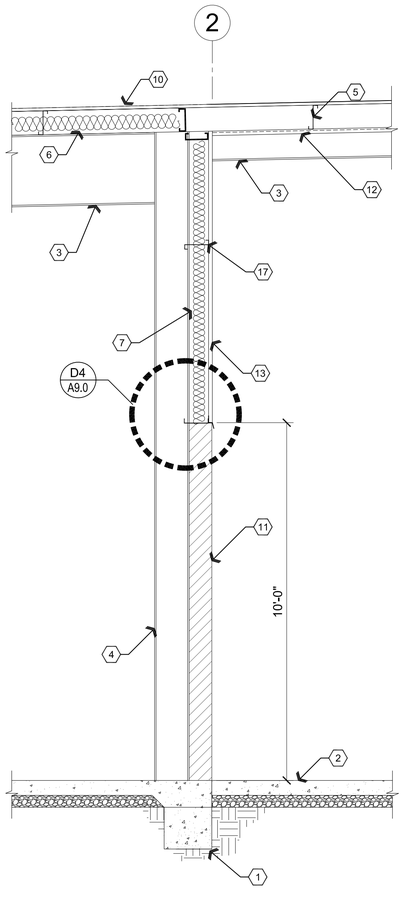
A3.1

Descriptive Keynotes

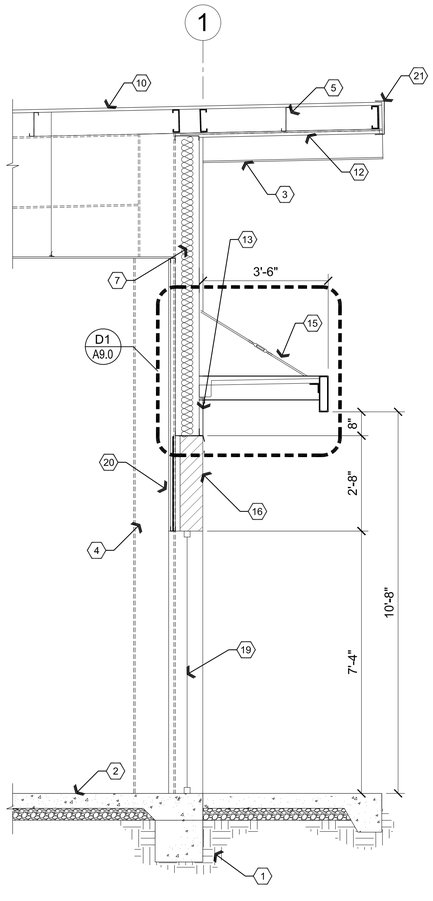
1. PROVIDE CONCRETE FOOTING. REFER TO STRUCTURAL PLANS.
2. PROVIDE CONCRETE SLAB, REFER TO STRUCTURAL PLANS.
3. PROVIDE STEEL BEAM, REFER TO STRUCTURAL PLANS.
4. PROVIDE STEEL COLUMN, REFER TO STRUCTURAL PLANS.
5. PROVIDE ROOF PURLIN, TYPICAL. REFER TO STRUCTURAL PLANS.
6. PROVIDE R-30 LINER INSULATION SYSTEM.
7. PROVIDE R-25 LINER INSULATION SYSTEM.
8. PROVIDE SHEET METAL GUTTER, REFER TO MATERIALS SCHEDULE. M-7
9. PROVIDE SHEET METAL DOWNSPOUT, REFER TO MATERIALS SCHEDULE. M-6
10. PROVIDE STANDING SEAM ULTRA-DEK SHEET METAL ROOF PANEL, REFER TO MATERIALS SCHEDULE. M-2
11. PROVIDE 8"x8"x16" SPLIT FACE CMU WALL, REFER TO WALL TYPES AND EXTERIOR ELEVATIONS.
12. PROVIDE ARTISAN SERIES PANELS AT METAL SOFFIT SYSTEM, REFER TO MATERIALS SCHEDULE. M-8
13. PROVIDE 26 GAUGE "PBA" METAL BUILDING SIDING PANEL, REFER TO MATERIALS SCHEDULE. M-1
14. PROVIDE 8'-0" HIGH METAL WALL LINER 'R' PANEL, REFER TO MATERIALS SCHEDULE. M-5
15. PROVIDE AWNING, REFER TO STRUCTURAL PLANS.
16. PROVIDE 8"x8"x16" SINGLE SCORE CMU WALL, REFER TO WALL TYPES, EXTERIOR ELEVATIONS AND MATERIALS SCHEDULE. CMU-2
17. PROVIDE STEEL GIRT, REFER TO STRUCTURAL PLANS.
18. EXTERIOR DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
19. STORE FRONT WINDOW, REFER TO REFERENCE FLOOR PLAN AND WINDOW SCHEDULE.
20. 5/8" GPDW OVER 1-5/8", 25 GA. METAL STUDS @ 2'-0" O.C.
21. PROVIDE 26 GA. SHEET CAP TRIM.
22. PROVIDE BASE TRIM.



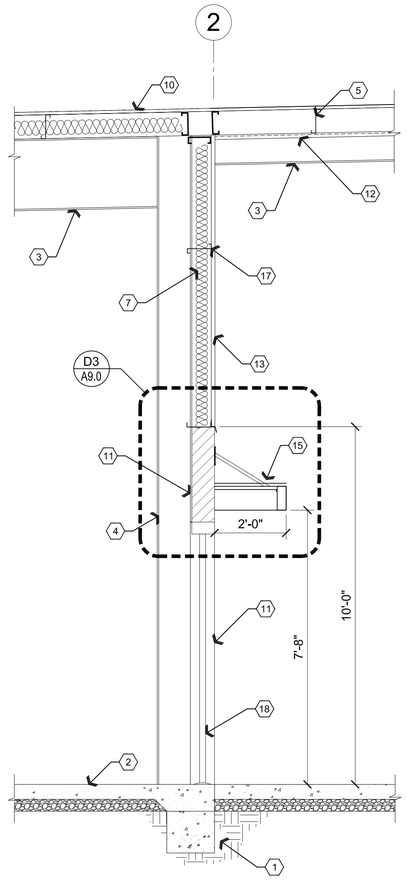
A1 Wall Section
Scale: 1/2"=1'-0"



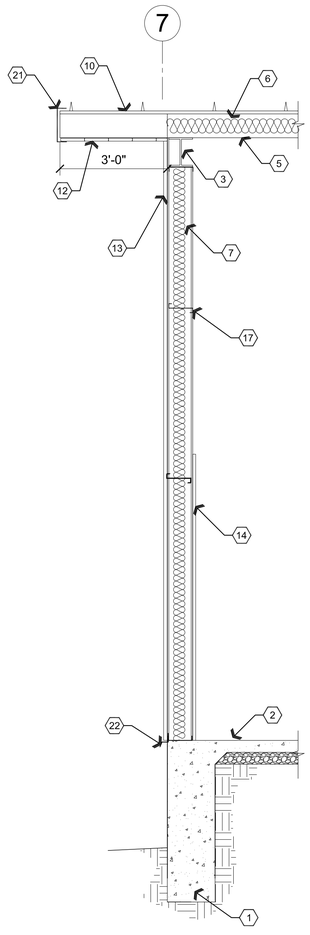
B1 Wall Section
Scale: 1/2"=1'-0"



C1 Wall Section
Scale: 1/2"=1'-0"



D1 Wall Section
Scale: 1/2"=1'-0"



E1 Wall Section
Scale: 1/2"=1'-0"

Oct 26, 2023 - 10:28am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 10/10/23
ARIZONA
EXPIRES: 6/30/24

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email: wakaarchitect@gmail.com
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ARCHITECTURE & PLANNING

DRAWING: Wall Sections

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Ocotber 10th, 2023
JOB NO.: 786
SHEET

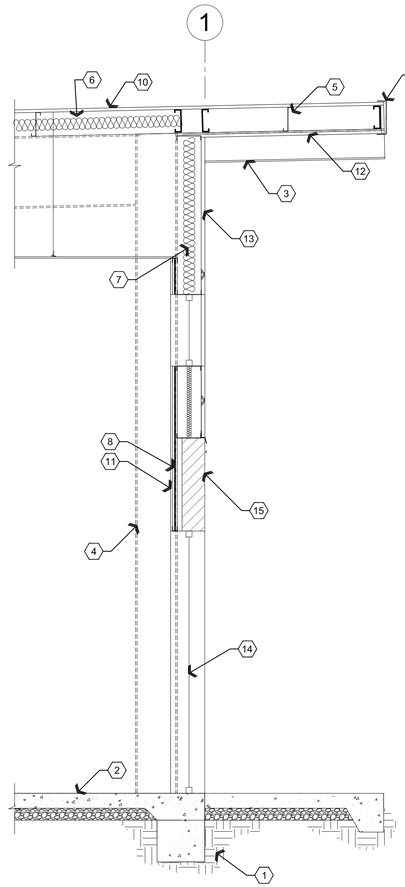
A3.2

Materials schedule XX-

CODE	MATERIAL	LOCATION	MANUFACTURER	SPECIFICATION
ACT-1	ACOUSTICAL CEILING TILE	REFER TO REFLECTED CEILING PLAN	ARMSTRONG	ASTM C 36; 2'x2' #770 NON DIRECTIONAL SQUARE LAY-IN TILE, WHITE SUSPENDED GRIDS; 15/16" METAL WHITE
CMU-1	CMU	EXTERIOR	YAVAPAI BLOCK	8"x8"x16" SPLIT FACE
CMU-2	CMU	EXTERIOR	YAVAPAI BLOCK	8"x8"x16" SINGLE SCORE
FRP-1	FIBERGLASS REINFORCED PLASTIC	JANITOR & RESTROOMS		GRAY, 4' TALL WAINSCOT
EX-1	EXTERIOR SEALER	EXTERIOR CMU	PROSOCO	SILOXANE SEALER
M-1	METAL SIDING PANEL	EXTERIOR	MBCI	PBA PANEL 26 GAUGE, PRE PAINTED (SIGNATURE 200)
M-2	METAL ROOF PANEL	MAIN ROOF	MBCI	24" ULTRA-DEK STANDING SEAM, PRE PAINTED (SIGNATURE 200)
M-3	METAL CORNER TRIM	EXTERIOR METAL WALL CORNERS	MBCI	(SIGNATURE 200)
M-4	METAL ROOF PANEL	AWNING	MBCI	'B' DECK
M-5	INTERIOR METAL LINER PANEL	INTERIOR AS SHOWN ON PLAN UP TO 8'-0" A.F.F.	MBCI	PBR PANEL 26 GAUGE, PRE-PAINTED, POLAR WHITE (SIGNATURE 200)
M-6	SHEET METAL DOWNSPOUT	WEST EXTERIOR	MBCI	3-1/2" x4" BOX DOWNSPOUT, 26 GAUGE, PRE-PAINTED (SIGNATURE 200)
M-7	SHEET METAL GUTTER	WEST EXTERIOR	MBCI	3"x5" BOX GUTTER, 26 GAUGE, PRE-PAINTED (SIGNATURE 200)
M-8	METAL CEILING PANEL	SOFFIT	MBCI	12", 26 GAUGE, ARTISAN METAL SOFFIT PANEL, PRE PAINTED (SIGNATURE 200)

Descriptive Keynotes

1. PROVIDE CONCRETE FOOTING. REFER TO STRUCTURAL PLANS.
2. PROVIDE CONCRETE SLAB, REFER TO STRUCTURAL PLANS.
3. PROVIDE STEEL BEAM, REFER TO STRUCTURAL PLANS.
4. PROVIDE STEEL COLUMN, REFER TO STRUCTURAL PLANS.
5. PROVIDE ROOF PURLIN, TYPICAL. REFER TO STRUCTURAL PLANS.
6. PROVIDE R-30 LINER INSULATION SYSTEM.
7. PROVIDE R-25 LINER INSULATION SYSTEM.
8. PROVIDE R-11 BATT INSULATION.
9. PROVIDE 26 GA. SHEET CAP TRIM.
10. PROVIDE STANDING SEAM ULTRA-DEK SHEET METAL ROOF PANEL, REFER TO MATERIALS SCHEDULE. M-2
11. 5/8" GPDW OVER 1-5/8", 25 GA. METAL STUDS @ 2'-0" O.C.
12. PROVIDE ARTISAN SERIES PANELS AT METAL SOFFIT SYSTEM, REFER TO MATERIALS SCHEDULE. M-8
13. PROVIDE 26 GAUGE "PBA" METAL BUILDING SIDING PANEL, REFER TO MATERIALS SCHEDULE. M-1
14. STORE FRONT WINDOW, REFER TO REFERENCE FLOOR PLAN AND WINDOW SCHEDULE.
15. PROVIDE 8"x8"x16" SINGLE SCORE CMU WALL, REFER TO WALL TYPES, EXTERIOR ELEVATIONS AND MATERIALS SCHEDULE. CMU-2



C1 Wall Section
Scale: 1/2"=1'-0"

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 10/10/23
ARIZONA
EXPIRES: 6/30/24

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email: wakaarchitect@gmail.com
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ARCHITECTURE & PLANNING

DRAWING: Wall Section and Materials Schedule

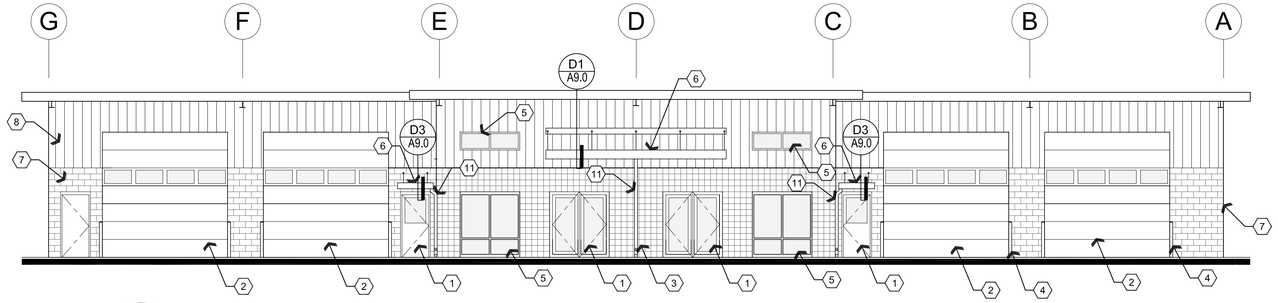
PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Ocotber 10th, 2023
JOB NO.: 786
SHEET

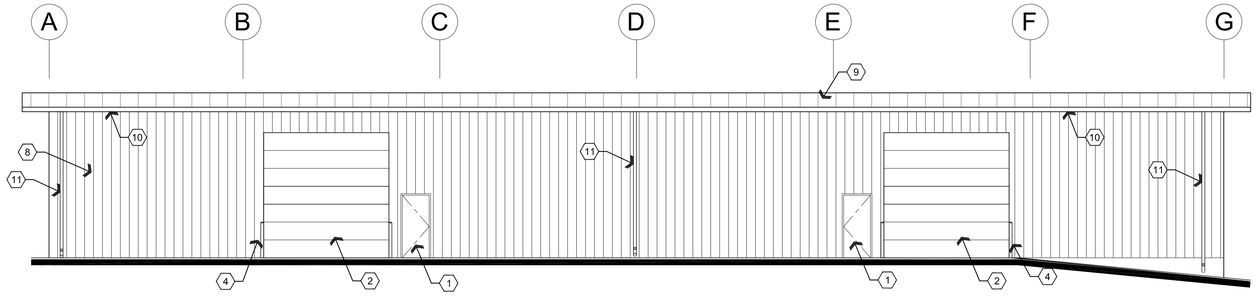
A3.3

Oct 26, 2023 - 10:28am



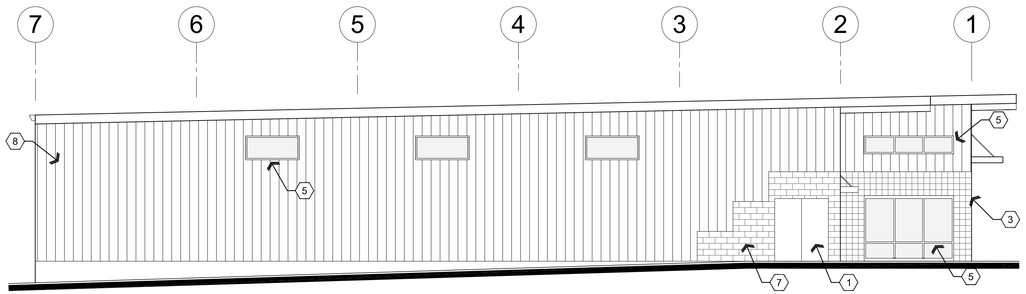
A4 East Elevation

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



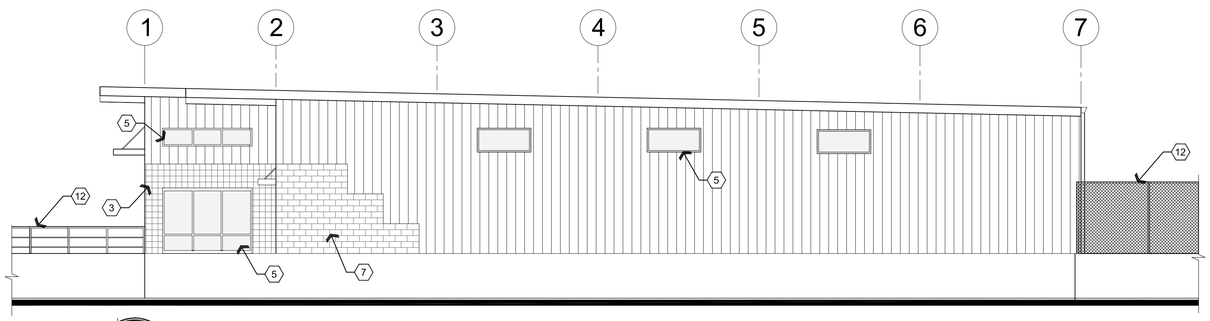
A3 West Elevation

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



A2 South Elevation

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



A1 North Elevation

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

Descriptive Keynotes

1. PROVIDE DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
2. PROVIDE SECTIONAL OVERHEAD DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
3. PROVIDE 8"x8"x16" SINGLE SCORE CMU, REFER TO MATERIALS SCHEDULE. CMU-2
4. PROVIDE 4" STEEL CONCRETE FILLED BOLLARDS, 4'-0" ABOVE CONCRETE WITH 2'-0" EMBEDDED INTO CONCRETE FOOTING BELOW, TYPICAL.
5. EXTERIOR WINDOW. REFER TO REFERENCE FLOOR PLAN AND WINDOW TYPES.
6. PROVIDE AWNING, REFER TO WALL SECTIONS AND STRUCTURAL PLANS.
7. PROVIDE 8"x8"x16" SPLIT FACE CMU, REFER TO MATERIALS SCHEDULE. CMU-1
8. PROVIDE PBA METAL SIDING, REFER TO MATERIALS SCHEDULE. M-1
9. PROVIDE PRE-FINISHED STANDING SEAM ULTRADEK SHEET METAL ROOF, REFER TO MATERIALS SCHEDULE. M-2
10. PROVIDE SHEET METAL GUTTER, REFER TO MATERIALS SCHEDULE. M-7
11. PROVIDE SHEET METAL DOWNSPOUT, REFER TO MATERIALS SCHEDULE. M-6
12. CHAIN LINK FENCE WITH SLATS UNDER SEPARATE PERMIT.
13. GUARD RAIL ON TOP OF RETAINING WALL, REFER TO ARCHITECTURAL SITE PLAN.

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN
KENSON
Date Signed 10/10/23
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Exterior Elevations

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	Ocotber 10th, 2023
JOB NO.	786
SHEET	A4.0

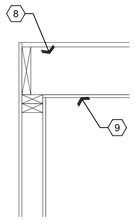
Oct 27, 2023 - 10:44am

Descriptive Keynotes

1. LIGHT FIXTURE(S) SHOWN FOR QUANTITY AND LOCATION ONLY. REFER TO ELECTRICAL PLANS.
2. PROVIDE SUSPENDED ACOUSTIC PANEL CEILING, REFER TO MATERIALS SCHEDULE. ACT-1
3. PROVIDE 5/8" GPDW CEILING ATTACHED TO 3⅝", 25 GAUGE, METAL JOISTS @ 2'-0" O.C.
4. HVAC SUPPLY DIFFUSER, REFER TO MECHANICAL PLANS, TYPICAL.
5. HVAC RETURN GRILLE, REFER TO MECHANICAL PLANS, TYPICAL.
6. EXHAUST FAN, REFER TO MECHANICAL PLANS, TYPICAL.
7. ROOF PURLIN, REFER TO STRUCTURAL PLANS.
8. PROVIDE 2x8 CEILING JOIST @ 2'-0" O.C.
9. PROVIDE 5/8" GPDW CEILING.

Legend

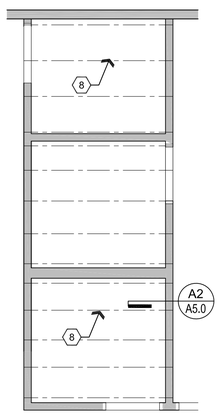
- 2'x2' ACOUSTIC PANEL CEILING
- GPDW CEILING
- 2'X2' LED LIGHT FIXTURE
- LED CAN LIGHT
- EMERGENCY EXIT SIGN WITH BATTERY BACK UP
- STRIP LIGHT FIXTURE
- HVAC SUPPLY DIFFUSER
- HVAC RETURN
- EXHAUST FAN
- WALL MOUNTED LIGHT FIXTURE

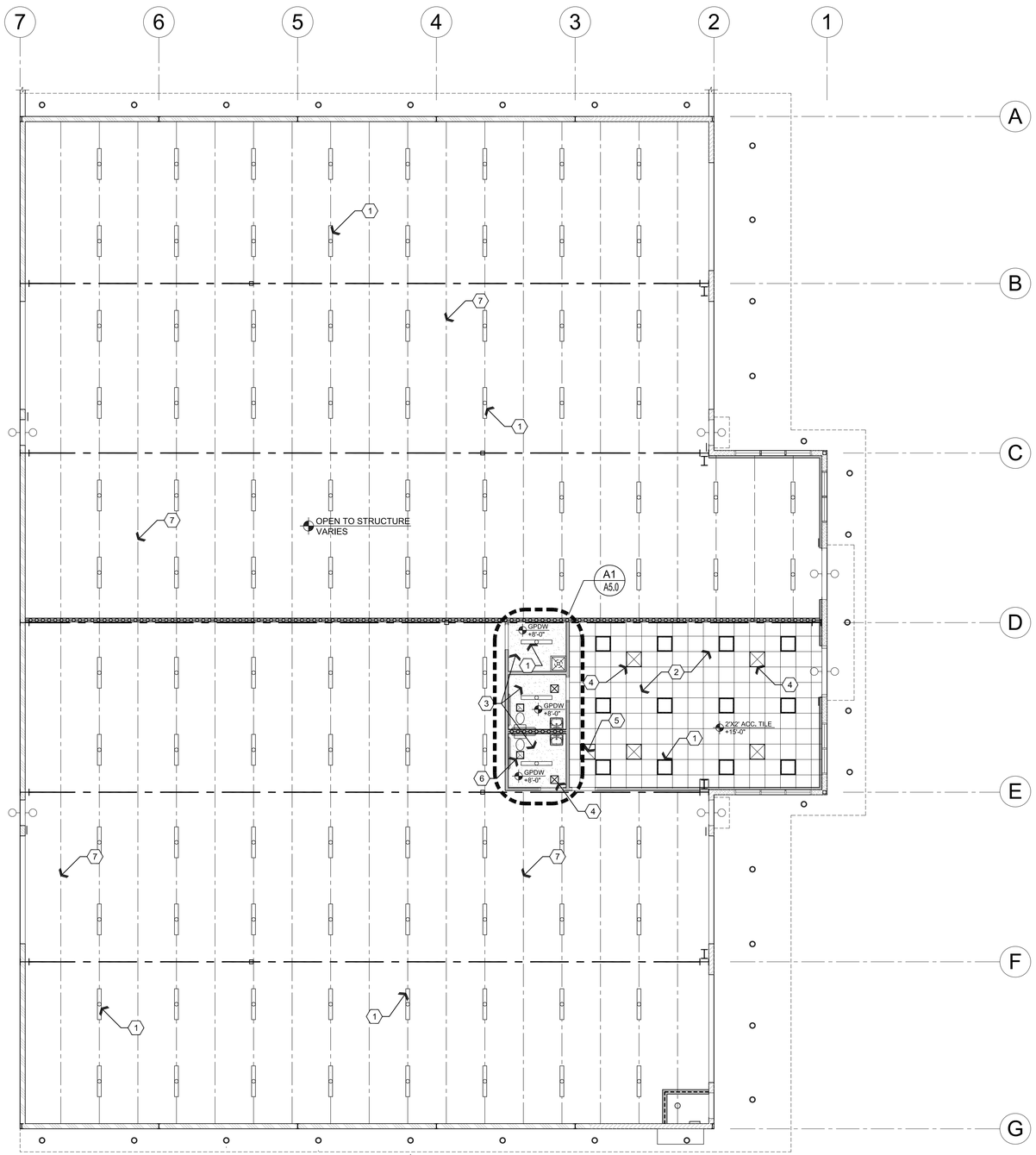


A2 Ceiling Framing Detail

Scale: 1"=1'-0"

NOTE: SIGNAGE SHALL BE LOCATED AT EACH CORNER OF JANITOR / RESTROOMS STATING 'AREA ABOVE JANITOR AND RESTROOMS SHALL NOT BE USED FOR STORAGE'





A1 Ceiling Framing Plan

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

B1 Reflected Ceiling Plan

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

Plan North

Oct 26, 2023 - 10:29am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
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W. ALAN KENSON
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ARCHITECTURE & PLANNING

DRAWING: Reflected Ceiling Plan

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APN: 103-01-583C

DRAWN BY	L.O.
CHECKED BY	W.A.K.
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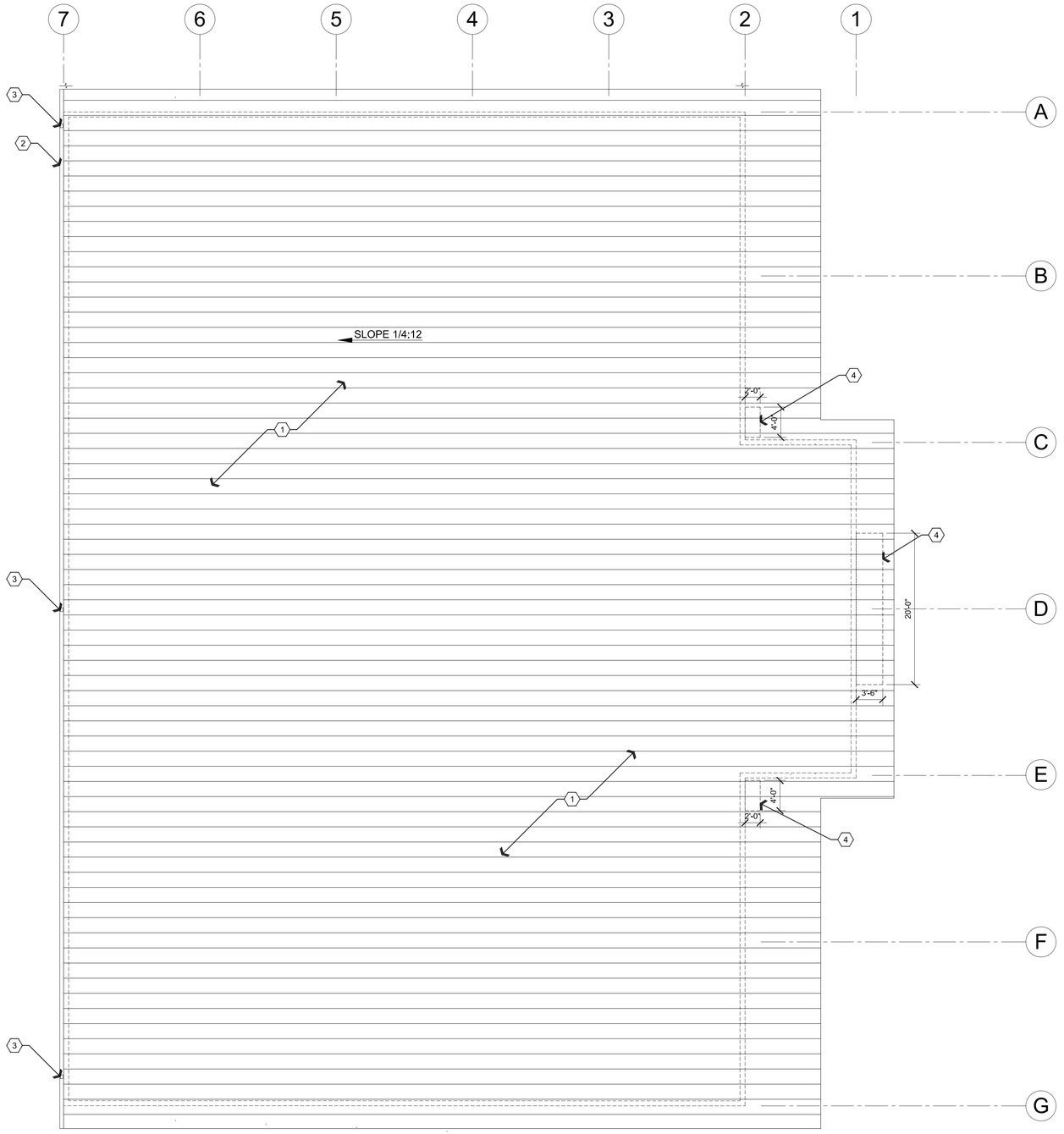

Descriptive Keynotes

1. PROVIDE 24 GAUGE ULTRA-DEK STANDING SEAM SHEET METAL ROOF PANELS, REFER TO MATERIALS SCHEDULE. M-2
2. PROVIDE SHEET METAL GUTTER, REFER TO MATERIALS SCHEDULE. M-7
3. PROVIDE DOWNSPOUT, TYPICAL OF 5, REFER TO MATERIALS SCHEDULE. M-6
4. PROVIDE METAL AWNING SYSTEM, REFER TO STRUCTURAL PLANS AND SECTIONS SHEET A3.3.

Roof Drain Leader Sizes:

ROOF AREA : 14,216

4" RAINFALL = .0416 GPM

.0416 x 14,216 = 591 GPM

591 / 192 (3-1/2"x4")= 3

3-1/2" x 4" DOWNSPOUTS = 3 LEADERS REQUIRED
3 LEADERS PROVIDED

3" x 5" GUTTER REQUIRED WITH 1/2" SLOPE (225 GPM)
*PER 2018 IPC SECTION 1106 (TABLE 1106.3 &1106.6)

A1 Roof Plan

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

Plan North

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 10/10/23
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

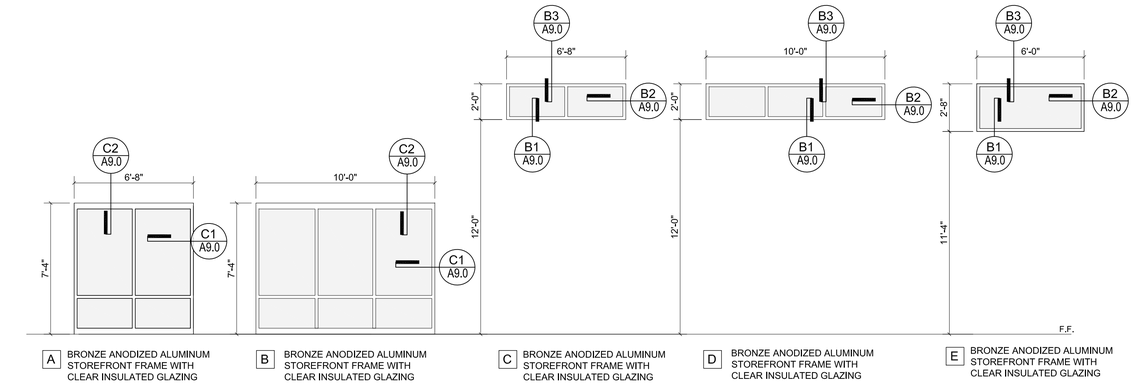
DRAWING: Roof Plan

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Ocotber 10th, 2023
JOB NO.: 786
SHEET: A6.0

Oct 26, 2023 - 10:29am



A BRONZE ANODIZED ALUMINUM STOREFRONT FRAME WITH CLEAR INSULATED GLAZING

B BRONZE ANODIZED ALUMINUM STOREFRONT FRAME WITH CLEAR INSULATED GLAZING

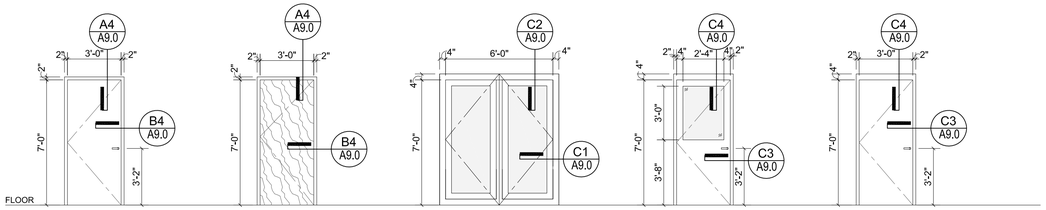
C BRONZE ANODIZED ALUMINUM STOREFRONT FRAME WITH CLEAR INSULATED GLAZING

D BRONZE ANODIZED ALUMINUM STOREFRONT FRAME WITH CLEAR INSULATED GLAZING

E BRONZE ANODIZED ALUMINUM STOREFRONT FRAME WITH CLEAR INSULATED GLAZING

A2 Window Types

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



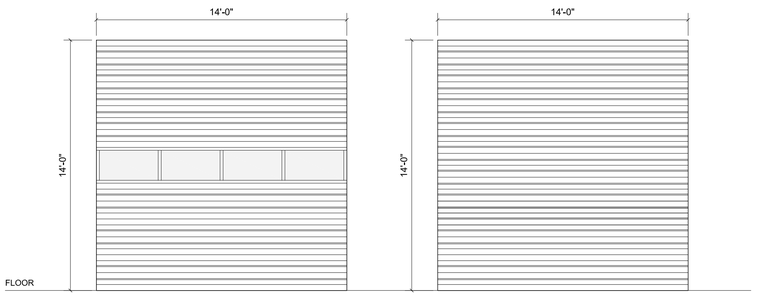
A 18 GAUGE HOLLOW METAL DOOR WITH 16 GAUGE HOLLOW METAL FRAME

B VT INDUSTRIES 5502H SOLID CORE VENEER FINISH PROFILE: NATURAL BIRCH CLEAR CL-18 IN 16 GAUGE HOLLOW METAL FRAME

C BRONZE ANODIZED ALUMINUM STOREFRONT MEDIUM STILE FRAME AND CLEAR 1/4" TEMPERED, INSULATED GLASS DOOR

D 18 GAUGE HOLLOW METAL DOOR WITH 16 GAUGE HOLLOW METAL FRAME WITH CLEAR SAFETY GLASS

E 18 GAUGE HOLLOW METAL DOOR WITH 16 GAUGE HOLLOW METAL FRAME



F AMARR INSULATED SECTIONAL DOOR MODEL 2412 WITH (1) FULL VIEW SECTION W/ CLEAR INSULATED GLASS WITH MOTOR OPERATED CHAIN HOIST

G AMARR INSULATED SECTIONAL DOOR MODEL 2412 WITH MOTOR OPERATED CHAIN HOIST

A1 Door Types

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

Door Schedule

NO.	ROOM NAME	SIZE	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE TYPE
100A	WAREHOUSE	3'-0"x7'-0"	D	HM/GLASS	PAINT	HM	PAINT	1
100B	WAREHOUSE	14-0"x14'-0"	F	STEEL	PAINT	STEEL	PAINT	-
100C	WAREHOUSE	14-0"x14'-0"	F	STEEL	PAINT	STEEL	PAINT	-
100D	WAREHOUSE	14-0"x14'-0"	G	STEEL	PAINT	STEEL	PAINT	-
100E	WAREHOUSE	3'-0"x7'-0"	A	HM	PAINT	HM	PAINT	1
101A	OFFICE	6'-0"x7'-0" PAIR	C	ALUM/GLASS	PAINT	HM	PAINT	6
101B	OFFICE	3'-0"x7'-0"	B	SCWD	STAIN	HM	PAINT	3
102A	RESTROOM	3'-0"x7'-0"	B	SCWD	STAIN	HM	PAINT	4
103A	RESTROOM	3'-0"x7'-0"	B	SCWD	STAIN	HM	PAINT	4
104A	JANITOR	3'-0"x7'-0"	B	SCWD	STAIN	HM	PAINT	5
105A	WAREHOUSE	6'-0"x7'-0" PAIR	C	ALUM/GLASS	PAINT	HM	PAINT	6
105B	WAREHOUSE	3'-0"x7'-0"	A	HM	PAINT	HM	PAINT	1
105C	WAREHOUSE	14-0"x14'-0"	G	STEEL	PAINT	STEEL	PAINT	-
105D	WAREHOUSE	14-0"x14'-0"	F	STEEL	PAINT	STEEL	PAINT	-
105E	WAREHOUSE	14-0"x14'-0"	F	STEEL	PAINT	STEEL	PAINT	-
105F	WAREHOUSE	3'-0"x7'-0"	D	HM/GLASS	PAINT	HM	PAINT	1
106A	FIRE RISER	3'-0"x7'-0"	E	HM	PAINT	HM	PAINT	2

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.

DOOR HARDWARE SCHEDULE

HARDWARE SET #1
SINGLE DOOR
DOOR: TAG 100A, 100E, 105B, 105F

QTY	DESCRIPTION	FIN	MFG.
3	HINGE FBB168 4.5 X 4.5 NRP	626	STANLEY
1	ENTRY LEVER LOCK 7KC3 7A8 16D 53	626	BEST
1	CHAIN STOP		
1	WEATHER STRIP 303AS 36 X 84	CLR	PEMKO
1	THRESHOLD 271A - 36" X 5" X 1/4"	ALUM	PEMKO
1	SWEEP 315CN-36"	CLR	PEMKO

HARDWARE SET #2
SINGLE DOOR
DOOR: TAG 106A

QTY	DESCRIPTION	FIN	MFG.
3	HINGE FBB168 4.5 X 4.5 NRP	626	STANLEY
1	STOREROOM ND80BD X RHO LESS SFIC	626	SCHLAGE
1	CHAIN STOP		
1	WEATHERSTRIP 303AS 36" X 84"	CLR	PEMKO
1	THRESHOLD 171A -36" X 5" X 1/2"	ALUM	PEMKO
1	SWEEP 315CN-36"	CLR	PEMKO

HARDWARE SET #3
SINGLE DOOR
DOOR: TAG 101B

QTY	DESCRIPTION	FIN	MFG.
3	HINGE FBB179 4.5 X 4.5 NRP	626	STANLEY
1	ENTRY ND53BD X RHO LESS SFIC	626	SCHLAGE
1	CHAIN STOP		
1	SEAL PK33 – 17	BLK	PEMKO

HARDWARE SET #4
SINGLE DOOR
DOOR: TAG 103A, 107A

QTY	DESCRIPTION	FIN	MFG.
3	HINGE FBB179 4.5 X 4.5	626	STANLEY
1	LEVER PRIVACY LOCK 7KC30L 16D 53	626	BEST
1	WALL STOP 1270CV	626	TRIMCO

HARDWARE SET #5
SINGLE DOOR
DOOR: TAG 104A

QTY	DESCRIPTION	FIN	MFG.
3	HINGE FBB179 4.5 X 4.5	626	STANLEY
1	STOREROOM W581BD X DANE LESS SFIC	626	FALCON
1	PERMANENT CORE KEYED TO SYSTEM	626	BEST

HARDWARE SET #6
PAIR DOOR
DOOR: TAG 101A, 105A

QTY	DESCRIPTION	FIN	MFG.

HARDWARE FOR ALUMINUM STOREFRONT DOOR BY STOREFRONT SUPPLIER

HARDWARE FOR OVERHEAD ROLL UP DOORS BY OVERHEAD DOOR SUPPLIER

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 10/10/23
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Door Schedule, Door and Window Types
Materials Schedule

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Ocotber 10th, 2023
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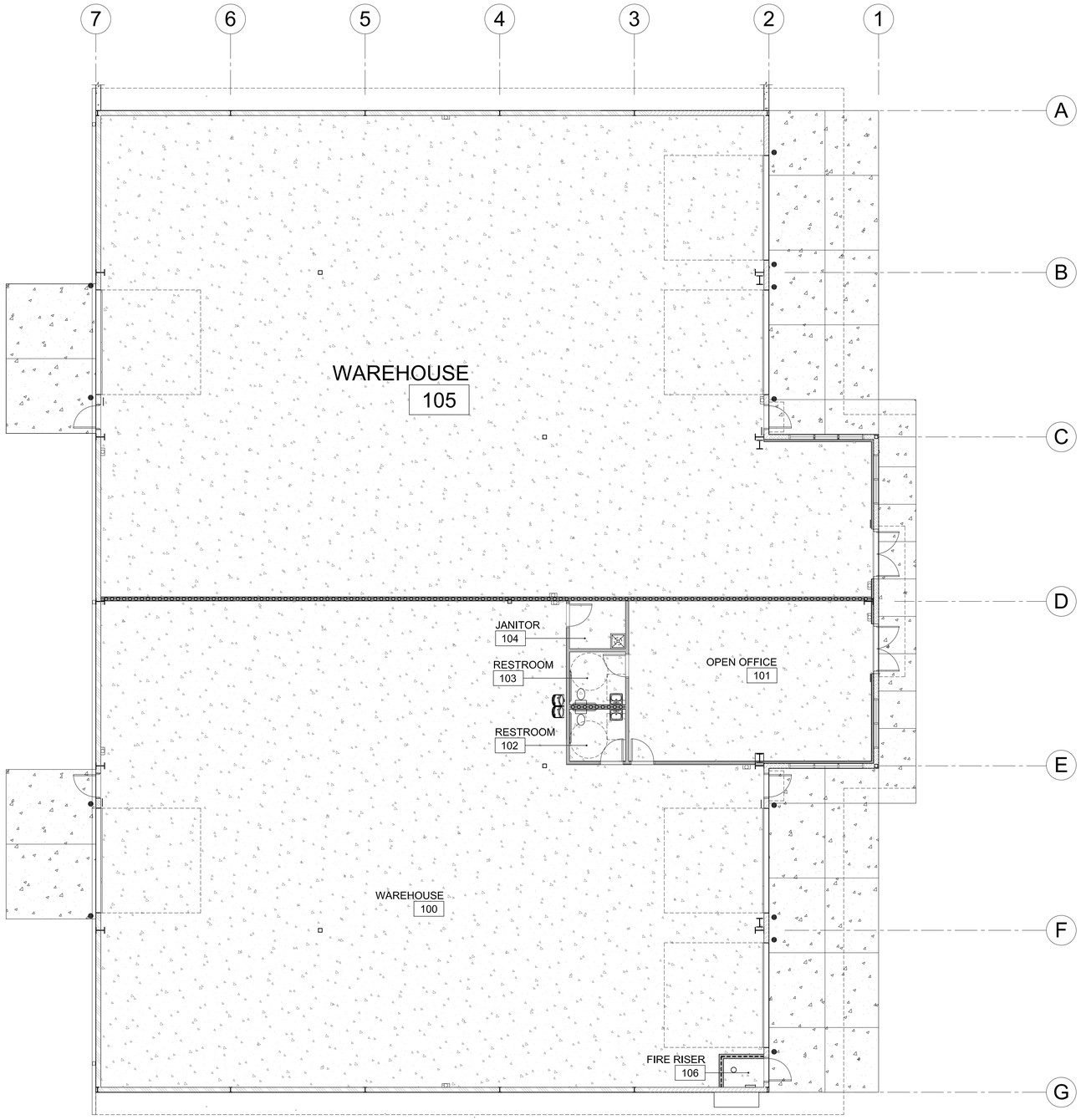
SHEET: A7.0

Oct 26, 2023 - 10:29am



Room Finish Schedule

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT
100	WAREHOUSE	F1	B1	W1/W2	C1	VARIES
101	OFFICE	F1	B2	W2	C2	15'-0"
102	RESTROOM	F1	B2	W2	C3	8'-0"
103	RESTROOM	F1	B2	W2	C3	8'-0"
104	JANITOR	F1	B1	W2/W3	C3	8'-0"
105	WAREHOUSE	F1	B1	W1/W2	C1	VARIES
106	FIRE RISER	F1	B1	W1/W2	C1	VARIES

FLOOR:
F1 CONCRETE

BASE:
B1 NONE
B2 RUBBER BASE

WALLS:
W1 OPEN TO STRUCTURE / METAL LINER PANELS M-5
W2 PAINTED GPDW
W3 FRP WAINSCOT FRP-1

CEILING:
C1 OPEN TO STRUCTURE
C2 2x2 SUSPENDED ACOUSTICAL PANELS ACT-1
C3 PAINTED GPDW

Legend

CONCRETE

A1 Room Finish Plan

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

Plan North

Oct 26, 2023 - 10:30am

REVISIONS	BY

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 10/10/23 ARIZONA

EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Room Finish Plan

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY	L.O.
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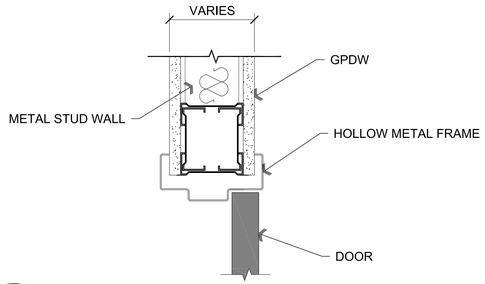
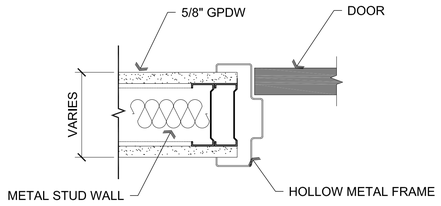


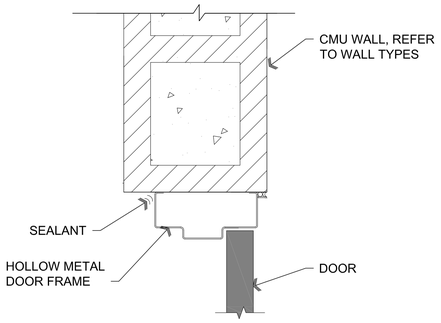
A4 Hollow Metal Door Head

SCALE: 3" = 1'-0"



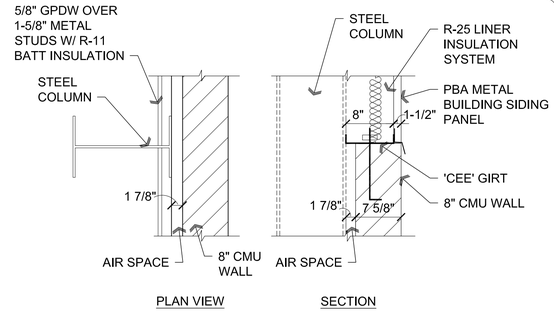
B4 Hollow Metal Door Jamb

SCALE: 3" = 1'-0"



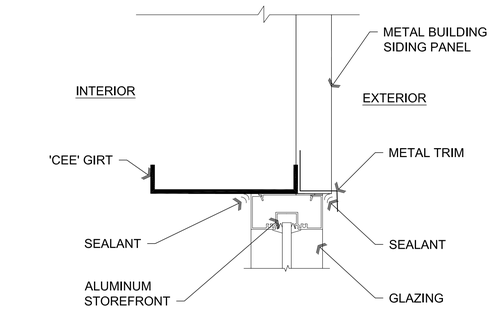
C4 Hollow Metal Door Head

SCALE: 3" = 1'-0"

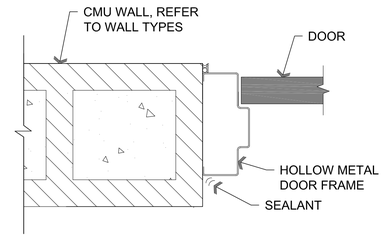


D4 Wall Detail

SCALE: 1" = 1'-0"

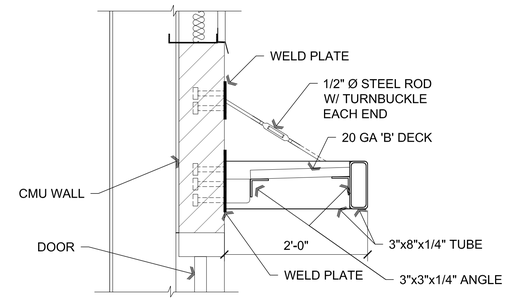


B3 Window Head @ Metal Wall



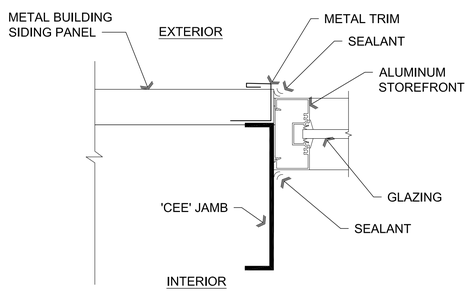
C3 Hollow Metal Door Jamb

SCALE: 3" = 1'-0"

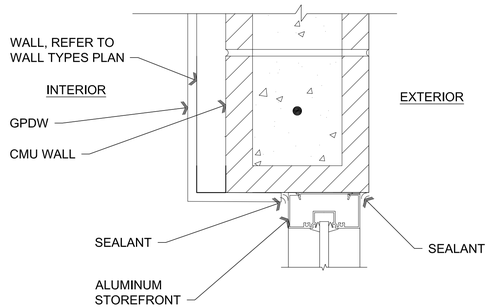


D3 Canopy Section

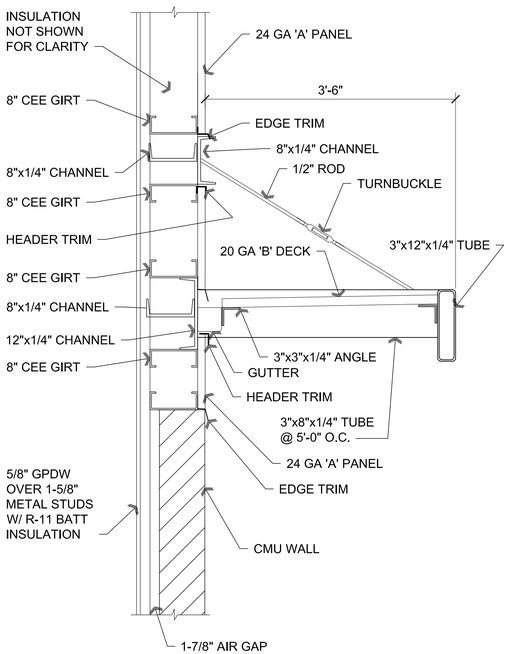
SCALE: 1" = 1'-0"



B2 Window Jamb @ Metal Wall

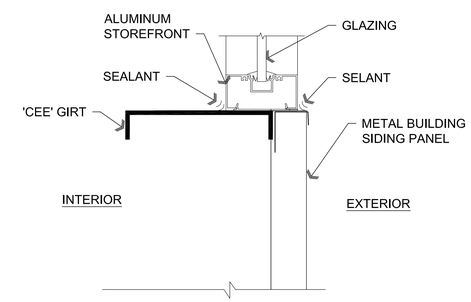


C2 Window Head @ CMU Wall

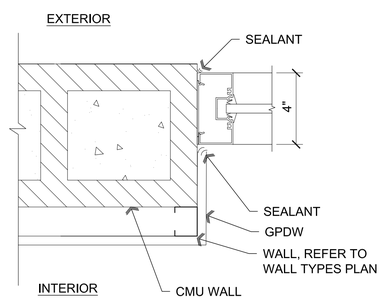


D1 Canopy Section

SCALE: 1" = 1'-0"



B1 Window Sill @ Metal Wall



C1 Window Jamb @ CMU Wall

REVISIONS	BY

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 10/10/23 ARIZONA EXPIRES: 6/30/24

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A9.0

Oct 26, 2023 - 10:30am

GENERAL STRUCTURAL NOTES

. . . APPLY UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS

CODE: Comply with 2018 IBC

SEISMIC: Soils Site Class C
Seismic Design Category B
Seismic Use Group 1

WIND: Basic wind speed 115 m.p.h., exposure B.

SUPERIMPOSED LOADS

LIVE LOADS:	30 psf (SNOW)
METAL ROOF:	0.9 psf
PURLINS:	1.0 psf
MISC:	3.1 psf
TOTAL:	5.0 psf

FOUNDATIONS:

Soils Report: Engineering & Testing Consultants Inc., Job No. ETC 12131, dated March 16, 2023 including addendum dated March 22, 2023. The soils report forms part of these construction documents.

Footings shall bear at minimum 2'–0" below finish grade on re – compacted soils per soils report. Allowable bearing 2000 psf. Interior slabs on grade shall be placed on 10" of prepared base per soils report. See soils report for further information and options.

SPECIAL INSPECTION:

1) SOILS – PER SOILS ENGINEER
2) CONCRETE
3) HIGH STRENGTH BOLT – TURN OF NUT
4) FIELD WELDING

CONCRETE

Shall meet all the requirements of ACI 301–16 with Type II cement. Minimum 28 day strength 3,000 p.s.i., (2500 used in design, no Specail inspection rquired).

No admixtures without approval. Admixtures containing chlorides shall not be used. Concrete shall not be in contact with aluminum.

Mechanically vibrate all concrete when placed, except that slabs on grade need be vibrated only around embedded items. Slump 4 inches for slabs not on grade and 5 inches for other concrete. Do not add water to concrete at site.

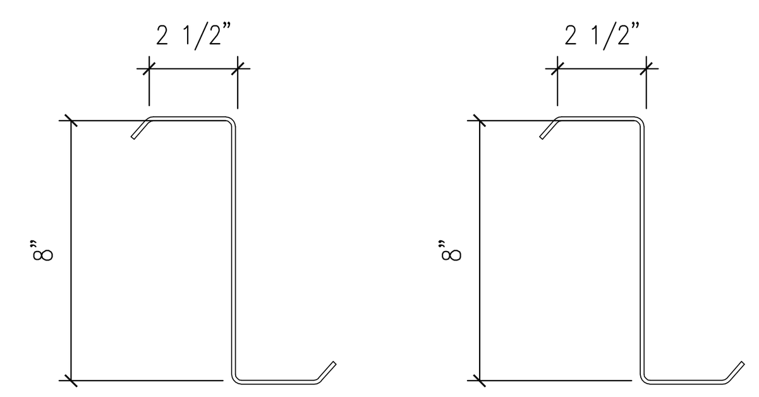
All reinforcing, including dowels and anchor bolts, shall be securely tied in location before placing concrete or grout. Dowels will not be allowed to be "stabbed" in.

REINFORCING:

ASTM A–615 Grade 60 except as follows:

#2 bars.................................. Grade 40

Welded anchors.................. Grade 40, chemical analysis limited per AWS spec for weld without preheat. Also see "Welding" below.



8" X 2.5 " X 16 GA. Z
Ix=7.19 in.^4 Sx=1.8 in.^3
Fy=55 ksi.

8" X 2.5 " X 14 GA. Z
Ix=9.4 in.^4 Sx=2.4 in.^3
Fy=55 ksi.

PURLIN & GIRTS

COLD–FORMED STEEL STUDS AND JOISTS:
Steel stud system shall be designed by stud manufacturer, to the minimum criteria noted below and shown on plans. Submit for review prior to proceeding with work.
All 16 gage and heavier cee, zee, eaves strut, tracks and straps shall be AISI Specifications with 57,000 p.s.i. yield stress. All other st?ud material shall be 33,000 p.s.i. steel of standard commercial quality.
Web stiffeners s?hall be provided at reaction points and/or at points of concentrated loads.
Joist bridging shall be provided as required by manufacturer. Additional joists shall be provided around all floor and roof openings which interrupt one or more spanning members, unless otherwise noted.
End blocking shall be provided where joist ends are not otherwise restrained from rotation.

SECTION PROPERTIES FOR LIGHT GAGE MATERIALS:
All section properties must comply with the "Metal Stud Manufacturer's Association" (ICBO ER#4943).

The structural properties included here have been computed based on the American Iron and Steel Institute "Specification for the Design of Cold–Formed Structural Members".

Thickness – Steel Components

Gauge	Design Thickness (in)	Minimum Thickness (in)
16	.0566	.0538
14	.0713	.0677
12	.1017	.0966

STRUCTURAL STEEL:
ASTM A–992 50 ksi
Bolts ASTM A–325.
Bolts embedded in concrete ASTM A–307.
See "Welding" section for special requirements.

26 GAGE "R" PANEL, METAL ROOF DECK:

Steel Deck Institute specifications and recommendations apply, except as noted otherwise. Deck shall be painted, minimum 26 gage, MCBI 36" width, with minimum Sx(t) = 0.039 & Sx(b) = 0.0437 inch cubed per foot of width ICBO #ER–S409P). Deck units shall be continuous over three spans, except that simple spans are required where deck warps to meet roof slopes. Use next heavier gage for simple or two span continuous conditions.

WELDING:

All construction and testing per American Welding Society codes and recommendations. All welding shall be by welders holding current valid certificates and having current experience in type of weld called for.

Welding rods to be low hydrogen type, E70 Series, per AWS D1.1 typically except E–6010 Series for steel sheet metal per AWS D1.3 and reinforcing weldments per AWS D1.4. Use E90 Series welding rods for A706 rebar.

All full–penetration groove or butt welded splices in material thicker than 5/16" shall be inspected by an independent testing laboratory, which shall test ultrasonically a sufficient number of welds but not less than 25 percent of total per welder, to certify all splices as meeting or exceeding strength of material spliced. Two copies of all test reports and a letter of such certification shall be submitted to the Architect.

Shop indicated welds may be done in field.

SHOP DRAWINGS:

1. The structural shop drawing review is intended to help the Engineer verify that his design concept has been properly interpreted. It is the Contractor's responsibility to check his own shop drawings and those of his Subcontractors.
2. The structural shop drawings will be returned for resubmittal if not checked by Contractor or a cursory review shows major errors which should have been found by the Contractor's checking.
3. Following shop drawings and calculations when applicable, are required for submittal for structural review. Allow three days for processing and additional day per each four 24 x 36 shop drawing sheets to determine turn around time in the structural office:
   - A. Structural steel.
   - B. Miscellaneous structural steel.
4. Any resubmittal of a detail sheet with added information shall be accompanied by location plan identifying the members involved, and clouding around added information.
5. Dimensions will not be checked.
6. Any Engineering submitted for review shall be appropriately sealed. Full responsibility of such Engineering rests with the person sealing the design.

SUPPLEMENTARY NOTES:

Provide all temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction. Any members required to support equipment from the framing shown shall be designed and provided by the equipment Contractor. For connections, see details. If not shown or noted, minimum connections to be included in cost shall be two 3/4" diameter bolts or 3/16" fillet weld 4" long using 1/4" connection material and detailed to minimize bending in connection. Proceed after clarification through shop drawing submittal.

Options and approved substitutions are for Contractor's convenience. He shall be responsible for all changes and additional costs necessary and he shall coordinate all details.

Any engineering design provided by others and submitted for review shall be by an insured Structural Engineer with continuous five years of experience in the type of design submitted.

Unless noted otherwise, details on Structural Drawings are typical as indicated by cuts, references, or titles.

In case of conflicts, more costly requirements govern for bidding. Submit clarification request prior to proceeding with work.

Verify all dimensions with Architectural Drawings.

Contractor shall establish and verify in field all existing conditions affectin?g new construction. Contact Architect immediately if existing conditions are not as depicted in dr?awings.

All construction meeting or crossing expansion or shrinkage control joints in framed floors or roofs must have provisions to accommodate the movement or must be delayed until the joint is closed.

LOOKOUT ENGINEERING
STRUCTURAL SOLUTIONS
13601 N. 12th WAY • PHOENIX, AZ 85022 • V 602 795 9080 • F 602 795 9081

REVISIONS	BY

Registered Professional Engineer (Structural)
CERTIFICATE NO. 26025
GARY HANCOCK
Date Signed 10/26/23
ARIZONA, U.S.A.

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ARCHITECTURE & PLANNING

DRAWING: General Structural Notes

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY

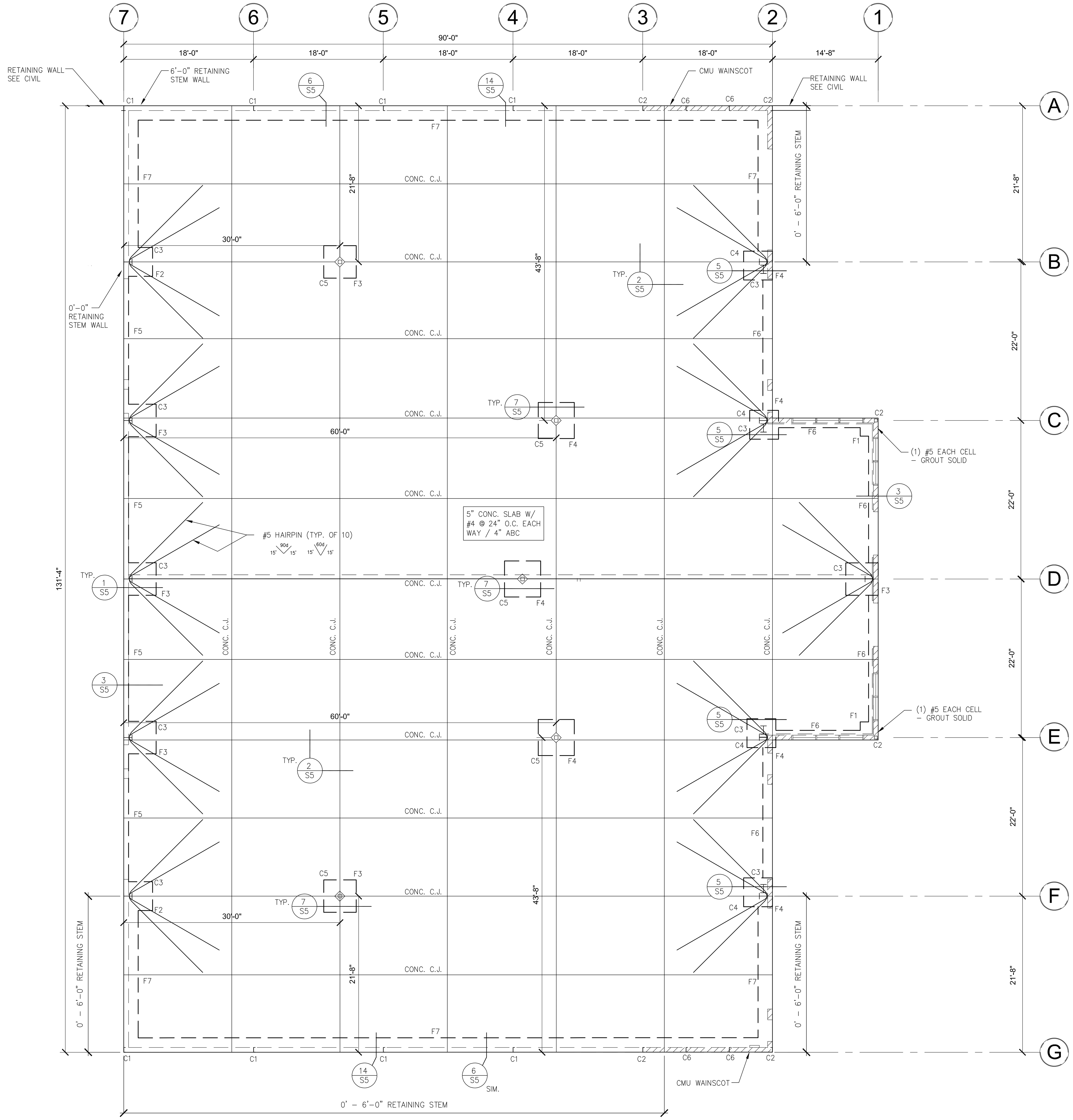
CHECKED BY

DATE
Oct 26th, 2023

JOB NO.
786

SHEET

S0



FOOTING & COLUMN SCHEDULE:

F1	2'-6"SQ x 24" DEEP CONC. FOOTING W/ (3) #5 EACH WAY, BOTT.
F2	4'-0"SQ x 24" DEEP CONC. FOOTING W/ (5) #5 EACH WAY, BOTT.
F3	4'-6"SQ x 24" DEEP CONC. FOOTING W/ (6) #5 EACH WAY, BOTT.
F4	5'-0"SQ x 24" DEEP CONC. FOOTING W/ (6) #5 EACH WAY, BOTT.
F5	8" WIDE x 24" DEEP CONC. TURNDOWN W/ (1) #5 TOP & BOTT.
F6	16" WIDE x 24" DEEP CONC. TURNDOWN W/ (2) #5 TOP & BOTT. CONT.
F7	24" WIDE SEE DETAIL 6/S5
C1	8"x4"Cx14GA
C2	HHS4x4x1/4 COLUMN (ON MASONRY)
C3	W24x55 COLUMN
C4	W12x30 COLUMN
C5	HHS6x6x3/8 COLUMN
C6	HHS4x4x1/4 COLUMN (IN MASONRY)

LOOKOUT ENGINEERING
STRUCTURAL SOLUTIONS
13601 N. 12th WAY • PHOENIX, AZ 85022 • V 602 795 9080 • F 602 795 9881

REVISIONS | BY

Registered Professional Engineer — CERTIFICATE NO. 26025 GARY HANCOCK — ARIZONA, U.S.A.

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ARCHITECTURE & PLANNING

DRAWING: FOUNDATION PLAN

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

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DATE
Oct 26th, 2023

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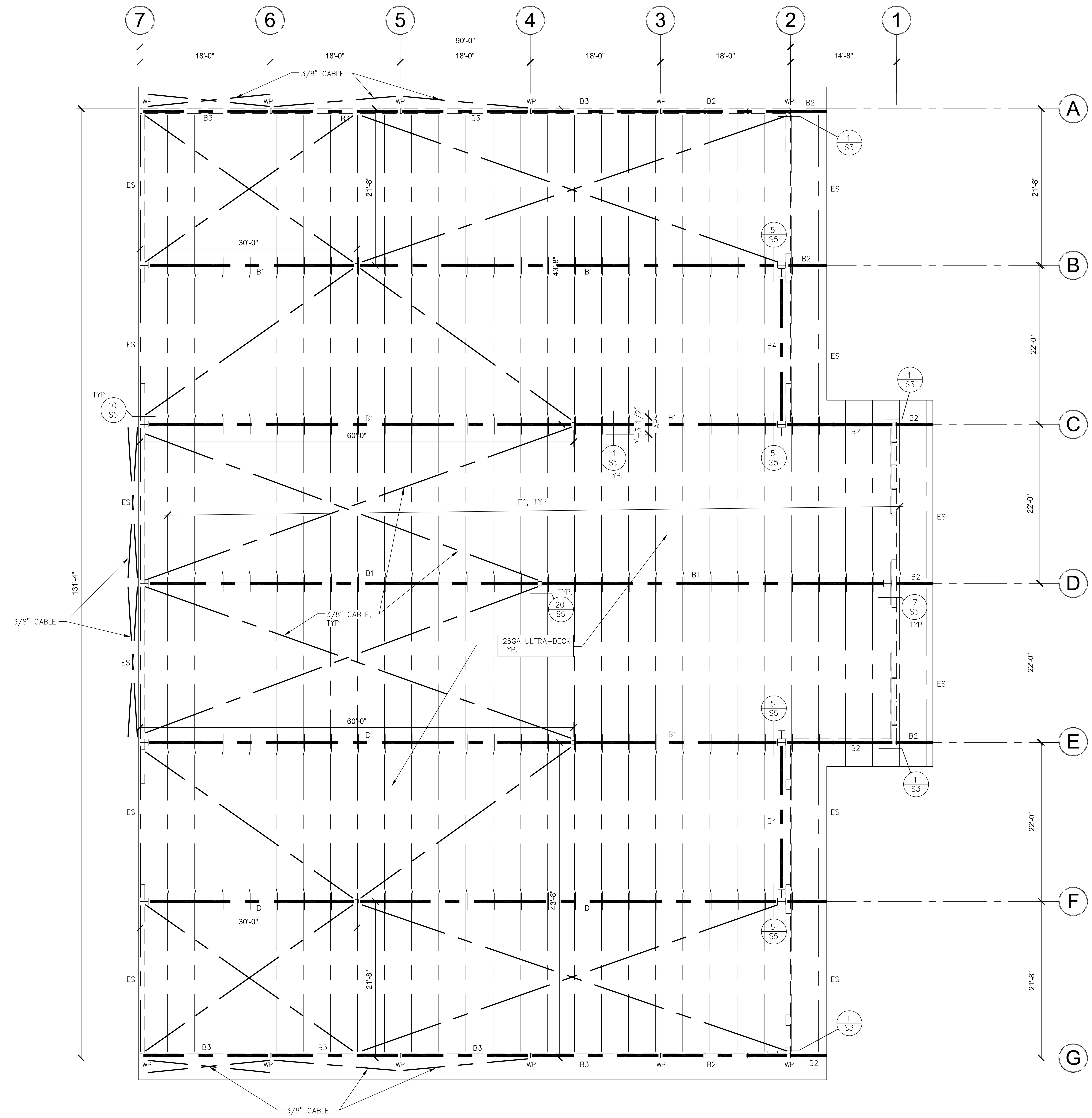
S1



FRAMING SCHEDULE:

B1	W24x55
B2	W10x26
B3	12x4Cx12GA BEAM
B4	W12x30
G1	8x2 1/2Cx14GA GIRT
C1/WP	8x4Cx14GA COLUMN/WIND POST
ES	8x4x4x1/4x16GA EAVE STRUT
P1	8x2 1/2Cx14 GA @ 3'-9" O.C. W/ 2'-3 1/2" LAP

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Registered Professional Engineer (Structural)
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ARCHITECTURE & PLANNING

DRAWING: FRAMING PLAN

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

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Oct 26th, 2023

JOB NO.
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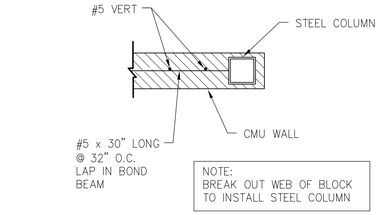
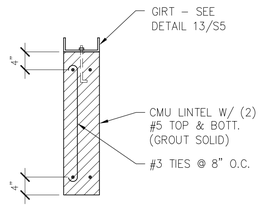
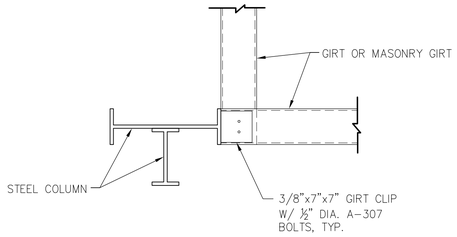
S2



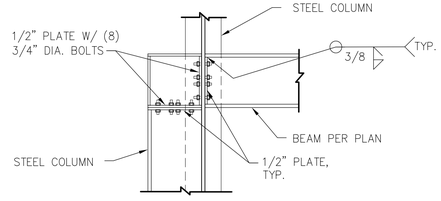
5 — STEEL COLUMN IN CMU WALL



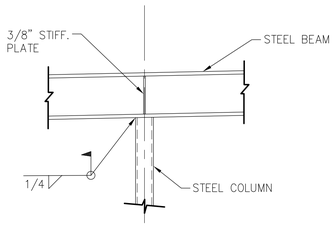
4 — CMU LINTEL



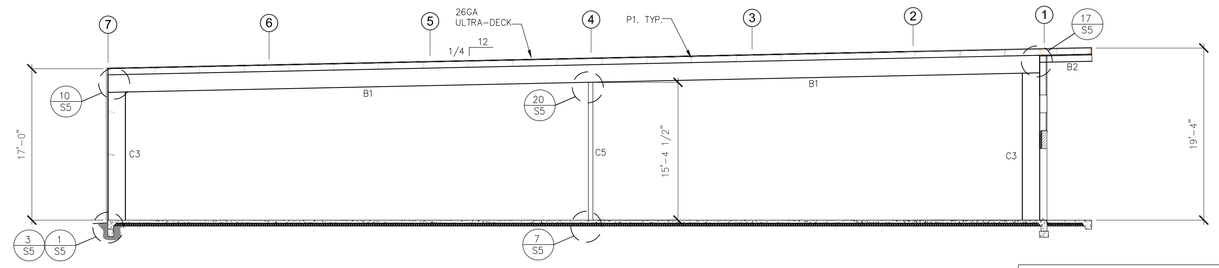
3 — GIRT CONNECTION @ WALL COLUMN



2 — BEAM @ COLUMN



1 — BEAM @ COLUMN

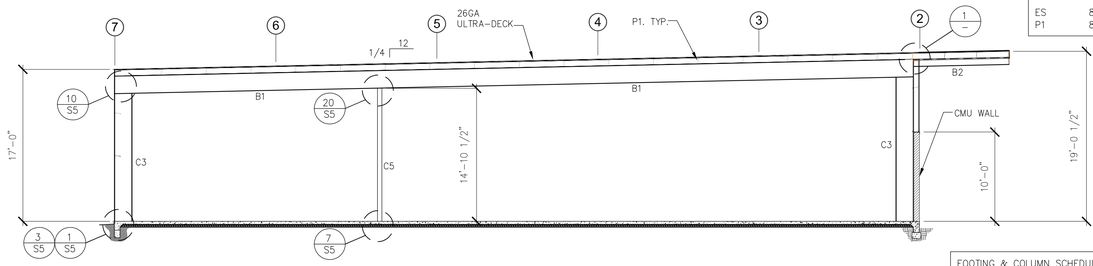


FRAME @ GRID LINES D

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

FRAMING SCHEDULE:

B1	W24x55
B2	W10x26
B3	12x4Cx12GA BEAM
G1	8x2 1/2Cx14GA GIRT
G2	8x3Cx14GA CMU GIRT
G3	C8x11.5 CHANNEL
C1/WP	8x4Cx14GA COLUMN/WIND POST
ES	8x4x4x1/4x16GA EAVE STRUT
P1	8x2 1/2Cx14 GA @ 3'-9" O.C. W/ 2'-3 1/2" LAP

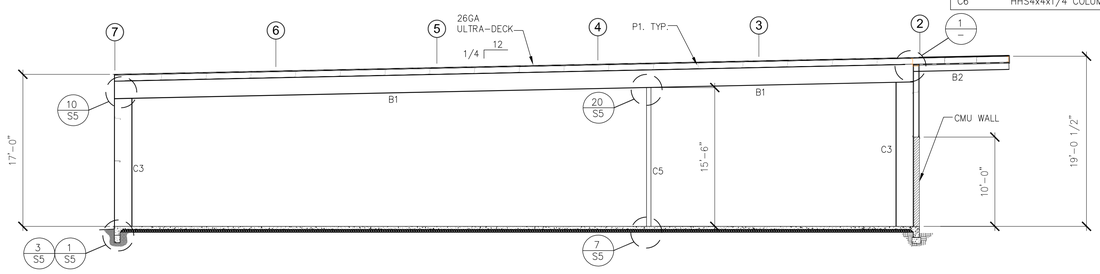


FRAME @ GRID LINES B & F

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

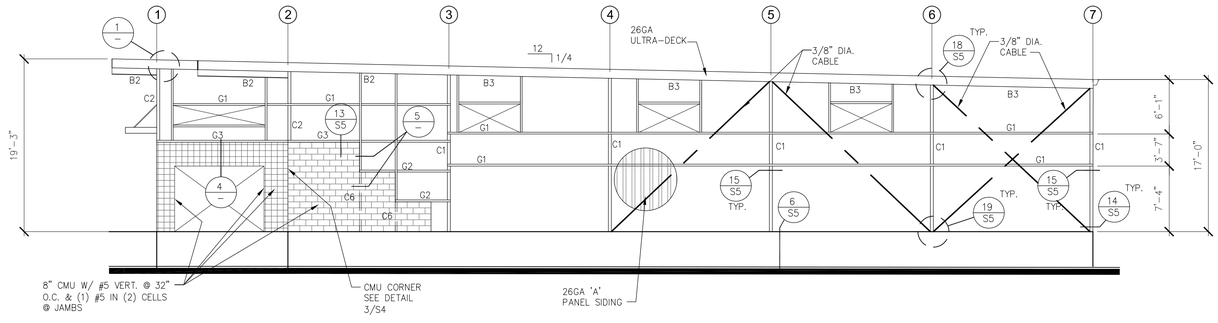
FOOTING & COLUMN SCHEDULE:

F1	2'-6"SQ x 24" DEEP CONC. FOOTING W/ (3) #5 EACH WAY, BOTT.
F2	4'-0"SQ x 24" DEEP CONC. FOOTING W/ (5) #5 EACH WAY, BOTT.
F3	4'-6"SQ x 24" DEEP CONC. FOOTING W/ (6) #5 EACH WAY, BOTT.
F4	5'-0"SQ x 24" DEEP CONC. FOOTING W/ (6) #5 EACH WAY, BOTT.
F5	8" WIDE x 24" DEEP CONC. TURNDOWN W/ (1) #5 TOP & BOTT.
F6	16" WIDE x 24" DEEP CONC. TURNDOWN W/ (2) #5 TOP & BOTT. CONT.
F7	24" WIDE SEE DETAIL 6/S5
C1	8"x4"Cx14GA
C2	HHS4x4x1/4 COLUMN (ON MASONRY)
C3	W24x55 COLUMN
C4	W12x30 COLUMN
C5	HHS6x6x3/8 COLUMN
C6	HHS4x4x1/4 COLUMN (IN MASONRY)



FRAME @ GRID LINES C & E

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



END WALL ELEVATION @ GRID LINES A & G (SIM. MIRRORED)

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

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REVISIONS	BY

Registered Professional Engineer (Structural)
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ARCHITECTURE & PLANNING

DRAWING: FRAME & ELEVATIONS

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

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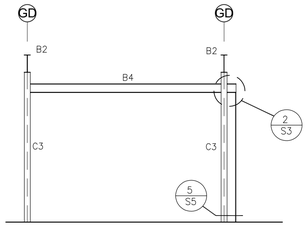
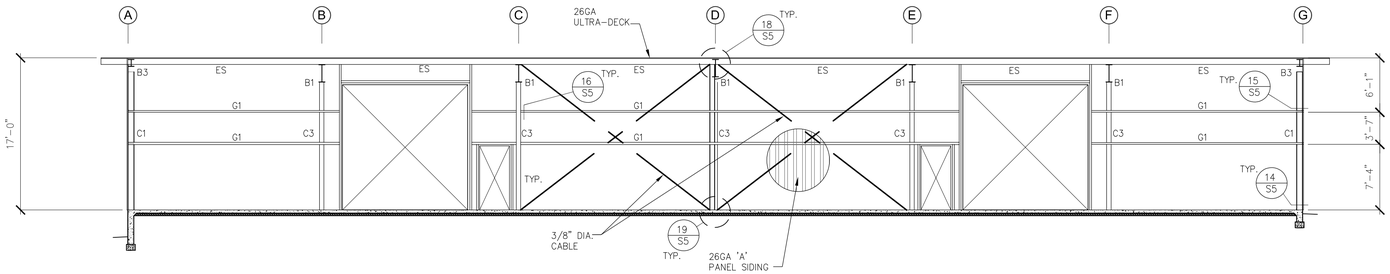
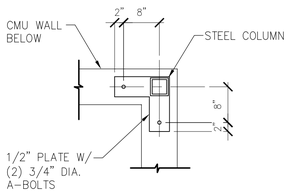
DATE	Oct 26th, 2023
JOB NO.	786
SHEET	S3

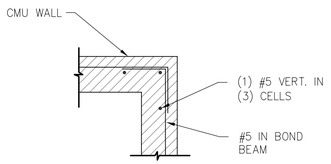


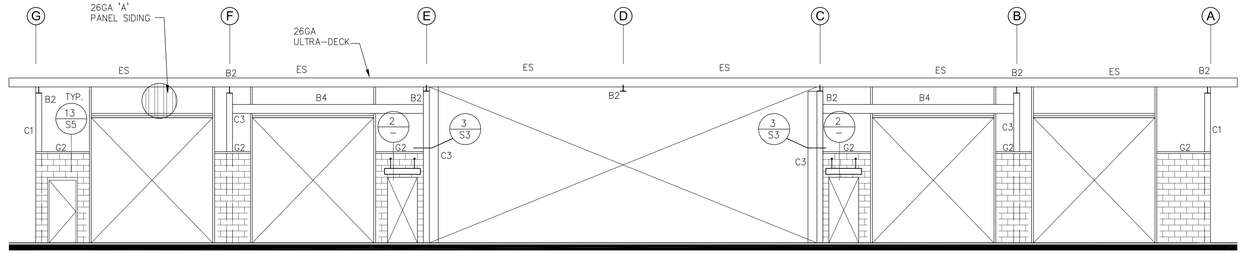
PORTAL FRAME GRID LINE 2
SCALE: 1/8" = 1'-0"



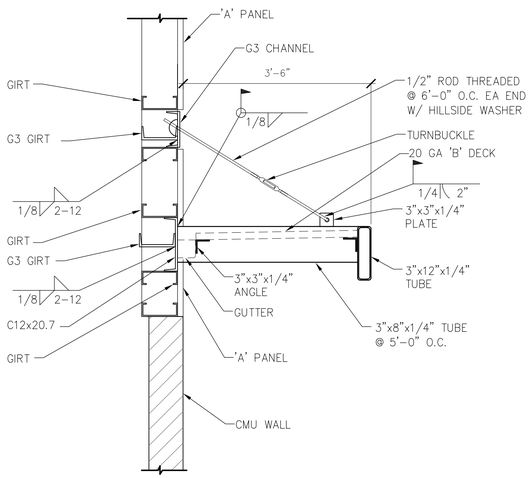
ELEVATION GRID LINE 7
SCALE: 1/8" = 1'-0"





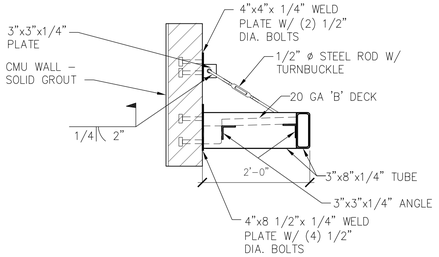


ELEVATION GRID LINE 2
SCALE: 1/8" = 1'-0"



WELDS: 3/16" FULL PEN, TYP.

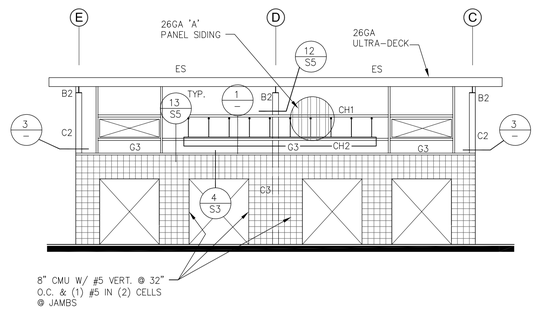
3 / — CMU / B-PLATE @ CORNER



WELDS: 3/16" FULL PEN, TYP.

2 / — CANOPY SECTION

1 / — CANOPY SECTION



ELEVATION GRID LINE 1
SCALE: 1/8" = 1'-0"

FRAMING SCHEDULE:

B1	W24x55
B2	W10x26
B3	12x4Cx12GA BEAM
B4	W12x30
G1	8x2 1/2Cx14GA GIRT
G2	8x3Cx14GA CMU GIRT
G3	C8x11.5 CHANNEL
C1/WP	8x4Cx14GA COLUMN/WIND POST
ES	8x4x4x1/4x16GA EAVE STRUT
P1	8x2 1/2Cx14 GA @ 3'-9" O.C. W/ 2'-3 1/2" LAP
CH1	C8x11.5 CHANNEL
CH2	C12x20.7 CHANNEL

FOOTING & COLUMN SCHEDULE:

F1	2'-6"SQ x 24" DEEP CONC. FOOTING W/ (3) #5 EACH WAY, BOTT.
F2	4'-0"SQ x 24" DEEP CONC. FOOTING W/ (5) #5 EACH WAY, BOTT.
F3	4'-6"SQ x 24" DEEP CONC. FOOTING W/ (6) #5 EACH WAY, BOTT.
F4	5'-0"SQ x 24" DEEP CONC. FOOTING W/ (6) #5 EACH WAY, BOTT.
F5	8" WIDE x 24" DEEP CONC. TURNDOWN W/ (1) #5 TOP & BOTT.
F6	16" WIDE x 24" DEEP CONC. TURNDOWN W/ (2) #5 TOP & BOTT. CONT.
F7	24" WIDE SEE DETAIL 6/S5
C1	8"x4"Cx14GA
C2	HHS4x4x1/4 COLUMN (ON MASONRY)
C3	W24x55 COLUMN
C4	W12x30 COLUMN
C5	HHS6x6x3/8 COLUMN
C6	HHS4x4x1/4 COLUMN (IN MASONRY)

LOOKOUT ENGINEERING
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REVISIONS	BY

Registered Professional Engineer (Structural)
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ARCHITECTURE & PLANNING

DRAWING: ELEVATIONS

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY

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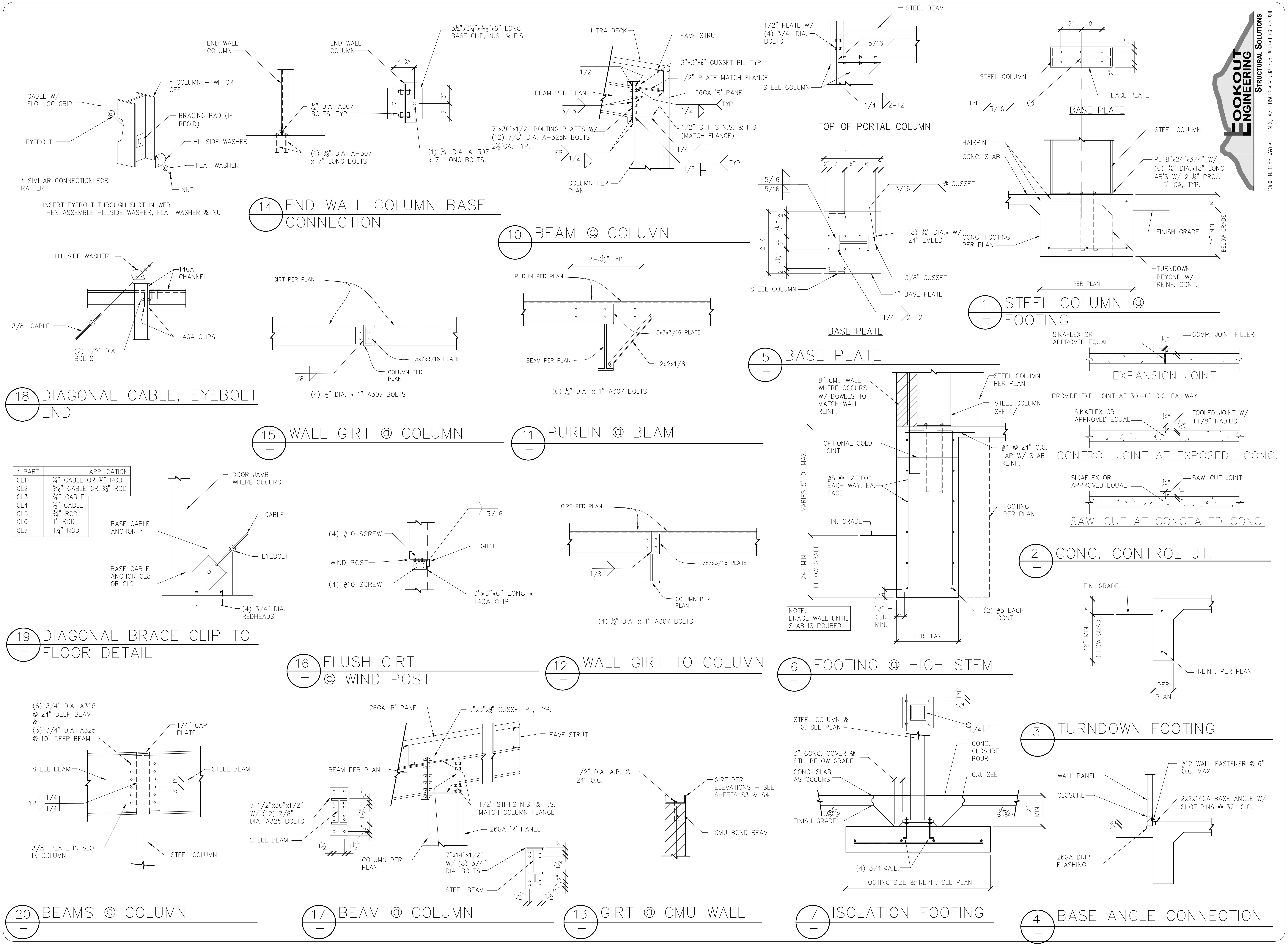
DATE
Oct 26th, 2023

JOB NO.
786

SHEET
S4

Oct 26, 2023 - 12:07pm



CABLE W/ FLO-LOC GRIP
* COLUMN – WF OR CEE
BRACING PAD (IF REQ'D)
EYEBOLT
HILLSIDE WASHER
FLAT WASHER
NUT
* SIMILAR CONNECTION FOR RAFTER
INSERT EYEBOLT THROUGH SLOT IN WEB THEN ASSEMBLE HILLSIDE WASHER, FLAT WASHER & NUT
END WALL COLUMN
½" DIA. A307 BOLTS, TYP.
(1) ⅝" DIA. A-307 x 7" LONG BOLTS
3¼"x3¼"x5/16"x6" LONG BASE CLIP, N.S. & F.S.
4"GA
14 END WALL COLUMN BASE CONNECTION
ULTRA DECK
EAVE STRUT
3"x3"x⅜" GUSSET PL, TYP.
1/2" PLATE MATCH FLANGE
26GA 'R' PANEL
BEAM PER PLAN
7"x30"x1/2" BOLTING PLATES W/ (12) 7/8" DIA. A-325N BOLTS 2½"GA, TYP.
1/2" STIFFS N.S. & F.S. (MATCH FLANGE)
COLUMN PER PLAN
TYP.
10 BEAM @ COLUMN
STEEL BEAM
1/2" PLATE W/ (4) 3/4" DIA. BOLTS
STEEL COLUMN
TOP OF PORTAL COLUMN
STEEL COLUMN
BASE PLATE
BASE PLATE
@ GUSSET
(8) ¾" DIA.x W/ 24" EMBED
3/8" GUSSET
1" BASE PLATE
BASE PLATE
5 BASE PLATE
HAIRPIN
CONC. SLAB
STEEL COLUMN
PL 8"x24"x3/4" W/ (6) ¾" DIA.x18" LONG AB'S W/ 2 ½" PROJ. – 5" GA, TYP.
FINISH GRADE
CONC. FOOTING PER PLAN
18" MIN. BELOW GRADE
TURNDOWN BEYOND W/ REINF. CONT.
PER PLAN
1 STEEL COLUMN @ FOOTING
HILLSIDE WASHER
14GA CHANNEL
3/8" CABLE
14GA CLIPS
(2) 1/2" DIA. BOLTS
18 DIAGONAL CABLE, EYEBOLT END
GIRT PER PLAN
3x7x3/16 PLATE
COLUMN PER PLAN
(4) ½" DIA. x 1" A307 BOLTS
15 WALL GIRT @ COLUMN
PURLIN PER PLAN
2'-3½" LAP
5x7x3/16 PLATE
BEAM PER PLAN
L2x2x1/8
(6) ½" DIA. x 1" A307 BOLTS
11 PURLIN @ BEAM
8" CMU WALL WHERE OCCURS W/ DOWELS TO MATCH WALL REINF.
STEEL COLUMN PER PLAN
STEEL COLUMN SEE 1/–
OPTIONAL COLD JOINT
#4 @ 24" O.C. LAP W/ SLAB REINF.
#5 @ 12" O.C. EACH WAY, EA. FACE
VARIES 5'-0" MAX.
FOOTING PER PLAN
FIN. GRADE
24" MIN. BELOW GRADE
NOTE: BRACE WALL UNTIL SLAB IS POURED
3" CLR MIN.
PER PLAN
(2) #5 EACH CONT.
6 FOOTING @ HIGH STEM
SIKAFLEX OR APPROVED EQUAL
COMP. JOINT FILLER
EXPANSION JOINT
PROVIDE EXP. JOINT AT 30'-0" O.C. EA. WAY
TOOLED JOINT W/ ±1/8" RADIUS
CONTROL JOINT AT EXPOSED CONC.
SAW-CUT JOINT
SAW-CUT AT CONCEALED CONC.
2 CONC. CONTROL JT.
FIN. GRADE
18" MIN. BELOW GRADE
REINF. PER PLAN
PER PLAN
3 TURNDOWN FOOTING
* PART | APPLICATION
CL1 ¼" CABLE OR ½" ROD
CL2 5/16" CABLE OR ⅝" ROD
CL3 ⅜" CABLE
CL4 ½" CABLE
CL5 ¾" ROD
CL6 1" ROD
CL7 1¼" ROD
DOOR JAMB WHERE OCCURS
CABLE
BASE CABLE ANCHOR *
EYEBOLT
BASE CABLE ANCHOR CL8 OR CL9
(4) 3/4" DIA. REDHEADS
19 DIAGONAL BRACE CLIP TO FLOOR DETAIL
(4) #10 SCREW
WIND POST
GIRT
3"x3"x6" LONG x 14GA CLIP
16 FLUSH GIRT @ WIND POST
GIRT PER PLAN
7x7x3/16 PLATE
COLUMN PER PLAN
(4) ½" DIA. x 1" A307 BOLTS
12 WALL GIRT TO COLUMN
(6) 3/4" DIA. A325 @ 24" DEEP BEAM & (3) 3/4" DIA. A325 @ 10" DEEP BEAM
1/4" CAP PLATE
STEEL BEAM
3/8" PLATE IN SLOT IN COLUMN
STEEL COLUMN
20 BEAMS @ COLUMN
26GA 'R' PANEL
3"x3"x⅜" GUSSET PL, TYP.
EAVE STRUT
BEAM PER PLAN
7 1/2"x30"x1/2" W/ (12) 7/8" DIA. A325 BOLTS
STEEL BEAM
1/2" STIFFS N.S. & F.S. MATCH COLUMN FLANGE
COLUMN PER PLAN
7"x14"x1/2" W/ (8) 3/4" DIA. BOLTS
17 BEAM @ COLUMN
1/2" DIA. A.B. @ 24" O.C.
GIRT PER ELEVATIONS – SEE SHEETS S3 & S4
CMU BOND BEAM
13 GIRT @ CMU WALL
STEEL COLUMN & FTG. SEE PLAN
3" CONC. COVER @ STL. BELOW GRADE
CONC. SLAB AS OCCURS
CONC. CLOSURE POUR
C.J. SEE
FINISH GRADE
12" MIN.
(4) 3/4"øA.B.
FOOTING SIZE & REINF. SEE PLAN
7 ISOLATION FOOTING
WALL PANEL
#12 WALL FASTENER @ 6" O.C. MAX.
CLOSURE
2x2x14GA BASE ANGLE W/ SHOT PINS @ 32" O.C.
26GA DRIP FLASHING
4 BASE ANGLE CONNECTION
LOOKOUT ENGINEERING STRUCTURAL SOLUTIONS
13601 N. 12th WAY • PHOENIX, AZ 85022 • V 602 795 9680 • F 602 795 9681

REVISIONS	BY

Registered Professional Engineer – Certificate No. 26025 – Gary Hancock – Arizona

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ARCHITECTURE & PLANNING

DRAWING: FOUNDATION & FRAMING DETAILS

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY

CHECKED BY

DATE Oct 26th, 2023

JOB NO. 786

SHEET

S5

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 – FLEXIBLE DUCTWORK SHALL COMPLY WITH THE CLASS I REQUIREMENTS OF THE NFPA BULLETIN NO. 90A AND SHALL BE INSULATED WITH 1" FIBERGLASS, SUPPORTED BY HELICALLY WOUND STEEL WIRE WITH REINFORCED METALIZED OUTER JACKET RATED FOR USE IN PLENUMS. ATTACHMENT SHALL BE WITH WORM DRIVE CLAMPS. LENGTH SHALL NOT EXCEED 10'–0", EXCEPT AS APPROVED BY ARCHITECT.

3 – PROVIDE MANUAL BALANCING DAMPER AT EACH BRANCH DUCT TAKE OFF.

4 – ALL DUCTWORK JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTION ON DUCTWORK SHALL BE LISTED AND LABELED BY UL 181A OR 181B TAPES AND MASTICS.

5 – ALL AIR SUPPLY AND RETURN DUCTS LOCATED IN CONDITIONED SPACES OR UNCONDITIONED SPACES SEPARATED FROM BUILDING EXTERIOR SHALL HAVE A MIN. R–5 INSULATION VALUE. ALL AIR SUPPLY AND RETURN DUCTS LOCATED IN UNCONDITIONED SPACES NOT SEPARATED FROM BUILDING EXTERIOR SPACES OR EXTERIOR DUCTS SHALL HAVE A MIN. R–8 INSULATION.

6 – PROVIDE RADIUS ELBOWS, TURNING VANES, AND SPLITTER DAMPERS IN BRANCHES AND EXTRACTORS WHERE APPLICABLE.

7 – TURNING VANES SHALL BE INSTALLED IN ALL MITERED ELBOWS.

8 – BRANCH DUCT SERVING DIFFUSERS SHALL BE SIZE AS INDICATED. PROVIDE INCREASER OR SHEET METAL PLENUM TO CONNECT TO DIFFUSER AS REQUIRED.

9 – ALL DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS. IF DUCT LINER IS USED FOR INSULATION, CONTRACTOR SHALL INCREASE DUCT SIZE ACCORDINGLY.

10 – HANGERS FOR SHEET METAL DUCTWORK SHALL BE INSTALLED AS REQUIRED BY 2018 IMC.

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 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.

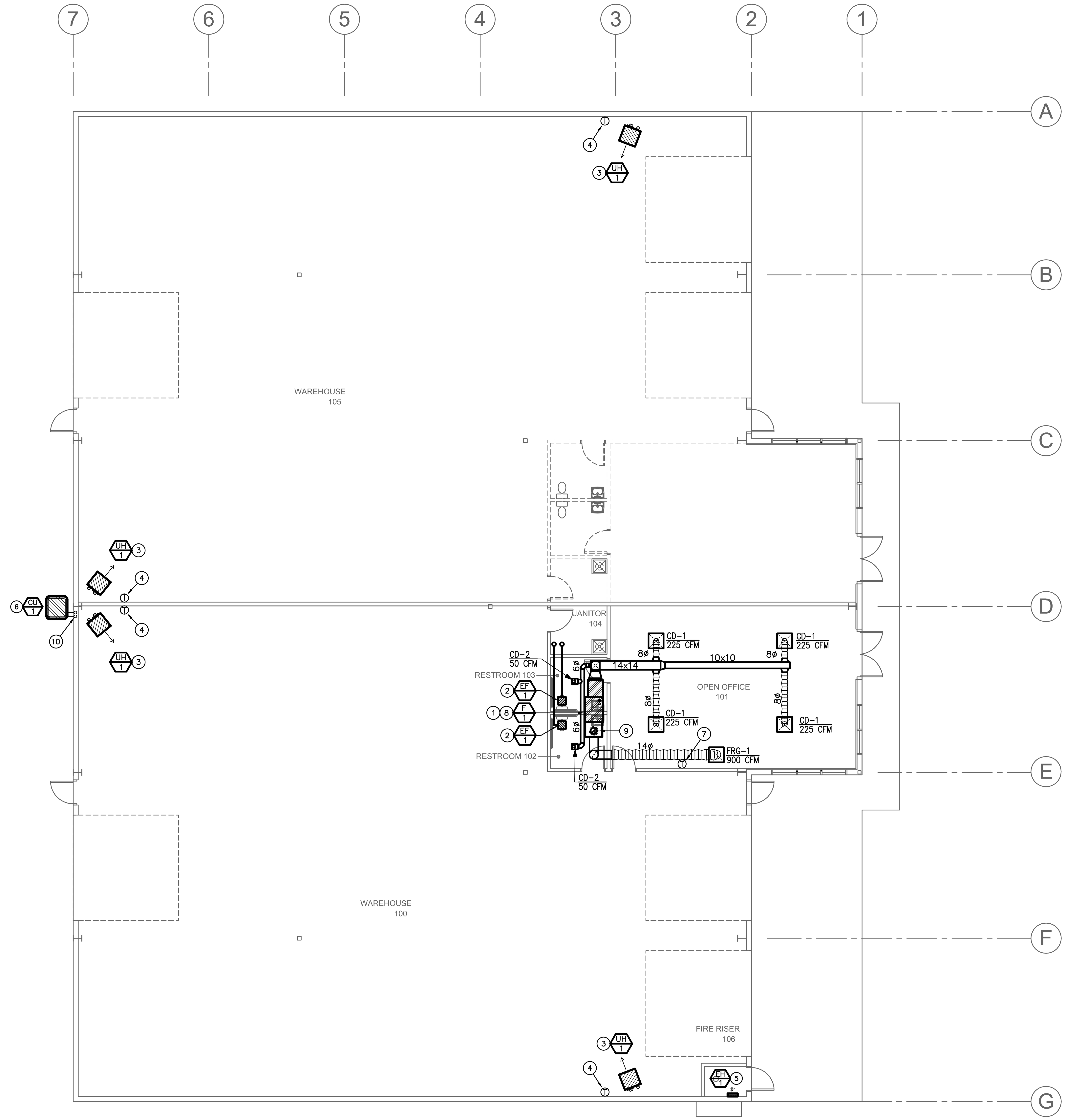
GENERAL REQUIREMENTS

1 – PROVIDE CLEARANCES AS PER MANUFACTURER'S RECOMMENDATIONS.

2 – PITCH CONDENSATE DRAIN LINE 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.

4 – KEEP ALL VENTS THROUGH ROOF AND EXHAUST DISCHARGE DUCTS A MINIMUM OF 10'–0" FROM OUTSIDE AIR INTAKES OR WINDOWS AND FROM ALL VERTICAL PORTIONS OF THE BUILDING.



1 Mechanical Floor Plan

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

Plan North

KEYNOTES

1. NEW HORIZONTAL, SEALED COMBUSTION, NATURAL GAS FURNACE ABOVE CEILING. MAINTAIN ALL NECESSARY CLEARANCES AND MAINTENANCE ACCESS REQUIREMENTS. ROUTE AND CONNECT REFRIGERANT LINES FROM CONDENSING UNIT. ROUTE PVC COMBUSTION AIR INTAKE AND VENT PIPING TO CONCENTRIC ROOF TERMINATION PER MANUFACTURER. INSTALLATION SHALL BE IN ACCORDANCE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE INSTALLED LENGTH AND FITTINGS.
2. CEILING MOUNTED EXHAUST FAN WITH BACKDRAFT DAMPER. TRANSITION EXHAUST DUCT FROM UNIT DISCHARGE AND ROUTE TO MANUFACTURER'S ROOF DISCHARGE CAP. MAINTAIN A MINIMUM 10' CLEARANCE FROM ALL OUTSIDE AIR INTAKES.
3. GAS–FIRED UNIT HEATER SUPPORTED FROM STRUCTURE, WITH TYPE "B" FLUE UP THROUGH ROOF. COORDINATE UNIT HEATER MOUNTING HEIGHT.
4. PROVIDE UNIT HEATER WITH LOW VOLTAGE THERMOSTAT WITH INSULATED SUB–BASE.
5. SURFACE MOUNT, ELECTRIC WALL HEATER WITH INTEGRAL THERMOSTAT.
6. OUTDOOR CONDENSING UNIT ON PRE–FABRICATED SLAB, REFER TO ARCHITECTURAL PLANS. MOUNT DISCONNECTS BETWEEN UNITS ON WALL TO MAINTAIN REQUIRED CLEARENCES.
7. PROVIDE HEATING/COOLING PROGRAMMABLE THERMOSTAT ON WALL AT 48" ABOVE FINISHED FLOOR. VERIFY EXACT LOCATION AND MOUNTING HEIGHT WITH ARCHITECT/OWNER. PROVIDE WITH LOCKING COVER.
8. 3/4" CONDENSATE DRAIN DOWN TO JANITORS SINK, WITH APPROVED AIR GAP.
9. EXTEND OUTSIDE AIR DUCT (WITH BALANCE DAMPER) FROM RETURN PLENUM TO ROOF OSA INTAKE. BALANCE OUTSIDE AIR AS SHOWN ON SCHEDULE. INTAKE TO GREENHECK GRS–08.
10. SLEEVE REFRIGERANT PIPING THROUGH WALL AND ROUTE IN STRUCTURE TO INDOOR FURNACE COIL. SIZE, INSULATE AND INSTALL PIPING PER MANUFACTURER'S RECOMMENDATIONS. FOLLOW MANUFACTURER'S PIPING GUIDE FOR ANY PIPING LENGTHS OVER 50 FEET. INSULATE REFRIGERANT PIPING PER SPECIFICATIONS.

WAREHOUSE COMBUSTION AIR CALC

WAREHOUSE VOLUME

5160 FT. SQ. X 17 FT. = 87,720 CU. FT.

TOTAL GAS MBH

(2) UH–1 = 60 MBH x 2 = 120 MBH (120,000 BTU/H)

VOLUME PER MBH

57,720 CU. FT. / 120 MBH = 481 FT. CU./MBH

VOLUME PER MBH IS MORE THAN 50 FT. CU./MBH

COMBUSTION AIR DELIVERED VIA INFILTRATION

REVISIONS	BY

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DRAWING: Mechanical Floor Plan

PROJECT: Tomichi Village Inn Group LLC 2886 Benchmark Ave. Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY

CHECKED BY

DATE April 7th, 2023

JOB NO. 786

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Apr 10, 2023 - 12:46pm

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.

FLEXIBLE DUCT
FLEXIBLE DUCT MAY BE USED WHEN CONCEALED FOR FINAL CONNECTION TO AIR DISTRIBUTION DEVICES, BUT SHALL NOT EXCEED 8 FEET IN LENGTH. FLEXIBLE DUCT SHALL HAVE A MINIMUM R-6 INSULATION VALUE.

DUCT INSULATION
DUCT SIZES ON DRAWINGS ARE "CLEAR INSIDE." INCREASE SHEET METAL SIZES ACCORDINGLY FOR LINED DUCTWORK. ADHESIVE AND INSULATING MATERIALS SHALL HAVE COMPOSITE FIRE AND SMOKE HAZARD RATINGS MAXIMUM 25 FOR FLAME SPREAD AND 50 FOR SMOKE DEVELOPED. ADHESIVES SHALL BE WATERPROOF.

DUCT INSULATION SCHEDULE:

CONCEALED RECTANGULAR	LINED OR WRAPPED
CONCEALED ROUND	LINED OR WRAPPED

DUCTS IN CONDITIONED SPACE:
RECTANGULAR LINED DUCTWORK – SEMI-RIGID GLASS FIBER INSULATION, 1 1/2 PCF, 1 1/2" THICK, THERMAL CONDUCTIVITY AT 75'. MAXIMUM 0.17 BTU/IN./SQ. FT./DEG./HR. MINIMUM "R-VALUE" SHALL BE 6.0.

DUCTS IN CEILINGS OR OTHER UNCONDITIONED SPACE:
LINED DUCTWORK – SEMI-RIGID GLASS FIBER INSULATION, 1 1/2 PCF, 2" THICK, THERMAL CONDUCTIVITY AT 75'. MAXIMUM 0.13 BTU/IN./SQ. FT./DEG./HR. MINIMUM "R-VALUE" SHALL BE 8.0.

WRAPPED DUCTWORK – FIBER GLASS BLANKET WITH FRK VAPOR RETARDING FACING. 0.75 PCF, 3" THICK, WITH A MINIMUM INSTALLED "R-VALUE" OF 8.0. (ASSUMES 25% COMPRESSION)

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.

AIR SYSTEM BALANCING
AIR SYSTEMS AND AIR DISTRIBUTION TEST AND BALANCE: THE CONTRACTOR SHALL ADJUST AND BALANCE AIR MOVING EQUIPMENT AND AIR DISTRIBUTING OR EXHAUSTING SYSTEMS AS HEREIN SPECIFIED AND UPON REQUEST PROVIDE REPORT OF TEST AND BALANCING TO ARCHITECT/ENGINEER FOR REVIEW.

CONDENSING UNIT SCHEDULE

MARK	NOMINAL TONS	MFG'R	MODEL #	COOLING CAPACITY TOTAL	COOLING CAPACITY SENS.	DESIGN COND. DB/WB	INDOOR COIL MODEL #	COIL ENT. AIR DB/WB	ELECTRICAL DATA MCA	ELECTRICAL DATA FUSE	ELECTRICAL DATA V / Ø	MINIMUM SEER	REFRIGERANT	WEIGHT (LBS)	NOTES
CU-1	2.5	TRANE	4TTR6030	26.3	24.5	95/63	SELECTED BY MFG.	80'/63'	17	25	208-230/1/60	16	R-410A	184	1 2 3 4 5 6 7

1. INSTALL UNIT PER MANUFACTURER'S WRITTEN DIRECTIONS. SLEEVE PIPING PENETRATIONS THROUGH EXTERIOR WALL, SEAL WATERTIGHT AND PROVIDE ESCUTCHEONS.
2. UNIT SHALL BE PROVIDED WITH PROGRAMMABLE THERMOSTATS.
3. PROVIDE 10-YEAR COMPRESSOR WARRANTY AND 5-YEAR FOR OTHER COMPONENTS.
4. PROVIDE UNIT COMPLETE WITH ALL NECESSARY DISCONNECTS, OVERLOADS AND CONTROL COMPONENTS.
5. SIZE AND INSTALL ALL REFRIGERANT PIPING PER MFG'RS. INSTRUCTIONS.
6. PROVIDE LOW AMBIENT CONTROL KIT FOR OPERATION DOWN TO 30'F.
7. CAPACITIES SHOWN ARE AT JOBSITE ELEVATION OF 5000 FT.

FURNACE SCHEDULE

MARK	NOMINAL TONS	MFG'R	MODEL #	ORIENTATION	CFM	OSA	E.S.P. ("W.G.)	HEATING CAPACITY INPUT	HEATING CAPACITY OUTPUT	VENT SIZE	VENTING TYPE	FUEL	Min. A.F.U.E.	ELECTRICAL DATA H.P.	ELECTRICAL DATA V/Ø/Hz	FILTER TYPE	WEIGHT W/O COIL	NOTES
F-1	2.5	TRANE	S9V2B060	HORIZONTAL	1000	60	0.50	48,000	46,080	2"	2-PIPE SEALED	NAT. GAS	96%	3/4	115/1/60	DISPOSABLE	122	1 2 3 4

1. INSTALL WITH CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS.
2. SIZE AND INSTALL 2 PIPE VENT PIPING PER MANUFACTURER'S INSTRUCTIONS FOR ACTUAL INSTALLED LENGTHS. PROVIDE CONCENTRIC ROOF TERMINATION AND MAINTAIN MINIMUM 12" CLEARENCE ABOVE ANTICIPATED SNOW LEVEL.
3. PROVIDE LEFT OR RIGHT CONNECTIONS AS REQUIRED FOR ACCESS IN MECHANICAL ROOMS.
4. INPUT RATINGS SHOWN HAVE BEEN DERATED FOR 5,000 FT ELEVATION. INPUT RATE CHANGES FROM STANDARD CAN BE MADE BY ADJUSTING MANIFOLD PRESSURE (MIN 3.0 – MAX 3.7) OR BY CHANGING ORIFICE.

UNIT HEATER SCHEDULE

EQUIP. NO.	MANUFACTURER	MODEL NO.	BLOWER CFM	BLOWER ESP	BLOWER MIN. THROW	MOTOR HP	MOTOR VOLTS/ PHASE	HEATER FUEL	HEATER EFF.	HEATER MAX. INPUT MBH	HEATER MIN. OUTPUT MBH	FLUE (DIA.)	WT. (LBS)	REMARKS
1	REZNOR	UDX-75	961	0	x	0.06	120/1	NAT. GAS	83%	60,000	49,800	4" RD	76	1 2 3 4

1. PROVIDE UNIT HEATER WITH LOW VOLTAGE THERMOSTAT WITH INSULATED SUB-BASE, W/ LOCKING COVER.
2. PROVIDE UNIT WITH 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 (MIN 3.0 – MAX 3.7) OR BY CHANGING ORIFICE.

ASHRAE 62.1 OUTSIDE AIR VENTILATION CALC

Outside Air for unit F-1		
Space Type	Office	
Area	704	s.f.
Occ Density	5	people/1000 s.f.
Rp	5	cfm/person
Pz	3.52	people
Ra	0.06	cfm/s.f.
Az	704	s.f.
Vbz	59.84	CFM
Total Net OSA Requi	60	CFM

6.2.2.1 Breathing Zone Outdoor Airflow. The design outdoor airflow required in the *breathing zone* of the occupiable space or spaces in a *zone, i.e., the breathing zone outdoor airflow* (V_{bz}), shall be determined in accordance with Equation 6-1.

$$V_{bz} = R_p \cdot P_z + R_a \cdot A_z \qquad (6\text{-}1)$$

where

A_z = *zone floor area*: the net occupiable floor area of the *zone* m^2 (ft^2)

P_z = *zone population*: the largest number of people expected to occupy the zone during typical usage. If the number of people expected to occupy the zone fluctuates, P_z may be estimated based on averaging approaches described in Section 6.2.6.2

Note: If P_z cannot be accurately predicted during design, it shall be an estimated value based on the zone floor area and the default occupant density listed in Table 6-1.

R_p = outdoor airflow rate required per person as determined from Table 6-1

Note: These values are based on adapted occupants.

R_a = outdoor airflow rate required per unit area as determined from Table 6-1

EXHAUST FAN SCHEDULE

MARK	SERVES	MANUF.	MODEL	CFM	E.S.P. (in. wg)	ELEC AMPS	ELEC HEAT	ELEC V/PH	DRIVE	SONES	WEIGHT LBS	REMARKS
1	RESTROOM	BROAN	BHF80	75	.175	12	1300 W	120/1	DIRECT	1.5	12	1 2

1. UNIT TO OPERATE VIA WALL SWITCH WITH SEPERATE FAN & HEATER CONTROL..
2. PROVIDE #JV6 FAMCO ROOF DISCHARGE CAP.

ELECTRIC HEATER SCHEDULE

EQUIP. NO.	MANUFACTURER	MODEL NO.	TYPE	SERVICE/ LOCATION	BLOWER CFM	HEATER KW	VOLTS/ PHASE	AMPS	REMARKS
1	QMARK	GFR1500F	WALL HEATER	RISER ROOM	150	0.50	120/1	12.5	1 2

1. INTEGRAL THERMOSTAT.
2. PROVIDE WITH SURFACE MOUNTING FRAME.

GRILLES/REGISTERS/DIFFUSERS SCHEDULE

MARK	DESCRIPTION	MODULE SIZE	TYPE	OBD	FRAME	MATERIAL	FINISH	MANUF.	MODEL	REMARKS
CD-1	SUPPLY DIFFUSER	24x24	SQUARE CEILING	NO	T-BAR	STEEL	WHITE	TITUS	TMS	8ø NECK
CD-2	SUPPLY DIFFUSER	9x9	SQUARE LOUVERED	NO	SURFACE	STEEL	WHITE	TITUS	TDC	6ø NECK
FRG-1	FILTERED RETURN GRILLE	22x22	SINGLE DFL	NO	T-BAR	STEEL	WHITE	TITUS	350RFL	NECK SIZE PER PLAN HINGED ACCESS

NOTES:
1. NECK SIZE SHOWN ON PLANS AND CORRESPONDS TO DUCT CONNECTION SIZE.
2. CONTRACTOR SHALL PROVIDE SQUARE TO ROUND ADAPTERS AS REQUIRED FOR INSTALLATION.
3. MOUNTING HEIGHT OF GRILLES AND EXACT LOCATION OF ALL DIFFUSERS TO FIELD COORDINATED AND APPROVED BY OWNER.
4. VERIFY MAKE, MODEL AND COLOR OF ALL DEVICES WITH OWNER.

REVISIONS	BY

Registered Professional Engineer
33491
WILLIAM MARK ODELL
Date Signed 09/12/23
ARIZONA U.S.A.

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DRAWING: Mechanical Schedules & Specs
PROJECT: Tomichi Village Inn Group LLC, 2886 Benchmark Ave., Prescott, AZ 86301
APN: 103-01-583C

DRAWN BY	
CHECKED BY	
DATE	April 7th, 2023
JOB NO.	786
SHEET	M2.0

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Apr 10, 2023 - 12:46pm

COMcheck Software Version COMcheckWeb

Mechanical Compliance Certificate

Project Information

Energy Code:	2012 IECC
Project Title:	Tomichi Village Inn Group
Location:	Prescott, Arizona
Climate Zone:	4b
Project Type:	New Construction

Construction Site:
2886 Benchmark Ave
Prescott, Arizona 86301

Owner/Agent:

Designer/Contractor:
William Odell
OSE Design Group
11759 N 143rd Ave
Surprise 85379
6026151528
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Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Reduced Lighting Power, 1.0 credit

Mechanical Systems List

Quantity System Type & Description

4 Gas Unit Heaters (Unknown w/ PerimeterSystem):
Heating: 1 each - Unit Heater, Gas, Capacity = 60 kBtu/h
Proposed Efficiency = 83.00% Ec, Required Efficiency: 80.00 % Ec
Fan System: Unit Heater fan -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
Unit Heater Supply, Constant Volume, 2562 CFM, 0.2 motor nameplate hp

1 Electric Heater (Single Zone):
Heating: 1 each - Other, Electric, Capacity = 5120 kBtu/h
No minimum efficiency requirement applies

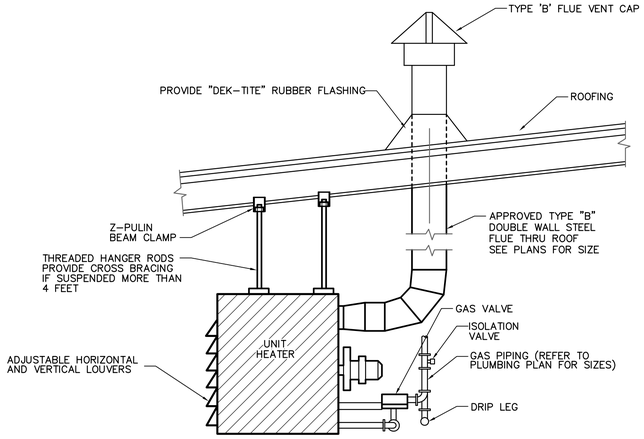
1 HVAC System (Single Zone):
Heating: 1 each - Central Furnace, Gas, Capacity = 48 kBtu/h
Proposed Efficiency = 96.00% Et, Required Efficiency: 80.00 % Et (or 78% AFUE)
Cooling: 1 each - Split System, Capacity = 30 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 16.00 SEER, Required Efficiency = 13.00 SEER
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: 2.5 ton fan -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
2.5 ton fan Supply, Constant Volume, 1000 CFM, 0.8 motor nameplate hp

Mechanical Compliance Statement

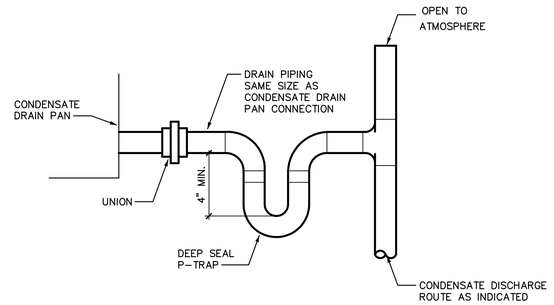
Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2012 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

William Odell, P.E. — Name - Title
Signature
August 15, 2023 — Date



GAS FIRED UNIT HEATER

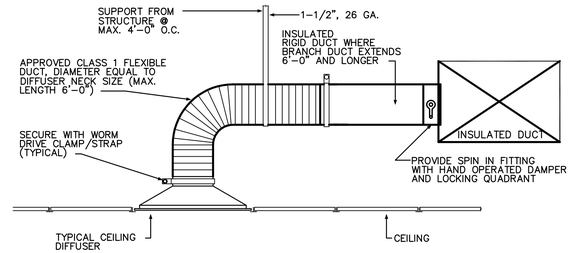
4 / M3.0



CONDENSATE PIPING AT UNIT DETAIL

NOT TO SCALE

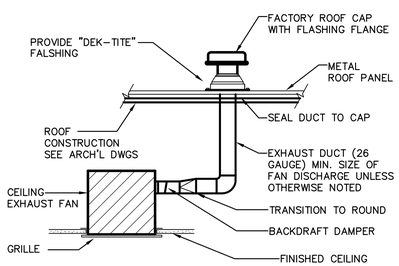
1 / M3.0



BRANCH DUCT TAKE-OFF DETAIL

NOT TO SCALE

2 / M3.0



CEILING MOUNTED EXHAUST FAN DETAIL

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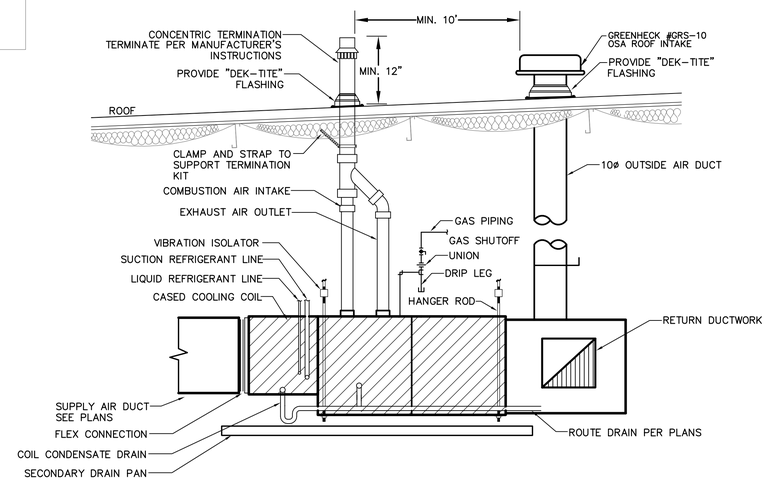
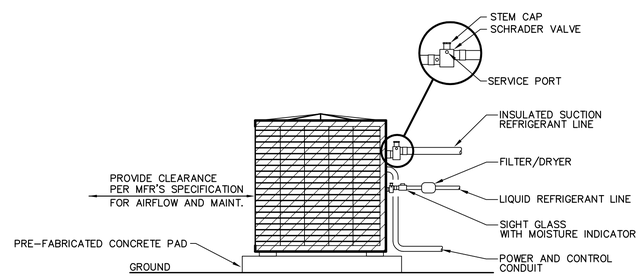
6 / M3.0



HORIZONTAL FURNACE DETAIL

NOT TO SCALE

5 / M3.0



CONDENSING UNIT DETAIL

NOT TO SCALE

3 / M3.0

REVISIONS	BY

Registered Professional Engineer
33491
WILLIAM MARK ODELL
Date Signed 09/30/23
ARIZONA U.S.A.

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ARCHITECTURE & PLANNING

DRAWING: Mechanical Details

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY	
CHECKED BY	
DATE	April 7th, 2023
JOB NO.	786
SHEET	M3.0

OSE Design Group, LLC
Consulting Engineers
611 West Delano Ave
Prescott, AZ 86301
(602) 499.0001
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11759 N. 143rd Ave.
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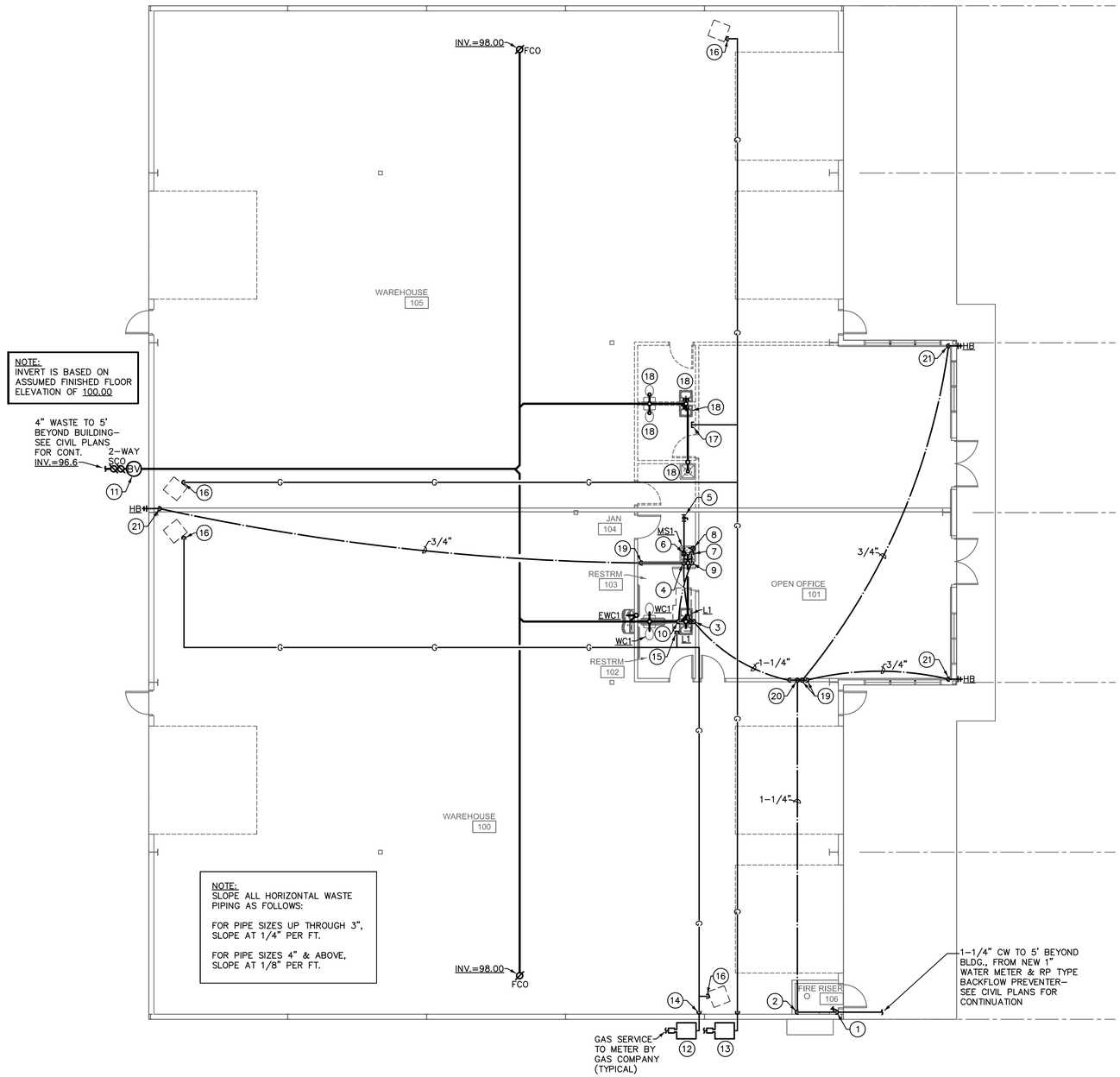
Apr 10, 2023 - 12:46pm



1 Plumbing Floor Plan

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

Plan North

KEYNOTES

1. 1–1/4" CW RISE FROM BELOW SLAB, PROVIDE BALL VALVE SHUTOFF & PRESSURE REDUCING VALVE (SET AT 80 PSI).
2. 1–1/4" CW DOWN TO BELOW SLAB & OVER TO TOILET ROOMS.
3. 1–1/4" CW RISE FROM BELOW SLAB TO 1–1/4" HEADER, WITH 1/2" TO EACH LAV, 1–1/4" DOWN TO BELOW SLAB & OVER TO JANITOR ROOM, 1/2" TO EACH LAV, 1/2" TO EWC.
4. 1–1/4" CW RISE FROM BELOW SLAB, TEE OFF WITH 1/2" TO MOP SINK. CONTINUE RISER TO WATER HEATER.
5. PROVIDE 1–1/4" VALVED STUBOUT FOR FUTURE TI.
6. 3/4" H & CW DOWN TO WATER HEATER.
7. ELECTRIC WATER HEATER WH–1 MOUNTED OVER MOP SINK. SEE DETAIL, SCHEDULE SHEET P2.0. PROVIDE 3/4" H&CW CONNECTIONS.
8. FULL SIZE P&T RELIEF DRAIN LINE DOWN TO TERMINATE +2" ABOVE MOP SINK RIM.
9. 3/4" HW DOWN TO BELOW SLAB & OVER TO TOILET ROOMS. TEE OFF DROP WITH 1/2" TO MOP SINK.
10. 3/4" HW RISE TO 3/4" HEADER, WITH 1/2" TO EACH LAV.
11. BACKWATER VALVE.
12. GAS METER #1 BY GAS COMPANY (168 CFH, 148' TOTAL DEV. LENGTH) –SERVES SOUTH TENANT.
13. GAS METER #2 BY GAS COMPANY (168 CFH, 00' TOTAL DEV. LENGTH) –SERVES FUTURE NORTH TENANT.
14. GAS OUT OF METER, ENTER BLDG. & RISE ALONG INTERIOR WALL TO ROUTE AT CEILING (TYPICAL).
15. GAS DOWN TO VALVED CONNECTION TO FURNACE. PROVIDE LUBRICATED GAS COCK & 6" DIRT LEG AT UNIT CONNECTION.
16. GAS DOWN TO VALVED CONNECTION TO UNIT HEATER. PROVIDE LUB. GAS COCK & 6" DIRT LEG AT UNIT CONNECTION.
17. CAPPED STUBOUT FOR FUTURE FURNACE.
18. LOCATION FOR FUTURE PLUMBING FIXTURE.
19. 3/4" CW TEE OFF RISER, DOWN TO BELOW SLAB & OVER TO HOSE BIBB.
20. 1–1/4" CW RISE TO 1–1/4" HEADER, WITH (2) 3/4" DROPS DOWN & OVER TO HOSE BIBBS & 1–1/4" DOWN & OVER TO TOILET ROOMS.
21. 3/4" CW RISE TO FREEZE PROOF HOSE BIBB.

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.
3. ALL PLUMBING FIXTURES SHALL BE OF A LOW–FLOW DESIGN WHICH LIMITS WATER FLOW NOT TO EXCEED THE FOLLOWING:

   WATER CLOSETS: 1.6 GALLONS PER FLUSH
   LAV FAUCETS: .5 GALLONS PER MINUTE

PLUMBING LEGEND

SYMBOL	ABBR.	DESCRIPTION
	W	DRAIN OR WASTE PIPING
	V	VENT PIPING
	CW	COLD WATER PIPING
	HW	HOT WATER PIPING
	GV	GATE VALVE
	BV	BALL VALVE
	G	NATURAL GAS PIPING
	FCO	FLOOR CLEANOUT
	SCO	SURFACE CLEANOUT
	WCO	WALL CLEANOUT
	VTR	VENT THRU ROOF
	HB	HOSE BIBB

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REVISIONS	BY

Registered Professional Engineer
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date signed 10/31/23
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ARCHITECTURE & PLANNING

DRAWING: Plumbing Floor Plan

PROJECT: Tonichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY	
CHECKED BY	
DATE	April 7th, 2023
JOB NO.	786
SHEET	P1.0

Apr 10, 2023 - 12:46pm

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.

Electric Water Coolers: Elkay, Oasis, Halsey Taylor.

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

SYMBOL	DESCRIPTION
WC1	WATER CLOSET (HANDICAPPED): FIXTURE: AMERICAN STANDARD "CADET PRO" 215AA.104, 1.28 GALLONS PER FLUSH, 16-1/2" HIGH RIM, FLOOR MOUNTED, VITREOUS CHINA, ELONGATED BOWL. SEAT: CHURCH 9500 WHITE OPEN FRONT SEAT WITH CONCEALED CHECK HINGE AND WITHOUT COVER. SUPPLIES: EASTMAN C5CR-20-LK, 1/2" x 3/8" ANGLE STOP WITH FLEXIBLE TUBE RISER.
L1	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.
MS1	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.
WH-1	ELECTRIC WATER HEATER: PROVIDE 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 FOLLOWING 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.
EWC1	ELECTRIC WATER COOLER (HIGH-LOW TYPE): FIXTURE: ELKAY MODEL No. EZSTL8LC, WALL MOUNTED BARRIER FREE SPLIT-LEVEL ELECTRIC WATER COOLER WITH CAPACITY OF 7.8 GPH AT 90° F AMBIENT AT 80° F INLET AND 50° F OUTLET. COMPRESSOR: 1/5 HP, 120 VOLT, HERMETICALLY SEALED WITH CAPACITOR AND OVERLOAD PROTECTION. COOLER MANUFACTURER SHALL PROVIDE A 5-YEAR, 100% REPLACEMENT WARRANTY ON THE COMPRESSOR, CONTROLS, TANK AND INTEGRAL PIPING. SUPPLY: EASTMAN C5RC-15-LK, 1/2" x 3/8" ANGLE STOP WITH FLEXIBLE TUBE RISER. TRAP: McGUIRE 8902 1-1/4" x 1-1/2" CAST BRASS P TRAP. REFER TO ARCHITECTURAL DRAWINGS FOR UNIT MOUNTING HEIGHTS.
HB	HOSE BIBB: WOODFORD MODEL No. 65, NON-FREEZE TYPE, CHROME PLATED FINISH, 3/4" HOSE CONNECTION WITH INTEGRAL VACUUM BREAKER, LOOSE TEE KEY HANDLE.

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
WH-1	RHEEM	EGSP15	15	1.5	120	6.2	140

FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	TRAP SIZE	WASTE	VENT	COLD WATER	HOT WATER	REMARKS
WC1	WATER CLOSET (ADA)	INT.	3"	2"	1/2"	–	FLUSH TANK, 1.6 GPF, FLOOR MTD.
L1	LAVATORY (ADA)	1-1/4" x 1-1/2"	2"	1-1/2"	1/2"	1/2"	WALL MOUNTED
MS1	MOP SINK	2"	2"	1-1/2"	1/2"	1/2"	OWNER SELECTED
EWC1	ELECTRIC WATER COOLER	1-1/4" x 1-1/2"	2"	1-1/2"	1/2"	–	SDS COMPLIANT SPLIT LEVEL
HB	HOSE BIBB	–	–	–	3/4"	–	NON-FREEZE TYPE W/ VACUUM BREAKER

PLUMBING GENERAL NOTES:

1. ALL PLUMBING WORK SHALL COMPLY WITH THE MOST STRINGENT OF APPLICABLE CODES, ORDINANCES, OR THE SPECIFICATIONS.

2. DETERMINE EXACT LOCATION & MOUNTING HEIGHT OF PLUMBING FIXTURES FROM ARCHITECTURAL DRAWINGS.

3. COORDINATE LOCATION OF ALL PLUMBING LINES WITH DUCTWORK AND ELECTRICAL SERVICES.

4. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL REVIEW THE ARCHITECTURAL DRAWINGS & INCLUDE IN HIS BID AN AMOUNT TO FURNISH & INSTALL ANY FIXTURES SHOWN IN ADDITION TO PLUMBING DRAWINGS.

5. PROVIDE VACUUM BREAKERS ON HOSE BIBBS & ALL HOSE END FITTINGS.

6. LOCATE ALL VENTS THROUGH ROOF 10'-0" FROM ALL AIR INTAKES, EVAPORATIVE COOLERS, ETC.

7. VERIFY INVERT ELEVATIONS (WASTE LINES), SIZES, & LOCATIONS OF ALL EXISTING GAS, WATER & WASTE LINES TO WHICH NEW PIPING CONNECTS PRIOR TO MAKING-UP OR INSTALLATION OF PIPING.

8. LOCATE ALL VALVES, UNIONS, THERMOMETERS, GAUGES, OR OTHER EQUIPMENT REQUIRING FREQUENT READING. REPAIRS, ADJUSTMENTS, INSPECTION, REMOVAL OR REPLACEMENT SO AS TO BE ACCESSIBLE WITH REFERENCE TO THE FINISHED BUILDING.

9. ROUGH-IN ALL WATER & WASTE PIPING TO SPECIAL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS' SHOP DRAWINGS. VALVE ALL SUPPLIES AND MAKE FINAL CONNECTIONS.

10. INSTALL APPROVED DIELECTRIC ISOLATORS AT ALL CONNECTIONS OF DISSIMILAR METALS.

11. WHERE POSSIBLE, TIE VENTS TOGETHER SO THAT A MINIMUM NUMBER TERMINATE THROUGH ROOF.

12. CONTRACTOR SHALL NOT CUT HOLES IN STRUCTURAL MEMBERS WITHOUT FIRST SECURING WRITTEN APPROVAL FROM THE ARCHITECT.

WATER CALCULATION:

FIXTURE UNITS = 42 FU / 25 GPM

PIPE LENGTH TAP TO METER	25 FT.
PIPE LENGTH METER TO LAST FIXTURE	210 FT.
VERTICAL PIPE LENGTH TO HIGHEST FIXTURE	5 FT.
TOTAL PIPE LENGTH	240 FT.
FITTING LOSS (25%)	60 FT.
TOTAL DEVELOPED LENGTH	300 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 / 300 FEET x 100 = 7.4 PSI MAXIMUM ALLOWABLE DROP PER 100 FEET PIPE LENGTH

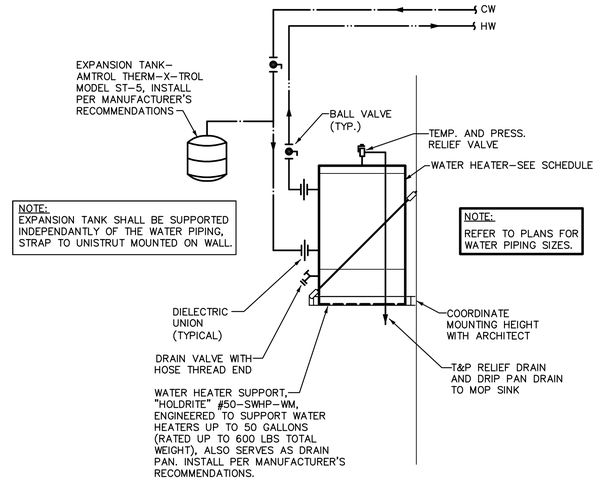
*ASSUMED WATER PRESSURE- CONTRACTOR SHALL VERIFY ACTUAL WATER PRESSURE PRIOR TO CONSTRUCTION. IF PRESSURE IS LESS THAN 65 PSI, CONTRACTOR SHALL CONTACT ENGINEER FOR PIPE SIZING EVALUATION. IF PRESSURE EXCEEDS 80 PSI, A PRESSURE REDUCING VALVE SHALL BE PROVIDED. PIPING VELOCITY NOT TO EXCEED 8 FEET PER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

BRANCH PIPE SIZING CHART FOR 7.4 PSI LOSS

PIPE SIZE	G.P.M.	F.U.(TANK)
1/2"	3	3
3/4"	8	10
1"	17	24
1-1/4"	30	52

FIXTURE UNIT CALCULATIONS

DESCRIPTION	QTY	F.U. EACH		TOTAL F.U.	
		WASTE	WATER	WASTE	WATER
WATER CLOSET (F.T.)	2	4	5	8	10
LAVATORY	2	1	2	2	4
MOP SINK	1	2	3	2	3
ALLOWANCE FOR FUTURE FIXTURES					25
					42



WATER HEATER DETAIL

NTS

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Plumbing Schedules, Specs., Details

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY

CHECKED BY

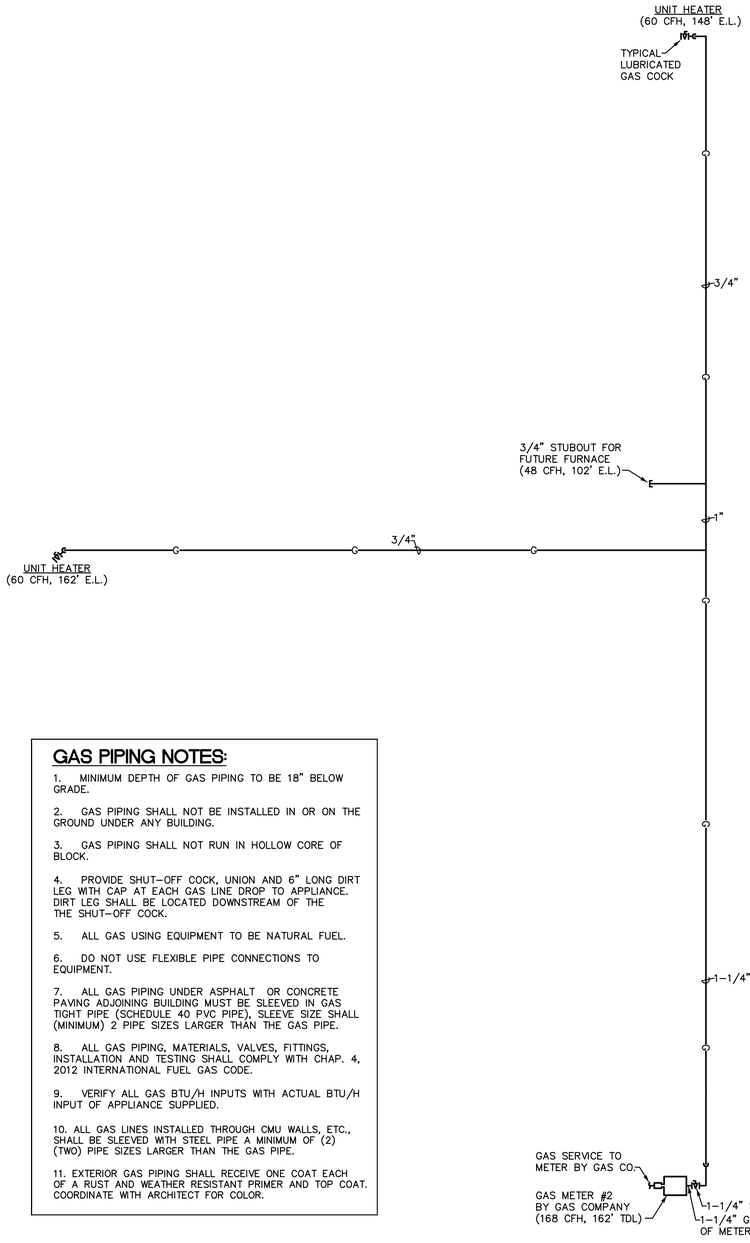
DATE
April 7th, 2023

JOB NO.
786

SHEET
P2.0

OSE Design Group, LLC
Consulting Engineers
611 West Delano Ave
Prescott, AZ 86301
(602) 499.0001
Project #23022
11759 N. 143rd Ave.
Surprise, AZ 85379
(623) 444-6143

Apr 10, 2023 - 12:46pm

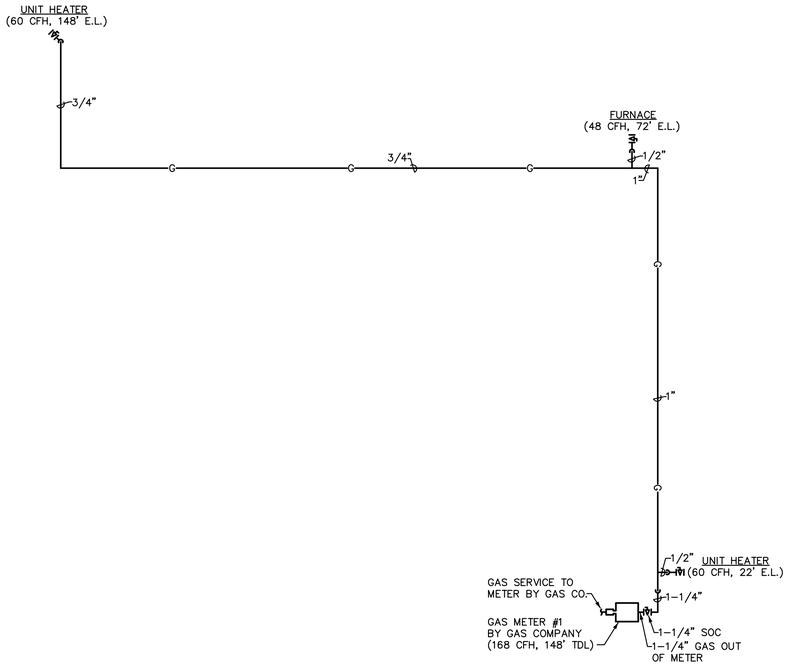


GAS PIPING NOTES:

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.

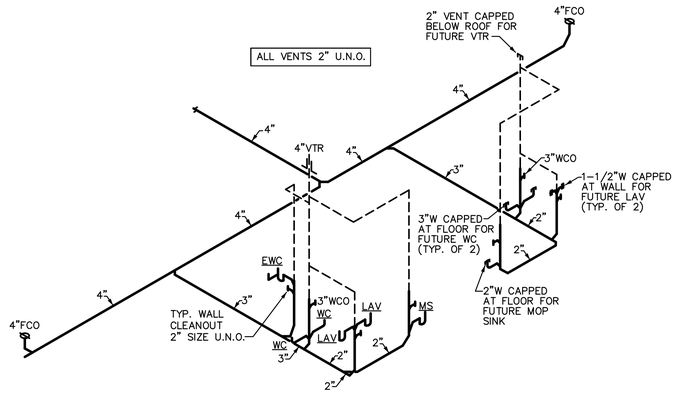
GAS PIPING DIAGRAM

GAS METER #2 NTS



GAS PIPING DIAGRAM

GAS METER #1 NTS



WASTE AND VENT SCHEMATIC

NTS

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ARCHITECTURE & PLANNING

DRAWING: Plumbing Schematics

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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.
- 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
- SM — 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

SITE RELATED WORK

PRIOR TO COMMENCING 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 REQUIREMENTS WITH UTILITIES PRIOR TO INSTALLATION.
7. WHERE APPLICABLE, PROVIDE EQUIPMENT GROUNDING (BOND) CONDUCTOR FOR METALIC PROCESSING AND FIRE SPRINKLER PIPING PER NEC 250–80 AND SIZED PER NEC 250–95 TABLE.

OUTLET MOUNTING HEIGHTS PER AMERICAN DISABILITY ACT

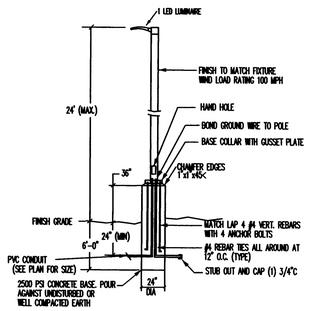
ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE 2010 ADA SAD REQUIREMENTS FOR ALL SWITCHES. RECEPTACLES, TELE./DATA AND SIDE REACH CONTROL SWITCHES. ALL WALL CONTROLS, SWITCHES AND THERMOSTATS TO BE MOUNTED WITH TOP OF J–BOX AT 48" A.F.F. ALL ABOVE COUNTER CONTROLS, SWITCHES & OUTLETS TO BE MOUNTED WITH 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 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 LA–15). FIRE ALARM CONTRACTOR SHALL PROVIDE SPEC'S., DRAWINGS OF DEVICE LOCATIONS AND CUT SHEETS OF DEVICES TO FIRE MARSHALL FOR APPROVAL PRIOR TO INSTALLATION.



TYPE 'SC' POLE MOUNTING DETAIL

NO SCALE

NOTE: CONTRACTOR TO VERIFY FIXTURE POLE TYPE, HEIGHT AND ANY OTHER REQUIREMENT WITH OWNER/ARCHITECT PRIOR TO ORDERING.

NOTE: POLE BASE DEPTH, REBAR QUANTITIES AND SIZES ARE SHOWN FOR ESTIMATION PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE A POLE BASE INSTALLATION DETAIL PREPARED & SEALED BY A STRUCTURAL ENGINEER WITH EXACT POLE BASE DIMENSIONS, MATERIALS, ETC. POLES AND POLE BASES SHALL BE DESIGNED FOR PROPER STRUCTURAL AND WIND LOADING SUPPORT SPECIFIC FOR THE FIXTURES AND POLES BEING PROVIDED FOR THIS PROJECT.

Exterior Fixture Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA		NOT USED							
	SB	31	GREEN CREATIVE	12NCDL R6DIM 9 30 277/EXT / 98280	6" LED DOWNLIGHT	LED – 3000K	12NCDLR6DIM 940 277V EXT.IES	1069	0.91	11.56
	SC	2	LIHONIA LIGHTING	DSX0 LED P2 30K 80CRI TFTM MVOLT SPA HS (FINISH) / SSS 17'–0" W/2.5' BASE	D–Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Forward Throw Houseside Shield	LED – 3000K	DSX0_LED_P2_30K_80CRI_TFTM_HS.ies	4614	0.91	45.14
	SE	6	LIHONIA LIGHTING	WDGE2 LED P1 30K 80CRI T3M MVOLT SRM E20WC (FINISH)	WDGE2 LED WITH P1 – PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 3 MEDIUM OPTIC W/EM BATTERY PACK	LED – 3000K	WDGE2_LED_P1_30K_80CRI_T3M.ies	1205	0.91	11.1658

NOTE:

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

ONE LINE GENERAL NOTES:

1. SYSTEM SHOWN IS A TWO TIER SERIES RATED SYSTEM 42/10K. MANUFACTURER HAS PROVIDED 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

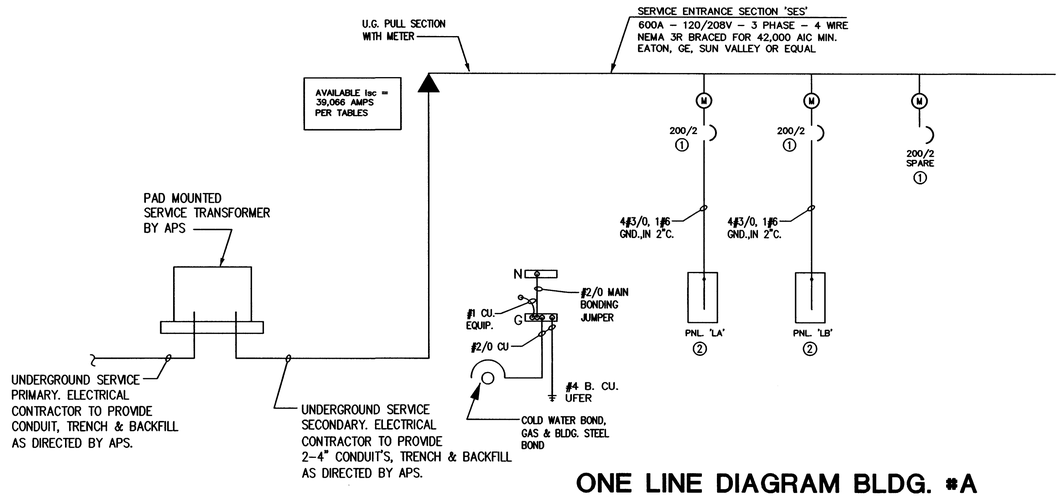
ONE LINE KEYNOTES:

(1) PROVIDE A PERMANENT LABEL READING "THIS CIRCUIT FUSE IS PART OF A SERIES RATED SYSTEM WITH DOWNSTREAM PANELS 22/10K. 42,000 AMPS AVAILABLE. IDENTIFIED REPLACEMENT COMPONENT REQUIRED"

(2) PROVIDE A PERMANENT LABEL READING "CAUTION– FULLY RATED SYSTEM 22/10K, 42,000 AMPS AVAILABLE, IDENTIFIED REPLACEMENT COMPONENTS REQUIRED"

ELEC. LOAD CALCULATIONS

	ØA	ØB	ØC
PANEL 'LA'	82.0 A	66.4 A	55.6 A
PANEL 'LB'	33.7 A	35.6 A	38.1 A
PANEL 'LC' (ESTIMATED LOAD)	125.0 A	125.0 A	125.0 A
TOTAL CODE LOAD HIØ	240.7 A		



ONE LINE DIAGRAM BLDG. #A

N.T.S.

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Registered Professional Architect — CERTIFICATE NO. 7450 — ANGELO OSSANNA — 06/30/23 — ARIZONA, U.S.A. — EXPIRES 12/30/2024

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ARCHITECTURE & PLANNING

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

PROJECT: Tomichi Village Inn Group LLC, 2886 Benchmark Ave., Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY

CHECKED BY

DATE: April 7th, 2023

JOB NO. 786

SHEET

E1.0

Oct 30, 2023 - 2:42pm

PANELBOARD SYMBOLS

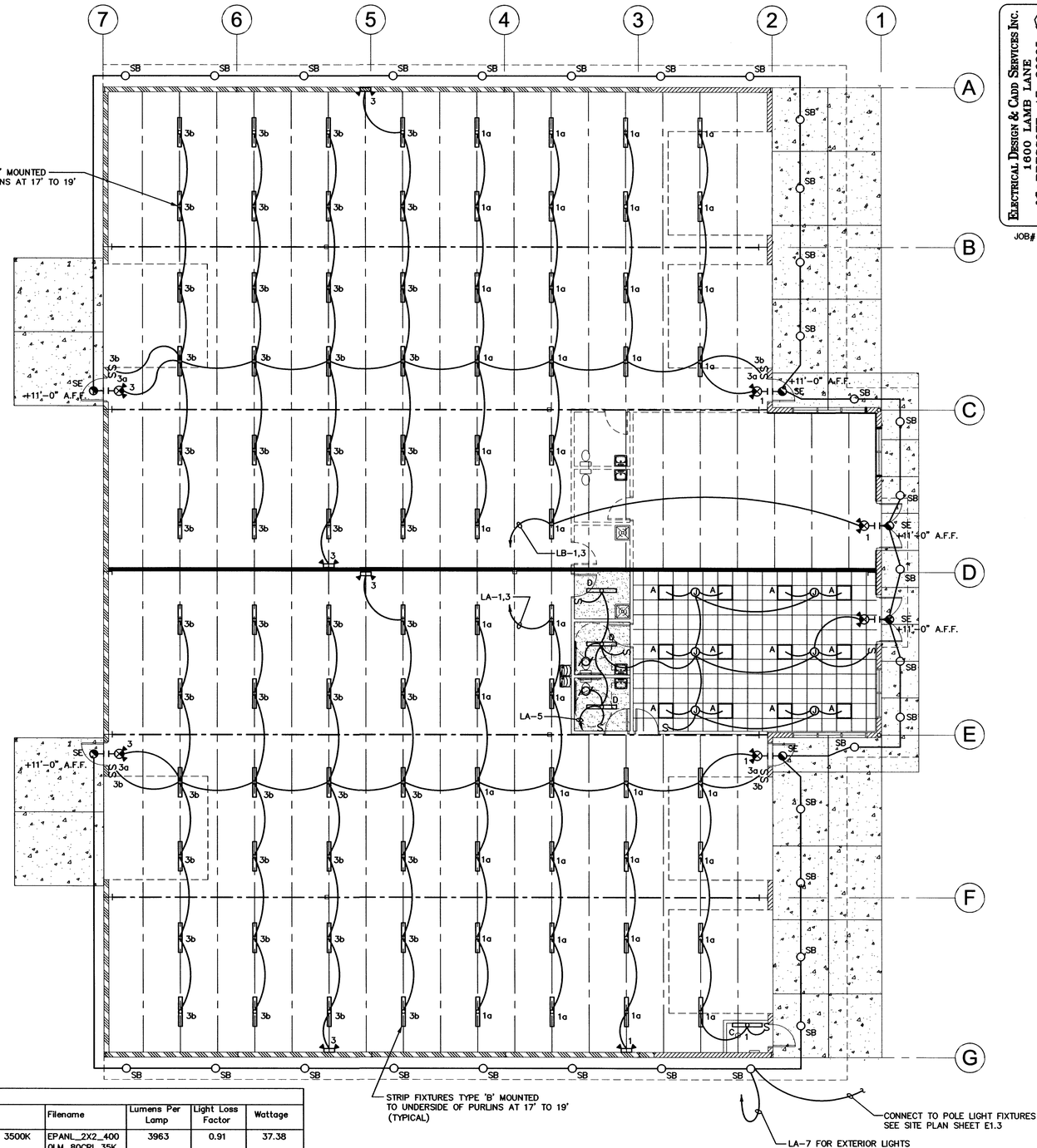
- * CONTINUOUS DUTY/LARGEST MOTOR @ 125%
- ● PROVIDE BREAKER W/ HANDLE "LOCK-ON" DEVICE
- ◆ CIRCUIT VIA TIMECLOCK
- ▲ CIRCUIT VIA PHOTOCELL

PANELBOARD LB SCHEDULE

MAINS: 200A MLO | LOCATION: SEE PLAN
VOLTAGE: 120/208, 3Ø, 4W | MOUNTING: SURFACE
TYPE: GE, SQ D OR EQUAL | MIN. A.I.C.: 22/10K SERIES RATED

LOAD-VA

	CIRCUIT DESCRIPTION	BKR.	CIR. NO.	ØA	ØB	ØC	CIR. NO.	BKR.	CIRCUIT DESCRIPTION
*	LIGHTS – WAREHOUSE	20/1	1	1000			2	20/1	FUTURE RECEPT'S. –
*	– WAREHOUSE		3		1000		4		
	SPARE		5				6		
			7				8		
			9				10		
			11				12		SPARE
			13				14		SPARE
			15				16		SPARE
	FUTURE ELEC. WATER HEATER		17			1500			
	UNIT HEATER UH-1		19	200		1200	18		OVERHEAD GARAGE DOORS
	UNIT HEATER UH-1		21		200	1200	20		OVERHEAD GARAGE DOORS
	SPACE		23				22		OVERHEAD GARAGE DOORS
			25				24		SPACE
			27				26		
			29				28		
	FUTURE FURNACE F-1		31	1650			30		
	FUTURE CONDENSING UNIT CU-1	30/2	33		1872		32		
	18 MCA, 208V, 1Ø		35			1872	34		
	SPACE		37				36		
			39				38		
			41				40		
							42		
	TOTAL LOAD PER PHASE:			4050	4272	4572	HI# 4572 / 120 = 38.1 AMPS		



Emergency Fixture Schedule

Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Wattage
		Lithonia Lighting	LHQM LED R HO	QUANTUM LED EMERGENCY COMBO (ONE HEAD ONLY)	TWO 1.5-WATT LED ASSEMBLY	1	3
		Lithonia Lighting	ELMLT W LP06VS LTP	ELMLT W LP06VS LTP	TWO 5.4-WATT LED ASSEMBLY	1	11

Interior Fixture Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	12	Lithonia Lighting	EPANL 2X2 4000LM 80CRI 35K MIN10 ZT MVOLT	EPANL 2x2, 4000 Nominal Lumens, 80 CRI, 3500K CCT	LED – 3500K	EPANL_2X2_4000LM_80CRI_35K.ies	3963	0.91	37.38
	B	96	Lithonia Lighting	CSS L48 ALO3 MVOLT SWW3 80CRI (5000LM 4000K) (MOUNTING)	Contractor LED Single Strip Light, 48", Switchable lumens (3000LM / 4000LM /5000LM), 120–277V, Switchable White (3500K, 4000K, 5000K), 80 CRI, Set to 5000LM 4000K	LED – 4000K	CSS_L48_ALO3_MVOLT_SWW3_80CRI_(5000LM_4000K).ies	4997	0.91	41.99
	C	1	Lithonia Lighting	CSS L48 ALO3 MVOLT SWW3 80CRI (4000LM 4000K) (MOUNTING)	Contractor LED Single Strip Light, 48", Switchable lumens (3000LM / 4000LM /5000LM), 120–277V, Switchable White (3500K, 4000K, 5000K), 80 CRI, Set to 4000LM 4000K	LED – 4000K	CSS_L48_ALO3_MVOLT_SWW3_80CRI_(4000LM_4000K).ies	4206	0.91	34.2
	D	3	Lithonia Lighting	BLWP4 30L ADP GZ10 LP835	BLWP 4ft 3000 Nominal Lumens, Curved Linear Prismatic lens, 3500K CCT, 80CRI	LED – 3500K	BLWP4_30L_ADP_LP835.ies	3065	0.91	24.99

Lighting Floor Plan

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

Plan North

GENERAL LIGHTING NOTES:

1. IF ELECTRICAL CONTRACTOR IS NOT CERTAIN OF MOUNTING HIEGHT 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.

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ARCHITECTURE & PLANNING

DRAWING: Lighting Floor Plan

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY	
CHECKED BY	
DATE	April 7th, 2023
JOB NO.	786
SHEET	E1.1

Oct 30, 2023 - 2:43pm

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ARCHITECTURE & PLANNING

DRAWING: Power Floor Plan

PROJECT: Tomichi Village Inn Group LLC
2886 Benchmark Ave.
Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY	
CHECKED BY	
DATE	April 7th, 2023
JOB NO.	786
SHEET	E1.2

PANELBOARD SYMBOLS

- ✻ CONTINUOUS DUTY/LARGEST MOTOR @ 125%
- ● PROVIDE BREAKER W/ HANDLE "LOCK-ON" DEVICE
- ◆ CIRCUIT VIA TIMECLOCK
- ▲ CIRCUIT VIA PHOTOCELL

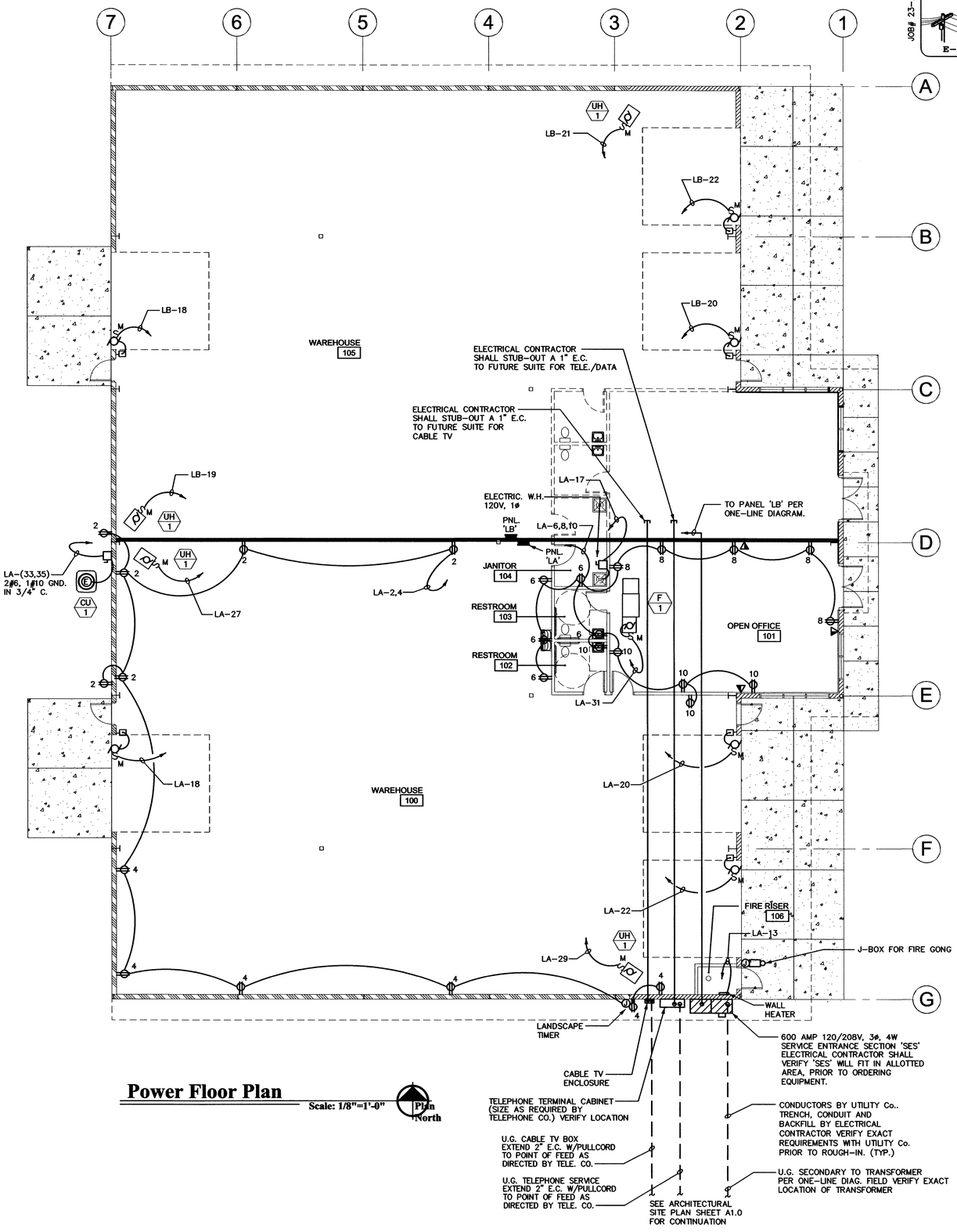
PANELBOARD LA SCHEDULE

MAINS: 200A MLO
VOLTAGE: 120/208, 3ø, 4W
TYPE: GE, SQ D OR EQUAL
LOAD-VA
LOCATION: SEE PLAN
MOUNTING: SURFACE
MIN. A.I.C.: 22/10K SERIES RATED

CIRCUIT DESCRIPTION	BKR.	CIR. NO.	ØA	ØB	ØC	CIR. NO.	BKR.	CIRCUIT DESCRIPTION
LIGHTS - WAREHOUSE	20/1	1	1000			2	20/1	RECEPT'S. -
- WAREHOUSE		3	900	1000		4		- /LANDSCAPE TIMER
		5		900	800	6		
- EXTERIOR		7	1500		900	8		
SIGNAGE		9	900	1500		10		
SPARE		11		900	200	12		SPARE
WALL HEATER - FIRE RISER ROOM		13	1500			14		SPARE
FIRE ALARM PANEL/GONG		15		400		16		SPARE
ELEC. WATER HEATER		17			1500	18		OVERHEAD GARAGE DOORS
BACKFLOW PREVENTER HEAT TAPE		19	1000		1200	20		OVERHEAD GARAGE DOORS
SPARE		21		1200		22		OVERHEAD GARAGE DOORS
SPARE		23				24		SPARE
SPARE		25				26		SPARE
UNIT HEATER UH-1		27	200			28		SPARE
UNIT HEATER UH-2		29		200		30		SPARE
FURNACE F-1		31	1650			32		SPACE
CONDENSING UNIT CU-1	30/2	33	800	1872		34		
18 MCA, 208V, 1ø		35			1872	36		
SPACE		37				38		
		39				40		
		41				42		
TOTAL LOAD PER PHASE:			10450	7972	6672	HI= 10450 / 120 = 87.0 AMPS		

GENERAL POWER NOTES:

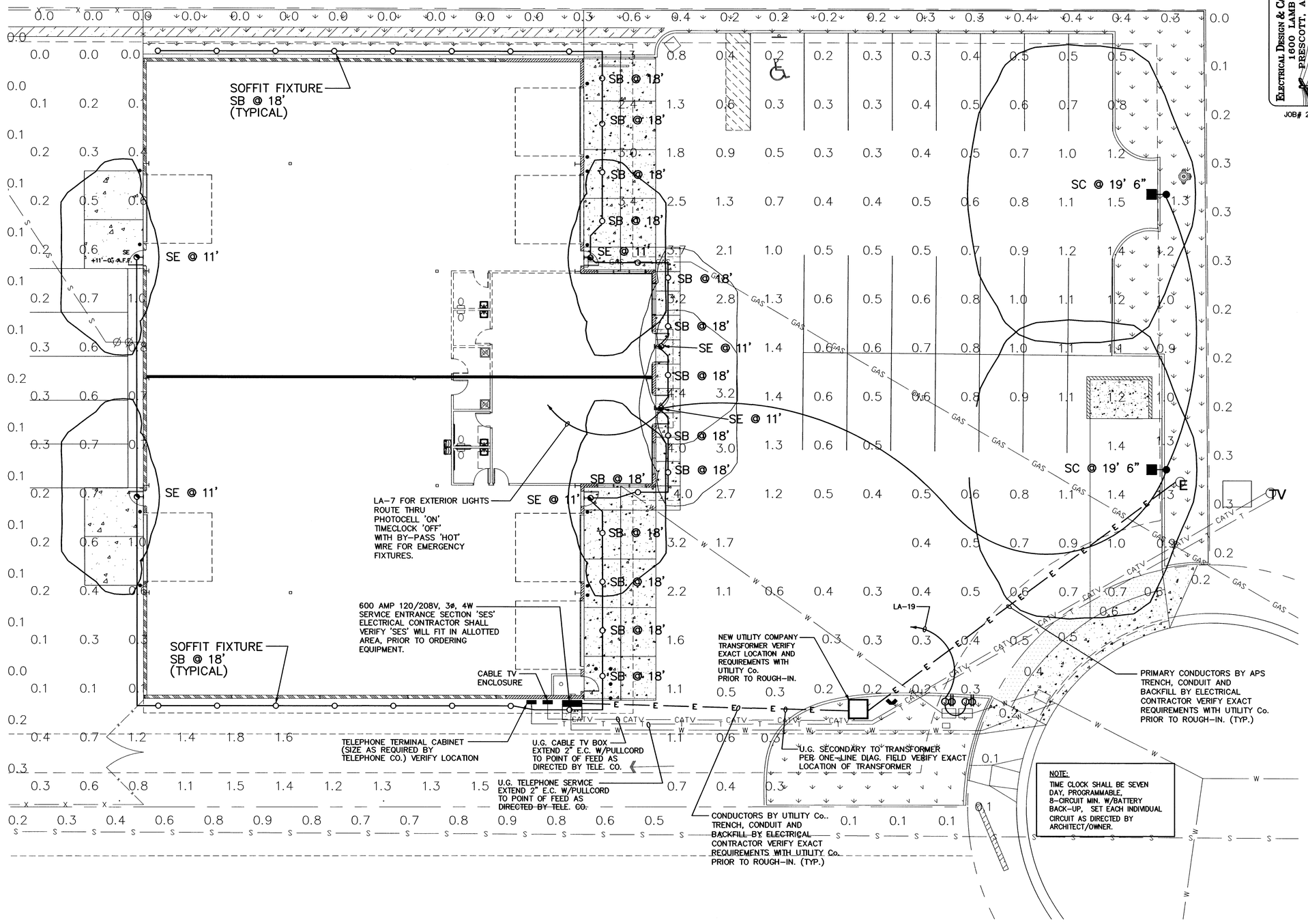
1. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHT OR LOCATION OF ANY ELECTRICAL EQUIPMENT AND OR DEVICES HE IS TO VERIFY ITEMS WITH ELECTRICAL ENGINEER, ARCHITECT OR OWNER PRIOR TO ROUGH-IN.
2. ALL RECEPTACLES AT RESTROOM LAVATORIES TO BE GFCI TYPE INSTALLED AT +42" A.F.F.
3. ALL RECEPTACLES IN AREAS 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 WAREHOUSE VERIFY PRIOR TO ROUGH-IN.
9. ALL RECEPTACLES IN THE WAREHOUSE TO BE INSTALLED AT +48" A.F.F. GFCI TYPE.



Power Floor Plan

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

Oct 30, 2023 - 2:44pm



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE - FC @ GRADE	+	1.0 fc	4.4 fc	0.0 fc	N/A	N/A
PROPERTY LINE - FC @ GRADE	✳	0.3 fc	0.9 fc	0.0 fc	N/A	N/A

Electrical Site Plan

Scale: 1"=10'-0"

North

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CELL (928)-636-1206
E-MAIL archie@elecdesign.net

JOB# 23-31

REVISIONS	BY

Registered Professional Engineer
CERTIFICATE NO.
7450
ANGELO
OSSANNA
10/31/23
ARIZONA, U.S.A.
EXPIRES 12/30/2024

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ARCHITECTURE & PLANNING

DRAWING: Electrical Site Plan

PROJECT: Tomichi Village Inn Group LLC
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Prescott, AZ 86301

APN: 103-01-583C

DRAWN BY
CHECKED BY
DATE: April 7th, 2023
JOB NO. 786
SHEET

E1.3

Oct 30, 2023 - 4:50pm