THE MORELAND
BUILDING 1
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004

DESIGN TEAM

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SHEET INDEX

SHEET NO.	SHEET NAME
COVER BLDG 1	
G101-A	COVER SHEET - BLDG 1
G102-A	CODE SHEET - BLDG 1
G103-A	CODE SHEET - BLDG 1
G104-A	LEVEL 1 CODE PLAN
G105-A	LEVEL 2 CODE PLAN
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CIVIL	
C501	COVER SHEET
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DT02	DETAILS SHEET
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BD01	BLOW UP DETAIL
SD01	STORM DRAIN PROFILES
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FP01	FIRE LINE PLAN
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LH202	HARDSCAPE DETAILS
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SP100	OVERALL SITE PLAN
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S403	FLOOR FRAMING DETAILS - BLDG 1
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OL-1	FOUNDATION ANCHOR LAYOUT (1 OF 3)
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M104A	MECHANICAL 4TH FLOOR PLAN
M105A	MECHANICAL 5TH FLOOR PLAN
M201A	MECHANICAL ROOF PLAN
M301A	ENLARGED MECHANICAL UNIT PLANS
M302A	ENLARGED MECHANICAL UNIT PLANS
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P310A	2 BED - ADA PLUMBING PLANS
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P313A	COMMUNITY AREA
P501	PLUMBING DETAILS
P502	PLUMBING DETAILS
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P601A	PLUMBING CALCULATIONS
P900A	PLUMBING ISOMETRICS
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P902A	PLUMBING ISOMETRICS
P903	PLUMBING ISOMETRICS
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P905	PLUMBING ISOMETRICS
P906	PLUMBING ISOMETRICS
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E106A	ELECTRICAL ROOF POWER PLAN
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E303A	ENLARGED UNIT PLANS
E304A	ENLARGED UNIT PLANS
E305A	ENLARGED UNIT PLANS
E306A	ENLARGED UNIT PLANS
E307A	ENLARGED UNIT PLANS
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E600A	ELECTRICAL CALCULATIONS
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FP105A	FIRE PROTECTION 5TH FLOOR

ABBREVIATION SCHEDULE

A
AB ANCHOR BOLT
ABC AGGREGATE BASE COURSE
A/C AIR CONDITIONING
ACP ACOUSTICAL CEILING PANEL (LAY-IN)
ACT ACOUSTICAL TILE (APPLIED)
ADA(AG) AMERICAN W/ DISABILITIES ACT ACCESSIBILITY GUIDELINES)
AFF ABOVE FINISHED FLOOR
ALT ALTERNATE (EVE)
ARCH ARCHITECT (URAL)

B
BLDG BUILDING
BM BENCHMARK
BOT BOTTOM
BRG BEARING
BUR BUILT-UP ROOF

C
CBB CEMENTITIOUS BACKING BOARD
CF CUBIC FOOT
CI CAST IRON
CIP CAST-IN-PLACE
CJ CONTROL JOINT
CLG CEILING
CM CENTIMETER
CMU CONCRETE MASONRY UNIT
CO CLEANOUT
CPT CARPET
CR CLASSROOM
CRC COLD ROLLED CHANNEL
CT CERAMIC TILE
CW COLD WATER
CY CUBIC YARD

D
DET DETAIL
DF DRINKING FOUNTAIN (NOT REFRIGERATED)
DIA DIAMETER
DIM DIMENSION
DISP DISPENSER/DISPOSAL
DN DOWN
DS DOWNSPOUT
DWG DRAWING

E
EA EACH
EDF ELECTRIC DRINKING FOUNTAIN (REFRIGERATED)
EJ EXPANSION JOINT
ELEC ELECTRIC (AL)
ELEV ELEVATOR
EQ EQUAL
EQUIP EQUIPMENT
EXIST EXIST (ING)
EXP EXPOSED

F
FA FIRE ALARM
FAC FACTORY FINISH
FD FLOOR DRAIN
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FF FINISH FLOOR
FGB FIRE RATED GYPSUM BOARD
FH FIRE HYDRANT
FHC FIRE HOSE CABINET
FIN FINISH
FRP FIBERGLASS REINFORCED PANEL
FTG FOOTING

G
GA GAUGE
GI GALVANIZED IRON
GLB GLUE LAMINATED BEAM
GYP GYPSUM

H
HB HOSE BIBB
HC HOLLOW CORE
HD HEAVY DUTY
HDWR HARDWARE
HDWD HARDWOOD
HM HOLLOW METAL
HORIZ HORIZONTAL
HT HEIGHT
HVAC HEATING/VENTILATING/ AIR CONDITIONING
HW HOT WATER

I
ID INSIDE DIAMETER
INSUL INSULATION
I.E. INVERT ELEVATION

J
JAN JANITOR

K
KO KNOCKOUT PANEL

M
MAS MASONRY
MAX MAXIMUM
MB MACHINE BOLT
MC MINERAL CORE
MDF MEDIUM DENSITY FIBERBOARD
MECH MECHANICAL
MED MEDIUM
MTL METAL

M (CONTINUED)
MFR MANUFACTURER
MH MANHOLE
MIN MINIMUM
MISC MISCELLANEOUS
ML MASONRY LINTEL
MM MILLIMETER
MRP MOST REMOTE POINT
MO MASONRY OPENING

N
N/A NOT APPLICABLE
NIC NOT IN CONTRACT
NOM NOMINAL
NRC NOISE REDUCTION COEFFICIENT
NTS NOT TO SCALE

O
OC ON CENTER
OD OUTSIDE DIAMETER
OH OVERHEAD/OVERHANG
OPP OPPOSITE

P
PT PAINT
PERF PERFORATE (D)
PREFAB PREFABRICATE (D)
PL PLATE
PLAM PLASTIC LAMINATE
PLAS PLASTER
PLUMB PLUMBING
PLYWD PLYWOOD
PNL PANEL
PROP PROPERTY
PSF POUNDS PER SQUARE INCH
PSI POUNDS PER SQUARE INCH
PVC POLY-VINYL CHLORIDE

Q
QT QUARRY TILE

R
R RADIUS
RA RETURN AIR (REGISTER)
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
RM ROOM
RO ROUGH OPENING
REF REFRIGERATOR
REV REVISE (D) (S) (SION)
ROW RIGHT-OF-WAY

S
SC SOLID CORE
SCHED SCHEDULE
SD STORM DRAIN
SF SQUARE FOOT
SG SAFETY GLASS
SIM SIMILAR
SPEC SPECIFICATION
SQ SQUARE
SS STAINLESS STEEL
STC SOUND TRANSMISSION COEFFICIENT
STOR STORAGE
SUSP SUSPENDED

T
T&G TONGUE & GROOVE
TB TACKBOARD
TELE TELEPHONE
TEMP TEMPERED
TJ TOOLED JOINT
TOC TOP OF CURB
TOF TOP OF FOOTING
TOM TOP OF MASONRY
TOP TOP OF PAVEMENT
TOW TOP OF WALL
TS TUBE STEEL
TV TELEVISION
TYP TYPICAL

U
UNO UNLESS NOTED OTHERWISE

V
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VEST VESTIBULE
VG VERTICAL GRAIN

W
W/ WITH
W/O WITHOUT
WC WATER CLOSET
WD WOOD
WDW WINDOW
WH WATER HEATER
WR WATER RESISTANT
WWF WELDED WIRE FABRIC

SYMBOLS USED AS ABBREVIATIONS
∠ ANGLE
℄ CENTERLINE
| CHANNEL
NUMBER
d PENNY
℄ PLATE
P.L. PROPERTY LINE
⌀ ROUND

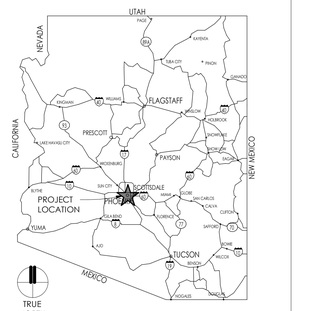
GENERAL LEGEND

NORTH ARROW (TRUE NORTH)
LEVEL LINE
WALL TYPE (A)
DOOR NUMBER (01)
WINDOW TYPE (A)
EQUIPMENT DESIGNATION (1)
REVISIONS (1)
COLUMN REFERENCE GRIDS (A / 1)
DEMOLITION KEYED NOTES (1)
KEYED NOTES (1)
CEILING HEIGHT (+0'-0" A.F.F.)
ROOM NAME (ROOM NAME / 100 SF)
DETAIL NUMBER (1 / A1 TYP.) SHEET ON WHICH DETAIL IS DRAWN
BUILDING SECTION (1 / A1 TYP.)
WALL SECTION (1 / A1 TYP.)
EXTERIOR BUILDING ELEVATION (1 / A1 TYP.)
INTERIOR ELEVATION / DETAIL (1 / A1 TYP. ; A1/A900)
SLOPE INDICATOR (1/8 : 12)
EXIT SIGN (CEILING)
EXIT SIGN (WALL)

NOTE: REFER TO CODE SHEET FOR OCCUPANCY, ACCESSIBILITY, AND EGRESS SYMBOLS

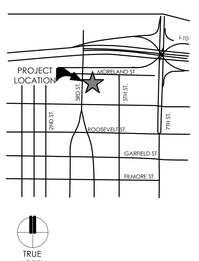
LOCATION MAP

NTS



VICINITY MAP

NTS



PROJECT DATA

OWNER
NATIVE AMERICAN CONNECTIONS
4520 N. CENTRAL AVE. SUITE 600
PHOENIX, AZ 85012
(602) 254 - 3247

PARCEL NUMBER: 111-38-102

ZONING: DTC-E-EV EVANS CHURCHILL

FLOOD ZONE: X

SITE AREA: LOT 1: 1.5978 ACRES (69,601 SQFT)
LOT 2: 0.5029 ACRES (21,908 SQFT)

CODES AND STANDARDS

2018 PHOENIX BUILDING CONSTRUCTION CODE AND AMENDMENTS
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE AS ADOPTED BY ARIZONA STATE FIRE MARSHAL
2007 ASME A17.1 PERFORMANCE BASED SAFETY CODE FOR ELEVATORS AND ESCALATORS
2009 INTERNATIONAL CODE COUNCIL/ ANSI A117.1
2010 ADA AMERICAN STANDARDS FOR ACCESSIBLE DESIGN AS ADOPTED BY THE STATE OF ARIZONA

SECTION 504 OF THE REHABILITATION ACT OF 1973 FOR ACCESSIBILITY AND SENSORY IMPAIRED
EXHIBIT D - 2017 MANDATORY DESIGN GUIDLINES, ARIZONA DEPARTMENT OF HOUSING
LEED FOR HOMES V4 - GOLD CERTIFICATION
AMERICAN WITH DISABILITIES ACT
ARIZONA FAIR HOUSING ACT (A.R.S. § 41-1491 TO 41-1491.37)
FEDERAL FAIR HOUSING ACT (42 U.S.C. § 3601 ET SEQ.)
HUD FAIR HOUSING REGULATIONS
(24C.F.R.PART100,SUBPART D)

DEFERRED SUBMITTALS

PER IBC SECTION 107.3.4.1

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, 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 THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

PER IBC SECTIONS 107.3.4 THRU 107.3.4.2 DEFERRED SUBMITTALS ARE AS FOLLOWS:

ITEM 1: PREFABRICATED WOOD TRUSSES
ITEM 2 : FIRE ALARM
ITEM 3 : FIRE SPRINKLER

SCOPE OF WORK

NATIVE AMERICAN CONNECTIONS (NAC – DEVELOPER) HAS BEEN AWARDED THE CONTRACT TO RE-DEVELOP THE EXISTING MULTIFAMILY PROPERTY LOCATED AT 1125 N. 3RD STREET BY THE CITY OF PHOENIX HOUSING DEPARTMENT; TO BE CALLED ***THE MORELAND*** (PROJECT). THE PROJECT WILL BE AN AFFORDABLE MULTIFAMILY COMPLEX LOCATED ON APPROXIMATELY 2.72 GROSS ACRES (2.10 NET ACRES) AT 1125 NORTH 3RD STREET, DOWNTOWN PHOENIX. ON-SITE IMPROVEMENTS WILL INCLUDE CLUBHOUSE & INTERIOR AMENITY SPACES, OUTDOOR AMENITY SPACES, AND PEDESTRIAN CONNECTIVITY SPACES. ALL ON-SITE PARKING WILL BE LOCATED WITHIN A STRUCTURED PARKING GARAGE ON-SITE. OFF-SITE IMPROVEMENTS WILL INCLUDE STREET FRONT LANDSCAPE AND PEDESTRIAN CONNECTIVITY SPACES ALONG 3RD STREET AND MORELAND STREET. THE EXISTING ALLEY LOCATED OF THE PROJECT WILL ALSO INCLUDE IMPROVEMENTS FOR SERVICE AND FIRE /SAFETY CIRCULATION AND ACCESS. THE PROPERTY IS PART OF THE CITY OF PHOENIX (CITY) DOWNTOWN CORE. AND THE PROJECT IS CURRENTLY ZONED UNDER THE DOWNTOWN CODE-EVANS CHURCHILL EAST CHARACTER AREA.
THE OVERALL DEVELOPMENT SCOPE WILL INCLUDE PREPARING SITE PLANS AND BUILDING CONSTRUCTION DOCUMENTS TO CONSTRUCT NEW MULTI-FAMILY HOUSING CONSISTING OF TOTAL OF 237 RESIDENTIAL UNITS AND AMENITY SPACE CONVENIENTLY LOCATED FOR TENANTS. PROJECT WILL BE PLANNED IN ONE PROJECT CONSTRUCTION PHASE OVER TWO LOTS – LOT ONE WILL CONSIST OF 5-STORY WOOD FRAMED RESIDENTIAL FLOORS (GROUP R-2, TYPE III-A CONSTRUCTION), AND A 4-TIER PARKING GARAGE AT GRADE (GROUP S-2, TYPE IB CONSTRUCTION). LOT TWO WILL CONSIST OF A 5-STORY WOOD FRAMED RESIDENTIAL FLOORS (GROUP R-2, TYPE III-A CONSTRUCTION) LOCATED ON THE EAST PORTION OF THE SITE. THE PARKING GARAGE WILL BE CONSTRUCTED CONCURRENTLY TO THE RESIDENTIAL BUILDINGS.
THERE WILL BE A LOT SPLIT TO ALLOW EACH PHASE TO BE SEPARATELY FINANCED WITH CROSS-ACCESS AGREEMENT FOR PARKING AND FOR SERVICE ACCESS. UTILITY CONNECTIONS, LANDSCAPING, STORMWATER DRAIN & RETENTION WILL BE CONSTRUCTED PER PHASE TO MEET REQUIREMENTS.
THE BUILDING(S) ARE ORGANIZED TO EFFECTIVELY DISTRIBUTE THE NUMBER OF UNITS AND WITH CIRCULATION ACCESS AND WITH RESIDENT CONNECTIVITY IN MIND, PROMOTING SAFETY, IDENTITY, PEDESTRIAN COMMON AREAS, AND ACCESSIBILITY. THE BUILDING'S EXTERIOR WILL BE ARTICULATED TO REINFORCE COMPATIBILITY TO SURROUNDING NEIGHBORHOOD BY USING SIMPLE MATERIALS, COLOR, AND MASSING. ELEVATIONS WILL BE ESSENTIAL FOR THE ARCHITECTURAL CHARACTER INTENDED FOR EVANS CHURCHILL EAST CHARACTER AREA.

SEPARATE PERMIT REQUIRED

PER THE CITY OF PHOENIX, THE FOLLOWING ADDITIONAL PERMITS ARE REQUIRED:

ITEM 1: FIRE SPRINKLER/FIRE PROTECTION SYSTEM
ITEM 2: FIRE ALARM SYSTEM
ITEM 3: EMERGENCY ACCESS
ITEM 4: PARKING STRUCTURE

SPECIAL INSPECTIONS

ITEM 1: SOILS - INCLUDING BEARING CAPACITY, EXCAVATION, AND FILL
ITEM 2: CONCRETE - INCLUDING REINFORCING AND ANCHOR BOLTS
ITEM 3: FIRE RESISTANT PENETRATIONS AND JOINSTS (PER IBC SECTION 1705.16)

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
COVER SHEET - BLDG 1

PERMIT SET

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
5	7/03/23	BID 1
6	8/08/23	BID 2

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed
ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: G101-A

2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
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UNIT MATRIX

PLAN TYPE	QUANTITY	LOCATION
1 BED CORNER UNIT - TYPE B (SHEET A110-A)	20	109, 110, 112, 113, 212, 213, 215, 216, 312, 313, 315, 316, 412, 413, 415, 416, 512, 513, 515, 516
1 BED CUSTOM - NW - TYPE B (SHEET A111-A)	1	101
1 BED - ADA (SHEET A112-A)	1	108
1 BED TYPE A (SHEET A112-A)	4	211, 311, 411, 511
1 BED TYPE B / B.2 (SHEET A113-A)	19	102, 103, 121, 203, 204, 208 (SENSORY), 224, 303, 304, 308, 324, 403, 404, 408, 424, 503, 504, 508, 524
1 BED TYPE B.3 (SHEET A113.1-A)	6	119, 222, 322, 422, 522
2 BED - TYPE B1 (SHEET A114-A)	5	122, 225, 325, 425, 525
2 BED - TYPE ADA (SHEET A115-A)	3	104, 106, 205.
2 BED - TYPE A (SHEET A115-A)	7	207, 305, 307, 405, 407, 505, 507
2 BED - TYPE B2 (SHEET A116-A)	22	105, 107, 201(SENSORY), 202, 206, 209, 210, 301, 302, 306, 309, 310, 401, 402, 406, 409, 410, 501, 502, 506, 509, 510
2 BED - TYPE B3 (SHEET A117-A)	5	111, 214, 314, 414, 514
3 BED - TYPE ADA (SHEET A118-A)	2	120, 223
3 BED - TYPE A (SHEET A118-A)	2	323, 423, 523
3 BED - TYPE B (SHEET A119-A)	10	123, 124 (SENSORY), 226, 227, 326, 327, 426, 427, 526, 527
STUDIO - TYPE B (SHEET A120-A)	20	114, 115, 116, 117, 217, 218, 219, 220, 317, 318, 319, 320, 417, 418, 419, 420 517, 518, 519, 520
STUDIO - TYPE A (SHEET A121-A)	4	221, 321, 421, 521
STUDIO - TYPE ADA (SHEET A121-A)	1	118
TOTAL	132	

CODE REVIEW

CODE DATA
CITY OF PHOENIX APPLICABLE CODES AND AMENDMENTS

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2009 ICC ANSI 117.1

GEOTECHNICAL REPORT
PREPARED BY RICKER ATKINSON MCBEE MORMAN & ASSOCIATES
DATED

BUILDING DATA:
1 BUILDING
SPRINKLERS: NFPA13 AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH 2018 IFC SECTION 903.3.1.1
FIRE ALARM: EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PER SEC 907.5.2.2

SCOPE
PER SECTION 101.2 AMENDED BY CITY OF PHOENIX

NATIVE AMERICAN CONNECTIONS (NAC – DEVELOPER) HAS BEEN AWARDED THE CONTRACT TO RE-DEVELOP THE EXISTING MULTIFAMILY PROPERTY LOCATED AT 1125 N. 3RD STREET BY THE CITY OF PHOENIX HOUSING DEPARTMENT, TO BE CALLED **THE MORELAND** (PROJECT). THE PROJECT WILL BE AN AFFORDABLE MULTIFAMILY COMPLEX LOCATED ON APPROXIMATELY 2.72 GROSS ACRES (2.10 NET ACRES) AT 1125 NORTH 3RD STREET, DOWNTOWN PHOENIX. ON-SITE IMPROVEMENTS WILL INCLUDE CLUBHOUSE & INTERIOR AMENITY SPACES, OUTDOOR AMENITY SPACES, AND PEDESTRIAN CONNECTIVITY SPACES. ALL ON-SITE PARKING WILL BE LOCATED WITHIN A STRUCTURED PARKING GARAGE ON-SITE. OFF-SITE IMPROVEMENTS WILL INCLUDE STREET FRONT LANDSCAPE AND PEDESTRIAN CONNECTIVITY SPACES ALONG 3RD STREET AND MORELAND STREET. THE EXISTING ALLEY LOCATED OF THE PROJECT WILL ALSO INCLUDE IMPROVEMENTS FOR SERVICE AND FIRE /SAFETY CIRCULATION AND ACCESS. THE PROPERTY IS PART OF THE CITY OF PHOENIX (CITY) DOWNTOWN CORE, AND THE PROJECT IS CURRENTLY ZONED UNDER THE DOWNTOWN CODE-EVANS CHURCHILL EAST CHARACTER AREA.
THE OVERALL DEVELOPMENT SCOPE WILL INCLUDE PREPARING SITE PLANS AND BUILDING CONSTRUCTION DOCUMENTS TO CONSTRUCT NEW MULTI-FAMILY HOUSING CONSISTING OF TOTAL OF 237 RESIDENTIAL UNITS AND AMENITY SPACE CONVENIENTLY LOCATED FOR TENANTS. PROJECT WILL BE PLANNED IN ONE PROJECT CONSTRUCTION PHASE OVER TWO LOTS – LOT ONE WILL CONSIST OF 5-STORY WOOD FRAMED RESIDENTIAL FLOORS (GROUP R-2, TYPE IIIA CONSTRUCTION) AND A 4-TIER PARKING GARAGE AT GRADE (GROUP S-2, TYPE IB CONSTRUCTION). LOT TWO WILL CONSIST OF A 5-STORY WOOD FRAMED RESIDENTIAL FLOORS (GROUP R-2, TYPE IIIA CONSTRUCTION) LOCATED ON THE EAST PORTION OF THE SITE. THE PARKING GARAGE WILL BE CONSTRUCTED CONCURRENTLY TO THE RESIDENTIAL BUILDINGS.
THERE WILL BE A LOT SPLIT TO ALLOW EACH PHASE TO BE SEPARATELY FINANCED WITH CROSS-ACCESS AGREEMENT FOR PARKING AND FOR SERVICE ACCESS. UTILITY CONNECTIONS, LANDSCAPING, STORMWATER DRAIN & RETENTION WILL BE CONSTRUCTED PER PHASE TO MEET REQUIREMENTS. THE BUILDING(S) ARE ORGANIZED TO EFFECTIVELY DISTRIBUTE THE NUMBER OF UNITS AND WITH CIRCULATION ACCESS AND WITH RESIDENT CONNECTIVITY IN MIND, PROMOTING SAFETY, IDENTITY, PEDESTRIAN COMMON AREAS, AND ACCESSIBILITY. THE BUILDING'S EXTERIOR WILL BE ARTICULATED TO REINFORCE COMPATIBILITY TO SURROUNDING NEIGHBORHOOD BY USING SIMPLE MATERIALS, COLOR, AND MASSING. ELEVATIONS WILL BE ESSENTIAL FOR THE ARCHITECTURAL CHARACTER INTENDED FOR EVANS CHURCHILL EAST CHARACTER AREA.

USE AND OCCUPANCY CLASSIFICATIONS
PER SECTION 305.1 AND 303.1.3

BUILDING 1: GROUP "R-2" RESIDENTIAL
GROUP "B" BUSINESS
BUILDING 2: GROUP "S-2" STORAGE

GROUP R-2
PER SECTION 420

420.2 SEPARATION WALLS: WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

EXCEPTIONS: WHERE SLEEPING UNITS INCLUDE PRIVATE BATHROOMS, WALLS BETWEEN BEDROOMS AND ASSOCIATED PRIVATE BATHROOMS ARE NOT REQUIRED TO BE CONSTRUCTED AS FIRE PARTITIONS.

420.3 HORIZONTAL SEPARATION: FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

420.4 AUTOMATIC SPRINKLER SYSTEM: GROUP R OCCUPANCIES SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8

420.5 FIRE ALARM SYSTEM AND SMOKE ALARMS: FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 907.2.6, 907.2.8, AND 907.2.9

420.9 GROUP R COOKING FACILITIES: IN GROUP R OCCUPANCIES, COOKING APPLIANCES USED FOR DOMESTIC COOKING OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 917.2 OF THE INTERNATIONAL MECHANICAL CODE

ALLOWABLE BUILDING HEIGHT IN FEET
PER TABLE 504.3

GROUP "R-2" RESIDENTIAL = MAX 85' ALLOWABLE (III-A, S13)(MOST RESTRICTIVE)> ACTUAL 61'-2"
GROUP "B" BUSINESS = MAX 85' ALLOWABLE (III-A, S13)
GROUP "S-2" STORAGE = MAX 180' ALLOWABLE (I-B, SPRINKLERED) > ACTUAL 37'-7"

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
PER TABLE 504.4

GROUP "R-2" RESIDENTIAL = 5 STORIES ALLOWABLE (III-A, S13)(MOST RESTRICTIVE) = ACTUAL 5 STORIES
GROUP "B" BUSINESS = 6 STORIES ALLOWABLE (III-A, S13)
GROUP "S-2" STORAGE = 12 STORIES ALLOWABLE (I-B, SPRINKLERED) > ACTUAL 4 TIER

ALLOWABLE AREAS PER STORY
PER TABLE 506.2

GROUP "R-2" RESIDENTIAL (MOST RESTRICTIVE) = 72,000 SF (S13 SPRINKLERS, TYPE III-A CONSTRUCTION)
GROUP "B" BUSINESS = 92,000 SF (S13 SPRINKLERS, TYPE III-A CONSTRUCTION)
GROUP "S-2" STORAGE = 237,000 SF (S13, TYPE I-B CONSTRUCTION)

BUILDING AREA
PER SECTION 506.2.3 AND 506.2.4

BUILDING 1:
TABULAR AREA (At) = 72,000 SF
FRONTAGE INCREASE (If) = .229
STORIES (So) = 3
FORMULA FOR ALLOWABLE AREA:
Aa= [At + (NS x If)] x So
GROUP "R-2" RESIDENTIAL (PER 5-STORY BUILDING)
Aa = [72,000 + (24,000 X .229)] x 3
Aa = [72,000 + (5,496)] x 3
Aa = [77,496] x 3
Aa = 232,488 SF (ALLOWED)(MOST RESTRICTIVE) > **143,212 SF ACTUAL**

BUILDING 2:
TABULAR AREA (At) = 237,000 SF
FRONTAGE INCREASE (If) = 0
STORIES (So) = 3
FORMULA FOR ALLOWABLE AREA:
Aa= [At + (NS x If)] x So
GROUP "S-2" STORAGE (PER 4 TIER STRUCTURE)
Aa = [237,000 + (39,000 X 0)] x 3
Aa = [237,000 + 0] x 3
Aa = 711,000 SF (ALLOWED) > **78,288 SF ACTUAL**

NO FIRE WALLS REQUIRED PER SECTION 706.1.1 EXCEPTION 2:
Aa = 232,488 SF (ALLOWED)(MOST RESTRICTIVE) > 221,500 SF COMBINED BUILDING 1 AND BUILDING 2 AREA

MINIMUM FRONTAGE DISTANCE
PER SECTION 506.3.2

BUILDING 1 TOTAL PERIMETER: 877'-6 3/4"
BUILDING 1 PERIMETER ALONG FRONTAGE: 437'-10" = F
APPROX 49-50%

W = (L1 x w1 + L2 x w2 + L3 x w3)/F
W = [244'-6 1/4" x 30 + 67'-10 3/4" x 30 + 125'-5" x 21'-7 1/2")/437'-10"
W = (7,335.625' + 2,036.875' + 2,709.5')/437.833
W = (12,082)/437.883
W = 27.59

AMOUNT OF INCREASE
PER SECTION 506.3.3

If = [F/P - 0.25]W/30
If = [437'-10"/877'-6 3/4" - 0.25]27.59/30
If = [.4989 - 0.25]27.59/30
If = [.2489]27.59/30
If = .229

TOTAL GROSS PERMIT AREA
INCLUDES EXTERIOR CANOPIES

BUILDING 1 (LOT 1 - APARTMENT BUILDING - (B) AND (R-2) OCCUPANCY):
LEVEL 1: (B: 4,125.57 SF) + (R-2: 26,763.78 SF) = 30,889.35 SF
LEVEL 2: R-2 = 29,220.63 SF
LEVEL 3: R-2 = 29,220.63 SF
LEVEL 4: R-2 = 29,220.63 SF
LEVEL 5: R-2 = 29,136.58 SF

TOTAL ALL LEVELS, BUILDING 1, LOT 1:
(B: 4,125.57 SF) + (R-2: 143,562.25 SF) = 147,687.82 SF

BUILDING 2 (LOT 1 - PARKING GARAGE):
LEVEL 1: S-2 = 22,334.29 SF
LEVEL 2: S-2 = 22,334.29 SF
LEVEL 3: S-2 = 22,334.29 SF
LEVEL 4: S-2 = 22,334.29 SF
LEVEL 5: S-2 = 957.23 SF

TOTAL ALL LEVELS, BUILDING 2, LOT 1:
S-2 = 90,294.39 SF

BUILDING 3 (LOT 2 - APARTMENT BUILDING):
LEVEL 1: (B: 3,070.99 SF) + (R-2: 16,063.61 SF) = 19,134.60 SF
LEVEL 2: R-2 = 16,947.68 SF
LEVEL 3: R-2 = 16,947.68 SF
LEVEL 4: R-2 = 16,947.68 SF
LEVEL 5: (B: 753.28 SF) + (R-2: 16,124.75 SF) = 16,878.03 SF

TOTAL ALL LEVELS, BUILDING 3, LOT 2:
(B: 3,824.27 SF) + (R-2: 83,031.40 SF) = 86,855.67 SF

MIXED USE AND OCCUPANCY
PER SECTION 508

NONSEPARATED OCCUPANCIES
PER SECTION 508.3

OCCUPANCY CLASSIFICATION
PER SECTION 508.3.1

NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE. IN ADDITION, THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 THAT APPLY TO THE NONSEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA.

ALLOWABLE BUILDING AREA, HEIGHT, AND NUMBER OF STORIES
PER SECTION 508.3.2

THE ALLOWABLE BUILDING AREA, HEIGHT, AND NUMBER OF STORIES OF THE BUILDING OR PORTION THEREOF SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE OCCUPANCY GROUPS UNDER CONSIDERATION FOR THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 503.1

SEPARATION
PER SECTION 508.3.3

NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES.

EXCEPTION 2: GROUP I-1, R-1, R-2, AND R-3 DWELLING UNITS AND SLEEPING UNITS SHALL BE SEPARATED FROM ALL OTHER DWELLING OR SLEEPING UNITS AND FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420.

REQUIRED SEPARATION OF OCCUPANCIES
PER TABLE 508.4

R-2 AND R-2 - 1 HOUR
R-2 AND B - 1 HOUR, SPRINKLERED

CONSTRUCTION TYPE:
PER SECTION 602.2

BUILDING 1: TYPE III-A RESIDENTIAL + BUSINESS
BUILDING 2: TYPE I-B STORAGE PARKING STRUCTURE

FIRE RATING OF STRUCTURAL ELEMENTS
PER TABLES 601 AND 602

BUILDING 1: TYPE III-A RESIDENTIAL

PRIMARY STRUCTURAL FRAME	1 HR
EXTERIOR BEARING WALLS	2 HR (FSD>5')
INTERIOR BEARING WALLS	1 HR
NON BEARING WALLS EXTERIOR	1 HR (FSD>5')
NON BEARING WALLS INTERIOR	0 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONST. & ASSOCIATED SECONDARY MEMBERS	1 HR

MINIMUM DISTANCE OF PROJECTION
PER TABLE 705.2
0' =/< FSD < 2' PROJECTIONS NOT PERMITTED
2' =/< FSD < 3' 24 INCHES
3 =/< FSD < 5' 24 INCHES + 8 INCHES EVERY FOOT OF FSD BEYOND 3' OR FRACTION THEREOF
5'=/< FSD 40 INCHES

COMBUSTIBLE PROJECTIONS
PER 705.2.3
COMBUSTIBLE PROJECTIONS EXTENDING TO WITHIN 5 FEET OF THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE SHALL BE OF NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION, HEAVY TIMBER CONSTRUCTION, COMPLYING WITH SECTION 2304.11, FIRE-RETARDANT-TREATED WOOD OR AS PERMITTED BY SECTION 705.2.3.1

BALCONIES AND SIMILAR PROJECTIONS
PER SECTION 705.2.3.1

BALCONIES AND SIMILAR PROJECTIONS OF COMBUSTIBLE CONSTRUCTION OTHER THAN FIRE-RETARDANT-TREATED WOOD SHALL BE FIRE-RESISTANCE RATED WHERE REQUIRED BY TABLE 601 FOR FLOOR CONSTRUCTION OR SHALL BE OF HEAVY TIMBER CONSTRUCTION IN ACCORDANCE WITH SECTION 2304.11. THE AGGREGATE LENGTH OF THE PROJECTIONS SHALL NOT EXCEED 50 PERCENT OF THE BUILDING'S PERIMETER ON EACH FLOOR.

EXCEPTION 3: BALCONIES AND SIMILAR PROJECTIONS ON BUILDINGS OF TYPES III, IV, AND V CONSTRUCTION SHALL BE PERMITTED TO BE OF TYPE V CONSTRUCTION AND SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THESE AREAS.

OPENINGS IN EXTERIOR WALLS
PER TABLE 705.8

0' =/< FSD < 3' UNPROTECTED, SPRINKLERED = NOT PERMITTED
3' =/< FSD < 5' UNPROTECTED, SPRINKLERED = 15%
5' =/< FSD < 10' UNPROTECTED, SPRINKLERED = 25%
10' =/< FSD < 15' UNPROTECTED, SPRINKLERED = 45%
15' =/< FSD < 20' UNPROTECTED, SPRINKLERED = 75%
20' =/< FSD UNPROTECTED, SPRINKLERED = NO LIMIT
(SEE CODE PLANS FOR FSD AND OPENING %)

PARTY WALLS
PER SECTION 706.1.1

ANY WALL LOCATED ON A LOT LINE BETWEEN ADJACENT BUILDINGS, WHICH IS USED OR ADAPTED FOR JOINT SERVICE BETWEEN THE TWO BUILDINGS, SHALL BE CONSTRUCTED AS A FIRE WALL IN ACCORDANCE WITH SECTION 706. PARTY WALLS SHALL BE CONSTRUCTED WITHOUT OPENINGS AND SHALL CREATE SEPARATE BUILDING.

EXCEPTION 2: FIRE WALLS ARE NOT REQUIRED ON LOT LINES DIVIDING A BUILDING FOR OWNERSHIP PURPOSES WHERE THE AGGREGATE HEIGHT AND AREA OF THE PORTIONS OF THE BUILDING LOCATED ON BOTH SIDES OF THE LOT LINE DO NOT EXCEED THE MAXIMUM HEIGHT AND AREA REQUIREMENTS OF THIS CODE. FOR THE CODE OFFICIAL'S REVIEW AND APPROVAL, HE OR SHE SHALL BE PROVIDED WITH COPIES OF DEDICATED ACCESS EASEMENTS AND CONTRACTUAL AGREEMENTS THAT PERMIT THE OWNERS OF PORTIONS OF THE BUILDING LOCATED ON EITHER SIDE OF THE LOT LINE ACCESS TO THE OTHER SIDE FOR PURPOSES OF MAINTAINING FIRE AND LIFE SAFETY SYSTEMS NECESSARY FOR THE OPERATION OF THE BUILDING.

FIRE PARTITIONS
PER SECTION 708

708.3 FIRE-RESISTANCE RATING: FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

708.4 CONTINUITY: FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW AND BE SECURELY ATTACHED TO ONE OF THE FOLLOWING:
1. THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE.
2. THE UNDERSIDE OF A FLOOR/CEILING OR ROOF/CEILING ASSEMBLY HAVING A FIRE-RESISTANCE RATING THAT IS NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE FIRE PARTITION.

708.4.1 SUPPORTING CONSTRUCTION EXCEPTION: IN BUILDINGS OF TYPE IIB, IIIB, AND VB CONSTRUCTION, THE SUPPORTING CONSTRUCTION REQUIREMENT SHALL NOT APPLY TO FIRE PARTITIONS SEPARATING DWELLING UNITS.

708.6 OPENINGS: OPENINGS IN A FIRE PARTITION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716

708.7 PENETRATIONS: PENETRATIONS OF FIRE PARTITIONS SHALL COMPLY WITH SECTION 714

708.8 JOINTS: JOINTS MADE IN OR BETWEEN FIRE PARTITIONS SHALL COMPLY WITH SECTION 715

FLOOR AND ROOF ASSEMBLIES
PER SECTION 711

FIRE RESISTENCE RATING
PER SECTION 711.2.4.1
WHERE THE HORIZONTAL ASSEMBLY SEPARATES MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED.

INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY
PER TABLE 803.13
"R-2" OCCUPANCIES
CORRIDORS & ROOMS AND ENCLOSED SPACES – "C" FLAME SPREAD INDEX TESTED IN ACCORDANCE WITH NFPA 286

INTERIOR FLOOR FINISH
INT. FLOOR FINISH & FLOOR COVERING SHALL COMPLY WITH SECTIONS 804.2 – 804.4.2

FIRE PROTECTION SYSTEMS
PER CHAPTER 9

SPRINKLERS: AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 903.3.1.1 (B OCCUPANCY) AND SECTION 903.3.1.2 (R-2 OCCUPANCY)

FIRE EXTINGUISHERS: PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 906

FIRE ALARM: EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 907.2.9 (GROUP R-2) AND 907.5.2.2 and 907.5.2.3.3

EMERGENCY RESPONDER RADIO COVERAGE
PER SECTION 918

918.1: EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDED IN ALL NEW BUILDINGS IN ACCORDANCE WITH SECTION 510 OF THE INTERNATIONAL FIRE CODE.

ACCEPTANCE TEST PROCEDURE - INTERNATIONAL FIRE CODE
SECTION 510.5.3

WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, AND UPON COMPLETION OF INSTALLATION, THE BUILDING OWNER SHALL HAVE THE RADIO SYSTEM TESTED TO VERIFY THAT THE TWO-WAY COVERAGE ON EACH FLOOR OF THE BUILDING IS NOT LESS THAN 95 PERCENT. THE TEST PROCEDURE SHALL BE CONDUCTED AS FOLLOWS:
1. EACH FLOOR OF THE BUILDING SHALL BE DIVIDED INTO A GRID OF 20 APPROXIMATELY EQUAL TEST AREAS.
2. THE TEST SHALL BE CONDUCTED USING A CALIBRATED PORTABLE RADIO OF THE LATEST BRAND AND MODEL USED BY THE AGENCY TALKING THROUGH THE AGENCY'S RADIO COMMUNICATIONS SYSTEM OR EQUIPMENT APPROVED BY THE FIRE CODE OFFICIAL.
3. FAILURE OF MORE THAN ONE TEST AREA SHALL RESULT IN FAILURE OF THE TEST.
4. IN THE EVENT THAT TWO OF THE TEST AREAS FAIL THE TEST, IN ORDER TO BE MORE STATISTICALLY ACCURATE, THE FLOOR SHALL BE PERMITTED TO BE DIVIDED INTO 40 EQUAL TEST AREAS. FAILURE OF NOT MORE THAN TWO NONADJACENT TEST AREAS SHALL NOT RESULT IN FAILURE OF THE TEST. IF THE SYSTEM FAILS THE 40 AREA TEST, THE SYSTEM SHALL BE ALTERED TO MEET THE 95-PERCENT COVERAGE REQUIREMENT.
5. A TEST LOCATION APPROXIMATELY IN THE CENTER OF EACH TEST AREA SHALL BE SELECTED FOR THE TEST, WITH THE RADIO ENABLED TO VERIFY TWO-WAY COMMUNICATIONS TO AND FROM THE OUTSIDE OF THE BUILDING THROUGH THE PUBLIC AGENCY'S RADIO COMMUNICATIONS SYSTEM, ONCE THE TEST LOCATION HAS BEEN SELECTED, THAT LOCATION SHALL REPRESENT THE ENTIRE TEST AREA. FAILURE IN THE SELECTED TEST LOCATION SHALL BE CONSIDERED TO BE A FAILURE OF THAT TEST AREA. ADDITIONAL TEST LOCATIONS SHALL NOT BE PERMITTED.
6. THE GAIN VALUES OF ALL AMPLIFIERS SHALL BE MEASURED AND THE TEST MEASUREMENT RESULTS SHALL BE KEPT ON FILE WITH THE BUILDING OWNER SO THAT THE MEASUREMENTS CAN BE VERIFIED DURING ANNUAL TESTS. IN THE EVENT THAT THE MEASUREMENT RESULTS BECOME LOST, THE BUILDING OWNER SHALL BE REQUIRED TO RERUN THE ACCEPTANCE TEST TO REESTABLISH THE GAIN VALUES.
7. AS PART OF THE INSTALLATION, A SPECTRUM ANALYZER OR OTHER SUITABLE TEST EQUIPMENT SHALL BE UTILIZED TO ENSURE SPURIOUS OSCILLATIONS ARE NOT BEING GENERATED BY THE SUBJECT SIGNAL BOOSTER. THIS TEST SHALL BE CONDUCTED AT THE TIME OF INSTALLATION AND AT SUBSEQUENT ANNUAL INSPECTIONS.
8. SYSTEMS INCORPORATING CLASS B SIGNAL-BOOSTER DEVICES OR CLASS B BROADBAND FIBER REMOTE DEVICES SHALL BE TESTED USING TWO PORTABLE RADIOS SIMULTANEOUSLY CONDUCTING SUBJECTIVE VOICE QUALITY CHECKS. ONE PORTABLE RADIO SHALL BE POSITIONED NOT GREATER THAN 10 FEET (3048 MM) FROM THE INDOOR ANTENNA. THE SECOND PORTABLE RADIO SHALL BE POSITIONED AT A DISTANCE THAT REPRESENTS THE FARTHEST DISTANCE FROM ANY INDOOR ANTENNA, WITH BOTH PORTABLE RADIOS SIMULTANEOUSLY KEYED UP ON DIFFERENT FREQUENCIES WITHIN THE SAME BAND. SUBJECTIVE AUDIO TESTING SHALL BE CONDUCTED AND COMPLY WITH DAQ LEVELS AS SPECIFIED IN SECTIONS 510.4.1.1 AND 510.4.1.2.

MULTIPLE OCCUPANCIES
PER SEC 1004.4

WHERE A BUILDING CONTAINS TWO OR MORE OCCUPANCIES, THE MEANS OF EGRESS REQUIREMENTS SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY OF THAT SPACE. WHERE TWO OR MORE OCCUPANCIES UTILIZE PORTIONS OF THE SAME MEANS OF EGRESS SYSTEM, THOSE EGRESS COMPONENTS SHALL MEET THE MORE STRINGENT REQUIREMENTS OF ALL OCCUPANCIES THAT ARE SERVED.

POSTING OF OCCUPANT LOAD
PER SEC. 1004.9

MEANS OF EGRESS SIZING
PER SECTION 1005

ALL EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE SIZED PER SEC. 1005.3.2

EXIT AND EXIT ACCESS DOORWAYS
PER SECTION 1006

PER TABLE 1006.2.1: MIN. 2 EXITS SHALL BE PROVIDED WHERE OCCUPANT LOAD EXCEEDS 49 IN GROUP "B" OCCUPANCIES, 20 IN GROUP "R-2" OCCUPANCIES, 29 IN "S" OCCUPANCIES, OR WHERE COMMON PATH OF TRAVEL EXCEEDS THE LIMITATIONS OF TABLE 1004.2.

COMMON PATH OF TRAVEL
TABLE 1006.2.1

WHERE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1 OR 903.3.1.2:

"R-2" OCCUPANCY = MAX. 125'
"B" OCCUPANCY = MAX. 100'
"S" OCCUPANCY = MAX 100'

EXIT AND EXIT ACCESS DOORWAY CONFIGURATION/DISCHARGE
PER SECTION 1007.1.1/SECTION 1028

EXIT ACCESS DOORWAYS
PER SECTION 1007.1.1

WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED APART EQUAL TO NOT LESS THAN ONE-HALF THE LENGTH OF THE MAXIMUM DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE EXIT STAIRWAY.

EXCEPTION 2: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

 # EXITS REQUIRED:

REFER TO INDIVIDUAL AREA CODE SHEETS FOR ADDITIONAL INFORMATION

MEANS OF EGRESS ILLUMINATION
PER SECTION 1008

ACCESSIBLE MEANS OF EGRESS
PER SECTION 1009.1

DOORS
PER SECTION 1010

DOORS SHALL MEET ALL REQUIREMENTS OF IBC SECTION 1010, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

DOOR SWING
PER SEC 1010.1.2.1: DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS

EXIT SIGNS
PER SECTION 1013

EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN

CORRIDORS
PER SECTION 1020

CORRIDOR FIRE RESISTANCE RATING PER TABLE 1020.1:

0 HOURS (NO RATING REQUIRED) FOR GROUP "B" OCCUPANCIES, FULLY SPRINKLERED
.5 HOURS FOR GROUP "R" OCCUPANCIES, FULLY SPRINKLERED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2
0 HOURS FOR GROUP "S", FULLY SPRINKLERED

MINIMUM CORRIDOR WIDTH PER TABLE 1020.2:
CORRIDOR WIDTHS SHALL BE PER TABLE 1020.2 OR SEC 1005.3.2, WHICHEVER IS GREATER

GENERAL : 44"
WITHIN A DWELLING 36"

DEAD END CORRIDORS
SECTION 1020.4

WHERE MORE THAN ONE EXIT OR EXIT ACCESS IS REQUIRED, DEAD ENDS IN CORRIDORS SHALL NOT EXCEED THE FOLLOWING:

50 FEET IN GROUPS "B", "R-2", AND "S" OCCUPANCIES WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

ACCESSIBILITY
PER CHAPTER 11 SECTION 1101.2

BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC ANSI A117.1 WHERE APPLICABLE

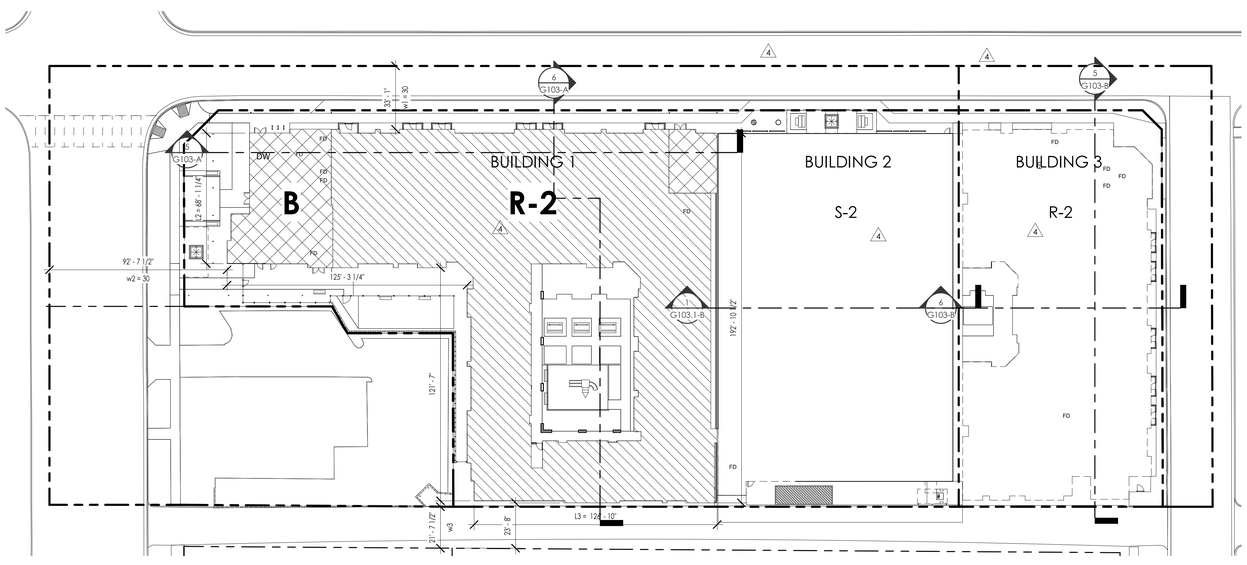
ENERGY EFFICIENCY
PER CHAPTER 13

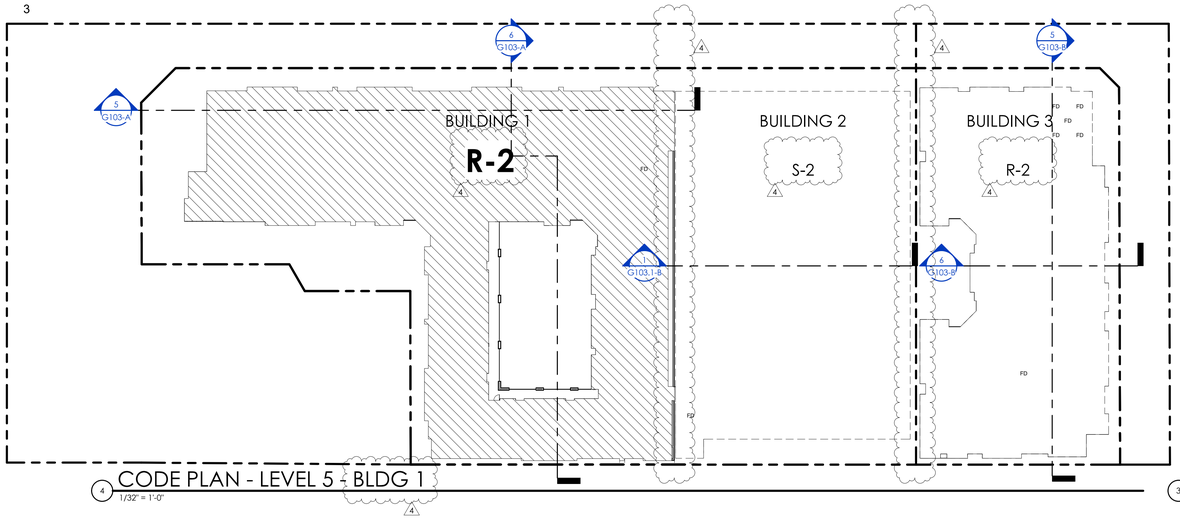
BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO CLIMATE ZONE "2"

PLUMBING FIXTURES
PER TABLE 2902.1

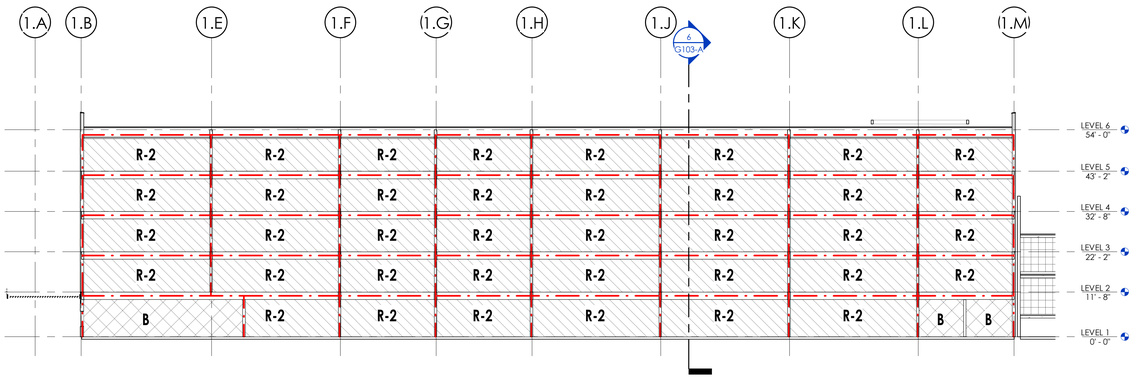
REFER TO INDIVIDUAL AREA CODE SHEETS

SENSORY IMPAIRED UNITS PER EXHIBIT 'A' ADOH - 2019-2020 MANDATORY DESIGN GUIDELINES SECTION X

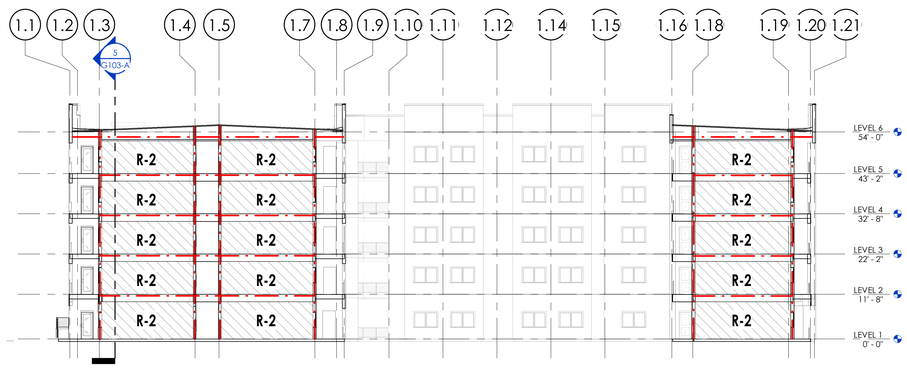

BUILDING 1
R-2
BUILDING 2
S-2
BUILDING 3
R-2
B
DW
92' - 7 1/2"
w2 = 30
125' - 3 1/4"
121' - 7"
192' - 10 1/2"
L3 = 124' - 10"
21' - 7 1/2"
w3
23' - 8"
83' - 1"
w1 = 30
G103-A
G103-B
G103.1-B



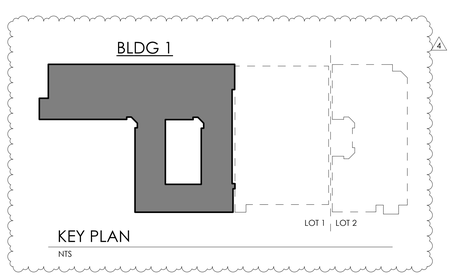
4 CODE PLAN - LEVEL 5 - BLDG 1
1/32" = 1'-0"

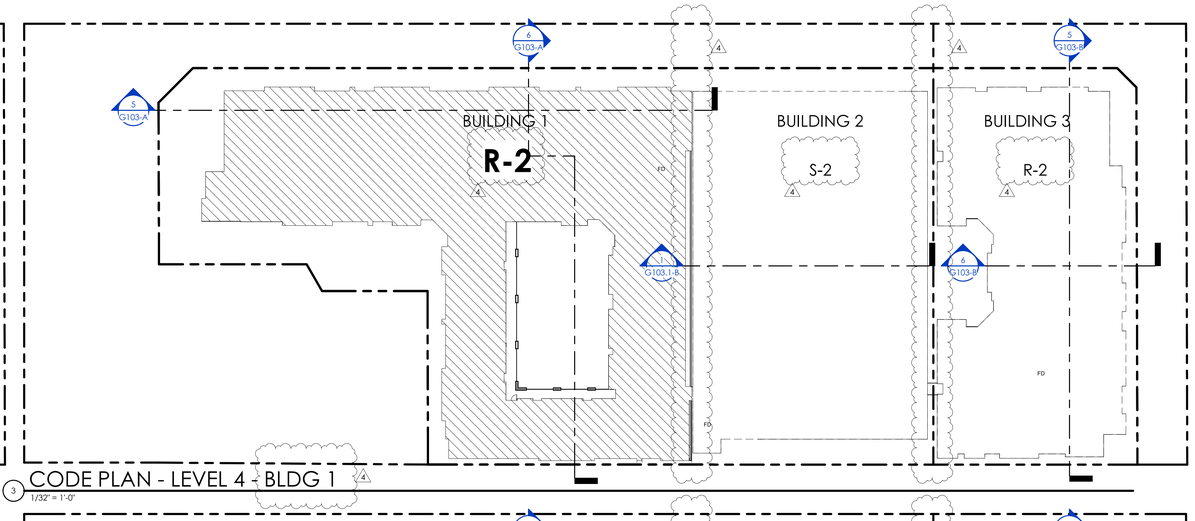


5 CODE SECTION 1
1/16" = 1'-0"

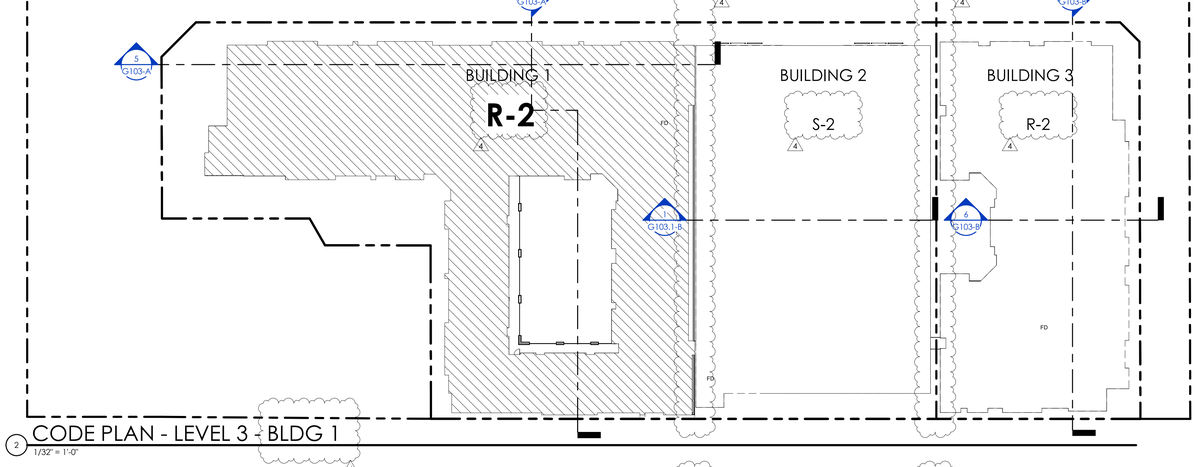


6 CODE SECTION 2
1/16" = 1'-0"

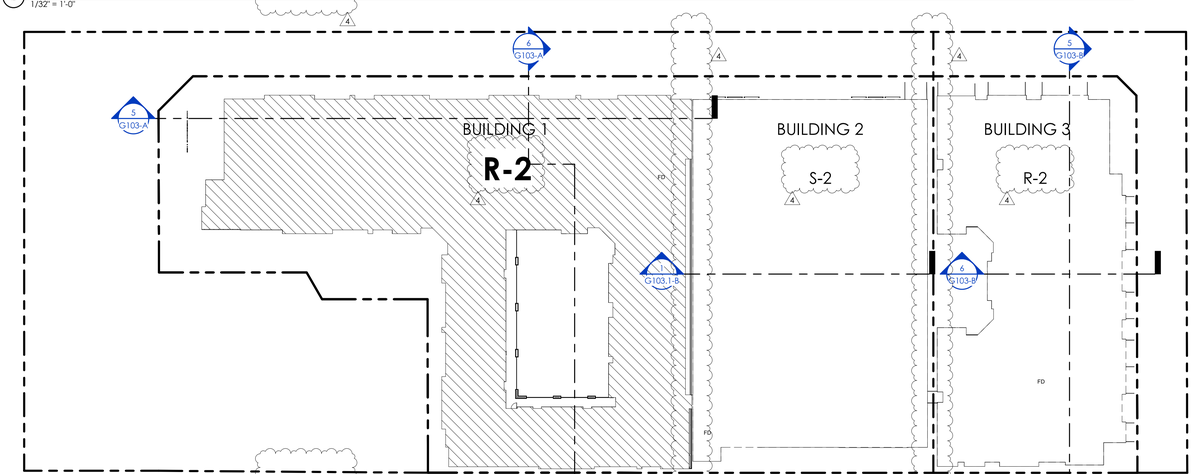




3 CODE PLAN - LEVEL 4 - BLDG 1
1/32" = 1'-0"



2 CODE PLAN - LEVEL 3 - BLDG 1
1/32" = 1'-0"



1 CODE PLAN - LEVEL 2 - BLDG 1
1/32" = 1'-0"

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THE MORELAND
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CODE SHEET - BLDG 1

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ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
G103-A
2091

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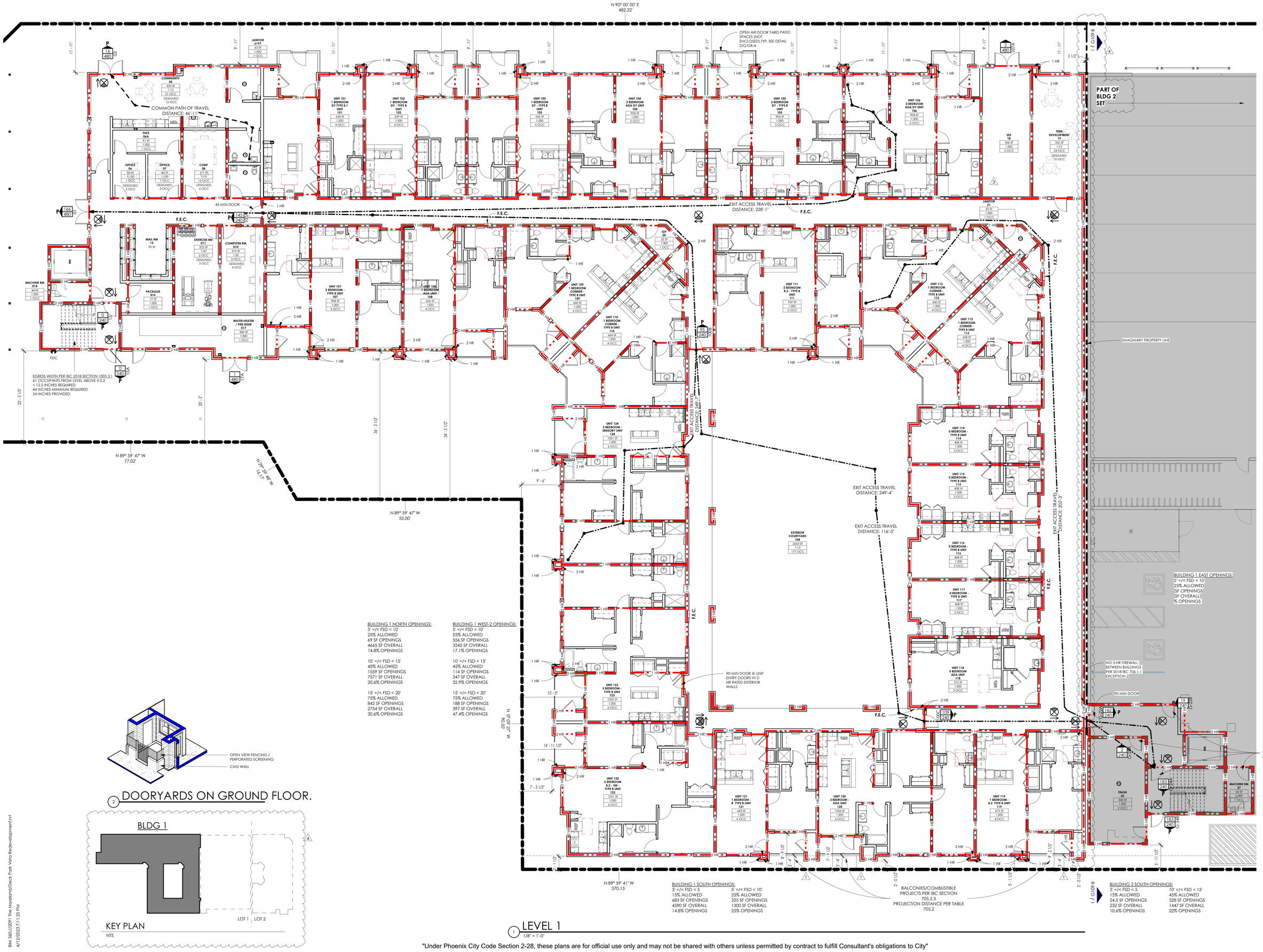

OPEN VIEW FENCING / PERFORATED SCREENING

CMU WALL

2 DOORYARDS ON GROUND FLOOR.

1 LEVEL 1
1/8" = 1'-0"

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1 LEVEL 2
1/8" = 1'-0"

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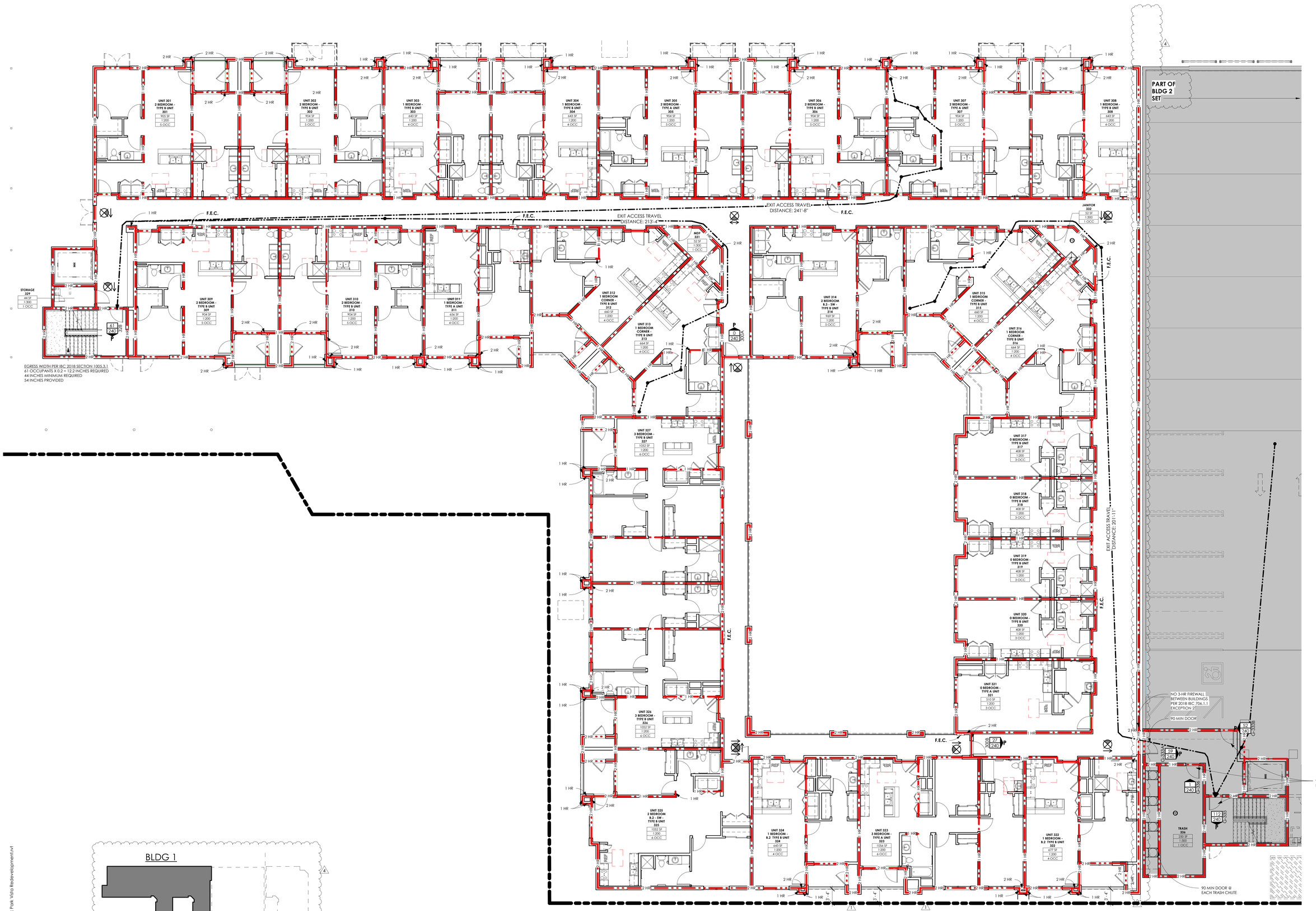

1 LEVEL 3
1/8" = 1'-0"

BLDG 1

KEY PLAN
NTS

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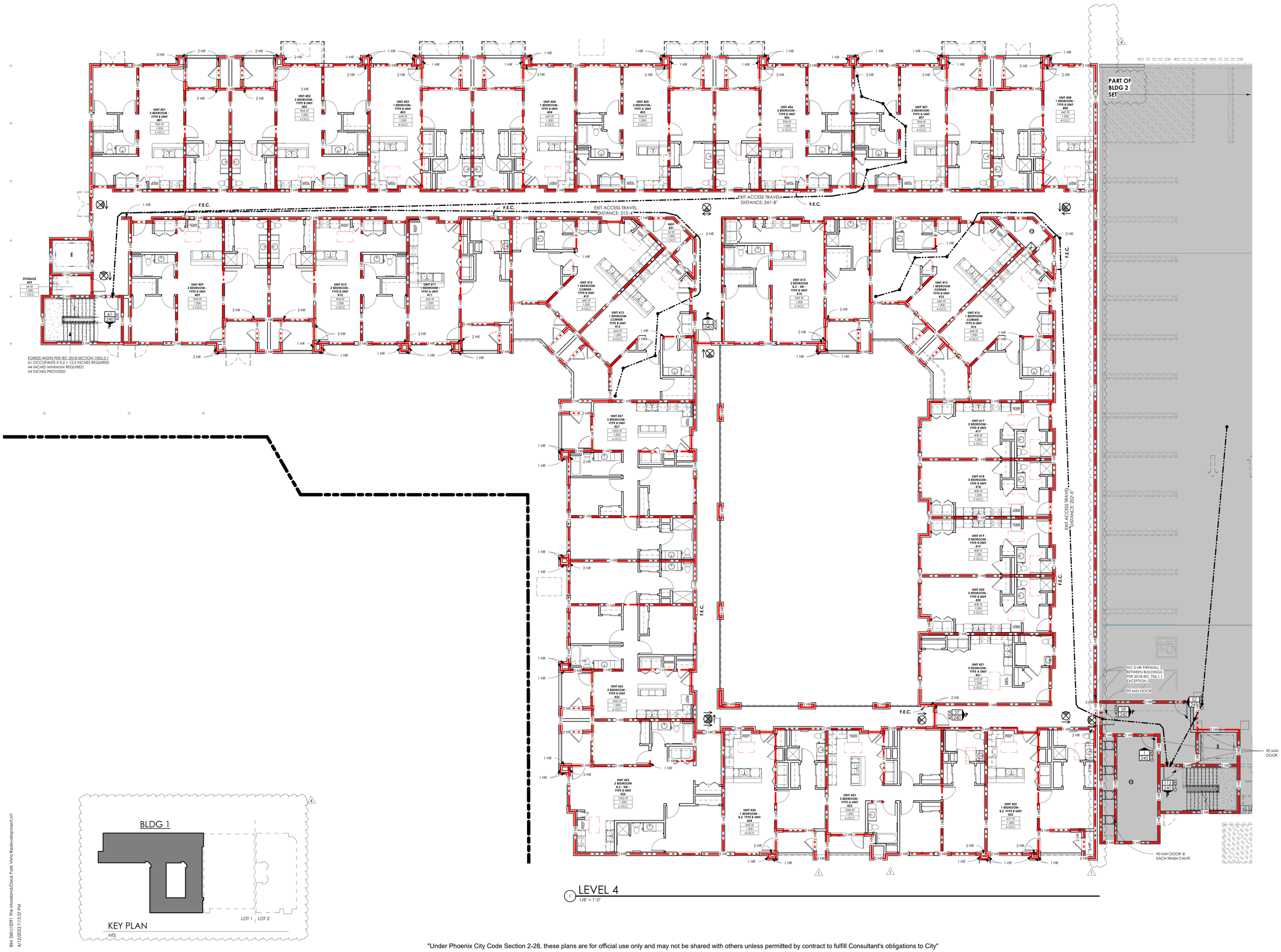

LEVEL 4
1/8" = 1'-0"

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1 LEVEL 5
1/8" = 1'-0"

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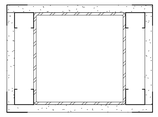
GA FILE NO. CM 1851 | GENERIC | 1 HOUR FIRE

GYPSUM WALLBOARD, STEEL STUDS

One layer 5/8" gypsum wallboard applied without horizontal joints and parallel to 1 5/8" steel studs located at each corner of TS8x8x0.250 tube steel column with 1" Type S drywall screws 24" o.c. Steel cornerbead; 1 1/2" flanges, applied with 1" Type S drywall screws 12" o.c. in each flange. Joint compound 1/16" thick applied over corner bead.



Fire Test: UL NC505, 77NK1747, 6-13-77; UL Design X528

2 GA FILE NO. CM 1851 - 1 HR COLUMN
N.T.S.

GA FILE NO. BM 1137 | PROPRIETARY* | 1 HOUR FIRE

STEEL FRAME, GYPSUM WALLBOARD

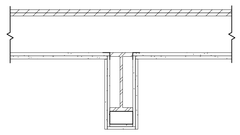
Base layer 1/2" proprietary type X gypsum wallboard applied to beam cage with 1" Type S-12 drywall screws 12" o.c. **Face** layer 1/2" proprietary type X gypsum wallboard applied to beam cage with 1 5/8" Type S-12 drywall screws 12" o.c. Joints offset from base layer joints.

Beam cage fabricated from No. 24 gage 7/8" x 1 3/8" steel angles screw attached to steel joists at beam top flange and No. 25 gage 2 1/2" steel runners hooked over beam lower flange and supporting 1 5/8" steel studs 24" o.c. Minimum beam size W8x15 **(One hour unrestrained beam.)**

PROPRIETARY GYPSUM BOARD

American Gypsum Company LLC	-	1/2" FireBloc® Type C
CertainTeed Gypsum Inc.	-	1/2" ProRoc® Type C Gypsum Panels
Georgia-Pacific Gypsum LLC	-	1/2" ToughRock® Fireguard C™
Lafarge North America Inc.	-	1/2" Firecheck® Type C 1/2" Gold Bond® Brand FIRE-SHIELD C™
National Gypsum Company	-	Gypsum Board 1/2" FLAME CURB® Super C™
PABCO Gypsum	-	1/2" TG-C
Temple-Inland	-	1/2" SHEETROCK® Brand FIRECODE® C
United States Gypsum Company	-	Core Gypsum Panels

†Contact the manufacturer for more detailed information on propietary products.



Fire Test: UL R1319-133, 7-16-75; Based on UL R3660-7 & -8, 11-12-87; UL Design L524

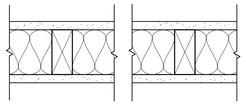
8 GA FILE NO. BM 1137 - 1 HR BEAM
N.T.S.

GA FILE NO. WP 3514 | GENERIC | 1 HOUR FIRE | 35 to 39 STC SOUND

GYPSUM WALL BOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" Type W dryrwall screws 12" o.c.

Joints staggered 16" on opposite sides. **(LOAD-BEARING)**



Thickness: 4 3/4"
Approx. Weight: 7 psf
Fire Test: SWRI 01-4511-619[1], 3-94
Sound Test: See WP 3520 (G&H NG-246FT, 7-2-65)

14 GA FILE NO. WP 3514- 1 HR WALL
N.T.S.

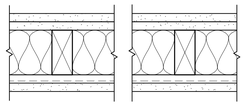
GA FILE NO. WP 3245 | GENERIC | 1 HOUR FIRE | 50 to 54 STC SOUND

GYPSUM WALL BOARD, WOOD STUDS

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space

OPPOSITE SIDE: **Base** layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 1 7/8" long, 0.0915" shank, 15/64" heads, 7" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at parallel or at right angles to studs with 8d cement coated nails, 2 3/8" long, 8" o.c. Face layer joints offset 16" from base layer joints.

Vertical joints staggered 16" on opposite sides. **(LOAD-BEARING)**



Thickness: 6"
Approx. Weight: 9 psf
Fire Test: Based on UL R14196, GSNK05371, 2-15-05, UL Design U305
Sound Test: NRCC TL-93-116, IRC-IR-761, 3/98

20 GA FILE NO. WP 3245- 1 HR WALL
N.T.S.

GA FILE NO. WP 8416 | PROPRIETARY* | 2 HOUR FIRE

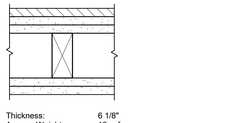
GYPSUM WALL BOARD, GLASS MAT GYPSUM SUBSTRATE, WOOD STUDS

EXTERIOR SIDE: **Base** layer 5/8" propietary type X glass mat gypsum substrate (sheathing) applied parallel or at right angles to 2 x 4 wood studs 16" o.c. with 1 7/8" , 0.0915" shank, 1/4" head, galvanized roofing nails 6" o.c. **Face** layer 5/8" propietary type X glass mat gypsum substrate (sheathing) applied parallel or at right angles to studs to with 2 3/8", 0.113" shank, 9/32" head, galvanized roofing nails 8" o.c. Exterior cladding to be attached throubh glass matt gypsum panel to studs.

INTERIOR SIDE: **Base** layer 5/8" propietary type X glass mat gypsum board applied parallel or at right angles to studs with 1 7/8", 0.0915" shank, 1/4" head nails 6" o.c. **Face** layer propietary type X gypsum board applied parallel or at right angles to studs with 2 3/8", 0.113" shank, 9/32" head nails 8" o.c. Joints staggered 16" each layer and side **(LOAD-BEARING)**

PROPRIETARY GYPSUM PANEL PRODUCTS

CertainTeed Gypsum Inc.	-	5/8" ProRoc® Type X Gypsum Panels
	-	5/8" GlasRoc® Sheathing Type X Gypsum Panels
CertainTeed Gypsum Canada Inc.	-	5/8" ProRoc® Type X Gypsum Panels
National Gypsum Company	-	5/8" e'XP® FIRE-SHIELD® Gypsum Sheathing
	-	5/8" Gold Bond® Brand FIRE-SHIELD® Gypsum Board
Temple-Inland	-	5/8" GreenGlass Type X
	-	5/8" Type X



Thickness: 6 1/8"
Approx. Weight: 12 psf
Fire Test: Based on UL R3660/R15187, 2-4-02; UL R6937, 08NK02787, 9-19-08; UL Design U031

26 GA FILE NO. WP 8416 - 2 HR WALL
N.T.S.

Fire Resistance Ratings - ANSI/UL 263

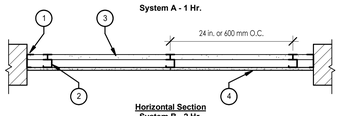
Design No. U415

September 27, 2018

Nonbearing Wall Rating -- 1,2,3 or 4 Hr

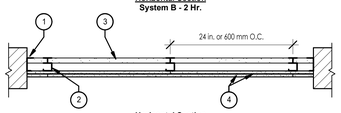
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

System A - 1 Hr.



Horizontal Section

System B - 2 Hr.



Horizontal Section

1. **Floor, Side and Ceiling Runners —** "J" - shaped runner, min 2-1/2 in. deep (min 4 in. deep when System C is used), with unequal legs of 1 in. and 2 in., fabricated from min 24 MSG (min 20 MSG when Item 4A, 4B, 4C, 4D or 7 are used) galv steel. Runners positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. from ends and not greater than 24 in. OC. "E" - shaped studs (Item 2A) may be used as side runners in place of "J" - shaped runners.

2. **Steel Studs —** "C-H" - shaped studs, min 2-1/2 in. deep (min 4 in. deep when System C is used), fabricated from min 25 MSG (min 20 MSG when Items 2D, 4A, 4B, 4C, or 7 is used) galv steel. Cut to lengths 3/8 to 1/2 in. less than floor-to-ceiling height and spaced 24 in. or 600 mm OC (max 16 in. OC when Items 4A, 4B, 4C, or 4D are used).

3. **Gypsum Board* —** Gypsum liner panels, nom 1 in. thick, 24 in. or 600 mm (for metric spacing) wide. Panels cut 1 in. less in length than floor to ceiling height. Vertical edges inserted in "H" portion of "C-H" studs or the gap between the two 3/4 in. legs of the "E" studs. Free edge of end panels attached to long leg of vertical "J" - runners with 1-5/8 in. long Type S steel screws spaced not greater than 12 in. OC. When wall height exceeds liner panel length, liner panel may be butted to extend to the full height of the wall. Horizontal joints need not be backed by steel framing. In System I, butt joints in liner panels are staggered min 36 in. Butt joints backed with 6 in. by 22 in. strips of 3/4 in. thick gypsum wallboard (Item 4). Wallboard strips centered over butt joints and secured to liner panels with six 1-1/2 in. long Type G steel screws, three screws along the 22 in. dimension at the top and bottom of the strips.

CGC NC - TYPE SLX
UNITED STATES GYPSUM CO - TYPE SLX
USG BORAL DRYWALL SFZ LLC -TYPE SLX
USG MEXICO S A DE C V - TYPE SLX

4. **Gypsum Board* —** **System A - 1HR**
Gypsum panels, with beveled, square or tapered edges, nom 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, attached to studs with 1 in. long Type S steel screws spaced 12 in. when installed vertically or 8 in OC when installed horizontally. Horizontal joints need not be backed by steel framing.

CGC INC - Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX
UNITED STATES GYPSUM CO - Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, WRC, WRX, USGX, When ULIX is used insulation, Item 6, **Batts and Blankets*** is required and minimum stud depth is 4 in.
USG BORAL DRYWALL SFZ LLC -Types C, SCX, SGX, USGX
USG MEXICO S A DE C V - Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

System B - 2HR
Gypsum panels, with beveled, square or tapered edges, nom 1/2 in. or 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally in two layers. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. when installed vertically or 16 in OC when installed horizontally. Outer or face layer attached to studs with 1-5/8 in. long Type S steel screws spaced 12 in. OC when installed vertically and staggered 12 in. from base layer screws or 8 in. OC when installed horizontally and staggered 8 in. from base layer screws. Horizontal joints between inner and outer layers staggered a min of 12 in. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in.

CGC INC - 1/2 in. Type C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX
UNITED STATES GYPSUM CO - 1/2 in. Type C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, USGX, WRC, WRX.
USG BORAL DRYWALL SFZ LLC -1/2 in. Type C; 5/8 in. Types C, SCX, SGX, USGX
USG MEXICO S A DE C V - 1/2 in. Types C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

5. **Joint Tape and Compound —** (Not Shown)

Systems A, B, C, E, F, G, H, I
Joints on outer layers of gypsum boards (Item 4 and 4A) covered with paper tape and joint compound. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges. Exposed screw heads covered with joint compound.
6. **Batts and Blankets* —**

Systems A, B, E, F, G, H, I
(Optional) - Mineral wool or glass fiber batts partially or completely filling stud cavity. Any mineral wool or glass fiber batt mineral bearing the UL Classification Marking as to Fire Resistance.

System A with Type ULIX Gypsum Boards
Placed in stud cavities, any min 3-1/2 in. thick glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See **Batts and Blankets (BKNV or BZJZ) Categories** for names or Classified companies.

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult with the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear the UL's Mark are considered Certified.

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28 Design No. U415
N.T.S.

Fire Resistance Ratings - ANSI/UL 263

Design No. U373

March 05, 2018

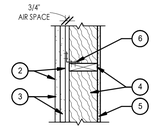
Nonbearing Wall Rating -- 2 Hr (Area Separation Wall, See items 1, 2 and 3)

Bearing Wall Rating 2 Hr (Protected Wall, See Items 4, 4A and 4B)

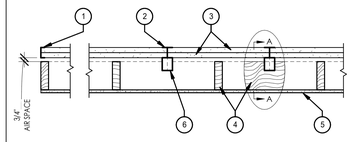
Nonbearing Wall Rating 2 Hr (Protected Wall, See Item 4B)

Finish Rating -- 120 Min (See Item 4)

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



SECTION A-A



CONFIGURATION A
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY

AREA SEPARATION WALL: — (Nonbearing, Max Height - 44 ft)
1. **Floor, Intermediate or Top Wall —** 2-3/16 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fastners spaced 24 in. OC.
2. **Steel Studs —** Steel members formed from No. 25 MSG galv steel having "H" - shaped flanges spaced 24 in. OC; overall depth 2-1/8 in. and flange width 1-1/2 in.
3. **Gypsum Board* —** Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" - shaped studs.
GEORGIA-PACIFIC GYPSUM LLC - TYPES TRSL, DGUSL

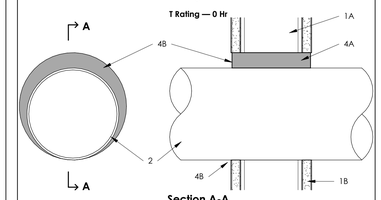
PROTECTED WALL: — (Bearing or Nonbearing Wall, as indicated in Items 4, 4A and 4B)
4. **Wood Studs —** For 2 Hr. Bearing or Nonbearing Wall Rating - Nom 2 by 4 in., max spacing 24 in. OC. Studs cross-braced at midheight where necessary for clip attachment. Min 3/4 in. separation between wood framing and area separation wall. Finish rating evaluated for wood studs only.
4A. **Steel Studs —** (As an alternate to Item 4, not shown) - For 2 Hr. Bearing Wall Rating - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to foor and ceiling assemblies with steel fastners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.
4B. **Steel Studs —** (As an alternate to Items 4 and 4A, for use in Configuration B only, not shown) - For 2 Hr. Nonbearing Wall Rating - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not be evaluated for Steel Studs.
5. **Gypsum Board —** Classified or Unclassified - Min 1/2 in thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to wood studs (Item 4) with 1-1/4 in. long steel drywall nails spaced 12 in. OC. Wallboard attached to steel studs (Item 4A or 4B) with 1 in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs.
(Optional) Joints covered with paper tape and joint compound. Nail or screw heads covered with joint compound.
5A. **Plywood Sheathing or OSB —** (Not shown) - As an alternate to Item 5, Nominal 1/2 in. thick or greater plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastner heads are not required to be treated. Aluminum clips shall be spaced as described in Item 6.
6. **Attachment Clips —** Aluminum angle, 0.062 in. thick, min 2 in. wide with min 2 in. and 2-1/2 in. legs. Clips secured with one Type S screw 3/8 in. long to "H" studs and with one Type W screw 1-1/4 in. long to wood framing or steel framing through holes provided in clip. Clips spaced a max of 10 ft OC vertically between wood or steel framing and "H" studs for separation walls up to 23 ft high. For separation walls up to 44 ft high, clips spaced as described above for the upper 24 ft. and the remaining wall area below requires clips spaced a max 5 ft OC vertically between wood or steel framing and "H" studs.
6. **Batts and Blankets* —** (Optional, not shown) - Placed in stud cavities, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classfied companies.

23 Design No. U373
N.T.S.

System No. W-L-1105

May 13, 2004

F Rating — 1 Hr
T Rating — 0 Hr



Section A-A

1. **Wall Assembly** — The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. **Studs** — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
B. **Gypsum Board*** — One layer of nom 5/8 in. thick gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 11-3/4 in.

2. **Steel Wire Mesh** — Cylindrical sleeve fabricated from No. 8 steel wire mesh and having a min 1 in. lap along the longitudinal seam. Steel wire mesh to be centered and formed to fit periphery of through opening. Length of steel wire mesh to be equal to the thickness of the wall.

3. **Through Penetrates** — One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
A. **Steel Pipe** — Nom 10 in. diam (or smaller) Schedule 20 (or heavier) steel pipe. The annular space shall be min 0 in. to max 1 in.
B. **Iron Pipe** — Nom 10 in. diam (or smaller) cast or ductile iron pipe. The annular space shall be min 0 in. to max 1 in.
C. **Conduit** — Nom 4 in. diam (or smaller) electrical metallic tubing or steel conduit. The annular space shall be min 0 in. to max 1 in.
D. **Copper Tubing** — Nom 2 in. diam (or smaller) Type L (or heavier) copper tubing. The annular space shall be min 0 in. to max 1 in.
E. **Copper Pipe** — Nom 2 in. diam (or smaller) Regular (or heavier) copper pipe. The annular space shall be min 0 in. to max 1 in.
4. **Firestop System** — The firestop system shall consist of the following:
A. **Packing Material** — Min 3-1/4 in. thickness of min 4.0 pcf mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from , both surfaces of wall as required to accommodate the required thickness of fill material.
B. **Fill, Void or Cavity Material*** — **Caulk** — Min 1/4 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point contact location between pipe and wall, a min 1/4 in. diam bead of fill material shall be applied at the wall/pipe interface on both surfaces of wall.

RECTORSEAL — Biostop 500+

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2006-10-11

18 UL SYSTEM NO. W-L-1105
N.T.S.

Fire Resistance Ratings - ANSI/UL 263

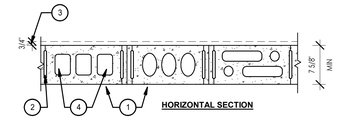
Design No. U905

April 09, 2018

Bearing Wall Rating -- 2 HR.
Nonbearing Wall Rating -- 2 HR

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



HORIZONTAL SECTION

1. **Concrete Blocks* —** Various designs. Classification D-2 (2 hr). See **Concrete Blocks** category for list of eligible manufacturers.

2. **Mortar —** Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster —** Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. **Loose Masonry Fill —** If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. **Foamed Plastic* —** (Optional-Not Shown) — 1-1/2 in. thick max. 4 ft wide sheathing attached to concrete blocks (Item 1).

ATLAS ROOFING CORP — "EnergyShield Pro Wall Insulation", "EnergyShield Pro 2 Wall Insulation", EnergyShield CGF Pro and EnergyShield Ply Pro
CARLISLE COATINGS & WATERPROOFING INC — Type R2+ SHEATHE
FIRESTONE BUILDING PRODUCTS CO L L C — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

30 Design No. U905
N.T.S.

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
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45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: G120

2091

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Design No. U305

October 08, 2018

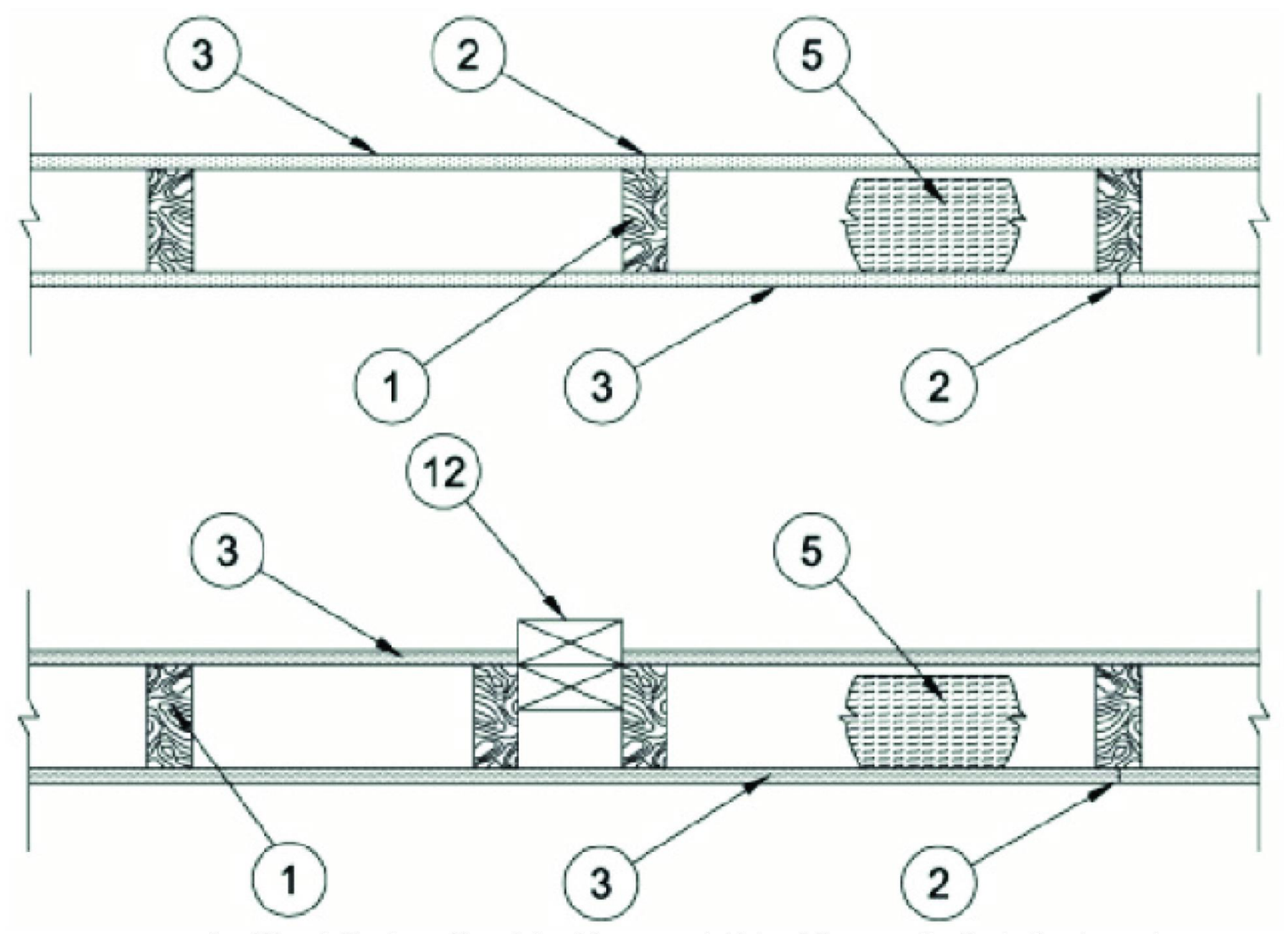
Bearing Wall Rating — 1 Hr

Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.

STC Rating - 56 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads —** Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. **Gypsum Board* —** 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6 through 6E, **Steel Framing Members***.

When Items 6, 6B, 6C, 6D, or 6E, **Steel Framing Members***, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

ACADIA DRYWALL SUPPLIES LTD — Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min), Type AGX-12 (finish rating 22 min), Type LightRoc (finish rating 23 min.) or Type AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min)

CERTAINTEED GYPSUM INC — Type 1, Type SF3 (finish rating 20 min) or FRPC; Type C. Type X-2, Type X or Type X-1 (finish rating 26 min); Type EGRG or GlasRoc (finish rating 23 min), GlasRoc-2, Type Habito (finish rating 26 min).

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX (finish rating 21 min), Type CLLX (finish rating 24 min)

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing Type-LWX (finish rating 22 min), Soffit-Type LWX (finish rating 22 min), Type DGLW (finish rating 22 min), Water Rated-Type DGLW (finish rating 22 min), Sheathing Type- DGLW (finish rating 22 min), Soffit-Type DGLW (finish rating 22 min), Type LWX (finish rating 22 min), Type LW2X (finish rating 22 min), Veneer Plaster Base - Type LW2X (finish rating 22 min), Water Rated - Type LW2X (finish rating 22 min), Sheathing - Type LW2X (finish rating 22 min), Soffit - Type LW2X (finish rating 22 min), Type DGL2W (finish rating 22 min), Water Rated - Type DGL2W (finish rating 22 min), Sheathing - Type DGL2W (finish rating 22 min)

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-8, Type FSLX (finish rating 21 min).

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11 PG-13 (Nails increased to 2 in.), or Type PG-C

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating 20 min)

USG BORAL DRYWALL SFZ LLC — Type SGX (finish rating 24 min).

3A. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), AG-C (finish rating 25 min.), LighttRoc (finish rating 25 min.)

CERTAINTEED GYPSUM INC — Type C, Type X-2, Type X or Type X-1 (finish rating 26 min)

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)

NATIONAL GYPSUM CO — Type FSW (finish rating 24 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX-G (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX (finish rating 24 min).

4. **Steel Corner Fasteners —** (Optional) — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. **Batts and Blankets* —** (Optional — Required when Item 6A is used (RC-1)) — Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.

CERTAINTEED CORP

JOHNS MANVILLE

KNAUF INSULATION LLC

MANSON INSULATION INC

OWENS CORNING HT INC, DIV OF OWENS CORNING — Corning Fiberglas Corp

ROCK WOOL MANUFACTURING CO — Delta Board

ROCKWOOL — Acoustical Fire Batts
THERMAFIBER INC — Type SAFB, SAFB FF

5A. **Fiber, Sprayed* —** (Not Shown — Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product. When Item 6B is used, Fiber, Sprayed shall be INS735, INS745, INS765LD or INS770LD.

U S GREENFIBER L L C — INS735 & INS745 for use with wet or dry application. INS510LD, INS515LD, INS541LD, INS735, INS745, INS765LD, and INS770LD are to be used for dry application only

5B. **Fiber, Sprayed* —** (Not Shown - Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.

NU-WOOL CO INC — Cellulose Insulation

5C. **Batts and Blankets* —** Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, friction-fitted to fill interior of wall.

THERMAFIBER INC — Type SAFB, SAFB FF

5D. **Glass Fiber Insulation —** (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

5E. **Batts and Blankets* —** (Required for use with Wall and Partition Facings and Accessories, Item 3D) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5F. **Fiber, Sprayed* —** (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D) — As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).

AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5G. **Fiber, Sprayed* —** (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D). — As an alternate to Batts and Blankets (Item 5) and Item 5A - Brown Colored Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed stud cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.

INTERNATIONAL CELLULOSE CORP — Celbar-RL

5H. **Foamed Plastic* —** (Optional -For use with Item 3R) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.

SES FOAM INC — Nexseal™ 2.0 or Nexseal™ 2.0 LE Spray Foam and Sucraseal Spray Foam.

6. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.

PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75)

6A. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members on one side of studs as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

KINETICS NOISE CONTROL INC — Type Isomax

7. **Furring Channel —** Optional — Not Shown — For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.

8. **Caulking and Sealants —** (Not Shown, Optional) — A bead of acoustical sealant applied around the partition perimeter for sound control.

9. **STC Rating —** The STC Rating of the wall assembly is **56** when it is constructed as described by Items 1 through 6, except:

A. Item 2, above — Nailheads Shall be covered with joint compound.

B. Item 2, above — Joints As described, shall be covered with fiber tape and joint compound.

C. Item 5, above — Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.

D. Item 6, above — Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.

E. Item 8, above — Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

11. **Cementitious Backer Units* —** (Optional Item Not Shown — For Use On Face Of 1 Hr Systems With All Standard Items Required) - 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.

NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. **Non-Bearing Wall Partition Intersection —** (Optional) —Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. **Mesh Netting —** (Not Shown) — Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

14. **Mineral and Fiber Board* —** (Optional, Not Shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

HOMASOTE CO — Homasote Type 440-32

14A. **Mineral and Fiber Board* —** (Optional, Not Shown) — For use with Items 14B-14E) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

HOMASOTE CO — Homasote Type 440-32

14B. **Glass Fiber Insulation —** (For use with Item 14A) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

14C. **Batts and Blankets* —** (As an alternate to Item 14B, For use with Item 14A), 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.

THERMAFIBER INC — Type SAFB, SAFB FF

14D. **Adhesive —** (For use with Item 14A) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

14E. **Gypsum Board* —** (For use with Item 14A) — 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 14A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.

AMERICAN GYPSUM CO — Type AG-C

CERTAINTEED GYPSUM INC — Type FRPC, Type C, Type X-2

CGC INC — Types C, IP-X2, IPC-AR

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C

PANEL REY S A — Type PRC

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

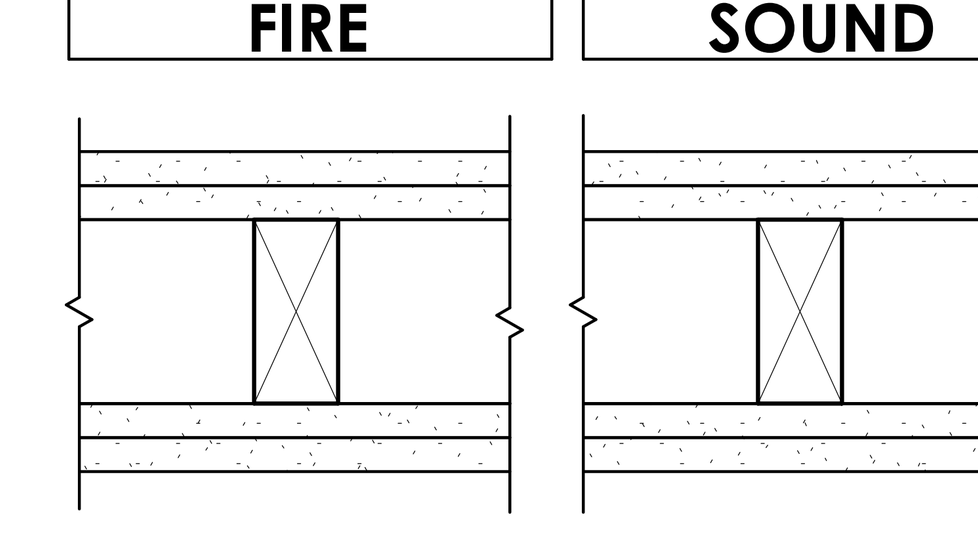
USG BORAL DRYWALL SFZ LLC — Type C

GA FILE NO. WP 4135	GENERIC	2 HOUR FIRE	40 to 44 STC SOUND

GYPSUM WALL BOARD, WOOD STUDS

Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 2 3/8" long, 0.100" shank, 1/4" heads, 8" o.c.

Joints staggered 24" each layer and side. Sound tested with studs 16" o.c. and with nails for **base** layer spaced 6" o.c. **(LOAD-BEARING)**



Thickness:	6 1/8"
Approx. Weight:	12 psf
Fire Test:	FM WP 360, 9-27-74
Sound Test:	NGC 2363, 4-1-70

29 GA FILE NO. WP 4135- 2 HR WALL
N.T.S.

SPS+ ARCHITECTS
S P S + A R C H I T E C T S L L P
8681 E. VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
P: 480.991.0800
1790 W. SAHUARO DR.
TUCSON, AZ 85745
P: 520.428.1180

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
CODE DETAILS

PERMIT SET

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REVISIONS		
MARK	DATE	DESCRIPTION

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DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO. 45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
G121

2091

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4/12/2023 7:14:24 PM

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FIRE-RESISTANCE DESIGN

Assembly Usage Disclaimer

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

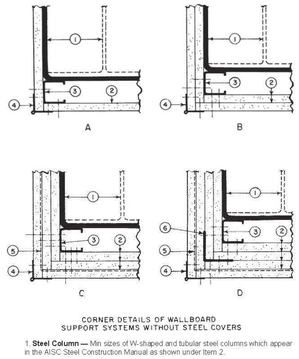
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

Design No. X528

October 24, 2017

Ratings — 1, 2 and 3 Hr.

" Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



CORNER DETAILS OF WALLBOARD SUPPORT SYSTEMS WITHOUT STEEL COVERS

1. **Steel Column —** Min sizes of W-shaped and tubular steel columns which appear in the AISC Steel Construction Manual as shown under Item 2.

2. **Gypsum Board" — Any 1/2 in. thick UL Classified Gypsum Board that is eligible for use in Design No. X515. Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** Nom 1/2 in. or 5/8 in. thick gypsum board. Applied in layers as noted in the above illustrations. Boards are to be applied vertically without horizontal joints. Min total thickness of layers in inches for the various ratings and min column sizes are as follows:

W Shaped Column Min Column Size	Rating (Hr)			Corner Details For Various Rating		
	1	2	3	1 Hr	2 Hr	3 Hr
Total thickness (In.)						
W4x13	1	1-1/2	2-1/4	B	C	D
W6x15.5	1	1-1/2	2-1/4	B	C	D
W10x49	1/2	1-1/8	1-7/8	A	B	C
Tube Shaped columns						
TS 4 by 4						
by0.188	1	1-3/4	2-5/8	B	C	D
TS 8 by 8						
by 0.250	5/8	1-1/2	2-1/4	A	C	D

ACADIA DRYWALL SUPPLIES LTD (View Classification) — CKNX.R25370

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — eXP-C, CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38438

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2A. **Gypsum Board" —** As an alternate to Item 2- 3/4 in. thick gypsum wallboard. For 2 Hr rating, 1-1/2 in. total thickness, installed in accordance with corner detail B. For 3 Hr rating, 2-1/4 in. total thickness installed in accordance with corner detail C. Boards are to be applied vertically without horizontal joints.
CGC INC — Type IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — Type IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — Type ULTRACODE

USG MEXICO S A DE C V — Type IP-X3 or ULTRACODE

2B. **Gypsum Board" —** (As an alternate to Items 2 and 2A) — Nominal 5/8 in. thick panels. One of the layers of **Gypsum Board** (Item 2) used to obtain the minimum required thickness in Item 2 may be substituted with one layer and secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES

2C. **Wall and Partition Facings and Accessories" —** (As an alternate to Item 2 through 2B) — Composite Gypsum Panel — Nominal 5/8 in. thick panels. One of the layers of **Gypsum Board** (Item 2) used to obtain the minimum required thickness in Item 2 may be substituted with one layer of composite gypsum panel and secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR

3. **Steel Stud —** 1-5/8 in. wide with 1-5/16 and 1-7/16 in. legs having a 1/4- in. folded flange, fabricated from No. 25 MSG galv steel. Length to be 1/2 in. less than the assembly height.

3A. **As an alternate to Item 3 Steel Framing Members" —** galv. steel clips spaced 4 ft OC and 1-1/4 in. from top and bottom of column. A No. 28 MSG galv steel support angle with 1-1/4 in. length shall be placed over clips and secured with screws attaching the wallboard. The angle cut 1 in. less than assembly height splices in angle to occur over clips. The clips for use with wide flange columns only.
JOHN WAGNER ASSOCIATES INC, DBA GRABBER — Types CB, CB1Clips.

4. **Corner Beads —** No. 28 MSG galv steel, 1-1/4 in. legs to be attached to the wallboard with No. 6 by 1 in. screws spaced 12 in. OC max.

5. **Tie Wire —** No. 18 SWG steel wire spaced 24 in. OC used with second layer of wallboard.

6. **Screws —** For attaching first layer of wallboard to steel studs, and third layer of wallboard to 2 in. by 2 in. steel angle (25 Ga) to be No. 6 by 1 in. (or 1-1/4 in. for 3/4 in. thick wallboard) Phillips head self-drilling, self-tapping double lead screws spaced 24 in. OC For attaching second layer of wallboard to steel studs and fourth layer of wallboard to 2 in. by 2 in. steel angle (25 Ga) to be No. 6 by 1-3/4 in. (or 2-1/4 in. for 3/4 in. thick wallboard) steel screws of the same type spaced 12 in. OC For attaching third layer of wallboard to steel studs to be No. 8 by 2-1/4 in. screws of the same type spaced 12 in. OC

7. **Finishing System —** (Not Shown) — Joint compound applied over corner beads to a thickness of 1/16 in.

" Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2017-10-24

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

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THROUGH-PENETRATION FIRESTOP SYSTEM

Assembly Usage Disclaimer

XHEZ - Through-penetration Firestop Systems

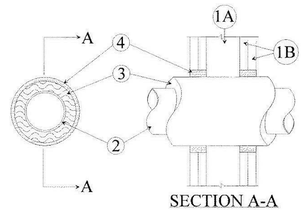
See General Information for Through-penetration Firestop Systems

System No. W-L-5044

February 19, 1997

F Rating — 2 Hr

T Rating — 3/4 Hr



SECTION A-A

1. **Wall Assembly —** The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs —** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.

B. **Gypsum Board" —** Two layers of nom 1/2 or 5/8 in. thick gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 7-1/2 in.

2. **Through-Penetrants —** One metallic pipe or tube to be centered within the firestop system. Through-penetrant to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipe or tubing may be used:

A. **Copper Tubing —** Nom 4 in. diam (or smaller) Type M (or heavier) copper tubing.

B. **Copper Pipe —** Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.

C. **Steel Pipe —** Nom 3-1/2 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.

3. **Pipe Covering —** Nom 1 in. thick hollow cylindrical heavy density (min 3.5 pcf) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or with butt tape supplied with the product. A nom annular space of 1/2 to 5/8 in. is required within the firestop system.
See **Pipe and Equipment Covering — Materials** (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.

4. **Fill, Void or Cavity Materials" —** Dry mix material mixed with water in accordance with the accompanying instructions. Min 1 in. thickness of fill material applied within the annulus, flush with both surfaces of wall.
UNITED STATES GYPSUM CO — Type FC

4A. **Fill, Void or Cavity Material" —** Not Shown — Two component fill material used as an alternate to Item 4. Ready-mixed component mixed with accelerator component at a rate of 66 parts of ready-mixed component to 1 part of accelerator component by weight in accordance with the accompanying installation instructions. A min 1 in. thickness of fill material applied within the annulus, flush with both surfaces of wall.
UNITED STATES GYPSUM CO — Type RFC

" Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 1997-02-19

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
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THROUGH-PENETRATION FIRESTOP SYSTEM

Assembly Usage Disclaimer

XHEZ - Through-penetration Firestop Systems

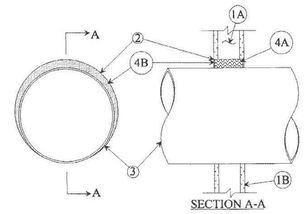
See General Information for Through-penetration Firestop Systems

System No. W-L-1120

May 13, 2004

F Rating — 1 Hr

T Rating — 0 Hr



SECTION A-A

1. **Wall Assembly —** The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs —** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC. The opening in the wall to accommodate the through penetrant (Item 2) shall be framed on all sides within the stud cavity using short lengths of stud installed between the vertical stud members.

B. **Gypsum Board" —** One layer of nom 5/8 in. thick gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 22 in. for steel stud walls. Max diam of opening is 14-1/2 in. for wood stud walls.

2. **Steel Wire Mesh —** Cylindrical sleeve fabricated from No. 8 steel wire mesh and having a min 1 in. lap along the longitudinal seam. Length of steel wire mesh to be 1/2 in. less than thickness of the wall. Steel wire mesh to be centered and formed to fit periphery of through opening.

2A. **Metallic Sleeve —** (Optional) — Cylindrical sleeve fabricated from min No. 26 gauge galv sheet steel and having a min 1 in. overlap along the longitudinal seam. Ends of sleeve to be flush with or extend a max 1 in. beyond each surface of wall.

3. **Through Penetrants —** One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min 0 in. (point contact) and max 2 in. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:

A. **Steel Pipe —** Nom 20 in diam (or smaller) Schedule 10 (or heavier) steel pipe.

B. **Iron Pipe —** Nom 20 in diam (or smaller) cast or ductile iron pipe.

C. **Conduit —** Nom 4 in. diam (or smaller) electrical metallic tubing or steel conduit.

D. **Copper Tubing —** Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing.

E. **Copper Pipe —** Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.

4. **Firestop System —** The firestop system shall consist of the following:

A. **Packing Material —** Min 3-1/4 in. thickness of min 4.0 pcf mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from both surfaces of wall as required to accommodate the required thickness of fill material.

B. **Fill, Void or Cavity Material" — Caulk —** Min 1/4 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point contact location between pipe and wall, a min 1/4 in. diam bead of fill material shall be applied at the wall/pipe interface on both surfaces of wall.
RECTORSEAL — Metacaulk 1000

" Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2004-05-13

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

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DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: G122

2091

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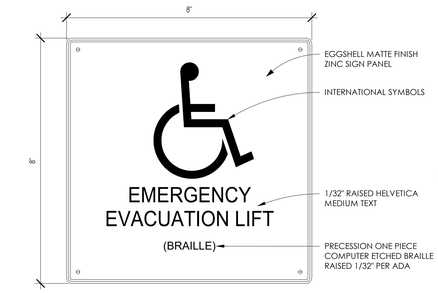
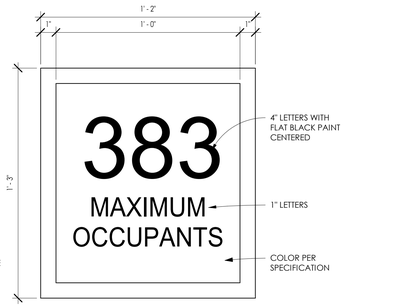
4/12/2023 7:14:26 PM



3 EMERGENCY EVACUATION LIFT
6" = 1'-0"



4 OCCUPANT SIGN
3" = 1'-0"

XHEZ - Through-penetration Firestop Systems

See General Information for Through-penetration Firestop Systems

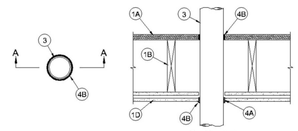
System No. F-C-2386
January 07, 2010

F Ratings — 1 and 2 Hr (See Item 1)

T Ratings — 0 and 1 Hr (See Items 1 and 3)

L Rating at Ambient - Less than 1 CFM/sq ft

L Rating at 400° F - Less than 1 CFM/sq ft



Section A-A

1. **Floor Ceiling Assembly —** The 1 hr fire rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The 2 hr fire rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in Design Nos. L505, L511 or L536 in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:

A. **Flooring System —** Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 4 in. (102 mm).

B. **Wood Joists* —** For 1 hr fire rated floor-ceiling assemblies nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped. For 2 hr fire rated floor-ceiling assemblies, nom 2 by 10 in. (51 by 254 mm) lumber joists spaced 16 in. (406 mm) OC with nom 1 by 3 in. (25 by 76 mm) lumber bridging and with ends firestopped.

C. **Furring Channels** — (Not Shown) — In 2 hr fire rated assemblies, resilient galv steel furring installed perpendicular to wood joists between first and second layers of gypsum board (Item 1D). Furring channels spaced max 24 in. OC. In 1 hr fire rated assemblies, resilient galv steel furring installed perpendicular to wood joists between gypsum board and wood joists as specified in the individual Floor-Ceiling Design. Furring channels spaced max 24 in. OC.

D. **Gypsum Board* —** Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. First layer of gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design. Second layer of gypsum board (2 hr fire rated assembly) screw-attached to furring channels as specified in the individual Floor-Ceiling Design. Max diam of ceiling opening is 4 in. (102 mm).

The F Rating of the firestop system is equal to the hourly fire rating of the floor-ceiling assembly in which it is installed.

2. **Chase Wall —** (Optional, Not Shown) — The through penetrant (Item 3) may be routed through a 1 or 2 hr fire rated wood stud/gypsum board chase wall having a fire rating consistent with that of the floor-ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs —** Nom 2 by 6 in. (51 by 152 mm) lumber studs.

B. **Sole Plate —** Nom 2 by 6 in. (51 by 152 mm) lumber plate. Max diam of opening is 4 in. (102 mm).

C. **Top Plate —** The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) lumber plates. Max diam of opening is 4 in. (102 mm).

D. **Gypsum Board* —** Thickness, type, number or layers and fasteners shall be as specified in individual Wall and Partition Designs.

3. **Through Penetrants —** One nonmetallic pipe or conduit to be installed approximately midway between wood joists and centered within the firestop system. Diam of openings hole-sawed through flooring system and through gypsum board ceiling to be nom 1/2 in. (13 mm) to 1 in. (25 mm) larger than the outside diam of through-penetrant. Pipe or conduit to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nonmetallic pipes or conduits may be used:

A. **Polyvinyl Chloride (PVC) Pipe —** Nom 3 in. (76 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

B. **Rigid Nonmetallic Conduit+ —** Nom 3 in. (76 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).

C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe —** Nom 3 in. (76 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

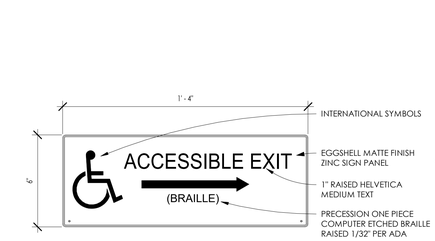
D. **Acrylonitrile Butadiene Styrene (ABS) Pipe —** Nom 3 in. (76 mm) diam (or smaller) Schedule 40 solid or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

The T Rating of the firestop system is 1 hr when Item 3A, 3B or 3C is used in 2 hr fire rated floor-ceiling assembly. The T Rating of the firestop system is 0 hr when Item 3D is used or when Item 3A, 3B or 3C is used in 1 hr fire rated floor-ceiling assembly.

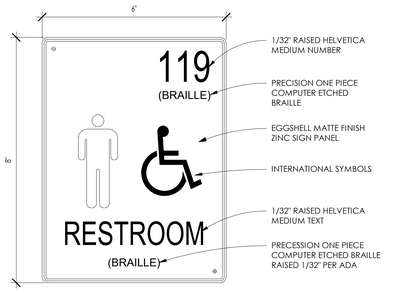
4. **Firestop System —** The firestop system shall consist of the following:

A. **Fill, Void or Cavity Material* — Wrap Strip —** Nom 1/4 in. (6 mm) thick intumescent material faced on both sides with a plastic film, supplied in 1 in. (25 mm) wide strips. One layer of wrap strip wrapped around the through-penetrant at its egress from bottom surface of the ceiling or chase wall top plate with ends butted and held in place with masking tape. The bottom edge of the wrap strip shall extend 1/4 in. (6 mm) below the ceiling or chase wall top plate.
RECTORSEAL — FlameSafe Wrap Strip

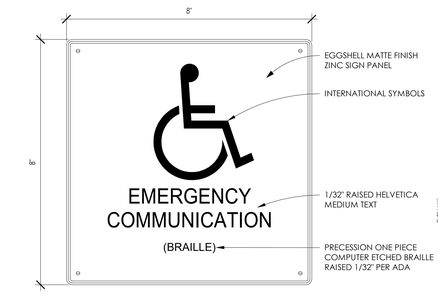
B. **Fill, Void or Cavity Material* — Sealant —** Min 3/4 in. (19 mm) thickness of fill material applied within annulus on top surface of floor or chase wall sole plate. Min 5/8 in. (16 mm) thickness of fill material applied within annulus on bottom surface of ceiling or chase wall top plate. Additional fill material to be installed such that a min 3/8 in. (10 mm) crown is formed around the penetrating item on top surface of floor or chase wall sole plate and bottom surface of ceiling or chase wall top plate.
RECTORSEAL — FS1900, FS1901, FS1905 and FS1929 Sealant



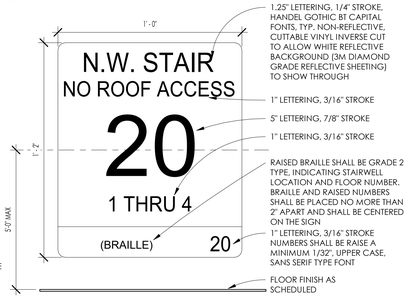
8 ACCESSIBLE EXIT
3" = 1'-0"



9 RESTROOM SIGN1
6" = 1'-0"

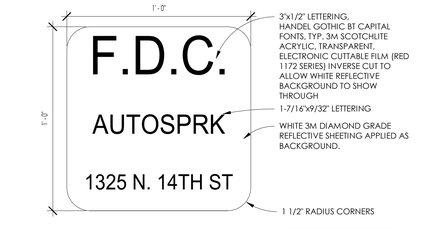


13 EMERGENCY COMMUNICATION
6" = 1'-0"



14 TACTILE SIGN
3" = 1'-0"

PER CITY OF PHOENIX FIRE DEPARTMENT



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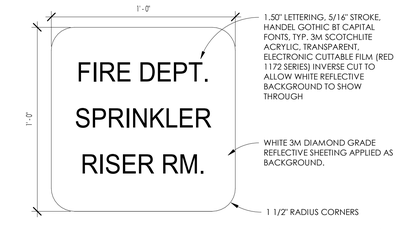
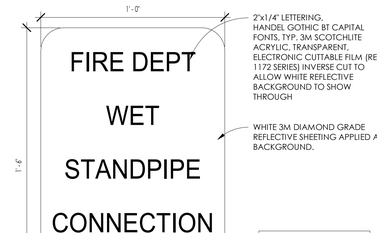
18 FDC SIGN
3" = 1'-0"



PER CITY OF PHOENIX FIRE DEPARTMENT

19 FIRE RISER ROOM SIGN
3" = 1'-0"



PER CITY OF PHOENIX FIRE DEPARTMENT

20 STANDPIPE SIGN
3" = 1'-0"

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DRAWN BY: AT

REGISTERED ARCHITECT
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MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: G123

2091

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ESTIMATED QUANTITIES

QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY.
ENGINEER MAKES NO GUARANTEE OF ACCURACY.

ITEM		QUANTITY	
OFFSITE PAVING NOTES			
11	MATCH EXISTING PAVEMENT IN KIND	140	SY
12	6" VERT. CUBR AND GUTTER MAG STD DTL 220-1 TYPE A	74	LF
13	TYPE III SLURRY SEAL	1125	SY
15	SIDEWALK PER COP DTL P1230, WIDTH PER PLAN	176	SF
17	ADJUST FRAME AND COVER PER COP DTL P1270	1	EA
20	SAWCUT,REMOVE & REPLACE EXISTINGCONCRETE VALLEY GUTTER	90	SF
22	SAWCUT AND REMOVE EXISTING PAVEMENT	154	SY
ONSITE PAVING NOTES			
23	SIDEWALK PER COP DTL P1230, WIDTH PER PLAN	3861	SF
24A	MODIFIED CURB RAMP PER CITY OF PHOENIX STD DTL P1234. SEE SHEET 2 FOR DETAILS.	1	EA
24B	SIDEWALK ADA RAMP WITH HANDRAILS. SEE DETAIL ON SHEET 2.	1	EA
STORM DRAIN NOTES (LOT 1)			
45	18" RCP STORM DRAIN	25	LF
46	STORM DRAIN FITTING OR BEND	3	EA
47	OPEN GRATE COVER STORM DRAIN MANHOLE MAG 520, 522	4	EA
47A	STORM DRAIN MANHOLE MAG 520, 522	2	EA
49	24" HDPE STORM DRAIN	315	LF
51	12" HDPE STORM DRAIN	468	LF
52	4" HDPE STORM DRAIN CONNECTION TO BUILDING	47	LF
54	OPEN GRATE COVER STORM DRAIN CLEANOUT	10	EA
54A	STORM DRAIN CLEANOUT	1	EA
55	ROOF DRAIN SEE ARCHITECTURAL PLANS FOR CONTINUATION	12	EA
56	CONCRETE RETENTION VALUT, SEE CORESALB PLANS FOR SPECS	1	EA
58	MAXWELL PLUS DUAL CHAMBER DRYWELL PER DETAIL ON SHEET 2	1	EA
STORM DRAIN NOTES (LOT 2)			
47	OPEN GRATE COVER STORM DRAIN MANHOLE MAG 520, 522	4	EA
49	24" HDPE STORM DRAIN	190	LF
51	12" HDPE STORM DRAIN	420	LF
52	4" HDPE STORM DRAIN CONNECTION TO BUILDING	11	LF
54	OPEN GRATE COVER STORM DRAIN CLEANOUT	9	EA
55	ROOF DRAIN SEE ARCHITECTURAL PLANS FOR CONTINUATION	5	EA
57	4" HDPE STORM DRAIN	5	LF

DRAINAGE STATEMENT

SITE IS IN A SPECIAL FLOOD HAZARD ZONE (Y) (N)

OFFISTE FLOWS AFFECT THIS SITE (Y) (N)

RETENTION PROVIDED IS FOR THE PRE-VS POST-POST DEVELOPMENT OR "FIRST FLUSH" WATER QUALITY STORM WHICH EVER IS GREATER.

EXTREME STORM OUTFALL IS LOCATED AT THE SOUTHWEST CORNER OF THE PROPOSED BUILDING WITH AN ELEVATION OF 1086.07

RETENTION SUMMARY TABLE			
RETENTION	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	"AS-BUILT" VOLUME (CF)
BASIN 1		92	
BASIN 3		60	
BASIN 4		39	
VAULT		4375	
TOTAL	3812	4566	

NOTE:
THERE IS NO EXISTING RETENTION FOR THE SITE.

THE MORELAND "FIRST FLUSH" REQUIREMENT AND "PRE VS. POST" REQUIREMENT PHASE I

PRE- VS. POST-DEVELOPMENT RETENTION REQUIREMENT

PRE- VS. POST-DEVELOPMENT VOLUME REQUIRED CALCULATION
$V_R = C_{DIFF} * A * P/12$

WHERE:
- V_R = VOLUME REQUIRED (CF)
- V_P = RETENTION VOLUME PROVIDED (CF)
- C_{DIFF} = DIFFERENCE OF THE PRE- VS. POST-DEVELOPED RUNOFF COEFFICIENT
- C_{DIFF} = (0.90 - 0.90) = 0.00
- P = NOAA ATLAS 14 (2.19-IN)
- A = AREA OF PROJECT SITE IN ACRES (1.60 AC)

V_R = 0 CF
V_P = 4,566 CF

"FIRST FLUSH" REQUIREMENT
- RETAIN THE FIRST 0.5 INCH OF DIRECT RUNOFF FROM A STORM EVENT.

"FIRST FLUSH" VOLUME REQUIRED CALCULATION
$V_{FF} = C * A * P/12$

WHERE:
- V_{FF} = FIRST FLUSH VOLUME REQUIRED (CF)
- V_P = RETENTION VOLUME PROVIDED (CF)
- C = RUNOFF COEFFICIENT(1.00)
- P = FIRST 0.5 INCH OF DIRECT RUNOFF
- A = AREA OF PROJECT SITE IN ACRES (1.60 AC)

V_{FF} = 2,904 CF

THE MORELAND "FIRST FLUSH" REQUIREMENT AND "PRE VS. POST" REQUIREMENT PHASE II

PRE- VS. POST-DEVELOPMENT RETENTION REQUIREMENT

PRE- VS. POST-DEVELOPMENT VOLUME REQUIRED CALCULATION
$V_R = C_{DIFF} * A * P/12$

WHERE:
- V_R = VOLUME REQUIRED (CF)
- V_P = RETENTION VOLUME PROVIDED (CF)
- C_{DIFF} = DIFFERENCE OF THE PRE- VS. POST-DEVELOPED RUNOFF COEFFICIENT
- C_{DIFF} = (0.90 - 0.90) = 0.00
- P = NOAA ATLAS 14 (2.19-IN)
- A = AREA OF PROJECT SITE IN ACRES (0.50 AC)

V_R = 0 CF
V_P = 4,566 CF

"FIRST FLUSH" REQUIREMENT
- RETAIN THE FIRST 0.5 INCH OF DIRECT RUNOFF FROM A STORM EVENT.

"FIRST FLUSH" VOLUME REQUIRED CALCULATION
$V_{FF} = C * A * P/12$

WHERE:
- V_{FF} = FIRST FLUSH VOLUME REQUIRED (CF)
- V_P = RETENTION VOLUME PROVIDED (CF)
- C = RUNOFF COEFFICIENT(1.00)
- P = FIRST 0.5 INCH OF DIRECT RUNOFF
- A = AREA OF PROJECT SITE IN ACRES (0.50 AC)

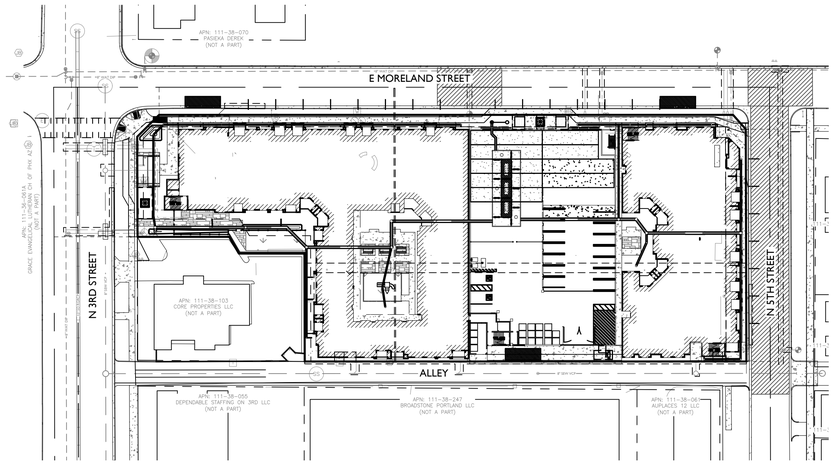
V_{FF} = 908 CF

GRADING & DRAINAGE PLAN WITH OFFSITE IMPROVEMENTS FOR

THE MORELAND

PHOENIX, ARIZONA

A PORTION OF THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



KEY MAP
SCALE: 1"=60'

EARTHWORK:

CUT: 121 CY
FILL: 2049 CY

MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT:

IN ACCORDANCE WITH AAC R18-4-213, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.

BENCHMARK:

CITY OF PHOENIX BENCHMARK NO.878 (7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE.
ELEVATION = 1090.788' (COP/NGVD '29 DATUM).

PROJECT DESCRIPTION:

ONSITE GRADING & DRAINAGE AND PAVEMENT IMPROVEMENTS FOR THE CONSTRUTION OF A MULTI-FAMILY AND PARKING STRUCTURE, INCLUDING AN UNDERGROUND VAULT, STORM DRAINAGE, CURB AND SIDEWALK.

ACCESSIBILITY NOTES:

CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH ADA 406, 405.2 THROUGH 405.5, AND 405.10 ADA 406.1

THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2010) ADA 403.3

FLOODPLAIN STATEMENT:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2210SL WITH A DATE IDENTIFICATION OF OCTOBER 16, 2013, COMMUNITY 040048 (CITY OF MESA).

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

STAKING NOTES:

CALL THE BLUE STAKE CENTER (263-1100) 48 HOURS BEFORE DIGGING FOR LOCATION OF UNDERGROUND UTILITIES. ALL OFFSET OR REFERENCE STAKES SET BY THE ENGINEER ARE TO BE MAINTAINED INTACT. NO CLAIMS FOR ADDITIONAL COMPENSATION FOR CORRECTIONS SHALL BE PRESENTED TO ANY PARTY UNLESS SUCH STAKES ARE PRESENT AND THEIR ORIGIN IS VERIFIED. IF STAKES ARE NOT MAINTAINED INTACT, ALL CORRECTIONS SHALL BE MADE BY THE CONTRACTOR AT HIS EXPENSE. ONE SET OF STAKES WILL BE FURNISHED BY THE OWNER FOR THE WATER LINE, WATER SERVICES, FIRE HYDRANT LOCATIONS AND GRADE, SEWER LINES AND SERVICES, CONCRETE SUBGRADE AND A.B.C.. ALL ADDITIONAL STAKING TO BE CHARGED TO THE CONTRACTOR. 24 WORKING HOUR NOTICE IS REQUIRED FOR STAKING BY THE SUBDIVISION ENGINEER.

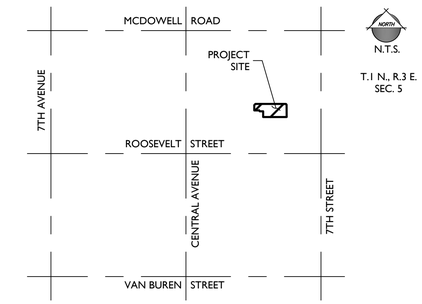
AS-BUILT CERTIFICATION :

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/ LAND SURVEYOR _____ REGISTRATION NUMBER _____ DATE

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

VICINITY MAP



CIVIL ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DAN AUXIER, P.E.
EMAIL: dan.auxier@epsgroupinc.com

ARCHITECT:

SPS+ ARCHITECTS, LLP
8681 E. VIA DE NEGOCIO
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-0800
CONTACT: RICHARD BEGAY
EMAIL: richard.begay@spsplusarchitects.com

OWNER:

NATIVE AMERICAN CONNECTIONS
4520 N. CENTRAL AVE, SUITE 600
PHOENIX, ARIZONA 85012
PHONE: (602) 254-3247
FAX: (602) 256-7356
CONTACT: JOE KEEPER
EMAIL: j.keeper@nativeconnections.org

DESCRIPTION		SHEET NO
COVER SHEET	CS01	1
NOTES & DETAILS	DT01 - DT02	2 - 3
GRADING & DRAINAGE PLAN	GD01	4
GRADING SECTIONS	GS01	5
BLOW UP DETAIL	BD01	6
STORM DRAIN PROFILES	SD01 - SD03	7 - 9
PAVING PLAN	PP01	10

PROJECT DATA

APN: 111-38-102
ADDRESS: 1125 N 3RD ST PHOENIX 85004
GROSS ACREAGE: 3.2±
NET ACREAGE: 2.1±
DISTURBED ACREAGE: 2.0±

BASIS OF BEARING:

THE MONUMENT LINE OF EAST MORELAND STREET BETWEEN NORTH 3RD STREET AND NORTH 5TH STREET AS DESCRIBED ON A SINGLE-LOT SUBDIVISION OF DECK PARK VISTA UNIT 1, RECORDED IN BOOK 341, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.
DESCRIBED LINE BEARS NORTH 00°00'00" EAST.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, DECK PARK VISTA UNIT 1, ACCORDING TO BOOK 341 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017
COVER SHEET

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B. AUXIER
Date Signed 06-20-22
ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:
CS01

KIVA: 21-2416
Q.S.: 12-28
CPGD: 2203382

SEQUENCE #: 1 OF 10

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

GRADING AND DRAINAGE NOTES (CITY OF PHOENIX)

1. A GRADING PERMIT IS REQUIRED UNDER CHAPTER 32A OF THE PHOENIX CITY CODE.
2. WHEN HAUL PERMITS ARE REQUIRED, THEY MUST BE OBTAINED PRIOR TO OR CONCURRENTLY WITH THE GRADING AND DRAINAGE PERMIT.
3. EXCAVATING CONTRACTOR MUST GIVE LOCATION FOR WASTING EXCESS EXCAVATION AND A LETTER FROM OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING ON-SITE CONSTRUCTION. IF EXCESS EXCAVATION EXCEEDS 100 CUBIC YARDS, THE DISPOSAL SITE WILL ALSO REQUIRE A GRADING AND DRAINAGE PERMIT.
4. PLANNING & DEVELOPMENT DEPARTMENT FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ONSITE AND/OR OFF-SITE CONSTRUCTION BEGINS, TELEPHONE (602) 262-7811.
5. STAKING PAD ELEVATIONS IS THE RESPONSIBILITY OF THE OWNER AND HIS ENGINEER. THE OWNER'S ENGINEER SHALL SUBMIT THREE SEALED COPIES OF THIS GRADING AND DRAINAGE PLAN DESIGNATED AS "RECORD DRAWING" (BEARING AN ORIGINAL SIGNATURE) PRIOR TO THE REQUEST FOR FINAL INSPECTION.
6. PAD CERTIFICATIONS WILL BE REQUIRED ON ALL LOTS WITHIN THE SUBDIVISION AND SUBMITTED TO THE CIVIL/SITE INSPECTOR PRIOR TO ANY CONCRETE CONSTRUCTED IN THE RIGHT-OF-WAY. PAD CERTIFICATION CAN BE SUBMITTED TO THE CIVIL/SITE INSPECTOR BY EITHER SUBMITTING ONE APPROVED BLACK-LINE AS-BUILT GRADING AND DRAINAGE PLAN OR IN LETTER FORMAT SHOWING THE DESIGN AND AS-BUILT PAD ELEVATIONS AS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN. IT IS REQUIRED THAT THE AS-BUILT PLAN AND LETTER BE SEALED BY A CIVIL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
9. GRADING AND DRAINAGE PLAN APPROVAL INCLUDES THE CONSTRUCTION OF ALL SURFACE IMPROVEMENTS SHOWN ON THE APPROVED PLAN, INCLUDING, BUT NOT LIMITED TO, RETENTION AREAS, SEDIMENTATION BASINS, AND/OR OTHER DRAINAGE FACILITIES, DRAINAGE PATTERNS, WALLS, CURBS, ASPHALT PAVEMENT, AND BUILDING FLOOR ELEVATION.
10. GRADES SHOWN IN RETENTION BASINS ARE DESIGN FINISHED GRADES. SHOULD THE CONTRACTOR OR ANY SUBCONTRACTOR PLAN TO PLACE SPOIL DIRT FROM FOOTINGS, UTILITY TRENCHES, LANDSCAPING, SWIMMING POOLS, ETC. IN THE BASINS, THE BASINS SHOULD BE SUFFICIENTLY OVER-EXCAVATED DURING THE ROUGH GRADING OPERATION TO ALLOW FOR THE PLACEMENT OF THE FILL OR LANDSCAPING MATERIALS.
11. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED PER PLAN BECAUSE OF CONFLICTS, THE CONTRACTOR SHOULD DISCUSS MODIFICATION OF BASIN CONFIGURATION WITH THE CITY INSPECTOR TO DETERMINE IF A PLAN REVISION OR A FIELD CHANGE IS REQUIRED.
12. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS, OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
13. PER SECTION 6.8.7 OF THE CITY OF PHOENIX STORM WATER POLICIES AND STANDARDS, SIDE SLOPES OF STORM WATER STORAGE FACILITIES SHALL BE NO STEEPER THAN 5:1 FOR IRRIGATED GRASS AREAS AND 3:1 FOR LANDSCAPE AREAS. SLOPE STABILIZATION MEASURES ARE REQUIRED FOR ALL SLOPES GREATER THAN 5:1. THE SLOPE STABILIZATION MEASURES MUST BE READILY MAINTAINABLE USING COMMON MAINTENANCE EQUIPMENT AND BE DESIGNED WITH CONSIDERATION TO AESTHETICS. THE SLOPE STABILIZATION MEASURES SHALL BE CONSISTENT WITH COMMONLY USED ENGINEERING PRACTICES. UN-STABILIZED DECOMPOSED GRANITE IS NOT ALLOWED ON SLOPES GREATER THAN 5:1.
14. ALL RETAINING WALLS ARE TO BE REVIEWED, PERMITTED, AND INSPECTED BY THE BUILDING SAFETY BRANCH OF THE PLANNING & DEVELOPMENT DEPARTMENT. ALL RETAINING WALLS ARE TO BE IN ACCORDANCE WITH SECTION 703 OF THE ZONING ORDINANCE AND SECTION 32-32 OF THE SUBDIVISION ORDINANCE FOR SPECIFIC WALL HEIGHT REQUIREMENTS. USE PERMIT FOR IS REQUIRED FOR ALL OVER-HEIGHT RETAINING WALLS
15. ALL RAMPS MUST MEET 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND CITY OF PHOENIX SUPPLEMENT TO M.A.G. UNIFORM STANDARD SPECIFICATIONS AND DETAILS; 2% MAX CROSS SLOPES AND12:1 MAX LONGITUDINAL SLOPES.
16. CERTIFICATE OF OCCUPANCY (C OF O) AND/OR FINAL ELECTRICAL CLEARANCE FOR ANY BUILDING IS DENIED UNTIL ALL GRADING AND DRAINAGE IMPROVEMENTS ARE COMPLETED.
17. EXISTING OR NEWLY DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED, AS NOTED BY CITY INSPECTORS, BEFORE FINAL ACCEPTANCE OF THE WORK.
18. THE ENGINEERING DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
19. THE CITY OF PHOENIX POLICE DEPARTMENT ENFORCES LAWS REGULATING THE OPERATION OF COMMERCIAL VEHICLES. THIS INCLUDES ENFORCEMENT OF FEDERAL, STATE, COUNTY AND LOCAL LAWS AND ORDINANCES. QUESTIONS REGARDING COMMERCIAL VEHICLE ENFORCEMENT MAY BE DIRECTED TO THE COMMERCIAL VEHICLE ENFORCEMENT SUPERVISOR AT (602) 495-7813 (TRAFFIC BUREAU SOUTH) OR (602) 495-6784 (TRAFFIC BUREAU NORTH).
20. PLAN APPROVAL IS VALID FOR 365 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

CITY OF PHOENIX NOTES FOR GRADING & DRAINAGE AND OFFSITE IMPROVEMENT PLANS

1. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
2. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601.
3. OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
4. THE ACTUAL POINT OF PAVEMENT MATCHING AND/OR TERMINATION SHALL BE DETERMINED IN THE FIELD BY THE CITY OF PHOENIX, PLANNING & DEVELOPMENT DEPARTMENT FIELD INSPECTOR.
5. PAVEMENT REPLACEMENT THICKNESS AND TYPE ARE TO BE PER M.A.G. SECTION 336 AND C.O.P. DETAIL P1200 - TYPE B. CURB AND GUTTER REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL SECTION, PER M.A.G. STANDARD DETAIL 220. SIDEWALK REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL PANEL PER C.O.P. DETAIL P1230.
6. TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE CITY LANDSCAPE ARCHITECT OR HIS ASSIGNEES. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING AUTHORIZATION TO REMOVE AND/OR RELOCATE SAID TREES OR SHRUBBERY BY CALLING THE PARKS AND RECREATION DEPARTMENT AT (602) 262-6501.
7. PER THE CITY OF PHOENIX ORDINANCE G-6308. ALL STREET PAVEMENT CUTS WILL REQUIRE ASPHALT RESURFACING TREATMENTS BASED ON THE AGE OF THE PAVEMENT. FOR STREETS LESS THAN TWO YEARS OLD, THE PERMITTEE MUST APPLY AN ASPHALT MILL AND OVERLAY PAVEMENT TREATMENT. FOR STREETS GREATER THAN TWO YEARS OLD, THE PERMITTEE MUST APPLY A SLURRY SEAL AND/OR MICROSEAL TREATMENT.

CITY OF PHOENIX DRYWELL NOTES

A. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REGISTERING THE DRY WELLS SHOWN ON THE GRADING AND DRAINAGE PLANS WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (A.D.E.Q.). FOR INFORMATION ABOUT SPECIFIC REQUIREMENTS, CONTACT THE WATER PERMITS UNIT AT (602 771-4686.

B. DRY WELL MUST BE DRILLED A MINIMUM OF 10 FEET INTO PERMEABLE POROUS STRATA OR PERCOLATION TESTS WILL BE REQUIRED. THE GRADING AND DRAINAGE INSPECTOR MUST BE PRESENT BEFORE BACKFILL OR WELL PIPES ARE PLACED WITHIN ANY DRY WELLS.

C. THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLING DRYWELLS SHOULD THE RETENTION BASINS FAIL TO DRAIN WITHIN 36 HOURS.

NOTES FOR PAVING (CITY OF PHOENIX)

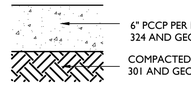
1. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601.
2. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
3. THE ENGINEERING DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES. IN ADDITION, THE PROPERTY OWNER MUST DEDICATE STREETS IN ACCORDANCE WITH MINIMUM RIGHT-OF-WAY STANDARDS MAP (ORDINANCE NO. 437, LATEST AMENDMENT).
4. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.
5. THE CITY OF PHOENIX PLANNING AND DEVELOPMENT CIVIL/SITE INSPECTION GROUP, 602-262-7811 VOICE OR 602-534-5500 TTY, SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
6. EXISTING OR NEWLY DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED, AS NOTED BY CITY INSPECTORS, BEFORE FINAL ACCEPTANCE OF THE WORK.
7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
8. THE ACTUAL POINT OF PAVEMENT MATCHING, AND/OR TERMINATION, SHALL BE DETERMINED IN THE FIELD BY THE PLANNING AND DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR.
9. AN APPROVED PAVING PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
10. OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
11. ALL EXISTING CATCH BASINS MUST BE RE-LOCATED WHEN THEY ARE SHOWN IN A NEWLY PROPOSED DRIVEWAY.
12. CONSTRUCTION OF SURFACE IMPROVEMENTS SHALL NOT BEGIN UNTIL CONFLICTING UNDERGROUND UTILITY CONSTRUCTION IS COMPLETED AND SERVICE CONNECTIONS TO ALL PLATTED LOTS HAVE BEEN ADEQUATELY EXTENDED PAST THE RIGHT-OF- WAY.
13. THE PERMIT HOLDER SHALL ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, INCLUDING ANY STREET LIGHTS, AND SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. RELOCATION OF WATER METERS SHALL BE DONE BY THE WATER SERVICES DEPARTMENT AFTER PAYMENT OF PREVAILING FEES. RELOCATION OF CITY FIRE HYDRANTS REQUIRE A SEPARATE PLAN REVIEW AND PERMIT AT THE DEVELOPER'S EXPENSE.
14. ALL FRAMES, COVERS, VALVE BOXES, AND MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO COMPLETION OF PAVING OR RELATED CONSTRUCTION. ADJUSTMENT OF EXISTING "TYPE A" OR "TYPE B" WATERLINE VALVE BOXES IN THE PARKWAY SHALL BE CONSIDERED INCIDENTAL TO PARKWAY GRADING. EXISTING "TYPE B" WATERLINE VALVE BOXES SHALL BE REPLACED WITH "TYPE A" BOXES PER COP STANDARD DETAIL P1391.
15. GRADING BETWEEN BACK OF CURB AND PROPERTY LINE SHALL BE LIMITED TO 4:1 SLOPE.
16. CERTIFICATE OF OCCUPANCY (C OF O) AND/OR FINAL ELECTRICAL CLEARANCE FOR ANY BUILDING IS DENIED UNTIL ALL OFFSITE IMPROVEMENTS ARE COMPLETED.
17. TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE CITY LANDSCAPE ARCHITECT. THE PERMIT HOLDER SHALL BE RESPONSIBLE FOR OBTAINING AUTHORIZATION TO REMOVE AND/OR RELOCATE SAID TREES OR SHRUBBERY BY CALLING THE PARKS & RECREATION DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RELOCATIONS AT 602-262-6862.
18. THE PLANNING AND DEVELOPMENT CIVIL/SITE INSPECTOR MUST CONTACT STREET TRANSPORTATION DEPARTMENT, TRAFFIC SERVICES DIVISION AT 602-495-0205 VOICE OR 602-534-5500 TTY TWO (2) WEEKS PRIOR TO COMPLETION OF PAVING WORK FOR SIGNING & STRIPING.
19. A PAVEMENT CUT SURCHARGE SHALL BE ASSESSED ON THIS PROJECT FOR ANY TRENCHING OR POTHOLING IN NEW ASPHALT PAVEMENT THAT IS LESS THAN 30 MONTHS OLD. SURCHARGE FEES ASSESSED ARE IN ADDITION TO THE REGULAR PERMIT FEES AND ARE OVER AND ABOVE ANY SPECIAL BACKFILL, COMPACTION, AND PAVEMENT REPLACEMENT STIPULATIONS THAT MAY BE IMPOSED AS A CONDITION OF PERMITTING. PAVEMENT CUT SURCHARGE FEES IS ASSESSED IN ACCORDANCE WITH SECTION 31-38 OF THE PHOENIX CITY CODE.

ENGINEERS GENERAL CONSTRUCTION NOTES:

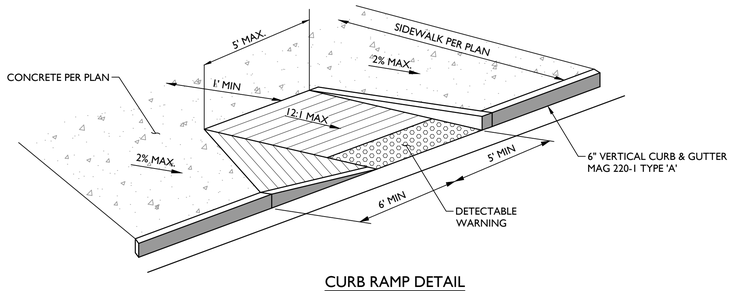
1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON HIMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THEM WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.
2. THE PLANS PREPARED FOR THIS PROJECT PRESENT A DESCRIPTION OF THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND DETERMINE, FROM HIS OWN INSPECTION, THE CONDITIONS UNDER WHICH IT IS TO BE PERFORMED. THE CONTRACTOR, BY MAKING HIS BID, REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, THE TYPE OF WORK TO BE PERFORMED, EVALUATED THE DIFFICULTY OF PERFORMING THE REQUIRED TASKS, AND THE LABOR, EQUIPMENT AND MATERIAL THAT ARE REQUIRED TO PROVIDE A COMPLETE PROJECT.
3. THE CONTRACTOR SHALL VERIFY WITH THE DESIGN ENGINEER THAT HE HAS THE MOST CURRENT SET OF CONSTRUCTION PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST KEEP THE APPROVED SET OF PLANS ON-SITE FROM START OF CONSTRUCTION TO PROJECT COMPLETION. ANY CONSTRUCTION OR INSTALLATION BASED ON OUT-OF-DATE PLANS SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
4. QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING A BID FOR THIS WORK.
5. UNLESS NOTED OTHERWISE, THIS PROJECT WAS DESIGNED IN AN EFFORT TO BALANCE THE EARTHWORK AS MUCH AS POSSIBLE. ANY EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR'S BID SHALL INCLUDE ALL COSTS ASSOCIATED WITH IMPORTING AND PLACING MATERIAL OR STOCKPILING, HAULING AND DISPOSING OF EXCESS MATERIAL IN ACCORDANCE WITH THEIR CALCULATIONS AND DETERMINATION.
6. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDER-GROUND UTILITIES SHOWN ON THESE PLANS.
7. THE CONTRACTOR SHALL CALL BLUE STAKE PRIOR TO CONSTRUCTION AND VERIFY THE PRESENCE OF UTILITIES AND SHALL PROTECT ANY OVERHEAD OR UNDERGROUND UTILITIES DURING CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE UNDERGROUND UTILITIES AND/OR STRUCTURES IF NECESSARY TO VERIFY UNDERGROUND UTILITIES. WHERE EXISTING UNDERGROUND UTILITIES ARE EXPOSED, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY FOR INSPECTION PRIOR TO BACKFILLING.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL POINTS OF CONNECTION PRIOR TO DIGGING BEYOND THE POINT OF CONNECTION.
9. CONSTRUCTION OF THE SEWER LINE SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT OF CONNECTION AND SHALL PROGRESS UPSTREAM FROM THAT POINT.
10. ALL HANDICAP ACCESS RAMPS, PARKING STALLS, AND DELINEATED WALKWAYS SHALL BE CONSTRUCTED AND MARKED IN ACCORDANCE WITH CURRENT FEDERAL AND/OR LOCAL A.D.A. STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES PRIOR TO CONSTRUCTING AND/OR STRIPING TO CONFIRM CURRENT REQUIREMENTS.
11. ALL SLOPES HIGHER THAN ONE (1) FOOT AND STEEPER THAN 20:1, UNLESS LINED WITH TURF, SHALL BE COMPACTED AND TESTED PER MAG SPECIFICATION 215. RE-COMPACTION IS RECOMMENDED PER MAG SPECIFICATION 215 AFTER INSTALLATION OF IRRIGATION LINES, AND STABILIZATION OF DECOMPOSED GRANITE IS ALSO RECOMMENDED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION. NO PONDING DEEPER THAN 0.05' IS PERMITTED WITHIN 10' OF ANY BUILDING.
13. THE CLIENT AND CONTRACTOR ASSUME ALL RESPONSIBILITY AND COSTS INCURRED IF THEY ELECT TO LANDSCAPE RETENTION BASINS BEFORE THE REQUIRED RETENTION VOLUMES HAVE BEEN CERTIFIED BY THE ENGINEER.
14. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE OWNER'S ENGINEER-OF-RECORD PRIOR TO BACKFILLING ANY WET OR DRY UTILITY MAIN OR SERVICE LINES TO ENSURE ALL INSPECTIONS AND TESTING HAS BEEN COMPLETED. NO UTILITY LINES SHALL BE BACKFILLED UNTIL AS-BUILT HORIZONTAL AND VERTICAL LOCATIONS HAVE BEEN OBTAINED. ANY ADDITIONAL COST REQUIRED
15. THE CONTRACTOR SHALL REGISTER ALL DRYWELLS WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY AT THE CONCLUSION OF INSTALLATION AND TESTING. DRYWELL REGISTRATION NUMBERS SHALL BE PROVIDED TO THE OWNER AND ENGINEER OR RECORD.

LEGEND

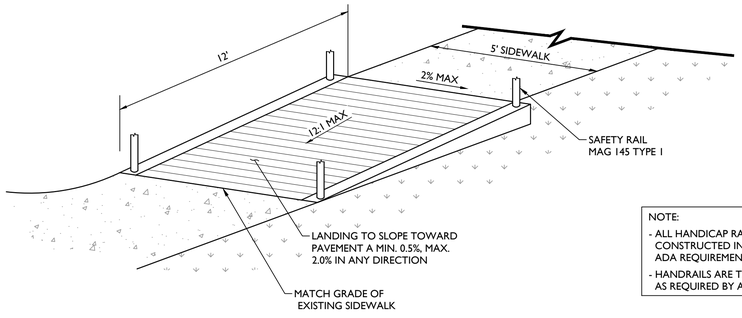
TC=XX.XX G=XX.XX	PROPOSED TOP OF CURB & GUTTER GRADE
SW=X.XX	PROPOSED SIDEWALK ELEVATION
FG=X.XX	PROPOSED FINISHED GRADE ELEVATION
TR=X.XX	PROPOSED TRAIL ELEVATION
NG=XX.XX+	EXISTING NATURAL GRADE ELEVATION
SW=XX.XX+	EXISTING SIDEWALK ELEVATION
P=XX.XX+	EXISTING PAVEMENT ELEVATION
	PROPOSED STORM DRAIN LINE
	GRADE BREAK
	GRADE CHANGE
	DRYWELL
	PROPOSED VERTICAL CURB
	PROPOSED ROLL CURB
	PROPOSED CENTERLINE
	PROPOSED PUE
	MANHOLE WITH GRATED COVER
	MANHOLE WITH SOLID COVER
	FLUSH BRASS CAP SURVEY MARKER PER MAG 120-1TYPE 'B'
8"W	WATER LINE
	WATER VALVE
	FIRE HYDRANT
	WATER METER BOX
	REDUCER
EX W	EXISTING WATER
P.E. GAS	GAS LINE
8"S	SEWER LINE
	PAVING AND STORM DRAIN CONSTRUCTION NOTES
	STREET SIGN
	LANDSCAPE METER
GS	GAS SERVICE
T	EXISTING TELEPHONE
OHE	EXISTING OVERHEAD ELECTRIC
G	EXISTING GAS
FO	EXISTING FIBER OPTIC
UGE	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER
	EXISTING SEWER
	EXISTING STREET LIGHT
JB	EXISTING JUNCTION BOX
	EXISTING GUY WIRE
SS	EXISTING SEWER MANHOLE
WM	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING VERTICAL CURB
	EXISTING ROLL CURB
	EXISTING STREET SIGN
	R/W LINE
	PROPERTY LINE
	PROPOSED PUE
R/W	RIGHT OF WAY
CL	CENTER LINE
S/W	SIDEWALK
B/C	BACK OF CURB
STA:	STATION
EOP	EDGE OF PAVEMENT
EX	EXISTING
FOC	FACE OF CURB
G	GUTTER
GB	GRADEBREAK
TC	TOP OF CURB
VG	VALLEY GUTTER
C	CONCRETE
P	PAVEMENT
FG	FINISHED GRADE



CONCRETE SECTION
NTS



CURB RAMP DETAIL
NTS



ADA SIDEWALK RAMP DETAIL
NTS

NOTE:
- ALL HANDICAP RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS.
- HANDRAILS ARE TO BE INSTALLED AS REQUIRED BY ADA.

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THE MORELAND
1125 NORTH 3RD STREET
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GENERAL NOTES & DETAILS SHEET

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REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-20-22 ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:
DT01

SEQUENCE #: 2 OF 10

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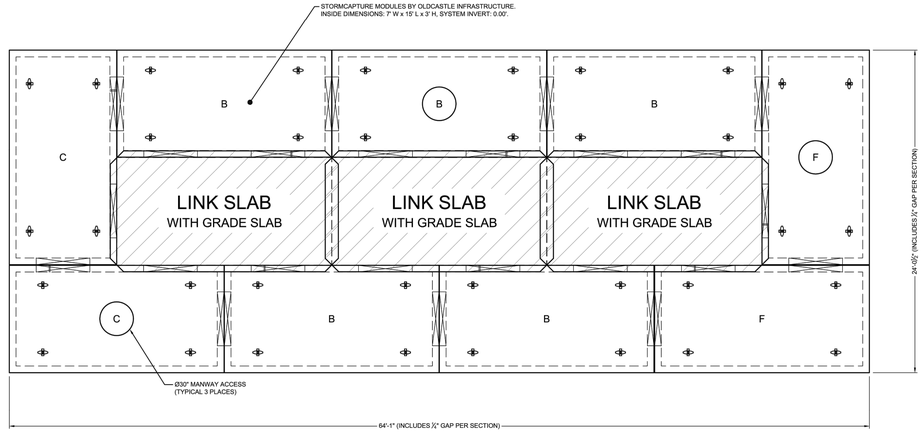
MODULE NOTES		
TYPE	QUANTITY	HEIGHT
B	5	3'
C	2	3'
F	2	3'
LINK SLABS	3	
TOTAL	12	
VOLUME =	4,047	CUBIC FEET



PLAN VIEW
SCALE: 3/16" = 1'

DESIGN NOTES
1. LIVE LOADING CRITERIA:
   A. AASHTO HS-20-44 DESIGN TRUCK (WITH IMPACT AT 6" MINIMUM COVER)
   B. LATERAL LIVE LOAD SURCHARGE: 80 PSF (TO 8'-0" DEPTH)
   C. NO LATERAL SURCHARGE(S) FROM ANY ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.
2. SOIL LOADING CRITERIA:
   A. SOIL COVER DEPTH: 0.5' MIN. - 5' MAX.
   B. SOIL UNIT WEIGHT: 120 PCF
   C. ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
   D. REQUIRED ALLOWABLE BEARING PRESSURE: 3,000 PSF
   E. EQUIVALENT LATERAL FLUID PRESSURE, ACTIVE: 45 PCF (DRAINED)
   F. EQUIVALENT LATERAL FLUID PRESSURE, AT-REST: 60 PCF (DRAINED)
   G. EQUIVALENT LATERAL FLUID PRESSURE, PASSIVE: 150 PCF (DRAINED)
   H. COEFFICIENT OF FRICTION: 0.40
   I. SEISMIC LATERAL EARTH PRESSURES: NOT APPLICABLE
3. STORMCAPTURE MODULE TYPE: RETENTION (SOILTIGHT).
4. CONCRETE (NORMALWEIGHT):
   A. MIN. 28-DAY COMPRESSIVE STRENGTH: 6,000 PSI
   B. CEMENT: ASTM C150
5. STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60), ASTM A1064 (GRADE 80)
6. REFERENCE STANDARDS: ASTM C913 & C890, ACI 318-14

REV	DESCRIPTION	DATE
-	-	-

Oldcastle Infrastructure
A CRH COMPANY
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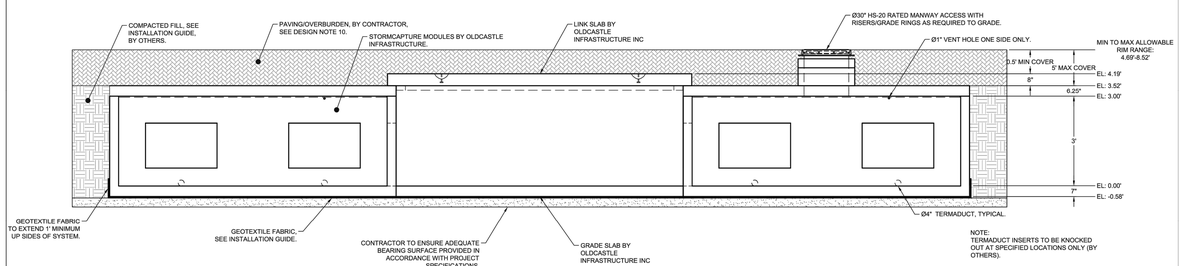
STORMCAPTURE ® RETENTION SYSTEM	SYSTEM ID: 1
CUSTOMER: -	
JOB NAME: THE MORELAND - PHOENIX, AZ	
DATE: 11/12/21	SALES: MJ
DRAWN: JSA	ENGINEER: JSA
CHECKED: -	SALES ORDER: -
DRAWING NAME: The Moreland Conceptual_V2	SHEET: 1 OF 2

Detention/ Infiltration

REVIEWING NOTES
1. THIS SYSTEM HAS BEEN DESIGNED PER THE DESIGN PARAMETERS SPECIFIED IN THE DESIGN NOTES. REVIEWING ENGINEER SHALL VERIFY THAT THESE PARAMETERS MEET OR EXCEED PROJECT SPECIFIC REQUIREMENTS. IF SITE CONDITIONS DIFFER FROM NOTED DESIGN PARAMETERS, REVIEWING ENGINEER SHALL NOTIFY OLDCASTLE FOR POTENTIAL REDESIGN AND/OR PRICING ADJUSTMENTS.
2. REVIEWING ENGINEER SHALL VERIFY ALL PIPE PENETRATION LOCATIONS, SIZES, AND INVERTS.
3. REVIEWING ENGINEER SHALL VERIFY ALL MANWAY ACCESS LOCATIONS AND RIM ELEVATIONS.
4. THIS SYSTEM IS DESIGNED FOR A GROUNDWATER TABLE ELEVATION PER NOTE 1.02C. REVIEWING ENGINEER SHALL VERIFY THAT THE DESIGN GROUNDWATER ELEVATION MEETS OR EXCEEDS SITE CONDITION REQUIREMENTS. NOTIFY OLDCASTLE IF SITE CONDITIONS VARY FROM WHAT HAS BEEN SPECIFIED FOR POTENTIAL SYSTEM DESIGN CHANGES AND/OR PRICING ADJUSTMENTS.
5. STORMCAPTURE MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT OLDCASTLE FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION IS TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. DESIGN OF THE STORMCAPTURE PRECAST MODULE SYSTEM ASSUMES NO ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) WITHIN A 1:1 INFLUENCE LINE FROM THE BOTTOM EDGE OF ANY SYSTEM MODULE, ANY SITE ELEMENTS BEYOND THIS ZONE OF INFLUENCE ARE ASSUMED TO HAVE NO IMPACT ON THE SYSTEM AND EXERT ZERO LATERAL SURCHARGE ONTO THE MODULES. THE CONTRACTOR SHALL VERIFY THAT ANY ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) DO NOT LIE WITHIN THIS INFLUENCE ZONE OR DO NOT SURCHARGE THE PRECAST MODULES.
7. WRITTEN APPROVAL OF SUBMITTAL DRAWINGS ALONG WITH SIGNED PURCHASE ORDER REQUIRED FOR BEGINNING OF PRODUCT FABRICATION. ANY SYSTEM MODIFICATION POST-APPROVAL MAY RESULT IN CHANGE ORDER(S) AND/OR POTENTIAL DELIVERY DELAYS.
8. ALL SAND FILTER MEDIA, DRAIN ROCK AGGREGATE, PIPE, AND FITTINGS PROVIDED BY CONTRACTOR.



TYPICAL ELEVATION
NTS

REV	DESCRIPTION	DATE
-	-	-

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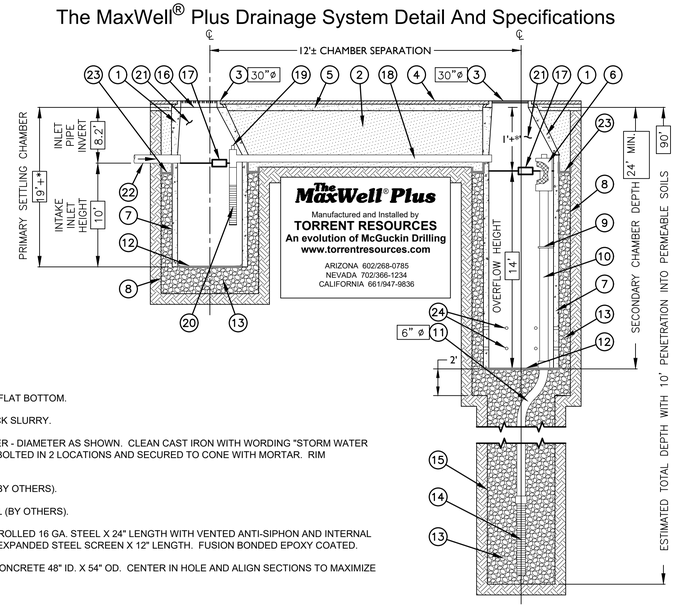
STORMCAPTURE ® RETENTION SYSTEM	SYSTEM ID: 1
CUSTOMER: -	
JOB NAME: THE MORELAND - PHOENIX, AZ	
DATE: 11/12/21	SALES: MJ
DRAWN: JSA	ENGINEER: JSA
CHECKED: -	SALES ORDER: -
DRAWING NAME: The Moreland Conceptual_V2	SHEET: 2 OF 2

Detention/ Infiltration

The MaxWell® Plus Drainage System Detail And Specifications



AZ Lic. ROC070465 A, ROC047067 B-4, ADWR 363
CA Lic. 526090, C-42, HAZ
NV Lic. 0035350 A - NM Lic. 90504 GF04
U.S. Patent No. 4,923,330 - ™ Trademark 1974, 1990, 2004

* PER PLAN

◯ **ITEM NUMBERS**

1. MANHOLE CONE - MODIFIED FLAT BOTTOM.
2. STABILIZED BACKFILL - 1 SACK SLURRY.
3. BOLTED RING & GRATE/COVER - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS.
4. GRADED BASIN OR PAVING (BY OTHERS).
5. COMPACTED BASE MATERIAL (BY OTHERS).
6. PUREFLO® **DEBRIS SHIELD** - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL .265" MAX. SWO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
7. PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
8. MIN. 6' Ø DRILLED SHAFT.
9. SUPPORT BRACKET - FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.
10. OVERFLOW PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
11. DRAINAGE PIPE - ADS HIGHWAY GRADE WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
12. BASE SEAL - GEOTEXTILE OR CONCRETE SLURRY.
13. ROCK - WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO BEST COMPLEMENT SOIL CONDITIONS.
14. FLOFAST® **DRAINAGE SCREEN** - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. DIAMETER VARIES 120" OVERALL LENGTH WITH TRI-B COUPLER.
15. MIN. 4' Ø SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
16. FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.
17. ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY.
18. **CONNECTOR PIPE** - 4" Ø SCH. 40 PVC .
19. **ANTI-SIPHON VENT** WITH FLOW REGULATOR.
20. **INTAKE SCREEN** - SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 48" OVERALL LENGTH WITH TRI-C END CAP.
21. **FREEBOARD DEPTH VARIES** WITH INLET PIPE ELEVATION. INCREASE PRIMARY/SECONDARY SETTLING CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE CONNECTOR PIPE OVERFLOW.
22. **OPTIONAL INLET PIPE** (BY OTHERS).
23. **MOISTURE MEMBRANE** - 6 MIL. PLASTIC. PLACE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL. USED IN LIEU OF SLURRY IN LANDSCAPED AREAS.
24. **EIGHT (8) PERFORATIONS PER FOOT**, 2 ROWS MIN.

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THE MORELAND
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DETAILS SHEET

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REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B. AUXIER
Date Signed 06-29-22
ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:
DT02

SEQUENCE #:3 OF 10

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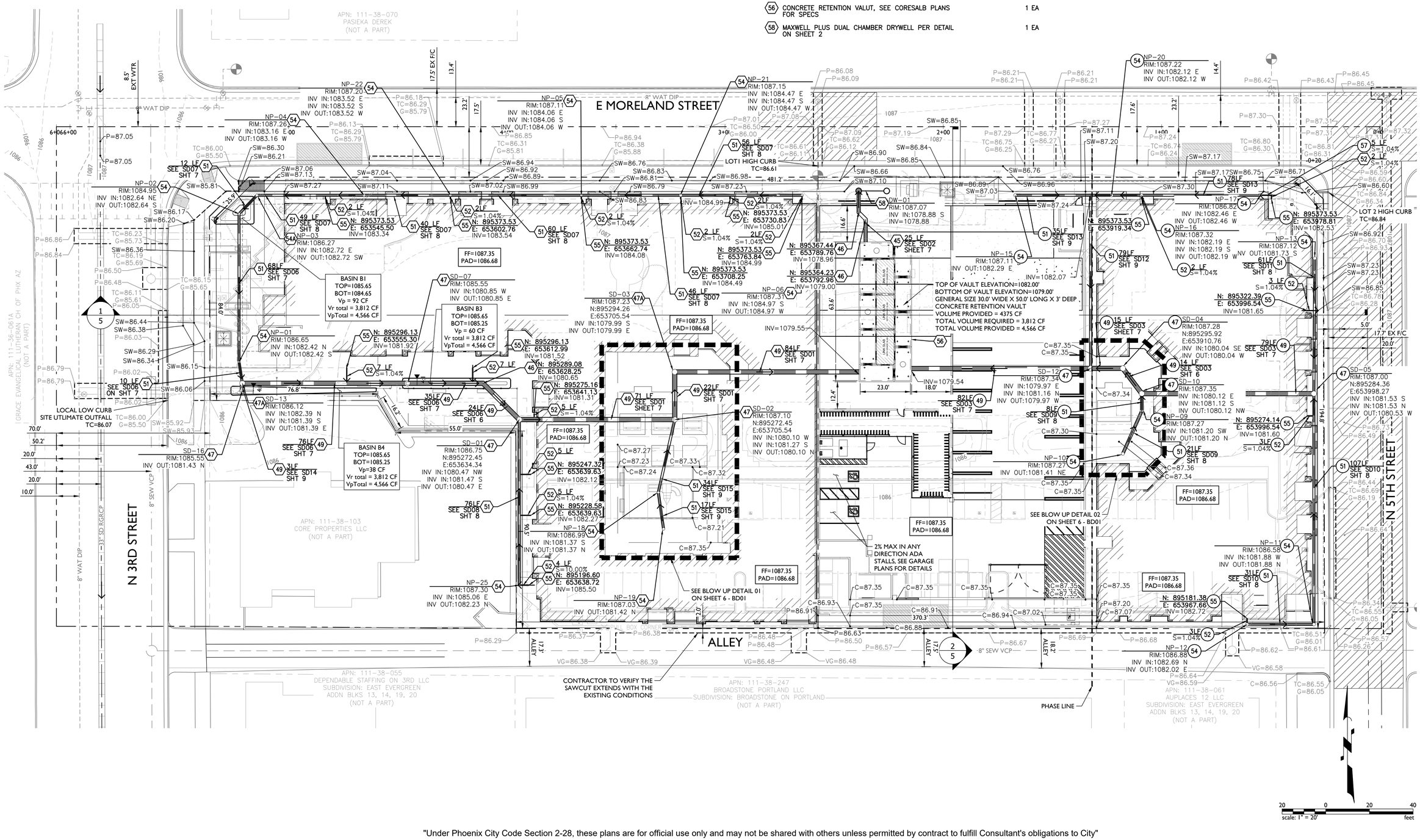
STORM DRAIN NOTES (LOT 1)

45	18" RCP STORM DRAIN	25 LF
46	STORM DRAIN FITTING OR BEND	3 EA
47	OPEN GRATE COVER STORM DRAIN MANHOLE MAG 520, 522	4 EA
47A	STORM DRAIN MANHOLE MAG 520, 522	2 EA
49	24" HDPE STORM DRAIN	315 LF
51	12" HDPE STORM DRAIN	468 LF
52	4" HDPE STORM DRAIN CONNECTION TO BUILDING	47 LF
54	OPEN GRATE COVER STORM DRAIN CLEANOUT	10 EA
54A	STORM DRAIN CLEANOUT	1 EA
55	ROOF DRAIN SEE ARCHITECTURAL PLANS FOR CONTINUATION	12 EA
56	CONCRETE RETENTION VALUT, SEE CORESALB PLANS FOR SPECS	1 EA
58	MAXWELL PLUS DUAL CHAMBER DRYWELL PER DETAIL ON SHEET 2	1 EA

STORM DRAIN NOTES (LOT 2)

47	OPEN GRATE COVER STORM DRAIN MANHOLE MAG 520, 522	4 EA
49	24" HDPE STORM DRAIN	190 LF
51	12" HDPE STORM DRAIN	420 LF
52	4" HDPE STORM DRAIN CONNECTION TO BUILDING	11 LF
54	OPEN GRATE COVER STORM DRAIN CLEANOUT	9 EA
55	ROOF DRAIN SEE ARCHITECTURAL PLANS FOR CONTINUATION	5 EA
57	4" HDPE STORM DRAIN	5 LF



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DRAWN BY: EPS

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-22-22 ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET: GD01

SEQUENCE #: 4 OF 10

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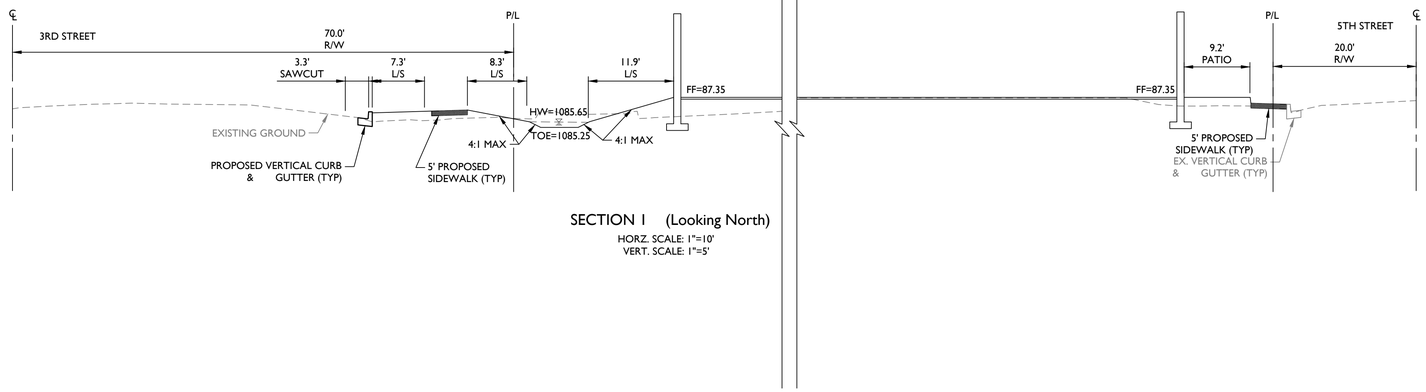
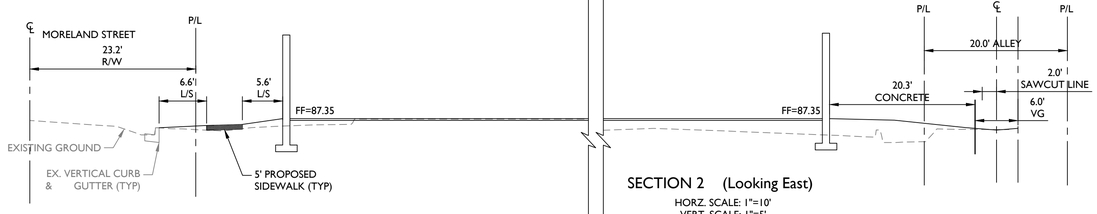


SECTION 1 (Looking North)

HORZ. SCALE: 1"=10'
VERT. SCALE: 1"=5'



SECTION 2 (Looking East)

HORZ. SCALE: 1"=10'
VERT. SCALE: 1"=5'

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GRADING SECTIONS

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REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY:
DRAWN BY: EPS

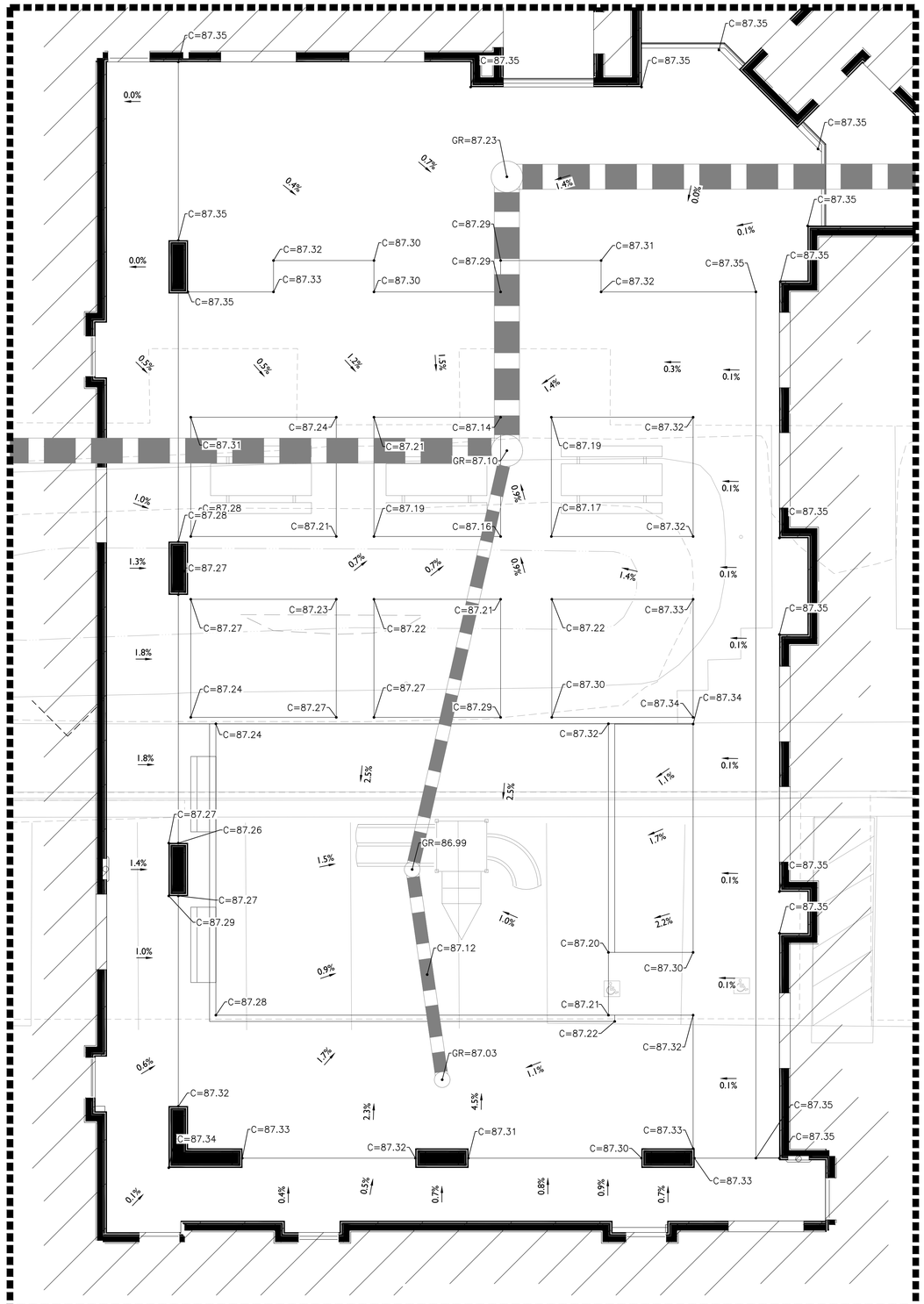
Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B.
AUXIER
Date Signed 06-20-23
ARIZONA, U. S. A.

ORIGINAL ISSUE
DATE: 01-13-2022

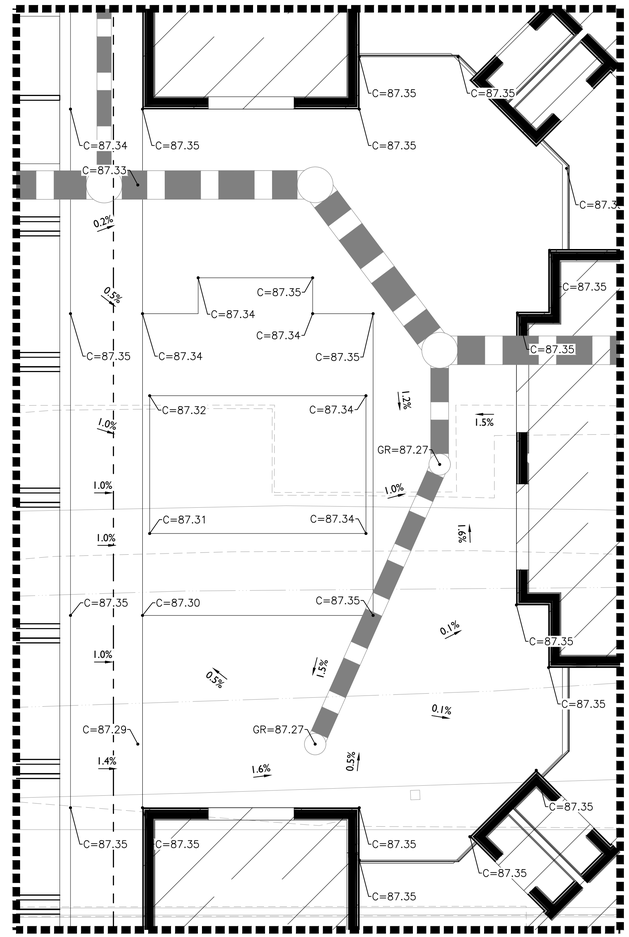
JOB No: 20-1344

SHEET:
GS01

SEQUENCE #: 5 OF 10



BLOW UP DETAIL 01



BLOW UP DETAIL 02

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BLOW UP DETAIL

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Registered Professional Engineer (Civil)
CERTIFICATE NO.
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DANIEL B.
AUXIER
Date Signed 06-20-22
ARIZONA, U. S. A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:

BD01

SEQUENCE #:4 OF 10

10 0 10 20
scale: 1" = 10' feet

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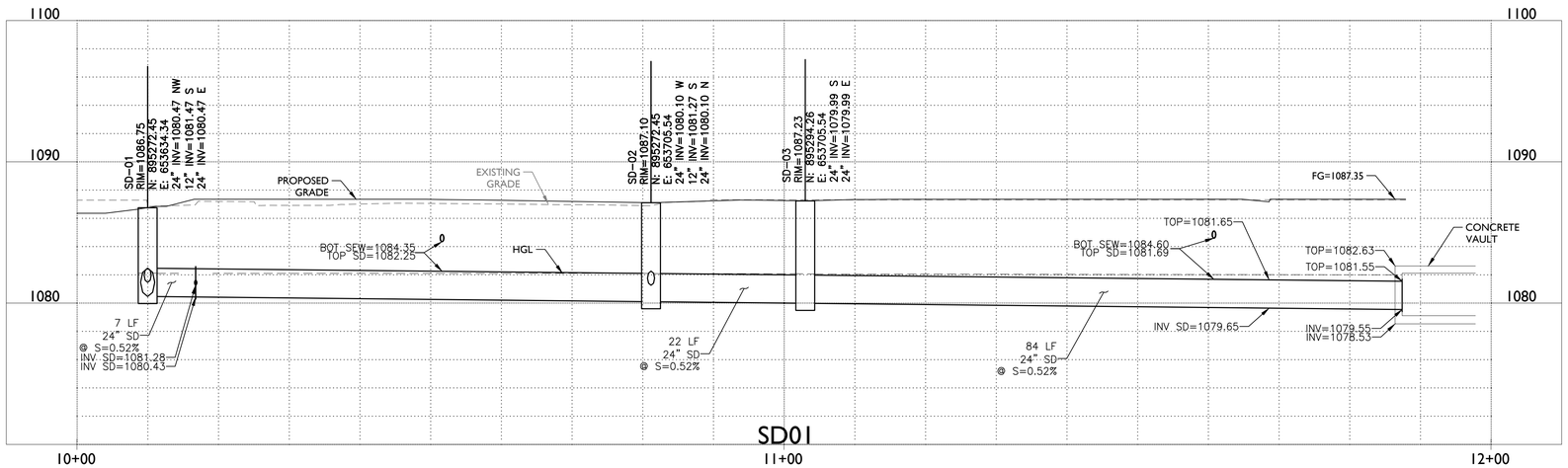

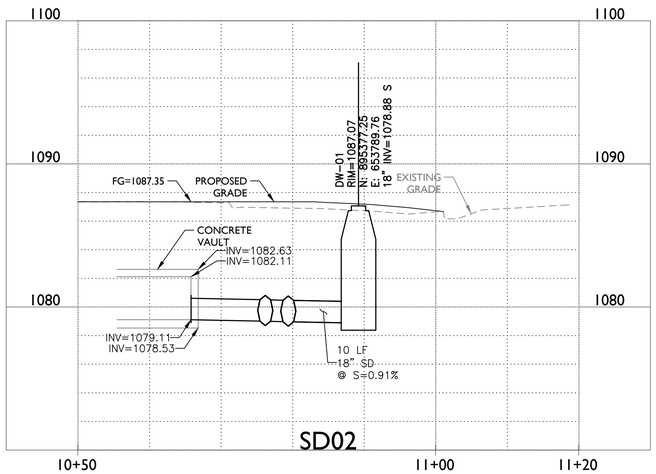

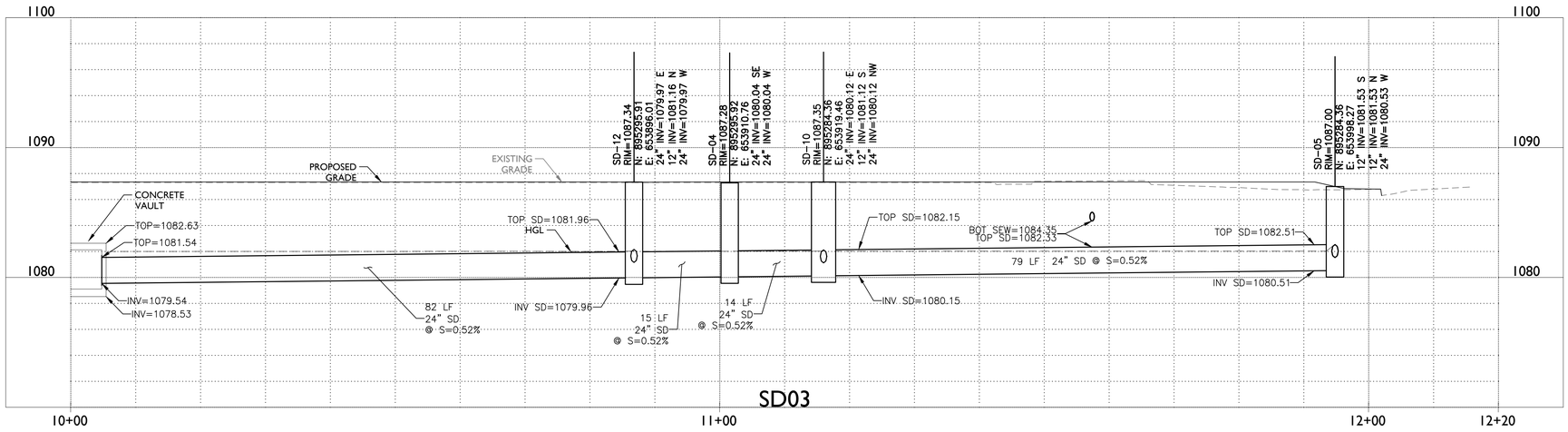

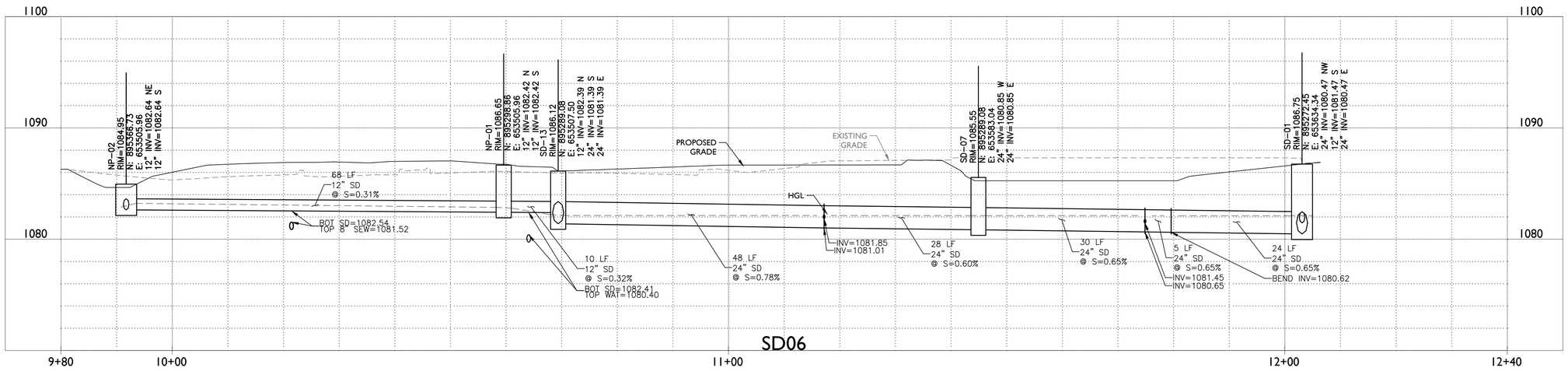

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EPS GROUP

THE MORELAND

1125 NORTH 3RD STREET
PHOENIX, AZ 85017
STORM DRAIN PROFILES

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REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B. AUXIER
Date Signed 06-20-22
ARIZONA, U. S. A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:
SD01

SEQUENCE #:7 OF 10

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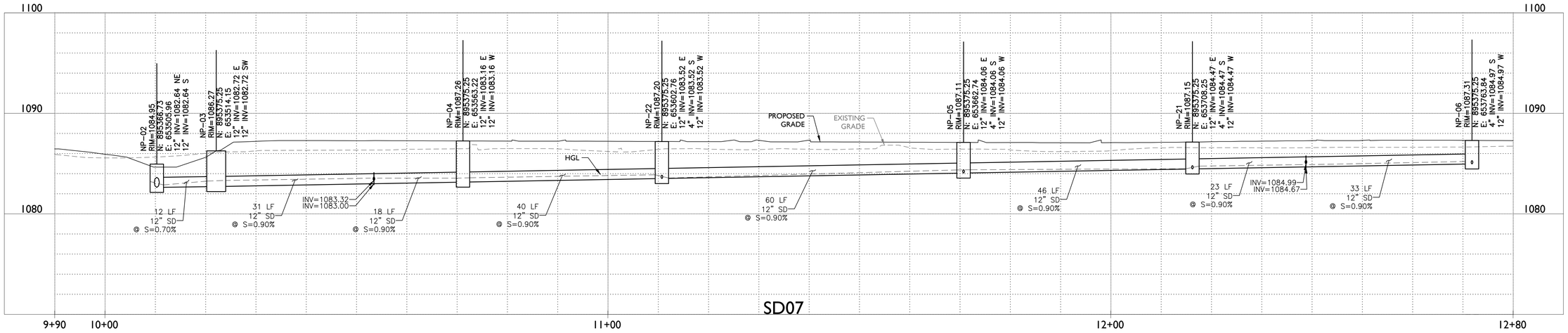

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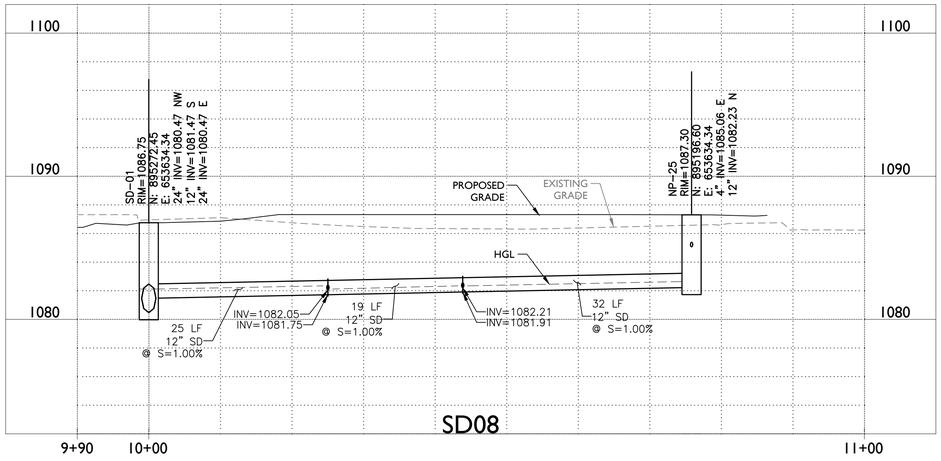

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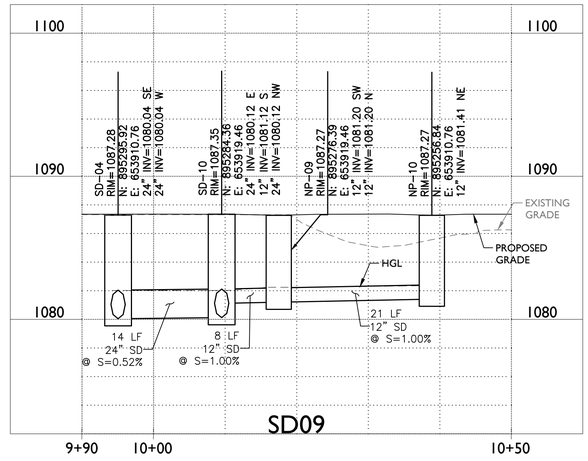

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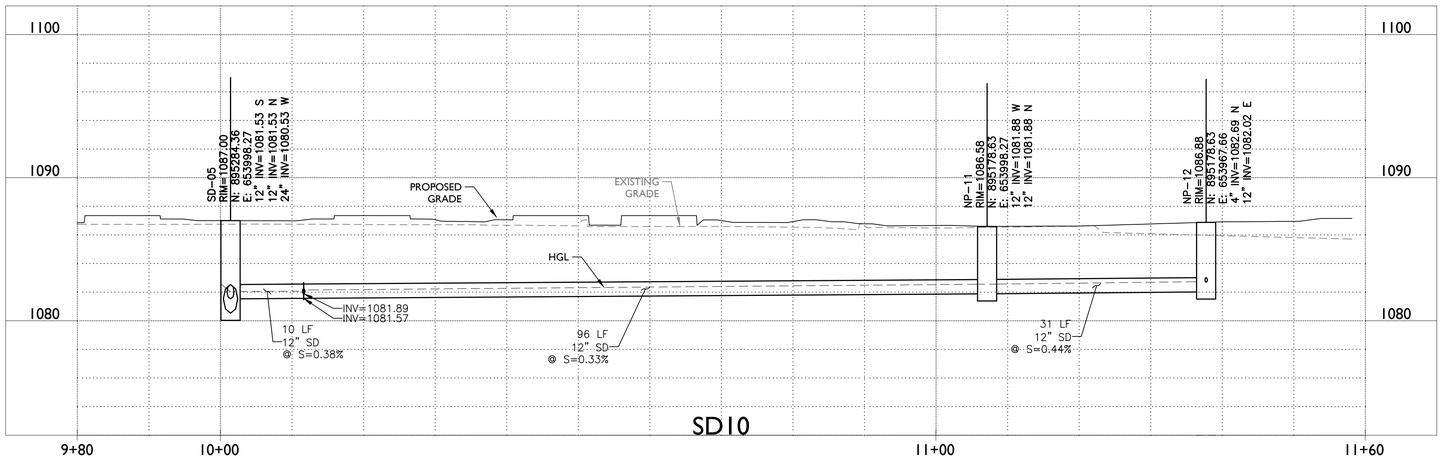

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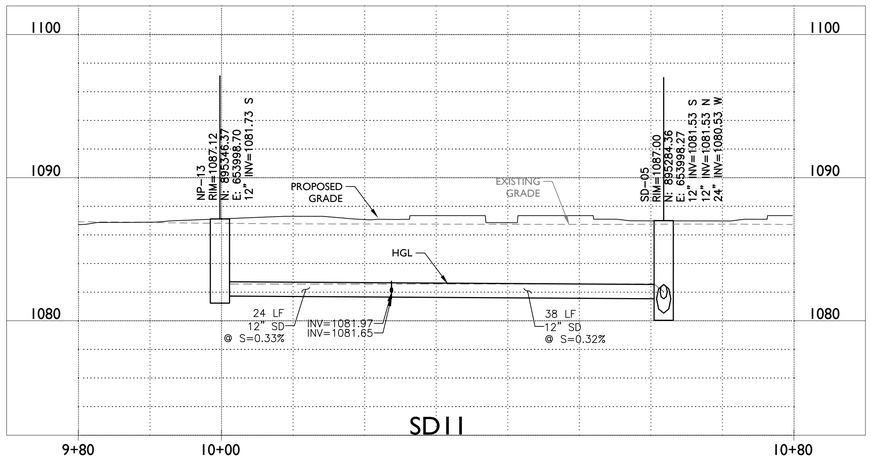

SD11

SCALE 20 0 10 20 FEET
HORIZONTAL: 1"=10' VERTICAL: 1"=5'

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SHEET:
SD02

SEQUENCE #: 8 OF 10

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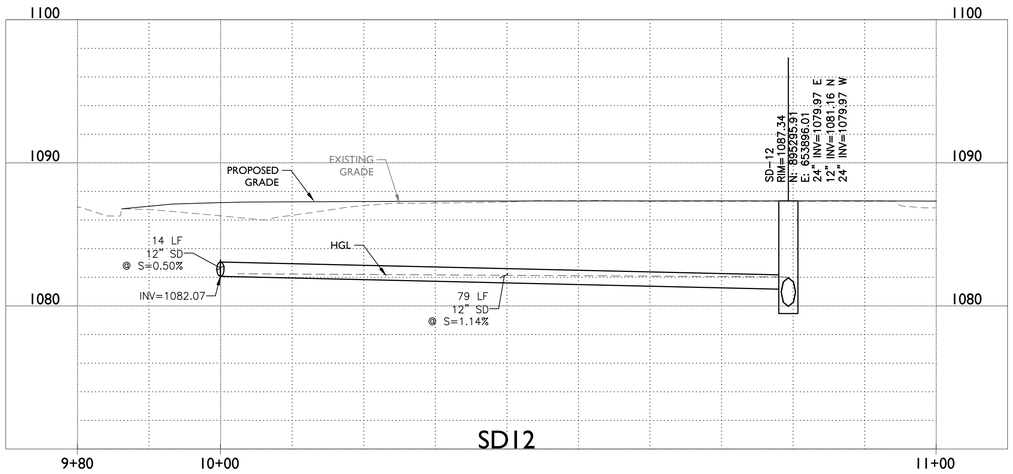

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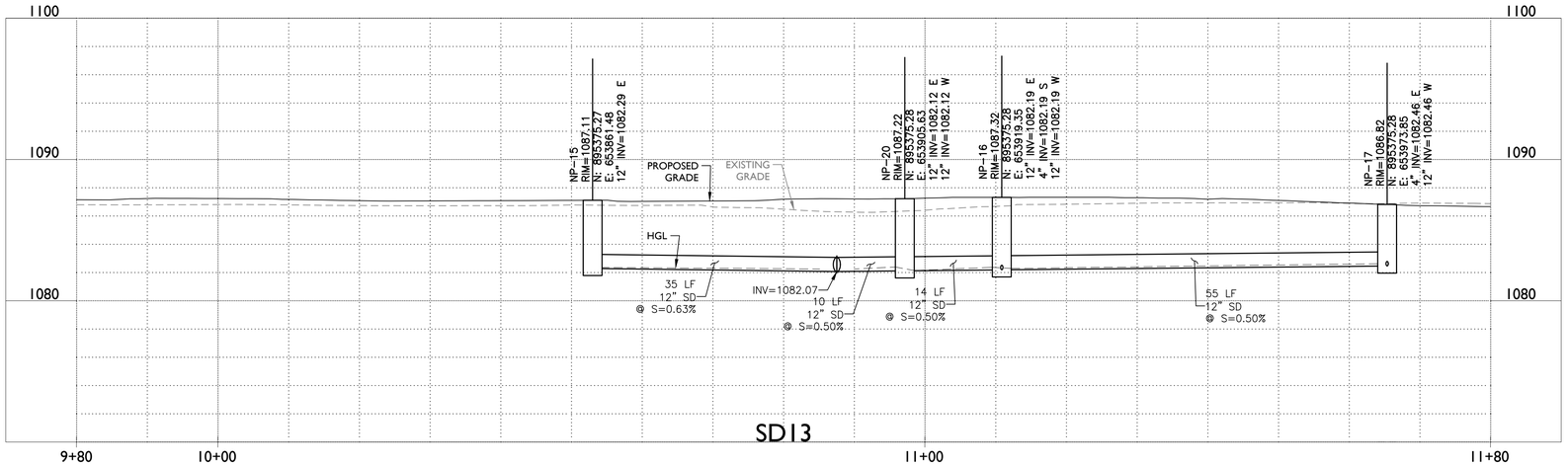

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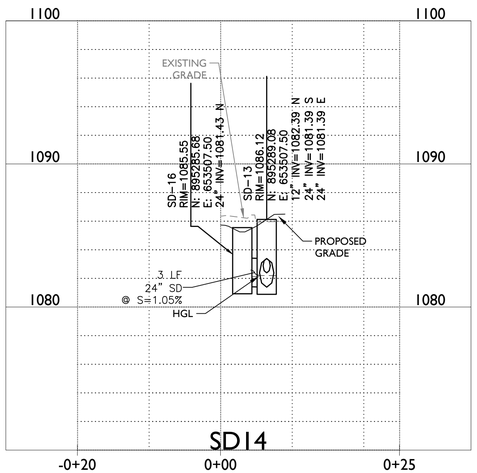

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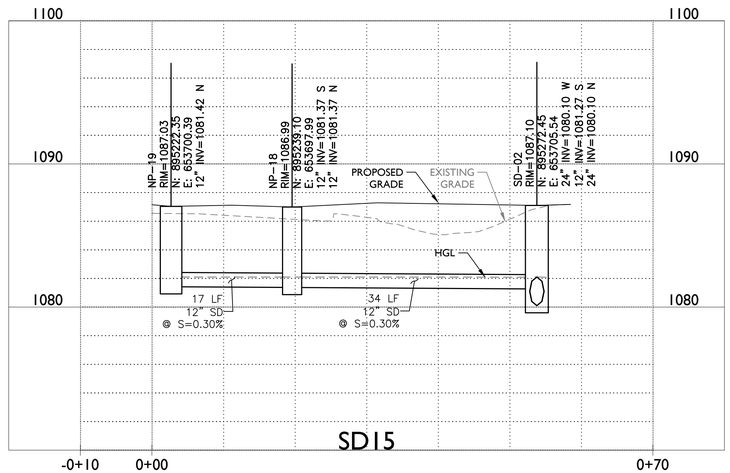

SD15

20 0 10 20
SCALE FEET
HORIZONTAL: 1"=10' VERTICAL: 1"=5'

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JOB No: 20-1344

SHEET:

SD03

SEQUENCE #:8 OF 10

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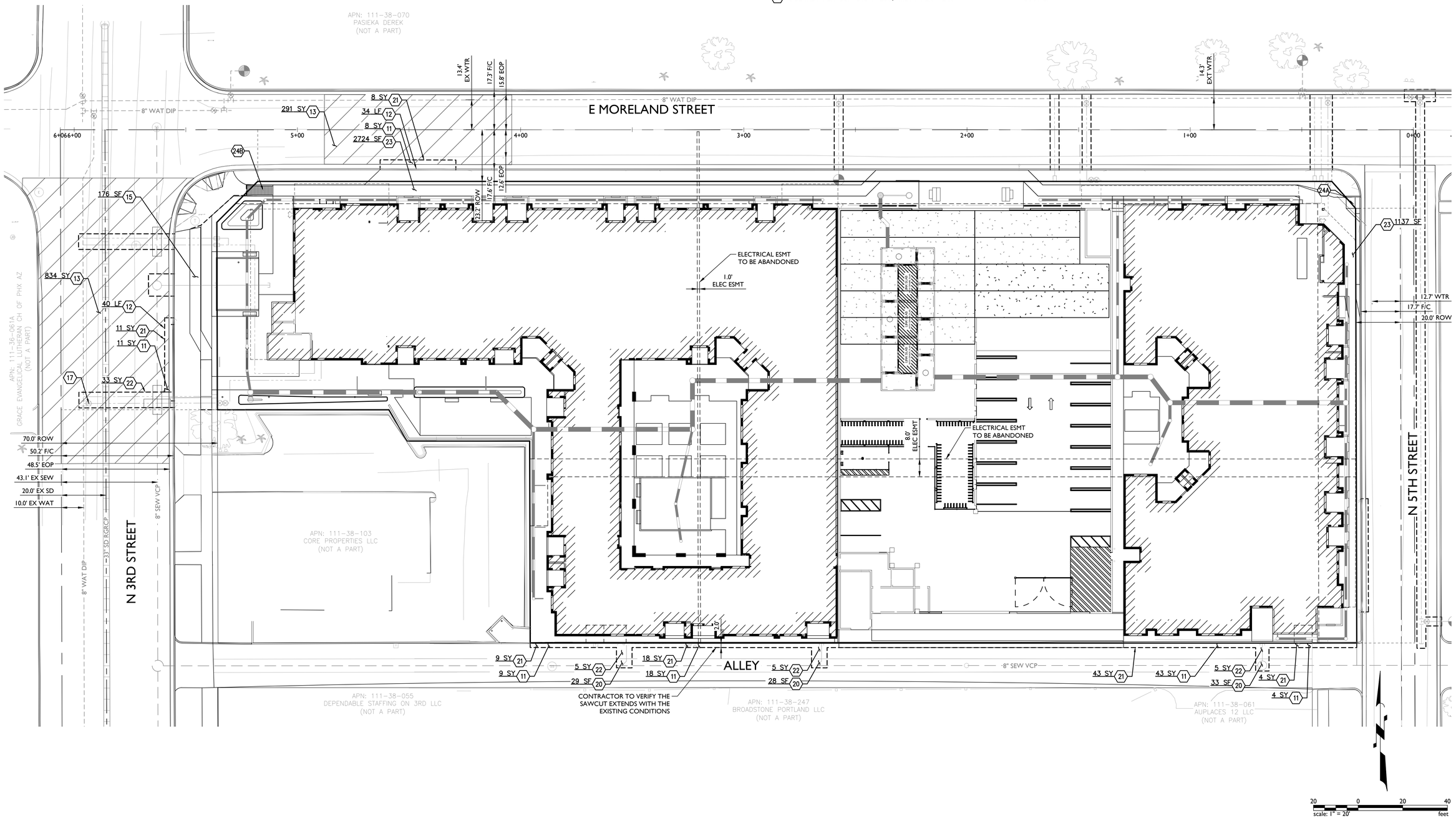
OFFSITE PAVING NOTES

11	MATCH EXISTING PAVEMENT IN KIND	93 SY
12	6" VERT. CUBR AND GUTTER MAG STD DTL 220-1 TYPE A	74 LF
13	TYPE III SLURRY SEAL	1125 SY
15	SIDEWALK PER COP DTL P1230, WIDTH PER PLAN	176 SF
17	ADJUST FRAME AND COVER PER COP DTL P1270	1 EA
20	SAWCUT AND REMOVE EXISTING CONCRETE VALLEY GUTTER; VALLEY GUTTER REPLACEMENT PER M.A.G. STD. DTL 240	90 SF
21	SAWCUT AND REMOVE AND REPLACE EXISTING PAVEMENT, 2' MIN	93 SY
22	SAWCUT AND REMOVE EXISTING PAVEMENT AS SHOWN; TRENCH BACKFILL AND PAVEMENT REPLACEMENT PER C.O.P. STD DTL P1200 TYPE B	48 SY

ONSITE PAVING NOTES

23	SIDEWALK PER COP DTL P1230, WIDTH PER PLAN	3861 SF
24A	MODIFIED CURB RAMP PER CITY OF PHOENIX STD DTL P1234. SEE SHEET 2 FOR DETAILS.	1 EA
24B	SIDEWALK ADA RAMP WITH HANDRAILS. SEE DETAIL ON SHEET 2.	1 EA



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ONSITE/OFFSITE PAVING PLAN

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REVISIONS

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JOB No: 20-1344

SHEET:

PP01

SEQUENCE #: 10 OF 10

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ENGINEERS GENERAL CONSTRUCTION NOTES:

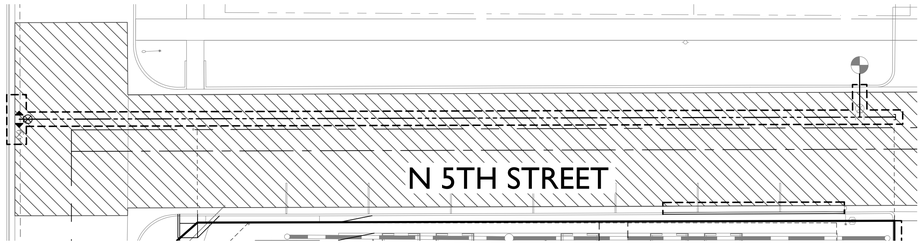
1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON HIMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THEM WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.
2. THE PLANS PREPARED FOR THIS PROJECT PRESENT A DESCRIPTION OF THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND DETERMINE, FROM HIS OWN INSPECTION, THE CONDITIONS UNDER WHICH IT IS TO BE PERFORMED. THE CONTRACTOR, BY MAKING HIS BID, REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, THE TYPE OF WORK TO BE PERFORMED, EVALUATED THE DIFFICULTY OF PERFORMING THE REQUIRED TASKS, AND THE LABOR, EQUIPMENT AND MATERIAL THAT ARE REQUIRED TO PROVIDE A COMPLETE PROJECT.
3. THE CONTRACTOR SHALL VERIFY WITH THE DESIGN ENGINEER THAT HE HAS THE MOST CURRENT SET OF CONSTRUCTION PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST KEEP THE APPROVED SET OF PLANS ON-SITE FROM START OF CONSTRUCTION TO PROJECT COMPLETION. ANY CONSTRUCTION OR INSTALLATION BASED ON OUT-OF-DATE PLANS SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
4. QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING A BID FOR THIS WORK.
5. UNLESS NOTED OTHERWISE, THIS PROJECT WAS DESIGNED IN AN EFFORT TO BALANCE THE EARTHWORK AS MUCH AS POSSIBLE. ANY EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR'S BID SHALL INCLUDE ALL COSTS ASSOCIATED WITH IMPORTING AND PLACING MATERIAL OR STOCKPILING, HAULING AND DISPOSING OF EXCESS MATERIAL IN ACCORDANCE WITH THEIR CALCULATIONS AND DETERMINATION.
6. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDER-GROUND UTILITIES SHOWN ON THESE PLANS.
7. THE CONTRACTOR SHALL CALL BLUE STAKE PRIOR TO CONSTRUCTION AND VERIFY THE PRESENCE OF UTILITIES AND SHALL PROTECT ANY OVERHEAD OR UNDERGROUND UTILITIES DURING CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE UNDERGROUND UTILITIES AND/OR STRUCTURES IF NECESSARY TO VERIFY UNDERGROUND UTILITIES. WHERE EXISTING UNDERGROUND UTILITIES ARE EXPOSED, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY FOR INSPECTION PRIOR TO BACKFILLING.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL POINTS OF CONNECTION PRIOR TO DIGGING BEYOND THE POINT OF CONNECTION.
9. CONSTRUCTION OF THE SEWER LINE SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT OF CONNECTION AND SHALL PROGRESS UPSTREAM FROM THAT POINT.
10. ALL HANDICAP ACCESS RAMPS, PARKING STALLS, AND DELINEATED WALKWAYS SHALL BE CONSTRUCTED AND MARKED IN ACCORDANCE WITH CURRENT FEDERAL AND/OR LOCAL A.D.A. STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES PRIOR TO CONSTRUCTING AND/OR STRIPING TO CONFIRM CURRENT REQUIREMENTS.
11. ALL SLOPES HIGHER THAN ONE (1) FOOT AND STEEPER THAN 20:1, UNLESS LINED WITH TURF, SHALL BE COMPACTED AND TESTED PER MAG SPECIFICATION 215. RE-COMPACTION IS RECOMMENDED PER MAG SPECIFICATION 215 AFTER INSTALLATION OF IRRIGATION LINES, AND STABILIZATION OF DECOMPOSED GRANITE IS ALSO RECOMMENDED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION. NO PONDING DEEPER THAN 0.05' IS PERMITTED WITHIN 10' OF ANY BUILDING.
13. THE CLIENT AND CONTRACTOR ASSUME ALL RESPONSIBILITY AND COSTS INCURRED IF THEY ELECT TO LANDSCAPE RETENTION BASINS BEFORE THE REQUIRED RETENTION VOLUMES HAVE BEEN CERTIFIED BY THE ENGINEER.
14. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE OWNER'S ENGINEER-OF-RECORD PRIOR TO BACKFILLING ANY WET OR DRY UTILITY MAIN OR SERVICE LINES TO ENSURE ALL INSPECTIONS AND TESTING HAS BEEN COMPLETED. NO UTILITY LINES SHALL BE BACKFILLED UNTIL AS-BUILT HORIZONTAL AND VERTICAL LOCATIONS HAVE BEEN OBTAINED. ANY ADDITIONAL COST REQUIRED
15. THE CONTRACTOR SHALL REGISTER ALL DRYWELLS WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY AT THE CONCLUSION OF INSTALLATION AND TESTING. DRYWELL REGISTRATION NUMBERS SHALL BE PROVIDED TO THE OWNER AND ENGINEER OR RECORD.

NOTES FOR WATER PLANS (CITY OF PHOENIX)

1. PLANNING & DEVELOPMENT DEPARTMENT'S CIVIL/SITE INSPECTION STAFF SHALL BE NOTIFIED 48 HOURS BEFORE ANY CONSTRUCTION BEGINS TELEPHONE 602-262-7811.
2. ALL WATER VALVE BOXES SHALL BE PER CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS AND DETAILS P1391, TYPE A ONLY.
3. ALL CONSTRUCTION IN CITY OF PHOENIX RIGHT-OF-WAY, OR EASEMENT, IS TO CONFORM TO M.A.G. SPECIFICATIONS AND DETAILS AND CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS AND DETAILS, UNLESS MODIFIED ON THE PLANS.
4. ALL DUCTILE IRON PIPE WATER MAIN VALVES, FITTINGS, AND BENDS SHALL BE RESTRAINED. RESTRAINED JOINT REQUIREMENTS AND APPROVED RESTRAINING SYSTEM ARE SHOWN IN CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS, SECTION 750.3. THE LENGTH OF THE RESTRAINTS MUST BE PER M.A.G. STANDARD DETAIL 303-1 AND 303-2. THRUST BLOCKS ARE NOT ALLOWED TO BE USED IN LIEU OF APPROVED RESTRAINED JOINT SYSTEMS. THRUST BLOCKS CAN BE USED IN ADDITION TO THE APPROVED RESTRAINED JOINT SYSTEMS WHERE A SPECIFIC CITY OF PHOENIX SUPPLEMENT TO M.A.G. STANDARD DETAIL CALLS OUT FOR THRUST BLOCKING, SUCH AS CURRENT DETAILS, P1343, P1351, AND P1360 OR WHEN OTHERWISE APPROVED BY THE WATER SERVICES DEPARTMENT.
5. THE FOLLOWING M.A.G. DETAILS ARE SPECIFICALLY NOT APPROVED:
   - 302-1 JOINT RESTRAINT WITH TIE RODS
   - 302-2 JOINT RESTRAINT WITH TIE RODS – ANCHOR BLOCKS
   - 321 STANDARD WATER METER VAULT 345-1 3", 4", AND 6" WATER METER
   - 345-2 4" AND 6" WATER METER WITH ON-SITE FIRE HYDRANTS
   - 370 VERTICAL REALIGNMENT OF WATER MAINS
   - 381 ANCHOR BLOCKS FOR VERTICAL BENDS
   - 390 CURB STOP WITH FLUSHING PIPE
   - 391-1 VALVE BOX INSTALLATION
6. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 & CITY OF PHOENIX SUPPLEMENTS.
7. NEW WATER LINES ARE TO BE BUILT IN ACCORDANCE WITH THE CITY OF PHOENIX "STANDARD UTILITY LOCATIONS".
8. THIS SET OF PLANS HAS BEEN INITIALLY REVIEWED BY THE CITY OF PHOENIX. SUCH REVIEW IS PART OF THE PROCESS THAT DEVELOPER(S)/CONTRACTOR(S) MUST GO THROUGH IN ORDER TO OBTAIN A CONSTRUCTION PERMIT. THE RESULTS OF SUCH INITIAL REVIEW SHALL NOT DICTATE THE CITY OF PHOENIX'S FINAL DETERMINATION AS TO THE ACCEPTABILITY OF THE PLANS, NOR SHALL IT PREVENT THE CITY OF PHOENIX FROM REQUIRING ERRORS AND OMISSIONS, AS FOUND ON PLANS, BE ADDRESSED BY DEVELOPER(S) /CONTRACTOR(S), WHERE SUCH ERRORS AND OMISSIONS CAUSE THE PLANS TO BE IN VIOLATION OF OR INADEQUATE UNDER APPLICABLE FEDERAL/STATE/COUNTY/LOCAL CODES, ORDINANCES, REGULATIONS, OR OTHER LAWS. THIS REVIEWED AND STAMPED SET OF PLANS MUST BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.
9. PIPE DEFLECTION SHALL BE PER MANUFACTURERS' RECOMMENDATIONS.
10. ALL WORK MUST COMPLY WITH REQUIREMENTS OF THE CURRENT CITY OF PHOENIX "TRAFFIC BARRICADE MANUAL".
11. THE CONTRACTOR IS TO NOTIFY THE PUBLIC THAT WILL BE AFFECTED BY ANY SHUTDOWNS A MINIMUM OF 48 HOURS IN ADVANCE.
12. A SIX (6) FOOT MINIMUM HORIZONTAL SEPARATION FROM ANY UNDERGROUND UTILITY SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAINS, AND WATER SERVICES. THE MINIMUM HORIZONTAL SEPARATION IS MEASURED FROM OUTSIDE OF SEWER MAIN, SEWER SERVICE, WATER MAIN, OR WATER SERVICE TO OUTSIDE OF UNDERGROUND UTILITY.
13. A ONE (1) FOOT MINIMUM VERTICAL SEPARATION FROM ANY DRY UNDERGROUND UTILITY CROSSING SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAINS, AND WATER SERVICES. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF SEWER MAIN, SEWER SERVICE, WATER MAIN, OR WATER SERVICE TO OUTSIDE OF DRY UNDERGROUND UTILITY.
14. A TWO (2) FOOT MINIMUM VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN ANY SEWER MAIN AND STORM DRAIN CROSSING A WATER MAIN. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF SEWER MAIN OR STORM DRAIN MAIN. SEE M.A.G. STANDARD DETAIL 404 FOR ADDITIONAL INFORMATION AND/OR PROVISIONS FOR CLEARANCE.
15. EXCEPTIONS OR DEVIATIONS FROM THE ABOVE MINIMUM CLEARANCES MUST BE APPROVED AND SHOWN ON THE APPROVED WATER AND SEWER PLANS. WHEN UTILITY CONFLICTS ARE FOUND DURING CONSTRUCTION, ALL CHANGES AND REVISIONS MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
16. ANY AND ALL MORE STRINGENT REQUIREMENTS REQUIRED BY FEDERAL, STATE, COUNTY, OR LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
17. WATER SERVICES SHALL BE INSTALLED PERPENDICULAR TO THE WATER MAIN. WATER SERVICES AT THE END OF CUL-DE- SACS MAY VARY AS NECESSARY, BUT WILL BE APPROVED ON A CASE BY CASE BASIS.
18. ALL SERVICES SHALL RUN IN A STRAIGHT LINE FROM THE WATER MAIN TO THE METER BOX.
19. NEITHER WATER SERVICE METER BOX NOR ANY PORTION OF A WATER SERVICE SHALL BE INSTALLED UNDER AN EXISTING OR PROPOSED DRIVEWAY OR SIDEWALK RAMP.
20. CONCRETE OR ASPHALT DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED AND REPLACED IN KIND PRIOR TO FINAL INSPECTION.
21. RECORD DRAWING SUBMITTALS MUST COMPLY PER THE WATER SERVICES DEPARTMENT ENGINEERING POLICY P-68. A COPY OF THE POLICY CAN BE OBTAINED IN THE DEPARTMENT'S WEBSITE: HTTP://PHOENIX.GOV/WATERSERVICES/DESIGN/ENGPOLICIES/INDEX.HTML
22. IN ACCORDANCE WITH AAC R-18-4-213, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61
23. PER PHOENIX CITY CODE CHAPTER 2, SECTION 2-28, THESE PLANS ARE FOR OFFICIAL USE ONLY AND MAY NOT BE FURNISHED FOR INSPECTION OR COPYING, EXCEPT AS SPECIFICALLY STATED IN THE CITY CODE, OR AS REQUIRED BY LAW.
24. ASPHALT RESTORATION IS REQUIRED FOR ANY STREET CUT. REFER TO STREET PAVEMENT CUT POLICY (TRT 00164 AND ORDINANCE G-6308).
25. PLAN APPROVAL IS VALID FOR 12 MONTHS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION,AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

OFFSITE WATER PLAN
FOR
THE MORELAND
PHOENIX, ARIZONA

A PORTION OF THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP
SCALE: 1"=20'

ESTIMATED QUANTITIES

QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY. ENGINEER MAKES NO GUARANTEE OF ACCURACY.

ITEM		QUANTITY
OFFSITE PAVING NOTES		
13	TYPE III SLURRY SEAL	1038 SY
19	SAWCUT,REMOVE & REPLACE EXISTING CURB AND GUTTER	14 LF
WATER NOTES		
59	12" DIP CLASS 350 WATER LINE, POLYETHYLENE PER C.O.P. SUPPLEMENT TO MAG SPEC SECTION 610.6.2 & 610.6.3 AND 750.2	245 LF
60	12" GATE VALVE, BOX & COVER PER C.O.P. STD DTL P1391 TYPE "A"	1 EA
61	INSTALL 12"X8" RECUDER PER MAG STD DTL 380 & MAG SPEC 750.3	2 EA
62	INSTALL 12"X12" TEE PER MAG STD DTL 380 & MAG SPEC 750.3. CONTRACTOR TO VERIFY IN FIELD THE DEPTH AND ENSURE 4' OF COVERAGE AND COP SUPPLEMENTAL DETAIL P-1344	1 EA
63	INSTALL 12"X2 TAPPED CAP WITH A BALL VALVE PER MAG STD DTL 390 TYPE A WITH 300 PSI RATING OR GREATER PROVIDE RESTRAINED JOINTS PER MAG STD DTL 303-1 AND 303-2 AND COP SUPPLEMENT TO MAG SPEC 750-3	0 EA
64	INSTALL FIRE HYDRANT: COP DTL P1360, P1361 & P1362	0 EA

AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER REGISTRATION NUMBER DATE

APPROVAL BLOCK

APPROVED FOR:
CITY OF PHOENIX

HEALTH DELEGATE DATE
PLANNING & DEVELOPMENT DEPARTMENT

LEGEND:

- FIRE LINE
- FIRE HYDRANT ASSEMBLY
- COP VALVE NUMBER
- SAWCUT LINE
- ASPHALT REPLACEMENT
- CONCRETE REPLACEMENT
- SLURRY SEAL PAVEMENT

PROJECT DESCRIPTION

THE PROPOSED 12-INCH WATER MAIN EXTENSION ALONG 5TH STREET WILL TAP THE 8-INCH WATER MAIN ALONG MORELAND STREET.

UTILITY DISCLAIMER

I HEREBY CERTIFY THAT ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA OF THIS PROJECT HAVE BEEN CONTACTED AND THE DATA PROVIDED IS SHOWN ON THIS PLAN. I AGREE TO INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS THE CITY OF PHOENIX, ITS OFFICERS, OFFICIALS, AGENTS, EMPLOYEES AND VOLUNTEERS FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS, LIABILITIES, DAMAGES, LOSSES, OR EXPENSES INCURRED FOR ANY UTILITY CONFLICTS THAT MAY ARISE.

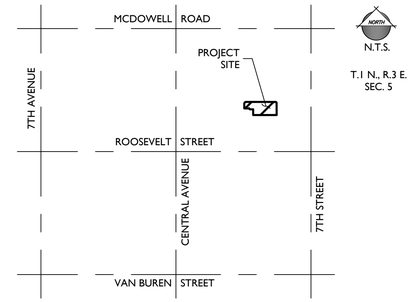
Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-22-22 ARIZONA, U.S.A.

DANIEL B. AUXIER, PE 06/22/2022
REGISTERED ENGINEER AND SEAL DATE

STAKING NOTES:

CALL THE BLUE STAKE CENTER (263-1100) 48 HOURS BEFORE DIGGING FOR LOCATION OF UNDERGROUND UTILITIES. ALL OFFSET OR REFERENCE STAKES SET BY THE ENGINEER ARE TO BE MAINTAINED INTACT. NO CLAIMS FOR ADDITIONAL COMPENSATION FOR CORRECTIONS SHALL BE PRESENTED TO ANY PARTY UNLESS SUCH STAKES ARE PRESENT AND THEIR ORIGIN IS VERIFIED. IF STAKES ARE NOT MAINTAINED INTACT, ALL CORRECTIONS SHALL BE MADE BY THE CONTRACTOR AT HIS EXPENSE. ONE SET OF STAKES WILL BE FURNISHED BY THE OWNER FOR THE WATER LINE, WATER SERVICES, FIRE HYDRANT LOCATIONS AND GRADE, SEWER LINES AND SERVICES, CONCRETE SUBGRADE AND A.B.C.. ALL ADDITIONAL STAKING TO BE CHARGED TO THE CONTRACTOR. 24 WORKING HOUR NOTICE IS REQUIRED FOR STAKING BY THE SUBDIVISION ENGINEER.

VICINITY MAP



CIVIL ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DAN AUXIER, P.E.
EMAIL: dan.auxier@epsgroupinc.com

ARCHITECT:

SPS+ ARCHITECTS, LLP
8681 E. VIA DE NEGOCIO
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-0800
CONTACT: RICHARD BEGAY
EMAIL: richard.begay@spsplusarchitects.com

OWNER:

NATIVE AMERICAN CONNECTIONS
4520 N. CENTRAL AVE, SUITE 600
PHOENIX, ARIZONA 85012
PHONE: (602) 254-3247
FAX: (602) 256-7356
CONTACT: JOE KEEPER
EMAIL: j.keeper@nativeconnections.org

DESCRIPTION		SHEET NO
COVER SHEET	CS01	1
WATER PLAN	UT01	2

PROJECT DATA

APN: 111-38-102
GROSS ACREAGE: 3.2±
NET ACREAGE: 2.1±

BASIS OF BEARING:

THE MONUMENT LINE OF EAST MORELAND STREET BETWEEN NORTH 3RD STREET AND NORTH 5TH STREET AS DESCRIBED ON A SINGLE-LOT SUBDIVISION OF DECK PARK VISTA UNIT 1, RECORDED IN BOOK 341, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA. DESCRIBED LINE BEARS NORTH 00°00'00" EAST.

BENCHMARK:

CITY OF PHOENIX BENCHMARK NO.878 (7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE.
ELEVATION = 1090.788' (COP/NGVD '29 DATUM).

ACCESSIBILITY NOTES:

CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH ADA 406, 405.2 THROUGH 405.5, AND 405.10 ADA 406.1

THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2010) ADA 403.3

FLOODPLAIN STATEMENT:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2205L WITH A DATE IDENTIFICATION OF OCTOBER 16, 2013, COMMUNITY 040048 (CITY OF MESA).

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

KIVA: 21-2416
Q.S.: 12-28
SDEV: 2100253
PAPP: 2104061
CPWT: 2203291
DSAP: 23050

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017
COVER SHEET

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REVISIONS

MARK	DATE	DESCRIPTION

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

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-22-22 ARIZONA, U.S.A.

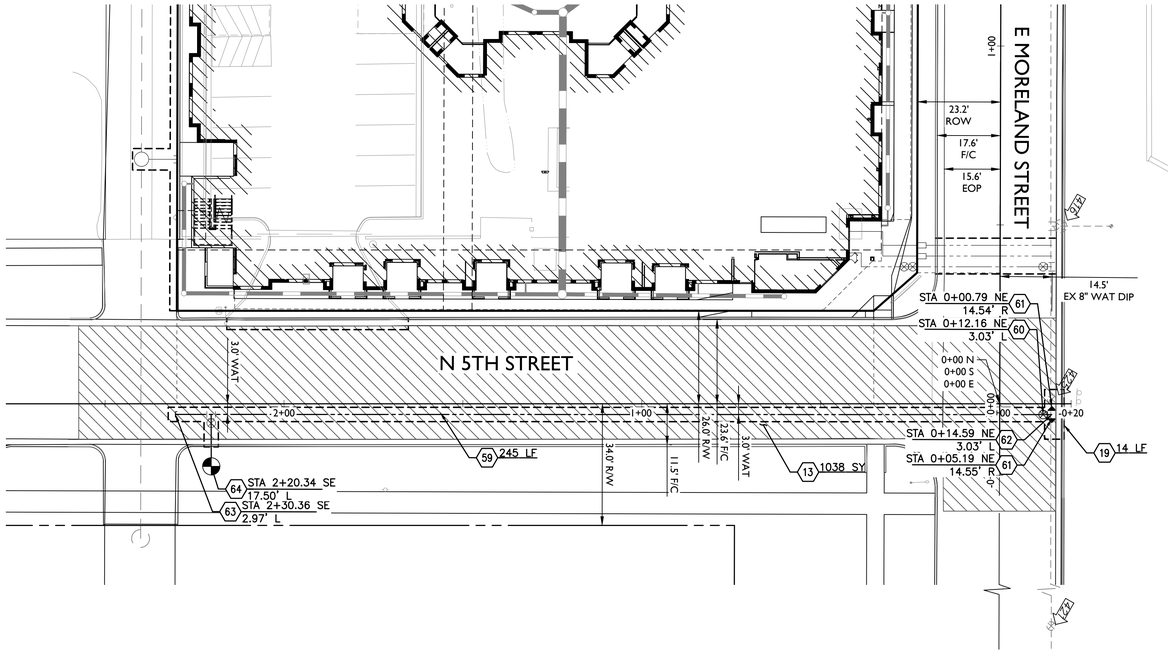
ORIGINAL ISSUE DATE: 01-13-2022

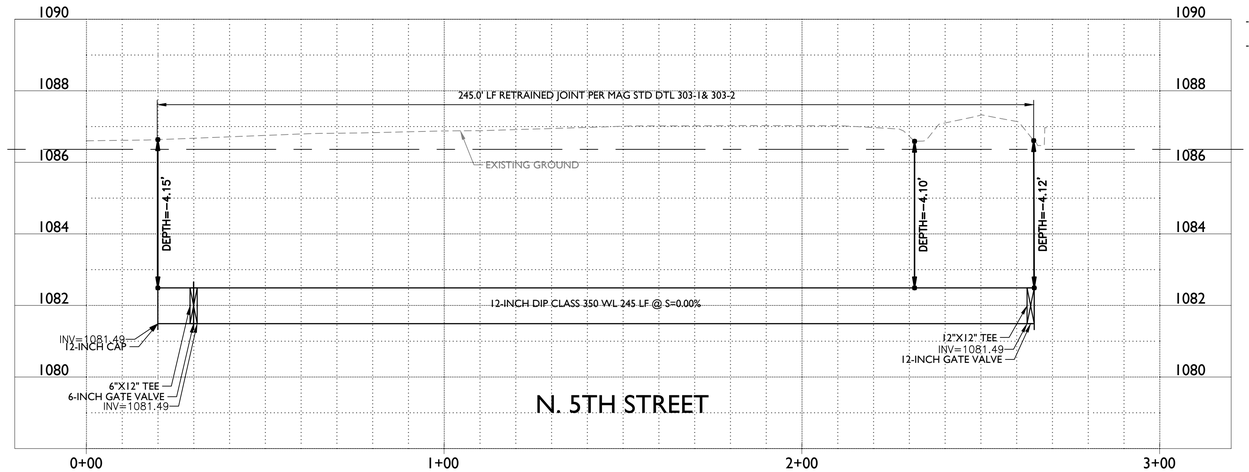
JOB No: 20-1344

SHEET:
CS01

SEQUENCE #: 1 OF 2

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"





OFFSITE PAVING NOTES

13	TYPE III SLURRY SEAL	1038 SY
19	SAWCUT,REMOVE & REPLACE EXISTING CURB AND GUTTER	14 LF

WATER NOTES

59	12" DIP CLASS 350 WATER LINE, POLYETHYLENE PER C.O.P. SUPPLEMENT TO MAG SPEC SECTION 610.6.2 & 610.6.3 AND 750.2	245 LF
60	12" GATE VALVE, BOX & COVER PER C.O.P. STD DTL P1391 TYPE "A"	1 EA
61	INSTALL 12"X8" RECUDER PER MAG STD DTL 380 & MAG SPEC 750.3	2 EA
62	INSTALL 12"X12" TEE PER MAG STD DTL 380 & MAG SPEC 750.3. CONTRACTOR TO VERIFY IN FIELD THE DEPTH AND ENSURE 4' OF COVERAGE AND COP SUPPLEMENTAL DETAIL P-1344	1 EA
63	INSTALL 12"X2 TAPPED CAP WITH A BALL VALVE PER MAG STD DTL 390 TYPE A WITH 300 PSI RATING OR GREATER PROVIDE RESTRAINED JOINTS PER MAG STD DTL 303-1 AND 303-2 AND COP SUPPLEMENT TO MAG SPEC 750-3	0 EA
64	INSTALL FIRE HYDRANT: COP DTL P1360, P1361 & P1362	0 EA

SCALE: 20 0 20 40 FEET
HORIZONTAL: 1"=20' VERTICAL: 1"=2'

ADDITIONAL NOTES

- PER PHOENIX CITY CODE, CHAPTER 2, SECTION 2-28, THESE PLANS ARE FOR OFFICIAL USE ONLY AND MAY NOT BE FURNISHED FOR INSPECTION OR COPYING, EXPECT AS SPECIFICALLY STATED IN THE CITY CODE, OR REQUIRED BY LAW.
- ASPHALT RESTORATION IS REQUIRED FOR ANY STREET CUT. REFER TO STREET PAVEMENT CUT POLICY (TRT 00164 AND ORDINANCE G-6308).
- PLAN APPROVAL IS VALID FOR 12 MONTHS. PRIOR TO PLAN EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED, OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDINGS PERMITS.

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REVISIONS

MARK	DATE	DESCRIPTION

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B.
AUXIER
Date Signed 05-24-21
ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 12-14-2021

JOB No: 20-1344

SHEET:
UT01

SEQUENCE #: 2 OF 2

KIVA:	21-2416
Q.S.:	12-28
SDEV:	2100253
PAPP:	2104061

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MINOR LAND DIVISION

DECK PARK

A PORTION OF NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN
CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA

PARENT LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, DECK PARK VISTA UNIT 1, ACCORDING TO BOOK 341 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT 1 LEGAL DESCRIPTION

A PORTION OF LOT 1, DECK PARK VISTA UNIT 1, ACCORDING TO BOOK 341 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" CITY OF PHOENIX BRASS CAP FLUSH AT THE CENTERLINE INTERSECTION OF 3RD STREET AND MORELAND STREET, FROM WHICH A 3" CITY OF PHOENIX BRASS CAP FLUSH AT THE CENTERLINE INTERSECTION OF 5TH STREET AND MORELAND STREET BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (BASIS OF BEARING), 606.23 FEET;

THENCE ALONG THE CENTERLINE OF MORELAND STREET, EAST, 88.42 FEET;

THENCE SOUTH, 23.15 FEET TO THE POINT OF BEGINNING;

THENCE EAST, 385.93 FEET;

THENCE SOUTH, 206.86 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS WEST, 263.83 FEET;

THENCE NORTH 0 DEGREES 09 MINUTES 27 SECONDS WEST, 90.50 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS WEST, 55.00 FEET;

THENCE NORTH 29 DEGREES 59 MINUTES 48 SECONDS WEST, 16.17 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS WEST, 76.82 FEET;

THENCE NORTH 0 DEGREES 09 MINUTES 59 SECONDS WEST, 83.97 FEET;

THENCE NORTH 44 DEGREES 55 MINUTES 13 SECONDS EAST, 25.92 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.5978 ACRES, MORE OR LESS.

LOT 2 LEGAL DESCRIPTION

A PORTION OF LOT 1, DECK PARK VISTA UNIT 1, ACCORDING TO BOOK 341 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" CITY OF PHOENIX BRASS CAP FLUSH AT THE CENTERLINE INTERSECTION OF 3RD STREET AND MORELAND STREET, FROM WHICH A 3" CITY OF PHOENIX BRASS CAP FLUSH AT THE CENTERLINE INTERSECTION OF 5TH STREET AND MORELAND STREET BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (BASIS OF BEARING), 606.23 FEET;

THENCE ALONG THE CENTERLINE OF MORELAND STREET, EAST, 474.35 FEET;

THENCE SOUTH, 23.15 FEET TO THE POINT OF BEGINNING;

THENCE EAST, 95.31 FEET;

THENCE SOUTH 41 DEGREES 26 MINUTES 52 SECONDS EAST, 16.11 FEET;

THENCE SOUTH 0 DEGREES 09 MINUTES 12 SECONDS EAST, 194.79 FEET;

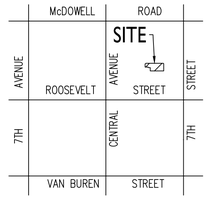
THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS WEST, 106.49 FEET;

THENCE NORTH, 206.86 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.5029 ACRES, MORE OR LESS.

NOTES

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR. THE CITY OF PHOENIX MAY, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS.
2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
5. THE CITY OF PHOENIX HAS NOT REVIEWED PRIVATE EASEMENTS SHOWN ON THIS PLAT MAP.
6. CITY OF PHOENIX PERMISSION IS NOT REQUIRED TO REVISE OR ABANDONED PRIVATE EASEMENTS UNLESS THE CITY OF PHOENIX HAS A VESTED INTEREST IN IT.
7. EXISTING STRUCTURES ON THE PROPERTY ARE TO BE DEMOLISHED PER DEMOLITION PERMIT NUMBERS DEM 22005360, DEM 22005361 & DEM 22005362.



SEC. 5
T.1 N., R.3 E.

VICINITY MAP

NOT TO SCALE

OWNER

CITY OF PHOENIX
251 W. WASHINGTON STREET
8TH FLOOR
PHOENIX, AZ 85003

DEVELOPER

SPS+ ARCHITECTS, LLP
8681 E. VIA DE NEGOCIO
SCOTTSDALE, AZ 85258

SURVEYOR

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD
SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250

SHEET INDEX

SHEET 1	COVER, NOTES, DEDICATION & LEGAL DESCRIPTIONS
SHEET 2	MINOR LAND DIVISION MAP & LEGEND

REFERENCE DOCUMENTS

(R1) FINAL PLAT DECK PARK VISTA UNIT 1, BOOK 341, PAGE 12, MCR.

(R2) FINAL PLAT BEHAVIOR RESEARCH CENTER, BOOK 350, PAGE 15, MCR.

BASIS OF BEARINGS

THE CENTERLINE OF MORELAND STREET PER SUBDIVISION PLAT FOR "DECK PARK VISTA UNIT 1", RECORDED IN BOOK 341, PAGE 12, MARICOPA COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. THE BEARING OF WHICH IS:

NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST

CERTIFICATION

THIS IS TO CERTIFY THAT THIS SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE 2021; THAT THE SURVEY IS TRUE AND CORRECT AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE OF PLAT OR MAP: APRIL 4, 2023

ROBERT A. JOHNSTON REGISTRATION NO. 37495
EPS GROUP INC.
1130 N. ALMA SCHOOL RD.
SUITE 120
MESA, AZ 85201
480-503-2250

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

KIVA# 21-2416
QS: 12-28
SDEV: 2100253
PAPP: 2104061
PAPP: 2106662
PRDV: 210253
PRLM: 2200389
ABND: 220007
DEDI# _____

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1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

EPS GROUP

Project:
DECK PARK
PHOENIX, ARIZONA

MINOR LAND DIVISION

Revisions:

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

Drawn by: A.G.
Reviewed by: R.J.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 4/4/23

Job No.
20-1344

MLD01

Sheet No.
1
of 2

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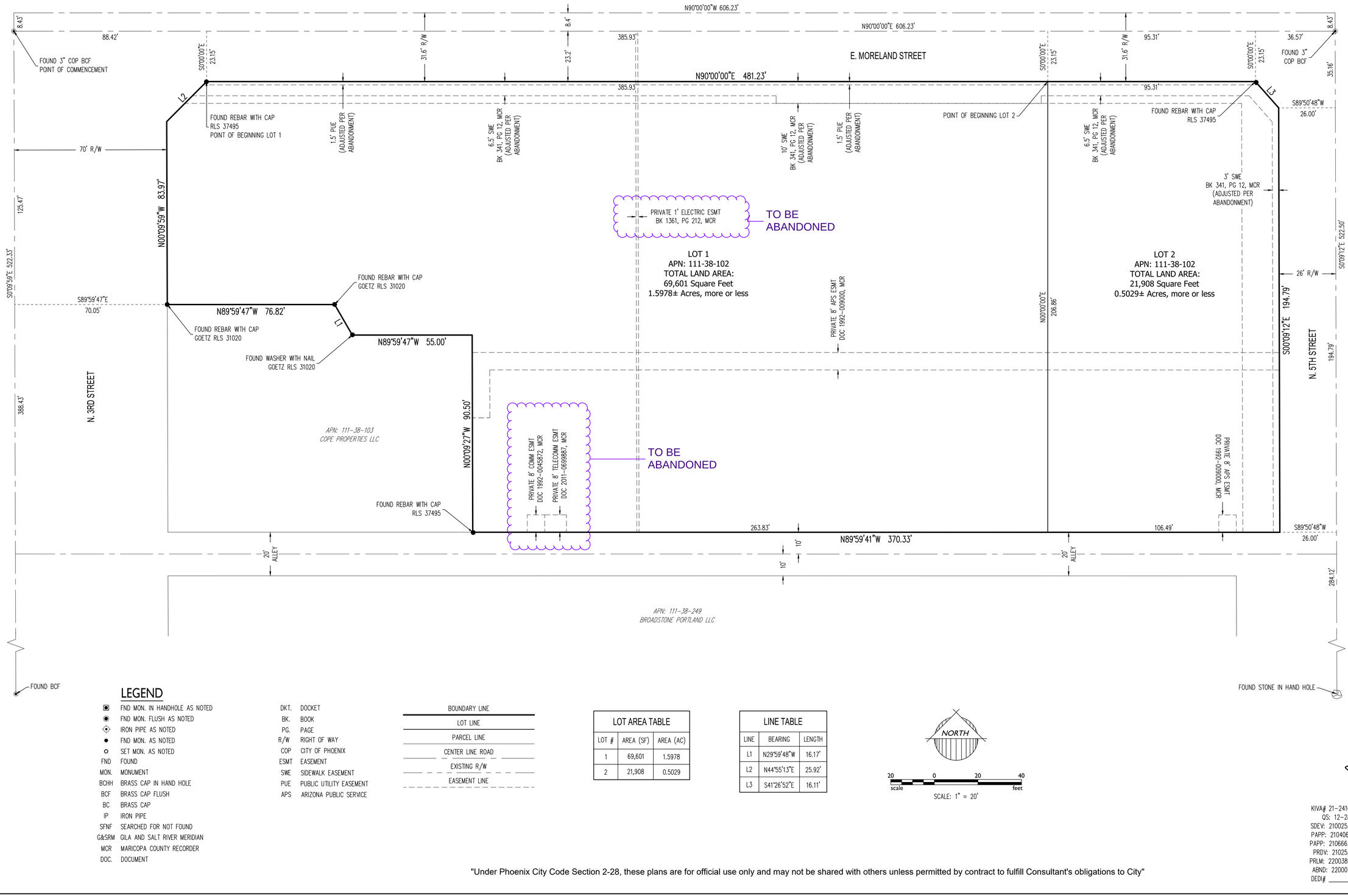

LEGEND

◙	FND MON. IN HANDHOLE AS NOTED	DKT.	DOCKET
◉	FND MON. FLUSH AS NOTED	BK.	BOOK
⊙	IRON PIPE AS NOTED	PG.	PAGE
●	FND MON. AS NOTED	R/W	RIGHT OF WAY
○	SET MON. AS NOTED	COP	CITY OF PHOENIX
FND	FOUND	ESMT	EASEMENT
MON.	MONUMENT	SWE	SIDEWALK EASEMENT
BCHH	BRASS CAP IN HAND HOLE	PUE	PUBLIC UTILITY EASEMENT
BCF	BRASS CAP FLUSH	APS	ARIZONA PUBLIC SERVICE
BC	BRASS CAP		
IP	IRON PIPE		
SFNF	SEARCHED FOR NOT FOUND		
G&SRM	GILA AND SALT RIVER MERIDIAN		
MCR	MARICOPA COUNTY RECORDER		
DOC.	DOCUMENT		

BOUNDARY LINE
LOT LINE
PARCEL LINE
CENTER LINE ROAD
EXISTING R/W
EASEMENT LINE

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	69,601	1.5978
2	21,908	0.5029

LINE TABLE		
LINE	BEARING	LENGTH
L1	N29°59'48"W	16.17'
L2	N44°55'13"E	25.92'
L3	S41°26'52"E	16.11'

NORTH
20 0 20 40
scale feet
SCALE: 1" = 20'

KIVA# 21-2416
QS: 12-28
SDEV: 2100253
PAPP: 2104061
PAPP: 2106662
PRDV: 210253
PRLM: 2200389
ABND: 220007
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DECK PARK
PHOENIX, ARIZONA
Project:

MINOR LAND DIVISION

Revisions:

Call at least two full working days before you begin excavation
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Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: A.G.
Reviewed by: R.J.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date signed 4/4/23
Not valid without signature

Job No.
20-1344
MLD01
Sheet No.
2
of 2

Apr 04, 2023 8:40am C:\Users\agrass\appdata\local\temp\AcPublish_15952\20-1344 - MLD01.dwg
agrass

STORM WATER MANAGEMENT PLAN
FOR
THE MORELAND
PHOENIX, ARIZONA

1125 N. 3RD STREET, PHOENIX, AZ 85017
A PORTION OF THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

NOTES FOR STORM WATER MANAGEMENT PLAN

1. A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER MANAGEMENT PLAN (SWMP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE SWMP SHALL BE CONSIDERED A PART OF THE SWMP.
2. PLANNING & DEVELOPMENT DEPARTMENT'S CIVIL/SITE INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS, AT (602) 262-7811.
3. THE OPERATOR SHALL OBTAIN A DUST CONTROL PERMIT FROM MARICOPA COUNTY HEALTH DEPARTMENT AND PERFORM MEASURES AS REQUIRED BY THE PERMIT TO PREVENT EXCESS DUST.
4. THE OPERATOR SHALL PERFORM, AT A MINIMUM, A VISUAL INSPECTION OF THE CONSTRUCTION SITE ONCE EVERY MONTH AND WITHIN 24 HOURS OF RAINFALL GREATER THAN OR EQUAL TO A HALF OF AN INCH OR MORE. THE OPERATOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWMP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE OPERATOR'S REPORT IS TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR FOR REVIEW AND APPROVAL. 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 CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
5. THE OPERATOR SHALL AMEND THIS PLAN AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS, WHICH BECOME EVIDENT DURING THE CONSTRUCTION AND/OR DURING RAINFALLS.
6. THE PERMITTEE SHALL FILE A NOTICE OF TERMINATION (N.O.T.) AFTER COMPLETION OF CONSTRUCTION AND PLACEMENT OF FINAL LANDSCAPE MATERIALS. THE N.O.T. IS TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR TO FINAL THE SWMP PERMIT.
7. THE PERMITTEE SHALL SAVE ALL RECORDS, INCLUDING THE N.O.I., SWMP, N.O.T., AND INSPECTION REPORTS, ON FILE FOR A MINIMUM OF THREE YEARS FROM THE DATE OF FILING THE N.O.T.
8. 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 THE N.O.T. IS SUBMITTED TO THE PLANNING & DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR.
9. 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, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
10. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

ALTERNATE BMP'S FOR RUN-OFF:


Geo Ridge


Filter Fabric Fencing

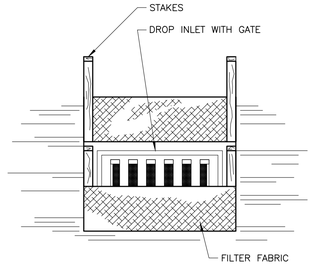

Straw Tubes

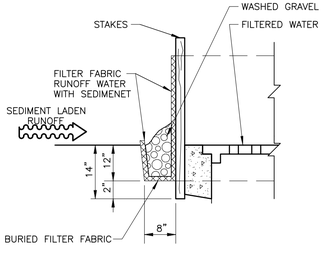

Filter Fabric Inlet Protection

* * * NOTE * * *

THIS EXHIBIT IS FOR USE BY THE "OPERATOR" AS DEFINED IN THE N.O.I. PROTECTIVE MEASURES AND B.M.P.'S NEEDED FOR CONSTRUCTION AND PROTECTION OF THE WATERS OF THE U.S., MAY BE HAND DRAWN ONTO THIS EXHIBIT BY THE OPERATOR. MULTIPLE COPIES OF THIS EXHIBIT HAVE BEEN PROVIDED FOR THE OPERATOR TO MODIFY AS NEEDED DURING CONSTRUCTION AND/OR AS CONDITIONS CHANGE. BMP DETAIL NO.'S 1, 2, & 3 MUST BE SHOWN ON THE PLAN WITH THEIR RESPECTIVE SYMBOLS. THE OPERATOR CAN CHOOSE THEIR LOCATION AS BEST FITS THE LOGISTICS OF CONSTRUCTION. THE TYPE OF RUNNOFF BMP'S EMPLOYED , AND AS DETERIMINED BY THE OPERATOR (SOME SHOWN IN DET. 4), MAY VARY WITH SEASONAL CONDITIONS, PHASES OF CONSTRUCTION, ETC. SILT LADEN STORM WATER RUN-OFF PREVENTION CAN BE ACCOMPLISHED BY ANY ONE OF THE BMP'S LISTED. MANY OTHER BMP'S EXIST OTHER THAN SHOWN AND MAY BE CHOSEN AND USED AT THE DISCRETION OF THE OPERATOR.

SPC-7 Storm Drain Inlet Protection Drawing





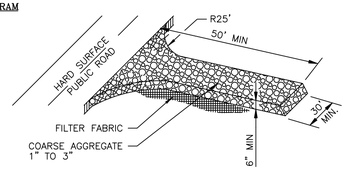
FILTER FABRIC FENCE DROP INLET FILTER

SYMBOL: S.C.E — BMP# EC-5

CONDITIONS WHERE PRACTICE APPLIES
- ___ PERIMETER CONTROL
- ___ SLOPE PROTECTION
- * SEDIMENT TRAPPING
- ___ DRAINAGEWAY & STREAM PROTECTION
- * TEMPORARY STABILIZATION
- ___ PERMANENT STABILIZATION & EXPOSURE LIMITS
- * NON-SEDIMENT POLLUTION CONTROL

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY

DIAGRAM



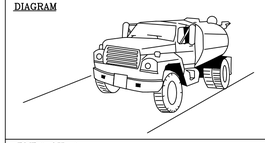
STABILIZED CONSTRUCTION ENTRANCE

SYMBOL: D.C. — BMP# EC-7

Use wet suppression (watering) for disturbed areas.

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY

DIAGRAM



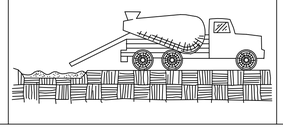
CONDITIONS WHERE PRACTICE APPLIES
- ___ PERIMETER CONTROL
- * SLOPE PROTECTION
- ___ SEDIMENT TRAPPING
- ___ DRAINAGE WAY & STREAM PROTECTION
- * TEMPORARY STABILIZATION
- ___ PERMANENT STABILIZATION & EXPOSURE LIMITS
- ___ NON-SEDIMENT POLLUTION CONTROL

BMP# GH-4

SYMBOL: W.A. — DESIGNATED WASHOUT AREA LOCATION PER PLAN, OR PER GENERL CONTRACTOR/OWNER

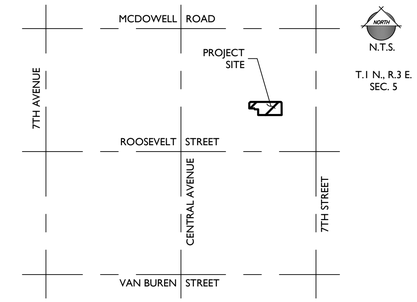
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY

DIAGRAM



CONDITIONS WHERE PRACTICE APPLIES
- ___ PERIMETER CONTROL
- ___ SLOPE PROTECTION
- ___ SEDIMENT TRAPPING
- ___ DRAINAGEWAY & STREAM PROTECTION
- ___ TEMPORARY STABILIZATION
- ___ PERMANENT STABILIZATION & EXPOSURE LIMITS
- * NON-SEDIMENT POLLUTION CONTROL

VICINITY MAP



CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DAN AUXIER, P.E.
EMAIL: dan.auxier@epsgroupinc.com

ARCHITECT:
SPS+ ARCHITECTS, LLP
8681 E. VIA DE NEGOCIO
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-0800
CONTACT: RICHARD BEGAY
EMAIL: richard.begay@spsplusarchitects.com

OWNER:
NATIVE AMERICAN CONNECTIONS
4520 N. CENTRAL AVE, SUITE 600
PHOENIX, ARIZONA 85012
PHONE: (602) 254-3247
FAX: (602) 256-7356
CONTACT: JOE KEEPER
EMAIL: j.keeper@nativeconnections.org

DESCRIPTION		SHEET NO
COVER SHEET	SW01	1
STORM WATER MANAGEMENT PLAN	SW02	2

PROJECT DATA
APN: 111-38-102
DISTURBANCE: 3.2±
NET ACREAGE: 2.1±

BASIS OF BEARING:
THE MONUMENT LINE OF EAST MORELAND STREET BETWEEN NORTH 3RD STREET AND NORTH 5TH STREET AS DESCRIBED ON A SINGLE-LOT SUBDIVISION OF DECK PARK VISTA UNIT 1, RECORDED IN BOOK 341, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA. DESCRIBED LINE BEARS NORTH 00°00'00" EAST.

BENCHMARK:
CITY OF PHOENIX BENCHMARK NO.878 (7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE.
ELEVATION = 1090.788' (COP/NAVD-29 DATUM).

ACCESSIBILITY NOTES:
CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH ADA 406, 405.2 THROUGH 405.5, AND 405.10 ADA 406.1

THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2010) ADA 403.3

FLOODPLAIN STATEMENT:
PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2205L WITH A DATE IDENTIFICATION OF OCTOBER 16, 2013, COMMUNITY 040048 (CITY OF MESA).

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

PROJECT DESCRIPTION
SWPP PLAN FOR A RESIDENTIAL MULTI-FAMILY BUILDING THAT INCLUDES ASSOCIATED AMENITIES AND PARKING GARAGE

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

EPS GROUP

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017
STORM WATER MANAGEMENT PLAN
COVER SHEET

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REVISIONS		
MARK	DATE	DESCRIPTION
1	XX-XX-21	1st Submittal

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-21-22 ARIZONA, U. S. A.

ORIGINAL ISSUE DATE: 01-06-2022

JOB No: 20-1344

SHEET: SW01

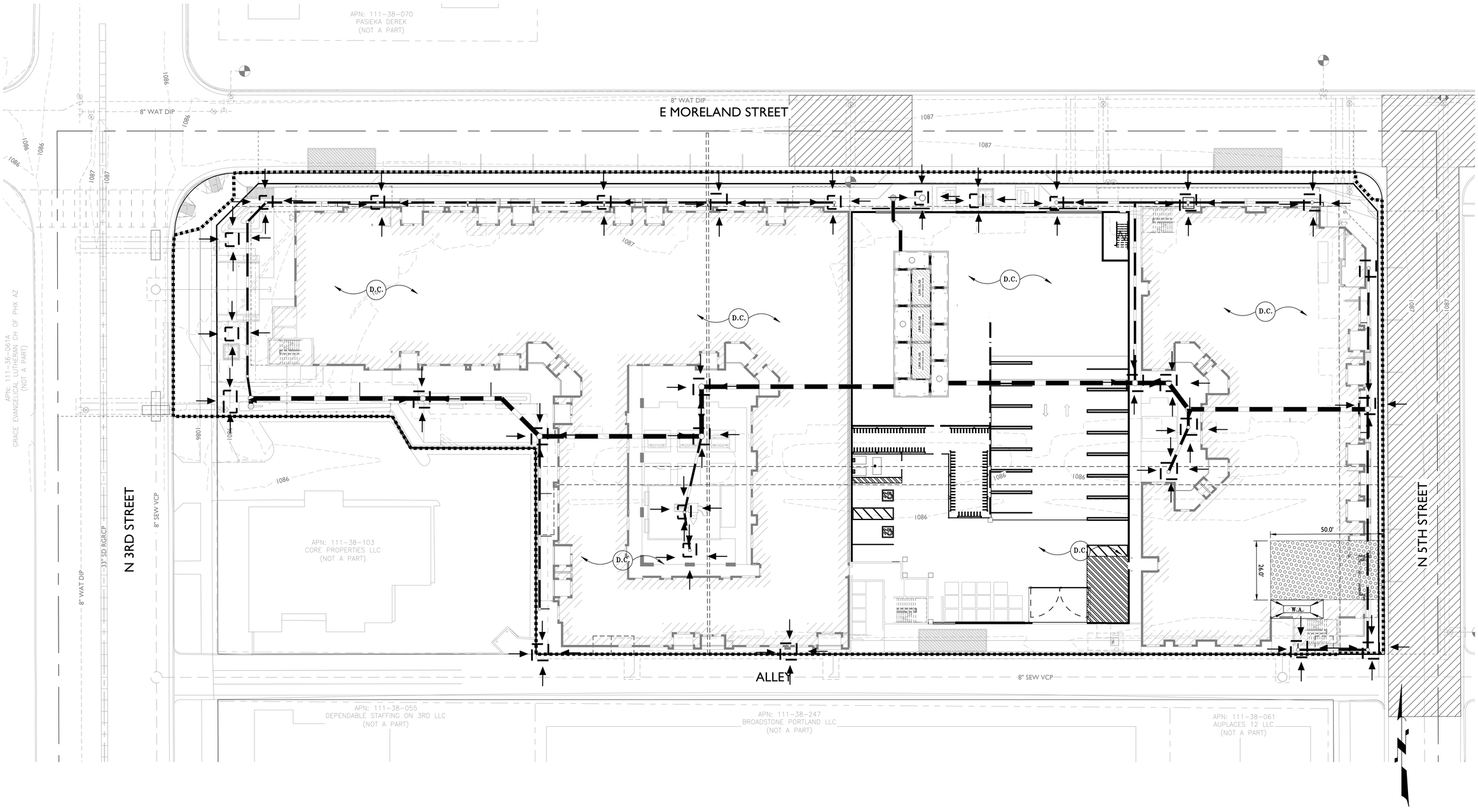
SEQUENCE #: 1 OF 2

KIVA: 21-2416
Q.S.: 12-28
SDEV: 2100253
PAPP: 2104061
CPSW: 2202241

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

LEGEND

- STORM DRAIN
- SILT FENCE
- PROPOSED CATCH BASINS
- HEADWALL
- DRAINAGE DIRECTION
- D.C. — DUST CONTROL
- INLET PROTECTION
- W.A. — DESIGNATED WASHOUT AREA
- STABILIZED CONSTRUCTION ENTRANCE AND WASH BASIN SUGGESTED LOCATIONS. CONTRACTOR TO PROVIDE ACTUAL NUMBER OF ENTRANCES ONLY AS NEEDED.



20 0 20 40
scale: 1" = 20 feet

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017
STORM WATER MANAGEMENT PLAN

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REVISIONS		
MARK	DATE	DESCRIPTION
1	XX-XX-21	1st Submittal

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B. AUXIER
Date Signed 06-21-22
ARIZONA, U. S. A.

ORIGINAL ISSUE DATE: 01-06-2022

JOB No: 20-1344

SHEET:
SW02

SEQUENCE #:2 OF 2

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

FIRE LINE NOTES CITY OF PHOENIX

1. ALL CONSTRUCTION IN THE CITY OF PHOENIX R.O.W. IS TO CONFORM TO M.A.G. SPECIFICATIONS AND DETAILS AND CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS AND DETAILS, UNLESS MODIFIED ON THE PLANS.
2. PLANNING & DEVELOPMENT DEPARTMENT'S CIVIL/SITE INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS, AT (602) 262-7811.
3. IT IS REQUIRED THAT A FORMAL WRITTEN REQUEST FOR A FIRE LINE TURN-ON BE RECEIVED BY CIVIL ENGINEERING OF THE PLANNING AND DEVELOPMENT DEPARTMENT FROM CITY OF PHOENIX FIRE PREVENTION UPON COMPLETION OF THE FIRE LINE WORK. THIS JOB IS NOT COMPLETE UNTIL THIS HAS BEEN DONE AND THE LINE TURNED ON BY THE WATER SERVICES DEPARTMENT.
4. THE FOLLOWING M.A.G. DETAILS ARE SPECIFICALLY NOT APPROVED:
   390 CURB STOP WITH FLUSHING PIPE 391-1 VALVE BOX INSTALLATION
5. 8 X 2" TAPPED CAP WITH BALL VALVE RATE 300PSI OR GREATER AT THE END OF OFFSITE WORK IS REQUIRED ONSITE WORK IS NOT CONCURRENT WITH OFFSITE CONSTRUCTION. THE TAPPED CAP MUST BE INSTALLED BEFORE THE BACKFLOW PREVENTION DEVICE. STOP AT THE END OF OFFSITE WORK IS REQUIRED IF ONSITE WORK IS NOT CONCURRENT WITH OFFSITE CONSTRUCTION. THE TAPPED CAP MUST BE INSTALLED BEFORE THE BACKFLOW PREVENTION DEVICE.
6.
7. FIRE LINE CONNECTION TO CITY MAINS SHALL BE USED FOR FIRE PROTECTION SYSTEM ONLY. NO METERED SERVICES CAN BE CONNECTED TO A FIRE LINE
8. BACKFLOW PREVENTION DEVICES ARE REQUIRED ON ALL FIRE LINES. CONNECTIONS ARE TO BE IN ACCORDANCE WITH UNIVERSITY OF SOUTHERN CALIFORNIA - MANUAL OF CROSS-CONNECTION CONTROL. SEE BUILDING SAFETY FOR DETAILS. BACKFLOW DEVICES ARE TO BE SHOWN ON THE OFFSITE PLAN. FIRE LINES THAT ARE PROPOSED WITH BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED TO PROVIDE A CERTIFICATE OF APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH (USC-FCCCHR), PRIOR TO FIRE LINE PERMIT ISSUANCE, PER ARIZONA ADMINISTRATIVE CODE R18-4-115D.
9. BACKFLOW PREVENTION DEVICES SHALL NOT BE LOCATED IN DRIVEWAYS, VISIBILITY TRIANGLES, OR OTHER LOCATIONS WHERE ACCIDENTAL DAMAGE OR VISIBILITY OBSTRUCTION WOULD BE A LIKELY CONSEQUENCE.
10. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED OUTSIDE OF RIGHT-OF-WAY AT (OR NEAR) THE PROPERTY LINE (POINT OF SERVICE) AND SHALL BE FULLY ACCESSIBLE FOR THE PERIODIC TESTING, REPAIRS, AND REPLACEMENT. THERE SHALL BE AN UNOBSTRUCTED RADIUS OF NO LESS THAN THREE (3) FEET FROM THE OUTER PERIMETER OF THE BACKFLOW PREVENTION DEVICE PER THE 2006 PHOENIX FIRE CODE (INTERNATIONAL FIRE CODE) SECTION 901.10.
11. IN THE ABSENCE OF SPECIFIC PRESSURE DROP INFORMATION, THE DIAMETER OF THE INLET OR OUTLET OF ANY BACKFLOW PREVENTION DEVICE OR ITS CONNECTION PIPING SHALL NOT BE LESS THAN THE DIAMETER OF SUCH WATER DISTRIBUTION PIPING TO THE FIXTURES SERVED BY THE DEVICE, PER UPC 610.2. IF AVAILABLE, PRESSURE DROP INFORMATION SHALL BE PROVIDED WITH THE SUBMITTED PLANS.
12. LOOPED ONSITE FIRE LINE SYSTEMS SHALL BE PROVIDED A BACKFLOW PREVENTOR AT EACH POINT OF CONNECTION TO THE PUBLIC WATER SYSTEM, PER UPC 603.3.11.
13. ALL WORK MUST COMPLY WITH REQUIREMENTS OF THE CURRENT CITY OF PHOENIX TRAFFIC BARRICADE MANUAL.
14. PAVEMENT REPLACEMENT THICKNESS AND TYPE ARE TO BE PER M.A.G. SECTION 336 AND C.O.P. DETAIL -1200 TYPE B. CURB AND GUTTER REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL SECTION, PER M.A.G. STANDARD DETAIL 220. SIDEWALK REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL PANEL PER C.O.P. DETAIL P1230. AT THE DISCRETION OF THE CITY PHOENIX PLANNING AND DEVELOPMENT OFFSITE INSPECTOR, TUNNELING UNDER EXISTING CURB AND GUTTER, IN CITY OF PHOENIX R.O.W., WILL BE ALLOWED. TUNNELING UNDER EXISTING SIDEWALK WILL NOT BE ALLOWED IN THE CITY OF PHOENIX R.O.W.
15. MINIMUM COVERAGE OVER THE TOP OF PIPE SHALL BE FOUR (4) FEET IF THE MAIN IS LOCATED IN A MAJOR STREET OR THE MAIN IS 12" OR LARGER. OTHERWISE, THREE (3) FEET OF COVER OVER THE TOP OF THE PIPE IS REQUIRED.
16. COMPACTION SHALL COMPLY WITH M.A.G. SEC. 601, 95% MINIMUM IN A PUBLIC STREET.
17. A PAVEMENT CUT SURCHARGE MAY BE ASSESSED ON THIS PROJECT FOR NEW PAVEMENT CUTS FOR TRENCHING IN NEW ASPHALT PAVEMENT.
18. APPROVAL OF THESE PLANS SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE OR OTHER HEALTH/SAFETY ISSUE.
19. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OF THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

STAKING NOTES:

CALL THE BLUE STAKE CENTER (263-1100) 48 HOURS BEFORE DIGGING FOR LOCATION OF UNDERGROUND UTILITIES. ALL OFFSET OR REFERENCE STAKES SET BY THE ENGINEER ARE TO BE MAINTAINED INTACT. NO CLAIMS FOR ADDITIONAL COMPENSATION FOR CORRECTIONS SHALL BE PRESENTED TO ANY PARTY UNLESS SUCH STAKES ARE PRESENT AND THEIR ORIGIN IS VERIFIED. IF STAKES ARE NOT MAINTAINED INTACT, ALL CORRECTIONS SHALL BE MADE BY THE CONTRACTOR AT HIS EXPENSE. ONE SET OF STAKES WILL BE FURNISHED BY THE OWNER FOR THE WATER LINE, WATER SERVICES, FIRE HYDRANT LOCATIONS AND GRADE, SEWER LINES AND SERVICES, CONCRETE SUBGRADE AND A.B.C.. ALL ADDITIONAL STAKING TO BE CHARGED TO THE CONTRACTOR. 24 WORKING HOUR NOTICE IS REQUIRED FOR STAKING BY THE SUBDIVISION ENGINEER.

LEGEND:

- FIRE LINE
- BACKFLOW PREVENTER
- BLDG MOUNTED FDC
- COP VALVE NUMBER
- SAWCUT LINE
- ASPHALT REPLACEMENT

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 04-29-22 ARIZONA, U.S.A.

2

COORDINATION LIST			
DESCRIPTION	REPRESENTATIVE	DATE	PHONE
WATER			
SEWER			
ELECTRIC			
GAS			
POLICE			
FIRE			
TELEPHONE			
CABLE TV			
REFUSE			
SCHOOL DISTRICT			

ONSITE AND OFFSITE FIRELINE PLAN

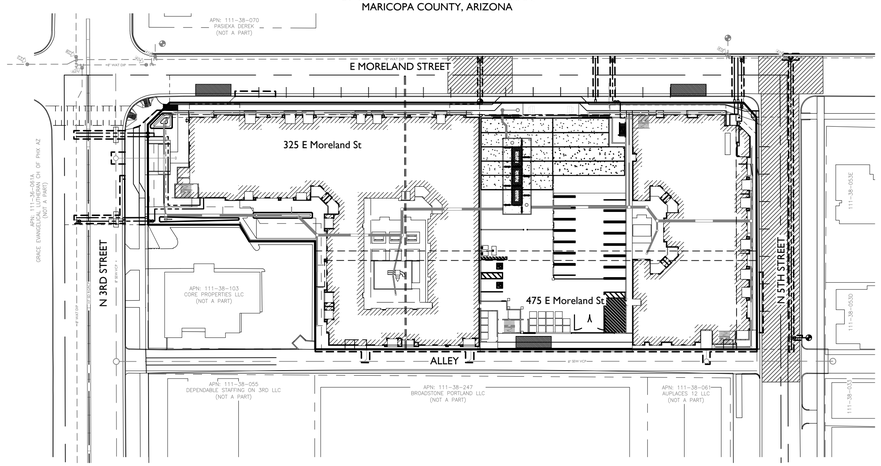
FOR

THE MORELAND

325 & 475 E MORELAND ST

PHOENIX, ARIZONA

A PORTION OF THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP
SCALE: 1"=60'

ESTIMATED QUANTITIES

QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY.
ENGINEER MAKES NO GUARANTEE OF ACCURACY.

ITEM		QUANTITY
	PARCEL 1 ONSITE FIRE LINE NOTES	
1	INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3	52 LF
2	D.I.P. CLASS 350 BEND, TYPE AND SIZE PER PLAN WITH THRUST BLOCKING PER NFPA #24	2 EA (2)
3	8" DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY PER C.O.P. STD. DETAIL P1352 AND DETAIL SHEET 1.	1 EA
4	FIRE RISER LOCAITON, SEE FIRE SPRINKLER PLAN FOR CONTINUATION.	1 EA
6	REMOVE PLUG AND EXTEND.	1 EA
	PARCEL 1 OFFSITE FIRE LINE NOTES	
1	INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3	62 LF (2)
2	INSTALL 8" x 8" TAPPING SLEEVE AND VALVE, VALVE BOX AND COVER PER M.A.G. STD. DETAIL 340 AND COP STD. DETAIL P1391. TAPPING SLEEVE TO CONFORM TO M.A.G. SPECIFICATION SUBSECTION 630.4.2(A) (1). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING PIPE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY FROM THE DESIGN DATA PRIOR TO BEGINNING WORK.	1 EA
3	8" x 2" TAPPED CAP WITH BALL VALVE RATED AT 300 PSI OR GREATER. (IF ONSITE WORK IS NOT CONCURRENT WITH OFFSITE CONSTRUCTION).	1 EA

ITEM		QUANTITY
4	CONCRETE ENCASED WATER CROSSING; SEPERATION AND PROTECTION PER MAG STD DTL 404 & SPECIFICATION 610; MAG STD DTL 370 & ANCHOR BLOCK PER MAG STD DTL 381 AND SPECIFICATION 610.	1 EA (2)
	PARCEL 2 OFFSITE FIRE LINE NOTES	
1	INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3	80 LF (2)
2	INSTALL 8" x 8" TAPPING SLEEVE AND VALVE, VALVE BOX AND COVER PER M.A.G. STD. DETAIL 340 AND COP STD. DETAIL P1391. TAPPING SLEEVE TO CONFORM TO M.A.G. SPECIFICATION SUBSECTION 630.4.2(A) (1). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING PIPE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY FROM THE DESIGN DATA PRIOR TO BEGINNING WORK.	2 EA
	PARCEL 2 ONSITE FIRE LINE NOTES	
1	INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3	37 LF (2)
3	8" DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY PER C.O.P. STD. DETAIL P1352 AND DETAIL SHEET 1.	2 EA
4	FIRE RISER LOCAITON, SEE FIRE SPRINKLER PLAN FOR CONTINUATION.	2 EA

CITY OF PHOENIX AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER _____ REGISTRATION NUMBER _____ DATE _____

AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER _____ REGISTRATION NUMBER _____ DATE _____

UTILITY DISCLAIMER

I HEREBY CERTIFY THAT ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA OF THIS PROJECT HAVE BEEN CONTACTED AND THE DATA PROVIDED IS SHOWN ON THIS PLAN. I AGREE TO INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS THE CITY OF PHOENIX, ITS OFFICERS, OFFICIALS, AGENTS, EMPLOYEES AND VOLUNTEERS FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS, LIABILITIES, DAMAGES, LOSSES, OR EXPENSES INCURRED FOR ANY UTILITY CONFLICTS THAT MAY ARISE.

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 04/29/22 ARIZONA, U.S.A.

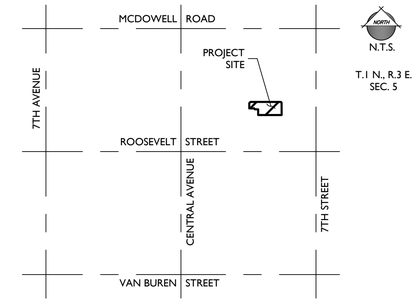
DANIEL B. AUXIER, PE _____ 04/29/2022
REGISTERED ENGINEER AND SEAL DATE

APPROVAL BLOCK

APPROVED FOR:
CITY OF PHOENIX

_____ DATE _____
COUNTY HEALTH DELEGATE
PLANNING & DEVELOPMENT DEPARTMENT

VICINITY MAP



CIVIL ENGINEER:

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CONTACT: DAN AUXIER, P.E.
EMAIL: dan.auxier@epsgroupinc.com

ARCHITECT:

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8681 E. VIA DE NEGOCIO
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CONTACT: RICHARD BEGAY
EMAIL: richard.begay@spsplusarchitects.com

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4520 N. CENTRAL AVE, SUITE 600
PHOENIX, ARIZONA 85012
PHONE: (602) 254-3247
FAX: (602) 256-7356
CONTACT: JOE KEEPER
EMAIL: j.keeper@nativeconnections.org

DESCRIPTION		SHEET NO
COVER SHEET	CS01	1
DETAIL SHEET	DT01	2
FIRE PLAN	FP01	3

PROJECT DATA

APN: 111-38-102
GROSS ACREAGE: 3.2±
NET ACREAGE: 2.1±

BASIS OF BEARING:

THE MONUMENT LINE OF EAST MORELAND STREET BETWEEN NORTH 3RD STREET AND NORTH 5TH STREET AS DESCRIBED ON A SINGLE-LOT SUBDIVISION OF DECK PARK VISTA UNIT 1, RECORDED IN BOOK 341, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA. DESCRIBED LINE BEARS NORTH 00°00'00" EAST.

BENCHMARK:

CITY OF PHOENIX BENCHMARK NO.878 (7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE.
ELEVATION = 1090.788' (COP/NAVD-29 DATUM).

ACCESSIBILITY NOTES:

CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH ADA 406, 405.2 THROUGH 405.5, AND 405.10 ADA 406.1

THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2010) ADA 403.3

PROJECT DESCRIPTION

TIE INTO EXISTING 8" WATERLINE WITHIN 3RD STREET FOR PHASE 1 AND TIE INTO THE EXISITNG 8" WATERLINE WITHIN MORELAND STREET FOR PHASE 2 PROVIDE A FIRE LINE THE FIRE FLOW DEMANDS FOR A COMMERCIAL BUILDING.

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017
COVER SHEET

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REVISIONS		
MARK	DATE	DESCRIPTION
1	01-13-22	1st Submittal
2	04-07-23	SRP Coordination

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-21-22 ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET: CS01

SEQUENCE #: 1 OF 3

Call at least two full working days before you begin excavation. ARIZONA811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602)263-1100

KIVA:	21-2416
Q.S.:	12-28
SDEV:	2100253
PAPP:	2104061

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

GRADING AND DRAINAGE NOTES (CITY OF PHOENIX)

1. A GRADING PERMIT IS REQUIRED UNDER CHAPTER 32A OF THE PHOENIX CITY CODE.
2. WHEN HAUL PERMITS ARE REQUIRED, THEY MUST BE OBTAINED PRIOR TO OR CONCURRENTLY WITH THE GRADING AND DRAINAGE PERMIT.
3. EXCAVATING CONTRACTOR MUST GIVE LOCATION FOR WASTING EXCESS EXCAVATION AND A LETTER FROM OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING ON-SITE CONSTRUCTION. IF EXCESS EXCAVATION EXCEEDS 100 CUBIC YARDS, THE DISPOSAL SITE WILL ALSO REQUIRE A GRADING AND DRAINAGE PERMIT.
4. PLANNING & DEVELOPMENT DEPARTMENT FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ONSITE AND/OR OFF-SITE CONSTRUCTION BEGINS, TELEPHONE (602) 262-7811.
5. STAKING PAD ELEVATIONS IS THE RESPONSIBILITY OF THE OWNER AND HIS ENGINEER. THE OWNER'S ENGINEER SHALL SUBMIT THREE SEALED COPIES OF THIS GRADING AND DRAINAGE PLAN DESIGNATED AS "RECORD DRAWING" (BEARING AN ORIGINAL SIGNATURE) PRIOR TO THE REQUEST FOR FINAL INSPECTION.
6. PAD CERTIFICATIONS WILL BE REQUIRED ON ALL LOTS WITHIN THE SUBDIVISION AND SUBMITTED TO THE CIVIL/SITE INSPECTOR PRIOR TO ANY CONCRETE CONSTRUCTED IN THE RIGHT-OF-WAY. PAD CERTIFICATION CAN BE SUBMITTED TO THE CIVIL/SITE INSPECTOR BY EITHER SUBMITTING ONE APPROVED BLACK-LINE AS-BUILT GRADING AND DRAINAGE PLAN OR IN LETTER FORMAT SHOWING THE DESIGN AND AS-BUILT PAD ELEVATIONS AS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN. IT IS REQUIRED THAT THE AS-BUILT PLAN AND LETTER BE SEALED BY A CIVIL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
9. GRADING AND DRAINAGE PLAN APPROVAL INCLUDES THE CONSTRUCTION OF ALL SURFACE IMPROVEMENTS SHOWN ON THE APPROVED PLAN, INCLUDING, BUT NOT LIMITED TO, RETENTION AREAS, SEDIMENTATION BASINS, AND/OR OTHER DRAINAGE FACILITIES, DRAINAGE PATTERNS, WALLS, CURBS, ASPHALT PAVEMENT, AND BUILDING FLOOR ELEVATION.
10. GRADES SHOWN IN RETENTION BASINS ARE DESIGN FINISHED GRADES. SHOULD THE CONTRACTOR OR ANY SUBCONTRACTOR PLAN TO PLACE SPOIL DIRT FROM FOOTINGS, UTILITY TRENCHES, LANDSCAPING, SWIMMING POOLS, ETC. IN THE BASINS, THE BASINS SHOULD BE SUFFICIENTLY OVER-EXCAVATED DURING THE ROUGH GRADING OPERATION TO ALLOW FOR THE PLACEMENT OF THE FILL OR LANDSCAPING MATERIALS.
11. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED PER PLAN BECAUSE OF CONFLICTS, THE CONTRACTOR SHOULD DISCUSS MODIFICATION OF BASIN CONFIGURATION WITH THE CITY INSPECTOR TO DETERMINE IF A PLAN REVISION OR A FIELD CHANGE IS REQUIRED.
12. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS, OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
13. PER SECTION 6.8.7 OF THE CITY OF PHOENIX STORM WATER POLICIES AND STANDARDS, SIDE SLOPES OF STORM WATER STORAGE FACILITIES SHALL BE NO STEEPER THAN 5:1 FOR IRRIGATED GRASS AREAS AND 3:1 FOR LANDSCAPE AREAS. SLOPE STABILIZATION MEASURES ARE REQUIRED FOR ALL SLOPES GREATER THAN 5:1. THE SLOPE STABILIZATION MEASURES MUST BE READILY MAINTAINABLE USING COMMON MAINTENANCE EQUIPMENT AND BE DESIGNED WITH CONSIDERATION TO AESTHETICS. THE SLOPE STABILIZATION MEASURES SHALL BE CONSISTENT WITH COMMONLY USED ENGINEERING PRACTICES. UN-STABILIZED DECOMPOSED GRANITE IS NOT ALLOWED ON SLOPES GREATER THAN 5:1.
14. ALL RETAINING WALLS ARE TO BE REVIEWED, PERMITTED, AND INSPECTED BY THE BUILDING SAFETY BRANCH OF THE PLANNING & DEVELOPMENT DEPARTMENT. ALL RETAINING WALLS ARE TO BE IN ACCORDANCE WITH SECTION 703 OF THE ZONING ORDINANCE AND SECTION 32-32 OF THE SUBDIVISION ORDINANCE FOR SPECIFIC WALL HEIGHT REQUIREMENTS. USE PERMIT FOR IS REQUIRED FOR ALL OVER-HEIGHT RETAINING WALLS
15. ALL RAMPS MUST MEET 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND CITY OF PHOENIX SUPPLEMENT TO M.A.G. UNIFORM STANDARD SPECIFICATIONS AND DETAILS; 2% MAX CROSS SLOPES AND12:1 MAX LONGITUDINAL SLOPES.
16. CERTIFICATE OF OCCUPANCY (C OF O) AND/OR FINAL ELECTRICAL CLEARANCE FOR ANY BUILDING IS DENIED UNTIL ALL GRADING AND DRAINAGE IMPROVEMENTS ARE COMPLETED.
17. EXISTING OR NEWLY DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED, AS NOTED BY CITY INSPECTORS, BEFORE FINAL ACCEPTANCE OF THE WORK.
18. THE ENGINEERING DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
19. THE CITY OF PHOENIX POLICE DEPARTMENT ENFORCES LAWS REGULATING THE OPERATION OF COMMERCIAL VEHICLES. THIS INCLUDES ENFORCEMENT OF FEDERAL, STATE, COUNTY AND LOCAL LAWS AND ORDINANCES. QUESTIONS REGARDING COMMERCIAL VEHICLE ENFORCEMENT MAY BE DIRECTED TO THE COMMERCIAL VEHICLE ENFORCEMENT SUPERVISOR AT (602) 495-7813 (TRAFFIC BUREAU SOUTH) OR (602) 495-6784 (TRAFFIC BUREAU NORTH).
20. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

NOTES FOR PAVING (CITY OF PHOENIX)

1. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601.
2. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
3. THE ENGINEERING DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES. IN ADDITION, THE PROPERTY OWNER MUST DEDICATE STREETS IN ACCORDANCE WITH MINIMUM RIGHT-OF-WAY STANDARDS MAP (ORDINANCE NO. 437, LATEST AMENDMENT).
4. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.
5. THE CITY OF PHOENIX PLANNING AND DEVELOPMENT CIVIL/SITE INSPECTION GROUP, 602-262-7811 VOICE OR 602-534-5500 TTY, SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
6. EXISTING OR NEWLY DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED, AS NOTED BY CITY INSPECTORS, BEFORE FINAL ACCEPTANCE OF THE WORK.
7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
8. THE ACTUAL POINT OF PAVEMENT MATCHING, AND/OR TERMINATION, SHALL BE DETERMINED IN THE FIELD BY THE PLANNING AND DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR.
9. AN APPROVED PAVING PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
10. OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
11. ALL EXISTING CATCH BASINS MUST BE RE-LOCATED WHEN THEY ARE SHOWN IN A NEWLY PROPOSED DRIVEWAY.
12. CONSTRUCTION OF SURFACE IMPROVEMENTS SHALL NOT BEGIN UNTIL CONFLICTING UNDERGROUND UTILITY CONSTRUCTION IS COMPLETED AND SERVICE CONNECTIONS TO ALL PLATTED LOTS HAVE BEEN ADEQUATELY EXTENDED PAST THE RIGHT-OF- WAY.
13. THE PERMIT HOLDER SHALL ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, INCLUDING ANY STREET LIGHTS, AND SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. RELOCATION OF WATER METERS SHALL BE DONE BY THE WATER SERVICES DEPARTMENT AFTER PAYMENT OF PREVAILING FEES. RELOCATION OF CITY FIRE HYDRANTS REQUIRE A SEPARATE PLAN REVIEW AND PERMIT AT THE DEVELOPER'S EXPENSE.
14. ALL FRAMES, COVERS, VALVE BOXES, AND MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO COMPLETION OF PAVING OR RELATED CONSTRUCTION. ADJUSTMENT OF EXISTING "TYPE A" OR "TYPE B" WATERLINE VALVE BOXES IN THE PARKWAY SHALL BE CONSIDERED INCIDENTAL TO PARKWAY GRADING. EXISTING "TYPE B" WATERLINE VALVE BOXES SHALL BE REPLACED WITH "TYPE A" BOXES PER COP STANDARD DETAIL P1391.
15. GRADING BETWEEN BACK OF CURB AND PROPERTY LINE SHALL BE LIMITED TO 4:1 SLOPE.
16. CERTIFICATE OF OCCUPANCY (C OF O) AND/OR FINAL ELECTRICAL CLEARANCE FOR ANY BUILDING IS DENIED UNTIL ALL OFFSITE IMPROVEMENTS ARE COMPLETED.
17. TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE CITY LANDSCAPE ARCHITECT. THE PERMIT HOLDER SHALL BE RESPONSIBLE FOR OBTAINING AUTHORIZATION TO REMOVE AND/OR RELOCATE SAID TREES OR SHRUBBERY BY CALLING THE PARKS & RECREATION DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RELOCATIONS AT 602-262-6862.
18. THE PLANNING AND DEVELOPMENT CIVIL/SITE INSPECTOR MUST CONTACT STREET TRANSPORTATION DEPARTMENT, TRAFFIC SERVICES DIVISION AT 602-495-0205 VOICE OR 602-534-5500 TTY TWO (2) WEEKS PRIOR TO COMPLETION OF PAVING WORK FOR SIGNING & STRIPING.
19. A PAVEMENT CUT SURCHARGE SHALL BE ASSESSED ON THIS PROJECT FOR ANY TRENCHING OR POTHOLING IN NEW ASPHALT PAVEMENT THAT IS LESS THAN 30 MONTHS OLD. SURCHARGE FEES ASSESSED ARE IN ADDITION TO THE REGULAR PERMIT FEES AND ARE OVER AND ABOVE ANY SPECIAL BACKFILL, COMPACTION, AND PAVEMENT REPLACEMENT STIPULATIONS THAT MAY BE IMPOSED AS A CONDITION OF PERMITTING. PAVEMENT CUT SURCHARGE FEES IS ASSESSED IN ACCORDANCE WITH SECTION 31-38 OF THE PHOENIX CITY CODE.

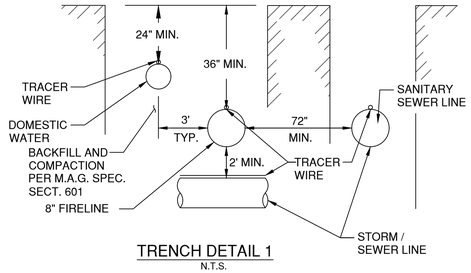
ENGINEERS GENERAL CONSTRUCTION NOTES:

1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON HIMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THEM WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.
2. THE PLANS PREPARED FOR THIS PROJECT PRESENT A DESCRIPTION OF THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND DETERMINE, FROM HIS OWN INSPECTION, THE CONDITIONS UNDER WHICH IT IS TO BE PERFORMED. THE CONTRACTOR, BY MAKING HIS BID, REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, THE TYPE OF WORK TO BE PERFORMED, EVALUATED THE DIFFICULTY OF PERFORMING THE REQUIRED TASKS, AND THE LABOR, EQUIPMENT AND MATERIAL THAT ARE REQUIRED TO PROVIDE A COMPLETE PROJECT.
3. THE CONTRACTOR SHALL VERIFY WITH THE DESIGN ENGINEER THAT HE HAS THE MOST CURRENT SET OF CONSTRUCTION PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST KEEP THE APPROVED SET OF PLANS ON-SITE FROM START OF CONSTRUCTION TO PROJECT COMPLETION. ANY CONSTRUCTION OR INSTALLATION BASED ON OUT-OF-DATE PLANS SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
4. QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING A BID FOR THIS WORK.
5. UNLESS NOTED OTHERWISE, THIS PROJECT WAS DESIGNED IN AN EFFORT TO BALANCE THE EARTHWORK AS MUCH AS POSSIBLE. ANY EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR'S BID SHALL INCLUDE ALL COSTS ASSOCIATED WITH IMPORTING AND PLACING MATERIAL OR STOCKPILING, HAULING AND DISPOSING OF EXCESS MATERIAL IN ACCORDANCE WITH THEIR CALCULATIONS AND DETERMINATION.
6. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDER-GROUND UTILITIES SHOWN ON THESE PLANS.
7. THE CONTRACTOR SHALL CALL BLUE STAKE PRIOR TO CONSTRUCTION AND VERIFY THE PRESENCE OF UTILITIES AND SHALL PROTECT ANY OVERHEAD OR UNDERGROUND UTILITIES DURING CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE UNDERGROUND UTILITIES AND/OR STRUCTURES IF NECESSARY TO VERIFY UNDERGROUND UTILITIES. WHERE EXISTING UNDERGROUND UTILITIES ARE EXPOSED, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY FOR INSPECTION PRIOR TO BACKFILLING.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL POINTS OF CONNECTION PRIOR TO DIGGING BEYOND THE POINT OF CONNECTION.
9. CONSTRUCTION OF THE SEWER LINE SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT OF CONNECTION AND SHALL PROGRESS UPSTREAM FROM THAT POINT.
10. ALL HANDICAP ACCESS RAMPS, PARKING STALLS, AND DELINEATED WALKWAYS SHALL BE CONSTRUCTED AND MARKED IN ACCORDANCE WITH CURRENT FEDERAL AND/OR LOCAL A.D.A. STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES PRIOR TO CONSTRUCTING AND/OR STRIPING TO CONFIRM CURRENT REQUIREMENTS.
11. ALL SLOPES HIGHER THAN ONE (1) FOOT AND STEEPER THAN 20:1, UNLESS LINED WITH TURF, SHALL BE COMPACTED AND TESTED PER MAG SPECIFICATION 215. RE-COMPACTION IS RECOMMENDED PER MAG SPECIFICATION 215 AFTER INSTALLATION OF IRRIGATION LINES, AND STABILIZATION OF DECOMPOSED GRANITE IS ALSO RECOMMENDED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION. NO PONDING DEEPER THAN 0.05' IS PERMITTED WITHIN 10' OF ANY BUILDING.
13. THE CLIENT AND CONTRACTOR ASSUME ALL RESPONSIBILITY AND COSTS INCURRED IF THEY ELECT TO LANDSCAPE RETENTION BASINS BEFORE THE REQUIRED RETENTION VOLUMES HAVE BEEN CERTIFIED BY THE ENGINEER.
14. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE OWNER'S ENGINEER-OF-RECORD PRIOR TO BACKFILLING ANY WET OR DRY UTILITY MAIN OR SERVICE LINES TO ENSURE ALL INSPECTIONS AND TESTING HAS BEEN COMPLETED. NO UTILITY LINES SHALL BE BACKFILLED UNTIL AS-BUILT HORIZONTAL AND VERTICAL LOCATIONS HAVE BEEN OBTAINED. ANY ADDITIONAL COST REQUIRED
15. THE CONTRACTOR SHALL REGISTER ALL DRYWELLS WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY AT THE CONCLUSION OF INSTALLATION AND TESTING. DRYWELL REGISTRATION NUMBERS SHALL BE PROVIDED TO THE OWNER AND ENGINEER OR RECORD.

NOTES FOR PRIVATE FIRE LINE PLAN

1. PLASTIC UNDERGROUND PIPING SHALL HAVE A CONTINUOUS 18 GAUGE (OR LARGER) COPPER TRACER WIRE INSTALLED WITH AND ATTACHED TO PLASTIC PIPING MATERIAL.
2. ONE SECTIONAL VALVE SHALL BE PLACED ON PRIVATE MAIN SUPPLY TO ISOLATE EVERY 4-6 CONNECTIONS TO EITHER SPRINKLERS OR HYDRANTS, WHICH EACH SPRINKLER LEAD-IN AND HYDRANT FEED REQUIRES THEIR OWN CONTROL VALVE.

NOTE:
TRACER WIRE OR OTHER APPROVED MEANS OF LOCATING UNDERGROUND PIPE SHALL BE PLACED ON ALL UNDERGROUND NON-METALLIC WATER AND SEWER PIPES.



TRENCH DETAIL 1
N.T.S.

Series 709
Double Check Valve Assemblies

Sizes: 2½" – 10" (65 – 250mm)

Series 709 Double Check Valve Assemblies are designed to prevent the reverse flow of polluted water from entering into the potable water system. This series can be applied, where approved by the local authority having jurisdiction, on non-health hazard installations. Series 709 features a modular check design concept to facilitate easy maintenance. Check with local jurisdictional authority as to installation requirements.

Features

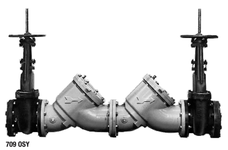
- Replaceable bronze seats
- Maximum flow at low pressure drop
- Design simplicity for easy maintenance
- No special tools required for servicing
- Captured spring assemblies for safety
- Approved for vertical flow up installation

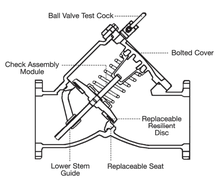
Models

Suffix:
NRS – non-rising stem resilient seated gate valves
OSY – UL/FM outside stem and yoke resilient seated gate valves
S-FDA – FDA epoxy coated strainer
BB – bronze body - 2½" – 3" (64 – 76mm)
QT – quarter-turn ball valves
QT-FDA – FDA epoxy coated ball valve shutoffs
LF – without shutoff valves

Specifications

A Double Check Valve Assembly shall be installed at referenced cross-connections to prevent the backflow of polluted water into the potable water supply. The cross-connections shall be determined by local inspection authority for use where a high hazard situation does not exist. Valve shall feature modular check assemblies with center stem guiding. Each check module shall have a captured spring and be accessible through a bolted cover plate. Seats shall be replaceable without special tools. It shall be a complete assembly including tight-closing resilient seated shutoff valves, test cocks, and a strainer is recommended. The assembly shall meet the requirements of ASSE No. 1015; AWWA C510-92; CSA B64.5 and UL Classified File No. EX3185. Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California. Assembly shall be a Watts Regulator Company Series 709.


709 OSY



Check Assembly Module

Series 709 features a modular design concept which facilitates complete maintenance and assembly by retaining the spring load. Also, the first and second check module are identical and can be interchanged.

IMPORTANT: *INQUIRE WITH GOVERNING AUTHORITIES FOR LOCAL INSTALLATION REQUIREMENTS*

Now Available
WattsBox Insulated Enclosures.
For more information, send for literature ES-WB.

Materials

Check Valve Bodies: Epoxy coated cast iron
Seats: Bronze

Pressure — Temperature

Temperatures Range: 33°F – 110°F (0.5°C – 43°C) continuous, 140°F (60°C) intermittent
Maximum Working Pressure: 175psi (12.1 bar)

Standards

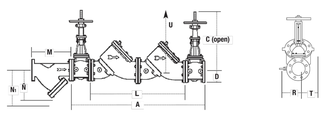
AWWA C510-92
IAPMO PA 31
USC Manual for Cross-Connection Control, 8th Edition

Approvals

1015 B64.5

Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California. Sizes 4" – 10" (100 – 250mm) approved horizontal and vertical "flow up". Size 2½" and 3" (65 – 80mm) approved horizontal only.
Factory Mutual approved 4" – 10" (80 – 250mm) vertical "flow up" with OSY gate valves only.
Note: Model "S" not listed

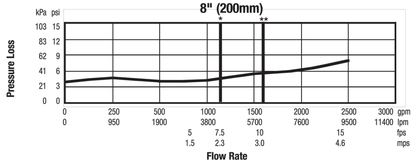
Dimensions — Weights



SIZE (DN)	DIMENSIONS																	
	A		C (OSY)		C (NRS)		D		L		U*		M		N	
in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm
2½	65	39⅝	1000	16⅛	416	9⅛	238	3½	89	24⅛	613	11	279	10	254	6½	165
3	80	40⅝	1025	18⅞	479	10¼	260	3¾	95	24⅛	613	14	356	10⅛	257	7	178
4	100	52⅛	1330	22⅛	578	12⅛	310	4½	114	34⅛	867	14	356	12⅛	308	8¼	210
6	150	62⅛	1597	30¼	765	16	406	5½	140	41⅛	1057	16	406	18½	470	13½	343
8	200	75	1905	37½	959	19¹⁵⁄₁₆	506	6½	165	52	1321	21	533	21⅛	549	15½	394
10	250	90	2286	45⅛	1162	23¹⁵⁄₁₆	605	8	203	64	1626	25	635	26	660	18½	470

SIZE (DN)	DIMENSIONS										WEIGHT						STRAINER	
		N1†		R		R❖		T		NRS		OSY		QT		Weight	
in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	lbs.	kgs.	lbs.	kgs.	lbs.	kgs.	lbs.	kgs.
2½	65	10	254	4	102	16	406	3	76	167	76	170	77	154	70	28	13
3	80	10	254	5	127	16	406	3	76	167	76	170	77	162	73	34	15
4	100	12	305	6	152	19½	502	6	152	368	167	383	174	275	125	60	27
6	150	20	508	11	279	26	660	7½	191	627	284	707	321	611	277	122	56
8	200	22½	578	11½	286	11½	286	9	229	1201	545	1307	593	1419	644	247	112
10	250	28	711	12½	318	12½	318	10½	260	2003	909	2073	940	2466	1119	370	168

† - Dimension required for screen removal. ❖Quarter-turn (QT) valve dimensions.
*Service clearance for check assembly from center.



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EPS GROUP

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017

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REVISIONS

MARK	DATE	DESCRIPTION
1	01-13-22	1st Submittal
2	04-07-23	SRP Coordination

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B. AUXIER
Date Signed 06-21-22
ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:
DT01

SEQUENCE #: 2 OF 3

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In Maricopa County: (602)263-1100

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NOTE:

CONTRACTED POTHOLE EXISTING UTILITIES AT CROSSINGS OF FIRELINE & NOTIFY ENGINEER IF THERE IS A CONFLICT (PROVIDE 1' MIN SEPARATION FROM EX. UTILITY)

PARCEL 1 ONSITE FIRE LINE NOTES

1. INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3 — 52 LF
2. D.I.P. CLASS 350 BEND, TYPE AND SIZE PER PLAN WITH THRUST BLOCKING PER NFPA #24 — 2 EA
3. 8" DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY PER C.O.P. STD. DETAIL P1352 AND DETAIL SHEET 1. — 1 EA
4. FIRE RISER LOCAITON, SEE FIRE SPRINKLER PLAN FOR CONTINUATION. — 1 EA
6. REMOVE PLUG AND EXTEND. — 1 EA

PARCEL 1 OFFSITE FIRE LINE NOTES

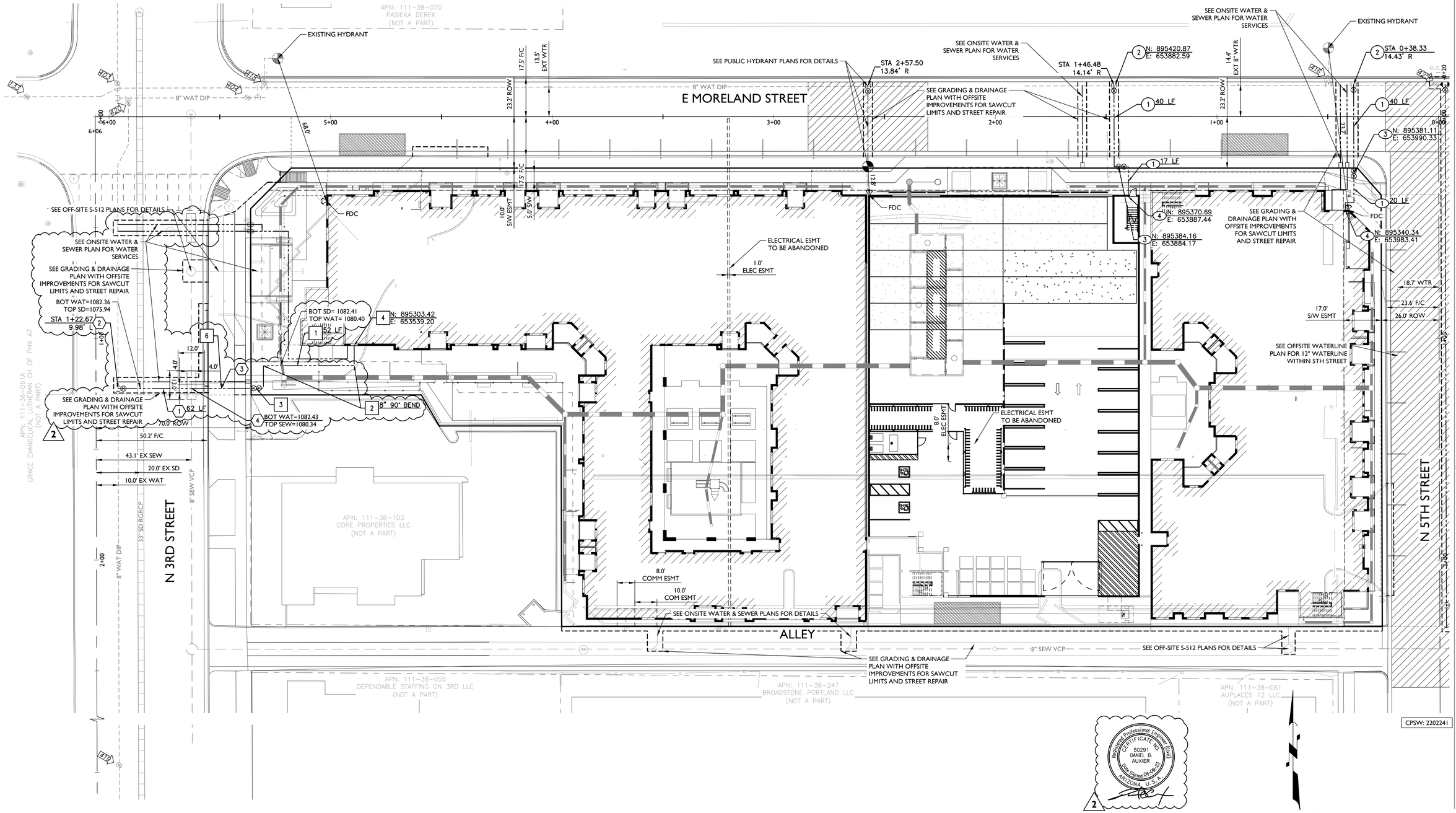
1. INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3 — 62 LF
2. INSTALL 8" x 8" TAPPING SLEEVE AND VALVE, VALVE BOX AND COVER PER M.A.G. STD. DETAIL 340 AND COP STD. DETAIL P1391. TAPPING SLEEVE TO CONFORM TO M.A.G. SPECIFICATION SUBSECTION 630.4.2(A) (1). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING PIPE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY FROM THE DESIGN DATA PRIOR TO BEGINNING WORK. — 2 EA
3. 8" x 2" TAPPED CAP WITH BALL VALVE RATED AT 300 PSI OR GREATER. (IF ONSITE WORK IS NOT CONCURRENT WITH OFFSITE CONSTRUCTION). — 1 EA
4. CONCRETE ENCASED WATER CROSSING; SEPERATION AND PROTECTION PER MAG STD DTL 404 & SPECIFICATION 610; MAG STD DTL 370 & ANCHOR BLOCK PER MAG STD DTL 381 AND SPECIFICATION 610. — 1 EA

PARCEL 2 OFFSITE FIRE LINE NOTES

1. INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3 — 80 LF
2. INSTALL 8" x 8" TAPPING SLEEVE AND VALVE, VALVE BOX AND COVER PER M.A.G. STD. DETAIL 340 AND COP STD. DETAIL P1391. TAPPING SLEEVE TO CONFORM TO M.A.G. SPECIFICATION SUBSECTION 630.4.2(A) (1). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING PIPE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY FROM THE DESIGN DATA PRIOR TO BEGINNING WORK. — 2 EA

PARCEL 2 ONSITE FIRE LINE NOTES

1. INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3 — 37 LF
3. 8" DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY PER C.O.P. STD. DETAIL P1352 AND DETAIL SHEET 1. — 2 EA
4. FIRE RISER LOCAITON, SEE FIRE SPRINKLER PLAN FOR CONTINUATION. — 2 EA



CPSW: 2202241

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THE MORELAND
125 NORTH 3RD STREET
PHOENIX, AZ 85017
FIRE LINE PLAN

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REVISIONS

MARK	DATE	DESCRIPTION
1	01-13-22	1st Submittal
2	04-07-23	SRP Coordination

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 04-07-23 ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

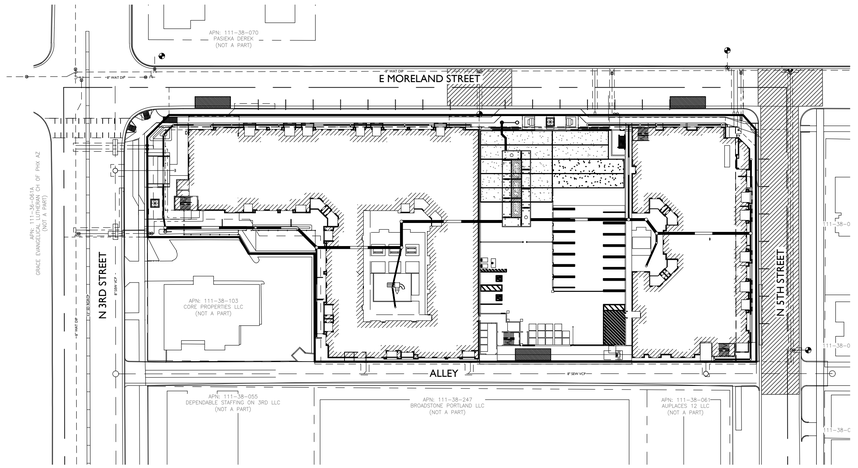
SHEET: FP01

SEQUENCE #: 3 OF 3

scale: 1" = 20'

ONSITE WATER & SEWER PLUMBING PLAN
FOR
THE MORELAND
PHOENIX, ARIZONA

A PORTION OF THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



KEY MAP
SCALE: 1"=60'

ESTIMATED QUANTITIES

QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY.
ENGINEER MAKES NO GUARANTEE OF ACCURACY.

ITEM		QUANTITY
	SEWER NOTES (LOT 1)	
25	INSTALL 8" (SDR-35) PVC SEWER PIPE	24 LF
28	TAP INTO EXISTING SEWER LINE. CONTRACTOR TO VERIFY LOCATION, SIZE, AND INVERT OF EXISTING SEWER PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPENCIES.	2 EA
29B	6" SEWER SERVICE: C.O.P. DTL P1440 & P1431	22 LF
30	INSTALL ENDCAP	3 EA
	WATER NOTES (LOT 1)	
38	2" PVC (SCH80) WATERLINE	13 LF
38A	3" PVC (SCH80) WATERLINE	102 LF
39	2" DOMESTIC METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	2 EA
41	2" LANDSCAPE METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	1 EA
44	SEE BUILDING PLANS FOR CONTINUATION	1 EA
	WATER NOTES (LOT 2)	
38	2" PVC (SCH80) WATERLINE	28 LF
38A	3" PVC (SCH80) WATERLINE	13 LF
39	2" DOMESTIC METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	2 EA
41	2" LANDSCAPE METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	1 EA
44	SEE BUILDING PLANS FOR CONTINUATION	1 EA

LEGEND:

- PROPERTY LINE
- WATER LINE
- BACKFLOW PREVENTER
- W — WATER METER
- COP VALVE NUMBER
- REDUCER

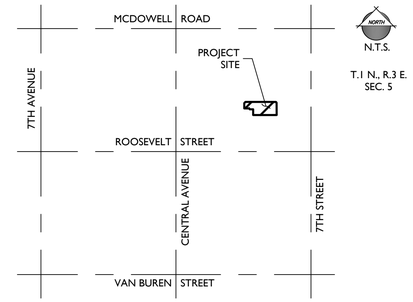
ENGINEERS GENERAL CONSTRUCTION NOTES:

1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON HIMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THEM WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.
2. THE PLANS PREPARED FOR THIS PROJECT PRESENT A DESCRIPTION OF THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND DETERMINE, FROM HIS OWN INSPECTION, THE CONDITIONS UNDER WHICH IT IS TO BE PERFORMED. THE CONTRACTOR, BY MAKING HIS BID, REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, THE TYPE OF WORK TO BE PERFORMED, EVALUATED THE DIFFICULTY OF PERFORMING THE REQUIRED TASKS, AND THE LABOR, EQUIPMENT AND MATERIAL THAT ARE REQUIRED TO PROVIDE A COMPLETE PROJECT.
3. THE CONTRACTOR SHALL VERIFY WITH THE DESIGN ENGINEER THAT HE HAS THE MOST CURRENT SET OF CONSTRUCTION PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST KEEP THE APPROVED SET OF PLANS ON-SITE FROM START OF CONSTRUCTION TO PROJECT COMPLETION. ANY CONSTRUCTION OR INSTALLATION BASED ON OUT-OF-DATE PLANS SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
4. QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING A BID FOR THIS WORK.
5. UNLESS NOTED OTHERWISE, THIS PROJECT WAS DESIGNED IN AN EFFORT TO BALANCE THE EARTHWORK AS MUCH AS POSSIBLE. ANY EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR'S BID SHALL INCLUDE ALL COSTS ASSOCIATED WITH IMPORTING AND PLACING MATERIAL OR STOCKPILING, HAULING AND DISPOSING OF EXCESS MATERIAL IN ACCORDANCE WITH THEIR CALCULATIONS AND DETERMINATION.
6. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDER-GROUND UTILITIES SHOWN ON THESE PLANS.
7. THE CONTRACTOR SHALL CALL BLUE STAKE PRIOR TO CONSTRUCTION AND VERIFY THE PRESENCE OF UTILITIES AND SHALL PROTECT ANY OVERHEAD OR UNDERGROUND UTILITIES DURING CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE UNDERGROUND UTILITIES AND/OR STRUCTURES IF NECESSARY TO VERIFY UNDERGROUND UTILITIES. WHERE EXISTING UNDERGROUND UTILITIES ARE EXPOSED, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY FOR INSPECTION PRIOR TO BACKFILLING.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL POINTS OF CONNECTION PRIOR TO DIGGING BEYOND THE POINT OF CONNECTION.
9. CONSTRUCTION OF THE SEWER LINE SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT OF CONNECTION AND SHALL PROGRESS UPSTREAM FROM THAT POINT.
10. ALL HANDICAP ACCESS RAMPS, PARKING STALLS, AND DELINEATED WALKWAYS SHALL BE CONSTRUCTED AND MARKED IN ACCORDANCE WITH CURRENT FEDERAL AND/OR LOCAL A.D.A. STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES PRIOR TO CONSTRUCTING AND/OR STRIPING TO CONFIRM CURRENT REQUIREMENTS.
11. ALL SLOPES HIGHER THAN ONE (1) FOOT AND STEEPER THAN 20:1, UNLESS LINED WITH TURF, SHALL BE COMPACTED AND TESTED PER MAG SPECIFICATION 215. RE-COMPACTION IS RECOMMENDED PER MAG SPECIFICATION 215 AFTER INSTALLATION OF IRRIGATION LINES, AND STABILIZATION OF DECOMPOSED GRANITE IS ALSO RECOMMENDED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION. NO PONDING DEEPER THAN 0.05' IS PERMITTED WITHIN 10' OF ANY BUILDING.
13. THE CLIENT AND CONTRACTOR ASSUME ALL RESPONSIBILITY AND COSTS INCURRED IF THEY ELECT TO LANDSCAPE RETENTION BASINS BEFORE THE REQUIRED RETENTION VOLUMES HAVE BEEN CERTIFIED BY THE ENGINEER.
14. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE OWNER'S ENGINEER-OF-RECORD PRIOR TO BACKFILLING ANY WET OR DRY UTILITY MAIN OR SERVICE LINES TO ENSURE ALL INSPECTIONS AND TESTING HAS BEEN COMPLETED. NO UTILITY LINES SHALL BE BACKFILLED UNTIL AS-BUILT HORIZONTAL AND VERTICAL LOCATIONS HAVE BEEN OBTAINED. ANY ADDITIONAL COST REQUIRED
15. THE CONTRACTOR SHALL REGISTER ALL DRYWELLS WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY AT THE CONCLUSION OF INSTALLATION AND TESTING. DRYWELL REGISTRATION NUMBERS SHALL BE PROVIDED TO THE OWNER AND ENGINEER OR RECORD.

STAKING NOTES:

CALL THE BLUE STAKE CENTER (263-1100) 48 HOURS BEFORE DIGGING FOR LOCATION OF UNDERGROUND UTILITIES. ALL OFFSET OR REFERENCE STAKES SET BY THE ENGINEER ARE TO BE MAINTAINED INTACT. NO CLAIMS FOR ADDITIONAL COMPENSATION FOR CORRECTIONS SHALL BE PRESENTED TO ANY PARTY UNLESS SUCH STAKES ARE PRESENT AND THEIR ORIGIN IS VERIFIED. IF STAKES ARE NOT MAINTAINED INTACT, ALL CORRECTIONS SHALL BE MADE BY THE CONTRACTOR AT HIS EXPENSE. ONE SET OF STAKES WILL BE FURNISHED BY THE OWNER FOR THE WATER LINE, WATER SERVICES, FIRE HYDRANT LOCATIONS AND GRADE, SEWER LINES AND SERVICES, CONCRETE SUBGRADE AND A.B.C.. ALL ADDITIONAL STAKING TO BE CHARGED TO THE CONTRACTOR. 24 WORKING HOUR NOTICE IS REQUIRED FOR STAKING BY THE SUBDIVISION ENGINEER.

VICINITY MAP



CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
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CONTACT: DAN AUXIER, P.E.
EMAIL: dan.auxier@epsgroupinc.com

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CONTACT: RICHARD BEGAY
EMAIL: richard.begay@spsplusarchitects.com

OWNER:
NATIVE AMERICAN CONNECTIONS
4520 N. CENTRAL AVE, SUITE 600
PHOENIX, ARIZONA 85012
PHONE: (602) 254-3247
FAX: (602) 256-7356
CONTACT: JOE KEEPER
EMAIL: j.keeper@nativeconnections.org

DESCRIPTION		SHEET NO
COVER SHEET	CS01	1
DETAIL SHEET	DT01	2
SEWER PROFILE	SD01	3
UTILITY PLAN	UT01	4

PROJECT DATA
APN: 111-38-102
GROSS ACREAGE: 3.2±
NET ACREAGE: 2.1±

BASIS OF BEARING:
THE MONUMENT LINE OF EAST MORELAND STREET BETWEEN NORTH 3RD STREET AND NORTH 5TH STREET AS DESCRIBED ON A SINGLE-LOT SUBDIVISION OF DECK PARK VISTA UNIT 1, RECORDED IN BOOK 341, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.
DESCRIBED LINE BEARS NORTH 00°00'00" EAST.

BENCHMARK:
CITY OF PHOENIX BENCHMARK NO.878 (7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE.
ELEVATION = 1090.788' (COP/NAVD-29 DATUM).

ACCESSIBILITY NOTES:
CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH ADA 406, 405.2 THROUGH 405.5, AND 405.10 ADA 406.1

THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2010) ADA 403.3

MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT:
IN ACCORDANCE WITH AAC R18-4-213.B, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.

PROJECT DESCRIPTION:
THE PROJECT HAS TWO PHASE FOR PHASE 1 THE EXIST 8" WATERLINE ON 3RD STREET WILL BE TAPPED TO PROVIDE WATER SERVICES FOR MULTI-FAMILY BUILDING. PHASE 2 WILL TAP THE EXISTING 8" WATERLINE ALONG MORELAND STREET AMD PROVIDE SERVICE FOR THE SECOND PHASE OF THE PROJECT. TWO SEWER TAPS WILL TAP TO THE EXISTING 8" SEWER ALONG THE ALLEY WAY AND PROVIDE SERVICE TO THE FUTURE CONSTRUCTION.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B.
AUXIER
Date Signed 04-06-22
ARIZONA, U. S. A.

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EPS GROUP

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017
ONSITE WATER AND SEWER PLUMBING PLAN
COVER SHEET

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REVISIONS		
MARK	DATE	DESCRIPTION

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In Maricopa County: (602)263-1100

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B.
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Date Signed 12-22-21
ARIZONA, U. S. A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:
CS01

SEQUENCE #: 1 OF 2

KIVA:	21-2416
Q.S.:	12-28
SDEV:	2100253
PAPP:	2104061

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NOTES FOR WATER PLANS (CITY OF PHOENIX)

1. PLANNING & DEVELOPMENT DEPARTMENT'S CIVIL/SITE INSPECTION STAFF SHALL BE NOTIFIED 48 HOURS BEFORE ANY CONSTRUCTION BEGINS TELEPHONE 602-262-7811.
2. ALL WATER VALVE BOXES SHALL BE PER CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS AND DETAILS P1391, TYPE A ONLY.
3. ALL CONSTRUCTION IN CITY OF PHOENIX RIGHT-OF-WAY, OR EASEMENT, IS TO CONFORM TO M.A.G. SPECIFICATIONS AND DETAILS AND CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS AND DETAILS, UNLESS MODIFIED ON THE PLANS.
4. ALL DUCTILE IRON PIPE WATER MAIN VALVES, FITTINGS, AND BENDS SHALL BE RESTRAINED. RESTRAINED JOINT REQUIREMENTS AND APPROVED RESTRAINING SYSTEM ARE SHOWN IN CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS, SECTION 750.3. THE LENGTH OF THE RESTRAINTS MUST BE PER M.A.G. STANDARD DETAIL 303-1 AND 303-2. THRUST BLOCKS ARE NOT ALLOWED TO BE USED IN LIEU OF APPROVED RESTRAINED JOINT SYSTEMS. THRUST BLOCKS CAN BE USED IN ADDITION TO THE APPROVED RESTRAINED JOINT SYSTEMS WHERE A SPECIFIC CITY OF PHOENIX SUPPLEMENT TO M.A.G. STANDARD DETAIL CALLS OUT FOR THRUST BLOCKING, SUCH AS CURRENT DETAILS, P1343, P1351, AND P1360 OR WHEN OTHERWISE APPROVED BY THE WATER SERVICES DEPARTMENT.
5. THE FOLLOWING M.A.G. DETAILS ARE SPECIFICALLY NOT APPROVED:
   - 302-1 JOINT RESTRAINT WITH TIE RODS
   - 302-2 JOINT RESTRAINT WITH TIE RODS – ANCHOR BLOCKS
   - 321 STANDARD WATER METER VAULT 345-1 3", 4", AND 6" WATER METER
   - 345-2 4" AND 6" WATER METER WITH ON-SITE FIRE HYDRANTS
   - 370 VERTICAL REALIGNMENT OF WATER MAINS
   - 381 ANCHOR BLOCKS FOR VERTICAL BENDS
   - 390 CURB STOP WITH FLUSHING PIPE
   - 391-1 VALVE BOX INSTALLATION
6. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 & CITY OF PHOENIX SUPPLEMENTS.
7. NEW WATER LINES ARE TO BE BUILT IN ACCORDANCE WITH THE CITY OF PHOENIX "STANDARD UTILITY LOCATIONS".
8. THIS SET OF PLANS HAS BEEN INITIALLY REVIEWED BY THE CITY OF PHOENIX. SUCH REVIEW IS PART OF THE PROCESS THAT DEVELOPER(S)/CONTRACTOR(S) MUST GO THROUGH IN ORDER TO OBTAIN A CONSTRUCTION PERMIT. THE RESULTS OF SUCH INITIAL REVIEW SHALL NOT DICTATE THE CITY OF PHOENIX'S FINAL DETERMINATION AS TO THE ACCEPTABILITY OF THE PLANS, NOR SHALL IT PREVENT THE CITY OF PHOENIX FROM REQUIRING ERRORS AND OMISSIONS, AS FOUND ON PLANS, BE ADDRESSED BY DEVELOPER(S) /CONTRACTOR(S), WHERE SUCH ERRORS AND OMISSIONS CAUSE THE PLANS TO BE IN VIOLATION OF OR INADEQUATE UNDER APPLICABLE FEDERAL/STATE/COUNTY/LOCAL CODES, ORDINANCES, REGULATIONS, OR OTHER LAWS. THIS REVIEWED AND STAMPED SET OF PLANS MUST BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.
9. PIPE DEFLECTION SHALL BE PER MANUFACTURERS' RECOMMENDATIONS.
10. ALL WORK MUST COMPLY WITH REQUIREMENTS OF THE CURRENT CITY OF PHOENIX "TRAFFIC BARRICADE MANUAL".
11. THE CONTRACTOR IS TO NOTIFY THE PUBLIC THAT WILL BE AFFECTED BY ANY SHUTDOWNS A MINIMUM OF 48 HOURS IN ADVANCE.
12. A SIX (6) FOOT MINIMUM HORIZONTAL SEPARATION FROM ANY UNDERGROUND UTILITY SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAINS, AND WATER SERVICES. THE MINIMUM HORIZONTAL SEPARATION IS MEASURED FROM OUTSIDE OF SEWER MAIN, SEWER SERVICE, WATER MAIN, OR WATER SERVICE TO OUTSIDE OF UNDERGROUND UTILITY.
13. A ONE (1) FOOT MINIMUM VERTICAL SEPARATION FROM ANY DRY UNDERGROUND UTILITY CROSSING SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAINS, AND WATER SERVICES. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF SEWER MAIN, SEWER SERVICE, WATER MAIN, OR WATER SERVICE TO OUTSIDE OF DRY UNDERGROUND UTILITY.
14. A TWO (2) FOOT MINIMUM VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN ANY SEWER MAIN AND STORM DRAIN CROSSING A WATER MAIN. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF SEWER MAIN OR STORM DRAIN MAIN. SEE M.A.G. STANDARD DETAIL 404 FOR ADDITIONAL INFORMATION AND/OR PROVISIONS FOR CLEARANCE.
15. EXCEPTIONS OR DEVIATIONS FROM THE ABOVE MINIMUM CLEARANCES MUST BE APPROVED AND SHOWN ON THE APPROVED WATER AND SEWER PLANS. WHEN UTILITY CONFLICTS ARE FOUND DURING CONSTRUCTION, ALL CHANGES AND REVISIONS MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
16. ANY AND ALL MORE STRINGENT REQUIREMENTS REQUIRED BY FEDERAL, STATE, COUNTY, OR LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
17. WATER SERVICES SHALL BE INSTALLED PERPENDICULAR TO THE WATER MAIN. WATER SERVICES AT THE END OF CUL-DE- SACS MAY VARY AS NECESSARY, BUT WILL BE APPROVED ON A CASE BY CASE BASIS.
18. ALL SERVICES SHALL RUN IN A STRAIGHT LINE FROM THE WATER MAIN TO THE METER BOX.
19. NEITHER WATER SERVICE METER BOX NOR ANY PORTION OF A WATER SERVICE SHALL BE INSTALLED UNDER AN EXISTING OR PROPOSED DRIVEWAY OR SIDEWALK RAMP.
20. CONCRETE OR ASPHALT DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED AND REPLACED IN KIND PRIOR TO FINAL INSPECTION.
21. RECORD DRAWING SUBMITTALS MUST COMPLY PER THE WATER SERVICES DEPARTMENT ENGINEERING POLICY P-68. A COPY OF THE POLICY CAN BE OBTAINED IN THE DEPARTMENT'S WEBSITE: HTTP://PHOENIX.GOV/WATERSERVICES/DESIGN/ENGPOLICIES/INDEX.HTML
22. IN ACCORDANCE WITH AAC R-18-4-213, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61
23. PER PHOENIX CITY CODE CHAPTER 2, SECTION 2-28, THESE PLANS ARE FOR OFFICIAL USE ONLY AND MAY NOT BE FURNISHED FOR INSPECTION OR COPYING, EXCEPT AS SPECIFICALLY STATED IN THE CITY CODE, OR AS REQUIRED BY LAW.
24. A PAVEMENT CUT SURCHARGE SHALL BE ASSESSED ON THIS PROJECT FOR ANY TRENCHING OR POTHOLING IN NEW ASPHALT PAVEMENT THAT IS LESS THAN 30 MONTHS OLD. SURCHARGE FEES ASSESSED ARE IN ADDITION TO THE REGULAR PERMIT FEES AND ARE OVER AND ABOVE ANY SPECIAL BACKFILL, COMPACTION, AND PAVEMENT REPLACEMENT STIPULATIONS THAT MAY BE IMPOSED AS A CONDITION OF PERMITTING. PAVEMENT CUT SURCHARGE FEES ARE ASSESSED IN ACCORDANCE WITH SECTION 31-38 OF THE PHOENIX CITY CODE.
25. PLAN APPROVAL IS VALID FOR 12 MONTHS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION,AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

NOTES FOR SEWER PLANS (CITY OF PHOENIX)

1. PLANNING & DEVELOPMENT DEPARTMENT'S CIVIL/SITE INSPECTION STAFF SHALL BE NOTIFIED 48 HOURS BEFORE ANY CONSTRUCTION BEGINS, TELEPHONE (602) 262-7811.
2. ANY SEWER MAIN 15 INCH IN SIZE OR 12 FEET IN DEPTH, OR GREATER, REQUIRES 5' MANHOLES.
3. ALL MANHOLES NEWLY CONSTRUCTED OR EXISTING THAT ARE WORKED IN FOR CONNECTIONS SHALL BE PAINTED WITH INSECTICIDE PAINT PER CITY OF PHOENIX SUPPLEMENT TO M.A.G. SECTION 627.
4. MANHOLES WITH 60" DIAMETER AND PIPES GREATER THAN 12" REQUIRE COATING PER C.O.P. SUPPLEMENT 626. ANY EXISTING MANHOLES WITH CORROSION COATING THAT ARE DISTURBED OR ADJUSTED TO NEW FINISH GRADES SHALL HAVE ANY DAMAGED COATING REPAIRED, INCLUDING ALL ADJUSTING RINGS.
5. THIS SET OF PLANS HAS BEEN INITIALLY REVIEWED BY THE CITY OF PHOENIX. SUCH REVIEW IS PART OF THE PROCESS THAT DEVELOPER(S)/CONTRACTOR(S) MUST GO THROUGH IN ORDER TO OBTAIN A CONSTRUCTION PERMIT. THE RESULTS OF SUCH INITIAL REVIEW, HOWEVER, SHALL NOT DICTATE THE CITY OF PHOENIX'S FINAL DETERMINATION AS TO THE ACCEPTABILITY OF THE PLANS, NOR SHALL IT PREVENT THE CITY OF PHOENIX FROM REQUIRING THAT ERRORS AND OMISSIONS, AS FOUND ON PLANS, BE ADDRESSED BY DEVELOPER(S)/CONTRACTOR(S), WHERE SUCH ERRORS AND OMISSIONS CAUSE THE PLANS TO BE IN VIOLATION OF OR INADEQUATE UNDER APPLICABLE FEDERAL/STATE/COUNTY/LOCAL CODES, ORDINANCES, REGULATIONS, OR OTHER LAWS. THIS REVIEWED AND STAMPED SET OF PLANS MUST BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.
6. ALL CONSTRUCTION IN CITY OF PHOENIX RIGHT-OF-WAY, OR EASEMENT, IS TO CONFORM TO M.A.G. SPECIFICATIONS AND DETAILS AND CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS AND DETAILS, UNLESS MODIFIED ON THE PLANS.
7. ALL SEWER MAINS MUST HAVE A T.V. INSPECTION BEFORE ACCEPTED AS COMPLETE (SEE CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATION SECTION 615.11(C).
8. TRAFFIC REGULATIONS: ALL WORK MUST COMPLY WITH REQUIREMENTS OF THE CURRENT CITY OF PHOENIX "TRAFFIC BARRICADE MANUAL."
9. THE FOLLOWING M.A.G. DETAILS ARE SPECIFICALLY NOT APPROVED:
   - 425 24" ALUMINUM FRAME AND COVER.
10. NEW MANHOLES ARE TO BE BUILT WITHOUT STEPS.
11. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 & CITY OF PHOENIX SUPPLEMENTS.
12. NEW SEWER LINES ARE TO BE BUILT IN ACCORDANCE WITH CITY OF PHOENIX "STANDARD UTILITY LOCATIONS".
13. A SIX (6) FOOT MINIMUM HORIZONTAL SEPARATION FROM ANY UNDERGROUND UTILITY SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAINS, AND WATER SERVICES. THE MINIMUM HORIZONTAL SEPARATION IS MEASURED FROM OUTSIDE OF SEWER MAIN, SEWER SERVICE, WATER MAIN, OR WATER SERVICE TO OUTSIDE OF UNDERGROUND UTILITY.
14. A ONE (1) FOOT MINIMUM VERTICAL SEPARATION FROM ANY DRY UNDERGROUND UTILITY CROSSING SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAINS, AND WATER SERVICES. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF SEWER MAIN, SEWER SERVICE, WATER MAIN, OR WATER SERVICE TO OUTSIDE OF DRY UNDERGROUND UTILITY.
15. A TWO (2) FOOT MINIMUM VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN ANY SEWER MAIN OR STORM DRAIN MAIN CROSSING A WATER MAIN. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF SEWER MAIN OR STORM DRAIN MAIN. SEE M.A.G. STANDARD DETAIL 404 FOR ADDITIONAL INFORMATION AND/OR PROVISIONS FOR CLEARANCE.
16. EXCEPTIONS OR DEVIATIONS FROM THE ABOVE MINIMUM CLEARANCES MUST BE APPROVED AND SHOWN ON THE APPROVED WATER AND SEWER PLANS. WHEN UTILITY CONFLICTS ARE FOUND DURING CONSTRUCTION, ALL CHANGES AND REVISIONS MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
17. ANY AND ALL MORE STRINGENT SEPARATION REQUIREMENTS REQUIRED BY FEDERAL, STATE, COUNTY, OR LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
18. ANY SEWER LINES THAT ARE INSTALLED WITH LESS THAN .004 FT/FT SLOPE MUST BE INSTALLED USING A LASER.
19. WHEN DIP SEWER PIPE IS USED, LINING IS REQUIRED PER CITY OF PHOENIX SUPPLEMENT TO M.A.G. SEC. 750.1.
20. CONCRETE OR ASPHALT DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED AND REPLACED IN KIND PRIOR TO FINAL INSPECTION.
21. RECORD DRAWING SUBMITTALS MUST COMPLY WITH WATER SERVICES DEPARTMENT ENGINEERING POLICY P-69 . A COPY OF THE POLICY CAN BE OBTAINED IN THE DEPARTMENT'S WEBSITE: HTTP://PHOENIX.GOV/WATERSERVICES/DESIGN/ENGPOLICIES/INDEX.HTML
22. PER PHOENIX CITY CODE CHAPTER 2, SECTION 2-28, THESE PLANS ARE FOR OFFICIAL USE ONLY AND MAY NOT BE FURNISHED FOR INSPECTION OR COPYING, EXCEPT AS SPECIFICALLY STATED IN THE CITY CODE, OR AS REQUIRED BY LAW.
23. A PAVEMENT CUT SURCHARGE SHALL BE ASSESSED ON THIS PROJECT FOR ANY TRENCHING OR POTHOLING IN NEW ASPHALT PAVEMENT THAT IS LESS THAN 30 MONTHS OLD. SURCHARGE FEES ASSESSED ARE IN ADDITION TO THE REGULAR PERMIT FEES AND ARE OVER AND ABOVE ANY SPECIAL BACKFILL, COMPACTION, AND PAVEMENT REPLACEMENT STIPULATIONS THAT MAY BE IMPOSED AS A CONDITION OF PERMITTING. PAVEMENT CUT SURCHARGE FEES ARE ASSESSED IN ACCORDANCE WITH SECTION 31-38 OF THE PHOENIX CITY CODE.
24. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION,AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

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EPS GROUP

THE MORELAND

1125 NORTH 3RD STREET
PHOENIX, AZ 85017

NOTES & DETAILS SHEET

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In Maricopa County: (602)263-1100

REVIEWED BY:
DRAWN BY: EPS



ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:

DT01

SEQUENCE #: 2 OF 2

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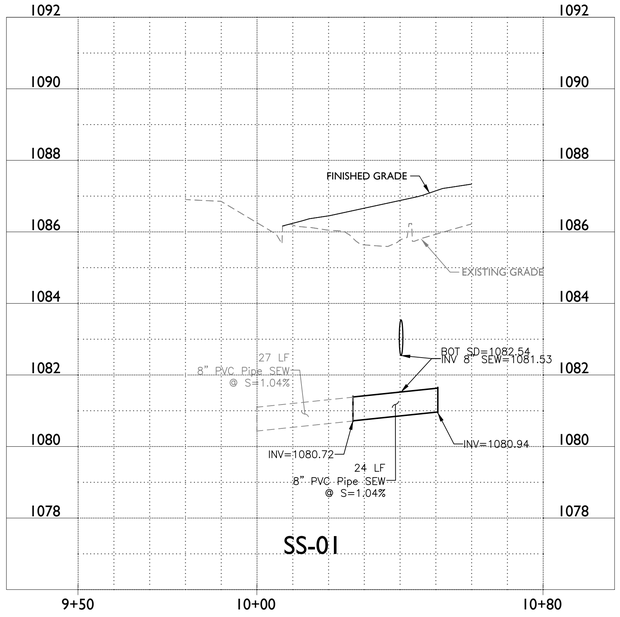

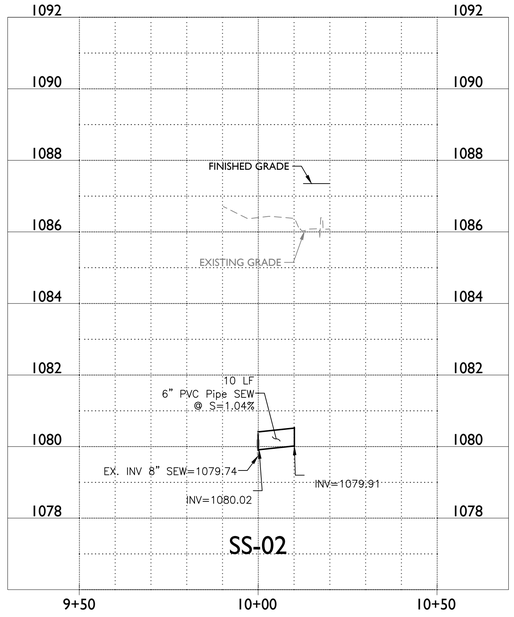

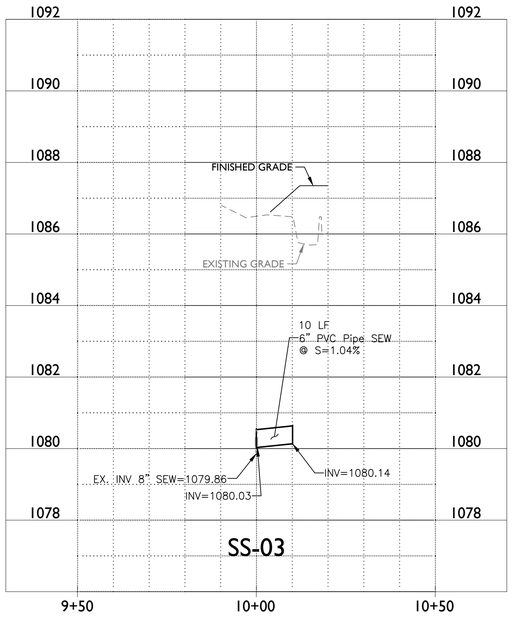

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THE MORELAND
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SEWER PROFILES

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REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO
50291
DANIEL B.
AUXIER
Date Signed 06-20-22
ARIZONA, U.S.A.

ORIGINAL ISSUE
DATE: 01-13-2022

JOB No: 20-1344

SHEET:
SD01

SEQUENCE #: 3 OF 2

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NOTE:

1. INTERNATIONAL PLUMBING CODE, 2018 IPC, AND CITY OF PHOENIX ADOPTED CODES AND AMENDMENTS, IBC 107.2. CALL FOR INSPECTION AND WITNESS TESTING PRIOR TO CONCEALING WATER, SEWER.
2. CONTRACTOR TO VERIFY LOCATION AND INVERT OF EXISTING SEWER PRIOR TO ANY TRENCHING. SHOULD ANY DISCREPANCIES BE FOUND, CONTACT ENGINEER IMMEDIATELY, IBC 107.2.
3. THE SITE BACKFLOW ASSEMBLY NEEDS TO CARRY AN APPROVED LISTING BY UCS OR ASSE. A CERTIFIED BACKFLOW TESTING AGENCY SHALL PROVIDE TEST AFTER INSTALLATION. BACKFLOW TESTING AGENCY SHALL PROVIDE COPY OF TEST RESULTS OF APPROVE SITE BACKFLOW PREVENTION ASSEMBLY TO ARCHITECT OR ENGINEER AND BUILDING INSPECTOR.
4. PROVIDE PIPE, FITTING, PIPE TAPPING, VALVE , TESTING , AND BACKFILL SUBMITTAL TO ENGINEER AND CITY OF PHOENIX BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO ORDER AND START OF INSTALLATION, IBC 107.2
5. BUILDING SEWER PIPE SHALL CONFORM TO IPC TABLE 702.3 BUILDING DRAIN PIPE SHALL CONFORM TO IPC TABLE 702.2. PIPE FITTINGS SHALL CONFORM TO TABLE 702.4 TO POINT OF PUBLIC SEWER CONNECTION.
6. WATER SERVICE PIPE SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF LISTED STANDARDS IN IPC TABLE 605.3. WATER DISTRIBUTION PIPE SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF LISTED STANDARDS IN IPC TABLE 605.4. PIPE FITTINGS SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO TABLE IPC TABLE 605.5
7. FOR 6-INCH PIPE AND SMALLER, PROVIDE CLEANOUTS IN BUILDING SEWER PIPING WITHIN EVERY 100 FEET OF STRAIGHT PIPE AND CHANGE OF DIRECTION, IPC 708.3.
8. WATER PIPING INSTALLED MINIMUM OF 12 INCH ABOVE SEWER AT CROSSINGS IPC 603.2.
9. FOR NONMETALLIC PIPE, PROVIDE UNDERGROUND LOCATING DEVICE, SUCH AS A TRACER WIRE , ARS 40 - 360.22
10. TEST ALL SEWER AND WATER PIPING PRIOR TO BACKFILL AND COVER . CALL FOR INSPECTION AND WITNESS TESTING PRIOR TO CONCEALING WATER AND SEWER PIPING , IBC 107.2, 312.0
11. FLUSH ALL POTABLE WATER PIPING PRIOR TO OCCUPANCY, IPC 610
12. PROVIDE COMPLETE AS-BUILTS AFTER INSTALLATION SHOWING PIPE SIZE, INSTALLATION, INVERTS, MANHOLES, AND TIE-IN TO PUBLIC SEWER SYSTEM. SUBMIT ALL REQUIRED DOCUMENTATION UNDER SEAL AND SIGNATURE OF PROFESSIONAL REGISTRANT, IBC 107.2.
13. USE CITY OF PHOENIX BACKFILL DETAIL P1200.

SEWER NOTES (LOT 1)

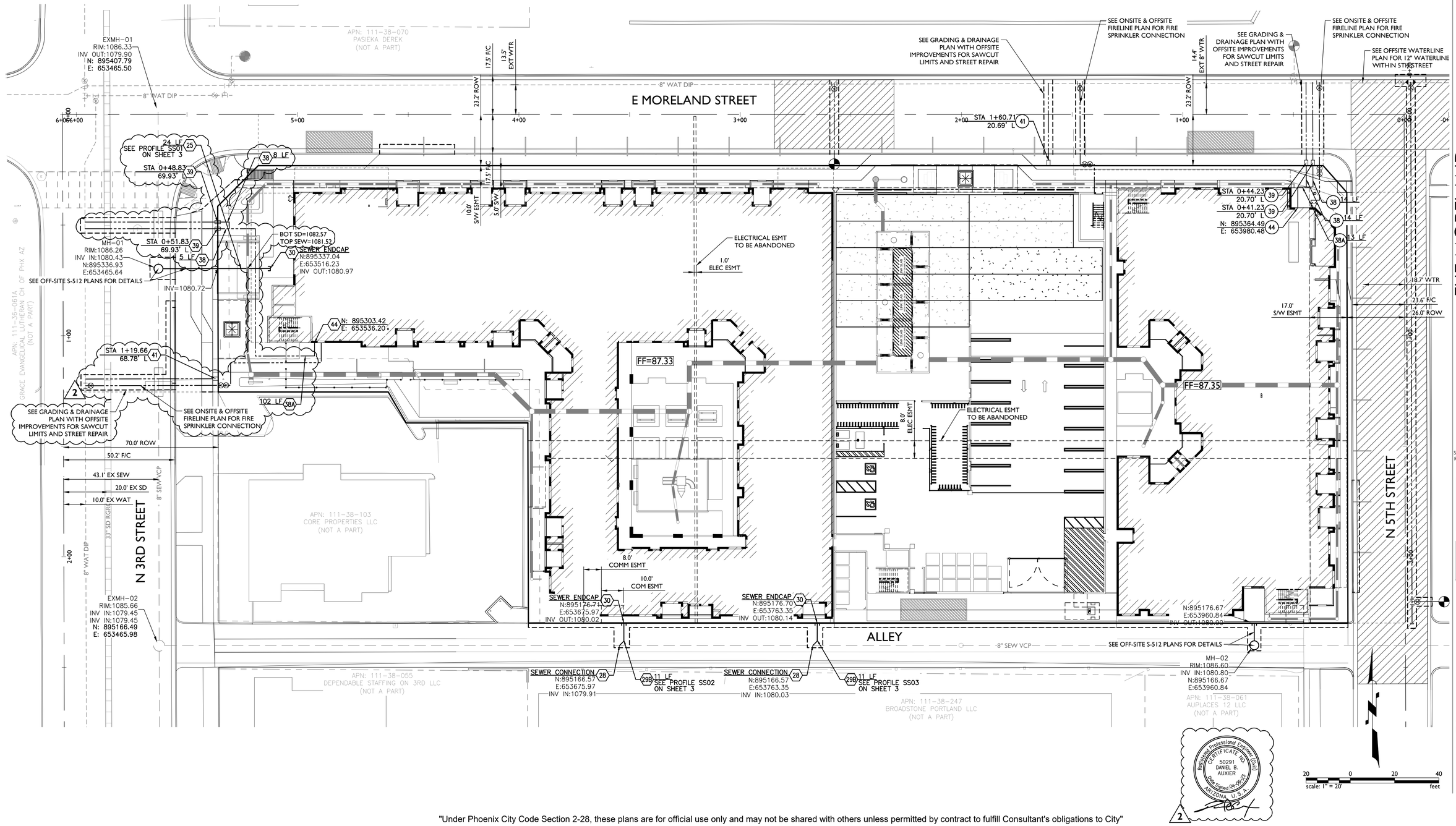
25	INSTALL 8" (SDR-35) PVC SEWER PIPE	24 LF
28	TAP INTO EXISTING SEWER LINE. CONTRACTOR TO VERIFY LOCATION, SIZE, AND INVERT OF EXISTING SEWER PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPENCIES.	2 EA
29B	6" SEWER SERVICE: C.O.P. DTL P1440 & P1431	22 LF
30	INSTALL ENDCAP	3 EA

WATER NOTES (LOT 1)

38	2" PVC (SCH80) WATERLINE	13 LF
38A	3" PVC (SCH80) WATERLINE	102 LF
39	2" DOMESTIC METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	2 EA
41	2" LANDSCAPE METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	1 EA
44	SEE BUILDING PLANS FOR CONTINUATION	1 EA

WATER NOTES (LOT 2)

38	2" PVC (SCH80) WATERLINE	28 LF
38A	3" PVC (SCH80) WATERLINE	13 LF
39	2" DOMESTIC METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	2 EA
41	2" LANDSCAPE METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	1 EA
44	SEE BUILDING PLANS FOR CONTINUATION	1 EA



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ONSITE/OFFSITE
UTILITY PLAN

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In Maricopa County: (602)263-1100

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B.
AUXIER
Date Signed 04-20-23
ARIZONA, U. S. A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:

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THE MORELAND
1125 N 3RD STREET.
PHOENIX, AZ

PROJECT #'S:

Q.S.:	12-28
KIVA:	21-2416
SDEV	2100253
CCPH	2100288
CPSE	2203371

BENCHMARK
CITY OF PHOENIX BENCHMARK NO.878(7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX
ELEVATION = 1090.788'(COP/NAVD-29 DATUM)

CONTRACTOR SHALL POTHOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION TO VERIFY HORIZONTAL & VERTICAL LOCATION.

PAVING NOTES

28	SAWCUT , REMOVE AND REPLACE EXISITNG ASPHALT PER COP STD DTL P1200 TYPE 'B' AND MAG SPEC 336 OR MATCH IN-KIND	8 SY
47	APPLY SLURRY TYPE IV SEAL PAVEMENT TREATMENT PER C.O.P.	112 SY

SEWER NOTES

27B	4" DIA MANHOLE PER MAG STD DTL 420-1 AND COVER PER C.O.P STD DTL P1424	1 EA
25	INSTALL 8" VCP SEWER LINE, LENGTH AS INDICATED	10 LF
26	INSTALL STUB OUT AND PLUG PER MAG STD DTL 427 WITH MARKING STAKE.	1 EA

NOTES:

ALL MANHOLES NEWLY CONSTRUCTED OR EXISTING THAT ARE WORKED IN FOR CONNECTIONS SHALL BE COATED WITH INSECTICIDE PAINT PER CITY OF PHOENIX SUPPLEMENT TO MAG SECTION 627. MAINTAIN 6' MIN CLEAR FROM WATER & SEWER SERVICES.

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-21-22 ARIZONA, U.S.A.

20-1344 | THE MORELAND PHOENIX, AZ | S-512 | EPS GROUP 1130 N. Alma School Rd Suite 120 Mesa, AZ 85201 T:480.503.2250 | F:480.503.2258 www.epsgroupinc.com

FOR PLAN VIEW SEE SHEET 4
SHEET 3 OF 5

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THE MORELAND
1125 N 3RD STREET.
PHOENIX, AZ

PROJECT #'S:

Q.S.:	12-28
KIVA:	21-2416
SDEV	2100253
CCPH	2100288
CPSE	2203370

BENCHMARK
CITY OF PHOENIX BENCHMARK NO.878(7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX
ELEVATION = 1090.788'(COP/NVGD'29 DATUM)

CONTRACTOR SHALL POTHOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION TO VERIFY HORIZONTAL & VERTICAL LOCATION.

PAVING NOTES

28	SAWCUT , REMOVE AND REPLACE EXISITNG ASPHALT PER COP STD DTL P1200 TYPE 'B' AND MAG SPEC 336 OR MATCH IN-KIND	10 SY
29	SAWCUT AND REMOVE EXISTING CURB AND GUTTER A MINIMUM ONE FULL SECTION, PER MAG STD DTL 220	10 LF
47	APPLY SLURRY TYPE IV SEAL PAVEMENT TREATMENT PER C.O.P.	355 SY

SEWER NOTES

27B	4" DIA MANHOLE PER MAG STD DTL 420-1 AND COVER PER C.O.P STD DTL P1424	1 EA
25	INSTALL 8" VCP SEWER LINE, LENGTH AS INDICATED	27 LF
26	INSTALL STUB OUT AND PLUG PER MAG STD DTL 427 WITH MARKING STAKE.	1 EA

NOTES:
ALL MANHOLES NEWLY CONSTRUCTED OR EXISTING THAT ARE WORKED IN FOR CONNECTIONS SHALL BE COATED WITH INSECTICIDE PAINT PER CITY OF PHOENIX SUPPLEMENT TO MAG SECTION 627. MAINTAIN 6' MIN CLEAR FROM WATER & SEWER SERVICES.

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SHEET 3 OF 5

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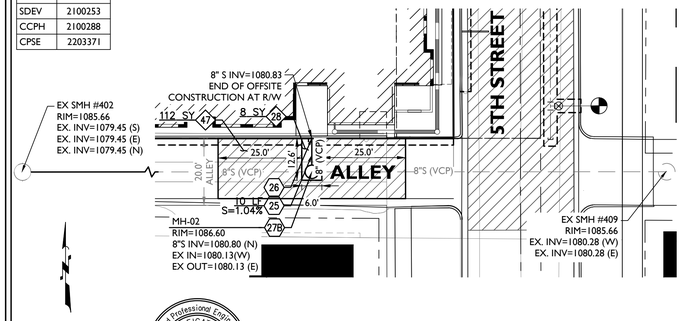

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-21-22 ARIZONA, U.S.A.

NOTE:
EXISTING MANHOLE RIM AND INVERT ELEVATIONS HAVE BEEN FIELD SURVEY VERIFIED.

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* CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLATION OF NEW SEWER LINE

SHEET 4 OF 5

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PROJECT #'S:

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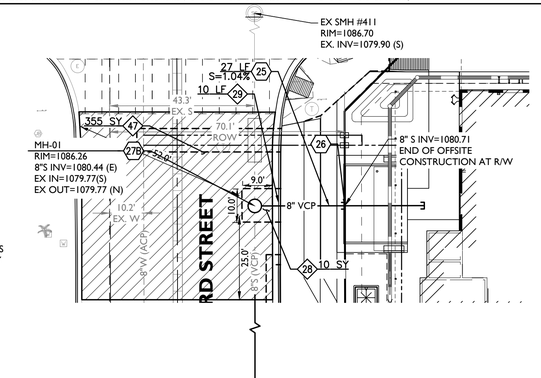

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SHEET 4 OF 5

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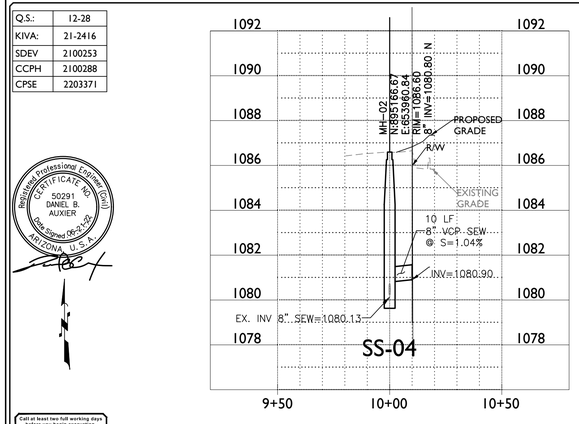


Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-21-22 ARIZONA, U.S.A.

Call at least two full working days before you begin excavation. ARIZONA811 Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602)263-1100

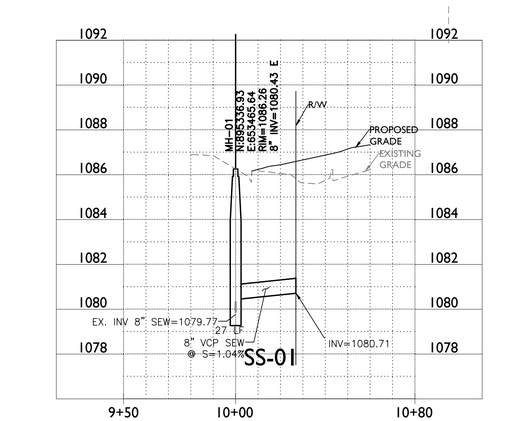
20-1344 | THE MORELAND PHOENIX, AZ | S-512 | EPS GROUP 1130 N. Alma School Rd Suite 120 Mesa, AZ 85201 T:480.503.2250 | F:480.503.2258 www.epsgroupinc.com

15 0 30
scale feet

SHEET 5 OF 5

Jul 02, 2023 4:18pm S:\Projects\2020\20-1344\Civil_Construcion Documents_S-512 - Alley\20-1344 - S-512 - Alley.dwg

Q.S.:	12-28
KIVA:	21-2416
SDEV	2100253
CCPH	2100288
CPSE	2203370



Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-21-22 ARIZONA, U.S.A.

Call at least two full working days before you begin excavation. ARIZONA811 Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602)263-1100

20-1344 | THE MORELAND PHOENIX, AZ | S-512 | EPS GROUP 1130 N. Alma School Rd Suite 120 Mesa, AZ 85201 T:480.503.2250 | F:480.503.2258 www.epsgroupinc.com

15 0 30
scale feet

SHEET 5 OF 5

Jul 02, 2023 4:15pm S:\Projects\2020\20-1344\Civil_Construcion Documents_S-512 - 3rd Street\20-1344 - S-512 - 3rd Street.dwg

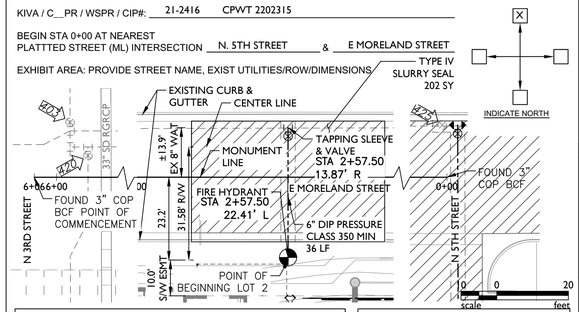
City of Phoenix - Water Services Dept / Planning & Development Dept
Public Fire Hydrant **Standard Detail W-300**

PROJECT NAME: THE MORELAND ADDR/LOCATION: 1125 N. 3RD STREET

KIVA / C__PR / WSPR / CIP#: 21-2416 CPWT 2202315

BEGIN STA 0+00 AT NEAREST
PLATTTED STREET (ML) INTERSECTION N. 5TH STREET & E MORELAND STREET

EXHIBIT AREA: PROVIDE STREET NAME, EXIST UTILITIES/ROW/DIMENSIONS



MATERIALS LIST

QTY		
1	EA	INSTALL 6-INCH FH COMPLETE PER CHECKLIST MAG P1360
4	LF	REMOVE & REPLACE CURB & GUTTER
202	SY	TYPE IV SLURRY SEAL
1	EA	INSTALL 8" X 6" TS&VBC PER MAG DET 340 & COP DET PD1391
36	LF	6 -INCH DUCTILE IRON PIPE CLASS 350 MIN
15	SY	PAVEMENT REPLACEMENT PER MAG SEC 336 & COP DET P1200 TYPE "B"

RECORD DRAWING CERTIFICATION: I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER DATE

REGISTRATION #

CALL TWO WORKING DAYS BEFORE YOU DIG 602-263-1100 1-800-STAKE-IT

OWNER:
Native American Connections
Joe Keeper
4520 N. Central Avenue, STE 600
Phoenix, AZ 85012
j.keeper@nativeconnections.org

Call at least two full working days before you begin excavation. ARIZONA811 Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602)263-1100

ENGINEER: DANIEL AUXIER
CONTACT: dan.auxier@epsgroupinc.com
ADDRESS: 1130 N. ALMA SCHOOL RD, SUITE 120 MESA, AZ 85201
PHONE #: (480)-503-2250

For City Use Only:

Approved By: Date:

Dept. Approval P&D WSD

Plan Reviewer

Sheet 1of 2; Refer to Sheet 2 of 2 for Construction Notes

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-21-22 ARIZONA, U.S.A.

ENGINEER'S SEAL AND DATE

AS-BUILT SEAL

City of Phoenix - Water Services Dept / Planning & Development Dept
Public Fire Hydrant **Standard Detail W-300**

PROJECT NAME: The Moreland ADDR/LOCATION: 1125 N 3rd Street #100

KIVA / C__PR / WSPR /CIP#: 21-2416/CCPH# /CPWT# 2202315

FIRE HYDRANT NOTES

ALL CONSTRUCTION SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE UNIFORM STANDARD DETAILS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OF MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) AND THE CITY OF PHOENIX (COP) SUPPLEMENTAL (SUPPL) STANDARD DETAILS AND SPECIFICATIONS (NEWEST EDITION AND AS MODIFIED HEREON).

THE FOLLOWING MAG DETAILS ARE SPECIFICALLY NOT APPROVED.
302 -1, 302-2, 321, 345-1, 345-2, 370, 381, 390, 391-1

PLANNING AND DEVELOPMENT DEPARTMENT FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY CONSTRUCTION BEGINS BY CALLING (602) 262-7811.

PAVEMENT REPLACEMENT THICKNESS AND TYPE ARE TO BE PER MAG AND COP SUPPL TO MAG SECTION 336 AND COP DETAIL P1200 - TYPE B. CURB AND GUTTER REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL SECTION, PER MAG STANDARD DETAIL 220. SIDEWALK REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL PANEL PER COP DETAIL P1230. AT THE DISCRETION OF THE CITY OF PHOENIX PLANNING AND DEVELOPMENT OFFSITE INSPECTOR, TUNNELING UNDER EXISTING CURB AND GUTTER, IN CITY OF PHOENIX ROW MAY BE ALLOWED. TUNNELING UNDER EXISTING SIDEWALK WILL NOT BE ALLOWED IN THE CITY OF PHOENIX ROW.

COMPACTION SHALL COMPLY WITH MAG SECTION 601.

A PAVEMENT CUT SURCHARGE WILL BE ASSESSED FOR ALL NEWLY PAVED OR NEWLY OVERLAID PAVEMENT. IF FEES ARE ASSESSED, THEY ARE IN ADDITION TO THE REGULAR PERMIT FEES AND ARE OVER AND ABOVE ANY BACKFILL, COMPACTION, AND PAVEMENT REPLACEMENT STIPULATIONS THAT MAY BE IMPOSED AS A CONDITION OF PERMITTING.

APPROVED RESTRAINT JOINTS (RJ) SHALL BE PER COP SUPPL SUBSECTION 750.3 AND MAG STD DTL 303-1 AND 303-2 THRUST BLOCKS ARE NOT ALLOWED IN LIEU OF RJ SYSTEMS BUT MAY BE USED IN ADDITION TO RJ.

PER THE CITY OF PHOENIX ORDINANCE G-4396, THIS PLAN IS FOR OFFICIAL USE ONLY AND MAY NOT BE SHARED WITH OTHERS EXCEPT AS REQUIRED TO FULFILL THE OBLIGATIONS OF YOUR CONTRACT WITH THE CITY OF PHOENIX.

PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

WHEN RELOCATING OR ABANDONING A FIRE HYDRANT, REMOVE THE TAP FROM THE MAIN PER CITY OF PHOENIX DETAIL P-1344.

RECORD DRAWINGS MUST BE PROVIDED FOR ALL FIRE HYDRANTS (NEW, RELOCATES AND REMOVALS).

THE FOLLOWING DISCLAIMER CAN ONLY BE USED FOR LOCAL OR RESIDENTIAL STREETS. DO NOT USE FOR MAJOR OR COLLECTOR STREETS:

I HEREBY CERTIFY THAT ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA OF THIS PROJECT HAVE BEEN CONTACTED AND THE DATA PROVIDED IS SHOWN ON THIS PLAN. I AGREE TO INDEMNIFY DEFEND, SAVE AND HOLD HARMLESS THE CITY OF PHOENIX, ITS OFFICERS, AGENTS, EMPLOYEES AND VOLUNTEERS FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS, LIABILITIES, DAMAGES, LOSSES, OR EXPENSES INCURRED FOR ANY UTILITY CONFLICTS THAT MAY ARISE.

ENGINEER'S SIGNATURE, SEAL AND DATE

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06/7/22 ARIZONA, U.S.A.

BASIS OF BEARING:
THE MONUMENT LINE OF EAST MORELAND STREET BETWEEN NORTH 3RD STREET
AND NORTH 5TH STREET AS DESCRIBED ON A SINGLE-LOT SUBDIVISION OF DECK PARK VISTA UNIT 1, RECORDED IN BOOK 341, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA. DESCRIBED LINE BEARS NORTH 00°00'00" EAST.

BENCHMARK:
CITY OF PHOENIX BENCHMARK NO.878 (7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE. ELEVATION = 1090.788' (COP/NAVD-29 DATUM).

Revised: 1/10/14 S:\2000M_SHARED\2000M_WRDP\DANNYDE

EPS GROUP
1130 N. Alma School Rd
Suite 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

TITLE

JOB NO

SHEET
OF

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

THE MORELAND

NATIVE AMERICAN CONNECTIONS

1125 N. 3RD ST PHOENIX, AZ 85004

CITY OF PHOENIX GENERAL LANDSCAPE NOTES

1. THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.
2. THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
3. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
4. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
5. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS, ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.
6. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERY ASSOCIATION STANDARDS.
7. ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
8. CONTACT THE PARKS & RECREATION DEPARTMENT, FORESTRY SUPERVISOR, AT 602-262-6862, TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RE-LOCATION OF REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.
9. CONTACT THE STREET TRANSPORTATION DEPARTMENT, HORTICULTURIST, AT 602-262-6284, PRIOR TO THE RE-LOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
10. ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.
11. THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL, IN RIGHT-OF-WAY, PER THE APPROVED PLAN.
12. WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
13. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6'8") PER SECTION 507 TAB A.II.A3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.
14. P.V.C. PIPE LATERALS ARE REQUIRED. A MAXIMUM OF TEN FEET (10') OF POLY TUBING OFF OF THE P.V.C. PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
15. PLANT QUANTITIES AND CALIPER SIZES, PER THE SPECIFIC ZONING REQUIREMENTS FOR THIS SITE, PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN. **NOTE:** MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
16. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSIONS, AND REINSTATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. ANSI A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE

JOE KEEPER, NATIVE AMERICAN CONNECTIONS
(PROPERTY OWNER / DEVELOPER / HOA)

LANDSCAPE PLAN APPROVAL		
CASE #	APPROVED BY	DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.

PROJECT TEAM

OWNER
JOE KEEPER
NATIVE AMERICAN CONNECTIONS
4520 N. CENTRAL AVE., STE 600
PHOENIX, AZ 85012
PHONE: 602-254-3247
EMAIL: J.KEEPER@NATIVECONNECTIONS.ORG

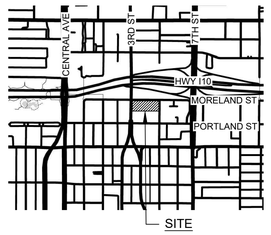
ARCHITECT
SPS+ ARCHITECTS
8681 E VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
CONTACT: RICHARD BEGAY
PHONE: (480) 991-0800
EMAIL: RICHARD.B@SPSPLUSARCHITECTS.COM

LANDSCAPE ARCHITECT
LOGAN SIMPSON DESIGN
51 W. THIRD ST., STE 450
TEMPE, AZ 85281
CONTACT: JERRY MOAR
PHONE: (480) 967-1343
EMAIL: JMOAR@LOGANSIMPSON.COM

CIVIL ENGINEER
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
CONTACT: DAN AUXIER
PHONE: (480) 503-2250
EMAIL: DAN.AUXIER@EPSGROUPINC.COM

VICINITY MAP

N.T.S. NORTH



SITE FEATURE NOTES

1. SEE CIVIL PLANS FOR ALL DRAINAGE FEATURES, AND RELATED STRUCTURES.
2. SEE ARCHITECTURE PLANS FOR ALL BUILDING FEATURES AND RELATED STRUCTURES.
3. SEE CIVIL & ARCHITECTURE SHEETS FOR CURB AND GUTTER, CONCRETE HEADER, SCREEN WALLS
4. ENSURE COORDINATION OF ALL IRRIGATION SLEEVES AS SHOWN ON THE IRRIGATION SHEETS.
5. SEE CIVIL SHEETS FOR GRADING AND DRAINAGE; INCLUDING RETENTION BASINS AND UNDERGROUND RETENTION TANKS.
6. SEE ELECTRICAL SHEETS FOR ALL SITE LIGHTING.
7. SEE CIVIL FOR TREE REMOVAL/DEMOLITION.

VARIANCES

APPLICATION NO: ZA-594-21
DATE 12/30/2021
REQUEST:
1. VARIANCE TO REDUCE THE SIDE YARD (SOUTH) SETBACK FOR PHASE 1 TO 0 FEET. MINIMUM 5 FEET REQUIRED.
2. VARIANCE TO REDUCE THE REAR YARD (WEST) SETBACK FOR PHASE II TO 0 FEET. MINIMUM 15 FEET REQUIRED.
3. VARIANCE TO REDUCE THE REAR YARD (EAST) SETBACK FOR PHASE I TO 0 FEET. MINIMUM 15 FEET REQUIRED.
4. VARIANCE TO REDUCE THE SIDE YARD (SOUTH) SETBACK FOR PHASE II TO 0 FEET. MINIMUM 5 FEET REQUIRED.
5. VARIANCE TO REDUCE THE STREETSCAPE ZONE WIDTH ADJACENT TO MORELAND AVENUE TO 5 FEET. MINIMUM 15 FEET REQUIRED.
6. VARIANCE TO REDUCE THE STREETSCAPE ZONE WIDTH ADJACENT TO 5TH STREET TO 0 FEET. MINIMUM 15 FEET REQUIRED.

ORDINANCE SECTIONS: 1214.B.4.A.(1) 1214.B.4.A.(2) 1214.B.4.A.(2) 1214.B.4.A.(1) 1214.(F) 1214.(F)
STIPULATIONS:
1. 2 YEARS TO APPLY AND PAY FOR BUILDING PERMITS

SHEET INDEX

LC001	LANDSCAPE COVER
LH101	HARDSCAPE PLAN
LH201	HARDSCAPE DETAILS
LH202	HARDSCAPE DETAILS
LH203	HARDSCAPE DETAILS
LL001	LANDSCAPE NOTES AND SCHEDULE
LL101	LANDSCAPE PLAN
LL201	LANDSCAPE DETAILS
SH101	SHADE STUDY EXHIBIT
IR101	IRRIGATION PLAN
IR201	IRRIGATION DETAILS

EXISTING TREE "PROTECT-IN-PLACE" NOTES

1. CONTRACTOR SHALL IDENTIFY EXISTING TREES WITHIN THE LIMITS OF WORK OR WITHIN 50'-0" OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL ESTABLISH A PROTECT-IN-PLACE TREE PROTECTION ZONE (TPZ) AROUND THE ENTIRE PERIMETER OF THE DRIPLINE (CANOPY PERIMETER). SOMETIMES SITE BOUNDARIES, EXISTING SITE CONDITIONS, HARDSCAPE CAN PREVENT COMPLETE PROTECTION FOR THE EXISTING TREES (EXTENTS OF DRIPLINE). THESE SITUATIONS WILL BE DISCUSSED BY CONTRACTOR AND OWNER'S REPRESENTATIVE AND HANDLED ON A CASE BE CASE BASIS.
2. THE TPZ SHALL CONSIST OF A BARRIER CONSTRUCTED OF EITHER 6' CHAIN LINE FENCE PANELS OR 4' LAMINATED ORANGE CONSTRUCTION FENCING MATERIAL.
3. THE TPZ AND FENCING SHALL BE ESTABLISHED PRIOR TO ANY CONSTRUCTION ACTIVITIES. FENCING IS TO REMAIN DURING DURATION OF THE CONSTRUCTION ACTIVITIES. ACTIVITY WITHIN THE TPZ IS NOT PERMITTED, INCLUDING BUT NOT LIMITED TO EXCAVATION; GRADING; DRAINAGE; PARKING AND/OR EQUIPMENT STORAGE; MATERIAL STORAGE; DISPOSAL OF OIL, GASOLINE, CONCRETE WASHOUT, OR CHEMICALS; AND DEBRIS STORAGE, REMOVAL OR RELOCATION OF FENCING FOR TEMPORARY ACCESS INSIDE THE TPZ MUST BE REPLACED IMMEDIATELY UPON COMPLETION OF THE ACTIVITY OR THE END OF THE DAY.
4. PRIOR TO FINAL PROJECT ACCEPTANCE, THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL RE-EVALUATE ALL TREES AND DETERMINE ANY MAINTENANCE NEEDS, DAMAGE, OR REPLACEMENT. TREES THAT REQUIRE REPLACEMENT SHALL BE OF THE SAME SPECIES IN A STANDARD 24" BOX UNIT.
5. ANY PRUNING OF TREES AS NEEDED FOR CONSTRUCTION ACCESS OR DUE TO DAMAGE FROM CONSTRUCTION ACTIVITIES SHALL BE REVIEWED AND DISCUSSED BY CONTRACTOR AND OWNER'S REPRESENTATIVE.

CITY OF PHOENIX LANDSCAPE SIGNATURE BLOCK

LANDSCAPE ARCHITECT, CITY OF PHOENIX _____ DATE _____

ESTIMATED RIGHT-OF-WAY COST $ 0 ESTIMATED S.F. OF LANDSCAPE IN RIGHT-OF-WAY 0

MAINTENANCE BY: ☐ CITY ■ OWNER TOTAL ACRES (OR PORTIONS) OF LANDSCAPED AREA 0.27

SQUARE FOOTAGE OF TURF 0 DATE OF PRELIMINARY SITE PLAN APPROVAL 04/19/22

THERE ARE NO OVERHEAD POWER-LINE AND POLES ON THE SITE.

THERE ARE NO EXISTING PLANT MATERIALS ON THE SITE.

LOGANSIMPSON
51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P (480) 967-1343

LSPL#: 2208063
KIVA #: 21-2416
SDEV #: 2100253
PAPP #: 2104061
Q.S.: 12-28
PRLM #: 2200389

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

DSD APPROVAL STAMP

SPS+ ARCHITECTS LLP.
8681 E. VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
TEL: 480.991.0800
FAX: 480.991.2623
spsplusarchitects.com

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
PHOENIX, AZ 85004
LANDSCAPE COVER

DESIGN DEVELOPMENT

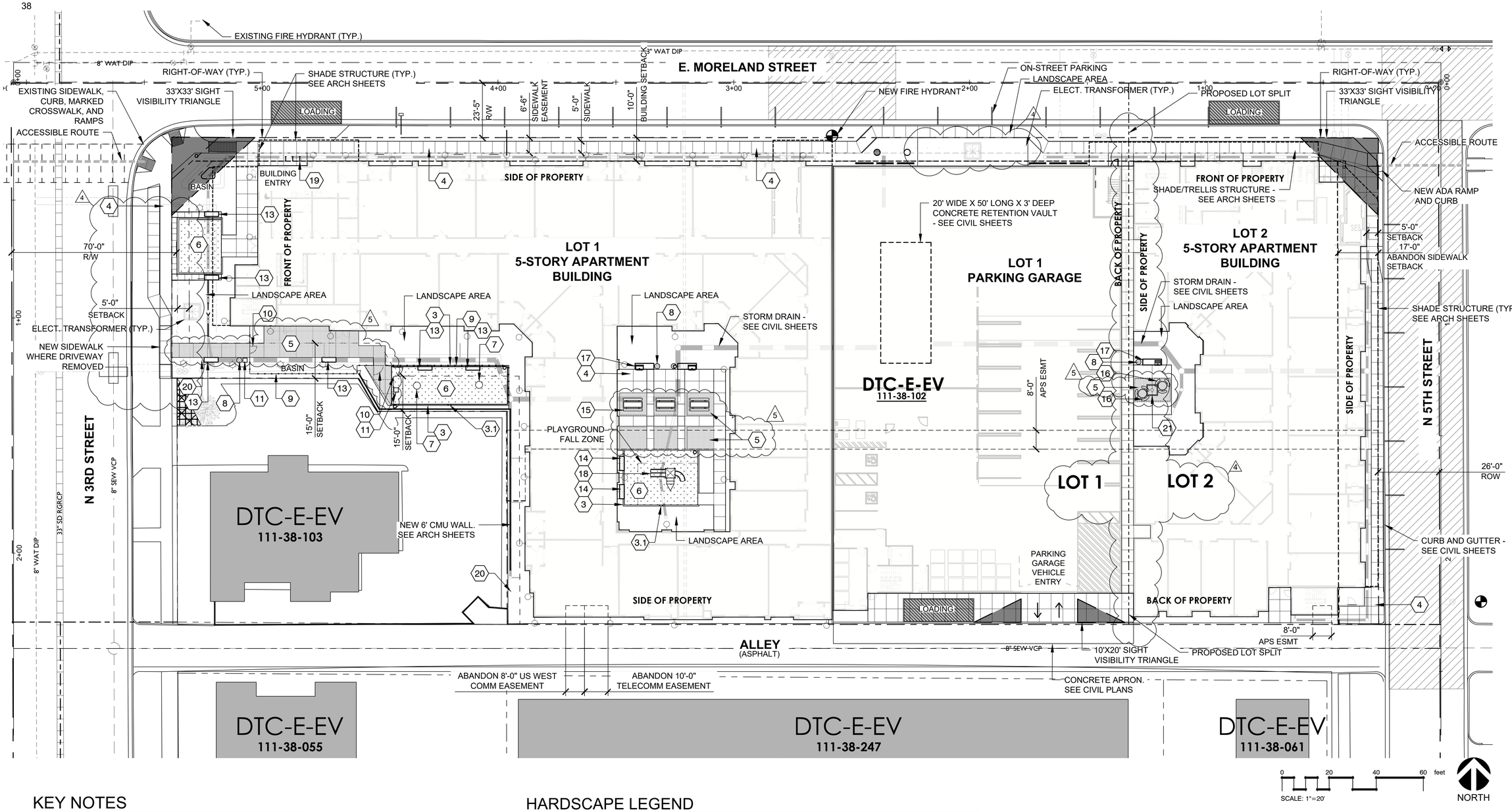
THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: JM
DRAWN BY: MP

Registered Landscape Architect 21401 M. WAYNE COLEBANK Date Signed 06/30/2023 ARIZONA U.S.A. EXPIRES 06/30/2023

ORIGINAL ISSUE DATE: 09.16.2022
JOB No: 195278
SHEET: **LC001**
1 OF 11
LSIS# 2106801



KEY NOTES

1. CONTRACTION JOINT - SEE DET. 1/LH201
2. EXPANSION JOINT - SEE DET. 1/LH201
3. CONCRETE HEADER - SEE DET. 4/LH201
3.1 CONCRETE HEADER - DRAINAGE SCUPPER
4. CONCRETE WALKWAY - SEE DET. 2/LH201
5. PERMEABLE PAVERS - SEE DET. 5/LH201
6. SYNTHETIC TURF - SEE DET. 6/LH201
7. STEEL HEADER - SEE DET. 4/LH202
8. TRASH RECEPTACLE - SEE DET. 2/LH202
9. SITE FENCING - SEE DET. 5/LH202
10. SITE GATE - SEE DET. 5/LH202
11. PET WASTE STATION - SEE DET. 6/LH202
12. DOG PARK RULES SIGNAGE - SEE DET. 7/LH202
13. BENCH - TYPE 1 - SEE DET. 9/LH201
14. BENCH - TYPE 2 - SEE DET. 10/LH201
15. PICNIC TABLE - TYPE 1 - SEE DET. 7/LH201
16. PICNIC TABLE - TYPE 2 - SEE DET. 8/LH201
17. BBQ AREA - SEE DET. 1 - 2/LH203
18. PLAY STRUCTURE - SEE DET. 3/LH203
19. BIKE RACKS - SEE DET. 1/LH202
20. PATH LIGHT - SEE DET. 3/LH202
21. TREE GRATE - SEE DET. 4/LH203

HARDSCAPE LEGEND

QTY.	ITEM/SYMBOL	DESCRIPTION	MANUFACTURER / NOTES
9,600 SF		CONCRETE WALKWAY	PIP CONCRETE PER MAG 220
220 LF		CONCRETE HEADER	EXTRUDED CURB w/SINGLE REBAR, NO COLOR
1,800 SF		PERMEABLE PAVERS	ACKER STONE, AQUA-VIA PEDESTRIAN RATED PAVERS
2,100 SF		SYNTHETIC TURF	ARTIFICIAL LAWNS, CORONADO PLATINUM SYNTHETIC TURF
4 EA		TRASH RECEPTACLE	FORMS + SURFACES, SLDIS-220
2 EA		PET WASTE STATION	GYMS FOR DOGS, DLPWS100-IG
6 EA		BENCH TYPE-1	CONCRETE CIP
2 EA		BENCH TYPE-2	FORMS + SURFACES
2 EA		PICNIC TABLE TYPE-1	FORMS + SURFACES, KNIGHT TABLE ENSEMBLE
3 EA		PICNIC TABLE TYPE-2	PREMIER POLYSTEEL, 6' PICNIC TABLE
3 EA		BBQ AREA	BBQ AREA
1 EA		PLAY STRUCTURE	LANDSCAPE STRUCTURES (EXERPLAY), PLAYSHAPER #2056
3 EA		BIKE RACK	FORMS + SURFACES, TIRO
5 EA		PATHLIGHT	LEDALUX, CATALOG #B5OQF1X17-U-4K-C
1 EA		TREE GRATE	IRONSMITH, 4'-0" x4'-0" MARKETSTREET

THIS SHEET HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF PHOENIX AS PART OF THE LANDSCAPE PERMIT PLANS

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SPS+ ARCHITECTS
SPS+ ARCHITECTS LLP.
8681 E. VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
TEL: 480.991.0800
FAX: 480.991.2623
spsplusarchitects.com

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
PHOENIX, AZ 85004
HARDSCAPE PLAN

DESIGN DEVELOPMENT

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
5	07/03/23	ADDENDUM #1

REVIEWED BY: JM
DRAWN BY: MP

Registered Landscape Architect 21401 M. WAYNE COLEBANK ARIZONA U.S.A. Expires 06/30/2023

ORIGINAL ISSUE DATE: 09.16.2022
JOB No: 195278
SHEET: LH101
2 OF 11

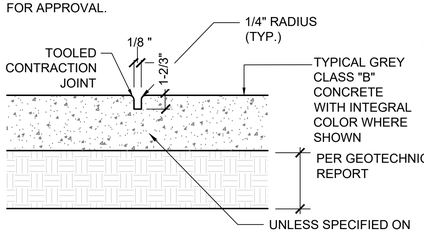
LSPL#: 2208063
KIVA #: 21-2416
SDEV #: 2100253
PAPP #: 2104061
Q.S.: 12-28
PRLM #: 2200389

LOGANSIMPSON
51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P (480) 967-1343

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

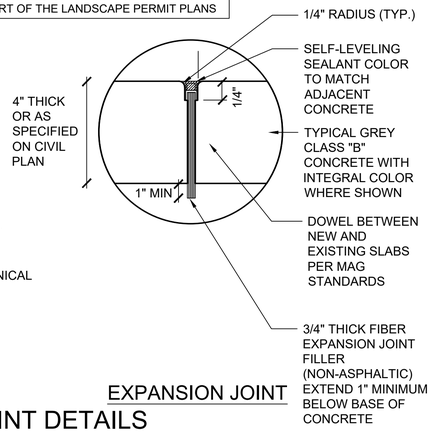
LSIS# 2106801

NOTE:
1. EXPANSION JOINT SHALL BE INSTALLED PRIOR TO ALL POURS, AT POINTS OF CURVATURE, AT ADJOINING STRUCTURES. THE EXPANSION JOINT MUST PROVIDE FOR COMPLETE SEPARATION OF THE CONCRETE WALKWAYS FROM ADJOINING CONCRETE. SEE PLANS FOR DESIGN INTENT. DISCUSS LOCATIONS WITH OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL PROVIDE RENDERED SHOP DRAWING SHOWING LOCATION OF INTEGRAL COLORS, FINISHES, JOINTS, AND TURN-DOWN-EDGE FOR APPROVAL.



CONTRACTION JOINT

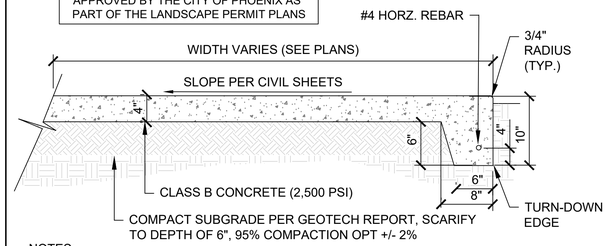
THIS DETAIL HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF PHOENIX AS PART OF THE LANDSCAPE PERMIT PLANS



EXPANSION JOINT

1 CONTRACTION & EXPANSION JOINT DETAILS
N.T.S.

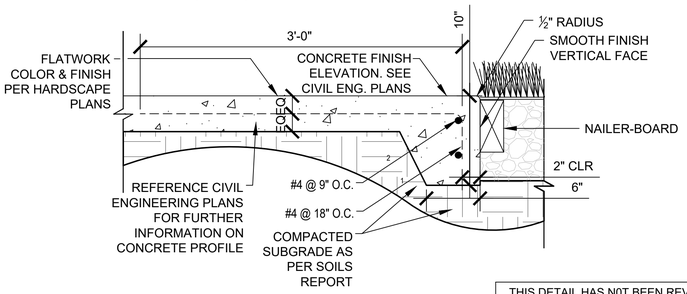
THIS DETAIL HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF PHOENIX AS PART OF THE LANDSCAPE PERMIT PLANS



NOTES:
1. SIDEWALK SHALL CONFORM TO GEOTECHNICIAL REPORT.
2. SEE SHEET LH101 FOR PROPOSED CONCRETE LOCATIONS.
3. LAYOUT CONTRACTION AND EXPANSION JOINT PER PLAN/DETAIL.
4. CROSS-SLOPE OF WALKWAY TO NOT EXCEED 2.0%.
5. FORM STAKING SHALL NOT ALLOW FORMING OR LEAKING. ALL SPILL OF EXCESS CONCRETE SHALL BE CLEANED UP AND REMOVED FROM SITE BY CONTRACTOR.
6. TURN-DOWN EDGE SHALL BE INSTALLED ALONG PAVERS, SYNTHETIC TURF, AND ALL LANDSCAPE AREAS.
7. CONTRACTOR SHALL PROVIDE RENDERED SHOP DRAWINGS SHOWING FINISH, JOINTS AND LOCATION OF ALL TURN-DOWN EDGES OF THE CONCRETE WALKWAY

2 CONCRETE WALKWAY
N.T.S.

NOTE:
1. CONCRETE APRON, FOOTING AND REINFORCEMENT IS A DELEGATED DESIGN. CONTRACTOR SHALL PROVIDE ANALYSIS DATA, FOUNDATION AND ANCHORAGE DESIGN SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF ARIZONA.



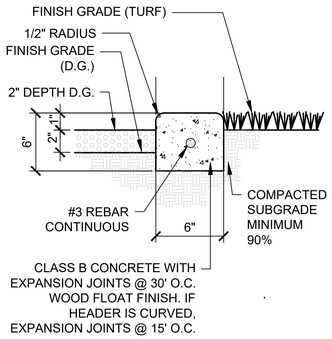
THIS DETAIL HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF PHOENIX AS PART OF THE LANDSCAPE PERMIT PLANS

3 CONCRETE TURNDOWN EDGE
N.T.S.

SPS+ ARCHITECTS LLP.
8681 E. VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
TEL: 480.991.0800
FAX: 480.991.2623
spsplusarchitects.com

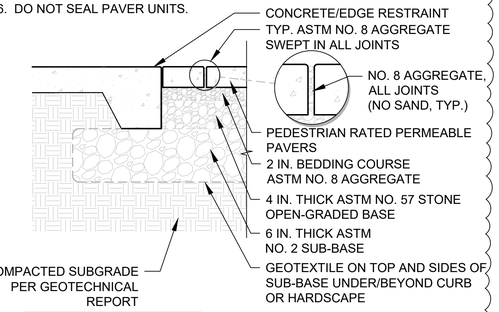
THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
PHOENIX, AZ 85004
HARDSCAPE DETAILS

NOTE:
1. TOP OF HEADER TO BE 3" ABOVE FINISH GRADE FOR D.G. AREAS, 1" ABOVE FINISHED GRADE FOR TURF AREAS.



4 CONCRETE HEADER
N.T.S.

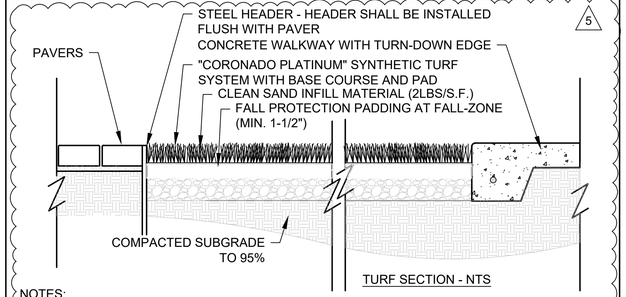
NOTES:
1. FABRIC IS NOT REQUIRED BETWEEN MATERIAL LIFTS.
2. ADJUST PATTERNING FOR ACTUAL FIELD CONDITIONS AND TO UTILIZE WHOLE UNIT PAVERS (4"x8").
3. PAVERS SHALL BE FLUSH WITH ADJACENT HARDSCAPE (WALKS, CURBS).
4. SAND IS NOT REQUIRED FOR THIS INSTALLATION.
5. KEEP MATERIAL LIFTS CLEAN AND FREE OF DIRT AND ORGANIC MATTER.
6. DO NOT SEAL PAVER UNITS.



MANUFACTURER OR APPROVED EQUAL:
ACKER STONE
6700 W. ALLISON RD, #5016
CHANDLER, AZ 85226
PHONE: (480) 344-6910

PAVER/COLOR/SIZE/RATING:
1. AQUA-VIA, LT. GREY, 4"x8" PEDESTRIAN RATED
2. AQUA-VIA, PEWTER, 4"x8" PEDESTRIAN RATED

5 PERMEABLE PAVERS
N.T.S.



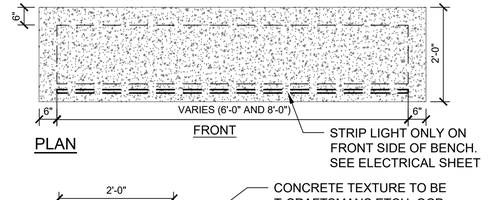
TURF SECTION - NTS

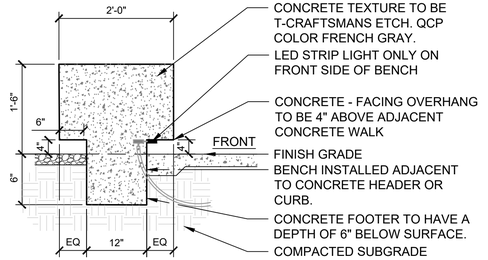
NOTES:
1. SEE MANUFACTURER'S SPECIFICATIONS FOR BASE COURSE AND SYNTHETIC TURF STRUCTURAL PROFILE. CONTRACTOR SHALL INSTALL PER MANUFACTURE'S SPECIFICATION AND PROVIDE SHOP DRAWINGS SHOWING LAYOUT WITH SEAMING PLAN, SAMPLE OF PRODUCT, PRODUCT DATA, AND WARRANTY
2. 3.5" NAILS SHOULD BE USED EVERY 3"-4" ALONG THE PERIMETER OF THE INSTALLATION TO SECURE THE PRODUCT.
3. CONTRACTOR SHALL ENSURE A SMOOTH AND EVEN TRANSITION WITH ADJACENT HARDSCAPE. SEE CIVIL PLANS FOR GRADING AND DRAINAGE WITHIN TURF AREAS
4. CONTRACTOR SHALL PROVIDE PADDING MATERIAL SAMPLE AND CUT-SHEET FOR APPROVAL PRIOR TO INSTALLATION.
5. PADDING MATERIAL IS ONLY REQUIRED WITHIN THE PLAYSET FALL-ZONE. AREAS OUTSIDE OF THE FALL-ZONE DO NOT REQUIRE ADDITIONAL PADDING.

MANUFACTURER OR APPROVED EQUAL:
ARTIFICIAL LAWNS
1800 S 7TH AVE, STE 108
PHOENIX, AZ 85007

6 SYNTHETIC TURF DETAIL
N.T.S.

THIS DETAIL HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF PHOENIX AS PART OF THE LANDSCAPE PERMIT PLANS





CONCRETE
COLOR: FRENCH GRAY
FINISH: CRAFTSMAN'S ETCH

LIGHTING
OUTDOOR LED STRIP LIGHT
MODEL: LLED8700
2700K WARM WHITE
OPTICS: CLEAR LENS
FINISH: SILVER

NOTE:
TOTAL OF 60'-0" OF STRIP LIGHTING SHALL BE USED FOR ALL 9 BENCHES

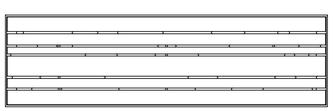
CONCRETE MANUFACTURER:
QUICK CRETE PRODUCTS CORP.
(QCP) OR APPROVED EQUAL
731 PARKRIDGE AVENUE
NORCO, CA 92860
PH: (951) 737 7032
FAX: (951) 737 7032

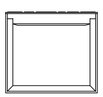
NOTES:
1. CONTRACTOR SHALL PROVIDE MANUFACTURER SHOP DRAWING AND SHOW IN DETAIL, BENCH LAYOUT, CONCRETE STRENGTH, COLOR AND FINISH, WEIGHT, STORAGE AND HANDLING, WARRANTY
2. CONTRACTOR SHALL INSTALL LIGHTING PER MANUFACTURER RECOMMENDATION
3. SEE HARDSCAPE PLANS FOR SIZE AND LOCATION

7 BENCH TYPE 1 - WITH ACCENT LIGHTING
N.T.S.

MANUFACTURER OR APPROVED EQUAL:
FORMS + SURFACES
1025 NORTH 71ST AVENUE
PHOENIX, ARIZONA 85043
PHONE: (800) 451-0410

NOTES:
1. BENCH BY FORMS + SURFACES
2. MODEL SBDSH-72C DASH BENCH, 6 FOOT, BACKLESS
3. BENCH MOUNTING: SURFACE MOUNTED
4. POWDERCOAT: SLATE TEXTURE
5. DO NOT REMOVE PROTECTIVE COVERINGS/FILMS FROM BENCH SURFACES UNTIL FINAL TURN-OVER.
6. ENGINEER SHALL APPROVE FINAL BENCH LAYOUT.
7. CONTRACTOR SHALL INSPECT ALL FURNISHINGS PRIOR TO ACCEPTING FROM TRANSPORTER.





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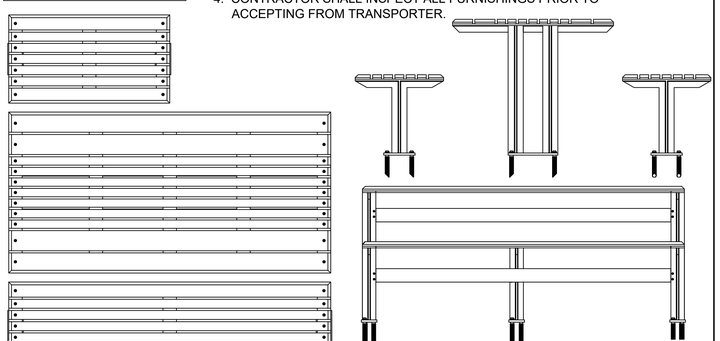
8 BENCH - TYPE 2
N.T.S.

MANUFACTURER OR APPROVED EQUAL:

FORMS + SURFACES
1025 NORTH 71ST AVENUE
PHOENIX, ARIZONA 85043
PHONE: (800) 451-0410

NOTES:
1. TABLE BY FORMS + SURFACES, MODEL KNIGHT TABLE ENSEMBLE - BACKLESS WITH SLATE TEXTURE POWDERCOATED FRAME AND ALUMINUM TEXTURE POWDERCOATED ALUMINUM SLATS.
2. DO NOT REMOVE PROTECTIVE COVERINGS/FILMS FROM TABLE SURFACES UNTIL FINAL TURN-OVER.
3. ENGINEER SHALL APPROVE FINAL LAYOUT.
4. CONTRACTOR SHALL INSPECT ALL FURNISHINGS PRIOR TO ACCEPTING FROM TRANSPORTER.



THIS DETAIL HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF PHOENIX AS PART OF THE LANDSCAPE PERMIT PLANS

9 PICNIC TABLE - TYPE 1
N.T.S.

MANUFACTURER
PREMIER POLYSTEEL
305 ENTERPRISE DRIVE
PO BOX 77
NORTHWOOD, IA 50459
601-381-5258

SUPPLIER
EXERPLAY, INC
KEVIN SOLOMON
480-323-0337
KEVIN@EXERPLAY.COM

NOTES:
1. TABLE BY PREMIER POLYSTEEL MODEL 6' PICNIC TABLE , DIRECT BURY, SINGLE PEDESTAL, PERFORATED METAL DESIGN.
2. TABLES ARE LOCATED WITHIN INTERIOR COURTYARDS, SEE INTERIOR PROTECTION MEASURES, SHEET LH203
3. DO NOT REMOVE PROTECTIVE COVERINGS/FILMS FROM TABLE SURFACES UNTIL FINAL TURN-OVER.
4. ENGINEER SHALL APPROVE FINAL TABLE LAYOUT.
5. CONTRACTOR SHALL INSPECT ALL FURNISHINGS PRIOR TO ACCEPTING FROM TRANSPORTER.



THIS DETAIL HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF PHOENIX AS PART OF THE LANDSCAPE PERMIT PLANS

10 PICNIC TABLE - TYPE 2
N.T.S.

LOGANSIMPSON
51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P (480) 967-1343

LSPL#: 2208063
KIVA #: 21-2416
SDEV #: 2100253
PAPP #: 2104061
Q.S.: 12-28
PRLM #: 2200389

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

DESIGN DEVELOPMENT

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
5	07/03/23	ADDENDUM #1

REVIEWED BY: JM
DRAWN BY: MP

M. WAYNE COLEBANK 21401 REGISTERED Landscape ARCHITECT ARIZONA U.S.A. EXPIRES 06/30/2023

ORIGINAL ISSUE DATE: 09.16.2022

JOB No: 195278

SHEET: **LH201**

3 OF 11

LSIS# 2106801

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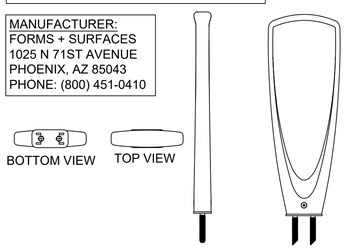
MANUFACTURER:
FORMS + SURFACES
1025 N 71ST AVENUE
PHOENIX, AZ 85043
PHONE: (800) 451-0410



NOTES:
1. SEE HARDSCAPE PLAN FOR LOCATION
2. DETAIL IS PER FORMS + SURFACES.
3. MODEL: TIRO - COLOR TO BE DARK GREY METALLIC.
4. REFER TO MANUFACTURER'S SPECIFICATIONS.
5. BIKE RACK MUST BE INSTALLED LEVEL TO CONCRETE.
6. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, INCLUDING STRUCTURAL FOOTING.

1 BIKE RACK
SCALE: N.T.S.

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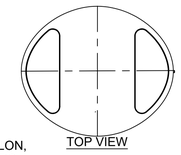
MANUFACTURER
FORMS + SURFACES
1025 NORTH 71ST AVENUE
PHOENIX, ARIZONA 85043
PHONE: (800) 451-0410



MODEL:
SLDIS-220 DISPATCH RECEPTACLE, 45-GALLON, SPLIT-STREAM, TWO 20-GALLON HALF LINERS

HEIGHT 45.3"
WIDTH 26.8"
DEPTH 22.9"
WEIGHT 125 LBS
INTERNAL CAPACITY 40 (2 X 20) GALLONS

LID OPENING: LITTER AND LITTER
GRAPHICS: LITTER AND RECYCLE



litter recycle

COLOR: DARK GREY METALLIC TEXTURE

2 TRASH RECEPTACLE
SCALE: N.T.S.

THIS DETAIL HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF PHOENIX AS PART OF THE LANDSCAPE PERMIT PLANS



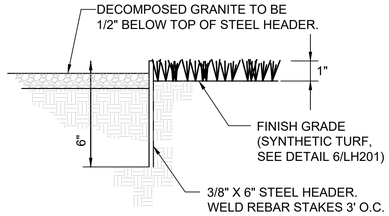
MULE LIGHTING - LEDALUX
CATALOG NUMBER: B5OQF1X17-U-4K-C-_
34" X 4 3/4" DIAMETER EXTERIOR BOLLARD, WET LOCATION LISTED, FULL CUT-OFF DISTRIBUTION, 360 DEGREE DISTRIBUTION LED, 3000K 277 V 17 W

NOTES:
1. SEE HARDSCAPE PLAN FOR BOLLARD LOCATION.
2. ENSURE CONSISTENT PLACEMENT ALONG ALL WALKWAYS AND HARDSCAPE AREAS.
3. DO NOT REMOVE PROTECTIVE COVERINGS OR FILMS UNTIL FINAL TURN-OVER.

MANUFACTURER:
LEDALUX
WWW.LEDALUX.COM/
CONTACT: JASON DAVIS
E:JASON.DAVIS@ISARIZONA.COM
O: 702.449.6149

SEE ELECTRICAL SHEETS

3 ILLUMINATED BOLLARD
SCALE: N.T.S.



4 STEEL HEADER
SCALE: N.T.S.

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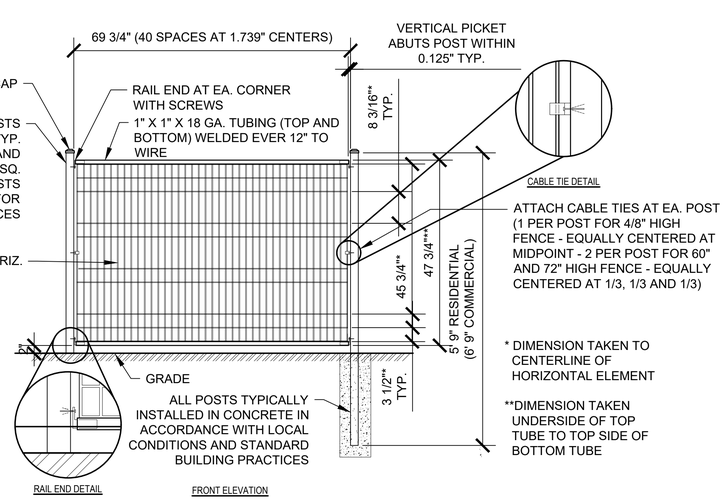
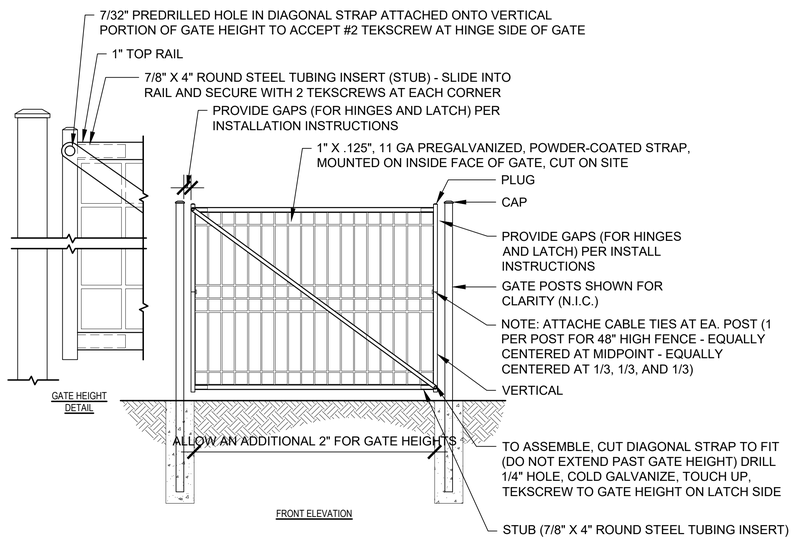


* DIMENSION TAKEN TO CENTERLINE OF HORIZONTAL ELEMENT

**DIMENSION TAKEN UNDERSIDE OF TOP TUBE TO TOP SIDE OF BOTTOM TUBE



MANUFACTURER:
GYMS FOR DOGS
3815 RIVER CROSSING PKWY
SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (800) 931-1562
WWW.GYMSFORDOGS.COM

NOTES:
1. THIS FENCE IS A WELDED FRAME AND DESIGNED FOR LEVEL GRADE INSTALLATION.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info.
7. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S

MANUFACTURER NOTES:
1. LAST VERTICAL OF GATE SHOULD BE ABUT GATE HEIGHT AND SECURED WITH CABLE TIES (1 PER GATE HEIGHT AT 48" BOTH SIDES.
2. FOR GATES LESS THAN FULL SECTION, RAILS AND HORIZONTALS OF SECTION SHOULD BE CUT ADJACENT TO VERTICAL SO THAT CABLE TIE CAN BE USED TO SECURE VERTICAL.

5 DOG PARK FENCE & GATE
SCALE: N.T.S.

MANUFACTURER
GYMS FOR DOGS
3815 RIVER CROSSING PKWY
SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (800) 931-1562
WWW.GYMSFORDOGS.COM

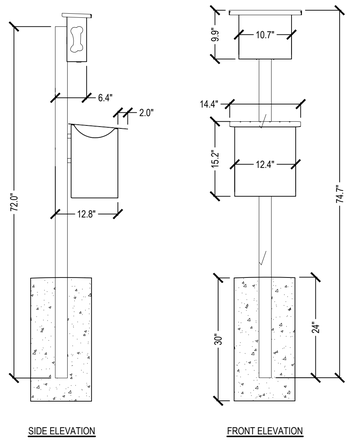
STANDARD FEATURES:
-MADE IN U.S.A
-ALUMINUM ALL-WEATHER MATERIAL
-ADA COMPATIBLE
-HEAVY-DUTY ONE PIECE MOUNTING POST
-CAN BE CUSTOMIZED WITH YOUR BRAND OR SPECIAL LOGO
-PROPRIETARY FLAT SURFACE FOR STORAGE: LEASH, KEYS, CELL PHONES
-600 BAG CAPACITY MEANS LESS REFILL TIME

THIS DETAIL HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF PHOENIX AS PART OF THE LANDSCAPE PERMIT PLANS

PRODUCT DIMENSIONS:
DIMENSIONS:
72" H X 15" W X 69" L
RECOMMENDED SPECIFICATIONS:
ITEM:
-DL-PWS100-IG
COMPONENTS:
-DL-PNSBAG-TPC (BOX)
-DL-PWSIGP (POST - IG)
MATERIALS:
-POWDER COATED ALUMINUM BAG DISPENSER BOX
-POWDER COATED ALUMINUM POST DESIGNED FOR BURIAL

☐ SELECT DESIRED COLOR:
- ☐ BLACK
- ☐ NUTMEG BROWN
- ☐ CORN YELLOW
- ☒ GRASS GREEN
- ☐ WATER BLUE
- ☐ CARDINAL RED

☐ SELECT DESIRED MOUNT:
- ☒ IN-GROUND (**IG**) (SHOWN)
- ☐ SURFACE MOUNT (**SM**)
- ☐ PORTABLE / FREESTANDING (**FS**)



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTer REFERENCE NUMBER 195278 LH2-1.

6 PET WASTE STATION
SCALE: N.T.S.

MANUFACTURER
GYMS FOR DOGS
3815 RIVER CROSSING PKWY
SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (800) 931-1562
WWW.GYMSFORDOGS.COM

NOTES:
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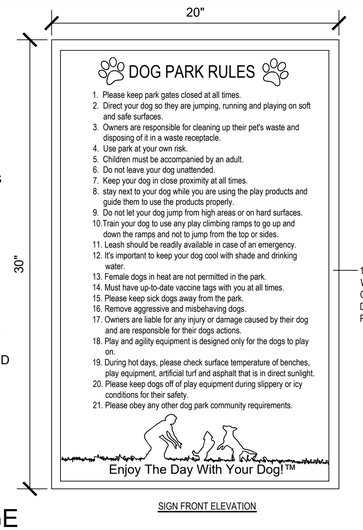
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5017-036.



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7 DOG PARK SIGNAGE
SCALE: N.T.S.

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SPS+ ARCHITECTS
SPS+ ARCHITECTS LLP.
8681 E. VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
TEL: 480.991.0800
FAX: 480.991.2623
spsplusarchitects.com

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
PHOENIX, AZ 85004
HARDSCAPE DETAILS

DESIGN DEVELOPMENT

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: JM
DRAWN BY: MP

Registered Landscape Architect 21401 M. WAYNE COLEBANK STATE OF ARIZONA U.S.A. Expires 06/30/2023

ORIGINAL ISSUE DATE: 09.16.2022

JOB No: 195278

SHEET: **LH202**

4 OF 11

LSI# 2106801

LOGANSIMPSON
51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P (480) 967-1343

LSPL#: 2208063
KIVA #: 21-2416
SDEV #: 2100253
PAPP #: 2104061
Q.S.: 12-28
PRLM #: 2200389

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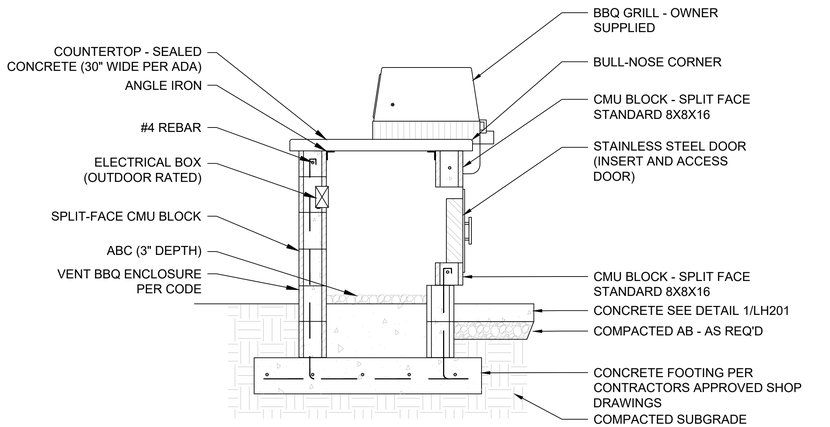
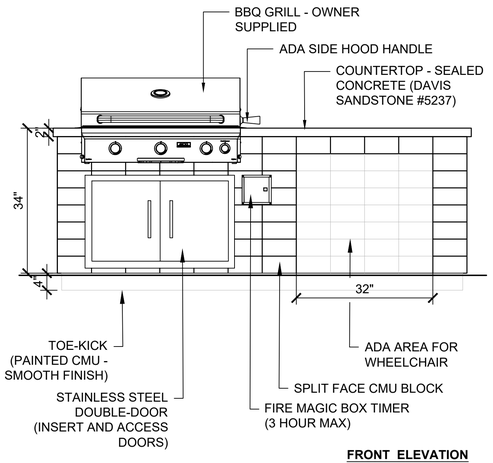
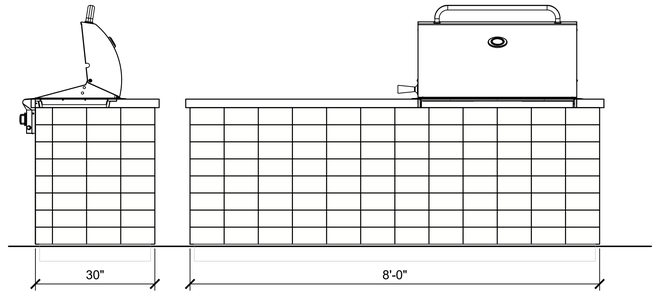


1 BBQ GRILL - SECTION
N.T.S.



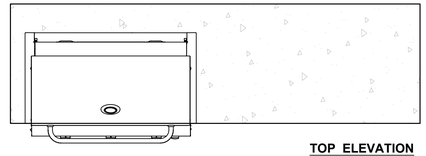
FRONT ELEVATION

NOTES:
1. APPLY CLEAR SEAL-COAT TO CONCRETE COUNTERTOP. REAPPLY AS NEEDED TO ENSURE AN EVEN CLEAR-COAT APPLICATION.
2. VENT THE CMU STRUCTURE AS PER LOCAL CODES.
3. VERIFY BBQ UNIT AND EQUIPMENT DIMENSIONS PRIOR TO BUILDING THE CMU BLOCK STRUCTURE AND ASSOCIATED FOOTING.
4. CONTRACTOR SHALL SECURE GASLINE PERMIT AND SCHEDULE ALL REQUIRED INSPECTIONS, INCLUDING CONNECTIONS, TRENCHING DEPTH AND FINAL HOOK-UP.
5. DETAILS PROVIDED FOR REFERENCE ONLY AND TO DEMONSTRATE DESIGN INTENT OF THE FEATURE. ALL STRUCTURES REQUIRE SHOP DRAWING PREPARATION, SUBMITTAL AND APPROVAL BY ENGINEER PRIOR TO FABRICATION, CONSTRUCTION, AND/OR INSTALLATION.
6. SUBMIT CUT-SHEETS FOR EQUIPMENT AND COMPONENTS FOR APPROVAL PRIOR TO PROCUREMENT.



SIDE ELEVATION

BACK ELEVATION



TOP ELEVATION

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2 BBQ GRILL - ELEVATION
N.T.S.



NOTES:
1. MODEL NUMBER: PKP028P
2. MODEL NAME: PATRIOT POINT
3. AGES: 2 - 12 YEARS
4. CHILD CAPACITY: 10 - 15
5. FALL HEIGHT: 36"
6. POST DIAMETER: 3.5"
7. SAFETY ZONE: 25'-6" x 18'-2"
8. ADA COMPLIANT: YES
9. ELEVATED: 3 COMPONENTS
10. GROUND LEVEL: 1 COMPONENT

SPECIAL NOTE:
THIS PLAY EQUIPMENT IS LOCATED WITHIN AN INTERIOR COURTYARD SPACE. COORDINATE MATERIAL DELIVERY AND REQUIRED INSTALLATION EQUIPMENT WITH SUPERINTENDENT. ACCESS TO THE COURTYARD IS THROUGH INTERIOR HALLWAYS (PROTECT ALL FINISHES). SEE INTERIOR PROTECTIVE MEASURES THIS SHEET.

THIS DETAIL HAS N0T BEEN REVIEWED OR APPROVED BY THE CITY OF PHOENIX AS PART OF THE LANDSCAPE PERMIT PLANS

3 PLAY STRUCTURE
N.T.S.

MANUFACTURER'S INFORMATION:
IRONSMITH
41-701 CORPORATE WAY, #3
PALM DESERT, CA 92260
TOLL FREE: (800) 338-4766
PHONE: (760) 776-5077

TREE GRATE #M4842 (4' SQR) w/LIGHT WELLS
STYLE: MARKET STREET

NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATION
2. CONTRACTOR SHALL COORDINATE INSTALLATION OF TREES AND TREE GRATES PRIOR TO INSTALLATION OF CONCRETE WORK.
3. LIGHT WELLS SHALL BE USED FOR STAKING TREES.
4. CONTRACTOR SHALL INSTALL ROCK MULCH BELOW TREE GRATE.
5. ENSURE FRAMES AND NELSON STUDS ARE SAFELY STORED AND ARE NOT BENT OR TWISTED PRIOR TO INSTALLATION.

4 TREE GRATE
N.T.S.

INTERIOR PROTECTIVE MEASURES (FOR COURTYARD ACCESS):
1. FULL VIDEO AND PHOTOGRAPHIC RECORD WILL BE TAKEN FOR EACH AND ANY ACCESS-WAY THROUGH THE BUILDING, RECORDING ANY EXISTING DAMAGE, IMPACTS, SCRATCHES OR INCONSISTENCIES IN SURFACES AND FINISHES.
2. CONTRACTOR WILL SWEEP-CLEAN FLOOR AREAS TO ENSURE THE REMOVAL OF ANY DEBRIS (STONES, ROCKS, ETC) AND WILL OVERLAY WITH A SINGLE LAYER POLYETHYLENE PLASTIC SHEETING. PLASTIC SHEETING TO BE SECURED AT ALL EDGES WITH A CONSTRUCTION GRADE ADHESIVE TAPE THAT WILL NOT IMPACT SURFACES OR LEAVE ANY RESIDUE FROM SAID TAPE.
3. PLYWOOD OR MASONITE WILL BE INSTALLED OVER THE PLASTIC SHEETING, END TO END. PATHWAY WILL BE CENTERED THROUGH HALLWAYS AND PASSAGES TO AVOID IMPACTS WITH WALLS, LIGHT FIXTURES, RAILINGS, POSTS, COLUMNS OR ANY OTHER ELEMENTS INDOORS.
4. FLOOR PROTECTION WILL BE INSPECTED AT THE START OF EACH WORK DAY; SHOULD A REPAIR TO EITHER THE PLASTIC SHEETING OR THE PLYWOOD/MASONITE BE REQUIRED, WORK WILL NOT COMMENCE UNTIL SAID REPAIRS HAVE BEEN MADE.
5. MATERIALS, TOOLS AND OTHER ITEMS MAY ONLY BE TRANSPORTED THROUGH PROTECTED PASSAGES; LABORERS OR TRADESMEN MAY NOT LEAVE OR TRAVEL ON OR OVER ANY NON-PROTECTED FLOOR AREA. MATERIALS AND TOOLS MAY ONLY BE TRANSPORTED OVER PROTECTED PASSAGES BY MEANS OF RUBBER-WHEELED PUSH CART OR CARRIED BY HAND.
6. WHEELBARROWS MAY ONLY BE UTILIZED IF THE LEG SUPPORTS AND FRONT-BRACE OR NOSE ARE FREE OF MUD OR OTHER MATERIALS AND ARE WRAPPED AND PROTECTED WITH A FABRIC OR RUBBER COVERING TO AVOID ANY IMPACTS TO FLOOR AREAS. TO ENSURE WHEELBARROW STABILITY, LOADS IN THE TRAY MAY NOT EXCEED THE LIP OF THE TRAY; ADDITIONALLY THE LABORER DESIGNATED TO MOVE THE WHEELBARROW AND ASSOCIATED LOAD THROUGH THE PASSAGEWAY SHOULD BE PHYSICALLY ABLE TO KEEP THE LOAD BALANCED AND PUSH THE LOAD THROUGH THE DESIGNATED PASSAGEWAY WITHOUT STOPPING.
7. SHOULD A WHEELBARROW NEED TO CLIMB OR DESCEND A RAMP STRUCTURE, A SECOND LABORER SHALL BE ADJACENT TO OR IN FRONT OF SAID WHEELBARROW TO ENSURE CONTROLLED SPEED WHILE DESCENDING AND TO SUPPORT AND BALANCE WHILE CLIMBING ANY RAMP STRUCTURES.
8. FULL OR HEAVY BUCKETS OF MATERIALS SHALL NOT BE HAND CARRIED THROUGH THE STRUCTURE, IN THE EVENT A HANDLE BREAKS OR A LID BECOMES DISLODGED. BUCKETS SHALL BE HAND TRANSFERRED TO A PUSH-CART AND WHEELED THROUGH THE STRUCTURE THEN UNLOADED BY HAND.
9. HOSES AND LINES SHALL BE FEE OF RESIDUE AND SHALL NOT HAVE LIQUID RESIDUE WITHIN SAID HOSE OR LINE. HOSES AND LINES SHALL HAVE BOTH OPENINGS PLUGGED AND TAPED SHUT WHILE TRANSPORTING THROUGH THE STRUCTURE.
10. IT IS RECOMMENDED THAT A BOOT-BRUSH OR BOOT SCRAPPER BE SUPPLIED AT ANY DESIGNATED ENTRY OR EXIT OF ALL DESIGNATED ROUTES TO ENSURE FOREIGN MATERIAL AND DEBRIS IS NOT TRANSFERRED INTO THE STRUCTURE.
11. TOOLBOXES, CASES, LADDERS SHALL BE WHEELED THROUGH THE STRUCTURE WITH GREAT CARE.
12. MATERIALS SHALL ONLY BE TRANSFERRED THROUGH THE STRUCTURE ONCE EACH SECTION HAS BEEN INSPECTED AND CLEANED OF ANY DEBRIS OR LOOSE RESIDUE. SHARP EDGES SHALL BE TAPED OR OTHERWISE PROTECTED. PANELS SHALL BE WHEELED OR CARRIED BY TWO LABORERS WITH A THIRD LABORER AS A SPOTTER TO ENSURE MOVEMENT THROUGH THE STRUCTURE IS SAFE AND CLEAR OF ANY WALLS OR OTHER SURFACES.
13. DAILY SWEEP AND/OR VACUUM DUST OR DEBRIS FROM DESIGNATED ROUTES DAILY.

5 INTERIOR PROTECTIVE MEASURES

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LOGANSIMPSON
51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P (480) 967-1343

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SDEV #: 2100253
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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: JM
DRAWN BY: MP

M. Wayne Colebank 21401 Landscape Architect Registered Professional ARIZONA U.S.A. EXPIRES 06/30/2023

ORIGINAL ISSUE DATE: 09.16.2022
JOB No: 195278
SHEET: **LH203**
5 OF 11
LSIS# 2106801

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GENERAL LANDSCAPE NOTES

(NOT APPROVED AS PART OF THIS PLAN)

GENERAL INFORMATION:

1. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FROM OWNER'S ACCEPTANCE DATE OF SUBSTANTIAL COMPLETION.
2. PLANT ESTABLISHMENT BY THE CONTRACTOR SHALL BE FOR 90 DAYS, BEGINNING ON DATE OF SUBSTANTIAL COMPLETION OF LANDSCAPING. MAINTENANCE SHALL CONSIST OF MAINTAINING ALL WORK INSTALLED UNDER CONTRACT AND MONITORING THE WATERING SYSTEM (INCLUDING IF INSTALLED BY OTHERS). AFTER 90 DAYS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR A SITE INSPECTION. UPON ACCEPTANCE OF PLANTS AND MAINTENANCE, THE OWNER ASSUMES MAINTENANCE RESPONSIBILITIES. PROJECT WARRANTY REMAINS IN EFFECT FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE.
3. PRIOR TO COMMENCEMENT OF ANY WORK, DETERMINE LOCATION OF ALL UNDERGROUND UTILITIES THROUGH 'BLUE STAKE' OR OTHER METHOD AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED AS A RESULT OF HIS WORK.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION WHEN NO LANDSCAPE IMPROVEMENTS ARE SHOWN ON THE PLANS. VERIFY TREATMENT WITH THE OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION.

FINISH GRADE / LANDSCAPE PREPARATION

5. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
6. CONTRACTOR SHALL INSPECT SUBGRADES PREPARED BY OTHERS PRIOR TO COMMENCING WITH CONTRACTED LANDSCAPING OR IRRIGATION ACTIVITIES. ADVISE OWNER'S REPRESENTATIVE OF DISCREPANCIES WITH DRAWINGS OR TECHNICAL SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND SUBGRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
7. ALL TEMPORARY CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED THEN WATER-SETTLED TO A DEPTH OF 12" PRIOR TO BEGINNING LANDSCAPE AND IRRIGATION WORK.
8. ALL SUBGRADE SURFACES SHALL BE RAKED OR GROOMED UNIFORMLY TO CONFORM TO THE TYPICAL SECTIONS OF PROPOSED GRADES PRIOR TO THE PLACEMENT OF INERT MATERIALS. SUBGRADE SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE OF IRREGULAR DRAINAGE INCONSISTENCIES (SUBGRADE FORM SHALL MATCH FINISH GRADE FORMS). THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. FINISH GRADES SHALL MATCH ENGINEER'S PLANS AND SPECIFICATIONS.
9. ALL VALVES, CLEAN-OUTS, METERS, AND BOXES (INCLUDING IRRIGATION) SHALL BE ADJUSTED TO FINISH GRADE AND SHALL BE INCIDENTAL TO CONSTRUCTION WORK.
10. FINISH GRADE FOR PLANTED AREAS SHALL BE PER THE DETAILS WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES.
11. FINISH GRADE IF NOT SPECIFIED ON THE PROJECT'S GRADING PLANS SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS FOR MINIMUM OF 10 FEET.

PLANTING

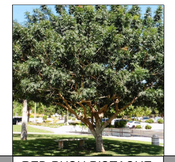
12. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERY ASSOCIATION STANDARDS UNLESS OTHERWISE NOTED. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIAL NOT MATCHING THE STANDARD FOR SIZE, HEALTH, AND FORM.
13. DO NOT MAKE SUBSTITUTIONS; IF SPECIFIED LANDSCAPE MATERIAL IS NON-OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SUPPLIERS TO OWNER'S REPRESENTATIVE, TOGETHER WITH A PROPOSAL FOR SUBSTITUTION OF EQUIVALENT MATERIAL FOR ACCEPTANCE.
14. LAYOUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE OWNER'S REPRESENTATIVE ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.
15. PLANT QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
16. ALL PLANT MATERIALS SHALL HAVE A MINIMUM SETBACK FROM EDGE OF CURBS, WALKS, WALLS, PADS, ETC. AS FOLLOWS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE AS FOLLOWS:
    - TREES 5 FOOT MINIMUM SETBACK
    - SHRUBS 3 FOOT MINIMUM SETBACK
    - GROUNDCOVER AN 18 INCH MINIMUM SETBACK
17. EXCAVATE PLANTING PITS, AS SHOWN ON THE DRAWINGS AND SCHEDULES. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL CREATE A DRAINAGE CHIMNEY WHEN AUTHORIZED. IF PLANT PIT DOES NOT DRAIN WITHIN 24 HOURS, THEN DRILL ONE (1) 6" DIAMETER X 24" DEEP HOLE AT EDGE OF EXCAVATED PIT. RE-TEST PERCOLATION PER SPECIFICATIONS, CERTIFY PERCOLATION AND FILL HOLE WITH PEA GRAVEL. COORDINATE LOCATION WITH TREE STAKES.
18. IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES, SHRUBS, OR PLANTS NOTIFY OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE DETERMINED, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF OWNER'S REPRESENTATIVE.
19. ALL PLANT BACKFILL MIXES SHALL BE AMENDED AS DESCRIBED ON THE LANDSCAPE DRAWING DETAILS, UNLESS SUPERCEDED BY SPECIFIC SOIL TESTING AND OR LANDSCAPE SPECIFICATIONS. BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE TO OBTAIN COMPACTION. NO TRANSPLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCULENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM PLANT.
20. ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THREE STEMS/BRANCHES.
21. PLANT BACKFILL MIX SHALL CONFORM TO LANDSCAPE DETAIL NOTES, UNLESS OTHERWISE SPECIFIED.
22. FERTILIZER TABLETS SHALL BE AGRIFORM (21 GRAM 20-10-5) OR EQUAL. QUANTITY OF TABLETS SHALL BE PLACED ½ THE DEPTH OF THE ROOTBALL AT THE FOLLOWING RATE:
    - 1 TABLET PER 1 GALLON CONTAINER
    - 2 TABLETS PER 5 GALLON CONTAINER
    - 3 TABLETS PER 15 GALLON CONTAINER
    - 4 TABLETS PER 24" BOX (PALM) AND 25 GALLON
    - 6 TABLETS PER TREE (2.0"-3.0")
    - AT A RATE OF 1 TABLET PER EACH ADDITIONAL 6" BOX SIZE.

    WHEN MULTIPLE QUANTITIES OF TABLETS ARE REQUIRED THEY SHALL BE EQUALLY SPACED AT THE SPECIFIED DEPTH.

PLANT & MATERIALS PALETTE

TREES


MULGA


RED PUSH PISTACHE


HERITAGE LIVE OAK

PALMS


MEDITERRANEAN FAN PALM


ROBELLINI PALM


PINEAPPLE PALM

ACCENTS


CARIBBEAN AGAVE


FOXTAIL AGAVE


MEDICINAL ALOE


GOLDEN BARREL CACTUS


RED YUCCA


BLUE MYRTLE


MEXICAN FENCE POST


MOTHER-IN-LAW TONGUE

SHRUBS/VINES


BLUE HIBISCUS


NATAL PLUM


BUSH MORNING GLORY


CREEPING FIG


LILAC VINE

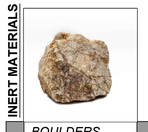

GREEN CLOUD TEXAS SAGE

GROUNDCOVERS


PURPLE HEART PLANT

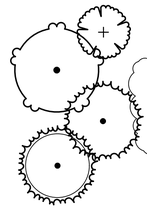

SUMMER SNOW RAIN LILY

INERT MATERIALS


BOULDERS


DECOMPOSED GRANITE (D.G.)

LANDSCAPE SCHEDULE



TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	16	ACACIA ANEURA	MULGA	2.0" CALIPER SINGLE-TRUNK
	11	PISTACIA HYBRID `RED PUSH`	RED PUSH PISTACHE	3.0" CALIPER SINGLE-TRUNK
	10	QUERCUS FUSIFORMIS 'HERITAGE'	HERITAGE LIVE OAK	3.0" CALIPER SINGLE-TRUNK
	4	QUERCUS FUSIFORMIS 'HERITAGE'	HERITAGE LIVE OAK	2.0" CALIPER SINGLE-TRUNK

PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	3	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX (MULTI-TRUNK)
	3	PHOENX CANARIENSIS	PINEAPPLE PALM	25 GAL
	31	PHOENIX ROEBELENII	ROBELLINI PALM	15 GAL

ACCENTS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	11	AGAVE ANGUSTIFOLIA	CARIBBEAN AGAVE	15 GAL
	4	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL
	112	ALOE VERA "YELLOW FLOWERING"	MEDICINAL ALOE	5 GAL
	57	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	10" DIA
	57	HESPERALOE PARVIFLORA DESERT FLAMENCO	DESERT FLAMENCO RED YUCCA	5 GAL
	1	MYRTILLOCACTUS GEOMETRIZANS	BLUE MYRTLE	25 GAL
	21	PACHYCEREUS MARGINATUS	MEXICAN FENCE POST	15 GAL
	18	SANSEVIERIA ZEYLANICA	MOTHER-IN-LAW TONGUE	15 GAL

SHRUBS/VINES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	7	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL
	79	CARISSA MACROCARPA	NATAL PLUM	5 GAL
	80	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	5 GAL
	13	FICUS PUMILA	CREEPING FIG	5 GAL
	20	HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL
	72	LEUCOPHYLLUM FRUTESCENS `GREEN CLOUD`	GREEN CLOUD TEXAS SAGE	5 GAL

GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	10	TRADESCANTIA PALLIDA	PURPLE HEART	5 GAL
	16	ZEPHYRANTHES X `SUMMER SNOW`	SUMMER SNOW RAIN LILY	5 GAL

INERT MATERIAL	QTY	DESCRIPTION	COLOR	SIZE
	21	MEDIUM SIZE BOULDER	SANTA FE GOLD	2 TON (3` X 4` X 3`)
	21	SMALL SIZE BOULDER	SANTA FE GOLD	1-TON (1` X 2` X 1`)
(D.G.)	13,965 SF	DECOMPOSED GRANITE	SANTA FE GOLD	1/2" SCREENED 2" DEEP MIN.
	1,960 SF	SYNTHETIC TURF		

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LANDSCAPE NOTES AND SCHEDULE

DESIGN DEVELOPMENT

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: JM
DRAWN BY: MP



ORIGINAL ISSUE DATE: 09.16.2022
JOB No: 195278
SHEET: LL001
6 OF 11

LSIS# 2106801

LSPL#: 2208063
KIVA #: 21-2416
SDEV #: 2100253
PAPP #: 2104061
Q.S.: 12-28
PRLM #: 2200389

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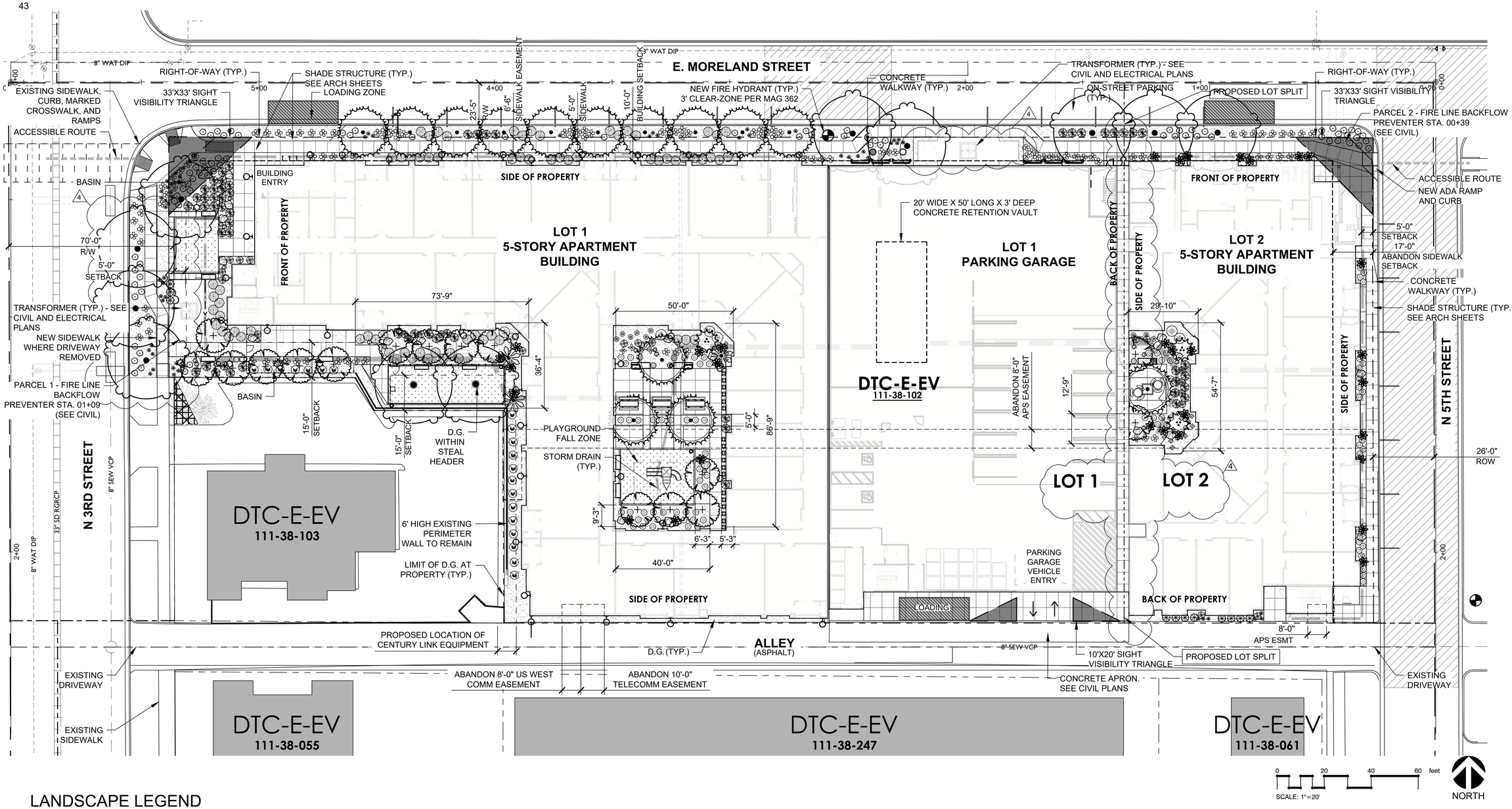


LANDSCAPE LEGEND

TREES	COMMON NAME
	MULGA
	RED PUSH PISTACHE
	HERITAGE LIVE OAK
	HERITAGE LIVE OAK

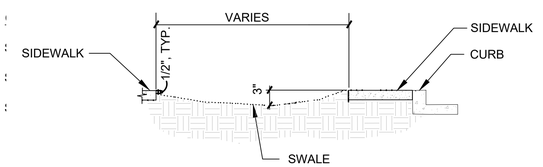
PALMS	COMMON NAME
	MEDITERRANEAN FAN PALM
	PINEAPPLE PALM
	ROBELLINI PALM

ACCENTS	COMMON NAME
	CARIBBEAN AGAVE
	FOXTAIL AGAVE
	MEDICINAL ALOE
	GOLDEN BARREL CACTUS
	DESERT FLAMENCO RED YUCCA
	BLUE MYRTLE
	MEXICAN FENCE POST
	MOTHER-IN-LAW TONGUE

SHRUBS/VINES	COMMON NAME
	BLUE HIBISCUS
	NATAL PLUM
	BUSH MORNING GLORY
	CREEPING FIG
	LILAC VINE
	GREEN CLOUD TEXAS SAGE

GROUNDCOVERS	COMMON NAME
	PURPLE HEART
	SUMMER SNOW RAIN LILY

INERT MATERIAL	DESCRIPTION
	MEDIUM SIZE BOULDER
	SMALL SIZE BOULDER
(D.G.)	DECOMPOSED GRANITE
	SYNTHETIC TURF



1 PLANTING SWALE IN R.O.W.
SCALE: N.T.S.

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LANDSCAPE PLAN

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MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: JM
DRAWN BY: MP

M. Wayne Colebank, 21401, Registered Landscape Architect, Arizona U.S.A., Expires 06/30/2023

ORIGINAL ISSUE DATE: 09.16.2022
JOB No: 195278
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7 OF 11
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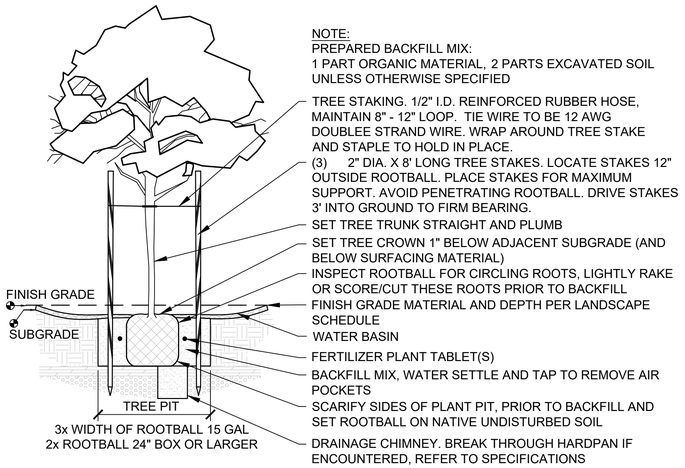
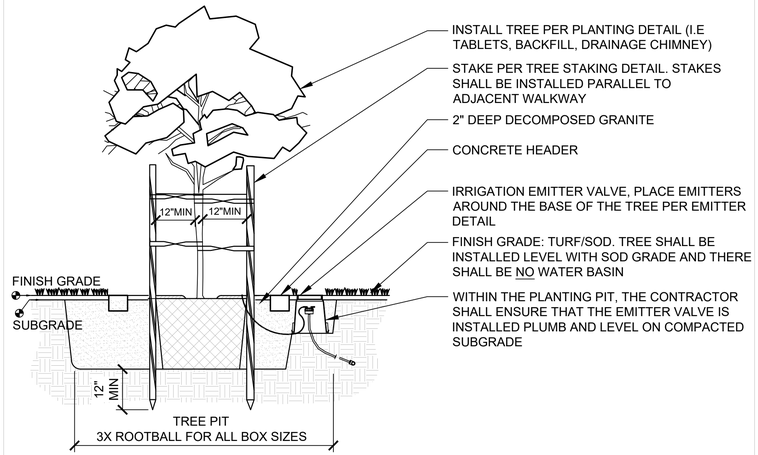


NOTE:
PREPARED BACKFILL MIX:
1 PART ORGANIC MATERIAL, 2 PARTS EXCAVATED SOIL UNLESS OTHERWISE SPECIFIED

- TREE STAKING. 1/2" I.D. REINFORCED RUBBER HOSE, MAINTAIN 8" - 12" LOOP. TIE WIRE TO BE 12 AWG DOUBLEE STRAND WIRE. WRAP AROUND TREE STAKE AND STAPLE TO HOLD IN PLACE.
- (3) 2" DIA. X 8' LONG TREE STAKES. LOCATE STAKES 12" OUTSIDE ROOTBALL. PLACE STAKES FOR MAXIMUM SUPPORT. AVOID PENETRATING ROOTBALL. DRIVE STAKES 3' INTO GROUND TO FIRM BEARING.
- SET TREE TRUNK STRAIGHT AND PLUMB
- SET TREE CROWN 1" BELOW ADJACENT SUBGRADE (AND BELOW SURFACING MATERIAL)
- INSPECT ROOTBALL FOR CIRCLING ROOTS, LIGHTLY RAKE OR SCORE/CUT THESE ROOTS PRIOR TO BACKFILL
- FINISH GRADE MATERIAL AND DEPTH PER LANDSCAPE SCHEDULE
- WATER BASIN
- FERTILIZER PLANT TABLET(S)
- BACKFILL MIX, WATER SETTLE AND TAP TO REMOVE AIR POCKETS
- SCARIFY SIDES OF PLANT PIT, PRIOR TO BACKFILL AND SET ROOTBALL ON NATIVE UNDISTURBED SOIL
- DRAINAGE CHIMNEY. BREAK THROUGH HARDPAN IF ENCOUNTERED, REFER TO SPECIFICATIONS

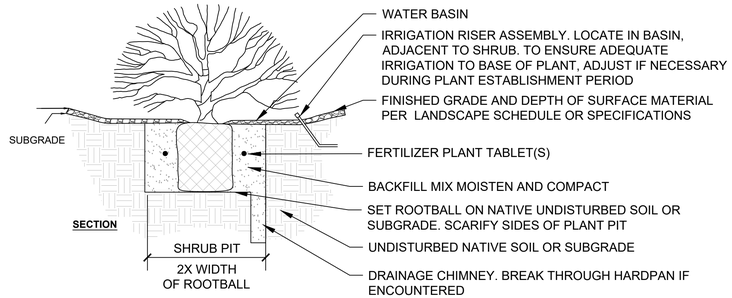
1 TREE PLANTING AND TREE STAKING
N.T.S.



- INSTALL TREE PER PLANTING DETAIL (I.E TABLETS, BACKFILL, DRAINAGE CHIMNEY)
- STAKE PER TREE STAKING DETAIL. STAKES SHALL BE INSTALLED PARALLEL TO ADJACENT WALKWAY
- 2" DEEP DECOMPOSED GRANITE
- CONCRETE HEADER
- IRRIGATION EMITTER VALVE, PLACE EMITTERS AROUND THE BASE OF THE TREE PER EMITTER DETAIL
- FINISH GRADE: TURF/SOD. TREE SHALL BE INSTALLED LEVEL WITH SOD GRADE AND THERE SHALL BE NO WATER BASIN
- WITHIN THE PLANTING PIT, THE CONTRACTOR SHALL ENSURE THAT THE EMITTER VALVE IS INSTALLED PLUMB AND LEVEL ON COMPACTED SUBGRADE

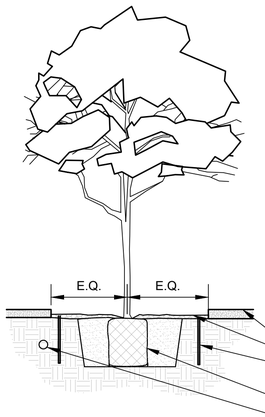
2 TREE PLANTING IN SYNTHETIC TURF
N.T.S.

NOTE:
BACKFILL MIX: 1 PART ORGANIC MATERIAL, 2 PARTS EXCAVATED SOIL UNLESS OTHERWISE SPECIFIED

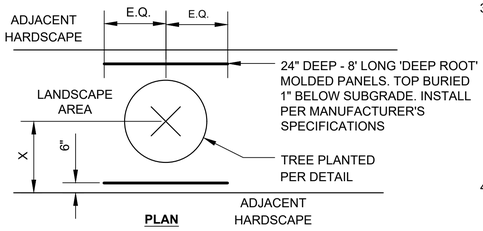


- WATER BASIN
- IRRIGATION RISER ASSEMBLY. LOCATE IN BASIN, ADJACENT TO SHRUB. TO ENSURE ADEQUATE IRRIGATION TO BASE OF PLANT, ADJUST IF NECESSARY DURING PLANT ESTABLISHMENT PERIOD
- FINISHED GRADE AND DEPTH OF SURFACE MATERIAL PER LANDSCAPE SCHEDULE OR SPECIFICATIONS
- FERTILIZER PLANT TABLET(S)
- BACKFILL MIX MOISTEN AND COMPACT
- SET ROOTBALL ON NATIVE UNDISTURBED SOIL OR SUBGRADE. SCARIFY SIDES OF PLANT PIT
- UNDISTURBED NATIVE SOIL OR SUBGRADE
- DRAINAGE CHIMNEY. BREAK THROUGH HARDPAN IF ENCOUNTERED

3 SHRUB/GROUNDCOVER PLANTING
N.T.S.



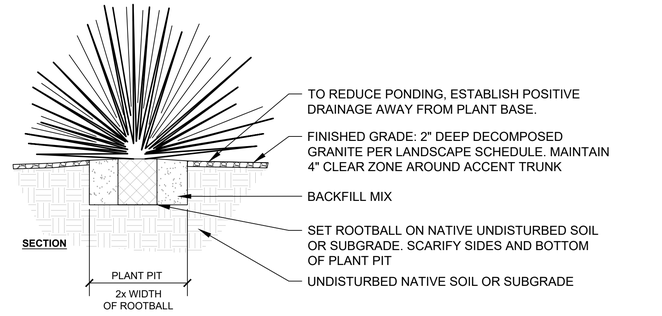
MANUFACTURER: DEEP ROOT
MODEL #: UB-24-2
(OR APPROVED EQUAL)
SIZE: 24" DEEP x 24" WIDE



- ADJACENT HARDSCAPE (CURB, WALL, CONCRETE WALL, ETC.)
- FINISH GRADE
- 24" DEEP - 8' LONG 'DEEP ROOT' MOLDED PANELS. TOP BURIED 1" BELOW SUB GRADE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- SEE STANDARD TREE PLANTING DETAIL AND GENERAL NOTES.
- ADJACENT UNDERGROUND UTILITIES TO BE PROTECTED

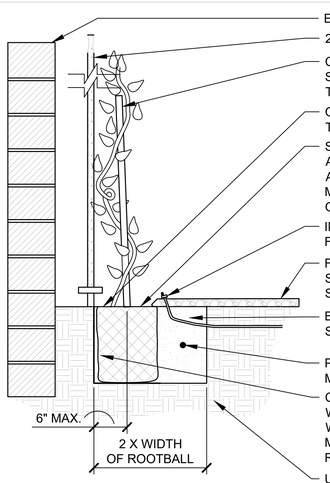
4 ROOT BARRIER
N.T.S.

NOTES:
1. ALL TREES PLANTED WITHIN 48" OF WET/DRY UTILITIES SHALL BE INSTALLED WITH ROOT BARRIER
   X = 5' MIN. TREE SETBACK PER LANDSCAPE NOTES
2. CONTRACTOR SHALL LEAVE THE TOP EDGE OF AT LEAST ONE ROOT BARRIER PER TREE EXPOSED FOR INSPECTION AND VERIFICATION.
3. FOR INSTALLATION ALONG LINEAR APPLICATIONS OF HARDSCAPE:
   - ASSEMBLE THE APPROPRIATE NUMBER OF ROOT BARRIER PANELS ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND ASSOCIATED DETAILS
   - TRENCH IMMEDIATELY ADJACENT TO HARDSCAPE TO THE APPROPRIATE DEPTH FOR INSTALLATION OF SPECIFIED ROOT BARRIER SO THAT TOP OF BARRIER IS 1/2" - 1" ABOVE FINISH SOIL GRADE
   - PLACE ROOT BARRIER IN TRENCH, VERTICAL RIBS FACING TOWARD PLANTING AREA AND TREE ROOTS.
   - WHERE POSSIBLE, USE HARDSCAPE AS A GUIDE FOR ROOT BARRIER ALIGNMENT
   - BACKFILL ADJACENT PLANTING SOIL AGAINST THE ROOT BARRIER TO PROMOTE CLEAN FIT TO HARDSCAPE. FILL TO FINISH GRADE PER PROJECT SPECIFICATIONS.
4. FOR INSTALLATION WITHIN INDIVIDUAL TREE OPENINGS OR PLANTERS THAT REQUIRE ROOT BARRIER PROTECTION ALONG ALL SIDES OF HARDSCAPES:
   - ASSEMBLE THE APPROPRIATE NUMBER OF ROOT BARRIER PANELS ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND ASSOCIATED DETAILS
   - TRENCH IMMEDIATELY ADJACENTENT TO HARDSCAPE TO THE APPROPRIATE DEPTH FOR INSTALLATION OF SPECIFIED ROOT BARRIER SO THAT TOP OF BARRIER IS 1/2" - 1" ABOVE FINISH SOIL GRADE.
   - PLACE ROOT BARRIER IN TRENCH, VERTICAL RIBS FACING TOWARD PLANTING AREA AND TREE ROOTS
   - WHERE POSSIBLE, USE HARDSCAPE AS A GUIDE FOR ROOT BARRIER ALIGNMENT
   - BACKFILL ADJACENT PLANTING SOIL AGAINST THE ROOT BARRIER TO PROMOTE CLEAN FIT TO HARDSCAPE. FILL TO FINISH GRADE PER PROJECT SPECIFICATIONS
   - DISTRIBUTE SOIL EVENLY TO MAINTAIN THE SHAPE OF THE ROOT BARRIER AND COMPACT PER PROJECT SPECIFICATIONS



- TO REDUCE PONDING, ESTABLISH POSITIVE DRAINAGE AWAY FROM PLANT BASE.
- FINISHED GRADE: 2" DEEP DECOMPOSED GRANITE PER LANDSCAPE SCHEDULE. MAINTAIN 4" CLEAR ZONE AROUND ACCENT TRUNK
- BACKFILL MIX
- SET ROOTBALL ON NATIVE UNDISTURBED SOIL OR SUBGRADE. SCARIFY SIDES AND BOTTOM OF PLANT PIT
- UNDISTURBED NATIVE SOIL OR SUBGRADE

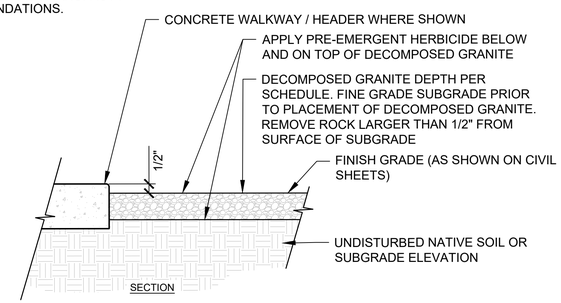
5 ACCENT PLANTING
N.T.S.



- 20' TRELLIS / SCREEN - SEE ARCH. PLANS
- CONTRACTOR SHALL LEAN NURSERY STAKE AND ESPALIER TOWARD TELLIS OR WALL
- OFFSET VINE ROOTBALL FROM TRELLIS / WALL FOOTINGS
- SET ROOTBALL TIGHT TO TRELLIS / SCREEN. AVOID/COORDINATE WITH LANDSCAPE ARCHITECT ANY PLANTING CONFLICTS THAT MAY ARISE DUE TO FENCING/FOOTING OBSTRUCTIONS
- INSTALL PLANT IRRIGATION, 4" MAX FROM ROOTBALL
- FINISH GRADE AND DEPTH OF SURFACE MATERIAL PER LANDSCAPE SCHEDULE
- BACKFILL MIX AS SPECIFIED FOR SHRUBS, MOISTEN AND COMPACT
- PLANT TABLET(S) PER BACKFILL MIX/TABLET SCHEDULE
- CONTRACTOR SHALL INSTALL A 3'-0" WIDE WATER PROOF MAT BETWEEN WALL AND FOOTING; ATTACH PER MANUFACTURER'S RECOMMENDATIONS
- UNDISTURBED NATIVE SOIL OR SUBGRADE

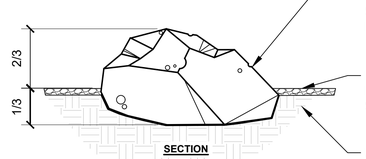
6 VINE PLANTING
N.T.S.

NOTES:
1. FINISH GRADE SHALL BE RAKED SMOOTH WITH NO CONTAMINATES OF CONSTRUCTION AND/OR UNDULATION CREATED BY CONSTRUCTION.
2. APPLY PRE-EMERGENT HERBICIDE AFTER INSTALLATION AND ONE WEEK PRIOR TO FINAL COMPLETION DURING THE 90-DAY MAINTENANCE PERIOD OF DECOMPOSED GRANITE. EACH APPLICATION OF PRE-EMERGENT HERBICIDE SHALL BE WATERED PER MANUFACTURER'S RECOMMENDATIONS.
3. WATER AND SETTLE DECOMPOSED GRANITE POST INSTALLATION AND LEVELING.
4. ENSURE DECOMPOSED GRANITE CREATES LEVEL AND SMOOTH CONNECTIONS AT STRUCTURES, WALLS, BUILDINGS AND OTHER SITE FEATURES.



7 DECOMPOSED GRANITE (D.G.)
N.T.S.

NOTES:
1. LOCATE BOULDERS PER APPROVED PLANS.
2. BOULDERS ARE NOT ALLOWED WITHIN CITY OF PHOENIX RIGHT-OF-WAY.
3. HEAVILY SCARRED MATERIAL WILL BE REJECTED.
4. DO NOT PLACE BOULDERS WITHIN 1'-0" OF A DESIGNATED PEDESTRIAN PATH OR SIDEWALK.



- BOULDER, OPTIMIZE AESTHETIC APPEARANCE, PLACE BOULDER APPROXIMATELY 1/3 DEPTH BELOW GRADE AND 2/3 ABOVE GRADE. TRANSPORT AND PLACE IN SUCH A WAY THAT THERE IS NO SCARRING. REFER TO LANDSCAPE SCHEDULE, NOTES, AND SPECIFICATIONS
- FINISHED GRADE AND DEPTH OF SURFACE MATERIAL PER LANDSCAPE SCHEDULE OR SPECIFICATIONS
- UNDISTURBED NATIVE SOIL OR COMPACTED SUBGRADE

8 BOULDER
N.T.S.

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DRAWN BY: MP

M. WAYNE COLEBANK 21401 REGISTERED LANDSCAPE ARCHITECT ARIZONA U.S.A. EXPIRES 06/30/2023

ORIGINAL ISSUE DATE: 09.16.2022

JOB No: 195278

SHEET: LL201

8 OF 11

LSIS# 2106801

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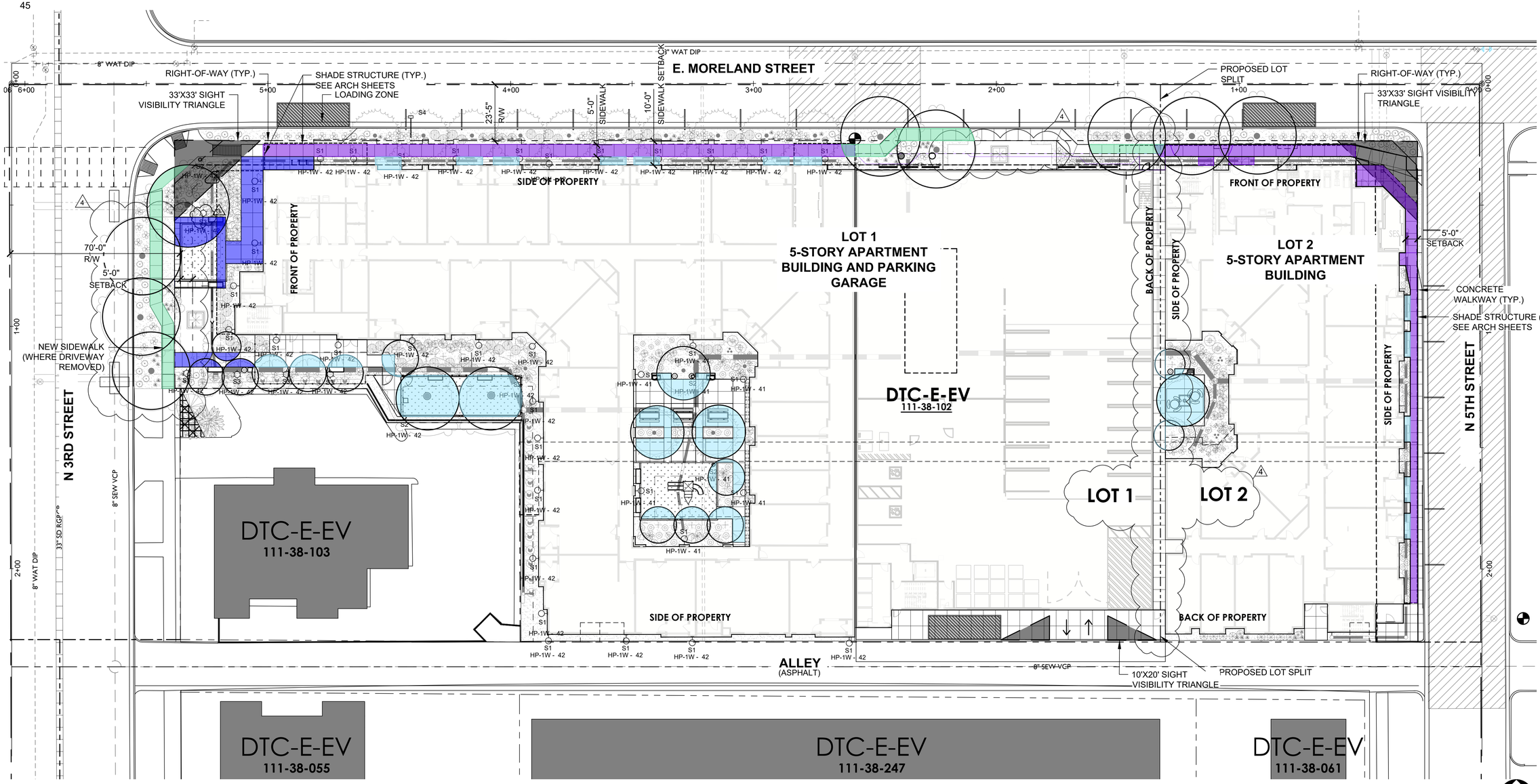


LEGEND

- PUBLIC SIDEWALK SHADED BY TREES
- PUBLIC SIDEWALK SHADED BY BUILDING
- PUBLIC OPEN SPACE SHADED AREAS
- PRIVATE OPEN SPACE SHADED AREAS

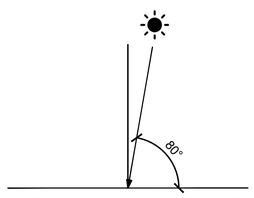
SHADE EXIBIT

SHADE REQUIREMENTS
SECTION 1207. GENERAL STANDARDS AND GUIDELINES.
E. SHADE STANDARDS.

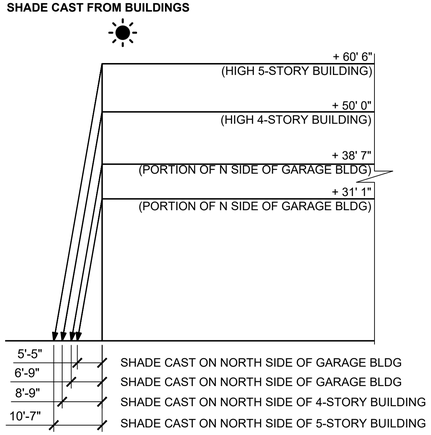
1. ALL BUILDINGS OVER 5,000 SQUARE FEET SHALL PROVIDE THE FOLLOWING:
   a. A MINIMUM OF 75 PERCENT OF PUBLIC SIDEWALKS SHALL BE SHADED.
   b. A MINIMUM OF 50 PERCENT OF ALL ACCESSIBLE PUBLIC AND PRIVATE OPEN SPACE AREAS SHALL BE SHADED, OF WHICH 50 PERCENT OF THE SHADE SHALL BE PROVIDED BY TREES OR TRELLISED VINES.
   c. SHADE CALCULATIONS SHALL BE BASED ON THE SUMMER SOLSTICE AT 12:00 P.M.
   d. SHADE CAST FROM A BUILDING SHALL COUNT TOWARDS SHADE CALCULATIONS.

CALCULATIONS

SUMMER SOLSTICE	
TIME OF YEAR:	JUNE 22ND
SUBSOLAR POINT:	23.5 N
PHOENIX LATITUDE:	33.4 N
ZENITH ANGLE:	LATITUDE - SUBSOLAR POINT 33.4 - 23.5 = 9.9
NOON SUN ANGLE:	90 - ZENITH ANGLE 90 - 9.9 = **80.1**



SHADE CAST FROM BUILDINGS



SHADE REQUIREMENTS

1. A MINIMUM OF 75 PERCENT OF PUBLIC SIDEWALKS SHALL BE SHADED.

LOT 1		**LOT 2**	
PUBLIC SIDEWALK AREA:	2,910.35 SF	PUBLIC SIDEWALK AREA:	1,682.29 SF
SHADE REQUIRED :	2,182.76 SF (75%)	SHADE REQUIRED:	1,261.71 SF (75%)
SHADE PROVIDED:	2,354.67 SF (81%)	SHADE PROVIDED:	1,458.36 (87%)

TOTAL:	
PUBLIC SIDEWALK AREA:	4,592.64 SF
SHADE REQUIRED:	3,444.48 SF (75%)
SHADE PROVIDED:	3,813.03 SF (83%)

2. A MINIMUM OF 50 PERCENT OF ALL ACCESSIBLE PUBLIC AND PRIVATE OPEN SPACE AREAS SHALL BE SHADED, OF WHICH 50 PERCENT OF THE SHADE SHALL BE PROVIDED BY TREES OR TRELLISED VINES.

LOT 1		**LOT 2**	
OPEN SPACE AREA:	5,823.41 SF	OPEN SPACE AREA:	782.52 SF
SHADE REQUIRED:	2,794.66 SF (50%)	SHADE REQUIRED:	391.26 SF (50%)
SHADE PROVIDED:	3,327.06 SF (57.13%)	SHADE PROVIDED:	506.09 SF (64.71%)

TOTAL:	
OPEN SPACE AREA:	6,605.93 SF
SHADE REQUIRED:	3,302.96 SF (50%)
SHADE PROVIDED:	3,833.15 SF (58.02%)

0 20 40 60 feet
SCALE: 1"=20'

NORTH

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SHADE STUDY

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REVIEWED BY: JM
DRAWN BY: MP

M. WAYNE COLEBANK 21401 Registered Landscape Architect ARIZONA U.S.A. Expires 06/30/2023

ORIGINAL ISSUE DATE: 09.16.2022
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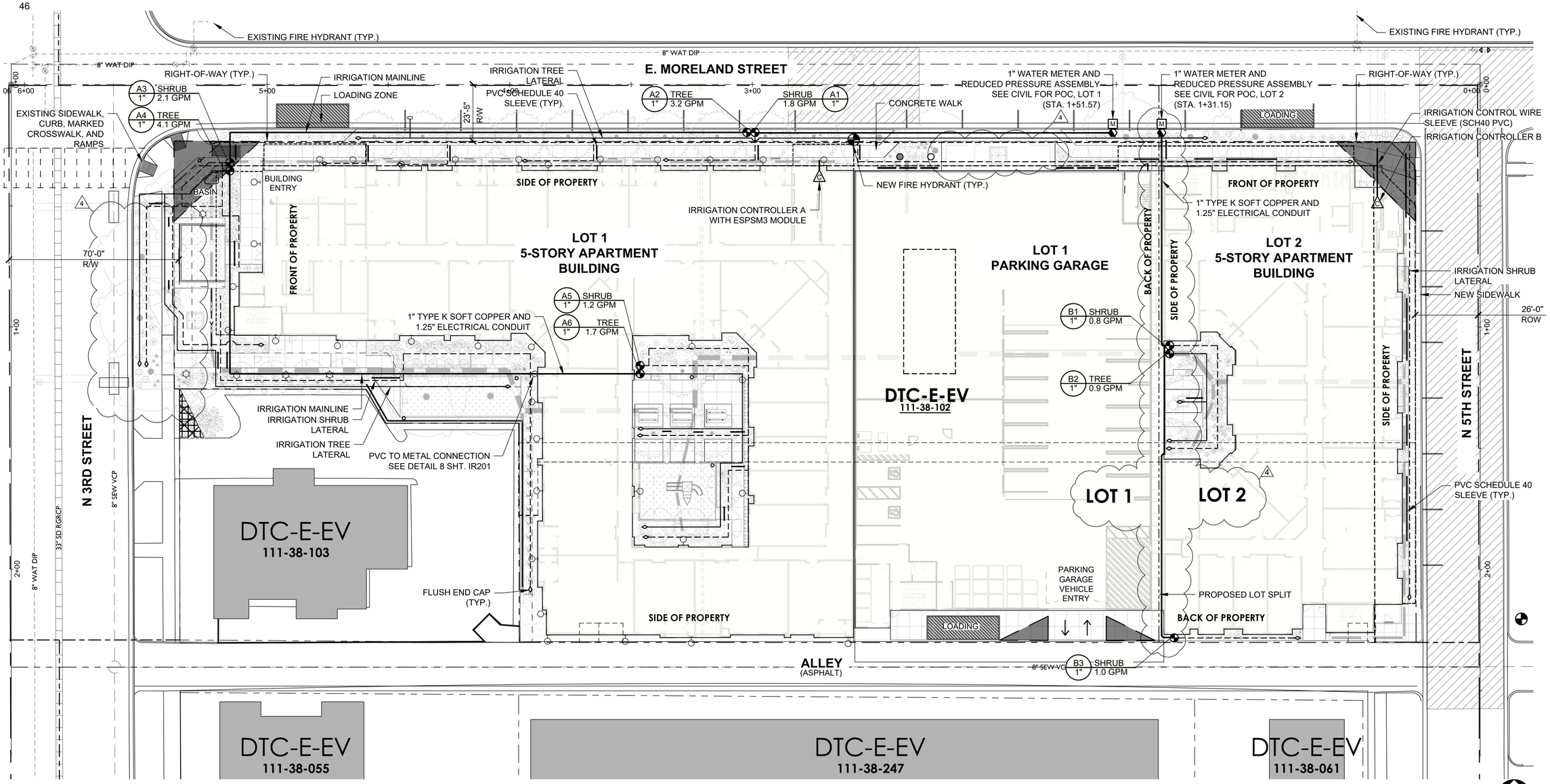


IRRIGATION LEGEND

SYMBOL	BRAND	MODEL	DESCRIPTION
M			WATER METER (BY CITY)
C	RAIN BIRD	ESP4ME W/ LNKWIFI & WR2	4 STA. IRRIGATION CONTROLLER WITH WIFI MODULE & WR2
	FEBCO	825YA	1" REDUCED PRESSURE ASSEMBLY
	RAIN BIRD	PEB PRF-075-RBY	REMOTE CONTROL VALVE AND PRESSURE REGULATING FILTER
N/S	RAIN BIRD	XB-05-6	MULTI OUTLET EMITTER (0.5 GPH)
N/S	RAIN BIRD	XB-10-6	MULTI OUTLET EMITTER (1.0 GPH)
N/S	RAIN BIRD	XB-20-6	MULTI OUTLET EMITTER (2.0 GPH)
	SPEARS	2621-007	FLUSH CAP

¾" SCHEDULE 40 PVC PIPE LATERAL (TREE)

¾" SCHEDULE 40 PVC PIPE LATERAL (SHRUB)

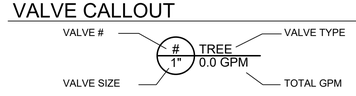
1" SCHEDULE 40 PVC MAINLINE

4" SCHEDULE 40 PVC SLEEVE

IRRIGATION SLEEVES

1. INSTALLATION OF SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF WORK.
2. ANY ADDITIONAL SLEEVES NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.
3. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES, UNDER ALL PAVED SURFACES, WALL FOOTINGS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
4. ALL SLEEVES SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
5. USE SCHEDULE 40 PIPE, 2 TIMES THE DIAMETER OF THE PIPE(S) BEING SLEEVED, MINIMUM 2".
6. CONTROL WIRES INSTALLED THROUGH IRRIGATION SLEEVES SHALL BE ENCASED IN A PVC ELECTRICAL CONDUIT SIZED TO CONTAIN THE REQUIRED NUMBER OF CONDUCTORS. WIRE SLEEVES CROSSING STREET PAVING SHALL HAVE A 10" PULL BOX AT EACH END.

VALVE CALLOUT



EMITTER SCHEDULE

COMMON NAME	FLOW PER OUTLET	MANIFOLD OUTET	OPEN OUTLETS	GPH PER PLANT
TREES				
MULGA	2.0 GPH	MULTI-OUTLET	6	12.0
PISTACHE	2.0 GPH	MULTI-OUTLET	6	12.0
OAK	2.0 GPH	MULTI-OUTLET	6	12.0
FAN PALM	2.0 GPH	MULTI-OUTLET	4	8.0
PINEAPPLE PALM	2.0 GPH	MULTI-OUTLET	4	8.0
SHRUBS / VINES				
HIBISCUC	0.5 GPH	MULTI-OUTLET	2	1.0
NATAL PLUM	0.5 GPH	MULTI-OUTLET	2	1.0
BUSH MORNING GLORY	0.5 GPH	MULTI-OUTLET	2	1.0
EUONYMUS	0.5 GPH	MULTI-OUTLET	2	1.0
LILAC VINE	0.5 GPH	MULTI-OUTLET	2	1.0
CREEPING FIG	0.5 GPH	MULTI-OUTLET	2	1.0
SAGE	0.5 GPH	MULTI-OUTLET	2	1.0
ACCENTS/GROUNDCOVER				
AGAVE	0.5 GPH	MULTI-OUTLET	1	0.5
ALOE	0.5 GPH	MULTI-OUTLET	1	0.5
BARREL CACTUS	0.5 GPH	MULTI-OUTLET	1	0.5
MORROCAN MOUND	0.5 GPH	MULTI-OUTLET	2	1.0
YUCCA	0.5 GPH	MULTI-OUTLET	1	0.5
BLUE MYRTLE	0.5 GPH	MULTI-OUTLET	2	1.0
MEXICAN FENCE POST	0.5 GPH	MULTI-OUTLET	1	0.5
MOTHER-IN-LAW TONGUE	0.5 GPH	MULTI-OUTLET	1	0.5
SAGO PALM	0.5 GPH	MULTI-OUTLET	2	1.0
PURPLE HEART PLANT	0.5 GPH	MULTI-OUTLET	2	1.0
SUMMER SNOW RAIN LILY	0.5 GPH	MULTI-OUTLET	2	1.0

EMITTER NOTES

1. REFER TO EMITTER DETAILS FOR EMITTER SPECIFICATIONS AND LAYOUT
2. ADJUST IRRIGATION OPERATING TIMES TO ACCOMMODATE PLANT MATURITY, SOIL TYPE, PLANT EXPOSURE AND SEASONAL REQUIREMENTS.

IRRIGATION APPROACH

ALL NEW LANDSCAPE AND EXISTING PALMS TREES PROTECTED-IN-PLACE SHALL BE CONNECTED TO A DRIP IRRIGATION SYSTEM. THE NEW IRRIGATION SYSTEM SHALL BE CONNECTED TO A POTABLE 1" WATER METER LOCATED WITHIN THE STREET RIGHT-OF-WAY. THE 1" WATER METER WILL FEED REMOTE CONTROL VALVES THAT ARE WIRED TO AN AUTOMATIC CONTROL LOCATED ON THE BUILDING. WE ANTICIPATED THERE WILL BE TWO SEPARATE IRRIGATION SYSTEM BASED ON THE PHASED SPLIT APPROACH TO THE OVERALL PROJECT. EACH SYSTEM WILL HAVE ITS OWN 1" METER AND BACKFLOW PREVENTER THAT IS CONNECTED TO EACH SYSTEM'S CONTROLLER.

IRRIGATION VALVES

VALVE No.	TYPE	LOCATION	LOT	RAIN BIRD - XB MULTI GALLONS/MINUTE	
A1	SHRUB	NORTHSIDE, CENTER	1	1.80	
A2	TREE	NORTHSIDE, CENTER	1	3.20	
A3	SHRUB	NWC OF BLDG	1	2.10	
A4	TREE	NWC OF BLDG	1	4.10	
A5	SHRUB	INTERIOR COURTYARD	1	1.20	
A6	TREE	INTERIOR COURTYARD	1	1.70	LOT 1 MAX GPM: 14.1
B1	SHRUB	INTERIOR COURTYARD	2	0.80	
B2	TREE	INTERIOR COURTYARD	2	0.90	
B3	SHRUB	SEC OF SITE	2	1.00	LOT 2 MAX GPM: 2.70
			MAX GPM:	16.80	

'A' SERIES - LOT 1
'B' SERIES - LOT 2

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
PHOENIX, AZ 85004
IRRIGATION PLAN

DESIGN DEVELOPMENT

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: JM
DRAWN BY: MP

M. WAYNE COLEBANK 21401 REGISTERED LANDSCAPE ARCHITECT ARIZONA U.S.A. Expires 06/30/2023

ORIGINAL ISSUE DATE: 09.16.2022

JOB No: 195278

SHEET: **IR101**

10 OF 11

LSIS# 2106801

LSPL#: 2208063
KIVA #: 21-2416
SDEV #: 2100253
PAPP #: 2104061
Q.S.: 12-28
PRLM #: 2200389

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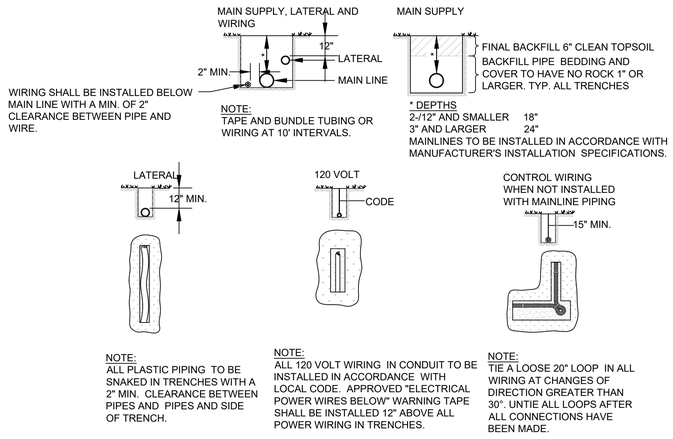
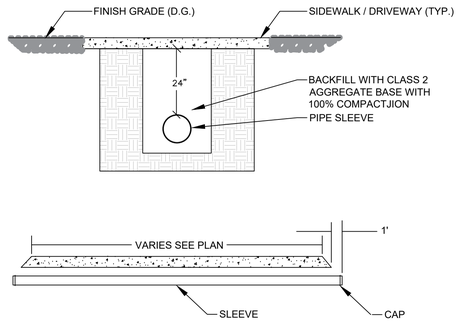
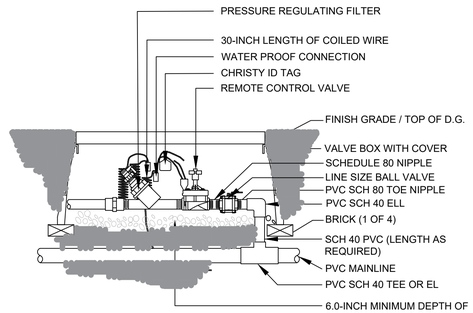


1 TYPICAL TRENCHING
SCALE: N.T.S.

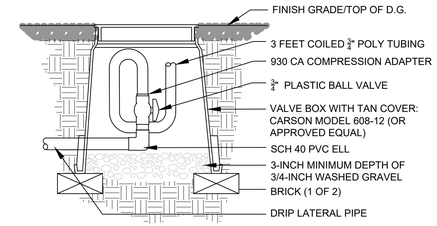


NOTE:
1. BEDDING AND BACKFILL MATERIAL SHALL BE CLASS 2 AGGREGATE BASE.
2. MATERIALS USED FOR CAPS OR PLUGS SHALL BE AS RECOMMENDED BY THE PIPE SUPPLIER AND APPROVED BY THE ENGINEER.
3. SLEEVE LOCATION SHALL BE MARKED IN THE SIDEWALK / DRIVEWAY.
4. SLEEVES SHALL BE INSTALLED PARALLEL TO THE SIDEWALK / DRIVEWAY SUBGRADE.

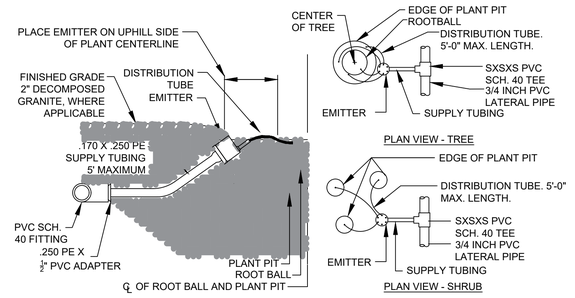
2 IRRIGATION SLEEVE
SCALE: N.T.S.



3 DRIP REMOTE CONTROL VALVE ASSEMBLY
SCALE: N.T.S.

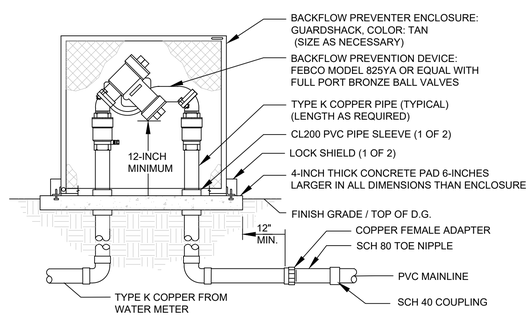


4 FLUSH CAP ASSEMBLY
SCALE: N.T.S.



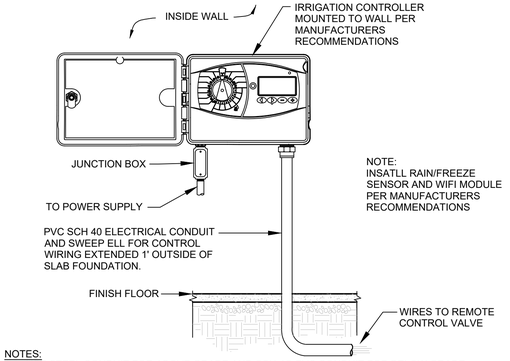
NOTES:
1. EMISSION POINTS SHALL BE LOCATED UPHILL OF PLANT CENTERLINE AND SHALL DELIVER WATER DIRECTLY TO ROOT BALL (TYP.)
2. AT LEAST ONE EMITTER TUBE OUTLET SHALL BE LOCATED DIRECTLY OVER ROOT BALL.
3. EMITTER TUBE OUTLET FOR CACTI ACCENTS SHALL NOT BE PLACED DIRECTLY ON ROOT BALL BUT 4" TO 6" AWAY.
4. PLACE EMITTER SO THAT TOP EDGE OF EMITTER IS VISIBLE ABOVE FINISHED GRADE
5. NUMBER OF OPENINGS AND EMITTER TUBES REQUIRED PER PLANT IS BASED ON PLANT SIZE. SEE EMITTER SCHEDULE.
6. DISTRIBUTION TUBING FOR TREES SHALL BE OF SUFFICIENT LENGTH TO PERMIT FUTURE RELOCATION TO A 15' RADIUS AROUND TREE

5 DRIP EMITTERS
SCALE: N.T.S.



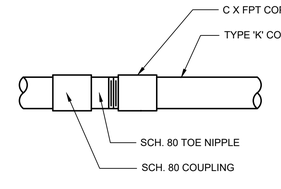
NOTES:
1. FURNISH FITTINGS AND PIPING SIZED IDENTICALLY WITH NOMINAL BACKFLOW PREVENTION DEVICE.
2. SUBMIT SHOP DRAWINGS SPECIFYING ENCLOSURE SIZE AND SHOWING RELATIVE LAYOUT OF EQUIPMENT.
3. CONTRACTOR SHALL PROVIDE A LOCK FOR THE ENCLOSURE UNTIL SUBSTANTIAL COMPLETION APPROVAL. AT THAT TIME CONTRACTOR SHALL REMOVE HIS LOCK AND THE CITY SHALL PROVIDE A LOCK FOR THE ENCLOSURE.
4. A THREE FOOT CLEARANCE AROUND THE BACKFLOW PREVENTER FOR ACCESS SHALL BE MAINTAINED.

6 REDUCED PRESSURE ASSEMBLY
SCALE: N.T.S.



NOTES:
1. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.
3. THE SENSOR MOUNTING BRACKET IS DESIGNED TO MOUNT TO ANY VERTICAL EXTERIOR SURFACE. THE MOUNTING ARM IS ADJUSTABLE TO ENSURE THE WEATHER SENSOR IS LEVEL.

7 WALL MOUNT CONTROLLER
SCALE: N.T.S.



8 PVC TO METAL
SCALE: N.T.S.

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PHOENIX, AZ 85004
IRRIGATION DETAILS

DESIGN DEVELOPMENT

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: JM
DRAWN BY: MP



ORIGINAL ISSUE DATE: 09.16.2022
JOB No: 195278
SHEET: **IR201**
11 OF 11

LSPL#: 2208063
KIVA #: 21-2416
SDEV #: 2100253
PAPP #: 2104061
Q.S.: 12-28
PRLM #: 2200389

LSI# 2106801

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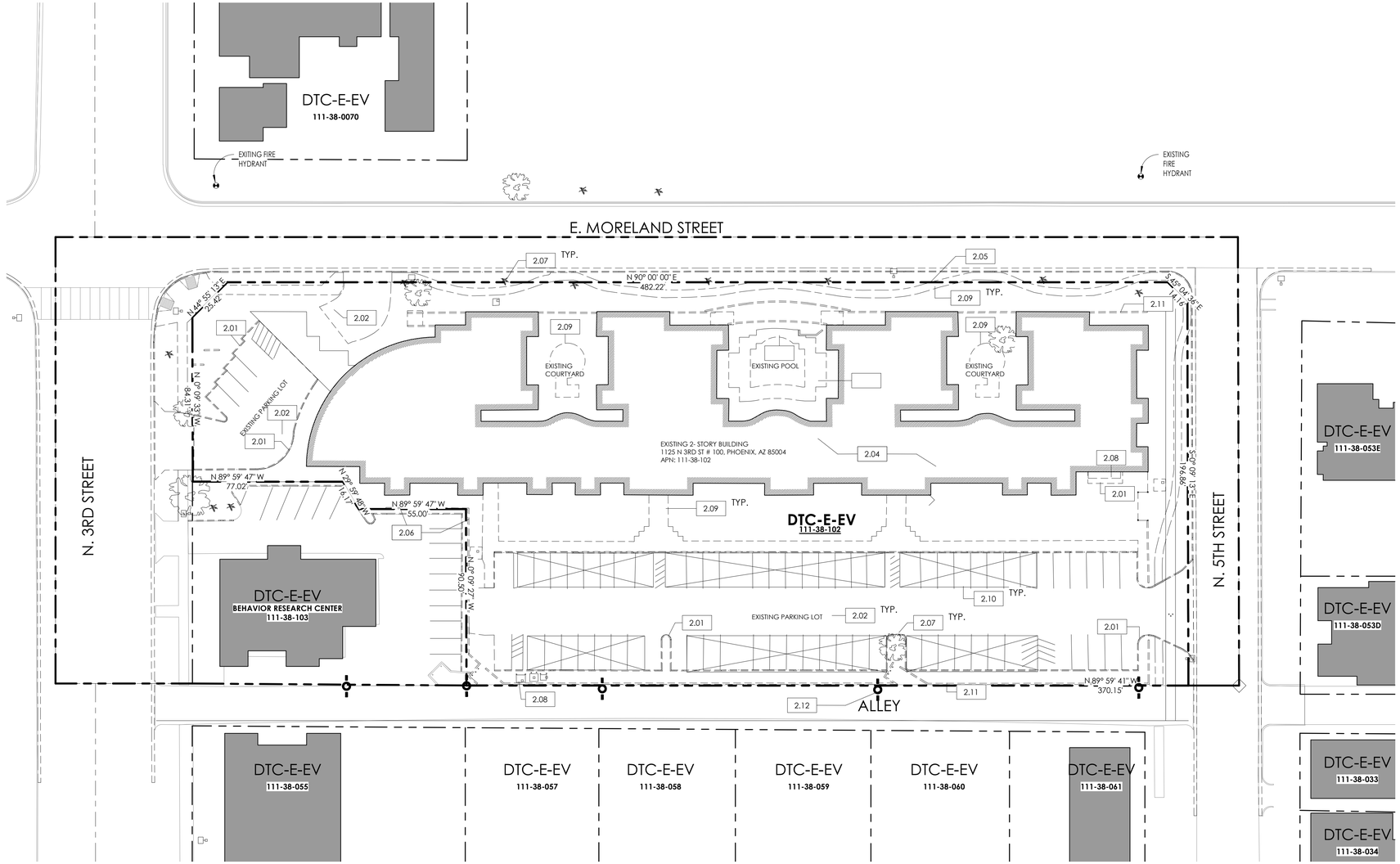
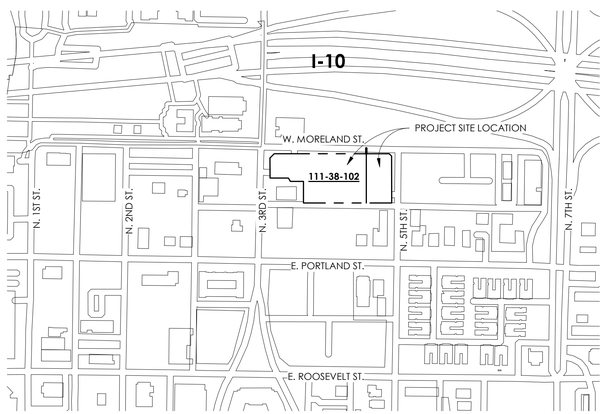


1 EXISTING SITE PLAN - DEMOLITION

1" = 30'-0"

0' 15' 30' 60' 120'

SCALE: 1" = 30'-0"



2 VICINITY MAP .

1" = 300'-0"

KEY NOTES

2.01	DEMO EXISTING CONCRETE CURB
2.02	DEMO EXISTING ASPHALT PAVING
2.04	EXISTING BUILDING TO BE COMPLETELY DEMOLISHED
2.05	PROPERTY LINE AS OCCURS
2.06	EXISTING SITE WALL TO REMIAN
2.07	EXISTING TREE TO BE REMOVED
2.08	EXISTING ELECTRICAL TRANSFORMER AS OCCURS. REMOVED AS REQUIRED.
2.09	DEMO EXISTING SIDEWALK
2.10	DEMO EXISTING PARKING CANOPY
2.11	DEMO EXISTING SITE WALLS
2.12	POWER LINE POLES TO BE BURIED IN GROUND

SITE INFORAMATION

GENERAL:

PROJECT NAME:	THE MORELAND
PROJECT ADDRESS:	1125 N. 3RD ST PHOENIX, AZ 85004
OWNER/APPLICANT:	JOE KEEPER NATIVE AMERICAN CONNECTIONS 4520 N. CENTRAL AVE., SUITE 600 PHOENIX, AZ 85012
LEGAL DESCRIPTION:	**A.P.N. 111-38-102 (CURRENT SINGLE LOT)** LOT 1, DECK PARK VISTA UNIT 1, ACCORDING TO BOOK 341 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA
CHARACTER NEIGHBORHOOD:	EVANS CHURCHILL EAST
ZONING:	DTC-EAST EVANS CHURCHILL EAST
OCCUPANCY:	RESIDENTIAL HOUSING

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. COORDINATE SITE SAFETY WITH OWNER. CONTRACTOR TO FULLT FENCE AREAS OF DEMOLITION AND CONSTRUCTION PRIOR TO ALL SITE ACTIVITIES.
3. ALL ITEMS NOTED TO BE RMEOVED SHALL BEOCME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. EXERCISE CARE TO PROTECT ALL FACILITIES, EQUIPMENT AND FINISHES THAT ARE TO REMAIN. PROVIDE PROTECTION AS REQUIRED TO AVERT DAMAGES.
5. REMOVE ALL PLANTING MATERIALS AS INDICATED PER LANDSCAPE DRAWINGS OR AS REQUIRED.
6. REFER TO CIVIL, LANDSCAPE, PLUMBING, AND ELECTRICAL PLANS FOR ADDITIONAL SITE DEMILITION INFORMATION AS APPLIES.
7. ITEMS NOT SPECIFICALLY IDENTIFIED FOR REMOVAL BUT ARE ASSOCIATED IN AN AREA OR SYSTEMS REQUIRED TO BE REMOVED SHALL BE REMOVED.
8. GENERAL CONTRACTOR SHALL VISIT SIRE AND DETERMINE FULL EXTENT OF THE WORK PRIOR TO STARTING CONSTRUCTION OR DEMOLITION ACTIVITIES.
9. ALL CONSTRUCTION AND DEMOLITION METHODS MUST MINIMIZE TRANSMISSION OF VIBRATIONS TO ALL EXISTING BUILDING STRUCTURES TO REMAIN.
10. CONTRACTOR TO PROVDE FOR ALL DEMILITION REQUIRED TO COMPLETE NEW CONSTRUCTION PER DOCUMENTS.
11. ALL ABANDON UNDERGROUND UTILITIES TO BE REMOVED AS REQUIRED TO ACCOMODATE NEW CONSTRUCTION. RE-COMPACT PER SOILS REPORT GUIDELINES.
12. CLEAR AND GRADE SITE BY REMOVING DISPOSING OF ALL VEGETATION, AND DEBRIS, AND RUBBLE. STRIP THE SITE OF ALL EXISTING FILL ZONES, BACKFILL ZONES, AND UNSTABLE SOILS, DURING STRIPPING, OBSERVE THE SURFACE FOR EVIDENCE OF BURIED DEBRIES, VEGETATION OR UNDISTRUBED MATERIALS REQUIRING ADDITION REMOVAL. IF ENCOUNTERED REMOVE MATERIAL PER SOILS REPORT.
13. CONTRACTOR TO COORDINATE SCHEDULE OF SITE DEMOLITION WITH OWNER AND SCHEDULE TIME FOR OWNER TO REMOVE ANY ITEMS PRIOR TO BEGINNING OF SITE DEMOLION WORK.
14. LAWFULLY DISPOSE OF ALL DEMOLISHED MATERIALS OFF SITE. DEMOLITION CONTRACTOR TO PROVIDE LETTER INDICATING WHERE DEMOLISHED MATERIALS WERE TAKEN TO FOR FINAL DISPOSITION.
15. FIELD VERIFY ALL DIMENSIONS WITH EXISTING SITE CONDITIONS.
16. REPLACE DAMAGED CURBS, UTILILITIES, SIDEWALKS, IRRIGATION COMPONENTS, ETC. DUE TO CONSTRUCTION ACTIVITIES. PROVIDE PROTECTION AS REQUIRED TO AVERT DAMAGE.
17. CONTRACTOR TO COORDINATE ALL UTILITIES REMOVAL, REROUTING, AND NEW LOCATIONS WITH SERVICING UTILITIES WHERE OCCURS.
18. THE OWNER MAY UTILITZE OTHER SEPERATE CONTRACTORS (I.E. COMPUTER, TELEPHONE, ETC.) DURING HE COURSE OF THE CONSTRUCTION. THE CONTRACTOR, AS A COURTESY TO THE OWNER, IS TO COMMUNICATE AND COORDINATE WORK SCHEDULES WITH T HE OWNERS SEPRATE CONTRACOTRS TO INSURE NON-CONFLICTING.
19. NOTES APPLY TO ENTIRE PROJECT & SCOPE. COMPLY PLANS SPECIFICATION & NOTES, WHICH EVER IS MORE RESTRICTIVE. COMPLY WITH GOVERNING AGENCIES APPLICABLE CODES AND ORDINANCES.
20. DRAWINGS ARE DIAGRAMMATIC IN NATURE & SUBJECT TO ADJUSTMENTS TO AVOID CONFLICTS. ALTERNATE CONSTRUCTION METHODS & CONFIGURATION MAY BE MADE WHERE NECESSARY WITH ARCHITECTS AND OWNER PERMISSION.
21. DETAILS ARE TYPICAL OR SIMILAR THROUGH OUT THE PROJECT. SUBJECT TO MODIFICATIONS FOR SPECIFIC CONDITIONS.
22. THE PROJECT SCOPE INCLUDES ALL WORK REQUIRED TO PROVIDE FINISHED, FULLY FUNCTIONAL CODE COMPLIANT CONSTRUCTION. CONTRACTOR TO INCLUDE WORK ASSOCIATED WITH UNSEEN EXISTING CONDITIONS.
23. CONTRACTOR TO UPDATE AND MAINTAIN RECORD DRAWINGS AND AS-BUILT PLANS OF WORK DAILY. DAILY MAINTENANCE OF AS-BUILT PLANS IS REQUIRED. SEE SPECIFICATIONS. AS-BUILTS ALL ABANDONED WORK, UTILITIES, ETC.

KIVA PROJECT #: 21-2416
SDEV#: 2100253
PAPP#: 2104061
Q.S.: 12-28
PRLM#: 2200389
ABND#: 220007

DSD APPROVAL STAMP

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SPS+ARCHITECTS LLP
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THE MORELAND
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DEMO SITE PLAN

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REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY: Checker
DRAWN BY: Author

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 4/12/23 ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-07-2022

JOB No: 2091

SHEET: SP099

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
4/12/2023 8:19:37 PM

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ABANDONMENT STIPULATIONS

ABND 220007 **Project# 21-2416** **Quarter Section: 12-28** **District#: 8**

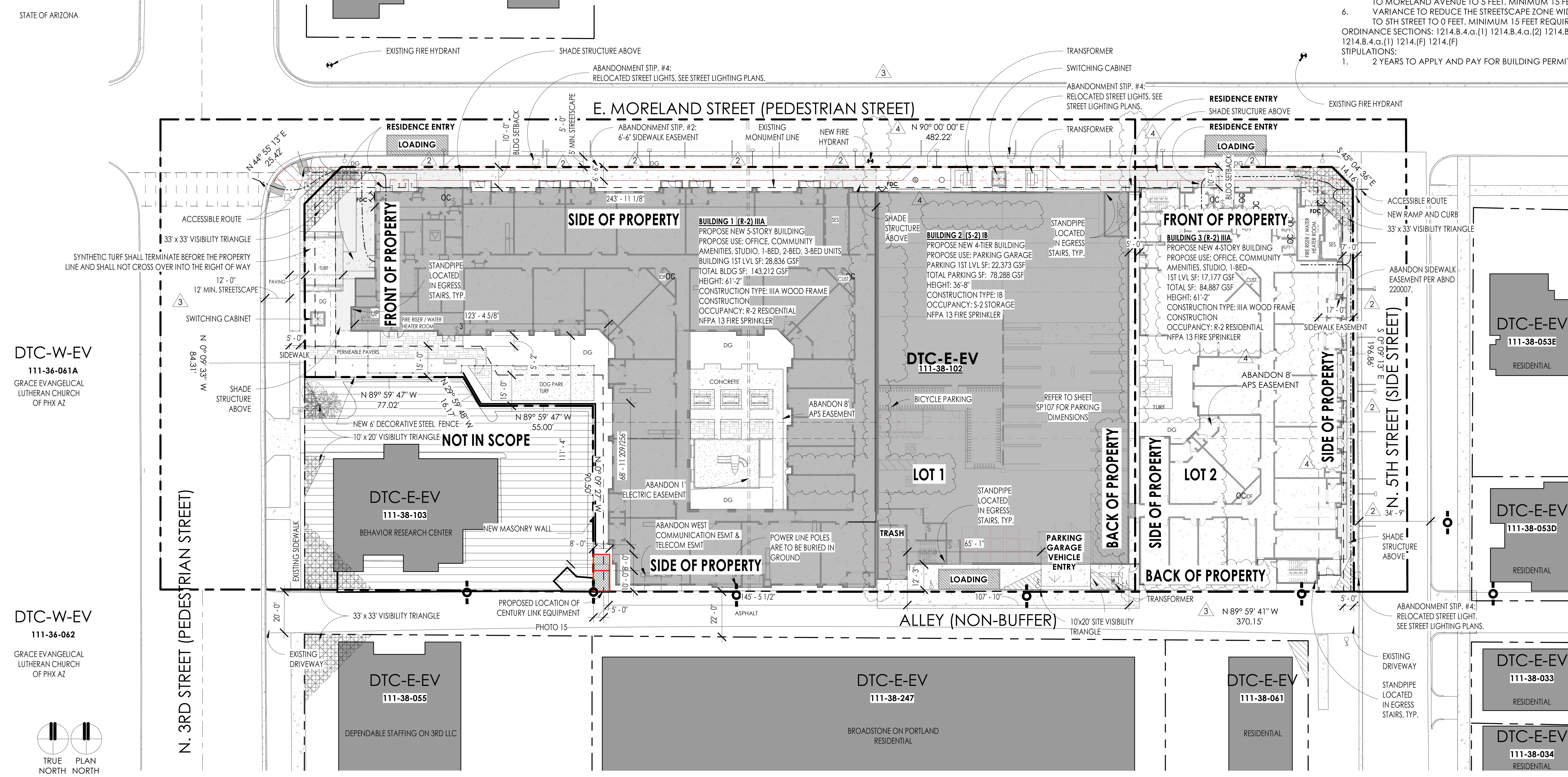
1. All utilities shall be relocated to locations approved by each affected utility company or alternative easements shall be recorded. All work is to be done by each affected utility company at no expense to the affected utility company. An appropriate performance agreement, in an approved form and cost amount, must be posted with the Planning and Development Department to guarantee the improvements.
2. The developer shall retain a 6-foot, 6-inch sidewalk easement along the south side of Moreland Street.
3. The existing and new fire hydrants and water meter(s) shall be relocated onto the public right of way or a water easement in accordance with plans submitted to and approved by the Planning and Development Department. All work is to be done by City forces at no expense to the City of Phoenix.
4. Existing lights are to be removed and replaced with new square streetlight poles outside of the abandonment area. All work will be done at requestor's expense.
5. The abandonment must be completed within two years from the conditional approval decision dated March 22, 2022.

VARIANCES

APPLICATION NO: ZA-594-21

DATE: 12/30/2021
REQUEST:
1. VARIANCE TO REDUCE THE SIDE YARD (SOUTH) SETBACK FOR PHASE 1 TO 0 FEET. MINIMUM 5 FEET REQUIRED.
2. VARIANCE TO REDUCE THE REAR YARD (WEST) SETBACK FOR PHASE II TO 0 FEET. MINIMUM 15 FEET REQUIRED.
3. VARIANCE TO REDUCE THE REAR YARD (EAST) SETBACK FOR PHASE I TO 0 FEET. MINIMUM 15 FEET REQUIRED.
4. VARIANCE TO REDUCE THE SIDE YARD (SOUTH) SETBACK FOR PHASE II TO 0 FEET. MINIMUM 5 FEET REQUIRED.
5. VARIANCE TO REDUCE THE STREETSCAPE ZONE WIDTH ADJACENT TO MORELAND AVENUE TO 5 FEET. MINIMUM 15 FEET REQUIRED.
6. VARIANCE TO REDUCE THE STREETSCAPE ZONE WIDTH ADJACENT TO 5TH STREET TO 0 FEET. MINIMUM 15 FEET REQUIRED.

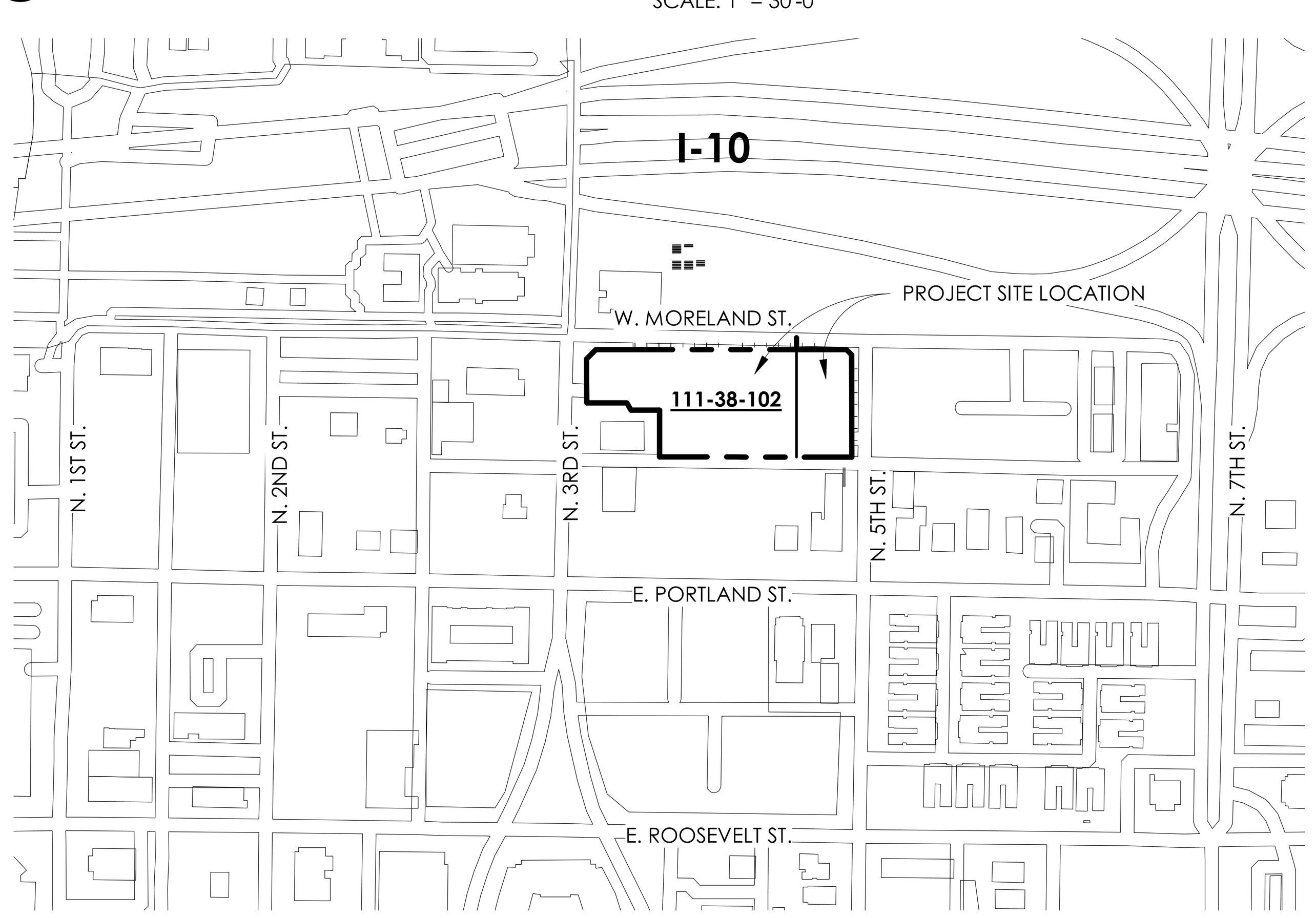
ORDINANCE SECTIONS: 1214.B.4.a.(1) 1214.B.4.a.(2) 1214.B.4.a.(2) 1214.B.4.a.(1) 1214.(F) 1214.(F)
STIPULATIONS:
1. 2 YEARS TO APPLY AND PAY FOR BUILDING PERMITS



1 OVERALL SITE PLAN

1" = 30'-0"

0' 15' 30' 60' 120'
SCALE: 1" = 30'-0"



2 VICINITY MAP

1" = 300'-0"

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
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SITE PLAN LEGEND

NOTE: ALL FIRE LANES SHALL HAVE CITY OF PHOENIX APPROVED FIRE LANE SIGNS AND STRIPED CURBING.

- ACCESSIBLE ROUTE, 4 FT MIN. WIDE PATH WITH TURN AROUND AREAS EVERY 200 FT. MAX SLOPE TO BE 1:20 WITH A MAX CROSS SLOPE TO BE 2%
- FIRE LANE PAINTED CURB
- POWER LINE
- FIRE LANE ACCESS ROAD, 20' WIDE MINIMUM LANE, 26' WIDE PATH WHERE SHOWN. PAINT CURBS RED AND PROVIDE FIRE LANE SIGNS PER CITY OF PHOENIX REQUIREMENTS. ALL TURN RADII MEET AASHTO SU-40.
- F — FIRE LANE SIGN
- S — STOP SIGN
- L — LOADING SIGN
- FIRE DEPARTMENT CONNECTION (FDC)
- REMOTE FDC
- FIRE HYDRANT
- LIGHT BOLLARD
- EXISTING SITE LIGHT TO REMAIN
- EXISTING SITE LIGHT TO BE RELOCATED
- NEW SITE LIGHT

SITE PLAN NOTES

CITY OF PHOENIX NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOTCANDLE AT THE ROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS. TRANSFORMERS AND SWITCHING CABINETS SHALL BE ARTISTICALLY PAINTED IN LIEU OF PHYSICAL SCREENING. PAINT SHALL ADHERE TO APS REQUIREMENTS AND ALL REQUIRED LABELS SHALL REMAIN FULLY VISIBLE.
9. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

OPEN SPACE REQUIRED: 5% OF NET LOT AREA
LOT 1&2 : 91,509 SF x .05 = 4,575 SF REQUIRED
6,118 SF PROPOSED

PARKING CALCULATION (PER CITY OF PHOENIX ZONING SECTION 1206 PARKING AND LOADING STANDARDS AND GUIDELINES)
MINIMUM: 1 SPACE PER DWELLING UNIT.
PARKING REDUCTION WITH SUSTAINABILITY BONUS:**50% REDUCTION**
REQUIRED PARKING: 237 SPACES (INCLUDING 7 ADA)
119 SPACES REQUIRED PER PARKING REDUCTION DUE TO SUSTAINABILITY BONUS.
PROVIDED PARKING: 173 SPACES IN GARAGE (INCLUDING 6 ADA) + 4 EV SPACES
16 ON-STREET PARKING SPACES ON MORELAND
6 ON-STREET PARKING SPACES ON 5TH STREET

195 PARKING SPACES/ 119 REQUIRED

PARKING IS SHARED BETWEEN LOT 1 AND LOT 2 VIA CROSS-ACCESS RECIPROCAL PARKING AGREEMENT.

BICYCLE PARKING CALCULATION (PER CITY OF PHOENIX ZONING SECTION 1307)
1207.Q.3 MULTIFAMILY RESIDENTIAL DEVELOPMENT SHALL PROVIDE COMMON PARKING AT 0.25 SPACES FOR EACH RESIDENTIAL UNIT, WITH A MAXIMUM OF 50 SPACES.

237 UNITS X 0.25 = 59.25 = 60 BICYCLE PARKING SPACES REQUIRED + 48 SPACES TO MEET SUSTAINABILITY BONUS (20% OF UNITS)

TOTAL REQUIRED SPACES = 108 SPACES
111 PROVIDED.

BICYCLE PARKING IS SHARED BETWEEN LOT 1 AND LOT 2 VIA CROSS-ACCESS RECIPROCAL PARKING AGREEMENT.

PROJECT DESCRIPTION

GENERAL:

PROJECT NAME: THE MORELAND
PROJECT ADDRESS: 1125 N. 3RD ST, PHOENIX, AZ 85004
OWNER/APPLICANT: JOE KEEPER, NATIVE AMERICAN CONNECTIONS, 4520 N. CENTRAL AVE., SUITE 600, PHOENIX, AZ 85012
DESIGN PROFESSIONAL: RICHARD BEGAY, SPS+ ARCHITECTS LLP, 8681 EAST VIA DE NEGOCIO, SCOTTSDALE, AZ 85258
LEGAL DESCRIPTION: **A.P.N. 111-38-102 (CURRENT SINGLE LOT)**
LOT 1, DECK PARK VISTA UNIT 1, ACCORDING TO BOOK 341 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA
LOT: LOT 1: A.P.N. XXX-XX-XXX TBD
LOT 2: A.P.N. XXX-XX-XXX TBD
CHARACTER NEIGHBORHOOD: EVANS CHURCHILL EAST
ZONING: DTC-EAST EVANS CHURCHILL EAST
OCCUPANCY: RESIDENTIAL HOUSING

SITE:
LOT TOT. AREA GROSS: 2.72 ACRES (118,316 SF)
LOT TOT. AREA NET: 2.10 ACRES (91,509 SF)
BUILDING SETBACKS:
SIDE: 5FT
REAR: 15 FT
REAR AT ALLEY: 0 FT
REFER TO STREETSCAPE MATRIX ON SHEETS SP102 AND SP103 (PER SECTION 1214, EVANS CHURCHILL EAST)

LOT 1 FOOTPRINT: 28,836 + 22,373 = 51,209 GSF
LOT 2 FOOTPRINT: 17,177 GSF

BUILDING MAX. HEIGHT: MAX 250 FT. (PER SECTION 1202.D)
BUILDING HEIGHT PROPOSED: 61'-2"
LOT 1&2:
LOT COVERAGE (50% NET AREA, UP TO 100% WITH SUSTAINABILITY BONUS PER SECTION 1214.B.3.a):
TOT LOT: 75% - 68,631 SF ALLOWED WITH BONUS
74.7% - 68,326 SF PROPOSED
MAX DENSITY (PER SECTION 1202.D):
218 UNITS/ACRE ALLOWED
LOT 1&2: **237 UNITS PROPOSED (113 UNITS/ACRE)**
SUSTAINABILITY BONUS: **REFER TO SUSTAINABILITY MATRIX ON SHEETS SP108 AND SP109**

PROJECT NARRATIVE:
NATIVE AMERICAN CONNECTIONS (NAC – DEVELOPER) HAS BEEN AWARDED THE CONTRACT TO RE-DEVELOP THE EXISTING MULTIFAMILY PROPERTY LOCATED AT 1125 N. 3RD STREET BY THE CITY OF PHOENIX HOUSING DEPARTMENT; TO BE CALLED ***THE MORELAND*** (PROJECT). THE PROJECT WILL BE AN AFFORDABLE MULTIFAMILY COMPLEX LOCATED ON APPROXIMATELY 2.72 GROSS ACRES (2.10 NET ACRES) AT 1125 NORTH 3RD STREET, DOWNTOWN PHOENIX. ON-SITE IMPROVEMENTS WILL INCLUDE CLUBHOUSE & INTERIOR AMENITY SPACES, OUTDOOR AMENITY SPACES, AND PEDESTRIAN CONNECTIVITY SPACES. ALL ON-SITE PARKING WILL BE LOCATED WITHIN A STRUCTURED PARKING GARAGE ON-SITE. OFF-SITE IMPROVEMENTS WILL INCLUDE STREET FRONT LANDSCAPE AND PEDESTRIAN CONNECTIVITY SPACES ALONG 3RD STREET AND MORELAND STREET. THE EXISTING ALLEY LOCATED OF THE PROJECT WILL ALSO INCLUDE IMPROVEMENTS FOR SERVICE AND FIRE /SAFETY CIRCULATION AND ACCESS. THE PROPERTY IS PART OF THE CITY OF PHOENIX (CITY) DOWNTOWN CORE, AND THE PROJECT IS CURRENTLY ZONED UNDER THE DOWNTOWN CODE-EVANS CHURCHILL EAST CHARACTER AREA.
THE OVERALL DEVELOPMENT SCOPE WILL INCLUDE PREPARING SITE PLANS AND BUILDING CONSTRUCTION DOCUMENTS TO CONSTRUCT NEW MULTI-FAMILY HOUSING CONSISTING OF TOTAL OF 237 RESIDENTIAL UNITS AND AMENITY SPACE CONVENIENTLY LOCATED FOR TENANTS. PROJECT WILL BE PLANNED IN ONE PROJECT CONSTRUCTION PHASE OVER TWO LOTS – LOT ONE WILL CONSIST OF 5-STORY WOOD FRAMED RESIDENTIAL FLOORS (GROUP R-2, TYPE IIIA CONSTRUCTION), AND A 4-TIER PARKING GARAGE AT GRADE (GROUP S-2, TYPE IB CONSTRUCTION).
LOT TWO WILL CONSIST OF A 5-STORY WOOD FRAMED RESIDENTIAL FLOORS (GROUP R-2, TYPE IIIA CONSTRUCTION) LOCATED ON THE EAST PORTION OF THE SITE. THE PARKING GARAGE WILL BE CONSTRUCTED CONCURRENTLY TO THE RESIDENTIAL BUILDINGS.
THERE WILL BE A LOT SPLIT TO ALLOW EACH PHASE TO BE SEPARATELY FINANCED WITH CROSS-ACCESS AGREEMENT FOR PARKING AND FOR SERVICE ACCESS. UTILITY CONNECTIONS, LANDSCAPING, STORMWATER DRAIN & RETENTION WILL BE CONSTRUCTED PER PHASE TO MEET REQUIREMENTS.
THE BUILDING(S) ARE ORGANIZED TO EFFECTIVELY DISTRIBUTE THE NUMBER OF UNITS AND WITH CIRCULATION ACCESS AND WITH RESIDENT CONNECTIVITY IN MIND, PROMOTING SAFETY, IDENTITY, PEDESTRIAN COMMON AREAS, AND ACCESSIBILITY. THE BUILDING'S EXTERIOR WILL BE ARTICULATED TO REINFORCE COMPATIBILITY TO SURROUNDING NEIGHBORHOOD BY USING SIMPLE MATERIALS, COLOR, AND MASSING. ELEVATIONS WILL BE ESSENTIAL FOR THE ARCHITECTURAL CHARACTER INTENDED FOR EVANS CHURCHILL EAST CHARACTER AREA.

MINOR AMENDMENTS:
I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

NAME ______________ DATE ______________

KIVA PROJECT #: 21-2416
SDEV#: 2100253
PAPP#: 2104061
Q.S.: 12-28
PRLM#: 2200389
ABND#: 220007

DSD APPROVAL STAMP

SPS+ ARCHITECTS
SPS+ ARCHITECTS LLP
8681 E. VIA DE NEGOCIO, SCOTTSDALE, AZ 85258, P: 480.991.0400
1790 W. SAHUARO DR., TUCSON, AZ 85745, P: 520.428.1180

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
OVERALL SITE PLAN

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REVISIONS		
MARK	DATE	DESCRIPTION
2	3/13/23	CITY COMMENTS
3	3/13/23	APS COORD.
4	4/14/23	LOT SPLIT

REVIEWED BY: RB
DRAWN BY: AT

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 04/12/23 ARIZONA U.S.A.

ORIGINAL ISSUE DATE: 01-07-2022
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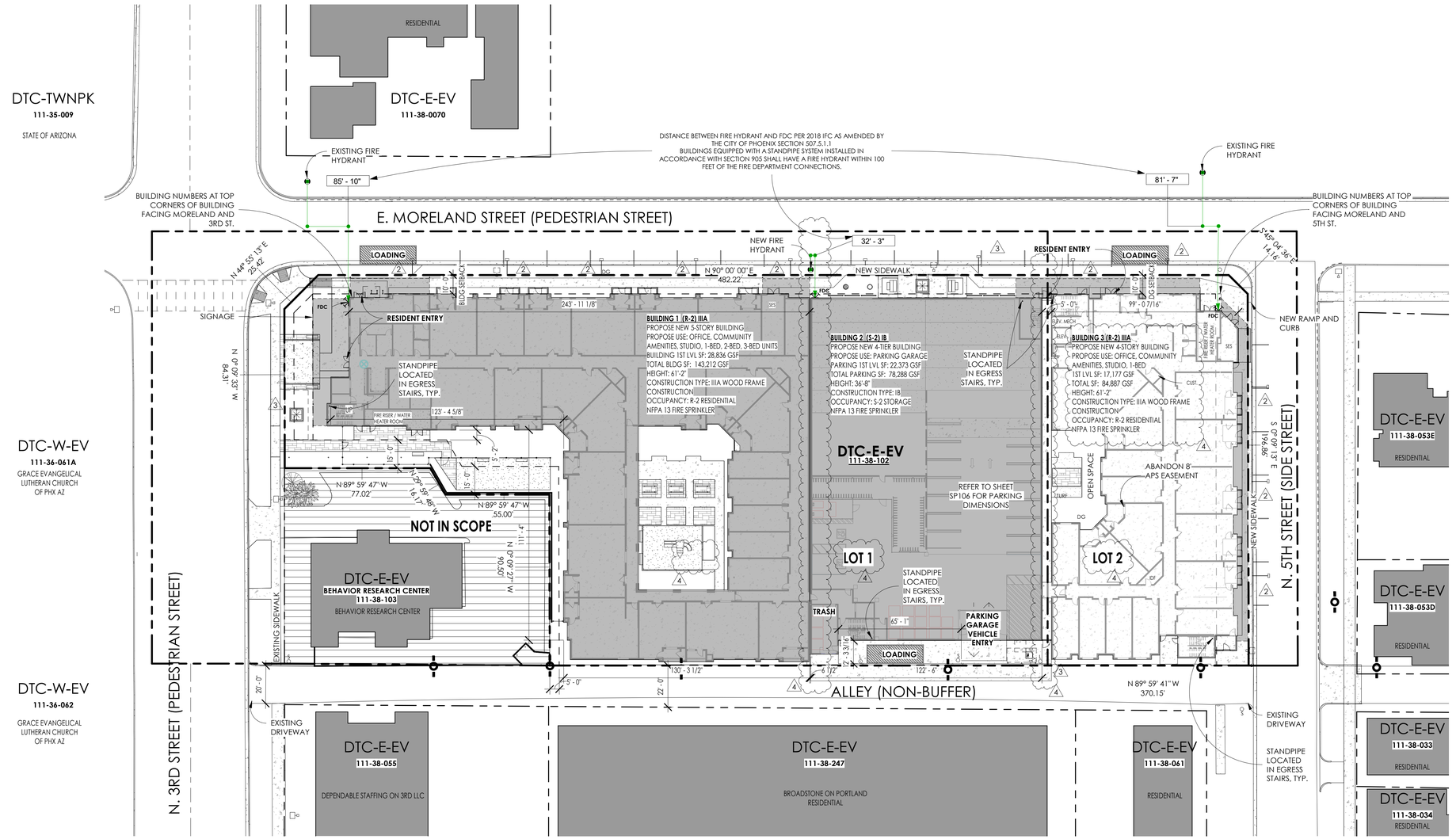

TRUE NORTH PLAN NORTH

1 OVERALL FIRE ACCESS SITE PLAN
1" = 30'-0"

SITE PLAN LEGEND

NOTE: ALL FIRE LANES SHALL HAVE CITY OF PHOENIX APPROVED FIRE LANE SIGNS AND STRIPED CURBING.

- ACCESSIBLE ROUTE, 4 FT MIN. WIDE PATH WITH TURN AROUND AREAS EVERY 200 FT, MAX SLOPE TO BE 1:20 WITH A MAX CROSS SLOPE TO BE 2%
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- FIRE LANE ACCESS ROAD, 20' WIDE MINIMUM LANE, 26' WIDE PATH WHERE SHOWN. PAINT CURBS RED AND PROVIDE FIRE LANE SIGNS PER CITY OF PHOENIX REQUIREMENTS. ALL TURN RADII MEET AASHTO SU-40.
- FIRE LANE SIGN (F)
- STOP SIGN (S)
- LOADING SIGN (L)
- FIRE DEPARTMENT CONNECTION (FDC)
- REMOTE FDC
- FIRE HYDRANT
- LIGHT BOLLARD
- EXISTING SITE LIGHT TO REMAIN
- EXISTING SITE LIGHT TO BE RELOCATED
- NEW SITE LIGHT

SITE PLAN NOTES

CITY OF PHOENIX NOTES

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9. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

EMERGENCY EGRESS NOTES

ROADWAY WIDTHS

1. ALL FIRE ACCESS ROADS (LANES) MUST BE AT LEAST 20'-0" WIDE WITH VERTICAL CLEARANCE OF AT LEAST 15'-0".
2. FIRE ACCESS ROADS LESS THAN 28'-0" WIDE, NO PARKING EITHER SIDE.
3. PAINT SHALL NOT BE PROVIDED BY THE CITY. MARKING TO BE MAINTAINED BY THE PROPERTY OWNER. PAINT SHALL BE SPECIFIED FOR CONCRETRE AND ASPHALTIC PAVING.

CURBS

1. ALL CURBS ALONG DESIGNATED FIRE LANE SHALL BE PAINTED RED (PERVO PAINT #704 OR EQ.) WITH WHITE LETTERS "FIRE LANE - NO PARKING" EVERY 50'-0".
2. LETTERS SHALL BE 3" HIGH WITH 3/8" STROKE.
3. LETTERING SHALL BE ON TOP OF SURFACE OF CURB.
4. WHERE THERE ARE NO CURBS, A 9" BAND OF RED PAINT SHALL BE PLACED AT THE EDGE OF THE DRIVING SURFACE. THE WHITE LETTERING SHALL BE PLACED ON THIS RED BAND AS STATED ABOVE.
5. ADDITIONAL MARKING MAY BE REQUIRED BY FIRE MARSHAL.

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NAME DATE

KIVA PROJECT #: 21-2416
SDEV#: 2100253
PAPP#: 2104061
Q.S.: 12-28
PRLM#: 2200389
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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
OVERALL FIRE ACCESS SITE PLAN

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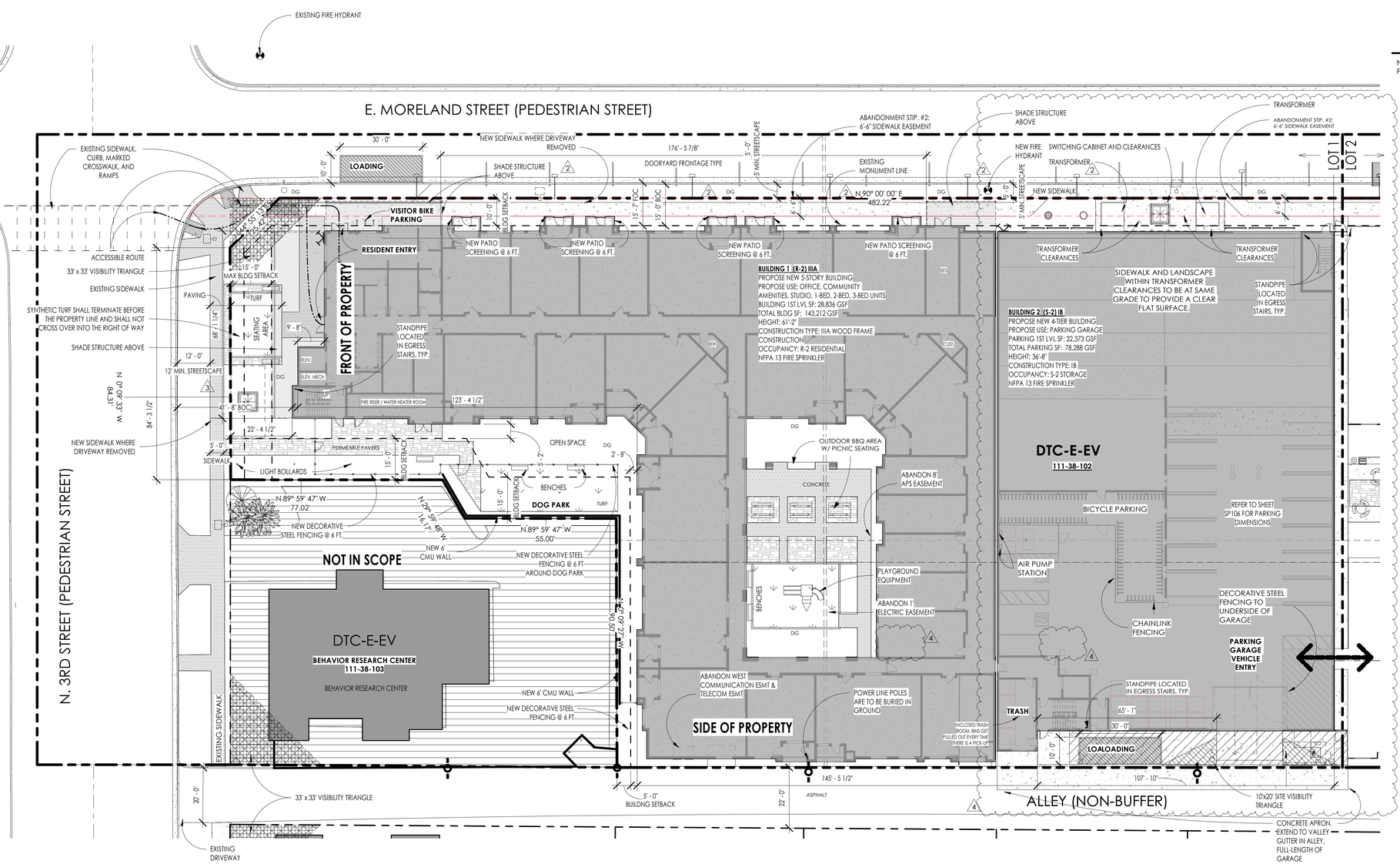

SITE PLAN LEGEND

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1 LOT 1 SITE PLAN

1" = 20'-0"

TRUE NORTH PLAN NORTH

SITE PLAN NOTES

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LOT 1 SITE PLAN

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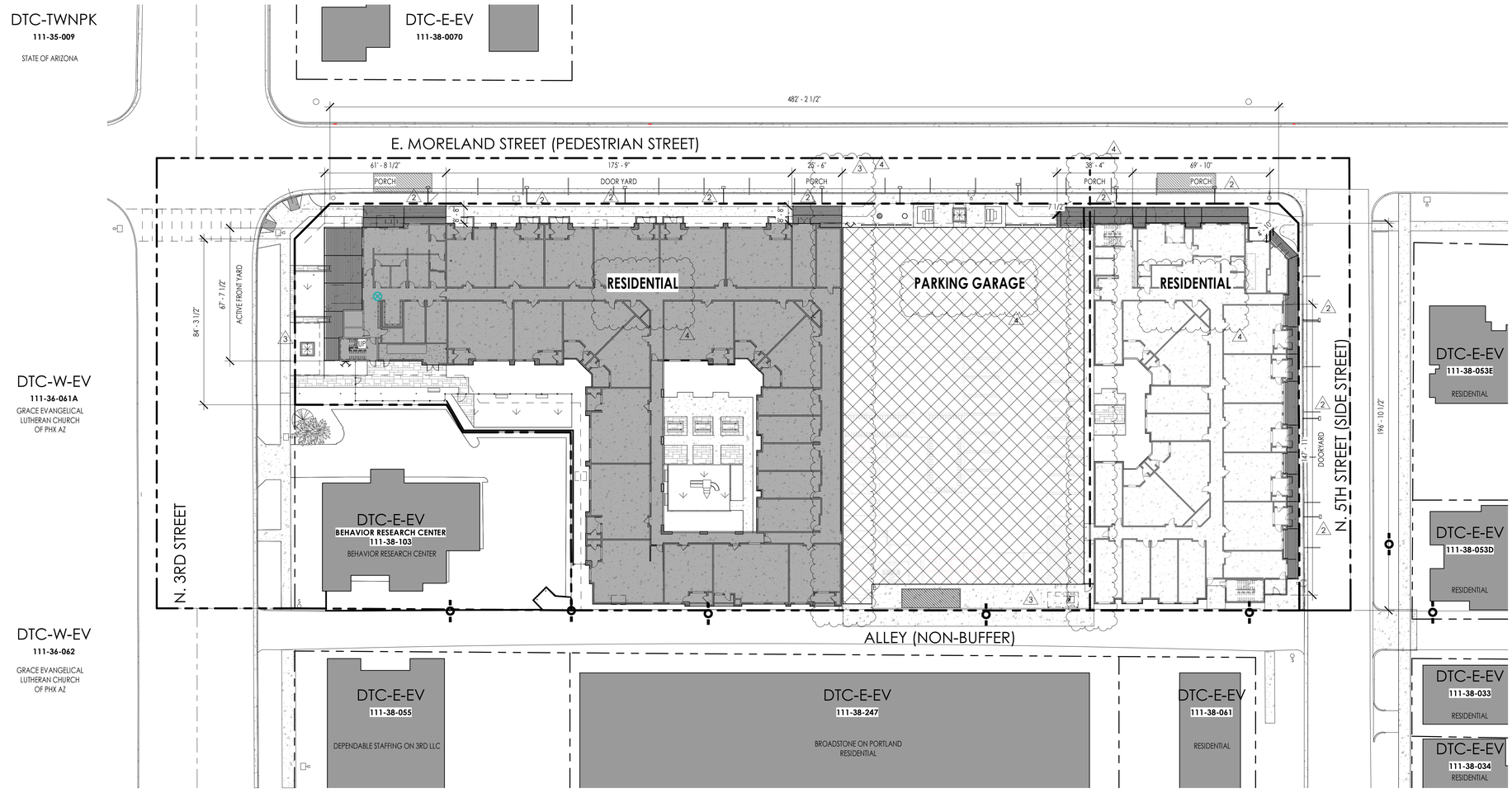


1 SITE PLAN - FRONTAGES

1" = 30'-0"

FRONTAGE TYPE: ACTIVE FRONT YARD

1. DEFINITION. AN ACTIVE FRONT YARD IS THE AREA BETWEEN THE PROPERTY LINE AND MAIN FACADE OF THE BUILDING WITH A PERMANENT HARDSCAPED OR LANDSCAPED AREA THAT CAN ACCOMMODATE SEATING.

2. A PERMANENT HARDSCAPED OR LANDSCAPED AREA SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A. MINIMUM DEPTH: SIX FEET.

B. MINIMUM WIDTH: 50 PERCENT OF THE BUILDING FACADE.

C. MAXIMUM HEIGHT: FIVE FEET ABOVE ADJACENT GRADE.

D. PLACEMENT: ADJACENT TO THE FRONT FACADE OF THE BUILDING AT THE PRIMARY ENTRY.

E. MATERIALS: HARDSCAPE SHALL CONSIST OF CONCRETE SLAB, PAVERS, OPEN GRID PAVERS, WOOD DECKING (IF ELEVATED) OR EQUIVALENT ALTERNATIVE.

FRONTAGE MODIFICATIONS. - PER EVANS CHURCHILL EAST

THE PERMANENT HARDSCAPE AREA SHOULD BE CONSTRUCTED AS A TRADITIONAL COVERED PORCH OR PATIO BUILT TO THE FOLLOWING SPECIFICATIONS.

A. DEPTH: MINIMUM 8 FEET.

B. WIDTH: MINIMUM 75% OF THE FACADE.

C. ELEVATION ABOVE GRADE: MAXIMUM 2.5 FEET.

D. ROOF TYPE: CONSISTENT WITH PRIMARY STRUCTURE.

FRONTAGE TYPE: PORCH

1. MAXIMUM OF FIVE FEET ABOVE ADJACENT GRADE

A. PLACEMENT: PORCH IS REQUIRED AT THE PRIMARY BUILDING ENTRY
B. A PRIMARY BUILDING ENTRACE PER UNIT IS REQUIRED WHEN FRONTING A STREET
C. MINIMUM DPETH: SIX FEET
D. MINIMUM WIDTH: 50 PERCENT OF THE FACADE
E. PROCHES AND RELATED STRUCURES MAY PROJECT INTO FRONTAGE SETBACKS PER SECTION 1305.B.5

FRONTAGE TYPE: DOORYARD

1. DEFINITION. A DOORYARD INCORPORATES A COURTYARD OR PATIO AT STREET LEVEL FOR EACH UNIT THAT IS SURROUNDED BY A FENCE TO PROVIDE PRIVACY AND TO DIFFERENTIATE FROM THE ADJACENT PUBLIC SIDEWALK.

2. A PERMANENT HARDSCAPE AREA SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A. MINIMUM DEPTH: 8 FEET.

B. MINIMUM AREA: 64 SQUARE FEET.

C. PLACEMENT: ADJACENT TO THE FRONT FACADE OF THE BUILDING AT THE BUILDING/UNIT ENTRY.

D. MATERIALS: HARDSCAPE SHALL CONSIST OF CONCRETE SLAB, PAVERS, OPEN GRID PAVERS OR EQUIVALENT ALTERNATIVE.

E. SPATIAL DEFINITION: EITHER A SOLID MASONRY WALL A MINIMUM OF 30-INCHES AND A MAXIMUM OF 36-INCHES IN HEIGHT, OR ELEVATION OF THE HARDSCAPED AREA A MINIMUM OF 30-INCHES AND A MAXIMUM OF 36-INCHES FROM ADJACENT GRADE. OPEN VIEW FENCING MAY BE PROVIDED IN ADDITION TO THE WALL OR ELEVATED AREA UP TO A MAXIMUM HEIGHT OF 72-INCHES FROM ADJACENT GRADE.

FRONTAGE MODIFICATIONS. - PER EVANS CHURCHILL EAST

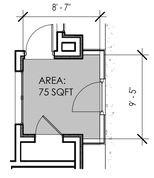
DOORYARD AND STOOP/DOOR WELL.

A. FACADES SHOULD EXHIBIT VARYING BUILDING DESIGN TO APPEAR AS MULTIPLE UNITS.

B. NO MORE THAN TWO CONSECUTIVE FACADE DESIGNS SHOULD USE THE SAME COLOR PAINT OR METHOD OF ARTICULATION.

PER DTC CHAPTER 12, SECTION 1214 EVANS CHURCHILL EAST, STREETSCAPE MATRIX

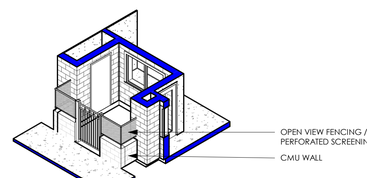
STREET SECTION	BUILDING SETBACK:	BUILDING FRONTAGE AND TYPE	MINIMUM SIDEWALK WIDTH	MINIMUM STREETSCAPE ZONE WIDTH	COMPLIANCE SUMMARY
MORELAND ST 3RD ST TO 7TH ST	MINIMUM: 10'-0" MAXIMUM: 20'-0" PROPOSED: 10'-0"	MINIMUM/REQ. TYPE: AFY, SD, DY, PO, FC 75% FRONTAGE REQ.	MINIMUM: 5'-0" PROPOSED: 5'-0"	MINIMUM: 15'-0" PROPOSED: 15'-0"	ACTUAL FRONTAGE LENGTH: 482' - 2 1/2" 75% REQUIRED ADDRESSED FRONTAGE TYPE LENTGH: 361' - 8" PROPOSED AMOUNT: **380' - 8"** > 361' - 8", **SUFFICIENT, 79%**
5TH ST MORELAND ST TO ROOSEVELT ST	MINIMUM: 5'-0" MAXIMUM: 15'-0" PROPOSED: 5'-1/4"	MINIMUM/REQ. TYPE: AFY, SD, DY, S 75% FRONTAGE REQ.	MINIMUM: 5'-0" PROPOSED: 5'-0"	MINIMUM: 15'-0" PROPOSED: 15'-0"	ACTUAL FRONTAGE LENGTH: 196' - 10 1/2" 75% REQUIRED ADDRESSED FRONTAGE TYPE LENTGH: 147' - 8" PROPOSED AMOUNT: **147' - 11"** > 147' - 8", **SUFFICIENT, 75%**
3RD ST NORTH OF MORELAND ST TO PORTLAND ST	MINIMUM: 5'-0" MAXIMUM: 15'-0" PROPOSED: 15'-0"	MINIMUM/REQ. TYPE: ALL 75% FRONTAGE REQ.	MINIMUM: 5'-0" PROPOSED: 5'-0"	MINIMUM: 12'-0" PROPOSED: 12'-0"	ACTUAL FRONTAGE LENGTH: 84' - 3 1/2" 75% REQUIRED ADDRESSED FRONTAGE TYPE LENTGH: 63' - 3" PROPOSED AMOUNT: **67' - 7 1/2"** > 63' - 3" , **SUFFICIENT, 79%**



* SMALLEST DOORYARD SCENARIO, ALL DOORYARDS TO COMPLY

DOOR YARD FRONTAGE PLAN

1/8" = 1'-0"



DOORYARD FRONTAGE ISO

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ABND#: 220007

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SITE FRONTAGES

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3	3/13/23	APS COORD.
4	4/14/23	LOT SPLIT

REVIEWED BY: RB
DRAWN BY: AT

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 04/12/23 ARIZONA, U.S.A.

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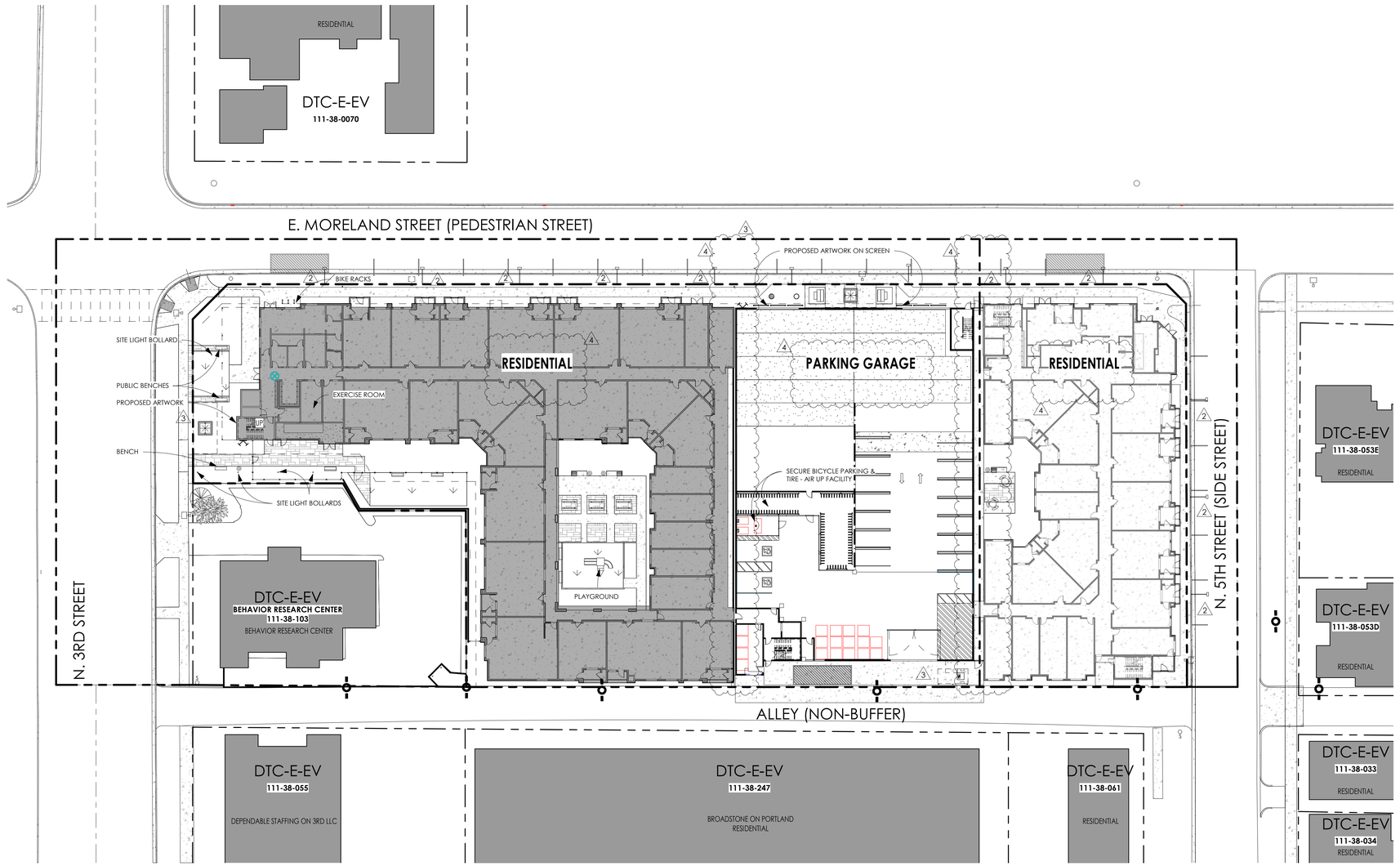

SITE PLAN - AMENITIES

1" = 30'-0"

SUSTAINABILITY BONUS CREDIT MATRIX

CREDIT DESCRIPTION AND QUALIFIER	OPTION	POSSIBLE CREDIT	RESPONSE
1. OUTPERFORMS THE CURRENTLY ADOPTED ENERGY CODE STANDARDS	OUTPERFORMS BY 15%	15	WILL OUTPERFORM BY 15%+ PER ENERGY MODEL
2. PROVIDE ADDITIONAL BICYCLE AMENITIES WHICH SHALL BE LOCATED IN COMMON AREAS OF THE SITE, AND MAY INCLUDE THE FOLLOWING:	2 TYPE OF AMMENITIES FOR	4	BICYCLE AMENITIES (SECURED PARKING, TIRE AIR-UP STATION & REPAIR AREA LOCATED IN PARKING STRUCTURE, GROUND FLOOR, REFER TO SITE PLAN. VISITOR BICYCLE PARKING ADJACENT TO BUILDING ENTRIES
RESIDENTIAL: PROVIDE BICYCLE AMENITIES SUCH AS SECURE PARKING AREAS, LOCKER, AND/OR TIRE AIR-UP FACILITIES FOR TENANTS. NUMBER OF AMENITIES BASED ON PERCENT OF TOTAL NUMBER OF DWELLING UNITS.	20% OF THE DWELLING UNITS	10	
3. INCORPORATE PUBLIC ART THAT IS A PERMANENT INSTALLATION THAT IS VISUALLY OR PHYSICALLY ACCESSIBLE BY THE GENERAL PUBLIC.	APPROVED BY ARTS COMMISIONS	10	(2) ARTIST CONTRACTED. (1) ARTIST FOR NORTH SIDE OF PARKING GARAGE (1) ARTIST CONTRACTED FOR ART ON MASONRY STAIRWELL ON 3RD ST
4. PROVIDE AFFORDABLE HOUSING UNITS IN THE PERCENTAGE SHOWN WITH A DEED RESTRICTION TO ENSURE AFFORDABILITY FOR A MINIMUM DURATION COMMENSURATE WITH THE PROJECT FUNDING AGREEMENT, AS APPROVED BY THE PHOENIX HOUSING DEPARTMENT.	50%	18	ALL UNITS ARE AFFORDABLE AS THIS IS A PARTNERSHIP WITH THE CITY OF PHOENIX HOUSING DEPARTMENT.
ALLOWED LOT COVERAGE BONUS PER SECTION 1223.B.1.c: **40+ CREDITS** FOR 25% INCREASE BONUS = **75% LOT COVERAGE ALLOWED** PER SECTION 1214.B.3.c **ALLOWED PARKING REDUCTION** BONUS PER SECTION 1223.B.1.e: **15+ CREDITS** FOR **50% PARKING REDUCTION** PER SECTION 1214.B.5.a.2	**CREDIT TOTAL**	**57**	

55 CREDITS TOTAL REQUIRED.
*NOTE: PER SECTION 1223.B.1. "THE BONUSES SHALL APPLY ONLY WHEN PERMITTED BY THE CHARACTER AREA, AND MAY BE USED IN **ANY** OR **MULTIPLE** CREDIT CATEGORIES." CREDITS ARE NOT A CUMULATIVE TOTAL.

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PAPP#: 2104061
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PRLM#: 2200389
ABND#: 220007

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Date Signed 04/12/23
ARIZONA, U.S.A.

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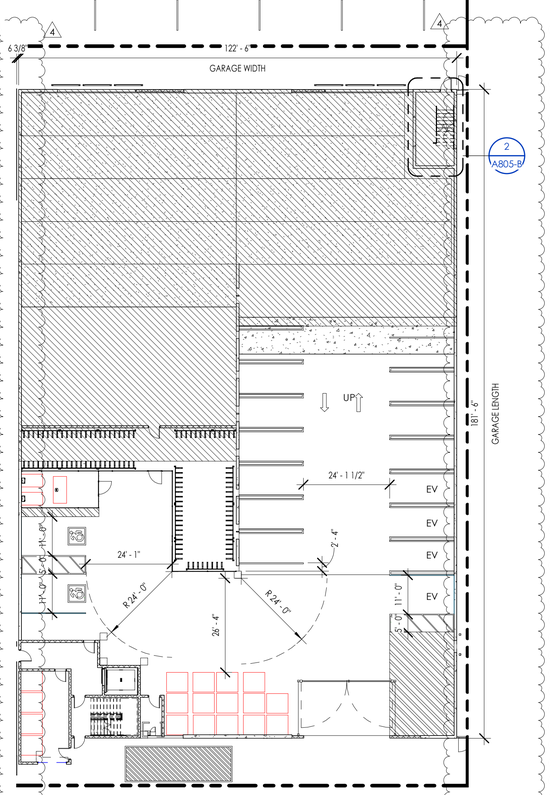
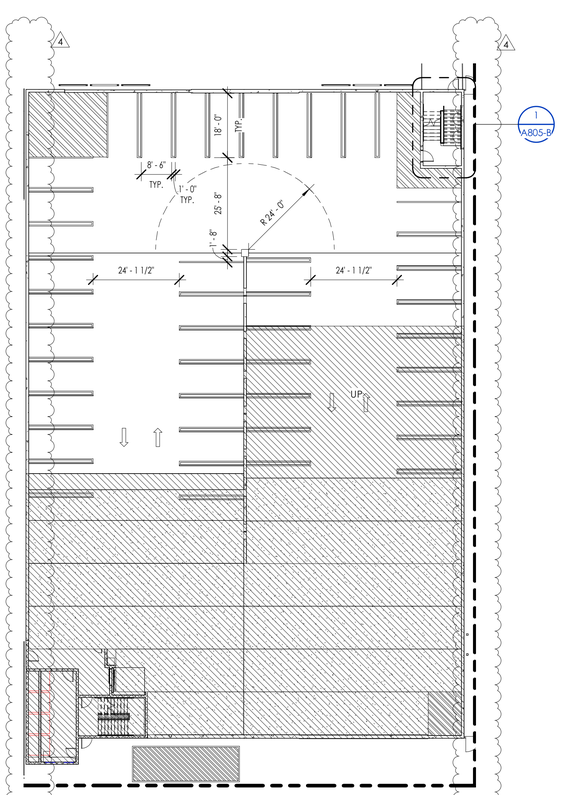
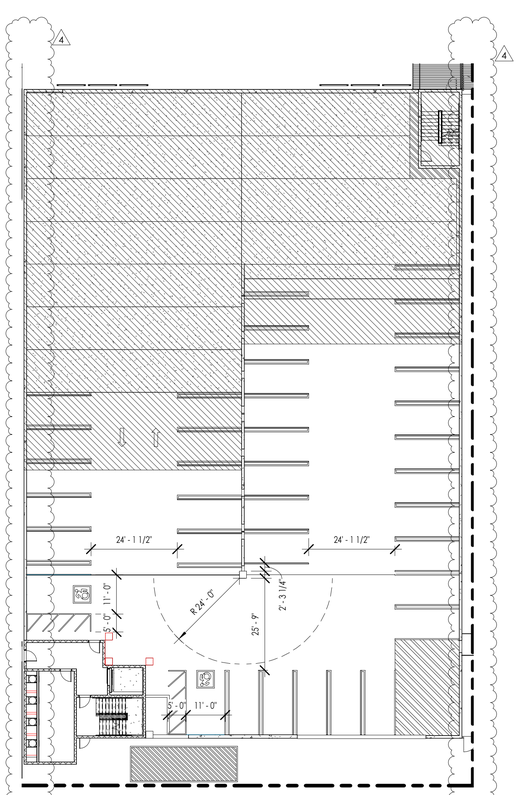


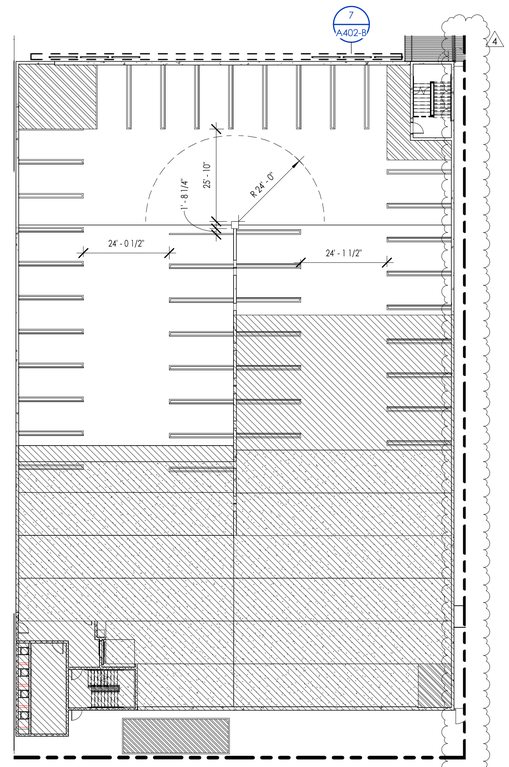
1 PARKING GARAGE LEVEL 1
1" = 20'-0"



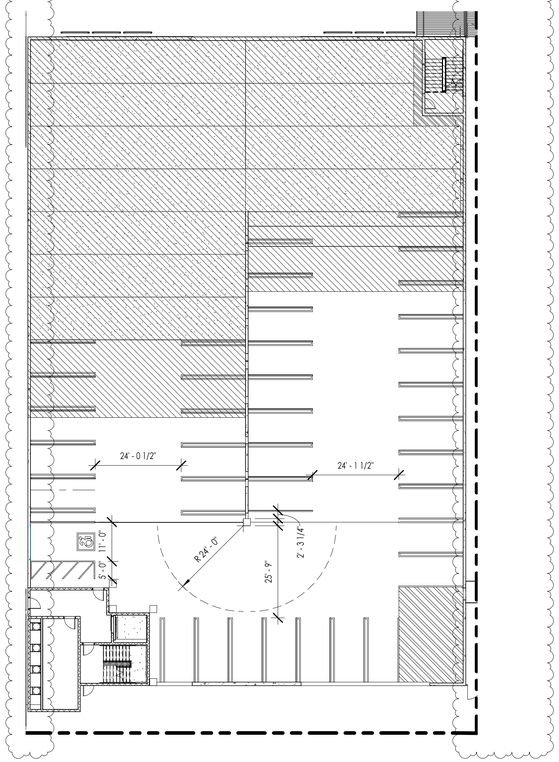
5 PARKING GARAGE LEVEL 1.5
1" = 20'-0"



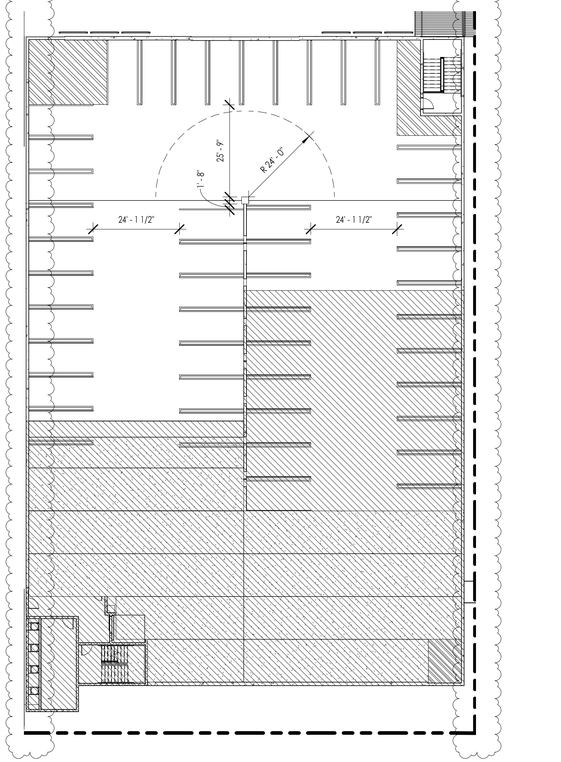
2 PARKING GARAGE LEVEL 2
1" = 20'-0"



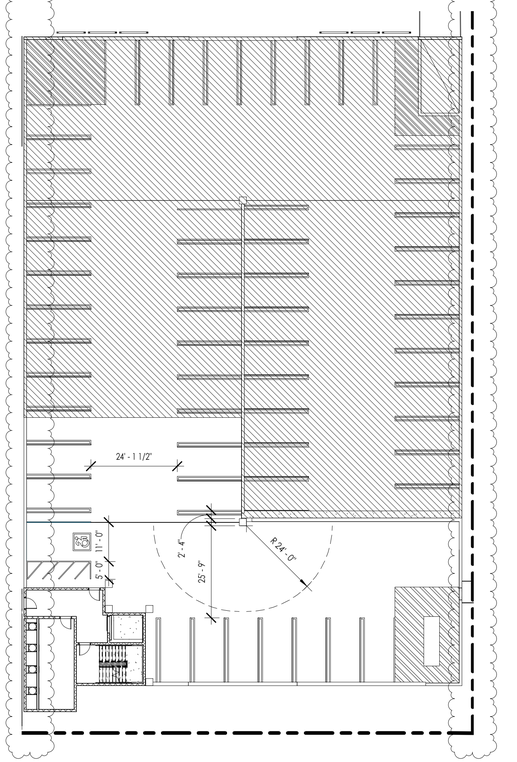
3 PARKING GARAGE LEVEL 2.5
1" = 20'-0"



4 PARKING GARAGE LEVEL 3
1" = 20'-0"



7 PARKING GARAGE LEVEL 3.5
1" = 20'-0"



6 PARKING GARAGE LEVEL 4
1" = 20'-0"

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PARKING GARAGE LAYOUT

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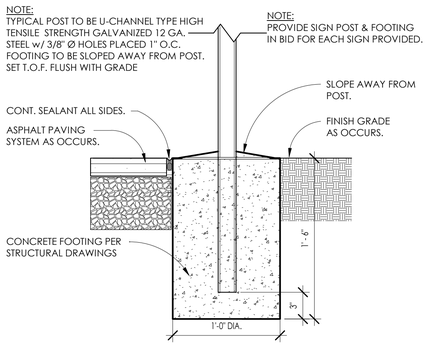
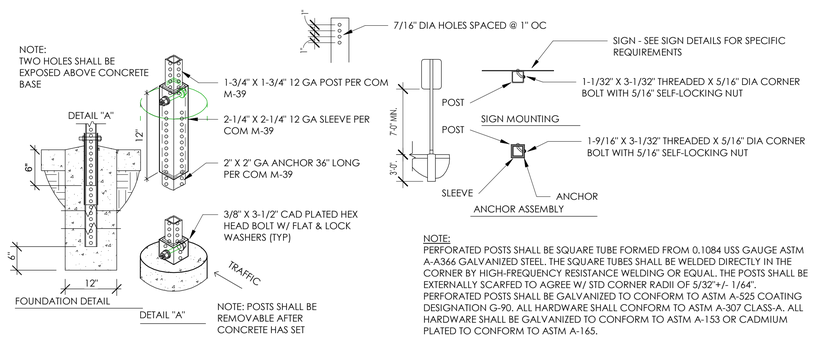


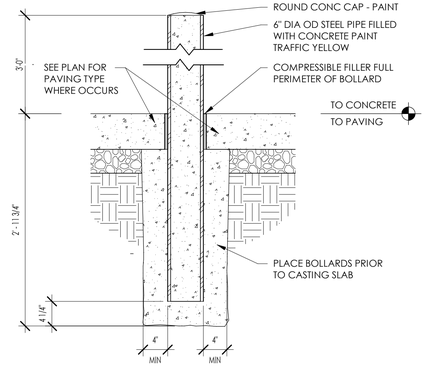
2 TYP. SIGN POST AND FOOTING

1 1/2" = 1'-0"



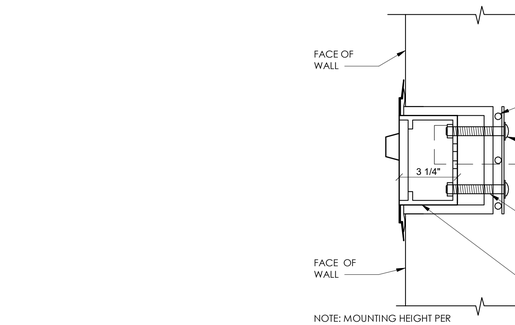
3 TYP. SIGN POST INSTALLATION

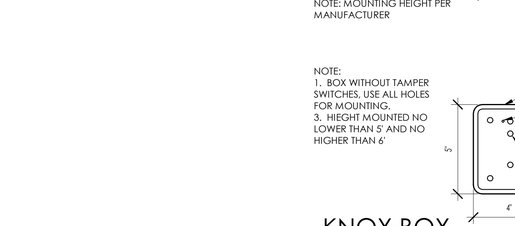
1" = 1'-0"



5 6" STEEL PIPE BOLLARD

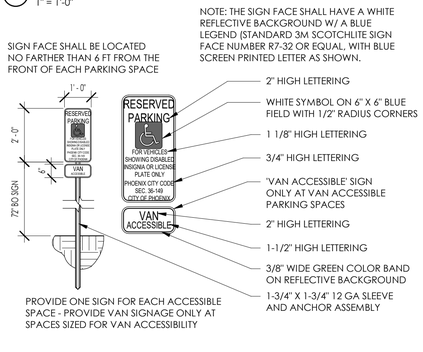
1" = 1'-0"





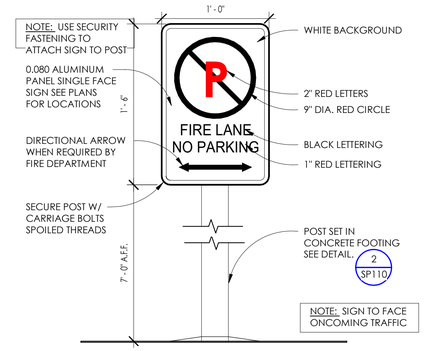
12 KNOX BOX

3" = 1'-0"



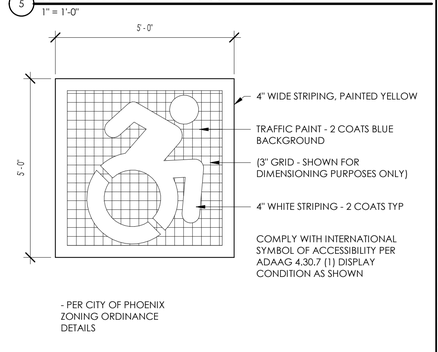
8 SIGN OF ACCESSIBILITY

3/8" = 1'-0"



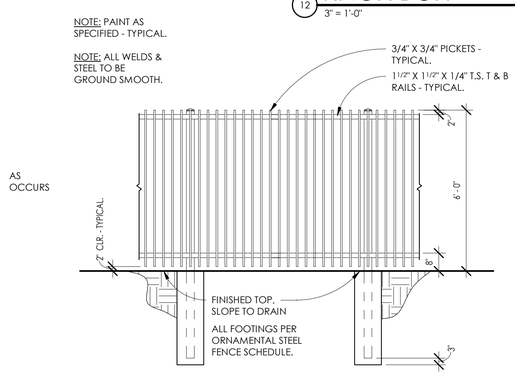
9 FIRE LANE SIGN

1 1/2" = 1'-0"



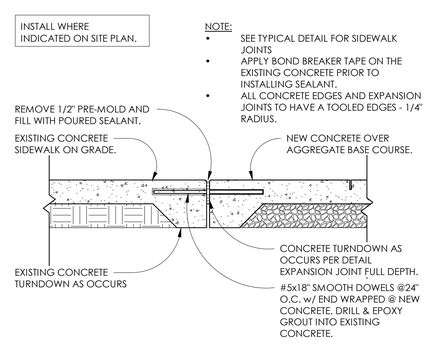
10 ACCESSIBLE PARKING SYMBOL

1/2" = 1'-0"



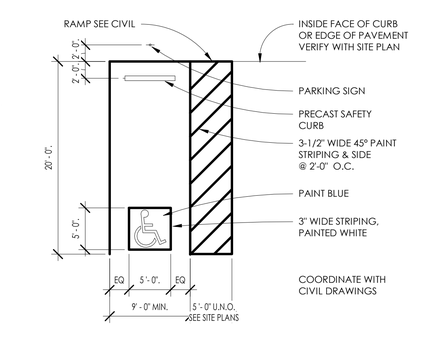
17 STEEL FENCE ELEVATION - TYP

3/8" = 1'-0"



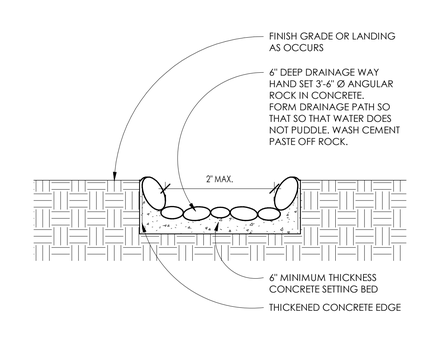
13 NEW TO EXISTING SIDEWALK

1" = 1'-0"



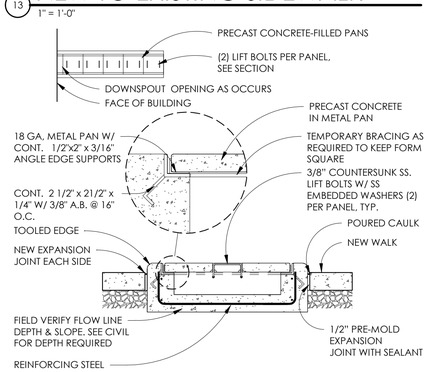
14 HANDICAPPED STRIPING

1/8" = 1'-0"



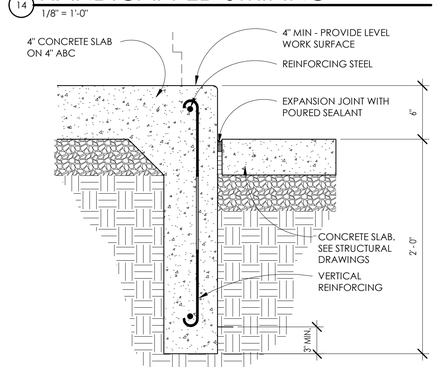
15 GROUTED RIP RAP

3/4" = 1'-0"



18 TYPICAL TRENCH DRAIN

3/4" = 1'-0"



19 TYPICAL HOUSEKEEPING PAD

1 1/2" = 1'-0"

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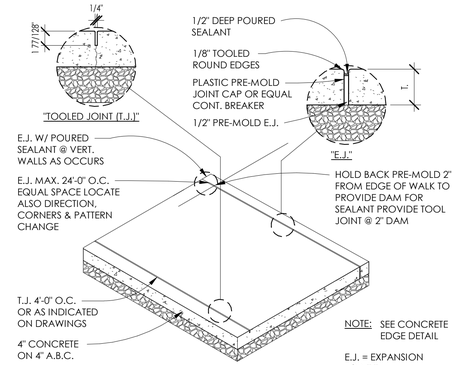
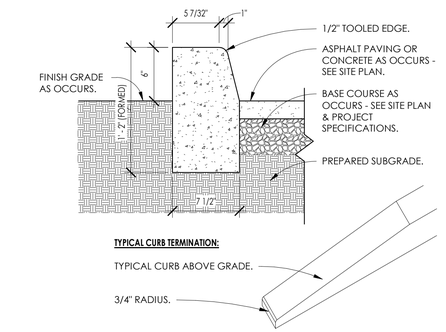


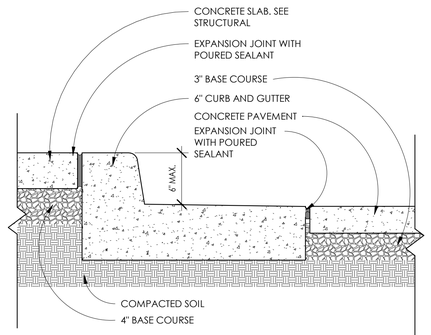
TYP. SIDEWALK JOINTS

1 1/2" = 1'-0"



C.I.P. CONCRETE CURB

1 1/2" = 1'-0"



NEW CURB/GUTTER @ ASPHALT

1 1/2" = 1'-0"

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REVISIONS		
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REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 04/12/23
ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-07-2022

JOB No: 2091

SHEET:

SP111

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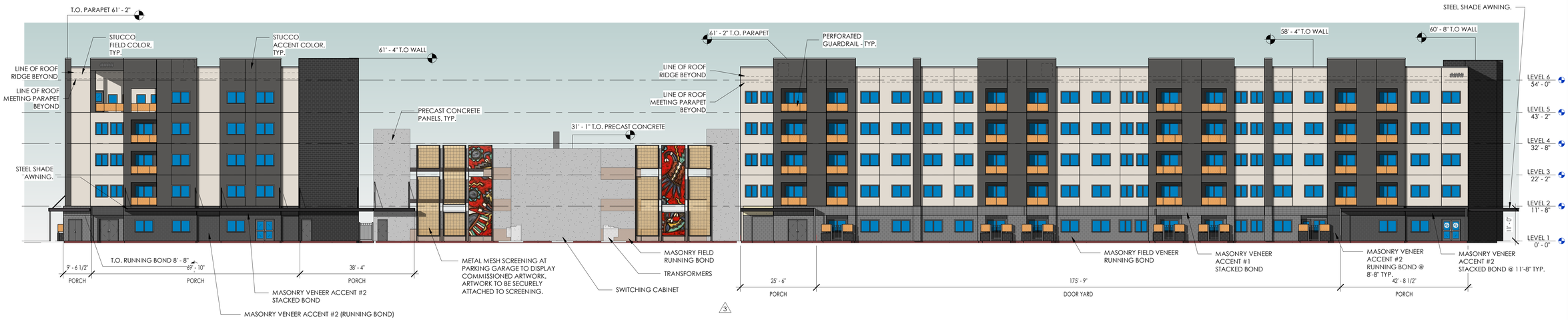
2 SOUTH ELEVATION
1/16" = 1'-0"



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

NOTE: IMAGES USED FOR PROPOSED ART LOCATIONS ARE **CONCEPTUAL** PIECES. ACTUAL ARTWORK TO BE DETERMINED

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
ELEVATIONS

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Date Signed 04/12/23
ARIZONA, U.S.A.

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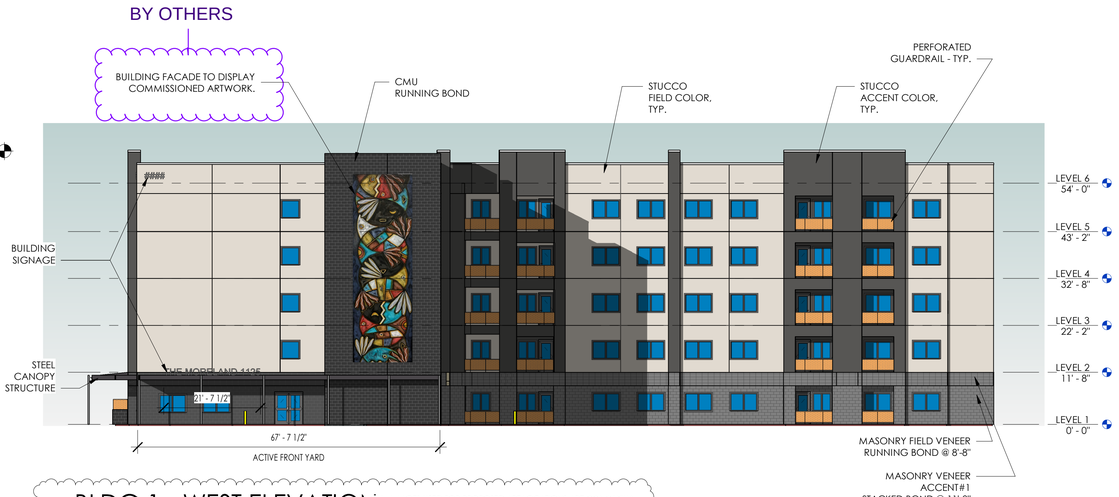
3 BLDG 3 - EAST ELEVATION
1/16" = 1'-0"
4



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

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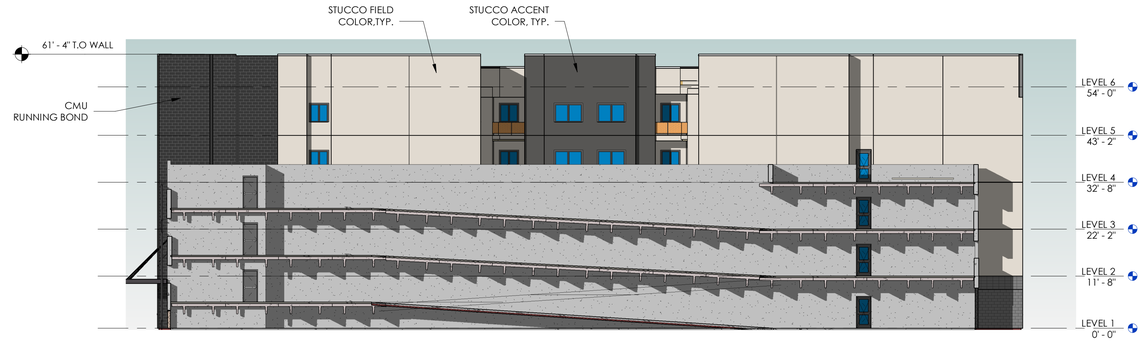
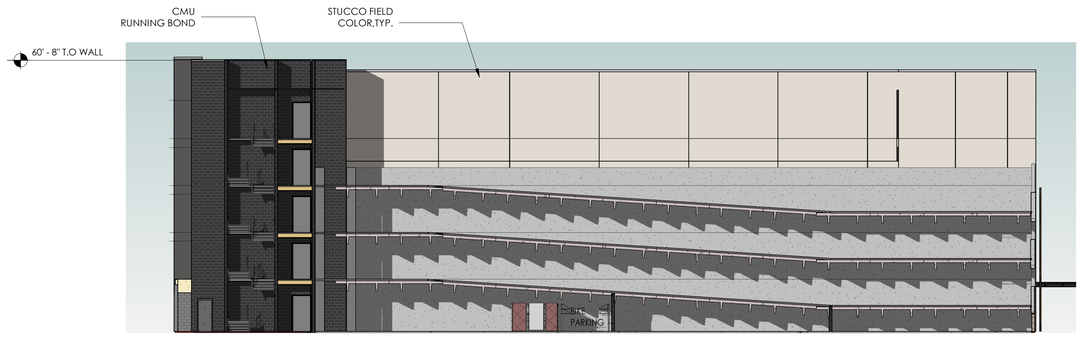


SECTION / ELEVATION - VIEW OF PARKING GARAGE TO WEST ELEVATION BLDG 3
1 1/16" = 1'-0"
4



SECTION / ELEVATION - VIEW FROM PARKING GARAGE TO EAST ELEVATION BLDG 1
2 1/16" = 1'-0"
4

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
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REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 04/12/23 ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-07-2022

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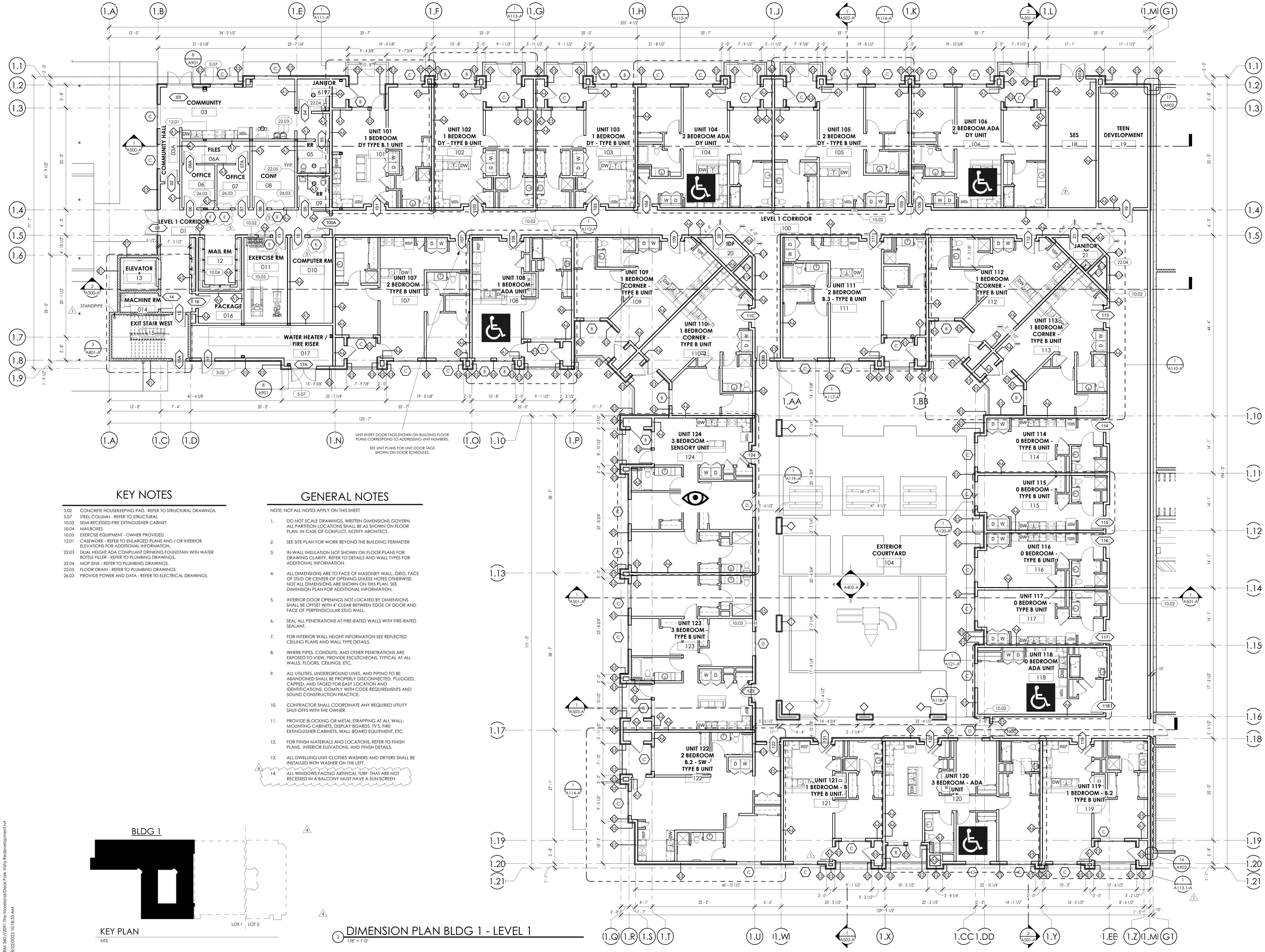

KEY NOTES

3.02	CONCRETE HOUSEKEEPING PAD. REFER TO STRUCTURAL DRAWINGS.
5.07	STEEL COLUMN - REFER TO STRUCTURAL
10.02	SEMI-RECESSED FIRE EXTINGUISHER CABINET
10.04	MAILBOXES
10.05	EXERCISE EQUIPMENT - OWNER PROVIDED
12.01	CASEWORK - REFER TO ENLARGED PLANS AND / OR INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.03	DUAL HEIGHT ADA COMPLIANT DRINKING FOUNDTAIN WITH WATER BOTTLE FILLER - REFER TO PLUMBING DRAWINGS.
22.04	MOP SINK - REFER TO PLUMBING DRAWINGS.
22.05	FLOOR DRAIN - REFER TO PLUMBING DRAWINGS
26.03	PROVIDE POWER AND DATA - REFER TO ELECTRICAL DRAWINGS.

GENERAL NOTES

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4. ALL DIMENSIONS ARE TO FACE OF MASONRY WALL, GRID, FACE OF STUD OR CENTER OF OPENING UNLESS NOTES OTHERWISE. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN. SEE DIMENSION PLAN FOR ADDITIONAL INFORMATION.
5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
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14. ALL WINDOWS FACING ARTIFICAL TURF THAT ARE NOT RECESSED IN A BALCONY MUST HAVE A SUN SCREEN

BLDG 1

KEY PLAN
NTS

2 DIMENSION PLAN BLDG 1 - LEVEL 1
1/8" = 1'-0"

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THE MORELAND
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OVERALL 1ST FLOOR PLAN

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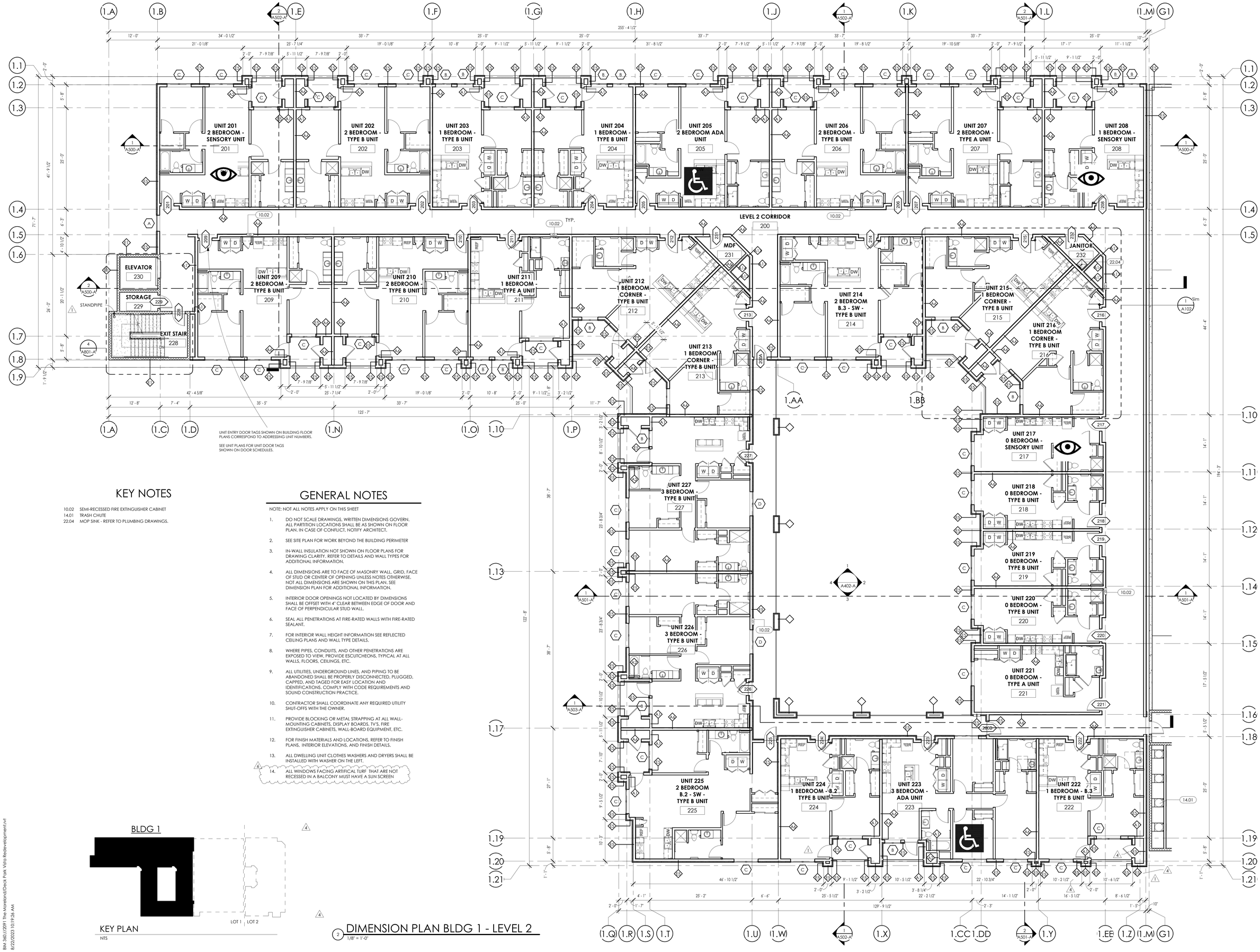

KEY NOTES

10.02 SEMI-RECESSED FIRE EXTINGUISHER CABINET
14.01 TRASH CHUTE
22.04 MOP SINK - REFER TO PLUMBING DRAWINGS.

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BLDG 1

KEY PLAN
NTS

DIMENSION PLAN BLDG 1 - LEVEL 2

1/8" = 1'-0"

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OVERALL 2ND FLOOR PLAN

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1	03/25/22	CITY COMMENTS
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6	8/08/23	BID 2

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DATE: 01-07-2022
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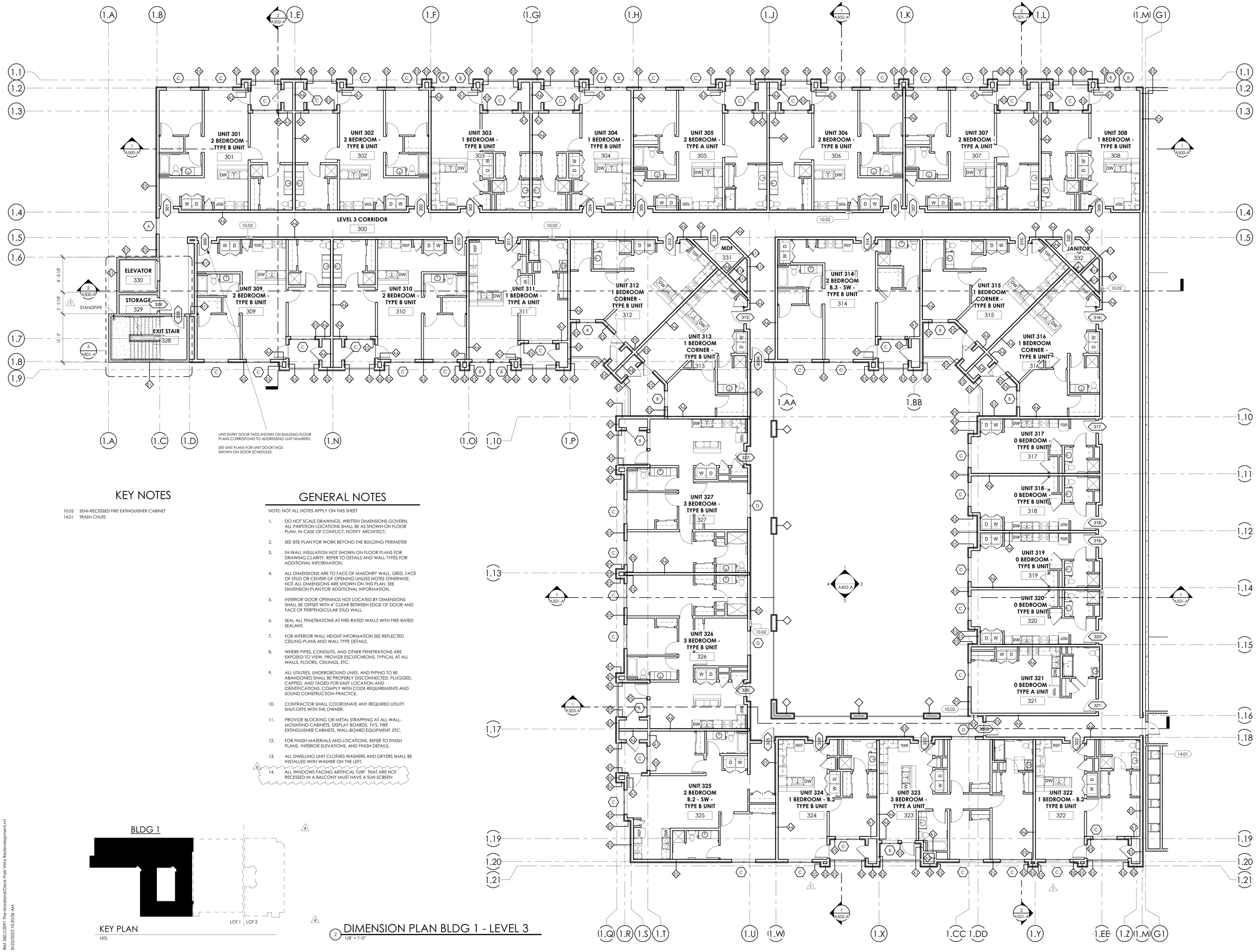

KEY NOTES

10.02 SEMI-RECESSED FIRE EXTINGUISHER CABINET
14.01 TRASH CHUTE

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BLDG 1

KEY PLAN
NTS

2 DIMENSION PLAN BLDG 1 - LEVEL 3
1/8" = 1'-0"

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OVERALL 3RD FLOOR PLAN

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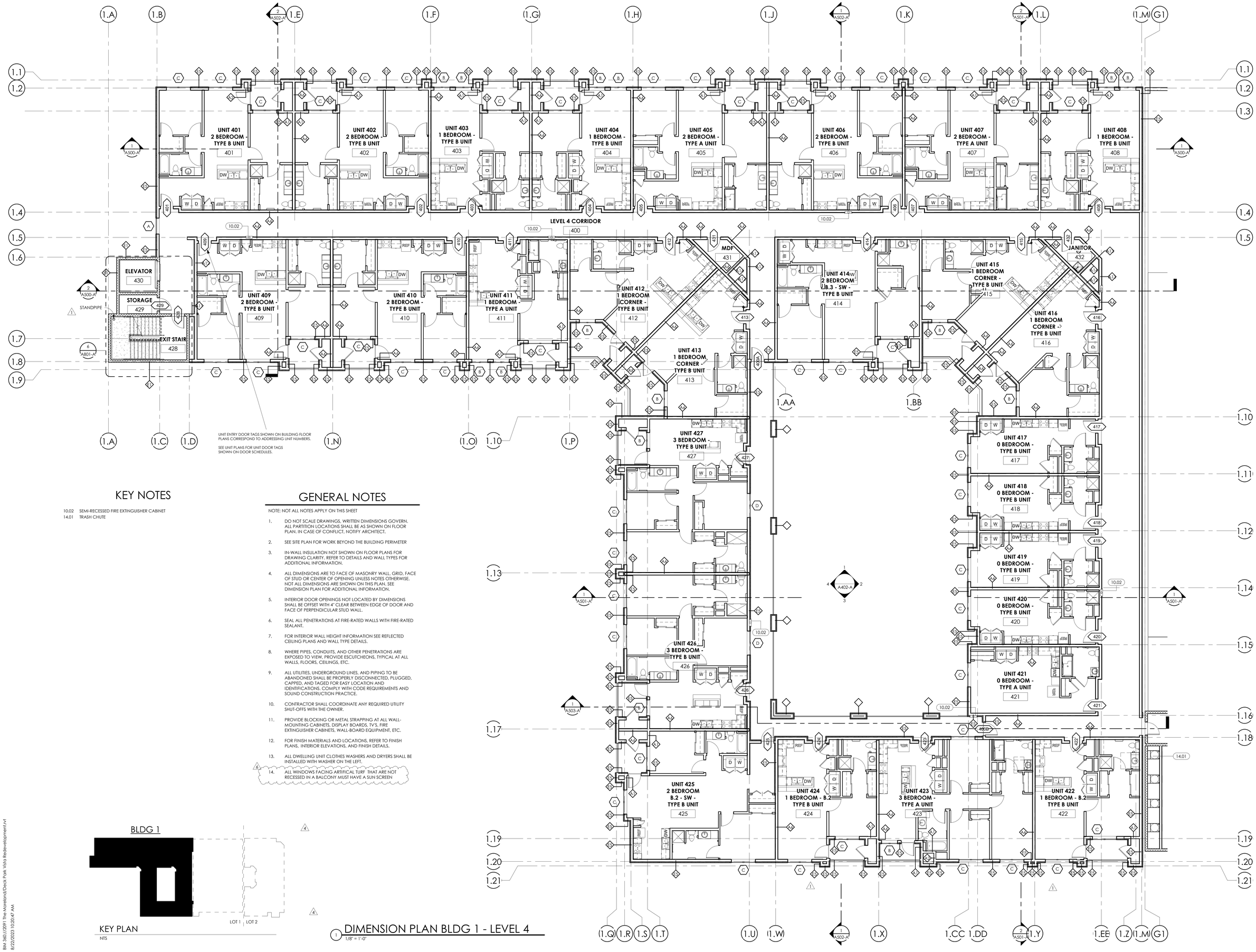

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14.01 TRASH CHUTE

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BLDG 1

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DIMENSION PLAN BLDG 1 - LEVEL 4

1/8" = 1'-0"

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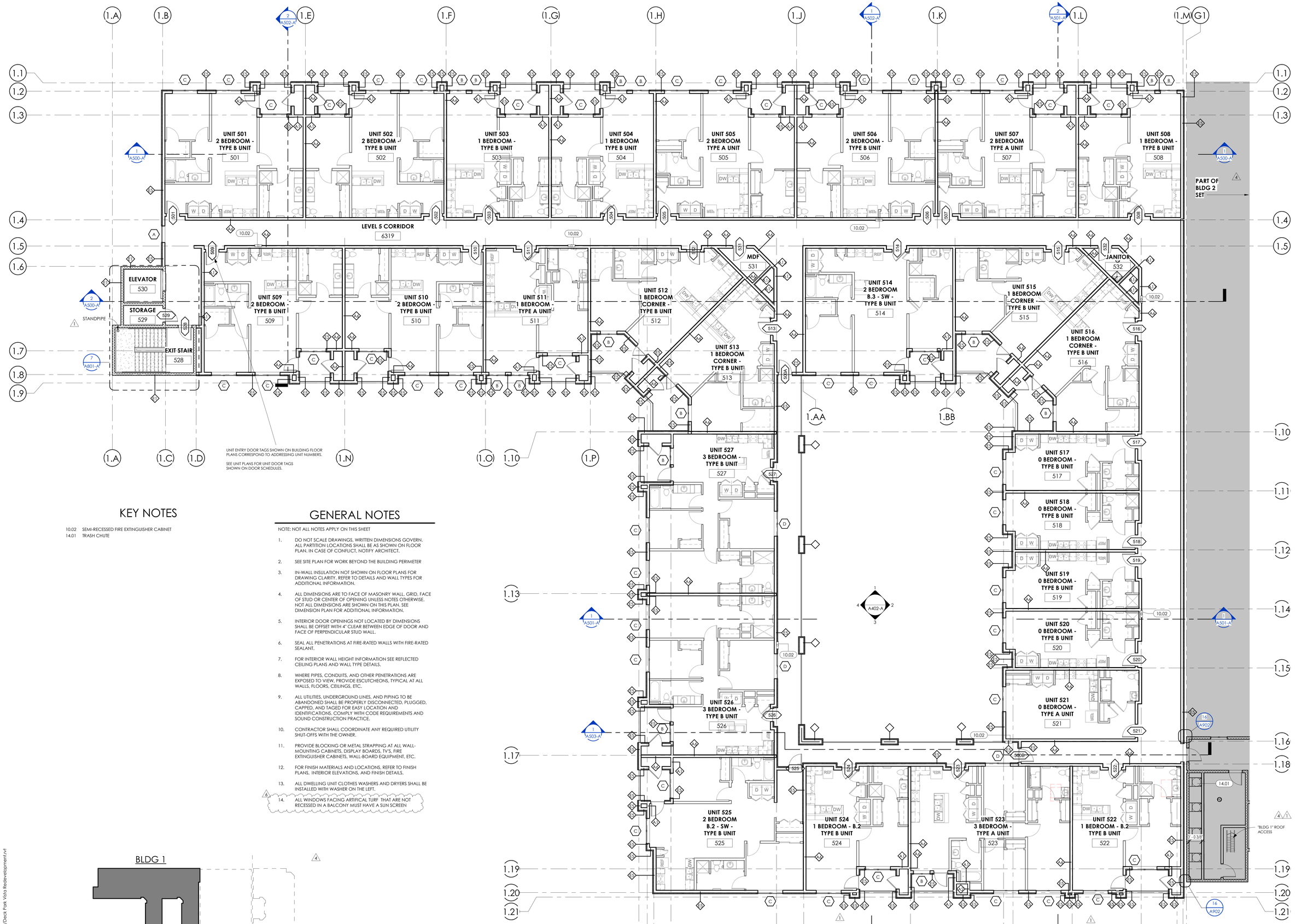

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BLDG 1

KEY PLAN
NTS

1 DIMENSION PLAN BLDG 1 - LEVEL 5
1/8" = 1'-0"

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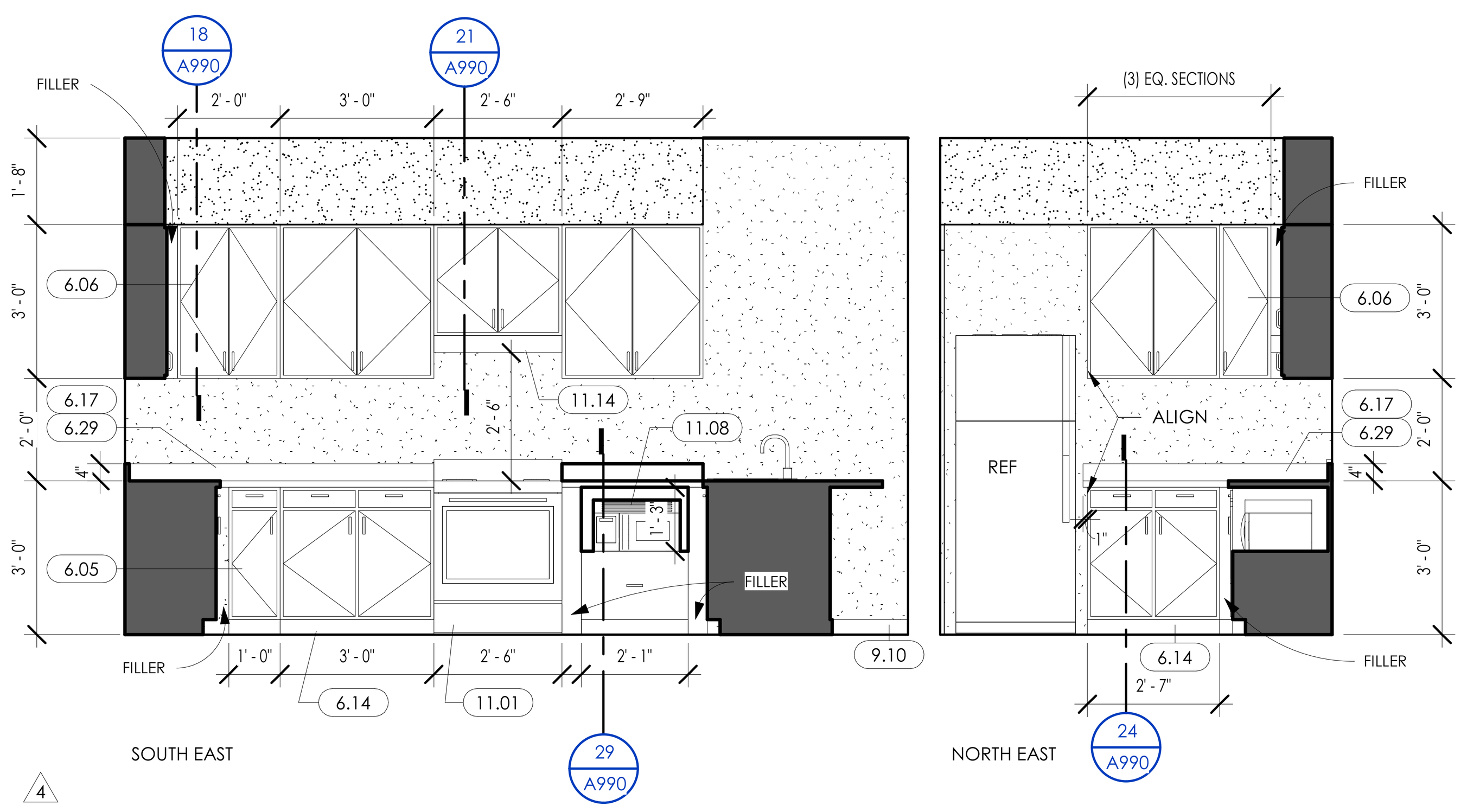
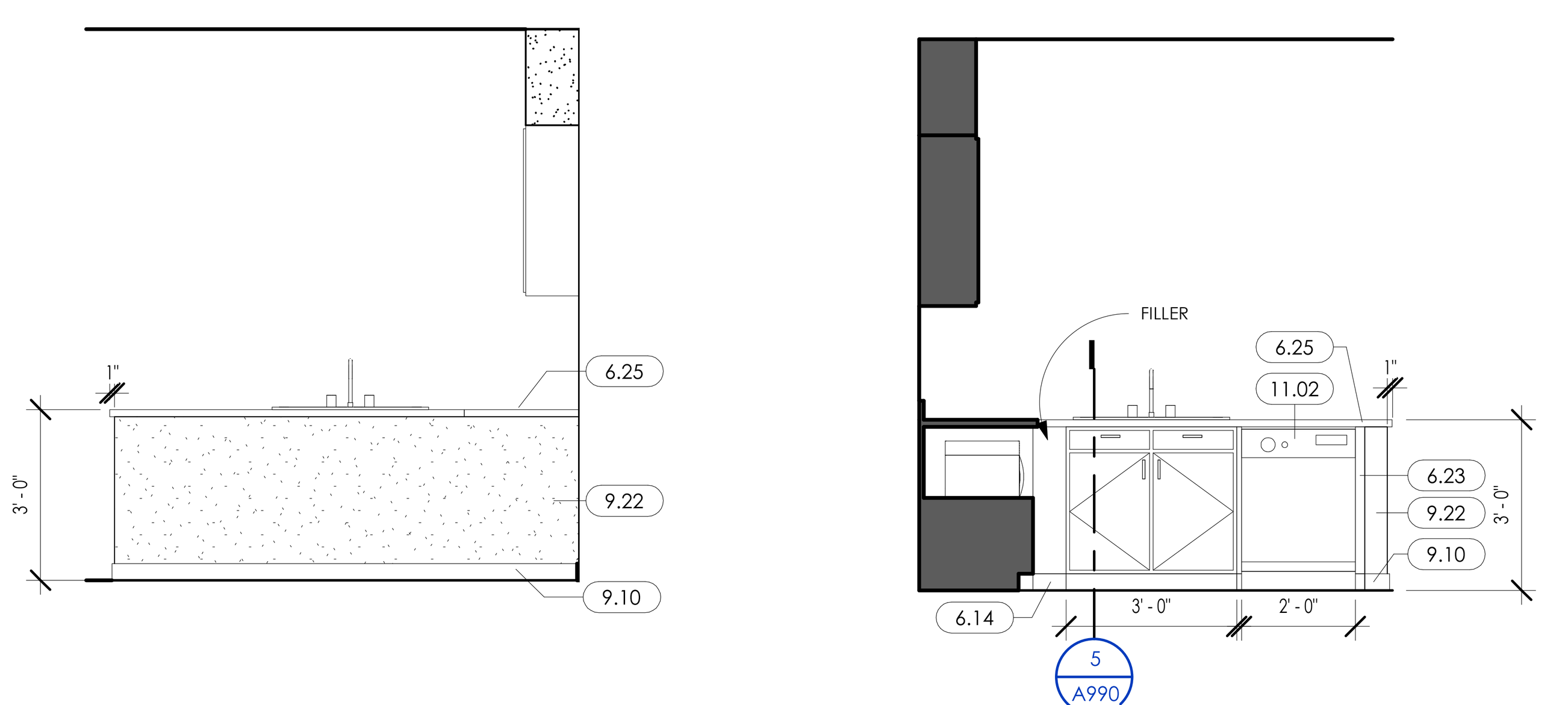


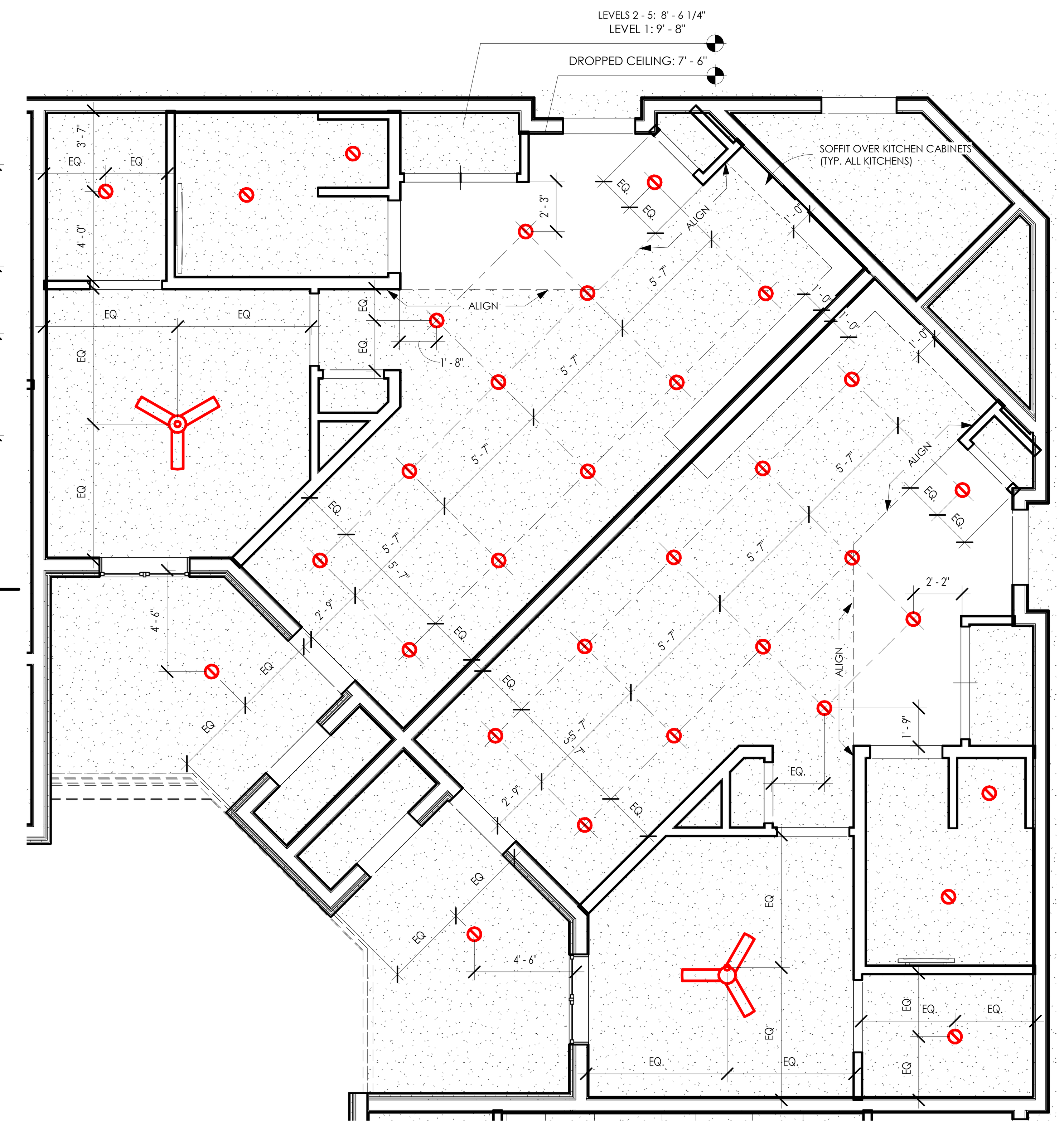
KITCHEN - 1 BED CORNER UNIT - TYPE B

4 — 3/8" = 1'-0"



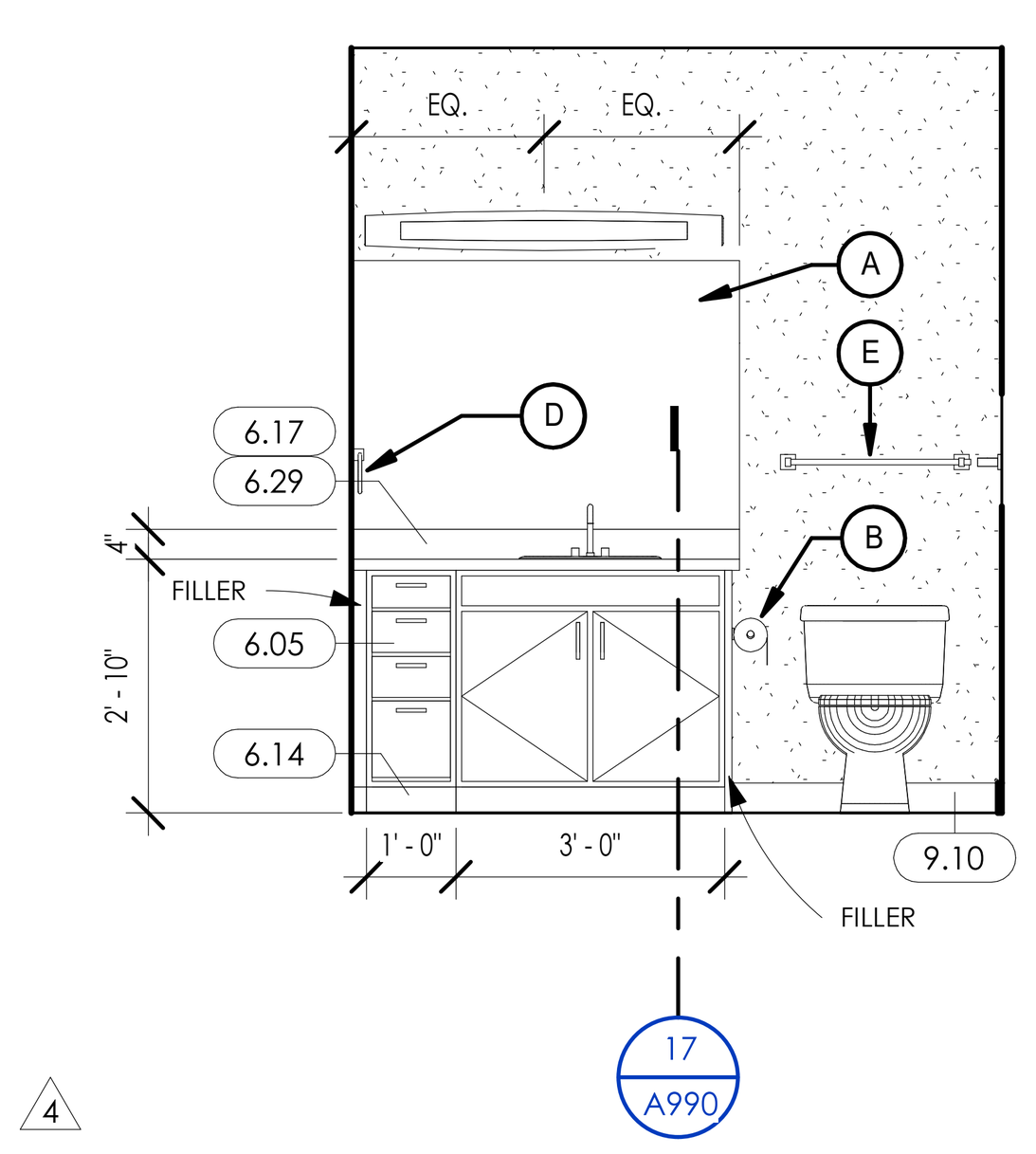
KITCHEN - 1 BED CORNER UNIT - TYPE B ISLAND

7 — 3/8" = 1'-0"



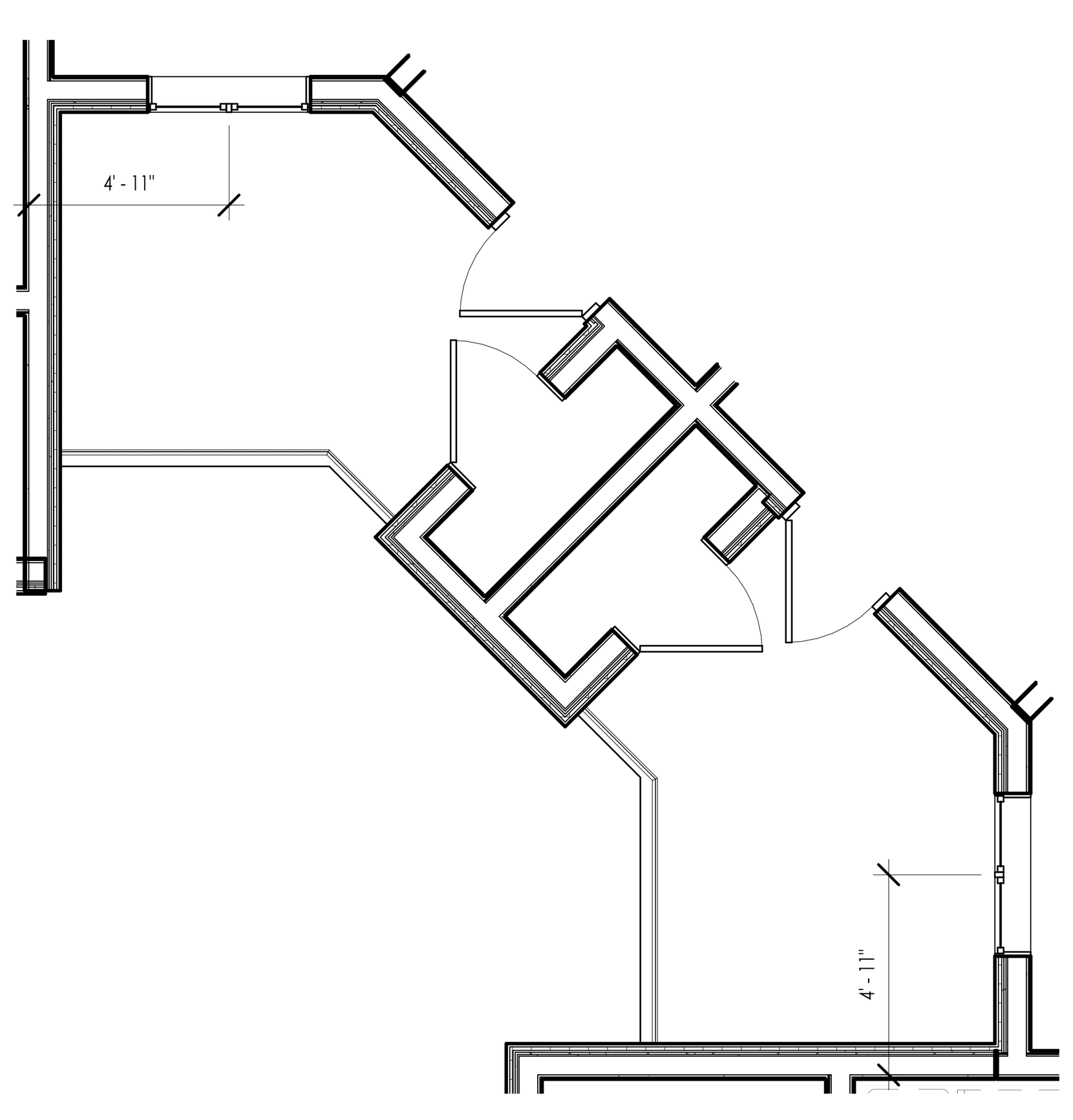
RCP - 1 BED CORNER UNIT - TYPE B

2 — 1/4" = 1'-0"



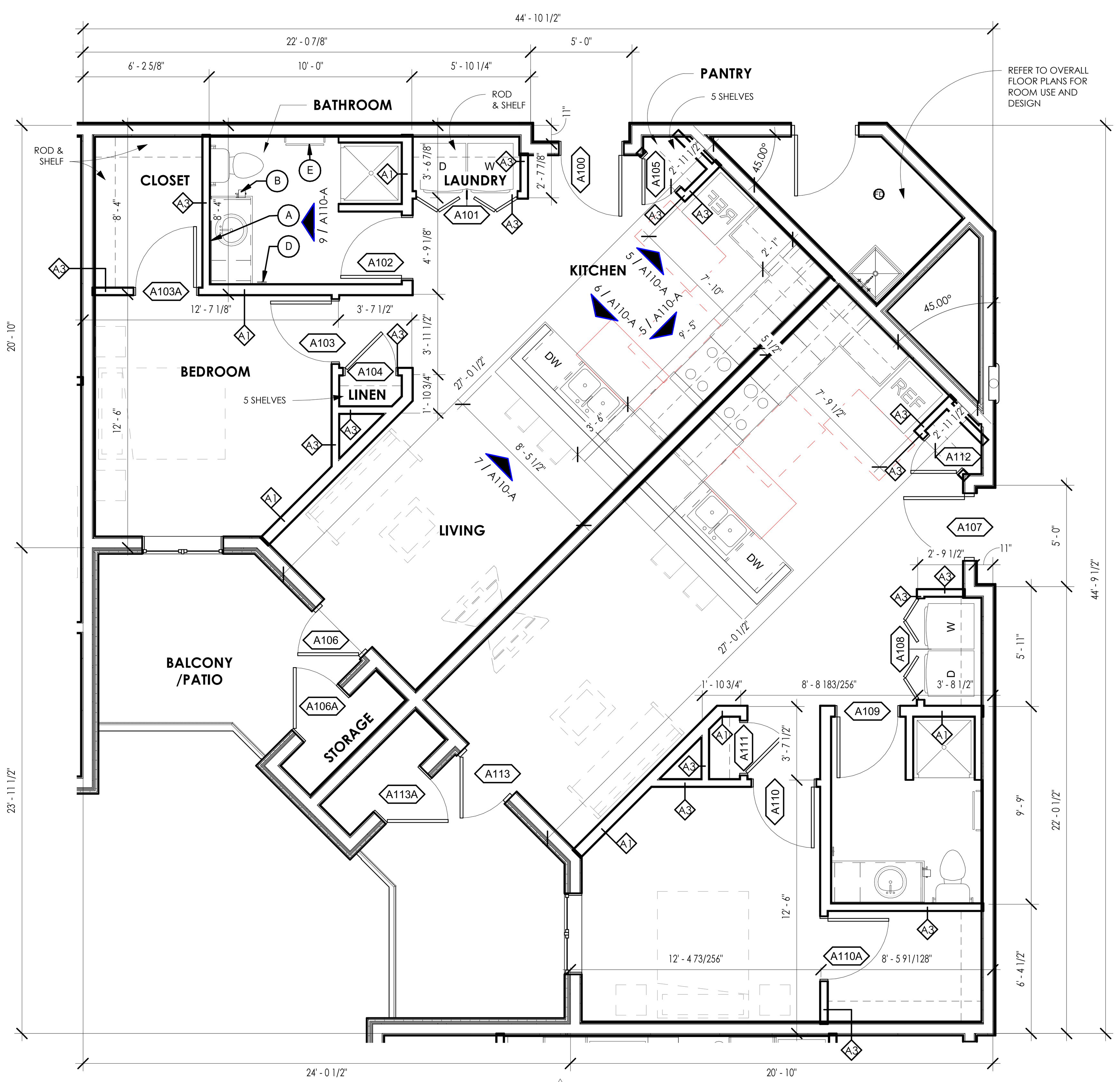
BATHROOM - 1 BED CORNER UNIT - TYPE B

9 — 3/8" = 1'-0"



BLDG 1 - 1 BED CORNER UNIT BALCONY 2

3 — 1/4" = 1'-0"



BLDG 1 - 1 BED CORNER UNIT - TYPE B

1 — 1/4" = 1'-0"

APPLIES TO UNITS:
109, 110, 112, 113, 212, 213, 215, 216, 312, 313, 315, 316, 412, 413, 415, 416, 512, 513, 515, 516

TOILET ACCESSORIES LIST

ITEMS ARE AS SPECIFIED OR EQUAL

OFFICE/COMMUNITY

1. SOAP DISPENSER (BY OWNER)
2. MIRROR, 24" x 36", BOBRICK B-290
3. PAPER TOWEL DISPENSER (BY OWNER)
4. TOILET PAPER DISPENSER (BY OWNER)

5A. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
5B. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
5C. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

6. SEAT COVER DISPENSER, BOBRICK B-221
7. MOP/BROOM HOLDER, BOBRICK B-239
8. RESTROOM SIGNAGE
9. PURSE HOOK, BOBRICK B-6727

RESIDENTIAL UNITS

A. MIRROR, FRAMELESS, 36"H x COUNTERTOP LENGTH
B. TOILET PAPER DISPENSER
C. ADA SHOWER TWO-WALL GRAB BAR, BOBRICK B-6806
D. HAND TOWEL HOLDER
E. BATH TOWEL HOLDER
F. PORTABLE SHOWER SEAT.
PROVIDE BLOCKING FOR POSSIBLE FUTURE WALL-MTD TYPE
G. SHOWER CURTAIN ROD

H1. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
H2. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
H3. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

SENSORY IMPAIRED UNIT NOTES

1. REFER TO OVERALL PLANS FOR LOCATION OF SENSORY IMPAIRED UNITS.
2. LIGHTED SWITCHES FOR GARBAGE DISPOSAL, RANGE FAN, AND BATHROOM FAN. BOTH VISUAL AND AUDIBLE NOTIFICATION FOR DOORBELL AND FIRE ALARM.
3. CONSTRUCTION MATERIALS AND TECHNIQUES THAT MINIMIZE VIBRATION AND IMPROVE SOUND CONTROL.
4. OPEN SIGHTLINES IN COMMUNITY ROOMS, MEETING AREAS, LANDINGS, STAIRWELLS, AND OTHER BUILDING AREAS TO REMOVE VISUAL COMMUNICATION BARRIERS.
5. SPECIALIZED LIGHTING DESIGN AND WINDOW PLACEMENT THAT MINIMIZES GLARE IN ORDER TO FACILITATE COMMUNICATION IN AMERICAN SIGN LANGUAGE. LIGHT FIXTURES ARE SELECTED FOR THEIR GLARE REDUCING DESIGN AND LOCATED DIFFERENTLY TO MINIMIZE GLARE THAT CAN INTERFERE WITH SEEING HAND MOTIONS OR READING LIPS. WINDOWS ON THE WEST AND SOUTH FACING WALLS THAT RECEIVE THE MOST DIRECT SUNLIGHT ARE SIZED AND SPACED DIFFERENTLY. EXTERIOR AWNINGS HELP PREVENT GLARE AND BACKGROUND COLORS ARE CHOSEN TO PROVIDE CONTRAST TO AID COMMUNICATION IN SIGN LANGUAGE.

KEY NOTES

6.05	24" DEEP BASE CABINET, PLASTIC LAMINATE
6.06	12" DEEP UPPER CABINET WITH ADJUSTABLE SHELVES, PLASTIC LAMINATE. PROVIDE WALL SUPPORT AS REQUIRED.
6.14	4" TOE KICK TO MATCH CABINET FINISH
6.17	RETURN BACKSPLASH TO SIDE WALL(S)
6.23	PLASTIC LAMINATE
6.25	1-1/2" THICK COUNTERTOP, PLASTIC LAMINATE
6.29	1-1/2" THICK COUNTERTOP WITH 4"H BACKSPLASH, PLASTIC LAMINATE
9.10	PAINTED WOOD WALL BASE AS SPECIFIED, WB-
9.22	PAINT FINISH AS SPECIFIED
11.01	STOVE. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.02	DISHWASHER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.08	MICROWAVE. PROVIDE POWER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.14	HOOD EXHAUST. REFER TO MFR SPECIFICATIONS

GENERAL NOTES

NOTE: NOT ALL NOTES APPLY ON THIS SHEET

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT.
2. SEE SITE PLAN FOR WORK BEYOND THE BUILDING PERIMETER
3. IN-WALL INSULATION NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY. REFER TO DETAILS AND WALL TYPES FOR ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FACE OF MASONRY WALL, GRID, FACE OF STUD OR CENTER OF OPENING UNLESS NOTES OTHERWISE. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN. SEE DIMENSION PLAN FOR ADDITIONAL INFORMATION.
5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
6. SEAL ALL PENETRATIONS AT FIRE-RATED WALLS WITH FIRE-RATED SEALANT.
7. FOR INTERIOR WALL HEIGHT INFORMATION SEE REFLECTED CEILING PLANS AND WALL TYPE DETAILS.
8. WHERE PIPES, CONDUITS, AND OTHER PENETRATIONS ARE EXPOSED TO VIEW, PROVIDE ESCUTCHEONS, TYPICAL AT ALL WALLS, FLOORS, CEILINGS, ETC.
9. ALL UTILITIES, UNDERGROUND LINES, AND PIPING TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, CAPPED, AND TAGED FOR EASY LOCATION AND IDENTIFICATIONS. COMPLY WITH CODE REQUIREMENTS AND SOUND CONSTRUCTION PRACTICE.
10. CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY SHUT-OFFS WITH THE OWNER.
11. PROVIDE BLOCKING OR METAL STRAPPING AT ALL WALL-MOUNTING CABINETS, DISPLAY BOARDS, TV'S, FIRE EXTINGUISHER CABINETS, WALL-BOARD EQUIPMENT, ETC.
12. FOR FINISH MATERIALS AND LOCATIONS, REFER TO FINISH PLANS, INTERIOR ELEVATIONS, AND FINISH DETAILS.
13. ALL DWELLING UNIT CLOTHES WASHERS AND DRYERS SHALL BE INSTALLED WITH WASHER ON THE LEFT.

UNIT & MILLWORK GENERAL NOTES

1. CABINETRY CORE/BASE MATERIAL WHERE HINGES OR PULLS ARE INSTALLED SHALL BE MINIMUM 3/4" PARTICLE BOARD. (5)
2. PROVIDE 2" GROMMETS AT ALL WORKSTATION COUNTERTOPS. VERIFY EXACT LOCATIONS WITH OWNER.
3. IN LAUNDRY ROOM, WASHER ALWAYS GOES ON THE LEFT, DRYER ALWAYS GOES ON THE RIGHT.
4. ALL WALLS TO HAVE BULLNOSE CORNERS.
5. PROVIDE A FIRE EXTINGUISHER CLOSE BY KITCHEN AREA.
6. VERIFY M/W CABINET OPENING CLEARANCE WITH M/W SPECS.
7. MILLWORK MUST BE FOREST STEWARDSHIP COUNCIL CERTIFIED (6)

GENERAL FINISH NOTES

1. PROVIDE LVT-1 IN RESIDENTIAL SUITES. REFER TO FINISH PLANS FOR SPEC.
2. PROVIDE LVT-2 IN RESIDENTIAL SUITE RESTROOMS. REFER TO FINISH PLANS FOR SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS GIVEN ON THE PLANS/ELEVATIONS IN THE FIELD TO DETERMINE ACCURACY AND CONDITIONS BEFORE INSTALLATION AND/OR FABRICATION OF ANY SYSTEM.
4. SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION, TYP. TILE PATTERNS, ETC.
5. ALL FURNITURE SHOWN FOR REFERENCE ONLY AND IS N.I.C. UNLESS NOTED OTHERWISE. ALL FURNITURE IS TO BE PROVIDED BY OWNER.
6. CONTRACTOR TO VERIFY ELECTRICAL AND SPECIAL SYSTEM OUTLET HEIGHTS AND LOCATIONS BEFORE INSTALLATION OF FINISHES AND CASEWORK.
7. ALL PLUMBING FIXTURE FINISH SPECIFICATIONS ARE PER PLUMBING DRAWINGS AND/OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD FINISH SELECTIONS AT TIME OF SUBMITTAL.
8. ALL FLOORING FINISHES ARE TO BE APPLIED UNDER CENTER OF DOOR.
9. **CONTRACTOR TO SUBMIT SAMPLES, CUT SHEETS AND SHOP DRAWINGS PERTAINING TO COLORS, FINISHES, FIXTURES, MATERIALS AND OTHER ITEMS TO BE INSTALLED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT PRIOR TO ORDERING OR INSTALLATION OF SUCH ITEMS. ANY INSTALLATION OR USE OF ANY ITEMS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**
10. ALL MILLWORK FABRICATION AND INSTALLATION SHALL CONFORM TO THE AWI CUSTOM GRADE QUALITY STANDARD UNLESS NOTED OTHERWISE. ALL MILLWORK NOT COMPLYING TO THIS STANDARD, AS JUDGED BY THE ARCHITECT, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
11. NO PAINTING OR APPLICATION OF INTERIOR FINISHES SHALL BE DONE UNDER CONDITIONS WHICH WOULD JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.
12. ALL WORKMANSHIP JUDGED TO BE LESS THAN FIRST-QUALITY BY THE ARCHITECT OR DESIGNER WILL BE REJECTED.
13. **ALL COLORS SHALL BE AS PER THE FINISH SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER HAS BEEN RECEIVED.**
14. ALL TRANSITION STRIPS SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL PRIOR TO ORDER AND INSTALLATION.
15. WALLS NOT INDICATED ON THIS FLOOR PLAN TO RECEIVE FIELD PAINT.

CEILING GENERAL NOTES

1. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK PROHIBITED.
2. COORDINATE EXACT LOCATIONS OF ALL CEILING ITESMS (DIFFUSERS, LIGHT FIXTURES)LIGHT FIXTURES ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS AND GENERAL FIXTURE TYPE ONLY. SEE ELECTRICAL DRAWINGS FOR THE EXACT FIXTURE TYPE AND CIRCUITING.
3. MECHANICAL REGISTERS ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
4. REFLECTED CEILING PLAN DIMENSIONS ARE FACE OF FINISH, UNLESS OTHERWISE NOTED.
5. CEILING GRID TO BE CENTERED IN EVERY ROOM, U.N.O.
6. FOR SMOKE DETECTOR LOCATIONS IN CEILING SEE SPECIAL SYSTEMS DRAWINGS.
7. ALL STUD WALLS EXTEND TO UNDERSIDE OF ROOF DECK/FLOOR, UNLESS NOTED OTHERWISE. FOR TYPICAL TOP OF WALL TERMINATIONS, SEE DETAILS.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILING (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
9. ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
10. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS OR FOR FIRE-RATED PENETRATIONS.
11. FIRE SPRINKLER HEADS TO BE SEMI-RECESSSED OR PROTECTED. SEE SPRINKLER PLANS (WHICH IS A DEFERED SUBMITTAL) FOR EXACT EXACT LOCATIONS AND QUANTITIES.
12. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS FOR FIRE - RATED PENETRATIONS.
13. PROVIDED CONT. FIRE CAULKING @ ALL PIPE, VENT, DUCT, STRUCTURAL, ETC., PENETRATIONS THROUGH FIRE RATED WALLS - TYPICAL

CEILING SYMBOLS

NOTE:
-NOT ALL LIGHT FIXTURE & CEILING TYPES APPLY.

- 2'x4' SUSPENDED ACOUSTIC CEILING, U.N.O. SEE FINISH SCHEDULE.
- FGB HARD CEILING. SEE FINISH SCHEDULE.
- FGB HARD CEILING (DROPPED). SEE FINISH SCHEDULE.
- EXPOSED UNDERSIDE OF DECK. UNDERSIDE OF DECK, JOISTS, CONDUIT, ETC. TO RECEIVE PAINT FINISH BLACK WHERE EXPOSED TO VIEW.
- 2x2 LIGHT FIXTURE IN SUSPENDED CEILING, SEE ELECTRICAL DRAWINGS.
- CAN LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- SECURITY CAMERA
- MECHANICAL SUPPLY AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - RETURN AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - EXHAUST AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- SD — SMOKE DETECTOR, SEE ELECTRICAL DRAWINGS.
- J — CEILING ELECTRICAL JUNCTION BOX, SEE ELECTRICAL DRAWINGS.
- EXIT SIGN FIXTURE, SEE ELECTRICAL DRAWINGS.
- S — SPEAKER
- SUSPENDED/RECESSED LINEAR LIGHT. SEE ELECTRICAL DRAWINGS
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL DRAWING
- PENDANT LIGHT FIXTURE
- DS — DAYLIGHT SENSOR. SEE ELECTRICAL DRAWINGS
- OS — OCCUPANCY SENSOR. SEE ELECTRICAL DRAWINGS
- S — STROBE
- CAMERA - REFER TO ELECTRICAL PLANS (6)
- CEILING FAN, CONTRACTOR TO INCLUDE IN ALL UNITS

SPS+ ARCHITECTS
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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
UNIT PLAN - 1 BED CORNER UNITS - TYPE B

PERMIT SET

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
5	7/03/23	BID 1
6	8/08/23	BID 2

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT — CERTIFICATE NO. 45840 — MARK A. DAVENPORT — Date Signed 08/08/23 — ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A110-A
2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
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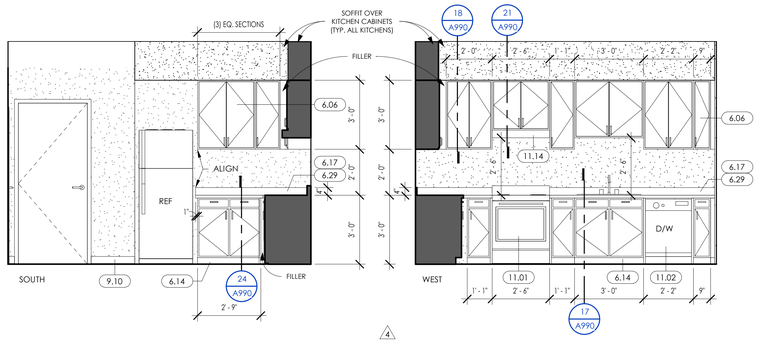
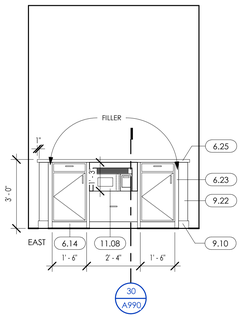
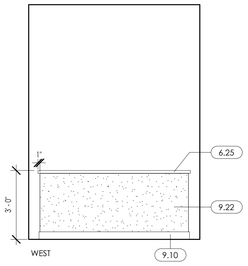


3 KITCHEN BLDG 1- 1 BED CUSTOM NW

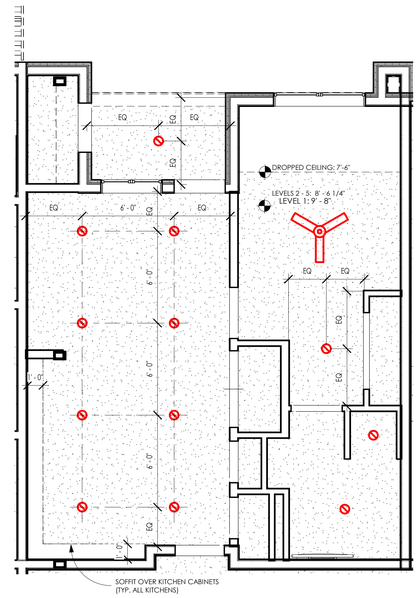
3/8" = 1'-0"





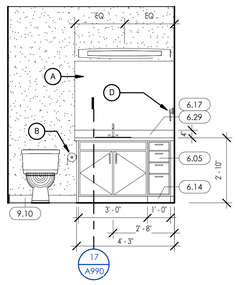
5 ISLAND BLDG 1- 1 BED CUSTOM NW

3/8" = 1'-0"



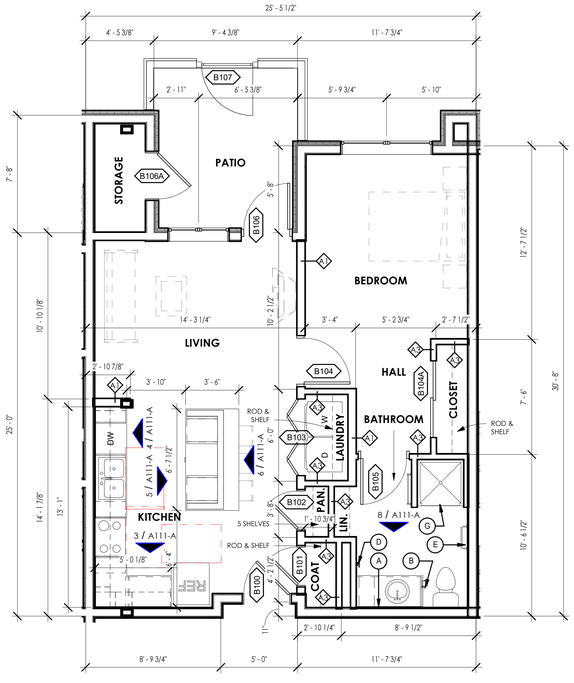
2 RCP BLDG 1 - 1 BED CUSTOM NW

1/4" = 1'-0"



8 BATHROOM BLDG 1 - 1 BED CUSTOM NW

3/8" = 1'-0"



1 BLDG 1 - 1 BED CUSTOM NW

1/4" = 1'-0"

APPLIES TO UNITS: 101

TOILET ACCESSORIES LIST

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4. ALL DIMENSIONS ARE TO FACE OF MASONRY WALL, GRID, FACE OF STUD OR CENTER OF OPENING UNLESS NOTES OTHERWISE. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN, SEE DIMENSION PLAN FOR ADDITIONAL INFORMATION.
5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
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1. CABINETRY CORE/BASE MATERIAL WHERE HINGES OR PULLS ARE INSTALLED SHALL BE MINIMUM 3/4" PARTICLE BOARD. (5)
2. PROVIDE 2" GROMMETS AT ALL WORKSTATION COUNTERTOPS. VERIFY EXACT LOCATIONS WITH OWNER.
3. IN LAUNDRY ROOM, WASHER ALWAYS GOES ON THE LEFT, DRYER ALWAYS GOES ON THE RIGHT.
4. ALL WALLS TO HAVE BULLNOSE CORNERS.
5. PROVIDE A FIRE EXTINGUISHER CLOSE BY KITCHEN AREA.
6. VERIFY M/W CABINET OPENING CLEARANCE WITH M/W SPECS.
7. MILLWORK MUST BE FOREST STEWARDSHIP COUNCIL CERTIFIED (6)

GENERAL FINISH NOTES

1. PROVIDE LVT-1 IN RESIDENTIAL SUITES. REFER TO FINISH PLANS FOR SPEC.
2. PROVIDE LVT-2 IN RESIDENTIAL SUITE RESTROOMS. REFER TO FINISH PLANS FOR SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS GIVEN ON THE PLANS/ELEVATIONS IN THE FIELD TO DETERMINE ACCURACY AND CONDITIONS BEFORE INSTALLATION AND/OR FABRICATION OF ANY SYSTEM.
4. SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION, TYP. TILE PATTERNS, ETC.
5. ALL FURNITURE SHOWN FOR REFERENCE ONLY AND IS N.I.C. UNLESS NOTED OTHERWISE. ALL FURNITURE IS TO BE PROVIDED BY OWNER.
6. CONTRACTOR TO VERIFY ELECTRICAL AND SPECIAL SYSTEM OUTLET HEIGHTS AND LOCATIONS BEFORE INSTALLATION OF FINISHES AND CASEWORK.
7. ALL PLUMBING FIXTURE FINISH SPECIFICATIONS ARE PER PLUMBING DRAWINGS AND/OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD FINISH SELECTIONS AT TIME OF SUBMITTAL.
8. ALL FLOORING FINISHES ARE TO BE APPLIED UNDER CENTER OF DOOR.
9. **CONTRACTOR TO SUBMIT SAMPLES, CUT SHEETS AND SHOP DRAWINGS PERTAINING TO COLORS, FINISHES, FIXTURES, MATERIALS AND OTHER ITEMS TO BE INSTALLED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT PRIOR TO ORDERING OR INSTALLATION OF SUCH ITEMS. ANY INSTALLATION OR USE OF ANY ITEMS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**
10. ALL MILLWORK FABRICATION AND INSTALLATION SHALL CONFORM TO THE AWI CUSTOM GRADE QUALITY STANDARD UNLESS NOTED OTHERWISE. ALL MILLWORK NOT COMPLYING TO THIS STANDARD, AS JUDGED BY THE ARCHITECT, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
11. NO PAINTING OR APPLICATION OF INTERIOR FINISHES SHALL BE DONE UNDER CONDITIONS WHICH WOULD JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.
12. ALL WORKMANSHIP JUDGED TO BE LESS THAN FIRST-QUALITY BY THE ARCHITECT OR DESIGNER WILL BE REJECTED.
13. **ALL COLORS SHALL BE AS PER THE FINISH SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER HAS BEEN RECEIVED.**
14. ALL TRANSITION STRIPS SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL PRIOR TO ORDER AND INSTALLATION.
15. WALLS NOT INDICATED ON THIS FLOOR PLAN TO RECEIVE FIELD PAINT.

CEILING GENERAL NOTES

1. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK PROHIBITED.
2. COORDINATE EXACT LOCATIONS OF ALL CEILING ITESMS (DIFFUSERS, LIGHT FIXTURES)LIGHT FIXTURES ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS AND GENERAL FIXTURE TYPE ONLY. SEE ELECTRICAL DRAWINGS FOR THE EXACT FIXTURE TYPE AND CIRCUITING.
3. MECHANICAL REGISTERS ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
4. REFLECTED CEILING PLAN DIMENSIONS ARE FACE OF FINISH, UNLESS OTHERWISE NOTED.
5. CEILING GRID TO BE CENTERED IN EVERY ROOM, U.N.O.
6. FOR SMOKE DETECTOR LOCATIONS IN CEILING SEE SPECIAL SYSTEMS DRAWINGS.
7. ALL STUD WALLS EXTEND TO UNDERSIDE OF ROOF DECK/FLOOR, UNLESS NOTED OTHERWISE. FOR TYPICAL TOP OF WALL TERMINATIONS, SEE DETAILS.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILING (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
9. ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
10. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS OR FOR FIRE-RATED PENETRATIONS.
11. FIRE SPRINKLER HEADS TO BE SEMI-RECESSSED OR PROTECTED. SEE SPRINKLER PLANS (WHICH IS A DEFERED SUBMITTAL) FOR EXACT EXACT LOCATIONS AND QUANTITIES.
12. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS FOR FIRE - RATED PENETRATIONS.
13. PROVIDED CONT. FIRE CAULKING @ ALL PIPE, VENT, DUCT, STRUCTURAL, ETC., PENETRATIONS THROUGH FIRE RATED WALLS - TYPICAL

CEILING SYMBOLS

NOTE:
-NOT ALL LIGHT FIXTURE & CEILING TYPES APPLY.

- 2'x4' SUSPENDED ACOUSTIC CEILING, U.N.O. SEE FINISH SCHEDULE.
- FGB HARD CEILING, SEE FINISH SCHEDULE.
- FGB HARD CEILING (DROPPED), SEE FINISH SCHEDULE.
- EXPOSED UNDERSIDE OF DECK. UNDERSIDE OF DECK, JOISTS, CONDUIT, ETC. TO RECEIVE PAINT FINISH BLACK WHERE EXPOSED TO VIEW.
- 2x2 LIGHT FIXTURE IN SUSPENDED CEILING, SEE ELECTRICAL DRAWINGS.
- CAN LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- SECURITY CAMERA
- MECHANICAL SUPPLY AIR AT CEILING, SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - RETURN AIR AT CEILING, SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - EXHAUST AIR AT CEILING, SEE MECHANICAL DRAWINGS FOR SIZE.
- (SD) SMOKE DETECTOR, SEE ELECTRICAL DRAWINGS.
- (J) CEILING ELECTRICAL JUNCTION BOX, SEE ELECTRICAL DRAWINGS.
- EXIT SIGN FIXTURE, SEE ELECTRICAL DRAWINGS.
- (S) SPEAKER
- SUSPENDED/RECESSED LINEAR LIGHT. SEE ELECTRICAL DRAWINGS
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL DRAWING
- PENDANT LIGHT FIXTURE
- DS DAYLIGHT SENSOR. SEE ELECTRICAL DRAWINGS
- (OS) OCCUPANCY SENSOR. SEE ELECTRICAL DRAWINGS
- (S) STROBE
- CAMERA - REFER TO ELECTRICAL PLANS (4)
- CEILING FAN, CONTRACTOR TO INCLUDE IN ALL UNITS

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UNIT PLAN - 1 BED CUSTOM - NW - TYPE B

PERMIT SET

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
5	7/03/23	BID 1
6	8/08/23	BID 2

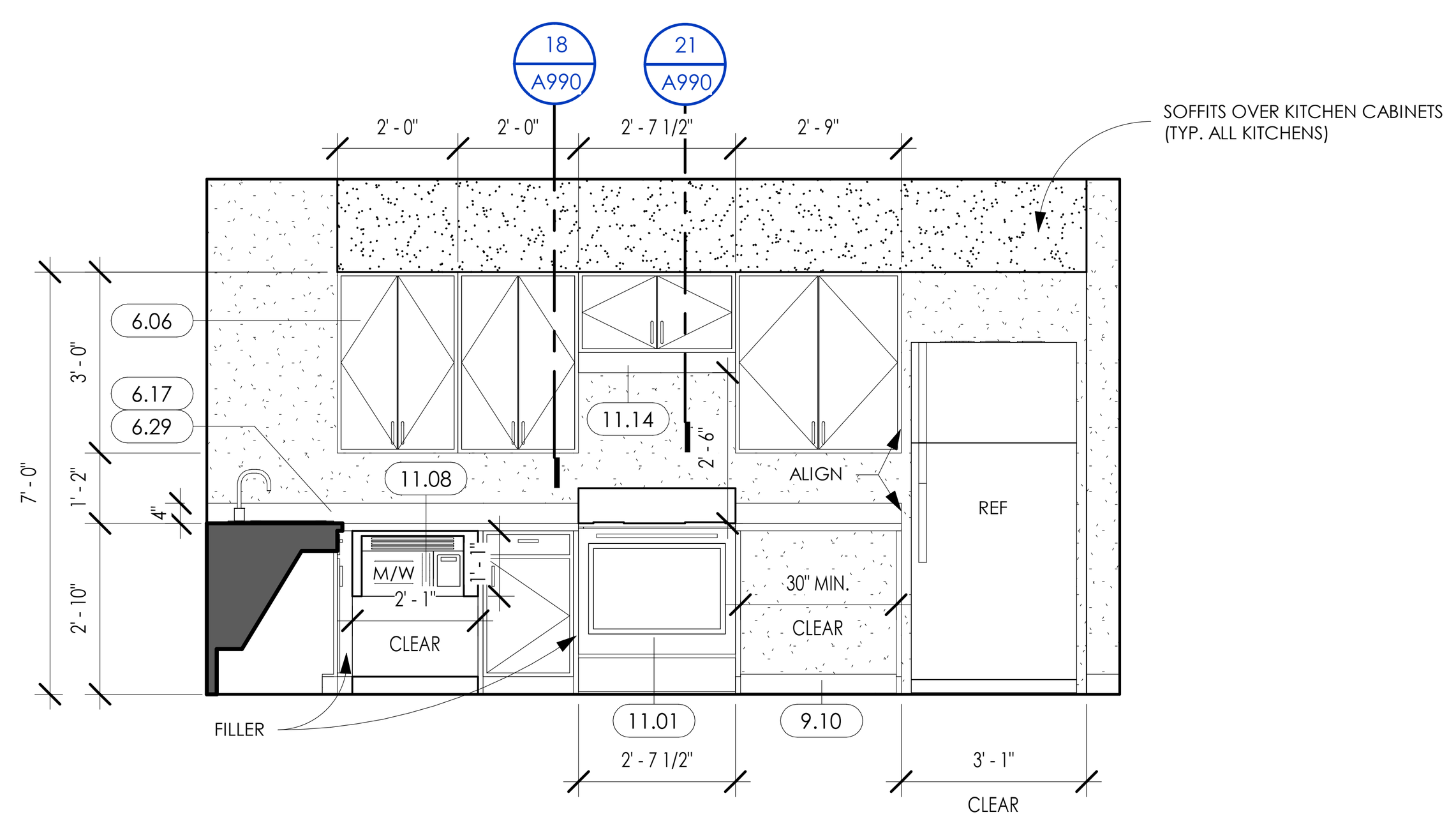
REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 08/08/23
ARIZONA U.S.A.

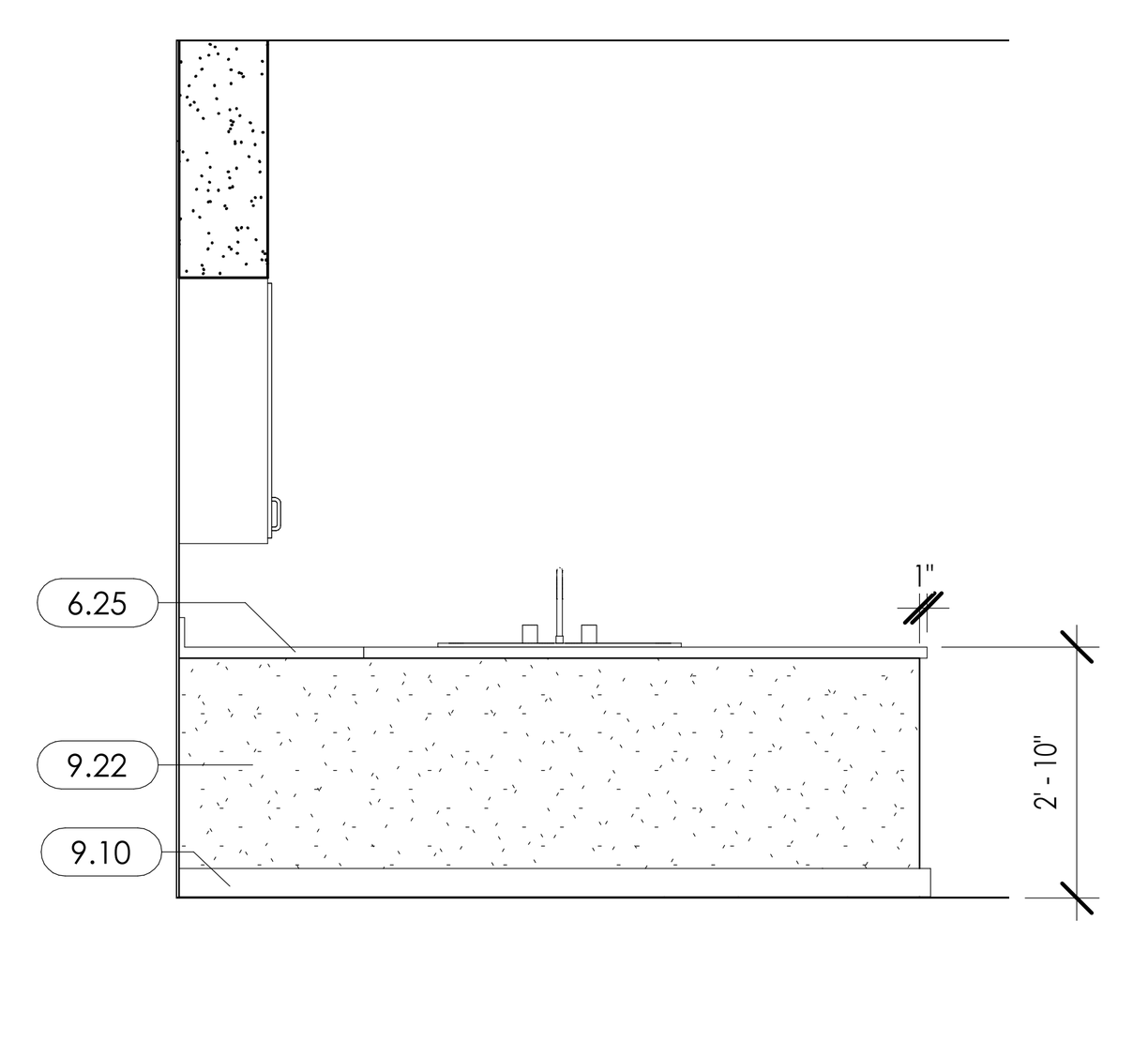
DATE: 01-07-2022
JOB No: 2091
SHEET:
A111-A

2091

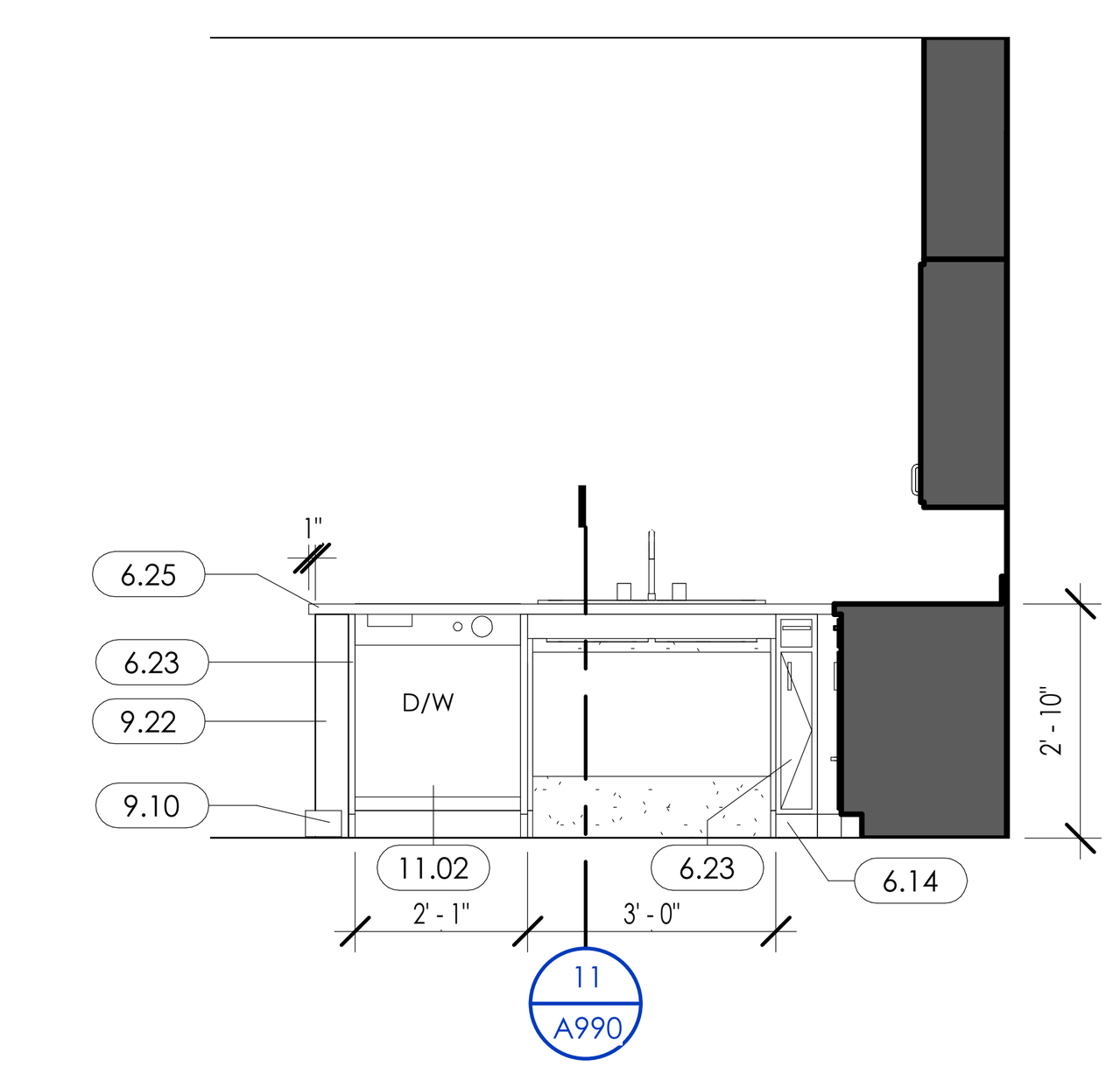
BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
8/8/2023 10:03:12 AM



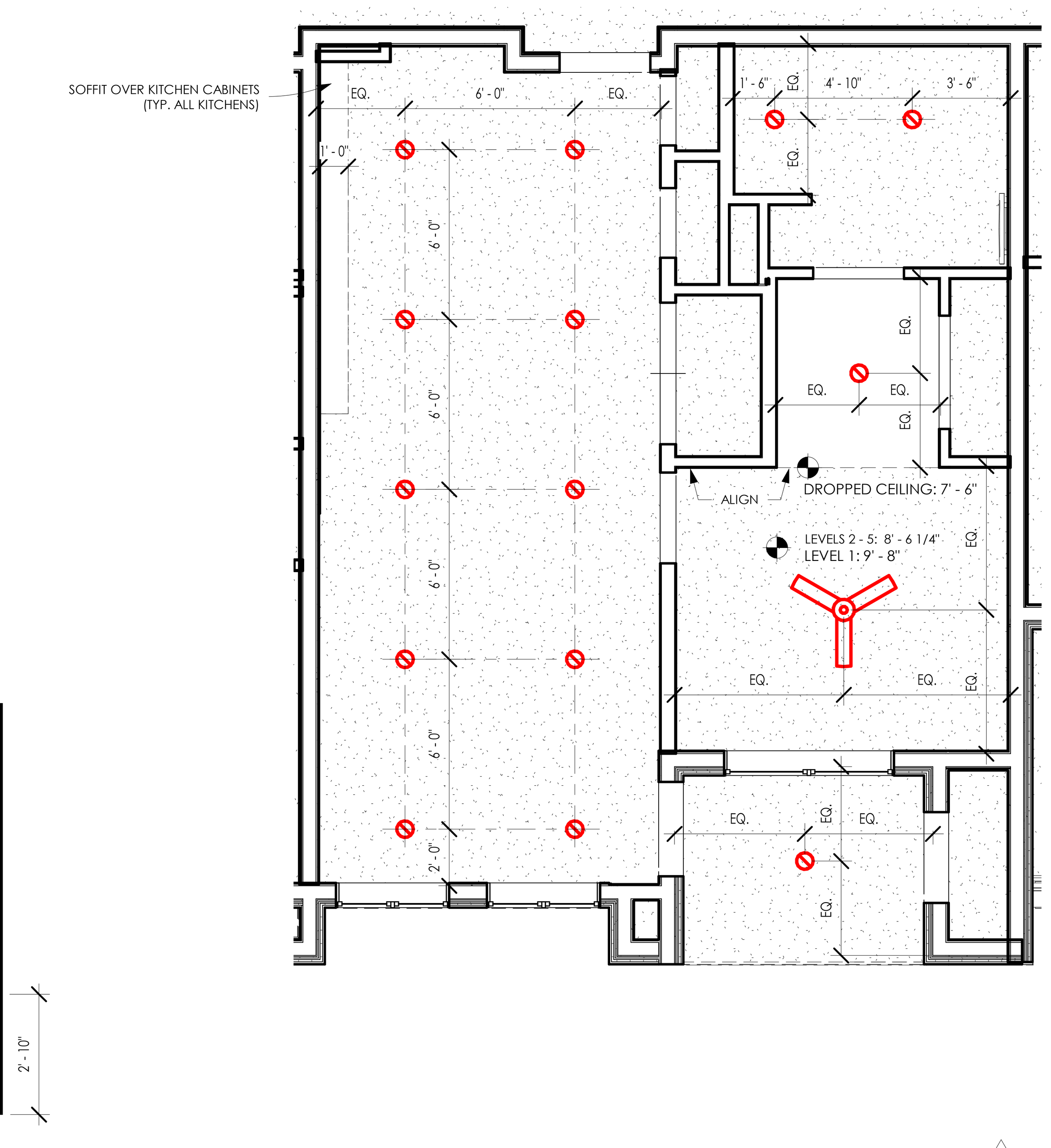
5 1 BED UNIT - ADA - KITCHEN WALL 1
3/8" = 1'-0"



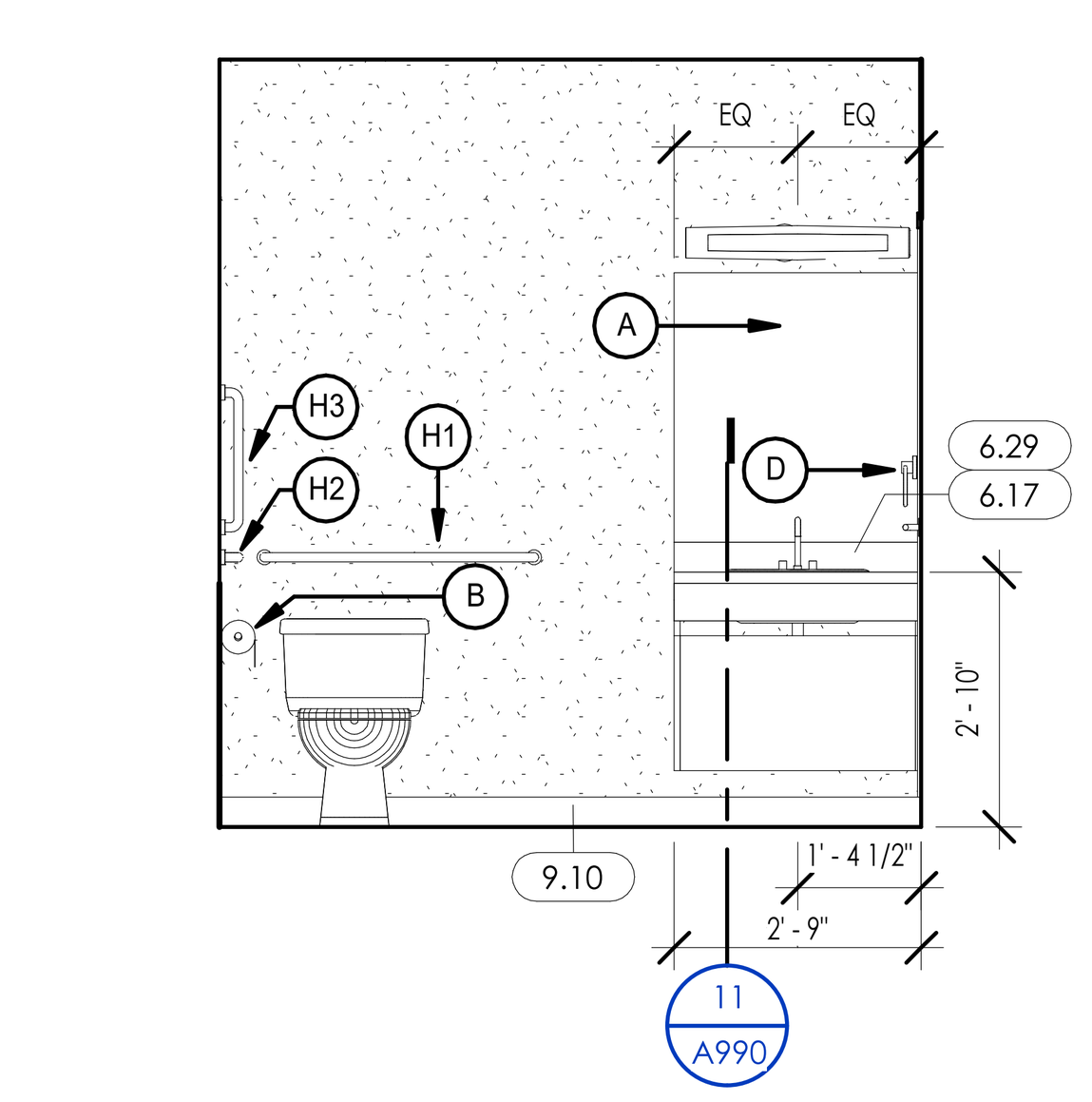
4 1 BED UNIT - ISLAND FRONT
3/8" = 1'-0"



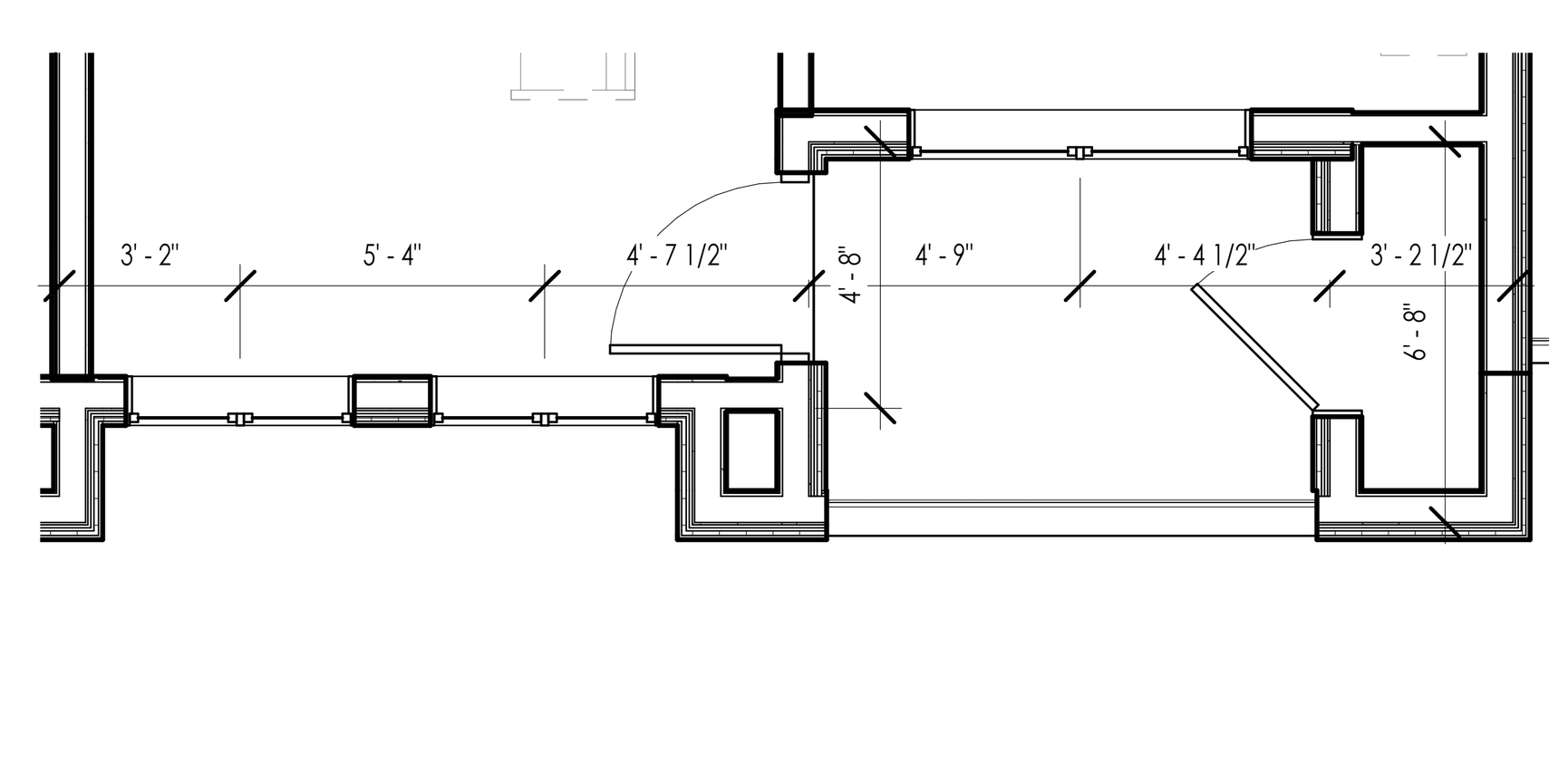
6 1 BED UNIT - ISLAND BACK
3/8" = 1'-0"



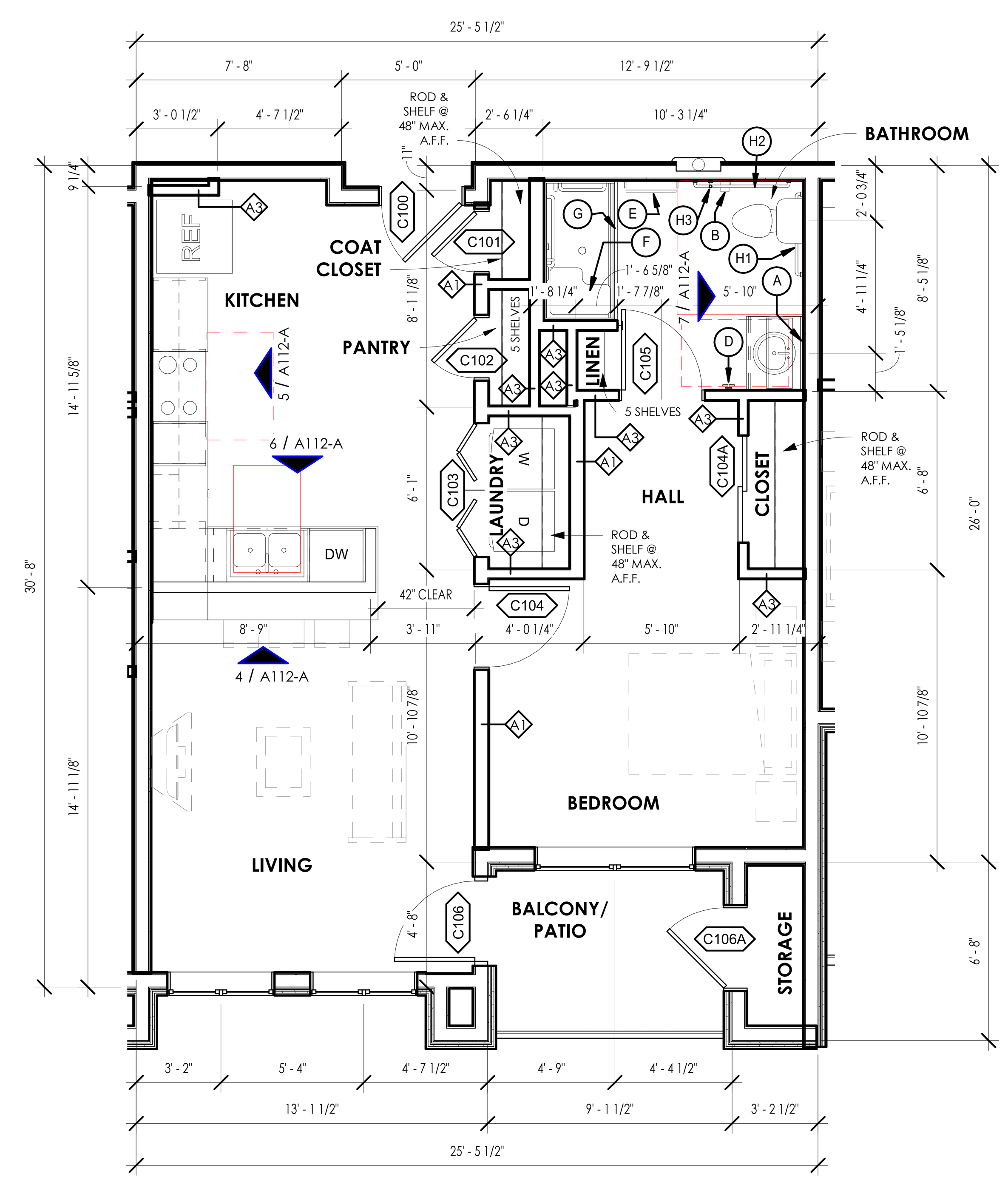
2 RCP - 1 BED UNIT - ADA
1/4" = 1'-0"



7 1 BED UNIT ADA - BATH SINK
3/8" = 1'-0"



3 BALCONY 2 - BLDG 1 - 1 BED UNIT - ADA
1/4" = 1'-0"



1 1 BED UNIT - ADA
1/4" = 1'-0"

APPLIES TO UNITS:

BLDG 1: 108, 211, 311, 411, 511

BLDG 3: 2-114, 2-118, 2-218, 2-318, 2-418, 2-518

TOILET ACCESSORIES LIST

ITEMS ARE AS SPECIFIED OR EQUAL

OFFICE/COMMUNITY

1. SOAP DISPENSER (BY OWNER)
2. MIRROR, 24" x 36", BOBRICK B-290
3. PAPER TOWEL DISPENSER (BY OWNER)
4. TOILET PAPER DISPENSER (BY OWNER)

5A. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
5B. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
5C. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

6. SEAT COVER DISPENSER, BOBRICK B-221
7. MOP/BROOM HOLDER, BOBRICK B-239
8. RESTROOM SIGNAGE
9. PURSE HOOK, BOBRICK B-6727

RESIDENTIAL UNITS

A. MIRROR, FRAMELESS, 36"H x COUNTERTOP LENGTH
B. TOILET PAPER DISPENSER
C. ADA SHOWER TWO-WALL GRAB BAR, BOBRICK B-6806
D. HAND TOWEL HOLDER
E. BATH TOWEL HOLDER
F. PORTABLE SHOWER SEAT.
PROVIDE BLOCKING FOR POSSIBLE FUTURE WALL-MTD TYPE
G. SHOWER CURTAIN ROD

H1. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
H2. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
H3. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

SENSORY IMPAIRED UNIT NOTES

1. REFER TO OVERALL PLANS FOR LOCATION OF SENSORY IMPARED UNITS.
2. LIGHTED SWITCHES FOR GARBAGE DISPOSAL, RANGE FAN, AND BATHROOM FAN. BOTH VISUAL AND AUDIBLE NOTIFICATION FOR DOORBELL AND FIRE ALARM.
3. CONSTRUCTION MATERIALS AND TECHNIQUES THAT MINIMIZE VIBRATION AND IMPROVE SOUND CONTROL.
4. OPEN SIGHTLINES IN COMMUNITY ROOMS, MEETING AREAS, LANDINGS, STAIRWELLS, AND OTHER BUILDING AREAS TO REMOVE VISUAL COMMUNICATION BARRIERS.
5. SPECIALIZED LIGHTING DESIGN AND WINDOW PLACEMENT THAT MINIMIZES GLARE IN ORDER TO FACILITATE COMMUNICATION IN AMERICAN SIGN LANGUAGE. LIGHT FIXTURES ARE SELECTED FOR THEIR GLARE REDUCING DESIGN AND LOCATED DIFFERENTLY TO MINIMIZE GLARE THAT CAN INTERFERE WITH SEEING HAND MOTIONS OR READING LIPS. WINDOWS ON THE WEST AND SOUTH FACING WALLS THAT RECEIVE THE MOST DIRECT SUNLIGHT ARE SIZED AND SPACED DIFFERENTLY. EXTERIOR AWNINGS HELP PREVENT GLARE AND BACKGROUND COLORS ARE CHOSEN TO PROVIDE CONTRAST TO AID COMMUNICATION IN SIGN LANGUAGE.

KEY NOTES

6.06	12" DEEP UPPER CABINET WITH ADJUSTABLE SHELVES, PLASTIC LAMINATE. PROVIDE WALL SUPPORT AS REQUIRED.
6.14	4" TOE KICK TO MATCH CABINET FINISH
6.17	RETURN BACKSPLASH TO SIDE WALL(S)
6.23	PLASTIC LAMINATE
6.25	1-1/2" THICK COUNTERTOP, PLASTIC LAMINATE
6.29	1-1/2" THICK COUNTERTOP WITH 4"H BACKSPLASH, PLASTIC LAMINATE
9.10	PAINTED WOOD WALL BASE AS SPECIFIED, WB-
9.22	PAINT FINISH AS SPECIFIED
11.01	STOVE. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.02	DISHWASHER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.08	MICROWAVE. PROVIDE POWER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.14	HOOD EXHAUST. REFER TO MFR SPECIFICATIONS

GENERAL NOTES

NOTE: NOT ALL NOTES APPLY ON THIS SHEET

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT.
2. SEE SITE PLAN FOR WORK BEYOND THE BUILDING PERIMETER
3. IN-WALL INSULATION NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY. REFER TO DETAILS AND WALL TYPES FOR ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FACE OF MASONRY WALL, GRID, FACE OF STUD OR CENTER OF OPENING UNLESS NOTES OTHERWISE. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN. SEE DIMENSION PLAN FOR ADDITIONAL INFORMATION.
5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
6. SEAL ALL PENETRATIONS AT FIRE-RATED WALLS WITH FIRE-RATED SEALANT.
7. FOR INTERIOR WALL HEIGHT INFORMATION SEE REFLECTED CEILING PLANS AND WALL TYPE DETAILS.
8. WHERE PIPES, CONDUITS, AND OTHER PENETRATIONS ARE EXPOSED TO VIEW, PROVIDE ESCUTCHEONS, TYPICAL AT ALL WALLS, FLOORS, CEILINGS, ETC.
9. ALL UTILITIES, UNDERGROUND LINES, AND PIPING TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, CAPPED, AND TAGED FOR EASY LOCATION AND IDENTIFICATIONS. COMPLY WITH CODE REQUIREMENTS AND SOUND CONSTRUCTION PRACTICE.
10. CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY SHUT-OFFS WITH THE OWNER.
11. PROVIDE BLOCKING OR METAL STRAPPING AT ALL WALL-MOUNTING CABINETS, DISPLAY BOARDS, TV'S, FIRE EXTINGUISHER CABINETS, WALL-BOARD EQUIPMENT, ETC.
12. FOR FINISH MATERIALS AND LOCATIONS, REFER TO FINISH PLANS, INTERIOR ELEVATIONS, AND FINISH DETAILS.
13. ALL DWELLING UNIT CLOTHES WASHERS AND DRYERS SHALL BE INSTALLED WITH WASHER ON THE LEFT.

UNIT & MILLWORK GENERAL NOTES

1. CABINETRY CORE/BASE MATERIAL WHERE HINGES OR PULLS ARE INSTALLED SHALL BE MINIMUM 3/4" PARTICLE BOARD. (5)
2. PROVIDE 2" GROMMETS AT ALL WORKSTATION COUNTERTOPS. VERIFY EXACT LOCATIONS WITH OWNER.
3. IN LAUNDRY ROOM, WASHER ALWAYS GOES ON THE LEFT, DRYER ALWAYS GOES ON THE RIGHT.
4. ALL WALLS TO HAVE BULLNOSE CORNERS.
5. PROVIDE A FIRE EXTINGUISHER CLOSE BY KITCHEN AREA.
6. VERIFY M/W CABINET OPENING CLEARANCE WITH M/W SPECS.
7. MILLWORK MUST BE FOREST STEWARDSHIP COUNCIL CERTIFIED (6)

GENERAL FINISH NOTES

1. PROVIDE LVT-1 IN RESIDENTIAL SUITES. REFER TO FINISH PLANS FOR SPEC.
2. PROVIDE LVT-2 IN RESIDENTIAL SUITE RESTROOMS. REFER TO FINISH PLANS FOR SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS GIVEN ON THE PLANS/ELEVATIONS IN THE FIELD TO DETERMINE ACCURACY AND CONDITIONS BEFORE INSTALLATION AND/OR FABRICATION OF ANY SYSTEM.
4. SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION, TYP. TILE PATTERNS, ETC.
5. ALL FURNITURE SHOWN FOR REFERENCE ONLY AND IS N.I.C. UNLESS NOTED OTHERWISE. ALL FURNITURE IS TO BE PROVIDED BY OWNER.
6. CONTRACTOR TO VERIFY ELECTRICAL AND SPECIAL SYSTEM OUTLET HEIGHTS AND LOCATIONS BEFORE INSTALLATION OF FINISHES AND CASEWORK.
7. ALL PLUMBING FIXTURE FINISH SPECIFICATIONS ARE PER PLUMBING DRAWINGS AND/OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD FINISH SELECTIONS AT TIME OF SUBMITTAL.
8. ALL FLOORING FINISHES ARE TO BE APPLIED UNDER CENTER OF DOOR.
9. **CONTRACTOR TO SUBMIT SAMPLES, CUT SHEETS AND SHOP DRAWINGS PERTAINING TO COLORS, FINISHES, FIXTURES, MATERIALS AND OTHER ITEMS TO BE INSTALLED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT PRIOR TO ORDERING OR INSTALLATION OF SUCH ITEMS. ANY INSTALLATION OR USE OF ANY ITEMS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**
10. ALL MILLWORK FABRICATION AND INSTALLATION SHALL CONFORM TO THE AWI CUSTOM GRADE QUALITY STANDARD UNLESS NOTED OTHERWISE. ALL MILLWORK NOT COMPLYING TO THIS STANDARD, AS JUDGED BY THE ARCHITECT, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
11. NO PAINTING OR APPLICATION OF INTERIOR FINISHES SHALL BE DONE UNDER CONDITIONS WHICH WOULD JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.
12. ALL WORKMANSHIP JUDGED TO BE LESS THAN FIRST-QUALITY BY THE ARCHITECT OR DESIGNER WILL BE REJECTED.
13. **ALL COLORS SHALL BE AS PER THE FINISH SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER HAS BEEN RECEIVED.**
14. ALL TRANSITION STRIPS SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL PRIOR TO ORDER AND INSTALLATION.
15. WALLS NOT INDICATED ON THIS FLOOR PLAN TO RECEIVE FIELD PAINT.

CEILING GENERAL NOTES

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2. COORDINATE EXACT LOCATIONS OF ALL CEILING ITESMS (DIFFUSERS, LIGHT FIXTURES)LIGHT FIXTURES ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS AND GENERAL FIXTURE TYPE ONLY. SEE ELECTRICAL DRAWINGS FOR THE EXACT FIXTURE TYPE AND CIRCUITING.
3. MECHANICAL REGISTERS ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
4. REFLECTED CEILING PLAN DIMENSIONS ARE FACE OF FINISH, UNLESS OTHERWISE NOTED.
5. CEILING GRID TO BE CENTERED IN EVERY ROOM, U.N.O.
6. FOR SMOKE DETECTOR LOCATIONS IN CEILING SEE SPECIAL SYSTEMS DRAWINGS.
7. ALL STUD WALLS EXTEND TO UNDERSIDE OF ROOF DECK/FLOOR, UNLESS NOTED OTHERWISE. FOR TYPICAL TOP OF WALL TERMINATIONS, SEE DETAILS.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILING (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
9. ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
10. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS OR FOR FIRE-RATED PENETRATIONS.
11. FIRE SPRINKLER HEADS TO BE SEMI-RECESSSED OR PROTECTED. SEE SPRINKLER PLANS (WHICH IS A DEFERED SUBMITTAL) FOR EXACT EXACT LOCATIONS AND QUANTITIES.
12. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS FOR FIRE - RATED PENETRATIONS.
13. PROVIDED CONT. FIRE CAULKING @ ALL PIPE, VENT, DUCT, STRUCTURAL, ETC., PENETRATIONS THROUGH FIRE RATED WALLS - TYPICAL

CEILING SYMBOLS

NOTE:
-NOT ALL LIGHT FIXTURE & CEILING TYPES APPLY.

- 2'x4' SUSPENDED ACOUSTIC CEILING, U.N.O. SEE FINISH SCHEDULE.
- FGB HARD CEILING. SEE FINISH SCHEDULE.
- FGB HARD CEILING (DROPPED). SEE FINISH SCHEDULE.
- EXPOSED UNDERSIDE OF DECK. UNDERSIDE OF DECK, JOISTS, CONDUIT, ETC. TO RECEIVE PAINT FINISH BLACK WHERE EXPOSED TO VIEW.
- 2x2 LIGHT FIXTURE IN SUSPENDED CEILING, SEE ELECTRICAL DRAWINGS.
- CAN LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- SECURITY CAMERA
- MECHANICAL SUPPLY AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - RETURN AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - EXHAUST AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- SD — SMOKE DETECTOR, SEE ELECTRICAL DRAWINGS.
- J — CEILING ELECTRICAL JUNCTION BOX, SEE ELECTRICAL DRAWINGS.
- EXIT SIGN FIXTURE, SEE ELECTRICAL DRAWINGS.
- S — SPEAKER
- SUSPENDED/RECESSED LINEAR LIGHT. SEE ELECTRICAL DRAWINGS
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL DRAWING
- PENDANT LIGHT FIXTURE
- DS — DAYLIGHT SENSOR. SEE ELECTRICAL DRAWINGS
- OS — OCCUPANCY SENSOR. SEE ELECTRICAL DRAWINGS
- S — STROBE
- CAMERA - REFER TO ELECTRICAL PLANS (6)
- CEILING FAN, CONTRACTOR TO INCLUDE IN ALL UNITS

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UNIT PLAN - 1 BED - ADA & TYPE A

PERMIT SET

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REVISIONS

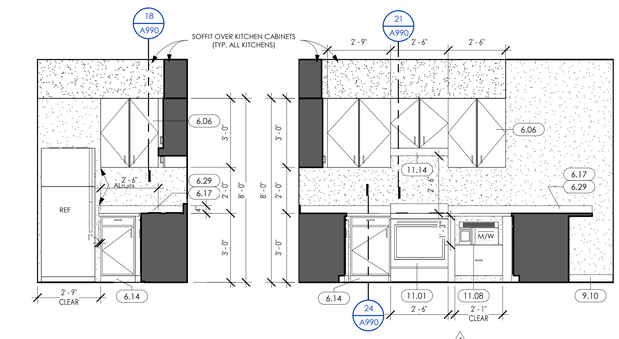
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS
4	4/14/23	LOT SPLIT
5	7/03/23	BID 1
6	8/08/23	BID 2

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 08/08/23 ARIZONA, U.S.A.

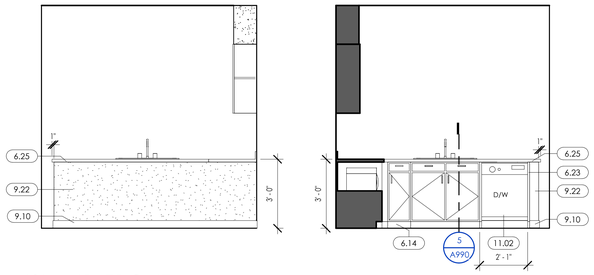
DATE: 01-07-2022
JOB No: 2091
SHEET:
A112-A
2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
8/8/2023 10:05:58 AM



4 KITCHEN - 1 BED UNIT - TYPE B

3/8" = 1'-0"

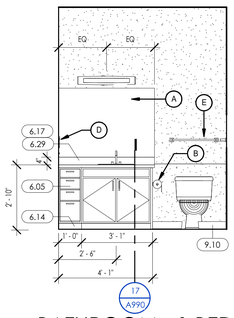


9 ISLAND FRONT

3/8" = 1'-0"

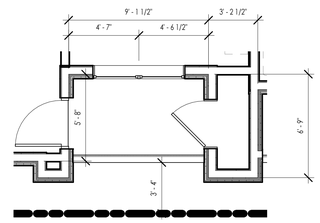
8 ISLAND BACK

3/8" = 1'-0"



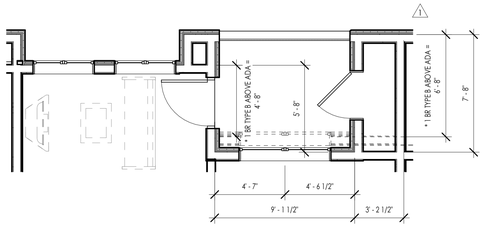
7 BATHROOM - 1 BED UNIT - TYPE B

3/8" = 1'-0"



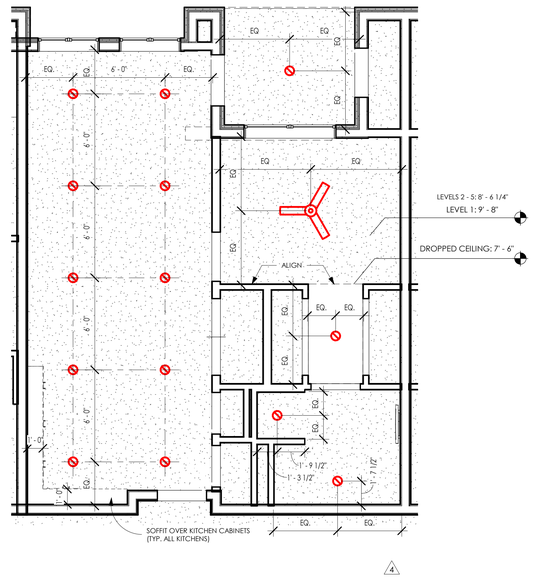
6 BALCONY 3 - BLDG 1 - 1 BED UNIT - TYPE B.2 (SOUTH)

1/4" = 1'-0"



3 BALCONY 2 - 1 BED UNIT - TYPE B & TYPE B OVER ADA

1/4" = 1'-0"


EQ
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6' - 0"
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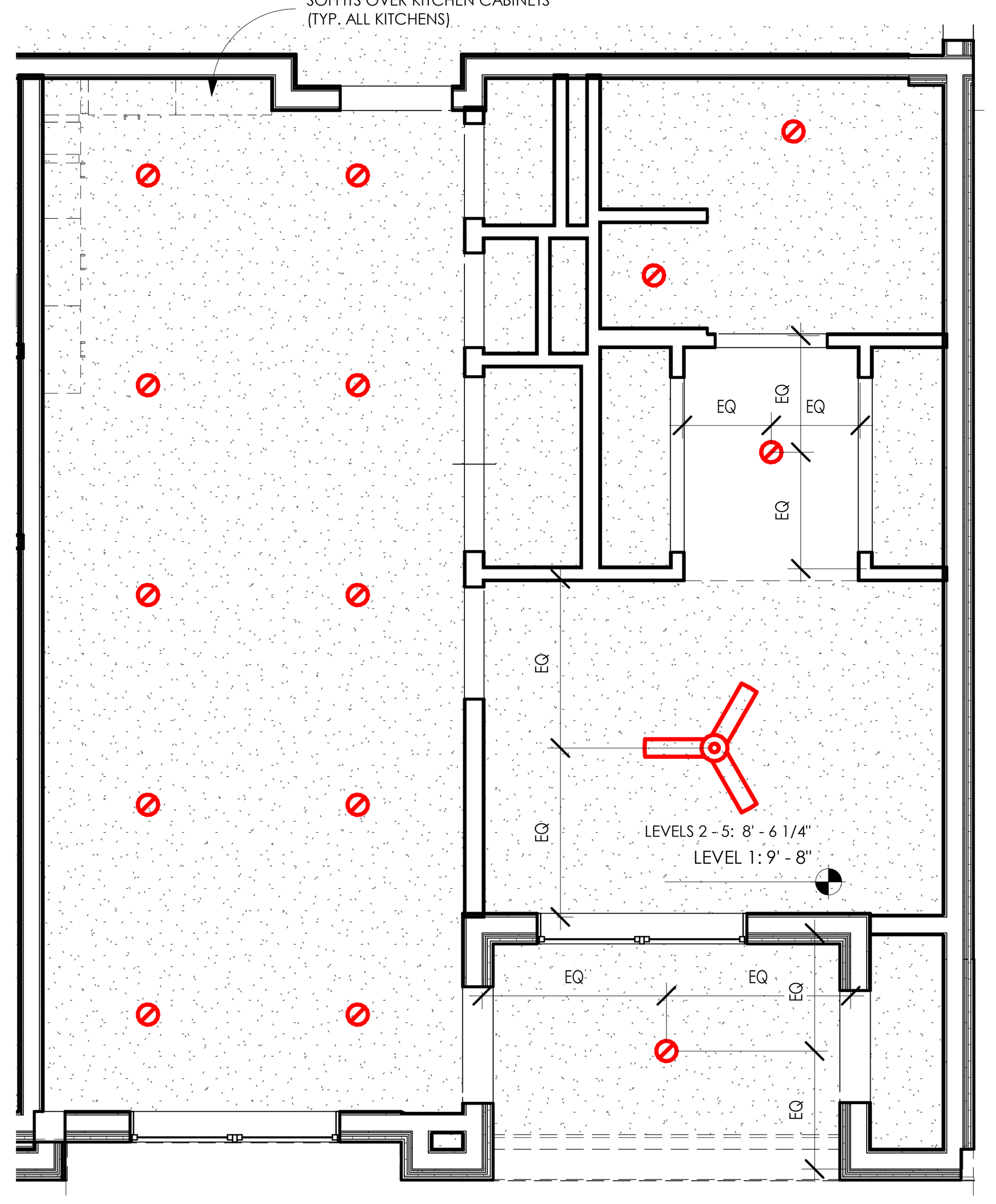
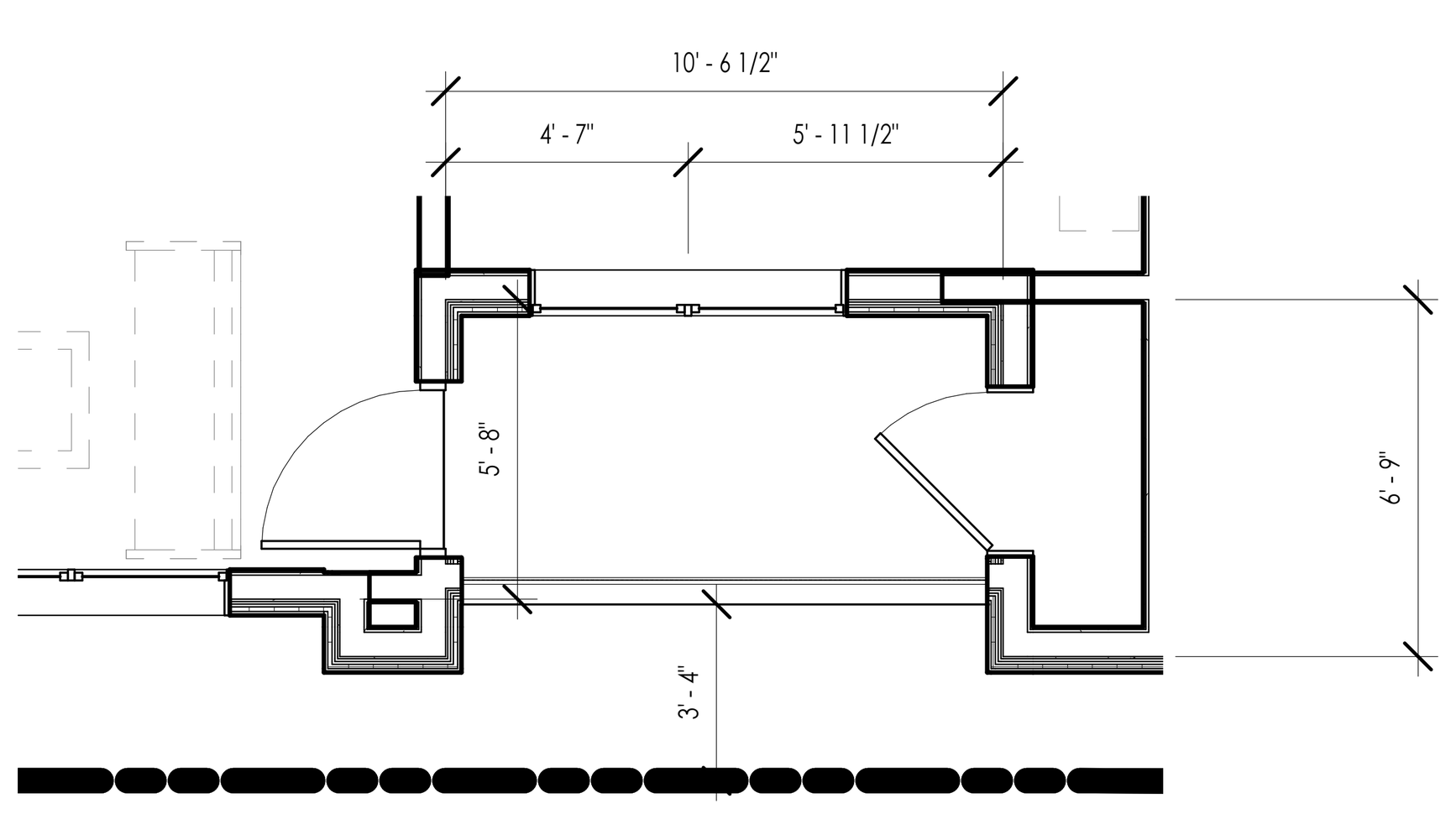
SOFFITS OVER KITCHEN CABINETS
(TYP. ALL KITCHENS)



4

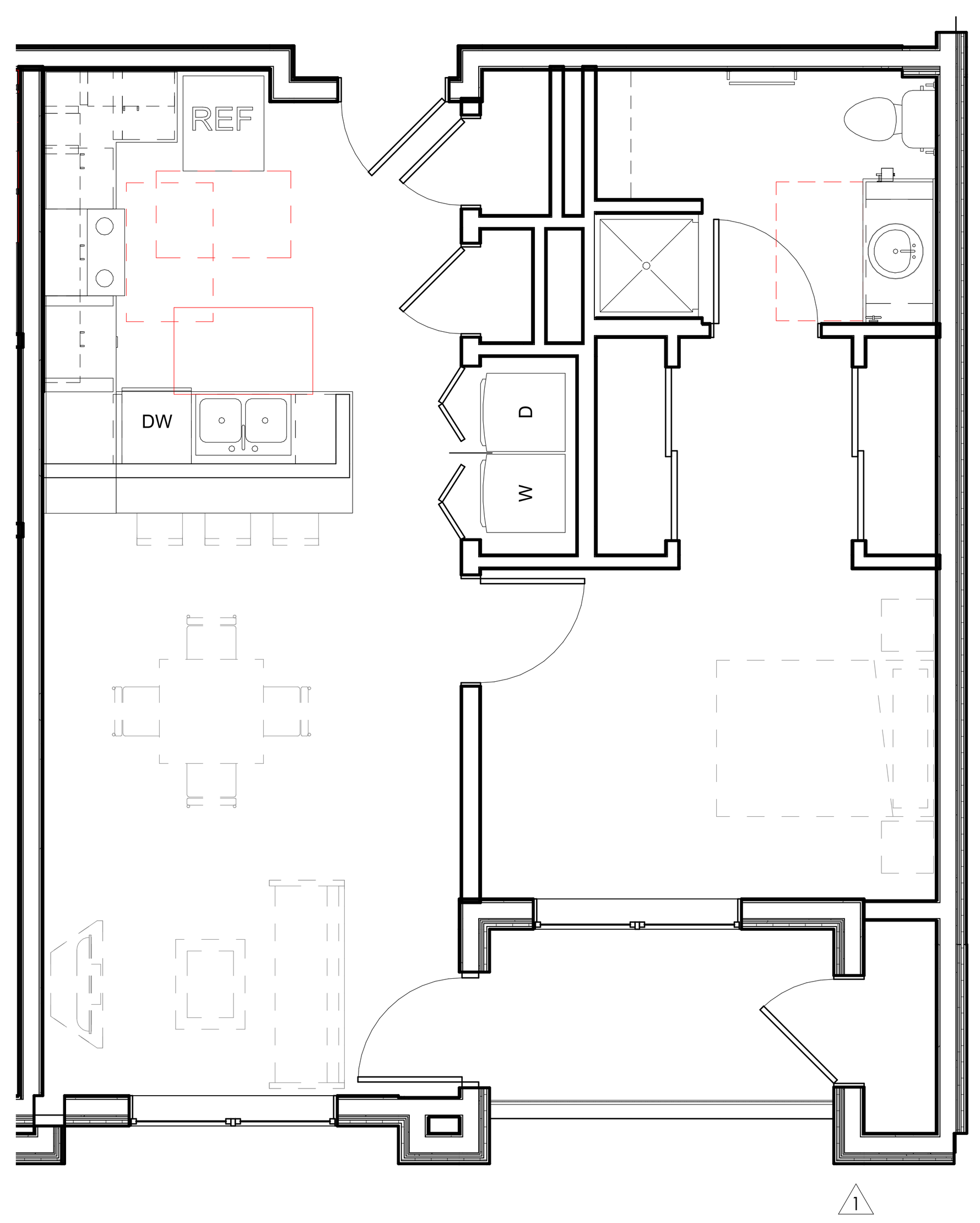
2 RCP BLDG 1 - 1 BED - TYP B - SE CORNER
1/4" = 1'-0"

SEE A113-A FOR INTERIOR ELEVATIONS



4 1

3 BALCONY 2 - BLDG 1 - 1 BED UNIT - TYB B SE CORNER
1/4" = 1'-0"

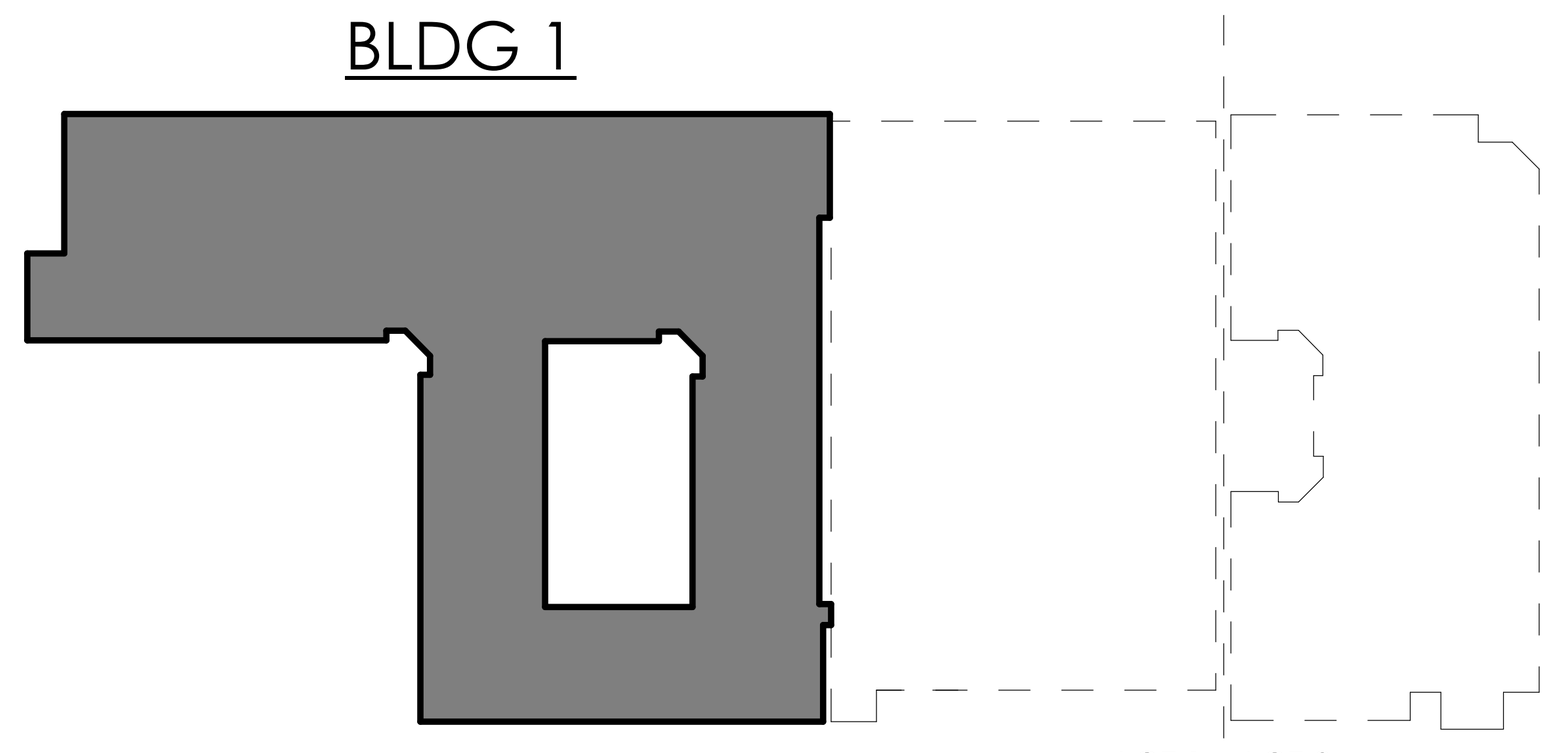


4 1

1 BLDG 1 - 1 BED UNIT -TYP B SE CORNER
1/4" = 1'-0"

APPLIES TO UNITS: 119, 222, 322, 422, 522

BLDG 1



4

KEY PLAN
NTS

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
8/8/2023 10:10:30 AM

TOILET ACCESSORIES LIST

ITEMS ARE AS SPECIFIED OR EQUAL

OFFICE/COMMUNITY

1. SOAP DISPENSER (BY OWNER)
2. MIRROR, 24" x 36", BOBRICK B-290
3. PAPER TOWEL DISPENSER (BY OWNER)
4. TOILET PAPER DISPENSER (BY OWNER)

5A. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
5B. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
5C. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

6. SEAT COVER DISPENSER, BOBRICK B-221
7. MOP/BROOM HOLDER, BOBRICK B-239
8. RESTROOM SIGNAGE
9. PURSE HOOK, BOBRICK B-6727

RESIDENTIAL UNITS

A. MIRROR, FRAMELESS, 36"H x COUNTERTOP LENGTH
B. TOILET PAPER DISPENSER
C. ADA SHOWER TWO-WALL GRAB BAR, BOBRICK B-6806
D. HAND TOWEL HOLDER
E. BATH TOWEL HOLDER
F. PORTABLE SHOWER SEAT.
PROVIDE BLOCKING FOR POSSIBLE FUTURE WALL-MTD TYPE
G. SHOWER CURTAIN ROD

H1. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
H2. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
H3. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

SENSORY IMPAIRED UNIT NOTES

1. REFER TO OVERALL PLANS FOR LOCATION OF SENSORY IMPARED UNITS.
2. LIGHTED SWITCHES FOR GARBAGE DISPOSAL, RANGE FAN, AND BATHROOM FAN. BOTH VISUAL AND AUDIBLE NOTIFICATION FOR DOORBELL AND FIRE ALARM.
3. CONSTRUCTION MATERIALS AND TECHNIQUES THAT MINIMIZE VIBRATION AND IMPROVE SOUND CONTROL.
4. OPEN SIGHTLINES IN COMMUNITY ROOMS, MEETING AREAS, LANDINGS, STAIRWELLS, AND OTHER BUILDING AREAS TO REMOVE VISUAL COMMUNICATION BARRIERS.
5. SPECIALIZED LIGHTING DESIGN AND WINDOW PLACEMENT THAT MINIMIZES GLARE IN ORDER TO FACILITATE COMMUNICATION IN AMERICAN SIGN LANGUAGE. LIGHT FIXTURES ARE SELECTED FOR THEIR GLARE REDUCING DESIGN AND LOCATED DIFFERENTLY TO MINIMIZE GLARE THAT CAN INTERFERE WITH SEEING HAND MOTIONS OR READING LIPS. WINDOWS ON THE WEST AND SOUTH FACING WALLS THAT RECEIVE THE MOST DIRECT SUNLIGHT ARE SIZED AND SPACED DIFFERENTLY. EXTERIOR AWNINGS HELP PREVENT GLARE AND BACKGROUND COLORS ARE CHOSEN TO PROVIDE CONTRAST TO AID COMMUNICATION IN SIGN LANGUAGE.

KEY NOTES

GENERAL NOTES

NOTE: NOT ALL NOTES APPLY ON THIS SHEET

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT.
2. SEE SITE PLAN FOR WORK BEYOND THE BUILDING PERIMETER
3. IN-WALL INSULATION NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY. REFER TO DETAILS AND WALL TYPES FOR ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FACE OF MASONRY WALL, GRID, FACE OF STUD OR CENTER OF OPENING UNLESS NOTES OTHERWISE. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN. SEE DIMENSION PLAN FOR ADDITIONAL INFORMATION.
5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
6. SEAL ALL PENETRATIONS AT FIRE-RATED WALLS WITH FIRE-RATED SEALANT.
7. FOR INTERIOR WALL HEIGHT INFORMATION SEE REFLECTED CEILING PLANS AND WALL TYPE DETAILS.
8. WHERE PIPES, CONDUITS, AND OTHER PENETRATIONS ARE EXPOSED TO VIEW, PROVIDE ESCUTCHEONS, TYPICAL AT ALL WALLS, FLOORS, CEILINGS, ETC.
9. ALL UTILITIES, UNDERGROUND LINES, AND PIPING TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, CAPPED, AND TAGED FOR EASY LOCATION AND IDENTIFICATIONS. COMPLY WITH CODE REQUIREMENTS AND SOUND CONSTRUCTION PRACTICE.
10. CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY SHUT-OFFS WITH THE OWNER.
11. PROVIDE BLOCKING OR METAL STRAPPING AT ALL WALL-MOUNTING CABINETS, DISPLAY BOARDS, TV'S, FIRE EXTINGUISHER CABINETS, WALL-BOARD EQUIPMENT, ETC.
12. FOR FINISH MATERIALS AND LOCATIONS, REFER TO FINISH PLANS, INTERIOR ELEVATIONS, AND FINISH DETAILS.
13. ALL DWELLING UNIT CLOTHES WASHERS AND DRYERS SHALL BE INSTALLED WITH WASHER ON THE LEFT.

UNIT & MILLWORK GENERAL NOTES

1. CABINETRY CORE/BASE MATERIAL WHERE HINGES OR PULLS ARE INSTALLED SHALL BE MINIMUM 3/4" PARTICLE BOARD. 5
2. PROVIDE 2" GROMMETS AT ALL WORKSTATION COUNTERTOPS. VERIFY EXACT LOCATIONS WITH OWNER.
3. IN LAUNDRY ROOM, WASHER ALWAYS GOES ON THE LEFT, DRYER ALWAYS GOES ON THE RIGHT.
4. ALL WALLS TO HAVE BULLNOSE CORNERS.
5. PROVIDE A FIRE EXTINGUISHER CLOSE BY KITCHEN AREA.
6. VERIFY M/W CABINET OPENING CLEARANCE WITH M/W SPECS.
7. MILLWORK MUST BE FOREST STEWARDSHIP COUNCIL CERTIFIED 6

GENERAL FINISH NOTES

1. PROVIDE LVT-1 IN RESIDENTIAL SUITES. REFER TO FINISH PLANS FOR SPEC.
2. PROVIDE LVT-2 IN RESIDENTIAL SUITE RESTROOMS. REFER TO FINISH PLANS FOR SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS GIVEN ON THE PLANS/ELEVATIONS IN THE FIELD TO DETERMINE ACCURACY AND CONDITIONS BEFORE INSTALLATION AND/OR FABRICATION OF ANY SYSTEM.
4. SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION, TYP. TILE PATTERNS, ETC.
5. ALL FURNITURE SHOWN FOR REFERENCE ONLY AND IS N.I.C. UNLESS NOTED OTHERWISE. ALL FURNITURE IS TO BE PROVIDED BY OWNER.
6. CONTRACTOR TO VERIFY ELECTRICAL AND SPECIAL SYSTEM OUTLET HEIGHTS AND LOCATIONS BEFORE INSTALLATION OF FINISHES AND CASEWORK.
7. ALL PLUMBING FIXTURE FINISH SPECIFICATIONS ARE PER PLUMBING DRAWINGS AND/OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD FINISH SELECTIONS AT TIME OF SUBMITTAL.
8. ALL FLOORING FINISHES ARE TO BE APPLIED UNDER CENTER OF DOOR.
9. **CONTRACTOR TO SUBMIT SAMPLES, CUT SHEETS AND SHOP DRAWINGS PERTAINING TO COLORS, FINISHES, FIXTURES, MATERIALS AND OTHER ITEMS TO BE INSTALLED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT PRIOR TO ORDERING OR INSTALLATION OF SUCH ITEMS. ANY INSTALLATION OR USE OF ANY ITEMS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**
10. ALL MILLWORK FABRICATION AND INSTALLATION SHALL CONFORM TO THE AWI CUSTOM GRADE QUALITY STANDARD UNLESS NOTED OTHERWISE. ALL MILLWORK NOT COMPLYING TO THIS STANDARD, AS JUDGED BY THE ARCHITECT, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
11. NO PAINTING OR APPLICATION OF INTERIOR FINISHES SHALL BE DONE UNDER CONDITIONS WHICH WOULD JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.
12. ALL WORKMANSHIP JUDGED TO BE LESS THAN FIRST-QUALITY BY THE ARCHITECT OR DESIGNER WILL BE REJECTED.
13. **ALL COLORS SHALL BE AS PER THE FINISH SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER HAS BEEN RECEIVED.**
14. ALL TRANSITION STRIPS SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL PRIOR TO ORDER AND INSTALLATION.
15. WALLS NOT INDICATED ON THIS FLOOR PLAN TO RECEIVE FIELD PAINT.

CEILING GENERAL NOTES

1. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK PROHIBITED.
2. COORDINATE EXACT LOCATIONS OF ALL CEILING ITESMS (DIFFUSERS, LIGHT FIXTURES)LIGHT FIXTURES ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS AND GENERAL FIXTURE TYPE ONLY. SEE ELECTRICAL DRAWINGS FOR THE EXACT FIXTURE TYPE AND CIRCUITING.
3. MECHANICAL REGISTERS ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
4. REFLECTED CEILING PLAN DIMENSIONS ARE FACE OF FINISH, UNLESS OTHERWISE NOTED.
5. CEILING GRID TO BE CENTERED IN EVERY ROOM, U.N.O.
6. FOR SMOKE DETECTOR LOCATIONS IN CEILING SEE SPECIAL SYSTEMS DRAWINGS.
7. ALL STUD WALLS EXTEND TO UNDERSIDE OF ROOF DECK/FLOOR, UNLESS NOTED OTHERWISE. FOR TYPICAL TOP OF WALL TERMINATIONS, SEE DETAILS.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILING (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
9. ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
10. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS OR FOR FIRE-RATED PENETRATIONS.
11. FIRE SPRINKLER HEADS TO BE SEMI-RECESSSED OR PROTECTED. SEE SPRINKLER PLANS (WHICH IS A DEFERED SUBMITTAL) FOR EXACT EXACT LOCATIONS AND QUANTITIES.
12. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS FOR FIRE - RATED PENETRATIONS.
13. PROVIDED CONT. FIRE CAULKING @ ALL PIPE, VENT, DUCT, STRUCTURAL, ETC., PENETRATIONS THROUGH FIRE RATED WALLS - TYPICAL

CEILING SYMBOLS

NOTE:
-NOT ALL LIGHT FIXTURE & CEILING TYPES APPLY.

- 2'x4' SUSPENDED ACOUSTIC CEILING, U.N.O. SEE FINISH SCHEDULE.
- FGB HARD CEILING. SEE FINISH SCHEDULE.
- FGB HARD CEILING (DROPPED). SEE FINISH SCHEDULE.
- EXPOSED UNDERSIDE OF DECK. UNDERSIDE OF DECK, JOISTS, CONDUIT, ETC. TO RECEIVE PAINT FINISH BLACK WHERE EXPOSED TO VIEW.
- 2x2 LIGHT FIXTURE IN SUSPENDED CEILING, SEE ELECTRICAL DRAWINGS.
- CAN LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- SECURITY CAMERA
- MECHANICAL SUPPLY AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - RETURN AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - EXHAUST AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- SD — SMOKE DETECTOR, SEE ELECTRICAL DRAWINGS.
- J — CEILING ELECTRICAL JUNCTION BOX, SEE ELECTRICAL DRAWINGS.
- EXIT SIGN FIXTURE, SEE ELECTRICAL DRAWINGS.
- S — SPEAKER
- SUSPENDED/RECESSED LINEAR LIGHT. SEE ELECTRICAL DRAWINGS
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL DRAWING
- PENDANT LIGHT FIXTURE
- DS — DAYLIGHT SENSOR. SEE ELECTRICAL DRAWINGS
- OS — OCCUPANCY SENSOR. SEE ELECTRICAL DRAWINGS
- S — STROBE
- CAMERA - REFER TO ELECTRICAL PLANS 6
- CEILING FAN, CONTRACTOR TO INCLUDE IN ALL UNITS

SPS+ ARCHITECTS
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SCOTTSDALE, AZ 85258
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1790 W. SAHUARO DR.
TUCSON, AZ 85745
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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
UNIT PLAN - 1 BED - TYPE B.2

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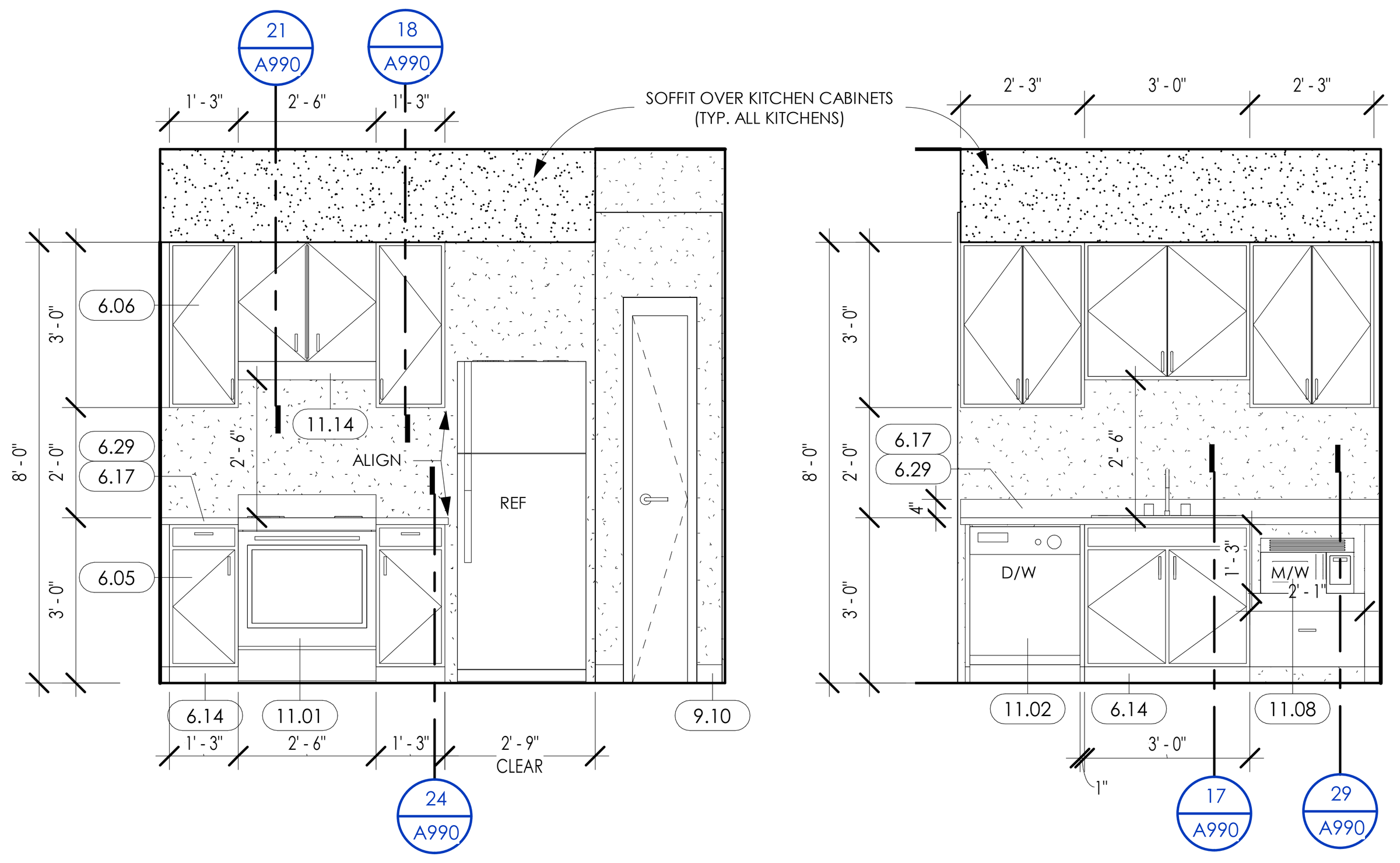
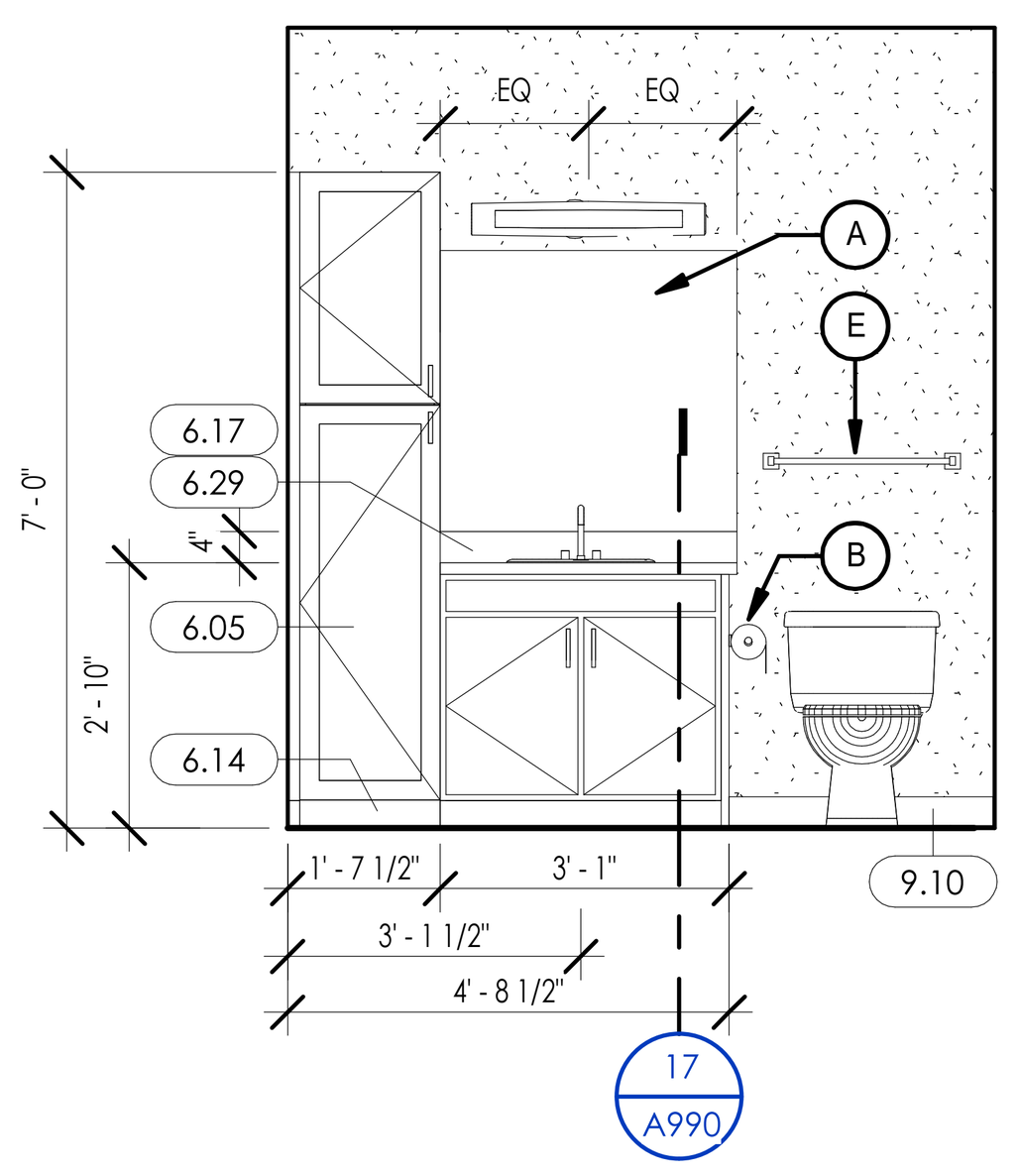


4 KITCHEN - 2 BEDROOM CORNER SW
3/8" = 1'-0"



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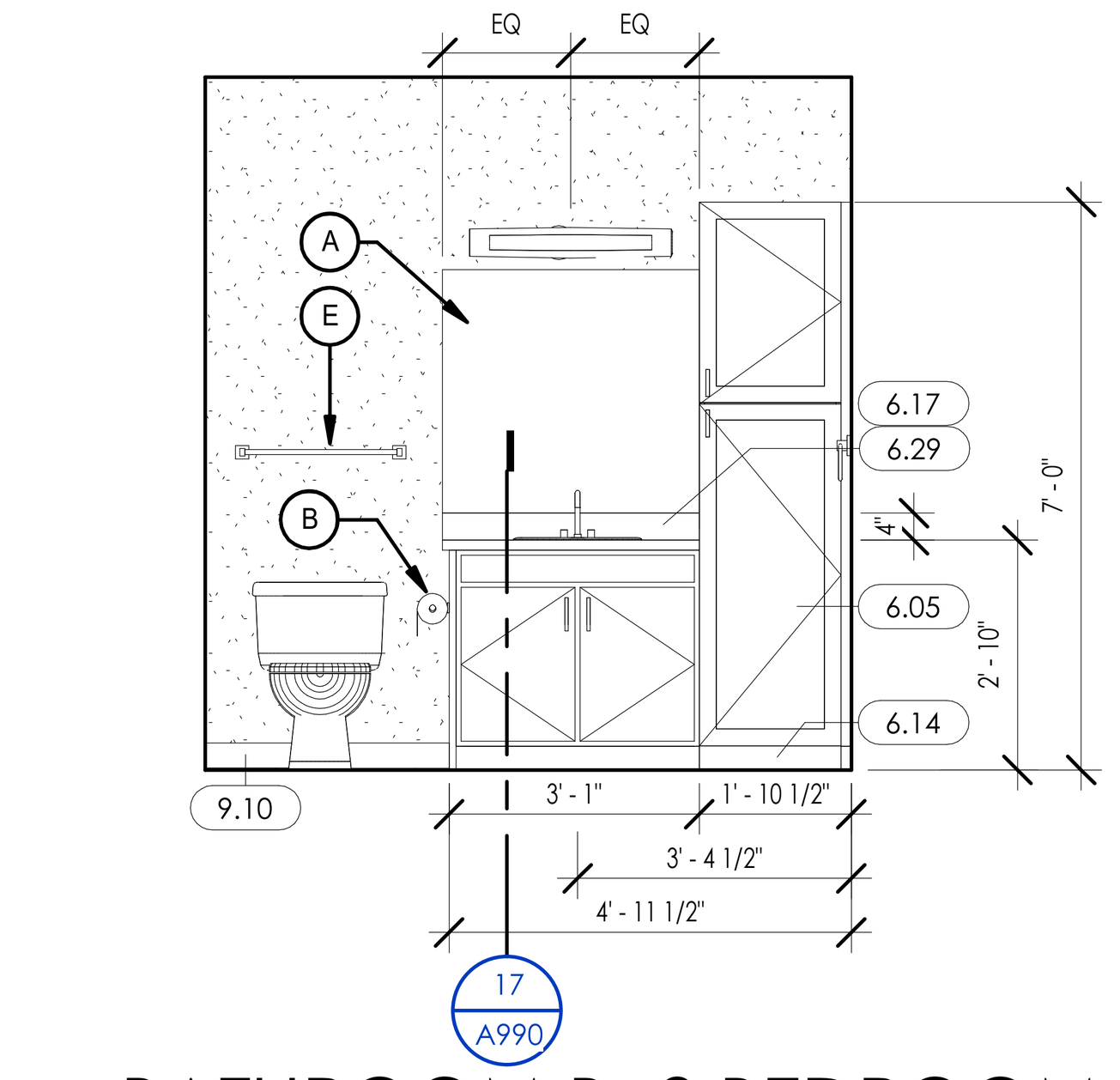

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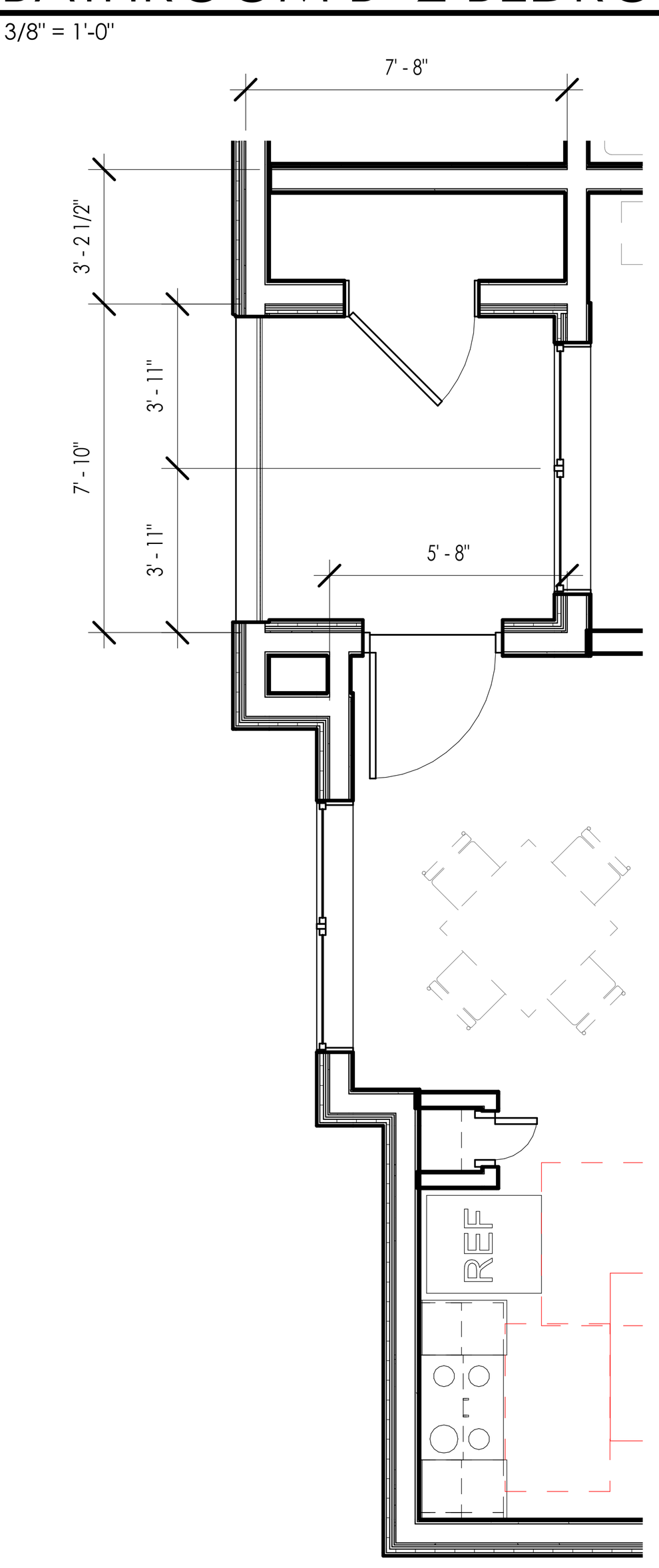

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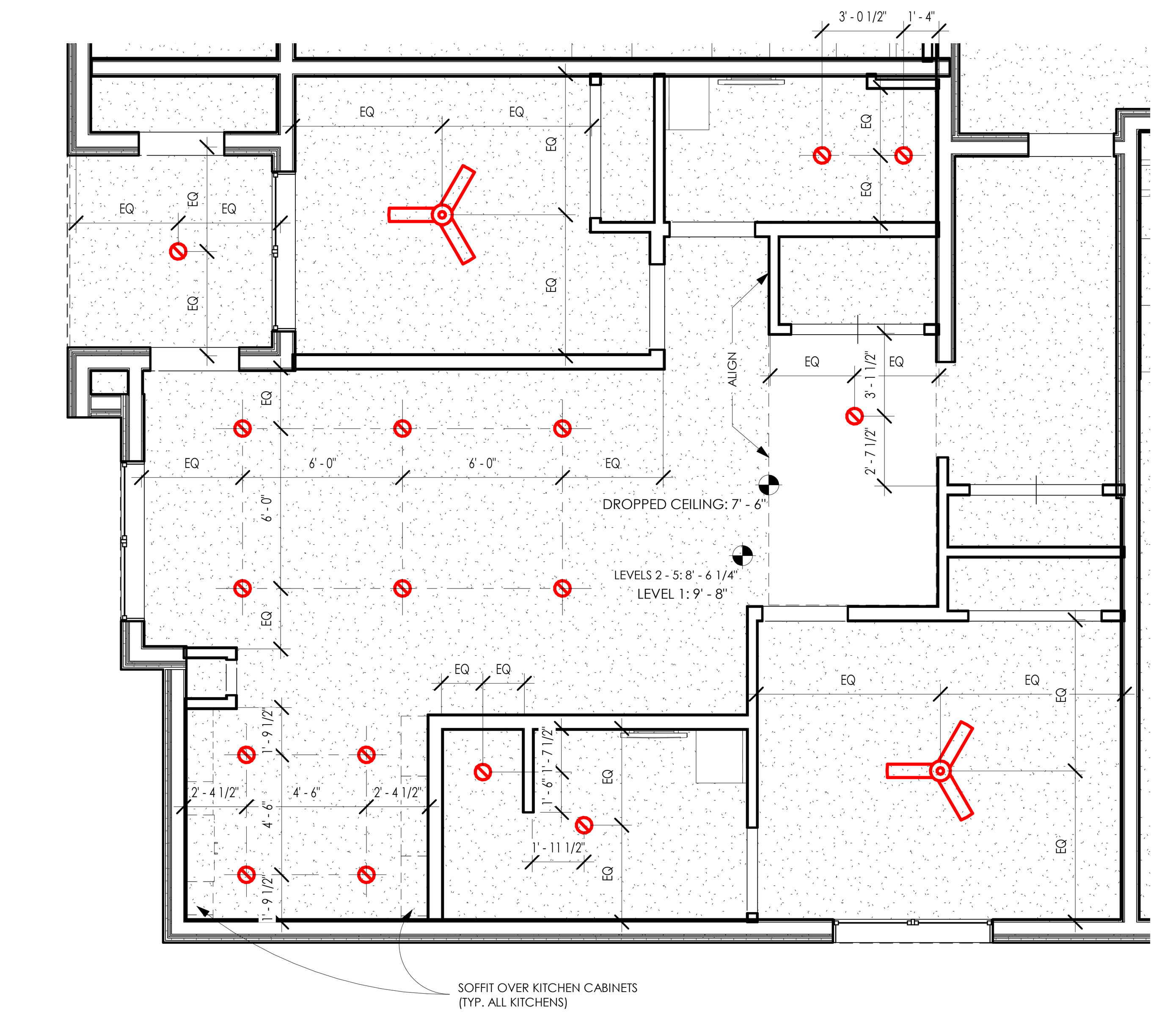

2 RCP BLDG 1 - 2 BEDROOM CORNER SW
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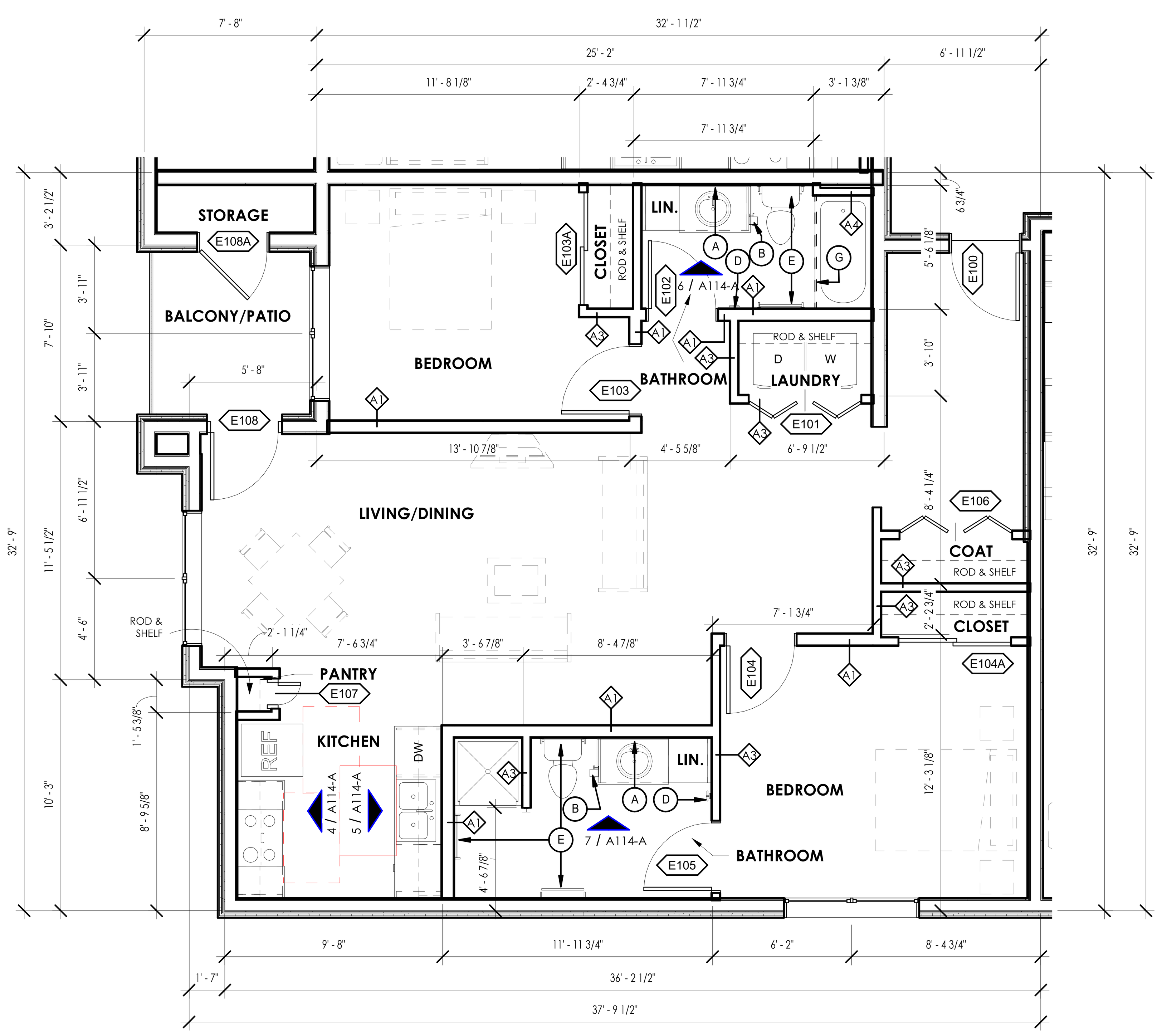

1 2 BEDROOM CORNER SW
1/4" = 1'-0"

APPLIES TO UNITS: 122, 225, 325, 425, 525

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5B. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
5C. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

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KEY NOTES

6.05 24" DEEP BASE CABINET, PLASTIC LAMINATE
6.06 12" DEEP UPPER CABINET WITH ADJUSTABLE SHELVES, PLASTIC LAMINATE. PROVIDE WALL SUPPORT AS REQUIRED.
6.14 4" TOE KICK TO MATCH CABINET FINISH
6.17 RETURN BACKSPLASH TO SIDE WALL(S)
6.29 1-1/2" THICK COUNTERTOP WITH 4"H BACKSPLASH, PLASTIC LAMINATE
9.10 PAINTED WOOD WALL BASE AS SPECIFIED, WB-
11.01 STOVE. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.02 DISHWASHER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.08 MICROWAVE. PROVIDE POWER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.14 HOOD EXHAUST. REFER TO MFR SPECIFICATIONS

GENERAL NOTES

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1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT.
2. SEE SITE PLAN FOR WORK BEYOND THE BUILDING PERIMETER
3. IN-WALL INSULATION NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY. REFER TO DETAILS AND WALL TYPES FOR ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FACE OF MASONRY WALL, GRID, FACE OF STUD OR CENTER OF OPENING UNLESS NOTES OTHERWISE. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN. SEE DIMENSION PLAN FOR ADDITIONAL INFORMATION.
5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
6. SEAL ALL PENETRATIONS AT FIRE-RATED WALLS WITH FIRE-RATED SEALANT.
7. FOR INTERIOR WALL HEIGHT INFORMATION SEE REFLECTED CEILING PLANS AND WALL TYPE DETAILS.
8. WHERE PIPES, CONDUITS, AND OTHER PENETRATIONS ARE EXPOSED TO VIEW, PROVIDE ESCUTCHEONS, TYPICAL AT ALL WALLS, FLOORS, CEILINGS, ETC.
9. ALL UTILITIES, UNDERGROUND LINES, AND PIPING TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, CAPPED, AND TAGED FOR EASY LOCATION AND IDENTIFICATIONS. COMPLY WITH CODE REQUIREMENTS AND SOUND CONSTRUCTION PRACTICE.
10. CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY SHUT-OFFS WITH THE OWNER.
11. PROVIDE BLOCKING OR METAL STRAPPING AT ALL WALL-MOUNTING CABINETS, DISPLAY BOARDS, TV'S, FIRE EXTINGUISHER CABINETS, WALL-BOARD EQUIPMENT, ETC.
12. FOR FINISH MATERIALS AND LOCATIONS, REFER TO FINISH PLANS, INTERIOR ELEVATIONS, AND FINISH DETAILS.
13. ALL DWELLING UNIT CLOTHES WASHERS AND DRYERS SHALL BE INSTALLED WITH WASHER ON THE LEFT.

UNIT & MILLWORK GENERAL NOTES

1. CABINETRY CORE/BASE MATERIAL WHERE HINGES OR PULLS ARE INSTALLED SHALL BE MINIMUM 3/4" PARTICLE BOARD. (5)
2. PROVIDE 2" GROMMETS AT ALL WORKSTATION COUNTERTOPS. VERIFY EXACT LOCATIONS WITH OWNER.
3. IN LAUNDRY ROOM, WASHER ALWAYS GOES ON THE LEFT, DRYER ALWAYS GOES ON THE RIGHT.
4. ALL WALLS TO HAVE BULLNOSE CORNERS.
5. PROVIDE A FIRE EXTINGUISHER CLOSE BY KITCHEN AREA.
6. VERIFY M/W CABINET OPENING CLEARANCE WITH M/W SPECS.
7. MILLWORK MUST BE FOREST STEWARDSHIP COUNCIL CERTIFIED (6)

GENERAL FINISH NOTES

1. PROVIDE LVT-1 IN RESIDENTIAL SUITES. REFER TO FINISH PLANS FOR SPEC.
2. PROVIDE LVT-2 IN RESIDENTIAL SUITE RESTROOMS. REFER TO FINISH PLANS FOR SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS GIVEN ON THE PLANS/ELEVATIONS IN THE FIELD TO DETERMINE ACCURACY AND CONDITIONS BEFORE INSTALLATION AND/OR FABRICATION OF ANY SYSTEM.
4. SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION, TYP. TILE PATTERNS, ETC.
5. ALL FURNITURE SHOWN FOR REFERENCE ONLY AND IS N.I.C. UNLESS NOTED OTHERWISE. ALL FURNITURE IS TO BE PROVIDED BY OWNER.
6. CONTRACTOR TO VERIFY ELECTRICAL AND SPECIAL SYSTEM OUTLET HEIGHTS AND LOCATIONS BEFORE INSTALLATION OF FINISHES AND CASEWORK.
7. ALL PLUMBING FIXTURE FINISH SPECIFICATIONS ARE PER PLUMBING DRAWINGS AND/OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD FINISH SELECTIONS AT TIME OF SUBMITTAL.
8. ALL FLOORING FINISHES ARE TO BE APPLIED UNDER CENTER OF DOOR.
9. **CONTRACTOR TO SUBMIT SAMPLES, CUT SHEETS AND SHOP DRAWINGS PERTAINING TO COLORS, FINISHES, FIXTURES, MATERIALS AND OTHER ITEMS TO BE INSTALLED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT PRIOR TO ORDERING OR INSTALLATION OF SUCH ITEMS. ANY INSTALLATION OR USE OF ANY ITEMS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**
10. ALL MILLWORK FABRICATION AND INSTALLATION SHALL CONFORM TO THE AWI CUSTOM GRADE QUALITY STANDARD UNLESS NOTED OTHERWISE. ALL MILLWORK NOT COMPLYING TO THIS STANDARD, AS JUDGED BY THE ARCHITECT, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
11. NO PAINTING OR APPLICATION OF INTERIOR FINISHES SHALL BE DONE UNDER CONDITIONS WHICH WOULD JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.
12. ALL WORKMANSHIP JUDGED TO BE LESS THAN FIRST-QUALITY BY THE ARCHITECT OR DESIGNER WILL BE REJECTED.
13. **ALL COLORS SHALL BE AS PER THE FINISH SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER HAS BEEN RECEIVED.**
14. ALL TRANSITION STRIPS SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL PRIOR TO ORDER AND INSTALLATION.
15. WALLS NOT INDICATED ON THIS FLOOR PLAN TO RECEIVE FIELD PAINT.

CEILING GENERAL NOTES

1. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK PROHIBITED.
2. COORDINATE EXACT LOCATIONS OF ALL CEILING ITESMS (DIFFUSERS, LIGHT FIXTURES)LIGHT FIXTURES ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS AND GENERAL FIXTURE TYPE ONLY. SEE ELECTRICAL DRAWINGS FOR THE EXACT FIXTURE TYPE AND CIRCUITING.
3. MECHANICAL REGISTERS ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
4. REFLECTED CEILING PLAN DIMENSIONS ARE FACE OF FINISH, UNLESS OTHERWISE NOTED.
5. CEILING GRID TO BE CENTERED IN EVERY ROOM, U.N.O.
6. FOR SMOKE DETECTOR LOCATIONS IN CEILING SEE SPECIAL SYSTEMS DRAWINGS.
7. ALL STUD WALLS EXTEND TO UNDERSIDE OF ROOF DECK/FLOOR, UNLESS NOTED OTHERWISE. FOR TYPICAL TOP OF WALL TERMINATIONS, SEE DETAILS.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILING (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
9. ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
10. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS OR FOR FIRE-RATED PENETRATIONS.
11. FIRE SPRINKLER HEADS TO BE SEMI-RECESSSED OR PROTECTED. SEE SPRINKLER PLANS (WHICH IS A DEFERED SUBMITTAL) FOR EXACT EXACT LOCATIONS AND QUANTITIES.
12. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS FOR FIRE - RATED PENETRATIONS.
13. PROVIDED CONT. FIRE CAULKING @ ALL PIPE, VENT, DUCT, STRUCTURAL, ETC., PENETRATIONS THROUGH FIRE RATED WALLS - TYPICAL

CEILING SYMBOLS

NOTE:
-NOT ALL LIGHT FIXTURE & CEILING TYPES APPLY.

- 2'x4' SUSPENDED ACOUSTIC CEILING, U.N.O. SEE FINISH SCHEDULE.
- FGB HARD CEILING. SEE FINISH SCHEDULE.
- FGB HARD CEILING (DROPPED). SEE FINISH SCHEDULE.
- EXPOSED UNDERSIDE OF DECK. UNDERSIDE OF DECK, JOISTS, CONDUIT, ETC. TO RECEIVE PAINT FINISH BLACK WHERE EXPOSED TO VIEW.
- 2x2 LIGHT FIXTURE IN SUSPENDED CEILING, SEE ELECTRICAL DRAWINGS.
- CAN LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- SECURITY CAMERA
- MECHANICAL SUPPLY AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - RETURN AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - EXHAUST AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- SD — SMOKE DETECTOR, SEE ELECTRICAL DRAWINGS.
- J — CEILING ELECTRICAL JUNCTION BOX, SEE ELECTRICAL DRAWINGS.
- EXIT SIGN FIXTURE, SEE ELECTRICAL DRAWINGS.
- S — SPEAKER
- SUSPENDED/RECESSED LINEAR LIGHT. SEE ELECTRICAL DRAWINGS
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL DRAWING
- PENDANT LIGHT FIXTURE
- DS — DAYLIGHT SENSOR. SEE ELECTRICAL DRAWINGS
- OS — OCCUPANCY SENSOR. SEE ELECTRICAL DRAWINGS
- S — STROBE
- CAMERA - REFER TO ELECTRICAL PLANS (6)
- CEILING FAN, CONTRACTOR TO INCLUDE IN ALL UNITS

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
UNIT PLAN - 2 BED - TYPE B1

PERMIT SET

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
5	7/03/23	BID 1
6	8/08/23	BID 2

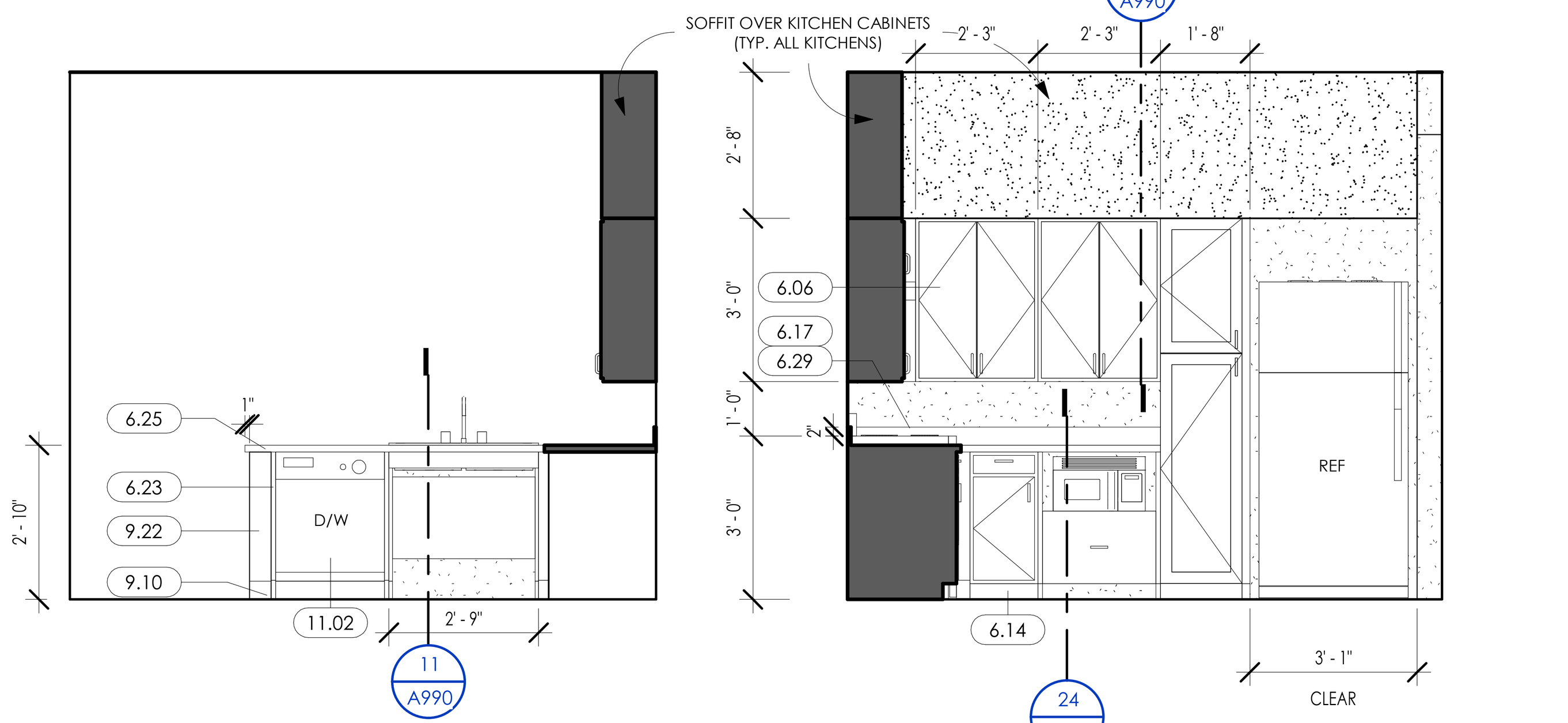
REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO. 45840
MARK A. DAVENPORT
Date Signed 08/08/23
ARIZONA, U.S.A.

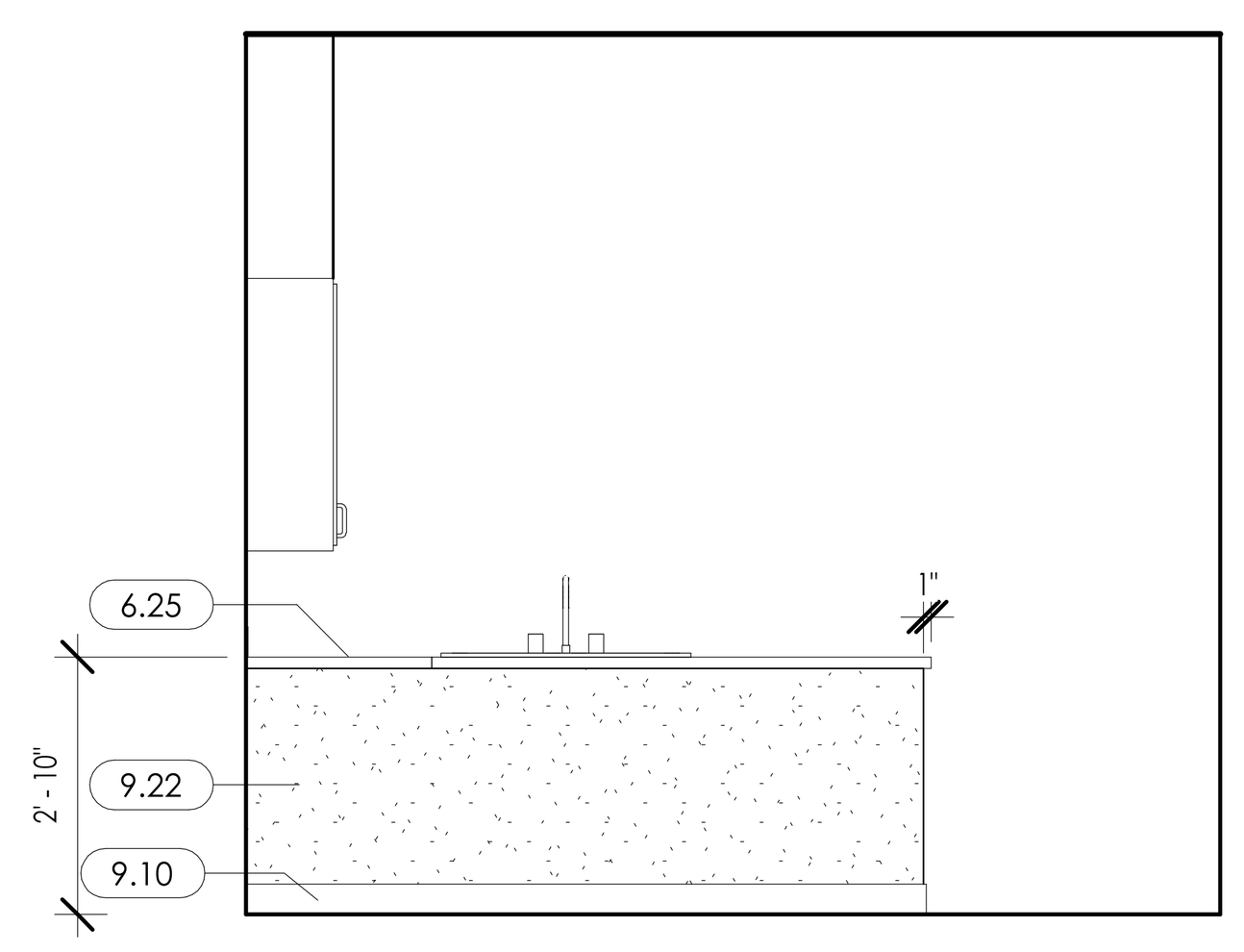
DATE: 01-07-2022
JOB No: 2091
SHEET:
A114-A

2091

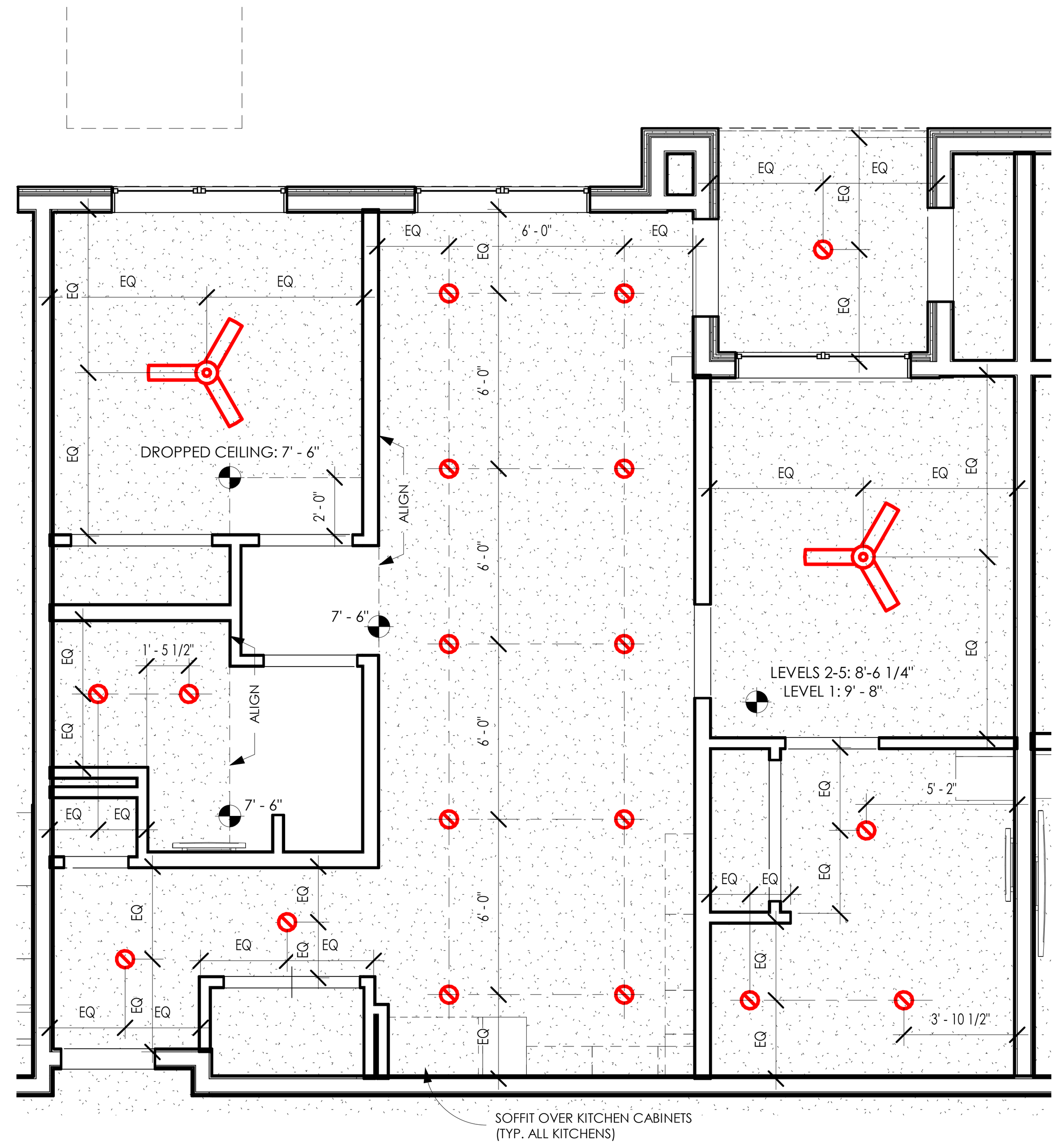
BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
8/8/2023 10:13:32 AM



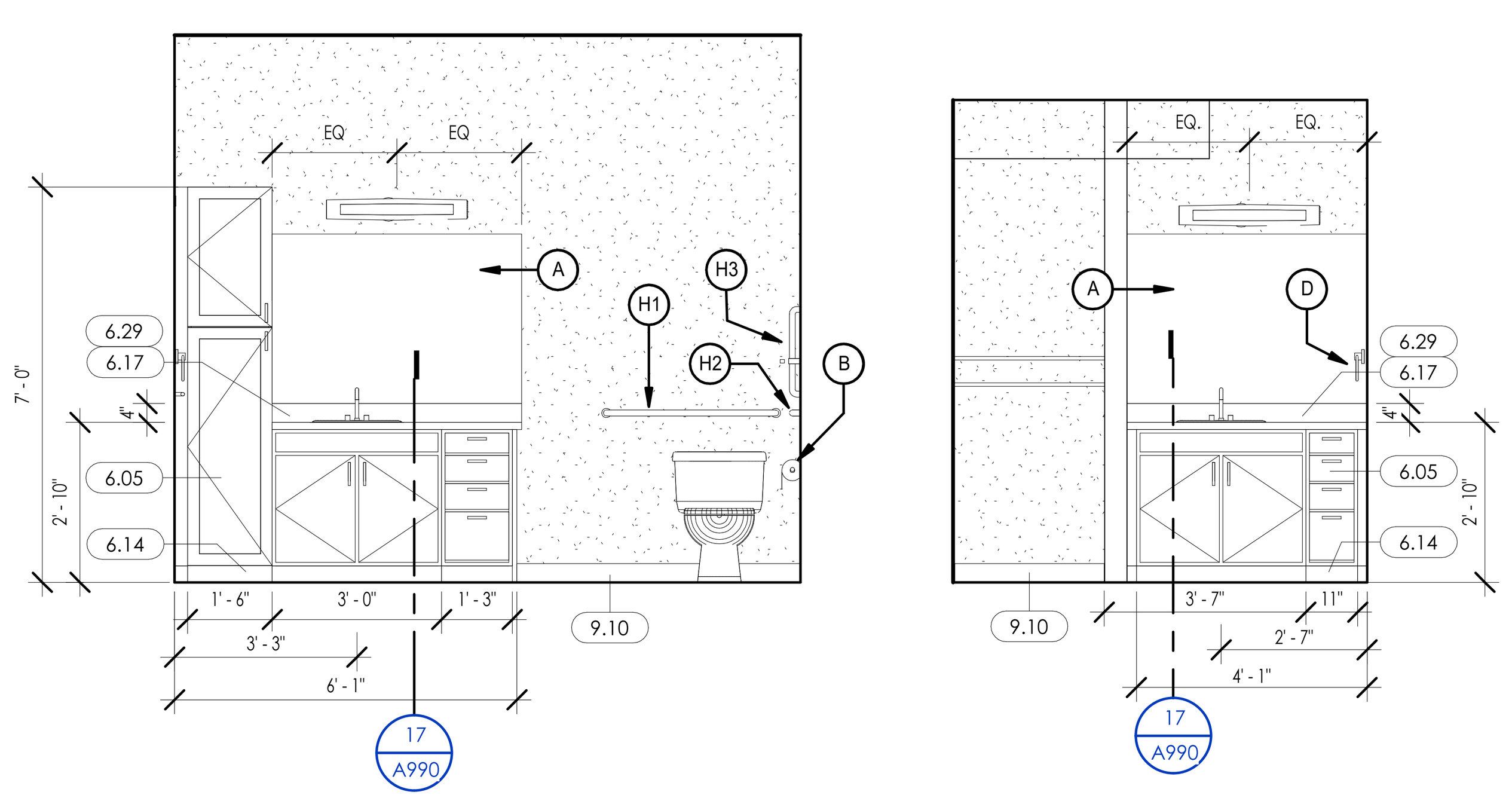
ELEVATION - 2BR ADA KITCHEN
3/8" = 1'-0"



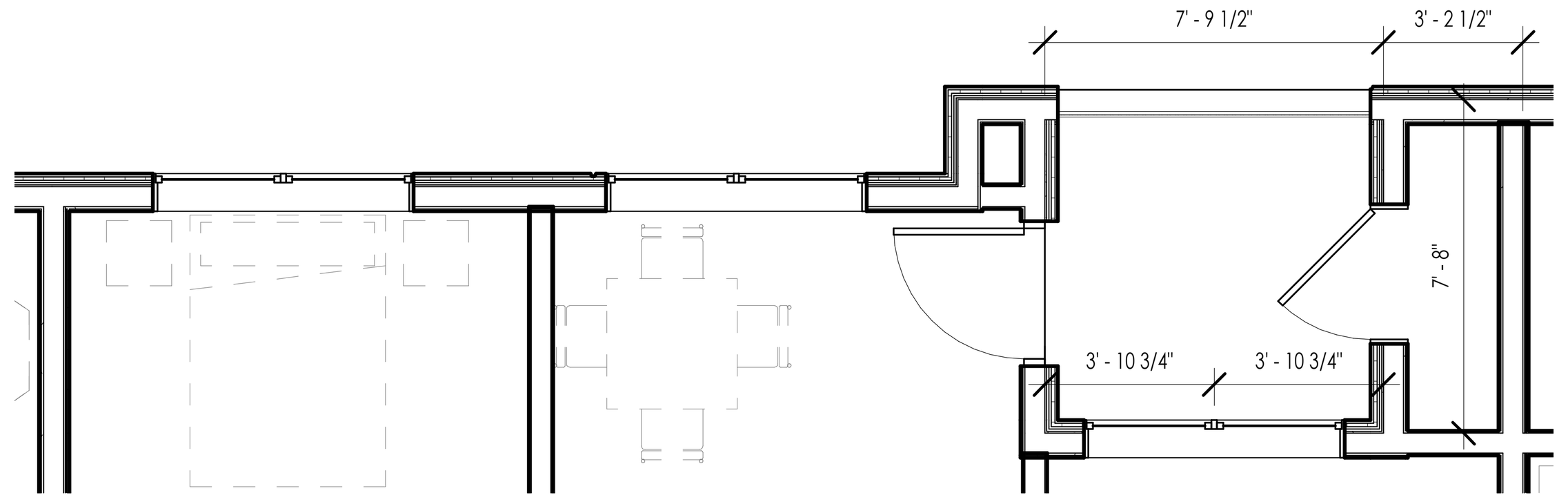
ELEVATION - 2 BR ADA ISLAND
3/8" = 1'-0"



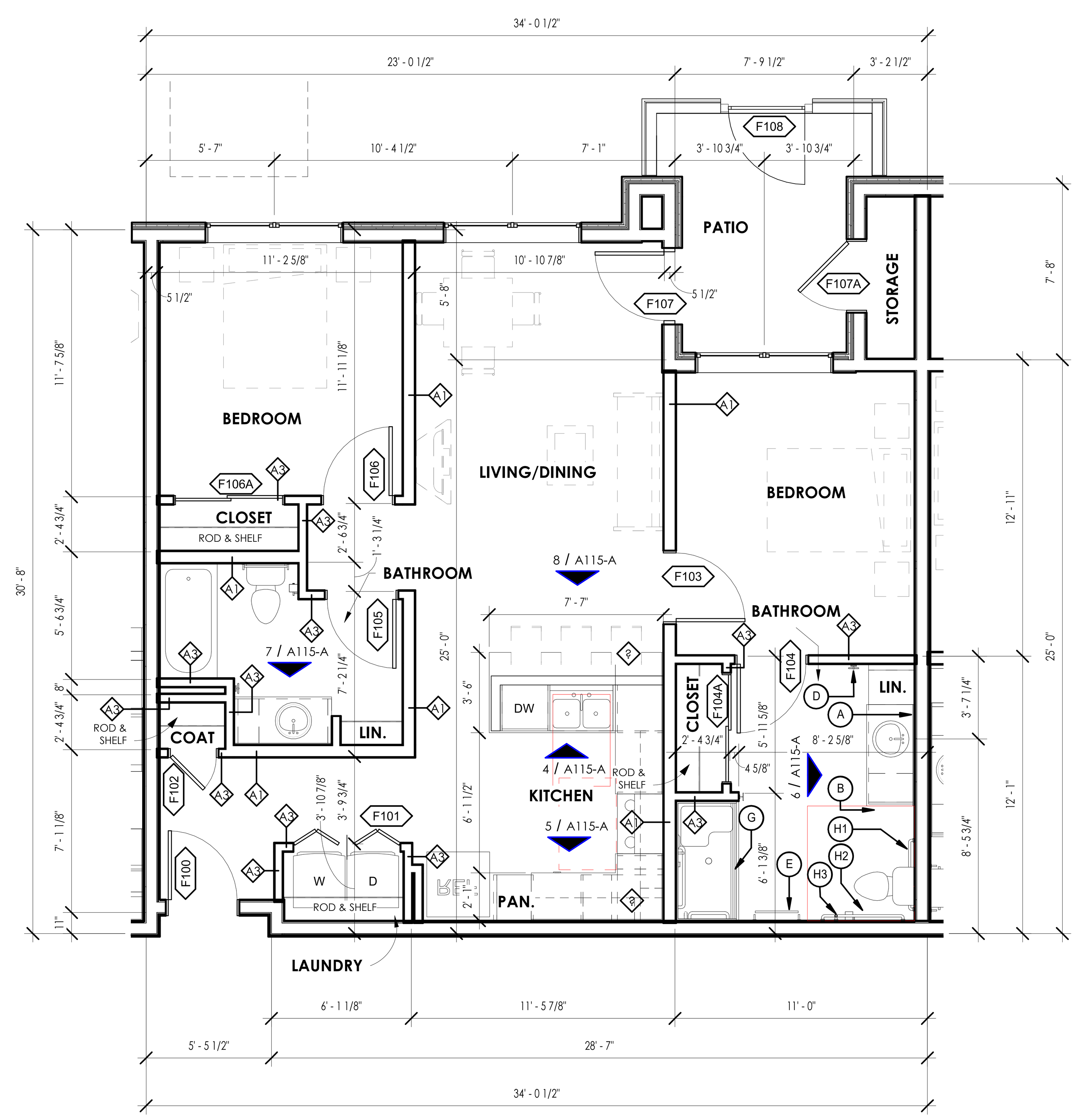
RCP BLDG 1 - 2 BED - ADA
1/4" = 1'-0"



ELEVATION - 2BR ADA BATHROOM
3/8" = 1'-0"



BALCONY 2 - 2 BED - ADA
1/4" = 1'-0"



2 BED - ADA
1/4" = 1'-0"

APPLIES TO UNITS: 104, 106, 205, 207, 305, 307, 405, 407, 505, 507

TOILET ACCESSORIES LIST

ITEMS ARE AS SPECIFIED OR EQUAL

OFFICE/COMMUNITY

1. SOAP DISPENSER (BY OWNER)
2. MIRROR, 24" x 36", BOBRICK B-290
3. PAPER TOWEL DISPENSER (BY OWNER)
4. TOILET PAPER DISPENSER (BY OWNER)

5A. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
5B. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
5C. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

6. SEAT COVER DISPENSER, BOBRICK B-221
7. MOP/BROOM HOLDER, BOBRICK B-239
8. RESTROOM SIGNAGE
9. PURSE HOOK, BOBRICK B-6727

RESIDENTIAL UNITS

A. MIRROR, FRAMELESS, 36"H x COUNTERTOP LENGTH
B. TOILET PAPER DISPENSER
C. ADA SHOWER TWO-WALL GRAB BAR, BOBRICK B-6806
D. HAND TOWEL HOLDER
E. BATH TOWEL HOLDER
F. PORTABLE SHOWER SEAT.
PROVIDE BLOCKING FOR POSSIBLE FUTURE WALL-MTD TYPE
G. SHOWER CURTAIN ROD

H1. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
H2. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
H3. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

SENSORY IMPAIRED UNIT NOTES

1. REFER TO OVERALL PLANS FOR LOCATION OF SENSORY IMPARED UNITS.
2. LIGHTED SWITCHES FOR GARBAGE DISPOSAL, RANGE FAN, AND BATHROOM FAN. BOTH VISUAL AND AUDIBLE NOTIFICATION FOR DOORBELL AND FIRE ALARM.
3. CONSTRUCTION MATERIALS AND TECHNIQUES THAT MINIMIZE VIBRATION AND IMPROVE SOUND CONTROL.
4. OPEN SIGHTLINES IN COMMUNITY ROOMS, MEETING AREAS, LANDINGS, STAIRWELLS, AND OTHER BUILDING AREAS TO REMOVE VISUAL COMMUNICATION BARRIERS.
5. SPECIALIZED LIGHTING DESIGN AND WINDOW PLACEMENT THAT MINIMIZES GLARE IN ORDER TO FACILITATE COMMUNICATION IN AMERICAN SIGN LANGUAGE. LIGHT FIXTURES ARE SELECTED FOR THEIR GLARE REDUCING DESIGN AND LOCATED DIFFERENTLY TO MINIMIZE GLARE THAT CAN INTERFERE WITH SEEING HAND MOTIONS OR READING LIPS. WINDOWS ON THE WEST AND SOUTH FACING WALLS THAT RECEIVE THE MOST DIRECT SUNLIGHT ARE SIZED AND SPACED DIFFERENTLY. EXTERIOR AWNINGS HELP PREVENT GLARE AND BACKGROUND COLORS ARE CHOSEN TO PROVIDE CONTRAST TO AID COMMUNICATION IN SIGN LANGUAGE.

KEY NOTES

6.05	24" DEEP BASE CABINET, PLASTIC LAMINATE
6.06	12" DEEP UPPER CABINET WITH ADJUSTABLE SHELVES, PLASTIC LAMINATE. PROVIDE WALL SUPPORT AS REQUIRED.
6.14	4" TOE KICK TO MATCH CABINET FINISH
6.17	RETURN BACKSPLASH TO SIDE WALL(S)
6.23	PLASTIC LAMINATE
6.25	1-1/2" THICK COUNTERTOP, PLASTIC LAMINATE
6.29	1-1/2" THICK COUNTERTOP WITH 4"H BACKSPLASH, PLASTIC LAMINATE
9.10	PAINTED WOOD WALL BASE AS SPECIFIED, WB-
9.22	PAINT FINISH AS SPECIFIED
11.02	DISHWASHER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.

GENERAL NOTES

NOTE: NOT ALL NOTES APPLY ON THIS SHEET

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT.
2. SEE SITE PLAN FOR WORK BEYOND THE BUILDING PERIMETER
3. IN-WALL INSULATION NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY. REFER TO DETAILS AND WALL TYPES FOR ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FACE OF MASONRY WALL, GRID, FACE OF STUD OR CENTER OF OPENING UNLESS NOTES OTHERWISE. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN. SEE DIMENSION PLAN FOR ADDITIONAL INFORMATION.
5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
6. SEAL ALL PENETRATIONS AT FIRE-RATED WALLS WITH FIRE-RATED SEALANT.
7. FOR INTERIOR WALL HEIGHT INFORMATION SEE REFLECTED CEILING PLANS AND WALL TYPE DETAILS.
8. WHERE PIPES, CONDUITS, AND OTHER PENETRATIONS ARE EXPOSED TO VIEW, PROVIDE ESCUTCHEONS, TYPICAL AT ALL WALLS, FLOORS, CEILINGS, ETC.
9. ALL UTILITIES, UNDERGROUND LINES, AND PIPING TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, CAPPED, AND TAGED FOR EASY LOCATION AND IDENTIFICATIONS. COMPLY WITH CODE REQUIREMENTS AND SOUND CONSTRUCTION PRACTICE.
10. CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY SHUT-OFFS WITH THE OWNER.
11. PROVIDE BLOCKING OR METAL STRAPPING AT ALL WALL-MOUNTING CABINETS, DISPLAY BOARDS, TV'S, FIRE EXTINGUISHER CABINETS, WALL-BOARD EQUIPMENT, ETC.
12. FOR FINISH MATERIALS AND LOCATIONS, REFER TO FINISH PLANS, INTERIOR ELEVATIONS, AND FINISH DETAILS.
13. ALL DWELLING UNIT CLOTHES WASHERS AND DRYERS SHALL BE INSTALLED WITH WASHER ON THE LEFT.

UNIT & MILLWORK GENERAL NOTES

1. CABINETRY CORE/BASE MATERIAL WHERE HINGES OR PULLS ARE INSTALLED SHALL BE MINIMUM 3/4" PARTICLE BOARD. (5)
2. PROVIDE 2" GROMMETS AT ALL WORKSTATION COUNTERTOPS. VERIFY EXACT LOCATIONS WITH OWNER.
3. IN LAUNDRY ROOM, WASHER ALWAYS GOES ON THE LEFT, DRYER ALWAYS GOES ON THE RIGHT.
4. ALL WALLS TO HAVE BULLNOSE CORNERS.
5. PROVIDE A FIRE EXTINGUISHER CLOSE BY KITCHEN AREA.
6. VERIFY M/W CABINET OPENING CLEARANCE WITH M/W SPECS.
7. MILLWORK MUST BE FOREST STEWARDSHIP COUNCIL CERTIFIED (6)

GENERAL FINISH NOTES

1. PROVIDE LVT-1 IN RESIDENTIAL SUITES. REFER TO FINISH PLANS FOR SPEC.
2. PROVIDE LVT-2 IN RESIDENTIAL SUITE RESTROOMS. REFER TO FINISH PLANS FOR SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS GIVEN ON THE PLANS/ELEVATIONS IN THE FIELD TO DETERMINE ACCURACY AND CONDITIONS BEFORE INSTALLATION AND/OR FABRICATION OF ANY SYSTEM.
4. SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION, TYP. TILE PATTERNS, ETC.
5. ALL FURNITURE SHOWN FOR REFERENCE ONLY AND IS N.I.C. UNLESS NOTED OTHERWISE. ALL FURNITURE IS TO BE PROVIDED BY OWNER.
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7. ALL PLUMBING FIXTURE FINISH SPECIFICATIONS ARE PER PLUMBING DRAWINGS AND/OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD FINISH SELECTIONS AT TIME OF SUBMITTAL.
8. ALL FLOORING FINISHES ARE TO BE APPLIED UNDER CENTER OF DOOR.
9. **CONTRACTOR TO SUBMIT SAMPLES, CUT SHEETS AND SHOP DRAWINGS PERTAINING TO COLORS, FINISHES, FIXTURES, MATERIALS AND OTHER ITEMS TO BE INSTALLED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT PRIOR TO ORDERING OR INSTALLATION OF SUCH ITEMS. ANY INSTALLATION OR USE OF ANY ITEMS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**
10. ALL MILLWORK FABRICATION AND INSTALLATION SHALL CONFORM TO THE AWI CUSTOM GRADE QUALITY STANDARD UNLESS NOTED OTHERWISE. ALL MILLWORK NOT COMPLYING TO THIS STANDARD, AS JUDGED BY THE ARCHITECT, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
11. NO PAINTING OR APPLICATION OF INTERIOR FINISHES SHALL BE DONE UNDER CONDITIONS WHICH WOULD JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.
12. ALL WORKMANSHIP JUDGED TO BE LESS THAN FIRST-QUALITY BY THE ARCHITECT OR DESIGNER WILL BE REJECTED.
13. **ALL COLORS SHALL BE AS PER THE FINISH SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER HAS BEEN RECEIVED.**
14. ALL TRANSITION STRIPS SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL PRIOR TO ORDER AND INSTALLATION.
15. WALLS NOT INDICATED ON THIS FLOOR PLAN TO RECEIVE FIELD PAINT.

CEILING GENERAL NOTES

1. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK PROHIBITED.
2. COORDINATE EXACT LOCATIONS OF ALL CEILING ITESMS (DIFFUSERS, LIGHT FIXTURES)LIGHT FIXTURES ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS AND GENERAL FIXTURE TYPE ONLY. SEE ELECTRICAL DRAWINGS FOR THE EXACT FIXTURE TYPE AND CIRCUITING.
3. MECHANICAL REGISTERS ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
4. REFLECTED CEILING PLAN DIMENSIONS ARE FACE OF FINISH, UNLESS OTHERWISE NOTED.
5. CEILING GRID TO BE CENTERED IN EVERY ROOM, U.N.O.
6. FOR SMOKE DETECTOR LOCATIONS IN CEILING SEE SPECIAL SYSTEMS DRAWINGS.
7. ALL STUD WALLS EXTEND TO UNDERSIDE OF ROOF DECK/FLOOR, UNLESS NOTED OTHERWISE. FOR TYPICAL TOP OF WALL TERMINATIONS, SEE DETAILS.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILING (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
9. ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
10. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS OR FOR FIRE-RATED PENETRATIONS.
11. FIRE SPRINKLER HEADS TO BE SEMI-RECESSSED OR PROTECTED. SEE SPRINKLER PLANS (WHICH IS A DEFERED SUBMITTAL) FOR EXACT EXACT LOCATIONS AND QUANTITIES.
12. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS FOR FIRE - RATED PENETRATIONS.
13. PROVIDED CONT. FIRE CAULKING @ ALL PIPE, VENT, DUCT, STRUCTURAL, ETC., PENETRATIONS THROUGH FIRE RATED WALLS - TYPICAL

CEILING SYMBOLS

NOTE:
-NOT ALL LIGHT FIXTURE & CEILING TYPES APPLY.

- 2'x4' SUSPENDED ACOUSTIC CEILING, U.N.O. SEE FINISH SCHEDULE.
- FGB HARD CEILING. SEE FINISH SCHEDULE.
- FGB HARD CEILING (DROPPED). SEE FINISH SCHEDULE.
- EXPOSED UNDERSIDE OF DECK. UNDERSIDE OF DECK, JOISTS, CONDUIT, ETC. TO RECEIVE PAINT FINISH BLACK WHERE EXPOSED TO VIEW.
- 2x2 LIGHT FIXTURE IN SUSPENDED CEILING, SEE ELECTRICAL DRAWINGS.
- CAN LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- SECURITY CAMERA
- MECHANICAL SUPPLY AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - RETURN AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - EXHAUST AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- SD — SMOKE DETECTOR, SEE ELECTRICAL DRAWINGS.
- J — CEILING ELECTRICAL JUNCTION BOX, SEE ELECTRICAL DRAWINGS.
- EXIT SIGN FIXTURE, SEE ELECTRICAL DRAWINGS.
- S — SPEAKER
- SUSPENDED/RECESSED LINEAR LIGHT. SEE ELECTRICAL DRAWINGS
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL DRAWING
- PENDANT LIGHT FIXTURE
- DS — DAYLIGHT SENSOR. SEE ELECTRICAL DRAWINGS
- OS — OCCUPANCY SENSOR. SEE ELECTRICAL DRAWINGS
- S — STROBE
- CAMERA - REFER TO ELECTRICAL PLANS (6)
- CEILING FAN, CONTRACTOR TO INCLUDE IN ALL UNITS

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
UNIT PLAN - 2 BED - ADA & TYPE A

PERMIT SET

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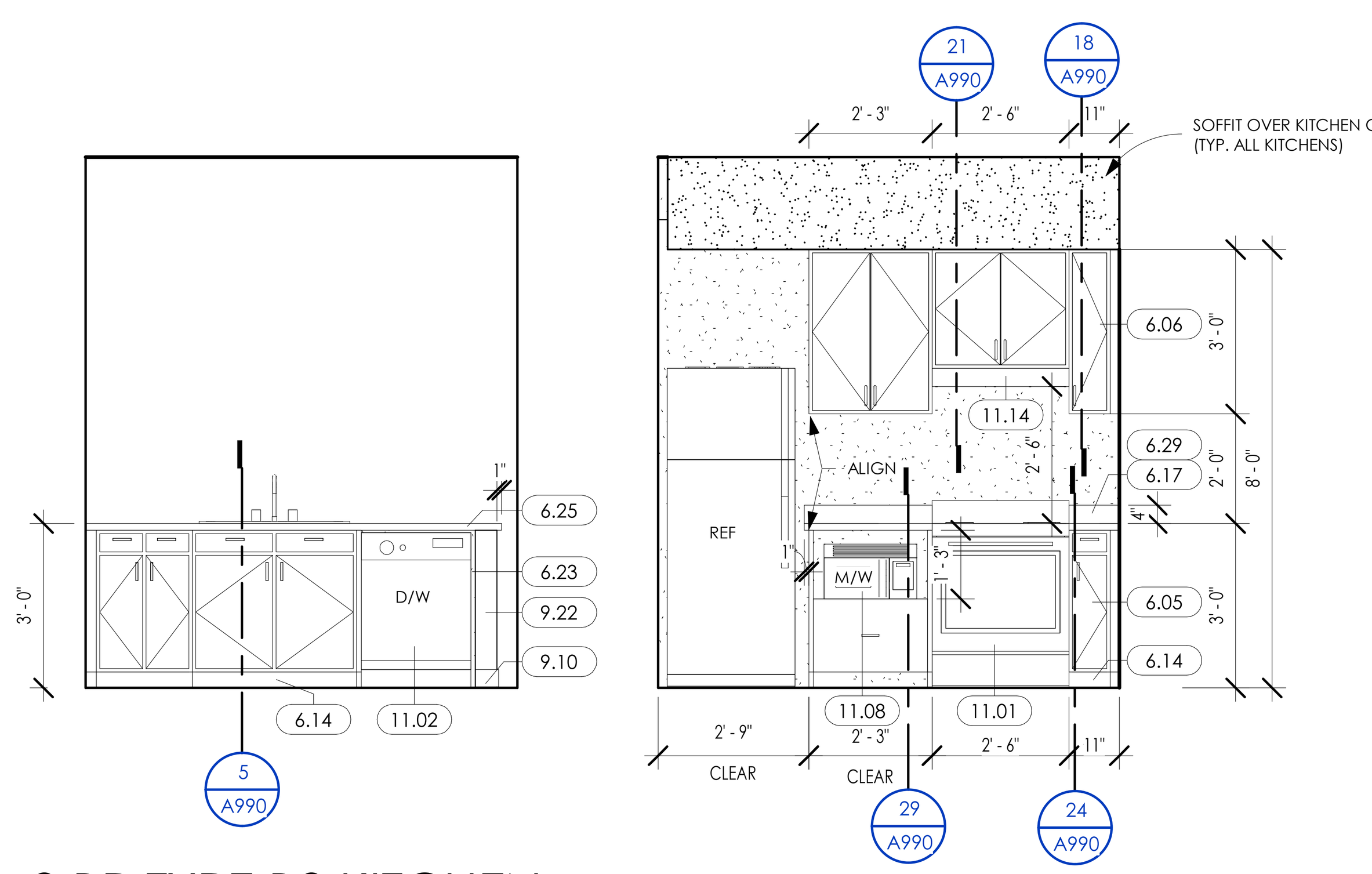
REVISIONS

MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
5	7/03/23	BID 1
6	8/08/23	BID 2

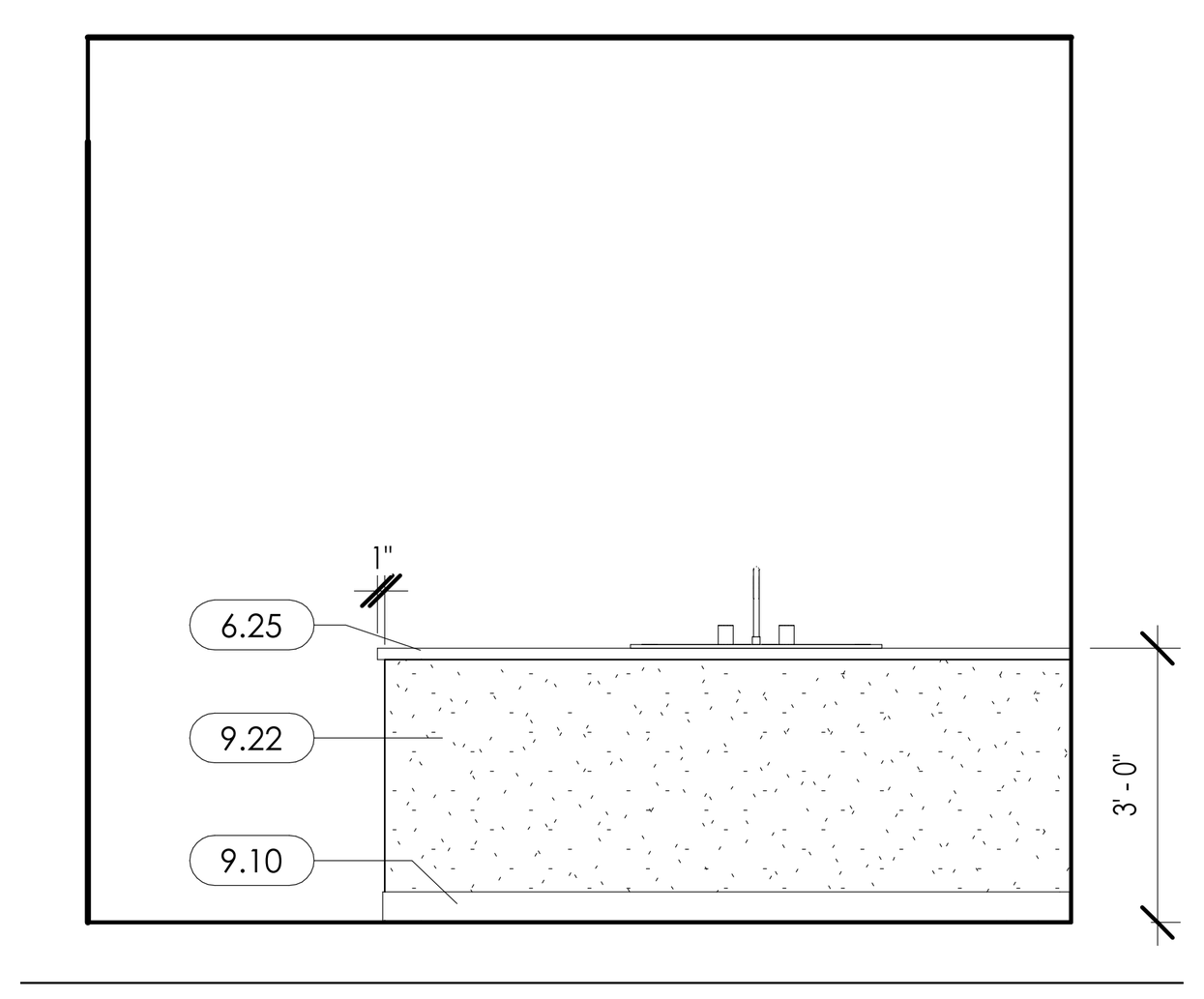
REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 08/08/23 ARIZONA, U.S.A.

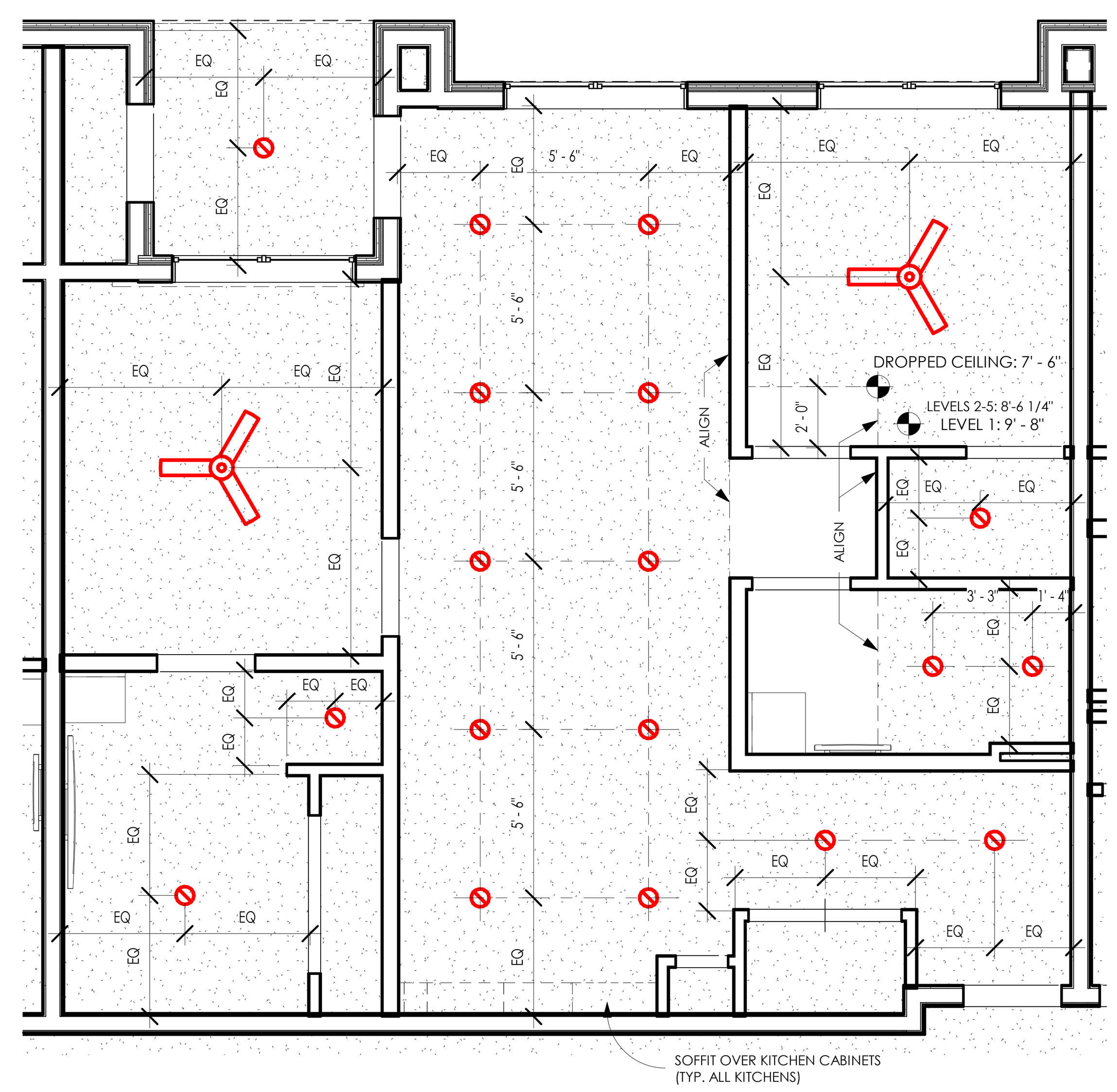
DATE: 01-07-2022
JOB No: 2091
SHEET:
A115-A
2091



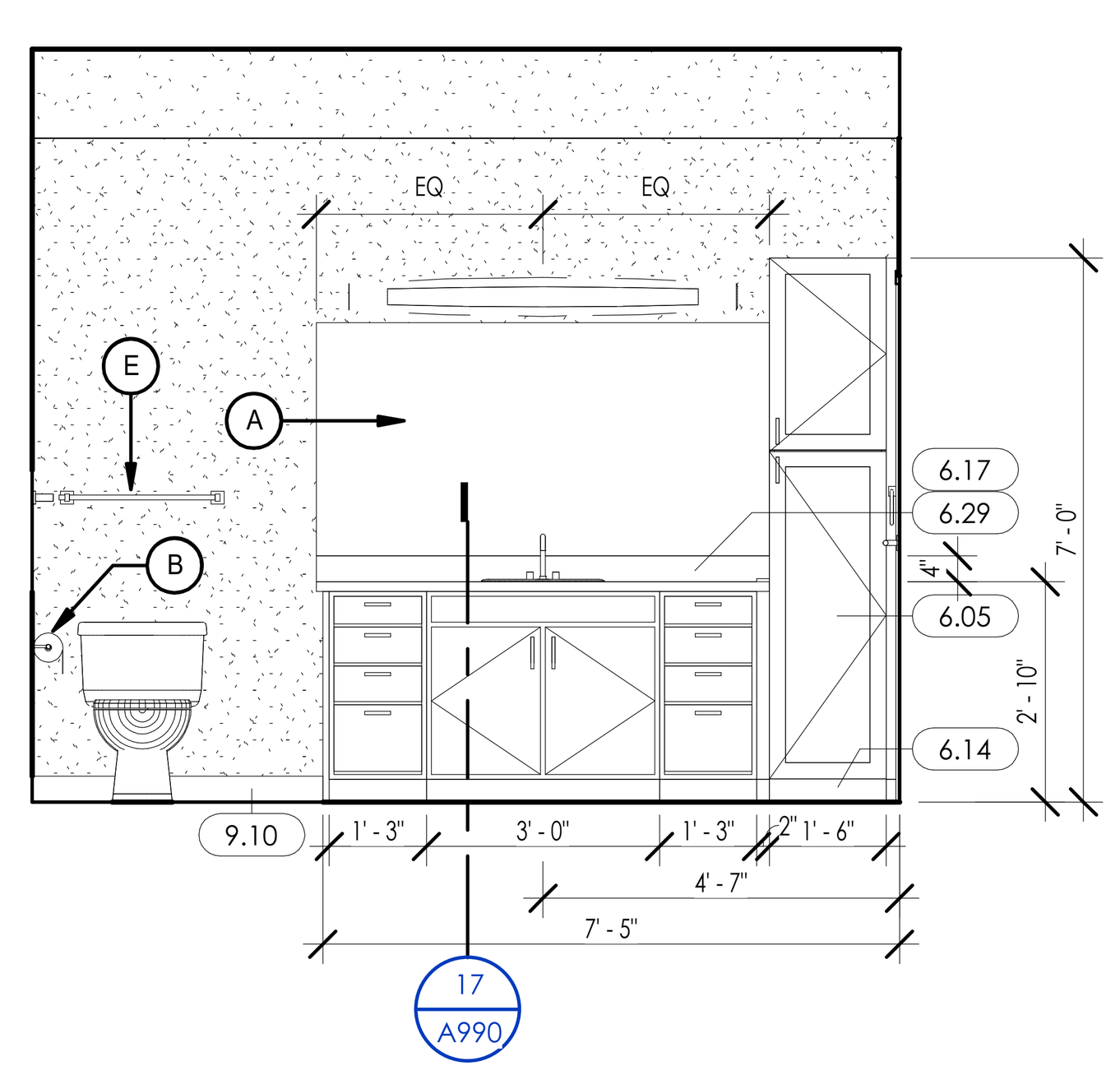
4 2 BR TYPE B2 KITCHEN
3/8" = 1'-0"



6 2 BR TYPE B2 ISLAND
3/8" = 1'-0"



2 RCP BLDG 1 - 2 BED - TYPE B
1/4" = 1'-0"



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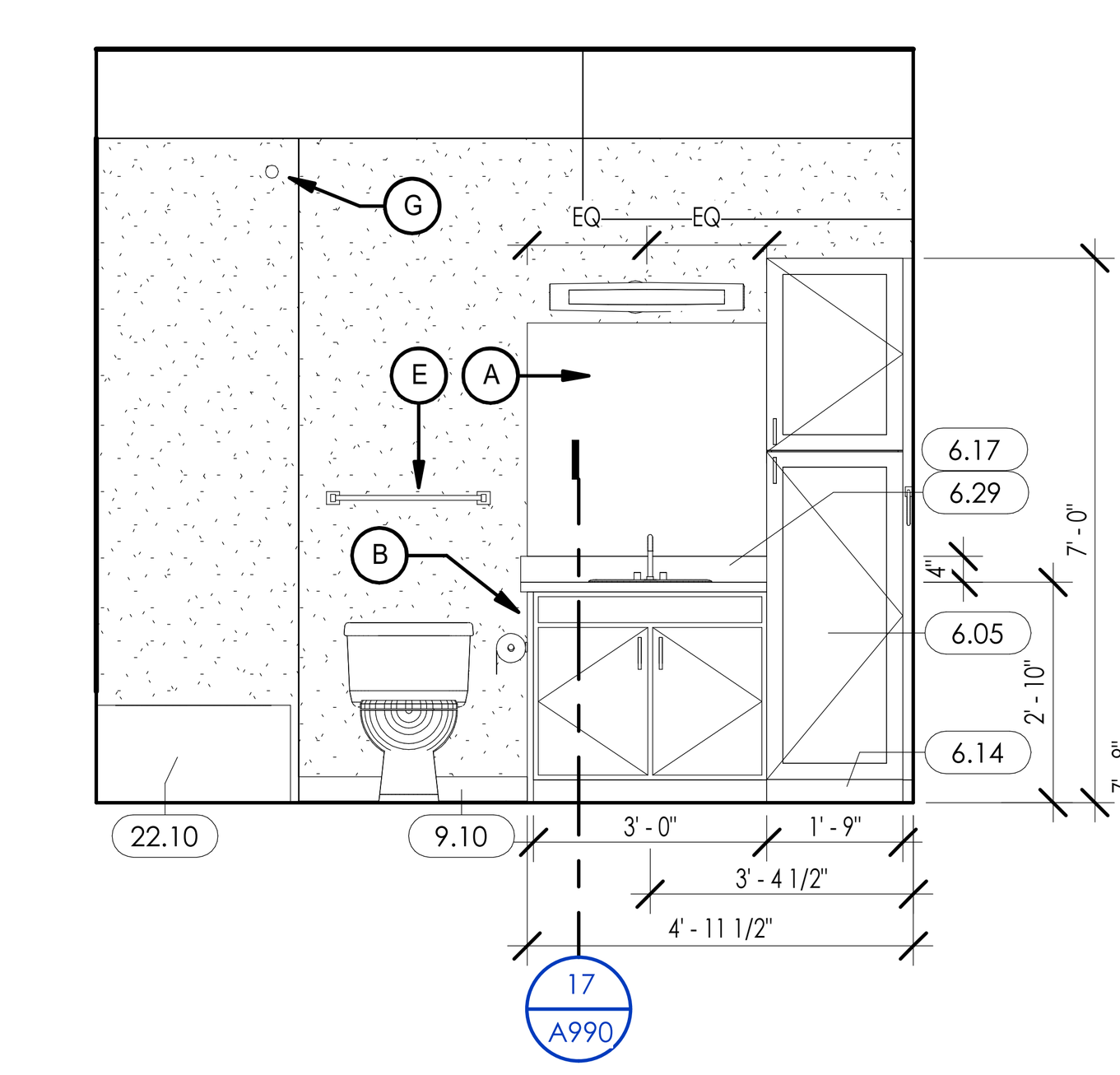
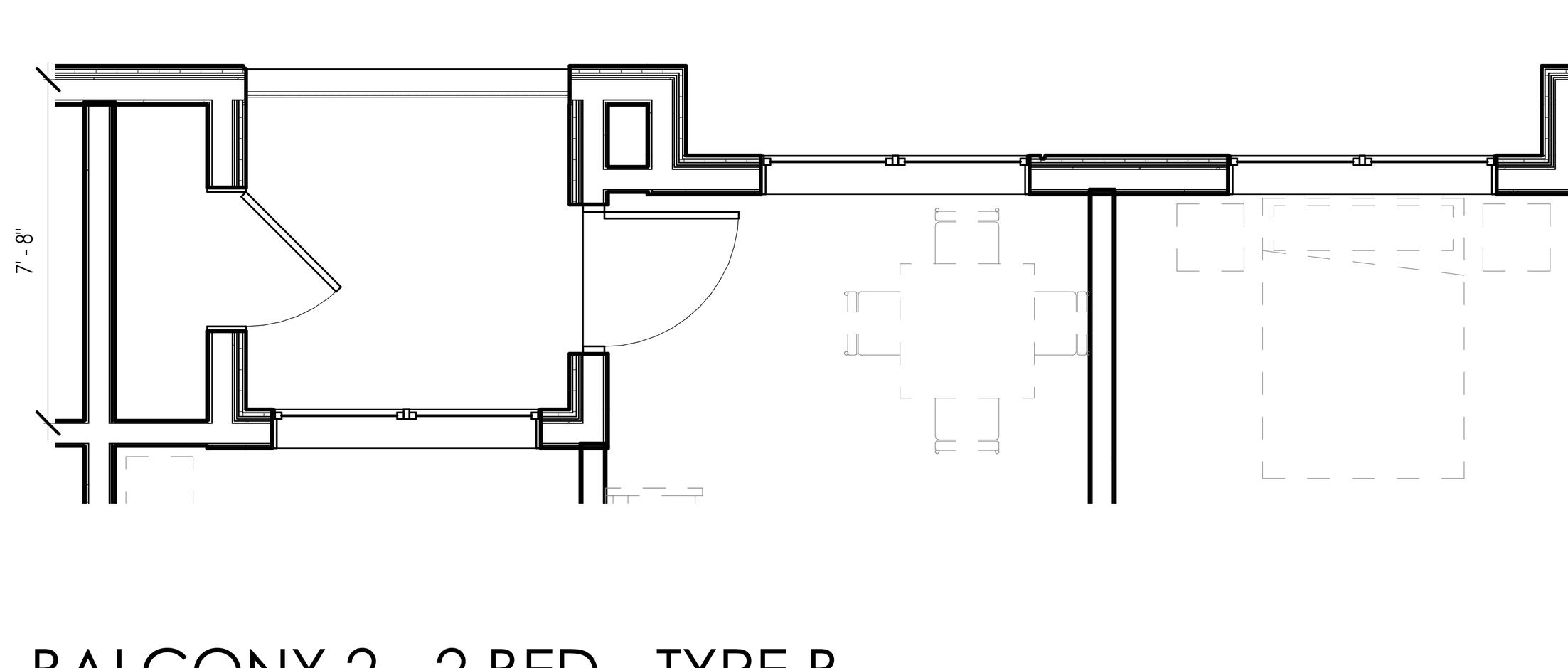
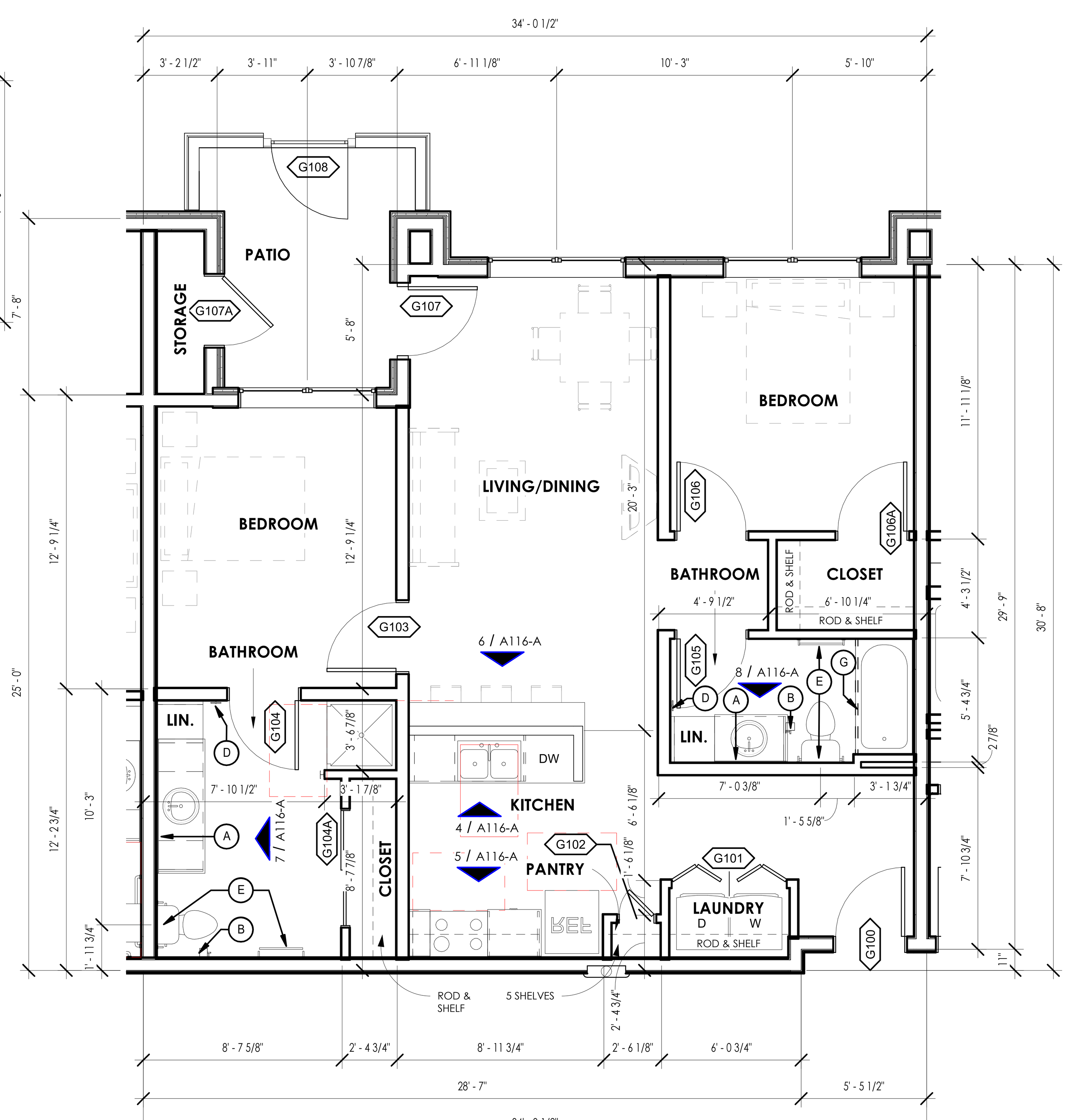
3/8" = 1'-0"



8 2 BR TYPE B2 BATHROOM B
3/8" = 1'-0"



3 BALCONY 2 - 2 BED - TYPE B
1/4" = 1'-0"



1 2 BED - TYPE B
1/4" = 1'-0"

APPLIES TO UNITS: 105, 107, 201 (SENSORY), 202, 206, 209, 210, 301, 302, 306, 309, 310, 401, 402, 406, 409, 410, 501, 502, 506, 509, 510

TOILET ACCESSORIES LIST

ITEMS ARE AS SPECIFIED OR EQUAL

OFFICE/COMMUNITY

1. SOAP DISPENSER (BY OWNER)
2. MIRROR, 24" x 36", BOBRICK B-290
3. PAPER TOWEL DISPENSER (BY OWNER)
4. TOILET PAPER DISPENSER (BY OWNER)

5A. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
5B. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
5C. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

6. SEAT COVER DISPENSER, BOBRICK B-221
7. MOP/BROOM HOLDER, BOBRICK B-239
8. RESTROOM SIGNAGE
9. PURSE HOOK, BOBRICK B-6727

RESIDENTIAL UNITS

A. MIRROR, FRAMELESS, 36"H x COUNTERTOP LENGTH
B. TOILET PAPER DISPENSER
C. ADA SHOWER TWO-WALL GRAB BAR, BOBRICK B-6806
D. HAND TOWEL HOLDER
E. BATH TOWEL HOLDER
F. PORTABLE SHOWER SEAT. PROVIDE BLOCKING FOR POSSIBLE FUTURE WALL-MTD TYPE
G. SHOWER CURTAIN ROD

H1. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
H2. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
H3. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

SENSORY IMPAIRED UNIT NOTES

1. REFER TO OVERALL PLANS FOR LOCATION OF SENSORY IMPARED UNITS.
2. LIGHTED SWITCHES FOR GARBAGE DISPOSAL, RANGE FAN, AND BATHROOM FAN. BOTH VISUAL AND AUDIBLE NOTIFICATION FOR DOORBELL AND FIRE ALARM.
3. CONSTRUCTION MATERIALS AND TECHNIQUES THAT MINIMIZE VIBRATION AND IMPROVE SOUND CONTROL.
4. OPEN SIGHTLINES IN COMMUNITY ROOMS, MEETING AREAS, LANDINGS, STAIRWELLS, AND OTHER BUILDING AREAS TO REMOVE VISUAL COMMUNICATION BARRIERS.
5. SPECIALIZED LIGHTING DESIGN AND WINDOW PLACEMENT THAT MINIMIZES GLARE IN ORDER TO FACILITATE COMMUNICATION IN AMERICAN SIGN LANGUAGE. LIGHT FIXTURES ARE SELECTED FOR THEIR GLARE REDUCING DESIGN AND LOCATED DIFFERENTLY TO MINIMIZE GLARE THAT CAN INTERFERE WITH SEEING HAND MOTIONS OR READING LIPS. WINDOWS ON THE WEST AND SOUTH FACING WALLS THAT RECEIVE THE MOST DIRECT SUNLIGHT ARE SIZED AND SPACED DIFFERENTLY. EXTERIOR AWNINGS HELP PREVENT GLARE AND BACKGROUND COLORS ARE CHOSEN TO PROVIDE CONTRAST TO AID COMMUNICATION IN SIGN LANGUAGE.

KEY NOTES

6.05	24" DEEP BASE CABINET, PLASTIC LAMINATE
6.06	12" DEEP UPPER CABINET WITH ADJUSTABLE SHELVES, PLASTIC LAMINATE. PROVIDE WALL SUPPORT AS REQUIRED.
6.14	4" TOE KICK TO MATCH CABINET FINISH
6.17	RETURN BACKSPLASH TO SIDE WALL(S)
6.23	PLASTIC LAMINATE
6.25	1-1/2" THICK COUNTERTOP, PLASTIC LAMINATE
6.29	1-1/2" THICK COUNTERTOP WITH 4"H BACKSPLASH, PLASTIC LAMINATE
9.10	PAINTED WOOD WALL BASE AS SPECIFIED, WB-
9.22	PAINT FINISH AS SPECIFIED
11.01	STOVE. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.02	DISHWASHER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.08	MICROWAVE. PROVIDE POWER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.14	HOOD EXHAUST. REFER TO MFR SPECIFICATIONS
22.10	BATH TUB UNIT - REFER TO PLUMBING DRAWINGS

GENERAL NOTES

NOTE: NOT ALL NOTES APPLY ON THIS SHEET

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT.
2. SEE SITE PLAN FOR WORK BEYOND THE BUILDING PERIMETER
3. IN-WALL INSULATION NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY. REFER TO DETAILS AND WALL TYPES FOR ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FACE OF MASONRY WALL, GRID, FACE OF STUD OR CENTER OF OPENING UNLESS NOTES OTHERWISE. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN. SEE DIMENSION PLAN FOR ADDITIONAL INFORMATION.
5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
6. SEAL ALL PENETRATIONS AT FIRE-RATED WALLS WITH FIRE-RATED SEALANT.
7. FOR INTERIOR WALL HEIGHT INFORMATION SEE REFLECTED CEILING PLANS AND WALL TYPE DETAILS.
8. WHERE PIPES, CONDUITS, AND OTHER PENETRATIONS ARE EXPOSED TO VIEW, PROVIDE ESCUTCHEONS, TYPICAL AT ALL WALLS, FLOORS, CEILINGS, ETC.
9. ALL UTILITIES, UNDERGROUND LINES, AND PIPING TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, CAPPED, AND TAGED FOR EASY LOCATION AND IDENTIFICATIONS. COMPLY WITH CODE REQUIREMENTS AND SOUND CONSTRUCTION PRACTICE.
10. CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY SHUT-OFFS WITH THE OWNER.
11. PROVIDE BLOCKING OR METAL STRAPPING AT ALL WALL-MOUNTING CABINETS, DISPLAY BOARDS, TV'S, FIRE EXTINGUISHER CABINETS, WALL-BOARD EQUIPMENT, ETC.
12. FOR FINISH MATERIALS AND LOCATIONS, REFER TO FINISH PLANS, INTERIOR ELEVATIONS, AND FINISH DETAILS.
13. ALL DWELLING UNIT CLOTHES WASHERS AND DRYERS SHALL BE INSTALLED WITH WASHER ON THE LEFT.

UNIT & MILLWORK GENERAL NOTES

1. CABINETRY CORE/BASE MATERIAL WHERE HINGES OR PULLS ARE INSTALLED SHALL BE MINIMUM 3/4" PARTICLE BOARD. (5)
2. PROVIDE 2" GROMMETS AT ALL WORKSTATION COUNTERTOPS. VERIFY EXACT LOCATIONS WITH OWNER.
3. IN LAUNDRY ROOM, WASHER ALWAYS GOES ON THE LEFT, DRYER ALWAYS GOES ON THE RIGHT.
4. ALL WALLS TO HAVE BULLNOSE CORNERS.
5. PROVIDE A FIRE EXTINGUISHER CLOSE BY KITCHEN AREA.
6. VERIFY M/W CABINET OPENING CLEARANCE WITH M/W SPECS.
7. MILLWORK MUST BE FOREST STEWARDSHIP COUNCIL CERTIFIED (6)

GENERAL FINISH NOTES

1. PROVIDE LVT-1 IN RESIDENTIAL SUITES. REFER TO FINISH PLANS FOR SPEC.
2. PROVIDE LVT-2 IN RESIDENTIAL SUITE RESTROOMS. REFER TO FINISH PLANS FOR SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS GIVEN ON THE PLANS/ELEVATIONS IN THE FIELD TO DETERMINE ACCURACY AND CONDITIONS BEFORE INSTALLATION AND/OR FABRICATION OF ANY SYSTEM.
4. SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION, TYP. TILE PATTERNS, ETC.
5. ALL FURNITURE SHOWN FOR REFERENCE ONLY AND IS N.I.C. UNLESS NOTED OTHERWISE. ALL FURNITURE IS TO BE PROVIDED BY OWNER.
6. CONTRACTOR TO VERIFY ELECTRICAL AND SPECIAL SYSTEM OUTLET HEIGHTS AND LOCATIONS BEFORE INSTALLATION OF FINISHES AND CASEWORK.
7. ALL PLUMBING FIXTURE FINISH SPECIFICATIONS ARE PER PLUMBING DRAWINGS AND/OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD FINISH SELECTIONS AT TIME OF SUBMITTAL.
8. ALL FLOORING FINISHES ARE TO BE APPLIED UNDER CENTER OF DOOR.
9. **CONTRACTOR TO SUBMIT SAMPLES, CUT SHEETS AND SHOP DRAWINGS PERTAINING TO COLORS, FINISHES, FIXTURES, MATERIALS AND OTHER ITEMS TO BE INSTALLED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT PRIOR TO ORDERING OR INSTALLATION OF SUCH ITEMS. ANY INSTALLATION OR USE OF ANY ITEMS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**
10. ALL MILLWORK FABRICATION AND INSTALLATION SHALL CONFORM TO THE AWI CUSTOM GRADE QUALITY STANDARD UNLESS NOTED OTHERWISE. ALL MILLWORK NOT COMPLYING TO THIS STANDARD, AS JUDGED BY THE ARCHITECT, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
11. NO PAINTING OR APPLICATION OF INTERIOR FINISHES SHALL BE DONE UNDER CONDITIONS WHICH WOULD JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.
12. ALL WORKMANSHIP JUDGED TO BE LESS THAN FIRST-QUALITY BY THE ARCHITECT OR DESIGNER WILL BE REJECTED.
13. **ALL COLORS SHALL BE AS PER THE FINISH SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER HAS BEEN RECEIVED.**
14. ALL TRANSITION STRIPS SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL PRIOR TO ORDER AND INSTALLATION.
15. WALLS NOT INDICATED ON THIS FLOOR PLAN TO RECEIVE FIELD PAINT.

CEILING GENERAL NOTES

1. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK PROHIBITED.
2. COORDINATE EXACT LOCATIONS OF ALL CEILING ITESMS (DIFFUSERS, LIGHT FIXTURES)LIGHT FIXTURES ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS AND GENERAL FIXTURE TYPE ONLY. SEE ELECTRICAL DRAWINGS FOR THE EXACT FIXTURE TYPE AND CIRCUITING.
3. MECHANICAL REGISTERS ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
4. REFLECTED CEILING PLAN DIMENSIONS ARE FACE OF FINISH, UNLESS OTHERWISE NOTED.
5. CEILING GRID TO BE CENTERED IN EVERY ROOM, U.N.O.
6. FOR SMOKE DETECTOR LOCATIONS IN CEILING SEE SPECIAL SYSTEMS DRAWINGS.
7. ALL STUD WALLS EXTEND TO UNDERSIDE OF ROOF DECK/FLOOR, UNLESS NOTED OTHERWISE. FOR TYPICAL TOP OF WALL TERMINATIONS, SEE DETAILS.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILING (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
9. ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
10. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS OR FOR FIRE-RATED PENETRATIONS.
11. FIRE SPRINKLER HEADS TO BE SEMI-RECESSSED OR PROTECTED. SEE SPRINKLER PLANS (WHICH IS A DEFERED SUBMITTAL) FOR EXACT EXACT LOCATIONS AND QUANTITIES.
12. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS FOR FIRE - RATED PENETRATIONS.
13. PROVIDED CONT. FIRE CAULKING @ ALL PIPE, VENT, DUCT, STRUCTURAL, ETC., PENETRATIONS THROUGH FIRE RATED WALLS - TYPICAL

CEILING SYMBOLS

NOTE:
-NOT ALL LIGHT FIXTURE & CEILING TYPES APPLY.

- 2'x4' SUSPENDED ACOUSTIC CEILING, U.N.O. SEE FINISH SCHEDULE.
- FGB HARD CEILING. SEE FINISH SCHEDULE.
- FGB HARD CEILING (DROPPED). SEE FINISH SCHEDULE.
- EXPOSED UNDERSIDE OF DECK. UNDERSIDE OF DECK, JOISTS, CONDUIT, ETC. TO RECEIVE PAINT FINISH BLACK WHERE EXPOSED TO VIEW.
- 2x2 LIGHT FIXTURE IN SUSPENDED CEILING, SEE ELECTRICAL DRAWINGS.
- CAN LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- SECURITY CAMERA
- MECHANICAL SUPPLY AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - RETURN AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - EXHAUST AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- SD — SMOKE DETECTOR, SEE ELECTRICAL DRAWINGS.
- J — CEILING ELECTRICAL JUNCTION BOX, SEE ELECTRICAL DRAWINGS.
- EXIT SIGN FIXTURE, SEE ELECTRICAL DRAWINGS.
- S — SPEAKER
- SUSPENDED/RECESSED LINEAR LIGHT. SEE ELECTRICAL DRAWINGS
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL DRAWING
- PENDANT LIGHT FIXTURE
- DS — DAYLIGHT SENSOR. SEE ELECTRICAL DRAWINGS
- OS — OCCUPANCY SENSOR. SEE ELECTRICAL DRAWINGS
- S — STROBE
- CAMERA - REFER TO ELECTRICAL PLANS (6)
- CEILING FAN, CONTRACTOR TO INCLUDE IN ALL UNITS

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UNIT PLAN - 2 BED - TYPE B2

PERMIT SET

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REVISIONS

MARK	DATE	DESCRIPTION
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5	7/03/23	BID 1
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REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO. 45840
MARK A. DAVENPORT
Date Signed 08/08/23
ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A116-A
2091

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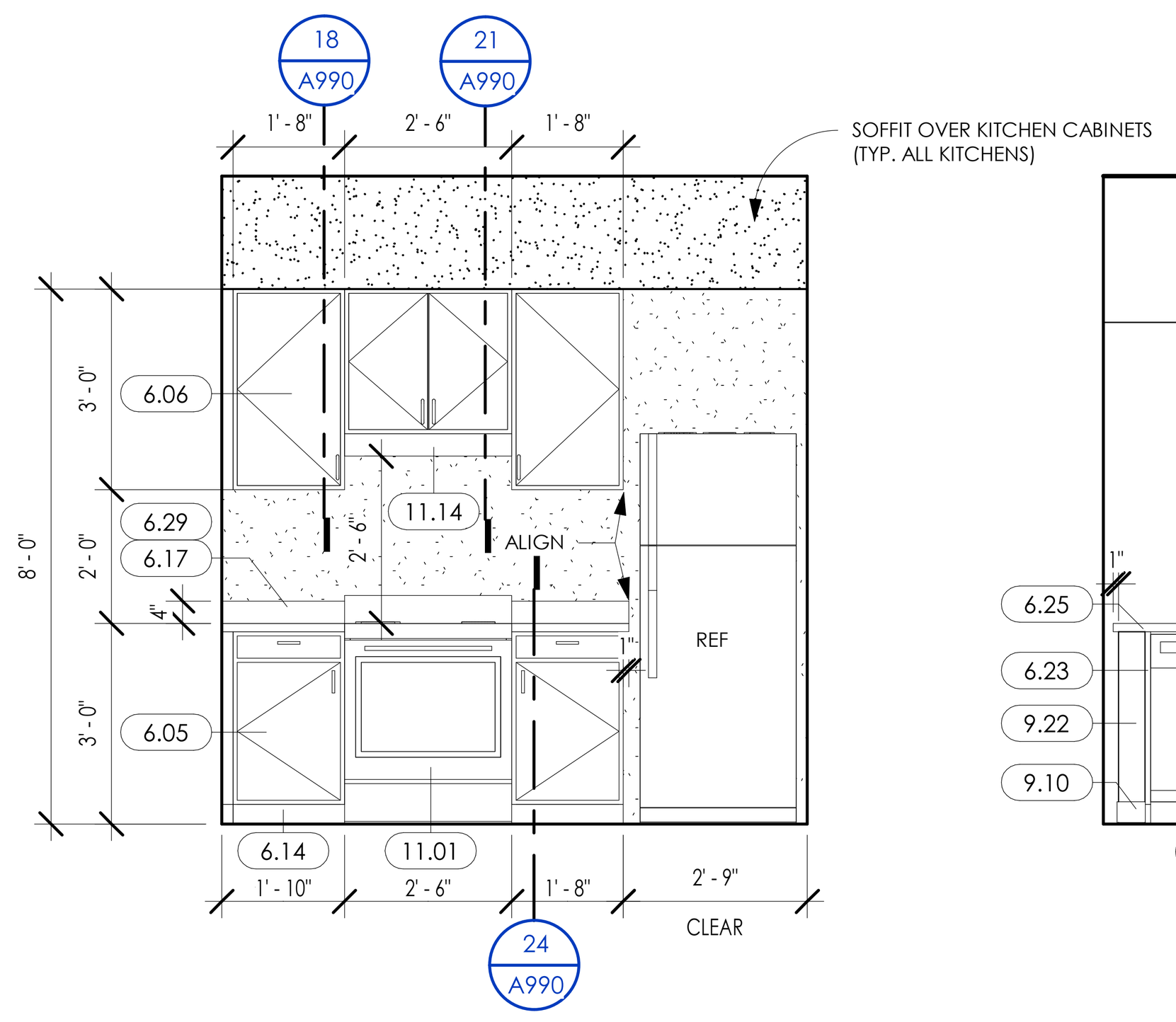
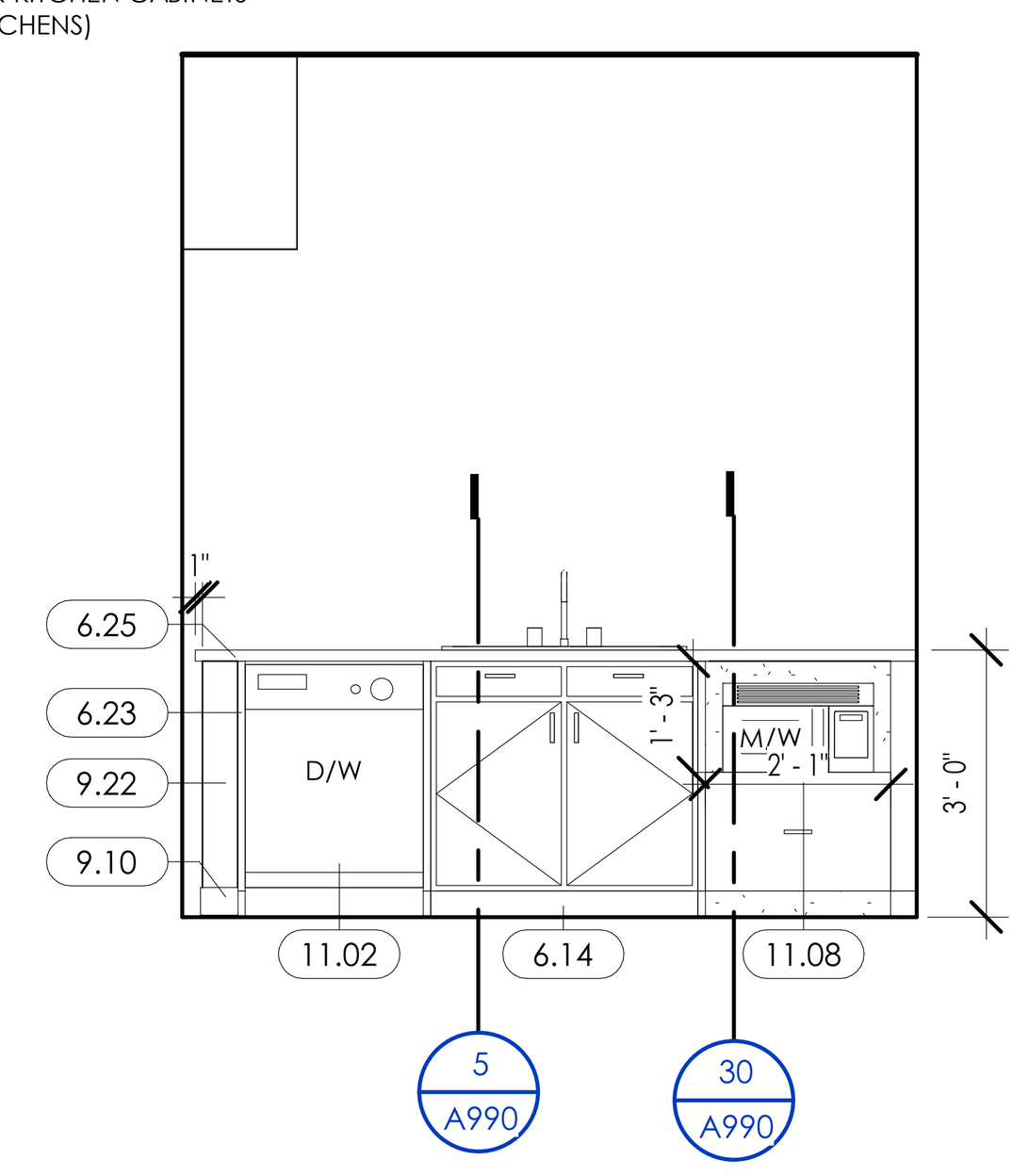
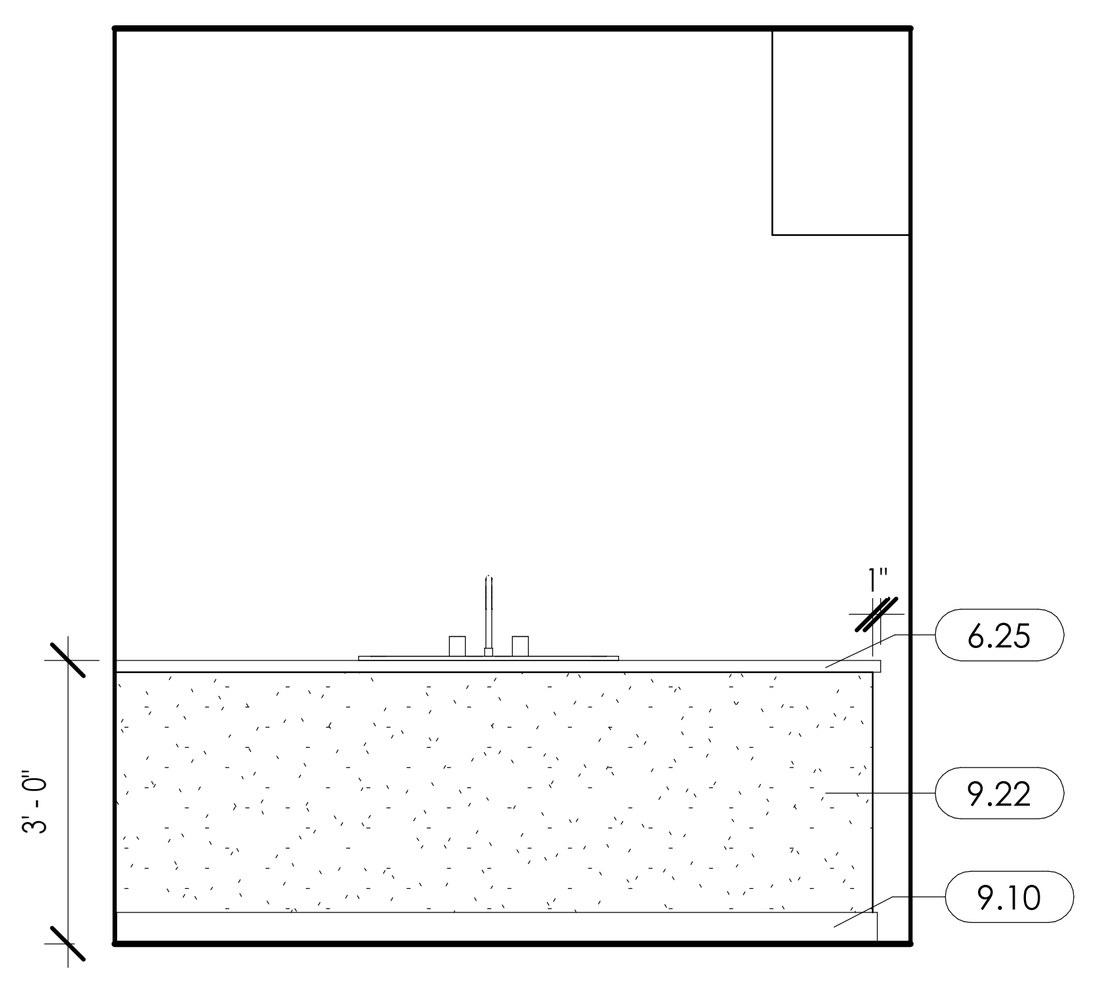


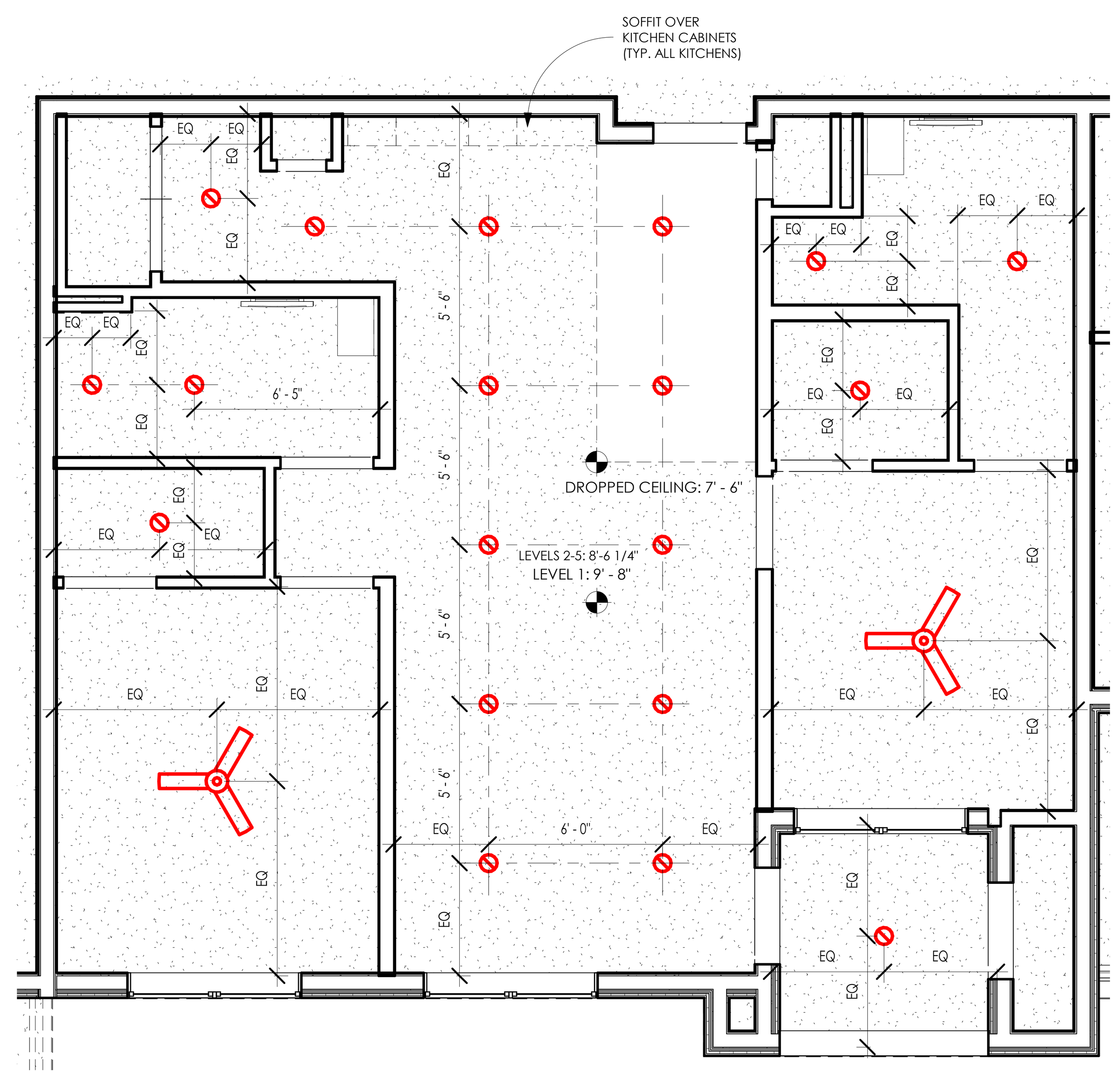
3 KITCHEN - 2 BED - TYPE B NO.
3/8" = 1'-0"



4 KITCHEN - 2 BED - TYPE B NO..
3/8" = 1'-0"



5 ISLAND- 2 BED - TYPE B NO.
3/8" = 1'-0"



2 RCP - BLDG 1 - 2 BED - TYPE B NO.
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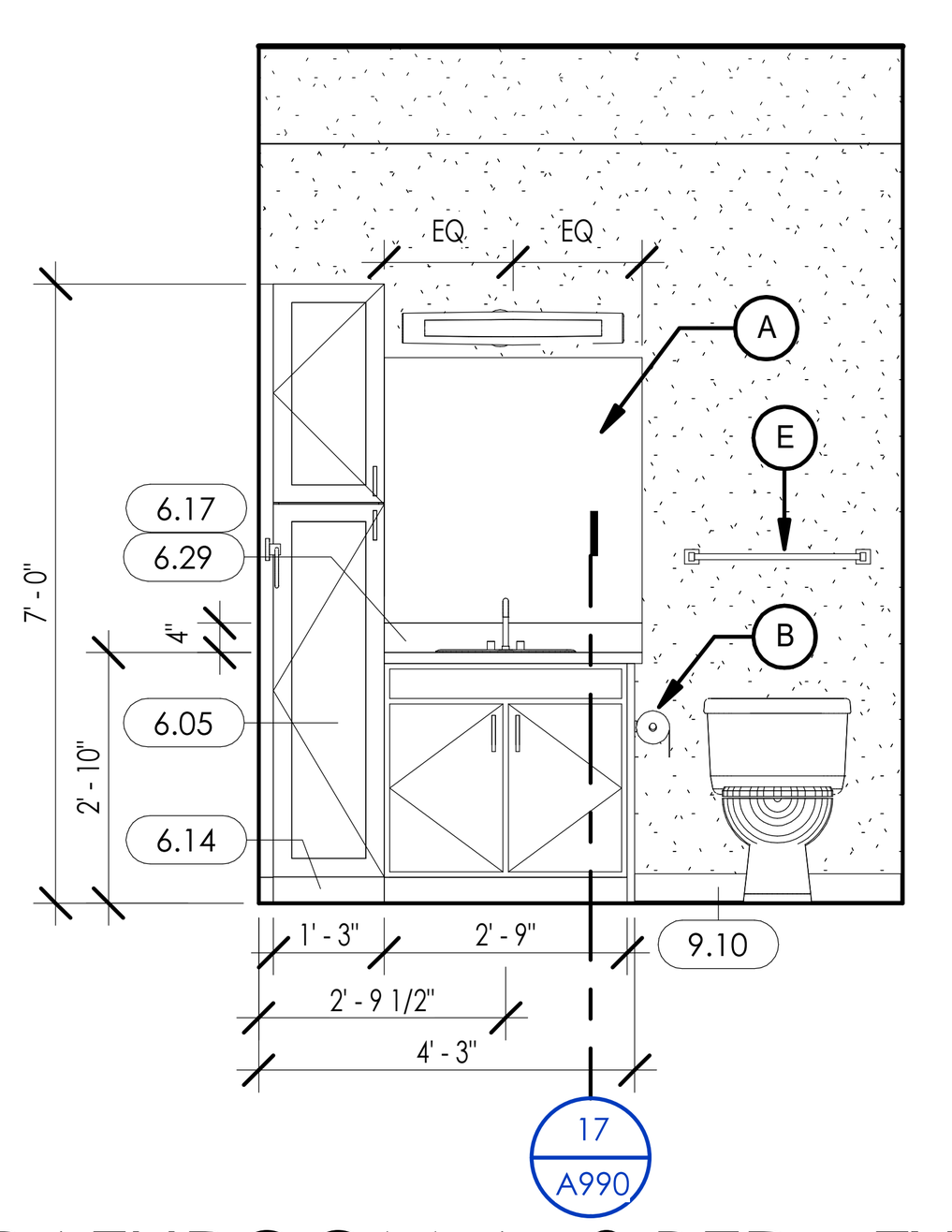
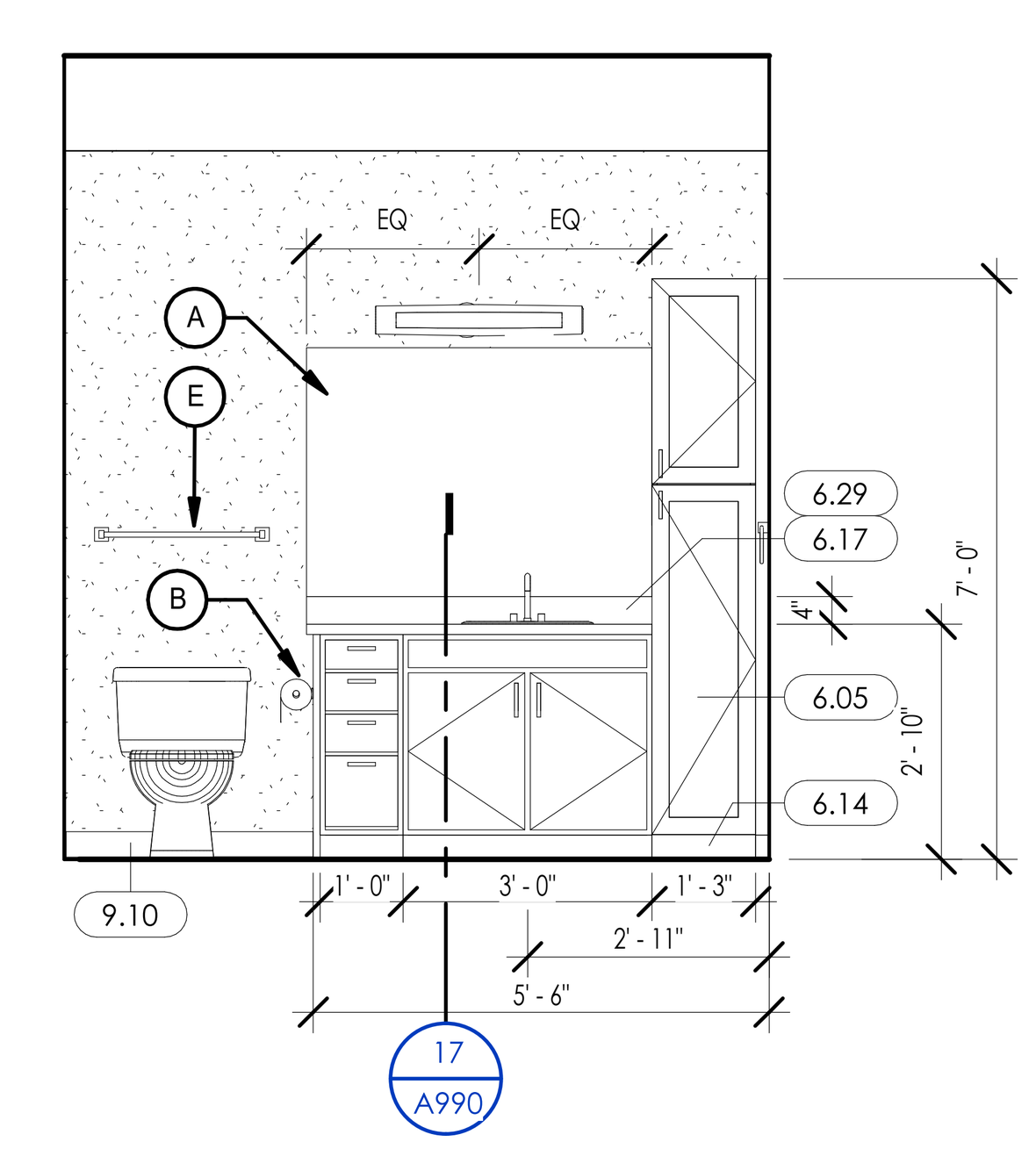
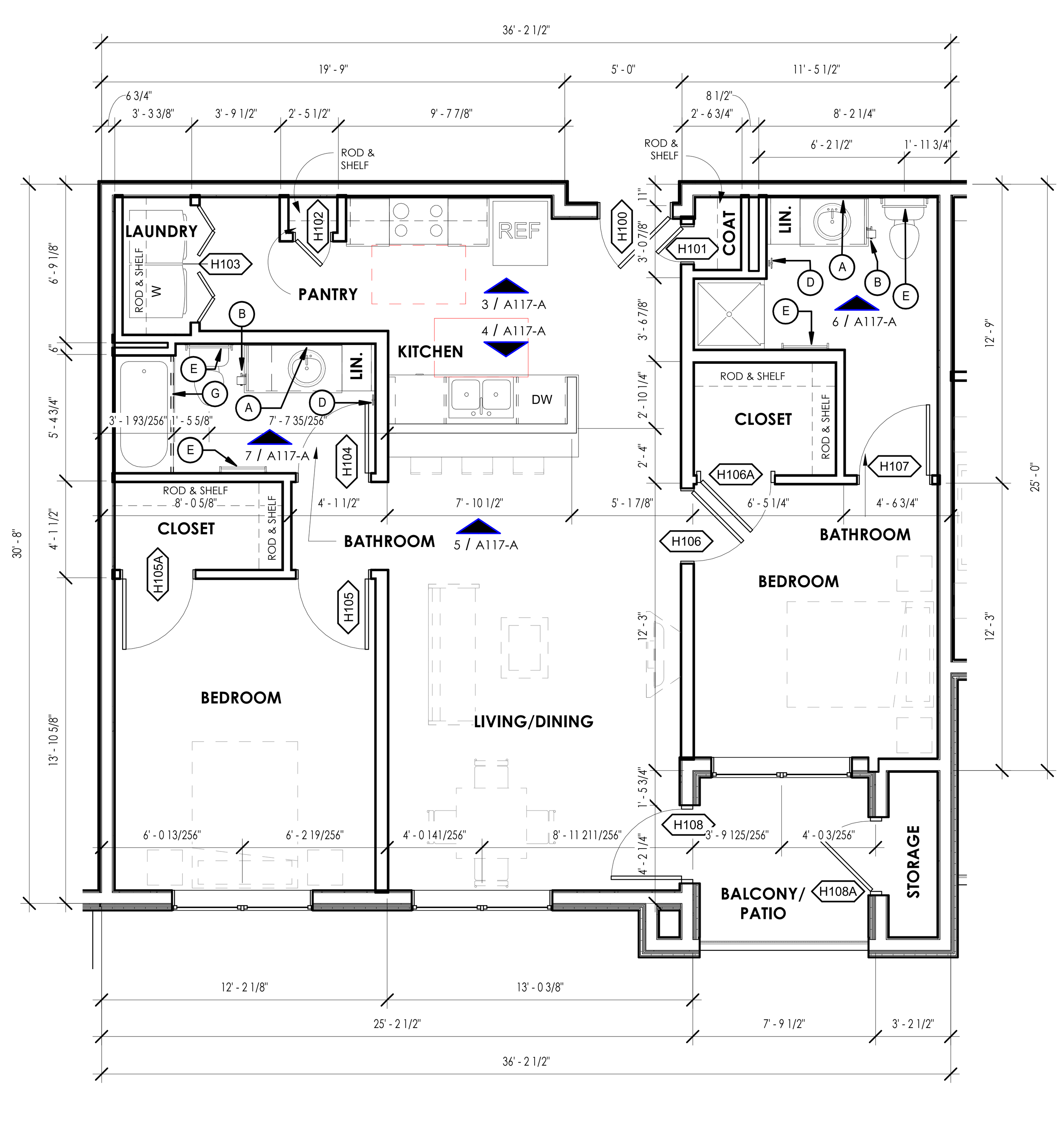


6 BATHROOM A- 2 BED - TYPE B NO.
3/8" = 1'-0"



7 BATHROOM B - 2 BED - TYPE B NO.
3/8" = 1'-0"



1 2 BED - TYPE B NO.
1/4" = 1'-0"

APPLIES TO UNITS: 111, 214, 314, 414, 514

TOILET ACCESSORIES LIST

ITEMS ARE AS SPECIFIED OR EQUAL

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5B. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
5C. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

6. SEAT COVER DISPENSER, BOBRICK B-221
7. MOP/BROOM HOLDER, BOBRICK B-239
8. RESTROOM SIGNAGE
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SENSORY IMPAIRED UNIT NOTES

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3. CONSTRUCTION MATERIALS AND TECHNIQUES THAT MINIMIZE VIBRATION AND IMPROVE SOUND CONTROL.
4. OPEN SIGHTLINES IN COMMUNITY ROOMS, MEETING AREAS, LANDINGS, STAIRWELLS, AND OTHER BUILDING AREAS TO REMOVE VISUAL COMMUNICATION BARRIERS.
5. SPECIALIZED LIGHTING DESIGN AND WINDOW PLACEMENT THAT MINIMIZES GLARE IN ORDER TO FACILITATE COMMUNICATION IN AMERICAN SIGN LANGUAGE. LIGHT FIXTURES ARE SELECTED FOR THEIR GLARE REDUCING DESIGN AND LOCATED DIFFERENTLY TO MINIMIZE GLARE THAT CAN INTERFERE WITH SEEING HAND MOTIONS OR READING LIPS. WINDOWS ON THE WEST AND SOUTH FACING WALLS THAT RECEIVE THE MOST DIRECT SUNLIGHT ARE SIZED AND SPACED DIFFERENTLY. EXTERIOR AWNINGS HELP PREVENT GLARE AND BACKGROUND COLORS ARE CHOSEN TO PROVIDE CONTRAST TO AID COMMUNICATION IN SIGN LANGUAGE.

KEY NOTES

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6.06	12" DEEP UPPER CABINET WITH ADJUSTABLE SHELVES, PLASTIC LAMINATE. PROVIDE WALL SUPPORT AS REQUIRED.
6.14	4" TOE KICK TO MATCH CABINET FINISH
6.17	RETURN BACKSPLASH TO SIDE WALL(S)
6.23	PLASTIC LAMINATE
6.25	1-1/2" THICK COUNTERTOP, PLASTIC LAMINATE
6.29	1-1/2" THICK COUNTERTOP WITH 4"H BACKSPLASH, PLASTIC LAMINATE
9.10	PAINTED WOOD WALL BASE AS SPECIFIED, WB-
9.22	PAINT FINISH AS SPECIFIED
11.01	STOVE. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.02	DISHWASHER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.08	MICROWAVE. PROVIDE POWER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.14	HOOD EXHAUST. REFER TO MFR SPECIFICATIONS

GENERAL NOTES

NOTE: NOT ALL NOTES APPLY ON THIS SHEET

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT.
2. SEE SITE PLAN FOR WORK BEYOND THE BUILDING PERIMETER
3. IN-WALL INSULATION NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY. REFER TO DETAILS AND WALL TYPES FOR ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FACE OF MASONRY WALL, GRID, FACE OF STUD OR CENTER OF OPENING UNLESS NOTES OTHERWISE. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN. SEE DIMENSION PLAN FOR ADDITIONAL INFORMATION.
5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
6. SEAL ALL PENETRATIONS AT FIRE-RATED WALLS WITH FIRE-RATED SEALANT.
7. FOR INTERIOR WALL HEIGHT INFORMATION SEE REFLECTED CEILING PLANS AND WALL TYPE DETAILS.
8. WHERE PIPES, CONDUITS, AND OTHER PENETRATIONS ARE EXPOSED TO VIEW, PROVIDE ESCUTCHEONS, TYPICAL AT ALL WALLS, FLOORS, CEILINGS, ETC.
9. ALL UTILITIES, UNDERGROUND LINES, AND PIPING TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, CAPPED, AND TAGED FOR EASY LOCATION AND IDENTIFICATIONS. COMPLY WITH CODE REQUIREMENTS AND SOUND CONSTRUCTION PRACTICE.
10. CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY SHUT-OFFS WITH THE OWNER.
11. PROVIDE BLOCKING OR METAL STRAPPING AT ALL WALL-MOUNTING CABINETS, DISPLAY BOARDS, TV'S, FIRE EXTINGUISHER CABINETS, WALL-BOARD EQUIPMENT, ETC.
12. FOR FINISH MATERIALS AND LOCATIONS, REFER TO FINISH PLANS, INTERIOR ELEVATIONS, AND FINISH DETAILS.
13. ALL DWELLING UNIT CLOTHES WASHERS AND DRYERS SHALL BE INSTALLED WITH WASHER ON THE LEFT.

UNIT & MILLWORK GENERAL NOTES

1. CABINETRY CORE/BASE MATERIAL WHERE HINGES OR PULLS ARE INSTALLED SHALL BE MINIMUM 3/4" PARTICLE BOARD. (5)
2. PROVIDE 2" GROMMETS AT ALL WORKSTATION COUNTERTOPS. VERIFY EXACT LOCATIONS WITH OWNER.
3. IN LAUNDRY ROOM, WASHER ALWAYS GOES ON THE LEFT, DRYER ALWAYS GOES ON THE RIGHT.
4. ALL WALLS TO HAVE BULLNOSE CORNERS.
5. PROVIDE A FIRE EXTINGUISHER CLOSE BY KITCHEN AREA.
6. VERIFY M/W CABINET OPENING CLEARANCE WITH M/W SPECS.
7. MILLWORK MUST BE FOREST STEWARDSHIP COUNCIL CERTIFIED (6)

GENERAL FINISH NOTES

1. PROVIDE LVT-1 IN RESIDENTIAL SUITES. REFER TO FINISH PLANS FOR SPEC.
2. PROVIDE LVT-2 IN RESIDENTIAL SUITE RESTROOMS. REFER TO FINISH PLANS FOR SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS GIVEN ON THE PLANS/ELEVATIONS IN THE FIELD TO DETERMINE ACCURACY AND CONDITIONS BEFORE INSTALLATION AND/OR FABRICATION OF ANY SYSTEM.
4. SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION, TYP. TILE PATTERNS, ETC.
5. ALL FURNITURE SHOWN FOR REFERENCE ONLY AND IS N.I.C. UNLESS NOTED OTHERWISE. ALL FURNITURE IS TO BE PROVIDED BY OWNER.
6. CONTRACTOR TO VERIFY ELECTRICAL AND SPECIAL SYSTEM OUTLET HEIGHTS AND LOCATIONS BEFORE INSTALLATION OF FINISHES AND CASEWORK.
7. ALL PLUMBING FIXTURE FINISH SPECIFICATIONS ARE PER PLUMBING DRAWINGS AND/OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD FINISH SELECTIONS AT TIME OF SUBMITTAL.
8. ALL FLOORING FINISHES ARE TO BE APPLIED UNDER CENTER OF DOOR.
9. **CONTRACTOR TO SUBMIT SAMPLES, CUT SHEETS AND SHOP DRAWINGS PERTAINING TO COLORS, FINISHES, FIXTURES, MATERIALS AND OTHER ITEMS TO BE INSTALLED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT PRIOR TO ORDERING OR INSTALLATION OF SUCH ITEMS. ANY INSTALLATION OR USE OF ANY ITEMS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**
10. ALL MILLWORK FABRICATION AND INSTALLATION SHALL CONFORM TO THE AWI CUSTOM GRADE QUALITY STANDARD UNLESS NOTED OTHERWISE. ALL MILLWORK NOT COMPLYING TO THIS STANDARD, AS JUDGED BY THE ARCHITECT, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
11. NO PAINTING OR APPLICATION OF INTERIOR FINISHES SHALL BE DONE UNDER CONDITIONS WHICH WOULD JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.
12. ALL WORKMANSHIP JUDGED TO BE LESS THAN FIRST-QUALITY BY THE ARCHITECT OR DESIGNER WILL BE REJECTED.
13. **ALL COLORS SHALL BE AS PER THE FINISH SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER HAS BEEN RECEIVED.**
14. ALL TRANSITION STRIPS SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL PRIOR TO ORDER AND INSTALLATION.
15. WALLS NOT INDICATED ON THIS FLOOR PLAN TO RECEIVE FIELD PAINT.

CEILING GENERAL NOTES

1. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK PROHIBITED.
2. COORDINATE EXACT LOCATIONS OF ALL CEILING ITESMS (DIFFUSERS, LIGHT FIXTURES)LIGHT FIXTURES ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS AND GENERAL FIXTURE TYPE ONLY. SEE ELECTRICAL DRAWINGS FOR THE EXACT FIXTURE TYPE AND CIRCUITING.
3. MECHANICAL REGISTERS ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
4. REFLECTED CEILING PLAN DIMENSIONS ARE FACE OF FINISH, UNLESS OTHERWISE NOTED.
5. CEILING GRID TO BE CENTERED IN EVERY ROOM, U.N.O.
6. FOR SMOKE DETECTOR LOCATIONS IN CEILING SEE SPECIAL SYSTEMS DRAWINGS.
7. ALL STUD WALLS EXTEND TO UNDERSIDE OF ROOF DECK/FLOOR, UNLESS NOTED OTHERWISE. FOR TYPICAL TOP OF WALL TERMINATIONS, SEE DETAILS.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILING (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
9. ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
10. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS OR FOR FIRE-RATED PENETRATIONS.
11. FIRE SPRINKLER HEADS TO BE SEMI-RECESSSED OR PROTECTED. SEE SPRINKLER PLANS (WHICH IS A DEFERED SUBMITTAL) FOR EXACT EXACT LOCATIONS AND QUANTITIES.
12. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS FOR FIRE - RATED PENETRATIONS.
13. PROVIDED CONT. FIRE CAULKING @ ALL PIPE, VENT, DUCT, STRUCTURAL, ETC., PENETRATIONS THROUGH FIRE RATED WALLS - TYPICAL

CEILING SYMBOLS

NOTE:
-NOT ALL LIGHT FIXTURE & CEILING TYPES APPLY.

- 2'x4' SUSPENDED ACOUSTIC CEILING, U.N.O. SEE FINISH SCHEDULE.
- FGB HARD CEILING. SEE FINISH SCHEDULE.
- FGB HARD CEILING (DROPPED). SEE FINISH SCHEDULE.
- EXPOSED UNDERSIDE OF DECK. UNDERSIDE OF DECK, JOISTS, CONDUIT, ETC. TO RECEIVE PAINT FINISH BLACK WHERE EXPOSED TO VIEW.
- 2x2 LIGHT FIXTURE IN SUSPENDED CEILING, SEE ELECTRICAL DRAWINGS.
- CAN LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- SECURITY CAMERA
- MECHANICAL SUPPLY AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - RETURN AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - EXHAUST AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- SD — SMOKE DETECTOR, SEE ELECTRICAL DRAWINGS.
- J — CEILING ELECTRICAL JUNCTION BOX, SEE ELECTRICAL DRAWINGS.
- EXIT SIGN FIXTURE, SEE ELECTRICAL DRAWINGS.
- S — SPEAKER
- SUSPENDED/RECESSED LINEAR LIGHT. SEE ELECTRICAL DRAWINGS
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL DRAWING
- PENDANT LIGHT FIXTURE
- DS — DAYLIGHT SENSOR. SEE ELECTRICAL DRAWINGS
- OS — OCCUPANCY SENSOR. SEE ELECTRICAL DRAWINGS
- S — STROBE
- CAMERA - REFER TO ELECTRICAL PLANS (6)
- CEILING FAN, CONTRACTOR TO INCLUDE IN ALL UNITS

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
UNIT PLAN - 2 BED - TYPE B3

PERMIT SET

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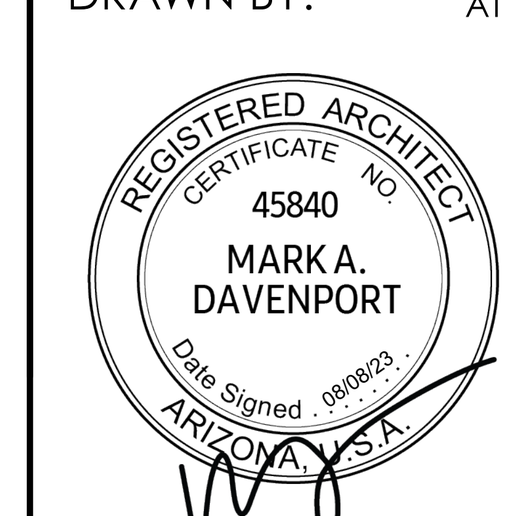
REVISIONS

MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
5	7/03/23	BID 1
6	8/08/23	BID 2

REVIEWED BY: AT
DRAWN BY: AT



DATE: 01-07-2022
JOB No: 2091
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2091

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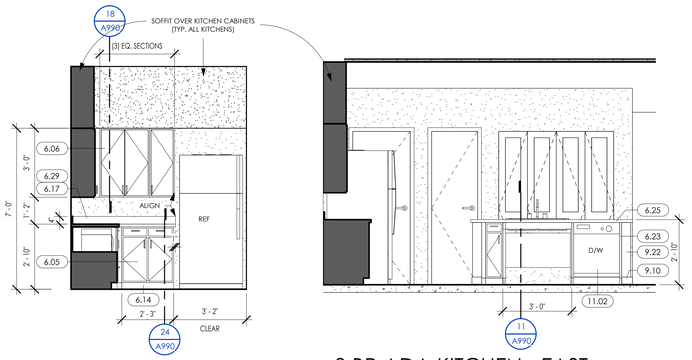
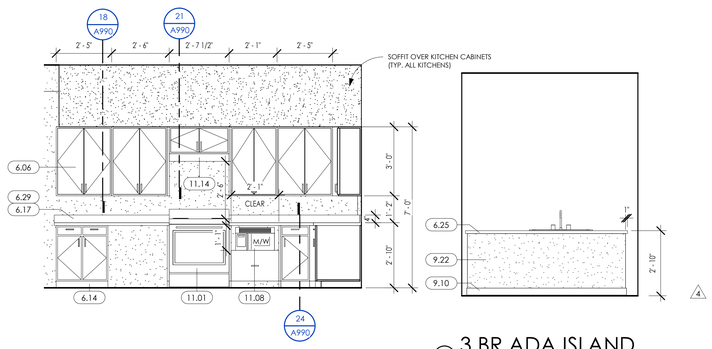


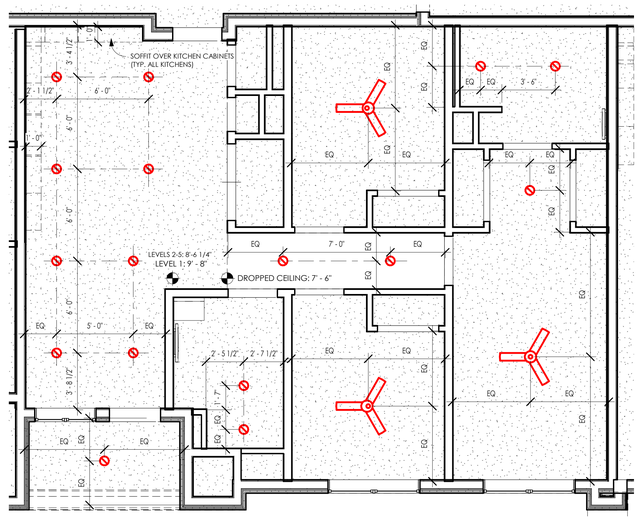
4 3 BR ADA KITCHEN - NORTH
3/8" = 1'-0"

5 3 BR ADA KITCHEN - EAST
3/8" = 1'-0"

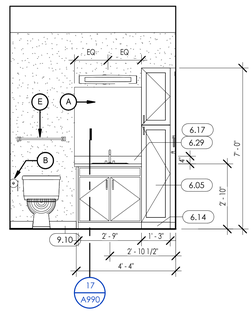


6 3 BR ADA KITCHEN - WEST
3/8" = 1'-0"

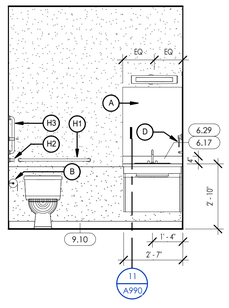
7 3 BR ADA ISLAND
3/8" = 1'-0"



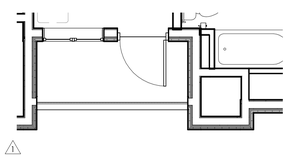
2 RCP - BLDG 1 - 3 BED UNIT - ADA
1/4" = 1'-0"



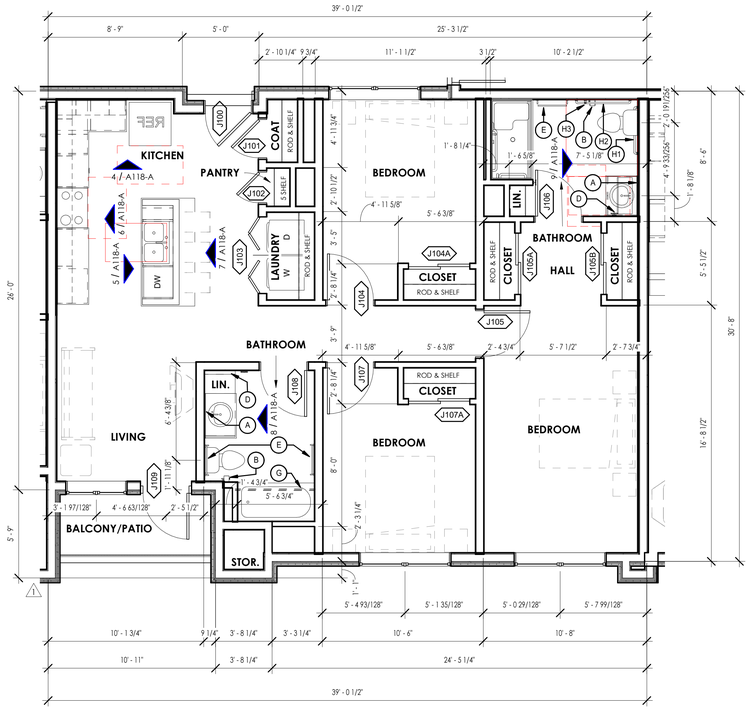
8 3 BR ADA BATHROOM A
3/8" = 1'-0"

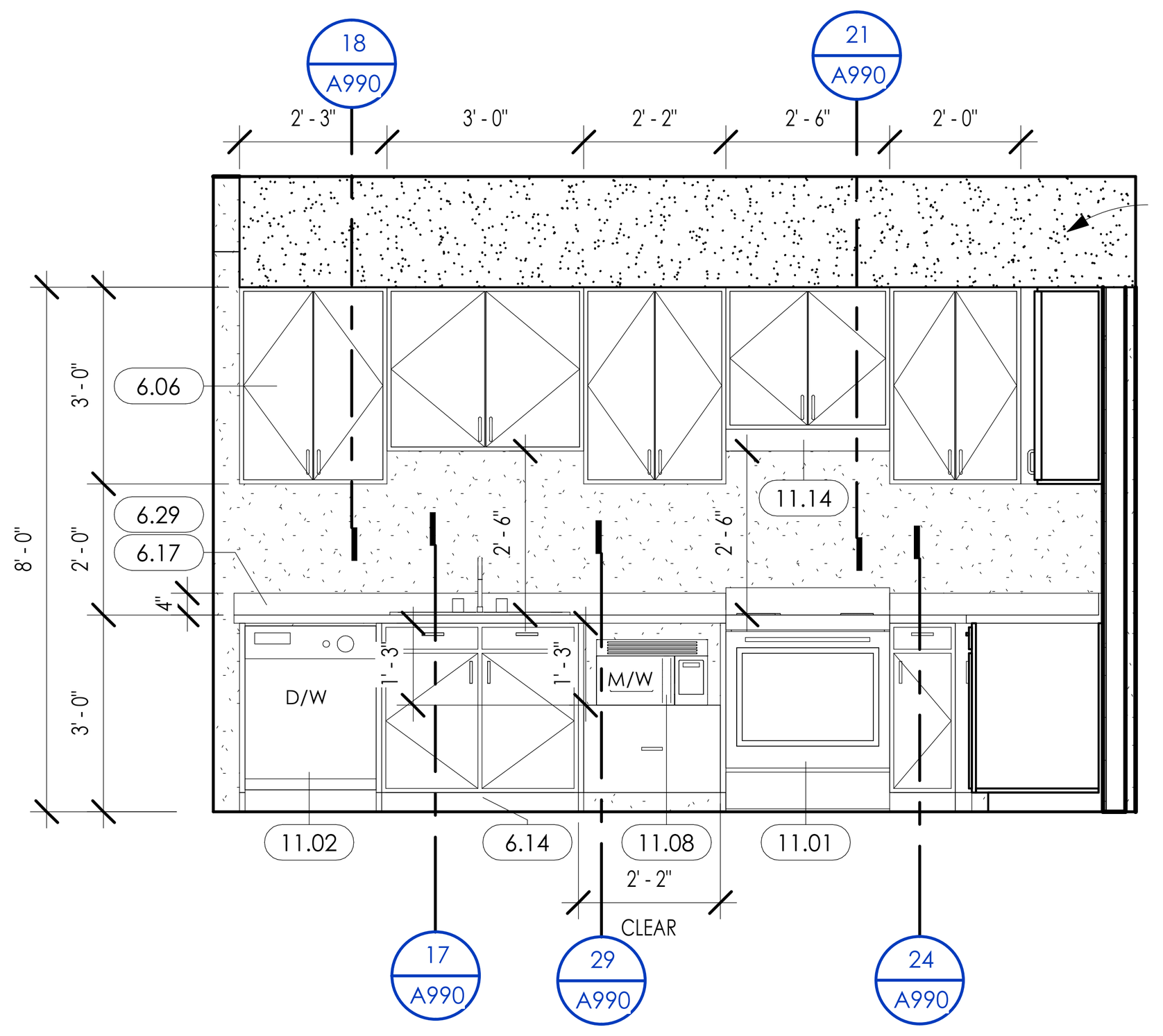


9 3 BR ADA BATHROOM B
3/8" = 1'-0"

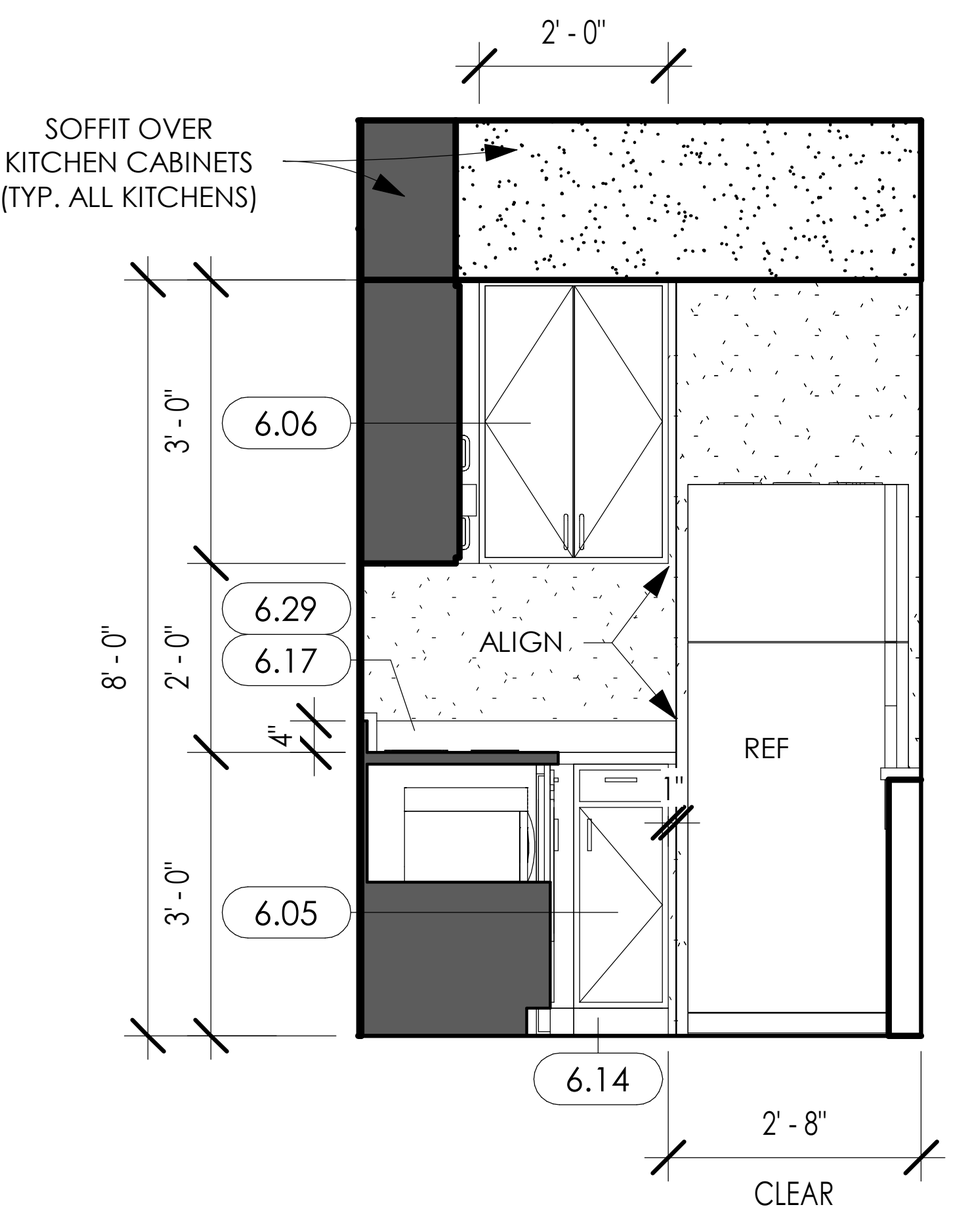


3 BALCONY 2 - 3 BED UNIT - ADA
1/4" = 1'-0"

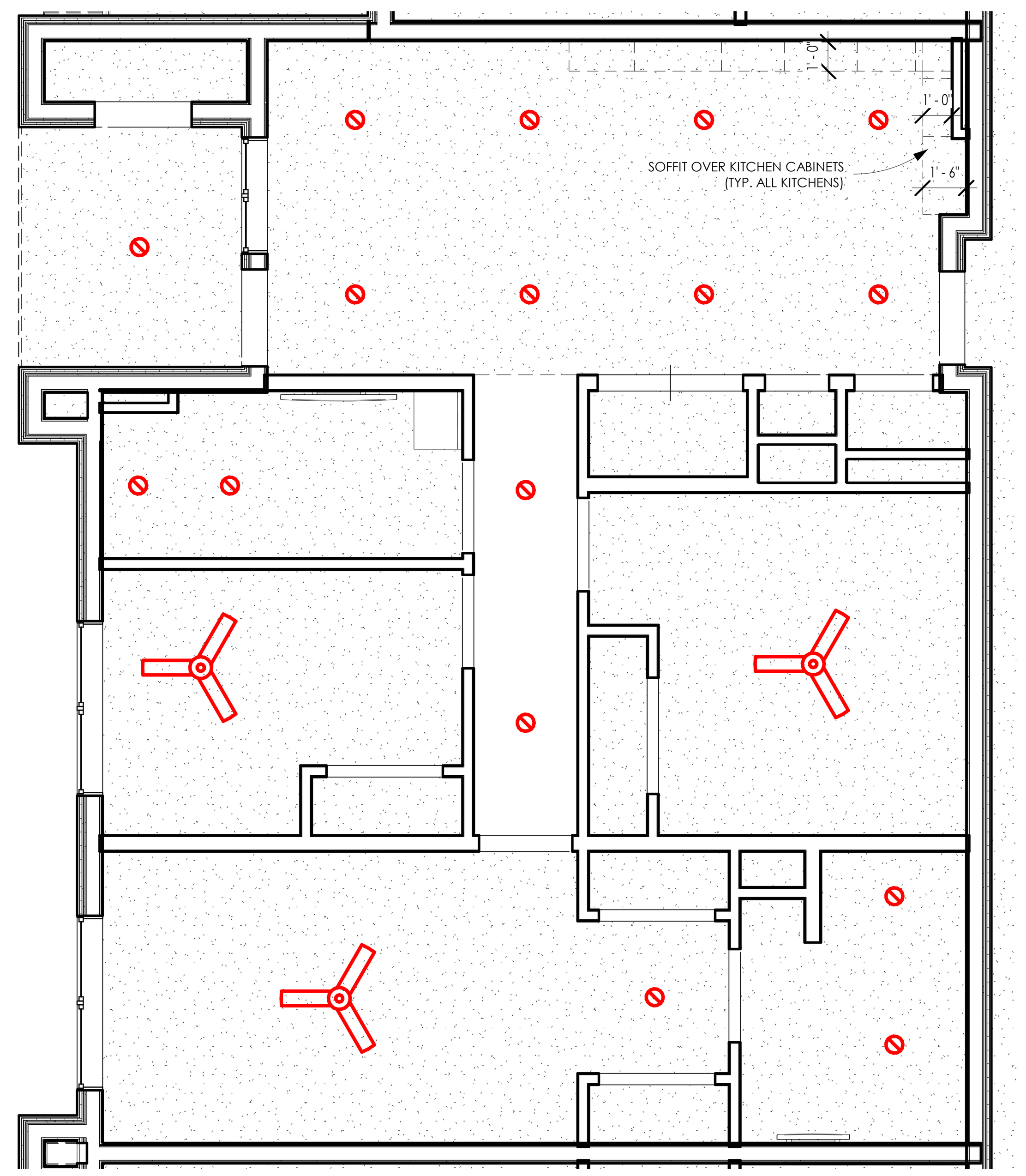




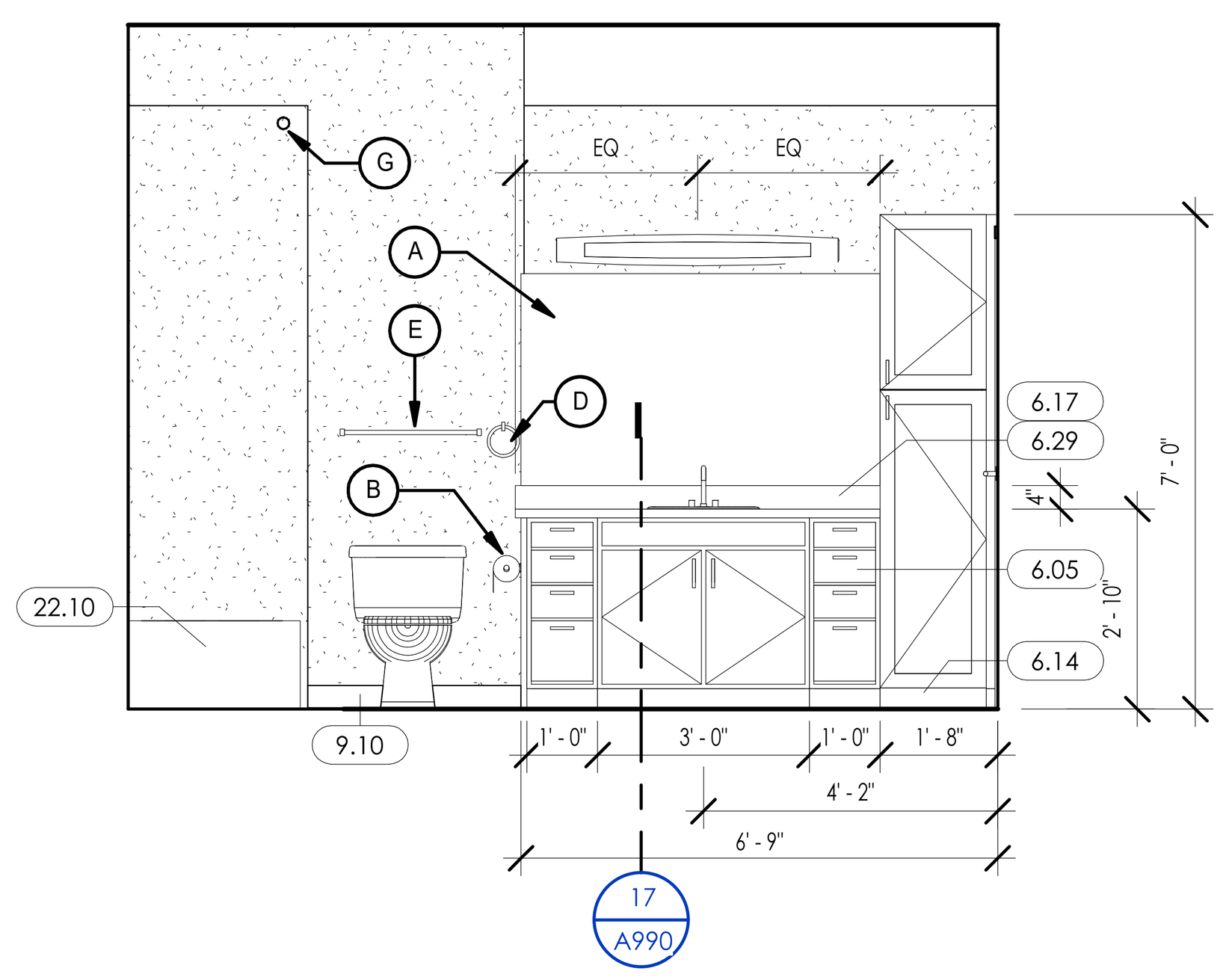
4 **3 BR TYPE B KITCHEN - NORTH**
3/8" = 1'-0"



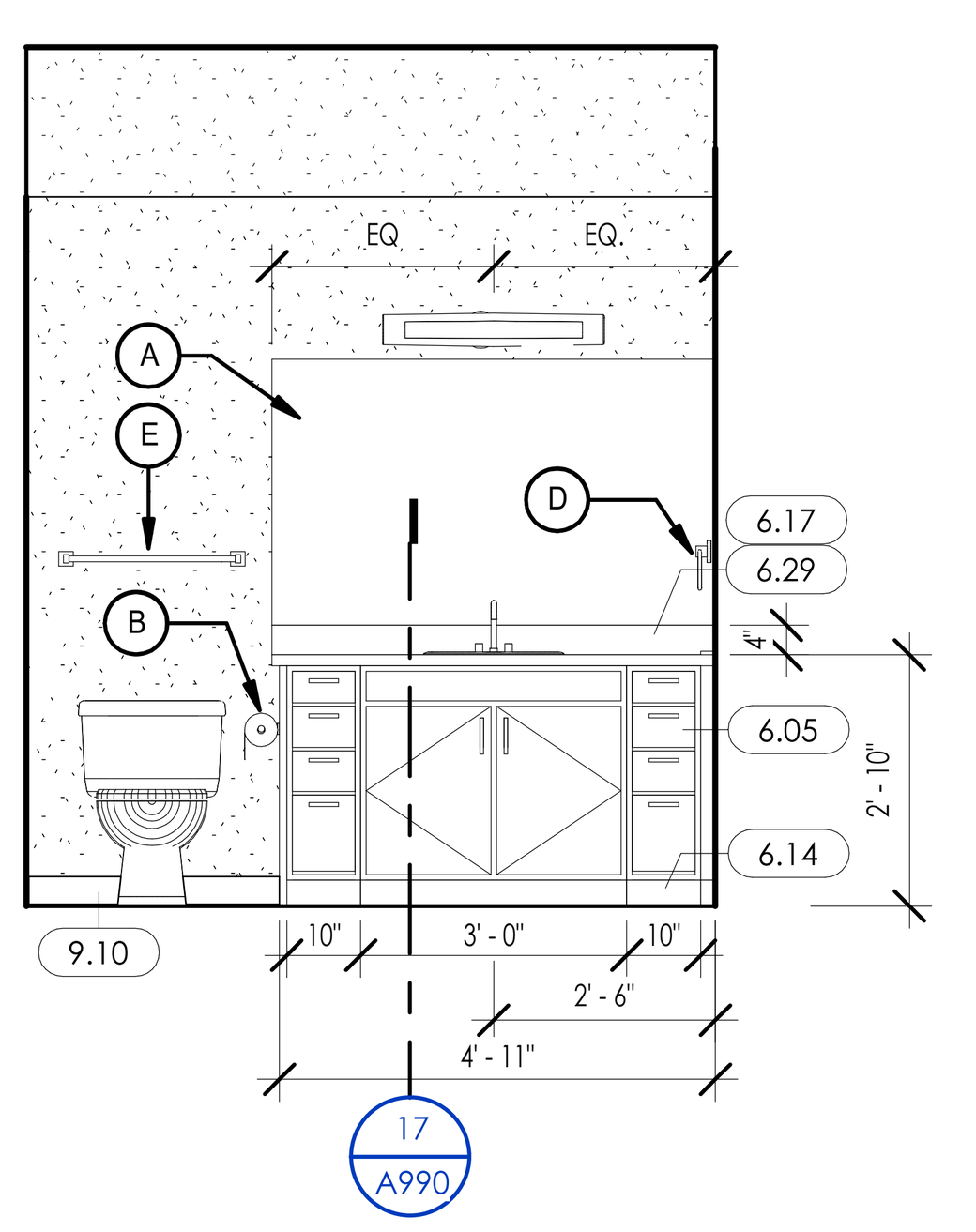
5 **3 BR TYPE B KITCHEN - EAST**
3/8" = 1'-0"



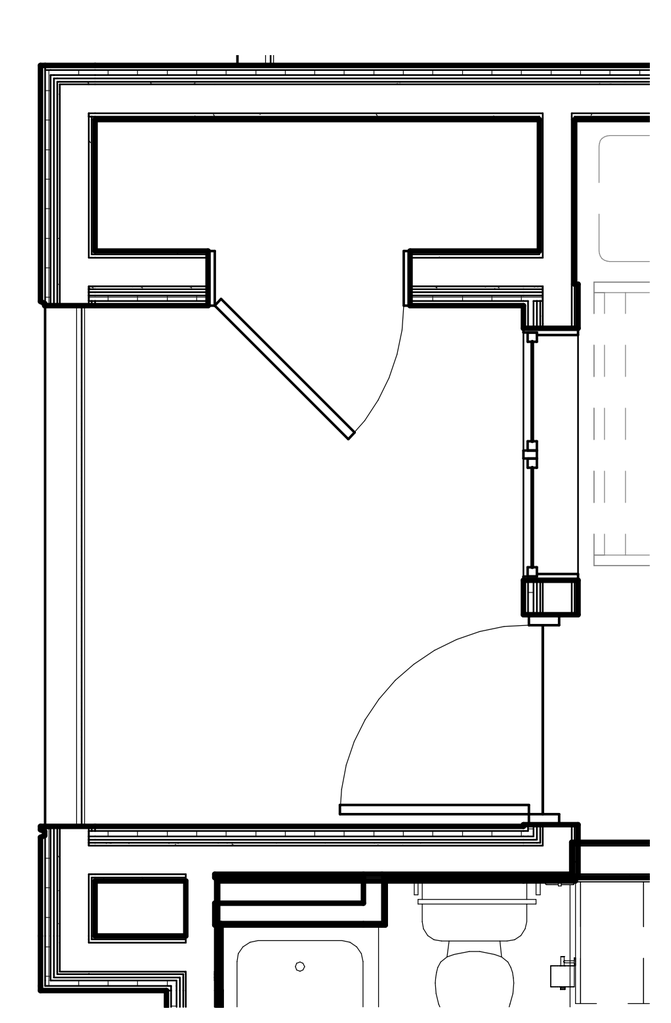
2 **RCP BLDG 1 - 3 BED - TYPE B**
1/4" = 1'-0"



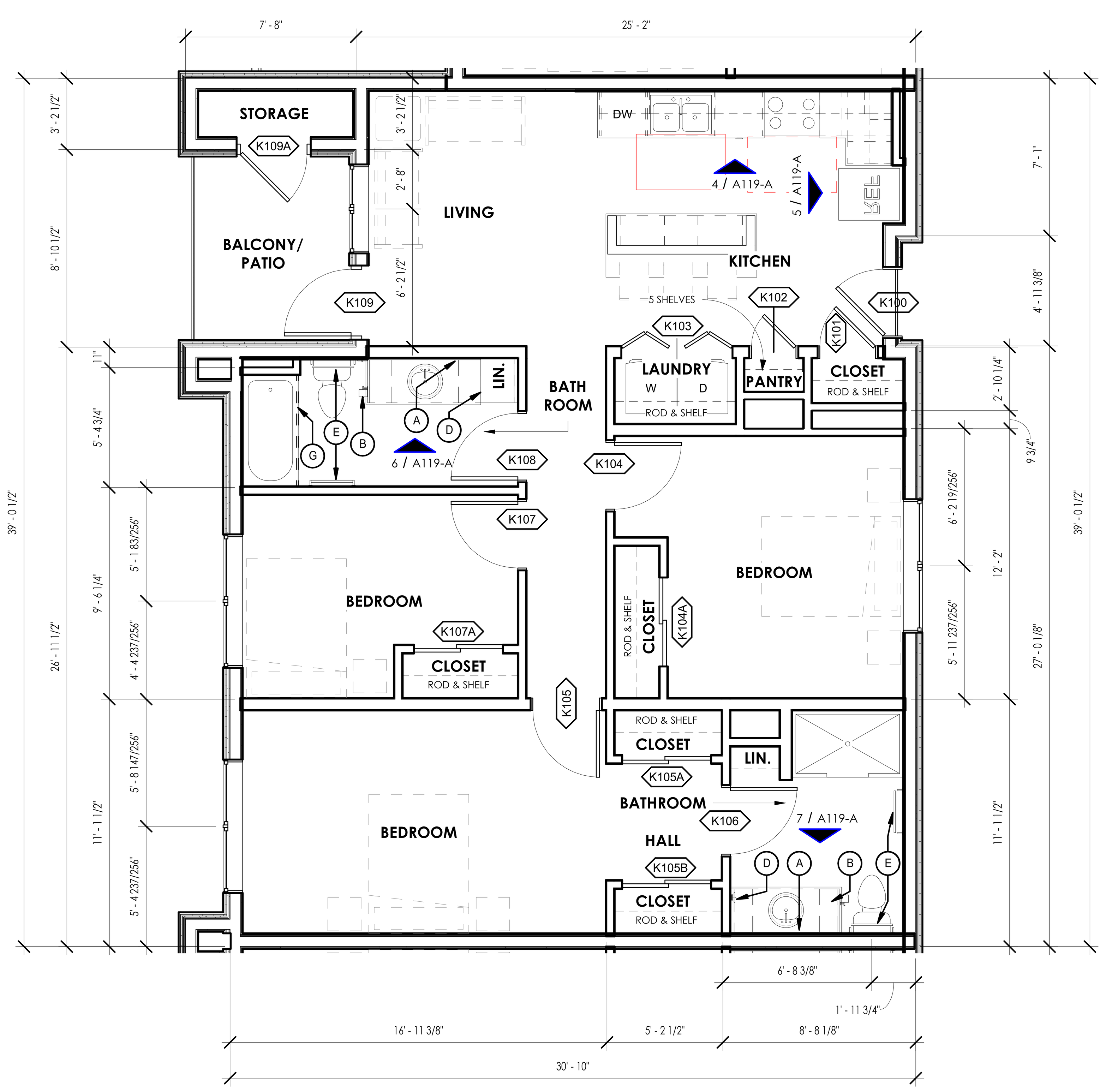
6 **3 BR TYPE B- BATHROOM- NORTH**
3/8" = 1'-0"



7 **3 BR TYPE B- BATHROOM- SOUTH**
3/8" = 1'-0"



3 **BALCONY 2 - 3 BED - TYPE B**
1/4" = 1'-0"



1 **3 BED - TYPE B**
1/4" = 1'-0"

APPLIES TO UNITS: 123, 124 (SENSORY), 226, 227, 326, 327, 426, 427, 526, 527

TOILET ACCESSORIES LIST

ITEMS ARE AS SPECIFIED OR EQUAL

OFFICE/COMMUNITY

1. SOAP DISPENSER (BY OWNER)
2. MIRROR, 24" x 36", BOBRICK B-290
3. PAPER TOWEL DISPENSER (BY OWNER)
4. TOILET PAPER DISPENSER (BY OWNER)

5A. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
5B. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
5C. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

6. SEAT COVER DISPENSER, BOBRICK B-221
7. MOP/BROOM HOLDER, BOBRICK B-239
8. RESTROOM SIGNAGE
9. PURSE HOOK, BOBRICK B-6727

RESIDENTIAL UNITS

A. MIRROR, FRAMELESS, 36"H x COUNTERTOP LENGTH
B. TOILET PAPER DISPENSER
C. ADA SHOWER TWO-WALL GRAB BAR, BOBRICK B-6806
D. HAND TOWEL HOLDER
E. BATH TOWEL HOLDER
F. PORTABLE SHOWER SEAT. PROVIDE BLOCKING FOR POSSIBLE FUTURE WALL-MTD TYPE
G. SHOWER CURTAIN ROD

H1. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
H2. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
H3. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

SENSORY IMPAIRED UNIT NOTES

1. REFER TO OVERALL PLANS FOR LOCATION OF SENSORY IMPARED UNITS.
2. LIGHTED SWITCHES FOR GARBAGE DISPOSAL, RANGE FAN, AND BATHROOM FAN. BOTH VISUAL AND AUDIBLE NOTIFICATION FOR DOORBELL AND FIRE ALARM.
3. CONSTRUCTION MATERIALS AND TECHNIQUES THAT MINIMIZE VIBRATION AND IMPROVE SOUND CONTROL.
4. OPEN SIGHTLINES IN COMMUNITY ROOMS, MEETING AREAS, LANDINGS, STAIRWELLS, AND OTHER BUILDING AREAS TO REMOVE VISUAL COMMUNICATION BARRIERS.
5. SPECIALIZED LIGHTING DESIGN AND WINDOW PLACEMENT THAT MINIMIZES GLARE IN ORDER TO FACILITATE COMMUNICATION IN AMERICAN SIGN LANGUAGE. LIGHT FIXTURES ARE SELECTED FOR THEIR GLARE REDUCING DESIGN AND LOCATED DIFFERENTLY TO MINIMIZE GLARE THAT CAN INTERFERE WITH SEEING HAND MOTIONS OR READING LIPS. WINDOWS ON THE WEST AND SOUTH FACING WALLS THAT RECEIVE THE MOST DIRECT SUNLIGHT ARE SIZED AND SPACED DIFFERENTLY. EXTERIOR AWNINGS HELP PREVENT GLARE AND BACKGROUND COLORS ARE CHOSEN TO PROVIDE CONTRAST TO AID COMMUNICATION IN SIGN LANGUAGE.

KEY NOTES

6.05	24" DEEP BASE CABINET, PLASTIC LAMINATE
6.06	12" DEEP UPPER CABINET WITH ADJUSTABLE SHELVES, PLASTIC LAMINATE. PROVIDE WALL SUPPORT AS REQUIRED.
6.14	4" TOE KICK TO MATCH CABINET FINISH
6.17	RETURN BACKSPLASH TO SIDE WALL(S)
6.29	1-1/2" THICK COUNTERTOP WITH 4"H BACKSPLASH, PLASTIC LAMINATE
9.10	PAINTED WOOD WALL BASE AS SPECIFIED, WB-
11.01	STOVE. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.02	DISHWASHER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.08	MICROWAVE. PROVIDE POWER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.14	HOOD EXHAUST. REFER TO MFR SPECIFICATIONS
22.10	BATH TUB UNIT - REFER TO PLUMBING DRAWINGS

GENERAL NOTES

NOTE: NOT ALL NOTES APPLY ON THIS SHEET

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT.
2. SEE SITE PLAN FOR WORK BEYOND THE BUILDING PERIMETER
3. IN-WALL INSULATION NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY. REFER TO DETAILS AND WALL TYPES FOR ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FACE OF MASONRY WALL, GRID, FACE OF STUD OR CENTER OF OPENING UNLESS NOTES OTHERWISE. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN. SEE DIMENSION PLAN FOR ADDITIONAL INFORMATION.
5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
6. SEAL ALL PENETRATIONS AT FIRE-RATED WALLS WITH FIRE-RATED SEALANT.
7. FOR INTERIOR WALL HEIGHT INFORMATION SEE REFLECTED CEILING PLANS AND WALL TYPE DETAILS.
8. WHERE PIPES, CONDUITS, AND OTHER PENETRATIONS ARE EXPOSED TO VIEW, PROVIDE ESCUTCHEONS, TYPICAL AT ALL WALLS, FLOORS, CEILINGS, ETC.
9. ALL UTILITIES, UNDERGROUND LINES, AND PIPING TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, CAPPED, AND TAGED FOR EASY LOCATION AND IDENTIFICATIONS. COMPLY WITH CODE REQUIREMENTS AND SOUND CONSTRUCTION PRACTICE.
10. CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY SHUT-OFFS WITH THE OWNER.
11. PROVIDE BLOCKING OR METAL STRAPPING AT ALL WALL-MOUNTING CABINETS, DISPLAY BOARDS, TV'S, FIRE EXTINGUISHER CABINETS, WALL-BOARD EQUIPMENT, ETC.
12. FOR FINISH MATERIALS AND LOCATIONS, REFER TO FINISH PLANS, INTERIOR ELEVATIONS, AND FINISH DETAILS.
13. ALL DWELLING UNIT CLOTHES WASHERS AND DRYERS SHALL BE INSTALLED WITH WASHER ON THE LEFT.

UNIT & MILLWORK GENERAL NOTES

1. CABINETRY CORE/BASE MATERIAL WHERE HINGES OR PULLS ARE INSTALLED SHALL BE MINIMUM 3/4" PARTICLE BOARD. (5)
2. PROVIDE 2" GROMMETS AT ALL WORKSTATION COUNTERTOPS. VERIFY EXACT LOCATIONS WITH OWNER.
3. IN LAUNDRY ROOM, WASHER ALWAYS GOES ON THE LEFT, DRYER ALWAYS GOES ON THE RIGHT.
4. ALL WALLS TO HAVE BULLNOSE CORNERS.
5. PROVIDE A FIRE EXTINGUISHER CLOSE BY KITCHEN AREA.
6. VERIFY M/W CABINET OPENING CLEARANCE WITH M/W SPECS.
7. MILLWORK MUST BE FOREST STEWARDSHIP COUNCIL CERTIFIED (6)

GENERAL FINISH NOTES

1. PROVIDE LVT-1 IN RESIDENTIAL SUITES. REFER TO FINISH PLANS FOR SPEC.
2. PROVIDE LVT-2 IN RESIDENTIAL SUITE RESTROOMS. REFER TO FINISH PLANS FOR SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS GIVEN ON THE PLANS/ELEVATIONS IN THE FIELD TO DETERMINE ACCURACY AND CONDITIONS BEFORE INSTALLATION AND/OR FABRICATION OF ANY SYSTEM.
4. SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION, TYP. TILE PATTERNS, ETC.
5. ALL FURNITURE SHOWN FOR REFERENCE ONLY AND IS N.I.C. UNLESS NOTED OTHERWISE. ALL FURNITURE IS TO BE PROVIDED BY OWNER.
6. CONTRACTOR TO VERIFY ELECTRICAL AND SPECIAL SYSTEM OUTLET HEIGHTS AND LOCATIONS BEFORE INSTALLATION OF FINISHES AND CASEWORK.
7. ALL PLUMBING FIXTURE FINISH SPECIFICATIONS ARE PER PLUMBING DRAWINGS AND/OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD FINISH SELECTIONS AT TIME OF SUBMITTAL.
8. ALL FLOORING FINISHES ARE TO BE APPLIED UNDER CENTER OF DOOR.
9. **CONTRACTOR TO SUBMIT SAMPLES, CUT SHEETS AND SHOP DRAWINGS PERTAINING TO COLORS, FINISHES, FIXTURES, MATERIALS AND OTHER ITEMS TO BE INSTALLED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT PRIOR TO ORDERING OR INSTALLATION OF SUCH ITEMS. ANY INSTALLATION OR USE OF ANY ITEMS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**
10. ALL MILLWORK FABRICATION AND INSTALLATION SHALL CONFORM TO THE AWI CUSTOM GRADE QUALITY STANDARD UNLESS NOTED OTHERWISE. ALL MILLWORK NOT COMPLYING TO THIS STANDARD, AS JUDGED BY THE ARCHITECT, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
11. NO PAINTING OR APPLICATION OF INTERIOR FINISHES SHALL BE DONE UNDER CONDITIONS WHICH WOULD JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.
12. ALL WORKMANSHIP JUDGED TO BE LESS THAN FIRST-QUALITY BY THE ARCHITECT OR DESIGNER WILL BE REJECTED.
13. **ALL COLORS SHALL BE AS PER THE FINISH SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER HAS BEEN RECEIVED.**
14. ALL TRANSITION STRIPS SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL PRIOR TO ORDER AND INSTALLATION.
15. WALLS NOT INDICATED ON THIS FLOOR PLAN TO RECEIVE FIELD PAINT.

CEILING GENERAL NOTES

1. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK PROHIBITED.
2. COORDINATE EXACT LOCATIONS OF ALL CEILING ITESMS (DIFFUSERS, LIGHT FIXTURES)LIGHT FIXTURES ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS AND GENERAL FIXTURE TYPE ONLY. SEE ELECTRICAL DRAWINGS FOR THE EXACT FIXTURE TYPE AND CIRCUITING.
3. MECHANICAL REGISTERS ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
4. REFLECTED CEILING PLAN DIMENSIONS ARE FACE OF FINISH, UNLESS OTHERWISE NOTED.
5. CEILING GRID TO BE CENTERED IN EVERY ROOM, U.N.O.
6. FOR SMOKE DETECTOR LOCATIONS IN CEILING SEE SPECIAL SYSTEMS DRAWINGS.
7. ALL STUD WALLS EXTEND TO UNDERSIDE OF ROOF DECK/FLOOR, UNLESS NOTED OTHERWISE. FOR TYPICAL TOP OF WALL TERMINATIONS, SEE DETAILS.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILING (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
9. ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
10. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS OR FOR FIRE-RATED PENETRATIONS.
11. FIRE SPRINKLER HEADS TO BE SEMI-RECESSSED OR PROTECTED. SEE SPRINKLER PLANS (WHICH IS A DEFERED SUBMITTAL) FOR EXACT EXACT LOCATIONS AND QUANTITIES.
12. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS FOR FIRE - RATED PENETRATIONS.
13. PROVIDED CONT. FIRE CAULKING @ ALL PIPE, VENT, DUCT, STRUCTURAL, ETC., PENETRATIONS THROUGH FIRE RATED WALLS - TYPICAL

CEILING SYMBOLS

NOTE:
-NOT ALL LIGHT FIXTURE & CEILING TYPES APPLY.

- 2'x4' SUSPENDED ACOUSTIC CEILING, U.N.O. SEE FINISH SCHEDULE.
- FGB HARD CEILING. SEE FINISH SCHEDULE.
- FGB HARD CEILING (DROPPED). SEE FINISH SCHEDULE.
- EXPOSED UNDERSIDE OF DECK. UNDERSIDE OF DECK, JOISTS, CONDUIT, ETC. TO RECEIVE PAINT FINISH BLACK WHERE EXPOSED TO VIEW.
- 2x2 LIGHT FIXTURE IN SUSPENDED CEILING, SEE ELECTRICAL DRAWINGS.
- CAN LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- SECURITY CAMERA
- MECHANICAL SUPPLY AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - RETURN AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - EXHAUST AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- SD — SMOKE DETECTOR, SEE ELECTRICAL DRAWINGS.
- J — CEILING ELECTRICAL JUNCTION BOX, SEE ELECTRICAL DRAWINGS.
- EXIT SIGN FIXTURE, SEE ELECTRICAL DRAWINGS.
- S — SPEAKER
- SUSPENDED/RECESSED LINEAR LIGHT. SEE ELECTRICAL DRAWINGS
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL DRAWING
- PENDANT LIGHT FIXTURE
- DS — DAYLIGHT SENSOR. SEE ELECTRICAL DRAWINGS
- OS — OCCUPANCY SENSOR. SEE ELECTRICAL DRAWINGS
- S — STROBE
- CAMERA - REFER TO ELECTRICAL PLANS (6)
- CEILING FAN, CONTRACTOR TO INCLUDE IN ALL UNITS

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NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
UNIT PLAN - 3 BED - TYPE B

PERMIT SET

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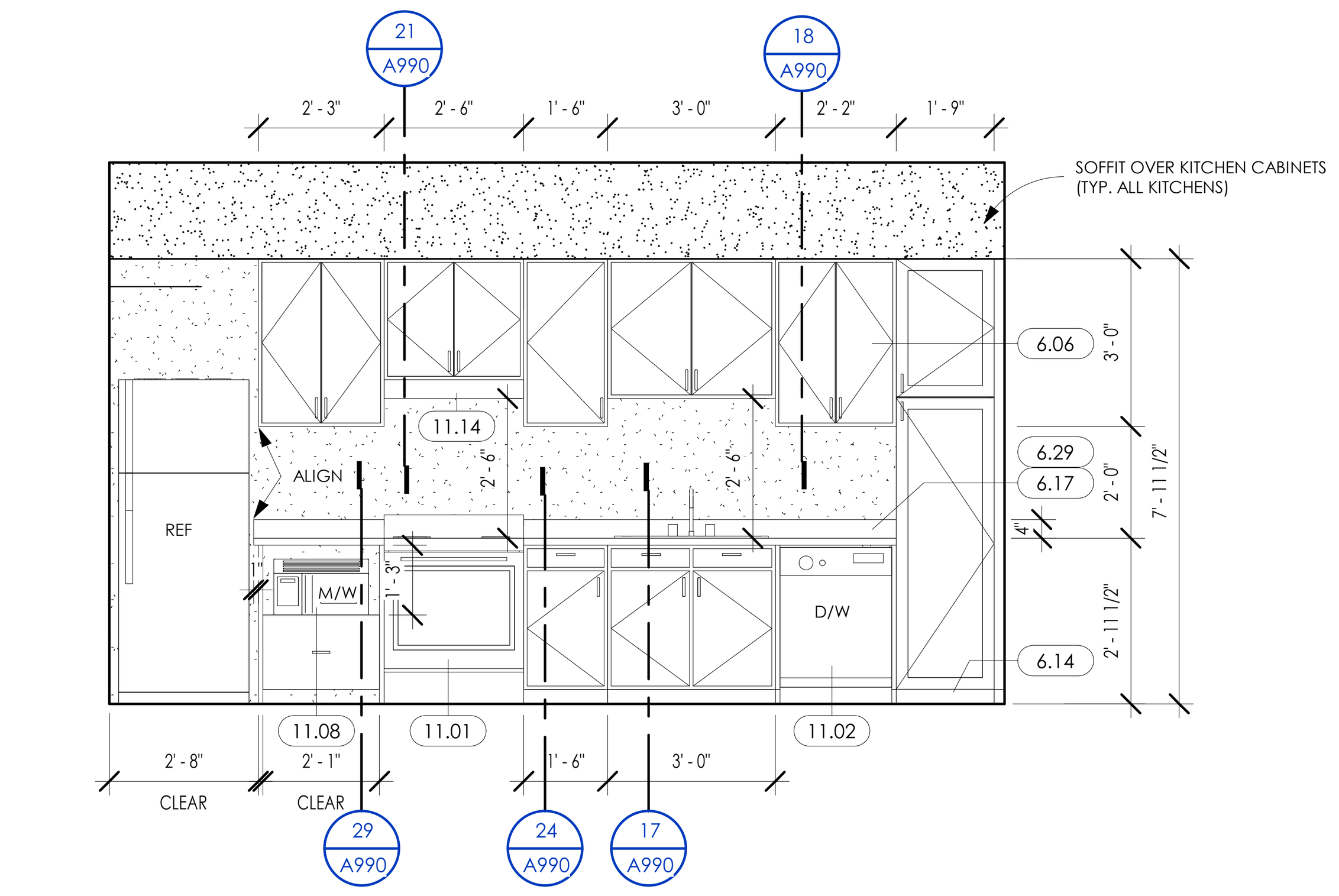
REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
5	7/03/23	BID 1
6	8/08/23	BID 2

REVIEWED BY: AT
DRAWN BY: AT

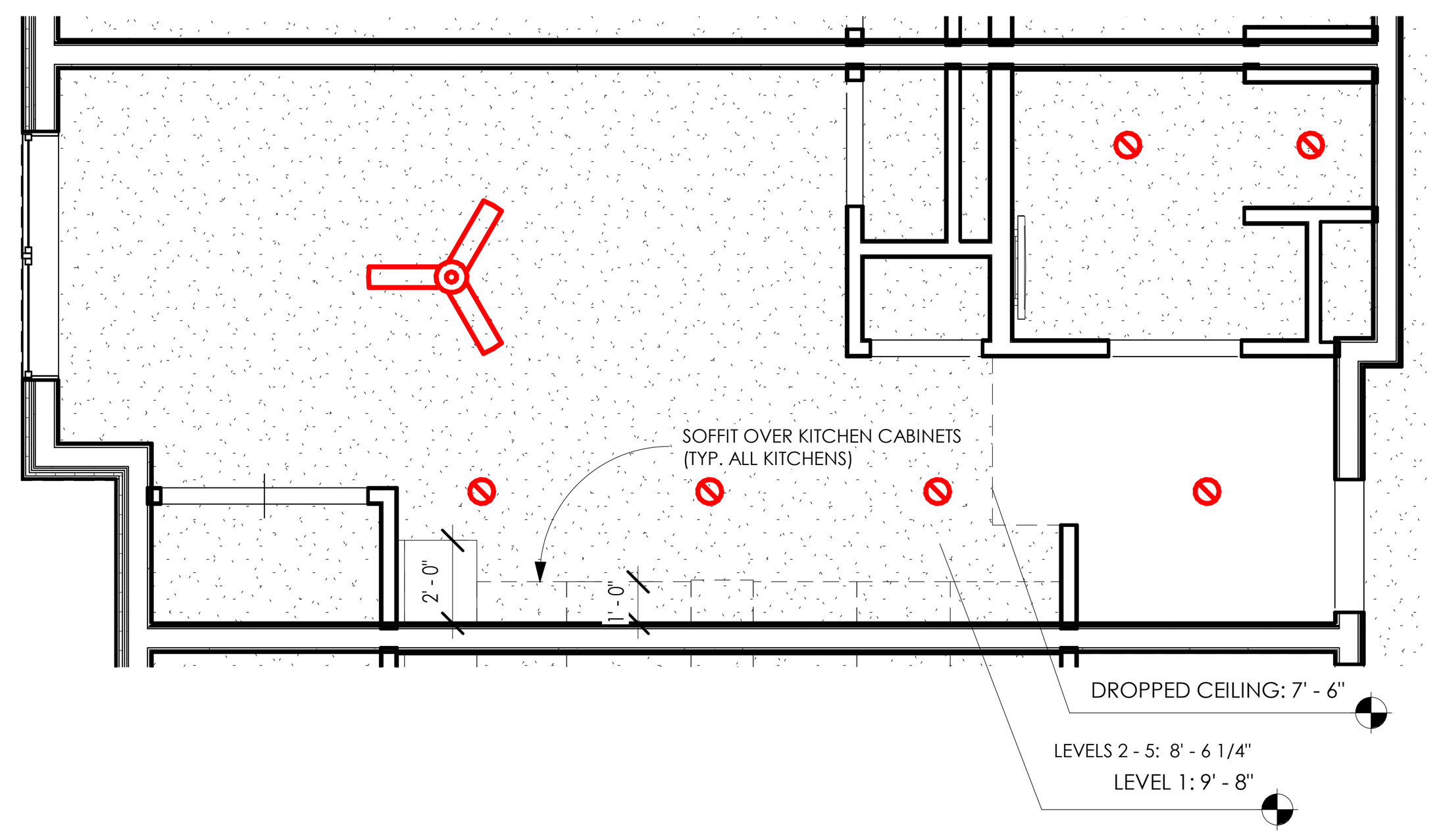
REGISTERED ARCHITECT
CERTIFICATE NO. 45840
MARK A. DAVENPORT
Date Signed 08/08/23
ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A119-A

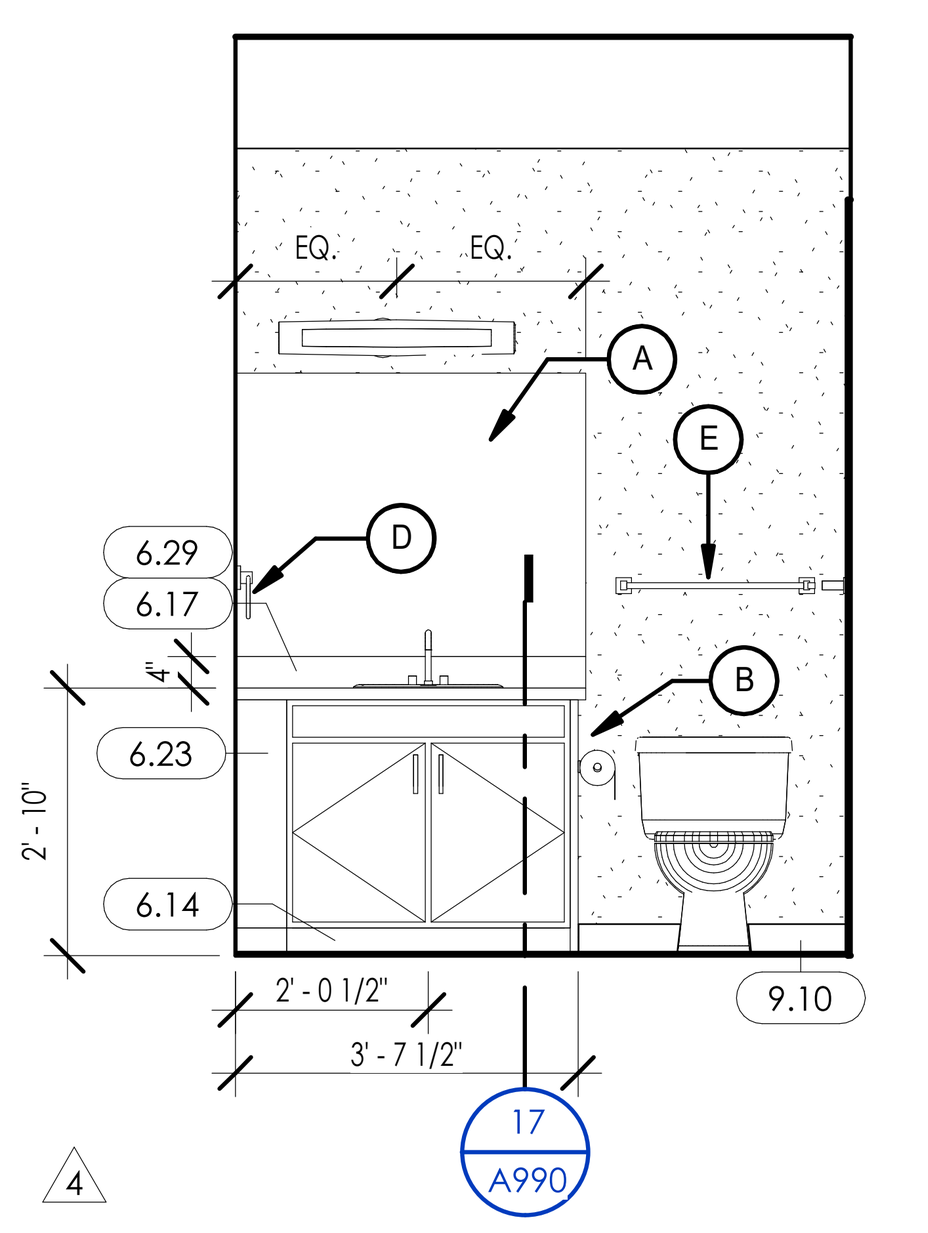
2091



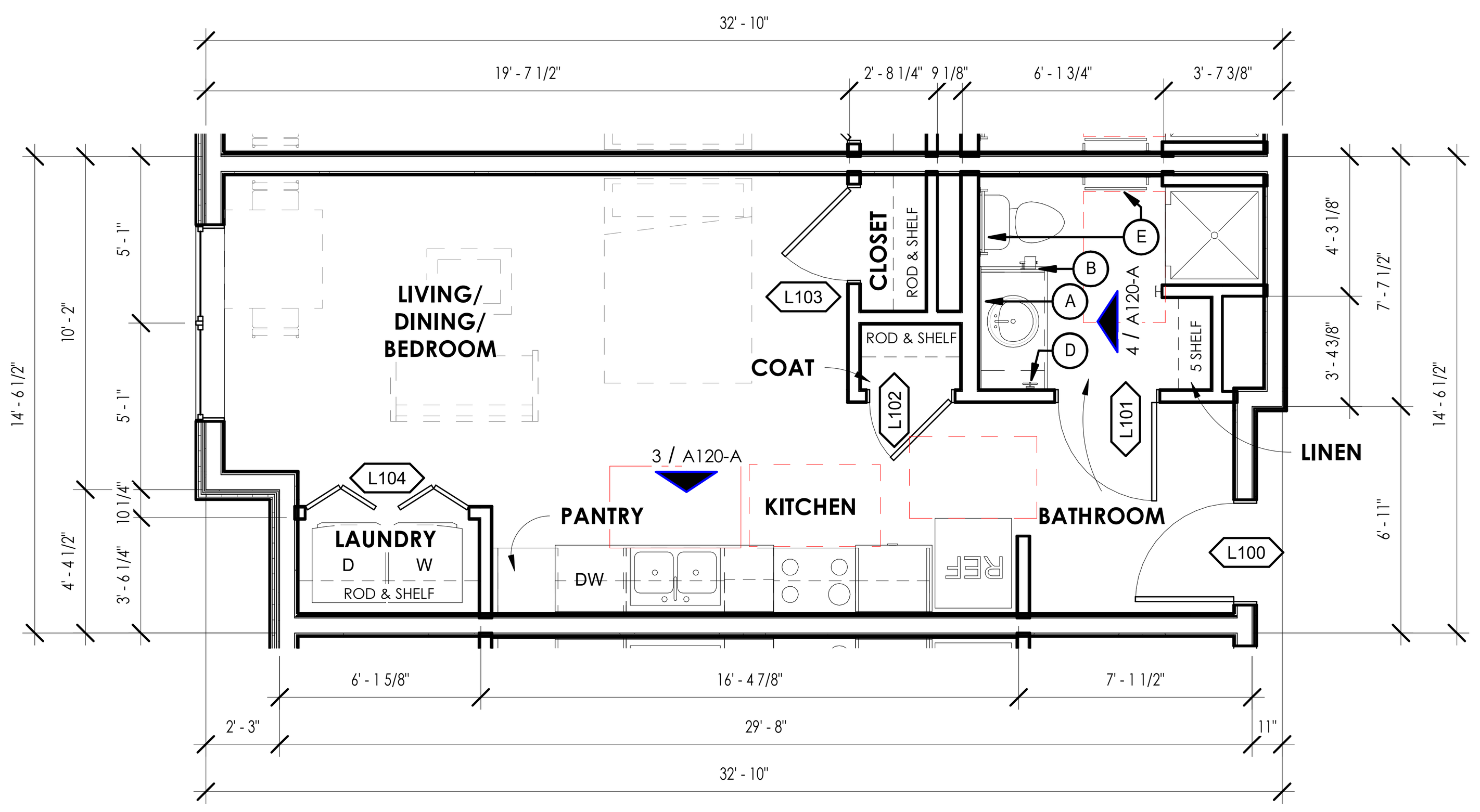
3 STUDIO TYPE B KITCHEN - SOUTH
3/8" = 1'-0"



2 RCP - STUDIO UNIT - TYPE B
1/4" = 1'-0"



4 STUDIO TYPE B- BATHROOM
3/8" = 1'-0"



1 STUDIO UNIT - TYPE B
1/4" = 1'-0"

APPLIES TO UNITS:

BLDG 1: 114, 115, 116, 117, 217, 218, 219, 220,
317, 318, 319, 320, 417, 418, 419, 420
517, 518, 519, 520

BLDG 3: 2-104, 2-105, 2-109, 2-110, 2-111, 2-112, 2-113, 2-204, 2-205, 2-209, 2-210, 2-211, 2-212, 2-213, 2-220 (SENSORY), 2-221, 2-222, 2-304, 2-305, 2-309, 2-310, 2-311, 2-312, 2-313, 2-320 (SENSORY), 2-321, 2-322, 2-404, 2-405, 2-409, 2-410, 2-411, 2-412, 2-413, 2-420, 2-421, 2-422, 2-504, 2-505, 2-509, 2-510, 2-511, 2-512, 2-513, 2-520, 2-521, 2-522

TOILET ACCESSORIES LIST

ITEMS ARE AS SPECIFIED OR EQUAL

OFFICE/COMMUNITY

1. SOAP DISPENSER (BY OWNER)
2. MIRROR, 24" x 36", BOBRICK B-290
3. PAPER TOWEL DISPENSER (BY OWNER)
4. TOILET PAPER DISPENSER (BY OWNER)

5A. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
5B. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
5C. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

6. SEAT COVER DISPENSER, BOBRICK B-221
7. MOP/BROOM HOLDER, BOBRICK B-239
8. RESTROOM SIGNAGE
9. PURSE HOOK, BOBRICK B-6727

RESIDENTIAL UNITS

A. MIRROR, FRAMELESS, 36"H x COUNTERTOP LENGTH
B. TOILET PAPER DISPENSER
C. ADA SHOWER TWO-WALL GRAB BAR, BOBRICK B-6806
D. HAND TOWEL HOLDER
E. BATH TOWEL HOLDER
F. PORTABLE SHOWER SEAT. PROVIDE BLOCKING FOR POSSIBLE FUTURE WALL-MTD TYPE
G. SHOWER CURTAIN ROD

H1. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
H2. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
H3. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

SENSORY IMPAIRED UNIT NOTES

1. REFER TO OVERALL PLANS FOR LOCATION OF SENSORY IMPARED UNITS.
2. LIGHTED SWITCHES FOR GARBAGE DISPOSAL, RANGE FAN, AND BATHROOM FAN. BOTH VISUAL AND AUDIBLE NOTIFICATION FOR DOORBELL AND FIRE ALARM.
3. CONSTRUCTION MATERIALS AND TECHNIQUES THAT MINIMIZE VIBRATION AND IMPROVE SOUND CONTROL.
4. OPEN SIGHTLINES IN COMMUNITY ROOMS, MEETING AREAS, LANDINGS, STAIRWELLS, AND OTHER BUILDING AREAS TO REMOVE VISUAL COMMUNICATION BARRIERS.
5. SPECIALIZED LIGHTING DESIGN AND WINDOW PLACEMENT THAT MINIMIZES GLARE IN ORDER TO FACILITATE COMMUNICATION IN AMERICAN SIGN LANGUAGE. LIGHT FIXTURES ARE SELECTED FOR THEIR GLARE REDUCING DESIGN AND LOCATED DIFFERENTLY TO MINIMIZE GLARE THAT CAN INTERFERE WITH SEEING HAND MOTIONS OR READING LIPS. WINDOWS ON THE WEST AND SOUTH FACING WALLS THAT RECEIVE THE MOST DIRECT SUNLIGHT ARE SIZED AND SPACED DIFFERENTLY. EXTERIOR AWNINGS HELP PREVENT GLARE AND BACKGROUND COLORS ARE CHOSEN TO PROVIDE CONTRAST TO AID COMMUNICATION IN SIGN LANGUAGE.

KEY NOTES

6.06	12" DEEP UPPER CABINET WITH ADJUSTABLE SHELVES, PLASTIC LAMINATE. PROVIDE WALL SUPPORT AS REQUIRED.
6.14	4" TOE KICK TO MATCH CABINET FINISH
6.17	RETURN BACKSPLASH TO SIDE WALL(S)
6.23	PLASTIC LAMINATE
6.29	1-1/2" THICK COUNTERTOP WITH 4"H BACKSPLASH, PLASTIC LAMINATE
9.10	PAINTED WOOD WALL BASE AS SPECIFIED, WB-
11.01	STOVE. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.02	DISHWASHER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.08	MICROWAVE. PROVIDE POWER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.14	HOOD EXHAUST. REFER TO MFR SPECIFICATIONS

GENERAL NOTES

NOTE: NOT ALL NOTES APPLY ON THIS SHEET

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT.
2. SEE SITE PLAN FOR WORK BEYOND THE BUILDING PERIMETER
3. IN-WALL INSULATION NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY. REFER TO DETAILS AND WALL TYPES FOR ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FACE OF MASONRY WALL, GRID, FACE OF STUD OR CENTER OF OPENING UNLESS NOTES OTHERWISE. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN. SEE DIMENSION PLAN FOR ADDITIONAL INFORMATION.
5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
6. SEAL ALL PENETRATIONS AT FIRE-RATED WALLS WITH FIRE-RATED SEALANT.
7. FOR INTERIOR WALL HEIGHT INFORMATION SEE REFLECTED CEILING PLANS AND WALL TYPE DETAILS.
8. WHERE PIPES, CONDUITS, AND OTHER PENETRATIONS ARE EXPOSED TO VIEW, PROVIDE ESCUTCHEONS, TYPICAL AT ALL WALLS, FLOORS, CEILINGS, ETC.
9. ALL UTILITIES, UNDERGROUND LINES, AND PIPING TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, CAPPED, AND TAGED FOR EASY LOCATION AND IDENTIFICATIONS. COMPLY WITH CODE REQUIREMENTS AND SOUND CONSTRUCTION PRACTICE.
10. CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY SHUT-OFFS WITH THE OWNER.
11. PROVIDE BLOCKING OR METAL STRAPPING AT ALL WALL-MOUNTING CABINETS, DISPLAY BOARDS, TV'S, FIRE EXTINGUISHER CABINETS, WALL-BOARD EQUIPMENT, ETC.
12. FOR FINISH MATERIALS AND LOCATIONS, REFER TO FINISH PLANS, INTERIOR ELEVATIONS, AND FINISH DETAILS.
13. ALL DWELLING UNIT CLOTHES WASHERS AND DRYERS SHALL BE INSTALLED WITH WASHER ON THE LEFT.

UNIT & MILLWORK GENERAL NOTES

1. CABINETRY CORE/BASE MATERIAL WHERE HINGES OR PULLS ARE INSTALLED SHALL BE MINIMUM 3/4" PARTICLE BOARD. 5
2. PROVIDE 2" GROMMETS AT ALL WORKSTATION COUNTERTOPS. VERIFY EXACT LOCATIONS WITH OWNER.
3. IN LAUNDRY ROOM, WASHER ALWAYS GOES ON THE LEFT, DRYER ALWAYS GOES ON THE RIGHT.
4. ALL WALLS TO HAVE BULLNOSE CORNERS.
5. PROVIDE A FIRE EXTINGUISHER CLOSE BY KITCHEN AREA.
6. VERIFY M/W CABINET OPENING CLEARANCE WITH M/W SPECS.
7. MILLWORK MUST BE FOREST STEWARDSHIP COUNCIL CERTIFIED 6

GENERAL FINISH NOTES

1. PROVIDE LVT-1 IN RESIDENTIAL SUITES. REFER TO FINISH PLANS FOR SPEC.
2. PROVIDE LVT-2 IN RESIDENTIAL SUITE RESTROOMS. REFER TO FINISH PLANS FOR SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS GIVEN ON THE PLANS/ELEVATIONS IN THE FIELD TO DETERMINE ACCURACY AND CONDITIONS BEFORE INSTALLATION AND/OR FABRICATION OF ANY SYSTEM.
4. SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION, TYP. TILE PATTERNS, ETC.
5. ALL FURNITURE SHOWN FOR REFERENCE ONLY AND IS N.I.C. UNLESS NOTED OTHERWISE. ALL FURNITURE IS TO BE PROVIDED BY OWNER.
6. CONTRACTOR TO VERIFY ELECTRICAL AND SPECIAL SYSTEM OUTLET HEIGHTS AND LOCATIONS BEFORE INSTALLATION OF FINISHES AND CASEWORK.
7. ALL PLUMBING FIXTURE FINISH SPECIFICATIONS ARE PER PLUMBING DRAWINGS AND/OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD FINISH SELECTIONS AT TIME OF SUBMITTAL.
8. ALL FLOORING FINISHES ARE TO BE APPLIED UNDER CENTER OF DOOR.
9. **CONTRACTOR TO SUBMIT SAMPLES, CUT SHEETS AND SHOP DRAWINGS PERTAINING TO COLORS, FINISHES, FIXTURES, MATERIALS AND OTHER ITEMS TO BE INSTALLED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT PRIOR TO ORDERING OR INSTALLATION OF SUCH ITEMS. ANY INSTALLATION OR USE OF ANY ITEMS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**
10. ALL MILLWORK FABRICATION AND INSTALLATION SHALL CONFORM TO THE AWI CUSTOM GRADE QUALITY STANDARD UNLESS NOTED OTHERWISE. ALL MILLWORK NOT COMPLYING TO THIS STANDARD, AS JUDGED BY THE ARCHITECT, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
11. NO PAINTING OR APPLICATION OF INTERIOR FINISHES SHALL BE DONE UNDER CONDITIONS WHICH WOULD JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.
12. ALL WORKMANSHIP JUDGED TO BE LESS THAN FIRST-QUALITY BY THE ARCHITECT OR DESIGNER WILL BE REJECTED.
13. **ALL COLORS SHALL BE AS PER THE FINISH SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER HAS BEEN RECEIVED.**
14. ALL TRANSITION STRIPS SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL PRIOR TO ORDER AND INSTALLATION.
15. WALLS NOT INDICATED ON THIS FLOOR PLAN TO RECEIVE FIELD PAINT.

CEILING GENERAL NOTES

1. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK PROHIBITED.
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3. MECHANICAL REGISTERS ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
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5. CEILING GRID TO BE CENTERED IN EVERY ROOM, U.N.O.
6. FOR SMOKE DETECTOR LOCATIONS IN CEILING SEE SPECIAL SYSTEMS DRAWINGS.
7. ALL STUD WALLS EXTEND TO UNDERSIDE OF ROOF DECK/FLOOR, UNLESS NOTED OTHERWISE. FOR TYPICAL TOP OF WALL TERMINATIONS, SEE DETAILS.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILING (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
9. ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
10. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS OR FOR FIRE-RATED PENETRATIONS.
11. FIRE SPRINKLER HEADS TO BE SEMI-RECESSSED OR PROTECTED. SEE SPRINKLER PLANS (WHICH IS A DEFERED SUBMITTAL) FOR EXACT EXACT LOCATIONS AND QUANTITIES.
12. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS FOR FIRE - RATED PENETRATIONS.
13. PROVIDED CONT. FIRE CAULKING @ ALL PIPE, VENT, DUCT, STRUCTURAL, ETC., PENETRATIONS THROUGH FIRE RATED WALLS - TYPICAL

CEILING SYMBOLS

NOTE:
-NOT ALL LIGHT FIXTURE & CEILING TYPES APPLY.

- 2'x4' SUSPENDED ACOUSTIC CEILING, U.N.O. SEE FINISH SCHEDULE.
- FGB HARD CEILING. SEE FINISH SCHEDULE.
- FGB HARD CEILING (DROPPED). SEE FINISH SCHEDULE.
- EXPOSED UNDERSIDE OF DECK. UNDERSIDE OF DECK, JOISTS, CONDUIT, ETC. TO RECEIVE PAINT FINISH BLACK WHERE EXPOSED TO VIEW.
- 2x2 LIGHT FIXTURE IN SUSPENDED CEILING, SEE ELECTRICAL DRAWINGS.
- CAN LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- SECURITY CAMERA
- MECHANICAL SUPPLY AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - RETURN AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - EXHAUST AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- SD — SMOKE DETECTOR, SEE ELECTRICAL DRAWINGS.
- J — CEILING ELECTRICAL JUNCTION BOX, SEE ELECTRICAL DRAWINGS.
- EXIT SIGN FIXTURE, SEE ELECTRICAL DRAWINGS.
- S — SPEAKER
- SUSPENDED/RECESSED LINEAR LIGHT. SEE ELECTRICAL DRAWINGS
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL DRAWING
- PENDANT LIGHT FIXTURE
- DS — DAYLIGHT SENSOR. SEE ELECTRICAL DRAWINGS
- OS — OCCUPANCY SENSOR. SEE ELECTRICAL DRAWINGS
- S — STROBE
- CAMERA - REFER TO ELECTRICAL PLANS 6
- CEILING FAN, CONTRACTOR TO INCLUDE IN ALL UNITS

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UNIT PLAN - STUDIO - TYPE B

PERMIT SET

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REVISIONS

MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS
4	4/14/23	LOT SPLIT
5	7/03/23	BID 1
6	8/08/23	BID 2

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 08/08/23 ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: A120-A

2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
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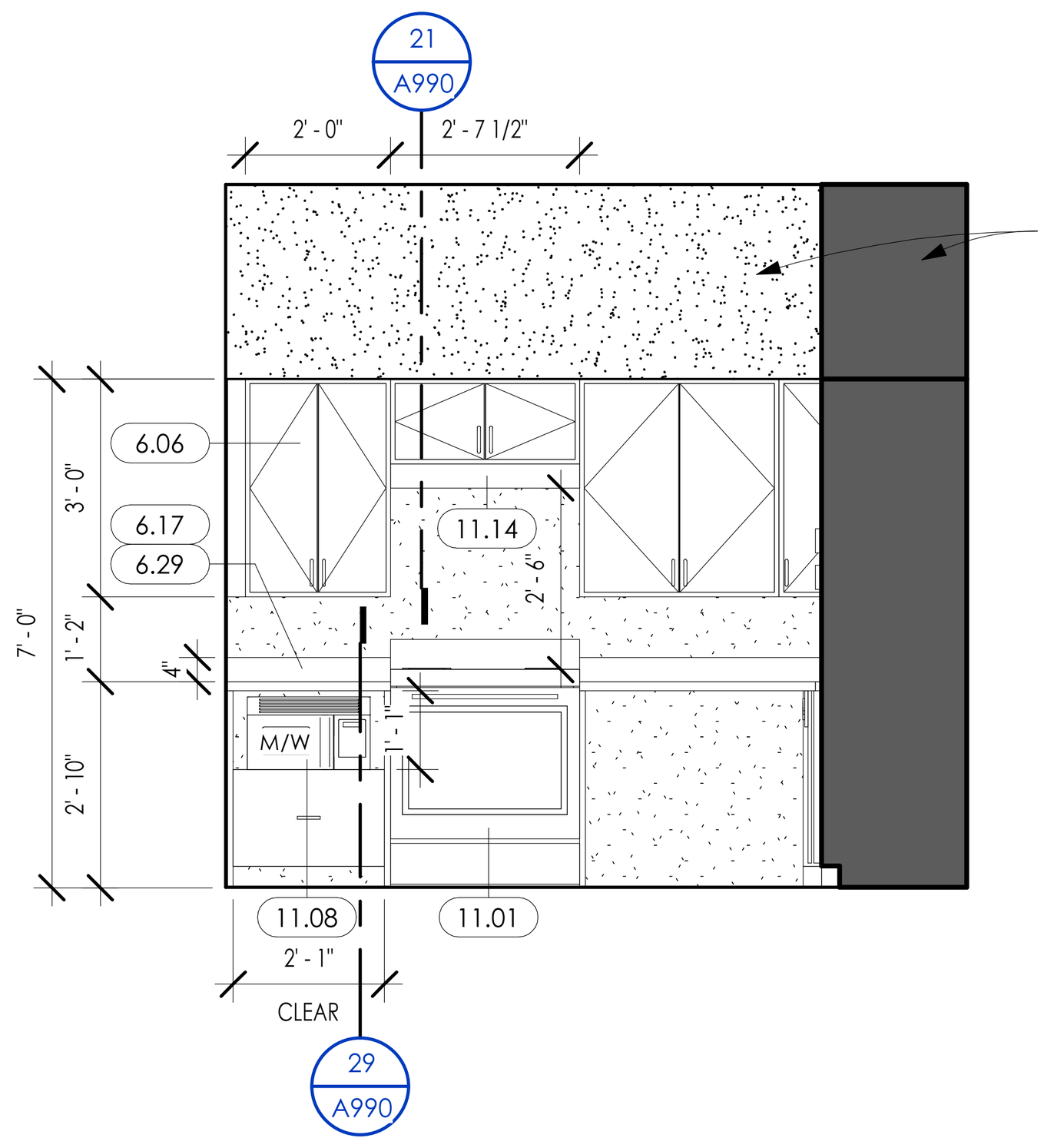
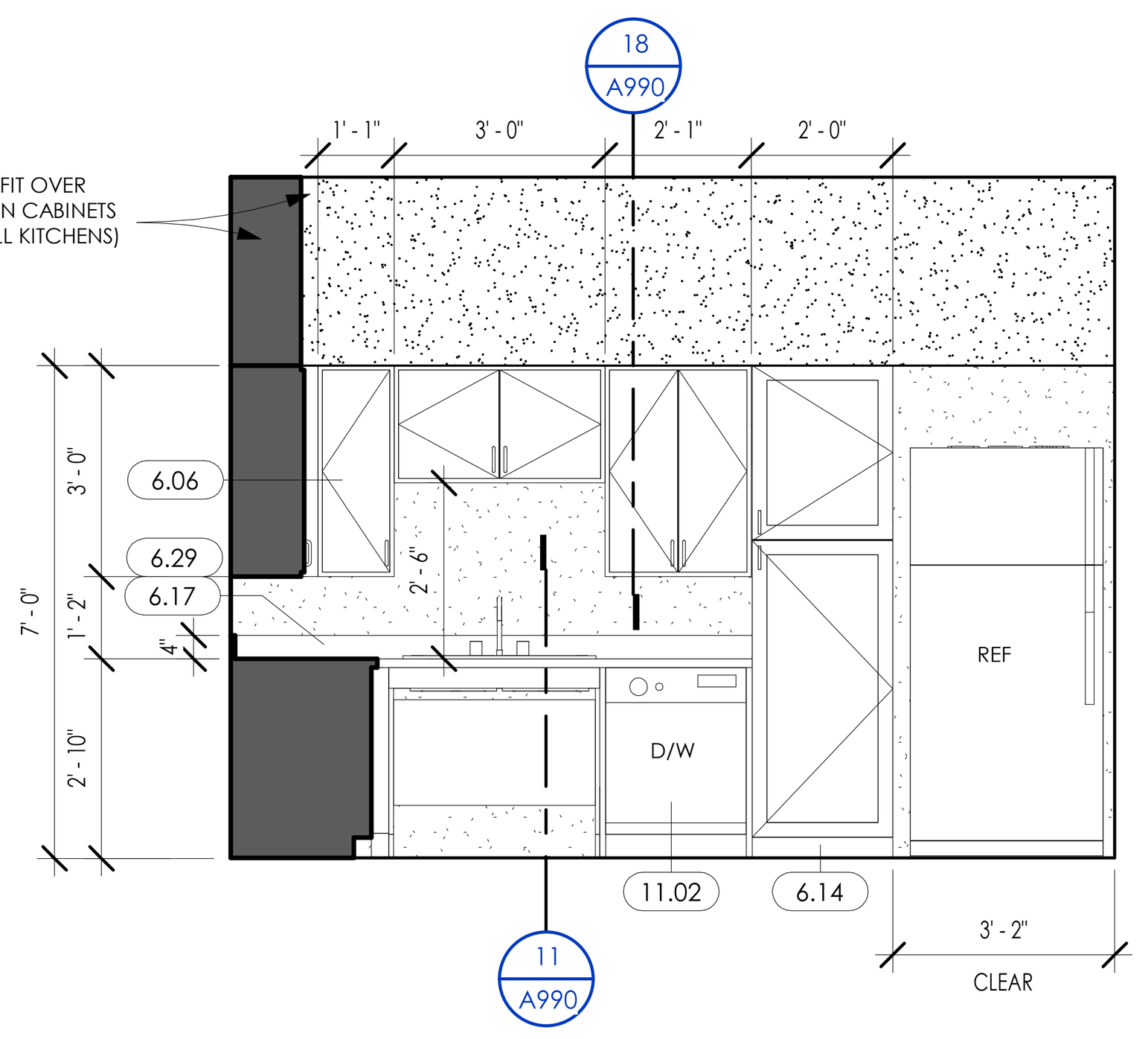
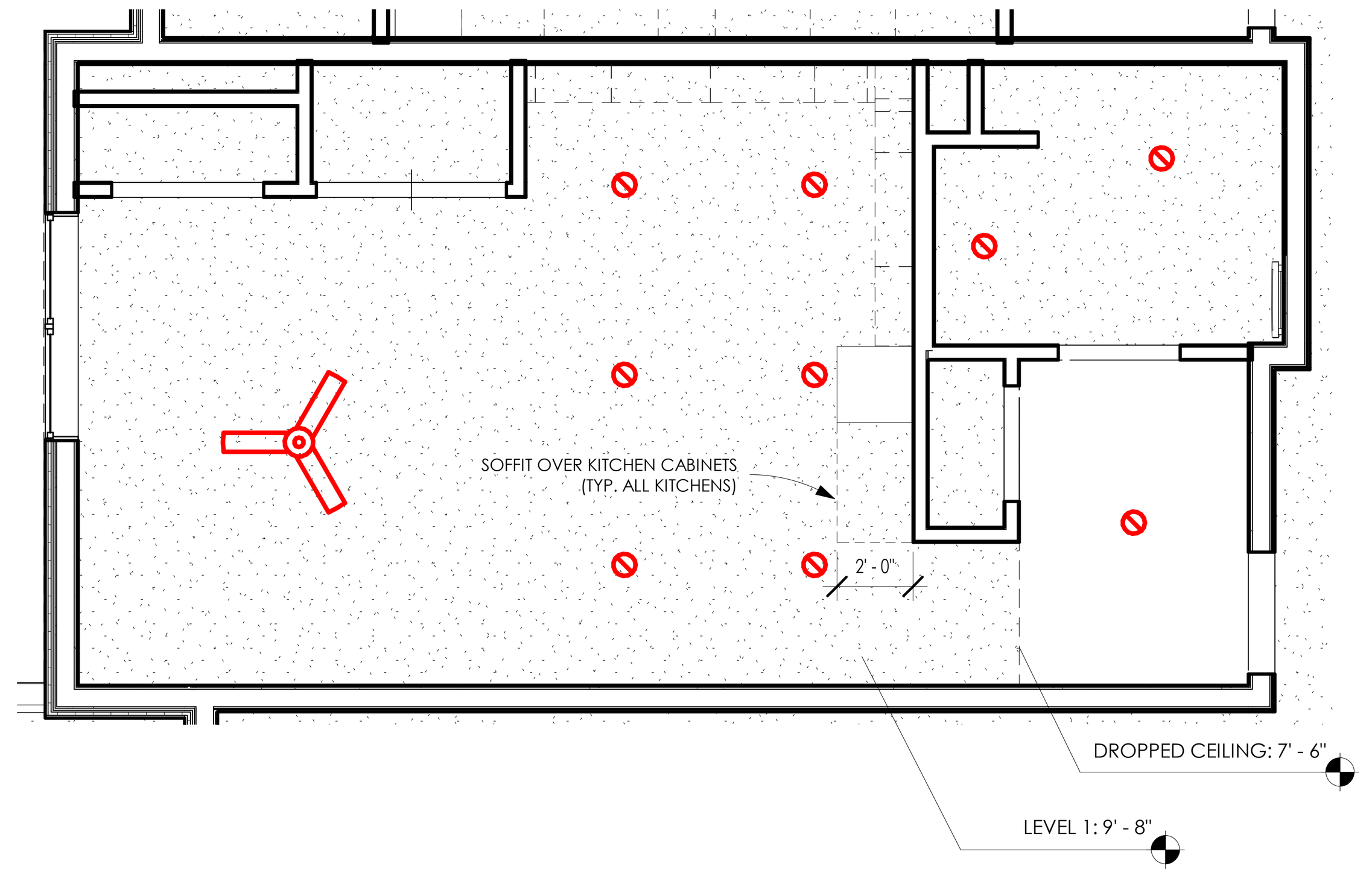


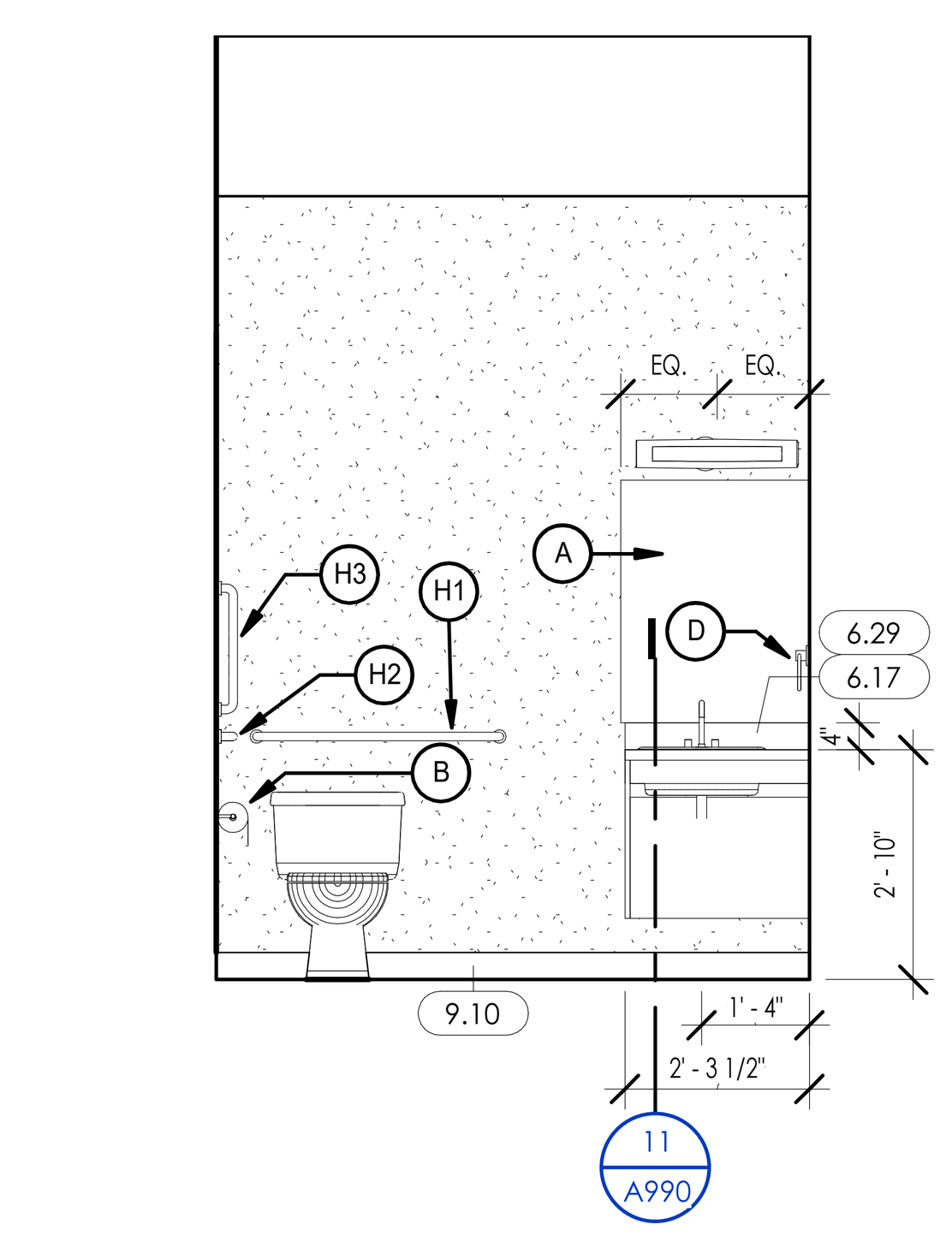
3 STUDIO ADA KITCHEN - NORTH
3/8" = 1'-0"



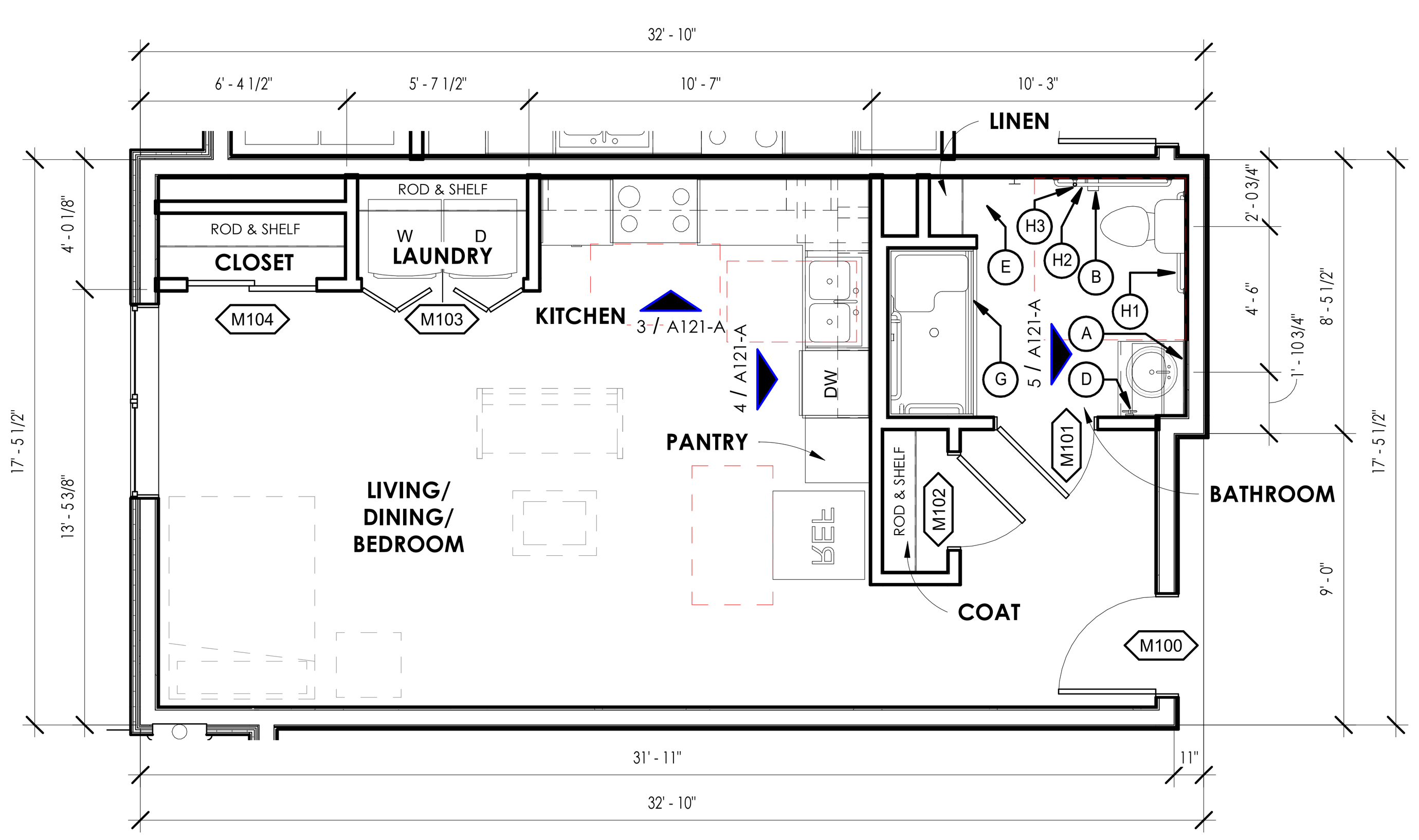
4 STUDIO ADA KITCHEN - EAST
3/8" = 1'-0"



2 RCP BLDG 1 - STUDIO WEST - ADA
1/4" = 1'-0"



5 STUDIO ADA BATHROOM
3/8" = 1'-0"



1 STUDIO WEST - ADA
1/4" = 1'-0"

APPLIES TO UNITS: 118, 221, 321, 421, 521

TOILET ACCESSORIES LIST

ITEMS ARE AS SPECIFIED OR EQUAL

OFFICE/COMMUNITY

1. SOAP DISPENSER (BY OWNER)
2. MIRROR, 24" x 36", BOBRICK B-290
3. PAPER TOWEL DISPENSER (BY OWNER)
4. TOILET PAPER DISPENSER (BY OWNER)

5A. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
5B. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
5C. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

6. SEAT COVER DISPENSER, BOBRICK B-221
7. MOP/BROOM HOLDER, BOBRICK B-239
8. RESTROOM SIGNAGE
9. PURSE HOOK, BOBRICK B-6727

RESIDENTIAL UNITS

A. MIRROR, FRAMELESS, 36"H x COUNTERTOP LENGTH
B. TOILET PAPER DISPENSER
C. ADA SHOWER TWO-WALL GRAB BAR, BOBRICK B-6806
D. HAND TOWEL HOLDER
E. BATH TOWEL HOLDER
F. PORTABLE SHOWER SEAT.
PROVIDE BLOCKING FOR POSSIBLE FUTURE WALL-MTD TYPE
G. SHOWER CURTAIN ROD

H1. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
H2. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
H3. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

SENSORY IMPAIRED UNIT NOTES

1. REFER TO OVERALL PLANS FOR LOCATION OF SENSORY IMPARED UNITS.
2. LIGHTED SWITCHES FOR GARBAGE DISPOSAL, RANGE FAN, AND BATHROOM FAN. BOTH VISUAL AND AUDIBLE NOTIFICATION FOR DOORBELL AND FIRE ALARM.
3. CONSTRUCTION MATERIALS AND TECHNIQUES THAT MINIMIZE VIBRATION AND IMPROVE SOUND CONTROL.
4. OPEN SIGHTLINES IN COMMUNITY ROOMS, MEETING AREAS, LANDINGS, STAIRWELLS, AND OTHER BUILDING AREAS TO REMOVE VISUAL COMMUNICATION BARRIERS.
5. SPECIALIZED LIGHTING DESIGN AND WINDOW PLACEMENT THAT MINIMIZES GLARE IN ORDER TO FACILITATE COMMUNICATION IN AMERICAN SIGN LANGUAGE. LIGHT FIXTURES ARE SELECTED FOR THEIR GLARE REDUCING DESIGN AND LOCATED DIFFERENTLY TO MINIMIZE GLARE THAT CAN INTERFERE WITH SEEING HAND MOTIONS OR READING LIPS. WINDOWS ON THE WEST AND SOUTH FACING WALLS THAT RECEIVE THE MOST DIRECT SUNLIGHT ARE SIZED AND SPACED DIFFERENTLY. EXTERIOR AWNINGS HELP PREVENT GLARE AND BACKGROUND COLORS ARE CHOSEN TO PROVIDE CONTRAST TO AID COMMUNICATION IN SIGN LANGUAGE.

KEY NOTES

6.06	12" DEEP UPPER CABINET WITH ADJUSTABLE SHELVES, PLASTIC LAMINATE. PROVIDE WALL SUPPORT AS REQUIRED.
6.14	4" TOE KICK TO MATCH CABINET FINISH
6.17	RETURN BACKSPLASH TO SIDE WALL(S)
6.29	1-1/2" THICK COUNTERTOP WITH 4"H BACKSPLASH, PLASTIC LAMINATE
9.10	PAINTED WOOD WALL BASE AS SPECIFIED, WB-
11.01	STOVE. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.02	DISHWASHER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.08	MICROWAVE. PROVIDE POWER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.14	HOOD EXHAUST. REFER TO MFR SPECIFICATIONS

GENERAL NOTES

NOTE: NOT ALL NOTES APPLY ON THIS SHEET

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT.
2. SEE SITE PLAN FOR WORK BEYOND THE BUILDING PERIMETER
3. IN-WALL INSULATION NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY. REFER TO DETAILS AND WALL TYPES FOR ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FACE OF MASONRY WALL, GRID, FACE OF STUD OR CENTER OF OPENING UNLESS NOTES OTHERWISE. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN. SEE DIMENSION PLAN FOR ADDITIONAL INFORMATION.
5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
6. SEAL ALL PENETRATIONS AT FIRE-RATED WALLS WITH FIRE-RATED SEALANT.
7. FOR INTERIOR WALL HEIGHT INFORMATION SEE REFLECTED CEILING PLANS AND WALL TYPE DETAILS.
8. WHERE PIPES, CONDUITS, AND OTHER PENETRATIONS ARE EXPOSED TO VIEW, PROVIDE ESCUTCHEONS, TYPICAL AT ALL WALLS, FLOORS, CEILINGS, ETC.
9. ALL UTILITIES, UNDERGROUND LINES, AND PIPING TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, CAPPED, AND TAGED FOR EASY LOCATION AND IDENTIFICATIONS. COMPLY WITH CODE REQUIREMENTS AND SOUND CONSTRUCTION PRACTICE.
10. CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY SHUT-OFFS WITH THE OWNER.
11. PROVIDE BLOCKING OR METAL STRAPPING AT ALL WALL-MOUNTING CABINETS, DISPLAY BOARDS, TV'S, FIRE EXTINGUISHER CABINETS, WALL-BOARD EQUIPMENT, ETC.
12. FOR FINISH MATERIALS AND LOCATIONS, REFER TO FINISH PLANS, INTERIOR ELEVATIONS, AND FINISH DETAILS.
13. ALL DWELLING UNIT CLOTHES WASHERS AND DRYERS SHALL BE INSTALLED WITH WASHER ON THE LEFT.

UNIT & MILLWORK GENERAL NOTES

1. CABINETRY CORE/BASE MATERIAL WHERE HINGES OR PULLS ARE INSTALLED SHALL BE MINIMUM 3/4" PARTICLE BOARD. 5
2. PROVIDE 2" GROMMETS AT ALL WORKSTATION COUNTERTOPS. VERIFY EXACT LOCATIONS WITH OWNER.
3. IN LAUNDRY ROOM, WASHER ALWAYS GOES ON THE LEFT, DRYER ALWAYS GOES ON THE RIGHT.
4. ALL WALLS TO HAVE BULLNOSE CORNERS.
5. PROVIDE A FIRE EXTINGUISHER CLOSE BY KITCHEN AREA.
6. VERIFY M/W CABINET OPENING CLEARANCE WITH M/W SPECS.
7. MILLWORK MUST BE FOREST STEWARDSHIP COUNCIL CERTIFIED 6

GENERAL FINISH NOTES

1. PROVIDE LVT-1 IN RESIDENTIAL SUITES. REFER TO FINISH PLANS FOR SPEC.
2. PROVIDE LVT-2 IN RESIDENTIAL SUITE RESTROOMS. REFER TO FINISH PLANS FOR SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS GIVEN ON THE PLANS/ELEVATIONS IN THE FIELD TO DETERMINE ACCURACY AND CONDITIONS BEFORE INSTALLATION AND/OR FABRICATION OF ANY SYSTEM.
4. SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION, TYP. TILE PATTERNS, ETC.
5. ALL FURNITURE SHOWN FOR REFERENCE ONLY AND IS N.I.C. UNLESS NOTED OTHERWISE. ALL FURNITURE IS TO BE PROVIDED BY OWNER.
6. CONTRACTOR TO VERIFY ELECTRICAL AND SPECIAL SYSTEM OUTLET HEIGHTS AND LOCATIONS BEFORE INSTALLATION OF FINISHES AND CASEWORK.
7. ALL PLUMBING FIXTURE FINISH SPECIFICATIONS ARE PER PLUMBING DRAWINGS AND/OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD FINISH SELECTIONS AT TIME OF SUBMITTAL.
8. ALL FLOORING FINISHES ARE TO BE APPLIED UNDER CENTER OF DOOR.
9. **CONTRACTOR TO SUBMIT SAMPLES, CUT SHEETS AND SHOP DRAWINGS PERTAINING TO COLORS, FINISHES, FIXTURES, MATERIALS AND OTHER ITEMS TO BE INSTALLED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT PRIOR TO ORDERING OR INSTALLATION OF SUCH ITEMS. ANY INSTALLATION OR USE OF ANY ITEMS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**
10. ALL MILLWORK FABRICATION AND INSTALLATION SHALL CONFORM TO THE AWI CUSTOM GRADE QUALITY STANDARD UNLESS NOTED OTHERWISE. ALL MILLWORK NOT COMPLYING TO THIS STANDARD, AS JUDGED BY THE ARCHITECT, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
11. NO PAINTING OR APPLICATION OF INTERIOR FINISHES SHALL BE DONE UNDER CONDITIONS WHICH WOULD JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.
12. ALL WORKMANSHIP JUDGED TO BE LESS THAN FIRST-QUALITY BY THE ARCHITECT OR DESIGNER WILL BE REJECTED.
13. **ALL COLORS SHALL BE AS PER THE FINISH SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER HAS BEEN RECEIVED.**
14. ALL TRANSITION STRIPS SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL PRIOR TO ORDER AND INSTALLATION.
15. WALLS NOT INDICATED ON THIS FLOOR PLAN TO RECEIVE FIELD PAINT.

CEILING GENERAL NOTES

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5. CEILING GRID TO BE CENTERED IN EVERY ROOM, U.N.O.
6. FOR SMOKE DETECTOR LOCATIONS IN CEILING SEE SPECIAL SYSTEMS DRAWINGS.
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13. PROVIDED CONT. FIRE CAULKING @ ALL PIPE, VENT, DUCT, STRUCTURAL, ETC., PENETRATIONS THROUGH FIRE RATED WALLS - TYPICAL

CEILING SYMBOLS

NOTE:
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- FGB HARD CEILING (DROPPED). SEE FINISH SCHEDULE.
- EXPOSED UNDERSIDE OF DECK. UNDERSIDE OF DECK, JOISTS, CONDUIT, ETC. TO RECEIVE PAINT FINISH BLACK WHERE EXPOSED TO VIEW.
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- S — STROBE
- CAMERA - REFER TO ELECTRICAL PLANS 6
- CEILING FAN, CONTRACTOR TO INCLUDE IN ALL UNITS

SPS+ ARCHITECTS
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UNIT PLAN - STUDIO - BLDG 1 - ADA & TYPE A

PERMIT SET

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
5	7/03/23	BID 1
6	8/08/23	BID 2

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO. 45840
MARK A. DAVENPORT
Date Signed 08/08/23
ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A121-A

2091

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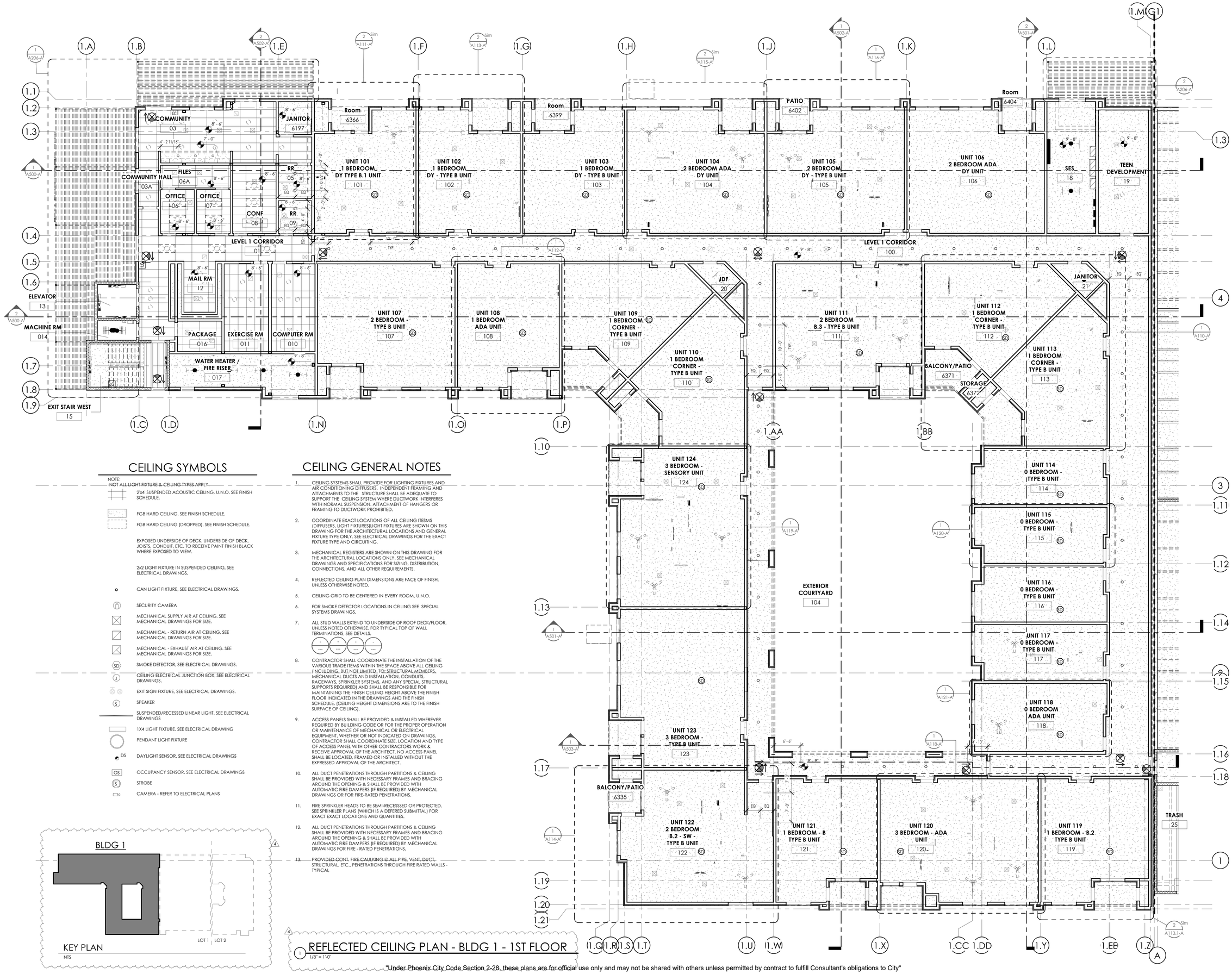

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1 REFLECTED CEILING PLAN - BLDG 1 - 1ST FLOOR
1/8" = 1'-0"

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1ST FLOOR REFLECTED CEILING PLAN

PERMIT SET

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT State of Arizona ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: A201-A

2091

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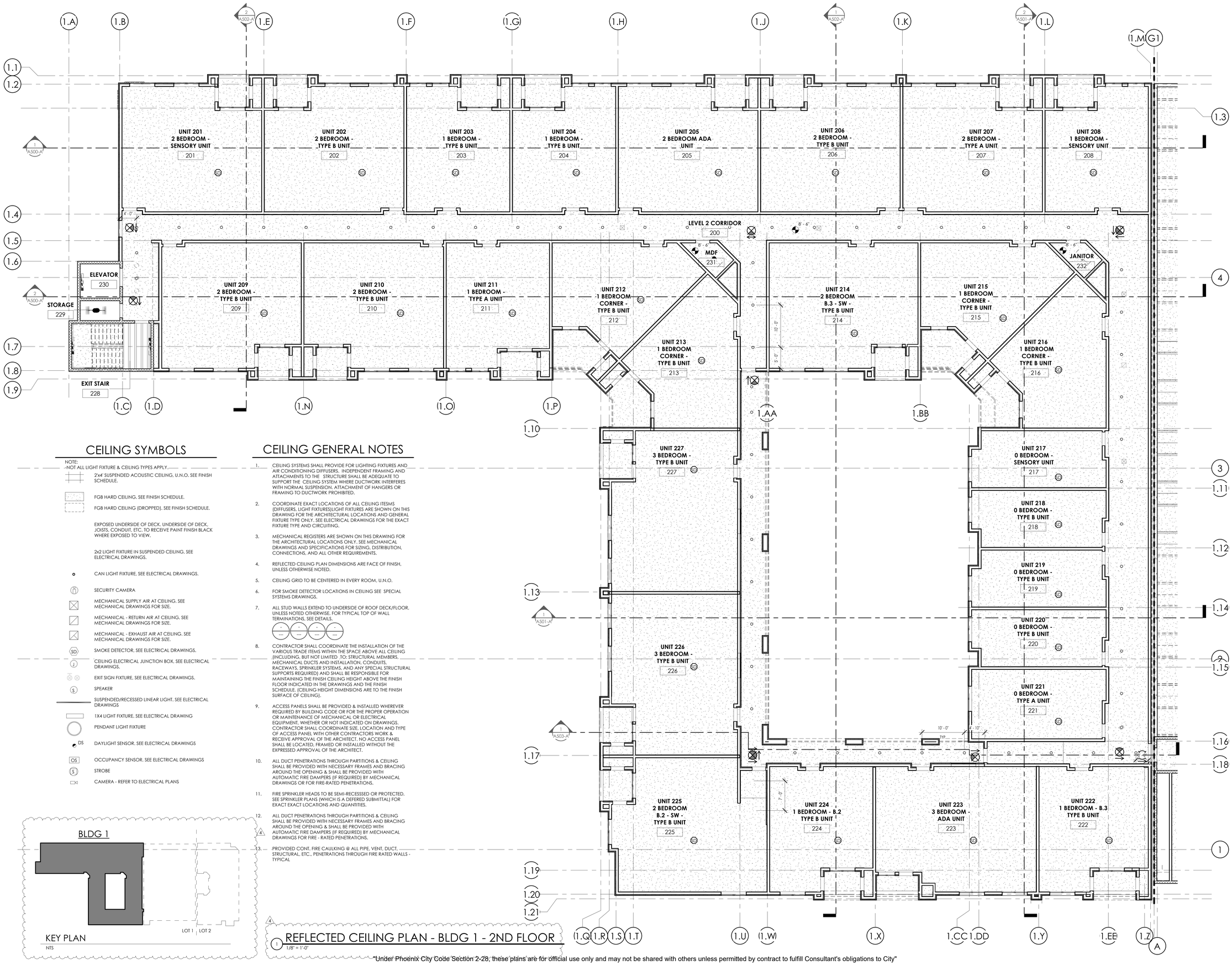

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13. PROVIDED CONT. FIRE CAULKING @ ALL PIPE, VENT, DUCT, STRUCTURAL, ETC., PENETRATIONS THROUGH FIRE RATED WALLS - TYPICAL

4 / 1 REFLECTED CEILING PLAN - BLDG 1 - 2ND FLOOR
1/8" = 1'-0"

SPS+ ARCHITECTS
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1790 W. SAHUARO DR.
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P: 520.458.1180

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004

2ND FLOOR REFLECTED CEILING PLAN

PERMIT SET

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REVISIONS		
MARK	DATE	DESCRIPTION
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REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A202-A
2091

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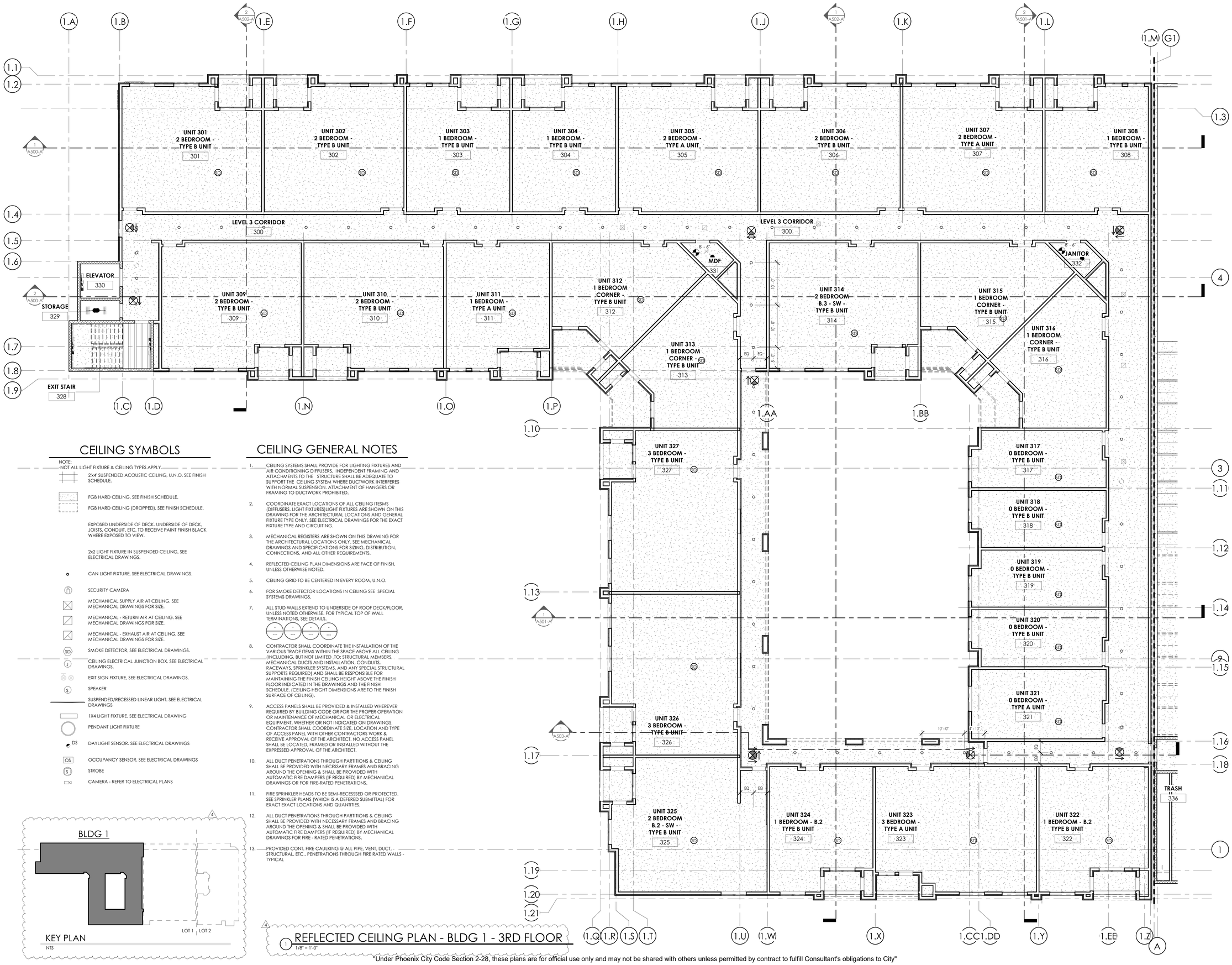

CEILING SYMBOLS

NOTE:
NOT ALL LIGHT FIXTURE & CEILING TYPES APPLY.

- 2'x4' SUSPENDED ACOUSTIC CEILING, U.N.O. SEE FINISH SCHEDULE.
- FGB HARD CEILING. SEE FINISH SCHEDULE.
- FGB HARD CEILING (DROPPED). SEE FINISH SCHEDULE.
- EXPOSED UNDERSIDE OF DECK. UNDERSIDE OF DECK, JOISTS, CONDUIT, ETC. TO RECEIVE PAINT FINISH BLACK WHERE EXPOSED TO VIEW.
- 2x2 LIGHT FIXTURE IN SUSPENDED CEILING, SEE ELECTRICAL DRAWINGS.
- CAN LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- SECURITY CAMERA
- MECHANICAL SUPPLY AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - RETURN AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - EXHAUST AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- SD — SMOKE DETECTOR. SEE ELECTRICAL DRAWINGS.
- J — CEILING ELECTRICAL JUNCTION BOX. SEE ELECTRICAL DRAWINGS.
- EXIT SIGN FIXTURE. SEE ELECTRICAL DRAWINGS.
- S — SPEAKER
- SUSPENDED/RECESSED LINEAR LIGHT. SEE ELECTRICAL DRAWINGS
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL DRAWING
- PENDANT LIGHT FIXTURE
- DS — DAYLIGHT SENSOR. SEE ELECTRICAL DRAWINGS
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- S — STROBE
- CAMERA - REFER TO ELECTRICAL PLANS

CEILING GENERAL NOTES

1. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK PROHIBITED.
2. COORDINATE EXACT LOCATIONS OF ALL CEILING ITESMS (DIFFUSERS, LIGHT FIXTURES)LIGHT FIXTURES ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS AND GENERAL FIXTURE TYPE ONLY. SEE ELECTRICAL DRAWINGS FOR THE EXACT FIXTURE TYPE AND CIRCUITING.
3. MECHANICAL REGISTERS ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
4. REFLECTED CEILING PLAN DIMENSIONS ARE FACE OF FINISH, UNLESS OTHERWISE NOTED.
5. CEILING GRID TO BE CENTERED IN EVERY ROOM, U.N.O.
6. FOR SMOKE DETECTOR LOCATIONS IN CEILING SEE SPECIAL SYSTEMS DRAWINGS.
7. ALL STUD WALLS EXTEND TO UNDERSIDE OF ROOF DECK/FLOOR, UNLESS NOTED OTHERWISE. FOR TYPICAL TOP OF WALL TERMINATIONS, SEE DETAILS.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILING (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
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KEY PLAN
NTS

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1/8" = 1'-0"

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PHOENIX, AZ 85004
3RD FLOOR REFLECTED CEILING PLAN

PERMIT SET

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DRAWN BY: AT

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CERTIFICATE NO.
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MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA U.S.A.

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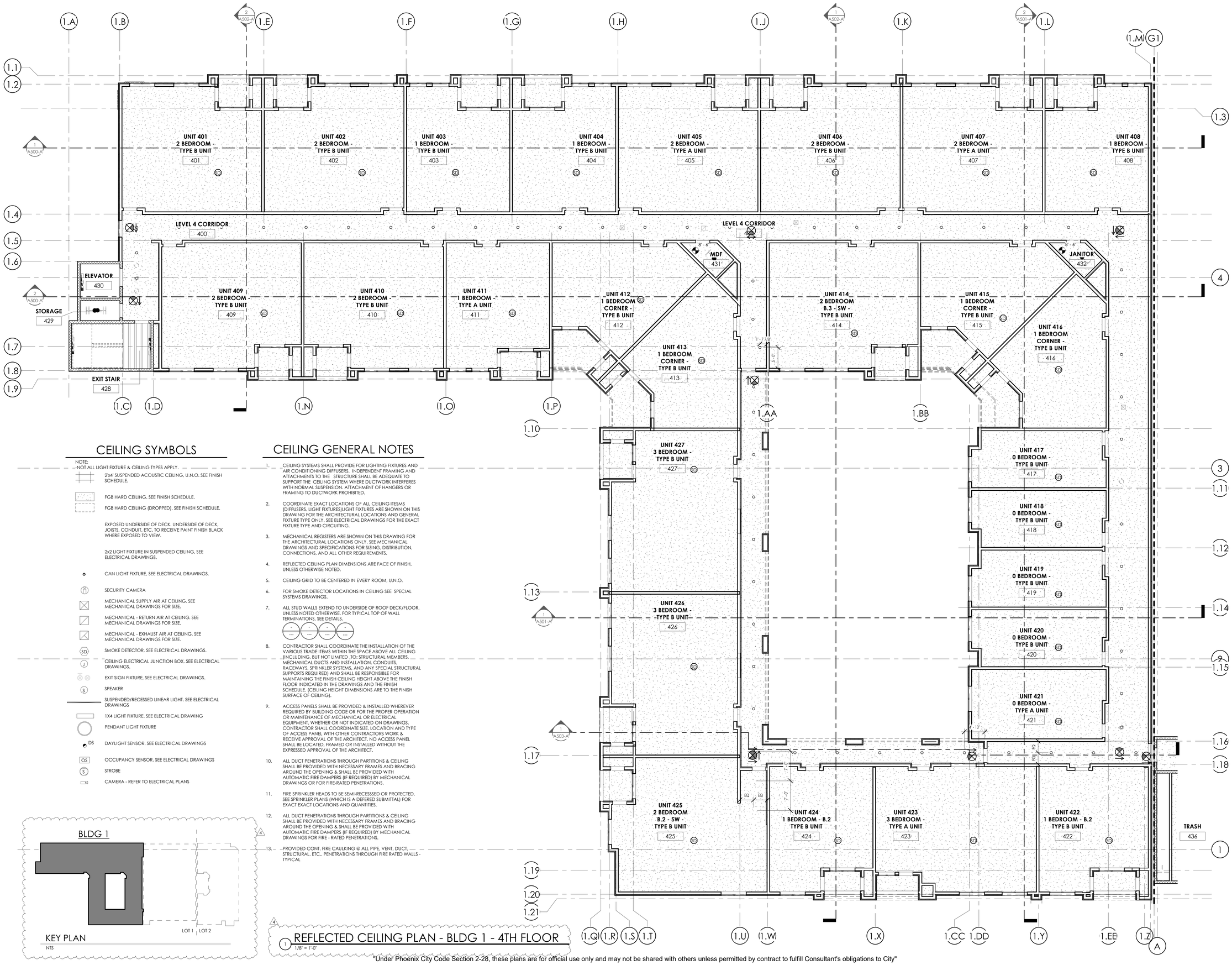

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REFLECTED CEILING PLAN - BLDG 1 - 4TH FLOOR

1/8" = 1'-0"

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SPS+ ARCHITECTS
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P: 520.628.1180

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NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
4TH FLOOR - REFLECTED CEILING PLAN

PERMIT SET

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4	4/14/23	LOT SPLIT

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A204-A

2091

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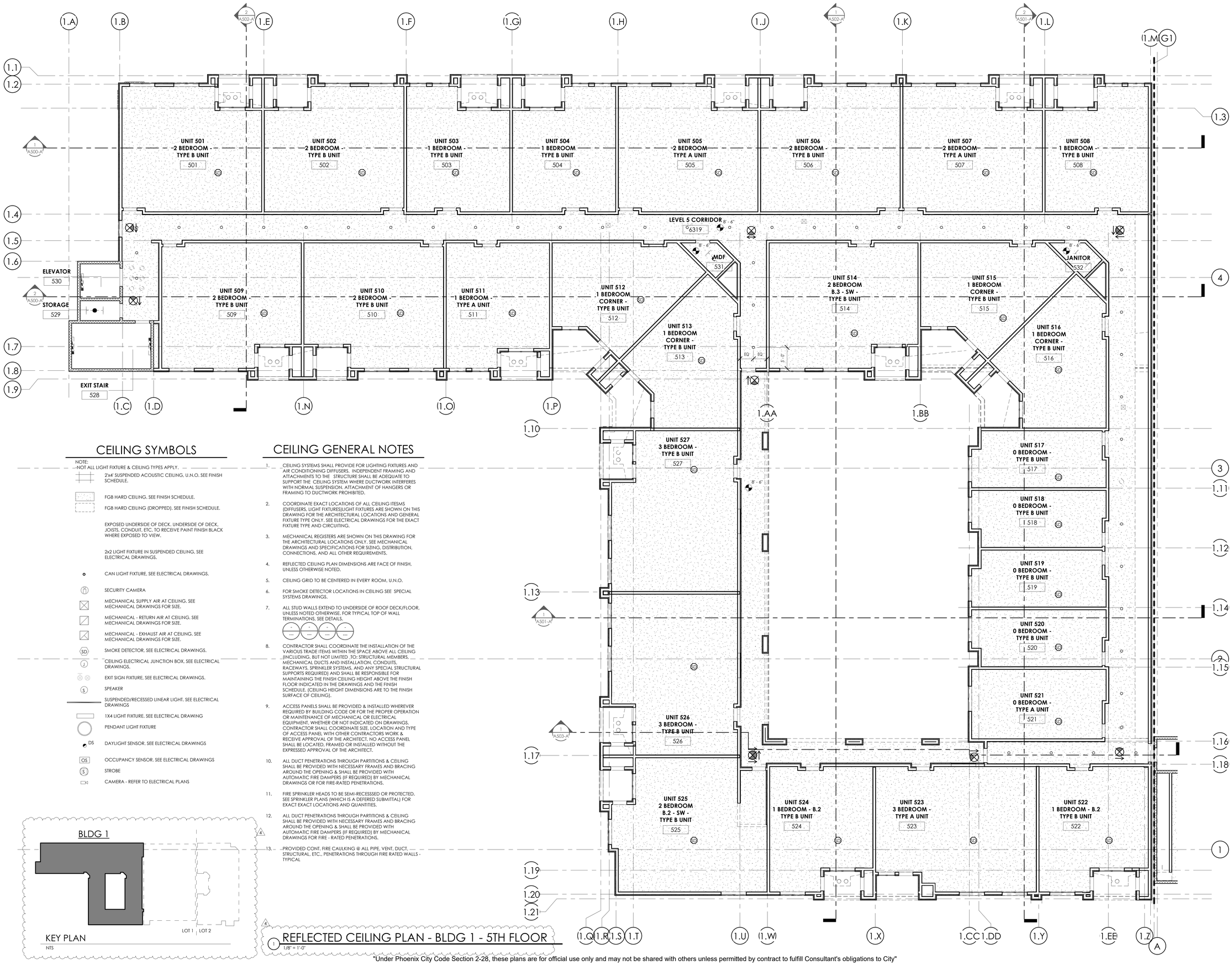

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KEY PLAN
NTS

1 REFLECTED CEILING PLAN - BLDG 1 - 5TH FLOOR
1/8" = 1'-0"

SPS+ ARCHITECTS LLP
1700 W. SAHUARO DR.
SUITE 100 | AZ 85325
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8681 E. VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
P: 480.991.3800

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004

5TH FLOOR REFLECTED CEILING PLAN

PERMIT SET

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4	4/14/23	LOT SPLIT

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
6th Signed 04/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
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2091

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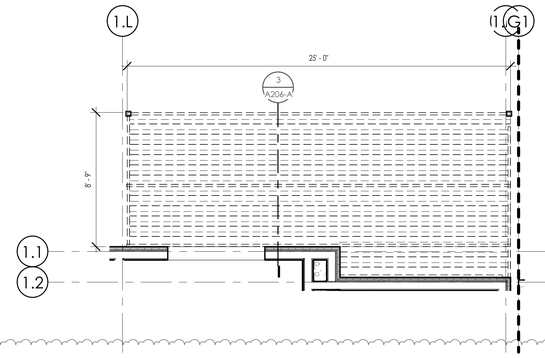
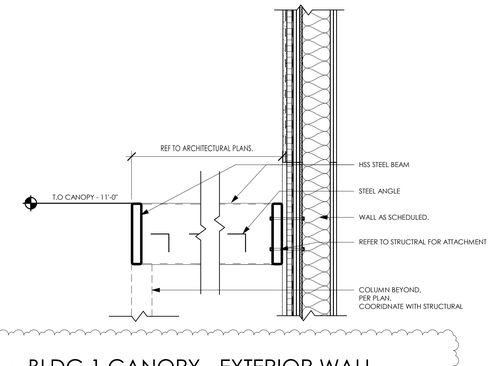
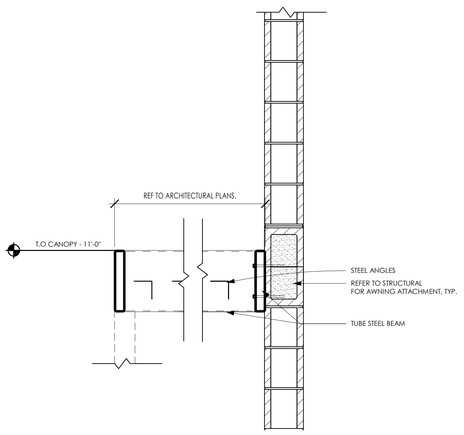


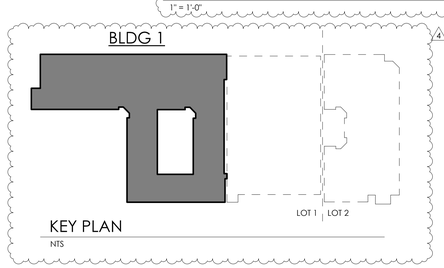
4
2 REFLECTED CEILING PLAN - BLDG 1 - 1ST FLOOR - LOT 1 AWNING
1/4" = 1'-0"



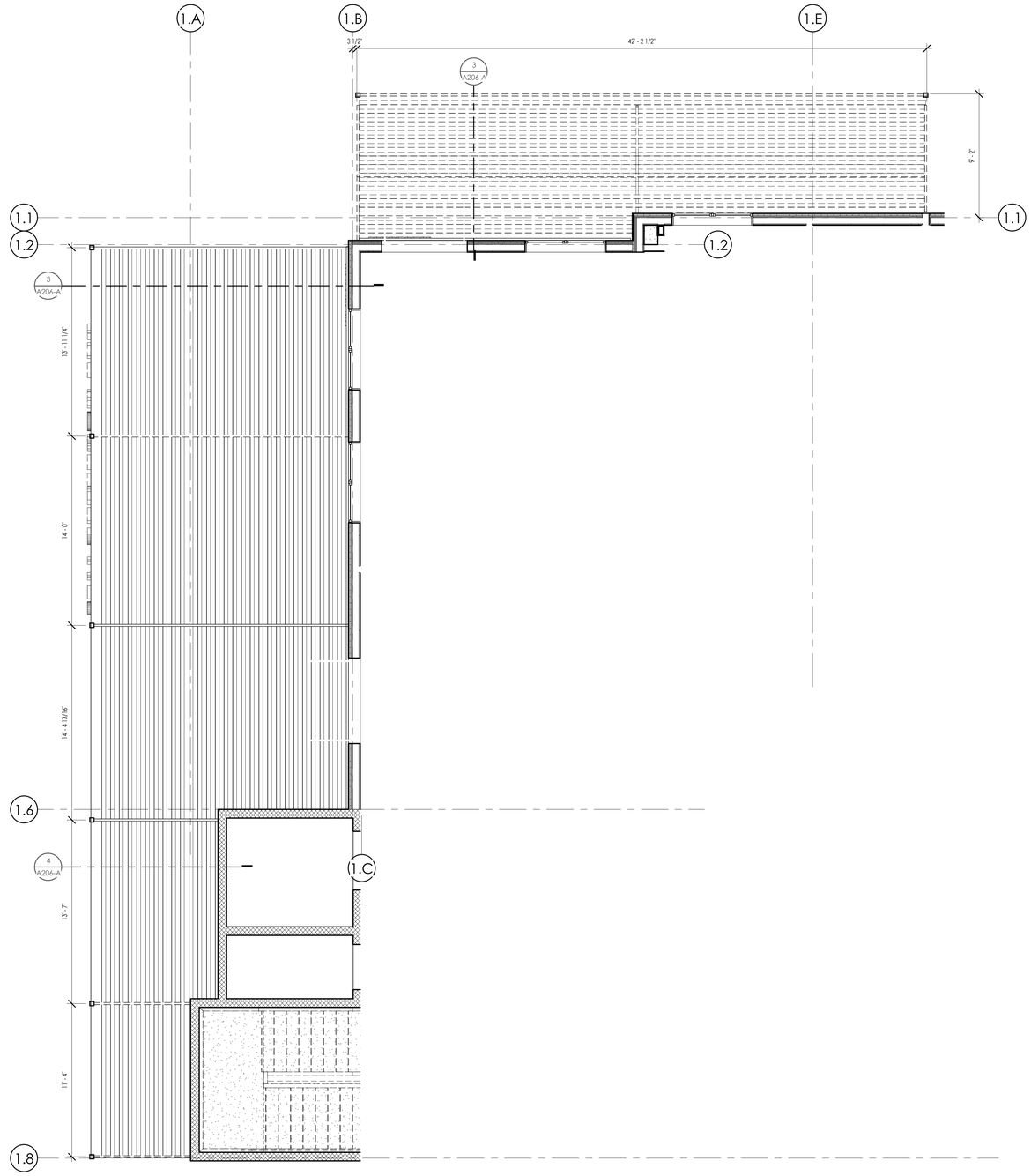
4
3 BLDG 1 CANOPY - EXTERIOR WALL
1" = 1'-0"



4
BLDG 1 CANOPY - CMU WALL
1" = 1'-0"



KEY PLAN
NTS



4
1 BLDG 1 - ENLARGED AWNING RCP
1/4" = 1'-0"

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ENLARGED AWNING RCP

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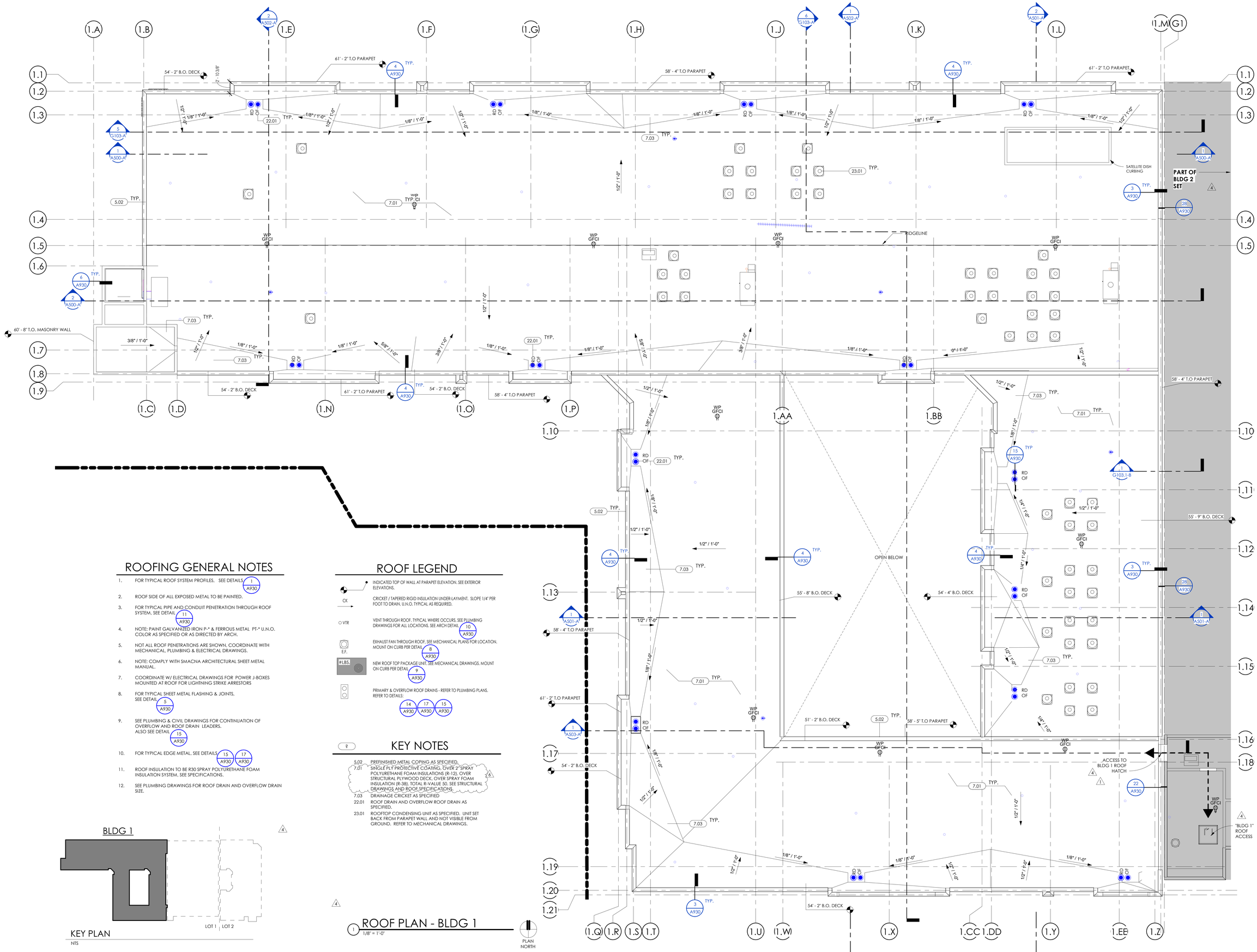

ROOFING GENERAL NOTES

1. FOR TYPICAL ROOF SYSTEM PROFILES, SEE DETAILS 1/A930
2. ROOF SIDE OF ALL EXPOSED METAL TO BE PAINTED.
3. FOR TYPICAL PIPE AND CONDUIT PENETRATION THROUGH ROOF SYSTEM, SEE DETAIL 11/A930
4. NOTE: PAINT GALVANIZED IRON P-* & FERROUS METAL PT-* U.N.O. COLOR AS SPECIFIED OR AS DIRECTED BY ARCH.
5. NOT ALL ROOF PENETRATIONS ARE SHOWN. COORDINATE WITH MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS.
6. NOTE: COMPLY WITH SMACNA ARCHITECTURAL SHEET METAL MANUAL.
7. COORDINATE W/ ELECTRICAL DRAWINGS FOR POWER J-BOXES MOUNTED AT ROOF FOR LIGHTNING STRIKE ARRESTORS
8. FOR TYPICAL SHEET METAL FLASHING & JOINTS, SEE DETAIL 5/A930
9. SEE PLUMBING & CIVIL DRAWINGS FOR CONTINUATION OF OVERFLOW AND ROOF DRAIN LEADERS. ALSO SEE DETAIL 15/A930
10. FOR TYPICAL EDGE METAL, SEE DETAILS 15/A930 17/A930
11. ROOF INSULATION TO BE R30 SPRAY POLYURETHANE FOAM INSULATION SYSTEM, SEE SPECIFICATIONS.
12. SEE PLUMBING DRAWINGS FOR ROOF DRAIN AND OVERFLOW DRAIN SIZE.

ROOF LEGEND

- INDICATED TOP OF WALL AT PARAPET ELEVATION. SEE EXTERIOR ELEVATIONS.
- CK — CRICKET / TAPERED RIGID INSULATION UNDER-LAYMENT, SLOPE 1/4" PER FOOT TO DRAIN, U.N.O. TYPICAL AS REQUIRED.
- VTR — VENT THROUGH ROOF. TYPICAL WHERE OCCURS. SEE PLUMBING DRAWINGS FOR ALL LOCATIONS. SEE ARCH DETAIL 10/A930
- E.F. — EXHAUST FAN THROUGH ROOF. SEE MECHANICAL PLANS FOR LOCATION. MOUNT ON CURB PER DETAIL 8/A930
- #LBS. — NEW ROOF TOP PACKAGE UNIT. SEE MECHANICAL DRAWINGS. MOUNT ON CURB PER DETAIL 9/A930
- PRIMARY & OVERFLOW ROOF DRAINS - REFER TO PLUMBING PLANS. REFER TO DETAILS: 14/A930 17/A930 15/A930

KEY NOTES

(2)

- 5.02 PREFINISHED METAL COPING AS SPECIFIED.
- 7.01 SINGLE PLY PROTECTIVE COATING, OVER 2" SPRAY POLYURETHANE FOAM INSULATIONS (R-12), OVER STRUCTURAL PLYWOOD DECK, OVER SPRAY FOAM INSULATION (R-38). TOTAL R-VALUE 50. SEE STRUCTURAL DRAWINGS AND ROOF SPECIFICATIONS.
- 7.03 DRAINAGE CRICKET AS SPECIFIED
- 22.01 ROOF DRAIN AND OVERFLOW ROOF DRAIN AS SPECIFIED.
- 23.01 ROOFTOP CONDENSING UNIT AS SPECIFIED. UNIT SET BACK FROM PARAPET WALL AND NOT VISIBLE FROM GROUND. REFER TO MECHANICAL DRAWINGS.

BLDG 1

KEY PLAN
NTS

1 ROOF PLAN - BLDG 1
1/8" = 1'-0"

PLAN NORTH

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ROOF PLAN - BLDG 1

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6	8/08/23	BID 2

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2091

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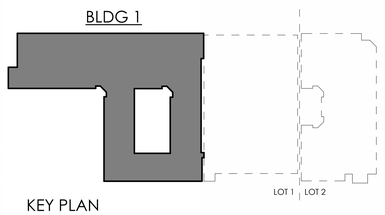
1 NORTH ELEVATION - BLDG 1
1/8" = 1'-0"



2 SOUTH ELEVATION - BLDG 1
1/8" = 1'-0"



KEY PLAN
NTS

MASONRY:

CMU-1
SIZE: 8" X 8" X 16"
TEXTURE: GROUND FACE
COLOR: BLACK CANYON (STANDARD GRAY IN AREAS NOT VISIBLE
MANUFACTURER: PRECISION SUPERLITE

CMU-2
SIZE: 2" X 8" X 16"
TEXTURE: GROUND FACE
COLOR: BLACK CANYON
MANUFACTURER: PRECISION SUPERLITE
PATTERN: RUNNING BOND

CMU-3
SIZE: 2" X 8" X 16"
TEXTURE: GROUND FACE
COLOR: BLACK CANYON
MANUFACTURER: PRECISION SUPERLITE
PATTERN: STACK BOND

CMU-4
SIZE: 2" X 8" X 16"
TEXTURE: GROUND FACE
COLOR: HUNTINGTON GREY
MANUFACTURER: PRECISION SUPERLITE
PATTERN: RUNNING BOND

CMU-5
SIZE: 2" X 8" X 16"
TEXTURE: GROUND FACE
COLOR: HUNTINGTON GREY
MANUFACTURER: PRECISION SUPERLITE
PATTERN: STACK BOND

KEY NOTES

5	4.01	8x1x16 ADHERED CONCRETE MASONRY VENEER, RUNNING BOND,CMU-2
	4.02	8X1X16 ADHERED CONCRETE MASONRY VENEER, STACK BOND,CMU-3
	4.03	8x1x16 ADHERED CONCRETE MASONRY VENEER, RUNNING BOND,CMU-4
	4.04	8X1X16 ADHERED CONCRETE MASONRY VENEER, STACK BOND,CMU-5
	4.05	8x8x16 CONCRETE MASONRY UNIT, RUNNING BOND, CMU-1
	5.02	PREFINISHED METAL COPING AS SPECIFIED.
	5.03	NOT USED
	5.04	NOT USED
	5.05	PERFORATED METAL BALCONY SCREENING
	7.04	STUCCO OVER RIGID INSULATION BOARD, OVER PLYWOOD SHEATHING. FIELD COLOR, PT-2
	7.05	STUCCO OVER RIGID INSULATION BOARD, OVER PLYWOOD SHEATHING. ACCENT COLOR, PT-2
	8.01	DOOR YARD ENTRY GATE
6	8.02	FIXED FIBERGLASS WINDOWS.
	8.03	OVEARHEAD DOOR AS SCHEDULED, SEE DOOR AND FRAME SCHEDULE FOR TYPE AND SIZE
	23.01	ROOFTOP CONDENSING UNIT AS SPECIFIED. UNIT SET BACK FROM PARAPET WALL AND NOT VISIBLE FROM GROUND. REFER TO MECHANICAL DRAWINGS.

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6	8/08/23	BID 2

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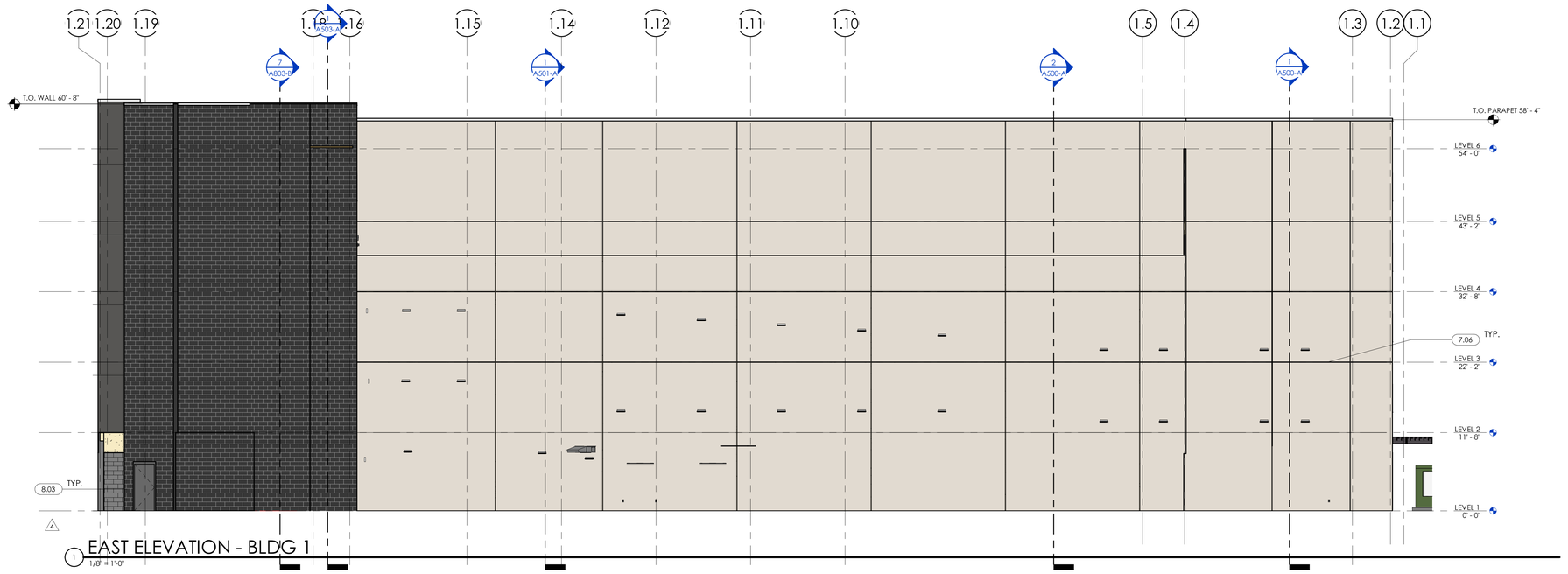
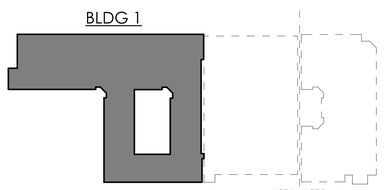


1 EAST ELEVATION - BLDG 1
1/8" = 1'-0"



2 WEST ELEVATION - BLDG 1
1/8" = 1'-0"

BLDG 1



KEY PLAN
NTS

MASONRY:

CMU-1
SIZE: 8" X 8" X 16"
TEXTURE: GROUND FACE
COLOR: BLACK CANYON (STANDARD GRAY IN AREAS NOT VISIBLE
MANUFACTURER: PRECISION SUPERLITE

CMU-2
SIZE: 2" X 8" X 16"
TEXTURE: GROUND FACE
COLOR: BLACK CANYON
MANUFACTURER: PRECISION SUPERLITE
PATTERN: RUNNING BOND

CMU-3
SIZE: 2" X 8" X 16"
TEXTURE: GROUND FACE
COLOR: BLACK CANYON
MANUFACTURER: PRECISION SUPERLITE
PATTERN: STACK BOND

CMU-4
SIZE: 2" X 8" X 16"
TEXTURE: GROUND FACE
COLOR: HUNTINGTON GREY
MANUFACTURER: PRECISION SUPERLITE
PATTERN: RUNNING BOND

CMU-5
SIZE: 2" X 8" X 16"
TEXTURE: GROUND FACE
COLOR: HUNTINGTON GREY
MANUFACTURER: PRECISION SUPERLITE
PATTERN: STACK BOND

KEY NOTES

4.01	8x1x16 ADHERED CONCRETE MASONRY VENEER, RUNNING BOND,CMU-2
4.02	8X1X16 ADHERED CONCRETE MASONRY VENEER, STACK BOND,CMU-3
4.03	8x1x16 ADHERED CONCRETE MASONRY VENEER, RUNNING BOND,CMU-4
4.05	8x8x16 CONCRETE MASONRY UNIT, RUNNING BOND, CMU-1
5.05	PERFORATED METAL BALCONY SCREENING
7.04	STUCCO OVER RIGID INSULATION BOARD, OVER PLYWOOD SHEATHING. FIELD COLOR, PT-2
7.05	STUCCO OVER RIGID INSULATION BOARD, OVER PLYWOOD SHEATHING. ACCENT COLOR, PT-2
7.06	STUCCO REVEAL
8.03	OVERHEAD DOOR AS SCHEDULED, SEE DOOR AND FRAME SCHEDULE FOR TYPE AND SIZE
10.01	BUILDING ADDRESS NUMBER SIGNAGE PER PHOENIX FIRE DEPARTMENT, 18" HIGH, 3" STROKE TEXT
26.01	WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL.

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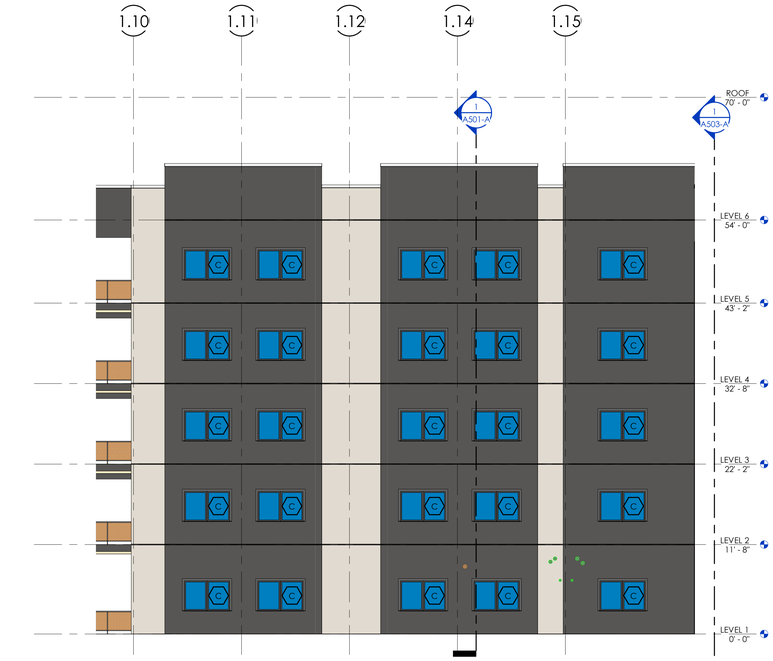
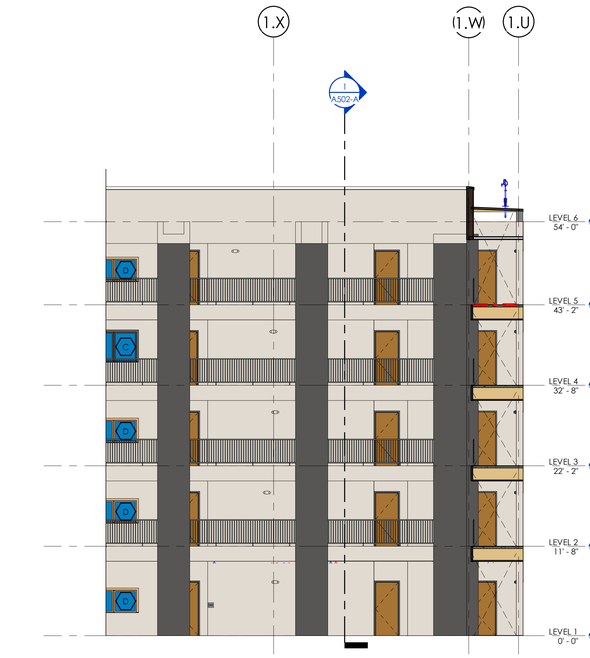
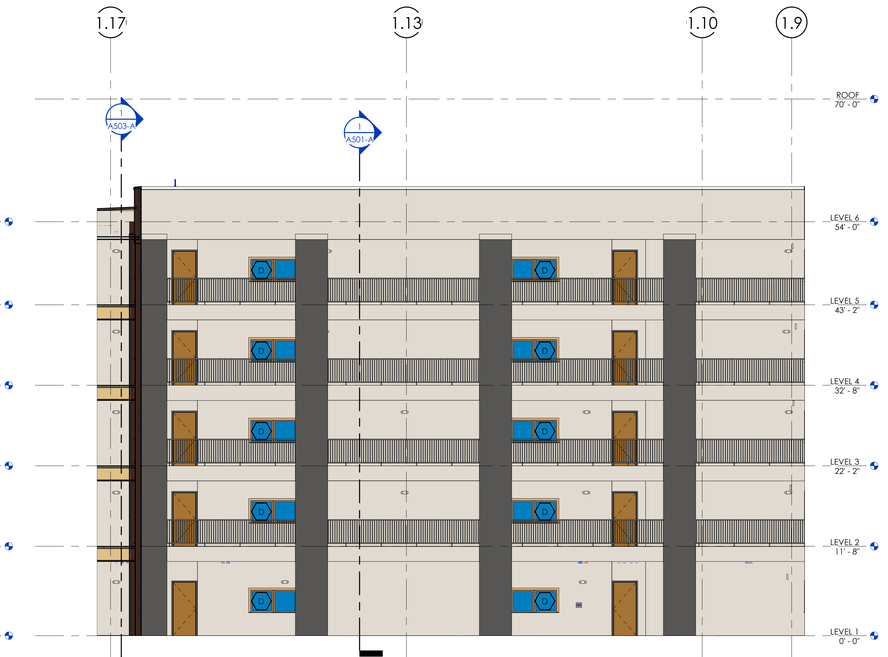
1 BLDG 1 - COURTYARD NORTH
1/8" = 1'-0"



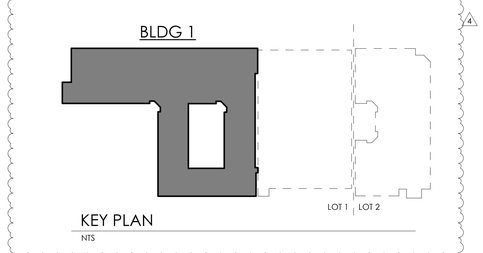
2 BLDG 1 - COURTYARD EAST
1/8" = 1'-0"



3 BLDG 1 - COURTYARD SOUTH
1/8" = 1'-0"



4 BLDG 1 - COURTYARD WEST
1/8" = 1'-0"



KEY NOTES

5.05	PERFORATED METAL BALCONY SCREENING
7.04	STUCCO OVER RIGID INSULATION BOARD, OVER PLYWOOD SHEATHING, FIELD COLOR, PT-2
7.05	STUCCO OVER RIGID INSULATION BOARD, OVER PLYWOOD SHEATHING, ACCENT COLOR, PT-2
7.06	STUCCO REVEAL
8.03	OVEARHEAD DOOR AS SCHEDULED, SEE DOOR AND FRAME SCHEDULE FOR TYPE AND SIZE

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COURTYARD ELEVATIONS - BLDG 1

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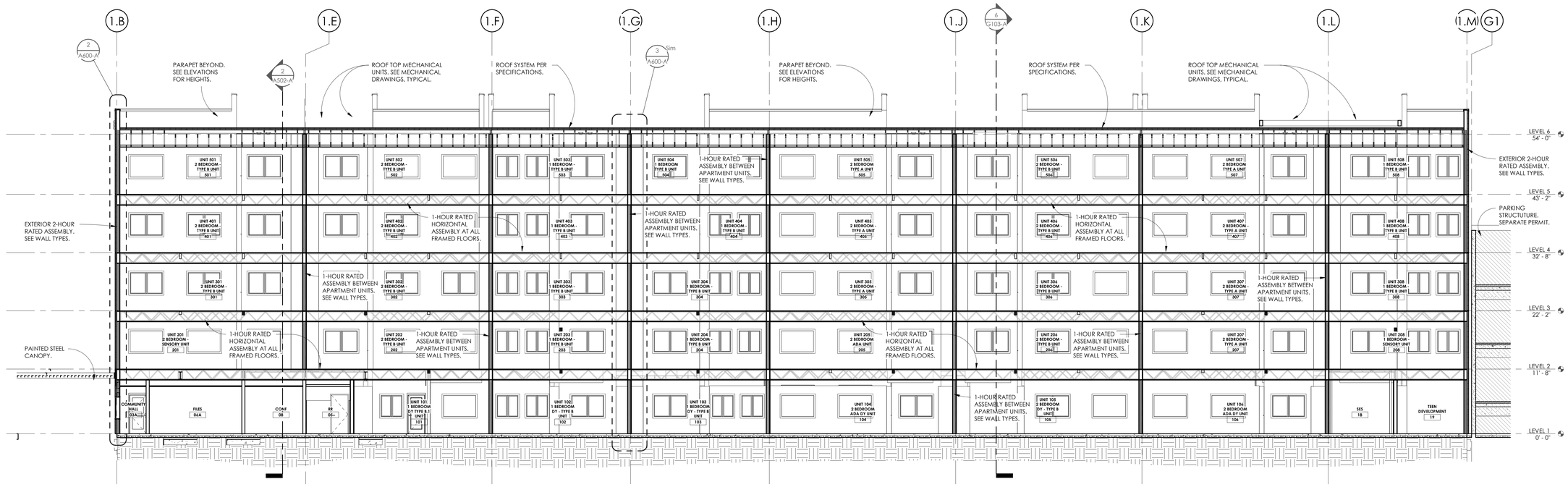
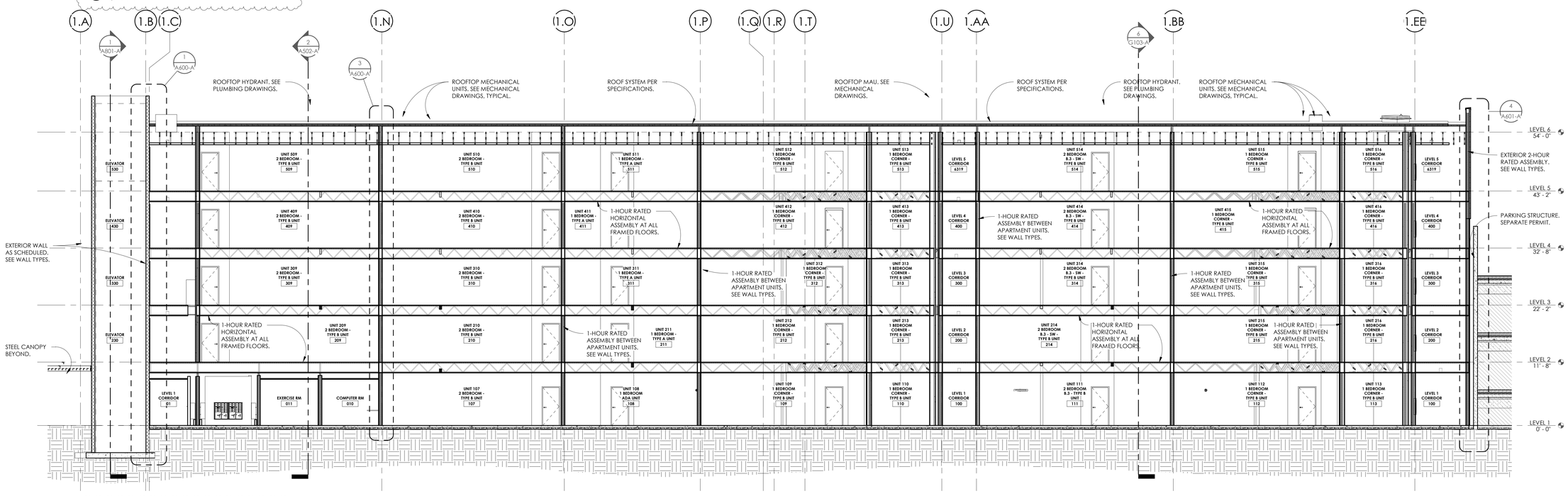
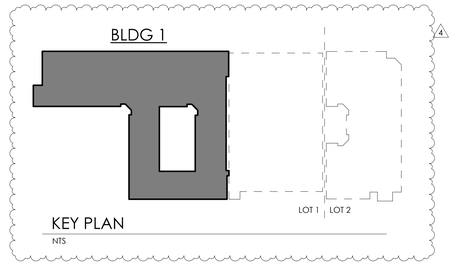


1 BLDG 1 - SECTION 1
1/8" = 1'-0"



2 BLDG 1 - SECTION 2
1/8" = 1'-0"



KEY PLAN
NTS

KEY NOTES

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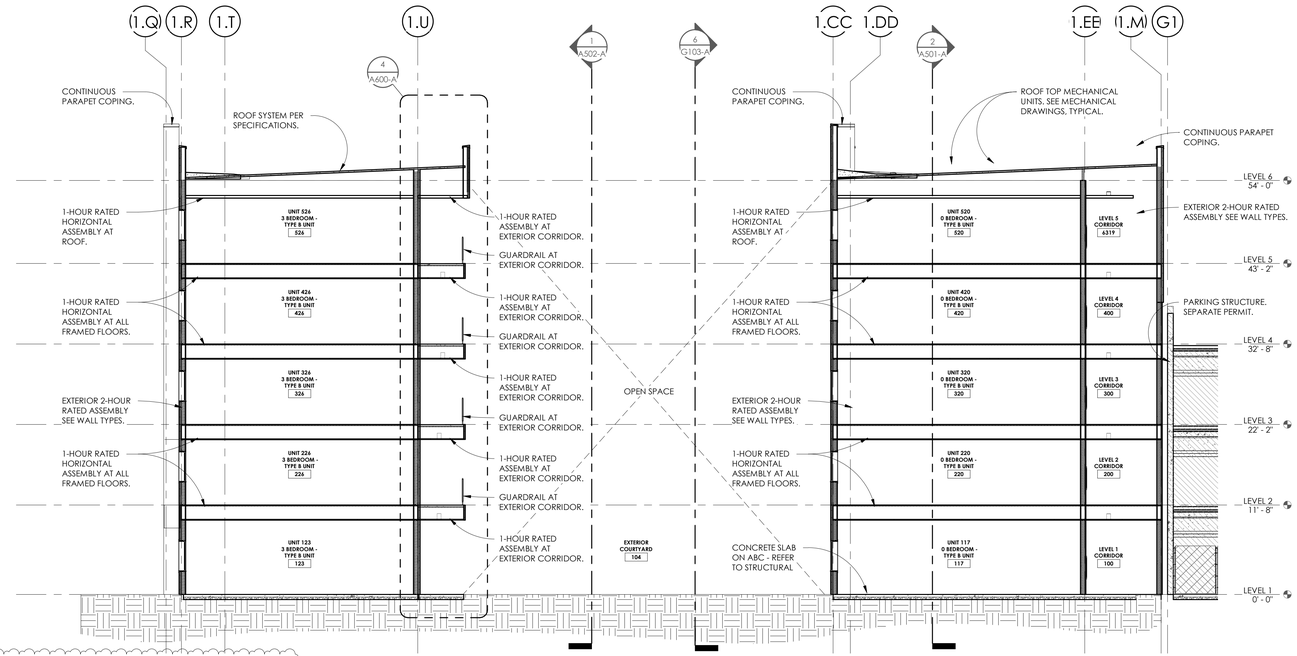
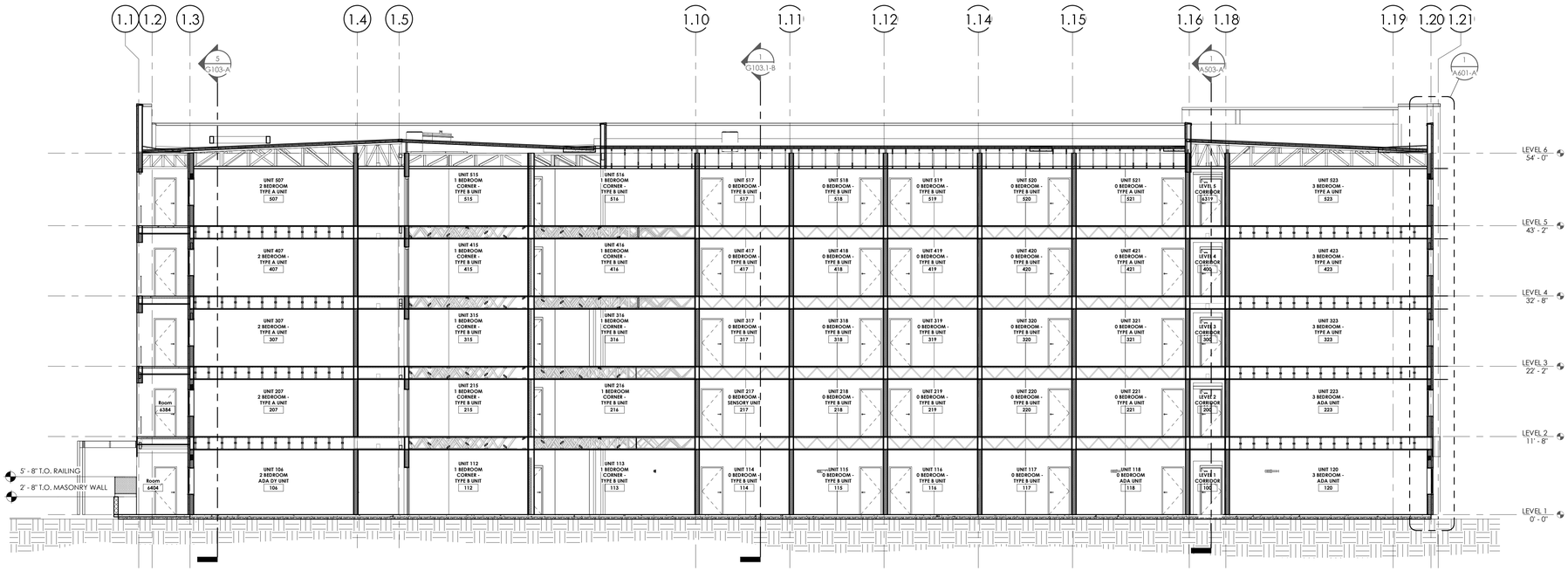
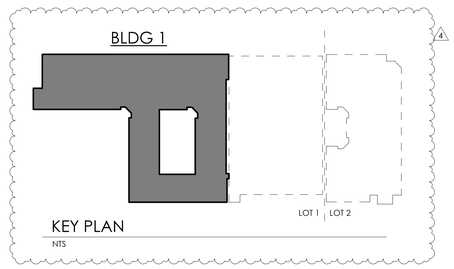


BLDG 1 - SECTION 3
1/8" = 1'-0"



BLDG 1 - SECTION 4
1/8" = 1'-0"



KEY PLAN
NTS

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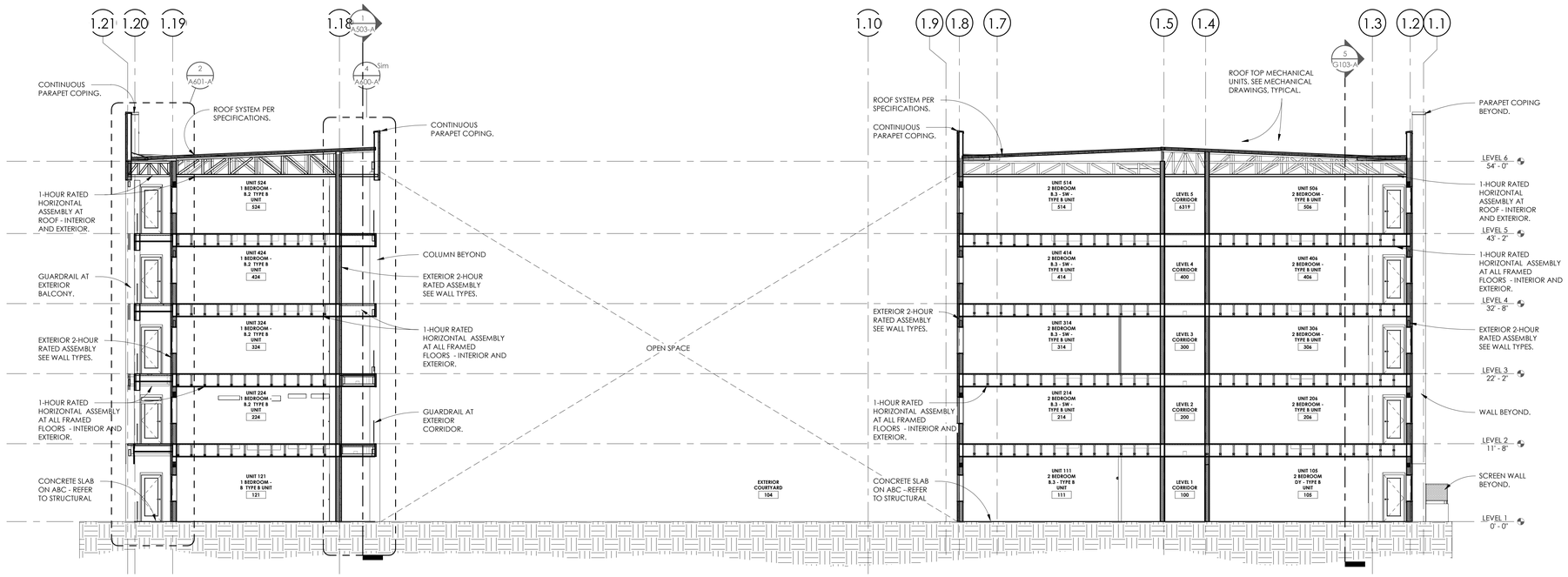
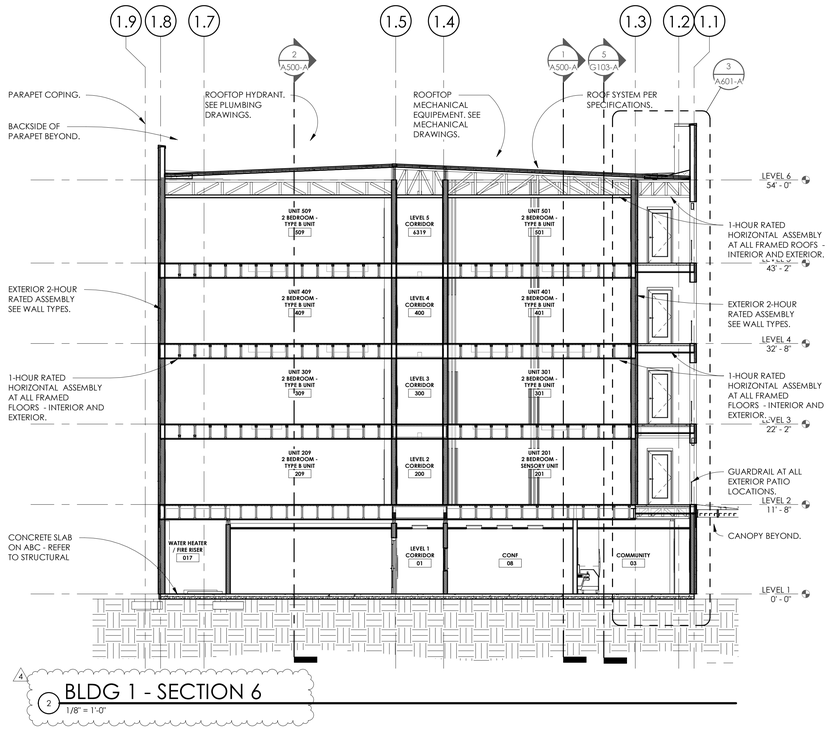


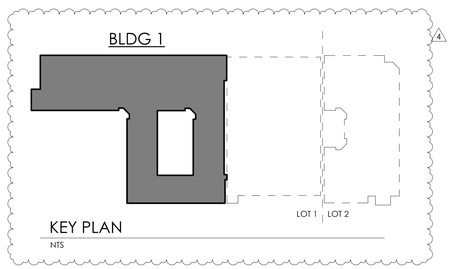
BLDG 1 - SECTION 5

1/8" = 1'-0"



BLDG 1 - SECTION 6

1/8" = 1'-0"



KEY PLAN

NTS

KEY NOTES

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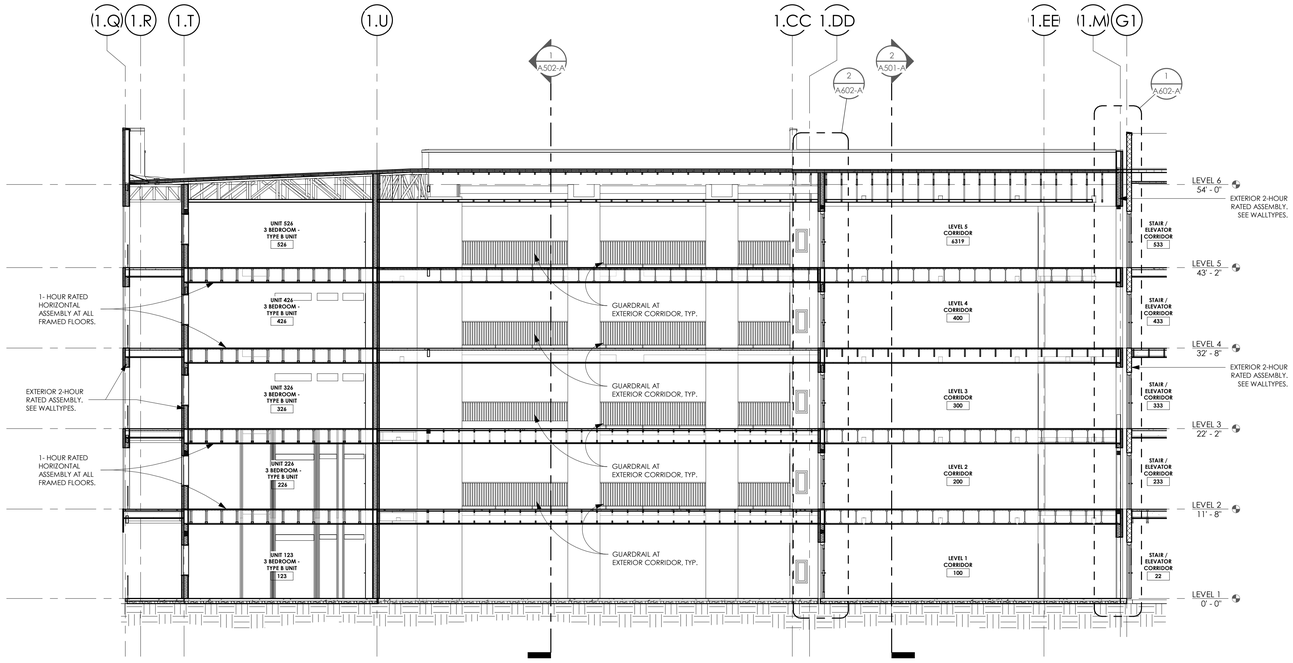
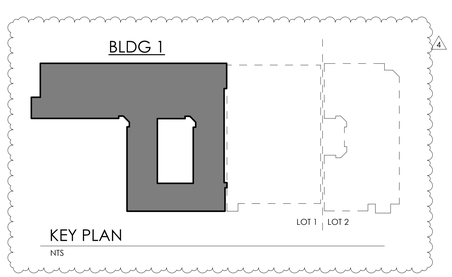


4
1 BLDG 1 - SECTION 7
1/8" = 1'-0"



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BUILDING SECTIONS

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

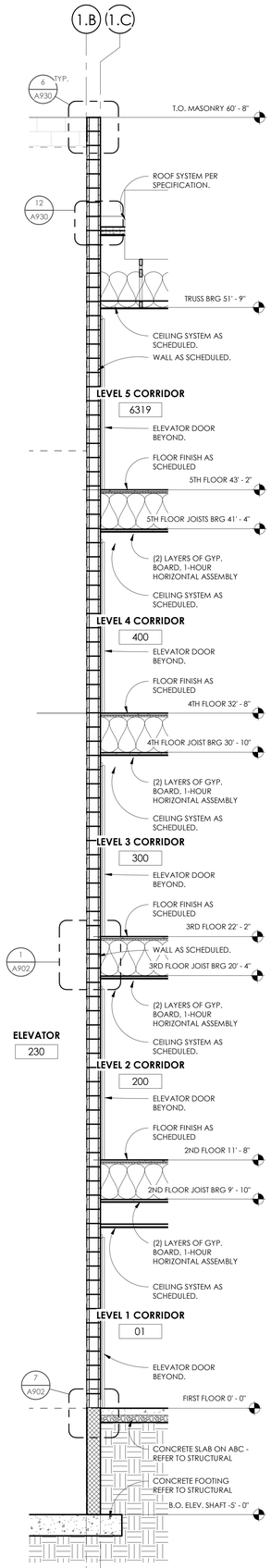
REVIEWED BY: Checker
DRAWN BY: Author

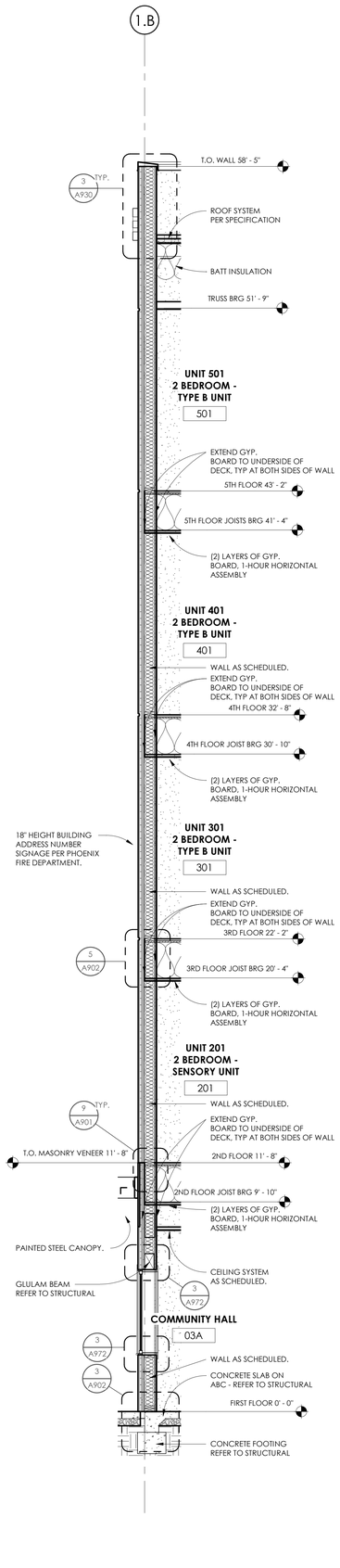
REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 4/14/23
ARIZONA U.S.A.

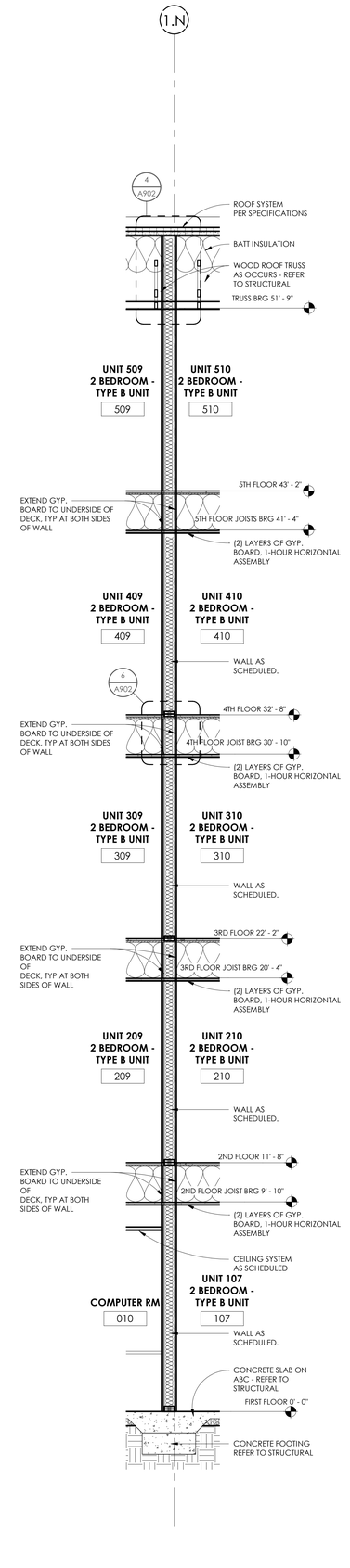
DATE: 01-07-2022
JOB No: 2091
SHEET:
A503-A
2091

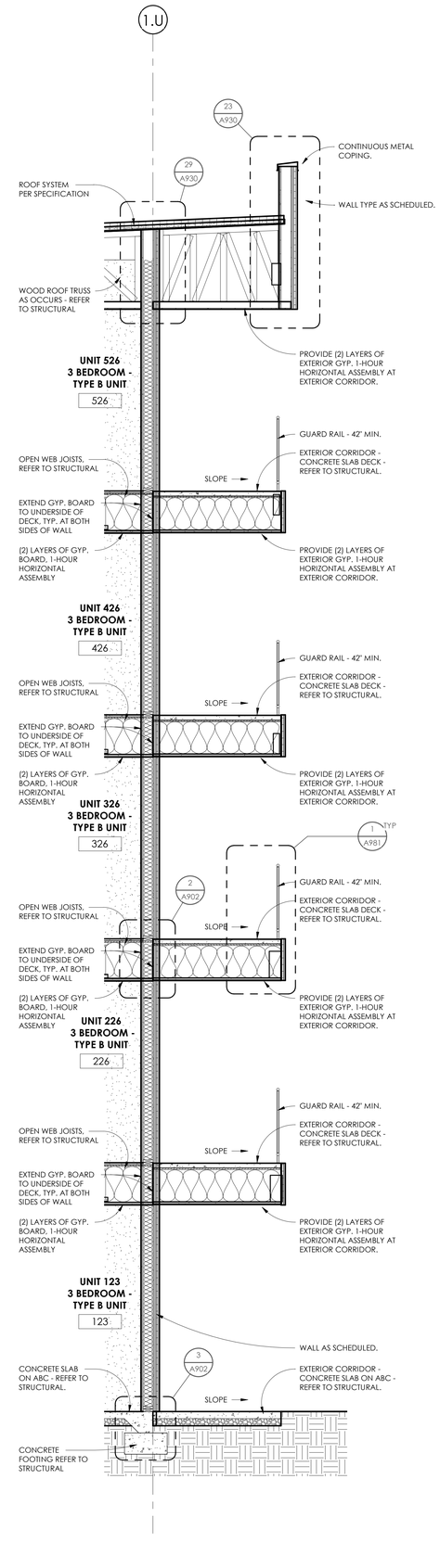
BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
4/12/2023 6:58:03 PM

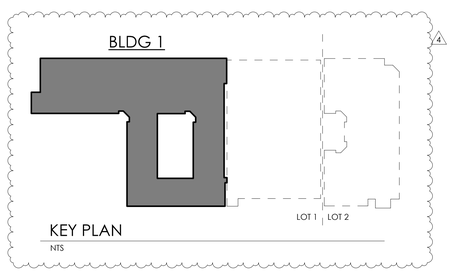
KEY NOTES











1 BLDG 1 - WALL SECTION 1
3/8" = 1'-0"

2 BLDG 1 - WALL SECTION 2
3/8" = 1'-0"

3 BLDG 1 - WALL SECTION 3
3/8" = 1'-0"

4 BLDG 1 - WALL SECTION 4
3/8" = 1'-0"

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
WALL SECTIONS

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 04/14/23 ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A600-A

2091

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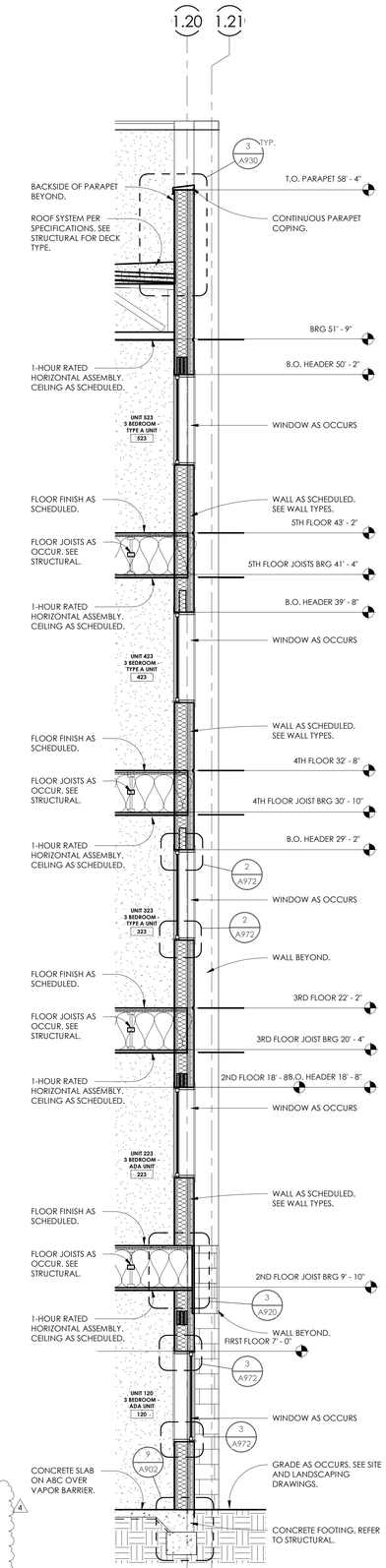

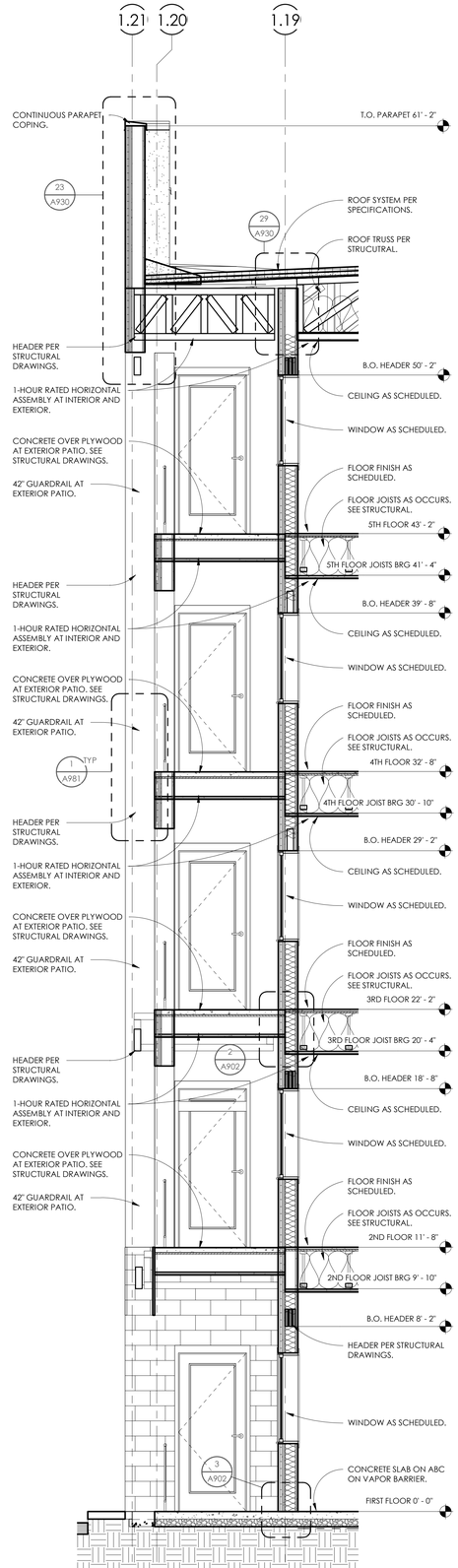

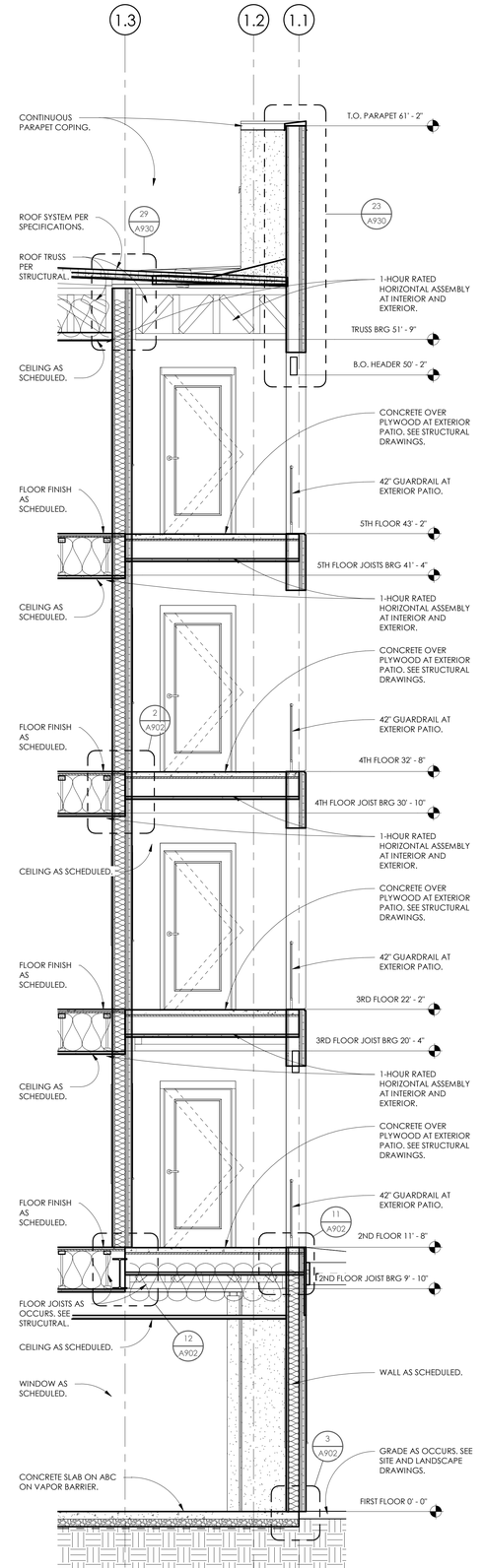

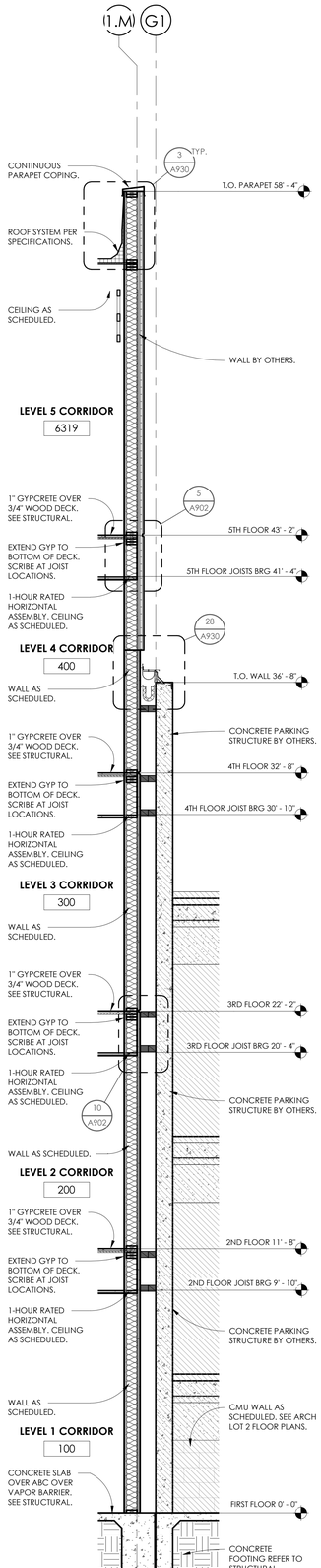

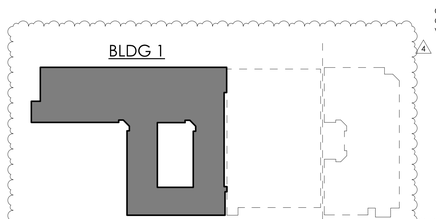

KEY PLAN
NTS

1 BLDG 1 - WALL SECTION 5
3/8" = 1'-0"

2 BLDG 1 - WALL SECTION 6

3 BLDG 1 - WALL SECTION 7

4 BLDG 1 - WALL SECTION 8
3/8" = 1'-0"

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A601-A

2091

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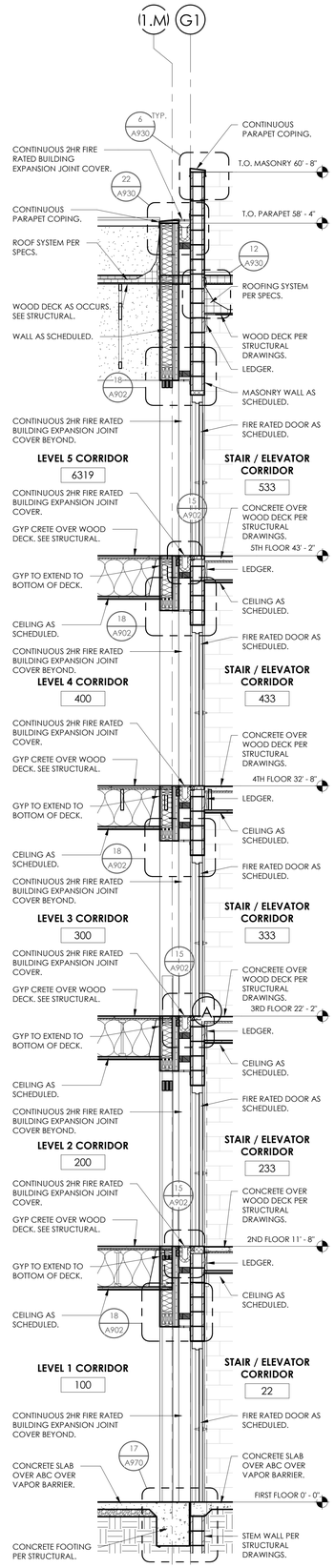
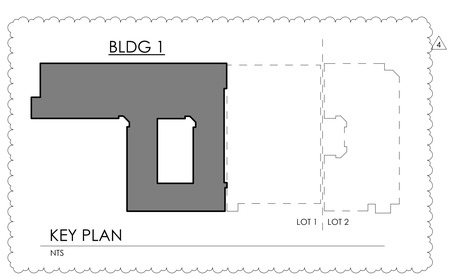


1 BLDG 1 - WALL SECTION 12
3/8" = 1'-0"

2 BLDG 1 - WALL SECTION 13
3/8" = 1'-0"



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REVISIONS

MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: Checker
DRAWN BY: Author

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A602-A
2091

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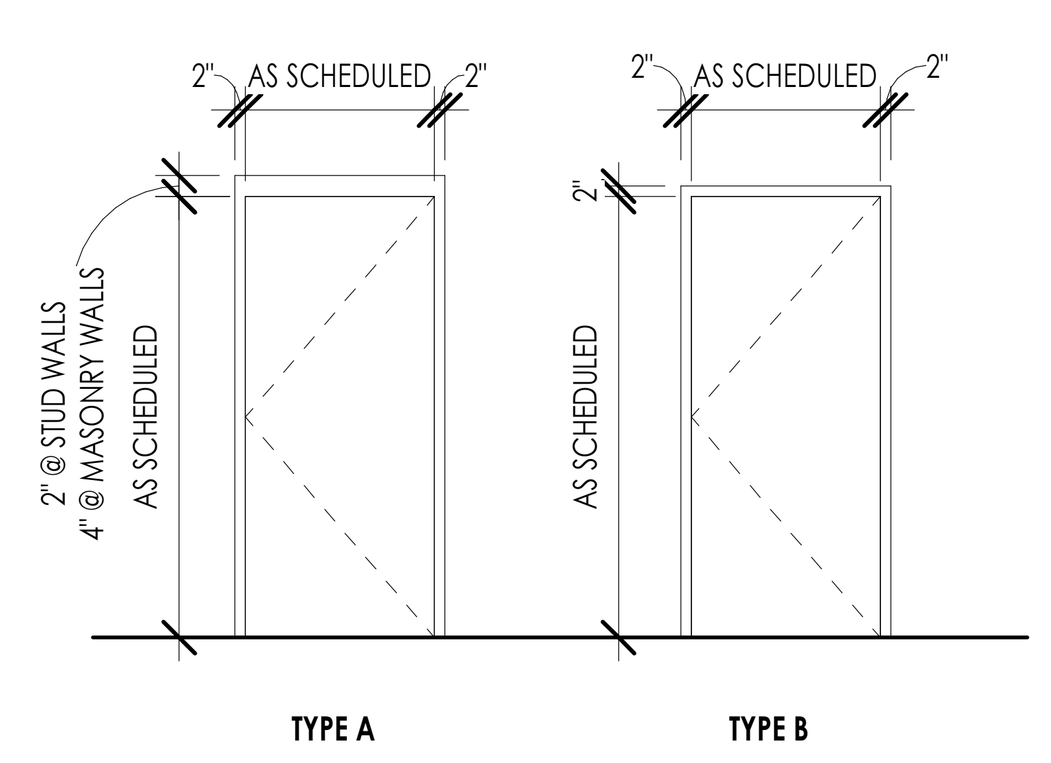
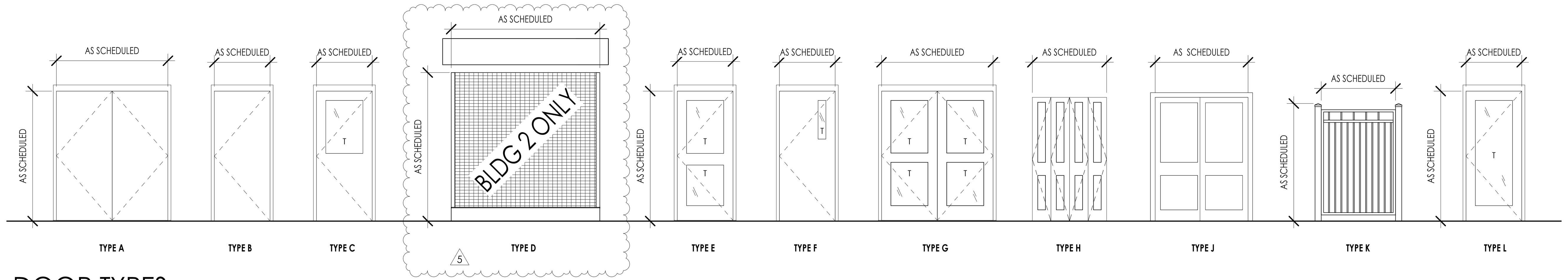


FRAME TYPES
1/4" = 1'-0"



DOOR TYPES
1/4" = 1'-0"

DOOR SCHED -1 BED CORNER - TYPE B

DOOR #	ROOM	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR FACE DOOR MATERIAL	DOOR FACE DOOR FINISH	DOOR TYPE	GLASS TYPE	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	FIRE RATING	HDWR SET	PANIC HARDWARE	NOTES
A100	UNIT	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A				20 OR 90 MINS.	28		90 mins. @ exterior walls. Kaba lock.
A101	LIVING ROOM	5' - 0"	6' - 8"	WD	PT	H	-	WD	PT	B					32		
A102	LIVING ROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
A103	LIVING ROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
A103A	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
A104	LIVING ROOM	2' - 6"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
A105	LIVING ROOM	2' - 3"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
A106	BALCONY/PATIO	3' - 0"	7' - 0"	MFW	PT	L	T	HM	PT	A					33		
A106A	STORAGE	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A					33		Kaba lock.
A107	UNIT	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A				20 OR 90 MINS.	28		90 mins. @ exterior walls. Kaba lock.
A108	LIVING ROOM	5' - 0"	6' - 8"	WD	PT	H	-	WD	PT	B					32		
A109	LIVING ROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
A110	LIVING ROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
A110A	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
A111	LIVING ROOM	2' - 6"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
A112	KITCHEN	2' - 3"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
A113	BALCONY/PATIO	3' - 0"	7' - 0"	MFW	PT	L	T	HM	PT	A					33		
A113A	STORAGE	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A					33		Kaba lock.

DOOR SCHED - 1 Bed Custom - NW

DOOR #	ROOM	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR FACE DOOR MATERIAL	DOOR FACE DOOR FINISH	DOOR TYPE	GLASS TYPE	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	FIRE RATING	HDWR SET	PANIC HARDWARE	NOTES
B100	UNIT	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A				20 OR 90 MINS.	28		90 mins. @ exterior walls. Kaba lock.
B101	COAT	2' - 6"	6' - 8"	WD	PT	B	--	WD	PT	B					30		
B102	PANTRY	2' - 6"	6' - 8"	WD	PT	B	--	WD	PT	B					30		
B103	LAUNDRY	5' - 0"	6' - 8"	WD	PT	H	-	WD	PT	B					32		
B104	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
B104A	CLOSET	5' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B					31		
B105	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
B106	PATIO	3' - 0"	7' - 0"	MFW	PT	L	T	HM	PT	A					33		
B106A	STORAGE	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A					33		Kaba lock.
B107		3' - 4"	5' - 8"	STL	MFR	K	-	STL	MFR	-				-	42		PATIO GATE. Kaba lock.

DOOR SCHED - 1 Bed Unit - ADA

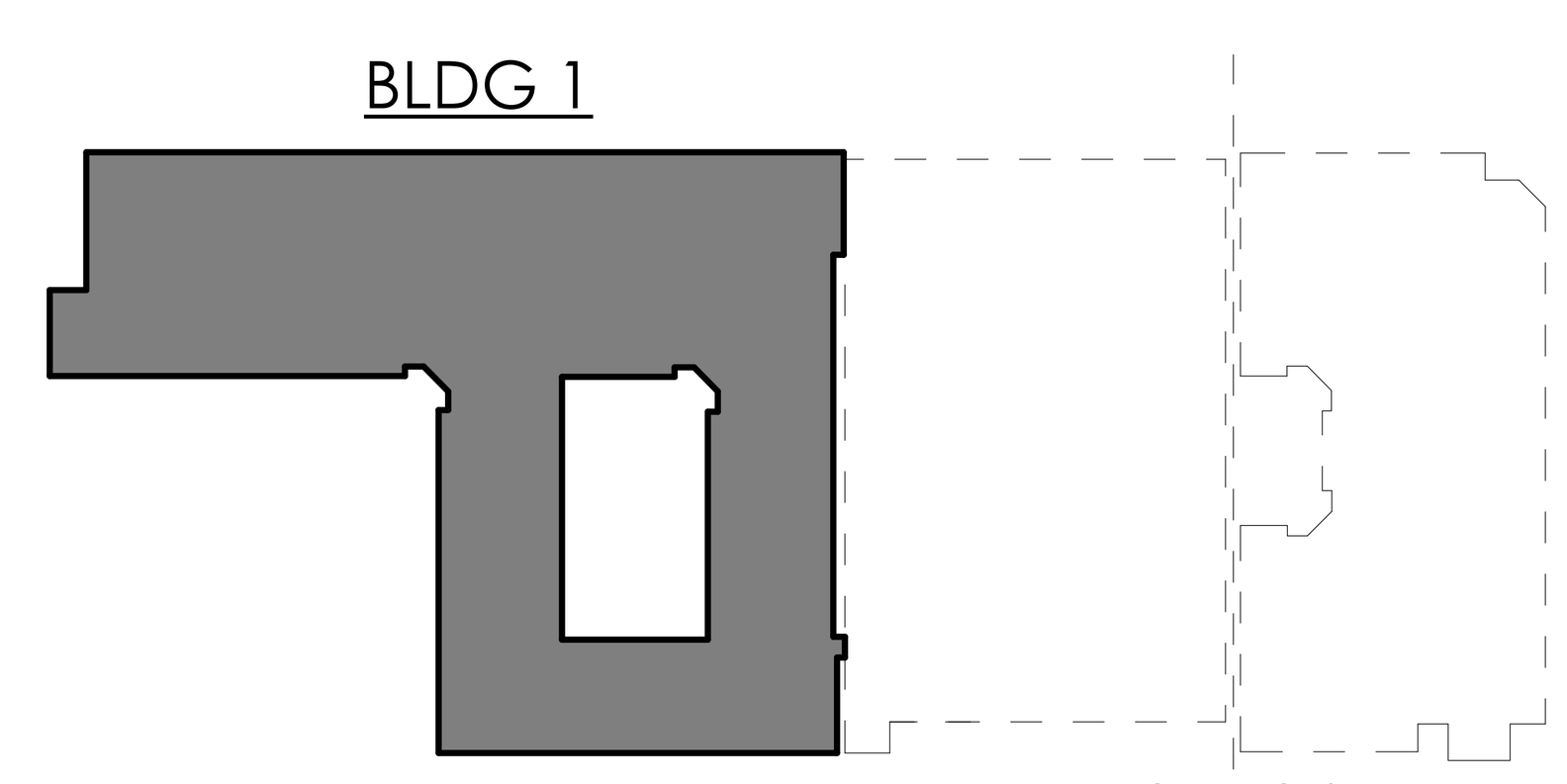
DOOR #	ROOM	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR FACE DOOR MATERIAL	DOOR FACE DOOR FINISH	DOOR TYPE	GLASS TYPE	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	FIRE RATING	HDWR SET	PANIC HARDWARE	NOTES
C100	UNIT	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A				20 OR 90 MINS.	28		90 mins. @ exterior walls. Kaba lock.
C101	COAT	2' - 3"	7' - 0"	WD	PT	B	-	WD	PT	B					32		
C102	PANTRY	2' - 3"	7' - 0"	WD	PT	B	-	WD	PT	B					32		
C103	LAUNDRY	5' - 0"	6' - 8"	WD	PT	H	-	WD	PT	B					31		
C104	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
C104A	CLOSET	4' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B							
C105	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					33		
C106	BALCONY/PATIO	3' - 0"	7' - 0"	MFW	PT	L	T	HM	PT	A							
C106A	STORAGE	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A							Kaba lock.

DOOR SCHED - UNIT PLAN - 1 BED - TYPE B

DOOR #	ROOM	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR FACE DOOR MATERIAL	DOOR FACE DOOR FINISH	DOOR TYPE	GLASS TYPE	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	FIRE RATING	HDWR SET	PANIC HARDWARE	NOTES
D100	UNIT	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A				20 OR 90 MINS.	28		90 mins. @ exterior walls. Kaba lock.
D101	COAT	2' - 6"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
D102	PANTRY	2' - 6"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
D103	LAUNDRY	5' - 0"	6' - 8"	WD	PT	H	-	WD	PT	B					32		
D104	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
D104A	CLOSET	5' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B					31		
D104B	CLOSET	5' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B					31		
D105	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
D106	PATIO	3' - 0"	7' - 0"	MFW	PT	L	T	HM	PT	A					33		
D106A	STORAGE	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A					33		Kaba lock.
D107		3' - 4"	5' - 8"	STL	MFR	K	-	STL	MFR	-				-	42		PATIO GATE. Kaba lock.

DOOR SCHED - 2 BED - TYPE B1

DOOR #	ROOM	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR FACE DOOR MATERIAL	DOOR FACE DOOR FINISH	DOOR TYPE	GLASS TYPE	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	FIRE RATING	HDWR SET	PANIC HARDWARE	NOTES
E100	UNIT	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A				20 OR 90 MINS.	28		90 mins. @ exterior walls. Kaba lock.
E101	LAUNDRY	5' - 0"	6' - 8"	WD	PT	H	-	WD	PT	B					32		
E102	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
E103	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
E103A	CLOSET	5' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B					31		
E104	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
E104A	CLOSET	5' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B					31		
E105	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
E106	COAT	5' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
E107	PANTRY	1' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
E108	BALCONY/PATIO	3' - 0"	7' - 0"	MFW	PT	L	T	HM	PT	A					33		
E108A	STORAGE	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A					33		Kaba lock.



KEY PLAN
NTS

DOOR SCHED - 2 BED - ADA

DOOR #	ROOM	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR FACE DOOR MATERIAL	DOOR FACE DOOR FINISH	DOOR TYPE	GLASS TYPE	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	FIRE RATING	HDWR SET	PANIC HARDWARE	NOTES
F100	UNIT	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A				20 OR 90 MINS.	28		90 mins. @ exterior walls. Kaba lock.
F101	LAUNDRY	4' - 8"	6' - 8"	WD	PT	H	-	WD	PT	B					32		
F102	COAT	2' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
F103	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
F104	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
F104A	CLOSET	4' - 8"	6' - 8"	WD	PT	J	-	WD	PT	B					31		
F105	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
F106	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
F106A	CLOSET	4' - 8"	6' - 8"	WD	PT	J	-	WD	PT	B					30		
F107	PATIO	3' - 0"	7' - 0"	MFW	PT	L	T	HM	PT	A					33		
F107A	STORAGE	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A					33		Kaba lock.
F108		3' - 4"	5' - 8"	STL	MFR	K	-	STL	MFR	-				-	42		PATIO GATE. Kaba lock.

DOOR SCHED - 2 BED - TYPE B2

DOOR #	ROOM	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR FACE DOOR MATERIAL	DOOR FACE DOOR FINISH	DOOR TYPE	GLASS TYPE	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	FIRE RATING	HDWR SET	PANIC HARDWARE	NOTES
G100	UNIT	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A				20 OR 90 MINS.	28		90 mins. @ exterior walls. Kaba lock.
G101	LAUNDRY	5' - 0"	6' - 8"	WD	PT	H	-	WD	PT	B					32		
G102	PANTRY	1' - 6"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
G103	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
G104	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
G104A	CLOSET	5' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B					31		
G105	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
G106	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
G106A	CLOSET	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
G107	PATIO	3' - 0"	7' - 0"	MFW	PT	L	T	HM	PT	A					33		
G107A	STORAGE	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A					33		Kaba lock.
G108		3' - 4"	5' - 8"	STL	MFR	K	-	STL	MFR	-				-	42		PATIO GATE. Kaba lock.

DOOR SCHED - 2 BED - TYPE B3

DOOR #	ROOM	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR FACE DOOR MATERIAL	DOOR FACE DOOR FINISH	DOOR TYPE	GLASS TYPE	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	FIRE RATING	HDWR SET	PANIC HARDWARE	NOTES
H100	UNIT	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A				20 OR 90 MINS.	28		90 mins. @ exterior walls. Kaba lock.
H101	COAT	1' - 6"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
H102	PANTRY	1' - 6"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
H103	LAUNDRY	5' - 0"	6' - 8"	WD	PT	H	-	WD	PT	B					32		
H104	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
H105	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
H105A	CLOSET	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
H106	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
H106A	CLOSET	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
H107	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
H108	BALCONY/PATIO	3' - 0"	7' - 0"	MFW	PT	L	T	HM	PT	A					33		
H108A	STORAGE	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A					33		Kaba lock.

DOOR SCHED - 3 BED - ADA

DOOR #	ROOM	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR FACE DOOR MATERIAL	DOOR FACE DOOR FINISH	DOOR TYPE	GLASS TYPE	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	FIRE RATING	HDWR SET	PANIC HARDWARE	NOTES
J100	UNIT	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A				20 OR 90 MINS.	28		90 mins. @ exterior walls.
J101	COAT	2' - 6"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
J102	PANTRY	2' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
J103	LAUNDRY	5' - 0"	6' - 8"	WD	PT	H	-	WD	PT	B					32		
J104	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
J104A	CLOSET	4' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B					31		
J105	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
J105A	CLOSET	4' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B					31		
J105B	CLOSET	4' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B					31		
J106	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
J107	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
J107A	CLOSET	4' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B					31		
J108	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
J109	BALCONY/PATIO	3' - 0"	7' - 0"	MFW	PT	L	T	HM	PT	A					33		

DOOR SCHED - 3 BED - TYPE B

DOOR #	ROOM	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR FACE DOOR MATERIAL	DOOR FACE DOOR FINISH	DOOR TYPE	GLASS TYPE	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	FIRE RATING	HDWR SET	PANIC HARDWARE	NOTES
K100	UNIT	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A				20 OR 90 MINS.	28		90 mins. @ exterior walls. Kaba lock.
K101	COAT	2' - 6"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
K102	PANTRY	2' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
K103	LAUNDRY	5' - 0"	6' - 8"	WD	PT	H	-	WD	PT	B					32		
K104	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
K104A	CLOSET	4' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B					32		
K105	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
K105A	CLOSET	4' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B					31		
K105B	CLOSET	4' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B					31		
K106	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
K107	BEDROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					31		
K107A	CLOSET	4' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B					31		
K108	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
K109	BALCONY/PATIO	3' - 0"	7' - 0"	MFW	PT	L	T	HM	PT	A					33		
K109A	STORAGE	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A					33		Kaba lock.

DOOR SCHED - STUDIO - TYPE B

DOOR #	ROOM	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR FACE DOOR MATERIAL	DOOR FACE DOOR FINISH	DOOR TYPE	GLASS TYPE	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	FIRE RATING	HDWR SET	SPS+ PANIC HARDWARE	NOTES
L100	UNIT	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A				20 OR 90 MINS.	28		90 mins. @ exterior walls. Kaba lock.
L101	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
L102	COAT	2' - 6"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
L103	CLOSET	2' - 10"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
L104	LAUNDRY	5' - 0"	6' - 8"	WD	PT	H	-	WD	PT	B					32		

DOOR SCHED - Studio Unit Bldg 1 - ADA

DOOR #	ROOM	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR FACE DOOR MATERIAL	DOOR FACE DOOR FINISH	DOOR TYPE	GLASS TYPE	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	FIRE RATING	HDWR SET	SPS+ PANIC HARDWARE	NOTES
M100	UNIT	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	A				20 OR 90 MINS.	28		90 mins. @ exterior walls. Kaba lock.
M101	BATHROOM	3' - 0"	6' - 8"	WD	PT	B	-	WD	PT	B					29		
M102	COAT	2' - 10"	6' - 8"	WD	PT	B	-	WD	PT	B					30		
M103	LAUNDRY	5' - 0"	6' - 8"	WD	PT	H	-	WD	PT	B					31		
M104	CLOSET	4' - 0"	6' - 8"	WD	PT	J	-	WD	PT	B					32		

DOOR SCHEDULE NOTES

DR1 PROVIDE ADA OPENER
DR2 CARD READER
DR3 EMERGENCY EXIT ALARM
DR4 PROVIDE WEATHER STRIPPING AND WEATHER PROOF GASKETS AT DOOR ASSEMBLY. SEE SPECIFICATIONS. USE WEATHER STRIPPING FOR EXTERIOR CONDITIONS.
DR5 PROVIDE PANIC HARDWARE
DR6 DOOR CLOSER
DR7 DOOR GLAZING TO BE INSULATED
DR8 PROVIDE ADA COMPLIANT THRESHOLD

DOOR NOTES

1. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. EGRESS HARDWARE SHALL BE ACCESSIBLE AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
2. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE FOLLOWING:
   A. INTERIOR DOORS: 5 POUNDS
   B. EXTERIOR DOORS: 8.5 POUNDS
   C. FIRE DOORS: 15 POUNDS
3. ALL DOORS SERVING AN OCCUPANT LOAD OF 50 PERSONS OR MORE IN AN "A" OCCUPANCY SHALL PROVIDE PANIC HARDWARE PER 2018 IBC 1008.1.9
4. REFERENCE MECHANICAL DRAWINGS FOR UNDER CUT AT DOORS IF REQUIRED. SEE MECHANICAL SCHEDULES FOR EXHAUST REQUIREMENTS.
5. EGRESS DOOR HARDWARE AND LOCKS SHALL COMPLY WITH 2018 IBC CHAPTER 10, SECTION 10.

DOOR SCHEDULE ABBREVIATIONS

ALUM ALUMINUM
FAC FACTORY FINISH
HM HOLLOW METAL
MRF MANUFACTURER'S FINISH
MFW METAL FACED WOOD
PT PAINT FINISH
SS STAINLESS STEEL
T TEMPERED
VYL VINYL
WD WOOD, STAIN GRADE

GLAZING DOOR/WINDOW FRAME NOTES

1. FIELD VERIFY WINDOW AND DOOR OPENING PRIOR TO FABRICATION.
2. ALL EXTERIOR GLAZING AT DOORS AND WINDOWS TO COMPLY WITH SPECIFICATIONS AND COMCHECK OR ENERGY MODEL AS REQUIRED.
3. GLASS DOORS, ADJACENT PANELS AND ALL GLAZED OPENING WITHIN 18 INCHES OF ADJACENT FLOOR SHALL BE APPROVED FOR IMPACT HAZARD.
4. ALL GLASS IN DOORS, SIDELITES, OR AS INDICATED ON DRAWINGS SHALL BE TEMPERED GLASS AS PER 2018 IBC 2406.3
5. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE DESIGNED TO LIMIT AIR LEAKAGE INTO OR FROM THE BUILDING ENVELOPE.
6. ALL GLAZING WITHIN 40 INCHES OF ANY LOCKING HARDWARE DEVICE SHALL BE TEMPERED GLASS.

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DOOR SCHEDULES

PERMIT SET

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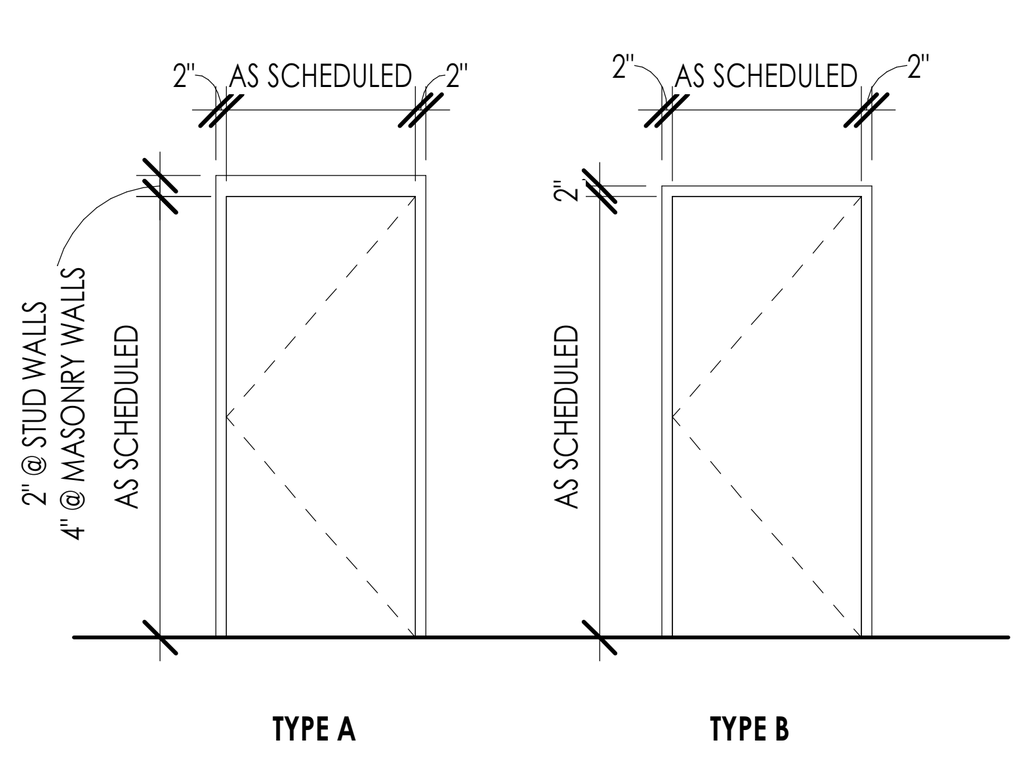
REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS
4	4/14/23	LOT SPLIT
5	7/03/23	BID 1

REVIEWED BY: AT
DRAWN BY: AT

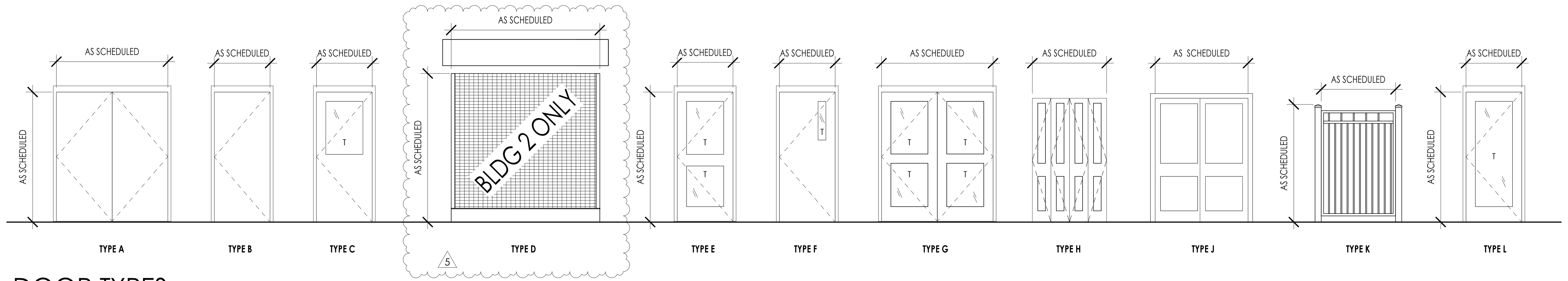
REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 08/08/23 ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A700-A

2091



FRAME TYPES
1/4" = 1'-0"



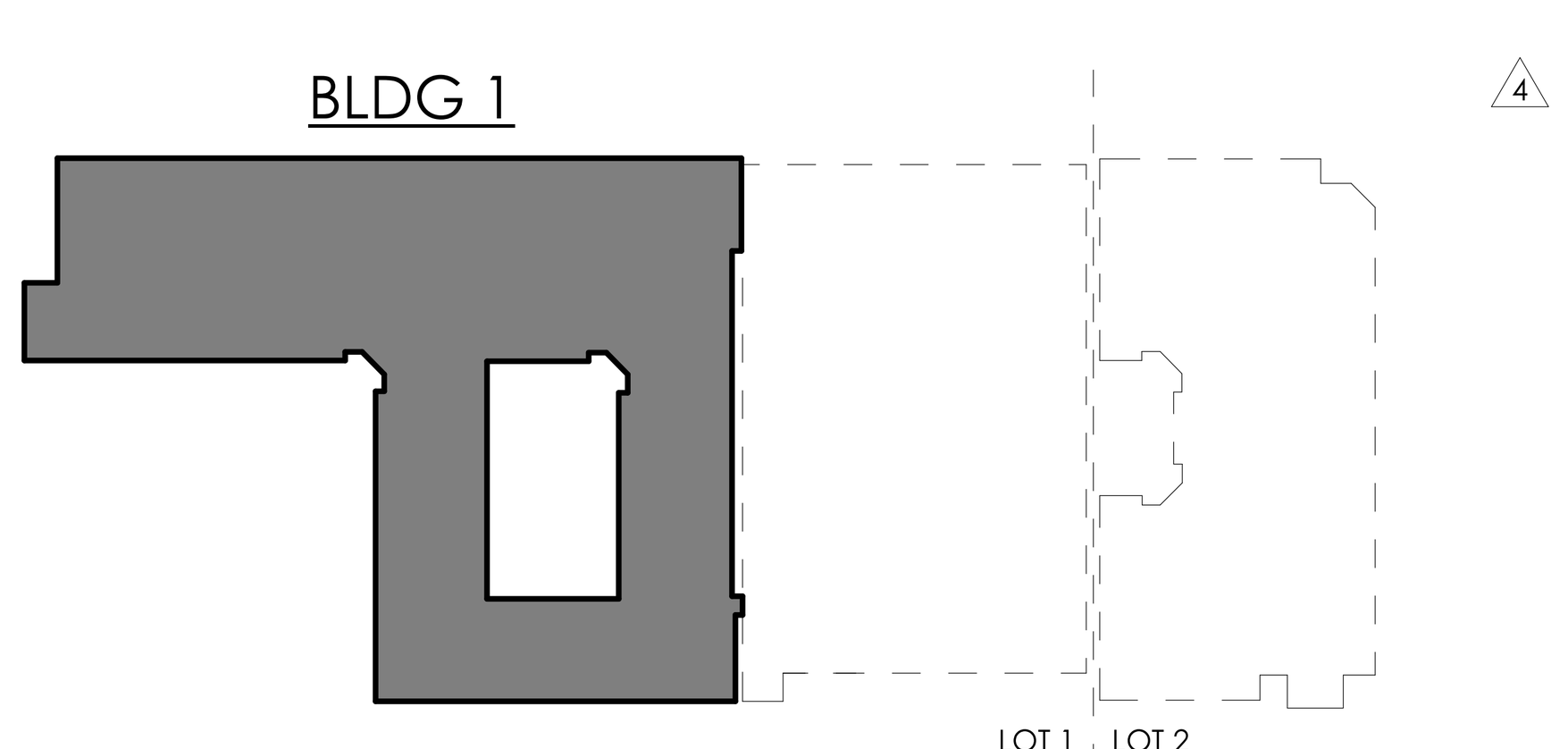
DOOR TYPES
1/4" = 1'-0"

4 5

DOOR SCHEDULE - BLDG 1

DOOR #	ROOM	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR FACE DOOR MATERIAL	DOOR FACE DOOR FINISH	TYPE	GLASS TYPE	FRAME MATERIAL	FRAME FINISH	TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	FIRE RATING	HDWR SET	PANIC HARDWARE	NOTES
01	LEVEL 1 CORRIDOR	6' - 0"	7' - 0"	HM	PT	G	T	HM	PT	A					1	Yes	Kaba lock. Wall mounted ADA door actuator. Single door leaf shall be automatic.
02	COMMUNITY HALL	3' - 0"	7' - 0"	HM	PT	E	T	HM	PT	A				20 MINS.	9		Wall mounted ADA door actuator.
03	COMMUNITY	6' - 0"	7' - 0"	HM	PT	G	T	HM	PT	A					2	Yes	Kaba lock. Wall mounted ADA door actuator. Single door leaf shall be automatic.
04	JANITOR	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	B					25	No	Master keyed lock.
05	RR	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	B					17		
06	OFFICE	3' - 0"	7' - 0"	HM	PT	C	T	HM	PT	A				20 MINS.	8		Kaba lock.
06A	FILES	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	B					25		Kaba lock.
07	OFFICE	3' - 0"	7' - 0"	HM	PT	C	T	HM	PT	A				20 MINS.	6		Kaba lock.
07A	FILES	3' - 0"	7' - 0"	MFW	PT	B	-	HM	PT	B					25		Kaba lock.
08	CONF	3' - 0"	7' - 0"	HM	PT	E	T	HM	PT	A				20 MINS.	6		Kaba lock.
09	RR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.	17		
10	COMPUTER RM	3' - 0"	7' - 0"	HM	PT	E	T	HM	PT	A				20 MINS.	22		Kaba lock.
11	EXERCISE RM	3' - 0"	7' - 0"	HM	PT	E	T	HM	PT	A				20 MINS.	9		Kaba lock.
13		3' - 0"	7' - 0"	MFW	MFR			STL	PT						27	Yes	
14		3' - 0"	7' - 0"						PT						5		
15	EXIT STAIR WEST	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	12	Yes	Exit only. Master keyed lock.
15A	EXIT STAIR WEST	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	9	Yes	Exit only. Master keyed lock.
16	PACKAGE	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.	15		Kaba lock.
17	WATER HEATER / FIRE RISER	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	3		Master keyed lock.
17A	WATER HEATER / FIRE RISER	6' - 0"	7' - 0"	HM	PT	A	-	HM	PT	A				90 MINS.	26		Master keyed lock.
19	TEEN DEVELOPMENT	3' - 0"	7' - 0"	HM	PT	E	T	HM	PT	A				20 MINS.	23		Kaba lock.
20	IDF	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.	23		Master keyed lock.
21	JANITOR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.	3		Master keyed lock.
24A		3' - 0"	7' - 0"	MFW	MFR			STL	PT							Yes	
100A	LEVEL 1 CORRIDOR	3' - 0"	7' - 0"	HM	PT	C	T	HM	PT	A				45 MINS.	3	Yes	Kaba lock. Wall mounted ADA door actuator.
100B	LEVEL 1 CORRIDOR	3' - 0"	7' - 0"	HM	PT	E	T	HM	PT	A					3	Yes	Kaba lock. Wall mounted ADA door actuator.
100C	LEVEL 1 CORRIDOR	3' - 0"	7' - 0"	HM	PT	E	T	HM	PT	A					2	Yes	Kaba lock. Wall mounted ADA door actuator.
107A	SES	6' - 0"	7' - 0"	HM	PT	A	-	HM	PT	A				20 MINS.	5		Master keyed lock.
129		3' - 0"	7' - 0"	MFW	MFR			STL	PT						5		
200A	LEVEL 2 CORRIDOR	3' - 0"	7' - 0"	HM	PT	E	T	HM	PT	A					5	Yes	Kaba lock. Wall mounted ADA door actuator.
200B	LEVEL 2 CORRIDOR	3' - 0"	7' - 0"	HM	PT	E	T	HM	PT	A					27 23	Yes	Kaba lock. Wall mounted ADA door actuator.
228	EXIT STAIR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	23	Yes	
229	STORAGE	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.	5		Master keyed lock.
231	MDF	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.			Master keyed lock.
232	JANITOR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.	5		Master keyed lock.
235		3' - 0"	7' - 0"	MFW	MFR			STL	PT							Yes	
300A	LEVEL 3 CORRIDOR	3' - 0"	7' - 0"	HM	PT	E	T	HM	PT	A					5 27	Yes	Kaba lock. Wall mounted ADA door actuator.
300B	LEVEL 3 CORRIDOR	3' - 0"	7' - 0"	HM	PT	E	T	HM	PT	A					23 23	Yes	Kaba lock. Wall mounted ADA door actuator.
328	EXIT STAIR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	5	Yes	
329	STORAGE	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.			Master keyed lock.
330		3' - 0"	7' - 0"	MFW	MFR			STL	PT						5		
331	MDF	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.			Master keyed lock.
332	JANITOR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.	5		Master keyed lock.
400A	LEVEL 4 CORRIDOR	3' - 0"	7' - 0"	HM	PT	E	T	HM	PT	A					27 23	Yes	Kaba lock. Wall mounted ADA door actuator.
400B	LEVEL 4 CORRIDOR	3' - 0"	7' - 0"	HM	PT	E	T	HM	PT	A					23	Yes	Kaba lock. Wall mounted ADA door actuator.
428	EXIT STAIR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	5	Yes	
429	STORAGE	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.	5		Master keyed lock.
431	MDF	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.			Master keyed lock.
432	JANITOR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.	5		Master keyed lock.
435		3' - 0"	7' - 0"	MFW	MFR			STL	PT						27	Yes	
500A	LEVEL 5 CORRIDOR	3' - 0"	7' - 0"	HM	PT	E	T	HM	PT	A					23 23	Yes	Kaba lock. Wall mounted ADA door actuator.
500B	LEVEL 5 CORRIDOR	3' - 0"	7' - 0"	HM	PT	E	T	HM	PT	A						Yes	Kaba lock. Wall mounted ADA door actuator.
528	EXIT STAIR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.		Yes	
529	STORAGE	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.			Master keyed lock.
530		3' - 0"	7' - 0"	MFW	MFR			STL	PT								
531	MDF	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.			Master keyed lock.
532	JANITOR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.			Master keyed lock.
535		3' - 0"	7' - 0"	MFW	MFR			STL	PT							Yes	

3



KEY PLAN
NTS

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DOOR SCHEDULE NOTES

DR1 PROVIDE ADA OPENER

DR2 CARD READER

DR3 EMERGENCY EXIT ALARM

DR4 PROVIDE WEATHER STRIPPING AND WEATHER PROOF GASKETS AT DOOR ASSEMBLY. SEE SPECIFICATIONS. USE WEATHER STRIPPING FOR EXTERIOR CONDITIONS.

DR5 PROVIDE PANIC HARDWARE

DR6 DOOR CLOSER

DR7 DOOR GLAZING TO BE INSULATED

DR8 PROVIDE ADA COMPLIANT THRESHOLD

DOOR NOTES

1. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. EGRESS HARDWARE SHALL BE ACCESSIBLE AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
2. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE FOLLOWING:
   A. INTERIOR DOORS: 5 POUNDS
   B. EXTERIOR DOORS: 8.5 POUNDS
   C. FIRE DOORS: 15 POUNDS
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4. REFERENCE MECHANICAL DRAWINGS FOR UNDER CUT AT DOORS IF REQUIRED. SEE MECHANICAL SCHEDULES FOR EXHAUST REQUIREMENTS.
5. EGRESS DOOR HARDWARE AND LOCKS SHALL COMPLY WITH 2018 IBC CHAPTER 10, SECTION 10.

DOOR SCHEDULE ABBREVIATIONS

ALUM ALUMINUM

FAC FACTORY FINISH

HM HOLLOW METAL

MRF MANUFACTURER'S FINISH

MFW METAL FACED WOOD

PT PAINT FINISH

SS STAINLESS STEEL

T TEMPERED

VYL VINYL

WD WOOD, STAIN GRADE

GLAZING DOOR/WINDOW FRAME NOTES

1. FIELD VERIFY WINDOW AND DOOR OPENING PRIOR TO FABRICATION.
2. ALL EXTERIOR GLAZING AT DOORS AND WINDOWS TO COMPLY WITH SPECIFICATIONS AND COMCHECK OR ENERGY MODEL AS REQUIRED.
3. GLASS DOORS, ADJACENT PANELS AND ALL GLAZED OPENING WITHIN 18 INCHES OF ADJACENT FLOOR SHALL BE APPROVED FOR IMPACT HAZARD.
4. ALL GLASS IN DOORS, SIDELITES, OR AS INDICATED ON DRAWINGS SHALL BE TEMPERED GLASS AS PER 2018 IBC 2406.3
5. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE DESIGNED TO LIMIT AIR LEAKAGE INTO OR FROM THE BUILDING ENVELOPE.
6. ALL GLAZING WITHIN 40 INCHES OF ANY LOCKING HARDWARE DEVICE SHALL BE TEMPERED GLASS.

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DOOR SCHEDULES

PERMIT SET

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REVISIONS

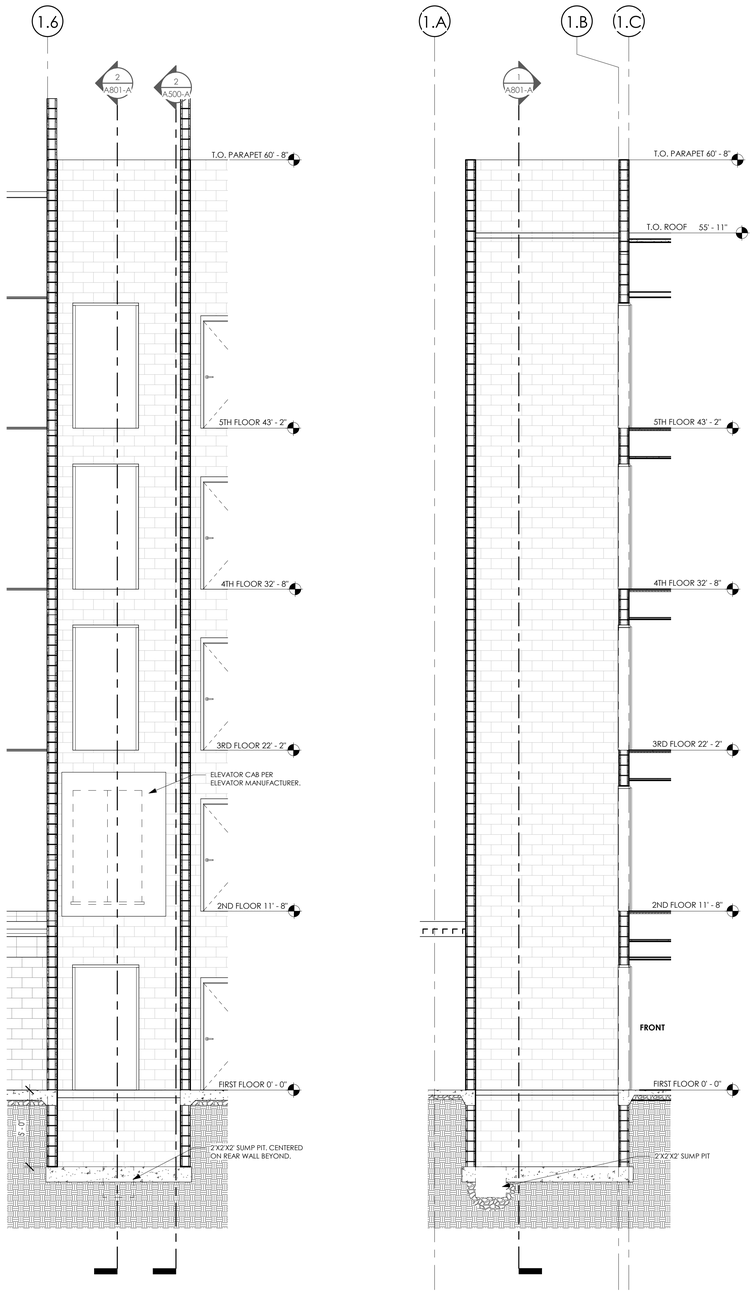
MARK	DATE	DESCRIPTION
3	3/13/23	APS COORD.
4	4/14/23	LOT SPLIT
5	7/03/23	BID 1

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO. 45840
MARK A. DAVENPORT
Date Signed 08/08/23
ARIZONA, U.S.A.

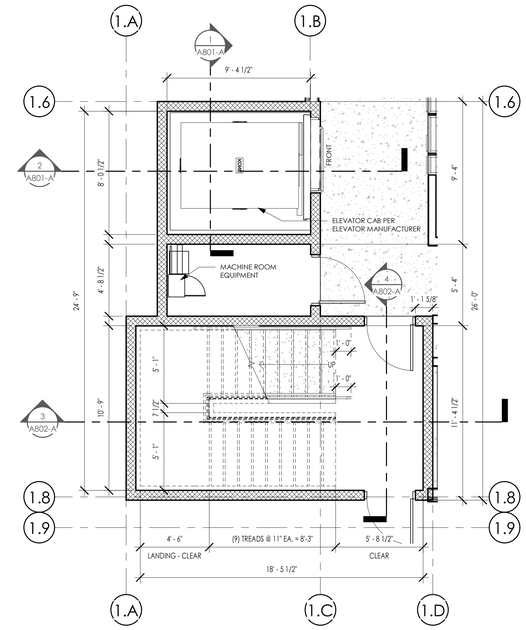
DATE: 01-07-2022
JOB No: 2091
SHEET:
A701-A

2091

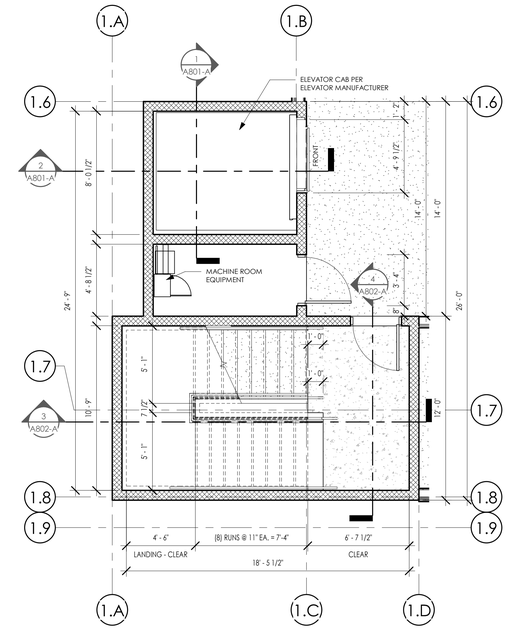


1 BLDG 1 WEST ELEVATOR SECTION 1
1/4" = 1'-0"

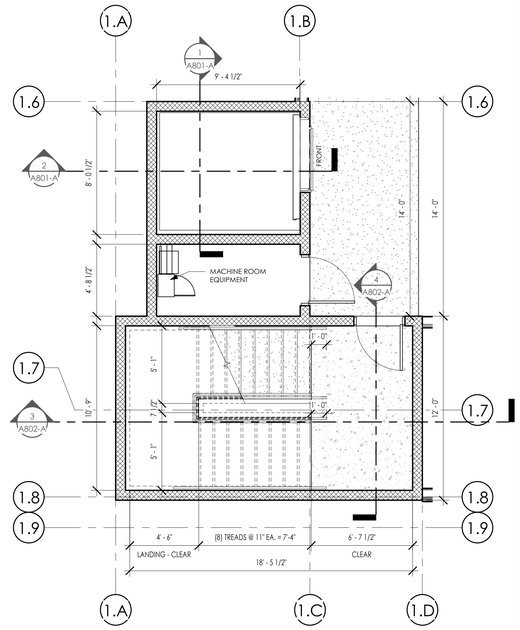
2 BLDG 1 WEST ELEVATOR SECTION 2
1/4" = 1'-0"



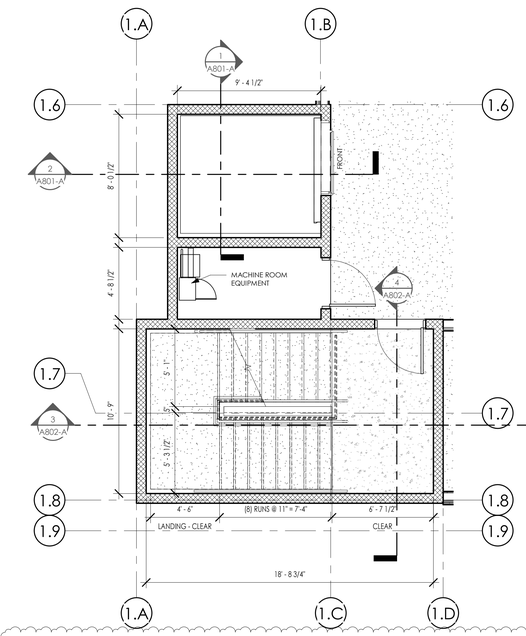
3 BLDG 1 - STAIR/ELEVATOR PLAN WEST LEVEL 1
1/4" = 1'-0"



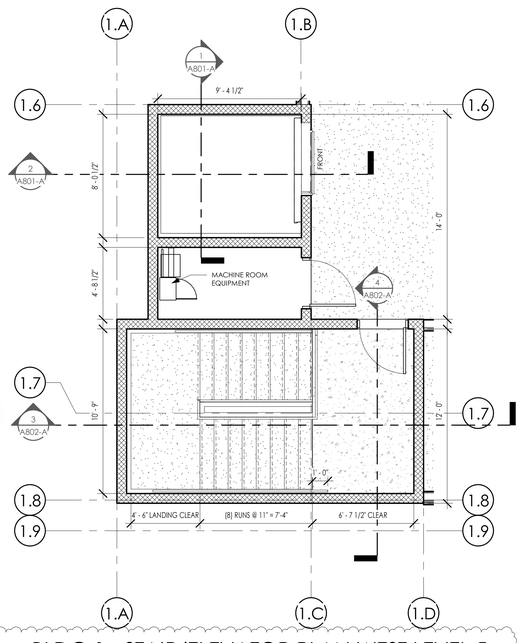
4 BLDG 1 - STAIR/ELEVATOR PLAN WEST LEVEL 2
1/4" = 1'-0"



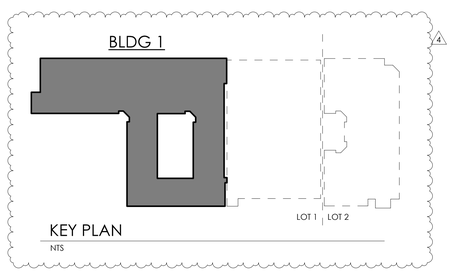
5 BLDG 1 - STAIR/ELEVATOR PLAN WEST LEVEL 3
1/4" = 1'-0"



6 BLDG 1 - STAIR/ELEVATOR PLAN WEST LEVEL 4
1/4" = 1'-0"



7 BLDG 1 - STAIR/ELEVATOR PLAN WEST LEVEL 5
1/4" = 1'-0"



* **SEE BUILDING PLANS FOR STANDPIPE LOCATIONS**

SPS+ ARCHITECTS
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NATIVE AMERICAN CONNECTIONS
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PHOENIX, AZ 85004

ENLARGED STAIR/ELEVATOR PLANS AND SECTIONS

PERMIT SET

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS
4	4/14/23	LOT SPLIT

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A801-A
2091

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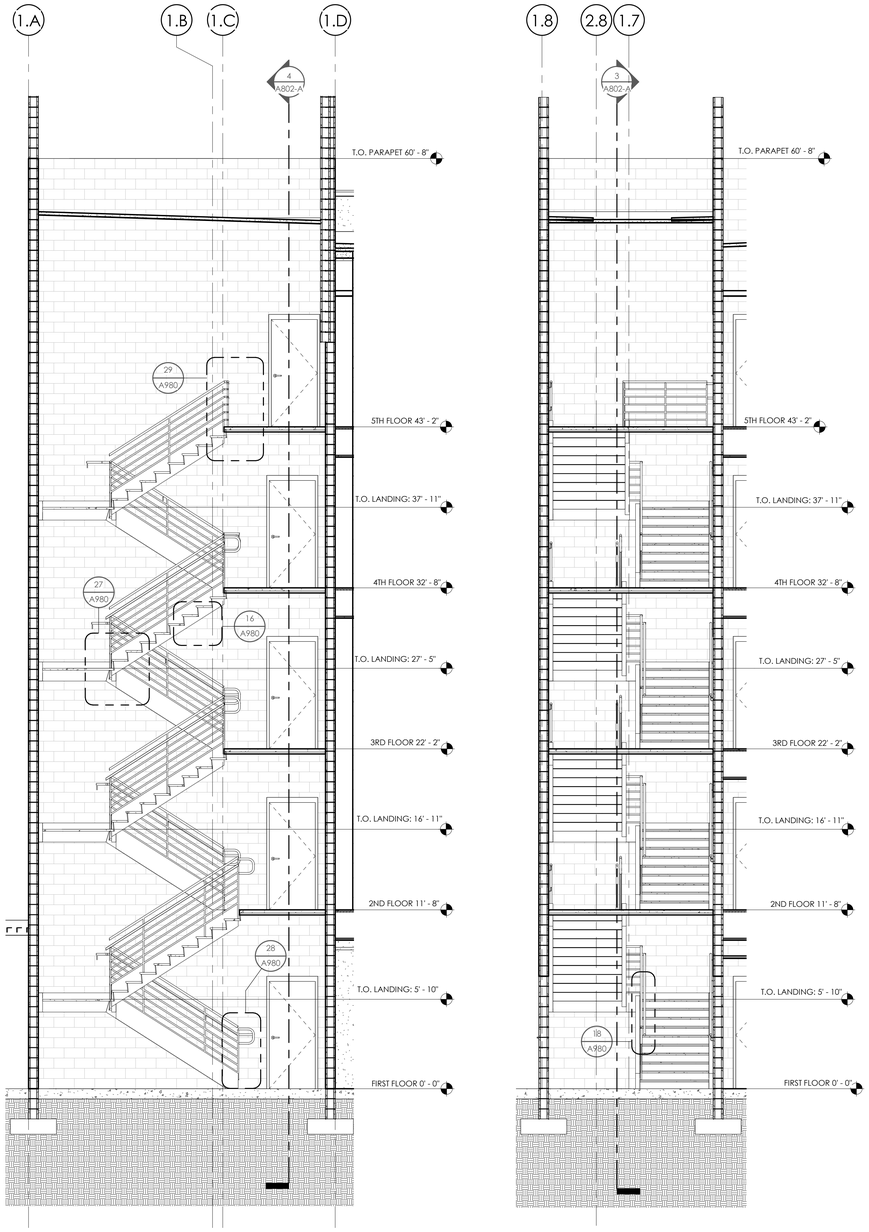
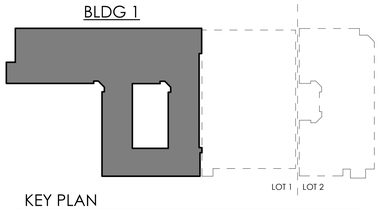


3 BLDG 1 - NORTH STAIR SECTION
1/4" = 1'-0"

4 BLDG 1 - NORTH STAIR SECTION 2
1/4" = 1'-0"



KEY PLAN
NTS

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ENLARGED STAIR SECTIONS

PERMIT SET

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: AT
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MASTER FINISH LEGEND

WALL

PAINT:

PAINT FINISH
EGGSHELL: GENERAL WALLS, U.N.O
FLAT: CEILING
SEMI GLOSS: RESTROOMS, MECH, FIRE RISER, RESIDENTIAL UNITS BATHROOMS

PT-1 (FIELD) MFR: DUNN-EDWARDS
COLOR: DEC774 SHADY
LOCATION: ALL GYP. BOARD PARTITIONS, U.N.O

PT-2 MFR: DUNN-EDWARDS
COLOR: DEW380 WHITE
LOCATION: ALL GYP. BOARD CEILING

PT-3 MFR: DUNN-EDWARDS
COLOR: DEW381 DROPLETS
LOCATION: RESIDENTIAL UNITS - WALL BASE, DOOR AND WINDOW TRIMS

PT-4 MFR: DUNN-EDWARDS
COLOR: TBD
LOCATION: HM DOOR FRAMES

PT-5 (ACCENT) MFR: DUNN-EDWARDS
COLOR: TBD
LOCATION: REFER TO FINISH PLAN

PT-6 (ACCENT) MFR: DUNN-EDWARDS
COLOR: TBD
LOCATION: REFER TO FINISH PLAN

WALL TILE:
TL-1
MFR: DALTILE
STYLE: $3/SF MATERIAL
COLOR: TBD
SIZE: TBD
GROUT: MAPEI #TBD
LOCATION: TYPICAL COMMUNITY RESTROOM & BACKSPLASH
INSTALLATION: STACK BOND

WALL PANEL:
FRP-1
ITEM: FIBER REINFORCED PLASTIC
MFR: CRANE COMPOSITES
STYLE: STANDARD FRP
COLOR: WHITE
TEXTURE: SMOOTH
LOCATION: TRASH ROOMS AND JANITOR ROOM. REFER TO ELEVATIONS
SIZE: 4'W x 7'H (JAN. ROOM)
4'W x 4'H (TRASH ROOMS)

WALL BASE:
WB-1 MFR: ROPPE
STYLE: COVE RUBBER WALL BASE
COLOR: TBD
SIZE: 4"H
LOCATION: GENERAL, U.N.O

WB-2 MFR: -
STYLE: WOOD BASE
PROFILE: TBD
COLOR: PAINTED PT-3
SIZE: 1/2" x 4"H
LOCATION: RESIDENTIAL UNITS GENERAL, U.N.O

FLOORING

CONCRETE:
CON-1 MFR: -
STYLE: SANDED AND SEALED CONCRETE
FINISH: MATT SEALER
NOTE: ADD ANTI-SLIP COAT IN RESTROOMS
LOCATION: SEE FINISH PLAN

CON-2 MFR: -
STYLE: SANDED AND SEALED CONCRETE
FINISH: EPOXY FINISH
LOCATION: SEE FINISH PLAN

CON-3 MFR: -
FINISH: BROOM FINISH
LOCATION: BALCONY IN INDIVIDUAL UNITS

LUXURY VINYL TILE:
LVT-1 MFR: TBD
STYLE: PLANK LVT, 12 MIL, $1/SF MATERIAL
COLOR: TBD
SIZE: TBD
INSTALLATION: 1/3 OFFSET
LOCATION: RESIDENTIAL UNITS

LVT-2 MFR: TBD
STYLE: SHEET VINYL, $8/SY MATERIAL
COLOR: TBD
SIZE: TBD
INSTALLATION: 1/3 OFFSET
LOCATION: RESIDENTIAL UNIT RESTROOMS

LVT-3 MFR: TBD
STYLE: PLANK LVT, 20 MIL, $2.50/SF MATERIAL
COLOR: TBD
SIZE: TBD
INSTALLATION: 1/3 OFFSET
LOCATION: CORRIDORS - REFER TO FINISH PLAN

CARPET TILE:
CPT-1 MFR: TBD
STYLE: $20/SY MATERIAL
COLOR: TBD
SIZE: 24" X 24" OR 12" X 36"
INSTALLATION: TBD
LOCATION: OFFICES - SEE FINISH PLAN

TRIMS

TR-1 MFR: SCHLUTER SYSTEMS
PROFILE: SCHIENE
COLOR: SATIN ANODIZED ALUMINUM (AE)
SIZE: VERIFY THE THICKNESS OF MATERIAL
LOCATION: COMMUNITY RESTROOMS - OUTSIDE TILE CORNERS AND EXPOSED TILE EDGES

TR-2 MFR: SCHLUTER SYSTEMS
PROFILE: DILEX-AHKA
COLOR: SATIN ANODIZED ALUMINUM (AE)
SIZE: VERIFY THE THICKNESS OF MATERIAL
LOCATION: COMMUNITY RESTROOM - TILE COVE STRIP

TR-3 MFR: SCHLUTER SYSTEMS
PROFILE: RENO-U
COLOR: SATIN ANODIZED ALUMINUM (AE)
SIZE: VERIFY THE THICKNESS OF MATERIAL
LOCATION: FLOOR TRANSITIONS AT DIFFERENT HEIGHTS

MILLWORK

SOLID SURFACE:
SS-1 MFR: LG HAUSYS, GROUP 4
COLOR: TBD
NOTE: EASED & LAMINATED EDGE
LOCATION: MILLWORK COUNTERTOP IN COMMUNITY ROOM

PLASTIC LAMINATE:
PL-1 (ALT WD-1) MFR: TBD
COLOR: TBD
FINISH: TBD
LOCATION: MILLWORK CABINETRY IN RESIDENTIAL UNITS

PL-2 MFR: WILSONART
COLOR: PREMIUM LAMINATE
FINISH: TBD
LOCATION: MILLWORK CABINETRY IN COMMUNITY ROOM

PL-3 MFR: LG HAUSYS, GROUP 4
COLOR: TBD
FINISH: TBD
LOCATION: MILLWORK & BATHROOM COUNTERTOPS IN RESIDENTIAL UNITS

WOOD:
WD-1 (ALT PL-1) MFR: -
COLOR: TBD
FINISH: TBD
LOCATION: MILLWORK CABINETRY IN RESIDENTIAL UNITS

WD-2 MFR: -
TYPE: 3/4" THICK BNPB UPPER SHELF
COLOR: PAINTED - WHITE
LOCATION: WASHER/DRYER CLOSET IN NON-ADA RESIDENTIAL UNITS
NOTE: MOUNT B.O. SHELF AT 5'-0" AFF. PROVIDE ADEQUATE WALL SUPPORTS

WD-3 MFR: -
TYPE: HANGING ROD & 3/4" THICK BNPB UPPER SHELF
COLOR: PAINTED - WHITE
LOCATION: ALL BEDROOM AND LIVING RM CLOSETS
NOTE: PROVIDE ADEQUATE WALL SUPPORTS, MOUNTING HEIGHT TO COMPLY WITH ADA REQUIREMENTS IN ADA UNITS

WD-4 MFR: -
TYPE: 3/4" THICK BNPB LINEN SHELVES
COLOR: PAINTED - WHITE
LOCATION: RESIDENTIAL UNIT BATHROOMS
NOTE: PROVIDE ADEQUATE WALL SUPPORTS, MOUNTING HEIGHT TO COMPLY WITH ADA REQUIREMENTS IN ADA UNITS

*BNPB = BULL NOSED PARTICLE BOARD

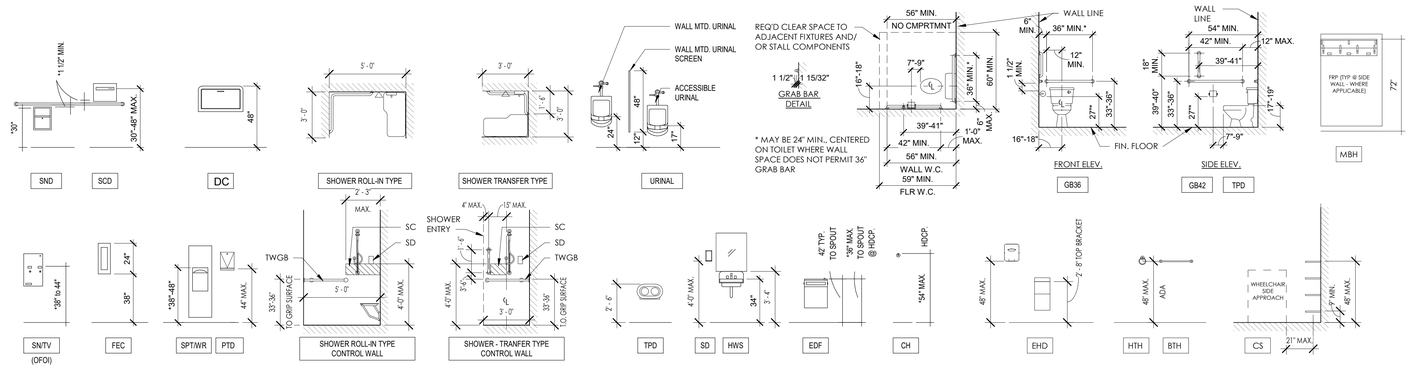
MISCELLANEOUS

CG-1 ITEM: CORNER GUARD
MFR: ACROVYN
PROFILE: SM20AN
COLOR: WHITE TO MATCH FIELD WALL PAINT
SIZE: 48" H
LOCATION: COMMUNITY AREA & CIRCULATION CORRIDORS

CG-2 ITEM: CORNER GUARD
MFR: ACROVYN
PROFILE: SM20AN
COLOR: ACCENT TO MATCH WALL PAINT COLOR
SIZE: 48" H
LOCATION: COMMUNITY AREA & CIRCULATION CORRIDORS

GENERAL FINISH NOTES

1. PROVIDE LVT-1 IN RESIDENTIAL SUITES. REFER TO FINISH PLANS FOR SPEC.
2. PROVIDE LVT-2 IN RESIDENTIAL SUITE RESTROOMS. REFER TO FINISH PLANS FOR SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS GIVEN ON THE PLANS/ELEVATIONS IN THE FIELD TO DETERMINE ACCURACY AND CONDITIONS BEFORE INSTALLATION AND/OR FABRICATION OF ANY SYSTEM.
4. SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION, TYP. TILE PATTERNS, ETC.
5. ALL FURNITURE SHOWN FOR REFERENCE ONLY AND IS N.I.C. UNLESS NOTED OTHERWISE. ALL FURNITURE IS TO BE PROVIDED BY OWNER.
6. CONTRACTOR TO VERIFY ELECTRICAL AND SPECIAL SYSTEM OUTLET HEIGHTS AND LOCATIONS BEFORE INSTALLATION OF FINISHES AND CASEWORK.
7. ALL PLUMBING FIXTURE FINISH SPECIFICATIONS ARE PER PLUMBING DRAWINGS AND/OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD FINISH SELECTIONS AT TIME OF SUBMITTAL.
8. ALL FLOORING FINISHES ARE TO BE APPLIED UNDER CENTER OF DOOR.
9. **CONTRACTOR TO SUBMIT SAMPLES, CUT SHEETS AND SHOP DRAWINGS PERTAINING TO COLORS, FINISHES, FIXTURES, MATERIALS AND OTHER ITEMS TO BE INSTALLED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE ARCHITECT PRIOR TO ORDERING OR INSTALLATION OF SUCH ITEMS. ANY INSTALLATION OR USE OF ANY ITEMS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**
10. ALL MILLWORK FABRICATION AND INSTALLATION SHALL CONFORM TO THE AWI CUSTOM GRADE QUALITY STANDARD UNLESS NOTED OTHERWISE. ALL MILLWORK NOT COMPLYING TO THIS STANDARD, AS JUDGED BY THE ARCHITECT, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
11. NO PAINTING OR APPLICATION OF INTERIOR FINISHES SHALL BE DONE UNDER CONDITIONS WHICH WOULD JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.
12. ALL WORKMANSHIP JUDGED TO BE LESS THAN FIRST-QUALITY BY THE ARCHITECT OR DESIGNER WILL BE REJECTED.
13. **ALL COLORS SHALL BE AS PER THE FINISH SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER HAS BEEN RECEIVED.**
14. ALL TRANSITION STRIPS SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL PRIOR TO ORDER AND INSTALLATION.
15. WALLS NOT INDICATED ON THIS FLOOR PLAN TO RECEIVE FIELD PAINT.



SND SANITARY NAPKIN DISPOSAL
SCD SEAT COVER DISPENSER
DC DIAPER CHANGING STATION
SN/TV RECESSED NAPKIN / TAMPON DISPENSER

FEC SEMI-RECESSED FIRE EXTINGUISHER CABINET
SPT/WR STAINLESS STEEL PAPER TOWEL DISPENSER / WASTE RECEPTACLE

SC SHOWER CONTROLLER
TWGB SHOWER TWO-WALL GRAB BAR
SD SOAP DISPENSER
PTD PAPER TOWEL DISPENSER

TPD TOILET TISSUE DISPENSER
HWS HAND WASHING SINK
EDF ELECTRIC DRINKING FOUNTAIN
EHD ELECTRIC HAND DRYER
MBH MOP BROOM HOLDER

CH COAT HOOK (MOUNTED @ CENTER OF DOOR PARTITION / WC UNLESS SHOWN OTHERWISE ON PLANS
GB36 GRAB BAR, 36" LONG
GB42 GRAB BAR, 42" LONG
T/SSN1 TOILET TISSUE DISP. / SEAT COVER DISPENSER / SANITARY NAPKIN RECEPT.

* DIMS. NOTED W/ AN ASTERISK SHALL BE VERIFIED & ADJUSTED ACCORDING TO LOCATION & ACCESSIBLE CONFORMANCE
CS CLOSET SHELVING
HTH HAND TOWEL HOLDER
BTH BATH TOWEL HOLDER

TYP. TOILET ACCESSORIES MOUNTING HEIGHTS

1/4" = 1'-0"

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MASTER FINISH LEGEND

PERMIT SET

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REVISIONS		
MARK	DATE	DESCRIPTION
6	8/08/23	BID 2

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 9/08/23
ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A803-A

2091

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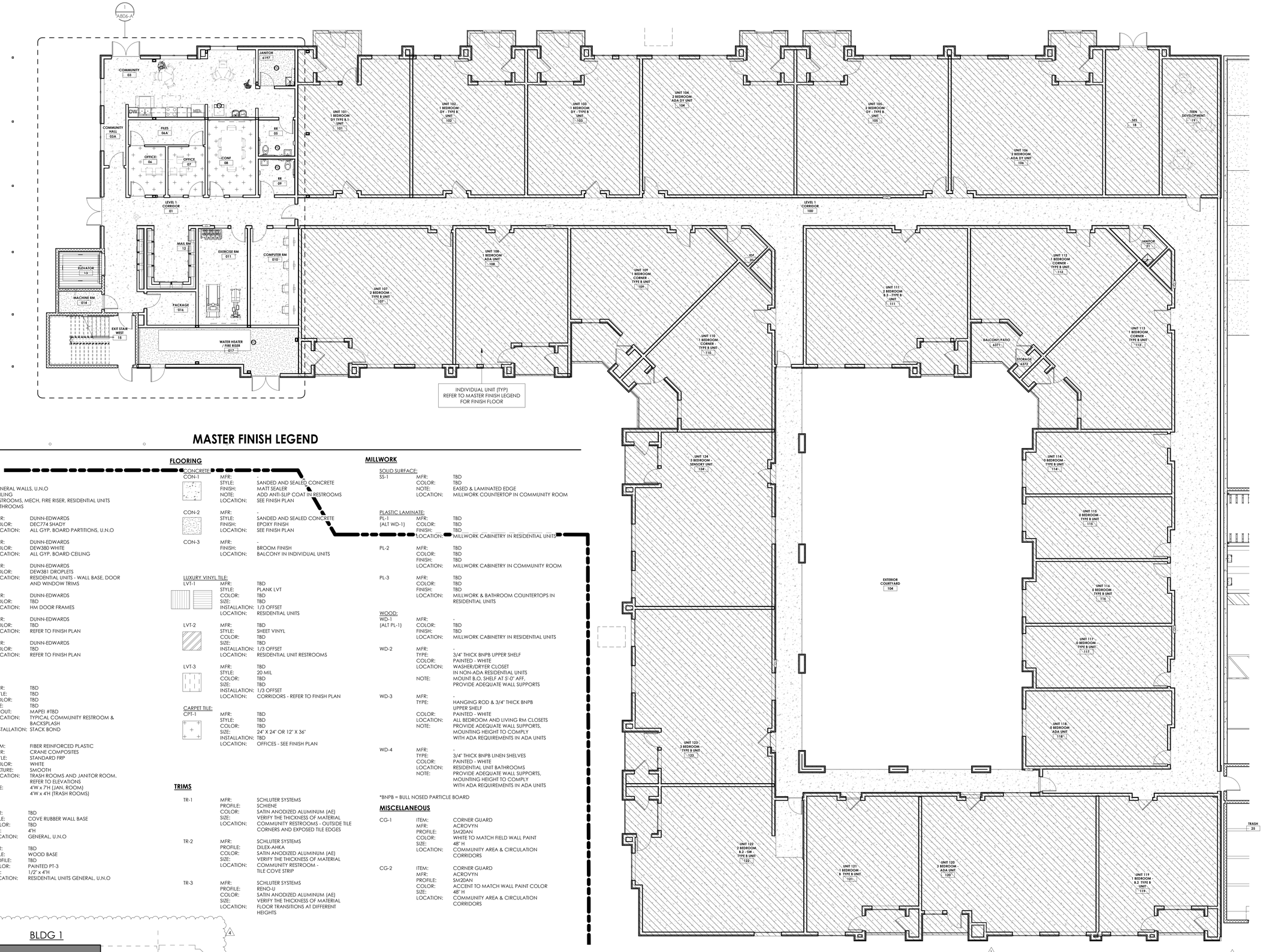


MASTER FINISH LEGEND

WALL

PAINT:

PAINT FINISH
EGGSHELL: GENERAL WALLS, U.N.O
FLAT: CEILING
SEMI GLOSS: RESTROOMS, MECH, FIRE RISER, RESIDENTIAL UNITS BATHROOMS

PT-1 (FIELD) MFR: DUNN-EDWARDS
COLOR: DEC774 SHADY
LOCATION: ALL GYP. BOARD PARTITIONS, U.N.O

PT-2 MFR: DUNN-EDWARDS
COLOR: DEW380 WHITE
LOCATION: ALL GYP. BOARD CEILING

PT-3 MFR: DUNN-EDWARDS
COLOR: DEW381 DROPLETS
LOCATION: RESIDENTIAL UNITS - WALL BASE, DOOR AND WINDOW TRIMS

PT-4 MFR: DUNN-EDWARDS
COLOR: TBD
LOCATION: HM DOOR FRAMES

PT-5 (ACCENT) MFR: DUNN-EDWARDS
COLOR: TBD
LOCATION: REFER TO FINISH PLAN

PT-6 (ACCENT) MFR: DUNN-EDWARDS
COLOR: TBD
LOCATION: REFER TO FINISH PLAN

WALL TILE:
TL-1 MFR: TBD
STYLE: TBD
COLOR: TBD
SIZE: TBD
GROUT: MAPEI #TBD
LOCATION: TYPICAL COMMUNITY RESTROOM & BACKSPLASH
INSTALLATION: STACK BOND

WALL PANEL:
FRP-1 ITEM: FIBER REINFORCED PLASTIC
MFR: CRANE COMPOSITES
STYLE: STANDARD FRP
COLOR: WHITE
TEXTURE: SMOOTH
LOCATION: TRASH ROOMS AND JANITOR ROOM. REFER TO ELEVATIONS
SIZE: 4'W x 7'H (JAN. ROOM)
4'W x 4'H (TRASH ROOMS)

WALL BASE:
WB-1 MFR: TBD
STYLE: COVE RUBBER WALL BASE
COLOR: TBD
SIZE: 4"H
LOCATION: GENERAL, U.N.O

WB-2 MFR: TBD
STYLE: WOOD BASE
PROFILE: TBD
COLOR: PAINTED PT-3
SIZE: 1/2" x 4"H
LOCATION: RESIDENTIAL UNITS GENERAL, U.N.O

FLOORING

CONCRETE
CON-1 MFR: -
STYLE: SANDED AND SEALED CONCRETE
FINISH: MATT SEALER
NOTE: ADD ANTI-SLIP COAT IN RESTROOMS
LOCATION: SEE FINISH PLAN

CON-2 MFR: -
STYLE: SANDED AND SEALED CONCRETE
FINISH: EPOXY FINISH
LOCATION: SEE FINISH PLAN

CON-3 MFR: -
FINISH: BROOM FINISH
LOCATION: BALCONY IN INDIVIDUAL UNITS

LUXURY VINYL TILE:
LVT-1 MFR: TBD
STYLE: PLANK LVT
COLOR: TBD
SIZE: TBD
INSTALLATION: 1/3 OFFSET
LOCATION: RESIDENTIAL UNITS

LVT-2 MFR: TBD
STYLE: SHEET VINYL
COLOR: TBD
SIZE: TBD
INSTALLATION: 1/3 OFFSET
LOCATION: RESIDENTIAL UNIT RESTROOMS

LVT-3 MFR: TBD
STYLE: 20 MIL
COLOR: TBD
SIZE: TBD
INSTALLATION: 1/3 OFFSET
LOCATION: CORRIDORS - REFER TO FINISH PLAN

CARPET TILE:
CPT-1 MFR: TBD
STYLE: TBD
COLOR: TBD
SIZE: 24" X 24" OR 12" X 36"
INSTALLATION: TBD
LOCATION: OFFICES - SEE FINISH PLAN

TRIMS

TR-1 MFR: SCHLUTER SYSTEMS
PROFILE: SCHIENE
COLOR: SATIN ANODIZED ALUMINUM (AE)
SIZE: VERIFY THE THICKNESS OF MATERIAL
LOCATION: COMMUNITY RESTROOMS - OUTSIDE TILE CORNERS AND EXPOSED TILE EDGES

TR-2 MFR: SCHLUTER SYSTEMS
PROFILE: DILEX-AHKA
COLOR: SATIN ANODIZED ALUMINUM (AE)
SIZE: VERIFY THE THICKNESS OF MATERIAL
LOCATION: COMMUNITY RESTROOM - TILE COVE STRIP

TR-3 MFR: SCHLUTER SYSTEMS
PROFILE: RENO-U
COLOR: SATIN ANODIZED ALUMINUM (AE)
SIZE: VERIFY THE THICKNESS OF MATERIAL
LOCATION: FLOOR TRANSITIONS AT DIFFERENT HEIGHTS

MILLWORK

SOLID SURFACE:
SS-1 MFR: TBD
COLOR: TBD
NOTE: EASED & LAMINATED EDGE
LOCATION: MILLWORK COUNTERTOP IN COMMUNITY ROOM

PLASTIC LAMINATE:
PL-1 (ALT WD-1) MFR: TBD
COLOR: TBD
FINISH: TBD
LOCATION: MILLWORK CABINETRY IN RESIDENTIAL UNITS

PL-2 MFR: TBD
COLOR: TBD
FINISH: TBD
LOCATION: MILLWORK CABINETRY IN COMMUNITY ROOM

PL-3 MFR: TBD
COLOR: TBD
FINISH: TBD
LOCATION: MILLWORK & BATHROOM COUNTERTOPS IN RESIDENTIAL UNITS

WOOD:
WD-1 (ALT PL-1) MFR: -
COLOR: TBD
FINISH: TBD
LOCATION: MILLWORK CABINETRY IN RESIDENTIAL UNITS

WD-2 MFR: -
TYPE: 3/4" THICK BNPB UPPER SHELF
COLOR: PAINTED - WHITE
LOCATION: WASHER/DRYER CLOSET IN NON-ADA RESIDENTIAL UNITS
NOTE: MOUNT B.O. SHELF AT 5'-0" AFF. PROVIDE ADEQUATE WALL SUPPORTS

WD-3 MFR: -
TYPE: HANGING ROD & 3/4" THICK BNPB UPPER SHELF
COLOR: PAINTED - WHITE
LOCATION: ALL BEDROOM AND LIVING RM CLOSETS
NOTE: PROVIDE ADEQUATE WALL SUPPORTS, MOUNTING HEIGHT TO COMPLY WITH ADA REQUIREMENTS IN ADA UNITS

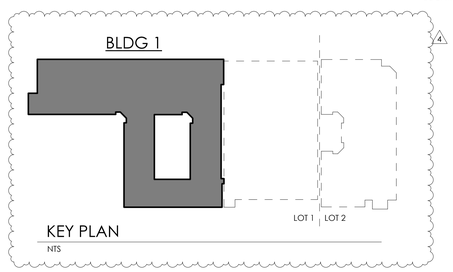
WD-4 MFR: -
TYPE: 3/4" THICK BNPB LINEN SHELVES
COLOR: PAINTED - WHITE
LOCATION: RESIDENTIAL UNIT BATHROOMS
NOTE: PROVIDE ADEQUATE WALL SUPPORTS, MOUNTING HEIGHT TO COMPLY WITH ADA REQUIREMENTS IN ADA UNITS

*BNPB = BULL NOSED PARTICLE BOARD

MISCELLANEOUS

CG-1 ITEM: CORNER GUARD
MFR: ACROVYN
PROFILE: SM20AN
COLOR: WHITE TO MATCH FIELD WALL PAINT
SIZE: 48" H
LOCATION: COMMUNITY AREA & CIRCULATION CORRIDORS

CG-2 ITEM: CORNER GUARD
MFR: ACROVYN
PROFILE: SM20AN
COLOR: ACCENT TO MATCH WALL PAINT COLOR
SIZE: 48" H
LOCATION: COMMUNITY AREA & CIRCULATION CORRIDORS



4 1 BLDG 1 - LEVEL 1 OVERALL FINISH FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH

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OVERALL 1ST FLOOR FINISH PLAN

PERMIT SET

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS
4	4/14/23	LOT SPLIT

REVIEWED BY: AT
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REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A804-A

2091

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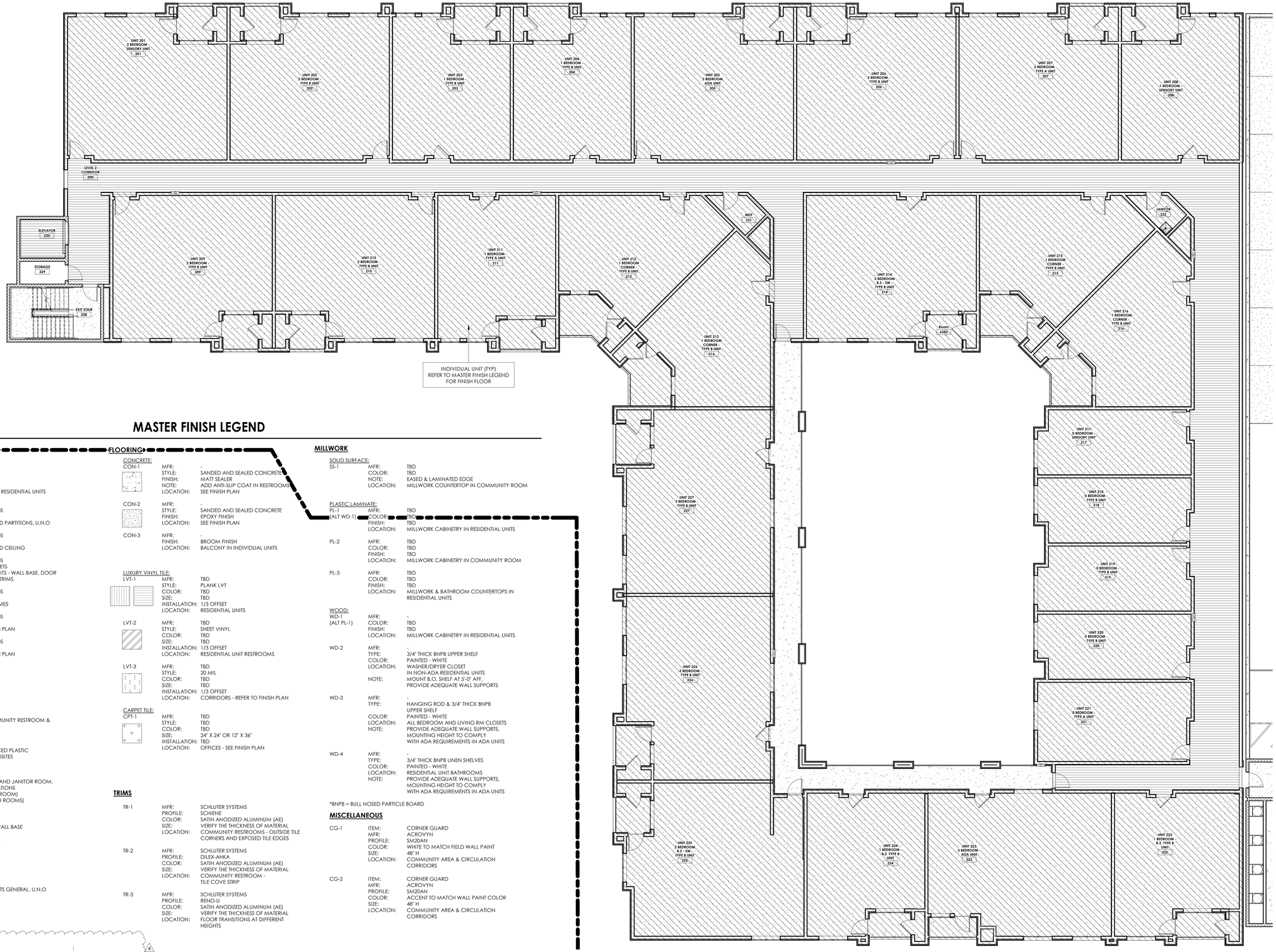


MASTER FINISH LEGEND

WALL

PAINT:

PAINT FINISH
EGGSHELL: GENERAL WALLS, U.N.O
FLAT: CEILING
SEMI GLOSS: RESTROOMS, MECH, FIRE RISER, RESIDENTIAL UNITS BATHROOMS

PT-1 (FIELD) MFR: DUNN-EDWARDS
COLOR: DEC774 SHADY
LOCATION: ALL GYP. BOARD PARTITIONS, U.N.O

PT-2 MFR: DUNN-EDWARDS
COLOR: DEW380 WHITE
LOCATION: ALL GYP. BOARD CEILING

PT-3 MFR: DUNN-EDWARDS
COLOR: DEW381 DROPLETS
LOCATION: RESIDENTIAL UNITS - WALL BASE, DOOR AND WINDOW TRIMS

PT-4 MFR: DUNN-EDWARDS
COLOR: TBD
LOCATION: HM DOOR FRAMES

PT-5 (ACCENT) MFR: DUNN-EDWARDS
COLOR: TBD
LOCATION: REFER TO FINISH PLAN

PT-6 (ACCENT) MFR: DUNN-EDWARDS
COLOR: TBD
LOCATION: REFER TO FINISH PLAN

WALL TILE:
TL-1
MFR: TBD
STYLE: TBD
COLOR: TBD
SIZE: TBD
GROUT: MAPEI #TBD
LOCATION: TYPICAL COMMUNITY RESTROOM & BACKSPLASH
INSTALLATION: STACK BOND

WALL PANEL:
FRP-1
ITEM: FIBER REINFORCED PLASTIC
MFR: CRANE COMPOSITES
STYLE: STANDARD FRP
COLOR: WHITE
TEXTURE: SMOOTH
LOCATION: TRASH ROOMS AND JANITOR ROOM. REFER TO ELEVATIONS
SIZE: 4'W x 7'H (JAN. ROOM)
4'W x 4'H (TRASH ROOMS)

WALL BASE:
WB-1
MFR: TBD
STYLE: COVE RUBBER WALL BASE
COLOR: TBD
SIZE: 4"H
LOCATION: GENERAL, U.N.O

WB-2 MFR: TBD
STYLE: WOOD BASE
PROFILE: TBD
COLOR: PAINTED PT-3
SIZE: 1/2" X 4"H
LOCATION: RESIDENTIAL UNITS GENERAL, U.N.O

FLOORING

CONCRETE:
CON-1 MFR: -
STYLE: SANDED AND SEALED CONCRETE
FINISH: MATT SEALER
NOTE: ADD ANTI-SLIP COAT IN RESTROOMS
LOCATION: SEE FINISH PLAN

CON-2 MFR: -
STYLE: SANDED AND SEALED CONCRETE
FINISH: EPOXY FINISH
LOCATION: SEE FINISH PLAN

CON-3 MFR: -
FINISH: BROOM FINISH
LOCATION: BALCONY IN INDIVIDUAL UNITS

LUXURY VINYL TILE:
LVT-1 MFR: TBD
STYLE: PLANK LVT
COLOR: TBD
SIZE: TBD
INSTALLATION: 1/3 OFFSET
LOCATION: RESIDENTIAL UNITS

LVT-2 MFR: TBD
STYLE: SHEET VINYL
COLOR: TBD
SIZE: TBD
INSTALLATION: 1/3 OFFSET
LOCATION: RESIDENTIAL UNIT RESTROOMS

LVT-3 MFR: TBD
STYLE: 20 MIL
COLOR: TBD
SIZE: TBD
INSTALLATION: 1/3 OFFSET
LOCATION: CORRIDORS - REFER TO FINISH PLAN

CARPET TILE:
CPT-1 MFR: TBD
STYLE: TBD
COLOR: TBD
SIZE: 24" X 24" OR 12" X 36"
INSTALLATION: TBD
LOCATION: OFFICES - SEE FINISH PLAN

TRIMS

TR-1 MFR: SCHLUTER SYSTEMS
PROFILE: SCHIENE
COLOR: SATIN ANODIZED ALUMINUM (AE)
SIZE: VERIFY THE THICKNESS OF MATERIAL
LOCATION: COMMUNITY RESTROOMS - OUTSIDE TILE CORNERS AND EXPOSED TILE EDGES

TR-2 MFR: SCHLUTER SYSTEMS
PROFILE: DILEX-AHKA
COLOR: SATIN ANODIZED ALUMINUM (AE)
SIZE: VERIFY THE THICKNESS OF MATERIAL
LOCATION: COMMUNITY RESTROOM - TILE COVE STRIP

TR-3 MFR: SCHLUTER SYSTEMS
PROFILE: RENO-U
COLOR: SATIN ANODIZED ALUMINUM (AE)
SIZE: VERIFY THE THICKNESS OF MATERIAL
LOCATION: FLOOR TRANSITIONS AT DIFFERENT HEIGHTS

MILLWORK

SOLID SURFACE:
SS-1 MFR: TBD
COLOR: TBD
NOTE: EASED & LAMINATED EDGE
LOCATION: MILLWORK COUNTERTOP IN COMMUNITY ROOM

PLASTIC LAMINATE:
PL-1 (ALT WD-1) MFR: TBD
COLOR: TBD
FINISH: TBD
LOCATION: MILLWORK CABINETRY IN RESIDENTIAL UNITS

PL-2 MFR: TBD
COLOR: TBD
FINISH: TBD
LOCATION: MILLWORK CABINETRY IN COMMUNITY ROOM

PL-3 MFR: TBD
COLOR: TBD
FINISH: TBD
LOCATION: MILLWORK & BATHROOM COUNTERTOPS IN RESIDENTIAL UNITS

WOOD:
WD-1 (ALT PL-1) MFR: -
COLOR: TBD
FINISH: TBD
LOCATION: MILLWORK CABINETRY IN RESIDENTIAL UNITS

WD-2 MFR: -
TYPE: 3/4" THICK BNPB UPPER SHELF
COLOR: PAINTED - WHITE
LOCATION: WASHER/DRYER CLOSET IN NON-ADA RESIDENTIAL UNITS
NOTE: MOUNT B.O. SHELF AT 5'-0" AFF, PROVIDE ADEQUATE WALL SUPPORTS

WD-3 MFR: -
TYPE: HANGING ROD & 3/4" THICK BNPB UPPER SHELF
COLOR: PAINTED - WHITE
LOCATION: ALL BEDROOM AND LIVING RM CLOSETS
NOTE: PROVIDE ADEQUATE WALL SUPPORTS, MOUNTING HEIGHT TO COMPLY WITH ADA REQUIREMENTS IN ADA UNITS

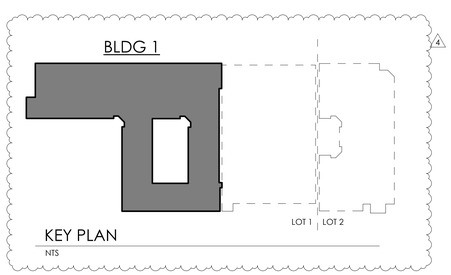
WD-4 MFR: -
TYPE: 3/4" THICK BNPB LINEN SHELVES
COLOR: PAINTED - WHITE
LOCATION: RESIDENTIAL UNIT BATHROOMS
NOTE: PROVIDE ADEQUATE WALL SUPPORTS, MOUNTING HEIGHT TO COMPLY WITH ADA REQUIREMENTS IN ADA UNITS

*BNPB = BULL NOSED PARTICLE BOARD

MISCELLANEOUS

CG-1 ITEM: CORNER GUARD
MFR: ACROVYN
PROFILE: SM20AN
COLOR: WHITE TO MATCH FIELD WALL PAINT
SIZE: 48" H
LOCATION: COMMUNITY AREA & CIRCULATION CORRIDORS

CG-2 ITEM: CORNER GUARD
MFR: ACROVYN
PROFILE: SM20AN
COLOR: ACCENT TO MATCH WALL PAINT COLOR
SIZE: 48" H
LOCATION: COMMUNITY AREA & CIRCULATION CORRIDORS



**NOTE: FINISH FLOOR PLAN TYPICAL FOR LEVELS 2,3,4,&5.

4 / 1 BLDG 1 - LEVEL 2 OVERALL FINISH FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH

SPS+ ARCHITECTS LLP
SPS+ ARCHITECTS LLP
1700 W. TAHQUITZ CANYON WAY, SUITE 1-5
PALM SPRINGS, CA 92262
T: 760.416.1789
8681 E. VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
P: 480.991.3800

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004

OVERALL 2ND, 3RD, 4TH, & 5TH FINISH FLOOR PLANS

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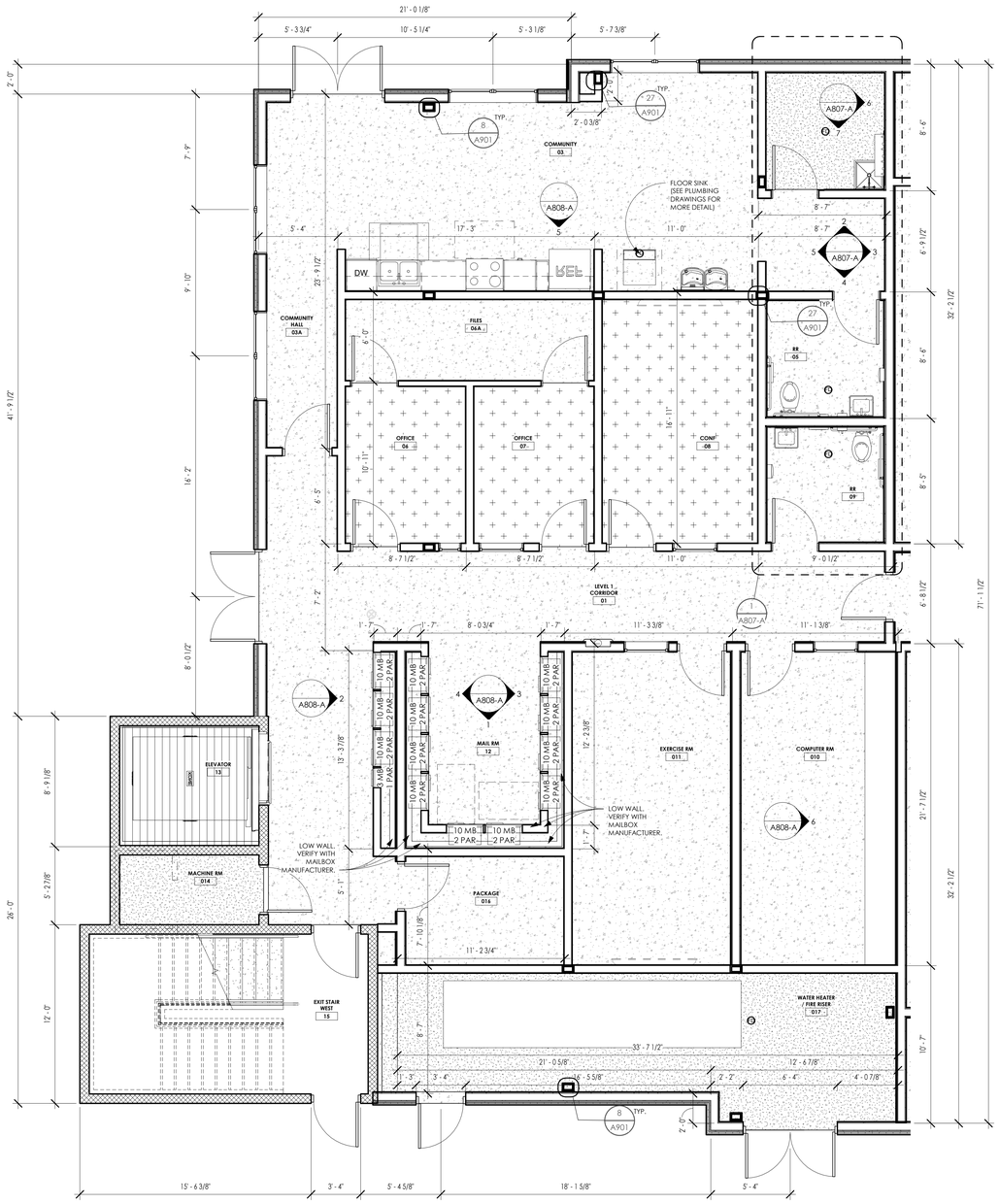
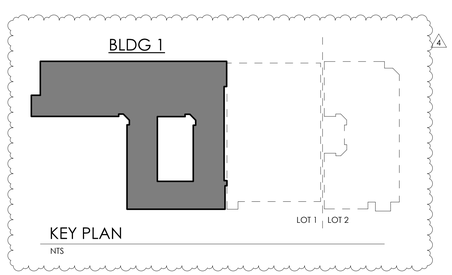


1 BLDG 1 - ENLARGED FLOOR PLAN - COMMUNITY SPACE

1/4" = 1'-0"

PLAN NORTH



MASTER FINISH LEGEND

WALL

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PAINT FINISH
EGGSHELL: GENERAL WALLS, U.N.O
FLAT: CEILING
SEMI GLOSS: RESTROOMS, MECH, FIRE RISER, RESIDENTIAL UNITS BATHROOMS

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LOCATION: RESIDENTIAL UNITS - WALL BASE, DOOR AND WINDOW TRIMS

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LOCATION: COMMUNITY RESTROOMS - OUTSIDE TILE CORNERS AND EXPOSED TILE EDGES

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MFR: SCHLUTER SYSTEMS
PROFILE: RENO-U
COLOR: SATIN ANODIZED ALUMINUM (AE)
SIZE: VERIFY THE THICKNESS OF MATERIAL
LOCATION: FLOOR TRANSITIONS AT DIFFERENT HEIGHTS

MILLWORK

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NOTE: EASED & LAMINATED EDGE
LOCATION: MILLWORK COUNTERTOP IN COMMUNITY ROOM

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WD-4
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MISCELLANEOUS

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MFR: ACROVYN
PROFILE: SM20AN
COLOR: WHITE TO MATCH FIELD WALL PAINT
SIZE: 48" H
LOCATION: COMMUNITY AREA & CIRCULATION CORRIDORS

CG-2
ITEM: CORNER GUARD
MFR: ACROVYN
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COLOR: ACCENT TO MATCH WALL PAINT COLOR
SIZE: 48" H
LOCATION: COMMUNITY AREA & CIRCULATION CORRIDORS

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PHOENIX, AZ 85004

ENLARGED PLAN - 1ST FLOOR COMMUNITY

PERMIT SET

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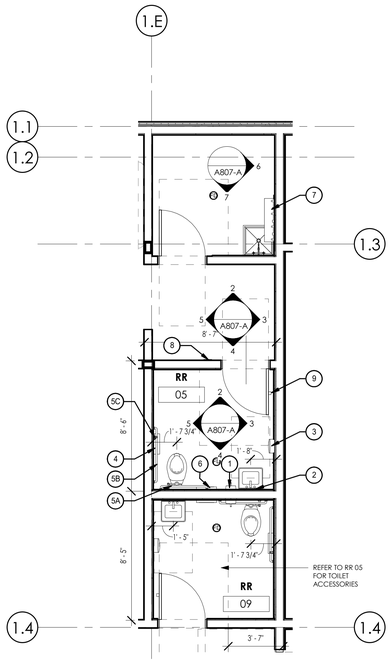
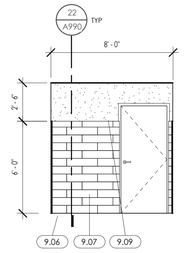
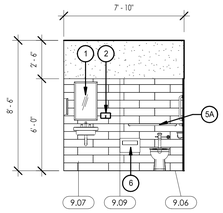


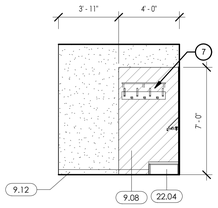
1 ENLARGED PLAN - RR 05, RR 09
1/4" = 1'-0"



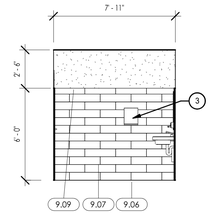
2 SINGLE RESTROOM ELEVATION 1 (TYP.)
1/4" = 1'-0"



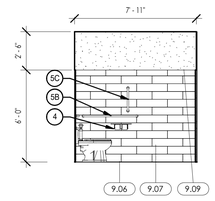
4 SINGLE RESTROOM ELEVATION 3 (TYP.)
1/4" = 1'-0"



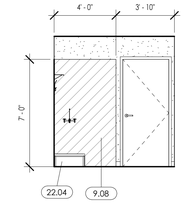
6 JAN TYP. - EAST
1/4" = 1'-0"



3 SINGLE RESTROOM ELEVATION 2 (TYP.)
1/4" = 1'-0"



5 SINGLE RESTROOM ELEVATION 4 (TYP.)
1/4" = 1'-0"



7 JAN TYP. - SOUTH
1/4" = 1'-0"

⑧ TOILET ACCESSORIES LIST

ITEMS ARE AS SPECIFIED OR EQUAL

OFFICE/COMMUNITY

1. SOAP DISPENSER (BY OWNER)
2. MIRROR, 24" x 36", BOBRICK B-290
3. PAPER TOWEL DISPENSER (BY OWNER)
4. TOILET PAPER DISPENSER (BY OWNER)

5A. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
5B. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
5C. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

6. SEAT COVER DISPENSER, BOBRICK B-221
7. MOP/BROOM HOLDER, BOBRICK B-239
8. RESTROOM SIGNAGE
9. PURSE HOOK, BOBRICK B-6727

RESIDENTIAL UNITS

A. MIRROR, FRAMELESS, 36"H x COUNTERTOP LENGTH
B. TOILET PAPER DISPENSER
C. ADA SHOWER TWO-WALL GRAB BAR, BOBRICK B-6806
D. HAND TOWEL HOLDER
E. BATH TOWEL HOLDER
F. PORTABLE SHOWER SEAT, PROVIDE BLOCKING FOR POSSIBLE FUTURE WALL-MTD TYPE
G. SHOWER CURTAIN ROD

H1. ADA STN. STEEL GRAB BAR, 36"W, BOBRICK B-6806
H2. ADA STN. STEEL GRAB BAR, 42"W, BOBRICK B-6806
H3. ADA STN.S STEEL GRAB BAR, VERT, 18", BOBRICK B-6806

KEY NOTES

9.06 TILE COVE STRIP (TS-2).
9.07 WALL TILE (TL-1). SEE WALL TILE FINISH LEGEND FOR SPECIFICATIONS.
9.08 FRP WALL PANEL (FRP-1). REFER TO FINISH LEGEND.
9.09 EXPOSED TILE EDGES (TS-1).
9.12 RUBBER COVE BASE AS SPECIFIED
22.04 MOP SINK - REFER TO PLUMBING DRAWINGS.

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ENLARGED RESTROOM PLANS

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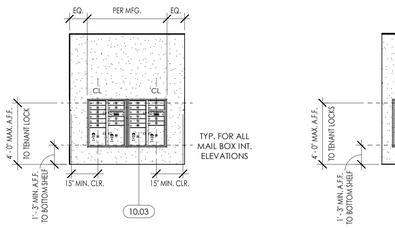
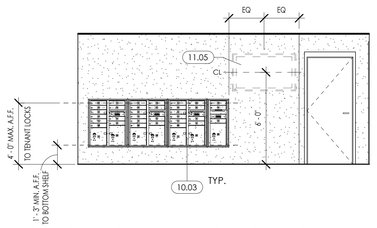
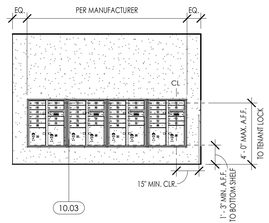


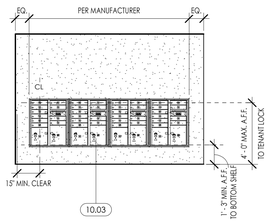
1 BLDG 1 - MAIL ROOM
1/4" = 1'-0"



2 BLDG 1 - MAIL ROOM
1/4" = 1'-0"

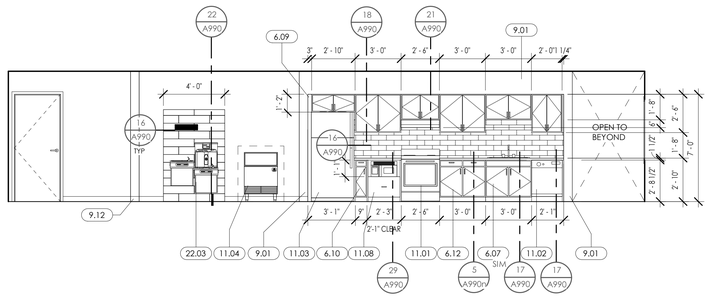


3 BLDG 1 - MAIL ROOM
1/4" = 1'-0"

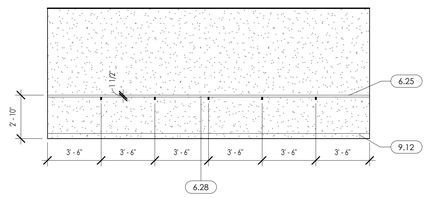


4 BLDG 1 - MAIL ROOM
1/4" = 1'-0"

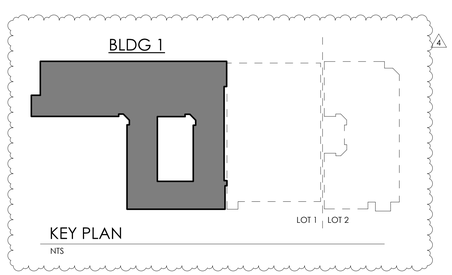
4



5 COMMUNITY 03 - SOUTH
1/4" = 1'-0"



6 COMPUTER RM
1/4" = 1'-0"



KEY NOTES

6.07	PLASTIC LAMINATE ADA BASE CABINET 24" DEEP SINK CABINET WITH INTEGRAL TOE KICK - REFER TO MILLWORK DETAIL ON SHEET.
6.09	"PLASTIC LAMINATE FILLER PANEL, MATCH ADJACENT PLASTIC LAMINATE AS SPECIFIED."
6.10	PROVIDE PLASTIC LAMINATE 24"" DEEP BASE CABINETS WITH (1) DOOR, (1) ADJUSTABLE SHELF, AND SATIN CHROME WIRE PULLS. PROVIDE LOCKS ON ALL CABINETS.
6.12	PROVIDE PLASTIC LAMINATE 24"" DEEP BASE CABINETS WITH (2) DOORs, (1) ADJUSTABLE SHELF, AND SATIN CHROME WIRE PULLS. PROVIDE LOCKS ON ALL CABINETS.
6.25	1-1/2" THICK COUNTERTOP. PLASTIC LAMINATE
6.28	1 1/2" THICK COUNTERTOP. PROVIDE CONCEALED ANGLE SUPPORTS EVERY 3'-6" O.C., FIELD VERIFY GROMMET LOCATIONS.
9.01	PAINTED GYPSUM BOARD. ACCENT PAINT (PT-5); REFER TO FINISH SCHEDULE. SEE INTERIOR ELEVATIONS FOR EXTENTS OF PAINT.
9.12	RUBBER COVE BASE AS SPECIFIED
10.03	MAIL AND PARCEL BOXES MUST BE INSTALLED WITH TENANT LOCKS IN THE TOP ROW NO MORE THAN 48" ABOVE THE FINISHED FLOOR ANS THE BOTTOM OF THE LOWEST ROW OF MAILBOXES NO LESS THAN 28" ABOVE THE FINISHED FLOOR.
11.01	STOVE. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.02	DISHWASHER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.03	REFRIGERATOR. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.04	ICE MACINE. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
11.05	WALL MOUNTED FLAT SCREEN TO BE PROVIDED BY OTHERS. PROVIDE BLOCKING AT MOUNTING HEIGHT 60" FOR UNITS, COMMUNAL SPACES AT 72" . SEE ELECTRICAL.
11.08	MICROWAVE. PROVIDE POWER. VERIFY ACTUAL MODEL/SPECS WITH OWNER/MFR.
22.03	DUAL HEIGHT ADA COMPLIANT DRINKING FOUNDTAIN WITH WATER BOTTLE FILLER - REFER TO PLUMBING DRAWINGS.

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INTERIOR ELEVATIONS

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DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 4/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A808-A
2091

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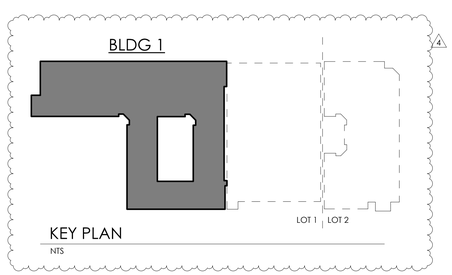
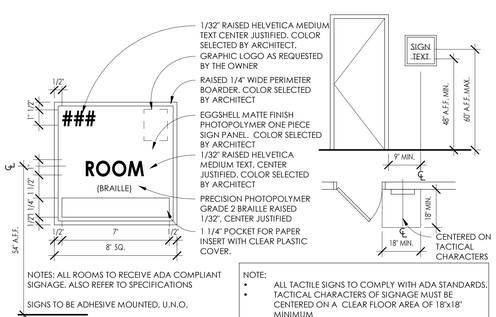


KEY PLAN
NTS

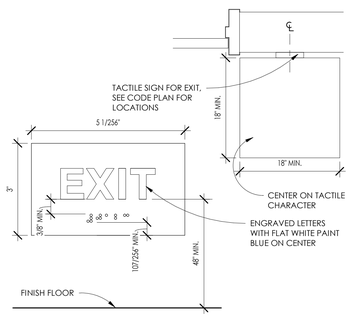


NOTES: ALL ROOMS TO RECEIVE ADA COMPLIANT SIGNAGE. ALSO REFER TO SPECIFICATIONS

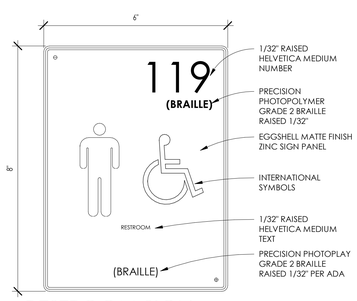
SIGNS TO BE ADHESIVE MOUNTED, U.N.O.

NOTE:
- ALL TACTILE SIGNS TO COMPLY WITH ADA STANDARDS.
- TACTICAL CHARACTERS OF SIGNAGE MUST BE CENTERED ON A CLEAR FLOOR AREA OF 18"x18" MINIMUM
- FOR TACTILE EXIT SIGNS, SEE CODE PLAN FOR LOCATIONS

18 TYPICAL TACTILE SIGNS
3" = 1'-0"



15 TACTILE EXIT SIGN
6" = 1'-0"



20 RESTROOM SIGN
6" = 1'-0"

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SIGNAGE

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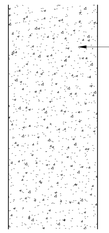
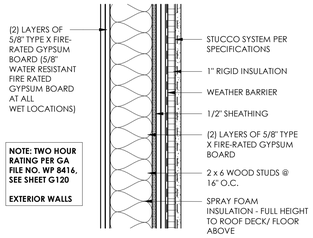
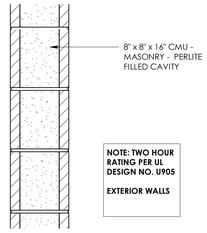


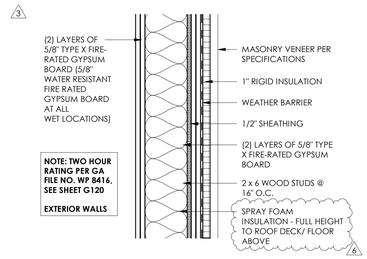
E6 WALL E6 (4HR RATED)
1 1/2" = 1'-0"



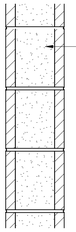
E5 WALL E5 (2HR RATED)
1 1/2" = 1'-0"



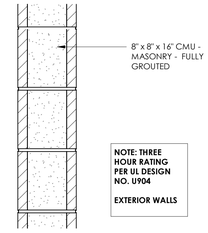
E4 WALL E4 (2HR RATED)
1 1/2" = 1'-0"



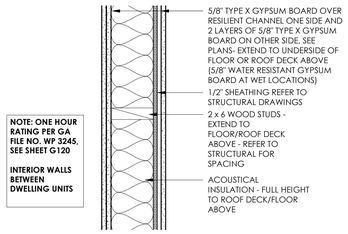
E3 WALL E3 (2HR RATED)
1 1/2" = 1'-0"



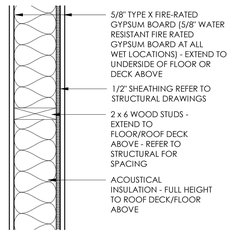
E2 WALL E2
1 1/2" = 1'-0"



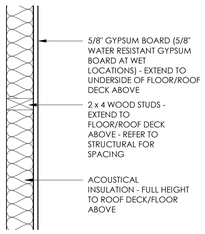
E1 WALL E1 (3HR RATED)
1 1/2" = 1'-0"



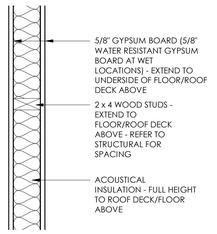
A6 WALL A6 (1 HOUR RATED)
1 1/2" = 1'-0"



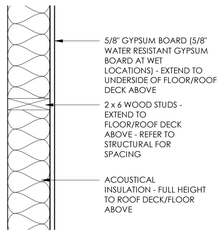
A5 WALL A5 (1 HOUR RATED)
1 1/2" = 1'-0"



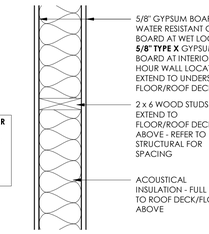
A4 WALL A4
1 1/2" = 1'-0"



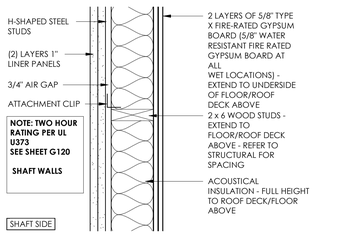
A3 WALL A3
1 1/2" = 1'-0"



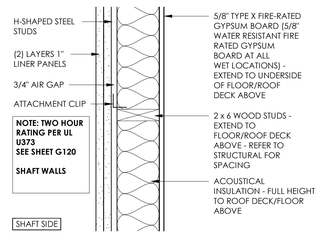
A2 WALL A2
1 1/2" = 1'-0"



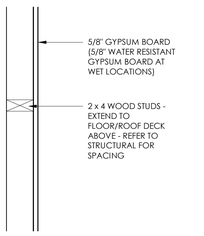
A1 WALL A1
1 1/2" = 1'-0"



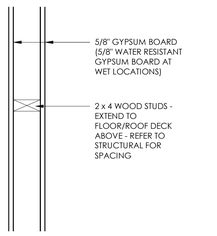
A12 WALL A12 (2 HR RATED)
1 1/2" = 1'-0"



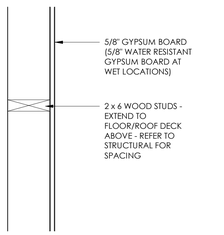
A11 WALL A11 (2 HR RATED)
1 1/2" = 1'-0"



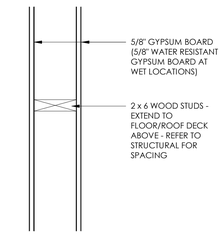
A10 WALL A10
1 1/2" = 1'-0"



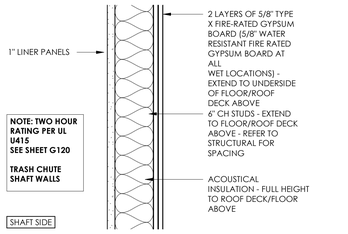
A9 WALL A9
1 1/2" = 1'-0"



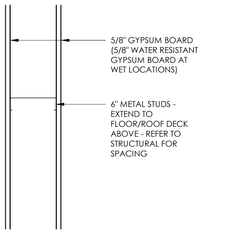
A8 WALL A8
1 1/2" = 1'-0"



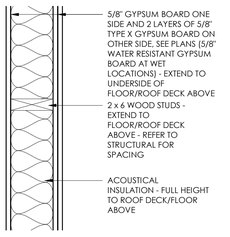
A7 WALL A7
1 1/2" = 1'-0"



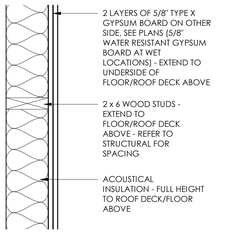
A18 WALL A18 (2 HR RATED)
1 1/2" = 1'-0"
BLDG 2 ONLY 6



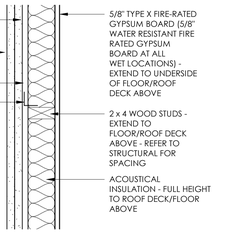
A17 WALL A17
1 1/2" = 1'-0"
BLDG 2 ONLY 6



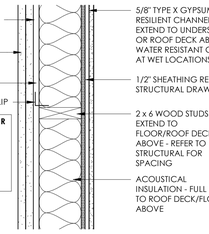
A16 WALL A16
1 1/2" = 1'-0"



A15 WALL A15
1 1/2" = 1'-0"

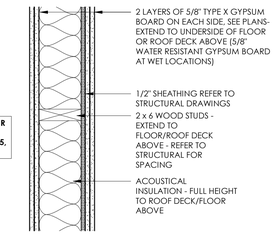


A14 WALL A14 (2 HR RATED)
1 1/2" = 1'-0"



A13 WALL A13 (2 HR RATED)
1 1/2" = 1'-0"

NOTE: ALL EXTERIOR WALLS SHALL HAVE R-VALUE EQUAL TO OR GREATER THAN R-19



A19 WALL A19 (2 HOUR RATED)
1 1/2" = 1'-0"

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WALL TYPES

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6	8/08/23	BID 2

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DRAWN BY: AT

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 08/08/23 ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: A900

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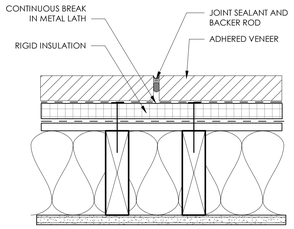
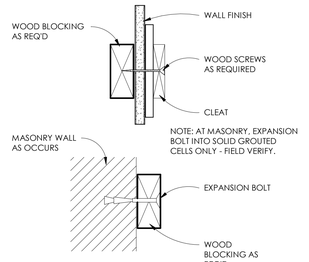
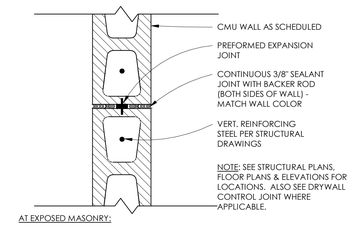


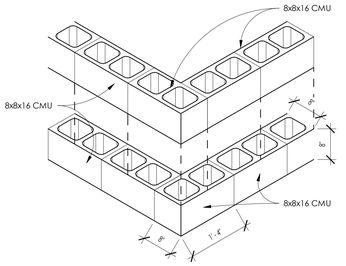
3 VERTICAL JOINT @ VENEER
3" = 1'-0"



4 TYP. BLOCKING / ANCHORING
3" = 1'-0"

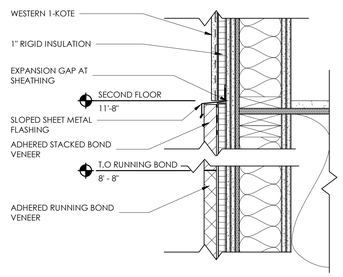


5 MASONRY CTRL. JOINT
1 1/2" = 1'-0"

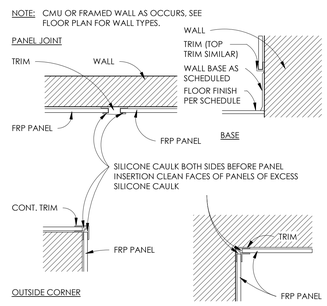


8" MEETING 8"

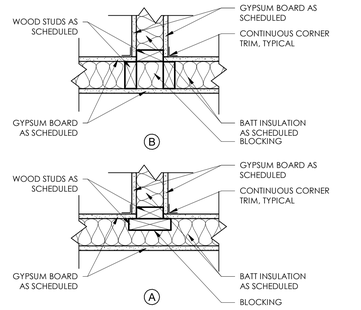
6 TYP. 8" CMU CORNER COURSING
3/4" = 1'-0"



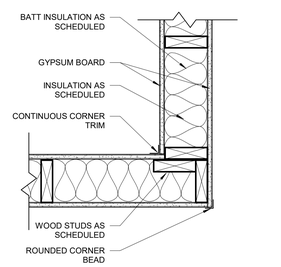
9 VENEER TO STUCCO @ FLOOR LINE
1 1/2" = 1'-0"



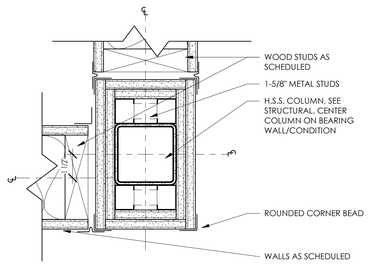
10 TYPICAL FRP JOINTS
1 1/2" = 1'-0"



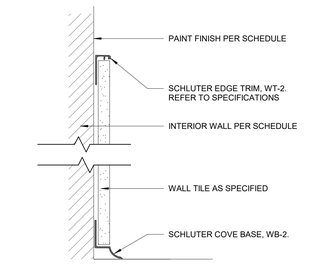
11 STUD TO STUD (WOOD)
1 1/2" = 1'-0" (PLAN VIEW)



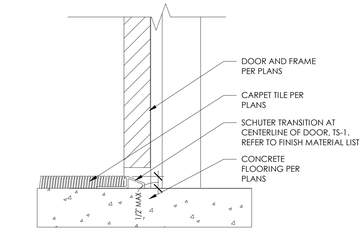
12 TYP STUD WALL CORNER
1 1/2" = 1'-0" (PLAN VIEW)



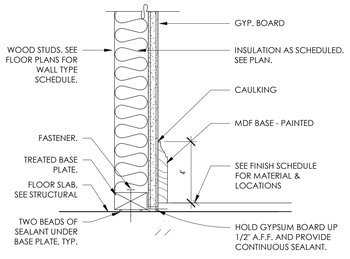
15 ONE HOUR COLUMN @ CORNER
3" = 1'-0"
UL DESIGN NO. X528



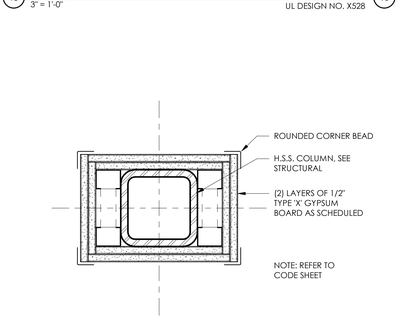
16 WALL TILE W/ SCHLUTER TRIM
6" = 1'-0"



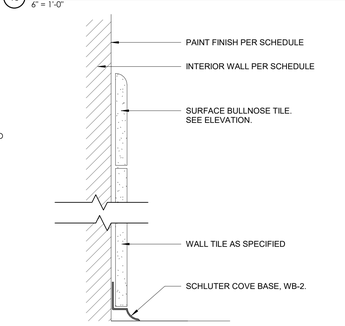
17 CONCRETE TO CARPET
1 1/2" = 1'-0"



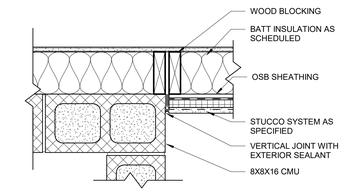
18 TYP MDF BASE @ FLOOR
3" = 1'-0"



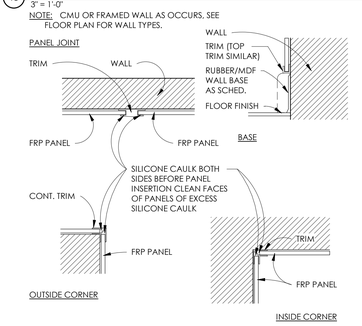
8 ENCLOSED STEEL COLUMN
3" = 1'-0"
UL DESIGN NO. X528



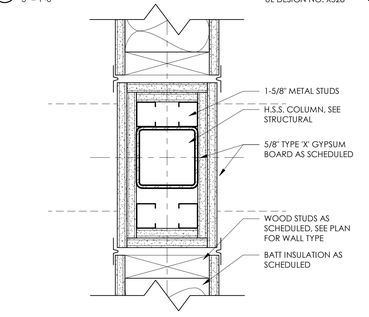
22 WALL TILE W/ SBN TILE
6" = 1'-0"



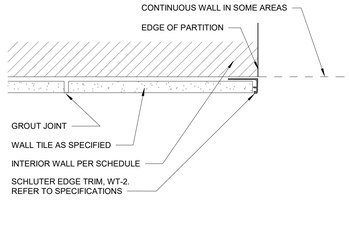
23 MASONRY TO STUCCO
1 1/2" = 1'-0" (PLAN VIEW)



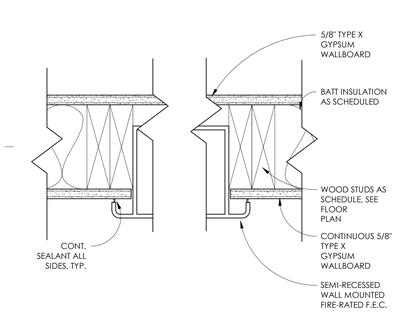
24 TYPICAL FRP JOINTS1
1 1/2" = 1'-0"



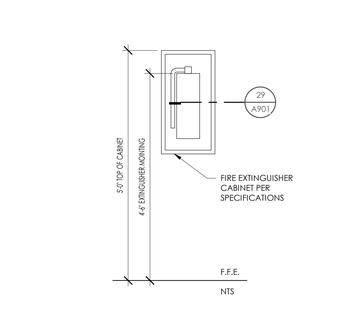
27 STEEL COLUMN IN WALL
3" = 1'-0"
UL DESIGN NO. X528



28 TRIM AT PORTION/END OF WALL
6" = 1'-0"



29 ONE HOUR RECESS
3" = 1'-0"



30 FIRE EXTINGUISHER CABINET
3/4" = 1'-0"

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DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed: 04/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: A901

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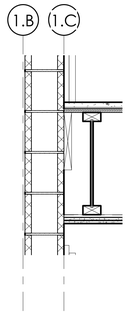
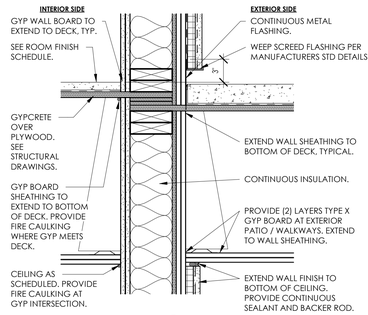
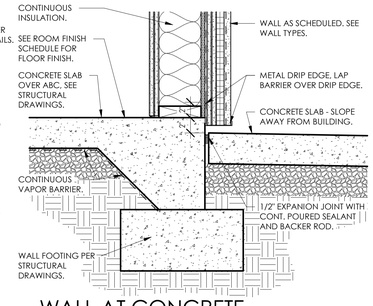


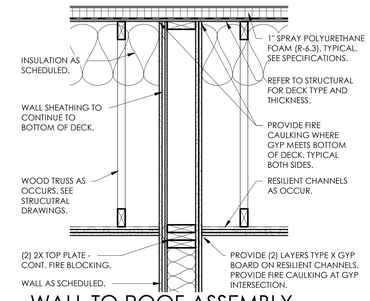
1 Detail 4
1" = 1'-0"



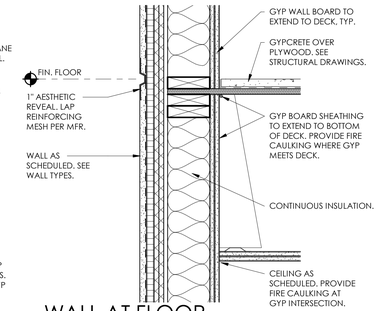
2 WALL AT PATIO
1 1/2" = 1'-0"



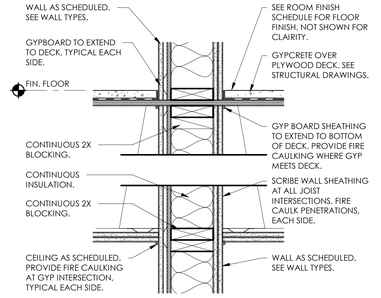
3 WALL AT CONCRETE
1 1/2" = 1'-0"



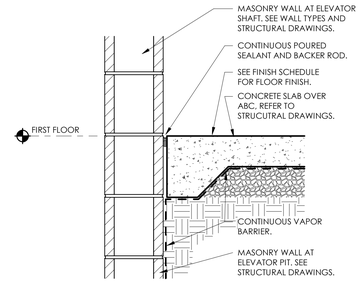
4 WALL TO ROOF ASSEMBLY
1" = 1'-0"



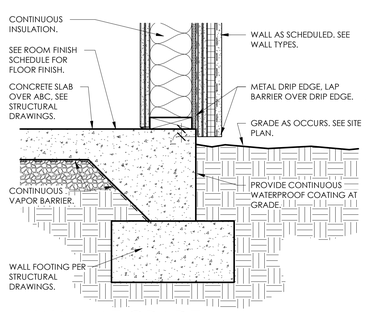
5 WALL AT FLOOR
1 1/2" = 1'-0"



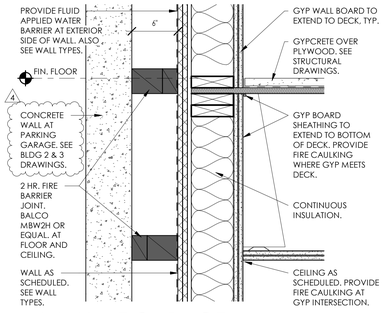
6 WALL AT FLOORS
1 1/2" = 1'-0"



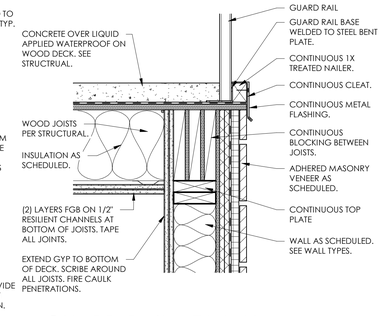
7 WALL AT SUMP
1 1/2" = 1'-0"



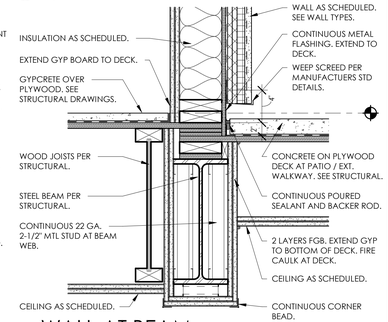
9 WALL AT GRADE
1 1/2" = 1'-0"



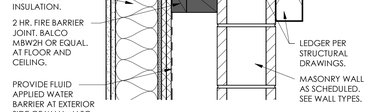
10 WALL AT GARAGE
1 1/2" = 1'-0"



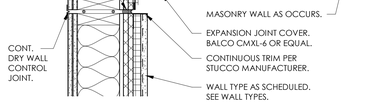
11 GUARD RAIL AT WALL
1 1/2" = 1'-0"



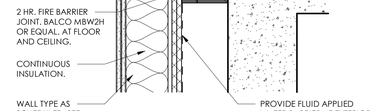
12 WALL AT BEAM
1 1/2" = 1'-0"



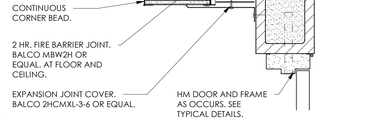
15 EXP JOINT AT FLOOR
1 1/2" = 1'-0"



16 EXP AT MAS WALL
1 1/2" = 1'-0"



17 EXP AT EXT WALL
1 1/2" = 1'-0"



18 EXP JOINT AT CEILING
1 1/2" = 1'-0"

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ARIZONA U.S.A.

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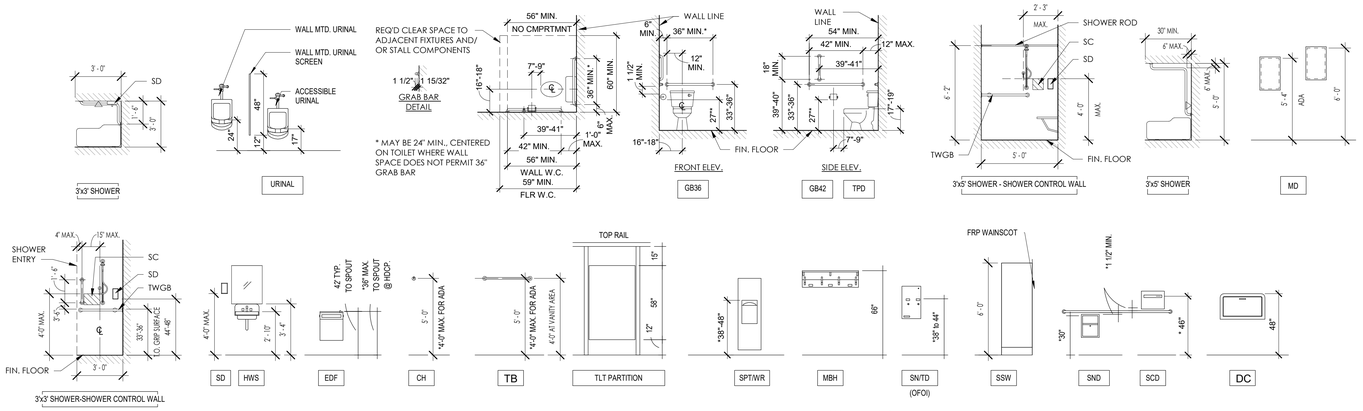

SPT/WR STAINLESS STEEL PAPER TOWEL DISPENSER / WASTE RECEPTACLE
GB36 GRAB BAR, 36" LONG
GB42 GRAB BAR, 42" LONG

T/S/SN1 TOILET TISSUE DISP. / SEAT COVER DISPENSER / SANITARY NAPKIN RECEPT.
CH COAT/PURSE HOOK
MBH SURFACE MOUNTED UTILITY SHELF W/ MOP/BROOM HOLDERS & HOOKS

SC SHOWER CONTROLLER
TWGB SHOWER TWO-WALL GRAB BAR
DC DIAPER CHANGING STATION
SD OAP DISPENSER
MD MEDICINE CABINET

FRPW FRP WAINSCOT AT JANITOR'S FLOOR SINK LOCATION, SEE PLANS.
SND SANITARY NAPKIN DISPOSAL
SCD SEAT COVER DISPENSER
SHF PARAPHERNALIA SHELF 8" WIDE MIN

TPD TOILET TISSUE DISPENSER
EHD ELECTRIC HAND DRYER
SN/TD RECESSED NAPKIN / TAMPON DISPENSER
HWS HAND WASHING SINK
TB TOWEL BAR

* DIMS. NOTED W/ AN ASTERISK SHALL BE VERIFIED & ADJUSTED ACCORDING TO LOCATION & ACCESSIBLE CONFORMANCE

TYP. MOUNTING HEIGHT (ADULT) - TOILET ACCESSORIES

1/4" = 1'-0"

TOILET ACCESSORIES SCHEDULE

NOTE: NOT ALL APPLY THIS SHEET

1. SURFACE-MOUNTED SINGLE ROLL TOILET PAPER DISPENSER (BY OWNER)
2. SURFACE MOUNTED MULTI-ROLL TOILET PAPER DISPENSER (BY OWNER)
3. SANITARY NAPKIN DISPOSAL, BOBRICK B-270

4A. CHANNEL-FRAMED WALL MIRROR, 18X30, BOBRICK B-165 1830
4B. CHANNEL-FRAMED WALL MIRROR, 24X36, BOBRICK B-165 2436

5. RECESSED MEDICINE CABINET, BOBRICK B-397

6. GRAB BAR, 42" STAINLESS STEEL, BOBRICK B-5806-42
7A. GRAB BAR, 36" STAINLESS STEEL, BOBRICK B-5806-36
7B. GRAB BAR IN SHOWER, 24"X36" STAINLESS STEEL, BOBRICK B-58616
8. GRAB BAR,18" VERTICAL STAINLESS STEEL, BOBRICK B-5806-18

9A. TOWEL BAR, 18" LONG, BOBRICK B-530X18
9B. TOWEL BAR, 24" LONG, BOBRICK B-530X24

10. PURSE/TOWEL/ROBE HOOK, BOBRICK B-6717

11A. SURFACE MOUNTED SOAP DISPENSER (BY OWNER)
11B. SURFACE MOUNTED SOAP & SHAMPOO DISPENSER IN SHOWER (BY OWNER)

12. PAPER TOWEL DISPENSER (BY OWNER)

13. TOILET PARTITION & URINAL SCREEN, SCRANTON/HINY HIDERS/ COLOR: SHALE - ORANGE PEEL

14. FOLDING SHOWER SEAT (ADA & SENSORY UNITS), BOBRICK B-5193

15A. SHOWER CURTAIN ROD, BOBRICK B-207X36 (B-207X60 AT ADA UNIT)
15B. SHOWER CURTAIN, BOBRICK 204-2 (204-3 AT ADA UNIT)
15C. SHOWER CURTAIN HOOKS, BOBRICK 204-1

16. SHELF WITH MOP & BROOM HOLDERS & HOOKS, BOBRICK B-239X34

ELEVATION GENERAL NOTES

NOTE: NOT ALL APPLY THIS SHEET

1. PROVIDE IN-WALL 2X BLOCKING IN TYPICAL NON-ADA BATHROOMS FOR FUTURE INSTALLATION OF GRAB BARS
2. ALL MILLWORK TO HAVE SHAKER-STYLE DOOR PANELS
3. PROVIDE LOCKS ON ALL MILLWORK ON 1ST FLOOR. VERIFY WITH OWNER FOR DETAILS

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TYPICAL RESTROOM MOUNTING HEIGHTS

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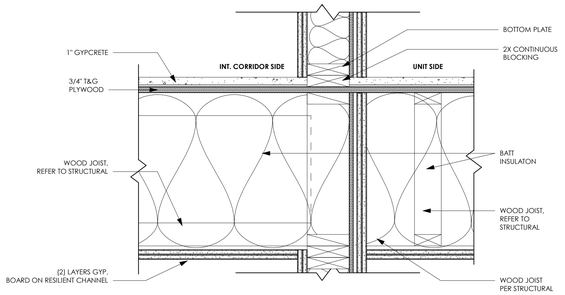
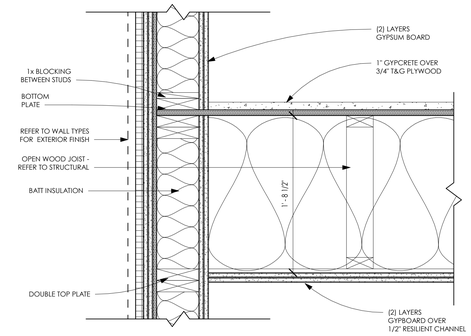
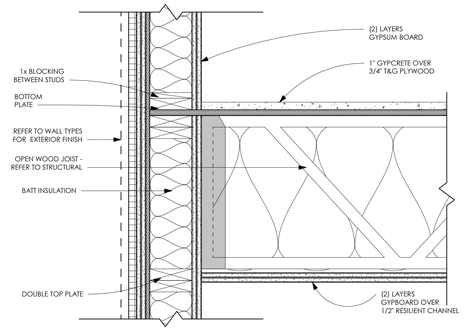


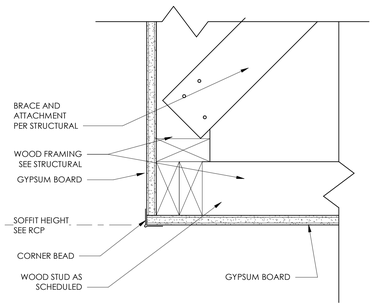
2 FLOOR/CEILING @ INT. CORRIDOR
1 1/2" = 1'-0"



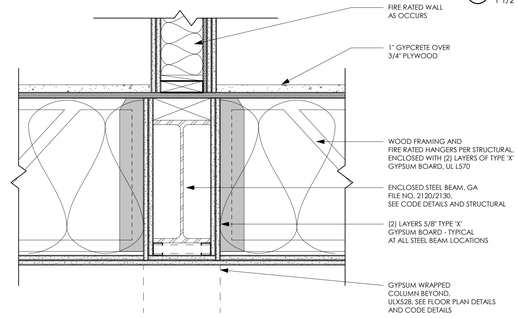
3 FLOOR/CEILING @ EXTERIOR WALL - PARALLEL
1 1/2" = 1'-0"



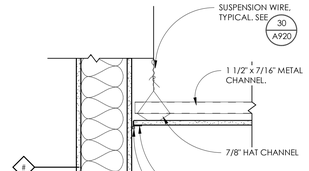
5 FLOOR/CEILING @ EXTERIOR WALL - PERP
1 1/2" = 1'-0"



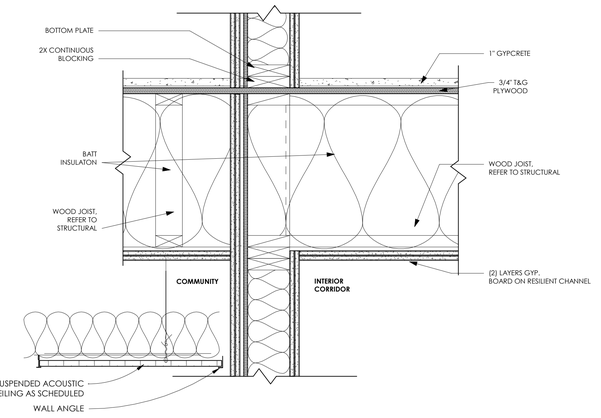
6 FRAMING @ SOFFIT
3" = 1'-0"



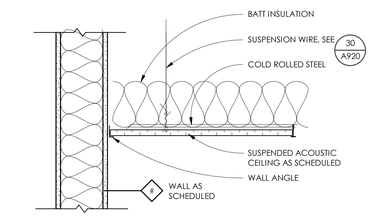
8 FIRE RATED CONSTRUCTION @ STEEL BEAM
1 1/2" = 1'-0"



12 TYPICAL FGB CEILING
1 1/2" = 1'-0"

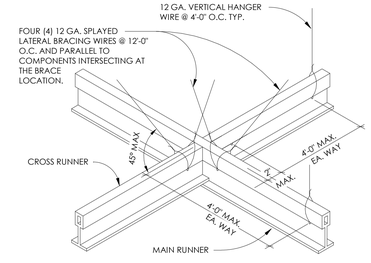


FIRST FLOOR FLOOR/CEILING @ INT. CORRIDOR TO COMMUNITY SPACE
20 1 1/2" = 1'-0"

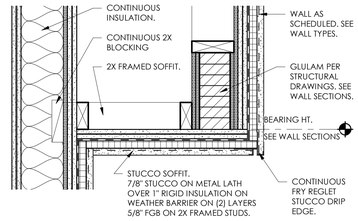


18 TYP SUSP. ACOUSTIC TILE CEILING
1 1/2" = 1'-0"

NOTE:
-CONTRACTOR SHALL SUBMIT CALCULATIONS AND TEST REPORTS FOR METAL SUSPENSION SYSTEM IN ACCORDANCE WITH IBC STANDARDS TO THE BUILDING OFFICIAL FOR APPROVAL.
-COMPLY WITH ASTM C635 AND C636 SEE SPECS.

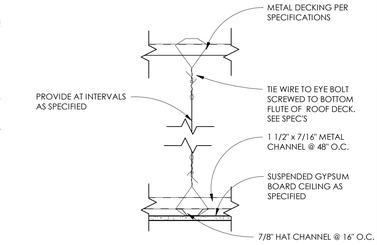


24 TYP. SUSP. CEILING GRID ISO.
1 1/2" = 1'-0"



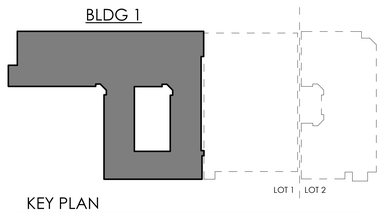
29 STUCCO SOFFIT
1 1/2" = 1'-0"

NOTE:
CEILINGS MUST BE SUPPORTED FROM STRUCTURE ABOVE. CEILINGS MAY NOT BE SUPPORTED FROM DUCTWORK, CONDUIT STEEL DECK OR PIPES.



30 HANGER WIRE ATTACHMENT
1 1/2" = 1'-0"

BLDG 1



KEY PLAN
NTS

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
REFLECTED CEILING DETAILS

PERMIT SET

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REVISIONS

MARK	DATE	DESCRIPTION

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 04/14/22 ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: A920

2091

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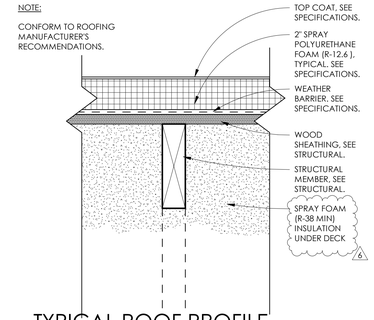
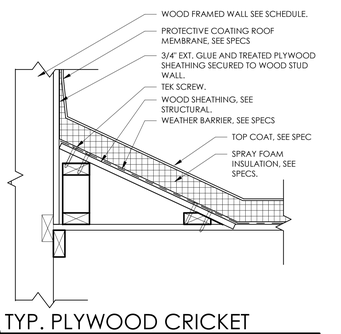
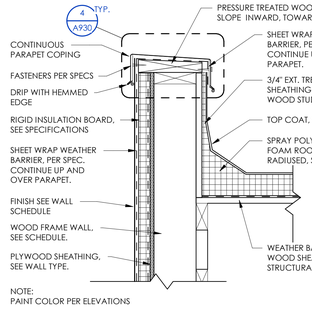


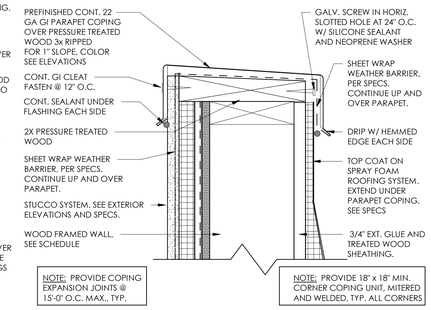
1 TYPICAL ROOF PROFILE
3" = 1'-0"



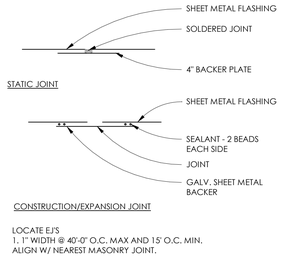
2 TYP. PLYWOOD CRICKET
1 1/2" = 1'-0"



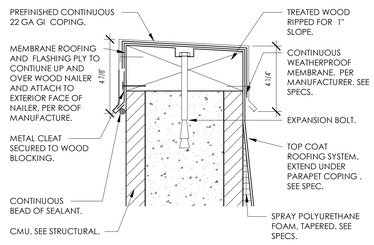
3 PARAPET COPING & FLASHING
1 1/2" = 1'-0"



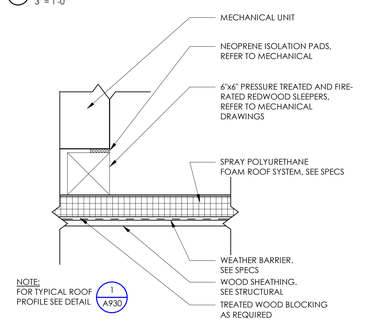
4 TYP. PARAPET COPING @ STUCCO
3" = 1'-0"



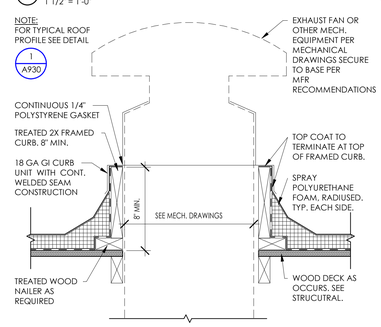
5 TYP. METAL FLASHING JOINTS
1 1/2" = 1'-0"



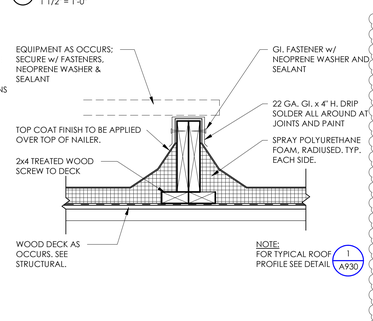
6 TYP. CMU PARAPET FLASHING
3" = 1'-0"



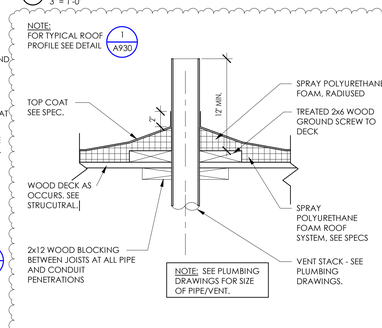
7 TYP. MECHANICAL SLEEPERS
1 1/2" = 1'-0"



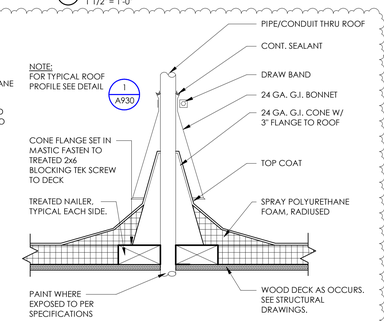
8 MECH. EQUIPMENT CURB
1 1/2" = 1'-0"



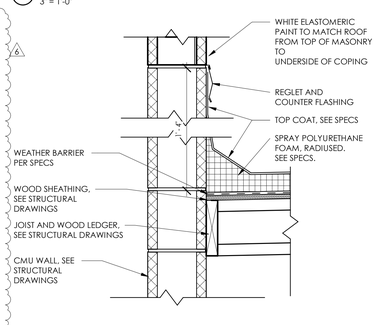
9 TYP. EQUIPMENT CURB
1 1/2" = 1'-0"



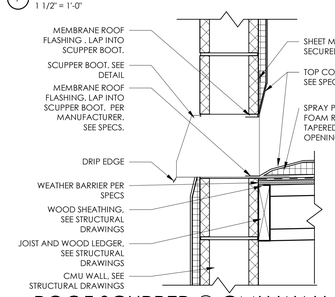
10 TYP. VENT THRU ROOF
1 1/2" = 1'-0"



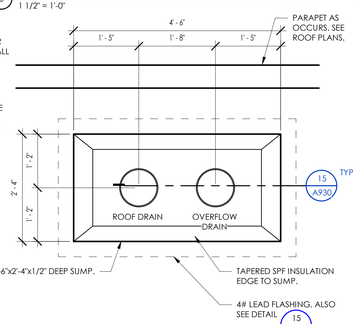
11 TYP. PIPE/CONDUIT THRU ROOF
1 1/2" = 1'-0"



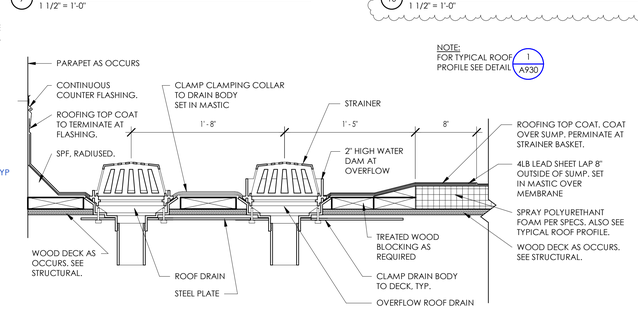
12 ROOF FLASHING AT CMU WALL
1 1/2" = 1'-0"



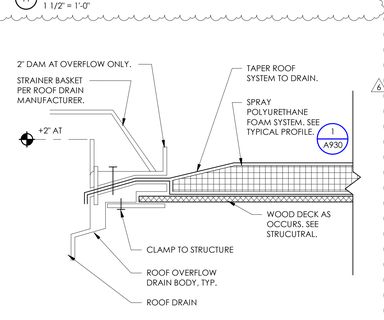
13 ROOF SCUPPER @ CMU WALL
1 1/2" = 1'-0"



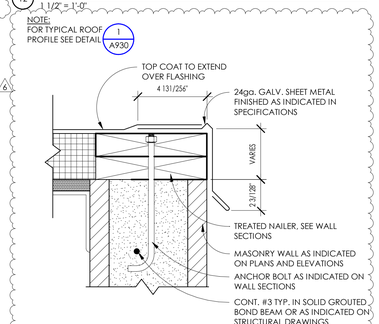
14 ROOF DRAIN DETAIL
3/4" = 1'-0"



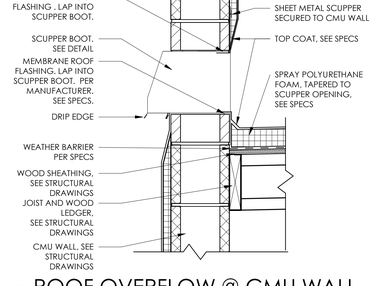
15 ROOF & OVERFLOW DRAIN
1 1/2" = 1'-0"



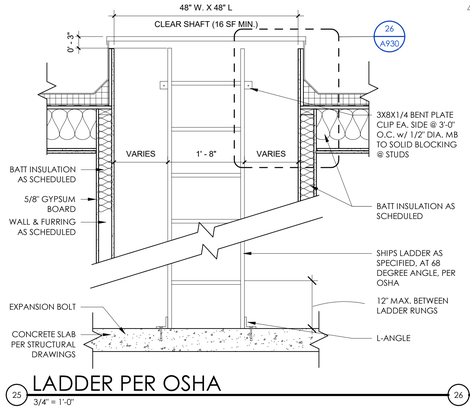
17 ROOF/OVERFLOW DRAIN
1 1/2" = 1'-0"



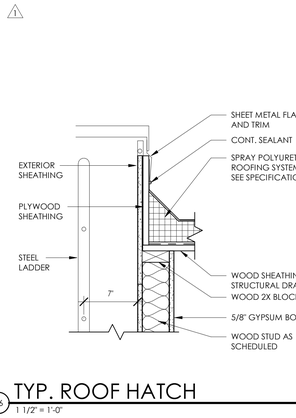
18 TYPICAL EDGE METAL
3" = 1'-0"



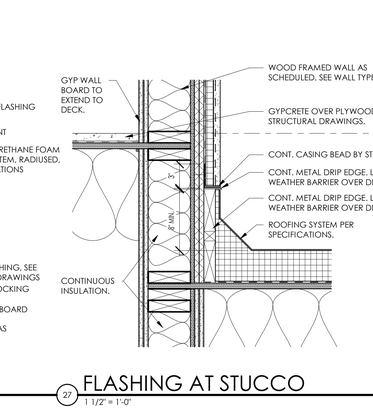
19 ROOF OVERFLOW @ CMU WALL
1 1/2" = 1'-0"



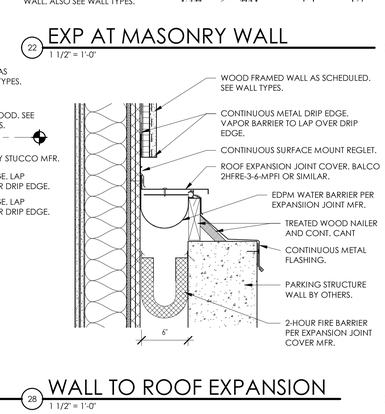
25 LADDER PER OSHA
3/4" = 1'-0"



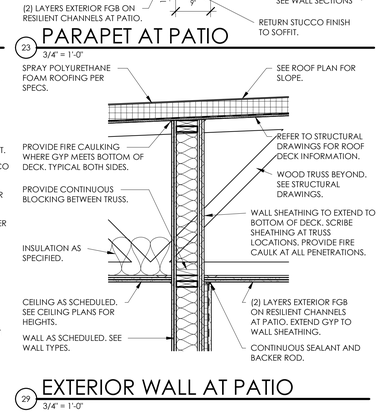
26 TYP. ROOF HATCH
1 1/2" = 1'-0"



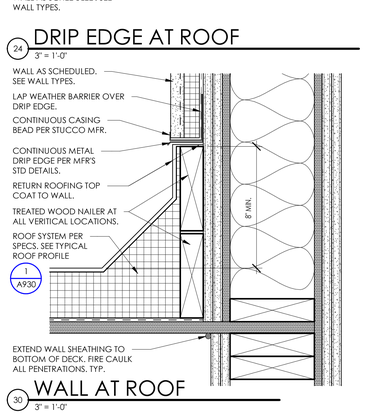
27 FLASHING AT STUCCO
1 1/2" = 1'-0"



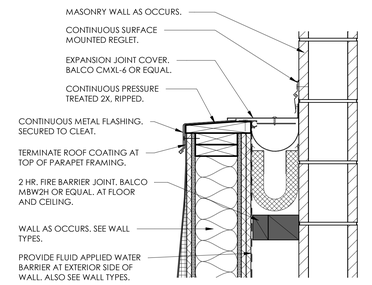
28 WALL TO ROOF EXPANSION
1 1/2" = 1'-0"



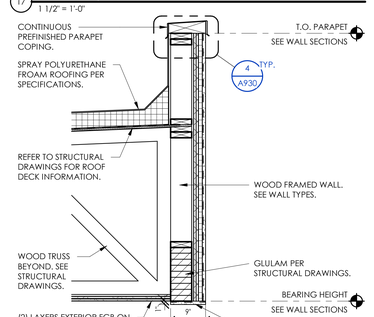
29 EXTERIOR WALL AT PATIO
3/4" = 1'-0"



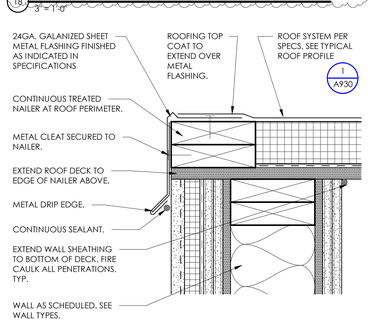
30 WALL AT ROOF
3" = 1'-0"



22 EXP AT MASONRY WALL
1 1/2" = 1'-0"



23 PARAPET AT PATIO
3/4" = 1'-0"



24 DRIP EDGE AT ROOF
3" = 1'-0"

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1790W. SAHUARO DR.
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TYPICAL ROOF DETAILS

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REVISIONS

MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS
6	8/08/23	BID 2

REVIEWED BY: AT
DRAWN BY: AT

DATE: 01-07-2022
JOB No: 2091
SHEET: A930

2091

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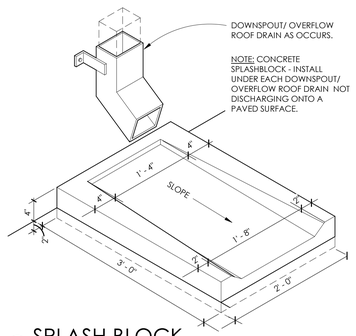
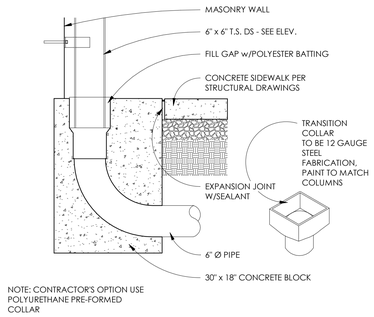
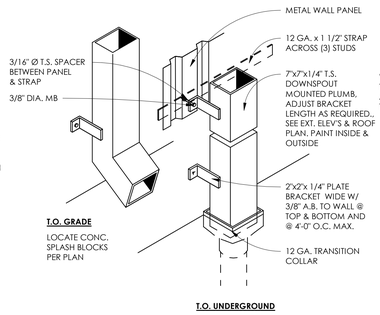


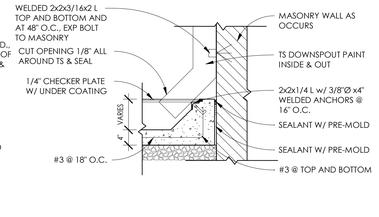
1 SPLASH BLOCK
1" = 1'-0"



2 DOWNSPOUTS TO U.G. PIPING
1" = 1'-0"



3 DOWNSPOUT BOOT
1" = 1'-0"



4 DS @ TRENCH DRAIN
3/4" = 1'-0"

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TYPICAL ROOF DETAILS

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REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A931

2091

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4/12/2023 7:05:58 PM

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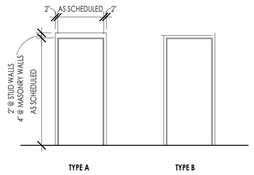
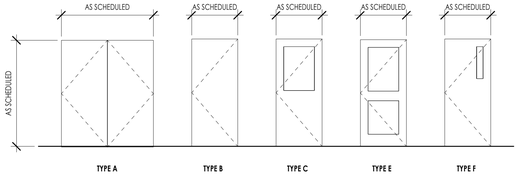
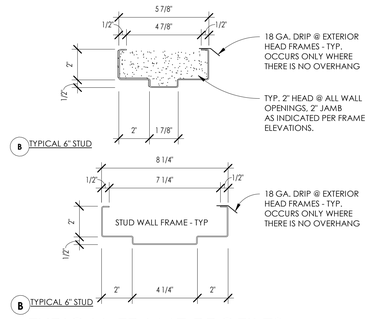


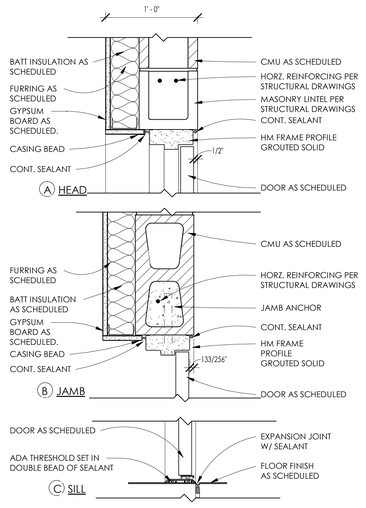
DOOR FRAME TYPES
1/4" = 1'-0"



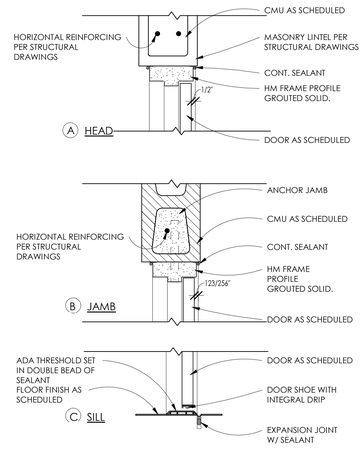
DOOR TYPES - TEMPLATE
1/4" = 1'-0"



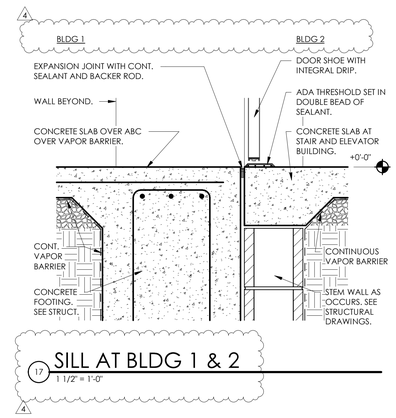
TYPICAL FRAME PROFILES
3" = 1'-0"



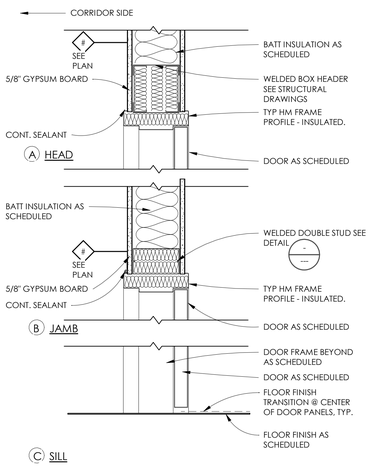
DOOR FRAME @ FURRED CMU
1 1/2" = 1'-0"



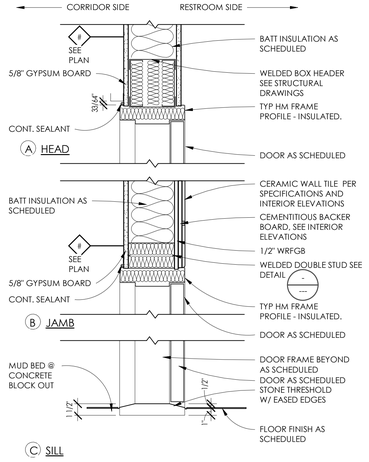
DOOR FRAME @ MASONRY
1 1/2" = 1'-0"



17 SILL AT BLDG 1 & 2
1 1/2" = 1'-0"



FRAME @ INTERIOR WALL
1 1/2" = 1'-0"



FRAME @ RESTROOM DOOR
1 1/2" = 1'-0"

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DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A970

2091

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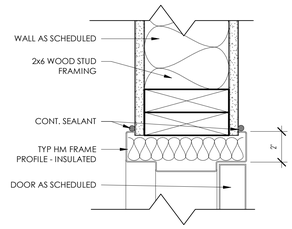
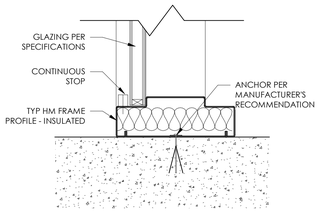
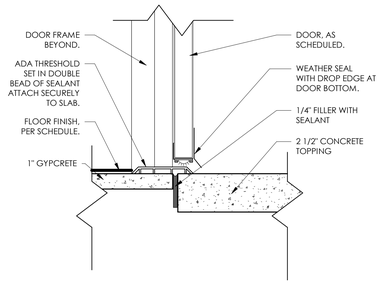


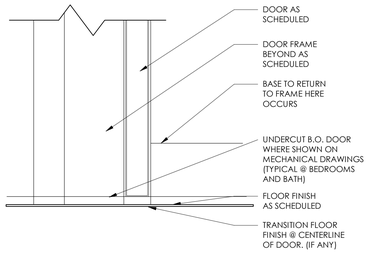
1 JAMB @ HM INTERIOR DOOR
3" = 1'-0"



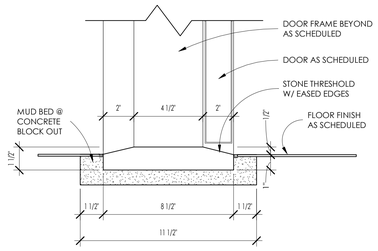
2 SILL @ HM INTERIOR FRAME
3" = 1'-0"



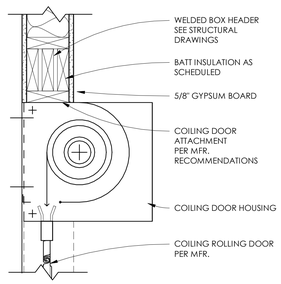
7 DOOR SILL @ CORRIDOR
3" = 1'-0"



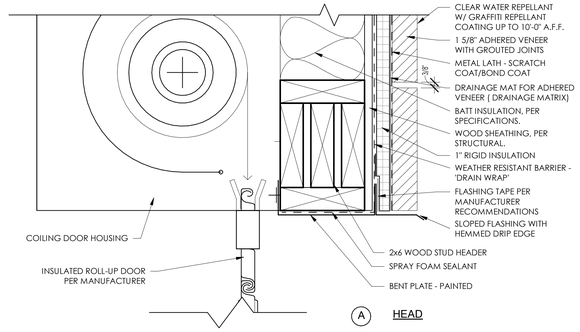
8 DOOR SILL @ INTERIOR WALL
3" = 1'-0"



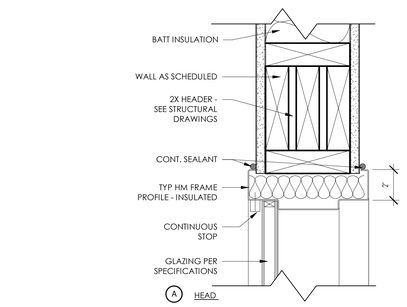
9 SILL AT RESTROOM DOOR
3" = 1'-0"



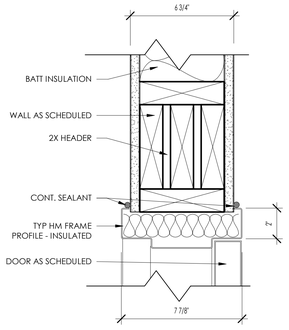
10 INTERIOR COILING DOOR
1 1/2" = 1'-0"



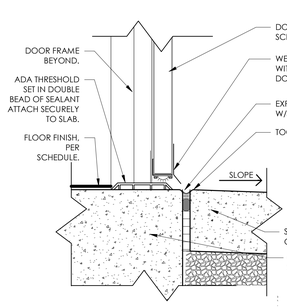
17 ROLL-UP @ VENEER
3" = 1'-0"



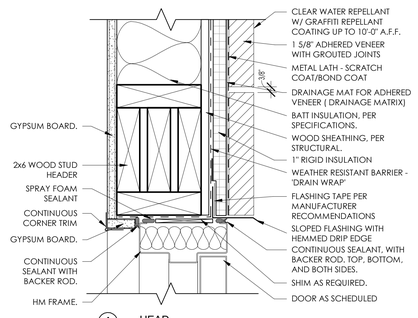
13 HEAD @ HM INTERIOR FRAME
3" = 1'-0"



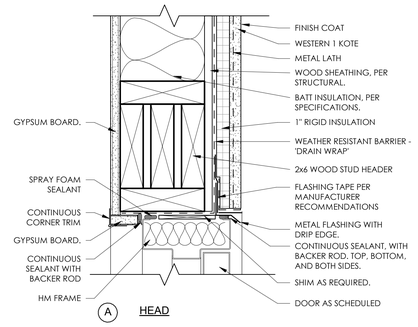
14 HEAD @ HM INTERIOR DOOR
3" = 1'-0"



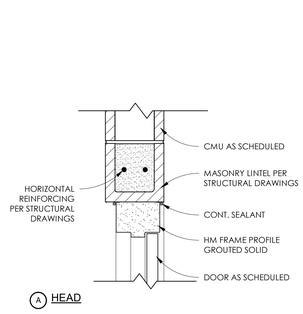
15 DOOR SILL @ EXTERIOR WALL
3" = 1'-0"



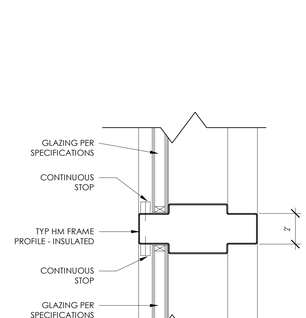
25 HM DOOR @ VENEER
3" = 1'-0"



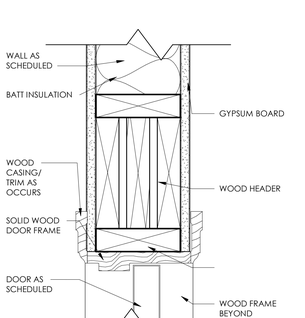
26 HM DOOR @ STUCCO
3" = 1'-0"



28 H.M. DOOR FRAME @ MASONRY
1 1/2" = 1'-0"



29 MULLION @ HM INTERIOR FRAME
3" = 1'-0"



30 INTERIOR DOOR WOOD FRAME
3" = 1'-0"

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REGISTERED ARCHITECT
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45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA U.S.A.

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JOB No: 2091
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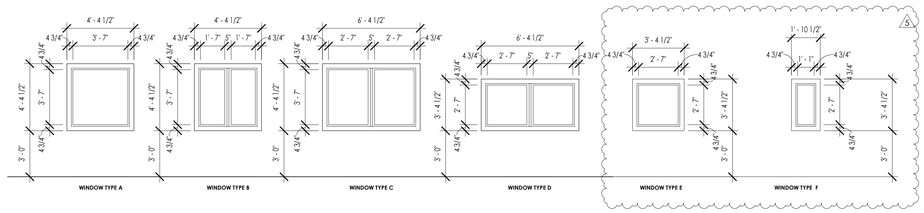


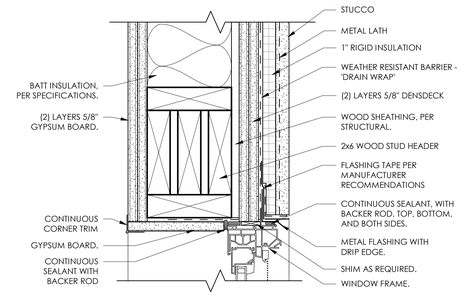
BLDG 1 - WINDOW ELEVATIONS

1/4" = 1'-0"

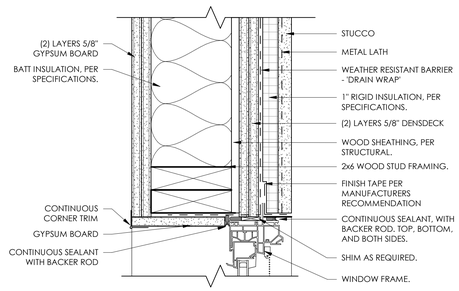
5

6 ANY WINDOWS FACING ARTIFICAL TURF THAT ARE NOT RECESSED AT A BALCONY MUST HAVE A SUN SCREEN

4



A HEAD



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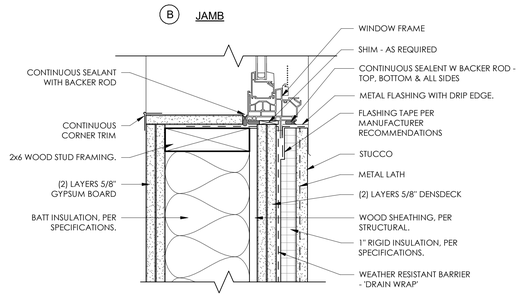
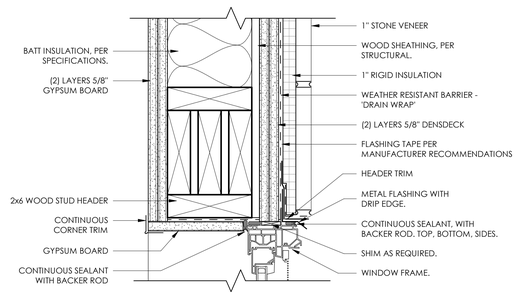


C SILL

4

BLDG 1 - WINDOW @ STUCCO

2 3" = 1'-0"



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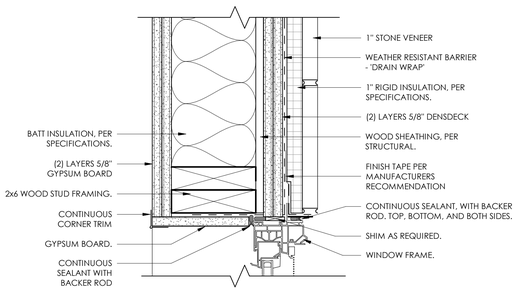

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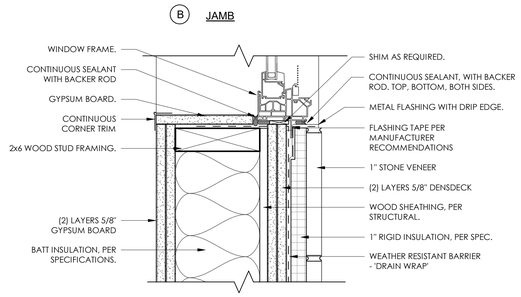

C SILL

BLDG 1 - WINDOW @ STONE VENEER

3 3" = 1'-0"

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6	8/08/23	BID 2

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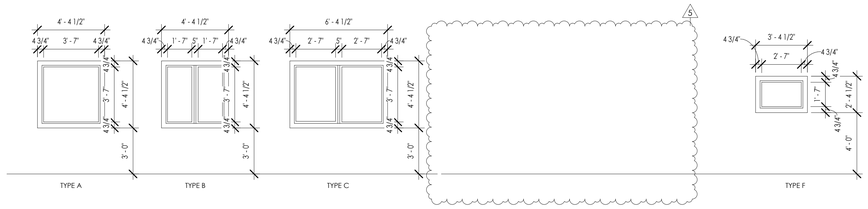
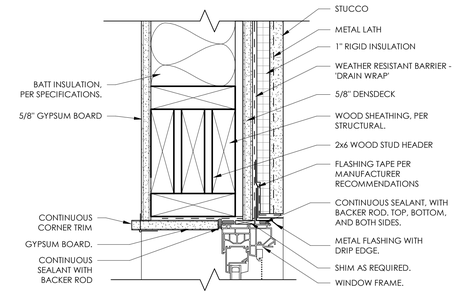


BLDG 3 - WINDOW TYPES

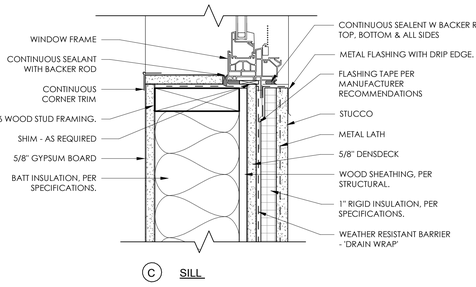
1/4" = 1'-0"

4



A HEAD

B JAMB

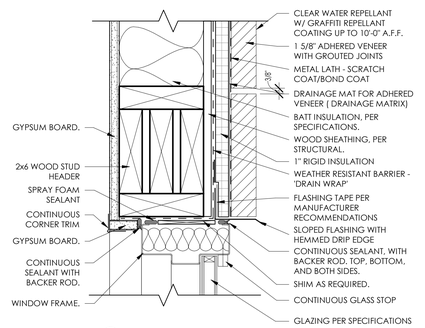


C SILL

4

1 BLDG 3 - WINDOW @ STUCCO

3" = 1'-0"



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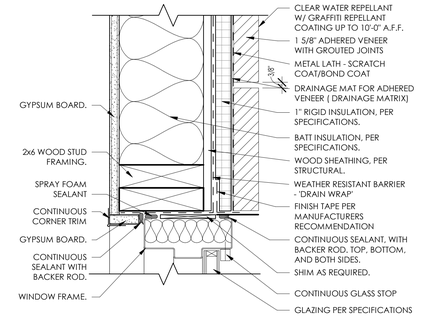

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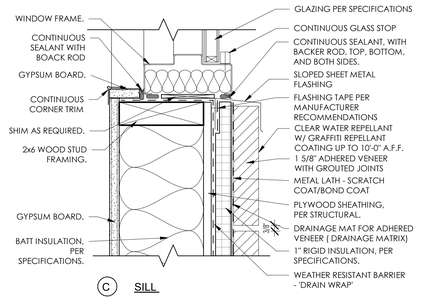

C SILL

15

2 BLDG 3 - WINDOW @ VENEER

3" = 1'-0"

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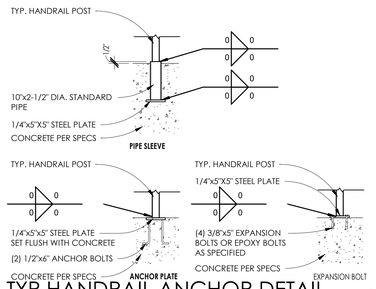
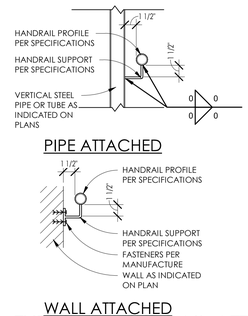
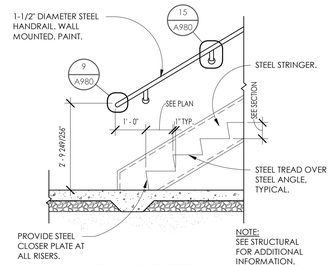


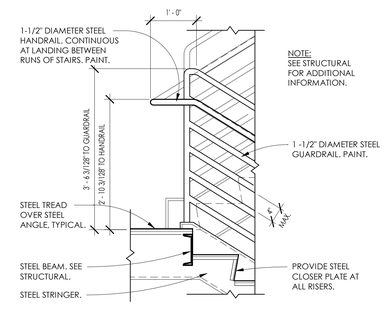
2 TYP HANDRAIL ANCHOR DETAIL
3/4" = 1'-0"



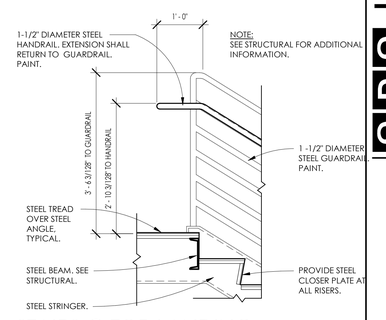
3 TYPICAL HANDRAIL ATTACHMENT
1 1/2" = 1'-0"



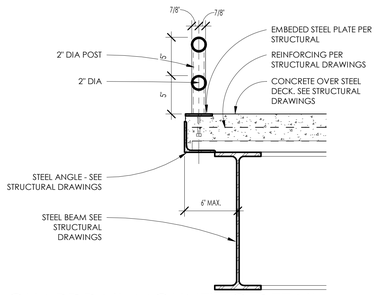
4 ANCHORING DETAIL @ STAIR
1/2" = 1'-0"



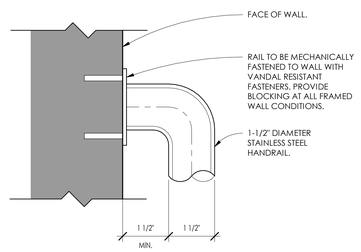
5 STAIRS @ LANDING
3/4" = 1'-0"



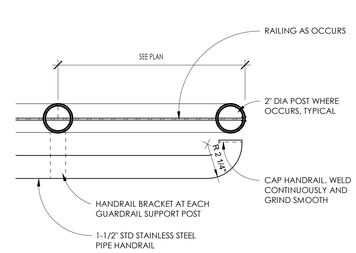
6 STAIRS @ TOP LANDING
3/4" = 1'-0"



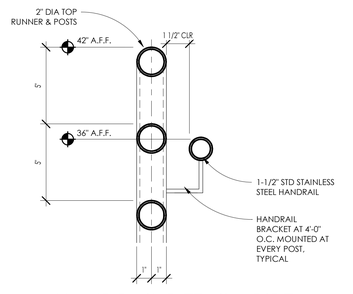
8 GUARDRAIL MOUNTING DETAIL
1 1/2" = 1'-0"



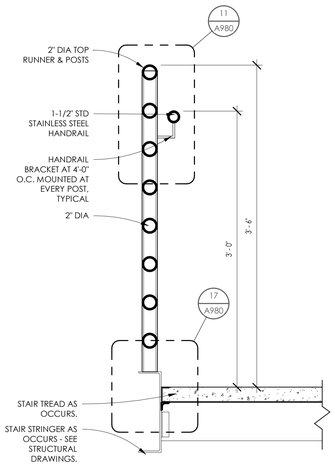
9 STAIR RAIL RETURN (PLAN)
6" = 1'-0"

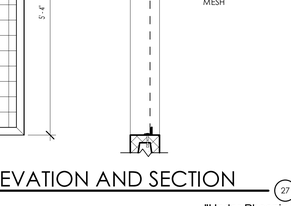


10 HANDRAIL TO GUARD POST
3" = 1'-0"

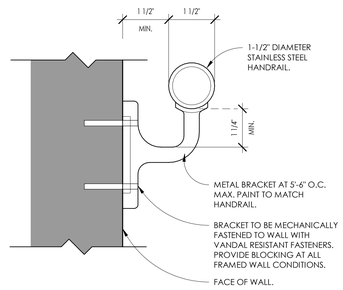


11 A - HANDRAIL DETAIL - PIPE
3" = 1'-0"

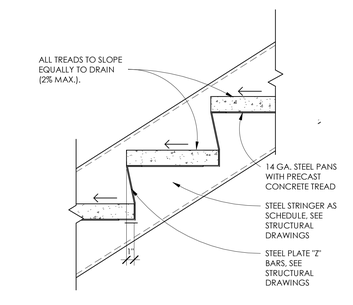




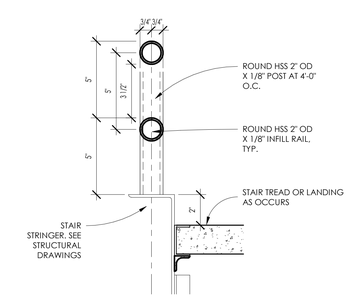
14 MESH CORNER
3" = 1'-0"



15 A - STAIR RAIL SECTION
6" = 1'-0"

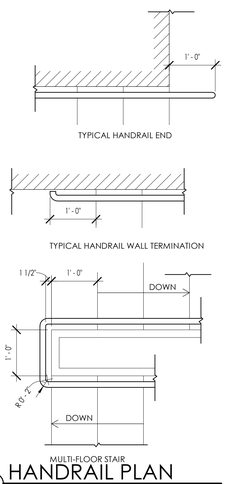


16 A - STAIR TREAD DETAIL
1 1/2" = 1'-0"

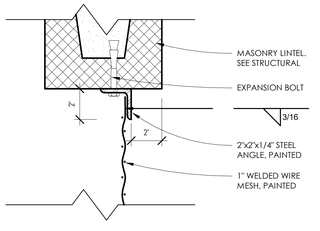


17 A - STAIR TOP RAIL DETAIL - CHANNEL
3" = 1'-0"

18 A - STAIR GUARDRAIL DETAIL
1 1/2" = 1'-0"

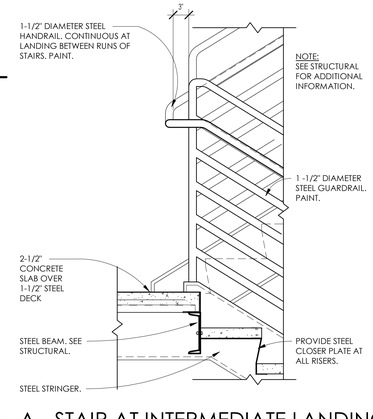


25 HANDRAIL PLAN
3/4" = 1'-0"

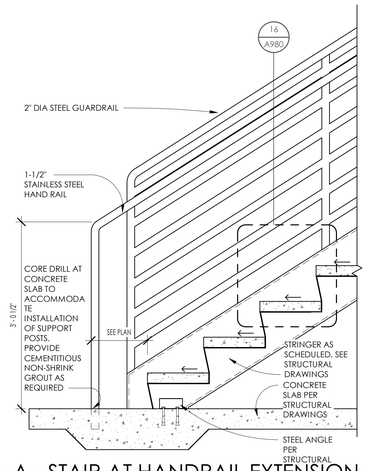


20 MESH AT HEAD/SILL/JAMB
3" = 1'-0"

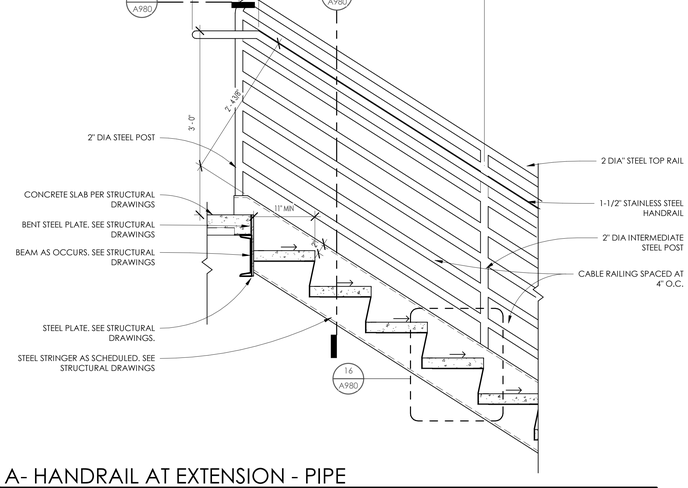
26 MESH ELEVATION AND SECTION
3/4" = 1'-0"



27 A - STAIR AT INTERMEDIATE LANDING
1" = 1'-0"



28 A - STAIR AT HANDRAIL EXTENSION - PIPE
1" = 1'-0"



29 A- HANDRAIL AT EXTENSION - PIPE
1" = 1'-0"

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THE MORELAND
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STAIR DETAILS

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REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 04/4/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A980

2091

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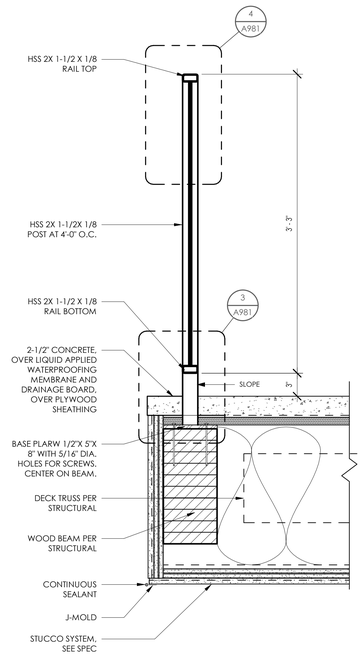
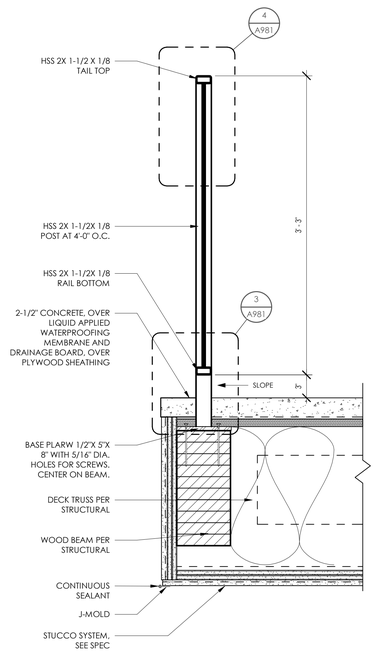
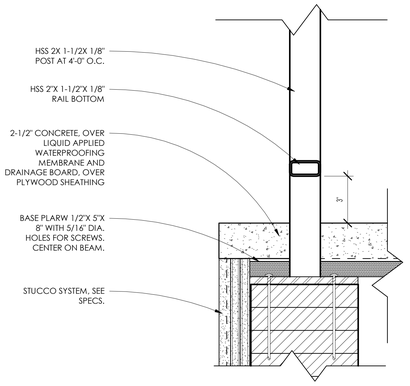


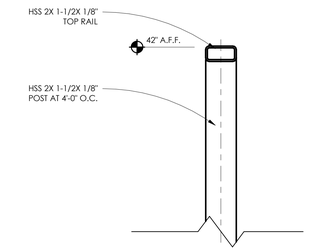
1 EXTERIOR CORRIDOR - GUARD RAIL
1 1/2" = 1'-0"



2 BALCONY / PATIO- GUARD RAIL
1 1/2" = 1'-0"



3 GUARDRAIL TO BALCONY
3" = 1'-0"



4 HANDRAIL AT BALCONY
3" = 1'-0"

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45840
MARK A. DAVENPORT
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ARIZONA U.S.A.

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A981
2091

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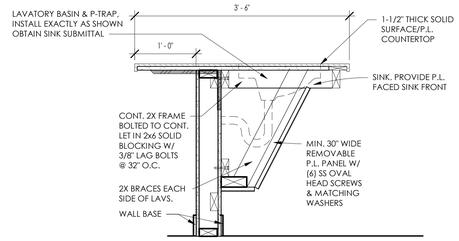
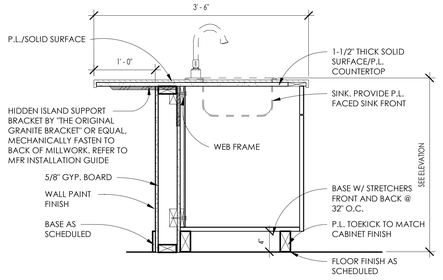
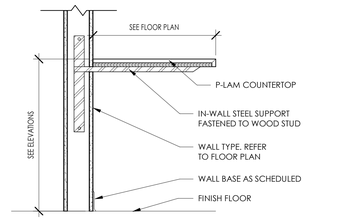


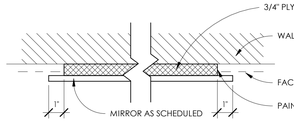
3 H.C. ACCESSIBLE SINK CABINET AT ISLAND
1" = 1'-0"



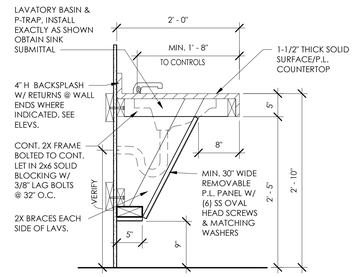
5 BASE SINK CABINET AT ISLAND
1" = 1'-0"



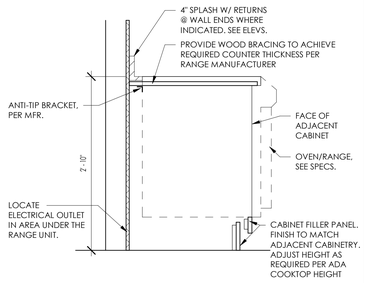
6 COUNTERTOP IN-WALL SUPPORT
1" = 1'-0"



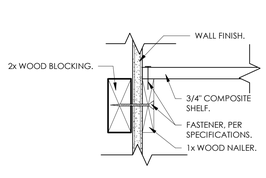
10 MIRROR MOUNTING DETAIL
3" = 1'-0"

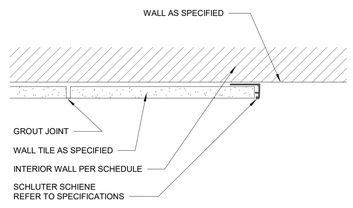


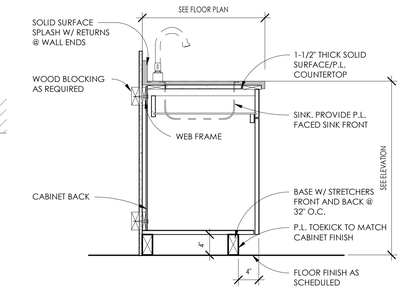
11 H.C. ACCESSIBLE SINK CABINET
1" = 1'-0"

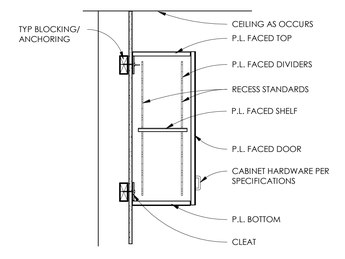


12 TYP. ADA DROP-IN RANGE
1" = 1'-0"







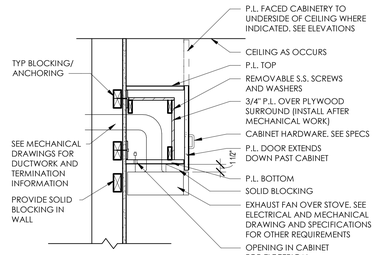


15 TYP. BLOCKING AT SHELF
3" = 1'-0"

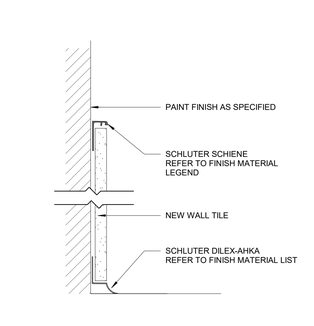
16 TRIM AT PORTION OF WALL
6" = 1'-0"

17 BASE SINK CABINET
1" = 1'-0"

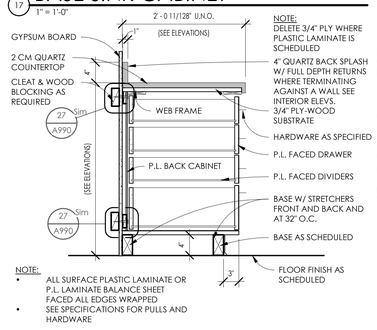
18 UPPER CABINET
1" = 1'-0"

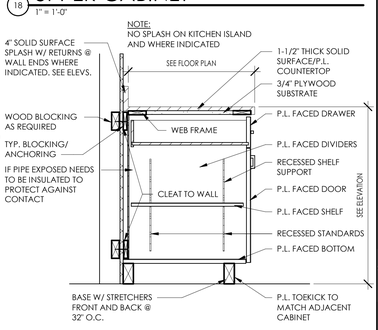


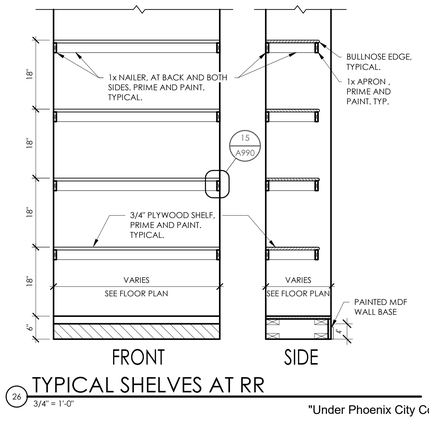
21 CABINET ABOVE HOOD
1" = 1'-0"



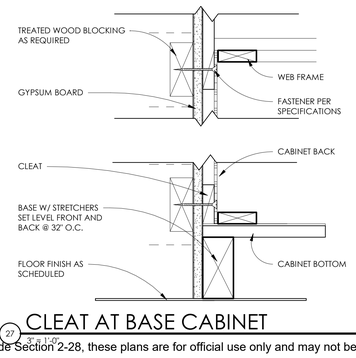
22 TYP. TILE WAINSCOT/BASE
6" = 1'-0"



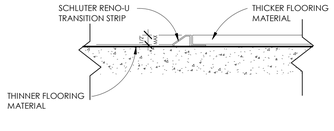




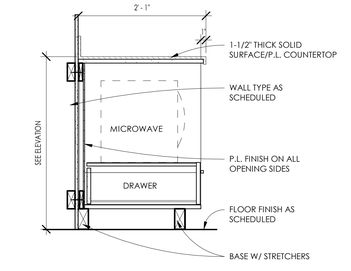
26 TYPICAL SHELVES AT RR
3/4" = 1'-0"



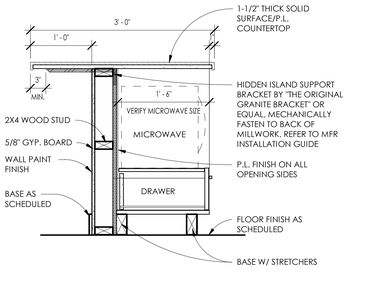
27 CLEAT AT BASE CABINET
3" = 1'-0"



28 FLOORING TRANSITION
6" = 1'-0"



29 M/W CABINET
1" = 1'-0"



30 M/W CABINET @ KITCHEN ISLAND
1" = 1'-0"

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MARK	DATE	DESCRIPTION

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 08/19/22
ARIZONA, U.S.A.

DATE: 01-07-2022
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GENERAL STRUCTURAL NOTES

A. GENERAL

1. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS IN THIS OR SIMILAR LOCALITIES. THEY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
2. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, LAGGING, SHORING, BRACING, FORM-WORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SPREAD OUT SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS NOTED HEREIN IS NOT EXCEEDED.
3. DESIGN OF ITEMS NOT PART OF THE PRIMARY STRUCTURAL SYSTEM (SUCH AS STAIRS, RAILINGS, NON-STRUCTURAL WALLS) AND PREFABRICATED STRUCTURAL ITEMS (SUCH AS FLOOR, ROOF TRUSSES) SHALL BE PROVIDED BY OTHERS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. REFER TO SUBMITTALS SECTION FOR ITEMS THAT MUST BE SUBMITTED FOR REVIEW AND FOR SUBMITTAL REQUIREMENTS.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCH'L. DRAWINGS AND RESOLVE ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCH'L, MECH., PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES. DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
5. TYPICAL DETAILS AND NOTES SHALL APPLY, THOUGH NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.
6. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
7. STANDARDS AND CODE REFERENCES NOTED IN THESE CONSTRUCTION DOCUMENTS REFER TO THE EDITIONS ADOPTED BY THE BUILDING CODE SPECIFIED IN THE BASIS FOR DESIGN. REFERENCES NOT SPECIFICALLY ADOPTED BY SAID BUILDING CODE REFER TO THE LATEST EDITION.
8. ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, JURISDICTION, OR THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT. SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN INSPECTION.

B. BASIS FOR DESIGN

1. BUILDING CODE: INTERNATIONAL BUILDING CODE 2018 w/ CITY OF PHOENIX AMENDMENTS
2. ROOF LOADS: DEAD LOAD: 15 PSF; LIVE LOAD (REDUCIBLE): 20 PSF
3. FLOOR LOADS: DEAD LOAD: 34 PSF (INCLUDING INTERIOR NON-LOAD BEARING WALLS) 44 PSF PATIO DECK 86 PSF CONCRETE DECK; LIVE LOAD (REDUCIBLE): 40 PSF TYPICAL FLOOR 60 PSF BALCONY OR DECK 100 PSF PUBLIC ROOMS AND CORRIDORS SERVING THEM 100 PSF STAIRS AND EXITS
4. WIND LOADS: 101 MPH BASIC WIND SPEED; EXPOSURE C; INTERNAL PRESSURE COEFFICIENT (GCpi) = 0.18; COMPONENT AND CLADDING WIND PRESSURE PER ASCE7-16
5. SEISMIC LOADS: SITE CLASS D; SEISMIC DESIGN CATEGORY B; R = 5.0; S$s = 0.18; S1 = 0.069; S$DS = 0.192; S$D1 = 0.104; SYSTEM: LIGHT FRAME WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE AND SPECIAL REINFORCED MASONRY SHEAR WALLS; ANALYSIS: EQUIVALENT LATERAL FORCE PROCEDURE; BASE SHEAR, V = CsW = 0.038 W
6. SNOW LOADS: NONE
7. RISK CATEGORY: RISK CATEGORY II; SEISMIC IMPORTANCE FACTOR = 1.0

C. FOUNDATION

1. FOUNDATIONS DESIGNED PER RECOMMENDATIONS BY RAMM, REPORT NO. G36980, DATED OCTOBER 30, 2020, AND ADDENDUM SUPPLEMENT 1 DATED NOVEMBER 30, 2021. SITE PREPARATION, GRADING, TESTS, INSPECTIONS, FIELD OBSERVATIONS, OR APPROVAL FROM THE GEOTECHNICAL ENGINEER RECOMMENDED BY THE GEOTECHNICAL REPORT AND ANY ADDENDA SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF FOUNDATIONS.
2. ALLOWABLE DEAD PLUS LIVE LOAD SOIL PRESSURE USED FOR DESIGN:
   AT 1'-6" BELOW FINISH GRADE . . . . . 2000 PSF
   AT 2'-0" BELOW FINISH GRADE . . . . . 2500 PSF
   AT 3'-0" BELOW FINISH GRADE . . . . . 3500 PSF
   AT 3'-6" BELOW FINISH GRADE . . . . . 4000 PSF
3. FOOTING EXCAVATIONS SHALL BE CLEAN AND FREE FROM LOOSE DEBRIS, STANDING WATER, AND UNCOMPACTED MATERIAL AT TIME OF CONCRETE PLACEMENT.
4. TRENCHES AND EXCAVATIONS UNDER OR ADJACENT TO FOUNDATIONS SHALL BE PROPERLY BACKFILLED AND COMPACTED.
5. WATER PROOFING AS MAY BE REQUIRED AT SOIL FACE OF WALLS BELOW GRADE SHALL BE BY OTHERS.

D. CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ACI 318 AND ACI 301, EXCEPT AS MODIFIED BY THE CONSTRUCTION DOCUMENTS.
2. MIN. 28 DAY COMPRESSIVE STRENGTH, f'c, SHALL BE 4500 PSI FOR ALL CONCRETE IN CONTACT WITH SOIL. MAX WATER/CEMENT RATIO FOR CONCRETE IN CONTACT WITH SOIL SHALL BE 0.45.
3. NORMAL WEIGHT CONCRETE OVER STEEL OR WOOD DECK SHALL BE 3500 PSI.
4. CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY, STAMPED BY AN APPROPRIATELY LICENSED SPECIALTY ENGINEER, AND APPROVED BY THE ENGINEER OF RECORD. MIX DESIGNS SHALL INCLUDE THE PROJECT NAME AND INDICATE THEIR USE WITHIN THE STRUCTURE. MIX DESIGNS SHALL BE PROPORTIONED TO MINIMIZE SHRINKAGE AND HAVE PROVEN SHRINKAGE CHARACTERISTICS OF 0.05% OR LESS BASED ON TESTING PER ASTM C157.
5. IF USED, EARLY STRENGTH CONCRETE SHALL BE PROPORTIONED TO DEVELOP THE 28 DAY COMPRESSIVE STRENGTH AT THE AGE REQUIRED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT TEST DATA FOR REVIEW BY THE STRUCTURAL ENGINEER TO SUBSTANTIATE THE CONCRETE STRENGTH AT THE REQUIRED AGE.
6. ALL CONCRETE SHALL BE NORMAL WEIGHT OF 145 POUNDS PER CUBIC FOOT USING HARD ROCK AGGREGATES CONFORMING TO ASTM C33 U.N.O. WHERE LIGHTWEIGHT CONCRETE IS SPECIFIED, CONCRETE SHALL BE 110 POUNDS PER CUBIC FOOT USING AGGREGATES CONFORMING TO ASTM C330. THE AGGREGATE IN THE CONCRETE SHALL BE WELL GRADED. THE NOMINAL MAXIMUM SIZE OF THE COARSE AGGREGATE SHALL BE 1 1/2" FOR SLABS ON GRADE (1 1/2" MIX) AND 3/4" OR LESS FOR ALL OTHER CONCRETE, U.N.O.
7. MAX. SLUMP SHALL BE 5 INCHES (EXCEPTION: WHERE ADMIXTURES/PLASTICIZERS HAVE BEEN INCLUDED IN MIX DESIGN TO IMPROVE WORKABILITY, SLUMP LIMIT SHALL BE BASED ON ADMIXTURE MFR'S RECOMMENDATIONS). MIX WATER SHALL BE CLEAN AND POTABLE.
8. PORTLAND CEMENT SHALL CONFORM TO ASTM C150. TYPE V CEMENT SHALL BE USED.
9. FLY ASH MAY BE USED IN CONCRETE, SUBJECT TO APPROVAL BY THE ARCHITECT, PROVIDED THE FOLLOWING CONDITIONS ARE MET:

9.1. FLY ASH SHALL COMPLY WITH ASTM C618.

9.2. CEMENT CONTENT SHALL BE REDUCED A MINIMUM OF 15 PERCENT UP TO A MAXIMUM OF 25 PERCENT WHEN COMPARED TO AN EQUIVALENT CONCRETE MIX DESIGN WITHOUT FLY ASH. FLY ASH CONTENT SHALL NOT COMPRISE MORE THAN 35 PERCENT OF THE TOTAL CEMENTITIOUS CONTENT. THE WATER-CEMENT RATIO SHALL BE CALCULATED BASED ON THE TOTAL CEMENTITIOUS MATERIAL IN THE MIX.

9.3. CLASS F FLY ASH SHALL BE USED IN SULFATE RESISTANT CONCRETE WITH f'c EQUAL TO OR GREATER THAN 4000 PSI. CLASS C FLY ASH MAY BE USED ELSEWHERE.

10. WATER SOLUBLE CHLORIDE ION CONCENTRATIONS IN CONCRETE SHALL BE LIMITED PER ACI 318, SECTION 19.3.2.1, EXPOSURE CLASS "C1".
11. TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94.
12. CONCRETE MIXING, PLACEMENT AND QUALITY SHALL BE PER ACI 318. SYSTEMATICALLY MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED. SLABS ON GRADE NEED BE VIBRATED ONLY AROUND AND UNDER FLOOR DUCTS OR SIMILAR ELEMENTS. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATES. UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET.
13. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH DUE TO COLD OR HOT WEATHER IN ACCORDANCE WITH ACI 305 AND 306. CONTRACTOR SHALL TAKE SPECIAL CURING PRECAUTIONS TO MINIMIZE SHRINKAGE CRACKING OF CONCRETE SLABS.
14. CONSTRUCTION JOINT SURFACES SHALL BE CLEANED AND LAITANCE REMOVED. HORIZONTAL JOINT SURFACES SHALL BE ROUGHENED TO 1/4" AMPLITUDE THOROUGHLY WET ALL JOINT SURFACES AND REMOVE STANDING WATER IMMEDIATELY PRIOR TO NEW CONCRETE PLACEMENT.
15. CONCRETE SHALL BE CURED IN ACCORDANCE WITH ACI 318, SECTION 26.5.3.2, UNLESS ALTERNATE METHODS HAVE BEEN APPROVED BY THE ARCHITECT AND ENGINEER. WHERE CURING COMPOUNDS HAVE BEEN APPROVED FOR SLAB CURING, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPATIBILITY OF COMPOUNDS WITH ANTICIPATED FLOOR FINISH (e.g. RESILIENT TILE) PRIOR TO CURING COMPOUND APPLICATION.
16. GROUT BENEATH COLUMN BASES OR BEARING PLATES SHALL BE 5000 PSI (MIN.) NON-SHRINK FLOWABLE GROUT. INSTALL GROUT BENEATH BEARING PLATES BEFORE FRAMING MEMBER IS INSTALLED. AT COLUMNS, INSTALL GROUT BENEATH BASE PLATES AFTER COLUMN HAS BEEN PLUMBED. FRAMING (NOT INCLUDING CONCRETE OVER STEEL DECK OR CONCRETE TOPPING AS OCCURS) MAY BE INSTALLED ONE LEVEL ABOVE BASE PLATE PRIOR TO PLACING GROUT BENEATH BASE PLATES. GROUT SHALL BE PLACED BENEATH BASE PLATES PRIOR TO INSTALLATION OF ANY FRAMING TWO OR MORE LEVELS ABOVE BASE PLATE. GROUT DEPTH SHALL BE 1 1/2" TYPICAL, OR SHALL BE SUFFICIENT TO ALLOW GROUT OR DRYPACK TO BE PLACED BENEATH PLATE WITHOUT VOIDS.

E. MASONRY

1. ALL MASONRY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH IBC 2104 AND ACI 530.1.
2. MASONRY COMPRESSIVE STRENGTH, f'm, SHALL BE 2000 PSI U.N.O. 28 DAY COMPRESSIVE STRENGTHS OF INDIVIDUAL COMPONENTS (i.e., BLOCK, GROUT, AND MORTAR) SHALL BE AS NOTED BELOW. BLOCK STRENGTH SPECIFIED IS BASED ON NET AREA. ALTERNATIVELY, STRENGTHS OTHER THAN THOSE LISTED BELOW MAY BE USED IF THE COMBINED SYSTEM ACHIEVES SPECIFIED VALUE OF f'm AND MASONRY COMPRESSIVE STRENGTH IS VERIFIED BY THE PRISM TEST METHOD IN ACCORDANCE WITH ASTM C1314.

f'm:	BLOCK:	GROUT:	MORTAR:	MORTAR TYPE:
2000 PSI	2000 PSI	2000 PSI	2000 PSI	TYPE S

3. STRUCTURAL MASONRY SHALL BE HOLLOW MEDIUM WEIGHT (115 PCF) LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. BLOCK TEST DATA BY A CERTIFIED LABORATORY SHALL BE SUBMITTED FOR REVIEW. ALL BLOCKS SHALL BE PLACED IN RUNNING BOND CONSTRUCTION U.N.O. WITH ALL VERTICAL CELLS IN ALIGNMENT.
4. GROUT SHALL CONFORM TO REQUIREMENTS OF IBC 2103.3. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. ONLY SOLID GROUT CELLS WITH REINFORCING UNLESS REQUIREMENT TO SOLID GROUT ENTIRE WALL IS SPECIFICALLY NOTED ON PLANS OR SCHEDULE. HOLD GROUT DOWN 1-1/2" BELOW TOP OF BLOCK AT GROUT LIFT JOINTS.
5. MORTAR MIX SHALL CONFORM TO REQUIREMENTS OF IBC 2103.2. SEE TABLE ABOVE FOR MORTAR TYPE. MORTAR THICKNESS SHALL NOT EXCEED 5/8 INCH.
6. GROUT AND MORTAR MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY, STAMPED BY AN APPROPRIATELY LICENSED SPECIALTY ENGINEER AND APPROVED BY THE ENGINEER OF RECORD. MIX DESIGNS SHALL INCLUDE THE PROJECT NAME AND INDICATE THEIR USE WITHIN THE STRUCTURE.
7. LAP REINFORCING BARS PER TYPICAL REBAR LAP SCHEDULE (MASONRY) U.N.O.
8. REINFORCING SHALL BE SECURED IN ITS PROPER POSITION WITHIN THE CELL TO PREVENT LATERAL DISPLACEMENT PRIOR TO GROUTING BY WIRE POSITIONERS OR OTHER SUITABLE DEVICES AT INTERVALS NOT EXCEEDING 10'-0" o.c. MAX.
9. MIN. WALL VERT. REINF. U.N.O. ON PLANS OR DETAILS, SHALL BE #5 BAR VERT. FULL HEIGHT IN CENTER OF GROUTED CELL AT ALL WALL INTERSECTIONS, CORNERS, WALL ENDS, JAMBS AT WALL OPENINGS, AND AT EACH SIDE OF CONTROL JOINTS. REFER TO PLAN FOR TYPICAL WALL VERT. REINF. SIZE AND SPACING. DOUBLE ALL VERT. REINF. TO FOUNDATION WITH DOUELS TO MATCH AND LAP VERT. REINF.
10. MIN. WALL HORIZ. REINF. U.N.O. ON PLANS OR DETAILS, SHALL BE (2) #5 BARS IN CENTER OF 32" DEEP (MIN.) CONTINUOUS GROUTED BOND BEAM AT ELEVATED FLOOR AND ROOF LINES AND SINGLE #5 BAR IN CENTER OF 16" DEEP CONTINUOUS GROUTED BOND BEAM AT TOP OF PARAPET OR FREE STANDING WALL AND AT INTERVALS NOT TO EXCEED 48" o.c. PLACE BARS AT ELEVATED FLOOR AND ROOF LINES CONTINUOUS THROUGH CONTROL JOINTS. PROVIDE BENT BARS FOR TYPICAL DETAILS TO MATCH AND LAP HORIZ. BOND BEAM REINF. AT CORNERS AND WALL INTERSECTIONS TO MAINTAIN BOND BEAM CONTINUITY. USE BOND BEAM UNITS AT HORIZ. REINF.
11. MIN. LINTEL WHERE NOT NOTED ON PLANS, SHALL HAVE A MIN. OF (2) #5 CONTINUOUS HORIZ. BARS IN BOTTOM OF BOND BEAM OR LINTEL BLOCK AND SHALL BE GROUTED SOLID TO A MIN. DEPTH OF 24". SILLS SHALL BE REINFORCED WITH SINGLE #5 BAR IN BOND BEAM BLOCK GROUTED SOLID TO MIN. DEPTH OF 8". ALL LINTEL OR SILL REINF. AND GROUT SHALL EXTEND 2'-0" MIN PAST JAMBS U.N.O. ON PLANS OR DETAILS.
12. MECH, ELECT, AND PLUMBING PENETRATIONS THRU MASONRY SHALL COMPLY WITH THE FOLLOWING:

12.1. DO NOT CUT ANY REINF. THAT MAY INTERFERE WITH PENETRATIONS. INSTALL ANY SLEEVES REQUIRED BY MECH, ELECT, OR PLUMBING PRIOR TO GROUTING.

12.2. PENETRATIONS SHALL NOT BE CORED OR CUT INTO MASONRY WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER THRU THE ARCHITECT.

12.3. PENETRATIONS THRU LINTELS, PILASTERS, AND JAMBS ARE PERMITTED ONLY WHERE SPECIFICALLY DETAILED.

12.4. CONDUIT AND PIPING PARALLEL TO PLANE OF WALL SHALL NOT BE EMBEDDED IN WALL U.N.O.

F. REINFORCING STEEL

1. REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH CURRENTLY ADOPTED ACI 318 AND CRSI'S MANUAL OF STANDARD PRACTICE.
2. REINFORCING STEEL SHALL CONFORM TO ASTM A615 OR ASTM A706 ('A706 REQUIRED FOR ALL REINFORCING TO BE WELDED) AND SHALL BE GRADE 60 (f_y = 60 KSI) DEFORMED BARS U.N.O. REINFORCING IN SLABS ON GRADE MAY BE GRADE 40 (f_y = 40 KSI) DEFORMED BARS FOR ALL BARS #4 AND SMALLER U.N.O. ON PLANS OR DETAILS.
3. WELDED WIRE FABRIC FLAT SHEETS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A1064. LAP'S WELDED WIRE FABRIC SHALL BE MADE SUCH THAT THE OVERLAP, MEASURED BETWEEN OUTERMOST CROSS WIRE OF EACH FABRIC SHEET, IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS 2 INCHES.
4. RECTANGULAR PLATE DOUELS AND SMOOTH ROUND DOUELS USED AT CONTROL AND CONSTRUCTION JOINTS IN SLABS ON GRADE SHALL CONFORM TO ASTM A36. REFER TO TYPICAL CONTROL JOINTS IN SLAB ON GRADE DETAIL FOR SIZE, PLACEMENT, SPACING, ETC. RECTANGULAR PLATE DOUELS SHALL BE BY "DOUEL CONSTRUCTION TECHNOLOGIES (800-542-0214) OR OTHER MFR. APPROVED BY ENGINEER. INSTALL ALL PLATE DOUEL BASKET ASSEMBLIES PER MFR.'S RECOMMENDATIONS.
5. ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLEAR" OR "CLR." ARE TO CENTER OF STEEL. CLEAR COVER FOR NON-PRESTRESSED CONCRETE CONSTRUCTION SHALL BE AS NOTED BELOW U.N.O. ON PLANS OR DETAILS. CLEAR COVER FOR PRESTRESSED CONCRETE AND FOR PRECAST CONCRETE MANUFACTURED UNDER PLANT CONTROL CONDITIONS SHALL BE PER ACI 318, SECTIONS 20.6.1.3.2 AND 20.6.1.3.3, RESPECTIVELY.

EXPOSURE CONDITION:	COVER:
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
EXPOSED TO EARTH OR WEATHER (INCLUDING SLABS ON GRADE)	
NO. 5 AND SMALLER	1 1/2"
NO. 6 AND LARGER	2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
STRUCTURAL SLABS, WALLS, JOISTS	
NO. 11 AND SMALLER	3/4"
NO. 14 AND LARGER	1 1/2"
BEAMS, COLUMNS (PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS)	1 1/2"

6. LAP SPLICES OF REINFORCING STEEL SHALL CONFORM TO TYPICAL REBAR LAP SCHEDULE U.N.O. NO TACK WELDING OF REINFORCING BARS ALLOWED. LATEST ACI CODE AND DETAILING MANUAL APPLIES. AT WALLS AND FOOTINGS, PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZ BARS AT ALL CORNERS AND INTERSECTIONS U.N.O. VERT. WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. SPLICE TOP BARS AT CENTER LINE OF SPAN AND BOTTOM BARS AT THE SUPPORT IN SPANDRELS, BEAMS, GRADE BEAMS, ETC. U.N.O. ON PLANS OR DETAILS.
7. MECHANICAL SPLICE COUPLERS SHALL HAVE CURRENT ICC APPROVAL AND SHALL BE CAPABLE OF DEVELOPING 125% OF THE SPLICED BAR'S YIELD STRENGTH.
8. ALL REINFORCING SHALL BE BENT COLD. BARS SHALL NOT BE UN-BENT AND RE-BENT. FIELD BENDING OF REBAR SHALL NOT BE ALLOWED UNLESS SPECIFICALLY NOTED.
9. WELDING OF REINFORCING BARS, METAL INSERTS, AND CONNECTIONS SHALL BE MADE ONLY AT LOCATIONS SHOWN ON PLANS OR DETAILS. SEE WELDING SECTION OF G.S.N. FOR ADDITIONAL REQUIREMENTS.
10. REINFORCING BAR SPACINGS SHOWN ON PLANS ARE MAX. ON CENTER DIMENSIONS. DOUEL ALL VERT. REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. MIN. CLEAR SPACING BETWEEN PARALLEL REINFORCEMENT SHALL BE THE LARGER OF 1-1/2 TIMES NOMINAL BAR DIA. OR 1-1/3 TIMES MAX. AGGREGATE SIZE OR 1-1/2". CLEAR SPACING LIMITATION APPLIES ALSO TO CLEAR DISTANCE BETWEEN A CONTACT LAP SPLICE AND ADJACENT SPLICES OR BARS.

G. STRUCTURAL STEEL

1. STRUCTURAL STEEL MEMBERS SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES U.N.O.

SHAPE:	STANDARD:	Fy:
ROLLED WIDE FLANGE SECTIONS	ASTM A992	50 KSI
OTHER STANDARD STEEL SHAPES AND ROLLED SECTIONS	ASTM A36	36 KSI
BARS AND PLATES	ASTM A36 OR ASTM A572, GRADE 50 (WHERE NOTED)	36 KSI; 50 KSI
PIPES	ASTM A53, GRADE B	35 KSI
HSS (RECT.)	ASTM A500 GRADE C OR ASTM A1085	50 KSI
HSS (ROUND)	ASTM A500, GRADE C OR ASTM A1085	46 KSI

2. ALL STRUCTURAL AND MISC. STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC 303 AND SHALL BE COMPLETED BY AN "APPROVED STEEL FABRICATOR." SHOP DRAWINGS AND ERECTION DRAWINGS SHALL INCLUDE ALL ITEMS AS REQUIRED BY AISC 360, SECTION M1.
3. SEE CONCRETE SECTION OF G.S.N. FOR GROUTING REQUIREMENTS BENEATH COLUMN BASES AND BEARING PLATES.

H. STRUCTURAL STEEL WELDING

1. ALL WELDING OF STRUCTURAL STEEL SHALL CONFORM TO AISC 360, SECTION J2 AND FOLLOW THE PREQUALIFIED JOINT DETAILS INCLUDED THEREIN. WELDING OF JOINTS THAT INCLUDE REINFORCING STEEL SHALL CONFORM TO AWS D1.4.
2. WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS. CONTRACTOR MAY SHOP WELDS OR FIELD WELD AT HIS DISCRETION. ALL COMPLETE-JOINT-PENETRATION (CJP) WELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.
3. ALL WELDING SHALL USE PREQUALIFIED MATCHING FILLER METALS PER AWS D1.1, TABLE 3.1, WITH A MIN. TENSILE STRENGTH OF 70 KSI U.N.O. WELDS BETWEEN REINFORCING BARS SHALL USE PREQUALIFIED MATCHING FILLER METALS PER AWS D1.4, TABLE 5.1, WITH A MIN. TENSILE STRENGTH OF 90 KSI U.N.O. (MIN. TENSILE STRENGTHS FOR FILLER METALS USED IN WELDS BETWEEN REINFORCING BARS AND STRUCTURAL STEEL MAY BE 70 KSI).
4. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (UPS) AS REQUIRED IN AWS D1.1. THE UPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER. THE UPS SHALL BE SUBMITTED TO THE OWNER'S TESTING AGENCY FOR REVIEW PRIOR TO FABRICATION AND ERECTION. COPIES OF THE UPS SHALL BE ON SITE AND AVAILABLE TO ALL WELDERS AND THE SPECIAL INSPECTOR.
5. WELD LENGTHS CALLED OUT ON PLANS OR DETAILS ARE MINIMUM NET EFFECTIVE LENGTHS U.N.O.
6. ALL MISC. FILLET WELDS NOT NOTED, INCLUDING THOSE FOR STIFFENERS, MISC. PLATES, ETC., SHALL BE PER AISC 360, TABLE J2.4.
7. WELDS SHALL BE SEQUENCED TO MINIMIZE RESIDUAL STRESS DUE TO WELD SHRINKAGE.

I. STRUCTURAL STEEL BOLTS, ANCHORS, HEADED STUDS

1. STRUCTURAL STEEL BOLTS, ANCHORS, ETC. SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES U.N.O.

COMPONENT:	STANDARD:	Fy:
BOLTS	ASTM F3125, GRADE A325 OR GRADE A490 WHERE NOTED	---
NUTS	ASTM A563	---
WASHERS	ASTM F436	---
ANCHOR RODS	ASTM F1554, GRADE 36 OR GRADE 55 WHERE NOTED OR GRADE 105 WHERE NOTED (GRADE 55 RODS SHALL COMPLY WITH WELDABILITY SUPPLEMENT S1)	36 KSI; 55 KSI; 105 KSI
WASHERS (AT ANCHOR RODS)	ASTM A36 OR ASTM F844 (USE STANDARD) (F844 WASHERS PERMITTED ONLY FOR 3/4" DIA. RODS AT 1 1/16" MAX. DIA. PUNCHED HOLES IN BASE PLATE WHERE NO WELD REQ'D BETWEEN WASHER AND BASE PLATE)	36 KSI; ---

2. ALL BOLTS SHALL BE INSTALLED AS SNUG-TIGHTENED JOINTS WITH THREADS EXCLUDED FROM SHEAR PLANE (TYPE "X" CONNECTION) U.N.O. HIGH-STRENGTH BOLT ASSEMBLIES SHALL BE IN ACCORDANCE WITH THE RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" AND SHALL BE SNUG TIGHTENED USING ANY AISC APPROVED METHOD U.N.O. ALL BOLTS IN SLOTTED OR OVERSIZED HOLES AND ALL HIGH-STRENGTH BOLTS SHALL BE INSTALLED WITH HARDENED WASHERS.
3. THE STEEL DETAILER SHALL COORDINATE ALL FIELD-INSTALLED ERECTION BOLTS AT STEEL JOIST BEARING LOCATIONS WITH THE STEEL JOIST SUPPLIER.
4. ALL ANCHOR RODS AT STEEL COLUMN BASE PLATES SHALL BE RODS WITH THREADS BOTH ENDS WITH HEAVY HEX NUT FULLY THREADED ONTO EMBEDDED END. TACK WELD NUT TO ROD OR EPOXY THREADS TO PREVENT NUT FROM BACKING OFF. ANCHOR RODS SHALL NOT BE REPAIRED, REPLACED OR FIELD-MODIFIED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
5. ALL CONNECTIONS INVOLVING WOOD MEMBERS, INCLUDING THOSE WITH THREADED ROD, THREADED STUDS, FOUNDATION ANCHOR BOLTS, THRU-BOLTS, ETC. SHALL USE ASTM A307 MATERIAL U.N.O. ALL BOLTS, ANCHOR BOLTS, EXPANSION BOLTS, ETC., SHALL BE INSTALLED WITH STEEL WASHERS AT FACE OF WOOD.
6. HEADED STEEL STUDS AND AUTOMATIC WELDED DOUELS SHOWN ON PLANS OR DETAILS SHALL BE BY NELSON STUD WELDING, INC., PER ICC ESR-2856 AND ICC ESR-2907, RESPECTIVELY. STUDS SHALL HAVE FLUXED ENDS AND BE AUTOMATICALLY END-WELDED UTILIZING SHIELDED ARC WELDING (NO FILLET WELDING OF STUDS PERMITTED U.N.O.) AT SPACINGS INDICATED ON THE PLANS OR DETAILS. WELDING OF STUDS SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1 AND AWS C5.4. HEADED STUDS AND AUTOMATIC WELDED DOUELS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY ARE OF EQUIVALENT CAPACITY FOR THE INTENDED APPLICATION AND HAVE CURRENT ICC APPROVAL.
7. WHERE A SPECIFIC EXPANSION ANCHOR, SCREW ANCHOR, OR EPOXY PRODUCT IS SPECIFIED ON PLANS OR DETAILS, ONLY THE SPECIFIED PRODUCT SHALL BE USED AND NO SUBSTITUTION SHALL BE ALLOWED. WHERE AN EXPANSION ANCHOR, SCREW ANCHOR, OR EPOXY PRODUCT IS SPECIFIED ON PLANS OR DETAILS BUT A SPECIFIC PRODUCT IS NOT STATED, ANY OF THE RESPECTIVE PRODUCTS LISTED BELOW ARE ACCEPTABLE. THE USE OF PRODUCTS NOT INCLUDED BELOW SHALL BE BY PRIOR APPROVAL ONLY. ALL PRODUCTS SHALL BE INSTALLED WITH SPECIAL INSPECTION.

7.1. EXPANSION ANCHORS IN CONCRETE SHALL BE HILTI KWIK BOLT TZ (ICC ESR-1917), SIMPSON STRONG-BOLT 2 (ICC ESR-3037), OR DEWALT POWER-STUD+ SD2 (ICC ESR-2502) U.N.O. EXPANSION ANCHORS IN MASONRY SHALL BE SIMPSON STRONG-BOLT 2 (IAPMO ER-0240), HILTI KWIK-BOLT 3 (ICC ESR-1385), OR DEWALT POWER-STUD+ SD1 (ICC ESR-2966). EXPANSION ANCHORS SHALL BE INSTALLED WITH SPECIAL INSPECTION.

7.2. SCREW ANCHORS SHALL BE DEWALT SCREW-BOLT+ PER ICC ESR-4042 FOR MASONRY AND ICC ESR-3889 FOR CONCRETE, SIMPSON TITEN HD PER ICC ESR-1056 FOR MASONRY AND ICC ESR-3913 FOR CONCRETE, HILTI KWIK HUS-EZ PER ICC ESR-3056 FOR MASONRY AND ICC ESR-3027 FOR CONCRETE. SCREW ANCHORS SHALL BE INSTALLED WITH SPECIAL INSPECTION.

7.3. EPOXY ANCHORS IN CONCRETE ("ALL-THREAD, REBAR, ETC.") SHALL USE HILTI HIT-RE 500 V3 (ICC ESR-3814), SIMPSON SET-3G (ICC ESR-4057), OR DEWALT PURE110+ (ICC ESR-3298) U.N.O. ALL EPOXY ANCHORS IN MASONRY ("ALL-THREAD, REBAR, ETC.") SHALL USE SIMPSON SET-XP (IAPMO ER-0265), HILTI HIT-HY 270 (ICC ESR-4143), OR DEWALT AC100+ GOLD (ICC ESR-3200) U.N.O. EPOXY ANCHORS SHALL BE INSTALLED WITH SPECIAL INSPECTION.

J. STEEL DECK

1. STEEL DECK SHALL BE MANUFACTURED BY EITHER VERCO MANUFACTURING, CO. PER IAPMO ER-2018 OR ASC STEEL DECK PER IAPMO ER-0329 OR ER-0161. STEEL DECK BY OTHER MANUFACTURERS MAY BE USED ONLY WITH PRIOR WRITTEN APPROVAL OF THE

GENERAL STRUCTURAL NOTES

K. WOOD

20. IN EXTERIOR WALLS AND BEARING PARTITIONS (INCLUDING SHEAR WALLS), ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NONBEARING, NON-SHEAR WALL PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.

21. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD (INCLUDING SHEAR WALL STUDS EXCEPT SILL) OR GREATER). BORED HOLES NOT GREATER THAN 60 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NON-BEARING, NON-SHEAR WALL PARTITIONS AND IN ANY WALL (EXCEPT SHEAR WALLS) WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH (16MM) TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR A NOTCH. STITCH NAILING OF MULTIPLE STUD MEMBERS IS NOT REQUIRED FOR A SECTION OF APPROXIMATELY 8' TO 18" ABOVE THE FINISH FLOOR TO ALLOW FOR ELECTRICAL PENETRATIONS.

22. BEAMS OR TWO PLY (OR LARGER) GIRDER TRUSSES BEARING ON TOP PLATES SHALL BE ATTACHED TO TOP PLATES WITH A34 ONE SIDE AND (2) 16d TOENAILS OTHER SIDE, U.N.O. ON PLAN.

23. THE FOLLOWING IS A LIST OF ICC-ES OR IAPMO ES REPORTS NOT SPECIFIED ELSEWHERE:

REPORT:	HARDWARE:
IAPMO-0112	LTP4, A35, A34, 44, H2A, H2.5T, L, RBC
ESR-2236	SDS SCREWS
ESR-2330	DHU, FHD, HDQ8, HHDQ8
ESR-2105	ST, HST, MST, LSTA, MSTA, MSTC, MSTI, CS, CMST, CMSTC16
ESR-2349	LU, LI, HU, HUC, LUS, HUS, HUS, HHUS, SUR/L, HGUS
ESR-2613	H, LTS, MTS, HTS, SPH
ESR-1622	ABU, ABTA, ABE, ABU
ESR-2604	CC, ECC, CCQ, ECCQ, AC, EAC, LPC, PC, EPC
ESR-2553	JB, LB, U, UNP, UNPU, HU, HUU, HUTF
ESR-2615	GLTV, HGLTV, HHB, GB, HGB, HHBD, U, UP, UPU, UNP, UNPU, HU, HUU, GLT, HGLT, GLS, HGLS, GLST, HGLST, EG, HEG, LEG, MSC
ESR-2608	SS, HSS, RPS
ESR-2551	LSU, LSSU, LSSUI, THS, THAC, THAI, VPA
ESR-2551	U/S, CUT, U, HU, HUS, HUS, HHUS, SUR/L, HSUR/L
ESR-2555	MASA

L. PREFABRICATED WOOD TRUSSES

1. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" AND SHALL BE PROVIDED BY AN APPROVED FABRICATOR.

2. ALL MEMBERS RECEIVING FASTENERS PER STRUCTURAL DRAWINGS SHALL HAVE A SPECIFIC GRAVITY OF 0.42 OR HIGHER, U.N.O.

3. MAX DEFLECTION LIMITS FOR TRUSSES SHALL BE AS FOLLOWS:

	LIVE LOAD:	TOTAL LOAD:
ROOF	SPAN/360	SPAN/240 (1" MAX.)
FLOOR	SPAN/480	SPAN/240 (1" MAX.)
TRUSS SUPPORTING STONE VENEER	SPAN/600	SPAN/600 (1" MAX.)

4. TRUSSES SHALL BE DESIGNED TO SUPPORT THEIR SELF WEIGHT, PLUS LIVE LOAD, SUPERIMPOSED DEAD LOAD (INCLUDING BUT NOT LIMITED TO ALL MECHANICAL AND OTHER EQUIPMENT) AND ATTIC LOADS AS REQ'D. PER IBC TABLE 1607.1 AND SHALL BE DESIGNED TO RESIST ALL DRAG FORCES, SHEAR WALL UPLIFT AND DOWNWARD LOADS, AND OTHER SPECIAL LOADS NOTED ON THE DRAWINGS.

5. TRUSS DESIGNER TO VERIFY ALL TRUSS-TO-TRUSS HANGERS SHOWN ON PLANS MEET TRUSS REACTION REQUIREMENTS AND PROVIDE SUBSTITUTIONS WHERE NEEDED. TRUSS DESIGNER SHALL ALSO SPECIFY ALL TRUSS-TO-TRUSS CONNECTIONS NOT SPECIFIED IN PLANS, AND MAY SPECIFY ALTERNATE HANGER AT ALL TRUSS-TO-TRUSS CONNECTION. ALL CONNECTORS SHALL HAVE CURRENT ICC APPROVAL.

6. TRUSS DIAGRAMS AND KEYED LAYOUT SHALL BE AVAILABLE TO FIELD INSPECTOR AT THE JOB-SITE AT THE TIME OF ROOF NAILING AND FRAMING INSPECTION.

7. SHOP DRAWINGS, ERECTION DRAWINGS AND DESIGN CALCULATIONS SEALED BY AN APPROPRIATELY REGISTERED ENGINEER SHALL BE SUBMITTED FOR REVIEW. SHOP DRAWINGS SHALL SHOW ANY SPECIAL DETAILS REQUIRED AT BEARING POINTS.

8. BRIDGING SIZE AND SPACING SHALL BE AS DESIGNATED BY THE TRUSS MFR. U.N.O.

9. TRUSSES MAY BE OVER SPANNED TO ACCOMMODATE 30" x 30" ATTIC OR ROOF ACCESS PROVIDED ROOF SHEATHING PANEL EDGES ARE BLOCKED AND EDGE NAILED AT OVER SPAN.

10. SHIMS MAY BE INSTALLED UNDER GIRDER TRUSSES PROVIDED THEY ARE TEMPERED HARDBOARD MASONITE, 1/2" THICK OR LESS, AND THE TRUSS IS ATTACHED TO THE TOP PLATE w/ (1) H2.5 OR H2.5A CLIP.

M. EXTERIOR ANCHOR BOLT SUBSTITUTIONS

1. EXTERIOR ANCHOR BOLTS ARE DEFINED AS ANCHOR BOLTS LOCATED LESS THAN 6" FROM SLAB EDGES, STEPS, TURN DOWNS, OPENINGS, OR SIMILAR DISCONTINUITIES AND DO NOT INCLUDE ANCHORS FOR HOLDOWNS. EXTERIOR ANCHOR BOLT SUBSTITUTIONS ARE PERMITTED AS LISTED IN THIS SECTION.

2. BOLT-TYPE SUBSTITUTIONS IN SHEAR WALLS SHALL BE INSTALLED w/ PLATE WASHERS PER SHEAR WALL SCHEDULE.

3. EPOXY BOLTS OF THE SAME DIAMETER AND SPACING MAY BE USED IN LIEU OF ANCHOR BOLTS AT EXTERIOR WALLS. PROVIDE MIN. 6" EMBEDMENT FOR EPOXY BOLTS. USE SIMPSON SET-XP (ICC ESR-2508), OR APPROVED EQUAL, EPOXY ADHESIVE. INSTALL PER MFR'S SPECIFICATIONS. THE BASE MATERIAL TEMPERATURE SHALL BE NO LESS THAN 40° F AT THE TIME OF APPLICATION.

4. SIMPSON MASA STRAPS MAY BE SUBSTITUTED (1) STRAP FOR (1) ANCHOR BOLT AT NON-SHEAR WALLS AND PER THE FOLLOWING SUBSTITUTION TABLE AT SHEAR WALLS. BLOCKING W/ CLIP SHALL BE INSTALLED PER MFR. RECOMMENDATIONS WHERE MASA IS INSTALLED OVER SHEATHING. DF SILL PLATE ONLY.

SHEARWALL:	MASA (OVER SW SHEATHING)	MASA (TYP. INSTALL BENEATH SW SHEATHING) (2) MIN. PER SW
SW8	38" o.c.	33" o.c.
SW10	17" o.c.	14" o.c.
SW12	13" o.c.	11" o.c.
SW13	12" o.c.	10" o.c.
SW14	11" o.c.	10" o.c.
SW15	10" o.c.	8" o.c.
SW16	10" o.c.	8" o.c.

5. 1/2" DIA. THREADED CONCRETE ANCHORS, AT SAME SPACING MAY BE USED IN LIEU OF 1/2" DIA. WET-SET ANCHOR BOLTS AT ALL EXTERIOR WALLS, INCLUDING SHEAR WALLS. THREADED CONCRETE ANCHORS SHALL BE SPACED NOT CLOSER THAN 5 1/2" o.c. AND SHALL BE INSTALLED WITH MIN. 4" EMBEDMENT AND SHALL BE 1 3/4" MIN. FROM SLAB EDGE. THREADED CONCRETE ANCHORS SHALL BE SIMPSON TITEN HD SCREW ANCHOR (ICC ESR-2713), OR APPROVED EQUAL.

6. EXTERIOR NON SHEAR WALLS MAY BE ANCHORED TO THE SLAB WITH 0.145" MIN. SHOT PINS AT 12" o.c. SHOT PINS SHALL BE ANCHORED USING HILTI (ICC ESR-2379) OR ANY OTHER ICC APPROVED POWDER ACTUATED FASTENER WITH AT LEAST 200 POUNDS ALLOWABLE SHEAR RESISTANCE IN 2000 PSI CONCRETE. INSTALL ALL FASTENERS PER ICC REPORT AND MFR'S RECOMMENDATIONS. EMBED 1 1/4" MIN. INSTALL SHOT PINS SUCH THAT BOTTOM PLATE WOOD DOES NOT SPLIT. IF SPLITTING OCCURS, AN ALTERNATE ANCHORAGE PER G.6N. SHALL BE USED. IF CONCRETE BREAKOUT OCCURS, AN ALTERNATE ANCHORAGE SHALL BE USED. INSTALL WITH MIN. 1 3/4" EDGE DISTANCE. SHOT PINS SHALL NOT BE INSTALLED UNTIL CONCRETE HAS REACHED DESIGN STRENGTH.

N. INTERIOR ANCHOR BOLT SUBSTITUTIONS

1. INTERIOR ANCHOR BOLTS ARE DEFINED AS ANCHOR BOLTS LOCATED A MIN. OF 6" FROM SLAB EDGES, STEPS, TURN DOWNS, OPENINGS, OR SIMILAR DISCONTINUITIES, AND DO NOT INCLUDE ANCHORS FOR HOLDOWNS. INTERIOR ANCHOR BOLT SUBSTITUTIONS ARE PERMITTED AS LISTED IN THIS SECTION.

2. BOLT-TYPE SUBSTITUTIONS IN SHEAR WALLS SHALL BE INSTALLED w/ PLATE WASHERS PER SHEAR WALL SCHEDULE.

3. 1/2" AND 3/4" DIA THREADED CONCRETE ANCHORS AT THE SAME SPACING MAY BE USED IN LIEU OF WET-SET ANCHOR BOLTS AT INTERIOR WALLS, INCLUDING SHEAR WALLS. MINIMUM EMBEDMENT SHALL BE 4" FOR 1/2" DIA. ANCHORS AND 6 1/4" FOR 3/4" DIA. ANCHORS. THREADED CONCRETE ANCHORS SHALL BE SIMPSON TITEN HD (ICC ESR-2713) WITH SPACING NOT CLOSER THAN 3" o.c.

4. INTERIOR NON-LOAD BEARING PARTITION WALLS MAY BE ANCHORED TO THE SLAB WITH SHOT PINS (AS NOTED BELOW) AT 24" o.c. MAX. INSTALL ALL FASTENERS PER ICC REPORT AND MFR'S RECOMMENDATIONS.

LOCATION	ANCHORS	DIAMETER	EMBEDMENT
SLAB ON GRADE	SIMPSON (ESR-2138) PDPAUL-2.6PB	0.151"	1 1/4" MIN.
	HILTI (ESR-2379) X-CP 72	0.145"	1 1/4" MIN.
ELEVATED SLABS	SIMPSON (ESR-2138) PDPAUL-2.2SPB	0.151"	0'-0 3/4"

O. HOLDOWN ANCHORAGE

1. VERIFY LOCATION OF HOLDOWNS WITH ROUGH FRAMING TO ENSURE PROPER AND ACCURATE INSTALLATION.

2. EMBEDDED BOLT REQUIREMENTS FOR HOLDOWN ANCHORAGE SHALL BE AS FOLLOWS:

ALL THREAD ANCHOR BOLT OPTIONS:

SIMPSON: HOLDOWN:	BOLT DIA.:	PLATE WASHER:	DE (MIN.) ②	DI (MIN.) ③	NUMBER OF "C" BARS: ①
HDU2	5/8"	1 1/2"x1 1/2"x3/8"	6"	11"	(2) #4
HDU4	5/8"	1 1/2"x1 1/2"x3/8"	6"	11"	(2) #4
HDU5	5/8"	1 1/2"x1 1/2"x3/8"	6"	11"	(2) #4
HDU8	7/8"	1 3/4"x1 3/4"x3/8"	6"	11"	(2) #4
HDQ8	7/8"	1 3/4"x1 3/4"x3/8"	7"	11"	(4) #4
HDU11	1"	2"x2"x3/8"	7"	11"	(4) #4
HDU14	1"	2"x2"x3/8"	7"	11"	(4) #4
HHDQ11	1"	2"x2"x3/8"	7"	11"	(4) #4
HHDQ14	1"	2"x2"x3/8"	7"	11"	(4) #4
HD12	1 1/8"	2 1/4"x2 1/4"x1/2"	9"	13"	(6) #4
HD19	1 1/4"	2 1/4"x2 1/4"x1/2"	9"	13"	(6) #4

① AT CORNER CONDITIONS, HALF OF THE "C" BARS SHALL BE PLACED ON EACH SLAB EDGE

② EMBEDMENT DEPTH AT EXTERIOR OF SLAB.

③ EMBEDMENT DEPTH AT INTERIOR OF SLAB. BOLTS MORE THAN 1'-0" FROM ANY SLAB EDGE OR STEP SHALL BE CONSIDERED INTERIOR. AT STEPS, EMBEDMENT SHALL BE MEASURED FROM LOWER SLAB.

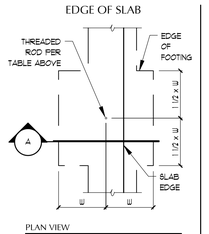
3. EMBEDDED RODS FOR ANCHOR TIEDOWN SYSTEM (ATS) SHALL BE CONTINUOUSLY THREADED (PARTIALLY THREADED RODS ARE NOT PERMITTED). ADDITIONAL REQUIREMENTS FOR ATS SHALL BE AS FOLLOWS:

MARK	THREAD ROD	THREADED ROD MATERIAL	ROD EMBED, DE (MIN.)	EDGE DIST., W (MIN.)	PLATE WASHER	TOTAL No. OF "C" BARS
T1	1/2"	STANDARD	10"	6"	1/4" x 1 1/4" SQ.	(2) #4
T2	5/8"	STANDARD	10"	6"	3/8" x 1 1/2" SQ.	(2) #4
T3	3/4"	STANDARD	10"	6"	1/2" x 2" SQ.	(2) #4
T4	7/8"	STANDARD	12"	6"	5/8" x 2 1/4" SQ.	(4) #4
T5	1"	STANDARD	12"	6"	5/8" x 2 1/2" SQ.	(4) #4
T6	1 1/8"	STANDARD	12"	6"	3/4" x 2 3/4" SQ.	(4) #4
T7	1 1/4"	STANDARD	13"	6"	3/4" x 3" SQ.	(6) #4
T8	1"	HIGH-STRENGTH	13"	8"	1" x 2 1/2" SQ.	(6) #4
T9	1 1/8"	HIGH-STRENGTH	15"	10"	1" x 2 3/4" SQ.	(8) #4
T10	1 1/4"	HIGH-STRENGTH	16"	12"	1 1/8" x 3" SQ.	(10) #4
T11	1 1/4"	SUPER HIGH-STRENGTH	18"	12"	1 3/8" x 3 1/2" SQ.	(12) #4

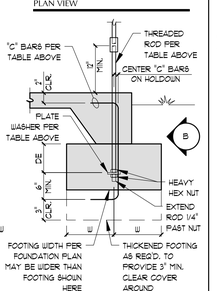
MATERIAL REQUIREMENTS (MIN. STEEL STRENGTHS)

STANDARD - ASTM F1554 GRADE 36 OR A36 OR A307 (F_y = 36 KSI, F_u = 50 KSI)
HIGH-STRENGTH - ASTM A449 OR A193 GRADE B1 OR F1554 GRADE 105 (F_y= 92 KSI, F_u = 120 KSI)
SUPER HIGH STRENGTH - ASTM A354 GRADE BD (F_y = 130 KSI, F_u = 150 KSI)
PLATE WASHERS - A36 (F_y = 36 KSI, F_u = 50 KSI)
"C" BARS - A706 GRADE 60

EDGE OF SLAB

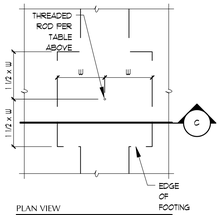


A SECTION AT EDGE OF SLAB

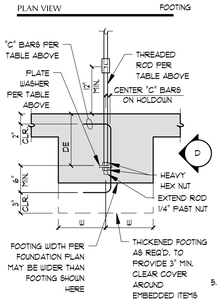


B ELEVATION

INTERIOR OF SLAB

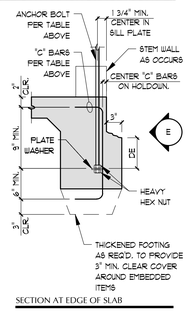


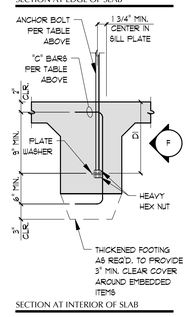
C SECTION AT INTERIOR OF SLAB



D ELEVATION

O. HOLDOWN ANCHORAGE (CONT'D)





4. AS AN ALTERNATE TO THE ANCHORAGE REQUIREMENTS ABOVE, 66TB AND 8B BOLTS CAN BE USED PER THE REQUIREMENTS BELOW:

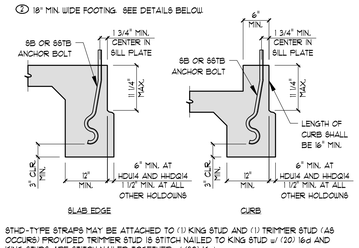
SIMPSON ANCHOR BOLT OPTIONS (ESR-2611).

SIMPSON HOLDOWN:	66TB ANCHOR BOLT ① (66TB3L AT 3" AND 4x PLATE)		8B ANCHOR BOLT ①	
	AT SLAB EDGE:	AT CURB:	AT SLAB EDGE:	AT CURB:
HDU2	66TB16	66TB24	8B5/8x24	8B5/8x24
HDU4	66TB20	- - -	8B5/8x24	8B5/8x24
HDU5	66TB24	- - -	8B5/8x24	8B5/8x24
HDU8	66TB28	66TB28	8B7/8x24	- - -
HDQ8	66TB28	- - -	8B7/8x24	- - -
HDU11	- - -	- - -	8B1x30	8B1x30
HDU14	- - -	- - -	8B1x30 ②	8B1x30 ②
HHDQ11	- - -	- - -	8B1x30	8B1x30
HHDQ14	- - -	- - -	8B1x30 ②	8B1x30 ②

TABLE KEYNOTES (ONLY APPLY WHERE SPECIFICALLY NOTED IN TABLE ABOVE)

① ANY FOUR JOINTS SHALL OCCUR AT LEAST 3' BELOW BOTTOM OF BOLT. IF FOUR JOINT OCCURS ABOVE THIS POINT, ADD "C" BARS PER ALL THREAD ANCHOR BOLT OPTION TABLE ABOVE.

② 18" MIN. WIDE FOOTING. SEE DETAILS BELOW.



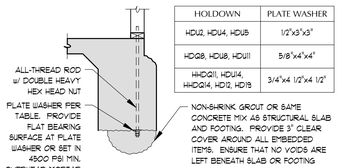
5. STHD-17PE STRAPS MAY BE ATTACHED TO (1) KING STUD AND (1) TRIMMER STUD (AS OCCURS) PROVIDED TRIMMER STUD IS STITCH NAILED TO KING STUD w/ (20) 16d AND KING STUDS ARE STITCH NAILED TOGETHER w/ (20) 16d.

6. 1" MAX. CONCRETE SPALLING ALLOWED AT LSTHD8 STRAP HOLDOWNS. 4" MAX. CONCRETE SPALLING ALLOWED AT ALL OTHER STHD STRAP HOLDOWNS.

7. STHD-17PE STRAPS SHALL BE LOCATED AT LEAST 1/2" FROM CONCRETE CORNER. SHALL HAVE A ¼ INSTALLED BEHIND STRAP PER MFR RECOMMENDATIONS, SHALL NOT HAVE EMBEDDED END IN A COLD JOINT, OR BE INSTALLED IN A STEM/SILL THINNER THAN 6".

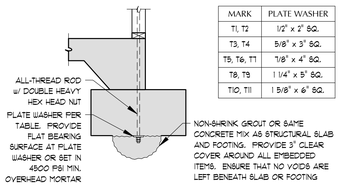
8. HOLDOWN ANCHORS MAY BE RETROFIT AS FOLLOWS.

HOLDOWN	PLATE WASHER
HDU2, HDU4, HDU5	1/2"x3"x3"
HDQ8, HDU8, HDU11	5/8"x4"x4"
HHDQ11, HDU14, HHDQ14, HD12, HD19	3/4"x4 1/2"x4 1/2"



26. ANCHOR TIEDOWN SYSTEM RODS MAY BE RETROFIT AS FOLLOWS:

MARK	PLATE WASHER
T1, T2	1/2" x 2" SQ.
T3, T4	5/8" x 3" SQ.
T5, T6, T7	7/8" x 4" SQ.
T8, T9	1 1/4" x 5" SQ.
T10, T11	1 5/8" x 6" SQ.



P. SPECIAL INSPECTION

1. IN ADDITION TO STANDARD INSPECTIONS BY THE BUILDING OFFICIAL REQUIRED PER IBC SECTION 110, THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS WHO SHALL PROVIDE INSPECTIONS DURING CONSTRUCTION FOR THE TYPES OF WORK LISTED IN THIS SECTION.

2. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

3. THE SPECIAL INSPECTOR SHALL INSPECT THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED CONTRACT DRAWINGS AND SPECS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OF RECORD, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE ENGINEER AND THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECS AND THE APPLICABLE CODE PROVISIONS.

4. INSPECTORS SHALL INSPECT FROM AN APPROVED SET OF CONTRACT DRAWINGS. SHOP DRAWINGS SHALL NOT BE USED IN LIEU OF THE APPROVED CONTRACT DRAWINGS FOR INSPECTION PURPOSES.

5. TYPES OF WORK TO BE INSPECTED BY THE SPECIAL INSPECTOR ARE AS FOLLOWS:

5.1. SOIL PREPARATION: VERIFY MATERIAL BELOW FOUNDATION FOR BEARING CAPACITY, EXCAVATION, GRADING, FILL AND COMPACTION PER IBC 1705.6

5.2. DRILLED PIER INSTALLATION AND TESTING PER IBC SECTION 1705.8 AND TABLE 1705.8

5.3. STEEL FABRICATORS PER IBC 1704.2.5

5.4. EPOXY ANCHORS IN CONCRETE - INSPECTION OF EPOXY ANCHORS IN CONCRETE SHALL BE PERIODIC U.N.O. INSTALLATIONS SHALL BE PERFORMED BY QUALIFIED PERSONNEL TRAINED (BY MANUFACTURER) TO INSTALL ADHESIVE ANCHORS AND THEY SHALL FOLLOW THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII). AT THE TIME OF INSTALLATION, THE CONCRETE SHALL HAVE ACHIEVED A MINIMUM AGE OF 28 DAYS, BE DRY, AND BE BETWEEN 50 DEGREES F AND 104 DEGREES F. THE HOLES SHALL BE DRILLED WITH A HAMMER DRILL TO THE DIMENSIONS LISTED IN THE MPII AND SHALL BE CLEANED USING THE BLOW-BRUSH-BLOW TECHNIQUE REQUIRED IN THE MPII. WHERE ANCHORS ARE INSTALLED INTO LIGHTWEIGHT CONCRETE, IT IS ASSUMED THAT THE CONCRETE IS CLASSIFIED AS ALL-LIGHTWEIGHT CONCRETE AS DEFINED IN ACI 318. ANY ADHESIVE ANCHORS INSTALLED HORIZONTALLY (EXCEPT FOR ANCHORS IN A SLAB-ON-GRADE) OR UPWARDLY INCLINED SHALL BE INSTALLED BY PERSONNEL WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR AN EQUIVALENT AND SHALL BE INSTALLED WITH CONTINUOUS SPECIAL INSPECTION.

5.5. EPOXY ANCHORS IN MASONRY - EPOXY ANCHORS IN MASONRY SHALL BE INSTALLED WITH PERIODIC SPECIAL INSPECTION. INSTALLATIONS SHALL BE PERFORMED BY QUALIFIED PERSONNEL TRAINED (BY MANUFACTURER) TO INSTALL ADHESIVE ANCHORS AND THEY SHALL FOLLOW THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).

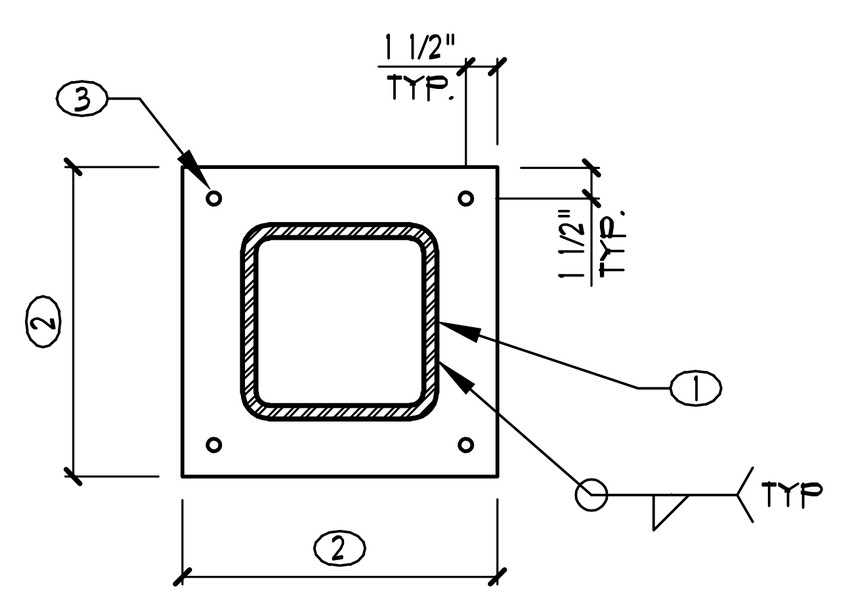
5.6. SCREW ANCHORS AND EXPANSION ANCHORS IN CONCRETE OR MASONRY - SCREW ANCHORS AND EXPANSION ANCHORS SHALL BE INSTALLED WITH PERIODIC SPECIAL INSPECTION. INSTALLATIONS SHALL BE PERFORMED BY QUALIFIED PERSONNEL TRAINED (BY MANUFACTURER) TO INSTALL SCREW/EXPANSION ANCHORS AND THEY SHALL FOLLOW THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).

5.7. CONCRETE CONSTRUCTION PER IBC SECTION 1705.3 AND TABLE 1705.3.

CONCRETE CONSTRUCTION SPECIAL INSPECTIONS			
	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
1.	INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.	-	X
2.	REINFORCING BAR WELDING:	-	
	A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706.	-	X
	B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16".	-	X
	C. INSPECT ALL OTHER WELDS	X	-
3.	INSPECT ANCHORS CAST IN CONCRETE	-	X
4.	INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.		
	A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X	-
	B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	-	X
5.	VERIFYING USE OF REQUIRED DESIGN MIX.	-	X
6.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-
7.	INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-
8.	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X
9.	INSPECTION OF PRESTRESSED CONCRETE:		
	A. APPLICATION OF PRESTRESSING FORCES.	X	-
	B. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORCE-RESISTING SYSTEM.	X	-
10.	INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	-	X
11.	VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X
12.	INSPECTION OF FORM WORK FOR SHAPE, LOCATION, AND DIMENSION OF THE CONCRETE MEMBER BEING FORMED.	-	X

5.8. STEEL CONSTRUCTION AND WELDING PER IBC SECTION 1705.2.

IBC TABLE 1704.3			
	INSPECTION TASKS PRIOR TO BOLTING	CONTINUOUS	PERIODIC
1.	MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:		
	A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X
	B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	X
2.	INSPECTION OF HIGH-STRENGTH BOLTING:		
	A. BEARING-TYPE CONNECTIONS.	-	X
	B. BEARING-TYPE CONNECTIONS.	X	X



① COLUMN PER STEEL COLUMN SCHEDULE REFER TO PLAN FOR COLUMN ORIENTATION

② BASE PLATE DIMENSIONS PER STEEL COLUMN SCHEDULE

③ ANCHOR DIAMETER PER STEEL COLUMN SCHEDULE. BASE PLATE HOLE SHALL BE 1/4" LARGER THAN ANCHOR ROD

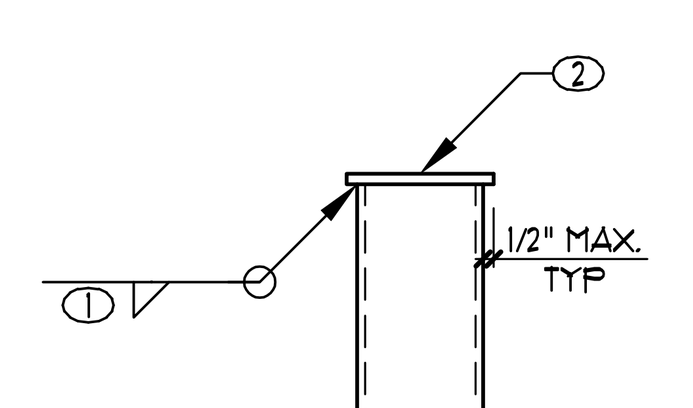
A. COLUMN TO BASE PLATE FILLET WELD SIZE SHALL BE 1/16" LESS THAN HSS WALL OR COLUMN WEB THICKNESS

B. CAST-IN-PLACE ANCHORS SHALL BE ASTM F1554 GRADE 36 HEAVY HEX HEAD BOLTS

C. POST-INSTALLED ANCHORS SHALL BE ASTM F1554 ALL-THREAD ROD SET IN DRILLED HOLES WITH SIMPSON SET-XP EPOXY

11 STEEL COLUMN BASE PLATE

11-201887 NO SCALE



① MIN. WELD SIZE PER AISC 360, TABLE J2.4

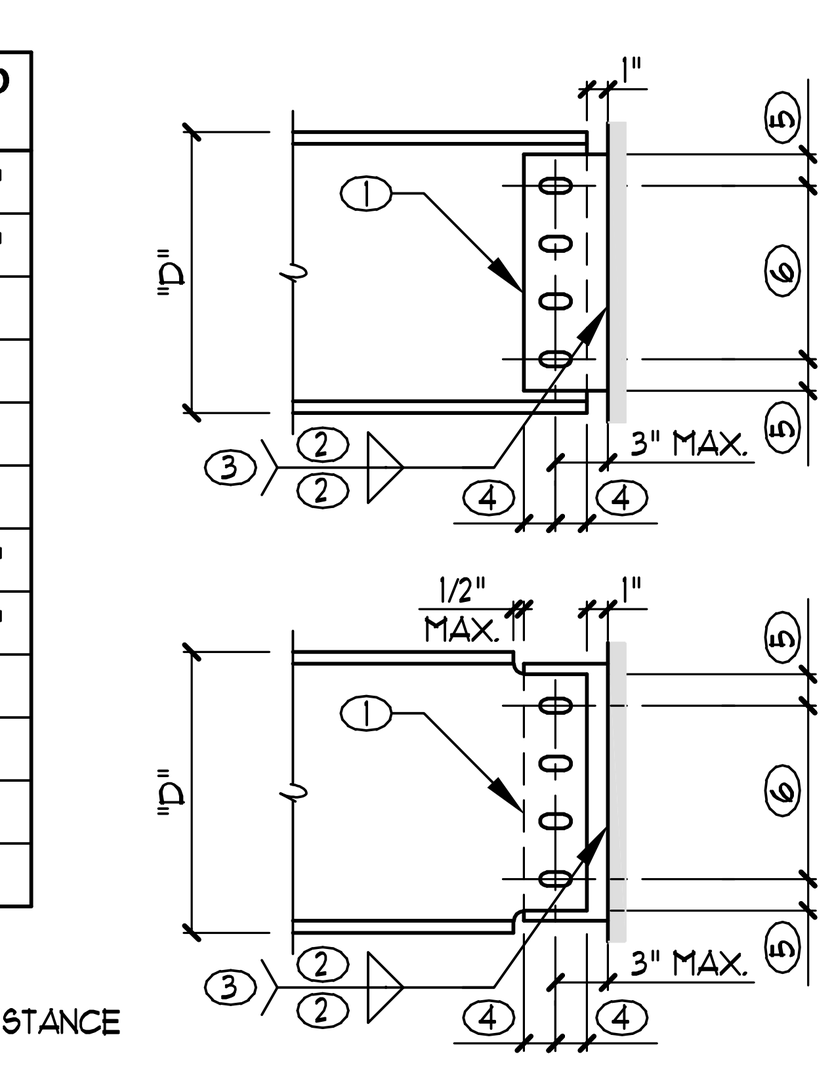
② CAP PLATE THICKNESS SHALL BE EQUAL TO COLUMN WALL THICKNESS OR 1/4", WHICHEVER IS GREATER, U.N.O.

A. ADJOINING FRAMING AS OCCURS NOT SHOWN FOR CLARITY

12 TYPICAL COLUMN CAP PLATE

23-200172 NO SCALE

NOMINAL BEAM DEPTH "D"	NUMBER OF BOLTS	BOLT DIA.	SHEAR PLATE THICKNESS	WELD SIZE
UP TO 7"	2	3/4"	1/4"	3/16"
8" TO 10"	2	3/4"	1/4"	3/16"
12" TO 14"	3	3/4"	3/8"	1/4"
16"	4	3/4"	3/8"	1/4"
18"	5	3/4"	3/8"	1/4"
21"	6	3/4"	3/8"	1/4"
24"	6	1"	1/2"	5/16"
27"	7	1"	1/2"	5/16"
30"	8	1"	9/16"	3/8"
33"	9	1"	9/16"	3/8"
36"	10	1"	9/16"	3/8"
40"	11	1"	9/16"	3/8"



① SHEAR PLATE THICKNESS AND BOLTS PER SCHEDULE

② WELD SIZE PER SCHEDULE

③ DO NOT RETURN FILLET WELDS ACROSS TOP AND BOTTOM EDGES OF SHEAR PLATE

④ 2 x BOLT DIA.

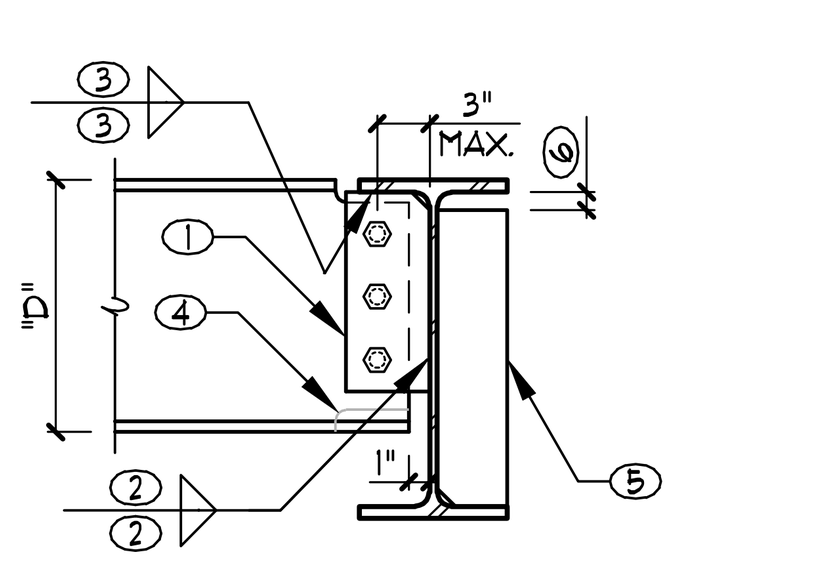
⑤ AISC MIN. EDGE DISTANCE

⑥ HORIZ. SHORT-SLOTTED HOLES PER AISC 360 AT 3" o.c. MIN. IN EITHER BEAM OR SHEAR PLATE U.N.O. ON DETAILS. STANDARD ROUND HOLES IN MATING PIECE

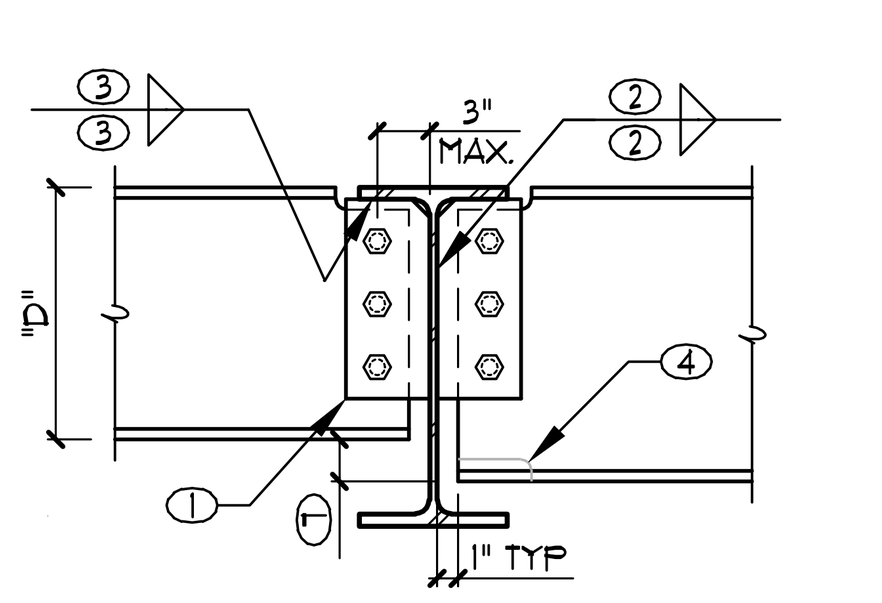
A. SEE G.S.N. FOR BOLT SPECS.

13 TYPICAL SHEAR PLATE CONNECTION SCHEDULE

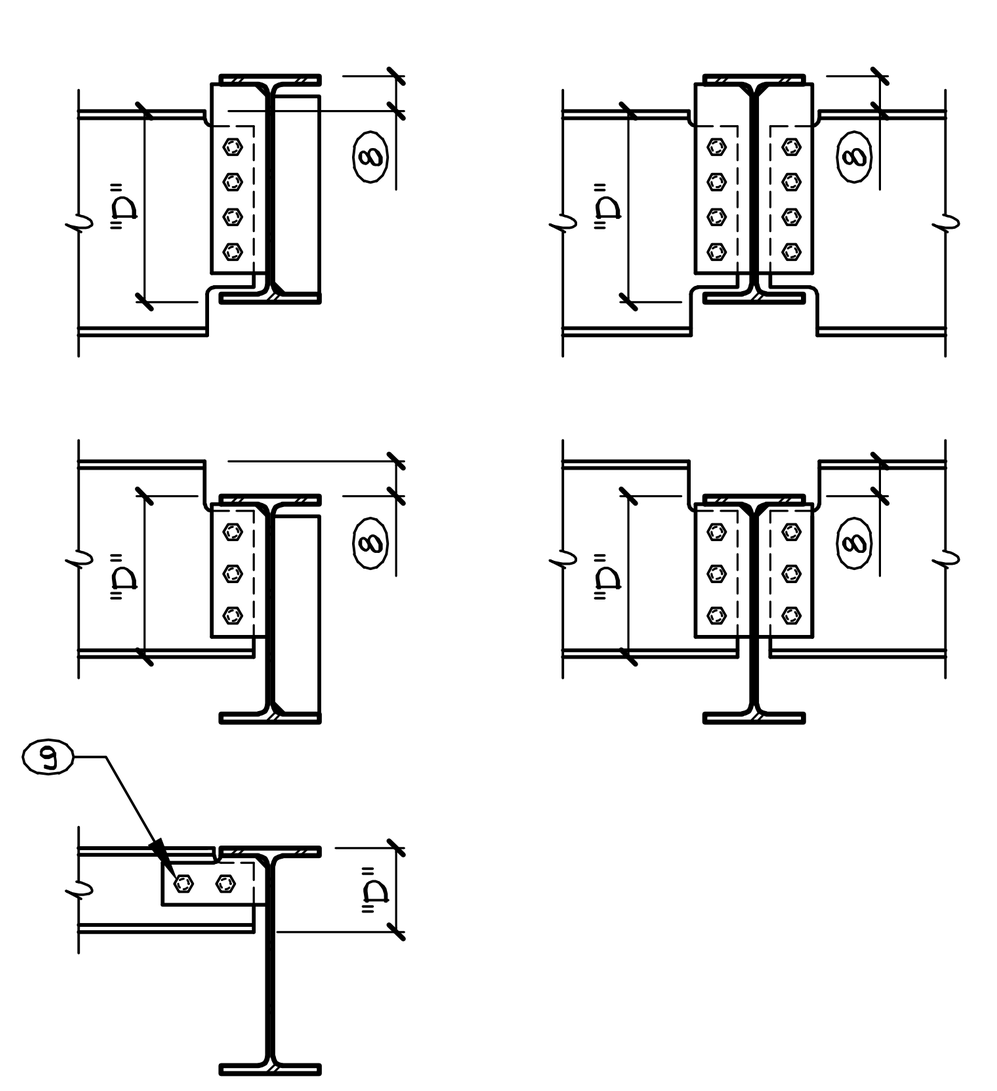
22-200172 NO SCALE



X BEAM (1) SIDE



Y BEAM (2) SIDES



① SHEAR PLATE, BOLTS, ETC., PER TYPICAL SHEAR PLATE CONNECTION SCHEDULE.

② WELD SIZE PER TYPICAL SHEAR PLATE CONNECTION SCHEDULE, TYP. AT SHEAR PLATE TO BEAM WEB WELDS

③ MIN. WELD SIZE PER AISC 360, TABLE J2.4, TYP. AT SHEAR PLATE TO BEAM FLANGE WELDS

④ COPE BOTTOM OF BEAM AS NECESSARY TO AVOID INTERFERENCE w/ SHEAR PLATE OR BOTTOM FLANGE OF SUPPORTING BEAM

⑤ STIFFENER PLATE OPPOSITE SHEAR PLATE. STIFFENER THICKNESS SHALL EQUAL SHEAR PLATE THICKNESS. STIFFENER NOT REQ'D. WHERE DEPTH OF SUPPORTED BEAM IS LESS THAN 1/2 THE DEPTH OF THE SUPPORTING BEAM

⑥ STIFFENER SHALL EXTEND TO WITHIN 1/2" OF BEAM FILLET

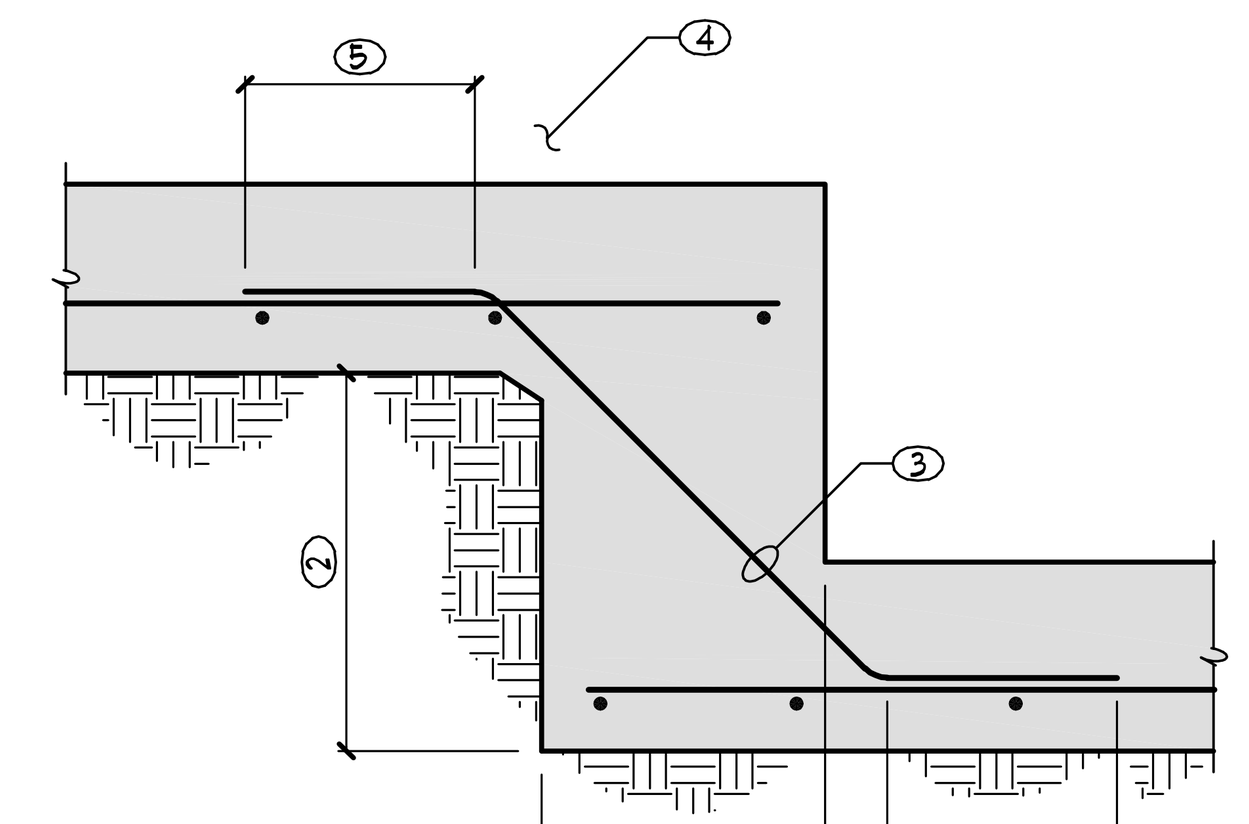
⑦ WHERE SUPPORTED BEAMS DIFFER IN DEPTH BY 3" OR GREATER, EXTEND SHEAR PLATE FOR DEEPER BEAM TO BOTTOM FLANGE OF SUPPORTING BEAM AND WELD PER NOTE ③

⑧ OFFSET TOP OF BEAM TO MATCH ADJACENT STEEL JOIST BEARING DEPTH AS OCCURS

⑨ HORIZ. BOLT ROW AT "D" = 7" OR LESS

14 STEEL BEAM TO BEAM SHEAR PLATE CONNECTION

09-141147 NO SCALE



① WIDTH EQUAL TO FOOTING THICKNESS OR 18", WHICHEVER IS GREATER

② WHERE STEP EXCEEDS 48", USE MULTIPLE STEPS

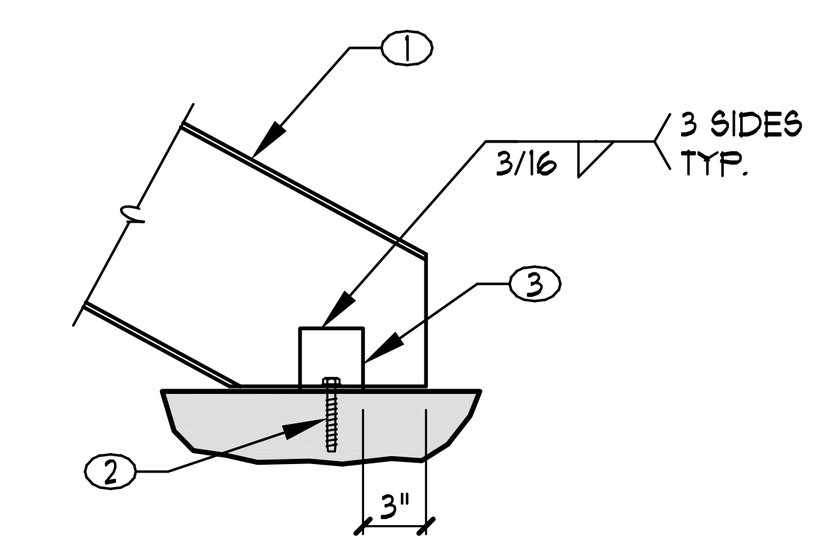
③ SLOPED REINFORCING AT STEP TO MATCH AND LAP WITH LONGITUDINAL BARS

④ WALL ABOVE AS OCCURS NOT SHOWN FOR CLARITY

⑤ LAP PER TYPICAL REBAR LAP SCHEDULE (WHERE PRESENT)

06 TYPICAL STEPPED FOOTING

25-120842 NO SCALE



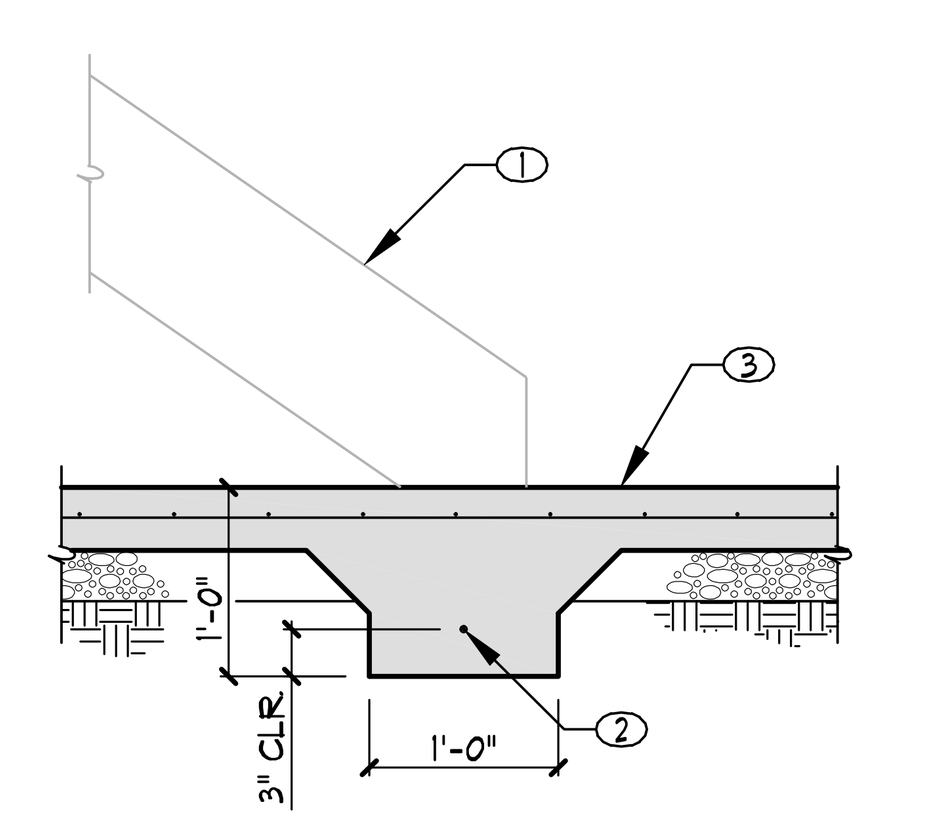
① STEEL STRINGER PER PLAN

② 3/8" DIA. x3" SIMPSON TITEN HD SCREW ANCHOR w/ 2 1/2" MIN. EMBEDMENT

③ CLIP L3x3x1/4 x 3" LONG w/ 1/2" DIA. HOLE FOR ANCHOR

07 STRINGER AT CONCRETE SLAB

02-160571 NO SCALE



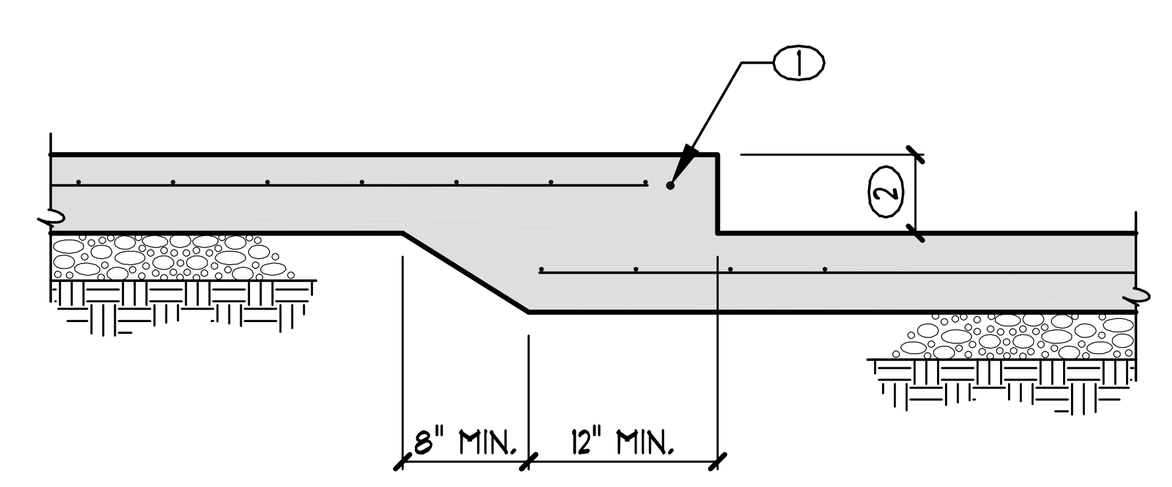
① STAIR STRINGER

② #4 BAR CONTINUOUS TOP AND BOTTOM

③ CONCRETE SLAB AS OCCURS

08 THICKENED SLAB AT STAIR

08-181421 NO SCALE

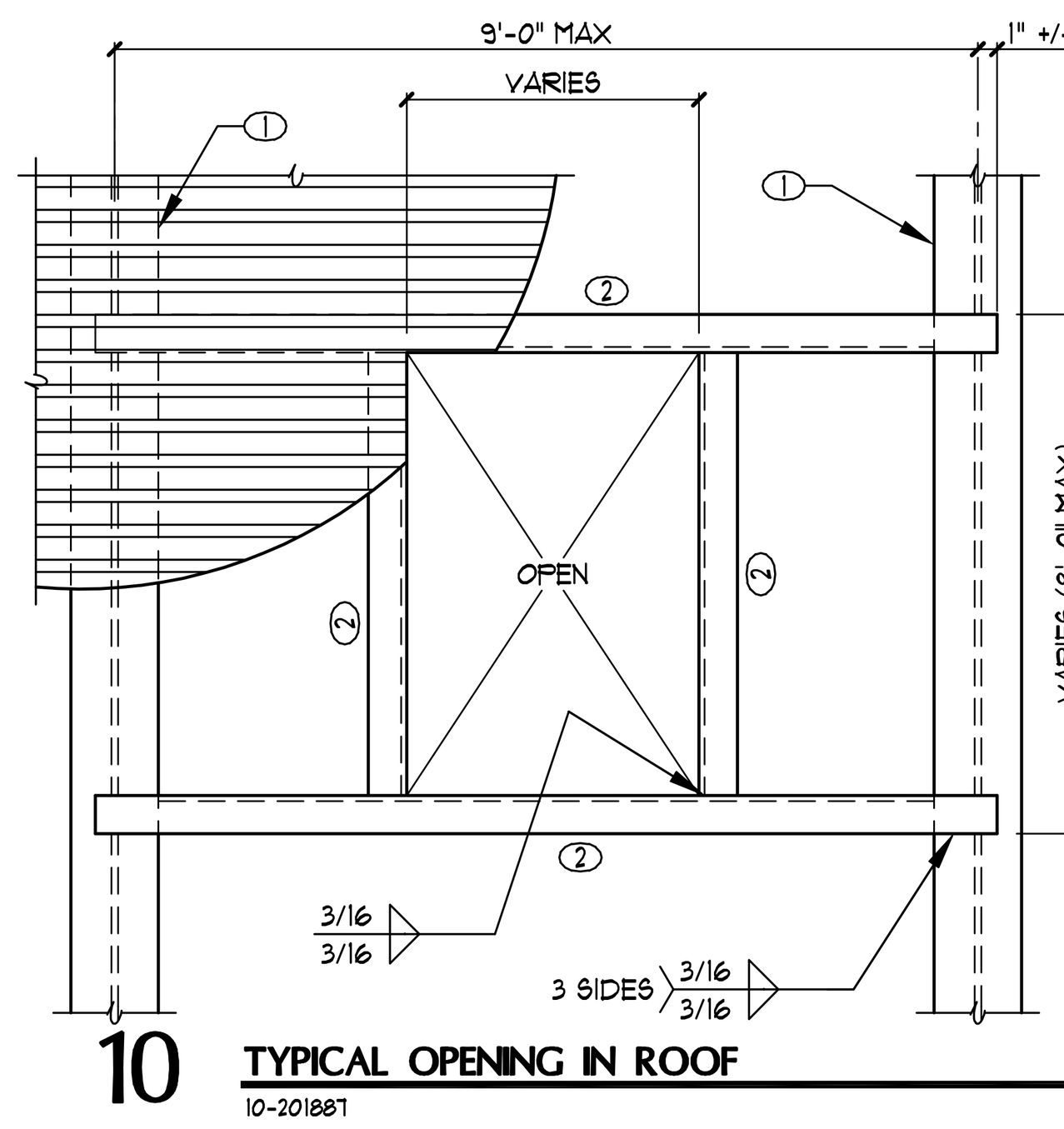


① #4 NOSING BAR

② SLAB STEP PER ARCH'L. 12" MAX.

09 TYPICAL STEP IN SLAB

F01-19 070914 NO SCALE



① STEEL BEAM PER PLAN

② STEEL ANGLE PER SCHEDULE BELOW. COPE VERTICAL LEG AT STEEL BEAM

ANGLE LENGTH	ANGLE SIZE
UP TO 6'-0"	L3x3x1/4
6'-1" TO 8'-0"	L4x3x1/4 (L.L.V.)
8'-1" TO 9'-4"	L5x3x1/4 (L.L.V.)

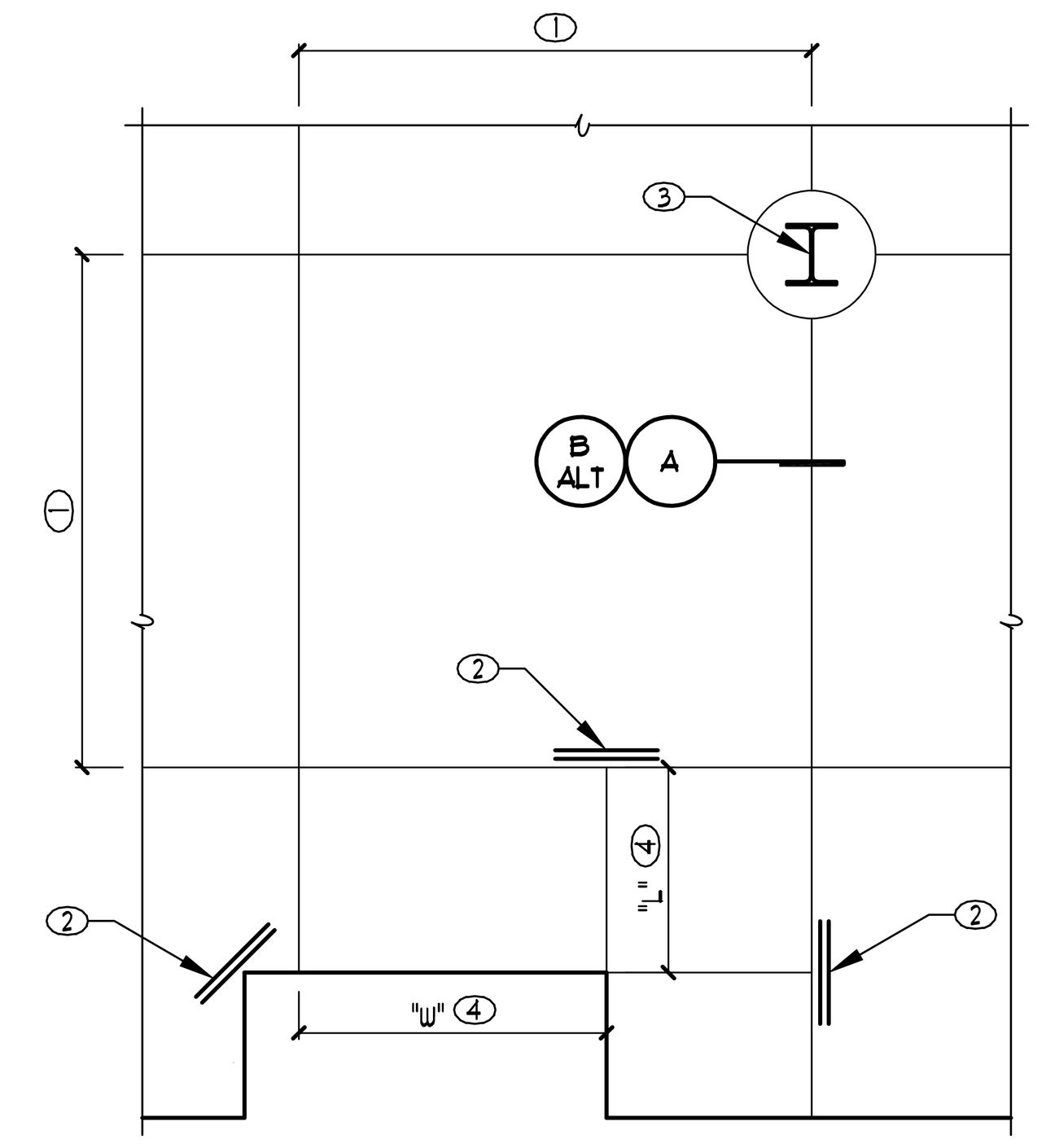
A. VERIFY LOCATION AND SIZE OF OPENING w/ ARCH'L. AND MECH.

B. FOR SMALL OPENINGS, SEE TYPICAL SMALL OPENING IN ROOF DECK DETAIL

C. STEEL ANGLES MAY BE OMITTED WHEN SPECIALTY ENGINEER PROVIDES STRUCTURAL CURB CALCULATIONS AND DETAILS AS DEFFERED SUBMITTAL PER G.S.N.

10 TYPICAL OPENING IN ROOF

10-201887 NO SCALE



TYPICAL CONTROL JOINT LAYOUT

① JOINT SPACING PER SCHEDULE

② PROVIDE (2) #4 x 48" MID-HEIGHT SLAB BARS ADJACENT TO ALL DISCONTINUOUS JOINT LOCATIONS.

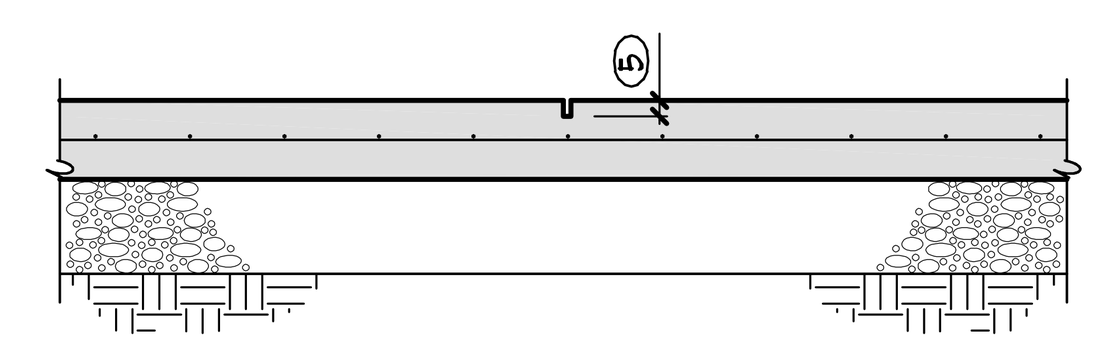
③ ALIGN CONTROL JOINTS w/ COLUMN (WHERE OCCURS)

④ WHERE CONTROL JOINT SECTIONS ARE RECTANGULAR, THE WIDTH "W" SHALL NOT EXCEED 1.5 TIMES THE LENGTH "L"

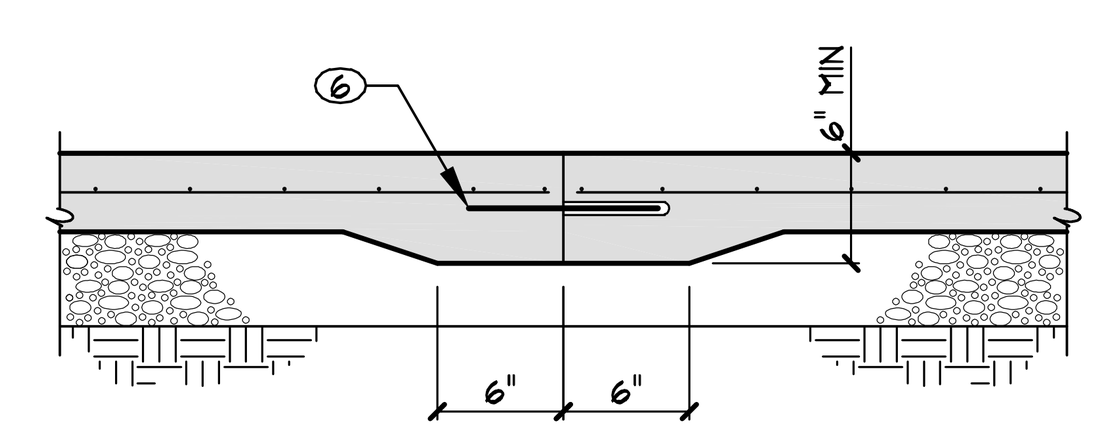
⑤ DEPTH EQUAL TO 1/4 SLAB THICKNESS

⑥ 1/2" DIA. x 12" SMOOTH DOWEL AT 24" o.c. WRAP ONE END TO PREVENT BOND TO CONCRETE. CENTER IN SLAB THICKNESS AT POUR JOINT

JOINT SPACING SCHEDULE	
SLAB THICKNESS	MAX SPACING
4"	10'
5"	12.5'
6"	15'
7"	17.5'
8"	18'



A SAWCUT JOINT



B DOWELED JOINT

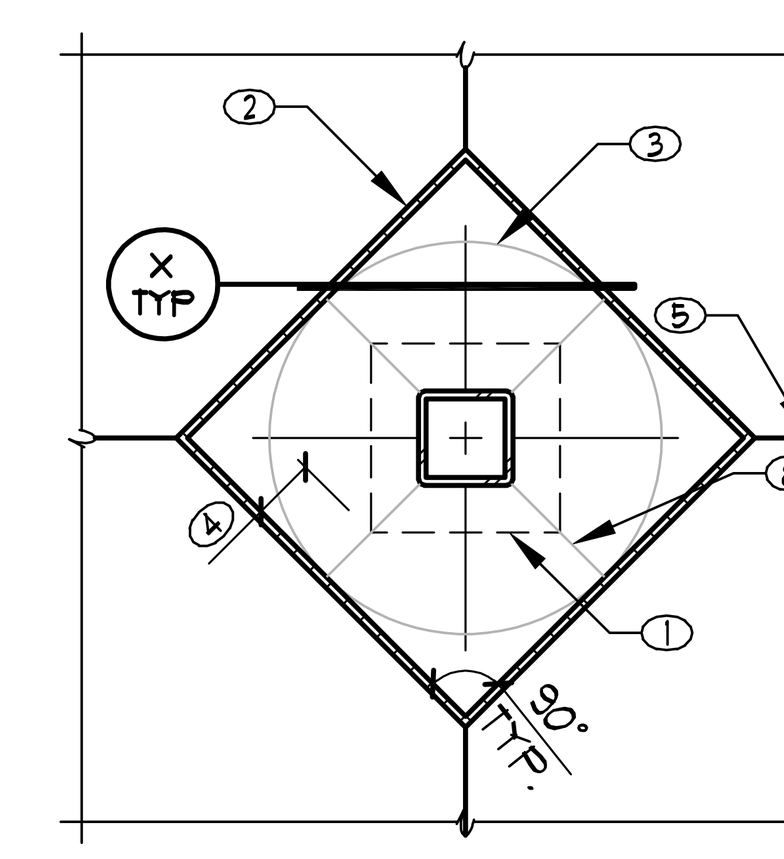
A. DOWELED JOINTS NEED ONLY OCCUR AT EXPOSED EDGES OF DISCONTINUOUS SLAB PLACEMENT U.N.O.

B. SAWCUTS SHALL BE MADE SOON ENOUGH TO PREVENT SHRINKAGE CRACKING, BUT NOT SO SOON AS TO CAUSE SPALLING

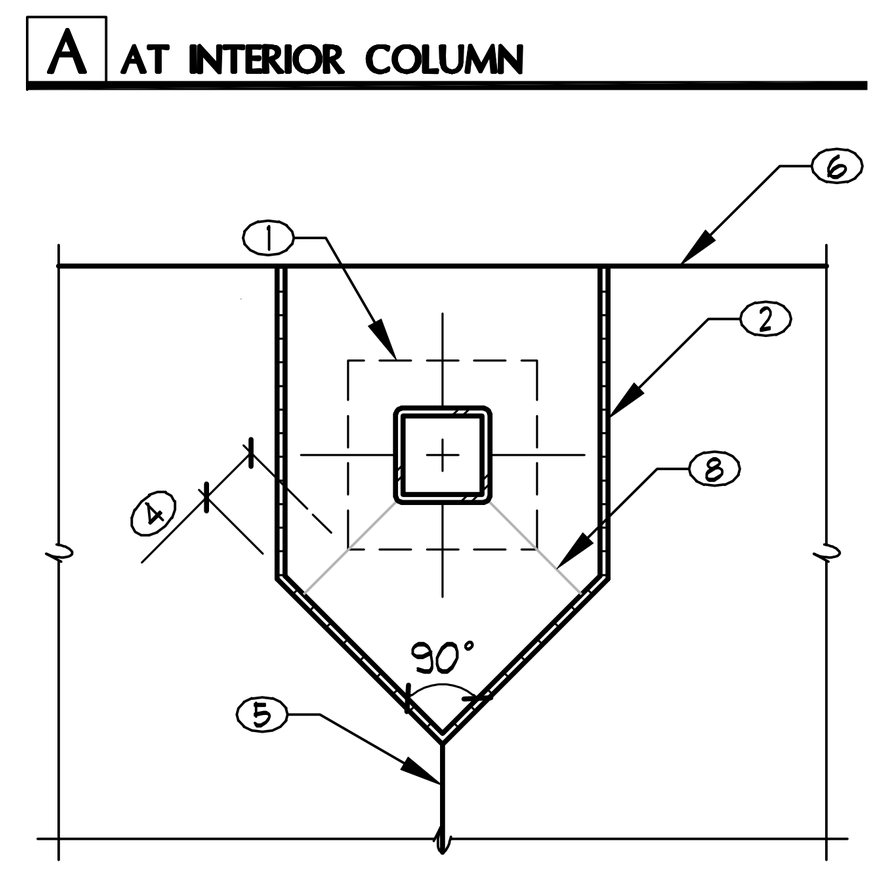
C. ZIP STRIP OR TOOLED JOINT MAY BE USED IN LIEU OF SAW CUT.

04 TYPICAL CONTROL JOINT IN SLAB ON GRADE

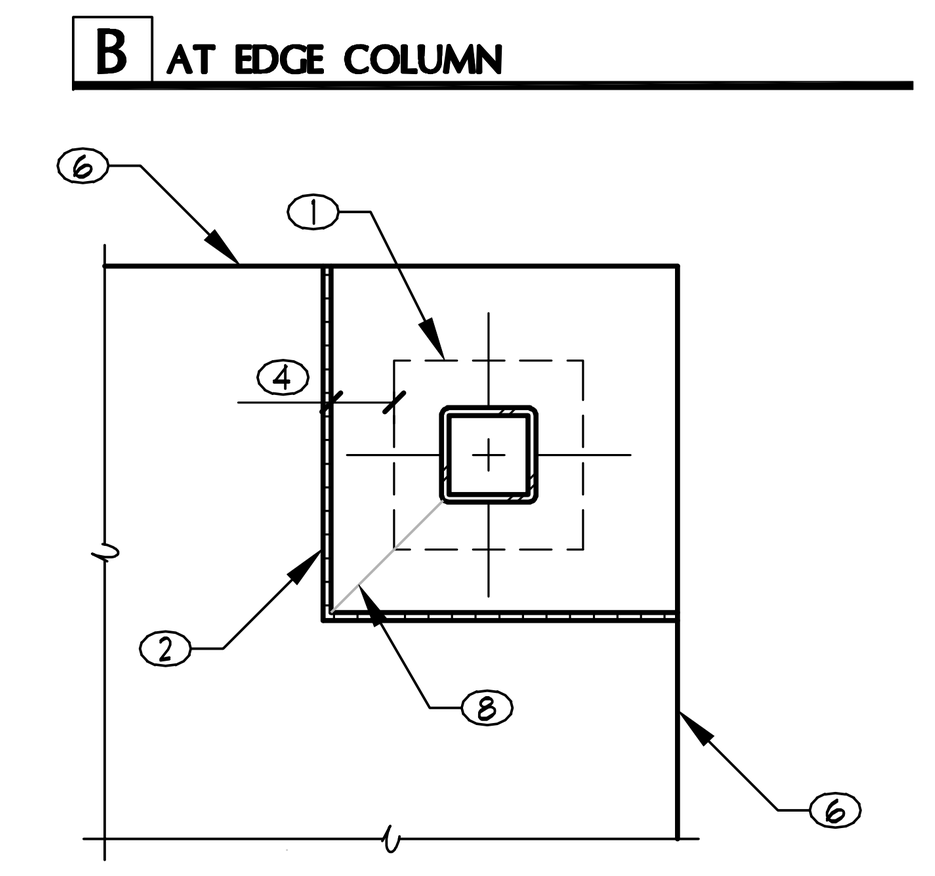
F01-23 030711 NO SCALE



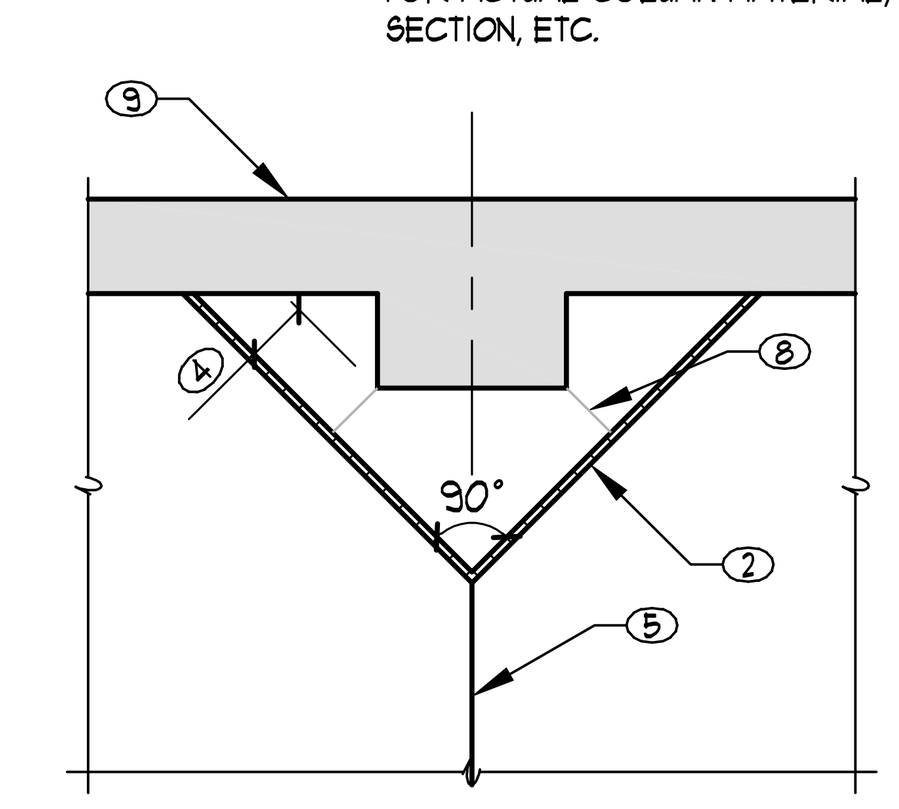
A AT INTERIOR COLUMN



B AT EDGE COLUMN



C AT CORNER COLUMN



D AT THICKENED PILASTER

① EDGE OF STEEL BASE PLATE OR FACE OF CONCRETE COLUMN AS OCCURS, TYP.

② COLUMN ISOLATION JOINT w/ PREFORMED JOINT FILLER. FILL TOP OF JOINT w/ ELASTOMERIC JOINT SEALANT AS REQ'D. PER ARCH'L.

③ ISOLATION JOINT MAY BE CIRCULAR IN LIEU OF DIAMOND AND RECTANGULAR SHAPES SHOWN, TYP. AT INTERIOR, EDGE, AND CORNER COLUMNS

④ 4" MIN. CLR, TYP.

⑤ CONSTRUCTION JOINT OR CONTROL JOINT PER "TYPICAL CONTROL JOINTS IN SLAB ON GRADE" DETAIL, TYP.

⑥ SLAB EDGE

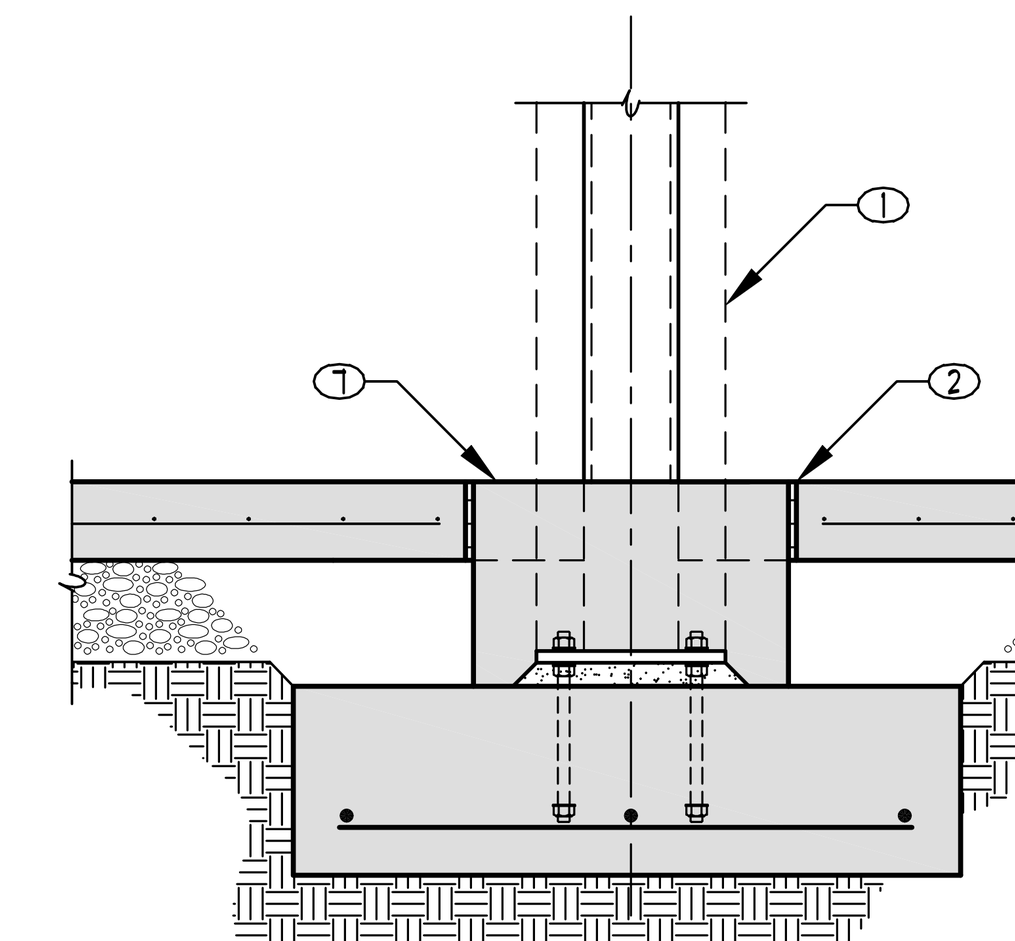
⑦ PLACE CLOSURE POUR AFTER COMPLETION OF STRUCTURAL FRAMING ABOVE (i.e., ELEVATED FLOOR/ ROOF FRAMING, ELEVATED SLABS AND DECKS, ETC.)

⑧ WHERE SLAB ON GRADE IS TO BE EXPOSED, PROVIDE TOOLED OR SAW-CUT JOINT IN CLOSURE POUR AT CORNERS OF COLUMN WHERE SHOWN. JOINT DEPTH SHALL BE 1/4 TYP. SLAB THICKNESS

⑨ CONCRETE OR MASONRY WALL

A. SEE APPLICABLE FOUNDATION DETAILS FOR COLUMN TO FOOTING CONNECTIONS

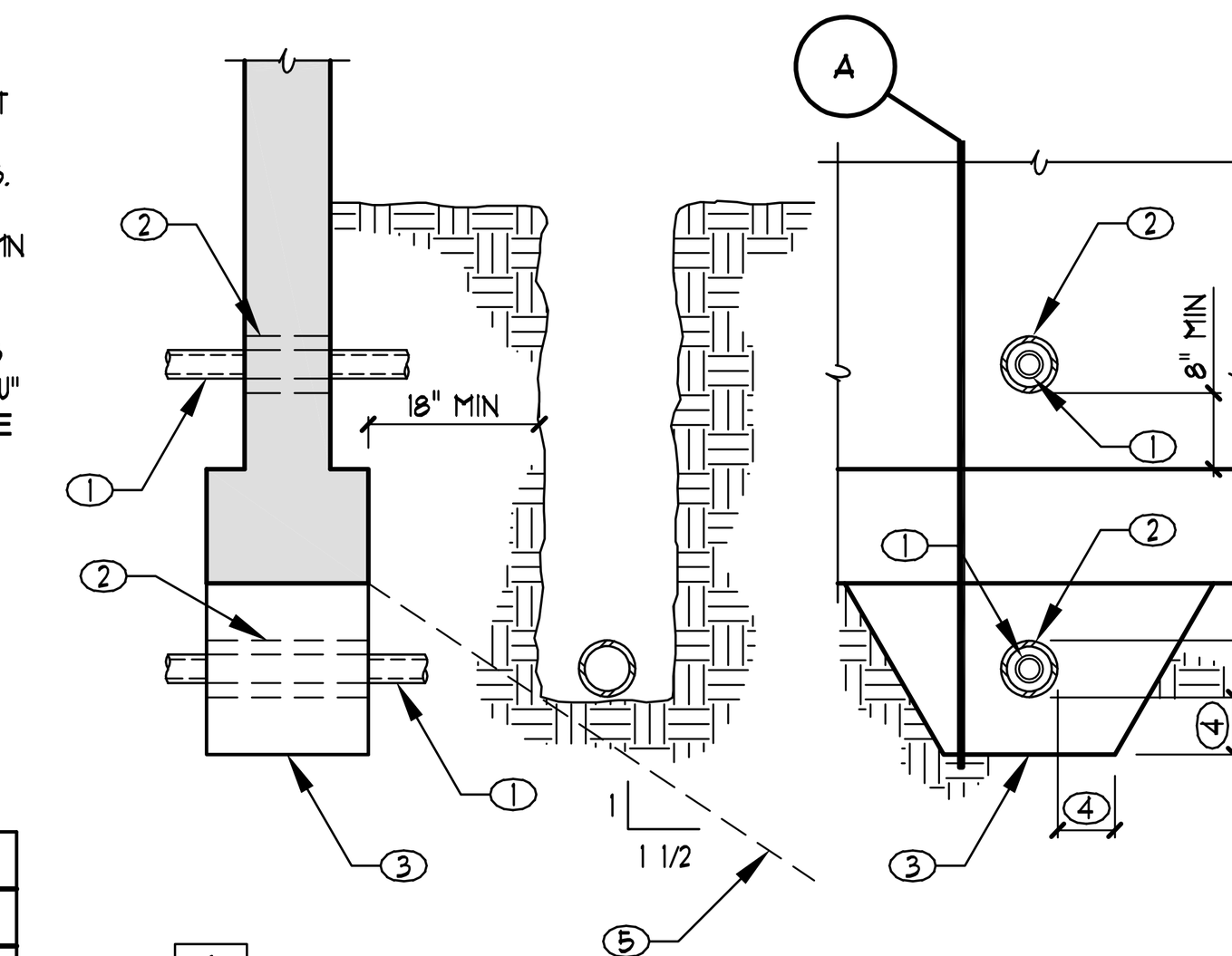
B. STEEL COLUMN SHOWN IS SCHEMATIC ONLY. SEE PLAN AND APPLICABLE COLUMN SCHEDULE FOR ACTUAL COLUMN MATERIAL, SECTION, ETC.



X SECTION

05 TYPICAL COLUMN ISOLATION JOINTS - PLAN

F01-29 080508 NO SCALE



A SECTION

① PIPE/CONDUIT

② SLEEVE. SIZE TO PROVIDE 1/2" MIN. CLEARANCE AROUND UTILITY PIPE/CONDUIT

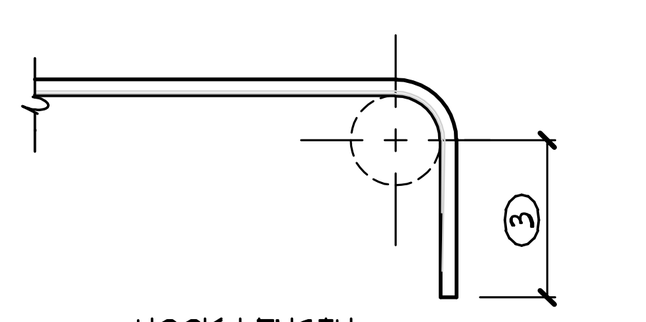
③ LEAN CONCRETE FILL. MATCH WIDTH OF FOOTING

④ CLEARANCE EQUAL TO SLEEVE DIA. (6" MIN.)

⑤ NO TRENCH EXCAVATION ALLOWED BELOW THIS LINE

01 PIPE/CONDUIT AT FOOTING

01-120842 NO SCALE



HOOK LENGTH

BAR SIZE	CONCRETE (f'c 2500 PSI w/ 1 1/2" MIN. CLR.)				
	MIN. CLR. COVER	MIN. SPACING ①	TOP BARS ②	OTHER BARS	STANDARD HOOK LENGTH
#3	3/4	2	18	14	4 1/2
#4	1	2 1/2	24	19	6
#5	1 1/4	3 1/4	30	23	7 1/2
#6	1 1/2	3 3/4	37	28	9
#7	1 3/4	4	60	46	10 1/2
#8	2	4	76	59	12
#9	2 1/2	4 1/4	94	72	13 1/2

① BAR SPACING IS MEASURED AS CENTER TO CENTER BAR SPACING. NOTIFY ENGINEER WHERE BAR SPACING IS LESS THAN MIN SPACING NOTED IN SCHEDULE

② TOP BARS ARE HORIZONTAL BARS SO PLACED THAT 12 INCHES OR MORE OF FRESH CONCRETE IS CAST IN MEMBER BELOW SPLICE

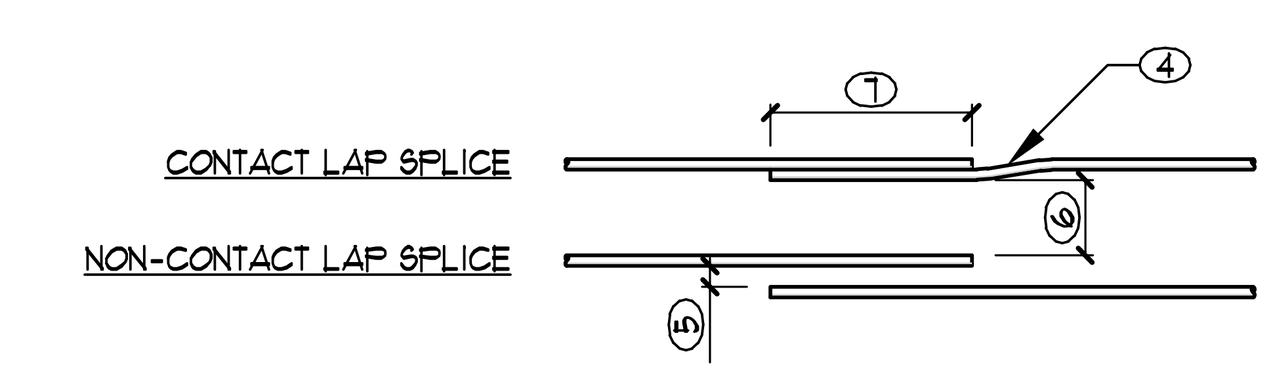
③ STANDARD HOOK LENGTH REFER TO STANDARD REBAR BEND DETAIL FOR MORE INFORMATION

④ OPTIONAL OFFSET. SEE STANDARD REBAR BEND DETAILS FOR OFFSET REQUIREMENTS

⑤ FOR NON-CONTACT LAP SPLICES, MIN. CLR. DISTANCE BETWEEN SPLICED BARS SHALL BE PER G.S.N. MAX. CLR. DISTANCE SHALL BE 1/5 THE TABULATED LAP LENGTH OR (6" - "db"), WHICHEVER IS LESS, WHERE "db" = BAR DIA.

⑥ CLR. DISTANCE BETWEEN ADJACENT BARS OR SPLICES

⑦ LAP SPLICE LENGTH PER SCHEDULE



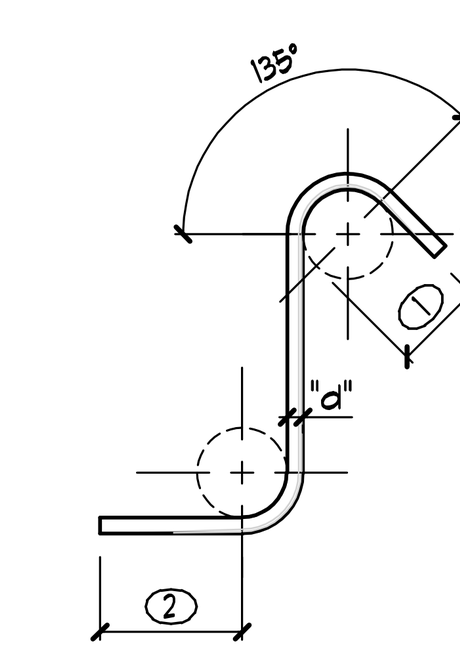
A TYPICAL LAP SPLICES

A. ALL TABULATED VALUES ARE IN UNITS OF INCHES U.N.O.

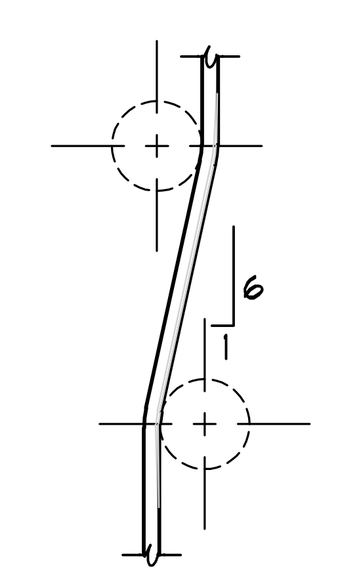
B. CONCRETE STRENGTH AND MIN. CLR. COVER / CLR. SPACING DISTANCES SHOWN ARE FOR SCHEDULING PURPOSES ONLY. SEE G.S.N. FOR ACTUAL CONCRETE SPECIFICATIONS AND MIN. CLR. COVER / CLR. SPACING REQUIREMENTS

02 TYPICAL REBAR LAP SCHEDULE (CONCRETE)

21-120842 NO SCALE



STIRRUP AND TIE HOOK

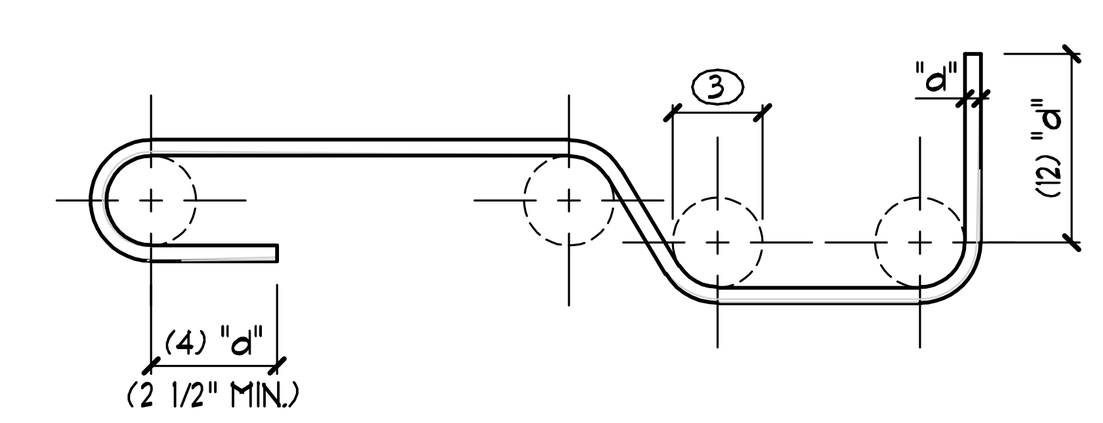


OFFSET BAR

① MINIMUM FINISHED BEND DIA. FOR STIRRUPS AND TIES ONLY (4) "d" FOR #5 BAR AND SMALLER, (6) "d" FOR #6 THRU #8. TYPICAL

② (6) "d" FOR #5 AND SMALLER (12) "d" FOR #6 THRU #8

③ MINIMUM FINISHED BEND DIA. FOR ALL REINFORCING EXCEPT STIRRUPS AND TIES (6) "d" UP TO #8 BAR, (8) "d" FOR #9 THRU #11, (12) "d" FOR #14 AND #18.



ALL OTHER REINFORCING

A. "d" = BAR DIA.

B. ALL REINFORCEMENT SHALL BE BENT COLD UNLESS NOTED OTHERWISE ON PLANS OR DETAILS

C. REINFORCING PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT UNLESS SPECIFICALLY NOTED ON PLANS OR DETAILS

03 STANDARD REBAR BEND DETAILS

C01-01R 110923 NO SCALE

SPS+ ARCHITECTS
SPS+ ARCHITECTS LLP
8681 E. VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
P: 480.991.0800
1790 W. SAHUARO DR.
TUCSON, AZ 85745
P: 520.428.1180

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST.
PHOENIX, AZ 85004
TYPICAL DETAILS - BLDG 1

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ

Registered Professional Engineer (Civil) CERTIFICATE NO. 47580 PAUL KRIZAN Date Signed 04/24/2023 ARIZONA, U.S.A.

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Las Vegas | Orange County | Phoenix | Salt Lake City | Dallas

DATE: 01/12/2022
JOB No: 2091
SHEET: S003

2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment_Struct.rvt
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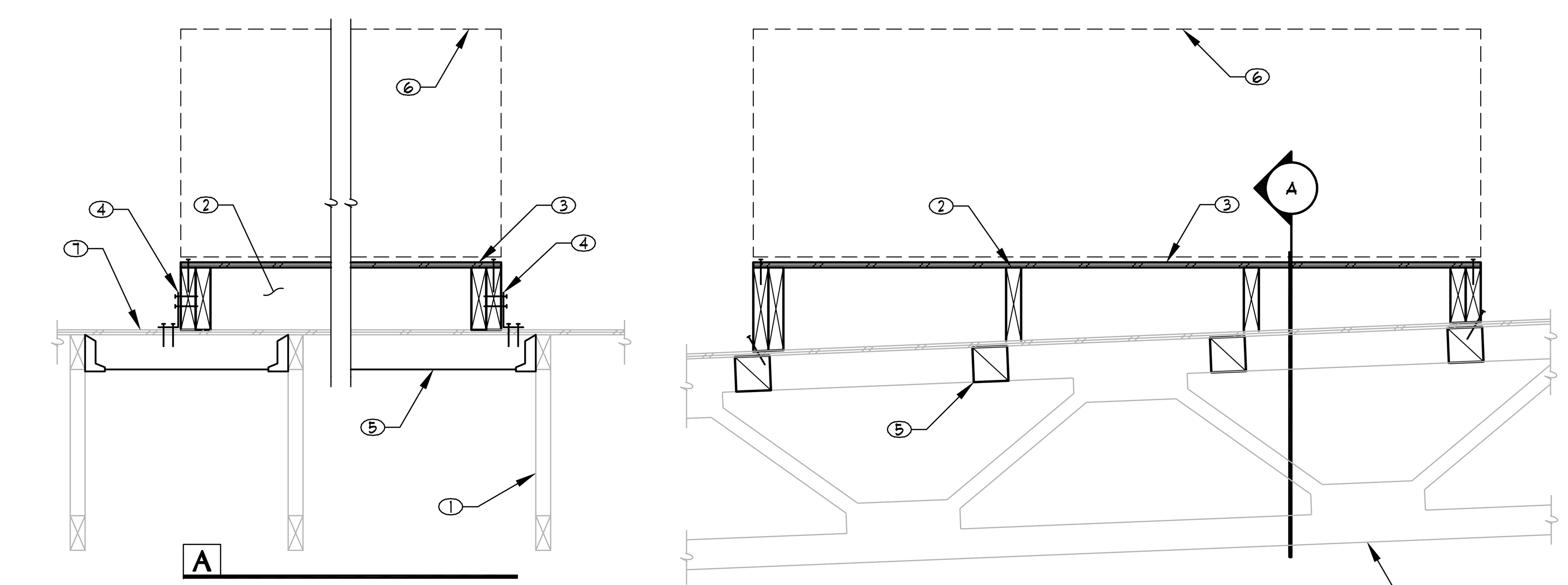


① WOOD ROOF TRUSS AS OCCURS

② RIPPED 2x JOISTS AT 24" o.c. MAX. (2x6 MIN.) DOUBLE UP JOISTS AT EDGES OF PLATFORM

③ 3/4" PLYWOOD SHEATHING. w/ 10d AT 6" o.c. AT ALL EDGES

④ INSTALL SIMPSON VTCR CLIPS AT 24" o.c. TO BLOCKING

⑤ 4x4 BLOCKING BETWEEN ROOF TRUSSES w/ HU44 BOTH ENDS

⑥ LINE OF MECH. UNIT. VERIFY WT., DIMENSIONS, AND LOCATION WITH ARCH'L. AND MECH. PLANS. ATTACHMENT TO CURB PER EQUIPMENT MANUFACTURER

⑦ WOOD ROOF SHEATHING

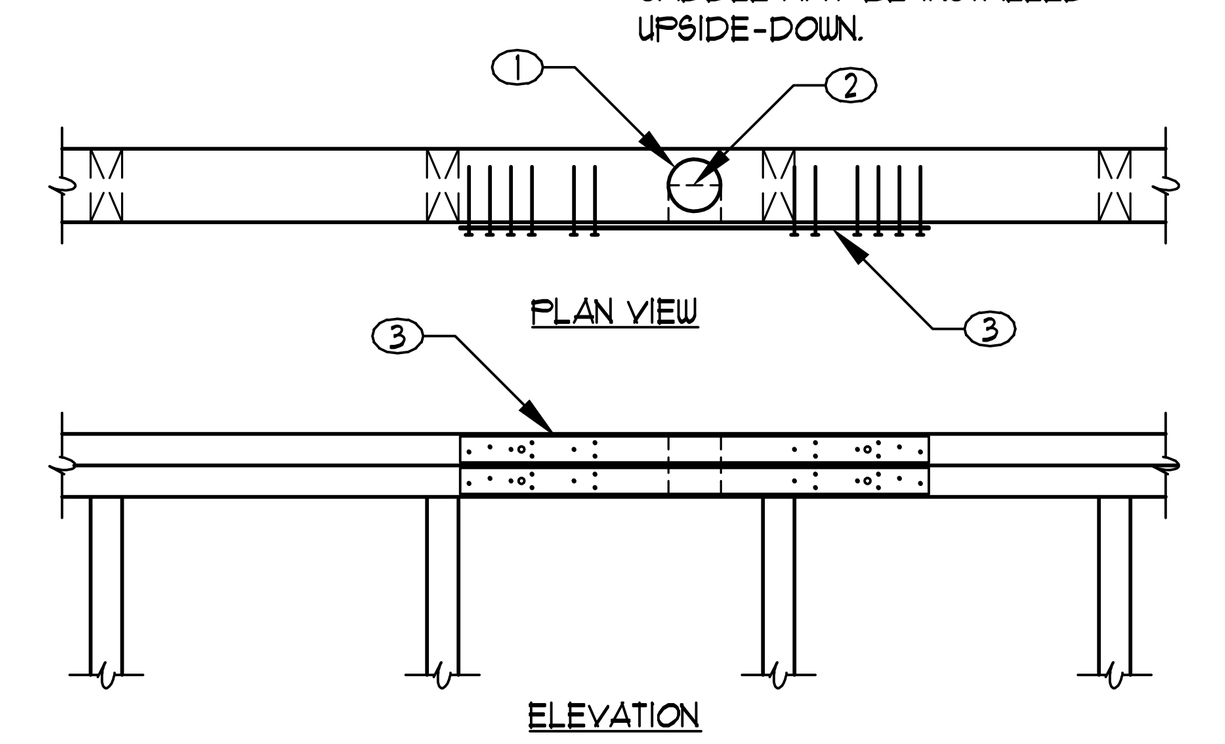
A. BOX OUT FOR ROOF PENETRATIONS w/ 2x6 (MIN.) FRAMING ALL AROUND OPENING, TYPICAL

B. ②, ③, & ④ MAY BE OMITTED WHERE EQUIPMENT IS SUPPLIED w/ FACTORY CURB

22 MECHANICAL UNIT PLATFORM AT WOOD ROOF
311-181421 NO SCALE

B. AT HOLE LARGER THAN 2" DIA. AT 2x4 WALL OR AT NOTCH PLACE STUD DIRECTLY UNDER ANY TRUSS LOCATED IN THE STUD BAY CONTAINING THE HOLE/NOTCH

C. AT PENETRATIONS AND NOTCHES LARGER THAN NOTED ABOVE USE HS-24 HARDY SADDLE (PFC-5342) w/ (22) 16d COMMON. HARDY SADDLE MAY BE INSTALLED UPSIDE-DOWN.



① 2 9/16" MAX. DIAMETER HOLE AT 2x4 WALL. 4" MAX. DIAMETER HOLE AT 2x6 WALL. CENTER HOLE IN TOP PLATES

② 1 3/4" DEEP x 2 1/2" LONG NOTCH IN TOP PLATES ALLOWED

③ RPS22 (OR RPS28) w/ (16) 16d, OR CS16 x 32" w/ (26) 8d, EACH PLATE, EXCEPT PER NOTE A. STRAPS MAY BE INSTALLATED ON TOP OF SHEATHING

A. NO STRAP REQ'D. WHERE PLATES ARE STITCH NAILED ON BOTH SIDES OF HOLE w/ NAILS INSTALLED BETWEEN HOLE AND BREAK IN EITHER TOP PLATE PER TABLE BELOW. NAILS PER TYPICAL TOP PLATE SPLICE DETAIL MAY COUNT IN TOTAL NUMBER OF NAILS

PLATE	HOLE DIA.	NAILS
2x4	3/4" OR LESS	4
	1 3/4" OR LESS	10
2x6	2 1/2" OR LESS	4
	3 3/4" OR LESS	10

18 TYPICAL HOLE IN DOUBLE TOP PLATE
06-140363 NO SCALE

CONNECTION	NAILING
JOIST OR TRUSS TO TOP PLATE, SILL, ETC.	(3) 16d OR (3) 3" x 0.131", TOENAIL
BRIDGING TO JOIST	(2) 8d COMMON OR (2) 3" x 0.131", TOENAIL EACH END
BOTTOM PLATE TO JOIST OR BLOCKING (REFER TO SHEAR WALL SCHEDULE FOR BOTTOM PLATE NAILING AT SHEAR WALLS)	16d AT 16" o.c. OR 3" x 0.131" AT 8" o.c., FACE NAIL
TOP PLATE TO STUD	(2) 16d COMMON, (3) 3" x 0.131", END NAIL
STUD TO BOTTOM PLATE	TOENAILS: (4) 8d COMMON OR (4) 3" x 0.131", (4) 16d AT 3x AND LARGER END NAILS: (2) 16d COMMON OR (3) 3" x 0.131", (2) 20d AT 3x
DOUBLE OR MULTIPLE BUILT-UP STUDS (POST)	16d AT 16" o.c. OR 3" x 0.131" AT 8" o.c., FACE NAIL
DOUBLE OR MULTIPLE TOP PLATES	16d AT 16" o.c. OR 3" x 0.131" AT 12" o.c., FACE NAIL
BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE	(3) 16d OR (3) 3" x 0.131", TOENAIL
RIM JOIST OR DRAG TRUSS TO TOP PLATE (U.N.O.)	16d AT 6" o.c. OR 3" x 0.131" AT 6" o.c., TOENAIL
TOP PLATES, LAPS AND INTERSECTIONS	(2) 16d COMMON OR (3) 3" x 0.131", FACE NAIL
CONTINUOUS HEADER, TWO OR MORE LAMINATIONS	16d COMMON AT 16" o.c. ALONG EACH EDGE
CEILING JOISTS TO PLATE	(3) 16d OR (5) 3" x 0.131", TOENAIL
CONTINUOUS HEADER TO INTERMEDIATE SUPPORT(S)	(4) 8d COMMON TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	(3) 16d COMMON OR (4) 3" x 0.131", FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS	(3) 16d COMMON OR (4) 3" x 0.131" FACE NAIL
RAFTER OR TRUSS TO PLATE	(3) 16d OR (3) 3" x 0.131", TOENAIL
CORNER G.T./RAFTER TO PLATE	(4) 16d, TOENAIL
BUILT-UP CORNER STUDS	16d AT 16" o.c. OR 3" x 0.131" AT 16" o.c.
KING STUD TO HEADER (END)	(2) 16d AT 3" o.c.

A. MINIMUM NAILING THIS SCHEDULE APPLIES U.N.O. ON PLANS AND DETAILS

B. ALL NAILING IS FACE NAIL U.N.O.

C. SEE PLAN OR G.S.N. FOR TOP PLATE SPLICE CONNECTION

15 TYPICAL NAILING SCHEDULE
SCH02-03AZ 180117 NO SCALE

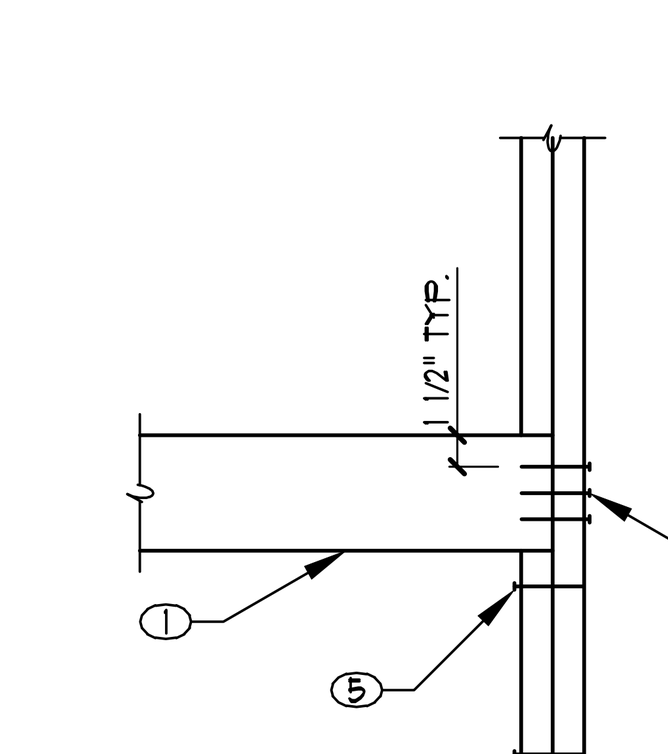
① HEADER PER PLAN

② KING POST / STUD(S) PER PLAN

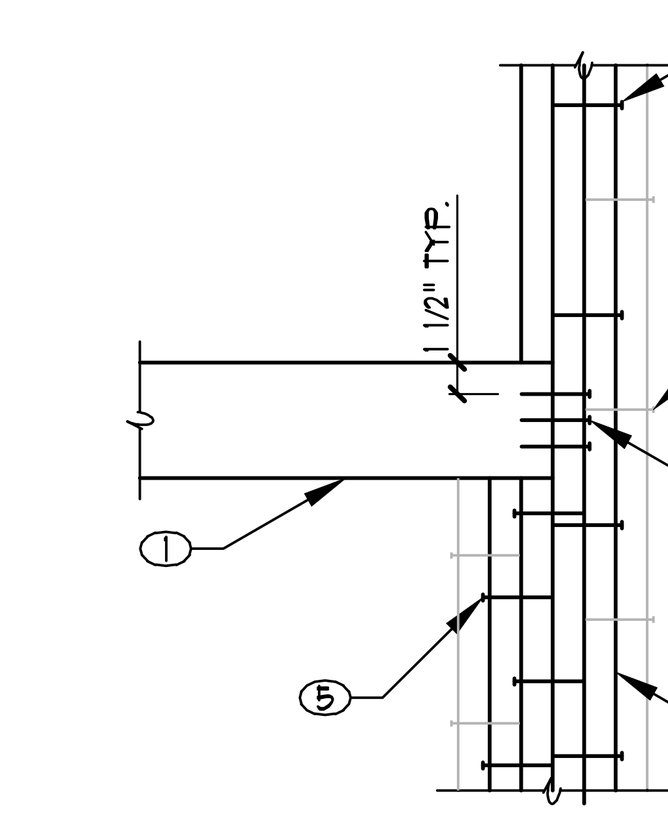
③ (2) 16d AT 3" o.c.

④ 16d AT 16" o.c. U.N.O. ON PLAN, EA. MEMBER AT MULTIPLE KING STUDS

⑤ FASTEN TRIMMER TO KING STUD(S) w/ (3) ROWS OF 16d NAILS AT 8" o.c. AT MULTIPLE TRIMMERS, FASTEN TRIMMER TO TRIMMER w/ SAME NAILING



A AT SINGLE TRIMMER/ KING STUDS



B AT MULTIPLE TRIMMER/ KING STUD(S)

25 TYPICAL HEADER TO POST CONNECTION
25-201887 NO SCALE

① TRIMMER STUDS PER PLAN

② KING STUDS PER PLAN

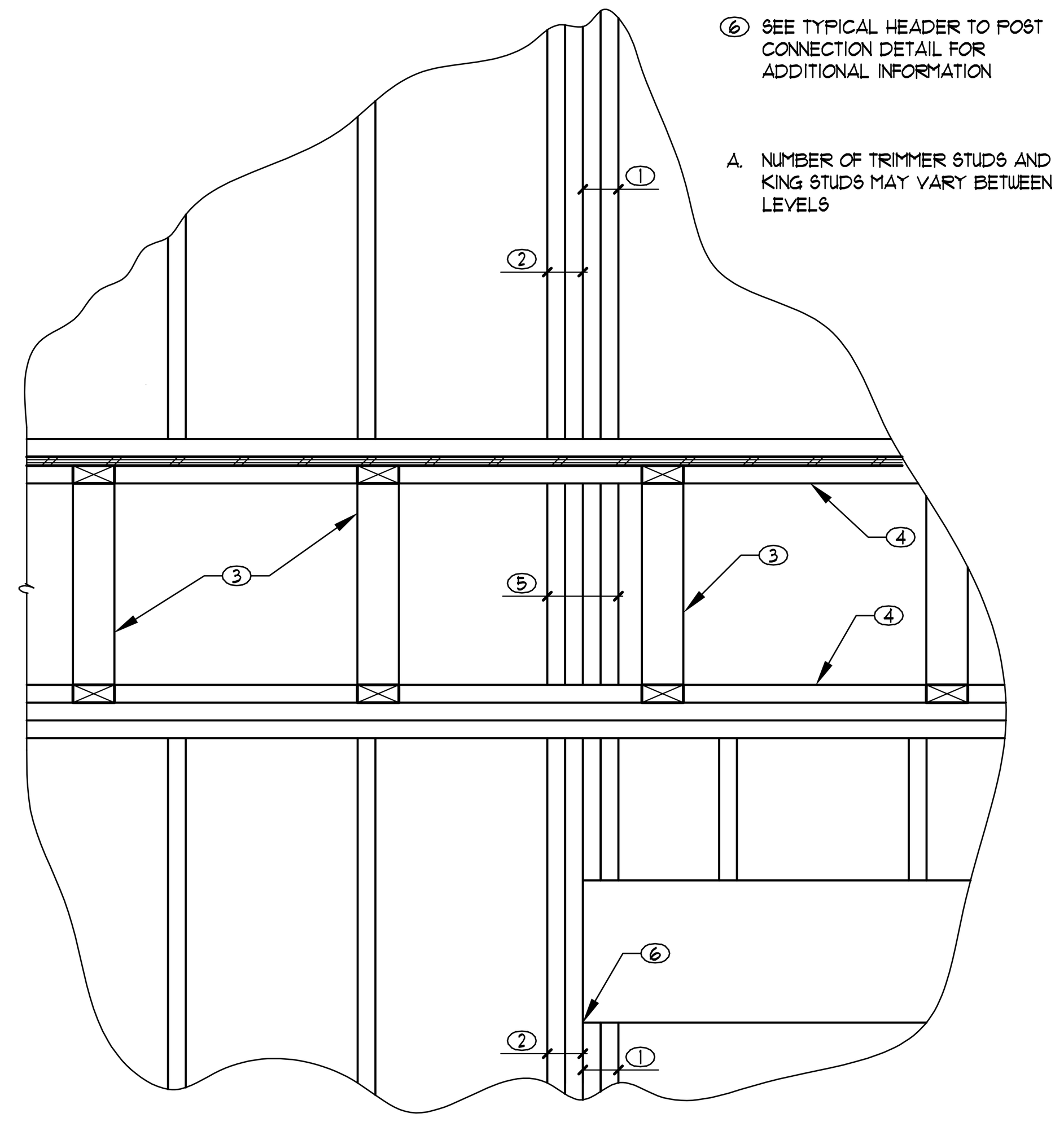
③ FLOOR TRUSS VERTICAL MEMBER AS OCCURS

④ BLOCKING BETWEEN TRUSSES MIN. SHEAR PANEL BLOCKING PER PLAN

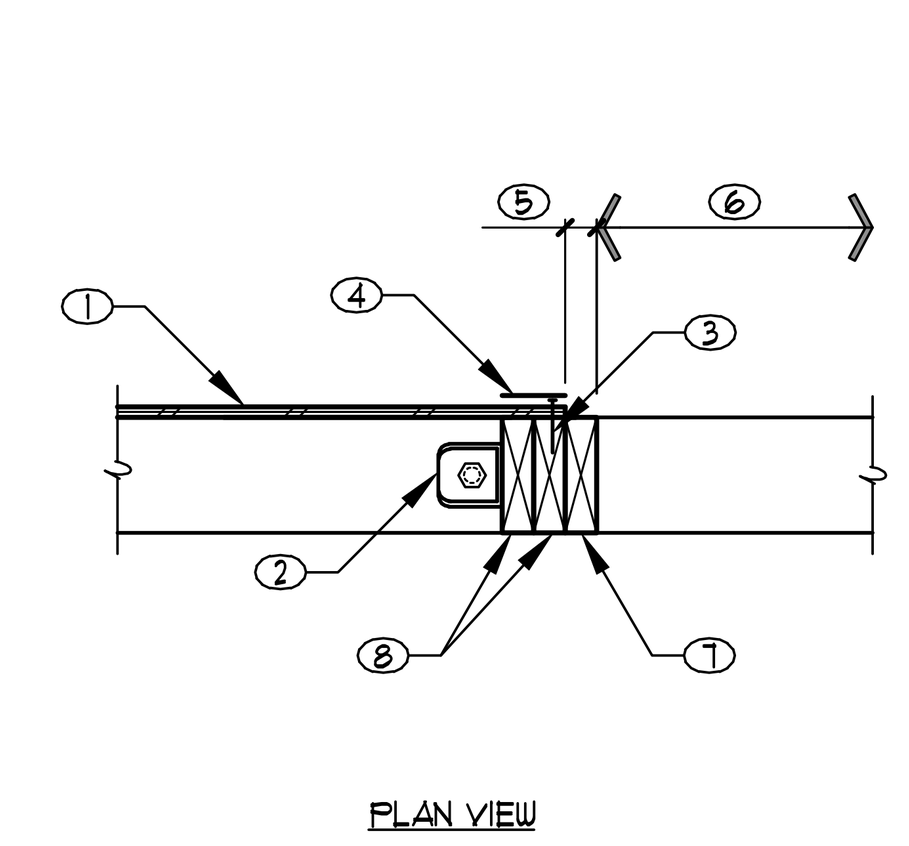
⑤ ALIGN TRIMMER AND KING STUDS OR POST TO MATCH STUDS OR POST ABOVE. PROVIDE FULL BEARING TO FOUNDATION

⑥ SEE TYPICAL HEADER TO POST CONNECTION DETAIL FOR ADDITIONAL INFORMATION

A. NUMBER OF TRIMMER STUDS AND KING STUDS MAY VARY BETWEEN LEVELS



23 TYPICAL TRIMMER AND KING STUDS AT FLOOR FRAMING
21-201887 NO SCALE



① SHEAR WALL SHEATHING PER PLAN. SHEATHING NEED NOT EXTEND ONTO TRIMMER STUD(S)

② BOLTED HOLDOWN AS OCCURS PER PLAN

③ SHEAR WALL EDGE NAILING INTO END STUD

④ STRAP HOLDOWN AS OCCURS PER PLAN. HOLDOWN NAILS MAY COUNT AS PLYWOOD EDGE NAILING

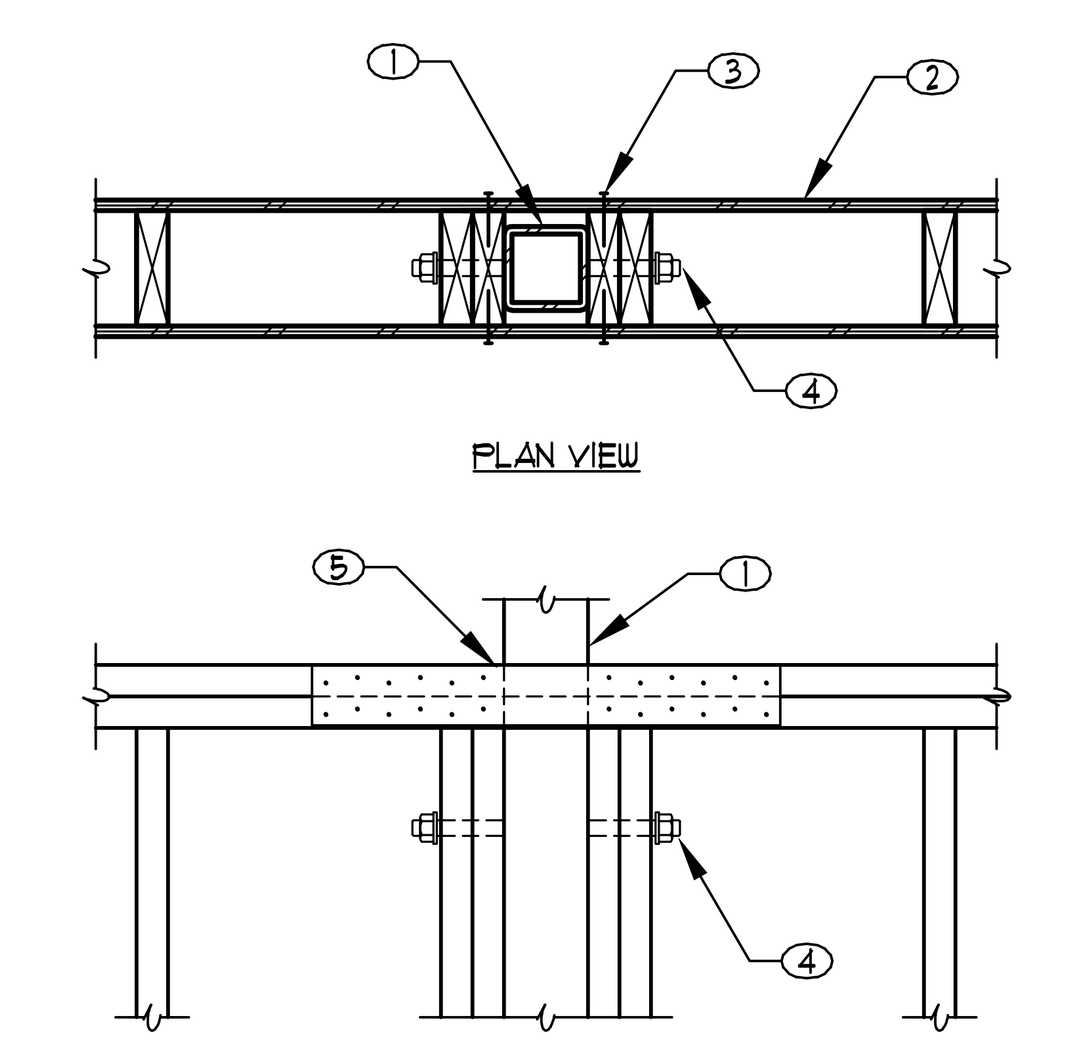
⑤ 1 1/2" MIN. FROM ROUGH OPENING TO PLYWOOD SHEAR WALL SHEATHING AT WINDOW

⑥ OPENING

⑦ TRIMMER STUD(S)

⑧ SHEAR WALL END STUDS/POST PER PLAN MAY COUNT AS KING STUDS AS REQUIRED PER PLAN

19 TYPICAL END OF PLYWOOD SHEAR WALL AT OPENING
16-181421 NO SCALE



① STEEL COLUMN PER PLAN

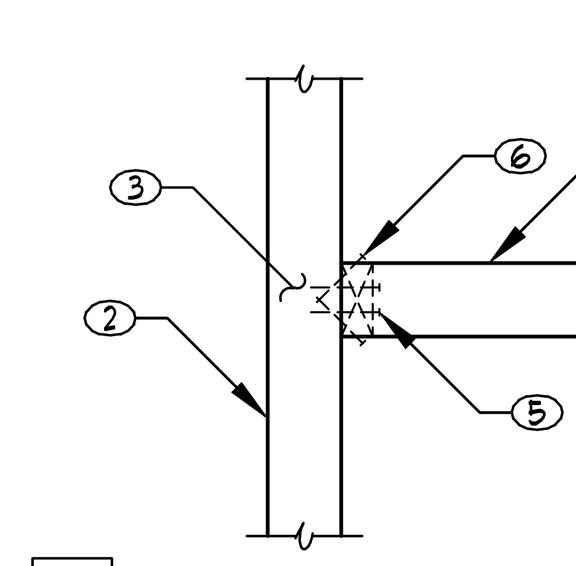
② SHEAR WALL PER PLAN (IF OCCURS)

③ EDGE NAILING

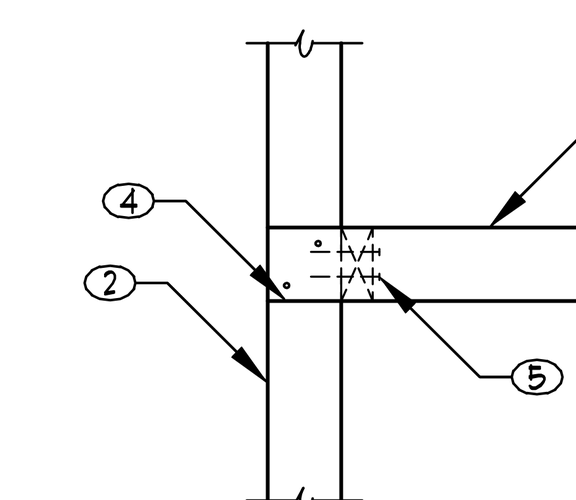
④ 3/4" THREADED WELDED STUD AT 32" o.c. L = 4" MIN. AT (2) 2x STUDS, 4 1/2" MIN. AT 4x POST, 6 1/2" MIN. AT 6x POST

⑤ HFS-24 HARDY FRAME SADDLE w/ (24) 16d COMMON. HARDY SADDLE MAY BE INSTALLED UPSIDE-DOWN.

16 WOOD WALL AT STEEL COLUMN
16-201887 NO SCALE



A OPTION A



B OPTION B

① INTERIOR WALL

② EXTERIOR WALL

③ DO NOT NOTCH TOP PLATE

④ BREAK IN TOP PLATE FOR INTERIOR WALL LAP SHALL BE TREATED AS TYPICAL TOP PLATE BREAK PER FRAMING PLAN NOTE. ATTACH LAP TO TOP PLATE w/ (2) 16d

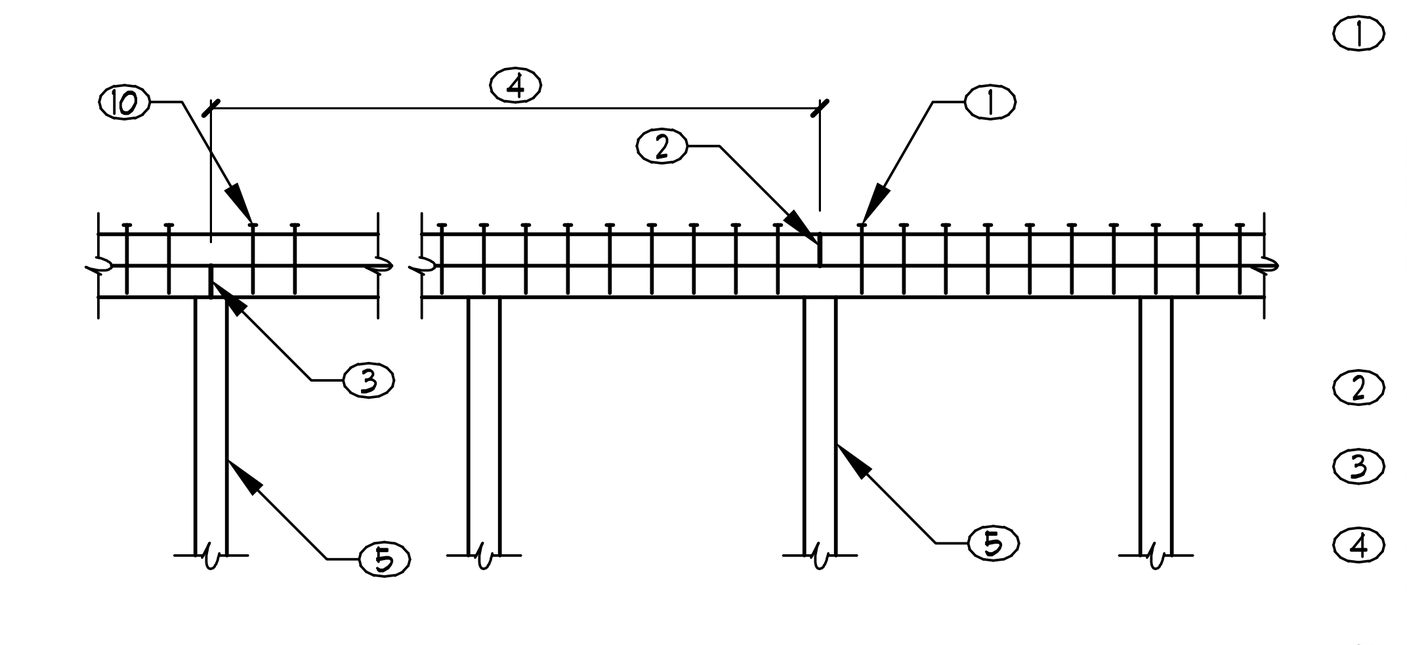
⑤ (2) 16d AT 24" o.c. TO FULL HEIGHT STUD(S) OR LADDER BLOCKING BETWEEN STUDS. FASTEN BLOCKING TO ADJACENT STUDS w/ (2) 16d EACH END

⑥ (2) 16d TOENAILS EACH PLATE, (4) TOTAL. AT NON-LOAD BEARING INTERIOR WALLS, TOENAIL 1x TOPMOST PLATE FROM TOP TO AVOID SPLITTING

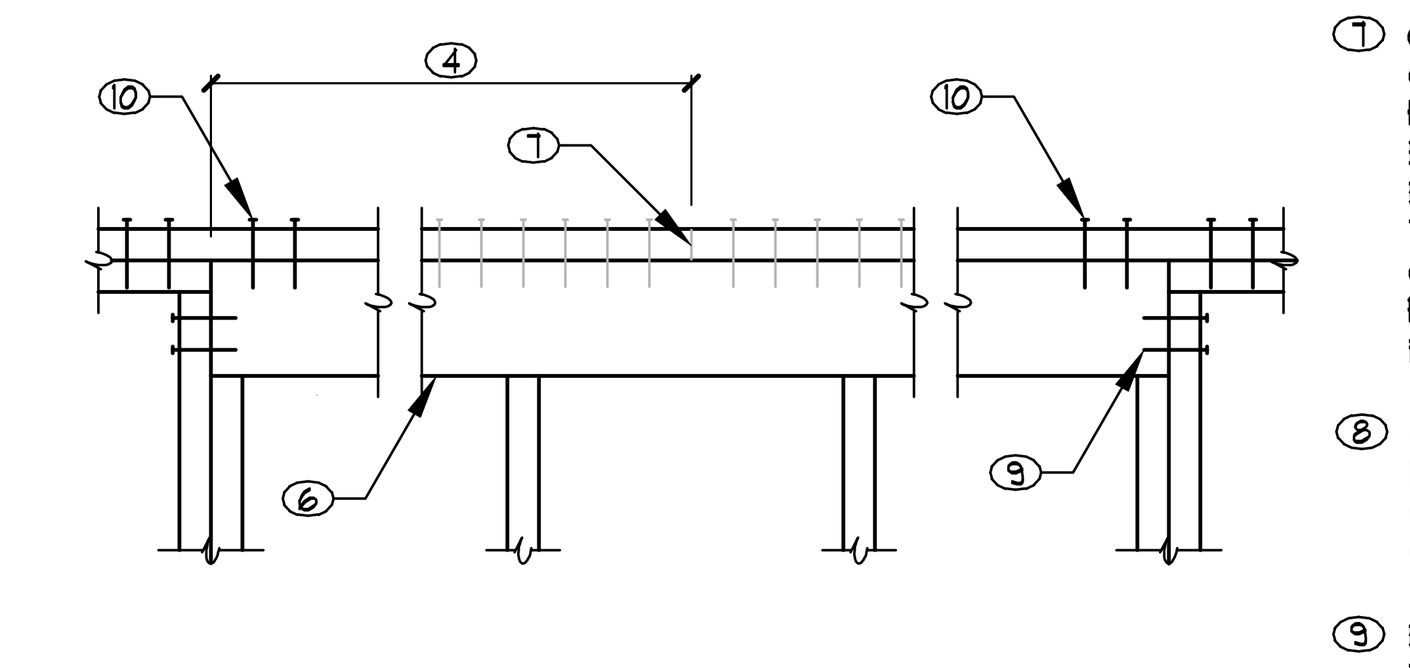
A. APPLICABLE AT ALL INTERIOR/EXTERIOR INTERSECTIONS U.N.O. ON PLANS

B. ADDITIONAL STUD(S) AS REQUIRED AT THE ENDS OF SHEARWALLS NOT SHOWN FOR SIMPLICITY

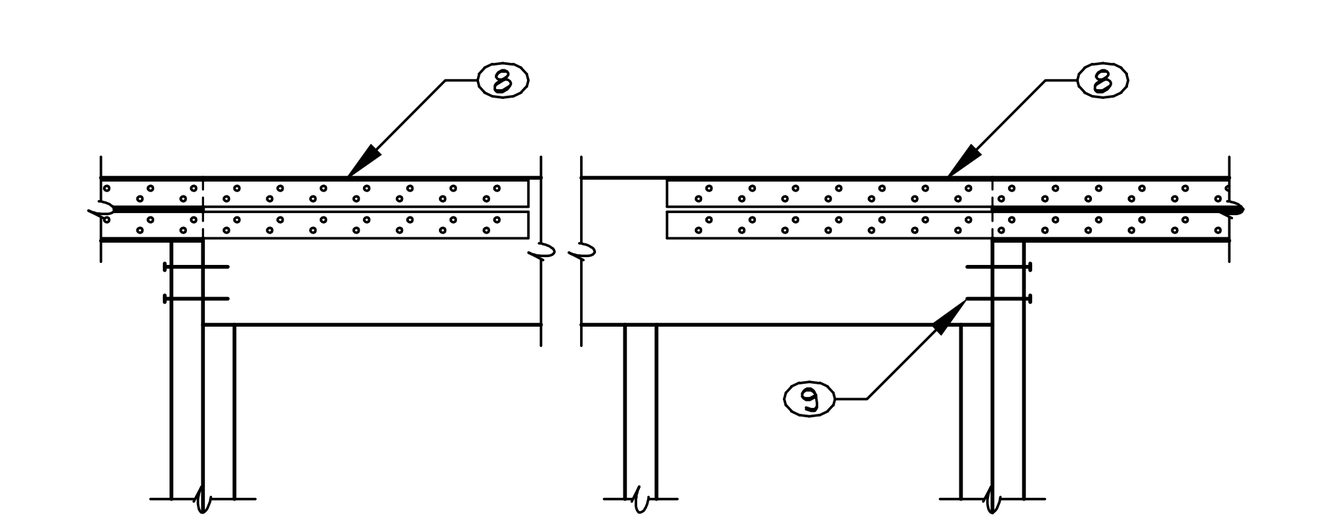
20 INTERIOR/EXTERIOR WALL INTERSECTION
12-140960 NO SCALE



A SPLICE AT DOUBLE TOP PLATES



B SPLICE AT BEAM



C SPLICE AT BEAM

① (20) 16d EACH SIDE OF JOINT IN TOPMOST MEMBER OF DOUBLE TOP PLATE U.N.O. ON PLAN. NAILS IN SAME LINE 2" o.c. MIN. INCREASE NAIL SPACING UP TO 8" o.c. MAX., STAGGER NAILS AND SPACE EVENLY TO AVOID SPLITTING

② JOINT IN TOPMOST MEMBER

③ JOINT IN BOTTOMMOST MEMBER

④ JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET 24" MIN.

⑤ ALIGN STUD BENEATH CENTER OF SPLICE AT BREAK IN EITHER MEMBER OF DOUBLE TOP PLATE

⑥ BEAM MAY ACT AS BOTTOMMOST MEMBER AS OCCURS

⑦ GHOSTED ITEMS INDICATE OPTIONAL SPLICE w/ NAILING PER KEYNOTE 1 THIS DETAIL AT BEAMS EXCEEDING 8'-0" IN LENGTH. AT BEAMS LESS THAN 8'-0" IN LENGTH TOP PLATE SHALL RUN CONTINUOUS OVER BEAM. NO STRAPS REQUIRED FROM BEAM TO BOTTOMMOST PLATE

⑧ STRAPS PER NOTE A AT EACH END OF BEAM. CS16 STRAPS MAY BE CONT. w/ (2) 8d AT 4 1/8" o.c. TO BEAM AND (22) 8d TO PLATE

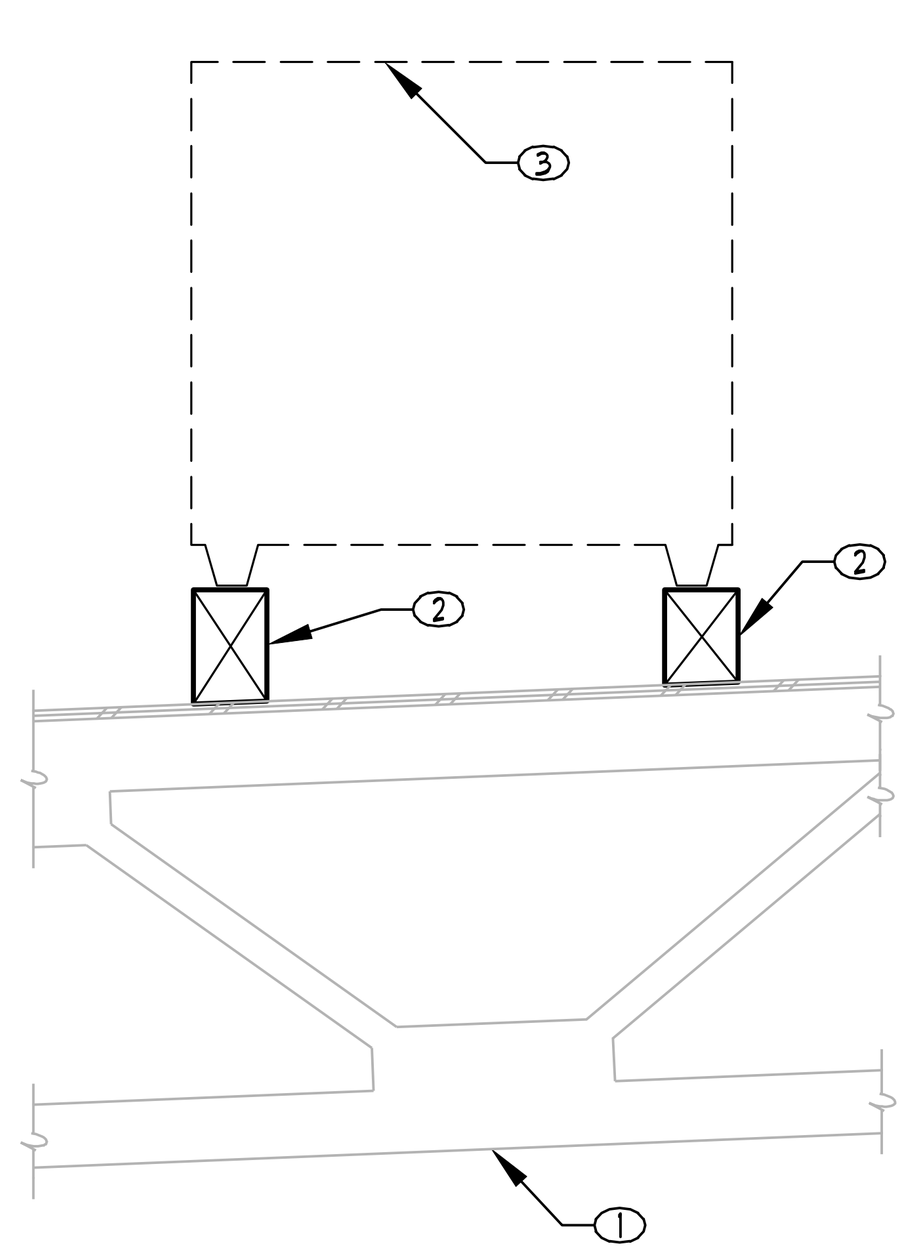
⑨ BEAM TO KING STUD CONNECTION PER TYPICAL NAILING SCHEDULE

⑩ (4) 16d EACH SIDE OF JOINT IN BOTTOMMOST MEMBER

A. AT LOCATIONS WHERE TOP PLATE CANNOT BE LAP SPLICED, STRAP EACH PLATE w/ CS16 x 28" w/ (2) 8d AT 2 1/16" o.c. AND PROVIDE HALF OF NAILING PER KEYNOTE 1 THIS DETAIL PRIOR TO JOINT IN EITHER TOPMOST OR BOTTOMMOST MEMBER.

B. AT CHANGE IN WALL THICKNESS TRANSITION, STRAP TOP PLATE PER NOTE A ABOVE OR RIP 2x6 CONTINUOUS TOPMOST PLATE DOWN TO 2x4 AND LAP SPLICE PER OPTION A

17 TYPICAL TOP PLATE SPLICE
14-181421 NO SCALE



① WOOD ROOF TRUSS AS OCCURS

② RIPPED 4x BLOCKING UNDER EQUIPMENT BASE. BLOCKING MUST SPAN BETWEEN 2 ROOF TRUSSES MIN. CUT NOTCHES IN BOTTOM EDGE AS REQUIRED FOR DRAINAGE

③ LINE OF MECH. UNIT. VERIFY WT., DIMENSIONS, AND LOCATION WITH ARCH'L. AND MECH. PLANS. ATTACHMENT TO CURB PER EQUIPMENT MANUFACTURER

26 MECHANICAL UNIT AT WOOD ROOF
311-181421 NO SCALE

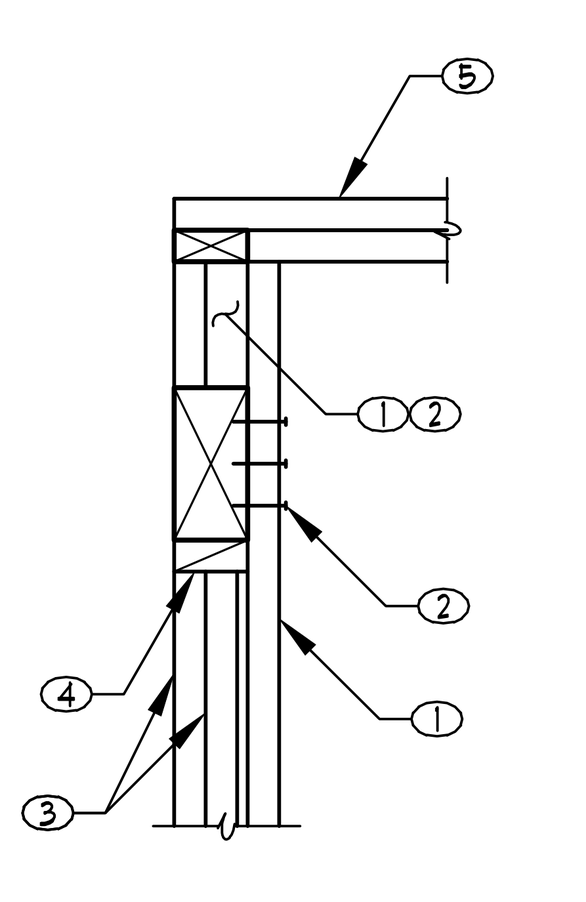
① FULL HEIGHT KING STUD AT SIDES OR END (AT CORNER CONDITION) OF BEAM

② TYPICAL KING STUD TO HEADER NAILING PER SCHEDULE

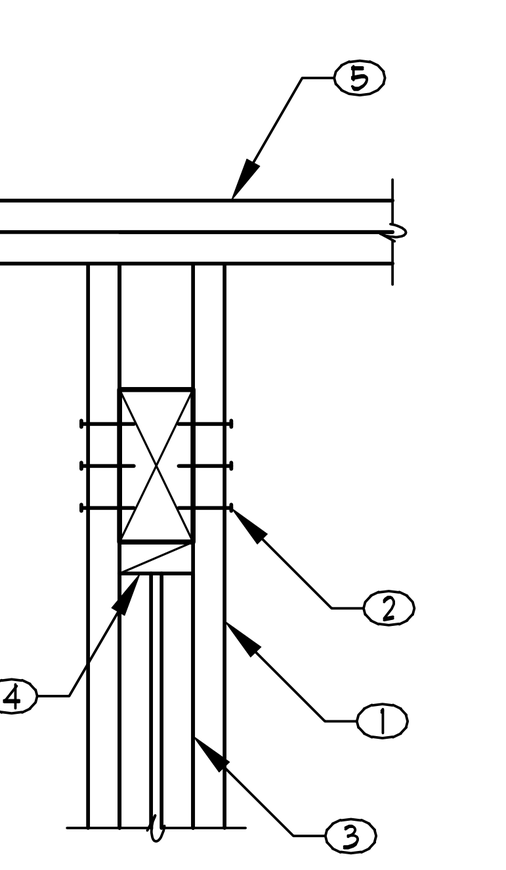
③ TRIMMER STUDS/ POST PER PLAN, (2) MIN. STUDS

④ 2x BEAM SEAT

⑤ TOP PLATE PER PLAN

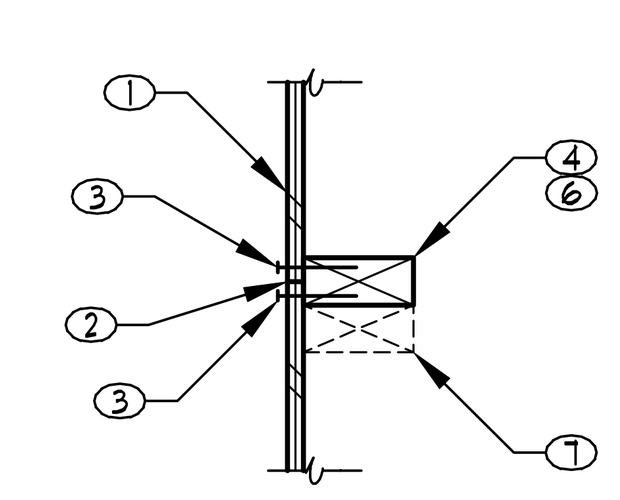


B AT CORNER

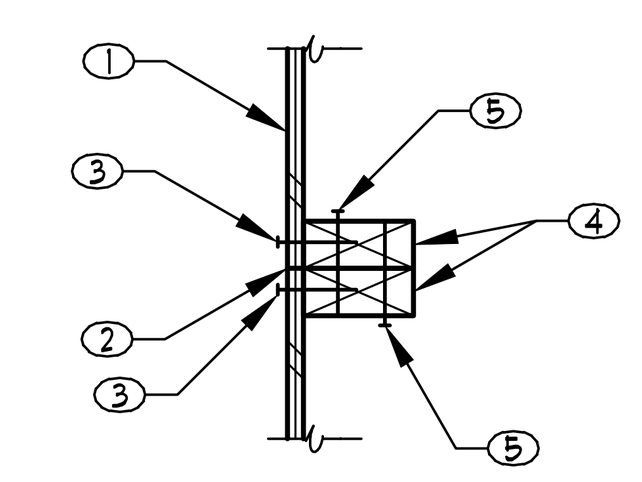


A AT WALL

24 TYPICAL WOOD BEAM POCKET IN WOOD WALL
01-120000 NO SCALE



A SINGLE PANEL EDGE FRAMING (ALL SHEAR WALLS)



B DOUBLE PANEL EDGE FRAMING (SHEAR WALLS SW1-SW16 ONLY)

① SHEAR WALL SHEATHING PER PLAN

② BREAK IN SHEATHING AT ADJOINING PANEL EDGES

③ EDGE NAILING PER PLAN

④ FRAMING AT ADJOINING PANEL EDGES. MIN. SIZE PER PLAN

⑤ STITCH NAIL FROM BOTH SIDES PER TABLE BELOW. STAGGER AS REQ'D TO AVOID INTERFERENCE

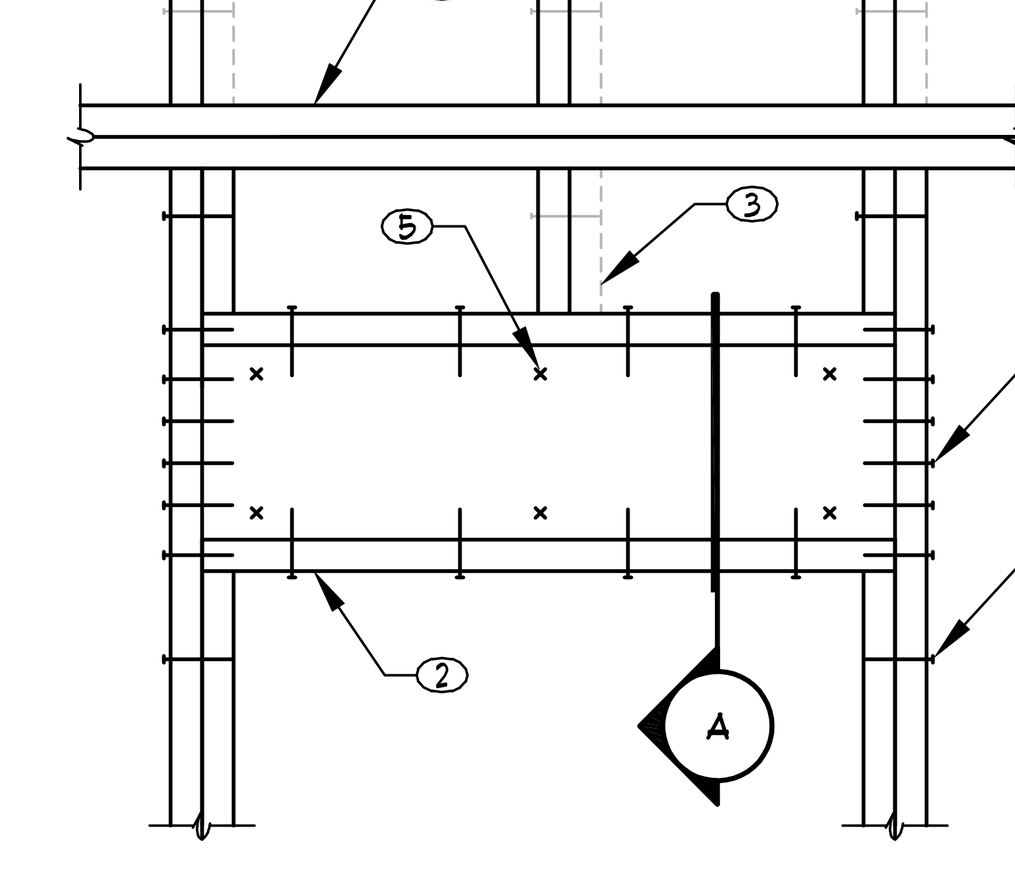
MARK	STITCH NAILING
SW1-SW7	16d AT 16" o.c. MAX.
SW8-SW10	16d AT 10" o.c. MAX.
SW11	16d AT 6" o.c. MAX.
SW12-SW16	16d AT 4" o.c. MAX.

⑥ 3x STUD WHERE REQUIRED BY SHEAR WALL SCHEDULE

⑦ DOUBLE STUDS WHERE REQUIRED PER PLAN

A. OPTION A MAY BE USED AT ALL SHEAR WALLS. OPTION B MAY BE USED AT SHEAR WALLS REFERENCED IN TABLE ABOVE AT CONTRACTOR'S OPTION

21 SHEAR WALL PANEL EDGE FRAMING
21-201887 NO SCALE



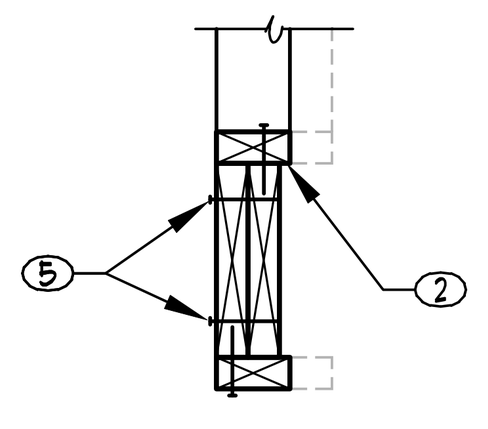
① DOUBLE TOP PLATE

② 2x TO MATCH WALL STUD WIDTH LAID FLAT AND ATTACHED TO TOP AND BOTTOM OF BUILT-UP HEADER w/ 16d NAILS AT 12" o.c. NOT REQUIRED FOR 4x AND 6x HEADERS

③ DOUBLE CRIPPLE STUDS WHERE DOUBLE STUDS OCCUR ABOVE

④ NAILS PER TYPICAL HEADER TO POST CONNECTION DETAIL

⑤ 16d AT 16" o.c. FACE NAILS, TYP.



A SECTION

24A TYPICAL BUILT-UP WOOD BEAM AND WALL FRAMING
24A-201887 NO SCALE

SPS+ ARCHITECTS
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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST.
PHOENIX, AZ 85004
TYPICAL DETAILS - BLDG 1

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REVISIONS

MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ



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DATE: 01/12/2022
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SHEET: S004

2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment_Struct.rvt
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STEEL DECK SCHEDULE

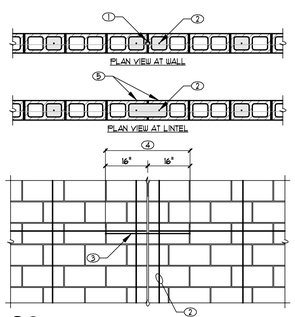
A. FASTENERS FOR ATTACHMENT OF STEEL DECK TO STRUCTURAL STEEL FRAMING SHALL BE AT THE SPACING DEFINED IN THE TABLE BELOW. FASTENER TYPES SHALL BE AS FOLLOWS: HILTI X-HSN 24 (3/16 IN. UP TO AND INCLUDING 3/8 IN.) ICC ESR-2197 AND ICC ESR-2776 HILTI X-ENP-19 L15 (1/4 IN. OR THICKER) ICC ESR-2197 AND ICC ESR-2776

B. 6x6 - W1.4xW1.4 WELDED WIRE MESH REINFORCING SHALL BE INSTALLED IN ALL CONCRETE SLAB OVER STEEL DECK. PLACE REINF. AT THE APPROXIMATE CENTERLINE OF THE CONCRETE DEPTH OVER THE TOP FLUTE OF THE DECK U.N.O.

C. CONCRETE SLAB THICKNESS SPECIFIED IS A MINIMUM THICKNESS. CONTRACTOR MAY POUR UP TO 1/2" ADDITIONAL CONCRETE AT CENTER OF BAY TO ACHIEVE LEVEL FLOOR.

D. NO TOPPINGS SHALL BE ADDED TO FLOOR DECK.

MARK	STEEL DECK			FASTENER TYPE AND PATTERN AT SUPPORTS	FASTENER SPACING ON PARALLEL SUPPORTS	SIDE-LAP CONNECTION TYPE AND SPACING
	TYPE	CONCRETE THICKNESS (FROM TOP OF FLUTE)	GAUGE			
D1	1 1/2" TYPE B FORMLOK	2 1/2" (4" TOTAL DECK THICKNESS)	20	HILTI FASTENERS AT 36/4	24" o.c.	VSCII (VERCO DECK ONLY) AT 36" o.c.
D2	3" TYPE W3 FORMLOK	2" (5" TOTAL DECK THICKNESS)	20	HILTI FASTENERS AT 36/4	12" o.c.	VSCII (VERCO DECK ONLY) AT 12" o.c.
D3	1 1/2" (B-36)	N/A	20	HILTI FASTENERS AT 36/4	12" o.c.	VSCII (VERCO DECK ONLY) AT 24" o.c.



1. FILLER MATERIAL PER ARCH'L
2. VERTICAL REINFORCING EACH SIDE OF C.J.
3. 1/2" DIA. x 32" LONG SMOOTH ROD AT EACH HORIZONTAL REINFORCING BAR. GREASE BOTH ENDS
4. STOP TYPICAL HORIZONTAL REINFORCING AT CONTROL JOINTS. ONLY HORIZONTAL REINFORCING AT THE FLOOR LINE, ROOF LINE AND TOP OF WALL TO RUN THROUGH THE CONTROL JOINT
5. OPEN END BLOCK BACK TO BACK

A. LOCATE CONTROL JOINTS WHERE SHOWN ON PLAN. WHERE NOT SPECIFICALLY NOTED ON PLAN, LOCATE AT 20'-0" MAX. o.c. VERIFY LOCATION COMPATIBILITY WITH ARCH'L. PRIOR TO PLACEMENT

B. CONTROL JOINTS IN LINTELS SHALL BE LOCATED AT MID-SPAN U.N.O. LINTEL REINFORCING AT BOTTOM OF LINTEL TO BE CONTINUOUS THROUGH CONTROL JOINT

30 TYPICAL MASONRY CONTROL JOINT (MCJ)
M01-01 080304 — NO SCALE

BAR SIZE	REBAR LAP LENGTH	
	CASE 1 ①	CASE 2 ②
#3	27	18
#4	36	24
#5	45	30
#6	54	36
#7	63	42
#8	72	48
#9	82	55
#10	③	③
#11	③	③

1. HORIZ. REINF. IN LINTELS, BOND BEAMS AT FLOOR AND ROOF LEVELS, AND ALL WALL VERT. REINF.
2. ALL OTHER MASONRY REINF.
3. MECHANICAL SPLICE COUPLER PER G.S.N. REQ'D.

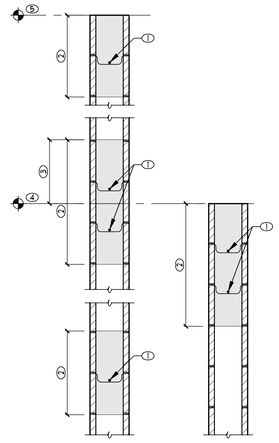
A. ALL TABULATED VALUES ARE IN UNITS OF INCHES U.N.O.

B. AT CONTACTOR'S OPTION, MECHANICAL SPLICE COUPLERS PER G.S.N. MAY BE USED IN LIEU OF LAP SPLICES FOR #3 BARS AND SMALLER

C. BAR DEVELOPMENT LENGTH, WHERE NOTED ON PLANS OR DETAILS, SHALL BE EQUAL TO TABULATED LAP LENGTH

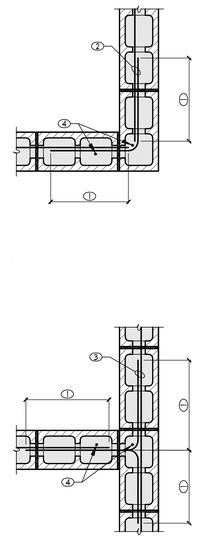
D. SCHEDULED VALUES ARE BASED ON UNCOATED REINF. FOR EPOXY COATED REBAR, MULTIPLY TABULATED VALUES BY 1.5

27 TYPICAL REBAR LAP SCHEDULE (MASONRY)
SCH01-06 080721 — NO SCALE



1. HORIZONTAL REINFORCING PER PLAN OR G.S.N.
2. GROUT DEPTH PER PLAN OR G.S.N. CENTER REINFORCING AT APPROXIMATE CENTER OF GROUT
3. GROUT 8" MIN. ABOVE ELEVATED FLOOR OR ROOF LINE
4. ELEVATED FLOOR OR ROOF LINE
5. TOP OF PARAPET

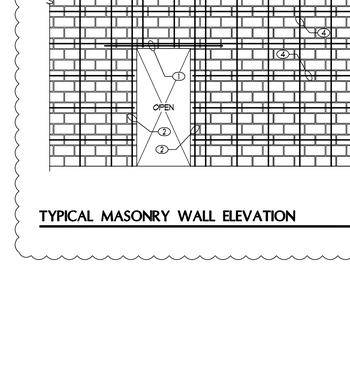
31 TYPICAL HORIZONTAL REINFORCING
08-120842 — NO SCALE



1. LENGTH PER TYPICAL REBAR LAP SCHEDULE
2. BENT REBAR SIZE TO MATCH HORIZ. WALL REINF.
3. BENT REBAR SIZE TO MATCH HORIZ. WALL REINF. ALTERNATE DIRECTIONS
4. VERTICAL REINF. PER G.S.N.
5. STANDARD HOOK OR OPTIONAL 180° HOOK AT EACH END OF HORIZONTAL BARS. PLACE HOOK VERTICALLY OR INCLINED AS REQ'D.
6. JAMB REINF. PER PLAN OR G.S.N. AS OCCURS

A. WHERE WALL HORIZ. REINF. ARE AT DIFFERENT ELEVATIONS FROM EACH OTHER PROVIDE BENT BAR IN SOLID-GROUTED CELLS AT EACH HORIZ. BAR SIM. TO THIS DETAIL

28 TYPICAL MASONRY WALL INTERSECTION AND OPENINGS
M01-11 080304 — NO SCALE



1. LINTEL PER PLAN, SCHEDULE, OR G.S.N. EXTEND 24" MIN. PAST EDGE OF OPENING
2. JAMB PER PLAN, SCHEDULE, OR G.S.N.
3. SILL PER G.S.N. EXTEND 24" MIN. PAST EDGE OF OPENING

A. BEND HORIZONTAL BARS AT INTERFERENCE AT CORNERS AS OCCURS

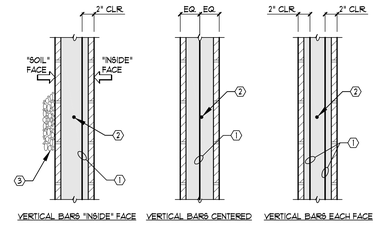
29 TYPICAL OPENING IN MASONRY WALL
11-120842 — NO SCALE

1. LINTEL PER PLAN, SCHEDULE, OR G.S.N. EXTEND 24" MIN. PAST EDGE OF OPENING
2. (2) #5 VERTICAL AT WALL CORNERS AND DOOR JAMBS
3. REINFORCING AT ELEVATED FLOOR LEVEL OR ROOF LEVEL PER FRAMING PLAN NOTES
4. TYP. VERTICAL AND HORIZONTAL REINFORCING PER MASONRY WALL SCHEDULE
5. 180° HOOK AT END OF HORIZONTAL REINFORCING TO ENCLOSE VERTICAL REINFORCING. SKEW HOOK VERTICALLY AS REQUIRED TO MAINTAIN MINIMUM CLEAR COVER

A. ALL MASONRY WALLS SHALL BE GROUTED SOLID

TYPICAL MASONRY WALL ELEVATION

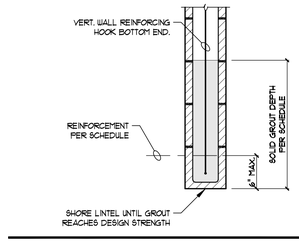
MASONRY WALL (MW) SCHEDULE



① VERT. REINFORCING ② HORIZ. REINFORCING ③ BACKFILL AT "SOIL" FACE AS OCCURS

MARK	NOMINAL THICKNESS	VERT. REINFORCING FULL WALL HEIGHT	HORIZ. REINFORCING	NOTES
MW1	8"	#5 AT 24" o.c.	#5 at 24" o.c.	FULLY GROUTED

MASONRY LINTEL (ML) SCHEDULE



A. EXTEND GROUT, OPEN END MASONRY UNITS AND REINFORCING 2'-0" MIN. PAST EACH EDGE OF OPENING WHERE POSSIBLE. AT WALL CORNERS OR OTHER INTERFERENCE, EXTEND REINFORCEMENT AS FAR AS POSSIBLE INTO ADJACENT MASONRY AND HOOK ENDS WITH STANDARD 90 DEGREE HOOK.

B. ENDS OF LINTEL TO BE BUILT INTO ADJACENT WALL OR PILASTER WITH RUNNING BOND JOINT.

MARK	GROUT DEPTH	REINFORCING	VERTICAL REINFORCING	NOTES
ML-1	16"	(2) #5 AT BOTTOM	PER MASONRY WALL SCHEDULE	.
ML-2	48"	(2) #5 AT BOTTOM	PER MASONRY WALL SCHEDULE	.

MASONRY JAMB (MJ) SCHEDULE

EXAMPLE DESIGNATION: MJ1 (6) #5 - 32"
① ② ③ ④

① MASONRY JAMB TYPE PER SCHEDULE BELOW

② TOTAL NUMBER OF JAMB BARS AS NOTED ON PLAN. ACTUAL NUMBER OF BARS SPECIFIED ON PLAN MAY BE MORE OR LESS THAN SHOWN IN EXAMPLE PROFILES BELOW

③ JAMB BAR SIZE AS NOTED ON PLAN (EX: #4, #5, #6, ETC.)

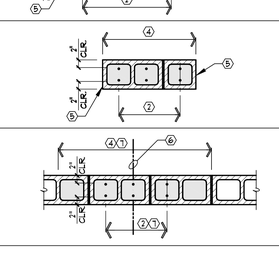
④ SOLID GROUT DISTANCE AS NOTED ON PLAN. MASONRY JAMB TYPE "MJ2" SHALL BE SOLID GROUTED BETWEEN OPENINGS.

⑤ EDGE OF WALL OPENING

⑥ CENTER OF BEAM OR GIRDER BEARING LOCATION

⑦ CENTER JAMB REINFORCING AND SOLID GROUT ON BEAM OR GIRDER BEARING LOCATION

⑧ PROFILES SHOWN IN SCHEDULE BELOW ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL BAR QUANTITY, SIZE, AND GROUT DISTANCE SHALL CONFORM TO ACTUAL PLAN DESIGNATIONS.

MARK	PROFILE ⑧
MJ1	
MJ2	
MJ3	

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TYPICAL DETAILS - BLDG 1

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ



DATE: 01/12/2022
JOB No: 2091
SHEET: S005

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TIEDOWN (T/C) SCHEDULE

TENSION "T"	
MARK	MAX TENSION LOAD (KIPS)
T1	4.2 K
T2	6.6 K
T3	9.6 K
T4	13.0 K
T5	17.0 K
T6	21.6 K
T7	26.6 K
T8	35.3 K
T9	44.7 K

COMPRESSION "C"		
MARK	END POSTS ON INTERIOR SIDE OF TENSION ROD	NOTES
C1	(1) 2x6	
C2	(2) 2x6	
C3	(3) 2x6	
C4	(4) 2x6 OR 6x6	
C5	6x8	
C6	6x10	
C7	(2) 6x6	

A. ALL VALUES BASED ON ASD LOADS.

B. ANCHOR ROD, TAKE-UP DEVICE, BEARING PLATES, COUPLERS, NUTS, ETC. TO BE DESIGNED BY OTHERS.

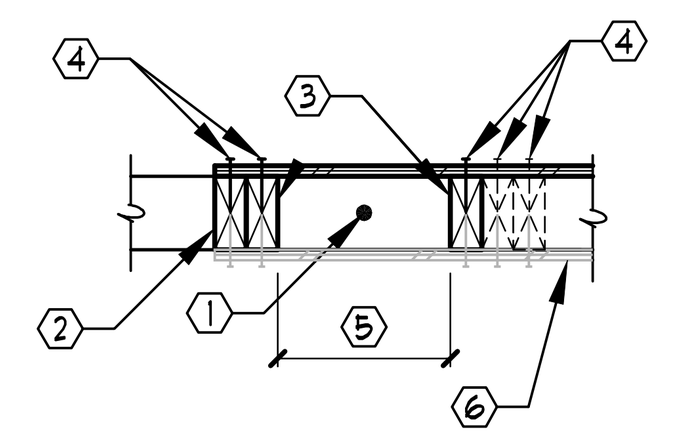
C. WHERE MULTIPLE 2x END POSTS ARE SPECIFIED, STITCH NAIL STUDS TOGETHER w/ 16d AT 16" o.c., STAGGERED.

D. INCLUDE A SHRINKAGE COMPENSATING DEVICE AND HOLDOWN ATTACHMENT AT EACH LEVEL.

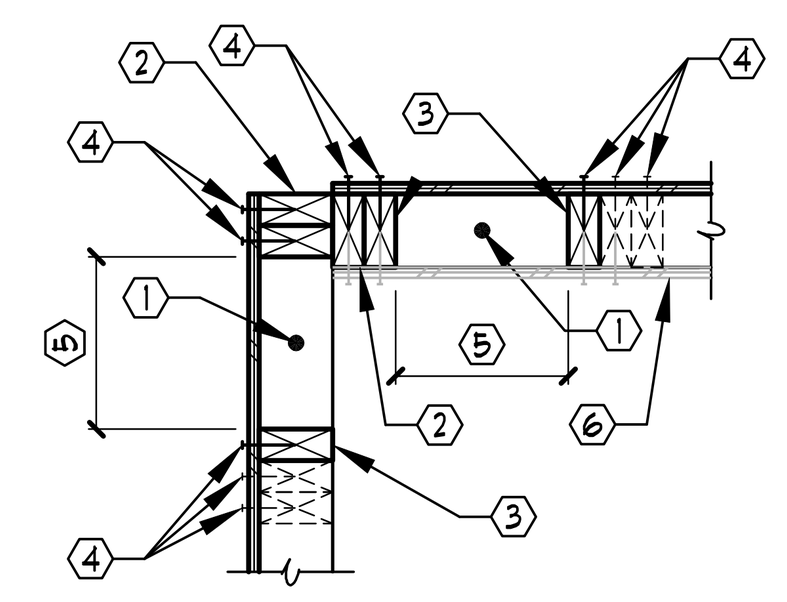
E. SYSTEM DEFLECTION SHALL BE LIMITED TO 0.20" AT ASD LOADS FOR EACH STORY. SYSTEM DEFLECTION SHALL INCLUDE ROD ELONGATION, SHRINKAGE COMPENSATING DEVICE DEFLECTION, AND PLATE CRUSHING.

F. VERTICAL SHEAR WALL PANEL EDGES ARE NOT PERMITTED ON COMPRESSION POSTS.

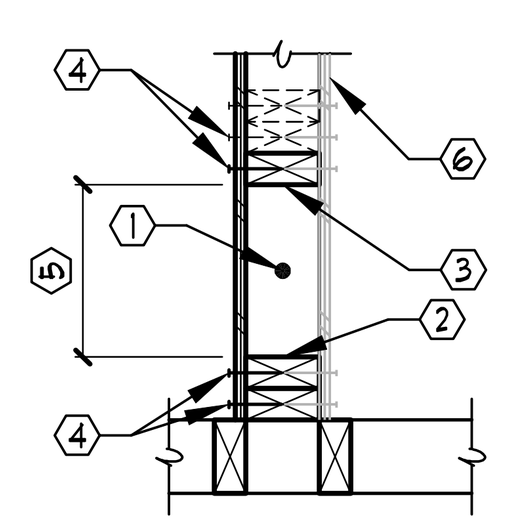
G. SEE G.S.N. FOR TIEDOWN MANUFACTURERS.



MID-WALL



CORNER



PERPENDICULAR TO WALL

(ALTERNATE)

1. TENSION ROD (DESIGNED BY OTHERS) BASED ON LOAD PER PLAN AND TENSION SCHEDULE
2. (2) 2x POSTS AT END OF SHEAR WALL
3. ADDITIONAL END POSTS PER COMPRESSION SCHEDULE ADDED TO THE INTERIOR SIDE OF THE TENSION ROD, U.N.O.
4. EDGE NAILING TO EACH END POST PER EDGE NAILING SCHEDULE

EDGE NAILING SCHEDULE		
EDGE NAILING PER SHEAR WALL SCHEDULE	EDGE NAIL SPACING TO EACH POST	
	(1) 2x POST OR (1) OR MORE 4x/6x POST	(2) OR MORE 2x POST
2" o.c.	2" o.c.	4" o.c.
3" o.c.	3" o.c.	6" o.c.
4" o.c.	4" o.c.	8" o.c.
6" o.c.	6" o.c.	12" o.c.

5. WIDTH PER TIEDOWN MFR, 9" MAX.
6. TWO SIDED SHEAR WALL, AS OCCURS

SHEAR WALL ASSEMBLIES (SA) SCHEDULE

A. SW1, SW2, SW3, . . . DENOTES SHEAR WALL TYPE PER SCHEDULE ON THIS SHEET.

B. T1, T2, T3 . . . . . DENOTES TENSION LOADS PER TIEDOWN SCHEDULE ON THIS SHEET. REFER TO GSN FOR REQUIRED TIEDOWN ANCHORAGE AT FOUNDATION
C1, C2, C3 . . . . DENOTES COMPRESSION POSTS PER TIEDOWN SCHEDULE ON THIS SHEET. SEE

MARK	BUILDING SECTION	SW SHEARWALL CALLOUT	(1) VERT. STRAP/ TIEDOWN CALLOUT (T/C) U.N.O. (2) ATS/HOLDOWN ANCHORAGE PER GSN	NOTES
SA-A	ROOF LEVEL			
	5TH LEVEL	SW9	T1/C1	-
	4TH LEVEL	SW9	T1/C1	-
	3RD LEVEL	SW9	T1/C1	-
	2ND LEVEL	SW11	T2/C2	-
	FND/ 1ST LEVEL	SW11	T3/C3	-
SA-B	ROOF LEVEL			
	5TH LEVEL	SW9	T1/C1	-
	4TH LEVEL	SW9	T1/C1	-
	3RD LEVEL	SW11	T2/C1	-
	2ND LEVEL	SW11	T3/C2	-
	FND/ 1ST LEVEL	SW13	T5/C4	-
SA-C	ROOF LEVEL			
	5TH LEVEL	SW9	T1/C1	-
	4TH LEVEL	SW9	T1/C1	-
	3RD LEVEL	SW11	T2/C1	-
	2ND LEVEL	SW13	T3/C1	-
	FND/ 1ST LEVEL	SW13	T4/C2	-
SA-D	ROOF LEVEL			
	5TH LEVEL	SW9	T1/C1	-
	4TH LEVEL	SW11	T2/C1	-
	3RD LEVEL	SW11	T3/C1	-
	2ND LEVEL	SW13	T5/C3	-
	FND/ 1ST LEVEL	SW16	T7/C5	-
SA-E	ROOF LEVEL			
	5TH LEVEL	SW9	T1/C1	-
	4TH LEVEL	SW11	T1/C1	-
	3RD LEVEL	SW13	T2/C1	-
	2ND LEVEL	SW16	T4/C3	-
	FND/ 1ST LEVEL	SW16	T4/C5	-

MARK	BUILDING SECTION	SW SHEARWALL CALLOUT	(1) VERT. STRAP/ TIEDOWN CALLOUT (T/C) U.N.O. (2) ATS/HOLDOWN ANCHORAGE PER GSN	NOTES
SA-F	ROOF LEVEL			
	5TH LEVEL	SW9	T1/C1	-
	4TH LEVEL	SW13	T1/C1	-
	3RD LEVEL	SW16	T1/C1	-
	2ND LEVEL	SW17	T3/C3	-
	FND/ 1ST LEVEL	SW17	T5/C5	-
SA-G	ROOF LEVEL			
	5TH LEVEL	SW9	T1/C1	-
	4TH LEVEL	SW11	T2/C1	-
	3RD LEVEL	SW13	T4/C2	-
	2ND LEVEL	SW16	T5/C3	-
	FND/ 1ST LEVEL	SW16	T7/C6	-
SA-H	ROOF LEVEL			
	5TH LEVEL	SW9	T1/C1	-
	4TH LEVEL	SW11	T2/C1	-
	3RD LEVEL	SW16	T4/C2	-
	2ND LEVEL	SW17	T6/C5	-
	FND/ 1ST LEVEL	SW18	T8/C7	-

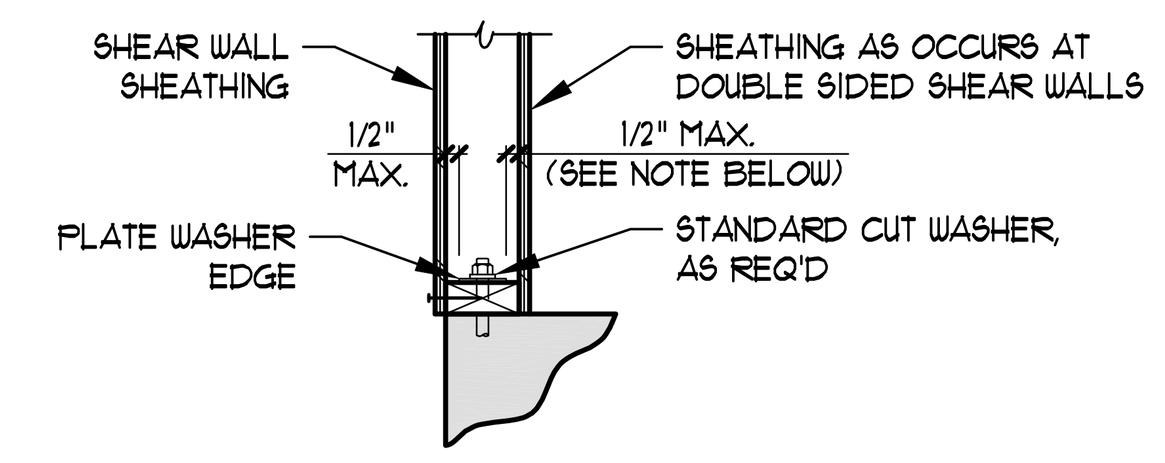
SHEAR WALL (SW) SCHEDULE

A. ALL SHEAR WALL FRAMING SHALL BE 2x U.N.O. FRAMING MAY BE WIDER THAN SPECIFIED, EXCEPT BOTTOM PLATES ON WOOD SHALL BE SIZED PER THIS SCHEDULE.

B. PROVIDE (2) FULL HEIGHT END STUDS (MIN.) EACH END OF SHEAR WALL U.N.O. ON PLAN OR DETAILS. STITCH NAIL STUDS w/ (2) 16d AT 6" o.c. STAGGERED. AT MULTIPLE END STUDS, FASTEN w/ (2) 16d AT 4" o.c. STAGGERED, EACH MEMBER.

C. SHEAR WALL PANELS SHALL NOT BE LESS THAN 4 FT. x 8 FT. EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING AND MAY BE INSTALLED EITHER HORIZ. OR VERT. U.N.O. ON PLAN OR WHERE SPECIFICALLY REQ'D. BY THE MFR. ALL PANEL EDGES SHALL BE CENTERED ON AND FASTENED DIRECTLY TO STUDS AND SOLID BLOCKING U.N.O. FASTENERS SHALL BE PLACED NOT LESS THAN 3/8" FROM PANEL EDGE AND SHALL BE FIRMLY DRIVEN INTO FRAMING MEMBERS. SUBSTITUTION OF ALT. NAILS OR STAPLES NOT PERMITTED w/o PRIOR WRITTEN APPROVAL OF EOR.

D. SHEAR WALL A.B. SIZE AND SPACING SHALL BE PER THIS SCHEDULE. SEE G.S.N. FOR ALLOWABLE A.B. SUBSTITUTIONS. ALL SHEAR WALL ANCHOR BOLTS AND BOLT-TYPE SUBSTITUTIONS SHALL HAVE A MIN. 0.229" x 3" x 3" PLATE WASHER (LARGER WASHER SIZE IS ACCEPTABLE). FOR PROPER WASHER PLACEMENT, SEE DETAIL BELOW. IF STANDARD CUT WASHER IS PLACED BETWEEN PLATE WASHER AND NUT, THE HOLE IN PLATE WASHER MAY BE DIAGONALLY SLOTTED UP TO 1-3/4" w/ WIDTH UP TO 3/16" LARGER THAN BOLT DIA.



NOTE: AT DOUBLE SIDED SHEAR WALLS w/ FRAMING LARGER THAN 2x6, IT IS ACCEPTABLE TO STAGGER BOLTS SUCH THAT ONE HALF OF THE WASHERS ARE WITHIN 1/2" OF ONE FACE AND THE OTHER HALF ARE WITHIN 1/2" OF THE OTHER FACE.

E. SHEAR WALL LENGTHS NOTED ON PLAN ARE MINIMUM LENGTHS. WHERE "STACKED" SPECIFIED ON PLAN, MIN. SHEAR WALL LENGTH SHALL MATCH SHEAR WALL BELOW AND HOLDOWNS, WHERE SPECIFIED, SHALL BE FASTENED TO SHEAR WALL END STUDS/POSTS BELOW.

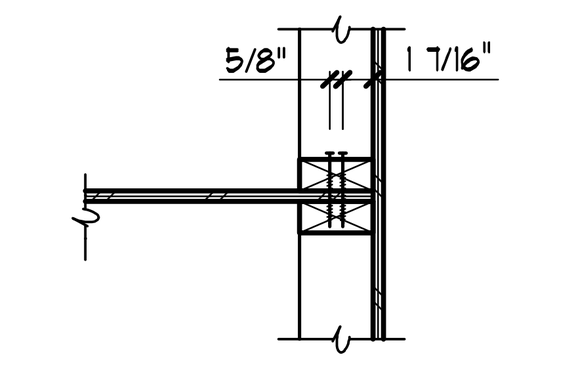
F. BOTTOM PLATE NAILS SHALL BE 16d COMMON OR 16d BOX. STAGGER BOTTOM PLATE FASTENERS AT ELEVATED SHEAR WALLS.

G. PROVIDE SOLID 2x BLOCKING AND EDGE NAILING AT EDGES OF EXHAUST VENT (8" x 8" MAX.) IN SHEAR WALL.

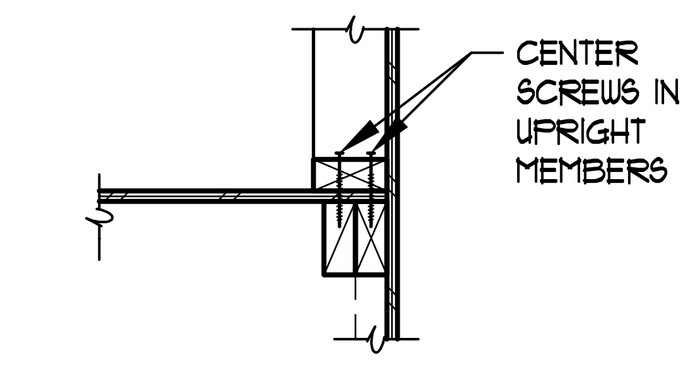
H. SEE DETAIL 21 FOR FRAMING REQUIREMENTS AT ADJOINING SHEAR WALL PANEL EDGES.

I. ALL PLYWOOD SHEAR WALL SHEATHING SHALL BE INSTALLED PRIOR TO FRAMING PERPENDICULAR WALLS AND POPOUTS.

J. WHERE STAGGERED SIMPSON SDWS SCREWS ARE SPECIFIED, SEE DETAILS BELOW:



FLAT MEMBER BELOW PLYWOOD



UPRIGHT MEMBERS BELOW PLYWOOD

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE A.B. AT CONC. / BOTTOM PLATE NAIL AT WOOD
SW9	15/32" PLYWD. ONE SIDE OF WALL	8d AT 6" o.c.	8d AT 12" o.c.	1/2" DIA. A.B. AT 33" o.c. / 16d AT 4" o.c.
SW11	15/32" PLYWD. ONE SIDE OF WALL	8d AT 4" o.c.	8d AT 12" o.c.	1/2" DIA. A.B. AT 23" o.c. / 16d AT 3" o.c.
SW13	15/32" PLYWD. ONE SIDE OF WALL. (2) 2x OR 3x FRAMING AT ADJOINING PANEL EDGES	8d AT 3" o.c. STAGGER AT BOTTOM PLATE & ADJOINING PANEL EDGES	8d AT 12" o.c.	1/2" DIA. A.B. AT 18" o.c. / 16d AT 2" o.c.
SW16	15/32" PLYWD. ONE SIDE OF WALL. (2) 2x OR 3x FRAMING AT ADJOINING PANEL EDGES	8d AT 2" o.c. STAGGER AT BOTTOM PLATE & ADJOINING PANEL EDGES	8d AT 12" o.c.	1/2" DIA. A.B. AT 13" o.c. / 16d AT 2" o.c.
SW17	15/32" PLYWD. ONE SIDE OF WALL. 3x FRAMING AT ADJOINING PANEL EDGES	10d AT 2" o.c. STAGGER AT BOTTOM PLATE & ADJOINING PANEL EDGES	10d AT 12" o.c.	1/2" DIA. A.B. AT 11" o.c. (BOTTOM PLATE MUST BE 3x) / SDWS22400DB SCREWS AT 4" o.c. STAGGERED (BOTTOM PLATE MUST BE 2x)
SW18	15/32" **STRUCT. I** PLYWD. ONE SIDE OF WALL. 3x FRAMING AT ADJOINING PANEL EDGES	10d AT 2" o.c. STAGGER AT BOTTOM PLATE & ADJOINING PANEL EDGES	10d AT 12" o.c.	1/2" DIA. A.B. AT 10" o.c. (2 MIN.) (BOTTOM PLATE MUST BE 3x) / SDWS22400DB SCREWS AT 4" o.c. STAGGERED (BOTTOM PLATE MUST BE 2x)

BEARING WALL (BW) SCHEDULE

1. STUDS AT UPPER LEVELS SHALL STACK AND ALIGN DIRECTLY w/ STUDS BELOW. PROVIDE CONTINUOUS BEARING BETWEEN FLOORS.
2. ALL EXTERIOR 2x6 WOOD BEARING WALLS SHALL BE BW3 U.N.O.

MARK	SIZE	SPECIES AND GRADE	SPACING	WALL RATING
BW1	2x4	DOUG-FIR, HEM-FIR, OR SPF No. 2 GRADE	16" o.c.	NON-RATED
BW2	2x6	DOUG-FIR, HEM-FIR, OR SPF STUD GRADE	16" o.c.	1 HR
BW3	2x6	DOUG-FIR, HEM-FIR, OR SPF No. 2 GRADE	16" o.c.	2 HR
BW4	2x6	DOUG-FIR, HEM-FIR, OR SPF No. 2 GRADE	12" o.c.	2 HR
BW5	2x6	DOUG-FIR, HEM-FIR, OR SPF STUD GRADE	(2) STUDS AT 16" o.c.	1 HR
BW6	2x6	DOUG-FIR, HEM-FIR, OR SPF No. 2 GRADE	(2) STUDS AT 16" o.c.	2 HR

TRIMMER AND KING STUD SCHEDULE, U.N.O.

FLOOR LEVEL	OPENING WIDTH, "W"	
	0 < W ≤ 4'-0"	4'-0" < W ≤ 6'-0"
ROOF FRAMING PLAN	1 TS/1 KS	1 TS/1 KS
5TH FLOOR FRAMING PLAN	1 TS/1 KS	1 TS/2 KS
4TH FLOOR FRAMING PLAN	1 TS/2 KS	1 TS/2 KS
3RD FLOOR FRAMING PLAN	1 TS/2 KS	1 TS/2 KS
2ND FLOOR FRAMING PLAN	1 TS/2 KS	1 TS/3 KS

A. PROVIDE (2) 2x6 POST (MIN.) BENEATH ALL FLUSH FRAMED BEAMS U.N.O.

B. REFER TO PLAN DRAWINGS FOR OPENING WIDTHS GREATER THAN 6'-0"

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SHEARWALL ASSEMBLIES - BLDG 1 (4)

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ

Registered Professional Engineer (Civil) CERTIFICATE NO. 47580 PAUL KRIZAN Date Signed 04/24/2023 ARIZONA, U.S.A.

DATE: 01/12/2022
JOB No: 2091
SHEET: S006

2091

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FOUNDATION PLAN KEYNOTES

1. CONCRETE SLAB ON GRADE PER FOUNDATION PLAN NOTES
2. ELEVATOR SUMP PIT. LOCATE PER ELEVATOR MANUFACTURER'S SPECIFICATIONS
3. ATS HOLDOWN ANCHOR ROD. REFER TO SHEAR WALL ASSEMBLIES (SA) SCHEDULE ON SHEET S006 FOR TENSION CALLOUT. SEE HOLDOWN ANCHORAGE SECTION (O) OF G6N FOR REQUIREMENTS AT ATS ANCHORAGE
4. 6" THICK HOUSEKEEPING PAD. SEE MECHANICAL DRAWINGS FOR REQUIRED DIMENSIONS

STEEL COLUMN (SC) SCHEDULE

A. FOR BASE PLATE CONFIGURATION, A.R. PATTERN, AND COLUMN-TO-BASE- PLATE CONNECTION, SEE TYPICAL COLUMN BASE PLATE SCHEDULE OR DETAIL

B. STANDARD EFFECTIVE ANCHOR ROD EMBEDMENT = 1 1/2" U.N.O. EFFECTIVE EMBEDMENT SPECIFIED DENOTES MIN. DISTANCE REQ'D. BETWEEN T.O. CONCRETE AND T.O. EMBEDDED NUT U.N.O.

C. ORIENT LONG DIMENSION OF BASE PLATE PARALLEL TO WEB OF WIDE FLANGE COLUMN U.N.O.

MARK	SIZE	BASE PLATE	NOTE
SC1	HSS4x4x1/4	3/4" x 10" x 0'-10" w/ (4) 3/4" DIA. A.R.	-
SC2	HSS4x4x1/2	3/4" x 10" x 0'-10" w/ (4) 3/4" DIA. A.R.	-

FOUNDATION PLAN NOTES

A. VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, ETC. w/ ARCH'L. AND/OR CIVIL PRIOR TO CONSTRUCTION. RESOLVE DISCREPANCIES WITH ARCHITECT.

B. VERIFY LOCATION AND SIZE OF ALL INSERTS AND OPENINGS IN SLAB WITH ARCH'L, MECH, PLUMBING, AND ELECT. PRIOR TO CONSTRUCTION.

C. ALL EXTERIOR FOOTINGS SHALL BE EMBEDDED 24 INCHES MIN. BELOW EXTERIOR PAD GRADE AND ALL INTERIOR FOOTINGS (AS OCCUR) SHALL BE EMBEDDED 24 INCHES MIN. BELOW THE TOP OF SLAB. EXTERIOR PAD GRADE IS DEFINED AS LOWEST ADJACENT COMPACTED SUBGRADE (PAD GRADE BEFORE LANDSCAPING) OR NATURAL GRADE WITHIN 5 FEET OF BUILDING FOR PERIMETER FOOTINGS. CONTRACTOR SHALL COORDINATE FOOTING EMBEDMENT WITH CIVIL GRADING PLANS TO ENSURE THAT MINIMUM EMBEDMENT SPECIFIED ABOVE IS MAINTAINED.

D. FINISH FLOOR ELEVATION VARIES. SEE CIVIL DWGS.

E. T.O.F. ELEVATION AT STEEL OR CONCRETE COLUMNS = 1'-0" BELOW F.F. U.N.O.

F. F1, F2, F3, . . . DENOTES FOOTING PER SCHEDULE THIS SHEET. TYPICAL FOOTING SHALL BE MARK "F1C" U.N.O. ON PLAN.

G. S.......S DENOTES FOOTING STEP PER TYPICAL DETAIL 06.

H. MU1, MU2, MU3, . . . DENOTES MASONRY WALL PER SCHEDULE ON SHEET S005. ALL MASONRY WALLS SHALL BE MARK "MU1" U.N.O. ON PLAN.

I. MJX (X) "X'-XX" INDICATES MASONRY JAMB PER MASONRY JAMB SCHEDULE ON SHEET S005. TYPICAL JAMB SHALL BE MJ1 (2) #5-24" U.N.O.

J. MASONRY CONTROL JOINTS (MCJ) PER TYPICAL DETAIL SHALL BE PLACED WHERE SPECIFICALLY SHOWN ON PLANS AND, AS A MINIMUM, AT INTERVALS NOT TO EXCEED 24'-0" o.c. COORDINATE EXACT LOCATION OF CONTROL JOINTS WITH ARCH'L.

K. SEE G6N, PLANS, AND DETAILS FOR SPECIAL REINF. REQUIRED AT MASONRY CORNERS, JAMBS, WALL OPENINGS TOP OF WALL, AND FOR REQUIRED LOCATION OF VERT. BARS WITHIN THE CELL. SEE FRAMING PLAN NOTES FOR HORIZ. REINF. PLACED IN CONT. GROUTED BOND BEAMS AT ELEVATED FLOOR AND ROOF LEVELS.

L. SC1, SC2, SC3, . . . DENOTES STEEL COLUMN PER SCHEDULE ON THIS SHEET.

M. FLACE SLAB(S) ON GRADE OVER SUBGRADE AND VAPOR BARRIER (AS REQ'D.) PER THE GEOTECHNICAL REPORT REFERENCED ON G6N.

N. INTERIOR CONCRETE SLAB ON GRADE SHALL BE 4" THICK w/ #3 AT 18" o.c. EACH WAY. PLACE REINF. 1 1/2" CLR. FROM TOP OF SLAB.

O. CRANES SHALL NOT BE ALLOWED ON THE SLAB ON GRADE.

P. INSTALL SLAB CONTROL JOINTS PER DETAIL 04. MATCH CLOSURE POUR (WHERE PRESENT) CONTROL JOINTS WITH SLAB CONTROL JOINTS.

Q. ANCHOR BOTTOM PLATE AT CONCRETE w/ 1/2" MIN. DIA. "J" BOLT w/ ROUND CUT WASHER AND NUT w/ 7" MIN. EMBEDMENT. PROVIDE MIN (2) A.B. PER BOTTOM PLATE PIECE. LOCATE A.B. WITHIN 12" OF EACH END OF EACH PIECE. A.B. SPACING SHALL NOT EXCEED 48" o.c. AT LOAD-BEARING WALLS AND 72" o.c. AT INTERIOR NON-LOAD-BEARING WALLS. HOLDOWN ANCHORS DO NOT COUNT AS REPLACING ANCHOR BOLTS. SEE SHEAR WALL SCHEDULE ON FRAMING PLAN FOR ADD'L. ANCHORAGE REQUIREMENTS AT SHEAR WALLS.

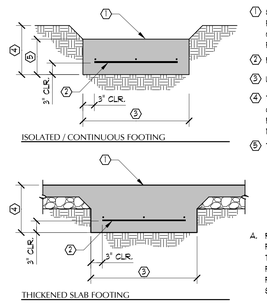
R. SEE G6N FOR ANCHOR BOLT SUBSTITUTIONS AND HOLDOWN ANCHORAGE.

S. T1, T2, T3 . . . . . DENOTES TENSION LOADS PER TIEDOWN SCHEDULE ON SHEET S006. C1, C2, C3 . . . . DENOTES COMPRESSION POSTS PER TIEDOWN SCHEDULE ON SHEET S006. SEE G6N FOR TIEDOWN MANUFACTURERS AND TIEDOWN ANCHORAGE.

T. SEE ARCH'L. AND/OR CIVIL DWGS. FOR EXTERIOR SLABS, WALLS, ETC.

U. SEE DETAIL 01 FOR PIPES/CONDUIT AT FTGS. PIPES/CONDUIT SHALL NOT PASS THRU NOR BE LOCATED BENEATH ISOLATED PAD FOOTINGS.

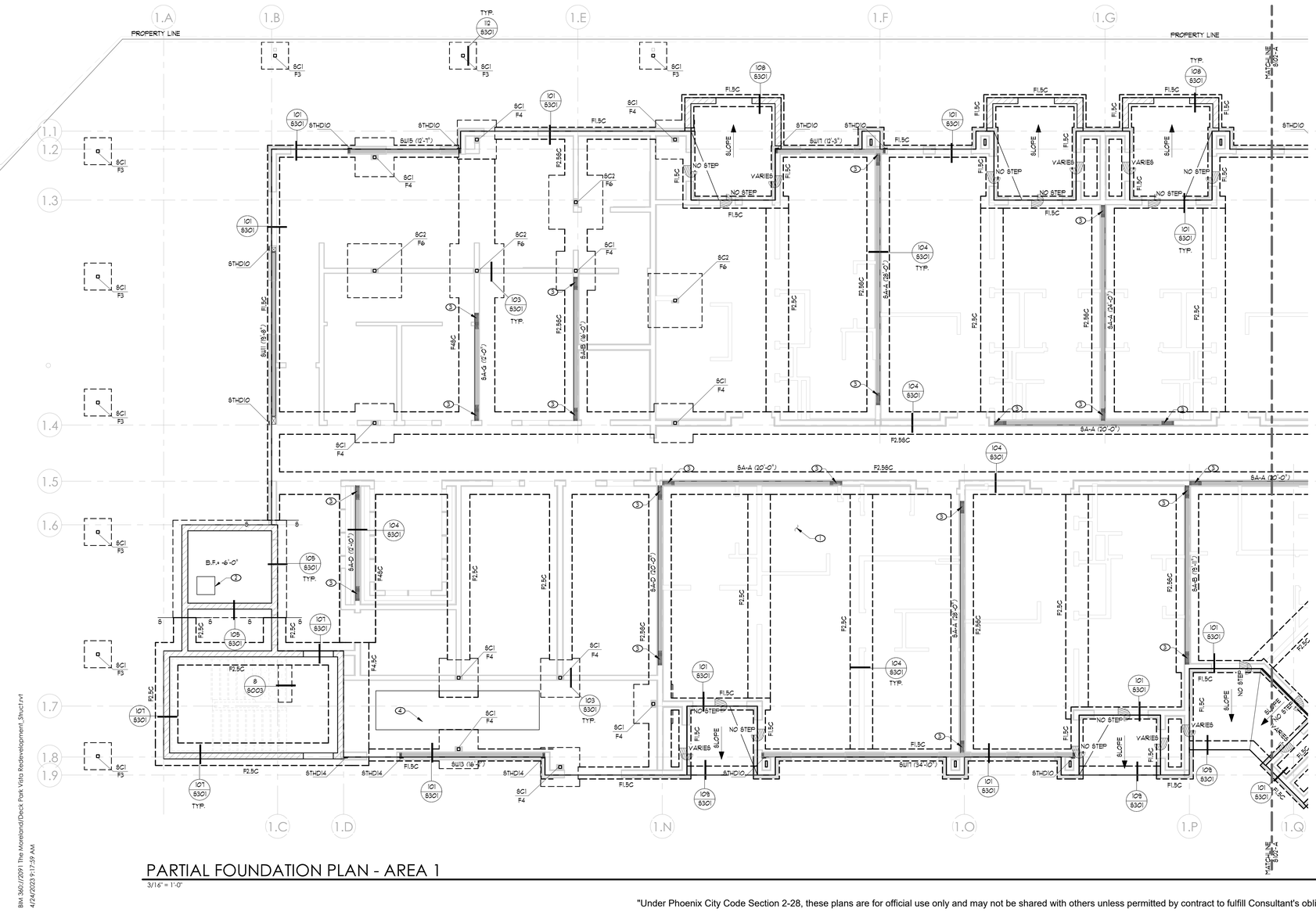
FOOTING (F) SCHEDULE



1. SEE PLAN AND DETAILS FOR EMBEDDED ITEMS AND CONSTRUCTION ABOVE FOOTING
2. REBAR
3. WIDTH / LENGTH
4. THICKNESS PER SCHEDULE OR EMBEDMENT DEPTH PER FOUNDATION PLAN NOTES
5. THICKNESS

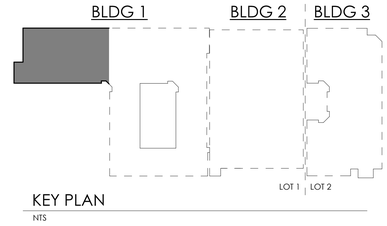
A. REBAR IN CONTINUOUS FOOTINGS SHALL EXTEND THROUGH ISOLATED FOOTINGS WHERE BOTH FOOTINGS OCCUR AT THE SAME LOCATION

MARK	WIDTH	LENGTH	THICKNESS	FOOTING REBAR	NOTES
F1.5C	1'-4"	CONT.	2'-0"	(4) #5 CONT. TOP AND BOTTOM	
F1C	1'-0"	CONT.	1'-0"	(1) #5 CONT. AT BOTTOM	
F2.5C	2'-6"	CONT.	1'-0"	(4) #5 CONT. AT BOTTOM	
F2.55C	2'-6"	CONT.	2'-0"	(8) #5 CONT. TOP AND BOTTOM	
F2C	2'-0"	CONT.	1'-0"	(2) #5 CONT. AT BOTTOM	
F4.5C	4'-6"	CONT.	1'-0"	(5) #5 CONT. AT BOTTOM #5 AT 12" o.c. TRANSVERSE	
F4C	4'-0"	CONT.	1'-0"	(5) #5 CONT. AT BOTTOM #5 AT 12" o.c. TRANSVERSE	
F48C	4'-0"	CONT.	2'-0"	(12) #5 CONT. TOP AND BOTTOM #5 AT 12" o.c. TRANSVERSE	
F3	3'-0"	3'-0"	1'-0"	(3) #5 E.W. AT BOTTOM	
F4	4'-4"	4'-4"	1'-0"	(4) #5 E.W. AT BOTTOM	
F6	6'-0"	6'-0"	1'-3"	(7) #5 E.W. AT BOTTOM	
F46	4'-6"	6'-6"	1'-0"	(8) #5 SHORT BARS AND (4) #5 LONG BARS AT BOTTOM	



PARTIAL FOUNDATION PLAN - AREA 1

3/16" = 1'-0"



KEY PLAN

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PARTIAL FOUNDATION PLAN - AREA 1 - BLDG 1

4

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REVISIONS

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1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

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REVIEWED BY: PK
DRAWN BY: JLJ

DATE: 01/12/2022
JOB No: 2091
SHEET: S101-A

2091

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FOUNDATION PLAN KEYNOTES

1. CONCRETE SLAB ON GRADE PER FOUNDATION PLAN NOTES
2. ELEVATOR SUMP PIT. LOCATE PER ELEVATOR MANUFACTURER'S SPECIFICATIONS
3. AT5 HOLDOWN ANCHOR ROD. REFER TO SHEAR WALL ASSEMBLIES (SA) SCHEDULE ON SHEET S006 FOR TENSION CALLOUT. SEE HOLDOWN ANCHORAGE SECTION (O) OF G6N FOR REQUIREMENTS AT AT5 ANCHORAGE
4. 6" THICK HOUSEKEEPING PAD. SEE MECHANICAL DRAWINGS FOR REQUIRED DIMENSIONS

STEEL COLUMN (SC) SCHEDULE

A. FOR BASE PLATE CONFIGURATION, A.R. PATTERN, AND COLUMN-TO-BASE- PLATE CONNECTION, SEE TYICAL COLUMN BASE PLATE SCHEDULE OR DETAIL

B. STANDARD EFFECTIVE ANCHOR ROD EMBEDMENT = 1 1/2" U.N.O. EFFECTIVE EMBEDMENT SPECIFIED DENOTES MIN. DISTANCE REQ'D. BETWEEN T.O. CONCRETE AND T.O. EMBEDDED NUT U.N.O.

C. ORIENT LONG DIMENSION OF BASE PLATE PARALLEL TO WEB OF WIDE FLANGE COLUMN U.N.O.

MARK	SIZE	BASE PLATE	NOTE
SC1	HSS4x4x1/4	3/4" x 10" x 0'-10" w/ (4) 3/4" DIA. A.R.	-
SC2	HSS4x4x1/2	3/4" x 10" x 0'-10" w/ (4) 3/4" DIA. A.R.	-

FOUNDATION PLAN NOTES

A. VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, ETC., w/ ARCH'L. AND/OR CIVIL PRIOR TO CONSTRUCTION. RESOLVE DISCREPANCIES WITH ARCHITECT.

B. VERIFY LOCATION AND SIZE OF ALL INSERTS AND OPENINGS IN SLAB WITH ARCH'L, MECH, PLUMBING, AND ELECT. PRIOR TO CONSTRUCTION.

C. ALL EXTERIOR FOOTINGS SHALL BE EMBEDDED 24 INCHES MIN. BELOW EXTERIOR PAD GRADE AND ALL INTERIOR FOOTINGS (AS OCCUR) SHALL BE EMBEDDED 24 INCHES MIN. BELOW THE TOP OF SLAB. EXTERIOR PAD GRADE IS DEFINED AS LOWEST ADJACENT COMPACTED SUBGRADE (PAD GRADE BEFORE LANDSCAPING) OR NATURAL GRADE WITHIN 5 FEET OF BUILDING FOR PERIMETER FOOTINGS. CONTRACTOR SHALL COORDINATE FOOTING EMBEDMENT WITH CIVIL GRADING PLANS TO ENSURE THAT MINIMUM EMBEDMENT SPECIFIED ABOVE IS MAINTAINED.

D. FINISH FLOOR ELEVATION VARIES. SEE CIVIL DWGS.

E. T.O.F. ELEVATION AT STEEL OR CONCRETE COLUMNS = 1'-0" BELOW FF, U.N.O.

F. F1, F2, F3, . . . DENOTES FOOTING PER SCHEDULE THIS SHEET. TYPICAL FOOTING SHALL BE MARK "F1C" U.N.O. ON PLAN.

G. S.......S DENOTES FOOTING STEP PER TYPICAL DETAIL 06.

H. MJ1, MJ2, MJ3, . . . DENOTES MASONRY WALL PER SCHEDULE ON SHEET S005. ALL MASONRY WALLS SHALL BE MARK "MJ1" U.N.O. ON PLAN.

I. MJX (X) "X-XX" INDICATES MASONRY JAMB PER MASONRY JAMB SCHEDULE ON SHEET S005. TYPICAL JAMB SHALL BE MJ1 (2) #5-24" U.N.O.

J. MASONRY CONTROL JOINTS (MCJ) PER TYPICAL DETAIL SHALL BE PLACED WHERE SPECIFICALLY SHOWN ON PLANS AND, AS A MINIMUM, AT INTERVALS NOT TO EXCEED 24'-0" o.c. COORDINATE EXACT LOCATION OF CONTROL JOINTS WITH ARCH'L.

K. SEE G3N, PLANS, AND DETAILS FOR SPECIAL REINF. REQUIRED AT MASONRY CORNERS, JAMBS, WALL OPENINGS, TOP OF WALL, AND FOR REQUIRED LOCATION OF VERT. BARS WITHIN THE CELL. SEE FRAMING PLAN NOTES FOR HORIZ. REINF. PLACED IN CONT. GROUTED BOND BEAMS AT ELEVATED FLOOR AND ROOF LEVELS.

L. SC1, SC2, SC3, . . . DENOTES STEEL COLUMN PER SCHEDULE ON THIS SHEET.

M. PLACE SLAB(S) ON GRADE OVER SUBGRADE AND VAPOR BARRIER (AS REQ'D.) PER THE GEOTECHNICAL REPORT REFERENCED ON G3N.

N. INTERIOR CONCRETE SLAB ON GRADE SHALL BE 4" THICK w/ #3 AT 18" o.c. EACH WAY. PLACE REINF. 1 1/2" CLR. FROM TOP OF SLAB.

O. CRANES SHALL NOT BE ALLOWED ON THE SLAB ON GRADE.

P. INSTALL SLAB CONTROL JOINTS PER DETAIL 04. MATCH CLOSURE POUR (WHERE PRESENT) CONTROL JOINTS WITH SLAB CONTROL JOINTS.

Q. ANCHOR BOTTOM PLATE AT CONCRETE w/ 1/2" MIN. DIA. "J" BOLT w/ ROUND CUT WASHER AND NUT w/ 7" MIN. EMBEDMENT. PROVIDE MIN. (2) A.B. PER BOTTOM PLATE PIECE. LOCATE A.B. WITHIN 12" OF EACH END OF EACH PIECE. A.B. SPACING SHALL NOT EXCEED 48" o.c. AT LOAD-BEARING WALLS AND 72" o.c. AT INTERIOR NON-LOAD-BEARING WALLS. HOLDOWN ANCHORS DO NOT COUNT AS REPLACING ANCHOR BOLTS. SEE SHEAR WALL SCHEDULE ON FRAMING PLAN FOR ADD'L. ANCHORAGE REQUIREMENTS AT SHEAR WALLS.

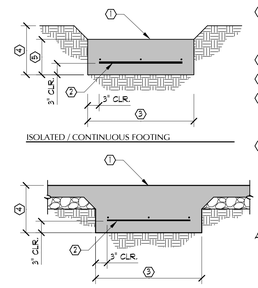
R. SEE G3N FOR ANCHOR BOLT SUBSTITUTIONS AND HOLDOWN ANCHORAGE.

S. T1, T2, T3 . . . . . DENOTES TENSION LOADS PER TIEDOWN SCHEDULE ON SHEET S006. C1, C2, C3 . . . . . DENOTES COMPRESSION POSTS PER TIEDOWN SCHEDULE ON SHEET S006. SEE G3N FOR TIEDOWN MANUFACTURERS AND TIEDOWN ANCHORAGE.

T. SEE ARCH'L. AND/OR CIVIL DWGS. FOR EXTERIOR SLABS, WALLS, ETC.

U. SEE DETAIL 01 FOR PIPES/CONDUIT AT FTGS. PIPES/CONDUIT SHALL NOT PASS THRU NOR BE LOCATED BENEATH ISOLATED PAD FOOTINGS.

FOOTING (F) SCHEDULE



1. SEE PLAN AND DETAILS FOR EMBEDDED ITEMS AND CONSTRUCTION ABOVE FOOTING
2. REBAR
3. WIDTH / LENGTH
4. THICKNESS PER SCHEDULE OR EMBEDMENT DEPTH PER FOUNDATION PLAN NOTES
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A. REBAR IN CONTINUOUS FOOTINGS SHALL EXTEND THROUGH ISOLATED FOOTINGS WHERE BOTH FOOTINGS OCCUR AT THE SAME LOCATION

MARK	WIDTH	LENGTH	THICKNESS	FOOTING REBAR	NOTES
F1.5C	1'-4"	CONT.	2'-0"	(4) #5 CONT. TOP AND BOTTOM	
F1C	1'-0"	CONT.	1'-0"	(1) #5 CONT. AT BOTTOM	
F2.5C	2'-6"	CONT.	1'-0"	(4) #5 CONT. AT BOTTOM	
F2.56C	2'-6"	CONT.	2'-0"	(6) #5 CONT. TOP AND BOTTOM	
F2C	2'-0"	CONT.	1'-0"	(2) #5 CONT. AT BOTTOM	
F4.5C	4'-6"	CONT.	1'-0"	(5) #5 CONT. AT BOTTOM #5 AT 12" o.c. TRANSVERSE	
F4C	4'-0"	CONT.	1'-0"	(5) #5 CONT. AT BOTTOM #5 AT 12" o.c. TRANSVERSE	
F48C	4'-0"	CONT.	2'-0"	(12) #5 CONT. TOP AND BOTTOM #5 AT 12" o.c. TRANSVERSE	
F3	3'-0"	3'-0"	1'-0"	(3) #5 E.W. AT BOTTOM	
F4	4'-4"	4'-4"	1'-0"	(4) #5 E.W. AT BOTTOM	
F6	6'-0"	6'-0"	1'-3"	(7) #5 E.W. AT BOTTOM	
F46	4'-6"	6'-6"	1'-0"	(8) #5 SHORT BARS AND (4) #5 LONG BARS AT BOTTOM	

PARTIAL FOUNDATION PLAN - AREA 2

3/16" = 1'-0"

KEY PLAN
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PARTIAL FOUNDATION PLAN - AREA 2 - BLDG 1

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1	03/25/22	PLAN CHECK COMMENTS
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DRAWN BY: JLJ

DATE: 01/12/2022
JOB No: 2091
SHEET: S102-A

2091

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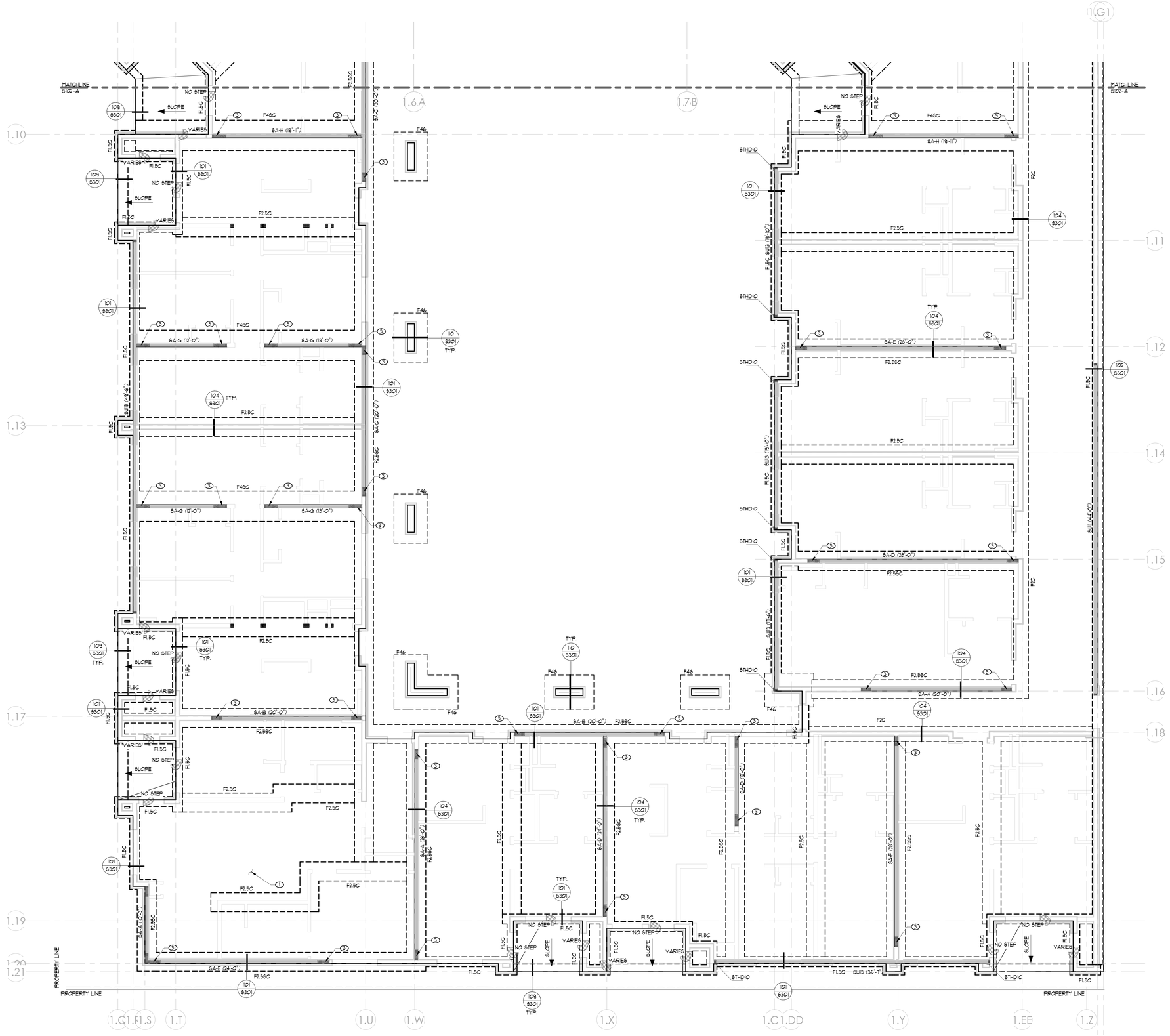
FOUNDATION PLAN NOTES

REFER TO SHEET S101-A FOR FOUNDATION PLAN NOTES AND SCHEDULES

FOUNDATION PLAN KEYNOTES

1. CONCRETE SLAB ON GRADE PER FOUNDATION PLAN NOTES
2. ELEVATOR SUMP PIT. LOCATE PER ELEVATOR MANUFACTURER'S SPECIFICATIONS
3. AT5 HOLDOUN ANCHOR ROD, REFER TO SHEAR WALL ASSEMBLIES (SA) SCHEDULE ON SHEET S006 FOR TENSION CALLOUT. SEE HOLDOUN ANCHORAGE SECTION (O) OF G5N FOR REQUIREMENTS AT AT5 ANCHORAGE
4. 6" THICK HOUSEKEEPING PAD. SEE MECHANICAL DRAWINGS FOR REQUIRED DIMENSIONS



PARTIAL FOUNDATION PLAN - AREA 3

3/16" = 1'-0"

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PARTIAL FOUNDATION PLAN - AREA 3 - BLDG 1

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4	04/14/23	LOT SPLIT

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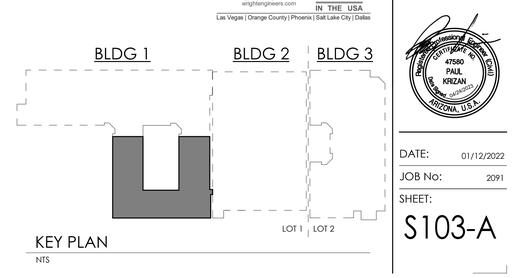
DRAWN BY: JLJ



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TRUSS PLAN KEYNOTES

A. TRUSS LOCATIONS SHOUN ARE SCHEMATIC ONLY. EXACT LOCATION MAY BE ADJUSTED TO ACCOMODATE FIELD CONDITIONS AS REQUIRED, PROVIDED MAXIMUM SPACING DOES NOT EXCEED 2'-0" o.c. TRUSSES SPECIFICALLY NOTED TO ALIGN w/ WALLS MAY NOT BE ADJUSTED WITHOUT WRITTEN PERMISSION FROM ENGINEER.

B. HANGERS SPECIFIED IN SCHEDULE SHALL BE USED U.N.O. ON PLAN OR BY TRUSS MANUFACTURER.

C. TRUSS MANUFACTURER TO VERIFY CAPACITY OF HANGERS SHOUN WITH TRUSS DESIGNS AND VERIFY THAT TRUSSES ARE DESIGNED TO RECEIVE NAILING FROM HANGERS

D. FLOOR TRUSS DEPTH SHALL BE 20" DEEP U.N.O TOP CHORD SHALL BE 3 1/2" (MIN) WIDE x 1 1/2" THICK U.N.O.

TRUSS TO TRUSS AND TRUSS TO LEDGER CONNECTIONS

MARK	TRUSS REACTION (LBS)		4x	2x	2x (AT CORNER)	(2) 2x	(3) 2x
	ROOF	FLOOR					
①	UP TO 585	UP TO 475	LUS44	LUS24	LTHJA26	LUS24-2	LUS26-3
②	586-760	476-615	LUS46	LUS26	THJA26	LUS26-2	LUS26-3
③	761-1580	616-1635	HHUS46	HUS26	---	HHUS26-2	HGUS26-3
④	1581-3155	1636-2630	HGUS46	HGUS26	---	HGUS26-2	HGUS26-3
⑤	3156-3710	2631-3480	HGUS48	HGUS28	---	HGUS28-2	HGUS28-3
⑥	3711-4500	3481-4500	HGUS48	---	---	HGUS28-2	HGUS28-3

① TOP CHORD BEARING TRUSS

FRAMING PLAN KEYNOTES

⑧ CONTINUE SHEAR WALL ABOVE AND BELOW OPENING PER DETAIL 220. PROVIDE CS14 STRAPS ABOVE AND BELOW OPENING

⑨ CONTINUE SHEAR WALL BEHIND INTERSECTING WALL FRAMING

⑩ CONCRETE OVER STEEL DECK TYPE D1 PER STEEL DECK SCHEDULE. SEE SHEET 5005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

⑪ STEEL ROOF DECK PER STEEL DECK SCHEDULE. SEE SHEET 5005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

⑫ SIMPSON LGU HANGER INSTALLED OVER WALL BOARD w/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. USE LGU SKEWED HANGER AS REQUIRED

⑬ SIMPSON MSU HANGER INSTALLED OVER WALL BOARD w/ (24) 1/4" x4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

⑭ SIMPSON HGLTV HANGER WELDED TO TOP FLANGE OF BEAM. NOTCH NAILER AROUND HANGER FLANGE

⑮ SIMPSON HGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER WALL BOARD w/ (36) 1/4" x4 1/2" SDS SCREWS TO WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

⑯ SIMPSON HGUM CONCEALED RIGHT FLANGE HANGER w/ (8) 5/8" x5" TITEN HD ANCHORS TO SOLID GROUTED MASONRY WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

⑰ INSTALL BEAM BENEATH DOUBLE TOP PLATE. BEAM REQUIRED AT 5TH LEVEL FLOOR FRAMING ONLY

⑱ CCTQ-SDS2.5 COLUMN CAP STRAPS OMITTED. PROVIDE SOLID PLYWOOD SHIM ATOP BEAM BELOW POST ABOVE

⑲ SIMPSON LGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER EXTERIOR WALL BOARD w/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. PROVIDE 6x12 BLOCKING IN WALL NEXT TO POST TO ACCEPT RIGHT FLANGE SCREWS

⑳ SIMPSON HUCQS25/9-SDS HANGER w/ (12) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM

㉑ MITEK FUHM 7114 HANGER w/ (40) 10d NAILS TO POST AND (18) 10d x 1 1/2" NAILS TO BEAM

㉒ EXTEND BEAM TO POST AT WALL INTERSECTION. TRIMMER SHALL ALIGN w/ POST BELOU

㉓ SET TOP OF BEAM ELEVATION EQUAL TO INCOMING GLU-LAM. ATTACH FACE MOUNT HANGERS TO SIDE OF BEAM DIRECTLY OVER TRIMMER POST

㉔ PEDESTRIAN BRIDGE NOT REQUIRED AT 5TH LEVEL FRAMING PLAN

㉕ HSS4x4x1/4 FOR TRASH CHUTE SUPPORT

㉖ CONCRETE OVER STEEL DECK TYPE D2 PER STEEL DECK SCHEDULE. SEE SHEET 5005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

FRAMING PLAN KEYNOTES

㉗ STEEL DECK TYPE D3 PER STEEL DECK SCHEDULE. SEE SHEET 5005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

㉘ FRAMED OPENING FOR ROOF HATCH PER TYPICAL OPENING IN ROOF DETAIL 10 / 5005

㉙ BLOCKING PANELS BETWEEN ROOF TRUSSES. ALIGN BLOCKING PANELS w/ 4x LEDGER

㉚ SIMPSON HUCQ410-SDS HANGER INSTALLED OVER WALL BOARD w/ (12) 1/4" x4 1/2" SDS SCREWS TO POST AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

㉛ 2x4 LEDGER INSTALLED OVER GYPBOARD w/ 0.22"x4" 8UDS SCREWS AT 16" o.c.

㉜ 2x6 LEDGER INSTALLED OVER GYPBOARD w/ (2) 0.22"x4" 8UDS SCREWS AT 16" o.c. ATTACH TRUSSES OR JOISTS TO LEDGER w/ LUS26 HANGER

㉝ 4x6 LEDGER w/ 3/4" DIA. x 8 1/2" SIMPSON TITEN HD SCREW ANCHORS IN COUNTERSUNK HOLES AT 16" o.c.

㉞ WOOD ROOF DECK PER FRAMING PLAN NOTES

㉟ ALIGN POST BEHIND HANGER FOR ATTACHMENT

㊱ SIMPSON LIP HANGER. LIP SKEWED HANGER AS REQUIRED

㊲ 4x10 LEDGER w/ (2) 3/4" DIA. EMBEDDED ANCHOR BOLTS AT 24" o.c.

㊳ 4x6 LEDGER w/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.

㊴ L4x4x1/4 LEDGER w/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.

㊵ SIMPSON MSU CONCEALED RIGHT FLANGE HANGER INSTALLED OVER WALL BOARD w/ (24) 1/4" x 4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM

㊶ STRAP DRAG TRUSS TO LEDGER w/ CS14 w/ 0.148 x 2 1/2" NAILS EVERY OTHER HOLE. 24" MIN. LAP w/ LEDGER 24" MIN. LAP w/ DRAG TRUSS

㊷ FLOOR AND DECK TRUSSES AT CORRIDORS AND EXTERIOR DECKS SHALL BE DESIGNED FOR ADDITIONAL DEAD AND LIVE LOADS. REFER TO GBN SECTION B. BASIS FOR DESIGN FOR LOAD REQUIREMENTS

㊸ DECK SHALL BE FRAMED w/ SLOPED 2x12 JOISTS AT 24" o.c. CONCRETE TOPPING THICKNESS = 2 1/2"

㊹ SIMPSON HUCQS25/11-SDS HANGER w/ (14) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM

㊺ REFER TO DETAILS 232 AND 233 FOR TYPICAL STAIR FRAMING

㊻ VERTICAL CS16 STRAP FROM 2ND LEVEL END STUDS DOUN TO 1ST LEVEL END STUDS

FRAMING PLAN KEYNOTES

㊼ CONT. CMSTC16 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP w/ TOP PLATE OR BEAM

㊽ CS16 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 48" MIN. LAP w/ BLOCKING. 24" MIN. LAP w/ TOP PLATE

㊾ CONT. CMSTC16 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP OF LEDGER. 36" MIN. LAP w/ LEDGER

㊿ STRAP ENDS OF TRUSSES TOGETHER w/ CS16 w/ (13) 0.148x2 1/2" NAILS EACH TRUSS (MIN.) INSTALL STRAP OVER TOP OF FLOOR SHEATHING. STRAP MAY BE OMITTED IF FLOOR TRUSS IS CONTINUOUS OVER BEARING

(51) CS14 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP w/ TRUSS. 36" MIN. LAP w/ BLOCKING PANELS ABOVE WALL

(52) TRUSS MFR. SHALL DESIGN ROOF TRUSSES FOR ROOFTOP MECHANICAL UNITS PER MECHANICAL DRAWINGS. TYP.

(53) 3 CS14 w/ 0.148x2 1/2" NAILS EVERY HOLE. 24" MIN LAP w/ TRUSS. 48" MIN. LAP w/ BLOCKING PANELS ABOVE SHEAR WALL

(54) PA18 STRAP FROM MASONRY WALL TO DOUBLE TOP PLATES. ORIENT STRAP VERTICALLY AND NAIL TO INSIDE FACE OF WALL TOP PLATES

(55) CONTINUOUS CS16 STRAPS ON OUTSIDE FACE OF SHEATHING PER DETAIL 302 SHALL EXTEND 16" MINIMUM TO LAP w/ DOUBLE TOP PLATES PER DETAIL 301

(56) 2x BLOCKING BETWEEN TRUSS TOP CHORDS w/ CONT. CS14 APPLIED OVER TOP OF FLOOR SHEATHING. 24" MIN. LAP w/ DRAG TRUSS

(57) CONT. CS16 STRAP w/ 24" MIN LAP w/ DRAG TRUSS AND 48" MIN. LAP w/ BLOCKING

FRAMING PLAN NOTES

A. VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, ETC., w/ ARCH'L. PRIOR TO CONSTRUCTION. RESOLVE DISCREPANCIES WITH ARCHITECT.

B. VERIFY LOCATION AND SIZE OF ALL INSERTS AND OPENINGS IN SLAB WITH ARCH'L, MECH, PLUMBING, AND ELECT. PRIOR TO CONSTRUCTION.

C. SEE TYPICAL DETAILS FOR FRAMING REQUIREMENTS AT OPENINGS IN FLOOR OR ROOF. ALL OPENINGS MAY NOT NECESSARILY BE SHOUN ON PLANS.

D. MISC. ITEMS SUCH AS STAIRS, LANDINGS, RAILINGS, MECH EQUIPMENT ATTACHMENT TO PRIMARY STRUCTURAL FRAMING, ETC. SHALL BE DESIGNED BY OTHERS AND SUBMITTED FOR REVIEU AS DEFERRED SUBMITTALS PRIOR TO CONSTRUCTION. SEE GBN FOR DEFERRED SUBMITTAL REQUIREMENTS.

E. MU1, MU2, MU3, . . . DENOTES MASONRY UALL PIER SCHEDULE ON SHEET 5005. MASONRY UALL SHALL BE MARK 'MU1' U.N.O. ON PLAN

F. MJX (X) 'X'-XX" INDICATES MASONRY JAMB PER MASONRY JAMB SCHEDULE. TYPICAL JAMB SHALL BE MJ1 (2) "S-24" U.N.O.

G. ML1, ML2, ML3, . . . DENOTES MASONRY LINTEL PER SCHEDULE ON SHEET 5005.

H. MASONRY CONTROL JOINTS (MCJ) SHALL BE PLACED IN MASONRY UALLS. SEE FOUNDATION PLAN NOTES FOR ADDITIONAL INFO.

I. PLACE (1) #5 CONT. IN 24" DEEP (MIN.) GROUTED BOND BEAM AT ELEVATED FLOOR LEVELS AND (1) #5 CONT. IN 24" DEEP (MIN.) GROUTED BOND BEAM AT ROOF LEVEL.

J. SC1, SC2, SC3, . . . DENOTES STEEL COLUMN PER SCHEDULE ON SHEET 5101.

K. UALL FRAMING, SHEAR UALLS, HEADERS, ETC, NOTED ON PLAN ARE FOR FRAMING BENEATH CURRENT PLAN LEVEL U.N.O.

L. KS DENOTES KING STUD. KP DENOTES KING POST. TS DENOTES TRIMMER STUD. TP DENOTES TRIMMER POST. ES DENOTES END STUD. EP DENOTES END POST. MINIMUM (1) KS AND (1) TS REQ'D. AT ALL OPENINGS. PROVIDE CONTINUOUS BEARING TO FOUNDATION FOR (2) TS OR GREATER. POSTS SUPPORTING FLUSH BEAM OR G.T. SHALL EXTEND TO UNDERSIDE OF BOTTOMMOST TOP PLATE OF UALL. DOUBLE TOP PLATE SHALL RUN CONTINUOUS OVER POST AT FLUSH BEAM OR G.T. UNLESS POST CAP IS SPECIFIED OR U.N.O. ON PLAN. REFER TO TRIMMER AND KING SCHEDULE ON SHEET 5006.

M. BU1, BU2, BU3, . . . DENOTES BEARING UALL PIER SCHEDULE ON SHEET 5006. TYPICAL BEARING UALL FRAMING AT EACH LEVEL SHALL BE AS NOTED BELOU U.N.O. ON PLAN. NON-BEARING (i.e. PARTITION) UALLS SHALL BE 2x4 MIN. AT 16" o.c. MAX.

BELOW LEVEL	EXTERIOR WALLS	CORRIDOR WALLS	WALLS BETWEEN UNITS
ROOF	BU3	BU2	BU2
5	BU3	BU2	BU2
4	BU3	BU2	BU2
3	BU3	BU2	BU2
2	BU3	BU2	BU2

N. SHEATHE ALL EXTERIOR UALLS w/ MIN. 15/32" PLYUOOD w/ 10d AT 6" o.c. EDGE AND 12" o.c. FIELD U.N.O. ON PLAN OR SHEAR UALL SCHEDULE. UOOD SHEATHING AT EXTERIOR UALLS SHALL BE FIRE RETARDANT TREATED.

O. ▨ DENOTES LOAD BEARING UALLS THAT MAY NOT APPEAR OBVIOUS.

P. DOUBLE 2x TOP PLATE REQ'D. AT ALL BEARING UALLS. SPLICE PER DETAIL 17.

Q. SEE TYPICAL HOLE IN DOUBLE TOP PLATE DETAIL 18 FOR PENETRATIONS THROUGH TOP PLATES AT LOAD BEARING UALLS.

R. SU1, SU2, SU3, . . . DENOTES SHEAR UALL TYPE PER SCHEDULE ON SHEET 5006. ALL SHEAR UALLS SHALL BE CONSIDERED LOAD BEARING U.N.O. SPACING OF STUDS IN SHEAR UALLS SHALL BE PER THE BEARING UALL REQUIREMENT INDICATED PER THE BEARING UALL NOTE ABOVE

S. T1, T2, T3 . . . . DENOTES TENSION LOADS PER TIEDOUN SCHEDULE ON SHEET 5006. C1, C2, C3 . . . . DENOTES COMPRESSION POSTS PER TIEDOUN SCHEDULE ON SHEET 5006. SEE GBN FOR TIEDOUN MANUFACTURERS.

T. SA-X DENOTES SHEAR UALL ASSEMBLY TYPE PER SCHEDULE ON SHEET 5006.

U. ASYMMETRIC ANCHOR TIEDOUN SYSTEM (SIMPSON STRONG-TIE ATS OR ZONE FOUR AT) SHALL BE DESIGNED BY OTHERS AND INSTALLED AT ALL SHEAR UALLS. TENSION (T) AND COMPRESSION (C) LOADS TO BE USED IN DESIGN SHALL BE AS NOTED ON PLANS AND SCHEDULE. TIEDOUN SUSTEM MFR. SHALL SUBMIT DRAUINGS AND CALCULATIONS AS A DEFERRED SUBMITTAL TO STRUCTURAL ENGINEER OF RECORD FOR REVIEU PRIOR TO FABRICATION. SEE GBN FOR DEFERRED SUBMITTAL REQUIREMENTS. TIEDOUN SYSTEM SHALL INCLUDE A TAKE-UP DEVICE AND HOLDDOUN ATTACHMENT AT EACH LEVEL.

V. "D x" DENOTES AXIAL FORCE DUE TO UIND OR SEISMIC FORCES (UORKING STRESS LEVEL TENSION OR COMPRESSION) TO BE INCLUDED IN APPROPRIATE LOAD COMBINATION BY TRUSS OR JOIST DESIGNER. FASTEN SHEATHING FULL LENGTH OF DRAG MEMBER w/ (1) ROU OF BOUNDARY FASTENERS AS NOTED BELOU. PROVIDE (2) ROUS OR REDUCE THE FASTENER SPACING BY HALF (e.g. 6" o.c. TO 3" o.c.) AT ALL INTERIOR DRAG MEMBERS U.N.O. ON PLAN.

U. CLIP ALL ROOF DRAG TRUSSES AT BEARING POINTS (NON-CONTINUOUS BEARING) TO TOP PLATE w/H2.5A U.N.O.

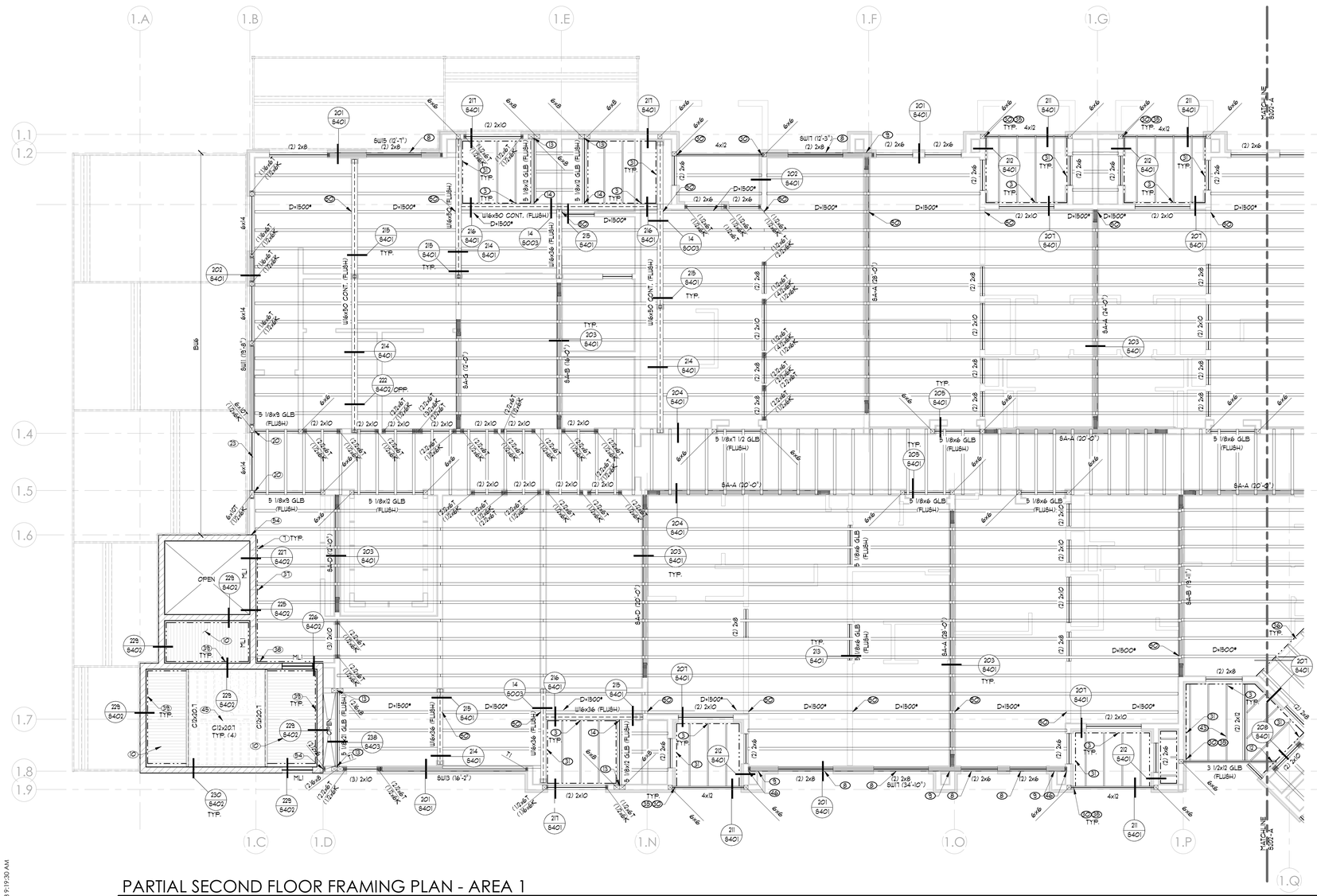
X. ALIGN (2) STUDS (MIN.) BENEATH ALL GIRDER TRUSSES AT BEARING UALL. NAIL STUDS TOGETHER PER TYPICAL NAILING SCHEDULE. HIP GIRDERS w/ UP TO 8'-0" SETBACK AND UP TO 20'-0" SPAN MAY HAVE (1) STUD U.N.O. PROVIDE CONTINUOUS BEARING TO FOUNDATION FOR ALL BEAMS AND GIRDER TRUSSES SUPPORTED BY (2) 2x OR LARGER POSTS.

Y. FLOOR SHEATHING AND FASTENERS SHALL BE AS FOLLOUS U.N.O. ON PLAN:
1. 3/4" T & G PLYUOOD PER GBN.
2. 10d AT 6" o.c. BOUNDARY FASTENERS (DIAPHRAGM BOUNDARIES, SHEAR PANEL BLOCKING, SOLID BLOCKING AND DRAG MEMBERS AS NOTED ON FRAMING DETAILS).
3. 10d AT 6" o.c. EDGE FASTENERS (AT SUPPORTED PANEL EDGES).
4. 10d AT 12" o.c. FIELD FASTENERS (ALONG INTERMEDIATE FRAMING MEMBERS).
5. ALT FASTENERS: #9 x 2" MIN ZINC COATED, FLAT-BUGLE HEAD SCREUS w/ SPACING NOTED ABOVE. SCREUS SHALL BE QUICK DRIVE USNTL UOOD SCREUS (ICC ESR-1472).
6. ▨ HATCHED AREA INDICATES BLOCKED DIAPHRAGM w/ 10d AT 4" o.c. AT EDGES AND BOUNDARIES AND 12" o.c. FIELD U.N.O.

Z. ROOF SHEATHING AND FASTENERS SHALL BE AS FOLLOUS U.N.O. ON PLAN:
1. 19/32" PLYUOOD PER GBN.
2. 8d AT 6" o.c. BOUNDARY FASTENERS (DIAPHRAGM BOUNDARIES, SHEAR PANEL BLOCKING, SOLID BLOCKING AND DRAG MEMBERS AS NOTED ON FRAMING DETAILS).
3. 8d AT 6" o.c. EDGE FASTENERS (AT SUPPORTED PANEL EDGES).
4. 8d AT 12" o.c. FIELD FASTENERS (ALONG INTERMEDIATE FRAMING MEMBERS).
5. DO NOT USE STAPLES (EXCEPTION: STAPLES MAY BE USED TO FASTEN SHEATHING TO TRUSS TAILS AND FASCIA AT EXPOSED EAVE OVERHANGS).
6. ▨ HATCHED AREA INDICATES BLOCKED DIAPHRAGM w/ 8d AT 4" o.c. AT EDGES AND BOUNDARIES AND 12" o.c. FIELD U.N.O.

a. FASTENERS SHALL BE PLACED NOT LESS THAN 3/8" FROM PANEL EDGES AND SHALL BE FIRMLY DRIVEN INTO FRAMING MEMBERS. PANEL JOINT SHALL BE CENTERED ON FRAMING MEMBER. NO UNBLOCKED PANELS LESS THAN 24" UIDE SHALL BE USED. PROVIDE 1/8" GAP BETUEEN ROOF SHEATHING PANELS.

b. ALL COMPOSITE UOOD (INCLUDING PLYUOOD AND OSB) SHALL USE ULTRA-LOU EMITTING FORMALDEHYDE (ULEF) RESINS


1.A
1.B
1.E
1.F
1.G
1.1
1.2
1.3
1.4
1.5
1.6
1.7
1.8
1.9
1.C
1.D
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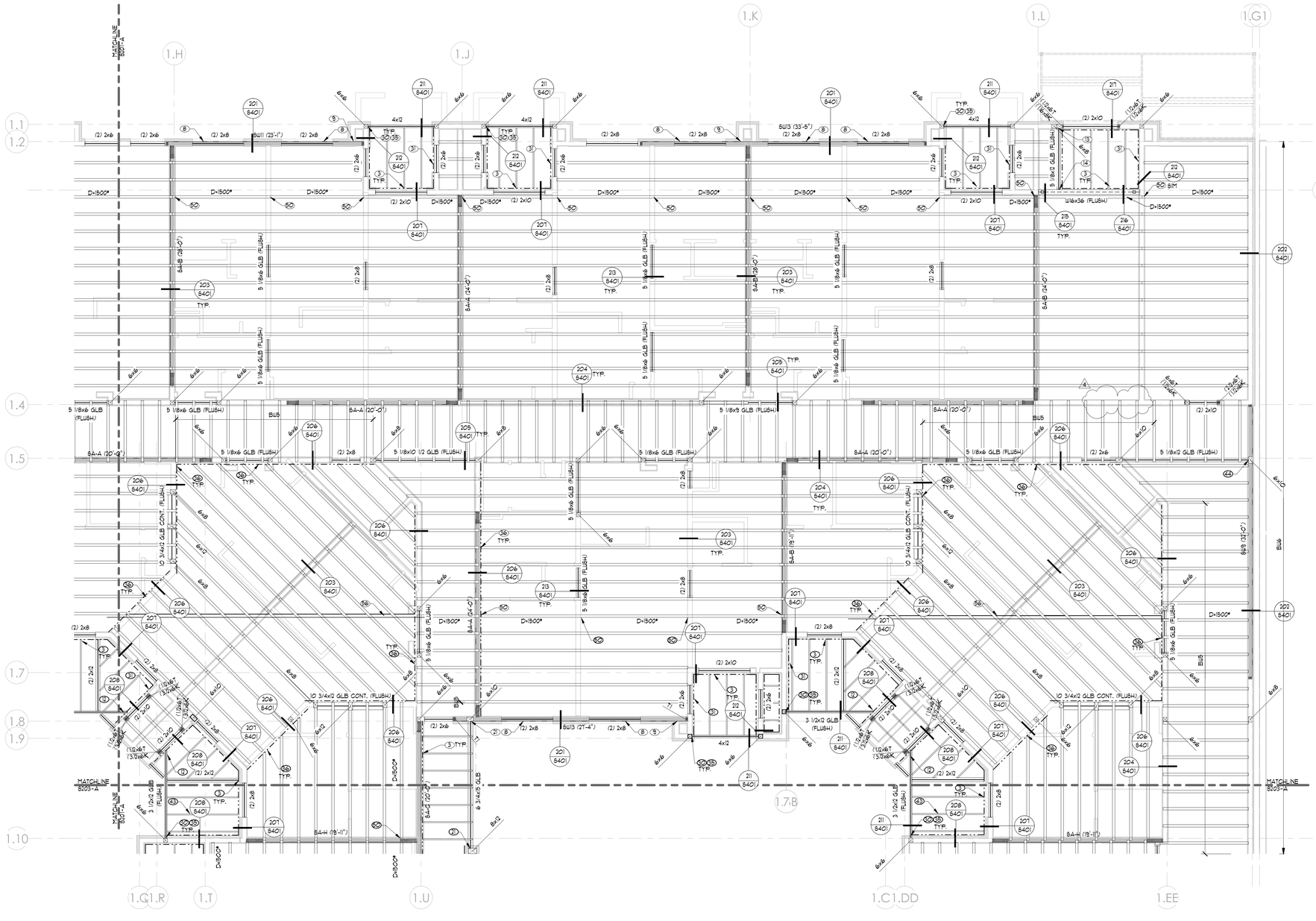

PARTIAL SECOND FLOOR FRAMING PLAN - AREA 2

3/16" = 1'-0"

FRAMING PLAN NOTES

REFER TO SHEET S201-A FOR FRAMING PLAN NOTES AND SCHEDULES

FRAMING PLAN KEYNOTES

8. CONTINUE SHEAR WALL ABOVE AND BELOW OPENING PER DETAIL 220. PROVIDE CS14 STRAPS ABOVE AND BELOW OPENING
9. CONTINUE SHEAR WALL BEHIND INTERSECTING WALL FRAMING
10. CONCRETE OVER STEEL DECK TYPE D1 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION
11. STEEL ROOF DECK PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION
12. SIMPSON LGU HANGER INSTALLED OVER WALL BOARD W/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. USE LGU SKEWED HANGER AS REQUIRED
13. SIMPSON MGU HANGER INSTALLED OVER WALL BOARD W/ (24) 1/4" x4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM.
14. SIMPSON HGLTV HANGER WELDED TO TOP FLANGE OF BEAM. NOTCH NAILER AROUND HANGER FLANGE
15. SIMPSON HGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER WALL BOARD W/ (36) 1/4" x4 1/2" SDS SCREWS TO WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.
16. SIMPSON HGUM CONCEALED RIGHT FLANGE HANGER W/ (8) 5/8" x5" TITEN HD ANCHORS TO SOLID GROUTED MASONRY WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.
17. INSTALL BEAM BENEATH DOUBLE TOP PLATE. BEAM REQUIRED AT 5TH LEVEL FLOOR FRAMING ONLY
18. CCTQ-5DS5.5 COLUMN CAP STRAPS OMITTED. PROVIDE SOLID PLYWOOD SHIM ATOP BEAM BELOW POST ABOVE
19. SIMPSON LGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER EXTERIOR WALL BOARD W/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. PROVIDE 6x12 BLOCKING IN WALL NEXT TO POST TO ACCEPT RIGHT FLANGE SCREWS
20. SIMPSON HUCQ5.25/9-5DS HANGER W/ (12) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM
21. MITEK FIJHFM 7.1/4 HANGER W/ (40) 10d NAILS TO POST AND (18) 10d x 1 1/2" NAILS TO BEAM
22. EXTEND BEAM TO POST AT WALL INTERSECTION. TRIMMER SHALL ALIGN W/ POST BELOW
23. SET TOP OF BEAM ELEVATION EQUAL TO INCOMING GLU-LAM. ATTACH FACE MOUNT HANGERS TO SIDE OF BEAM DIRECTLY OVER TRIMMER POST
24. PEDESTRIAN BRIDGE NOT REQUIRED AT 5TH LEVEL FRAMING PLAN
25. HSS4x4x1/4 FOR TRASH CHUTE SUPPORT
26. CONCRETE OVER STEEL DECK TYPE D2 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION
27. STEEL DECK TYPE D3 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION
28. FRAMED OPENING FOR ROOF HATCH PER TYPICAL OPENING IN ROOF DETAIL 10 / S005
29. BLOCKING PANELS BETWEEN ROOF TRUSSES. ALIGN BLOCKING PANELS W/ 4x LEDGER
30. SIMPSON HUCQ410-5DS HANGER INSTALLED OVER WALL BOARD W/ (12) 1/4" x4 1/2" SDS SCREWS TO POST AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM.
31. 2x4 LEDGER INSTALLED OVER GYPBOARD W/ 0.22"x4" SIJDS SCREWS AT 16" o.c.
32. 2x6 LEDGER INSTALLED OVER GYPBOARD W/ (2) 0.22"x4" SIJDS SCREWS AT 16" o.c. ATTACH TRUSSES OR JOISTS TO LEDGER W/ LUS26 HANGER
33. 4x6 LEDGER W/ 3/4" DIA. x 8 1/2" SIMPSON TITEN HD SCREW ANCHORS IN COUNTERSUNK HOLES AT 16" o.c.
34. WOOD ROOF DECK PER FRAMING PLAN NOTES
35. ALIGN POST BEHIND HANGER FOR ATTACHMENT
36. SIMPSON LIF HANGER. LIF SKEWED HANGER AS REQUIRED
37. 4x10 LEDGER W/ (2) 3/4" DIA EMBEDDED ANCHOR BOLTS AT 24" o.c.
38. 4x6 LEDGER W/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.
39. L4x4x1/4 LEDGER W/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.
40. SIMPSON MGU CONCEALED RIGHT FLANGE HANGER INSTALLED OVER WALL BOARD W/ (24) 1/4" x 4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM
41. STRAP DRAG TRUSS TO LEDGER W/ CS14 W/ 0.148 x 2 1/2" NAILS EVERY OTHER HOLE 24" MIN. LAP W/ LEDGER 24" MIN. LAP W/ DRAG TRUSS
42. FLOOR AND DECK TRUSSES AT CORRIDORS AND EXTERIOR DECKS SHALL BE DESIGNED FOR ADDITIONAL DEAD AND LIVE LOADS. REFER TO G6N SECTION B. BASIS FOR DESIGN FOR LOAD REQUIREMENTS
43. DECK SHALL BE FRAMED W/ SLOPED 2x12 JOISTS AT 24" o.c. CONCRETE TOPPING THICKNESS = 2 1/2"
44. SIMPSON HUCQ5.25/11-5DS HANGER W/ (14) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM
45. REFER TO DETAILS 232 AND 233 FOR TYPICAL STAIR FRAMING
46. VERTICAL CS16 STRAP FROM 2ND LEVEL END STUDS DOUN TO 1ST LEVEL END STUDS
47. CONT. CMSTC16 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP W/ TOP PLATE OR BEAM
48. CS16 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 48" MIN. LAP W/ BLOCKING 24" MIN. LAP W/ TOP PLATE
49. CONT. CMSTC16 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP OF LEDGER. 36" MIN. LAP W/ LEDGER
50. STRAP ENDS OF TRUSSES TOGETHER W/ CS16 W/ (13) 0.148x2 1/2" NAILS EACH TRUSS (MIN.) INSTALL STRAP OVER TOP OF FLOOR SHEATHING. STRAP MAY BE OMITTED IF FLOOR TRUSS IS CONTINUOS OVER BEARING
51. CS14 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP W/ TRUSS. 96" MIN. LAP W/ BLOCKING PANELS ABOVE WALL
52. TRUSS MFR SHALL DESIGN ROOF TRUSSES FOR ROOFTOP MECHANICAL UNITS PER MECHANICAL DRAWINGS. TYP.
53. 3 CS14 W/ 0.148x2 1/2" NAILS EVERY HOLE 24" MIN LAP W/ TRUSS. 48" MIN LAP W/ BLOCKING PANELS ABOVE SHEAR WALL
54. PA18 STRAP FROM MASONRY WALL TO DOUBLE TOP PLATES. ORIENT STRAP VERTICALLY AND NAIL TO INSIDE FACE OF WALL TOP PLATES
55. CONTINUOUS CS16 STRAPS ON OUTSIDE FACE OF SHEATHING PER DETAIL 302 SHALL EXTEND 16" MINIMUM TO LAP W/ DOUBLE TOP PLATES PER DETAIL 301
56. 2x BLOCKING BETWEEN TRUSS TOP CHORDS W/ CONT. CS14 APPLIED OVER TOP OF FLOOR SHEATHING 24" MIN. LAP W/ DRAG TRUSS
57. CONT. CS16 STRAP W/ 24" MIN. LAP W/ DRAG TRUSS AND 48" MIN. LAP W/ BLOCKING

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PARTIAL 2nd FLOOR FRAMING PLAN - AREA 2 - BLDG 1

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

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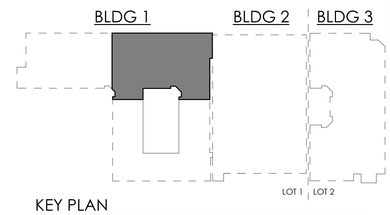

KEY PLAN
NTS

DATE: 01/12/2022
JOB No: 2091
SHEET: S202-A

2091

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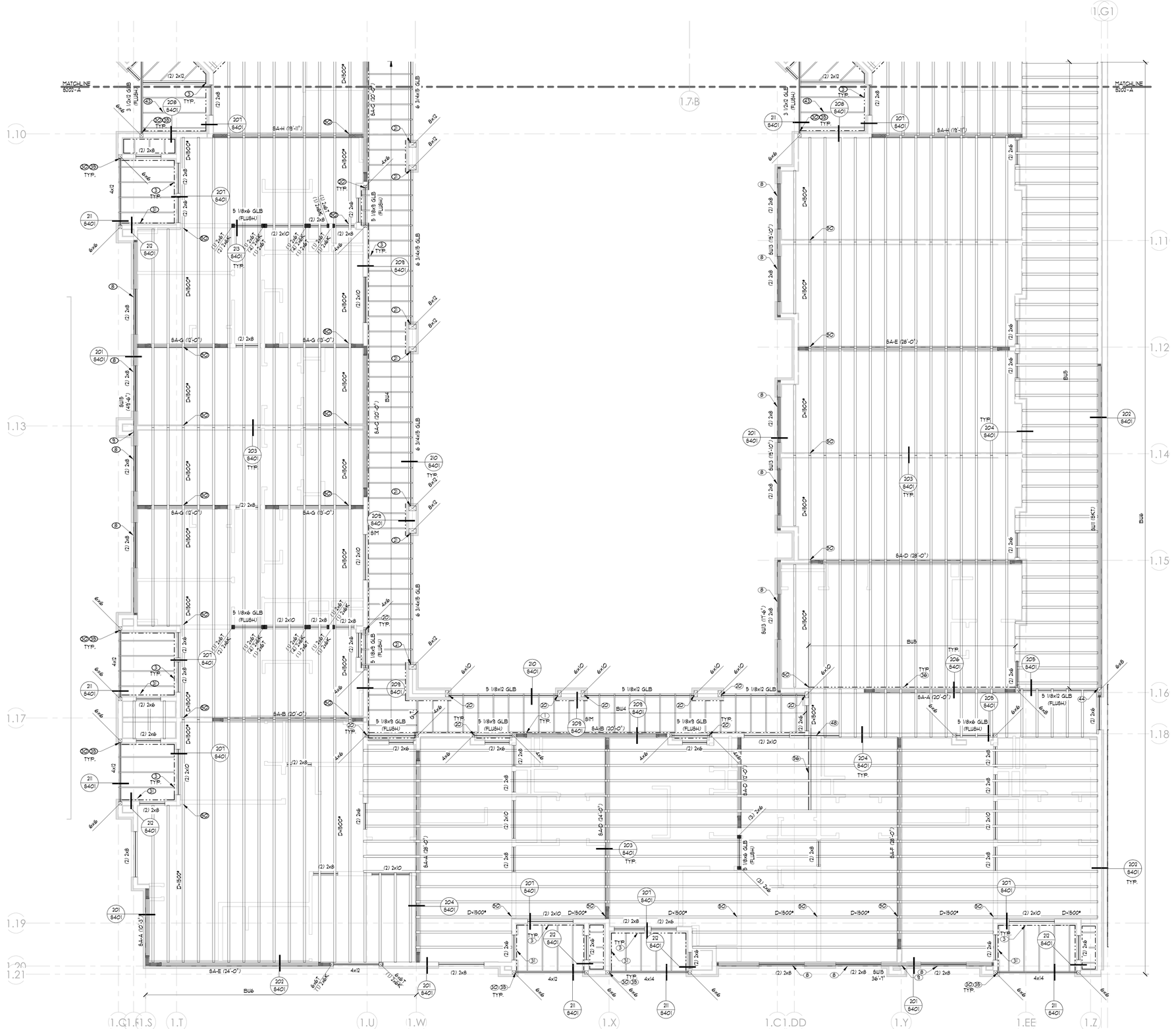

PARTIAL SECOND FLOOR FRAMING PLAN - AREA 3

3/16" = 1'-0"

FRAMING PLAN NOTES

REFER TO SHEET S201-A FOR FRAMING PLAN NOTES AND SCHEDULES

FRAMING PLAN KEYNOTES

(8) CONTINUE SHEAR WALL ABOVE AND BELOW OPENING PER DETAIL 220. PROVIDE CS14 STRAPS ABOVE AND BELOW OPENING

(9) CONTINUE SHEAR WALL BEHIND INTERSECTING WALL FRAMING

(10) CONCRETE OVER STEEL DECK TYPE D1 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(11) STEEL ROOF DECK PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(12) SIMPSON LGU HANGER INSTALLED OVER WALL BOARD w/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. USE LGU SKEWED HANGER AS REQUIRED

(13) SIMPSON MGU HANGER INSTALLED OVER WALL BOARD w/ (24) 1/4" x4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(14) SIMPSON HGLTV HANGER WELDED TO TOP FLANGE OF BEAM. NOTCH NAILER AROUND HANGER FLANGE

(15) SIMPSON HGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER WALL BOARD w/ (36) 1/4" x4 1/2" SDS SCREWS TO WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(16) SIMPSON HGUM CONCEALED RIGHT FLANGE HANGER w/ (8) 5/8" x5" TITEN HD ANCHORS TO SOLID GROUTED MASONRY WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(17) INSTALL BEAM BENEATH DOUBLE TOP PLATE. BEAM REQUIRED AT 5TH LEVEL FLOOR FRAMING ONLY

(18) CCTQ-5DSS COLUMN CAP STRAPS OMITTED. PROVIDE SOLID PLYWOOD SHIM ATOP BEAM BELOW POST ABOVE

(19) SIMPSON LGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER EXTERIOR WALL BOARD w/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. PROVIDE 6x12 BLOCKING IN WALL NEXT TO POST TO ACCEPT RIGHT FLANGE SCREWS

(20) SIMPSON HUCQ525/9-SDS HANGER w/ (12) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM

(21) MITEK FUHFM 11/4 HANGER w/ (40) 10d NAILS TO POST AND (18) 10d x 1 1/2" NAILS TO BEAM

(22) EXTEND BEAM TO POST AT WALL INTERSECTION. TRIMMER SHALL ALIGN w/ POST BELOW

(23) SET TOP OF BEAM ELEVATION EQUAL TO INCOMING GLU-LAM. ATTACH FACE MOUNT HANGERS TO SIDE OF BEAM DIRECTLY OVER TRIMMER POST

(24) PEDESTRIAN BRIDGE NOT REQUIRED AT 5TH LEVEL FRAMING PLAN

(25) HSS4x4x1/4 FOR TRASH CHUTE SUPPORT

(26) CONCRETE OVER STEEL DECK TYPE D2 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(27) STEEL DECK TYPE D3 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(28) FRAMED OPENING FOR ROOF HATCH PER TYPICAL OPENING IN ROOF DETAIL 10 / S005

(29) BLOCKING PANELS BETWEEN ROOF TRUSSES. ALIGN BLOCKING PANELS w/ 4x LEDGER

(30) SIMPSON HUCQ410-SDS HANGER INSTALLED OVER WALL BOARD w/ (12) 1/4" x4 1/2" SDS SCREWS TO POST AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(31) 2x4 LEDGER INSTALLED OVER GYPBOARD w/ 0.22"x4" SWDS SCREWS AT 16" o.c.

(32) 2x6 LEDGER INSTALLED OVER GYPBOARD w/ (2) 0.22"x4" SWDS SCREWS AT 16" o.c. ATTACH TRUSSES OR JOISTS TO LEDGER w/ LUS26 HANGER

(33) 4x6 LEDGER w/ 3/4" DIA x 8 1/2" SIMPSON TITEN HD SCREW ANCHORS IN COUNTERSUNK HOLES AT 16" o.c.

(34) WOOD ROOF DECK PER FRAMING PLAN NOTES

(35) ALIGN POST BEHIND HANGER FOR ATTACHMENT

(36) SIMPSON LIP HANGER. LIP SKEWED HANGER AS REQUIRED

(37) 4x10 LEDGER w/ (2) 3/4" DIA EMBEDDED ANCHOR BOLTS AT 24" o.c.

(38) 4x6 LEDGER w/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.

(39) L4x4x1/4 LEDGER w/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.

(40) SIMPSON MGU CONCEALED RIGHT FLANGE HANGER INSTALLED OVER WALL BOARD w/ (24) 1/4" x 4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM

(41) STRAP DRAG TRUSS TO LEDGER w/ CS14 w/ 0.148 x 2 1/2" NAILS EVERY OTHER HOLE. 24" MIN. LAP w/ LEDGER 24" MIN. LAP w/ DRAG TRUSS

(42) FLOOR AND DECK TRUSSES AT CORRIDORS AND EXTERIOR DECKS SHALL BE DESIGNED FOR ADDITIONAL DEAD AND LIVE LOADS. REFER TO GEN SECTION B. BASIS FOR DESIGN FOR LOAD REQUIREMENTS

(43) DECK SHALL BE FRAMED w/ SLOPED 2x12 JOISTS AT 24" o.c. CONCRETE TOPPING THICKNESS = 2 1/2"

(44) SIMPSON HUCQ35/11-SDS HANGER w/ (14) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM

(45) REFER TO DETAILS 232 AND 233 FOR TYPICAL STAIR FRAMING

(46) VERTICAL CS16 STRAP FROM 2ND LEVEL END STUDS DOWN TO 1ST LEVEL END STUDS

(47) CONT. CMSTC16 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP w/ TOP PLATE OR BEAM

(48) CS16 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 48" MIN. LAP w/ BLOCKING. 24" MIN. LAP w/ TOP PLATE

(49) CONT. CMSTC16 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP OF LEDGER. 36" MIN. LAP w/ LEDGER

(50) STRAP ENDS OF TRUSSES TOGETHER w/ CS16 w/ (13) 0.148x2 1/2" NAILS EACH TRUSS (MIN.) INSTALL STRAP OVER TOP OF FLOOR SHEATHING. STRAP MAY BE OMITTED IF FLOOR TRUSS IS CONTINUOUS OVER BEARING

(51) CS14 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP w/ TRUSS. 96" MIN. LAP w/ BLOCKING PANELS ABOVE WALL

(52) TRUSS MFR. SHALL DESIGN ROOF TRUSSES FOR ROOFTOP MECHANICAL UNITS PER MECHANICAL DRAWINGS, TYP.

(53) 3 CS14 w/ 0.148x2 1/2" NAILS EVERY HOLE. 24" MIN LAP w/ TRUSS. 48" MIN. LAP w/ BLOCKING PANELS ABOVE SHEAR WALL

(54) PA18 STRAP FROM MASONRY WALL TO DOUBLE TOP PLATES. ORIENT STRAP VERTICALLY AND NAIL TO INSIDE FACE OF WALL TOP PLATES

(55) CONTINUOUS CS16 STRAPS ON OUTSIDE FACE OF SHEATHING PER DETAIL 302 SHALL EXTEND 16" MINIMUM TO LAP w/ DOUBLE TOP PLATES PER DETAIL 301

(56) 2x BLOCKING BETWEEN TRUSS TOP CHORDS w/ CONT. CS14 APPLIED OVER TOP OF FLOOR SHEATHING. 24" MIN. LAP w/ DRAG TRUSS

(57) CONT. CS16 STRAP w/ 24" MIN. LAP w/ DRAG TRUSS AND 48" MIN. LAP w/ BLOCKING

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PARTIAL 2nd FLOOR FRAMING PLAN - AREA 3 - BLDG 1

4

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

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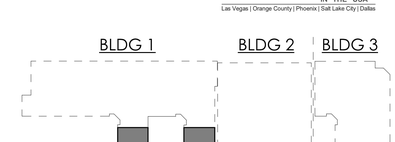

KEY PLAN
NTS

DATE: 01/12/2022
JOB No: 2091
SHEET: S203-A

2091

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TRUSS PLAN KEYNOTES

A. TRUSS LOCATIONS SHOWN ARE SCHEMATIC ONLY. EXACT LOCATION MAY BE ADJUSTED TO ACCOMODATE FIELD CONDITIONS AS REQUIRED, PROVIDED MAXIMUM SPACING DOES NOT EXCEED 2'-0" o.c. TRUSSES SPECIFICALLY NOTED TO ALIGN w/ WALLS MAY NOT BE ADJUSTED WITHOUT WRITTEN PERMISSION FROM ENGINEER.

B. HANGERS SPECIFIED IN SCHEDULE SHALL BE USED U.N.O. ON PLAN OR BY TRUSS MANUFACTURER.

C. TRUSS MANUFACTURER TO VERIFY CAPACITY OF HANGERS SHOWN WITH TRUSS DESIGNS AND VERIFY THAT TRUSSES ARE DESIGNED TO RECEIVE NAILING FROM HANGERS

D. FLOOR TRUSS DEPTH SHALL BE 20" DEEP U.N.O TOP CHORD SHALL BE 3 1/2" (MIN) WIDE x 1 1/2" THICK U.N.O.

TRUSS TO TRUSS AND TRUSS TO LEDGER CONNECTIONS

MARK	TRUSS REACTION (LBS)		4x	2x	2x (AT CORNER)	(2) 2x	(3) 2x
	ROOF	FLOOR					
1	UP TO 585	UP TO 475	LUS44	LUS24	LTHJA26	LUS24-2	LUS26-3
2	586-760	476-615	LUS46	LUS26	THJA26	LUS26-2	LUS26-3
3	761-1980	616-1635	HHUS46	HUS26	---	HHUS26-2	HGUS26-3
4	1981-3155	1636-2630	HGUS46	HGUS26	---	HGUS26-2	HGUS26-3
5	3156-3710	2631-3480	HGUS48	HGUS28	---	HGUS28-2	HGUS28-3
6	3711-4500	3481-4500	HGUS48	---	---	HGUS28-2	HGUS28-3

(7) TOP CHORD BEARING TRUSS

FRAMING PLAN KEYNOTES

(8) CONTINUE SHEAR WALL ABOVE AND BELOW OPENING PER DETAIL 220. PROVIDE CS14 STRAPS ABOVE AND BELOW OPENING

(9) CONTINUE SHEAR WALL BEHIND INTERSECTING WALL FRAMING

(10) CONCRETE OVER STEEL DECK TYPE D1 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(11) STEEL ROOF DECK PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(12) SIMPSON LGU HANGER INSTALLED OVER WALL BOARD w/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. USE LGU SKEWED HANGER AS REQUIRED

(13) SIMPSON MGU HANGER INSTALLED OVER WALL BOARD w/ (24) 1/4" x4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(14) SIMPSON HGLTV HANGER WELDED TO TOP FLANGE OF BEAM. NOTCH NAILER AROUND HANGER FLANGE

(15) SIMPSON HGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER WALL BOARD w/ (36) 1/4" x4 1/2" SDS SCREWS TO WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(16) SIMPSON HGUM CONCEALED RIGHT FLANGE HANGER w/ (8) 5/8" x5" TITEN HD ANCHORS TO SOLID GROUTED MASONRY WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(17) INSTALL BEAM BENEATH DOUBLE TOP PLATE. BEAM REQUIRED AT 5TH LEVEL FLOOR FRAMING ONLY

(18) CCTQ-SDS2.5 COLUMN CAP STRAPS OMITTED. PROVIDE SOLID PLYWOOD SHIM ATOP BEAM BELOW POST ABOVE

(19) SIMPSON LGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER EXTERIOR WALL BOARD w/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. PROVIDE 6x12 BLOCKING IN WALL NEXT TO POST TO ACCEPT RIGHT FLANGE SCREWS

(20) SIMPSON HUCQ5.25/9-SDS HANGER w/ (12) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM

(21) MITEK FWHFM 7114 HANGER w/ (40) 10d NAILS TO POST AND (18) 10d x 1 1/2" NAILS TO BEAM

(22) EXTEND BEAM TO POST AT WALL INTERSECTION. TRIMMER SHALL ALIGN w/ POST BELOW

(23) SET TOP OF BEAM ELEVATION EQUAL TO INCOMING GLU-LAM. ATTACH FACE MOUNT HANGERS TO SIDE OF BEAM DIRECTLY OVER TRIMMER POST

(24) PEDESTRIAN BRIDGE NOT REQUIRED AT 5TH LEVEL FRAMING PLAN

(25) HSS4x4x1/4 FOR TRASH CHUTE SUPPORT

(26) CONCRETE OVER STEEL DECK TYPE D2 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

FRAMING PLAN KEYNOTES

(27) STEEL DECK TYPE D3 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(28) FRAMED OPENING FOR ROOF HATCH PER TYPICAL OPENING IN ROOF DETAIL 10 / S005

(29) BLOCKING PANELS BETWEEN ROOF TRUSSES. ALIGN BLOCKING PANELS w/ 4x LEDGER

(30) SIMPSON HUCQ410-SDS HANGER INSTALLED OVER WALL BOARD w/ (12) 1/4" x4 1/2" SDS SCREWS TO POST AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(31) 2x4 LEDGER INSTALLED OVER GYPBOARD w/ 0.22"x4" SWDS SCREWS AT 16" o.c.

(32) 2x6 LEDGER INSTALLED OVER GYPBOARD w/ (2) 0.22"x4" SWDS SCREWS AT 16" o.c. ATTACH TRUSSES OR JOISTS TO LEDGER w/ LUS26 HANGER

(33) 4x6 LEDGER w/ 3/4" DIA. x 8 1/2" SIMPSON TITEN HD SCREW ANCHORS IN COUNTERSUNK HOLES AT 16" o.c.

(34) WOOD ROOF DECK PER FRAMING PLAN NOTES

(35) ALIGN POST BEHIND HANGER FOR ATTACHMENT

(36) SIMPSON WP HANGER. WP SKEWED HANGER AS REQUIRED

(37) 4x10 LEDGER w/ (2) 3/4" DIA. EMBEDDED ANCHOR BOLTS AT 24" o.c.

(38) 4x6 LEDGER w/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.

(39) L4x4x1/4 LEDGER w/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.

(40) SIMPSON MGU CONCEALED RIGHT FLANGE HANGER INSTALLED OVER WALL BOARD w/ (24) 1/4" x 4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM

(41) STRAP DRAG TRUSS TO LEDGER w/ CS14 w/ 0.148 x 2 1/2" NAILS EVERY OTHER HOLE. 24" MIN. LAP w/ LEDGER 24" MIN. LAP w/ DRAG TRUSS

(42) FLOOR AND DECK TRUSSES AT CORRIDORS AND EXTERIOR DECKS SHALL BE DESIGNED FOR ADDITIONAL DEAD AND LIVE LOADS. REFER TO GSN SECTION B. BASIS FOR DESIGN FOR LOAD REQUIREMENTS

(43) DECK SHALL BE FRAMED w/ SLOPED 2x12 JOISTS AT 24" o.c. CONCRETE TOPPING THICKNESS = 2 1/2"

(44) SIMPSON HUCQ5.25/11-SDS HANGER w/ (14) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM

(45) REFER TO DETAILS 232 AND 233 FOR TYPICAL STAIR FRAMING

(46) VERTICAL CS16 STRAP FROM 2ND LEVEL END STUDS DOWN TO 1ST LEVEL END STUDS

FRAMING PLAN KEYNOTES

(47) CONT. CMSTC16 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP w/ TOP PLATE OR BEAM

(48) CS16 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 48" MIN. LAP w/ BLOCKING. 24" MIN. LAP w/ TOP PLATE

(49) CONT. CMSTC16 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP OF LEDGER. 36" MIN. LAP w/ LEDGER

(50) STRAP ENDS OF TRUSSES TOGETHER w/ CS16 w/ (13) 0.148x2 1/2" NAILS EACH TRUSS (MIN.) INSTALL STRAP OVER TOP OF FLOOR SHEATHING. STRAP MAY BE OMITTED IF FLOOR TRUSS IS CONTINUOUS OVER BEARING

(51) CS14 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP w/ TRUSS. 96" MIN. LAP w/ BLOCKING PANELS ABOVE WALL

(52) TRUSS MFR. SHALL DESIGN ROOF TRUSSES FOR ROOFTOP MECHANICAL UNITS PER MECHANICAL DRAWINGS, TYP.

(53) 3 CS14 w/ 0.148x2 1/2" NAILS EVERY HOLE. 24" MIN LAP w/ TRUSS. 48" MIN. LAP w/ BLOCKING PANELS ABOVE SHEAR WALL

(54) PA18 STRAP FROM MASONRY WALL TO DOUBLE TOP PLATES. ORIENT STRAP VERTICALLY AND NAIL TO INSIDE FACE OF WALL TOP PLATES

(55) CONTINUOUS CS16 STRAPS ON OUTSIDE FACE OF SHEATHING PER DETAIL 302 SHALL EXTEND 16" MINIMUM TO LAP w/ DOUBLE TOP PLATES PER DETAIL 301

(56) 2x BLOCKING BETWEEN TRUSS TOP CHORDS w/ CONT. CS14 APPLIED OVER TOP OF FLOOR SHEATHING. 24" MIN. LAP w/ DRAG TRUSS

(57) CONT. CS16 STRAP w/ 24" MIN. LAP w/ DRAG TRUSS AND 48" MIN. LAP w/ BLOCKING

FRAMING PLAN NOTES

A. VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, ETC., w/ ARCH'L. PRIOR TO CONSTRUCTION. RESOLVE DISCREPANCIES WITH ARCHITECT.

B. VERIFY LOCATION AND SIZE OF ALL INSERTS AND OPENINGS IN SLAB WITH ARCH'L., MECH., PLUMBING, AND ELECT. PRIOR TO CONSTRUCTION.

C. SEE TYPICAL DETAILS FOR FRAMING REQUIREMENTS AT OPENINGS IN FLOOR OR ROOF. ALL OPENINGS MAY NOT NECESSARILY BE SHOWN ON PLANS.

D. MISC. ITEMS SUCH AS STAIRS, LANDINGS, RAILINGS, MECH. EQUIPMENT ATTACHMENT TO PRIMARY STRUCTURAL FRAMING, ETC., SHALL BE DESIGNED BY OTHERS AND SUBMITTED FOR REVIEW AS DEFERRED SUBMITTALS PRIOR TO CONSTRUCTION. SEE G.S.N. FOR DEFERRED SUBMITTAL REQUIREMENTS.

E. MW1, MW2, MW3, . . . DENOTES MASONRY WALL PER SCHEDULE ON SHEET S005. MASONRY WALL SHALL BE MARK "MW1" U.N.O. ON PLAN

F. MJX (X) #X-XX" INDICATES MASONRY JAMB PER MASONRY JAMB SCHEDULE. TYPICAL JAMB SHALL BE MJ1 (2) #5-24" U.N.O.

G. ML1, ML2, ML3, . . . DENOTES MASONRY LINTEL PER SCHEDULE ON SHEET S005.

H. MASONRY CONTROL JOINTS (MCJ) SHALL BE PLACED IN MASONRY WALLS. SEE FOUNDATION PLAN NOTES FOR ADDITIONAL INFO.

I. PLACE (1) #5 CONT. IN 24" DEEP (MIN.) GROUTED BOND BEAM AT ELEVATED FLOOR LEVELS AND (1) #5 CONT. IN 24" DEEP (MIN.) GROUTED BOND BEAM AT ROOF LEVEL.

J. SC1, SC2, SC3, . . . DENOTES STEEL COLUMN PER SCHEDULE ON SHEET S101.

K. WALL FRAMING, SHEAR WALLS, HEADERS, ETC., NOTED ON PLAN ARE FOR FRAMING BENEATH CURRENT PLAN LEVEL U.N.O.

L. KS DENOTES KING STUD. KP DENOTES KING POST. TS DENOTES TRIMMER STUD. TP DENOTES TRIMMER POST. ES DENOTES END STUD. EP DENOTES END POST. MINIMUM (1) KS AND (1) TS REQ'D. AT ALL OPENINGS. PROVIDE CONTINUOUS BEARING TO FOUNDATION FOR (2) TS OR GREATER. POSTS SUPPORTING FLUSH BEAM OR G.T. SHALL EXTEND TO UNDERSIDE OF BOTTOMMOST TOP PLATE OF WALL. DOUBLE TOP PLATE SHALL RUN CONTINUOUS OVER POST AT FLUSH BEAM OR G.T. UNLESS POST CAP IS SPECIFIED OR U.N.O. ON PLAN. REFER TO TRIMMER AND KING SCHEDULE ON SHEET S006.

M. BW1, BW2, BW3, . . . DENOTES BEARING WALL PER SCHEDULE ON SHEET S006. TYPICAL BEARING WALL FRAMING AT EACH LEVEL SHALL BE AS NOTED BELOW U.N.O. ON PLAN. NON-BEARING (i.e., PARTITION) WALLS SHALL BE 2x4 MIN. AT 16" o.c. MAX.

BELOW LEVEL	EXTERIOR WALLS	CORRIDOR WALLS	WALLS BETWEEN UNITS
ROOF	BW3	BW2	BW2
5	BW3	BW2	BW2
4	BW3	BW2	BW2
3	BW3	BW2	BW5
2	BW3	BW2	BW5

N. SHEATHE ALL EXTERIOR WALLS w/ MIN. 15/32" PLYWOOD w/ 10d AT 6" o.c. EDGE AND 12" o.c. FIELD U.N.O. ON PLAN OR SHEAR WALL SCHEDULE. WOOD SHEATHING AT EXTERIOR WALLS SHALL BE FIRE RETARDANT TREATED.

O. [hatch] DENOTES LOAD BEARING WALLS THAT MAY NOT APPEAR OBVIOUS.

P. DOUBLE 2x TOP PLATE REQ'D. AT ALL BEARING WALLS. SPLICE PER DETAIL 17.

Q. SEE TYPICAL HOLE IN DOUBLE TOP PLATE DETAIL 18 FOR PENETRATIONS THROUGH TOP PLATES AT LOAD BEARING WALLS.

R. SW1, SW2, SW3, . . . DENOTES SHEAR WALL TYPE PER SCHEDULE ON SHEET S006. ALL SHEAR WALLS SHALL BE CONSIDERED LOAD BEARING U.N.O. SPACING OF STUDS IN SHEAR WALLS SHALL BE PER THE BEARING WALL REQUIREMENT INDICATED PER THE BEARING WALL NOTE ABOVE

S. T1, T2, T3 . . . . . DENOTES TENSION LOADS PER TIEDOWN SCHEDULE ON SHEET S006. C1, C2, C3 . . . . DENOTES COMPRESSION POSTS PER TIEDOWN SCHEDULE ON SHEET S006. SEE G.S.N. FOR TIEDOWN MANUFACTURERS.

T. SA-X DENOTES SHEAR WALL ASSEMBLY TYPE PER SCHEDULE ON SHEET S006.

U. ASYMMETRIC ANCHOR TIEDOWN SYSTEM (SIMPSON STRONG-TIE ATS OR ZONE FOUR AT) SHALL BE DESIGNED BY OTHERS AND INSTALLED AT ALL SHEAR WALLS. TENSION (T) AND COMPRESSION (C) LOADS TO BE USED IN DESIGN SHALL BE AS NOTED ON PLANS AND SCHEDULE. TIEDOWN SUSTEM MFR. SHALL SUBMIT DRAWINGS AND CALCULATIONS AS A DEFEERED SUBMITTAL TO STRUCTURAL ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. SEE G.S.N. FOR DEFERRED SUBMITTAL REQUIREMENTS. TIEDOWN SYSTEM SHALL INCLUDE A TAKE-UP DEVICE AND HOLDOWN ATTACHMENT AT EACH LEVEL.

V. "D =" DENOTES AXIAL FORCE DUE TO WIND OR SEISMIC FORCES (WORKING STRESS LEVEL, TENSION OR COMPRESSION) TO BE INCLUDED IN APPROPRIATE LOAD COMBINATION BY TRUSS OR JOIST DESIGNER. FASTEN SHEATHING FULL LENGTH OF DRAG MEMBER w/ (1) ROW OF BOUNDARY FASTENERS AS NOTED BELOW. PROVIDE (2) ROWS OR REDUCE THE FASTENER SPACING BY HALF (e.g., 6" o.c. TO 3" o.c.) AT ALL INTERIOR DRAG MEMBERS U.N.O. ON PLAN.

W. CLIP ALL ROOF DRAG TRUSSES AT BEARING POINTS (NON-CONTINUOUS BEARING) TO TOP PLATE w/H2.5A U.N.O.

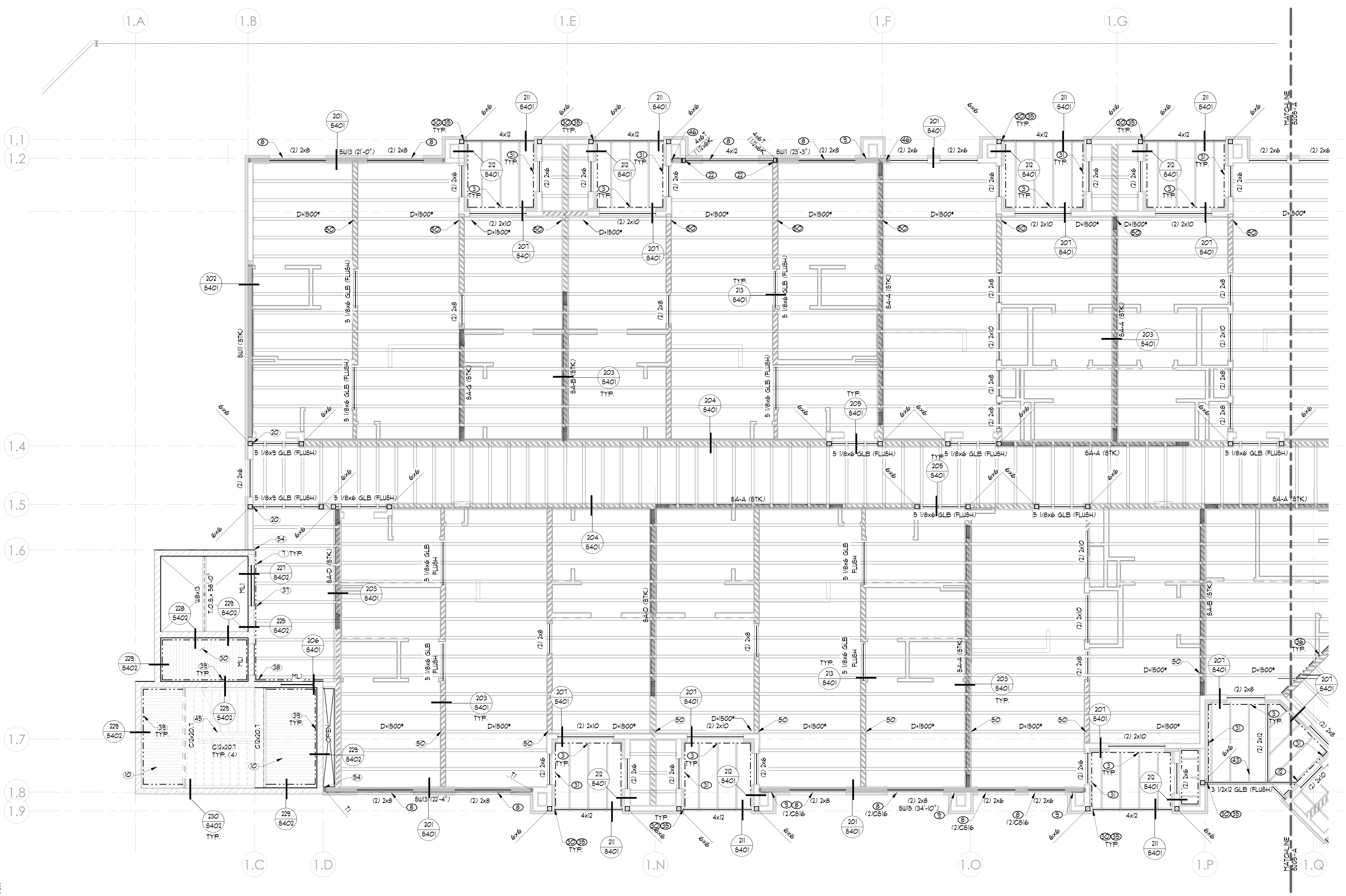
X. ALIGN (2) STUDS (MIN.) BENEATH ALL GIRDER TRUSSES AT BEARING WALL. NAIL STUDS TOGETHER PER TYPICAL NAILING SCHEDULE. HIP GIRDERS w/ UP TO 8'-0" SETBACK AND UP TO 20'-0" SPAN MAY HAVE (1) STUD, U.N.O. PROVIDE CONTINUOUS BEARING TO FOUNDATION FOR ALL BEAMS AND GIRDER TRUSSES SUPPORTED BY (2) 2x OR LARGER POSTS.

Y. FLOOR SHEATHING AND FASTENERS SHALL BE AS FOLLOWS U.N.O. ON PLAN:
1. 3/4" T & G PLYWOOD PER G.S.N.
2. 10d AT 6" o.c. BOUNDARY FASTENERS (DIAPHRAGM BOUNDARIES, SHEAR PANEL BLOCKING, SOLID BLOCKING AND DRAG MEMBERS AS NOTED ON FRAMING DETAILS).
3. 10d AT 6" o.c. EDGE FASTENERS (AT SUPPORTED PANEL EDGES).
4. 10d AT 12" o.c. FIELD FASTENERS (ALONG INTERMEDIATE FRAMING MEMBERS).
5. ALT. FASTENERS: #8 x 2" MIN. ZINC COATED, FLAT/BUGLE HEAD SCREWS w/ SPACING NOTED ABOVE. SCREWS SHALL BE QUICK DRIVE WSNTL WOOD SCREWS (ICC ESR-1472).
6. [hatch] HATCHED AREA INDICATES BLOCKED DIAPHRAGM w/ 10d AT 4" o.c. AT EDGES AND BOUNDARIES AND 12" o.c. FIELD U.N.O.

Z. ROOF SHEATHING AND FASTENERS SHALL BE AS FOLLOWS U.N.O. ON PLAN:
1. 15/32" PLYWOOD PER G.S.N.
2. 8d AT 6" o.c. BOUNDARY FASTENERS (DIAPHRAGM BOUNDARIES, SHEAR PANEL BLOCKING, SOLID BLOCKING AND DRAG MEMBERS AS NOTED ON FRAMING DETAILS).
3. 8d AT 6" o.c. EDGE FASTENERS (AT SUPPORTED PANEL EDGES).
4. 8d AT 12" o.c. FIELD FASTENERS (ALONG INTERMEDIATE FRAMING MEMBERS).
5. DO NOT USE STAPLES (EXCEPTION: STAPLES MAY BE USED TO FASTEN SHEATHING TO TRUSS TAILS AND FASCIA AT EXPOSED EAVE OVERHANGS).
6. [hatch] HATCHED AREA INDICATES BLOCKED DIAPHRAGM w/ 8d AT 4" o.c. AT EDGES AND BOUNDARIES AND 12" o.c. FIELD U.N.O.

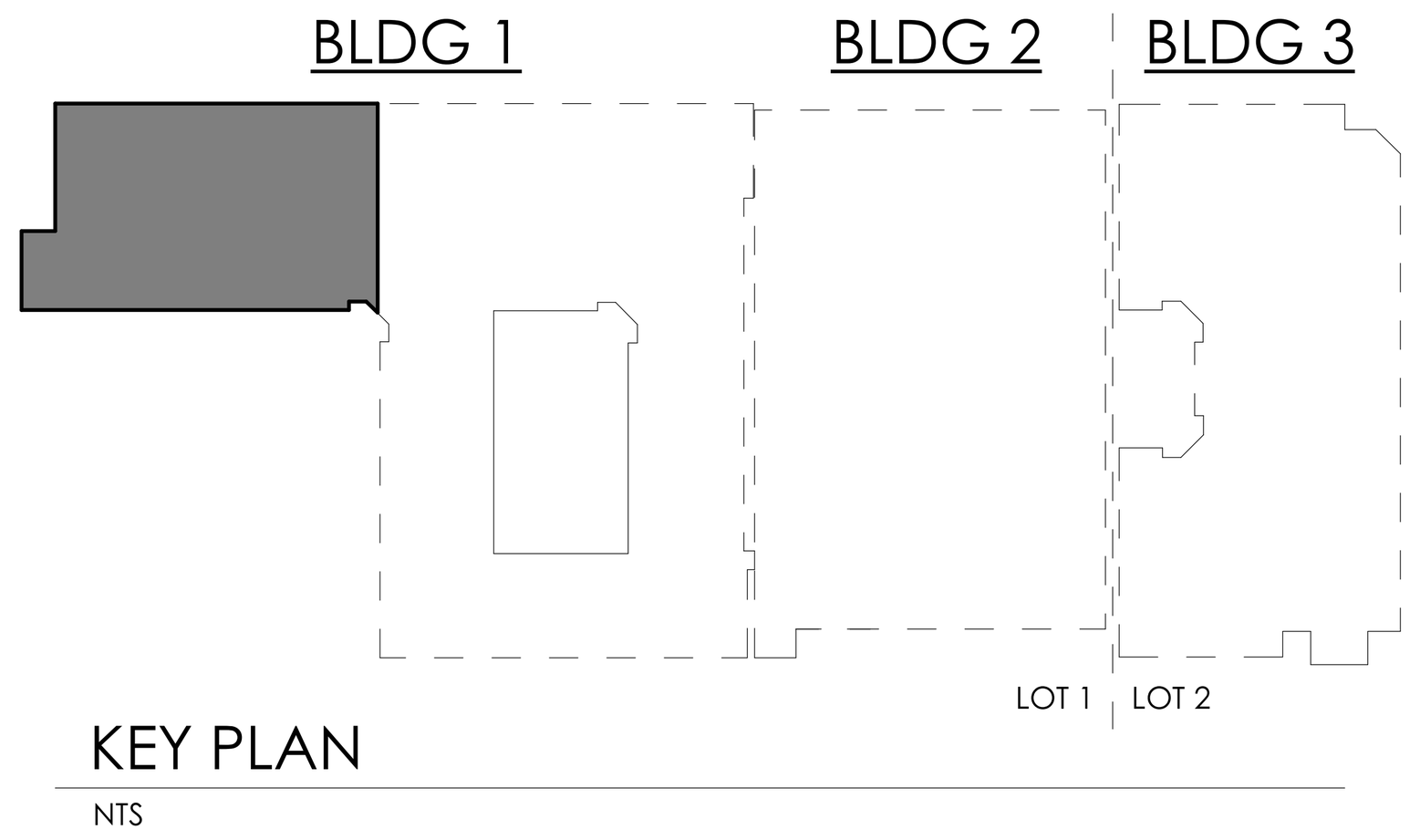
a. FASTENERS SHALL BE PLACED NOT LESS THAN 3/8" FROM PANEL EDGES AND SHALL BE FIRMLY DRIVEN INTO FRAMING MEMBERS. PANEL JOINT SHALL BE CENTERED ON FRAMING MEMBER. NO UNBLOCKED PANELS LESS THAN 24" WIDE SHALL BE USED. PROVIDE 1/8" GAP BETWEEN ROOF SHEATHING PANELS.

b. ALL COMPOSITE WOOD (INCLUDING PLYWOOD AND OSB) SHALL USE ULTRA-LOW EMITTING FORMALDEHYDE (ULEF) RESINS



PARTIAL 3rd, 4th, AND 5th FRAMING PLAN - AREA 1

3/16" = 1'-0"



KEY PLAN

NTS

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PARTIAL 3rd, 4th, AND 5th FLOOR FRAMING PLAN - AREA 1 - BLDG 1

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REVISIONS

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4	04/14/23	LOT SPLIT

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Registered Professional Engineer (Civil) CERTIFICATE NO. 47580 PAUL KRIZAN Date Signed 04/24/2023 ARIZONA, U.S.A.

DATE: 01/12/2022
JOB No: 2091
SHEET:
S204-A

2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment_Struct.rvt
4/24/2023 9:20:40 AM

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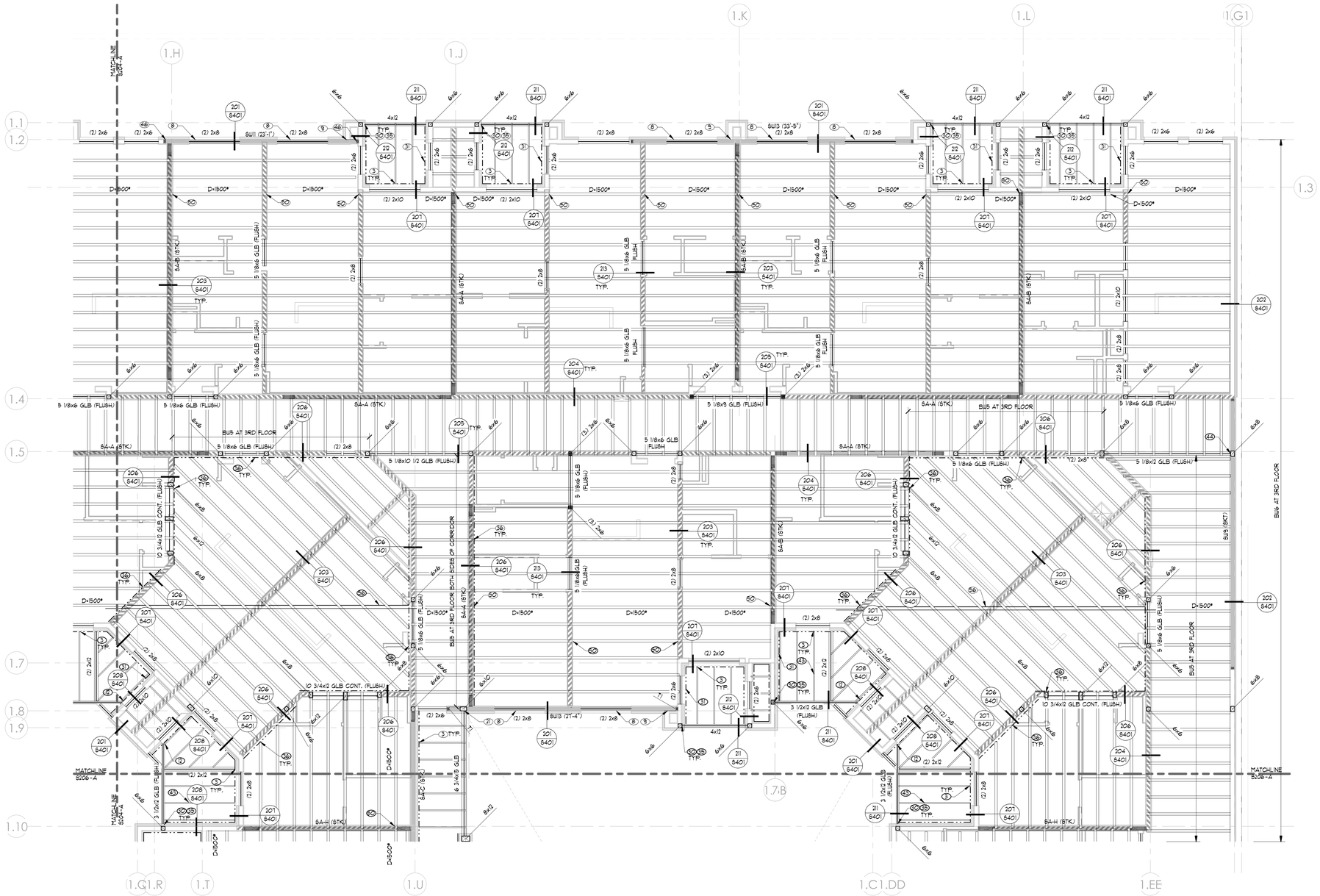

PARTIAL 3rd, 4th, AND 5th FRAMING PLAN - AREA 2

3/16" = 1'-0"

FRAMING PLAN NOTES

REFER TO SHEET S201-A FOR FRAMING PLAN NOTES AND SCHEDULES

FRAMING PLAN KEYNOTES

8. CONTINUE SHEAR WALL ABOVE AND BELOW OPENING PER DETAIL 220. PROVIDE CS14 STRAPS ABOVE AND BELOW OPENING
9. CONTINUE SHEAR WALL BEHIND INTERSECTING WALL FRAMING
10. CONCRETE OVER STEEL DECK TYPE D1 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION
11. STEEL ROOF DECK PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION
12. SIMPSON LGU HANGER INSTALLED OVER WALL BOARD W/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. USE LGU SKEWED HANGER AS REQUIRED
13. SIMPSON MSU HANGER INSTALLED OVER WALL BOARD W/ (24) 1/4" x4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM.
14. SIMPSON HGLTV HANGER WELDED TO TOP FLANGE OF BEAM. NOTCH NAILER AROUND HANGER FLANGE
15. SIMPSON HSU CONCEALED LEFT FLANGE HANGER INSTALLED OVER WALL BOARD W/ (36) 1/4" x4 1/2" SDS SCREWS TO WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.
16. SIMPSON HSUM CONCEALED RIGHT FLANGE HANGER W/ (8) 5/8" x5" TITEN HD ANCHORS TO SOLID GROUTED MASONRY WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.
17. INSTALL BEAM BENEATH DOUBLE TOP PLATE. BEAM REQUIRED AT 5TH LEVEL FLOOR FRAMING ONLY
18. CCTQ-5DSS COLUMN CAP STRAPS OMITTED. PROVIDE SOLID PLYWOOD SHIM ATOP BEAM BELOW POST ABOVE
19. SIMPSON LGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER EXTERIOR WALL BOARD W/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. PROVIDE 6x12 BLOCKING IN WALL NEXT TO POST TO ACCEPT RIGHT FLANGE SCREWS
20. SIMPSON HUCQ525/9-SDS HANGER W/ (12) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM
21. MITEK FUHFM 7114 HANGER W/ (40) 10d NAILS TO POST AND (18) 10d x 1 1/2" NAILS TO BEAM
22. EXTEND BEAM TO POST AT WALL INTERSECTION. TRIMMER SHALL ALIGN W/ POST BELOW
23. SET TOP OF BEAM ELEVATION EQUAL TO INCOMING GLU-LAM. ATTACH FACE MOUNT HANGERS TO SIDE OF BEAM DIRECTLY OVER TRIMMER POST
24. PEDESTRIAN BRIDGE NOT REQUIRED AT 5TH LEVEL FRAMING PLAN
25. HSS4x4x1/4 FOR TRASH CHUTE SUPPORT
26. CONCRETE OVER STEEL DECK TYPE D2 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION
27. STEEL DECK TYPE D3 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION
28. FRAMED OPENING FOR ROOF HATCH PER TYPICAL OPENING IN ROOF DETAIL 10 / S005
29. BLOCKING PANELS BETWEEN ROOF TRUSSES. ALIGN BLOCKING PANELS W/ 4x LEDGER
30. SIMPSON HUCQ410-SDS HANGER INSTALLED OVER WALL BOARD W/ (12) 1/4" x4 1/2" SDS SCREWS TO POST AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM.
31. 2x4 LEDGER INSTALLED OVER GYPBOARD W/ 0.22"x4" SWD6 SCREWS AT 16" o.c.
32. 2x6 LEDGER INSTALLED OVER GYPBOARD W/ (2) 0.22"x4" SWD6 SCREWS AT 16" o.c. ATTACH TRUSSES OR JOISTS TO LEDGER W/ LUS26 HANGER
33. 4x6 LEDGER W/ 3/4" DIA. x 8 1/2" SIMPSON TITEN HD SCREW ANCHORS IN COUNTERSUNK HOLES AT 16" o.c.
34. WOOD ROOF DECK PER FRAMING PLAN NOTES
35. ALIGN POST BEHIND HANGER FOR ATTACHMENT
36. SIMPSON LUP HANGER. LUP SKEWED HANGER AS REQUIRED
37. 4x10 LEDGER W/ (2) 3/4" DIA EMBEDDED ANCHOR BOLTS AT 24" o.c.
38. 4x6 LEDGER W/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.
39. L4x4x1/4 LEDGER W/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.
40. SIMPSON MSU CONCEALED RIGHT FLANGE HANGER INSTALLED OVER WALL BOARD W/ (24) 1/4" x 4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM
41. STRAP DRAG TRUSS TO LEDGER W/ CS14 W/ 0.148 x 2 1/2" NAILS EVERY OTHER HOLE. 24" MIN. LAP W/ LEDGER 24" MIN. LAP W/ DRAG TRUSS
42. FLOOR AND DECK TRUSSES AT CORRIDORS AND EXTERIOR DECKS SHALL BE DESIGNED FOR ADDITIONAL DEAD AND LIVE LOADS. REFER TO G6N SECTION B. BASIS FOR DESIGN FOR LOAD REQUIREMENTS
43. DECK SHALL BE FRAMED W/ SLOPED 2x12 JOISTS AT 24" o.c. CONCRETE TOPPING THICKNESS = 2 1/2"
44. SIMPSON HUCQ535/11-SDS HANGER W/ (14) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM
45. REFER TO DETAILS 232 AND 233 FOR TYPICAL STAIR FRAMING
46. VERTICAL CS16 STRAP FROM 2ND LEVEL END STUDS DOWN TO 1ST LEVEL END STUDS
47. CONT. CMSTC16 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP W/ TOP PLATE OR BEAM
48. CS16 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 48" MIN. LAP W/ BLOCKING. 24" MIN. LAP W/ TOP PLATE
49. CONT. CMSTC16 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP OF LEDGER. 36" MIN. LAP W/ LEDGER
50. STRAP ENDS OF TRUSSES TOGETHER W/ CS16 W/ (13) 0.148x2 1/2" NAILS EACH TRUSS (MIN.) INSTALL STRAP OVER TOP OF FLOOR SHEATHING. STRAP MAY BE OMITTED IF FLOOR TRUSS IS CONTINUOUS OVER BEARING
51. CS14 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP W/ TRUSS. 96" MIN. LAP W/ BLOCKING PANELS ABOVE WALL
52. TRUSS MFR. SHALL DESIGN ROOF TRUSSES FOR ROOFTOP MECHANICAL UNITS PER MECHANICAL DRAWINGS. TYP.
53. 3 CS14 W/ 0.148x2 1/2" NAILS EVERY HOLE. 24" MIN LAP W/ TRUSS. 48" MIN. LAP W/ BLOCKING PANELS ABOVE SHEAR WALL
54. PA18 STRAP FROM MASONRY WALL TO DOUBLE TOP PLATES. ORIENT STRAP VERTICALLY AND NAIL TO INSIDE FACE OF WALL TOP PLATES
55. CONTINUOUS CS16 STRAPS ON OUTSIDE FACE OF SHEATHING PER DETAIL 302 SHALL EXTEND 16" MINIMUM TO LAP W/ DOUBLE TOP PLATES PER DETAIL 301
56. 2x BLOCKING BETWEEN TRUSS TOP CHORDS W/ CONT. CS14 APPLIED OVER TOP OF FLOOR SHEATHING. 24" MIN. LAP W/ DRAG TRUSS
57. CONT. CS16 STRAP W/ 24" MIN. LAP W/ DRAG TRUSS AND 48" MIN. LAP W/ BLOCKING

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PARTIAL 3rd, 4th, AND 5th FLOOR FRAMING PLAN - AREA 2 - BLDG 1

4

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

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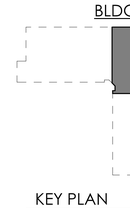

KEY PLAN
NTS

DATE: 01/12/2022
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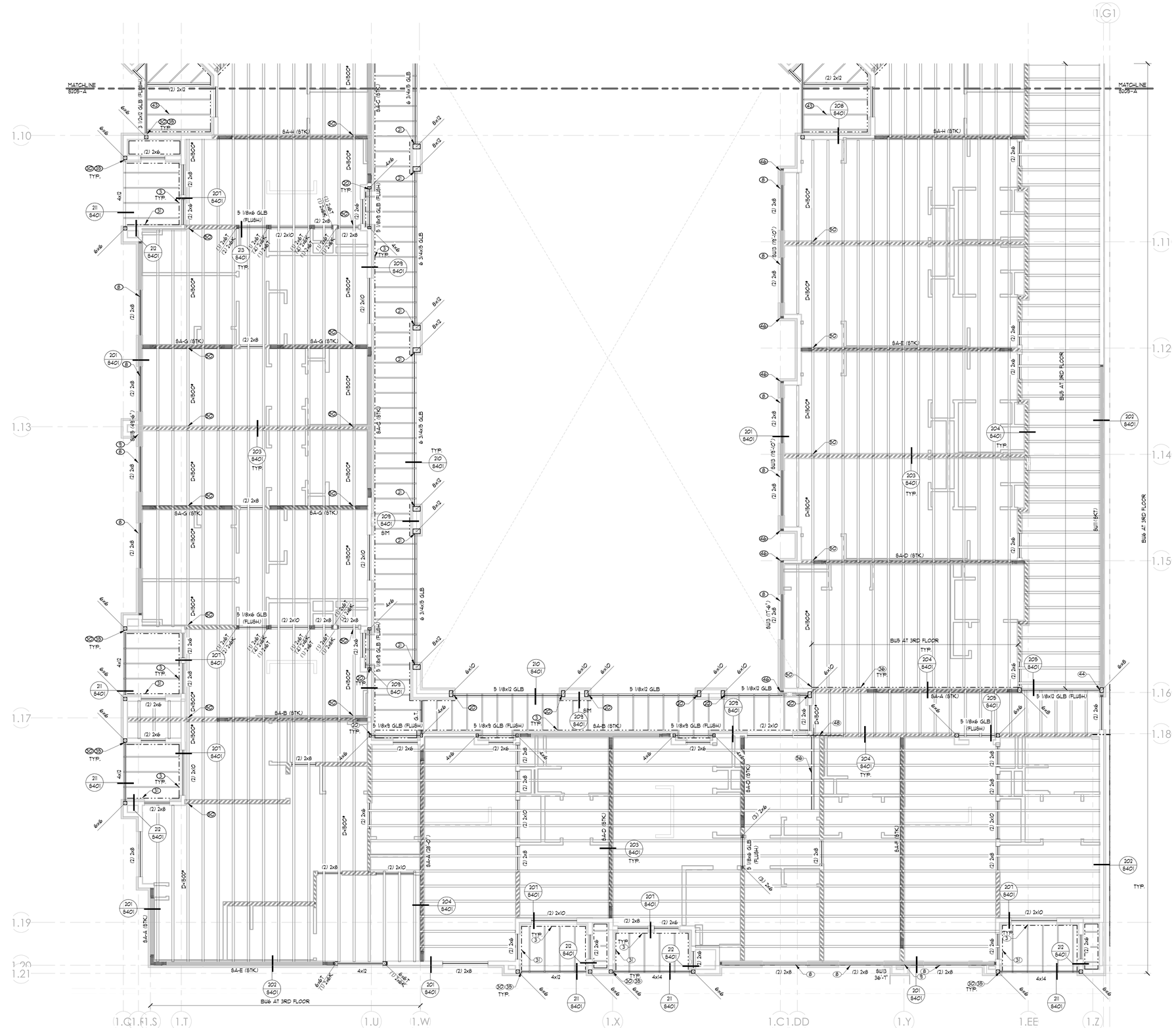

PARTIAL 3rd, 4th, AND 5th FRAMING PLAN - AREA 3

3/16" = 1'-0"

FRAMING PLAN NOTES

REFER TO SHEET S201-A FOR FRAMING PLAN NOTES AND SCHEDULES

FRAMING PLAN KEYNOTES

(8) CONTINUE SHEAR WALL ABOVE AND BELOW OPENING PER DETAIL 220. PROVIDE CS14 STRAPS ABOVE AND BELOW OPENING

(9) CONTINUE SHEAR WALL BEHIND INTERSECTING WALL FRAMING

(10) CONCRETE OVER STEEL DECK TYPE D1 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(11) STEEL ROOF DECK PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(12) SIMPSON LGU HANGER INSTALLED OVER WALL BOARD w/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. USE LGU SKEWED HANGER AS REQUIRED

(13) SIMPSON MSU HANGER INSTALLED OVER WALL BOARD w/ (24) 1/4" x4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(14) SIMPSON HGLTV HANGER WELDED TO TOP FLANGE OF BEAM. NOTCH NAILER AROUND HANGER FLANGE

(15) SIMPSON HGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER WALL BOARD w/ (36) 1/4" x4 1/2" SDS SCREWS TO WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(16) SIMPSON HGUM CONCEALED RIGHT FLANGE HANGER w/ (8) 5/8" x5" TITEN HD ANCHORS TO SOLID GROUTED MASONRY WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(17) INSTALL BEAM BENEATH DOUBLE TOP PLATE. BEAM REQUIRED AT 5TH LEVEL FLOOR FRAMING ONLY

(18) CCTQ-5DSS COLUMN CAP STRAPS OMITTED. PROVIDE SOLID PLYWOOD SHIM ATOP BEAM BELOW POST ABOVE

(19) SIMPSON LGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER EXTERIOR WALL BOARD w/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. PROVIDE 6x12 BLOCKING IN WALL NEXT TO POST TO ACCEPT RIGHT FLANGE SCREWS

(20) SIMPSON HUCQS25/9-SDS HANGER w/ (12) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM

(21) MITEK FUHFM 11/4 HANGER w/ (40) 10d NAILS TO POST AND (18) 10d x 1 1/2" NAILS TO BEAM

(22) EXTEND BEAM TO POST AT WALL INTERSECTION. TRIMMER SHALL ALIGN w/ POST BELOW

(23) SET TOP OF BEAM ELEVATION EQUAL TO INCOMING GLU-LAM. ATTACH FACE MOUNT HANGERS TO SIDE OF BEAM DIRECTLY OVER TRIMMER POST

(24) PEDESTRIAN BRIDGE NOT REQUIRED AT 5TH LEVEL FRAMING PLAN

(25) HSS4x4x1/4 FOR TRASH CHUTE SUPPORT

(26) CONCRETE OVER STEEL DECK TYPE D2 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(27) STEEL DECK TYPE D3 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(28) FRAMED OPENING FOR ROOF HATCH PER TYPICAL OPENING IN ROOF DETAIL 10 / S005

(29) BLOCKING PANELS BETWEEN ROOF TRUSSES. ALIGN BLOCKING PANELS w/ 4x LEDGER

(30) SIMPSON HUCQ410-SDS HANGER INSTALLED OVER WALL BOARD w/ (12) 1/4" x4 1/2" SDS SCREWS TO POST AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(31) 2x4 LEDGER INSTALLED OVER GYPBOARD w/ 0.22"x4" SWDS SCREWS AT 16" o.c.

(32) 2x6 LEDGER INSTALLED OVER GYPBOARD w/ (2) 0.22"x4" SWDS SCREWS AT 16" o.c. ATTACH TRUSSES OR JOISTS TO LEDGER w/ LUS26 HANGER

(33) 4x6 LEDGER w/ 3/4" DIA x 8 1/2" SIMPSON TITEN HD SCREW ANCHORS IN COUNTERSUNK HOLES AT 16" o.c.

(34) WOOD ROOF DECK PER FRAMING PLAN NOTES

(35) ALIGN POST BEHIND HANGER FOR ATTACHMENT

(36) SIMPSON LIFP HANGER. LIFP SKEWED HANGER AS REQUIRED

(37) 4x10 LEDGER w/ (2) 3/4" DIA EMBEDDED ANCHOR BOLTS AT 24" o.c.

(38) 4x6 LEDGER w/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.

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(41) STRAP DRAG TRUSS TO LEDGER w/ CS14 w/ 0.148 x 2 1/2" NAILS EVERY OTHER HOLE 24" MIN. LAP w/ LEDGER 24" MIN. LAP w/ DRAG TRUSS

(42) FLOOR AND DECK TRUSSES AT CORRIDORS AND EXTERIOR DECKS SHALL BE DESIGNED FOR ADDITIONAL DEAD AND LIVE LOADS. REFER TO G6N SECTION B. BASIS FOR DESIGN FOR LOAD REQUIREMENTS

(43) DECK SHALL BE FRAMED w/ SLOPED 2x12 JOISTS AT 24" o.c. CONCRETE TOPPING THICKNESS = 2 1/2"

(44) SIMPSON HUCQS25/11-SDS HANGER w/ (14) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM

(45) REFER TO DETAILS 232 AND 233 FOR TYPICAL STAIR FRAMING

(46) VERTICAL CS16 STRAP FROM 2ND LEVEL END STUDS DOWN TO 1ST LEVEL END STUDS

(47) CONT. CMSTC16 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP w/ TOP PLATE OR BEAM

(48) CS16 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 48" MIN. LAP w/ BLOCKING 24" MIN. LAP w/ TOP PLATE

(49) CONT. CMSTC16 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP OF LEDGER. 36" MIN. LAP w/ LEDGER

(50) STRAP ENDS OF TRUSSES TOGETHER w/ CS16 w/ (13) 0.148x2 1/2" NAILS EACH TRUSS (MIN.) INSTALL STRAP OVER TOP OF FLOOR SHEATHING. STRAP MAY BE OMITTED IF FLOOR TRUSS IS CONTINUOUS OVER BEARING

(51) CS14 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP w/ TRUSS. 36" MIN. LAP w/ BLOCKING PANELS ABOVE WALL

(52) TRUSS MFR. SHALL DESIGN ROOF TRUSSES FOR ROOFTOP MECHANICAL UNITS PER MECHANICAL DRAWINGS, TYP.

(53) 3 CS14 w/ 0.148x2 1/2" NAILS EVERY HOLE 24" MIN LAP w/ TRUSS. 48" MIN. LAP w/ BLOCKING PANELS ABOVE SHEAR WALL

(54) PA18 STRAP FROM MASONRY WALL TO DOUBLE TOP PLATES. ORIENT STRAP VERTICALLY AND NAIL TO INSIDE FACE OF WALL TOP PLATES

(55) CONTINUOUS CS16 STRAPS ON OUTSIDE FACE OF SHEATHING PER DETAIL 302 SHALL EXTEND 16" MINIMUM TO LAP w/ DOUBLE TOP PLATES PER DETAIL 301

(56) 2x BLOCKING BETWEEN TRUSS TOP CHORDS w/ CONT. CS14 APPLIED OVER TOP OF FLOOR SHEATHING 24" MIN. LAP w/ DRAG TRUSS

(57) CONT. CS16 STRAP w/ 24" MIN. LAP w/ DRAG TRUSS AND 48" MIN. LAP w/ BLOCKING

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PARTIAL 3rd, 4th, AND 5th FLOOR FRAMING PLAN - AREA 3 - BLDG 1

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REVIEWED BY: PK
DRAWN BY: JLJ



KEY PLAN
NTS

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TRUSS PLAN KEYNOTES

A. TRUSS LOCATIONS SHOWN ARE SCHEMATIC ONLY. EXACT LOCATION MAY BE ADJUSTED TO ACCOMODATE FIELD CONDITIONS AS REQUIRED, PROVIDED MAXIMUM SPACING DOES NOT EXCEED 2'-0" o.c. TRUSSES SPECIFICALLY NOTED TO ALIGN w/ WALLS MAY NOT BE ADJUSTED WITHOUT WRITTEN PERMISSION FROM ENGINEER.

B. HANGERS SPECIFIED IN SCHEDULE SHALL BE USED U.N.O. ON PLAN OR BY TRUSS MANUFACTURER.

C. TRUSS MANUFACTURER TO VERIFY CAPACITY OF HANGERS SHOWN WITH TRUSS DESIGNS AND VERIFY THAT TRUSSES ARE DESIGNED TO RECEIVE NAILING FROM HANGERS

D. FLOOR TRUSS DEPTH SHALL BE 20" DEEP U.N.O TOP CHORD SHALL BE 3 1/2" (MIN) WIDE x 1 1/2" THICK U.N.O.

TRUSS TO TRUSS AND TRUSS TO LEDGER CONNECTIONS

MARK	TRUSS REACTION (LBS)		4x	2x	2x (AT CORNER)	(2) 2x	(3) 2x
	ROOF	FLOOR					
①	UP TO 585	UP TO 475	LUS44	LUS24	LTHJA26	LUS24-2	LUS26-3
②	586-760	476-615	LUS46	LUS26	THJA26	LUS26-2	LUS26-3
③	761-1380	616-1635	HHUS46	HUS26	---	HHUS26-2	HGUS26-3
④	1381-3155	1636-2630	HGUS46	HGUS26	---	HGUS26-2	HGUS26-3
⑤	3156-3710	2631-3480	HGUS48	HGUS28	---	HGUS28-2	HGUS28-3
⑥	3711-4500	3481-4500	HGUS48	---	---	HGUS28-2	HGUS28-3

① TOP CHORD BEARING TRUSS

FRAMING PLAN KEYNOTES

⑧ CONTINUE SHEAR WALL ABOVE AND BELOW OPENING PER DETAIL 220. PROVIDE CS14 STRAPS ABOVE AND BELOW OPENING

⑨ CONTINUE SHEAR WALL BEHIND INTERSECTING WALL FRAMING

⑩ CONCRETE OVER STEEL DECK TYPE D1 PER STEEL DECK SCHEDULE. SEE SHEET 9005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

⑪ STEEL ROOF DECK PER STEEL DECK SCHEDULE. SEE SHEET 9005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

⑫ SIMPSON LGU HANGER INSTALLED OVER WALL BOARD w/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. USE LGU SKEWED HANGER AS REQUIRED

⑬ SIMPSON MSU HANGER INSTALLED OVER WALL BOARD w/ (24) 1/4" x4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

⑭ SIMPSON HGLTV HANGER WELDED TO TOP FLANGE OF BEAM. NOTCH NAILER AROUND HANGER FLANGE

⑮ SIMPSON HGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER WALL BOARD w/ (36) 1/4" x4 1/2" SDS SCREWS TO WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

⑯ SIMPSON HGUM CONCEALED RIGHT FLANGE HANGER w/ (8) 5/8" x5" TITEN HD ANCHORS TO SOLID GROUTED MASONRY WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

⑰ INSTALL BEAM BENEATH DOUBLE TOP PLATE. BEAM REQUIRED AT 5TH LEVEL FLOOR FRAMING ONLY

⑱ CCTQ-SDS25 COLUMN CAP STRAPS OMITTED. PROVIDE SOLID PLYWOOD SHIM ATOP BEAM BELOW POST ABOVE

⑲ SIMPSON LGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER EXTERIOR WALL BOARD w/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. PROVIDE 6x12 BLOCKING IN WALL NEXT TO POST TO ACCEPT RIGHT FLANGE SCREWS

⑳ SIMPSON HUCQ5.25/9-SDS HANGER w/ (12) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM

㉑ MITEK RUHM 7114 HANGER w/ (40) 10d NAILS TO POST AND (18) 10d x 1 1/2" NAILS TO BEAM

㉒ EXTEND BEAM TO POST AT WALL INTERSECTION. TRIMMER SHALL ALIGN w/ POST BELOW

㉓ SET TOP OF BEAM ELEVATION EQUAL TO INCOMING GLU-LAM. ATTACH FACE MOUNT HANGERS TO SIDE OF BEAM DIRECTLY OVER TRIMMER POST

㉔ PEDESTRIAN BRIDGE NOT REQUIRED AT 5TH LEVEL FRAMING PLAN

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FRAMING PLAN KEYNOTES

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㉘ FRAMED OPENING FOR ROOF HATCH PER TYPICAL OPENING IN ROOF DETAIL 10 / 9005

㉙ BLOCKING PANELS BETWEEN ROOF TRUSSES. ALIGN BLOCKING PANELS w/ 4x LEDGER

㉚ SIMPSON HUCQ410-SDS HANGER INSTALLED OVER WALL BOARD w/ (12) 1/4" x4 1/2" SDS SCREWS TO POST AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

㉛ 2x4 LEDGER INSTALLED OVER GYPBOARD w/ 0.22"x4" SUDS SCREWS AT 16" o.c.

㉜ 2x6 LEDGER INSTALLED OVER GYPBOARD w/ (2) 0.22"x4" SUDS SCREWS AT 16" o.c. ATTACH TRUSSES OR JOISTS TO LEDGER w/ LUS26 HANGER

㉝ 4x6 LEDGER w/ 3/4" DIA. x 8 1/2" SIMPSON TITEN HD SCREW ANCHORS IN COUNTERSUNK HOLES AT 16" o.c.

㉞ WOOD ROOF DECK PER FRAMING PLAN NOTES

㉟ ALIGN POST BEHIND HANGER FOR ATTACHMENT

㊱ SIMPSON LIP HANGER. LIP SKEWED HANGER AS REQUIRED

㊲ 4x10 LEDGER w/ (2) 3/4" DIA. EMBEDDED ANCHOR BOLTS AT 24" o.c.

㊳ 4x6 LEDGER w/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.

㊴ L4x4x1/4 LEDGER w/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.

㊵ SIMPSON MSU CONCEALED RIGHT FLANGE HANGER INSTALLED OVER WALL BOARD w/ (24) 1/4" x 4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM

㊶ STRAP DRAG TRUSS TO LEDGER w/ CS14 w/ 0.148 x 2 1/2" NAILS EVERY OTHER HOLE. 24" MIN. LAP w/ LEDGER 24" MIN. LAP w/ DRAG TRUSS

㊷ FLOOR AND DECK TRUSSES AT CORRIDORS AND EXTERIOR DECKS SHALL BE DESIGNED FOR ADDITIONAL DEAD AND LIVE LOADS. REFER TO G6N SECTION B. BASIS FOR DESIGN FOR LOAD REQUIREMENTS

㊸ DECK SHALL BE FRAMED w/ SLOPED 2x12 JOISTS AT 24" o.c. CONCRETE TOPPING THICKNESS = 2 1/2"

㊹ SIMPSON HUCQ5.25/11-SDS HANGER w/ (14) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM

㊺ REFER TO DETAILS 232 AND 233 FOR TYPICAL STAIR FRAMING

㊻ VERTICAL CS16 STRAP FROM 2ND LEVEL END STUDS DOWN TO 1ST LEVEL END STUDS

FRAMING PLAN KEYNOTES

㊼ CONT. CMSTC16 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP w/ TOP PLATE OR BEAM

㊽ CS16 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 48" MIN. LAP w/ BLOCKING. 24" MIN. LAP w/ TOP PLATE

㊾ CONT. CMSTC16 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP OF LEDGER. 36" MIN. LAP w/ LEDGER

㊿ STRAP ENDS OF TRUSSES TOGETHER w/ CS16 w/ (13) 0.148x2 1/2" NAILS EACH TRUSS (MIN.) INSTALL STRAP OVER TOP OF FLOOR SHEATHING. STRAP MAY BE OMITTED IF FLOOR TRUSS IS CONTINUOUS OVER BEARING

(51) CS14 w/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP w/ TRUSS. 96" MIN. LAP w/ BLOCKING PANELS ABOVE WALL

(52) TRUSS MFR. SHALL DESIGN ROOF TRUSSES FOR ROOFTOP MECHANICAL UNITS PER MECHANICAL DRAWINGS, TYP.

(53) 3 CS14 w/ 0.148x2 1/2" NAILS EVERY HOLE 24" MIN LAP w/ TRUSS. 48" MIN LAP w/ BLOCKING PANELS ABOVE SHEAR WALL

(54) PA18 STRAP FROM MASONRY WALL TO DOUBLE TOP PLATES. ORIENT STRAP VERTICALLY AND NAIL TO INSIDE FACE OF WALL TOP PLATES

(55) CONTINUOUS CS16 STRAPS ON OUTSIDE FACE OF SHEATHING PER DETAIL 302 SHALL EXTEND 16" MINIMUM TO LAP w/ DOUBLE TOP PLATES PER DETAIL 301

(56) 2x BLOCKING BETWEEN TRUSS TOP CHORDS w/ CONT. CS14 APPLIED OVER TOP OF FLOOR SHEATHING 24" MIN. LAP w/ DRAG TRUSS

(57) CONT. CS16 STRAP w/ 24" MIN. LAP w/ DRAG TRUSS AND 48" MIN. LAP w/ BLOCKING

FRAMING PLAN NOTES

A. VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, ETC., w/ ARCH'L. PRIOR TO CONSTRUCTION. RESOLVE DISCREPANCIES WITH ARCHITECT.

B. VERIFY LOCATION AND SIZE OF ALL INSERTS AND OPENINGS IN SLAB WITH ARCH'L, MECH, PLUMBING, AND ELECT. PRIOR TO CONSTRUCTION.

C. SEE TYPICAL DETAILS FOR FRAMING REQUIREMENTS AT OPENINGS IN FLOOR OR ROOF. ALL OPENINGS MAY NOT NECESSARILY BE SHOWN ON PLANS.

D. MISC. ITEMS SUCH AS STAIRS, LANDINGS, RAILINGS, MECH. EQUIPMENT ATTACHMENT TO PRIMARY STRUCTURAL FRAMING, ETC. SHALL BE DESIGNED BY OTHERS AND SUBMITTED FOR REVIEW AS DEFERRED SUBMITTALS PRIOR TO CONSTRUCTION. SEE G3N FOR DEFERRED SUBMITTAL REQUIREMENTS.

E. MU1, MU2, MU3, . . . DENOTES MASONRY WALL PER SCHEDULE ON SHEET 9005. MASONRY WALL SHALL BE MARK 'MU1' U.N.O. ON PLAN

F. MJX (X) *X-XX" INDICATES MASONRY JAMB PER MASONRY JAMB SCHEDULE. TYPICAL JAMB SHALL BE MJ1 (2) *5-24" U.N.O.

G. ML1, ML2, ML3, . . . DENOTES MASONRY LINTEL PER SCHEDULE ON SHEET 9005.

H. MASONRY CONTROL JOINTS (MCJ) SHALL BE PLACED IN MASONRY WALLS. SEE FOUNDATION PLAN NOTES FOR ADDITIONAL INFO.

I. PLACE (1) #5 CONT. IN 24" DEEP (MIN.) GROUTED BOND BEAM AT ELEVATED FLOOR LEVELS AND (1) #5 CONT. IN 24" DEEP (MIN.) GROUTED BOND BEAM AT ROOF LEVEL.

J. SC1, SC2, SC3, . . . DENOTES STEEL COLUMN PER SCHEDULE ON SHEET S101.

K. WALL FRAMING, SHEAR WALLS, HEADERS, ETC. NOTED ON PLAN ARE FOR FRAMING BENEATH CURRENT PLAN LEVEL U.N.O.

L. KS DENOTES KING STUD. KP DENOTES KING POST. TS DENOTES TRIMMER STUD. TP DENOTES TRIMMER POST. ES DENOTES END STUD. EP DENOTES END POST. MINIMUM (1) KS AND (1) TS REQ'D. AT ALL OPENINGS. PROVIDE CONTINUOUS BEARING TO FOUNDATION FOR (2) TS OR GREATER. POSTS SUPPORTING FLUSH BEAM OR G.T. SHALL EXTEND TO UNDERSIDE OF BOTTOMMOST TOP PLATE OF WALL. DOUBLE TOP PLATE SHALL RUN CONTINUOUS OVER POST AT FLUSH BEAM OR G.T. UNLESS POST CAP IS SPECIFIED OR U.N.O. ON PLAN. REFER TO TRIMMER AND KING SCHEDULE ON SHEET 9006.

M. BU1, BU2, BU3, . . . DENOTES BEARING WALL PER SCHEDULE ON SHEET 9006. TYPICAL BEARING WALL FRAMING AT EACH LEVEL SHALL BE AS NOTED BELOW U.N.O. ON PLAN. NON-BEARING (i.e. PARTITION) WALLS SHALL BE 2x4 MIN. AT 16" o.c. MAX.

BELOW LEVEL	EXTERIOR WALLS	CORRIDOR WALLS	WALLS BETWEEN UNITS
ROOF	BU3	BU2	BU2
5	BU3	BU2	BU2
4	BU3	BU2	BU2
3	BU3	BU2	BU2
2	BU3	BU2	BU2

N. SHEATHE ALL EXTERIOR WALLS w/ MIN. 15/32" PLYWOOD w/ 10d AT 6" o.c. EDGE AND 12" o.c. FIELD U.N.O. ON PLAN OR SHEAR WALL SCHEDULE. WOOD SHEATHING AT EXTERIOR WALLS SHALL BE FIRE RETARDANT TREATED.

O. ▨ DENOTES LOAD BEARING WALLS THAT MAY NOT APPEAR OBVIOUS.

P. DOUBLE 2x TOP PLATE REQ'D. AT ALL BEARING WALLS. SPLICE PER DETAIL 17.

Q. SEE TYPICAL HOLE IN DOUBLE TOP PLATE DETAIL 18 FOR PENETRATIONS THROUGH TOP PLATES AT LOAD BEARING WALLS.

R. SW1, SW2, SW3, . . . DENOTES SHEAR WALL TYPE PER SCHEDULE ON SHEET 9006. ALL SHEAR WALLS SHALL BE CONSIDERED LOAD BEARING U.N.O. SPACING OF STUDS IN SHEAR WALLS SHALL BE PER THE BEARING WALL REQUIREMENT INDICATED PER THE BEARING WALL NOTE ABOVE

S. T1, T2, T3, ... DENOTES TENSION LOADS PER TIEDOWN SCHEDULE ON SHEET 9006. C1, C2, C3 . . . . DENOTES COMPRESSION POSTS PER TIEDOWN SCHEDULE ON SHEET 9006. SEE G3N FOR TIEDOWN MANUFACTURERS.

T. SA-X DENOTES SHEAR WALL ASSEMBLY TYPE PER SCHEDULE ON SHEET 9006.

U. ASYMMETRIC ANCHOR TIEDOWN SYSTEM (SIMPSON STRONG-TIE ATS OR ZONE FOUR AT) SHALL BE DESIGNED BY OTHERS AND INSTALLED AT ALL SHEAR WALLS. TENSION (T) AND COMPRESSION (C) LOADS TO BE USED IN DESIGN SHALL BE AS NOTED ON PLANS AND SCHEDULE. TIEDOWN SUSTEM MFR. SHALL SUBMIT DRAWINGS AND CALCULATIONS AS A DEFERRED SUBMITTAL TO STRUCTURAL ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. SEE G3N FOR DEFERRED SUBMITTAL REQUIREMENTS. TIEDOWN SYSTEM SHALL INCLUDE A TAKE-UP DEVICE AND HOLDDOWN ATTACHMENT AT EACH LEVEL.

V. "D x" DENOTES AXIAL FORCE DUE TO WIND OR SEISMIC FORCES (WORKING STRESS LEVEL TENSION OR COMPRESSION) TO BE INCLUDED IN APPROPRIATE LOAD COMBINATION BY TRUSS OR JOIST DESIGNER. FASTEN SHEATHING FULL LENGTH OF DRAG MEMBER w/ (1) ROW OF BOUNDARY FASTENERS AS NOTED BELOW. PROVIDE (2) ROWS OR REDUCE THE FASTENER SPACING BY HALF (e.g. 6" o.c. TO 3" o.c.) AT ALL INTERIOR DRAG MEMBERS U.N.O. ON PLAN.

W. CLIP ALL ROOF DRAG TRUSSES AT BEARING POINTS (NON-CONTINUOUS BEARING) TO TOP PLATE w/H2.5A U.N.O.

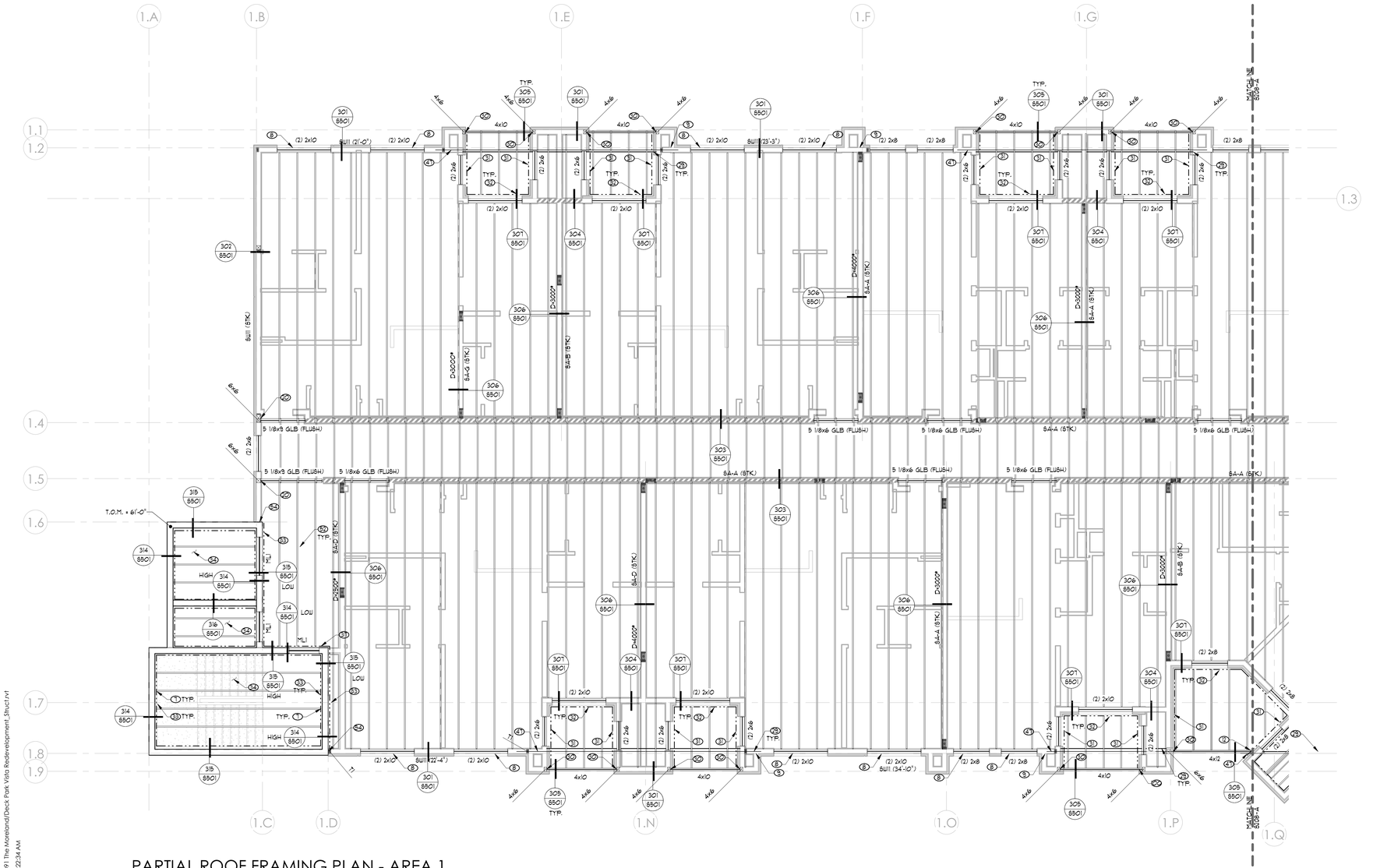
X. ALIGN (2) STUDS (MIN.) BENEATH ALL GIRDER TRUSSES AT BEARING WALL. NAIL STUDS TOGETHER PER TYPICAL NAILING SCHEDULE. HIP GIRDERS w/ UP TO 8'-0" SETBACK AND UP TO 20'-0" SPAN MAY HAVE (1) STUD, U.N.O. PROVIDE CONTINUOUS BEARING TO FOUNDATION FOR ALL BEAMS AND GIRDER TRUSSES SUPPORTED BY (2) 2x OR LARGER POSTS.

Y. FLOOR SHEATHING AND FASTENERS SHALL BE AS FOLLOWS U.N.O. ON PLAN:
1. 3/4" T & G PLYWOOD PER G3N.
2. 10d AT 6" o.c. BOUNDARY FASTENERS (DIAPHRAGM BOUNDARIES, SHEAR PANEL BLOCKING, SOLID BLOCKING AND DRAG MEMBERS AS NOTED ON FRAMING DETAILS).
3. 10d AT 6" o.c. EDGE FASTENERS (AT SUPPORTED PANEL EDGES).
4. 10d AT 12" o.c. FIELD FASTENERS (ALONG INTERMEDIATE FRAMING MEMBERS).
5. ALT. FASTENERS: #8 x 2" MIN. ZINC COATED, FLAT/BUGLE HEAD SCREWS w/ SPACING NOTED ABOVE. SCREWS SHALL BE QUICK DRIVE (BNTL WOOD SCREWS (ICC ESR-1472).
6. ▨ HATCHED AREA INDICATES BLOCKED DIAPHRAGM w/ 10d AT 4" o.c. AT EDGES AND BOUNDARIES AND 12" o.c. FIELD U.N.O.

Z. ROOF SHEATHING AND FASTENERS SHALL BE AS FOLLOWS U.N.O. ON PLAN:
1. 15/32" PLYWOOD PER G3N.
2. 8d AT 6" o.c. BOUNDARY FASTENERS (DIAPHRAGM BOUNDARIES, SHEAR PANEL BLOCKING, SOLID BLOCKING AND DRAG MEMBERS AS NOTED ON FRAMING DETAILS).
3. 8d AT 6" o.c. EDGE FASTENERS (AT SUPPORTED PANEL EDGES).
4. 8d AT 12" o.c. FIELD FASTENERS (ALONG INTERMEDIATE FRAMING MEMBERS).
5. DO NOT USE STAPLES (EXCEPTION: STAPLES MAY BE USED TO FASTEN SHEATHING TO TRUSS TAILS AND FASCIA AT EXPOSED EAVE OVERHANGS).
6. ▨ HATCHED AREA INDICATES BLOCKED DIAPHRAGM w/ 8d AT 4" o.c. AT EDGES AND BOUNDARIES AND 12" o.c. FIELD U.N.O.

a. FASTENERS SHALL BE PLACED NOT LESS THAN 3/8" FROM PANEL EDGES AND SHALL BE FIRMLY DRIVEN INTO FRAMING MEMBERS. PANEL JOINT SHALL BE CENTERED ON FRAMING MEMBER. NO UNBLOCKED PANELS LESS THAN 24" WIDE SHALL BE USED. PROVIDE 1/8" GAP BETWEEN ROOF SHEATHING PANELS.

b. ALL COMPOSITE WOOD (INCLUDING PLYWOOD AND OSB) SHALL USE ULTRA-LOW EMITTING FORMALDEHYDE (ULEF) RESINS



PARTIAL ROOF FRAMING PLAN - AREA 1

3/16" = 1'-0"

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BIM 360://2991 The Moreland/Deck Park Vista Redevelopment_Struct.rvt
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PARTIAL ROOF FRAMING PLAN - AREA 1 - BLDG 1

4

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

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DRAWN BY: JLJ

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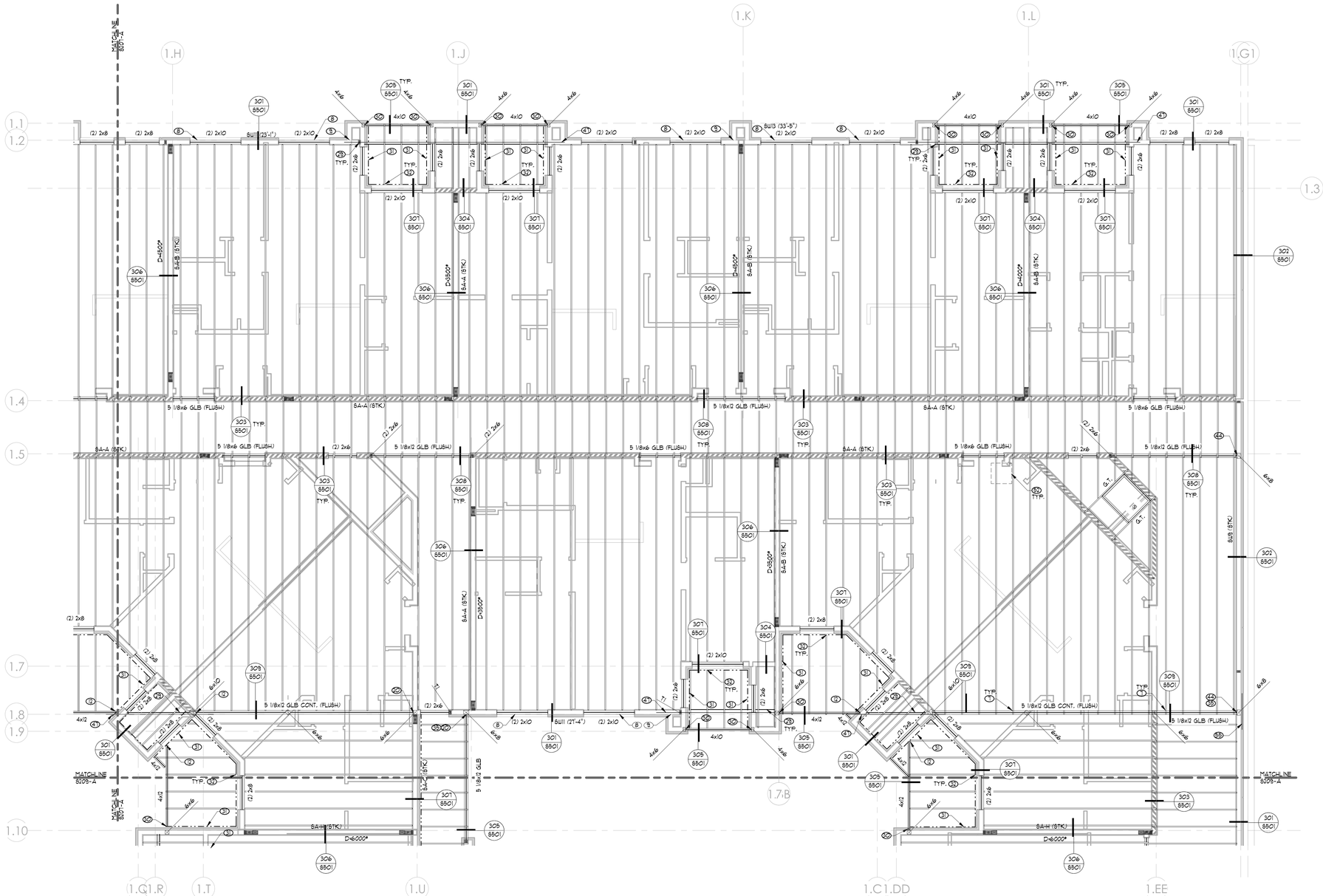
BLDG 1 | BLDG 2 | BLDG 3

LOT 1 | LOT 2

KEY PLAN
NTS

DATE: 01/12/2022
JOB No: 2091
SHEET: S207-A

2091



PARTIAL ROOF FRAMING PLAN - AREA 2

3/16" = 1'-0"

FRAMING PLAN NOTES

REFER TO SHEET S201-A FOR FRAMING PLAN NOTES AND SCHEDULES

FRAMING PLAN KEYNOTES

(8) CONTINUE SHEAR WALL ABOVE AND BELOW OPENING PER DETAIL 220. PROVIDE CS14 STRAPS ABOVE AND BELOW OPENING

(9) CONTINUE SHEAR WALL BEHIND INTERSECTING WALL FRAMING

(10) CONCRETE OVER STEEL DECK TYPE D1 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(11) STEEL ROOF DECK PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(12) SIMPSON LGU HANGER INSTALLED OVER WALL BOARD W/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. USE LGU SKEWED HANGER AS REQUIRED

(13) SIMPSON MGU HANGER INSTALLED OVER WALL BOARD W/ (24) 1/4" x4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(14) SIMPSON HGLTV HANGER WELDED TO TOP FLANGE OF BEAM. NOTCH NAILER AROUND HANGER FLANGE

(15) SIMPSON HGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER WALL BOARD W/ (36) 1/4" x4 1/2" SDS SCREWS TO WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(16) SIMPSON HGUM CONCEALED RIGHT FLANGE HANGER W/ (8) 5/8" x5" TITEN HD ANCHORS TO SOLID GROUTED MASONRY WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(17) INSTALL BEAM BENEATH DOUBLE TOP PLATE. BEAM REQUIRED AT 5TH LEVEL FLOOR FRAMING ONLY

(18) CCTQ-SDSS COLUMN CAP STRAPS OMITTED. PROVIDE SOLID PLYWOOD SHIM ATOP BEAM BELOW POST ABOVE

(19) SIMPSON LGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER EXTERIOR WALL BOARD W/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. PROVIDE 6x12 BLOCKING IN WALL NEXT TO POST TO ACCEPT RIGHT FLANGE SCREWS

(20) SIMPSON HUCQS25/9-SDS HANGER W/ (12) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM

(21) MITEK FUHFM 11/4 HANGER W/ (40) 10d NAILS TO POST AND (18) 10d x 1 1/2" NAILS TO BEAM

(22) EXTEND BEAM TO POST AT WALL INTERSECTION. TRIMMER SHALL ALIGN W/ POST BELOW

(23) SET TOP OF BEAM ELEVATION EQUAL TO INCOMING GLU-LAM. ATTACH FACE MOUNT HANGERS TO SIDE OF BEAM DIRECTLY OVER TRIMMER POST

(24) PEDESTRIAN BRIDGE NOT REQUIRED AT 5TH LEVEL FRAMING PLAN

(25) HSS4x4x1/4 FOR TRASH CHUTE SUPPORT

(26) CONCRETE OVER STEEL DECK TYPE D2 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(27) STEEL DECK TYPE D3 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(28) FRAMED OPENING FOR ROOF HATCH PER TYPICAL OPENING IN ROOF DETAIL 10 / S005

(29) BLOCKING PANELS BETWEEN ROOF TRUSSES. ALIGN BLOCKING PANELS W/ 4x LEDGER

(30) SIMPSON HUCQ410-SDS HANGER INSTALLED OVER WALL BOARD W/ (12) 1/4" x4 1/2" SDS SCREWS TO POST AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(31) 2x4 LEDGER INSTALLED OVER GYPBOARD W/ 0.22"x4" SUDS SCREWS AT 16" o.c.

(32) 2x6 LEDGER INSTALLED OVER GYPBOARD W/ (2) 0.22"x4" SUDS SCREWS AT 16" o.c. ATTACH TRUSSES OR JOISTS TO LEDGER W/ LUS26 HANGER

(33) 4x6 LEDGER W/ 3/4" DIA x 8 1/2" SIMPSON TITEN HD SCREW ANCHORS IN COUNTERSUNK HOLES AT 16" o.c.

(34) WOOD ROOF DECK PER FRAMING PLAN NOTES

(35) ALIGN POST BEHIND HANGER FOR ATTACHMENT

(36) SIMPSON LUP HANGER. LUP SKEWED HANGER AS REQUIRED

(37) 4x10 LEDGER W/ (2) 3/4" DIA EMBEDDED ANCHOR BOLTS AT 24" o.c.

(38) 4x6 LEDGER W/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.

(39) L4x4x1/4 LEDGER W/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.

(40) SIMPSON MGU CONCEALED RIGHT FLANGE HANGER INSTALLED OVER WALL BOARD W/ (24) 1/4" x 4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM

(41) STRAP DRAG TRUSS TO LEDGER W/ CS14 W/ 0.148 x 2 1/2" NAILS EVERY OTHER HOLE. 24" MIN. LAP W/ LEDGER 24" MIN. LAP W/ DRAG TRUSS

(42) FLOOR AND DECK TRUSSES AT CORRIDORS AND EXTERIOR DECKS SHALL BE DESIGNED FOR ADDITIONAL DEAD AND LIVE LOADS. REFER TO G6N SECTION B. BASIS FOR DESIGN FOR LOAD REQUIREMENTS

(43) DECK SHALL BE FRAMED W/ SLOPED 2x12 JOISTS AT 24" o.c. CONCRETE TOPPING THICKNESS = 2 1/2"

(44) SIMPSON HUCQS25/11-SDS HANGER W/ (14) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM

(45) REFER TO DETAILS 232 AND 233 FOR TYPICAL STAIR FRAMING

(46) VERTICAL CS16 STRAP FROM 2ND LEVEL END STUDS DOUN TO 1ST LEVEL END STUDS

(47) CONT. CMSTC16 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP W/ TOP PLATE OR BEAM

(48) CS16 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 48" MIN. LAP W/ BLOCKING 24" MIN. LAP W/ TOP PLATE

(49) CONT. CMSTC16 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP OF LEDGER. 36" MIN. LAP W/ LEDGER

(50) STRAP ENDS OF TRUSSES TOGETHER W/ CS16 W/ (13) 0.148x2 1/2" NAILS EACH TRUSS (MIN.) INSTALL STRAP OVER TOP OF FLOOR SHEATHING. STRAP MAY BE OMITTED IF FLOOR TRUSS IS CONTINUOUS OVER BEARING

(51) CS14 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP W/ TRUSS. 96" MIN. LAP W/ BLOCKING PANELS ABOVE WALL

(52) TRUSS MFR. SHALL DESIGN ROOF TRUSSES FOR ROOFTOP MECHANICAL UNITS PER MECHANICAL DRAWINGS. TYP.

(53) 3 CS14 W/ 0.148x2 1/2" NAILS EVERY HOLE. 24" MIN LAP W/ TRUSS. 48" MIN. LAP W/ BLOCKING PANELS ABOVE SHEAR WALL

(54) PA18 STRAP FROM MASONRY WALL TO DOUBLE TOP PLATES. ORIENT STRAP VERTICALLY AND NAIL TO INSIDE FACE OF WALL TOP PLATES

(55) CONTINUOUS CS16 STRAPS ON OUTSIDE FACE OF SHEATHING PER DETAIL 302 SHALL EXTEND 16" MINIMUM TO LAP W/ DOUBLE TOP PLATES PER DETAIL 301

(56) 2x BLOCKING BETWEEN TRUSS TOP CHORDS W/ CONT. CS14 APPLIED OVER TOP OF FLOOR SHEATHING. 24" MIN. LAP W/ DRAG TRUSS

(57) CONT. CS16 STRAP W/ 24" MIN. LAP W/ DRAG TRUSS AND 48" MIN. LAP W/ BLOCKING

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PARTIAL ROOF FRAMING PLAN - AREA 2 - BLDG 1

4

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

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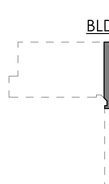

KEY PLAN
NTS

DATE: 01/12/2022
JOB No: 2091
SHEET: S208-A

2091

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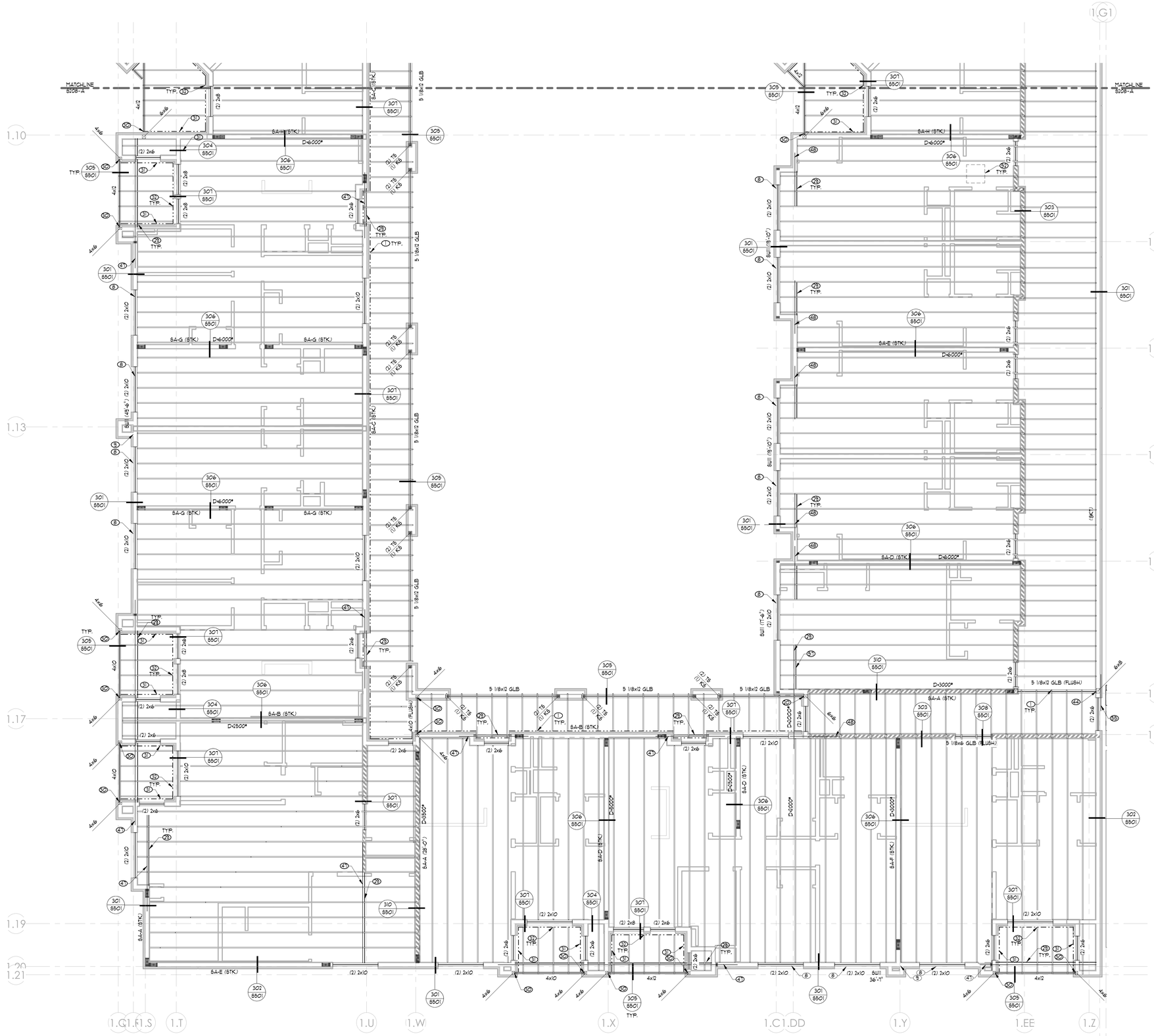

FRAMING PLAN NOTES

REFER TO SHEET S201-A FOR FRAMING PLAN NOTES AND SCHEDULES

FRAMING PLAN KEYNOTES

(8) CONTINUE SHEAR WALL ABOVE AND BELOW OPENING PER DETAIL 220. PROVIDE CS14 STRAPS ABOVE AND BELOW OPENING

(9) CONTINUE SHEAR WALL BEHIND INTERSECTING WALL FRAMING

(10) CONCRETE OVER STEEL DECK TYPE D1 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(11) STEEL ROOF DECK PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(12) SIMPSON LGU HANGER INSTALLED OVER WALL BOARD W/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. USE LGU SKEWED HANGER AS REQUIRED

(13) SIMPSON MGU HANGER INSTALLED OVER WALL BOARD W/ (24) 1/4" x4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(14) SIMPSON HGLTV HANGER WELDED TO TOP FLANGE OF BEAM. NOTCH NAILER AROUND HANGER FLANGE

(15) SIMPSON HGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER WALL BOARD W/ (36) 1/4" x4 1/2" SDS SCREWS TO WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(16) SIMPSON HGUM CONCEALED RIGHT FLANGE HANGER W/ (8) 5/8" x5" TITEN HD ANCHORS TO SOLID GROUTED MASONRY WALL AND (24) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(17) INSTALL BEAM BENEATH DOUBLE TOP PLATE. BEAM REQUIRED AT 5TH LEVEL FLOOR FRAMING ONLY

(18) CCTQ-5DSS COLUMN CAP STRAPS OMITTED. PROVIDE SOLID PLYWOOD SHIM ATOP BEAM BELOW POST ABOVE

(19) SIMPSON LGU CONCEALED LEFT FLANGE HANGER INSTALLED OVER EXTERIOR WALL BOARD W/ (16) 1/4" x4 1/2" SDS SCREWS TO WALL AND (12) 1/4" x 2 1/2" SDS SCREWS TO BEAM. PROVIDE 6x12 BLOCKING IN WALL NEXT TO POST TO ACCEPT RIGHT FLANGE SCREWS

(20) SIMPSON HUCQ525/9-SDS HANGER W/ (12) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM

(21) MITEK FUHFM 7114 HANGER W/ (40) 10d NAILS TO POST AND (18) 10d x 1 1/2" NAILS TO BEAM

(22) EXTEND BEAM TO POST AT WALL INTERSECTION. TRIMMER SHALL ALIGN W/ POST BELOW

(23) SET TOP OF BEAM ELEVATION EQUAL TO INCOMING GLU-LAM. ATTACH FACE MOUNT HANGERS TO SIDE OF BEAM DIRECTLY OVER TRIMMER POST

(24) PEDESTRIAN BRIDGE NOT REQUIRED AT 5TH LEVEL FRAMING PLAN

(25) HSS4x4x1/4 FOR TRASH CHUTE SUPPORT

(26) CONCRETE OVER STEEL DECK TYPE D2 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(27) STEEL DECK TYPE D3 PER STEEL DECK SCHEDULE. SEE SHEET S005. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(28) FRAMED OPENING FOR ROOF HATCH PER TYPICAL OPENING IN ROOF DETAIL 10 / S005

(29) BLOCKING PANELS BETWEEN ROOF TRUSSES. ALIGN BLOCKING PANELS W/ 4x LEDGER

(30) SIMPSON HUCQ410-SDS HANGER INSTALLED OVER WALL BOARD W/ (12) 1/4" x4 1/2" SDS SCREWS TO POST AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM.

(31) 2x4 LEDGER INSTALLED OVER GYPBOARD W/ 0.22"x4" SWDS SCREWS AT 16" o.c.

(32) 2x6 LEDGER INSTALLED OVER GYPBOARD W/ (2) 0.22"x4" SWDS SCREWS AT 16" o.c. ATTACH TRUSSES OR JOISTS TO LEDGER W/ LUS26 HANGER

(33) 4x6 LEDGER W/ 3/4" DIA. x 8 1/2" SIMPSON TITEN HD SCREW ANCHORS IN COUNTERSUNK HOLES AT 16" o.c.

(34) WOOD ROOF DECK PER FRAMING PLAN NOTES

(35) ALIGN POST BEHIND HANGER FOR ATTACHMENT

(36) SIMPSON LIFP HANGER. LIFP SKEWED HANGER AS REQUIRED

(37) 4x10 LEDGER W/ (2) 3/4" DIA. EMBEDDED ANCHOR BOLTS AT 24" o.c.

(38) 4x6 LEDGER W/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.

(39) L4x4x1/4 LEDGER W/ 3/4" DIA. x 8" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.

(40) SIMPSON MGU CONCEALED RIGHT FLANGE HANGER INSTALLED OVER WALL BOARD W/ (24) 1/4" x 4 1/2" SDS SCREWS TO WALL AND (16) 1/4" x 2 1/2" SDS SCREWS TO BEAM

(41) STRAP DRAG TRUSS TO LEDGER W/ CS14 W/ 0.148 x 2 1/2" NAILS EVERY OTHER HOLE 24" MIN. LAP W/ LEDGER 24" MIN. LAP W/ DRAG TRUSS

(42) FLOOR AND DECK TRUSSES AT CORRIDORS AND EXTERIOR DECKS SHALL BE DESIGNED FOR ADDITIONAL DEAD AND LIVE LOADS. REFER TO G5N SECTION B. BASIS FOR DESIGN FOR LOAD REQUIREMENTS

(43) DECK SHALL BE FRAMED W/ SLOPED 2x12 JOISTS AT 24" o.c. CONCRETE TOPPING THICKNESS = 2 1/2"

(44) SIMPSON HUCQ525/11-SDS HANGER W/ (14) 1/4" x4 1/2" SDS SCREWS TO WALL AND (6) 1/4" x 2 1/2" SDS SCREWS TO BEAM

(45) REFER TO DETAILS 232 AND 233 FOR TYPICAL STAIR FRAMING

(46) VERTICAL CS16 STRAP FROM 2ND LEVEL END STUDS DOUN TO 1ST LEVEL END STUDS

(47) CONT. CMSTC16 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP W/ TOP PLATE OR BEAM

(48) CS16 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 48" MIN. LAP W/ BLOCKING 24" MIN. LAP W/ TOP PLATE

(49) CONT. CMSTC16 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP OF LEDGER. 36" MIN. LAP W/ LEDGER

(50) STRAP ENDS OF TRUSSES TOGETHER W/ CS16 W/ (13) 0.148x2 1/2" NAILS EACH TRUSS (MIN.) INSTALL STRAP OVER TOP OF FLOOR SHEATHING. STRAP MAY BE OMITTED IF FLOOR TRUSS IS CONTINUOUS OVER BEARING

(51) CS14 W/ 0.148x2 1/2" NAILS EVERY OTHER HOLE CENTERED ON TOP PLATE. 24" MIN. LAP W/ TRUSS. 96" MIN. LAP W/ BLOCKING PANELS ABOVE WALL

(52) TRUSS MFR. SHALL DESIGN ROOF TRUSSES FOR ROOFTOP MECHANICAL UNITS PER MECHANICAL DRAWINGS, TYP.

(53) 3 CS14 W/ 0.148x2 1/2" NAILS EVERY HOLE 24" MIN LAP W/ TRUSS. 48" MIN. LAP W/ BLOCKING PANELS ABOVE SHEAR WALL

(54) PA18 STRAP FROM MASONRY WALL TO DOUBLE TOP PLATES. ORIENT STRAP VERTICALLY AND NAIL TO INSIDE FACE OF WALL TOP PLATES

(55) CONTINUOUS CS16 STRAPS ON OUTSIDE FACE OF SHEATHING PER DETAIL 302 SHALL EXTEND 16" MINIMUM TO LAP W/ DOUBLE TOP PLATES PER DETAIL 301

(56) 2x BLOCKING BETWEEN TRUSS TOP CHORDS W/ CONT. CS14 APPLIED OVER TOP OF FLOOR SHEATHING. 24" MIN. LAP W/ DRAG TRUSS

(57) CONT. CS16 STRAP W/ 24" MIN. LAP W/ DRAG TRUSS AND 48" MIN. LAP W/ BLOCKING

PARTIAL ROOF FRAMING PLAN - AREA 3

3/16" = 1'-0"

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST.
PHOENIX, AZ 85004

PARTIAL ROOF FRAMING PLAN - AREA 3 - BLDG 1

4

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

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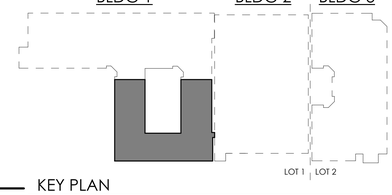
REVIEWED BY: PK
DRAWN BY: JLJ



BLDG 1 | BLDG 2 | BLDG 3



KEY PLAN
NTS

DATE: 01/12/2022
JOB No: 2091
SHEET: S209-A

2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment_Struct.rvt
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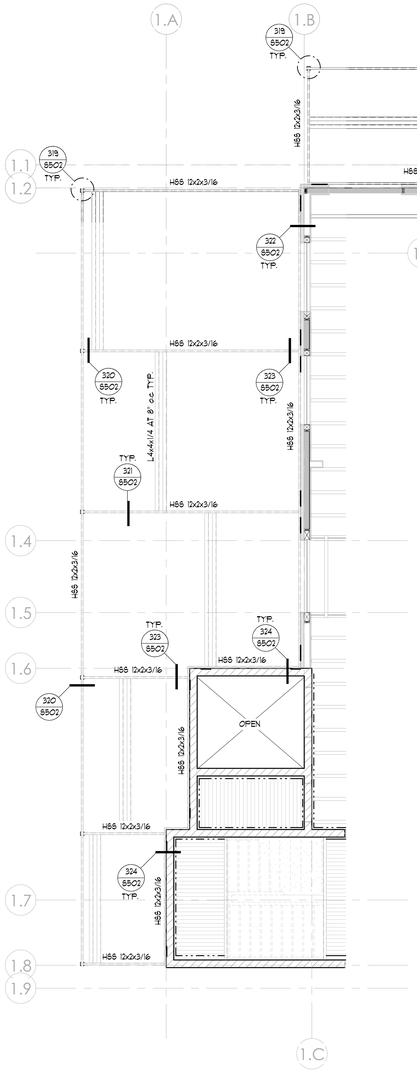
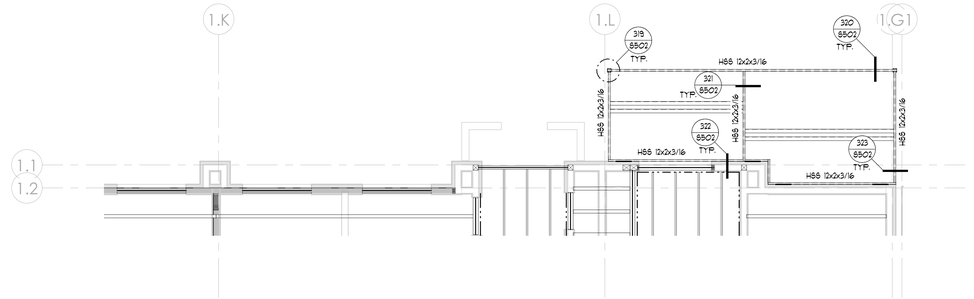


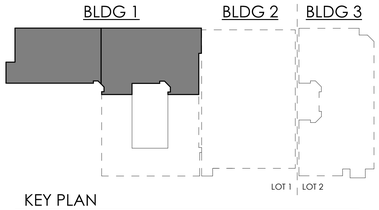
PARTIAL AWNING FRAMING PLAN - AREA 1

3/16" = 1'-0"



PARTIAL AWNING FRAMING PLAN - AREA 2

3/16" = 1'-0"



KEY PLAN

NTS

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AWNING FRAMING PLAN - AREA 1 AND 2 - BLDG 1

4

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REVISIONS

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4	04/14/23	LOT SPLIT

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REVIEWED BY: PK
DRAWN BY: JLJ



DATE: 01/12/2022
JOB No: 2091
SHEET: S210-A

2091

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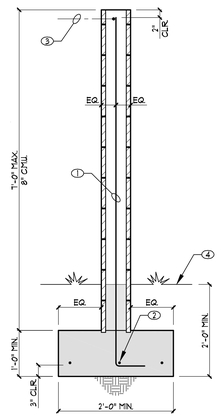


① #4 VERT. AT 48" o.c. w/ STANDARD HOOK INTO FOOTING

② (3) #4 CONT. IN FOOTING

③ #4 CONT. IN 8" MIN. BOND BEAM. PROVIDE 2" MIN. GROUT COVER ALL AROUND

④ NATURAL GRADE OR COMPACTED SUBGRADE

A. SEE G.S.N. FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED.

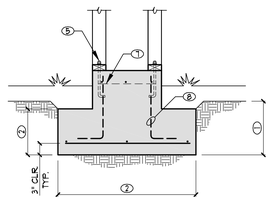
B. ALL REBAR LAP LENGTHS PER SCHEDULE, U.N.O.

C. GROUT WALL SOLID BELOW GRADE.

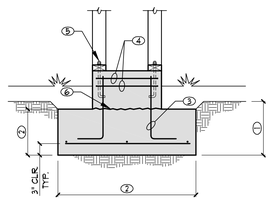
D. FENCE WALL SHALL NOT BE USED AS A FLOOD WALL OR OTHERWISE LOADED UNLESS SPECIFICALLY NOTED. SEE G.S.N. FOR CLARIFICATION.

114 6'-0" CMU SITE WALL

114-201881 NO SCALE



B MONO POUR



A TWO POUR

① MINIMUM EMBEDMENT PER FOUNDATION PLAN NOTES

② FOOTING DIMENSION AND REINFORCING PER PLAN OR SCHEDULE. WHERE NOT SPECIFIED ON PLAN OR SCHEDULE, FOOTING SHALL EXTEND 6" MIN. BEYOND EDGE OF COLUMN AND SHALL BE 12" THICK MIN. w/ #4 AT 12" o.c. E.W. BOTTOM

③ #4 DOUEL AT 24" o.c. MAX (4 MIN.) AROUND PERIMETER OF PEDESTAL

④ (2) #3 CLOSED TIES AT 3" o.c. AROUND ANCHOR BOLTS AND DOUELS AT TWO FOUR CONDITION ONLY

⑤ SOLE PLATE w/ ANCHORAGE PER G.S.N. SIMPSON MAS STRAPS MAY BE USED AS AN ALTERNATE TO ANCHOR BOLTS.

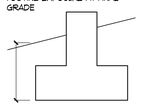
⑥ ROUGHEN SURFACE OF POUR JOINT TO 1/4" AMPLITUDE

⑦ AT PEDESTAL WIDTHS GREATER THAN 2'-0", PROVIDE #4 AT 12" o.c. E.W.

⑧ AT PEDESTAL HEIGHTS (TOP OF CONCRETE TO TOP OF FOOTING) GREATER THAN 1'-6", PROVIDE #4 DOUEL AT 24" o.c. MAX. (4 MIN.) AROUND PERIMETER OF PEDESTAL

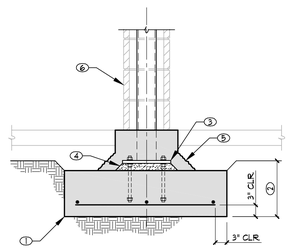
A. AT PEDESTAL WIDTHS LESS THAN 1'-0" PROVIDE #4 VERT. J-BARS AT 12" o.c. MAX. ((2) MIN. REQ'D.) REQ'D. AT BOTH MONO AND TWO POUR.

B. WHERE GRADE SLOPES OR MAY CHANGE, INCREASE EMBEDMENT SUFFICIENTLY TO PREVENT INTERFERENCE w/ FLATWORK AND FOOTING EXPOSURE AT FINAL GRADE



110 WOOD BOX COLUMN AT FOOTING

WP01-19 070830 NO SCALE



① FOOTING SIZE AND REINF. PER FOOTING SCHEDULE U.N.O.

② SEE PLAN FOR MIN. EMBEDMENT OR T.O.F. ELEVATION

③ BASE PLATE w/ ANCHOR RODS PER STEEL COLUMN SCHEDULE U.N.O.

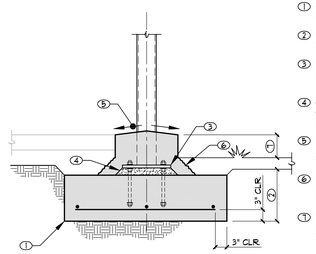
④ GROUT BELOW BASE PLATE PER G.S.N. AND APPLICABLE COLUMN BASE PLATE DETAIL

⑤ PROTECTIVE CONCRETE CAP SHALL PROVIDE 3" MIN. CLR. COVER TO BASE PLATE AND ANCHOR RODS

⑥ HOLLOW MASONRY UNITS AROUND COLUMN (NON-STRUCTURAL). GROUT CAVITY SOLID

111 STEEL COLUMN AT FOOTING

111-201881 NO SCALE



① FOOTING SIZE AND REINF. PER FOOTING SCHEDULE U.N.O.

② SEE PLAN FOR MIN. EMBEDMENT OR T.O.F. ELEVATION

③ BASE PLATE w/ ANCHOR RODS PER STEEL COLUMN SCHEDULE U.N.O.

④ GROUT BELOW BASE PLATE PER G.S.N. AND APPLICABLE COLUMN BASE PLATE DETAIL

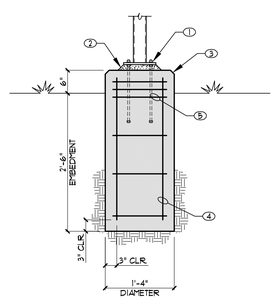
⑤ PROTECTIVE CONCRETE CAP SHALL SLOPE AWAY FROM COLUMN FOR POSITIVE DRAINAGE

⑥ CONCRETE CAP SHALL PROVIDE 3" MIN. CLR. COVER TO BASE PLATE AND ANCHOR RODS

⑦ MAINTAIN 6" MINIMUM OFFSET FROM LANDSCAPED SURFACE. OFFSET NOT REQUIRED ADJACENT TO CONCRETE FLATWORK

112 STEEL COLUMN AT FOOTING

112-201881 NO SCALE



① LIGHT POLE BASE AND ANCHORAGE TO FOUNDATION BY LIGHT POLE MANUFACTURER

② GROUT BELOW BASE PLATE w/ 5000 PSI MIN. NON-SHRINK GROUT

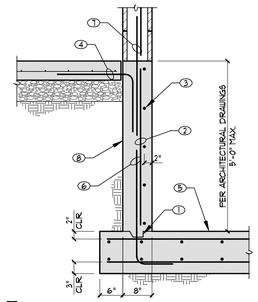
③ 3/4" CHAMFER AT EXPOSED EDGE

④ (4) #4 VERTICAL BARS SPACED EVENLY

⑤ (3) #4 ROUND TIES IN TOP 6" OF PIER AND SPACED AT 12" o.c. ELSEWHERE

113 8 FOOT LIGHT POLE FOUNDATION

113-201881 NO SCALE



① PROVIDE 2x4 SHEAR KEY CENTERED BENEATH WALL OR POUR WALL MONOLITHICALLY WITH PIT SLAB

② #5 AT 12" o.c. VERT.

③ #5 AT 12" o.c. HORIZONTAL

④ FIELD BEND SLAB DOUEL. SLAB DOUELS TO MATCH SIZE AND SPACING OF SLAB REINFORCING. LAP 24" MIN. WITH SLAB REINFORCING

⑤ 12" THICK SLAB w/ #5 AT 12" o.c. EACH WAY TOP AND BOTTOM U.N.O.

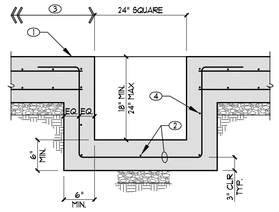
⑥ DOUEL TO MATCH VERTICAL REINFORCING

⑦ DOUEL TO MATCH MASONRY WALL REINFORCING

⑧ WATER PROOFING PER ARCH'L

105 CONCRETE SLAB AT ELEVATOR PIT

105-201881 NO SCALE



① PIT SLAB REINFORCING PER DETAIL 105

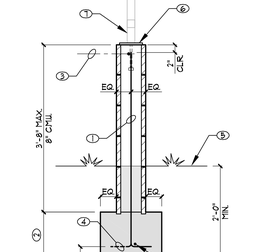
② #4 BENT BARS AT 12" o.c. E.W. BOTTOM

③ 2'-0" MIN. CLEAR TO FACE OF ELEV. WALL, TYP.

④ #4 HORIZ. AT 12" o.c.

106 SUMP PIT DETAIL

106-201881 NO SCALE



① SEE PLAN OR G.S.N. FOR MINIMUM EMBEDMENT

② DOUEL TO MATCH AND LAP WITH VERTICAL WALL REINFORCING

③ GROUT SOLID BELOW FINISH FLOOR

④ WIDTH PER PLAN OR SCHEDULE

⑤ PREFORMED 1/2" ASPHALT JOINT FILLER

107 MASONRY WALL AT FOOTING

101-160156 NO SCALE

① #4 VERT. AT 40" o.c. w/ STANDARD HOOK INTO FOOTING

② FOOTING SIZE AND REINFORCING PER PLAN

③ #4 CONT. IN 8" MIN. BOND BEAM. PROVIDE 2" MIN. GROUT COVER ALL AROUND

④ ALTERNATE BENDS

⑤ FINISH GRADE OR PAVEMENT

⑥ CONT. PL1/2" w/ 1/2" DIA. x6" NELSON STUDS AT 24" o.c.

⑦ METAL SCREEN POSTS PER ARCH'L DRAWINGS

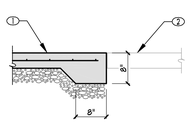
A. SEE G.S.N. FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED.

B. ALL REBAR LAP LENGTHS PER SCHEDULE, U.N.O.

C. GROUT WALL SOLID BELOW GRADE.

108 CMU PRIVACY WALL

108-201881 NO SCALE

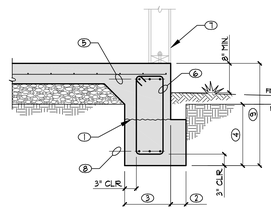


① NEW CONC. SLAB ON GRADE PER PLAN

② FINISH GRADE OR CONCRETE FLATWORK AS OCCURS

109 THICKENED TURNDOWN AT SLAB EDGE

109-201881 NO SCALE



① OPTIONAL POUR JOINT. ROUGHEN SURFACE TO 1/4" AMPLITUDE

② OPTIONAL OFFSET / WIDENED FOOTING AS REQ'D. FOR FORM STAKE

③ WIDTH PER PLAN OR SCHEDULE

④ MINIMUM EMBEDMENT PER FOUNDATION PLAN NOTES

⑤ TOP REINFORCING PER FOOTING SCHEDULE

⑥ #4 STIRRUPS AT 12" o.c. LOCATE (2) STIRRUPS WITHIN 18" OF OUTSIDE CORNERS, LOCATE BARS EACH SIDE OF HOLDOUNS PER G.S.N.

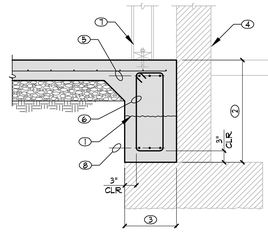
⑦ FRAMING ABOVE AND ANCHORAGE TO SLAB AS OCCURS. EDGE OF SLAB FLUSH TO FACE OF SHEATHING

⑧ BOTTOM REINFORCING PER FOOTING SCHEDULE

⑨ FOOTING THICKNESS PER FOOTING SCHEDULE

101 TYPICAL EDGE OF SLAB

101-201881 NO SCALE



① OPTIONAL POUR JOINT. ROUGHEN SURFACE TO 1/4" AMPLITUDE

② FOOTING THICKNESS PER FOOTING SCHEDULE

③ WIDTH PER PLAN OR SCHEDULE

④ PRECAST GARAGE WALL

⑤ TOP REINFORCING PER FOOTING SCHEDULE

⑥ #4 STIRRUPS AT 12" o.c. LOCATE (2) STIRRUPS WITHIN 18" OF OUTSIDE CORNERS, LOCATE BARS EACH SIDE OF HOLDOUNS PER G.S.N.

⑦ FRAMING ABOVE AND ANCHORAGE TO SLAB AS OCCURS

⑧ BOTTOM REINFORCING PER FOOTING SCHEDULE

102 EDGE OF SLAB AT PROPERTY LINE

102-201881 NO SCALE



① FOOTING SIZE AND REINF. PER FOOTING SCHEDULE U.N.O.

② SEE PLAN FOR MIN. EMBEDMENT OR T.O.F. ELEVATION

③ BASE PLATE w/ ANCHOR RODS PER STEEL COLUMN SCHEDULE U.N.O.

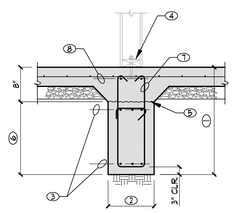
④ GROUT BELOW BASE PLATE PER G.S.N. AND APPLICABLE COLUMN BASE PLATE DETAIL

⑤ COLUMN ISOLATION JOINT AND CLOSURE POUR PER TYPICAL DETAIL

⑥ LINE OF SLAB BEYOND

103 STEEL COLUMN AT FOOTING

103-201881 NO SCALE



① MINIMUM EMBEDMENT PER FOUNDATION PLAN NOTES

② WIDTH PER PLAN OR SCHEDULE

③ REINFORCING PER PLAN OR SCHEDULE

④ CONTINUOUS SOLE PLATE. SEE G.S.N. OR SHEARWALL SCHEDULE FOR ANCHORAGE TO SLAB

⑤ OPTIONAL POUR JOINT. ROUGHEN SURFACE TO 1/4" AMPLITUDE

⑥ DEPTH PER FOOTING SCHEDULE

⑦ #4 STIRRUPS AT 12" o.c. LOCATE (2) STIRRUPS WITHIN 18" OF OUTSIDE CORNERS, LOCATE BARS EACH SIDE OF HOLDOUNS PER G.S.N. SLOPE SLIGHTLY AS REQ'D. TO CENTER AT POUR JOINT

⑧ (2) #4 CONT.

104 TYPICAL INTERIOR STUD WALL AT FOOTING

104-201881 NO SCALE

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FOUNDATION DETAILS - BLDG 1

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ



DATE: 01/12/2022
JOB No: 2091
SHEET: S301

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2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment_Struct.rvt
4/24/2023 9:23:40 AM

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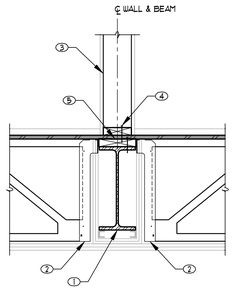
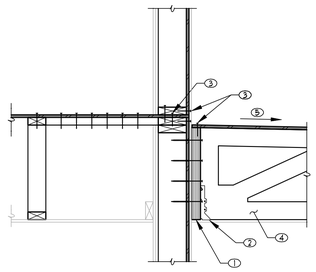


1. STEEL BEAM PER PLAN w/ SEPARATE GYP BOARD WRAPPING PER ARCH'L REQUIREMENTS
2. FIRE WALL HANGER PER DET. 202
3. WOOD BEARING WALL ABOVE WHERE OCCURS
4. BOTTOM PLATE NAILING PER SHEAR WALL SCHEDULE WHERE SHEAR WALL OCCURS
5. CONT. 2x8 PLATE ATTACHED TO TOP FLANGE OF STEEL BEAM w/ HILTI X-U P.A.F.'s AT 12" o.c. STAGGERED

214 WOOD TRUSS AT STEEL BEAM
214-201881 — NO SCALE

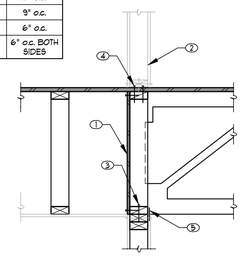


1. CONT. 1 3/4" x18" LVL LEDGER INSTALLED OVER EXTERIOR WALL BOARD w/ (4) 0.22" DIA. x6" SDWS SCREWS EACH STUD. RIP LEDGER TO MATCH DECK TRUSS HEIGHT WHERE OCCURS AT LOW POINT OF DECK SLOPE
2. HANGER PER PLAN
3. BOUNDARY FASTENERS
4. DECK TRUSS
5. REFER TO ARCHITECTURAL DRAWINGS FOR DECK SLOPE

A. REFER TO DETAIL 201 FOR INFORMATION SHOWN BUT NOT NOTED

209 DECK TRUSS AT WOOD LEDGER
209-201881 — NO SCALE

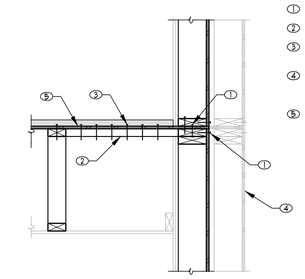
SHEAR WALL ABOVE	LTP4 SPACING
SW9 - SW11	12" o.c.
SW12 - SW14	9" o.c.
SW15 - SW17	6" o.c.
SW18 - SW20	6" o.c. BOTH SIDES



1. SHEAR PANEL BLOCKING. SHEATHING AND NAILING PER G.S.N. OR TO MATCH PLYWOOD SHEAR WALL BELOW AS OCCURS, WHICHEVER IS MORE STRINGENT
2. FRAMING ABOVE AS OCCURS
3. (3) 16d PER BLOCK U.N.O. AT SHEARWALL SCHEDULE
4. (2) ROWS OF BOUNDARY FASTENERS FULL LENGTH OF BLOCKING. NOT REQ'D. IF NO SHEAR WALL IN WALL LINE BELOW
5. LTP4 REQUIRED ONLY AT PANEL BLOCKS DIRECTLY BELOW SHEAR WALL ABOVE U.N.O. SPACING PER TABLE

A. AS AN ALTERNATE, SHEAR PANEL BLOCKING MAY BE REPLACED w/ EQUIVALENT PREFAB TRUSS BLOCKING

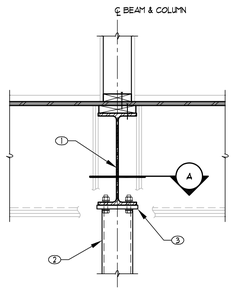
204 WOOD TRUSS AT STUD WALL
204-201881 — NO SCALE



1. BOUNDARY FASTENERS
2. 2x4 FLAT BLOCKING AT 48" o.c.
3. (2) ROWS OF BOUNDARY FASTENERS ALONG BLOCKING
4. AT 201A, BALLON FRAME POPOUT WALL TO UNDERSIDE OF SHEATHING AT POPOUTS
5. FLOOR SHEATHING WITHIN 4 FEET OF PROTECTED WALL SHALL BE FIRE RETARDANT TREATED

201 WOOD FLOOR AT WOOD WALL
201-201881 — NO SCALE

201A AS NOTED

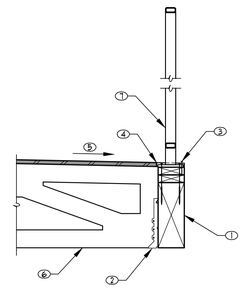


1. STEEL BEAM PER PLAN w/ SEPARATE GYP BOARD WRAPPING PER ARCH'L REQUIREMENTS
2. STEEL COLUMN PER PLAN
3. PL1/2" CAP PER TYPICAL COLUMN CAP PLATE DETAIL w/ (4) 13/16" DIA. HOLES FOR 3/4" DIA. BOLTS

A. REFER TO DETAIL 214 FOR ITEMS SHOWN BUT NOT NOTED

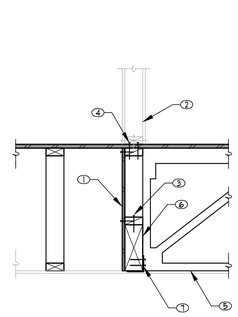
A COLUMN CAP PLATE

215 STEEL BEAM AT STEEL COLUMN
215-201881 — NO SCALE



1. WOOD BEAM PER PLAN, PAD TOP OF BEAM w/ SOLID 2x BLOCKING AS REQUIRED TO MATCH TRUSS DEPTH
2. U214 HANGER TO FACE OF BEAM. USE SUR/L214 FOR SKEWED TRUSS CONDITION IF OCCURS
3. BOUNDARY FASTENERS AT SHEATHING EDGE BEYOND
4. NOTCH FLOOR SHEATHING AT GUARDRAIL POST LOCATIONS
5. REFER TO ARCHITECTURAL DRAWINGS FOR DECK SLOPE
6. DECK TRUSS
7. GUARDRAIL AND POST BASE PER DETAIL 234. SCREW LENGTH SHALL BE INCREASED AS REQUIRED TO ATTAIN 4" MINIMUM EMBEDMENT IN GLU-LAM BEAM

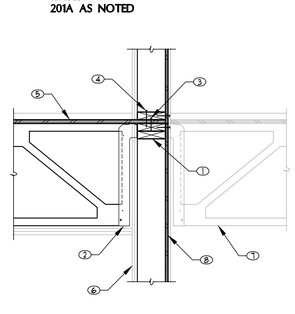
210 DECK TRUSS AT WOOD BEAM
210-201881 — NO SCALE



1. SHEAR PANEL BLOCKING. SHEATHING AND NAILING PER G.S.N. OR TO MATCH PLYWOOD SHEAR WALL BELOW AS OCCURS, WHICHEVER IS MORE STRINGENT
2. FRAMING ABOVE AS OCCURS
3. (3) 16d PER BLOCK U.N.O. AT SHEARWALL SCHEDULE
4. (2) ROWS OF BOUNDARY FASTENERS FULL LENGTH OF BLOCKING. NOT REQ'D. IF NO SHEAR WALL IN WALL LINE BELOW
5. TOP CHORD BEARING FLOOR TRUSS
6. BEAM PER PLAN
7. ATTACH BOTH ENDS OF BEAM TO WALL TOP PLATES w/ DSC2R/L-SD63. SCREW TO TOP OF TOP PLATE. MAY BE ATTACHED TO EITHER FACE OF BEAM

A. REFER TO DETAIL 204 FOR INFORMATION SHOWN BUT NOT NOTED

205 WOOD TRUSS AT FLUSH BEAM
205-201881 — NO SCALE



1. DOUBLE TOP PLATE
2. MITEK FIRE WALL HANGER PER TABLE BELOW. INSTALL PER MFR'S RECOMMENDATIONS

TRUSS DEPTH	HANGER
20"	FWH3520
16"	FWH3516

3. BOUNDARY FASTENERS
4. BOTTOM PLATE NAILING INTO TOP PLATE
5. FLOOR SHEATHING WITHIN 4 FEET OF PROTECTED WALL SHALL BE FIRE RETARDANT TREATED
6. INSTALL GYPBOARD UP TO TOP PLATE BEHIND HANGER
7. FLOOR FRAMING OPPOSITE FACE OF WALL WHERE OCCURS
8. FIRE RETARDANT TREATED EXTERIOR SHEATHING PER PLAN

A. STUDS ABOVE SHALL STACK DIRECTLY ABOVE STUDS BELOW

202 FLOOR TRUSS BEARING AT RATED WALL
202-201881 — NO SCALE

1. STEEL BEAM PER PLAN w/ SEPARATE GYP BOARD WRAPPING PER ARCH'L REQUIREMENTS
2. BOUNDARY FASTENERS
3. 4x6 BLOCK AT 24" o.c. CUT TO FIT BETWEEN BEAM FLANGES AND ATTACHED TO BEAM WEB w/ (2) 3/4" DIA. THRU BOLTS IN COUNTERSUNK HOLES. SHOP PROVIDE 13/16" HOLES IN STEEL BEAM FOR ATTACHMENT
4. CONT. 1 3/4" x18" LVL LEDGER INSTALLED OVER EXTERIOR WALL BOARD w/ (4) 0.22" DIA. x6" SDWS SCREWS EVENLY SPACED EACH 4x6 BLOCK
5. CONT. 2x8 PLATE ATTACHED TO TOP FLANGE OF STEEL BEAM w/ HILTI X-U P.A.F.'s AT 12" o.c. STAGGERED
6. HANGER PER PLAN
7. BOTTOM PLATE NAILING PER SHEAR WALL SCHEDULE WHERE SHEAR WALL OCCURS

216 WOOD DECK TRUSS AT STEEL BEAM
216-201881 — NO SCALE

1. JOIST PER PLAN
2. JB212A HANGER FOR 2x JOISTS HUS212-2TF HANGER FOR (2) 2x
3. BOUNDARY FASTENERS
4. NOTCH FLOOR SHEATHING AT GUARDRAIL POST LOCATIONS
5. REFER TO ARCHITECTURAL DRAWINGS FOR DECK SLOPE
6. GUARDRAIL POST BEYOND PER DETAIL 234

211 DECK JOIST AT WOOD BEAM
211-201881 — NO SCALE

SHEAR WALL ABOVE	LTP4 SPACING
SW9 - SW11	12" o.c.
SW12 - SW14	9" o.c.
SW15 - SW17	6" o.c.
SW18 - SW20	6" o.c. BOTH SIDES

1. CONT. 1 3/4" x20" LVL RIM BOARD
2. ATTACH CONT. RIM TO TOP AND BOTTOM BLOCKING w/ 0.22" DIA. x4" SDWS SCREWS AT 8" o.c.
3. (3) 16d PER BLOCK OR MATCH BOTTOM PLATE NAILING OF SHEAR WALL ABOVE PER SHEAR WALL SCHEDULE WHERE SHEAR WALL OCCURS ABOVE
4. (2) ROWS OF BOUNDARY FASTENERS FULL LENGTH OF BLOCKING. NOT REQ'D IF NO SHEAR WALL IN WALL LINE BELOW
5. LTP4 REQUIRED ONLY DIRECTLY BELOW SHEAR WALL ABOVE. U.N.O. SPACING PER TABLE
6. TOP FLANGE HANGER PER PLAN
7. 2x BLOCKING BETWEEN TRUSSES
8. FRAMING ABOVE AS OCCURS

206 WOOD TRUSS AT STUD WALL
206-201881 — NO SCALE

SHEAR WALL ABOVE	LTP4 SPACING
SW9 - SW11	12" o.c.
SW12 - SW14	9" o.c.
SW15 - SW17	6" o.c.
SW18 - SW20	6" o.c. BOTH SIDES

A BLOCKING PANEL AT STAGGERED OR CONTINUOUS TRUSSES

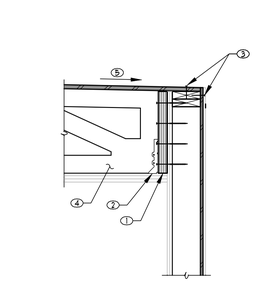
1. SHEAR PANEL BLOCKING. SHEATHING AND NAILING PER G.S.N. OR TO MATCH PLYWOOD SHEAR WALL BELOW AS OCCURS, WHICHEVER IS MORE STRINGENT
2. FRAMING ABOVE AS OCCURS
3. (3) 16d PER BLOCK U.N.O.
4. (2) ROWS OF BOUNDARY FASTENERS FULL LENGTH OF BLOCKING. NOT REQ'D. IF NO SHEAR WALL IN WALL LINE BELOW
5. LTP4 REQUIRED ONLY AT PANEL BLOCKS DIRECTLY BELOW SHEAR WALL ABOVE U.N.O. SPACING PER TABLE
6. BLOCKING PANELS AT KEYED BEARING ARE REQUIRED BUT NOT NOT SHOWN FOR CLARITY. REFER TO SECTION A FOR BLOCKING PANEL REQUIREMENTS

A. AS AN ALTERNATE, SHEAR PANEL BLOCKING MAY BE REPLACED w/ EQUIVALENT PREFAB TRUSS BLOCKING

B. KEYED BEARING DETAIL MAY BE USED IN LIEU OF STAGGERED OR CONTINUOUS TRUSSES

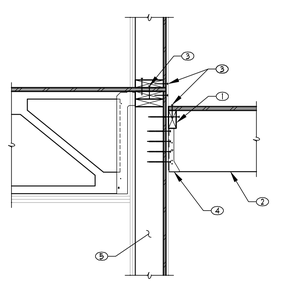
B KEYED TRUSS BEARING

203 WOOD TRUSS CONTINUOUS OR STAGGERED AT STUD WALL
203-201881 — NO SCALE



1. CONT. 1 3/4" x16" LVL LEDGER INSTALLED OVER WALL BOARD w/ (4) 0.22" DIA. x6" SDWS SCREWS EACH STUD
2. HANGER PER PLAN
3. BOUNDARY FASTENERS
4. DECK TRUSS
5. REFER TO ARCHITECTURAL DRAWINGS FOR DECK SLOPE

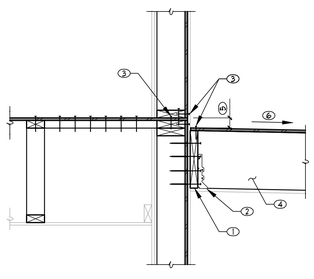
217 LEDGER AT WALL
217-201881 — NO SCALE



1. SLOPING 2x4 LEDGER INSTALLED OVER EXTERIOR WALL BOARD w/ 0.22" DIA. x6" SDWS SCREW EACH STUD
2. WOOD BEAM WHERE OCCURS
3. BOUNDARY FASTENERS
4. HANGER PER PLAN
5. WOOD POST PER PLAN ALIGNED BEHIND HANGER

A. REFER TO DETAIL 202 FOR INFORMATION SHOWN BUT NOT NOTED

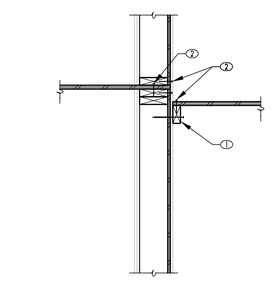
212 DECK BEAM AT WALL
212-201881 — NO SCALE



1. CONT. 2x12 LEDGER INSTALLED OVER EXTERIOR WALL BOARD w/ (4) 0.22" DIA. x6" SDWS SCREWS AT 16" o.c. INTO EACH STUD
2. HANGER PER PLAN
3. BOUNDARY FASTENERS
4. JOIST PER PLAN
5. REFER TO ARCHITECTURAL DRAWINGS FOR OFFSET DIMENSION
6. REFER TO ARCHITECTURAL DRAWINGS FOR DECK SLOPE

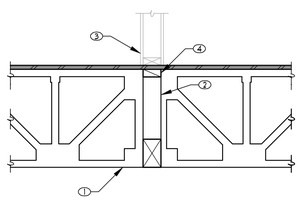
A. REFER TO DETAIL 201 FOR INFORMATION SHOWN BUT NOT NOTED

207 DECK TRUSS AT WOOD LEDGER
207-201881 — NO SCALE



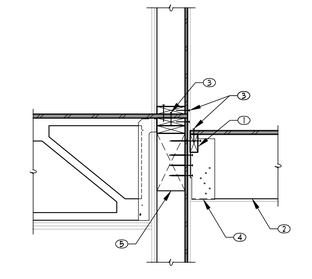
1. SLOPING 2x4 LEDGER INSTALLED OVER EXTERIOR WALL BOARD w/ 0.22" DIA. x6" SDWS SCREW EACH STUD
2. BOUNDARY FASTENERS

218 EDGE OF DECK AT WALL
218-201881 — NO SCALE



1. TOP CHORD BEARING FLOOR TRUSS
2. SOLID VERTICAL 2x BLOCKING BENEATH TRIMMER POST ABOVE AS OCCURS
3. WALL BEYOND AS OCCURS
4. 2x BLOCKING BETWEEN FLOOR TRUSSES

213 TOP CHORD BEARING TRUSS AT BEAM
WU07-34AZ 130424 — NO SCALE



1. SLOPING 2x4 LEDGER INSTALLED OVER EXTERIOR WALL BOARD w/ 0.22" DIA. x6" SDWS SCREW EACH STUD
2. FLUSH BEAM WHERE OCCURS
3. BOUNDARY FASTENERS
4. HANGER PER PLAN
5. PROVIDE 6x12 BLOCKING TO RECEIVE HANGER SCREWS BETWEEN WALL STUDS WHERE HANGER OCCURS. PROVIDE TRIMMER POST EACH SIDE OF BLOCKING

A. REFER TO DETAIL 202 FOR INFORMATION SHOWN BUT NOT NOTED

208 DECK BEAM AT WALL
208-201881 — NO SCALE

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FLOOR FRAMING DETAILS - BLDG 1

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REVISIONS

MARK	DATE	DESCRIPTION
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4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ

DATE: 01/12/2022
JOB No: 2091
SHEET: S401

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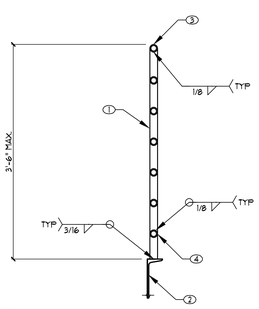
4/24/2023 9:25:42 AM

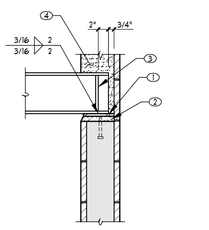
2091



① ROUND HSS1.90" OD x0.125" POST AT 4'-0" o.c.
② STEEL STRINGER PER PLAN
③ ROUND HSS1.90" OD x0.125" CONT. TOP RAIL
④ ROUND HSS1.50" OD x0.120" INFILL RAIL, TYP.

A. ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH.

233 STAIR GUARDRAIL SECTION
233-201881 NO SCALE

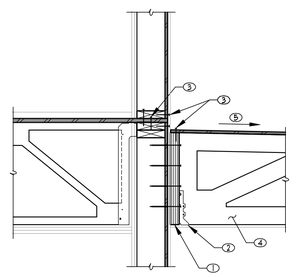


① PL 1/2" x 6" x 0'-8" w/ (2) 3/4" DIA. x 4" NELSON STUDS



② 1" +/- DRYPACK
③ 3/8" STIFFENER PLATE NEAR FACE AND FAR FACE
④ REMOVE FACE SHELLS ABOVE AS REQUIRED TO ACCOMMODATE BEAM INSTALLATION. GROUT VOID SOLID AFTER INSTALLATION IS COMPLETE

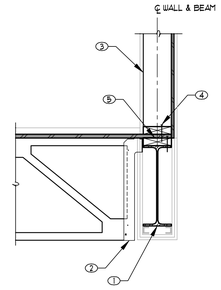
228 HOIST BEAM AT MASONRY WALL
228-201881 NO SCALE



① CONT. 1 3/4" x18" LVL LEDGER INSTALLED OVER EXTERIOR WALL BOARD w/ (4) 0.22" DIA. x6" SDWS SCREWS EACH STUD
② HANGER PER PLAN
③ BOUNDARY FASTENERS
④ ROOF TRUSS
⑤ REFER TO ARCHITECTURAL DRAWINGS FOR ROOF SLOPE

A. REFER TO DETAIL 202 FOR INFORMATION SHOWN BUT NOT NOTED

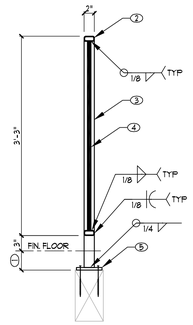
223 LOW ROOF TRUSS AT WOOD LEDGER
223-201881 NO SCALE



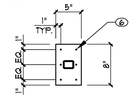
① STEEL BEAM PER PLAN w/ SEPARATE GYP BOARD WRAPPING PER ARCH'L REQUIREMENTS
② FIRE WALL HANGER PER DET. 202 WHERE FLOOR TRUSS OCCURS
③ WOOD BEARING WALL ABOVE WHERE OCCURS
④ BOTTOM PLATE NAILING PER SHEAR WALL SCHEDULE WHERE SHEAR WALL OCCURS
⑤ CONT. 2x6 PLATE ATTACHED TO TOP FLANGE OF STEEL BEAM w/ HILTI X-U P.A.F.'s AT 12" o.c. STAGGERED

A. FLOOR TRUSS ORIENTATION MAY BE AT 90° TO THAT SHOWN

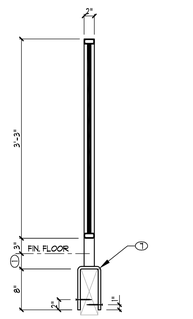
219 WOOD TRUSS AT STEEL BEAM
219-201881 NO SCALE



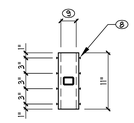
① FLOOR SHEATHING AND TOPPING THICKNESS
② HSS 2 x1 1/2 x1/8 RAIL TOP AND BOTTOM
③ HSS 2 x1 1/2 x1/8 POST AT 4'-0" o.c. MAX.
④ INFILL PANEL PER ARCHITECTURAL DRAWINGS
⑤ BASE PL1/2 x5" x 0'-8" w/ 5/16" DIA. HOLES FOR SCREWS, CENTER ON BEAM.
⑥ (6) 1/4 DIA. x8" SIMPSON SDS SCREWS PER PLATE, ((3) EACH SIDE)



A POST BASE
AT BEAM WIDTH > 5"

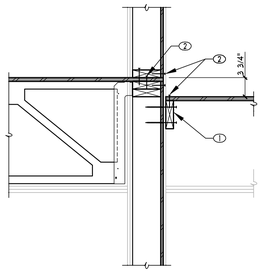


① BENT SADDLE PL1/4 x11" LONG w/ 5/16" DIA. HOLES FOR SCREWS
② (8) 1/4 DIA. x3 1/2" SIMPSON SDS SCREWS PER PLATE, ((4) EACH SIDE)
③ INSIDE WIDTH SHALL BE 1/16" LARGER THAN BEAM WIDTH



B POST BASE
AT BEAM WIDTH < 5"

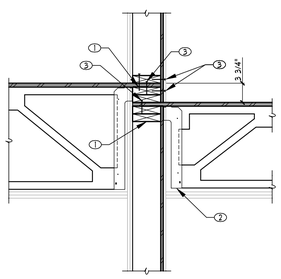
234 TYPICAL GUARDRAIL POST AT WOOD BEAM
234-202008 NO SCALE



① CONT. 2x6 LEDGER INSTALLED OVER EXTERIOR WALL BOARD w/ (2) 0.22" DIA. x6" SDWS SCREWS EACH STUD
② BOUNDARY FASTENERS

A. REFER TO DETAIL 202 FOR INFORMATION SHOWN BUT NOT NOTED

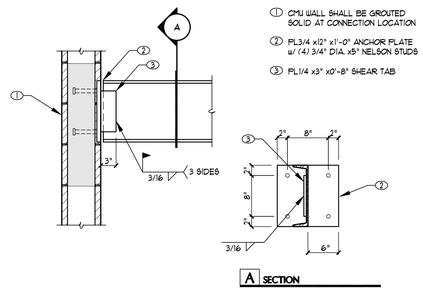
235 FLOOR TRUSS BEARING AT RATED WALL
235-201881 NO SCALE



① DOUBLE TOP PLATE
② USP RIM3516 HANGER. INSTALL PER MFR'S RECOMMENDATIONS
③ BOUNDARY FASTENERS
④ HANGER PER PLAN
⑤ WOOD POST PER PLAN ALIGNED BEHIND HANGER

A. REFER TO DETAIL 202 FOR INFORMATION SHOWN BUT NOT NOTED

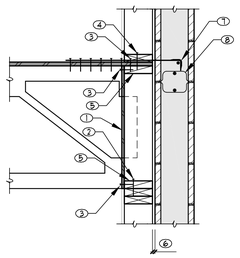
236 FLOOR TRUSS BEARING AT RATED WALL
236-201881 NO SCALE



① CMU WALL SHALL BE GROUTED SOLID AT CONNECTION LOCATION
② PL3/4 x12" x1'-0" ANCHOR PLATE w/ (4) 3/4" DIA. x5" NELSON STUDS
③ PL1/4 x3" x0'-8" SHEAR TAB

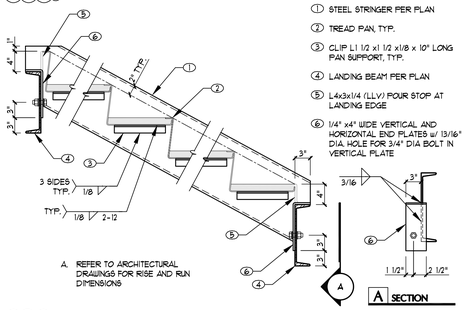
A SECTION

230 EMBED PLATE AT CMU WALL
230-170514 NO SCALE



① SHEATHE w/ MIN. 3/8" PLYWOOD w/ 8d AT 6" o.c. WHERE SHEAR WALL IS LOCATED DIRECTLY ABOVE. SHEATHING AND EDGE NAILING SHALL MATCH SHEAR WALL ABOVE
② (3) 16d PER BLOCK OR (1) LTP4 PER PREFAB TRUSS BLOCK U.N.O.
③ BOUNDARY FASTENERS
④ BOTTOM PLATE NAILING INTO TOP CHORD OF PANEL BLOCK OR 2x RIBBON
⑤ PREFAB TRUSS BLOCKING PANEL OR FIELD BUILT BLOCKING PANEL CONSTRUCTED w/ 2x4 BLOCKS ON ALL 4 SIDES
⑥ REFER TO ARCHITECTURAL DETAILS FOR OFFSET DISTANCE
⑦ SIMPSON P423 STRAP AT 48" o.c. HOOK AROUND AND TIE TO ¾ x 24" TIE BAR
⑧ CONTINUOUS BOND BEAM PER PLAN OR G.B.N.

231 WOOD WALL AT MASONRY WALL
231-201881 NO SCALE

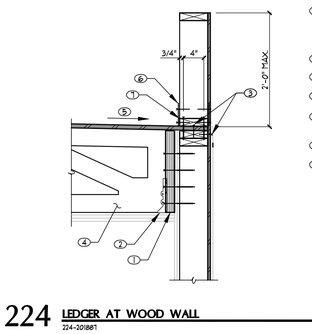


① STEEL STRINGER PER PLAN
② TREAD PAN, TYP.
③ CLIP L1 1/2 x1 1/2 x1/8 x 10" LONG PAN SUPPORT, TYP.
④ LANDING BEAM PER PLAN
⑤ L4x3x1/4 (LLV) POUR STOP AT LANDING EDGE
⑥ 1/4" x4" WIDE VERTICAL AND HORIZONTAL END PLATES w/ 13/16" DIA. HOLE FOR 3/4" DIA BOLT IN VERTICAL PLATE

A. REFER TO ARCHITECTURAL DRAWINGS FOR RISE AND RUN DIMENSIONS

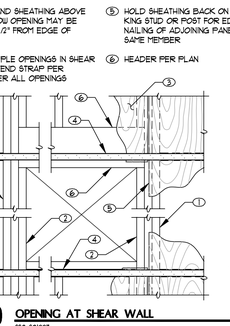
A SECTION

232 TYPICAL STAIR STRINGER AND TREAD SUPPORT
232-201881 NO SCALE



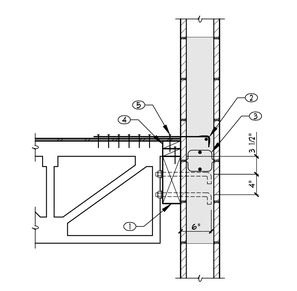
① CONT. 1 3/4" x16" LVL LEDGER INSTALLED OVER WALL BOARD w/ (4) 0.22" DIA. x6" SDWS SCREWS EACH STUD
② HANGER PER PLAN
③ BOUNDARY FASTENERS
④ ROOF TRUSS
⑤ REFER TO ARCHITECTURAL DRAWINGS FOR ROOF SLOPE
⑥ RSP4 CLIP BOTH SIDES OF STUD
⑦ CONT. 2x6 BOTTOM PLATE w/ (2) 0.22" DIA. x5" SDWS SCREWS AT 16" o.c.

224 LEDGER AT WOOD WALL
224-201881 NO SCALE



STRAP	NAILING	BLOCKING
CS16 AND SMALLER	(2) 8d AT 4 1/8" o.c.	2x
CS14	(2) 10d AT 4 1/8" o.c.	2x
(2) CS16	(2) 8d AT 4 1/8" o.c. EACH STRAP	4x
CMSTC16	(2) 16d AT 3" o.c. FOR SUB - SW15	4x

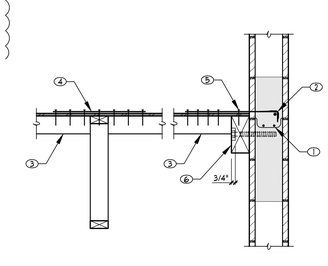
220 OPENING AT SHEAR WALL
220-201881 NO SCALE



① CONT. LEDGER w/ EMBEDDED ANCHOR BOLTS PER PLAN
② SIMPSON P423 STRAP AT 48" o.c. HOOK AROUND AND TIE TO ¾ x 24" TIE BAR
③ CONTINUOUS BOND BEAM PER PLAN OR G.B.N.
④ SOLID BLOCKING, BETWEEN TRUSSES. FACE NAIL BLOCKING TOGETHER AND TO LEDGER w/ 16d AT 6" o.c.
⑤ EDGE NAILING

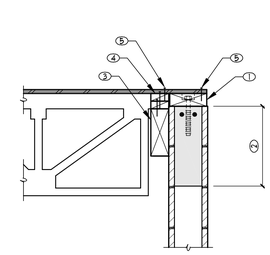
A. PROVIDE (2) COURSES OF GROUT FILLED BLOCK ABOVE AND BELOW THE ANCHOR, NO COLD JOINTS.

225 WOOD TRUSS AT MASONRY WALL
225-201881 NO SCALE



① CONTINUOUS BOND BEAM PER PLAN OR G.B.N.
② SIMPSON P418 STRAP AT 48" o.c. HOOK AROUND AND TIE TO ¾ x 24" TIE BAR
③ (3) 4x4 BLOCKS ALIGNED w/ EACH EMBEDDED STRAP
④ TIE 4x4 BLOCKS TOGETHER w/ ST2215 CENTERED OVER FLOOR TRUSS
⑤ BOUNDARY FASTENERS
⑥ CONT. LEDGER w/ COUNTERSUNK ANCHORS PER PLAN

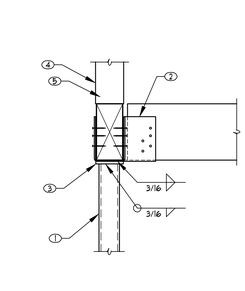
226 WOOD LEDGER AT MASONRY WALL
226-201881 NO SCALE



① 3x WOOD PLATE w/ 3/4" DIA. x 6" SIMPSON TITEN HD ANCHORS AT 24" o.c. COUNTERSINK ANCHORS TO 1" DEPTH
② MIN. BOND BEAM AT FLOOR LEVEL PER G.B.N. OR FRAMING PLAN NOTES
③ CONT. LEDGER w/ ANCHORS PER PLAN
④ SOLID BLOCKING, BETWEEN TRUSSES. FACE NAIL BLOCKING TOGETHER AND TO LEDGER w/ 16d AT 6" o.c.
⑤ BOUNDARY FASTENERS

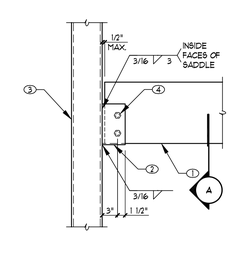
A. WALL VERTICAL REINFORCING NOT SHOWN FOR CLARITY

227 FLOOR DECK AT ELEVATOR OPENING
227-201881 NO SCALE



① STEEL COLUMN PER PLAN
② SIMPSON CCTQ-TYPE COLUMN CAP w/ STRAPS OMITTED
③ CAP PLATE PER TYP. COLUMN CAP PLATE DETAIL
④ BLOCKING UP TO POST ABOVE
⑤ A35 CLIP NEAR FACE AND FAR FACE FROM POST TO BEAM

221 WOOD BEAMS AT STEEL COLUMN
221-201881 NO SCALE



① WOOD BEAM PER PLAN
② "U" SHAPED SADDLE FABRICATED FROM BENT PL1/4" x4 1/2"
③ COLUMN PER PLAN
④ (2) 13/16" DIA. HOLES FOR 3/4" DIA. THRU BOLTS

A. BOTTOM OF HANGER ELEVATION = 8'-2" A.F.F.

A SECTION

222 WOOD BEAM AT STEEL COLUMN
222-201881 NO SCALE

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FLOOR FRAMING DETAILS - BLDG 1

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ



DATE: 01/12/2022
JOB No: 2091
SHEET: S402

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2091

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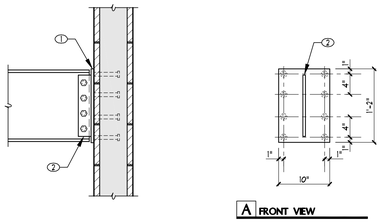
BIM 360://2091 The Moreland/Deck Park Vista Redevelopment_Struct.rvt
4/24/2023 9:25:44 AM

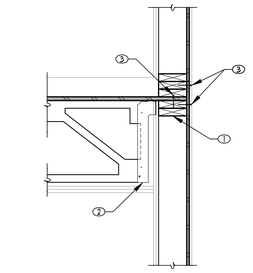


1. PL1/2 x10" x1'-2" w/ (8) 3/4" DIA. x5" NELSON STUDS
2. SHEAR PLATE SIZE AND NUMBER OF BOLTS PER TYPICAL SHEAR PLATE CONNECTION SCHEDULE

A FRONT VIEW

241 STEEL BEAM AT MASONRY WALL

241-201881 NO SCALE

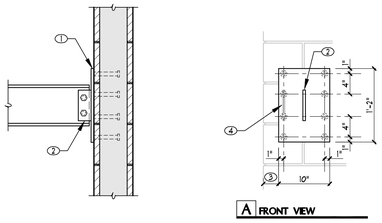


1. DOUBLE TOP PLATE
2. USP FUH3516 HANGER. INSTALL PER MFR'S RECOMMENDATIONS
3. BOUNDARY FASTENERS

A. REFER TO DETAIL 202 FOR INFORMATION SHOWN BUT NOT NOTED

237 FLOOR TRUSS BEARING AT RATED WALL

237-201881 NO SCALE

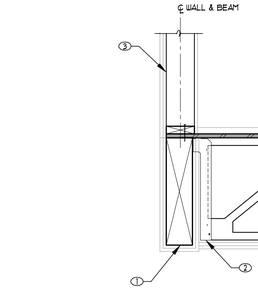


1. PL1/2 x10" x1'-2" w/ (8) 3/4" DIA. x5" NELSON STUDS
2. SHEAR PLATE SIZE AND NUMBER OF BOLTS PER TYPICAL SHEAR PLATE CONNECTION SCHEDULE
3. 3" MIN. FROM MASONRY WALL CORNER WHERE OCCURS
4. OFFSET SHEAR PLATE POSITION AT MASONRY WALL CORNER CONDITION

A FRONT VIEW

242 STEEL BEAM AT MASONRY WALL

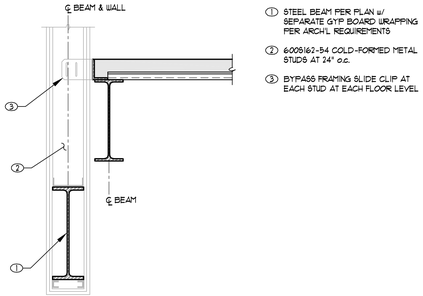
242-201881 NO SCALE



1. WOOD BEAM PER PLAN w/ SEPARATE GYP BOARD WRAPPING PER ARCH'L REQUIREMENTS
2. FIRE WALL HANGER PER DET. 202
3. WOOD BEARING WALL ABOVE

238 WOOD TRUSS AT WOOD BEAM

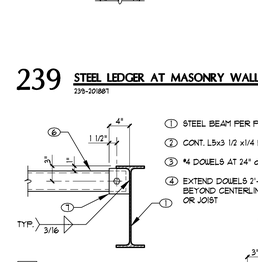
238-201881 NO SCALE



1. CONT. LEDGER PER PLAN w/ 7/8" DIA. HOLES AT 24" o.c. FOR 3/4" DIA. x 6" TITEN HD SCREW ANCHORS
2. MIN. BOND BEAM AT FLOOR LEVEL PER G.S.N.
3. STEEL TUBE PER PLAN w/ 13/16" DIA. HOLE FOR THRU BOLT
4. PL1/4 x4" x0'-5" NEAR FACE AND FAR FACE OF STEEL TUBE w/ 13/16" DIA. HOLE FOR 3/4" DIA. BOLT

239 STEEL LEDGER AT MASONRY WALL

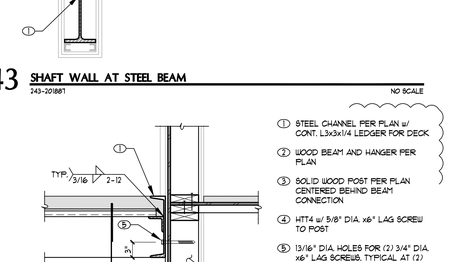
239-201881 NO SCALE



1. WOOD BEAM PER PLAN w/ SEPARATE GYP BOARD WRAPPING PER ARCH'L REQUIREMENTS
2. FIRE WALL HANGER PER DET. 202
3. WOOD BEARING WALL ABOVE

240 CONCRETE DECK AT STEEL BEAM

240-201881 NO SCALE



1. STEEL BEAM PER PLAN w/ SEPARATE GYP BOARD WRAPPING PER ARCH'L REQUIREMENTS
2. 600S162-54 COLD-FORMED METAL STUDS AT 24" o.c.
3. BYPASS FRAMING SLIDE CLIP AT EACH STUD AT EACH FLOOR LEVEL

243 SHAFT WALL AT STEEL BEAM

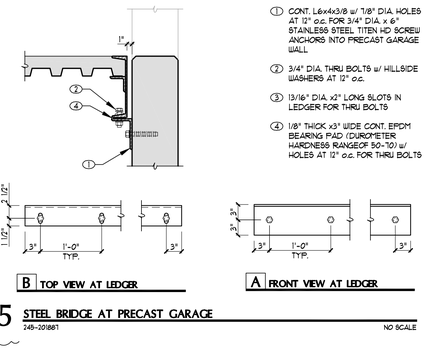
243-201881 NO SCALE

1. STEEL BEAM PER PLAN
2. CONT. L5x3 1/2 x1/4 POUR STOP
3. ¾ DOUELS AT 24" o.c.
4. EXTEND DOUELS 2'-8" MIN. BEYOND CENTERLINE OF BEAM OR JOIST
5. 2-#4 BARS CONTINUOUS AROUND SLAB PERIMETER
6. STEEL TUBE PER PLAN w/ 13/16" DIA. HOLE FOR THRU BOLT
7. PL1/4 x4" x0'-5" NEAR FACE AND FAR FACE OF STEEL TUBE w/ 13/16" DIA. HOLE FOR 3/4" DIA. BOLT

A SECTION AT STEEL TUBE

244 STEEL BRIDGE AT WOOD POST

244-201881 NO SCALE



1. CONT. L6x4x3/8 w/ 7/8" DIA. HOLES AT 12" o.c. FOR 3/4" DIA. x 6" STAINLESS STEEL TITEN HD SCREW ANCHORS INTO PRECAST GARAGE WALL
2. 3/4" DIA. THRU BOLTS w/ HILLSIDE WASHERS AT 12" o.c.
3. 13/16" DIA. x2" LONG SLOTS IN LEDGER FOR THRU BOLTS
4. 1/8" THICK x3" WIDE CONT. EPDM BEARING PAD (DUROMETER HARDNESS RANGEOF 50-70) w/ HOLES AT 12" o.c. FOR THRU BOLTS

B TOP VIEW AT LEDGER

A FRONT VIEW AT LEDGER

245 STEEL BRIDGE AT PRECAST GARAGE

245-201881 NO SCALE

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FLOOR FRAMING DETAILS - BLDG 1

4

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ



DATE: 01/12/2022
JOB No: 2091
SHEET: S403

2091

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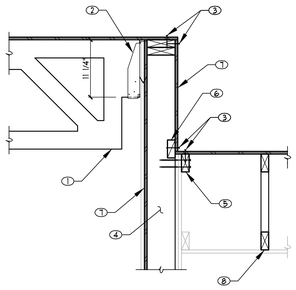
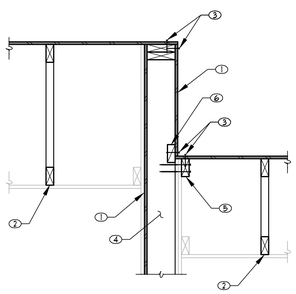


1. TOP CHORD BEARING ROOF TRUSS
2. MITEK FUH212 HANGER
3. BOUNDARY FASTENERS
4. FULL HEIGHT WALL STUDS TO UPPER ROOF DECK
5. CONT. 2x4 LEDGER INSTALLED OVER WALL BOARD w/ (2) 0.22" DIA. x6" SDWS SCREWS EACH STUD
6. 2x4 BLOCKING BETWEEN STUDS
7. EXTERIOR WALL SHEATHING
8. ROOF TRUSS

312 WOOD TRUSS AT WOOD WALL

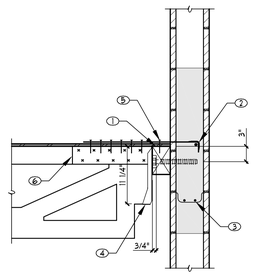
312-201881 NO SCALE



1. EXTERIOR WALL SHEATHING
2. ROOF TRUSS
3. BOUNDARY FASTENERS
4. FULL HEIGHT WALL STUDS TO UPPER ROOF DECK
5. CONT. 2x4 LEDGER INSTALLED OVER WALL BOARD w/ (2) 0.22" DIA. x6" SDWS SCREWS EACH STUD
6. 2x4 BLOCKING BETWEEN STUDS

313 WOOD TRUSS AT WOOD WALL

313-201881 NO SCALE

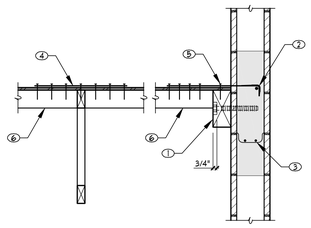


1. CONT. LEDGER w/ COUNTERSUNK ANCHORS PER PLAN
2. SIMPSON PA18 STRAP AT 48" o.c. HOOK AROUND AND TIE TO #4 x 24" TIE BAR
3. CONTINUOUS BOND BEAM PER PLAN OR G.S.N.
4. BA212 HANGER
5. BOUNDARY FASTENERS
6. 2x4 BLOCK x30" LONG ATTACHED TO SIDE OF TRUSS w/ (10) 16d FACE NAILS TO ACCOMMODATE STRAP NAILING

A. PROVIDE (2) COURSES OF GROUT FILLED BLOCK ABOVE AND BELOW THE ANCHOR, NO COLD JOINTS.

314 WOOD TRUSS AT MASONRY WALL

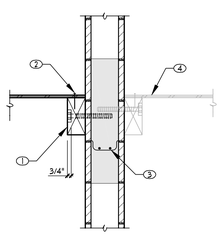
314-201881 NO SCALE



1. CONT. LEDGER w/ COUNTERSUNK ANCHORS PER PLAN
2. SIMPSON PA18 STRAP AT 48" o.c. HOOK AROUND AND TIE TO #4 x 24" TIE BAR
3. CONTINUOUS BOND BEAM PER PLAN OR G.S.N.
4. ST2215 OVER EACH BLOCK
5. BOUNDARY FASTENERS
6. (3) 4x4 BLOCKS ALIGNED w/ EACH EMBEDDED STRAP

315 WOOD LEDGER AT MASONRY WALL

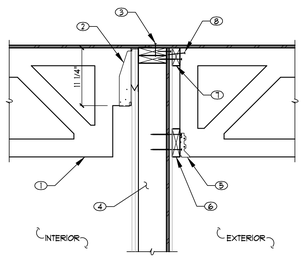
315-201881 NO SCALE



1. CONT. LEDGER w/ COUNTERSUNK ANCHORS PER PLAN
2. BOUNDARY FASTENERS
3. CONTINUOUS BOND BEAM PER PLAN OR G.S.N.
4. ROOF DECK AND LEDGER AT OPPOSITE FACE OF WALL AS OCCURS. STAGGER ANCHOR LOCATIONS AS REQUIRED

316 WOOD LEDGER AT MASONRY WALL

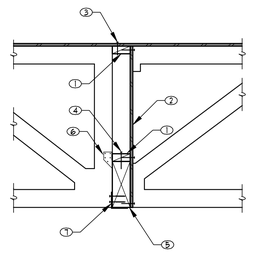
316-201881 NO SCALE



1. TOP CHORD BEARING ROOF TRUSS
2. MITEK FUH212 HANGER, SKEWED HANGER REQ'D FOR SKEWED FRAMING CONDITION
3. BOUNDARY FASTENERS
4. CONTINUOUS STUD TO UNDERSIDE OF ROOF DECK
5. LUS26 HANGER, SUR/L26 SKEWED HANGER REQ'D FOR SKEWED FRAMING CONDITION
6. CONT. 2x6 LEDGER INSTALLED OVER EXTERIOR WALL BOARD w/ (2) 0.22" DIA. x6" SDWS SCREWS EACH STUD
7. CONT. 2x4 LEDGER INSTALLED OVER EXTERIOR WALL BOARD w/ 0.22" DIA. x6" SDWS SCREWS AT 16" o.c.
8. (3) 16d TOE NAILS PER TRUSS

307 ROOF TRUSSES AT BEARING WALL

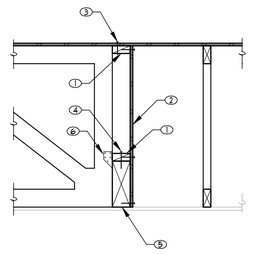
307-201881 NO SCALE



1. 2x BLOCKING TOP AND BOTTOM
2. SHEAR PANEL BLOCKING w/ SHEATHING AND NAILING PER G.S.N. OR MATCH PLYWOOD SHEAR WALL IN WALL LINE BELOW, WHICHEVER IS MORE STRINGENT
3. BOUNDARY FASTENERS
4. (3) 16d PER TRUSS BAY, MIN.
5. WOOD BEAM PER PLAN
6. CLIP TRUSS TO TOP PLATE w/ H2.5A
7. ATTACH BOTH ENDS OF BEAM TO WALL TOP PLATES w/ DSC2R/L-SD63, SCREW TO TOP OF TOP PLATE. MAY BE ATTACHED TO EITHER FACE OF BEAM

308 ROOF TRUSS AT CORRIDOR FLUSH BEAM

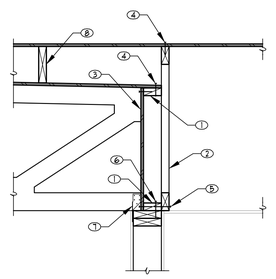
308-201881 NO SCALE



1. 2x BLOCKING TOP AND BOTTOM
2. SHEAR PANEL BLOCKING w/ SHEATHING AND NAILING PER G.S.N. OR MATCH PLYWOOD SHEAR WALL IN WALL LINE BELOW, WHICHEVER IS MORE STRINGENT
3. BOUNDARY FASTENERS
4. (3) 16d PER TRUSS BAY, MIN.
5. WOOD BEAM PER PLAN
6. CLIP TRUSS TO TOP PLATE w/ H2.5A

309 ROOF TRUSS AT FLUSH BEAM

309-201881 NO SCALE

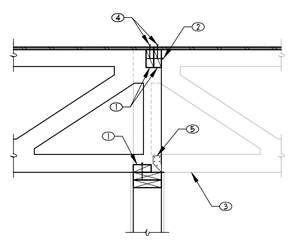


1. 2x4 (MIN.) BLOCK
2. DRAG TRUSS PER PLAN
3. BLOCKING PANELS BETWEEN TRUSSES SHEATHED w/ 3/8" MIN. PLYWOOD NAILED w/ 8d AT 6" o.c.
4. BOUNDARY FASTENERS
5. 16d AT 6" o.c.
6. 16d AT 3" o.c.
7. CLIP TRUSS TO TOP PLATE w/ H2.5A
8. RIFFED 2x SLEEPERS AT 24" o.c. TO SUPPORT OVERFRAMED DECK

A. AS AN ALTERNATE, BLOCKING AND PLYWOOD SHEATHING MAY BE REPLACED w/ EQUIVALENT PREFAB TRUSS BLOCKING

310 WOOD TRUSS AT WOOD WALL

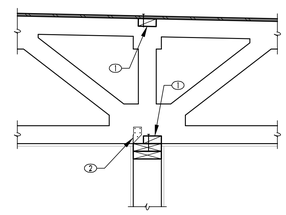
310-201881 NO SCALE



1. 2x4 (MIN.) BLOCK
2. 16d AT 8" o.c.
3. ROOF TRUSS BEYOND
4. BOUNDARY FASTENERS
5. CLIP TRUSS TO TOP PLATE w/ H2.5A, TYP.

311 WOOD TRUSS AT WOOD WALL

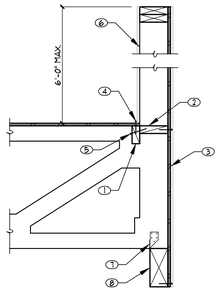
311-201881 NO SCALE



1. 2x BLOCKING BETWEEN TRUSSES
2. H2.5A EACH TRUSS

304 ROOF TRUSS AT INTERIOR BEARING WALL

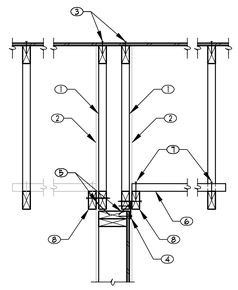
304-201881 NO SCALE



1. 2x4 (MIN.) BLOCK
2. 2x6 BLOCK BETWEEN TRUSSES
3. CONT. SHEATHING ALONG ENDS OF TRUSSES PER FRAMING PLAN NOTES
4. BOUNDARY FASTENERS
5. 16d FACENAIL AT 6" o.c.
6. 2x6 VERT. PARAPET STUD BUILT INTO EACH TRUSS
7. CLIP TRUSS TO BEAM w/ H2.5A
8. BEAM PER PLAN

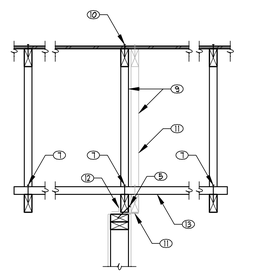
305 WOOD TRUSS AT WOOD BEAM

305-201881 NO SCALE



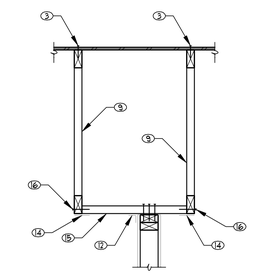
1. ROOF TRUSS ALIGNED w/ FACE OF WALL OR FACE OF SHEAR PANEL WHERE OCCURS. DRAG LOAD WHERE INDICATED PER PLAN
2. CONTINUE WALL BOARD TO UNDERSIDE OF ROOF SHEATHING WHERE REQ'D BY ARCH'L DWGS
3. BOUNDARY FASTENERS
4. LTP4 CLIP AT 24" o.c. ALONG LENGTH OF TRUSS AT DRAG TRUSS ONLY
5. 16d TOENAIL AT 12" o.c.
6. 2x4 HORIZONTAL BRACE AT 48" o.c. MAY BE INSTALLED ON EITHER SIDE OF WALL
7. (2) 16d
8. CONT. 2x4 INSTALLED OVER WALL BOARD w/ 0.22" DIA. x4" SDWS WOOD SCREWS AT 12" o.c.

A DRAG TRUSS AT RATED WALL



9. DRAG TRUSS. LOAD PER PLAN
10. (2) ROWS OF BOUNDARY FASTENERS
11. TRUSS MAY BE OFFSET FROM WALL AND CLIPPED TO TOP PLATE w/ LTP4 AT 24" o.c. U.N.O. ON PLAN. LTP4 TO BE LAID FLAT AND FASTENED UP INTO BOTTOM OF TRUSS AND DOWN INTO TOP OF PLATE
12. A35 CLIP (OR LTP4 AT SAME SPACING) WHERE SPECIFICALLY NOTED ON PLAN. INSTALL AFTER ROOF IS LOADED. CLIPS ARE NOT REQUIRED UNLESS SPECIFICALLY NOTED AT DETAIL CALL OUT ON PLAN
13. 2x4 HORIZONTAL BRACE AT 48" o.c.

B NON-RATED WALL: DRAG TRUSS ALIGNED



14. LTP4 CLIP TO MATCH A35 SPACING AS OCCURS
15. 2x6 LADDER BLOCK AT 24" o.c. MAX. OR MATCH CLIP SPACING PER PLAN. NAIL TO WALL TOP PLATE w/ (3) 16d
16. (3) 16d

A. OPTION A REQUIRED AT RATED WALLS. OPTION B OR C MAY BE USED AT NON-RATED WALLS UNLESS ONE OPTION IS SPECIFICALLY CALLED FOR ON PLANS

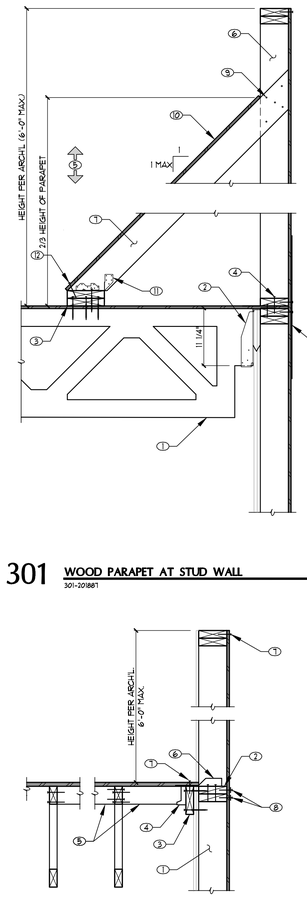
B. AT OPTIONS A AND C, TRUSS MFR. TO DESIGN BOTH TRUSSES FOR DRAG LOAD NOTED ON PLAN.

C. CONNECTION TO BE INSTALLED ALONG ENTIRE TOP PLATE OF WALL CONTAINING SHEARWALL(S).

C NON-RATED WALL: DRAG TRUSS NOT ALIGNED

306 DRAG TRUSS AT SHEAR WALL

306-201881 NO SCALE



1. TOP CHORD BEARING ROOF TRUSS
2. MITEK FUH212 HANGER
3. (2) 2x8 CONT. PLATE w/ (3) 0.22"x4" SDWS WOOD SCREWS AT BOTTOM PLATE TO EA. TRUSS AND (2) AT 8" o.c. FROM TOP PLATE TO BOTTOM PLATE
4. 16d AT 6" o.c.
5. DESIGN ROOF TRUSSES FOR 560# UP/DOWN CONCENTRATED WIND LOAD AT DIAGONAL BRACES
6. 2x6 STUDS AT 24" o.c.
7. 2x6 BRACE AT 24" o.c.
8. LSTA24 AT 48" o.c. ALIGN PARAPET STUD w/ WALL STUD AT STRAP
9. (5) 16d COMMON NAILS
10. 15/32" SHEATHING
11. CLIP BRACE TO CONT. PLATE w/ H2.5A AND A35 CLIP
12. 8d AT 6" o.c.

301 WOOD PARAPET AT STUD WALL

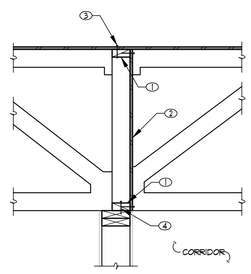
301-201881 NO SCALE

1. CONTINUOUS STUD TO TOP OF PARAPET WALL
2. DOUBLE 2x6 BLOCK w/ 16d AT 6" o.c. STAGGERED
3. CONT. 2x6 LEDGER INSTALLED OVER WALL BOARD w/ (2) 0.22" DIA. x6" SDWS SCREWS AT 16" o.c. INTO EACH STUD AND AT 16" o.c. INTO EACH BLOCK
4. LUS24 HANGER
5. 2x4 SUB PURLIN AT EACH WALL STUD, (2) FRAMING BAYS (4'-0" MIN)
6. SIMPSON H8 STRAP AT EACH STUD TO SUBPURLIN
7. BOUNDARY FASTENERS
8. CONT. CS16 STRAP w/ 8d NAILS

A. USE SIMPSON MSTA36 ACROSS LEDGER SPLICE. (NOT SHOWN FOR CLARITY.)

302 WOOD LEDGER AT PARAPET STUDS

302-201881 NO SCALE



1. 2x BLOCKING TOP AND BOTTOM
2. SHEAR PANEL BLOCKING w/ SHEATHING AND NAILING PER G.S.N. OR MATCH PLYWOOD SHEAR WALL IN WALL LINE BELOW, WHICHEVER IS MORE STRINGENT
3. BOUNDARY FASTENERS
4. (3) 16d PER TRUSS BAY, MIN.

303 ROOF TRUSS AT CORRIDOR

303-201881 NO SCALE

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ROOF FRAMING DETAILS - BLDG 1

4

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ



DATE: 01/12/2022
JOB No: 2091
SHEET: S501

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2091

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BIM 360://2091 The Moreland/Deck Park Vista Redevelopment_Struct.rvt
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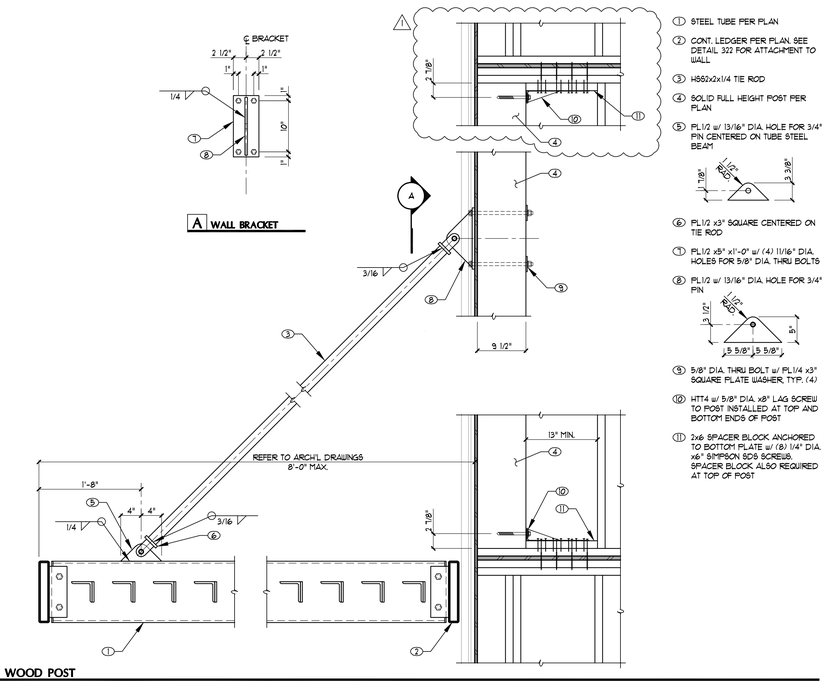


① STEEL TUBE PER PLAN

② CONT. LEDGER PER PLAN, SEE DETAIL 322 FOR ATTACHMENT TO WALL

③ HSS2x2x1/4 TIE ROD

④ SOLID FULL HEIGHT POST PER PLAN

⑤ PL1/2 w/ 13/16" DIA. HOLE FOR 3/4" PIN CENTERED ON TUBE STEEL BEAM

⑥ PL1/2 x3" SQUARE CENTERED ON TIE ROD

⑦ PL1/2 x8" x1'-0" w/ (4) 11/16" DIA. HOLES FOR 5/8" DIA. THRU BOLTS

⑧ PL1/2 w/ 13/16" DIA. HOLE FOR 3/4" PIN

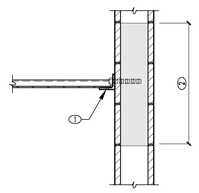
⑨ 5/8" DIA. THRU BOLT w/ PL1/4 x3" SQUARE PLATE WASHER, TYP. (4)

⑩ HTT4 w/ 5/8" DIA. x8" LAG SCREW TO POST INSTALLED AT TOP AND BOTTOM ENDS OF POST

⑪ 2x6 SPACER BLOCK ANCHORED TO BOTTOM PLATE w/ (8) 1/4" DIA. x6" SIMPSON SDS SCREWS. SPACER BLOCK ALSO REQUIRED AT TOP OF POST

325 TIE ROD AT WOOD POST

325-201881 NO SCALE



① CONT. LEDGER PER PLAN w/ 7/8" DIA. HOLES FOR 3/4" DIA. ANCHORS. ANCHOR TYPE AND SPACING PER PLAN

② MIN. BOND BEAM AT ROOF LEVEL PER G.S.N.

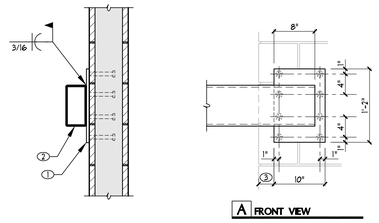
A. STEEL DECK ORIENTATION MAY BE AT 90° TO THAT SHOWN

B. ATTACH STEEL DECK TO LEDGER PER G.S.N.

C. WALL VERTICAL REINFORCING NOT SHOWN FOR CLARITY

326 STEEL DECK AT MASONRY WALL

326-201881 NO SCALE



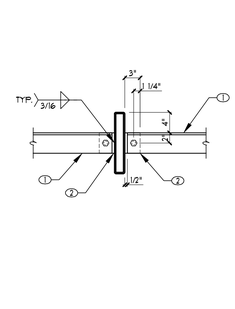
① PL1/2 x10" x1'-2" w/ (8) 3/4" DIA. x5" NELSON STUDS

② STEEL TUBE PER PLAN

③ 3" MIN. FROM MASONRY WALL CORNER WHERE OCCURS

327 STEEL TUBE AT MASONRY WALL

327-201881 NO SCALE



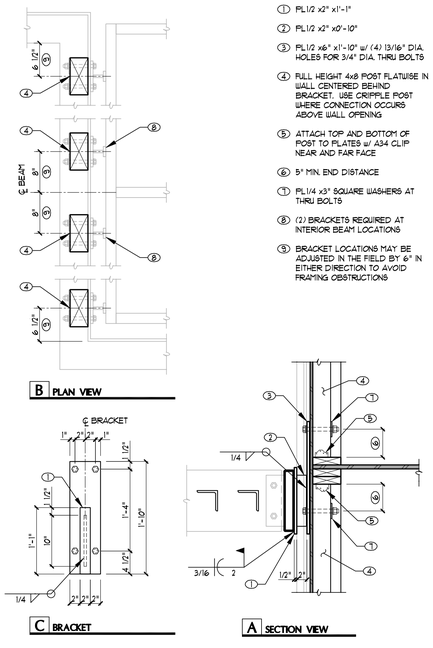
① STEEL ANGLE SLAT PER PLAN

② PL1/4 x3" x0'-4" w/ 13/16" DIA. x 1" LONG HORIZONTAL SLOT FOR 3/4" DIA. BOLT

A. GRIND WELDS SMOOTH WHERE REQUIRED BY ARCH'L

321 STEEL ANGLE AT STEEL TUBE

321-201881 NO SCALE



① PL1/2 x2" x1'-1"

② PL1/2 x2" x0'-10"

③ PL1/2 x6" x1'-10" w/ (4) 13/16" DIA. HOLES FOR 3/4" DIA. THRU BOLTS

④ FULL HEIGHT 4x8 POST FLATWISE IN WALL CENTERED BEHIND BRACKET. USE CRIPPLE POST WHERE CONNECTION OCCURS ABOVE WALL OPENING

⑤ ATTACH TOP AND BOTTOM OF POST TO PLATES w/ A34 CLIP NEAR AND FAR FACE

⑥ 5" MIN. END DISTANCE

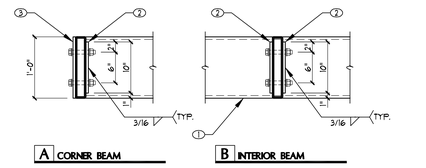
⑦ PL1/4 x3" SQUARE WASHERS AT THRU BOLTS

⑧ (2) BRACKETS REQUIRED AT INTERIOR BEAM LOCATIONS

⑨ BRACKET LOCATIONS MAY BE ADJUSTED IN THE FIELD BY 6" IN EITHER DIRECTION TO AVOID FRAMING OBSTRUCTIONS

322 STEEL BRACKET AT WOOD FRAMED WALL

322-201881 NO SCALE



A. GRIND WELDS SMOOTH WHERE REQUIRED BY ARCH'L

B. CAP ALL EXPOSED ENDS OF STEEL TUBES w/ 3/16" CAP PLATE AND SEAL WELD

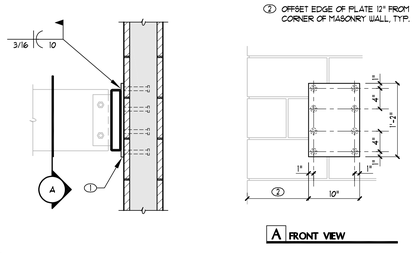
① STEEL TUBE LEDGER PER PLAN

② PL1/4 x3 1/2" x0'-10" w/ (2) 13/16" DIA. HOLES FOR 3/4" DIA. THRU BOLTS

③ PL1/4 x5 1/2" x1'-0" w/ (2) 13/16" DIA. HOLES FOR 3/4" DIA. THRU BOLTS

323 STEEL TUBE AT STEEL TUBE LEDGER

323-201881 NO SCALE

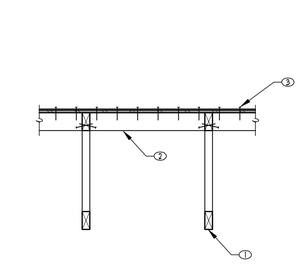


① PL1/2 x10" x1'-2" w/ (8) 3/4" DIA. x5" NELSON STUDS. INSTALL (1) PLATE AT END OF EACH LEDGER RUN, TYP.

② OFFSET EDGE OF PLATE 12" FROM CORNER OF MASONRY WALL, TYP.

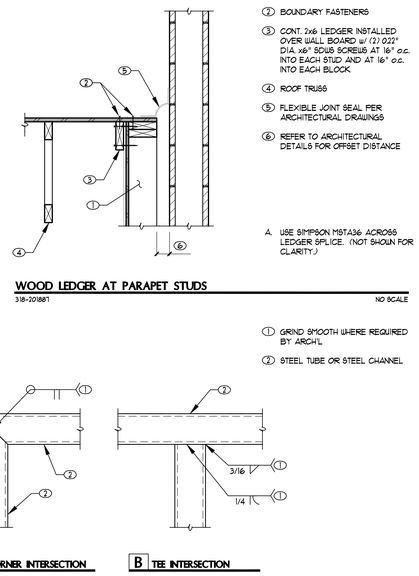
324 STEEL TUBE LEDGER AT MASONRY WALL

324-201881 NO SCALE



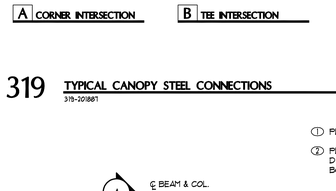
317 STRAP AT BLOCKING

317-201881 NO SCALE



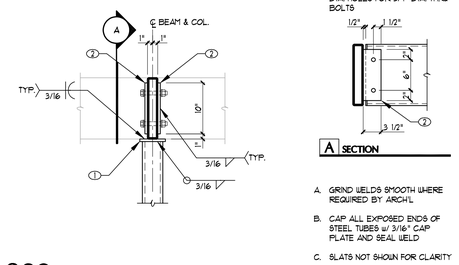
318 WOOD LEDGER AT PARAPET STUDS

318-201881 NO SCALE



319 TYPICAL CANOPY STEEL CONNECTIONS

319-201881 NO SCALE



① PL1/4 x5" x0'-5" CAP

② PL1/4 x3 1/2" x0'-10" w/ (2) 13/16" DIA. HOLES FOR 3/4" DIA. THRU BOLTS

A. GRIND WELDS SMOOTH WHERE REQUIRED BY ARCH'L

B. CAP ALL EXPOSED ENDS OF STEEL TUBES w/ 3/16" CAP PLATE AND SEAL WELD

C. SLATS NOT SHOWN FOR CLARITY

320 STEEL TUBE AT STEEL COLUMN

320-201881 NO SCALE

SPS+ ARCHITECTS
SPS+ ARCHITECTS LLP
1790 W. SAHUARO DR.
SCOTTSDALE, AZ 85253
P: 520.429.1180

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST.
PHOENIX, AZ 85004
ROOF FRAMING DETAILS - BLDG 1

4

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ



DATE: 01/12/2022
JOB No: 2091
SHEET: S502

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Las Vegas | Orange County | Phoenix | Salt Lake City | Dallas

2091

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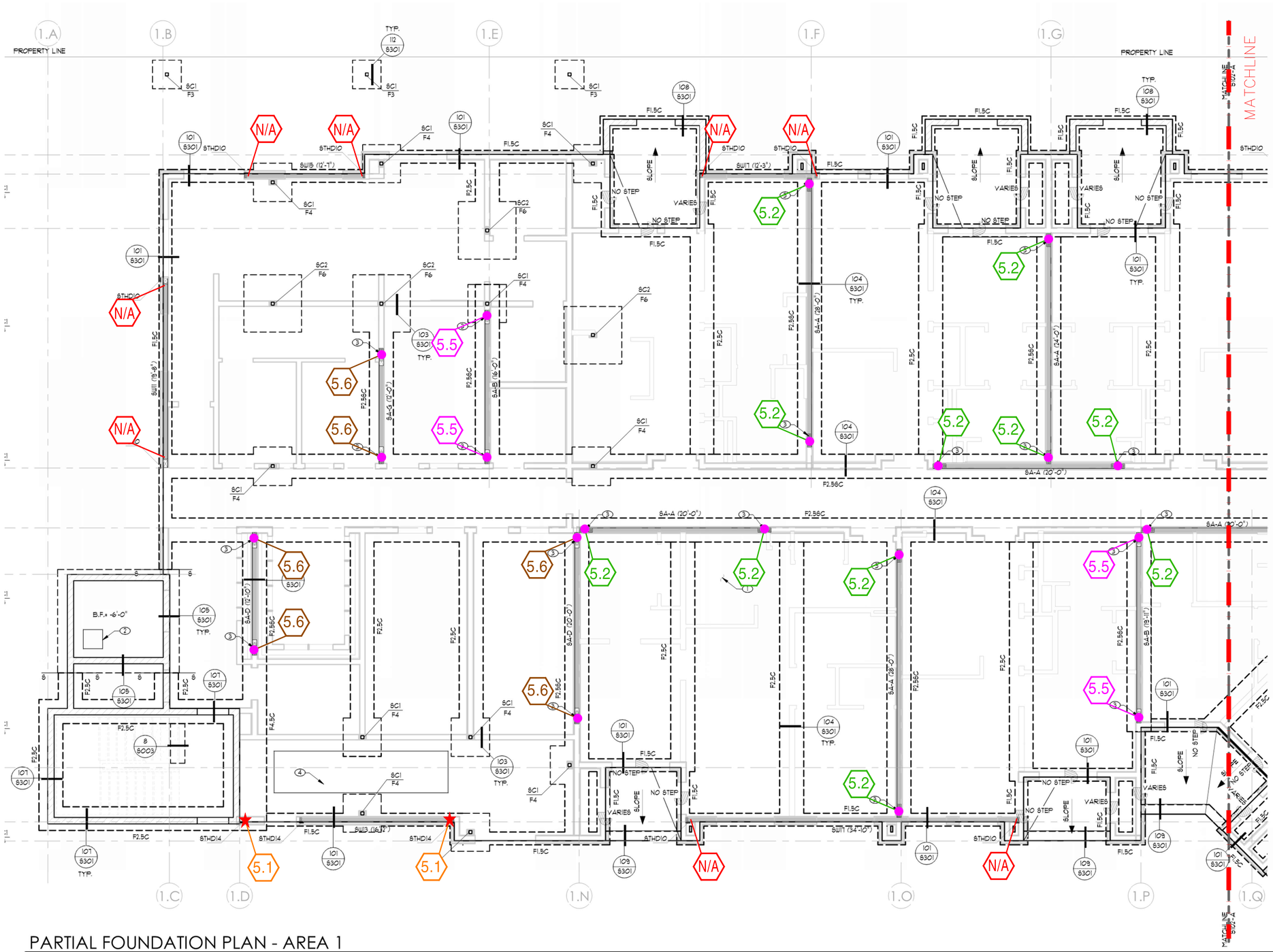
BIM 360://2091 The Moreland/Deck Post Vista Redevelopment_Struct.rvt
4/24/2023 9:25:49 AM



PARTIAL FOUNDATION PLAN - AREA 1

WRIGHT engineers

☒ NO EXCEPTIONS TAKEN ☐ SEE NOTATIONS
☐ REVISE and RESUBMIT ☐ REJECTED
☐ SUBMIT SPECIFIED ITEM

PK — REVIEWED BY
03/29/2022 — DATE

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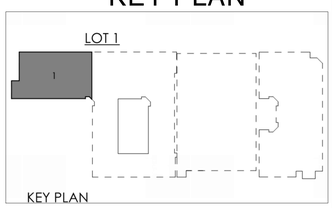
N/A: INDICATED LOCATIONS WHERE ATS NOT REQUIRED

ATS ANCHOR KEY	
SYMBOL	CONDITION
●	INTERIOR FOOTING
★	EXTERIOR FOOTING

KEY PLAN



KEY PLAN

ATS LAYOUT GENERAL NOTES

1. SIMPSON STRONG-TIE IS ONLY RESPONSIBLE FOR THE INFORMATION CONTAINED ON THIS LAYOUT RELATED TO THE ATS RUN ID's LISTED IN THE ATS RUN KEY AND CORRESPONDING COLOR TAGS THAT HAVE BEEN SUPERIMPOSED ON THE STRUCTURAL SHEETS AND HAS NOT EVALUATED ANY STRUCTURAL ELEMENT CALLOUTS.
2. THIS LAYOUT IDENTIFIES ATS RUNS WITH NAMES WHICH VARY FROM THOSE INDICATED ON THE STRUCTURAL DRAWINGS. ATS RUNS NOT SPECIFICALLY IDENTIFIED IN THIS LAYOUT SHALL BE INSTALLED WHERE NOTED ON THE STRUCTURAL DRAWINGS.
3. SIMPSON STRONG-TIE HAS NOT CONFIRMED AND IS NOT RESPONSIBLE FOR ANY OF THE DESIGN, ENGINEERING, CALCULATIONS OR DERIVATION OF STRUCTURAL FORCES RELATED TO THE BUILDING. ANY DESIGN OR DEMAND LOAD INFORMATION USED OR SHOWN ON THESE DRAWINGS WERE TAKEN FROM THE CONSTRUCTION DOCUMENTS AND HAVE NOT BEEN CONFIRMED BY SIMPSON STRONG-TIE.
4. REFER TO THE ATS DETAIL SHEETS FOR ROD LOCATIONS RELATIVE TO ENDWALL COMPRESSION POSTS.
5. THIS LAYOUT IS NOT FOR CONSTRUCTION WITHOUT SUBSTANTIATION OF REVIEW BY THE RESPONSIBLE ENGINEER OF RECORD AND THE GOVERNING BUILDING JURISDICTION.
6. THIS LAYOUT IS SPECIFIC TO ATS AND IS NOT APPLICABLE TO OTHER MANUFACTURER TIE DOWN SYSTEMS.
7. REFER TO THE ATS DETAIL SHEET FOR ADDITIONAL NOTES AND INFORMATION.

NO.	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 74648
RACHEL HOLLAND
03/29/2022
ARIZONA, U.S.A.
COMMERCIAL
Expires: 12/31/23

SIMPSON STRONG-TIE, CO. INC.
5956 W. Las Positas Blvd.
Pleasanton, CA 94588
Tel: (800) 999-5099
Fax: (925) 847-15977
Web site: www.strongtie.com

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DOCUMENTS BY:
WRIGHT ENGINEERS
DATE OF PLANS (D.O.P.):
01/12/2022

MORELAND – LOT 1
1125 N. 3RD ST
PHOENIX, AZ

NAME: H.NG.
DATE: 03/28/2022
SCALE: NO SCALE
SHEET:
OL-1
SHEET 1 OF 3
JOB NO.
ES-214942E

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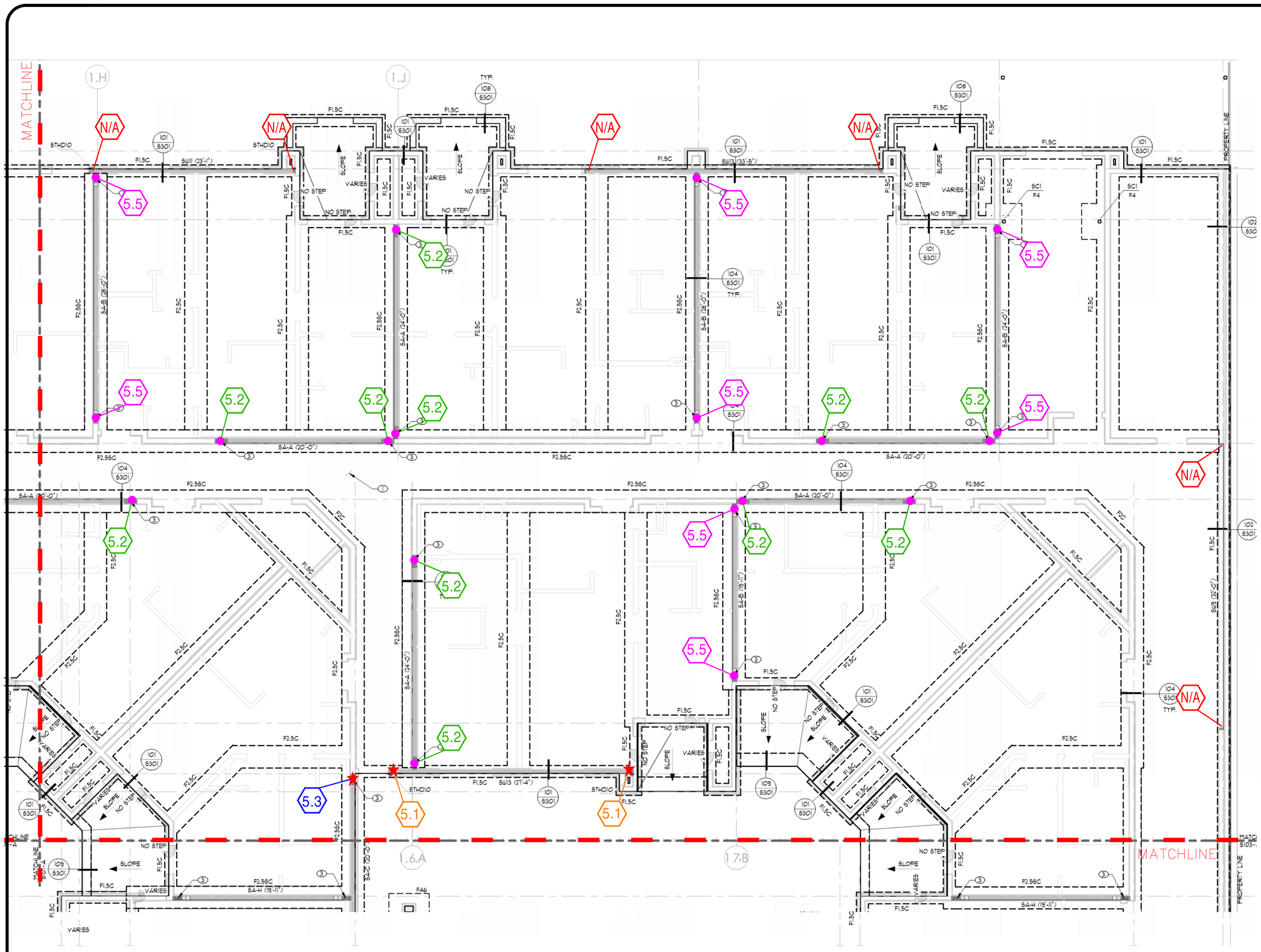
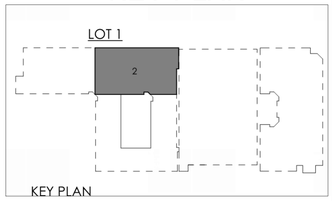


PARTIAL FOUNDATION PLAN - AREA 2

N/A: INDICATED LOCATIONS WHERE ATS NOT REQUIRED

ATS ANCHOR KEY	
SYMBOL	CONDITION
●	INTERIOR FOOTING
★	EXTERIOR FOOTING

KEY PLAN



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6. THIS LAYOUT IS SPECIFIC TO ATS AND IS NOT APPLICABLE TO OTHER MANUFACTURER TIE DOWN SYSTEMS.
7. REFER TO THE ATS DETAIL SHEET FOR ADDITIONAL NOTES AND INFORMATION.

WRIGHT engineers

☒ NO EXCEPTIONS TAKEN ☐ SEE NOTATIONS ☐ REVISE and RESUBMIT ☐ REJECTED ☐ SUBMIT SPECIFIED ITEM

PK — REVIEWED BY
03/29/2022 — DATE

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NO.	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 74648 RACHEL HOLLAND 03/29/2022 PHOENIX, ARIZONA, U.S.A.
COA4177024
Expires: 12/31/23

SIMPSON STRONG-TIE, CO. INC.
5956 W. Las Positas Blvd.
Pleasanton, CA 94588
Tel: (800) 999-5099
Fax: (925) 847-15977
Web site: www.strongtie.com

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DATE OF PLANS (D.O.P.): 01/12/2022

MORELAND - LOT 1
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PHOENIX, AZ

NAME: H.NG.
DATE: 03/28/2022
SCALE: NO SCALE
SHEET:
OL-2
SHEET 2 OF 3
JOB NO. ES-214942E

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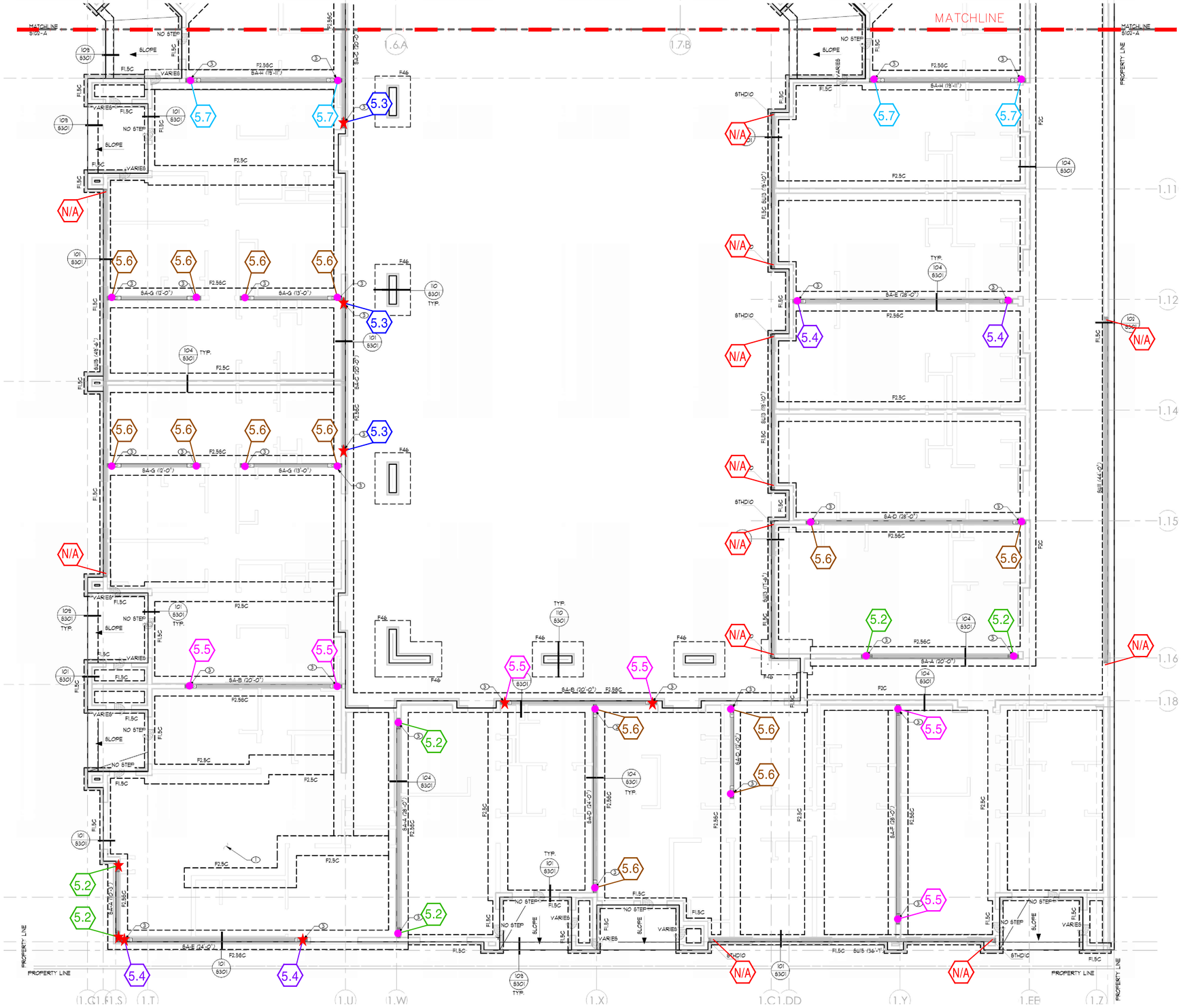
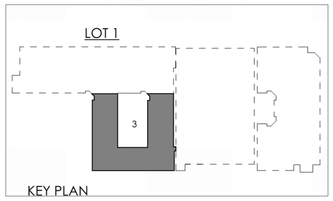


PARTIAL FOUNDATION PLAN - AREA 3

N/A: INDICATED LOCATIONS WHERE ATS NOT REQUIRED

ATS ANCHOR KEY	
SYMBOL	CONDITION
●	INTERIOR FOOTING
★	EXTERIOR FOOTING

KEY PLAN



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WRIGHT ENGINEERS
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SHEET 3 OF 3
JOB NO. ES-214942E

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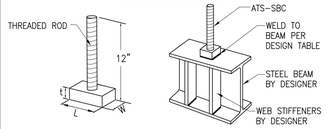
1. ATS IS AN ASSEMBLAGE OF STEEL COMPONENTS, WHICH INCLUDE RODS, PLATES, COUPLER NUTS, TAKE-UP DEVICES AND NUTS. STUDS, POSTS AND BLOCKING ARE NOT SHIPPED WITH THE ANCHOR TIEDOWN SYSTEM. COMPRESSION MEMBERS SHOWN ARE THE MINIMUM SIZES BASED ON FULL SECTION MEMBERS, WITH THE SPECIFICATIONS NOTED BELOW, AND ARE BASED ON LOADS MATCHING THE TENSION FORCE OF THE ROD UNLESS SPECIFIC INSTRUCTIONS OR COMPRESSION FORCES ARE PROVIDED BY THE DESIGNER. THE DESIGNER IS RESPONSIBLE FOR COORDINATION OF LUMBER SPECIFICATIONS, STUD AND POST DESIGN DUE TO CODE LOAD COMBINATIONS AND MODIFICATIONS (HOLES, NOTCHES, ETC) TO THE STUDS AND POSTS. ALL COMPRESSION LUMBER IS BASED ON THE FOLLOWING, UNO: DF-L
   2X4:
   2X6:
   4X:
   6X:
   ALL WOOD PLATES (TOP AND SOLE/SILL) ARE BASED ON THE FOLLOWING, UNO: DF-L
   WITH F'cperp = 625 PSI
2. SIMPSON STRONG-TIE IS PROVIDING THE ANCHOR TIEDOWN SYSTEM TO MEET THE ATS MODEL SPECIFICATION OR DESIGN FORCES PROVIDED AND DETERMINED BY THE DESIGNER. SIMPSON STRONG-TIE HAS NOT CONFIRMED AND IS NOT RESPONSIBLE FOR ANY OF THE DESIGN, ENGINEERING, CALCULATIONS OR DERIVATION OF STRUCTURAL FORCES RELATED TO THE BUILDING. THE DESIGNER IS RESPONSIBLE FOR EVALUATING THE EFFECTS OF LUMBER SHRINKAGE AND ATS ELONGATION ON SHEARWALL DRIFT. SIMPSON STRONG-TIE HAS NOT CONFIRMED AND IS NOT RESPONSIBLE FOR VERIFYING THE SHEARWALL SYSTEM'S ADHERENCE TO BUILDING CODE DRIFT REQUIREMENTS OR ITS PERFORMANCE IN CONSIDERATION OF STRUCTURAL DEFORMATION COMPATIBILITY. THESE DRAWINGS ARE SPECIFIC TO ATS AND AREN'T APPLICABLE TO OTHER MANUFACTURER TIE DOWN SYSTEMS.
3. LUMBER SPECIFICATIONS BETWEEN THESE DRAWINGS AND THE PROJECT STRUCTURAL DRAWINGS MAY VARY AND RESULT IN LOWER ALLOWABLE COMPRESSION CAPACITIES. THE DESIGNER IS RESPONSIBLE FOR REVIEW AND ACCEPTANCE OF THE ATS INSTALLATION DRAWING LUMBER SPECIFICATIONS.
4. THE TAKE-UP DEVICE CONFIGURATIONS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO THE ELEVATIONS ON THE SUBSEQUENT PAGES FOR TAKE-UP DEVICE CONFIGURATIONS BASED ON FRAMING CONDITIONS PARTICULAR TO EACH PROJECT OR PER DESIGNERS SHRINKAGE SPECIFICATIONS.
5. CONTRACTOR OR INSTALLER OF ATS SHALL CUT RODS TO LENGTH AS REQUIRED.
6. DO NOT WELD PRODUCTS LISTED UNLESS THESE DRAWINGS SPECIFICALLY IDENTIFY A PRODUCT AS ACCEPTABLE FOR WELDING, OR UNLESS SPECIFIC APPROVAL FOR WELDING IS PROVIDED BY THE ENGINEER OF RECORD. SOME STEELS HAVE POOR WELDABILITY AND A TENDENCY TO CRACK WHEN WELDED. CRACKED STEEL WILL NOT CARRY LOAD AND MUST BE REPLACED.
7. FULLY ENGAGE EACH ROD INTO THE SPECIFIED COUPLING NUT OR CTUD UNTIL EACH ROD CAN BE SEEN FULLY IN THE WITNESS HOLES OR POSITIVE STOP HAS BEEN ACHIEVED.
8. INSTALL NUTS AND ISOLATOR NUTS SNUG TIGHT, PLUS AN ADDITIONAL 1/2 TURN.
9. IN THE EVENT OF A DISCREPANCY BETWEEN THE STRUCTURAL DRAWINGS AND THESE INSTALLATION DRAWINGS, THE STRUCTURAL DRAWINGS ALWAYS GOVERN.
10. SIMPSON STRONG-TIE HIGHLY RECOMMENDS THAT A PRE-CONSTRUCTION MEETING BE HELD PRIOR TO PLACEMENT OF CONCRETE TO ASSIST IN THE INSTALLATION PROCESS AND VERIFY QUANTITIES. TO COORDINATE THIS MEETING, CALL SIMPSON SALES AT 800-999-5099.
11. PLANS ARE NOT FOR CONSTRUCTION WITHOUT SUBSTANTIATION OF REVIEW BY THE RESPONSIBLE DESIGNER AND THE GOVERNING BUILDING JURISDICTION.
12. THE ATUD/TUD AND RTUD ARE NOW UL LISTED AS THROUGH-PENETRATION FIRESTOP SYSTEMS COVERED UNDER UL FIRE RESISTANCE DIRECTORY R40313. SEE DETAIL 4 FOOTNOTES. WHERE FIRE CAULKING OR SPRAY-ON INSULATION IS OTHERWISE REQUIRED, DO NOT USE ANY MATERIAL THAT MAY BE CORROSIVE TO METAL. SHRINKAGE COMPENSATING DEVICES (E.G., RTUD, ATUD, TUD) HAVE MOVING COMPONENTS AND MAY NOT FUNCTION PROPERLY IF THERE IS ANY CORROSION OR DEBRIS INTERFERENCE. DIRECT CONTACT WITH FIRE CAULKING OR SPRAY INSULATION MUST BE AVOIDED. INDIRECT CONTACT MUST ALSO BE AVOIDED, AS REMNANTS OF THE CAULKING MATERIAL MAY STILL BE HELD IN THE ROD THREADS, WHICH CAN BE DETRIMENTAL TO THE PERFORMANCE OF THE COMPONENTS WHEN THE ROD PASSES THROUGH THE DEVICE DURING BUILDING SHRINKAGE. THE FIRE CAULKING OR SPRAY INSULATION MATERIAL MUST ALSO BE PLIABLE IN ORDER TO BE COMPATIBLE WITH WOOD SHRINKAGE AND GENERAL LIGHT FRAME CONSTRUCTION RESIDUAL MOVEMENT.

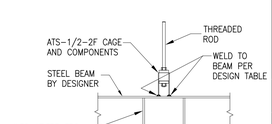
1 GENERAL NOTES AND CONDITIONS OF USE

ATS-SBC MODELS



MODEL	ROD TO BEAM PLATE SIZE L (IN)	W (IN)	t (IN)	FILLET WELD SIZE (IN)	LENGTH (IN)
ATS-SBC5H	3	3	3/4	1/4	5
ATS-SBC6H	3	3	1	5/16	5
ATS-SBC8H	3	3	1 1/4	5/16	10
ATS-SBC10H	5	3	1 1/2	5/16	14
ATS-SBC11H	6	3	1 1/2	5/16	16
ATS-SBC12H	7	3	1 3/4	5/16	18

ATS-1/2-2F STEEL CAGE

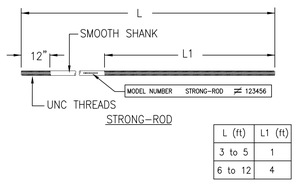


MODEL	SIDE PLATES L (IN)	H (IN)	W (IN)	FILLET WELD SIZE (IN)	LENGTH (IN)
ATS-1/2-2F	3 1/2	16	3	3/8	14

1. THE WELD LENGTH FOR THE ATS-SBC5H AND ATS-SBH6H REQUIRES ONLY TWO OPPOSING SIDES OF THE PLATE TO BE FILLET WELDED FULL LENGTH LESS A 1/4" STANDOFF AT CORNERS.
2. THE WELD LENGTH FOR ATS-SBC8H UP TO THE ATS-SBC12H REQUIRES ALL FOUR SIDES OF THE PLATE TO BE FILLET WELDED WITH FULL LENGTH LESS A 1/4" STANDOFF AT CORNERS.
3. THE WELD LENGTH FOR ATS-1/2-2F CAGE REQUIRES ALL FOUR SIDES OF THE SIDE PLATES TO BE FILLET WELDED WITH FULL LENGTH.
4. ALL FILLET WELDS, F_{EXX}, TO BE GREATER THAN OR EQUAL TO 70 KSI AND TO FOLLOW GEOMETRY AND STANDARDS PER AISC AND AWS.

2 STEEL BEAM CONNECTION

ROD DIA. (IN)	FULL THREAD MODEL NO.	STRONG-ROD MODEL NO.
MILD STEEL ROD		
1/2	ATS-R4 or ATR1/2	–
5/8	ATS-R5 or ATR5/8	–
3/4	ATS-R6 or ATR3/4	–
7/8	ATS-R7 or ATR7/8	–
1	ATS-R8 or ATR1	–
1 1/8	ATS-R9 or ATR1-1/8	–
1 1/4	ATS-R10 or ATR1-1/4	–
1 3/8	ATS-R11 or ATR1-3/8	–
1 1/2	ATS-R12 or ATR1-1/2	–
1 3/4	ATS-R14 or ATR1-3/4	–
2	ATS-R16 or ATR2	–
HIGH STRENGTH ROD		
5/8	ATS-HSR5	ATS-SR5H
3/4	ATS-HSR6	ATS-SR6H
7/8	ATS-HSR7	ATS-SR7H
1	ATS-HSR8	ATS-SR8H
1 1/8	ATS-HSR9	ATS-SR9H
1 1/4	ATS-HSR10	ATS-SR10H
1 3/8	ATS-HSR11	ATS-SR11H
1 1/2	ATS-HSR12	ATS-SR12H
1 3/4	ATS-HSR14	ATS-SR14H
2	ATS-HSR16	ATS-SR16H
1 1/8	ATS-HSSR9	–
1 1/4	ATS-HSSR10	–



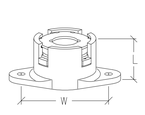
STRONG-ROD

L (ft)	L1 (ft)
3 to 5	1
6 to 12	4

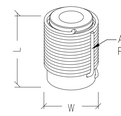
NOTES
1. FULLY THREADED AND STRONG-ROD IS UNCOATED OR PLAIN BLACK STEEL
2. ATS-R & ATS-SR STRONG-ROD MODEL DESIGNATION: THE NUMBERS FOLLOWING ATS-R(#) & ATS-SR(#) REPRESENTS THE ROD DIAMETER IN 1/8" INCREMENTS FOLLOWED BY LENGTH IN FT. (i.e. ATS-SR5H-10 IS 5/8" DIAMETER BY 10 FEET LONG HIGH STRENGTH ROD)
3. ATR MODEL DESIGNATION: THE NUMBERS FOLLOWING ATR(#) IS THE ROD ROD DIAMETER FOLLOWED BY LENGTH IN INCHES (i.e. ATR5/8X120 IS 5/8" DIAMETER BY 120 INCHES LONG MILD STEEL ROD)

3 STRONG-ROD

MODEL NO.	MAXIMUM THREADED ROD SIZE (IN)	W (IN)	L (IN)	COMPENSATION (IN)
ATS-ATUD6-2	3/4	1 3/4	3 1/8	2
ATS-ATUD9	1 1/8	2 1/8	2 1/4	1
ATS-ATUD9-2	1 1/8	2 1/8	3 7/8	2
ATS-ATUD9-3	1 1/8	2 1/8	5	3
ATS-TUD10	1 1/4	2 3/8	2 1/4	1
ATS-ATUD14	1 3/4	2 7/8	2 1/4	3/4
ATS-ATUD14-1	1 3/4	3 1/4	2 7/8	1
ATS-ATUD14-2	1 3/4	3	3 7/8	2
ATS-ATUD16-1.5	2	3 3/8	3 3/4	1.5
RTUD4B	1/2	2 1/4	1	NO LIMIT
RTUD5	5/8	3 1/2	1 7/16	NO LIMIT
RTUD6	3/4	3 1/2	1 7/16	NO LIMIT
RTUD7	7/8	4	2	NO LIMIT
RTUD8	1	4	2	NO LIMIT



RTUD



ATUD/TUD

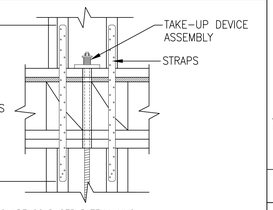
INSTALLATION (TUD OR ATUD)
1. PLACE TAKE-UP DEVICE OVER ROD FROM LEVEL BELOW ONTO APPROPRIATE BEARING PLATE
2. INSTALL PLATE WASHER ON TOP OF TUD OR ATUD, AND SECURE THE NUT ON TOP BY FINGER TIGHTENING PLUS AN ADDITIONAL 1/2 TO 1/3 TURN WITH WRENCH
3. REMOVE ACTIVATION PIN

INSTALLATION (RTUD)
1. RTUD MUST BE INSTALLED ON TOP OF BPRTUD BEARING PLATE AND FASTENED THROUGH THE BPRTUD TO WOOD PLATES WITH:
   – RTUD 4B, 5, 6, 7 & 8: (2) #9X2-1/2 STRONG DRIVE® SD SCREWS

THROUGH-PENETRATION FIRESTOP SYSTEM
1. THE ATUD/TUD AND RTUD ARE RATED AS UL LISTED THROUGH-PENETRATION FIRESTOP SYSTEMS, TESTED PER E814 AND COVERED UNDER UL FIRE RESISTANCE DIRECTORY R40313. SEE SIMPSON STRONG-TIE LITERATURE F-L-SRS21 FOR FURTHER INFORMATION

CODE APPROVALS
1. ICC-ES ESR 2320 W/CITY OF LA LABC SUPPLEMENT
2. FL 10007

4 TAKE UP DEVICE



1. VERTICAL STRAPS ARE SOLD SEPARATELY, UNO.
2. WHEN STRAPS OCCUR WITH ATS, REFER TO THE STRUCTURAL DRAWINGS AND ATS INSTALLATION DETAILS.
3. REFER TO THE APPLICABLE CODE FOR MINIMUM NAIL EDGE AND END DISTANCES.

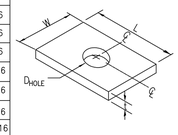
5 ALT. STRAP TRANSITION

MODEL	CORRESPONDING ROD DIAMETER
ATS-N4	1/2"
ATS-N5	5/8"
ATS-N6	3/4"
ATS-N7	7/8"
ATS-N8	1"
ATS-N9	1 1/8"
ATS-N10	1 1/4"
ATS-N11	1 3/8"
ATS-N12	1 1/2"
ATS-N14	1 3/4"
ATS-N16	2"



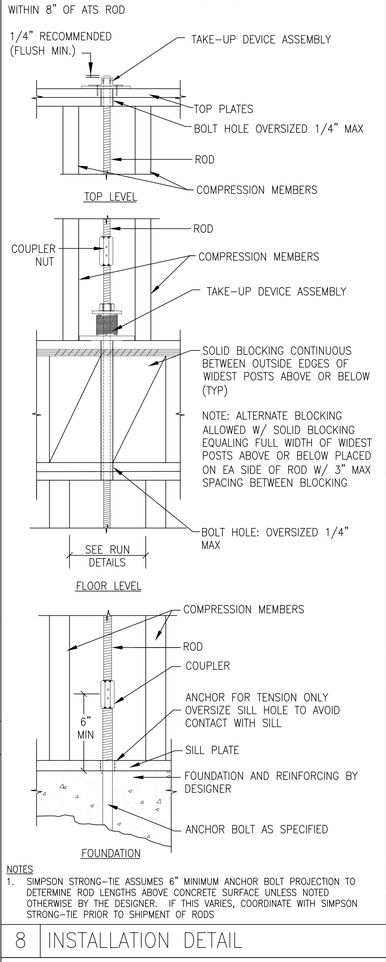
6 HEAVY HEX NUTS

MODEL	DIMENSIONS W (in.)	L (in.)	t (in.)	D_{HOLE} (in.)
LBP 1/2	2	2	9/64	9/16
LBP 5/8	2	2	9/64	11/16
BP 3/4-3	3	3	1/4	13/16
BP 7/8-R	3	3	5/16	15/16
BP 1-3	3	3	3/8	1 1/16
BP 1-1/4	3	3	3/8	1 5/16
BP 1-1/2	3	3	3/8	1 9/16
BP 1-3/4	3	3	3/8	1 13/16
BP 2	3 1/4	3 1/4	3/8	2 1/16



7 PLATE WASHERS

NOTE: NO SPLICE IN TOP PLATE IS PERMITTED WITHIN 8" OF ATS ROD



NOTES
1. SIMPSON STRONG-TIE ASSUMES 6" MINIMUM ANCHOR BOLT PROJECTION TO DETERMINE ROD LENGTHS ABOVE CONCRETE SURFACE UNLESS NOTED OTHERWISE BY THE DESIGNER. IF THIS VARIES, COORDINATE WITH SIMPSON STRONG-TIE PRIOR TO SHIPMENT OF RODS

8 INSTALLATION DETAIL

MODEL MILD STEEL	MODEL HIGH STRENGTH	ROD DIA (in.)	H^3 (in.)
CNW1/2	–	1/2 TO 1/2	1 1/2
CNW5/8	ATS-HSC55	5/8 TO 5/8	1 3/4
CNW3/4	HSCNW3/4	3/4 TO 3/4	2
CNW7/8	ATS-HSC77	7/8 TO 7/8	2 1/4
CNW1	ATS-HSCW1	1 TO 1	2 1/2
ATS-C99	ATS-HSC99	1 1/8 TO 1 1/8	2 3/4
CNW1 1/4	ATS-HSC1010	1 1/4 TO 1 1/4	3
ATS-C1111	ATS-HSC1111	1 3/8 TO 1 3/8	3 1/4
–	ATS-HSC1212	1 1/2 TO 1 1/2	3 1/2
–	ATS-HSC1414	1 3/4 TO 1 3/4	4
–	ATS-HSC1616	2 TO 2	4 1/2
CNW5/8-1/2	ATS-HSC54	5/8 TO 1/2	1 5/8
CNW3/4-5/8	ATS-HSC65	3/4 TO 5/8	1 7/8
ATS-C76	ATS-HSC76	7/8 TO 3/4	2 1/8
CNW1-7/8	ATS-HSC87	1 TO 7/8	2 3/8
ATS-C98	ATS-HSC98	1 1/8 TO 1	2 5/8
ATS-C109	ATS-HSC109	1 1/4 TO 1 1/8	2 7/8
ATS-C1110	ATS-HSC1110	1 3/8 TO 1 1/4	3 1/8
–	ATS-HSC1211	1 1/2 TO 1 3/8	3 3/8
–	ATS-HSC1412	1 3/4 TO 1 1/2	3 3/4
–	ATS-HSC1614	2 TO 1 3/4	4 1/4

Units in 1/8" Increments (Ex: 9 = 9/8 OR 1 1/8")

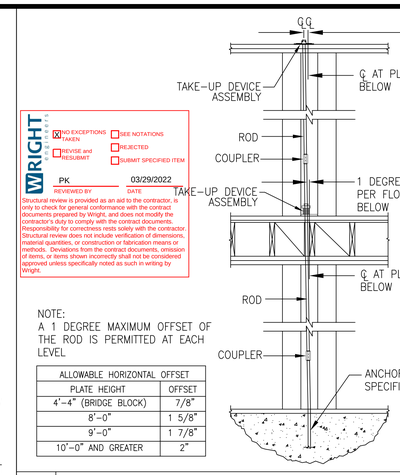


ATS-HSC98

GRADE:
C OR CNW = MILD STEEL
HSC OR HSCNW = HIGH STRENGTH

COUPLER NOTES AND INSTALLATION NOTES
1. TIGHTEN THE TWO RODS UNTIL EACH ROD CAN BE FULLY SEEN IN THE WITNESS HOLE
2. ADDITIONAL COUPLER NUTS SIZES INCLUDING OVERSIZED THREADS (OST) FOR GALVANIZED ANCHOR BOLTS ARE AVAILABLE – REFER TO NOMENCLATURE BREAKDOWN IN THIS DETAIL FOR ITEMS NOT LISTED IN TABLE
3. HEIGHTS LISTED ARE MINIMUM DIMENSIONS – FOR COUPLERS NOT LISTED MINIMUM HEIGHT = (1ST DIAMETER + 2ND DIAMETER + 1/2")
4. CNW AND HSCNW MODELS LISTED ABOVE AS APPLICABLE – ROD DIAMETER FOR CNW AND HSCNW MODELS ARE LISTED IN INCHES

9 COUPLER NUTS

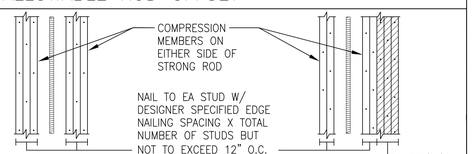


WRIGHT ENGINEERS
[X] NO EXCEPTIONS TAKEN
[ ] SEE NOTATIONS
[ ] REVISE and RESUBMIT
[ ] REJECTED
[ ] SUBMIT SPECIFIED ITEM
PK 03/29/2022
REVIEWED BY DATE
Structural review is provided as an aid to the contractor, is only to check for general conformance with the contract documents prepared by Wright, and does not modify the contractor's duty to comply with the contract documents. Responsibility for correctness rests solely with the contractor. Structural review does not include verification of dimensions, material quantities, or construction or fabrication means or methods. Deviations from the contract documents, omission of items, or items shown incorrectly shall not be considered approved unless specifically noted as such in writing by Wright.

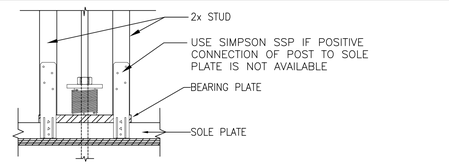
NOTE:
A 1 DEGREE MAXIMUM OFFSET OF THE ROD IS PERMITTED AT EACH LEVEL

ALLOWABLE HORIZONTAL OFFSET PLATE HEIGHT	OFFSET
4'-4" (BRIDGE BLOCK)	7/8"
8'-0"	1 5/8"
9'-0"	1 7/8"
10'-0" AND GREATER	2"

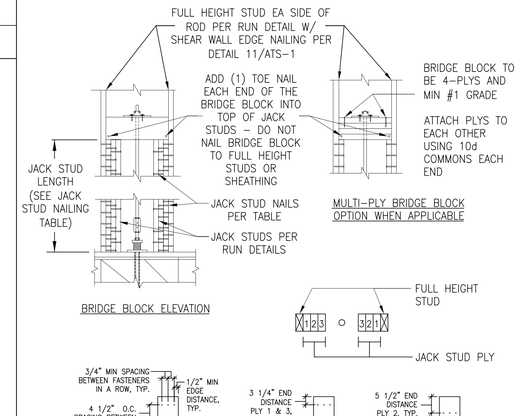
10 ALLOWABLE ROD OFFSET



11 SHEARWALL EDGE NAILING

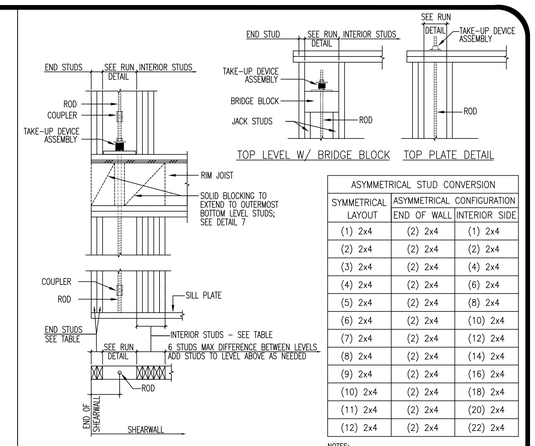


12 OPTIONAL SSP WHEN STUD IS OVER PLATE



BRIDGE BLOCK & JACK STUD NOTES
1. JACK STUDS SHALL BE 2X MEMBERS ONLY W/ LENGTH LISTED IN JACK STUD NAILING SCHEDULE
2. JACK STUDS SHALL BE NAILED TO FULL HEIGHT STUDS PER JACK STUD NAILING SCHEDULE
3. SEE JOB SPECIFIC RUN DETAILS FOR JACK STUD NAILING SCHEDULE
4. NAILS SHALL BE 10d COMMON (0.148X3") INSTALLED FROM TOP OF JACK STUD DOWN – SEE JACK STUD DETAILS ABOVE FOR EDGE, END AND SPACING REQUIREMENTS
5. ROW OF FASTENERS IS A HORIZONTALLY ALIGNED GROUP OF NAILS – SEE JACK STUD DETAILS ABOVE
6. IF BRIDGE BLOCK IS SOLID SAWN, IT MUST BE A MINIMUM #1 GRADE; SCL IS ALSO ACCEPTABLE
7. ROD LENGTH USED AT BRIDGE BLOCK IS DEPENDANT UPON JACK STUD LENGTH

13 BRIDGE BLOCK DETAIL

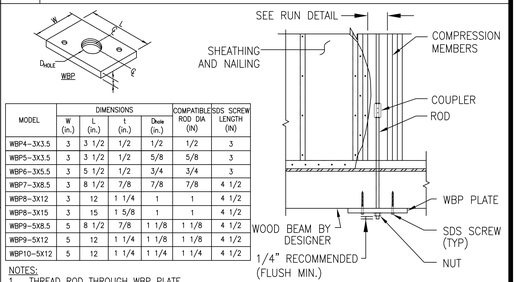


ASYMMETRICAL STUD CONVERSION SYMMETRICAL LAYOUT	ASYMMETRICAL CONFIGURATION END OF WALL	INTERIOR SIDE
(1) 2x4	(2) 2x4	(1) 2x4
(2) 2x4	(2) 2x4	(2) 2x4
(3) 2x4	(2) 2x4	(4) 2x4
(4) 2x4	(2) 2x4	(6) 2x4
(5) 2x4	(2) 2x4	(8) 2x4
(6) 2x4	(2) 2x4	(10) 2x4
(7) 2x4	(2) 2x4	(12) 2x4
(8) 2x4	(2) 2x4	(14) 2x4
(9) 2x4	(2) 2x4	(16) 2x4
(10) 2x4	(2) 2x4	(18) 2x4
(11) 2x4	(2) 2x4	(20) 2x4
(12) 2x4	(2) 2x4	(22) 2x4

NOTES:
1. SYMMETRICAL LAYOUT CONFIGURATIONS ARE THE NUMBER OF COMPRESSION MEMBERS REQUIRED ON EACH SIDE OF ROD.
2. 2x6 MEMBERS SIMILAR

ASYMMETRICAL COMPRESSION MEMBER RULES
1. MAXIMUM SPACING BETWEEN END STUDS AND INTERIOR STUDS SHALL NOT EXCEED SPACING SPECIFIED IN JOB SPECIFIC RUN DETAILS
2. TOP PLATE AND STRAP TERMINATIONS SHALL USE TWO END STUDS ALL LEVELS
3. BRIDGE BLOCK TERMINATIONS SHALL USE TWO END STUDS AT THE UPPERMOST LEVEL WHEN A SINGLE JACK IS SPECIFIED AND SHALL USE ONE END STUD IF A DOUBLE JACK IS SPECIFIED (SEE JOB SPECIFIC RUN DETAILS FOR JACK SPECIFICATIONS); ALL OTHER LEVELS SHALL USE TWO END STUDS
4. ADDITIONAL LUMBER SHOULD BE ADDED AT THE UPPERMOST LEVEL AS NEEDED FOR END OF WALL FRAMING
5. A MINIMUM OF ONE INTERIOR STUD IS REQUIRED AT ALL LEVELS
6. AT ANY FLOOR LEVEL, A MAXIMUM OF 6 ADDITIONAL STUDS MAY BE USED AT THE INTERIOR STUDS AS COMPARED TO THE INTERIOR STUD PACK ABOVE
7. SEE DETAIL 11 FOR SHEAR WALL EDGE NAILING

14 ASYMMETRICAL COMPRESSION MEMBER DESIGN



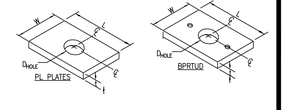
MODEL	DIMENSIONS W (in.)	L (in.)	t (in.)	D_{HOLE} (in.)	COMPATIBLE ROD DIA (IN)	SDS SCREW LENGTH (IN)
WBP4-3X3.5	3	3 1/2	1/2	1/2	1/2	3
WBP5-3X3.5	3	3 1/2	1/2	5/8	5/8	3
WBP6-3X5.5	3	5 1/2	1/2	3/4	3/4	3
WBP7-3X8.5	3	8 1/2	7/8	7/8	7/8	4 1/2
WBP8-3X12	3	12	1 1/4	1	1	4 1/2
WBP8-3X15	3	15	1 5/8	1	1	4 1/2
WBP9-5X8.5	5	8 1/2	7/8	1 1/8	1 1/8	4 1/2
WBP9-5X12	5	12	1 1/4	1 1/8	1 1/8	4 1/2
WBP10-5X12	5	12	1 1/4	1 1/4	1 1/4	4 1/2

NOTES:
1. THREAD ROD THROUGH WBP PLATE
2. THREAD HEX NUT ONTO ROD AND TIGHTEN AGAINST WBP PLATE
3. FASTEN ROD AND WBP PLATE ASSEMBLY TO WOOD BEAM WITH (2) SDS SCREWS (PROVIDED AS A KIT); SEE TABLE FOR SDS SCREW LENGTH

15 WOOD BEAM BEARING PLATE

MODEL	DIMENSIONS W (in.)	L (in.)	t (in.)	D_{HOLE} (in.)	COMPATIBLE TAKE-UP DEVICE SERIES
PL6-3X3.5	3	3 1/2	3/8	13/16	ATUD/TUD
PL6-3X5.5	3	5 1/2	1/2	13/16	
PL9-3X5.5	3	5 1/2	1/2	1 3/16	
PL9-3X8.5	3	8 1/2	7/8	1 3/16	
PL14-3X8.5	3	8 1/2	7/8	1 13/16	
PL9-3X12	3	12	1 1/4	1 3/16	
PL14-3X12	3	12	1 1/4	1 13/16	
PL9-3X15	3	15	1 1/2	1 3/16	
PL10-3X15	3	15	1 1/2	1 5/16	
PL14-3X15	3	15	1 1/2	1 13/16	
PL9-5X5.5	5	5 1/2	1/2	1 3/16	
PL14-5X5.5	5	5 1/2	1/2	1 13/16	
PL9-5X8.5	5	8 1/2	7/8	1 3/16	
PL14-5X8.5	5	8 1/2	7/8	1 13/16	
PL9-5X12	5	12	1 1/4	1 3/16	
PL10-5X12	5	12	1 1/4	1 5/16	
PL16-5X8.5	5	8 1/2	3/4	2 1/16	
PL16-5X12	5	12	1 1/4	2 1/16	
PL16-7X8.5	7	8 1/2	3/4	2 1/16	

MODEL	DIMENSIONS W (in.)	L (in.)	t (in.)	D_{HOLE} (in.)	COMPATIBLE TAKE-UP DEVICE SERIES
BPRTUD3-4B	3	3 1/2	1/4	5/8	RTUD
BPRTUD5-6A	3	4 1/2	1/4	1	
BPRTUD5-6B	3	5 1/2	1/2	1	
BPRTUD5-6C	3	7 1/2	3/4	1	
BPRTUD5-8	3	5	1/4	1 3/16	
BPRTUD7-8A	3	5 1/2	1/2	1 3/16	
BPRTUD7-8B	3	8 1/2	3/4	1 3/16	
BPRTUD7-8C	5	5 1/2	1/2	1 3/16	



16 BEARING PLATES FOR ATUD/TUD AND RTUD

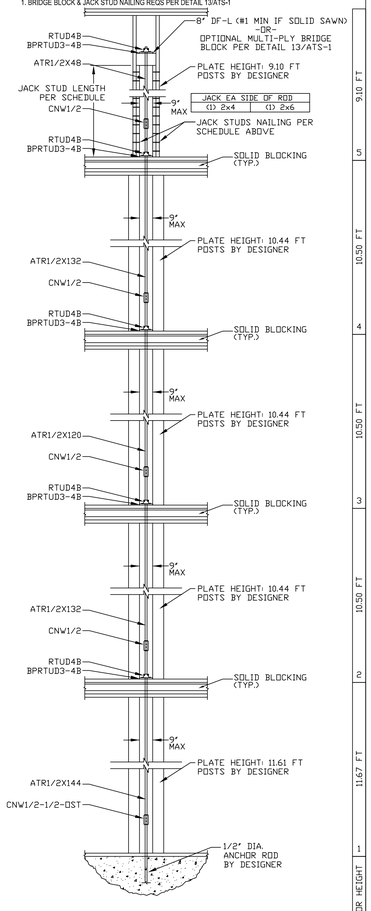
MINIMUM OF 2 ½" CLEARANCE REQUIRED BETWEEN TOP OF ROD AND BOTTOM OF ROOF DECK AT TIME OF INSTALLATION. WHERE ROD IS REQUIRED TO BE CUT, RECOMMENDED 1/4" ABOVE THE RTUD OR

LEVEL	CUMULATIVE TENSION (kips)		INCREMENTAL TENSION (kips)	
	DEMAND	CAPACITY	DEMAND	CAPACITY
LEVEL 5:	4,200	4,270	4,200	4,270
LEVEL 4:	4,200	4,270	0,000	6,094
LEVEL 3:	4,200	4,270	0,000	6,094
LEVEL 2:	4,200	4,270	0,000	6,094
LEVEL 1:	4,200	4,270	0,000	6,094

JACK STUD NAILING SCHEDULE

JACK EA SIDE OF ROD	JACK PLY 1		JACK PLY 2		JACK PLY 3		JACK STUD LENGTH
	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	
(1) 2x4	2	7	-	-	-	-	3'-8"
(1) 2x6	2	7	-	-	-	-	3'-8"

1. BRIDGE BLOCK & JACK STUD NAILING REQS PER DETAIL 13/ATS-1



5.1

4 RUN(S)

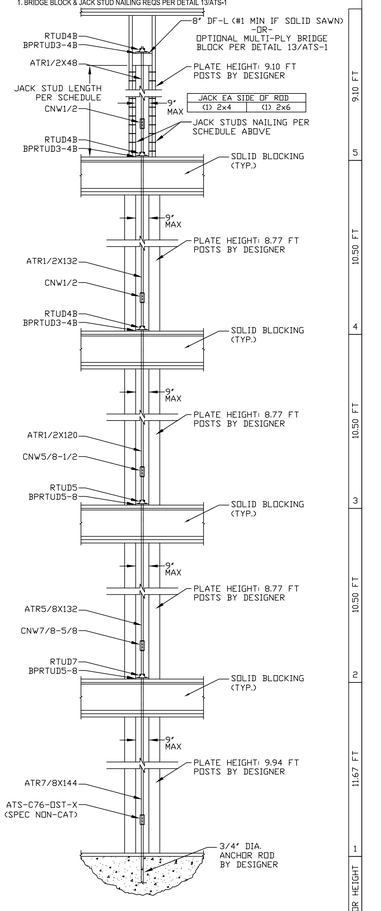
NOTE:
12" ANCHOR ROD PROJECTION ABOVE FOUNDATION ASSUMED

LEVEL	CUMULATIVE TENSION (kips)		INCREMENTAL TENSION (kips)	
	DEMAND	CAPACITY	DEMAND	CAPACITY
LEVEL 5:	4,200	4,270	4,200	4,270
LEVEL 4:	4,200	4,270	0,000	6,094
LEVEL 3:	4,200	4,270	0,000	6,094
LEVEL 2:	6,600	6,675	2,400	6,835
LEVEL 1:	9,600	13,080	3,000	6,835

JACK STUD NAILING SCHEDULE

JACK EA SIDE OF ROD	JACK PLY 1		JACK PLY 2		JACK PLY 3		JACK STUD LENGTH
	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	
(1) 2x4	2	7	-	-	-	-	3'-8"
(1) 2x6	2	7	-	-	-	-	3'-8"

1. BRIDGE BLOCK & JACK STUD NAILING REQS PER DETAIL 13/ATS-1



5.2

28 RUN(S)

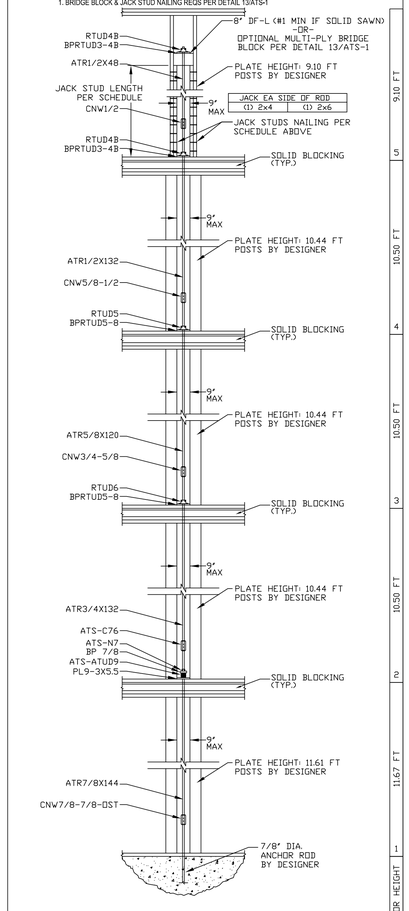
NOTE:
12" ANCHOR ROD PROJECTION ABOVE FOUNDATION ASSUMED

LEVEL	CUMULATIVE TENSION (kips)		INCREMENTAL TENSION (kips)	
	DEMAND	CAPACITY	DEMAND	CAPACITY
LEVEL 5:	4,200	4,270	4,200	4,270
LEVEL 4:	4,200	4,270	0,000	6,094
LEVEL 3:	6,600	6,675	2,400	6,835
LEVEL 2:	9,600	9,610	3,000	6,835
LEVEL 1:	13,000	13,080	3,400	9,524

JACK STUD NAILING SCHEDULE

JACK EA SIDE OF ROD	JACK PLY 1		JACK PLY 2		JACK PLY 3		JACK STUD LENGTH
	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	
(1) 2x4	2	7	-	-	-	-	3'-8"
(1) 2x6	2	7	-	-	-	-	3'-8"

1. BRIDGE BLOCK & JACK STUD NAILING REQS PER DETAIL 13/ATS-1



5.3

4 RUN(S)

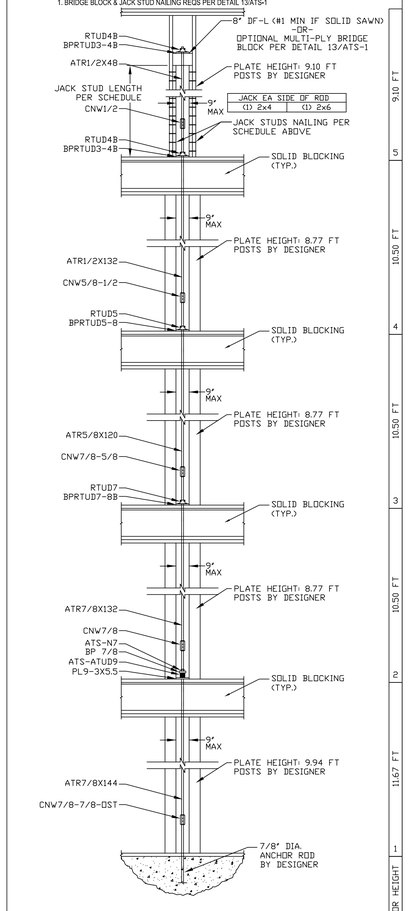
NOTE:
12" ANCHOR ROD PROJECTION ABOVE FOUNDATION ASSUMED

LEVEL	CUMULATIVE TENSION (kips)		INCREMENTAL TENSION (kips)	
	DEMAND	CAPACITY	DEMAND	CAPACITY
LEVEL 5:	4,200	4,270	4,200	4,270
LEVEL 4:	4,200	4,270	0,000	6,094
LEVEL 3:	6,600	6,675	2,400	6,835
LEVEL 2:	13,000	13,080	6,400	14,240
LEVEL 1:	13,000	13,080	0,000	9,524

JACK STUD NAILING SCHEDULE

JACK EA SIDE OF ROD	JACK PLY 1		JACK PLY 2		JACK PLY 3		JACK STUD LENGTH
	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	
(1) 2x4	2	7	-	-	-	-	3'-8"
(1) 2x6	2	7	-	-	-	-	3'-8"

1. BRIDGE BLOCK & JACK STUD NAILING REQS PER DETAIL 13/ATS-1



5.4

4 RUN(S)

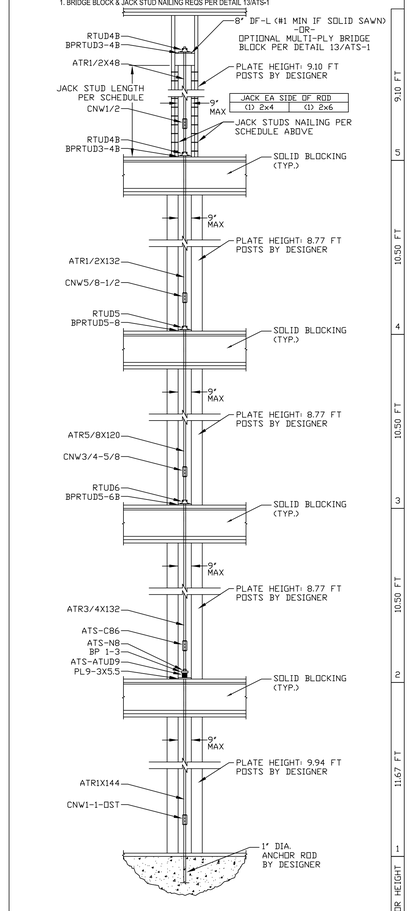
NOTE:
12" ANCHOR ROD PROJECTION ABOVE FOUNDATION ASSUMED

LEVEL	CUMULATIVE TENSION (kips)		INCREMENTAL TENSION (kips)	
	DEMAND	CAPACITY	DEMAND	CAPACITY
LEVEL 5:	4,200	4,270	4,200	4,270
LEVEL 4:	4,200	4,270	0,000	6,094
LEVEL 3:	6,600	6,675	2,400	6,835
LEVEL 2:	9,600	9,610	5,400	9,780
LEVEL 1:	17,000	17,080	7,400	9,524

JACK STUD NAILING SCHEDULE

JACK EA SIDE OF ROD	JACK PLY 1		JACK PLY 2		JACK PLY 3		JACK STUD LENGTH
	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	
(1) 2x4	2	7	-	-	-	-	3'-8"
(1) 2x6	2	7	-	-	-	-	3'-8"

1. BRIDGE BLOCK & JACK STUD NAILING REQS PER DETAIL 13/ATS-1



5.5

18 RUN(S)

NOTE:
12" ANCHOR ROD PROJECTION ABOVE FOUNDATION ASSUMED

WRIGHT ENGINEERS

☒ NO EXCEPTIONS TAKEN
☐ SEE NOTATIONS
☐ REVISE and RESUBMIT
☐ REJECTED
☐ SUBMIT SPECIFIED ITEM

PK — REVIEWED BY
03/29/2022 — DATE

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NO.	DATE	REVISIONS

Structural Option
CERTIFICATE OF AUTHORIZATION
74648
RACHEL HOLLAND
03/29/2022
Registered Professional Engineer
COA#17627
Expires: 12/31/23

SIMPSON STRONG-TIE, CO. INC.
● 5956 W. Las Positas Blvd. Pleasanton, CA 94588
● Tel: (800) 999-5099 ● Fax: (925) 847-15977
● Web site: www.strongtie.com

SIMPSON Strong-Tie® THERE IS NO EQUAL.

DRAWINGS ARE BASED ON STRUCTURAL DRAWINGS
DOCUMENTS BY: WRIGHT ENGINEERS
DATE OF PLANS (D.O.P.): 01/12/2022

MORELAND - LOT 1
1125 N. 3RD ST
PHOENIX, AZ

NAME: H.NG.
DATE: 03/28/2022
SCALE: N.T.S
SHEET:
ATS-2
SHEET 2 OF 3
JOB NO. ES-214942E

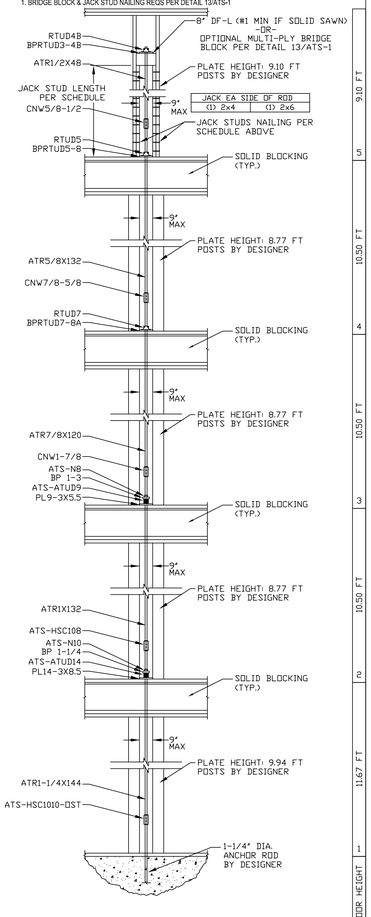
"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

LEVEL	CUMULATIVE TENSION (kips)		INCREMENTAL TENSION (kips)	
	DEMAND	CAPACITY	DEMAND	CAPACITY
LEVEL 5:	4,200	4,270	4,200	4,270
LEVEL 4:	6,600	6,675	2,400	6,835
LEVEL 3:	13,000	13,080	6,400	9,552
LEVEL 2:	17,000	17,080	7,400	9,524
LEVEL 1:	26,600	26,690	9,600	13,300

JACK STUD NAILING SCHEDULE

JACK EA SIDE OF ROD	JACK PLY 1		JACK PLY 2		JACK PLY 3		JACK STUD LENGTH
	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	
(1) 2x4	2	7	-	-	-	-	3'-8"
(1) 2x6	2	7	-	-	-	-	3'-8"

1. BRIDGE BLOCK & JACK STUD NAILING REQS PER DETAIL 13/ATS-1



5.6

20 RUN(S)

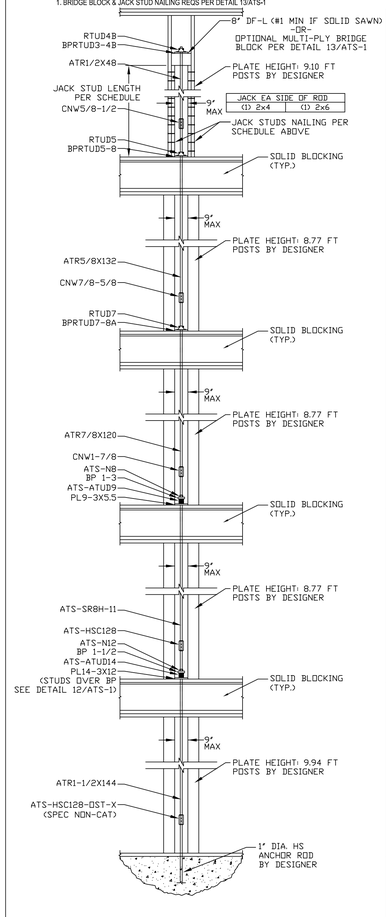
NOTE:
12" ANCHOR ROD PROJECTION ABOVE FOUNDATION ASSUMED

LEVEL	CUMULATIVE TENSION (kips)		INCREMENTAL TENSION (kips)	
	DEMAND	CAPACITY	DEMAND	CAPACITY
LEVEL 5:	4,200	4,270	4,200	4,270
LEVEL 4:	6,600	6,675	2,400	6,835
LEVEL 3:	13,000	13,080	6,400	9,552
LEVEL 2:	21,600	22,604	8,600	9,524
LEVEL 1:	35,300	38,435	13,700	19,508

JACK STUD NAILING SCHEDULE

JACK EA SIDE OF ROD	JACK PLY 1		JACK PLY 2		JACK PLY 3		JACK STUD LENGTH
	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	QTY OF FASTENERS PER ROW	TOTAL ROWS OF FASTENERS	
(1) 2x4	2	7	-	-	-	-	3'-8"
(1) 2x6	2	7	-	-	-	-	3'-8"

1. BRIDGE BLOCK & JACK STUD NAILING REQS PER DETAIL 13/ATS-1



5.7

4 RUN(S)

NOTE:
12" ANCHOR ROD PROJECTION ABOVE FOUNDATION ASSUMED

WRIGHT engineers

[X] NO EXCEPTIONS TAKEN
[ ] SEE NOTATIONS
[ ] REVISE and RESUBMIT
[ ] REJECTED
[ ] SUBMIT SPECIFIED ITEM

PK — REVIEWED BY
03/29/2022 — DATE

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NO.	DATE	REVISIONS

Registered Professional Engineer
CERTIFICATE NO.
74648
RACHEL HOLLAND
03/29/2022
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DATE OF PLANS (D.O.P.):
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1125 N. 3RD ST
PHOENIX, AZ

NAME: H.NG.
DATE: 03/28/2022
SCALE: N.T.S
SHEET:
ATS-3
SHEET 3 OF 3
JOB NO.
ES-214942E

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SHEETMETAL / DUCTWORK NOTES

A. ALL SHEET METAL DUCTWORK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH IMC, ASHRAE AND THE LATEST ADDITION OF SMACNA.

B. FIRE DAMPERS SHALL BE INSTALLED PER SMACNA "15D" FIRE DAMPER GUIDE OR APPROVED UL INSTALLATION INSTRUCTIONS AND THE INTERNATIONAL MECHANICAL CODE. FIRE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS IN UL 555 AND SHALL BE LABELED FOR INSTALLATION IN DYNAMIC SYSTEMS AS REQUIRED IN ACCORDANCE WITH UL 555.

C. ALL GRAVITY BACKDRAFT DAMPERS (NOT FURNISHED WITH EQUIPMENT) SHALL BE EQUAL TO RUSKIN "BD6" WITH BLADE SEALS AND JAMB SEALS.

D. ALL MOTORIZED DAMPERS SHALL BE EQUAL TO RUSKIN "CD36" WITH BLADE SEALS AND STAINLESS STEEL JAMB WITH JAMB SEALS.

E. ALL MANUAL VOLUME DAMPERS SHALL BE EQUAL TO RUSKIN "MDRS OR MD25" WITH LOCKING QUADRANTS.

F. ALL OPENINGS IN EXTERIOR WALLS, FLOORS, AND FOUNDATIONS SHALL BE SLEEVED WITH STEEL SCHEDULE 40 PIPE AND SEALED WATER TIGHT.

G. AFTER INSTALLATION OF PIPE OR DUCT THROUGH FLOORS AND FIRE RATED WALLS, FILL SPACE AROUND PIPES OR DUCT WITH CHASE FOAM SEALANT AS MANUFACTURED BY CHASE FOAM TECHNOLOGY CORPORATION OR EQUAL. ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH UL LISTING. RATING OF FIRE STOPPING SHALL MEET OR EXCEED THE RATING OF THE FLOORS AND FIRE WALLS IN WHICH IT IS USED.

H. ALL DUCTWORK SHALL BE SUPPORTED FROM BOTTOM CHORD OF STRUCTURAL STEEL. NO HANGING WILL BE ALLOWED FROM BOTTOM OF DECK AND DUCTWORK LAYING ON TOP OF LIGHTS OR CEILING.

I. PROVIDE FLEXIBLE CANVAS DUCT CONNECTIONS AT ALL SUPPLY AIR, RETURN AIR, OUTDOOR AIR AND EXHAUST AIR DUCT CONNECTIONS AT ALL VIBRATING EQUIPMENT (EQUIPMENT WITH FANS).

J. PROVIDE FIRE CAULKING AT ALL FIRE RATED WALL PARTITIONS. REFER TO ARCHITECTURAL DRAWINGS FOR WALL RATINGS.

K. PROVIDE TURNING VANES IN ALL 90'S AND TEES.

L. BENDS IN RIGID DUCTWORK SHALL BE AT A MINIMUM RADIUS TO DIAMETER RATIO OF 1.0.

M. ALL DAMPERS THAT COMMUNICATE DIRECTLY WITH THE OUTDOORS SHALL BE TWO-POSITION SPRING RETURN CLOSE (N.C.) IN THE EVENT OF A POWER FAILURE.

N. FACTORY MADE FLEXIBLE DUCTWORK SHALL BE CLASS 1 LISTED AND HAVE MOISTURE BARRIER AND R-6 INSULATION. MAXIMUM LENGTH OF FLEXIBLE DUCTWORK IS 6'-0". SHEET METAL DUCT WITH R-6 WRAP INSULATION SHALL BE PROVIDED FOR LONGER DISTANCES.

O. PROVIDE SPIN-IN FITTINGS WITH MANUAL VOLUME DAMPERS LOCKING QUADRANT AND POSITION INDICATOR AT ALL BRANCH DUCTS TO SUPPLY AND EXHAUST AIR DEVICES FROM RECTANGULAR DUCTS. PROVIDE IN-LINE OPPOSED BLADE MANUAL VOLUME DAMPERS LOCKING QUADRANT AND POSITION INDICATOR WHERE A SPIN-IN FITTING IS NOT POSSIBLE.

P. PROVIDE DUCT ACCESS DOORS AT ALL FIRE AND SMOKE DAMPERS. PROVIDE MULTIPLE DOORS AS REQUIRED BY MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE WALL/CEILING ACCESS DOORS TO GENERAL CONTRACTOR FOR INSTALLATION.

Q. ALL NEW RECTANGULAR SUPPLY AIR DUCTWORK SHALL HAVE INSULATION IN COMPLIANCE WITH NFPA 90A AND AS DEFINED WITHIN THE CONSTRUCTION DOCUMENTS.

R. INSTALL ROOF MOUNTED DUCTWORK IN ACCORDANCE WITH ARI B-1997. DUCTWORK RUNNING ABOVE ROOF 48" WIDE OR LESS SHALL HAVE BOD AT LEAST 24" ABOVE ROOF AND DUCTWORK WIDER THAN 48" SHALL HAVE BOD AT LEAST 48" ABOVE ROOF.

S. INSTALL DUCT PRESSURE RELIEF DOORS ON VAV AHU SUPPLY DUCT SYSTEMS SERVING VAV TERMINAL UNITS. DOORS SHALL BE SIZED TO OPEN AT 1.5 TIMES THE PEAK BALANCED SUPPLY FAN ESP.

T. TRANSITION DUCTWORK AS NECESSARY TO ALLOW DUCT CONNECTION TO ALL EQUIPMENT, LOUVERS, FANS, AND HOODS.

U. ALL 90° RECTANGULAR ELBOWS, 2" PRESSURE CLASS AND BELOW, SHALL BE EQUIPPED WITH SINGLE THICKNESS TURNING VANES MOUNTED TO A PREFABRICATED VANE RAIL, UNLESS INDICATED OTHERWISE ON THE DRAWINGS.

V. ALL RECTANGULAR 90° ELBOWS, 3" PRESSURE CLASS AND HIGHER, SHALL BE RADIUS TYPE, EQUIPPED WITH 3 SPLITTER VANES FOR DUCT 40" AND WIDER, AND TWO SPLITTER VANES FOR DUCTS 39" WIDE AND SMALLER.

W. MANUAL SPLITTER DAMPERS ARE NOT ACCEPTABLE.

X. PROVIDE 45° FLARED TAKEOFFS FOR ALL RECTANGULAR BRANCH DUCT CONNECTIONS TO THE MAIN DUCT.

Y. PROVIDE ACCESS DOORS IN ALL DUCT SYSTEMS OR PLENUMS WHERE REQUIRED TO ACCESS AND MAINTAIN MOTORIZED OR AUTOMATIC DAMPER BLADES AND LINKAGES (NOT REQUIRED FOR FIXED POSITION BALANCING DAMPERS).

Z. WHERE DAMPER ACTUATORS ARE MOUNTED TO DUCTWORK OR PLENUMS PROVIDE A HEAVY GAGE BASE PLATE, ANGLE STIFFENERS OR MOUNTING AS REQUIRED TO ELIMINATE DEFLECTION OF DUCTWORK DURING ACTUATOR OPERATION.

AA. ALL DUCTWORK SIZES SHOWN ARE EXTERNAL DIMENSIONS. ALLOWANCE HAS BEEN MADE FOR 1" DUCT LINER WHERE AND IF REQUIRED. SEE DUCTWORK SCHEDULE ON DRAWINGS.

GENERAL NOTES

A. UNLESS NOTED OTHERWISE, THE MECHANICAL / BAS (BUILDING AUTOMATION SYSTEM) CONTROL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL NECESSARY TEMPERATURE CONTROLS, CONTROLLERS, CONTROL INTERFACE DEVICES (DEVICES ALLOWING DIFFERENT CONTROL COMPONENTS TO COMMUNICATE WITH EACH OTHER), DAMPERS, CONTROL VALVES, THERMOSTATS, SENSORS, RELAYS, SWITCHES, ACTUATORS, TRANSFORMERS, AND CONTROL WIRING AND CONDUIT SYSTEMS REQUIRED TO PROVIDE THE SPECIFIED SEQUENCE OF OPERATIONS.

B. INSTALL ALL MECHANICAL SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

C. SYSTEMS SHOWN ARE DIAGRAMMATIC AND GIVE THE GENERAL ARRANGEMENT ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD.

D. COORDINATE INSTALLATION OF EQUIPMENT AND MATERIALS WITH ALL TRADES.

E. ALL LINTELS, FRAMING, FURRING, PATCHING, AND PAINTING REQUIRED SHALL BE PROVIDED BY G.C. COORDINATE WITH G.C.

F. ALL MATERIALS INSTALLED IN PLENUMS SHALL BE RATED AND LABELED FOR SUCH USE.

G. PROVIDE ACCESS TO ALL EQUIPMENT, VALVES, DAMPERS, ETC. CONCEALED WITHIN INACCESSIBLE CEILING OR WALLS. COORDINATE ALL ACCESS DOOR LOCATIONS WITH ARCHITECTURAL PLANS AND GENERAL CONTRACTORS. ALL LOCATIONS MUST BE APPROVED BY ARCHITECT AND OWNER. ALL ACCESS PANELS FOR MECHANICAL WORK SHALL BE PROVIDED BY MECHANICAL CONTRACTOR.

H. ALL PIPING, DUCTWORK, AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

I. ALL EQUIPMENT PROVIDED MUST COMPLY WITH ASHRAE STANDARD 90.1.

J. ALL CONSTRUCTION SHALL CONFORM TO NFPA 90A FOR FIRE AND SMOKE RATINGS.

K. ALL AIR MOVING EQUIPMENT HANDLING OVER 2,000 CFM OF AIR SHALL HAVE A SMOKE DETECTOR WIRED TO SHUT DOWN THAT PIECE OF EQUIPMENT IN CASE OF FIRE.

L. M.C. TO COORDINATE DUCT-MOUNTED RETURN AIR OPENING SMOKE DETECTOR INSTALLATION PER MANUFACTURER'S REQUIREMENTS AND WITH E.C. DETECTOR TO BE INSTALLED BY E.C. SIGNAL CIRCUIT AND POWER BY E.C. INTERLOCK WIRING BETWEEN DETECTOR AND EQUIPMENT FIRE ALARM CONTRACTOR.

M. GENERAL CONTRACTOR SHALL PROVIDE A UNIFORM LEVEL SUPPORT INCLUDING FRAMING FOR ALL ROOF MOUNTED EQUIPMENT. ROOF CURBS SHALL BE PROVIDED BY MECHANICAL CONTRACTOR IN ACCORDANCE WITH THE SPECIFICATIONS.

N. ALL POWER WIRING, DISCONNECT SWITCHES, AND MOTOR STARTERS SHALL BE FURNISHED AND INSTALLED BY E.C., UNLESS THEY ARE INCLUDED WITH THE EQUIPMENT AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS. ALL AUXILIARY ELECTRIC HEATING EQUIPMENT (I.E. ELECTRIC WALL HEATERS, ELECTRIC BASEBOARD HEATERS, ETC.) SHALL BE FURNISHED BY M.C. AND INSTALLED BY E.C.

O. PROVIDE LISTED, FIRE-RATED ASSEMBLIES IN ALL PENETRATIONS THROUGH FIRE-RATED MEMBRANES. RATING OF ASSEMBLY SHALL MEET RATING OF MEMBRANE.

P. SLEEVE AND FIRESTOP ALL PIPING PENETRATIONS THROUGH RATED WALLS.

Q. COORDINATE ALL ROUGH-IN LOCATIONS AND SIZES WITH FINAL EQUIPMENT SUBMITTALS PRIOR TO INSTALLATION.

R. MECHANICAL CONTRACTOR SHALL FURNISH GENERAL CONTRACTOR WITH ALL REQUIRED DIMENSIONS AND ROOF OPENINGS FOR ALL CURBS.

S. ALL ROOF CURBS SHALL BE INTERNALLY INSULATED WITH 1.5" THICK MIN INSULATION BOARD.

T. INSTALL MANUAL AIR VENTS AT ALL SYSTEM HIGH POINTS AND IN ALL PORTIONS OF PIPING IN WHICH AIR MAY BECOME TRAPPED. PITCH ALL PIPING TOWARD MANUAL AIR VENTS.

U. PROVIDE P-TRAPS WITH CLEANOUT ON ALL AIR HANDLING EQUIPMENT CONDENSATE DRAIN CONNECTIONS. SEE DETAILS ON DRAWINGS.

V. MOUNT WALL MOUNTED THERMOSTATS, TEMPERATURE SENSORS AND CARBON DIOXIDE SENSORS 5'-0" ABOVE FINISHED FLOOR. DO NOT MOUNT THERMOSTATS OR TEMPERATURE SENSORS IN DIRECT SUNLIGHT OR NEAR HEAT PRODUCING EQUIPMENT.

W. ALL COVERS AND TRIM ON SENSORS LOCATED IN OCCUPIED SPACES TO BE WHITE.

X. THE M.C. SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL INTERFACE WIRING REQUIRED BETWEEN THE TEMPERATURE CONTROL SYSTEM AND THE FIRE ALARM SYSTEM. THE FIRE ALARM CONTRACTOR SHALL PROVIDE THE INTERFACE TERMINALS AS A PART OF THE FIRE ALARM SYSTEM AS REQUIRED TO PROVIDE THE SPECIFIED SEQUENCE OF OPERATION.

Y. WHERE AUXILIARY CONTACTS ARE REQUIRED IN STARTERS PROVIDED BY THE E.C., THE M.C. SHALL COORDINATE THE QUANTITY AND TYPE OF CONTACTS WITH THE E.C. PRIOR TO PURCHASE.

Z. THE E.C. SHALL PROVIDE CIRCUIT BREAKERS IN THE ELECTRICAL PANELS THAT ARE SPECIFICALLY DEDICATED FOR THE TEMPERATURE CONTROL SYSTEM. COORDINATE THE QUANTITY AND SIZES WITH THE BAS CONTRACTOR. SEE ELECTRICAL DRAWINGS FOR LOCATION.

AA. ALL CONTROL CONDUIT SHALL BE CONCEALED WITHIN THE WALL OR CEILING CAVITY WITH THE EXCEPTION OF MECHANICAL ROOMS, ELECTRICAL ROOMS, OR WHERE NOTED OTHERWISE. CONDUIT MAY BE EXPOSED AT THE CEILING LEVEL OF AREAS WITHOUT CEILINGS (EXPOSED STRUCTURE). COORDINATE THE ROUGH-IN OF CONDUIT AND JUNCTION BOXES IN MASONRY WALLS WITH THE G.C. SURFACE MOUNTED RACEWAYS OR EXPOSED CABLE ARE NOT ACCEPTABLE UNLESS SPECIFICALLY NOTED OTHERWISE.

BB. ALL VALVE ACTUATORS FOR PIPE SYSTEMS SERVING EQUIPMENT THAT CONDITIONS OUTDOOR AIR SHALL BE SPRING RETURN TYPE TO OPEN IN THE EVENT OF A POWER FAILURE.

CC. ALL DAMPERS ON THE INLET OR OUTLET OF THE FAN SHALL BE OPEN PRIOR TO STARTING THE FAN. PROVIDE ANY TIME DELAYS OR END SWITCHES AS REQUIRED.

DD. PROVIDE CLEAR PLASTIC VENTED IMPACT RESISTANT LOCKABLE GUARDS ON ALL WALL MOUNTED THERMOSTATS OR SENSORS WITH ADJUSTABLE SET-POINTS LOCATED IN ALL SLEEPING BAYS, CORRIDORS, COMMON TOILET ROOMS, VESTIBULES AND STAIRWELLS.

EE. COORDINATE ALL WORK WITH OTHER TRADES. REWORK OF PIPING, DUCTWORK, EQUIPMENT LOCATION, CONDUIT, ETC. AS A RESULT OF POOR PLANNING. COORDINATION OR SCHEDULING SHALL BE THE RESPONSIBILITY OF THE INVOLVED CONTRACTORS. NOTIFY THE ARCHITECT/ENGINEER OF ANY CONFLICTS PRIOR TO START OF WORK.

FF. THE M.C. SHALL BE RESPONSIBLE FOR THE COORDINATION OF ANY FRAMING REVISIONS, EQUIPMENT LOCATIONS, ADDITION OF CONTROLS, ELECTRICAL CIRCUITING REVISIONS, ETC. THAT RESULT FROM USING EQUIPMENT OTHER THAN THOSE INDICATED ON THE DRAWINGS.

GG. THE M.C. SHALL HAVE THE FINAL RESPONSIBILITY FOR SYSTEM START UP, TRAINING, WARRANTY AND TURN OVER TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTRUCTING THE OWNER ON ANY ROUTINE MAINTENANCE REQUIRED DURING THE WARRANTY PERIOD.

HH. THE M.C. SHALL PROVIDE ALL FIRESTOPPING FOR DUCT AND PIPE PENETRATIONS THAT PENETRATE FIRE RATED ASSEMBLIES. SEE ARCHITECTURAL DRAWINGS OR REFER TO THE OWNERS RECORD DRAWINGS FOR LOCATIONS OF FIRE RATED ASSEMBLIES. ALL FLOOR PENETRATIONS SHALL BE FIRESTOPPED AND SEALED WATER TIGHT WITH A FLEXIBLE SEALANT.

GENERAL NOTES CONT.

II. THE M.C. SHALL COORDINATE ANY ROOF PATCHING FOR ANY MECHANICAL ROOF PENETRATIONS NOT SPECIFICALLY IDENTIFIED ON THE ARCHITECTURAL DRAWINGS. ALL PATCHING SHALL BE PROVIDED BY G.C. AND BE PERFORMED IN A MANNER CONSISTENT WITH THE ROOF SYSTEMS CURRENT WARRANTY REQUIREMENTS AND MANUFACTURERS RECOMMENDATIONS.

JJ. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE SERVICE ACCESS FOR ALL EQUIPMENT WITH OTHER TRADES TO MAINTAIN PROPER CLEARANCES FOR EQUIPMENT MAINTENANCE AND OPERATION. MAINTAIN AT LEAST 36" CLEAR IN FRONT OF ALL POWER AND CONTROL PANELS.

KK. COORDINATE THE EXACT SUPPORT PAD SIZE AND EQUIPMENT MOUNTING REQUIREMENTS WITH ALL INVOLVED CONTRACTORS PRIOR TO CONSTRUCTION. REFER TO FINAL EQUIPMENT SHOP DRAWINGS PROVIDED BY THE MANUFACTURER FOR EQUIPMENT SIZES AND MOUNTING REQUIREMENTS. PROVIDE SEISMIC RESTRAINTS AND SNUBBERS WHERE INDICATED. FOLLOW THE MANUFACTURERS REQUIREMENTS FOR ANCHOR BOLT TYPE, SIZE, EMBEDMENT, HOLE SIZE, ETC. SPECIFIC APPLICATION UNLESS INDICATED OTHERWISE.

LL. PROVIDE LAMINATED EQUIPMENT IDENTIFICATION TAG LABELS SECURED TO ALL MECHANICAL EQUIPMENT. PROVIDE WHITE ROUND PLASTIC CEILING MARKER (TACK) IN LAY IN CEILINGS TO IDENTIFY WHERE ABOVE CEILING EQUIPMENT IS LOCATED.

MM. PITCH ALL CONDENSATE PIPING NO LESS THAN 1/8" PER 1'-0" TOWARD THE FLOOR & ROOF DRAINS OR SPLASH BLOCKS.

NN. FLEXIBLE CONNECTIONS ON EQUIPMENT SHALL NOT BE USED TO CORRECT MISALIGNMENT OF EQUIPMENT AND PIPING.

OO. ALL WORK TO COMPLY WITH THE 2018 INTERNATIONAL MECHANICAL CODE AND ALL CITY OF PHOENIX ADOPTED CODES AND AMENDMENTS, SEC. 106.3.1

PP. THE MECHANICAL DESIGN IS INTENDED SO THE AIR CONDITIONING SYSTEM WILL OPERATE CONTINUOUSLY TO MAINTAIN CURRENT VENTILATION REQUIREMENTS DURING OCCUPANCY, IMC 403.2, 403.3, 405.1.

QQ. ALL MECHANICAL SYSTEMS TO BE INSPECTED BY AHJ PRIOR TO CONCEALMENT WITHIN WALLS OR CEILINGS, IMC 107.2.

RR. CONTRACTOR TO SUBMIT FINAL AIR BALANCE REPORT TO BUILDING INSPECTOR FOR REVIEW AND APPROVAL, IMC 403.7.

SS. ALL MECHANICAL AIR CONDITIONING EQUIPMENT TO HAVE A MINIMUM EER RATING PER 2018 IEC, TABLE C403.2.3 OR C406.2.1. SUBMIT MECHANICAL AIR CONITIONING EQUIPMENMT TO OWNER OR ENGINEER FOR REVIEW AND APPORVAL PRIOR TO ORDER.

TT. DUCTS AND AIR TRANSFER OPENINGS THAT PENETRATE FIRE PARTIOTIONS SHALL BE PROTECTED WITH LISTED FIRE DAMPERS IN ACCORDANCE WITH IMC 607.5.3.

UU. DUCTS AND AIR TRASFER OPENING THAT PENETRATE SHAFT ENCLOSURES SHALL BE PROTECTED WITH APPROVED FIRE AND SMOKE DAMPERS IN ACCORDANCE WITH IMC 607.5.5 AS LONG AS IT DOESN'T INTERFERE WITH AN ENGINEER DESIGNED SMOKE CONTROL SYSTEM.

VV. MANUFACTURERS NOTED ON PROJECT DRAWING SCHEDULES ARE DEFINED TO COMMUNICATE THE BASIS OF DESIGN ONLY. THEY ARE NOT DEFINED AS A "SOLE" OR "RECOMMENDED" SUPPLIER. OTHER MANUFACTURERS MAY BE PROPOSED BY CONTRACTOR AND WILL BE SUBJECT TO THE STANDARD AND LEVEL OF QUALITY INTENDED BY THE REQUIREMENTS OF THE SPECIFICATIONS AND PROJECT DRAWINGS.

WW. AIR BALANCE REPORT REQUIRED TO BE SUBMITTED TO INSPECTOR.

SYMBOLS

- BALL, GATE OR BUTTERFLY / SHUT-OFF VALVE
- GATE VALVE
- BUTTERFLY VALVE
- S - SOLENOID VALVE
- CHECK VALVE
- ANGLE GLOBE VALVE
- M - MOTOR OPERATED VALVE
- M - MAGNETIC STOP VALVE
- NEEDLE VALVE
- PLUG VALVE
- UNION
- THREE-WAY CONTROL VALVE
- TWO-WAY CONTROL VALVE
- PUMP
- FLOAT VALVE
- THERMOMETER
- MANUAL AIR VENT
- MANUAL AIR BALANCE DAMPER
- M - MOTORIZED DAMPER
- 10 - KEYED NOTE SYMBOL
- EXISTING TO NEW INTERFACE
- AV - AUTOMATIC AIR VENT
- PRESSURE REGULATING VALVE
- TEMPERATURE / PRESSURE RELIEF VALVE
- SAFETY VALVE
- CIRCUIT SETTER
- STRAINER
- BLOWOFF STRAINER
- FD - FIRE DAMPER
- PRESSURE GAUGE
- PRESSURE GAUGE AND COCK
- UNDERCUT DOOR (MINIMUM 1/2")
- C - CARBON DIOXIDE DETECTOR
- M - CARBON MONOXIDE DETECTOR
- T - SPACE TEMPERATURE SENSOR
- H - SPACE HUMIDITY SENSOR
- E - EMERGENCY SHUTOFF SWITCH
- S - SWITCH
- SUPPLY DUCT UP
- SUPPLY DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- EXHAUST DUCT UP
- EXHAUST DUCT DOWN
- FLEXIBLE DUCTWORK
- # - KEYED NOTE

TYPE OF SERVICE: S=SUPPLY, R=RETURN, E=EXHAUST, T=TRANSFER
SCHEDULE DEVICE NO.
S1C 150
8"Ø
AIR QUANTITY (CFM)
NECK SIZE
TYPE OF HOST: C=CEILING, W=WALL, D=DUCT

1 / M-401 - ENLARGED PLAN CALLOUT

PIPE LEGEND

GWS	GEOTHERMAL WATER SUPPLY
GWR	GEOTHERMAL WATER RETURN
CHWS	CHILLED WATER SUPPLY PIPE
CHWR	CHILLED WATER RETURN PIPE
CWS	CONDENSER WATER SUPPLY PIPE
CWR	CONDENSER WATER RETURN PIPE
DCW	DOMESTIC COLD WATER PIPE
HWS	HEATING HOT WATER SUPPLY PIPE
HWR	HEATING HOT WATER RETURN PIPE
DTS	DUAL TEMPERATURE SUPPLY PIPE
DTR	DUAL TEMPERATURE RETURN PIPE
DHW	DOMESTIC HOT WATER PIPE
V	VENT PIPE
G	NATURAL GAS PIPE
LPG	LIQUID PROPANE GAS PIPE
FOS	FUEL OIL SUPPLY PIPE
FOR	FUEL OIL RETURN PIPE
RL	REFRIGERANT LIQUID PIPE
RS	REFRIGERANT SUCTION PIPE
RHG	REFRIGERANT HOT GAS PIPE
LPS	LOW PRESSURE STEAM PIPE
MPS	MEDIUM PRESSURE STEAM PIPE
HPS	HIGH PRESSURE STEAM PIPE
CR	CONDENSATE RETURN PIPE
FW	FEED WATER PIPE
	PIPE DOWN
	PIPE UP
	TEE DOWN
	TEE UP
	PIPE BREAK CONTINUATION
	CAPPED PIPE
	PIPE SUPPORT
	PIPE GUIDE

DESIGN CONDITIONS

COOLING: 75°F INDOOR AT 107°F DB / 71°F WB OUTDOOR
HEATING: 70°F INDOOR AT 34°F DB OUTDOOR
SPACE RELATIVE HUMIDITY: 30-50% RH
ROOF - "U" VALUE = 0.0174 , INSULATION R-VALUE= 57.42
WALL - "U" VALUE = 0.03887 , INSULATION R-VALUE =25.73
GLASS TRANSMISSION "U" = 0.31
GLASS SHADING COEFFICIENT = 0.29
PARTITION - "U" VALUE = 0.50
INFILTRATION RATE = 0.50 CFM/SF
LIGHTING LOAD = 0.45 W/SF
OUTDOOR AIR = VENTILATION LOAD

CODES AND STANDARDS

INTERNATIONAL MECHANICAL CODE (IMC) - 2018
ASHRAE 90.1 (2010)
ASHRAE 62.1 (2007)

MECHANICAL DRAWING INDEX BLDG 1

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SEISMIC RESTRAINTS

ALL SEISMIC RESTRAINTS SHALL BE APPLIED WHERE REQUIRED PER ASCE 7, IBC, AND SMACNA SEISMIC RESTRAINT MANUAL.

SEISMIC-RESTRAINT LOADING:

SEISMIC DESIGN CATEGORY: B
SEISMIC DESIGN SITE CLASS AS DEFINED IN THE IBC: B
SEISMIC OCCUPANCY CATEGORY AS DEFINED IN THE IBC: III
SEISMIC COMPONENT IMPORTANCE FACTOR: NAT. GAS=1.5, ALL OTHER=1.0
MAPPED SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS (0.2 SECOND): 0.307
MAPPED SPECTRAL RESPONSE ACCELERATION AT 1-SECOND PERIOD: 0.251

EXACT SEISMIC RESTRAINT MOUNTING, SIZE, QUANTITY, TYPE, AND LOCATION OF RESTRAINT SHALL BE DETERMINED BY THE RESTRAINT MANUFACTURER'S PROFESSIONAL DESIGN ENGINEER BASED ON EQUIPMENT THAT WILL BE INSTALLED IN THE CORRESPONDING SEISMIC DESIGN CATEGORY WHERE BUILDING IS LOCATED.

THE SEISMIC CONTROL PRODUCT MANUFACTURER'S PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE SEISMIC DESIGN CALCULATIONS OF THE SEISMIC RESTRAINT SYSTEM AND SHALL SELECT SEISMIC RESTRAINT COMPONENTS REQUIRED FOR THE MECHANICAL SYSTEM.

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MECHANICAL ABBREVIATIONS, NOTES, AND SYMBOLS

IFP

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REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY: MBS
DRAWN BY: ARK

Registered Professional Engineer (Mechanical) CERTIFICATE NO. 618.. MATTHEW SPENCER Date Signed ARIZONA U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET:
M001A
3056-20-02

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MECHANICAL SPECIFICATIONS

MECHANICAL GENERAL

A. INSTALL ALL EQUIPMENT AND MECHANICAL SYSTEMS IN ACCORDANCE WITH EQUIPMENT AND MECHANICAL SYSTEMS MANUFACTURER'S RECOMMENDATIONS.

B. CONTRACTOR SHALL PROVIDE FULL SUBMITTALS ON ALL MECHANICAL EQUIPMENT, SYSTEMS, AND COMPONENTS FOR ENGINEERING APPROVAL.

C. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING LAYOUT AND SIZING OF MECHANICAL SYSTEMS TO SHOW COMPLIANCE WITH CONSTRUCTION DOCUMENTS. SHOP DRAWINGS SHALL CLEARLY INDICATE/NOTE WHERE CONTRACTOR INTENDS TO DEVIATE FROM WHAT IS INDICATED ON THESE CONSTRUCTION DOCUMENT PLANS. SHOP DRAWINGS SHALL ALSO INDICATE CONTRACTOR'S DEMARKATION OF THIS TI DESIGN PACKAGE SCOPE WHERE CONNECTING TO OR AT BOUNDARY OF CORE AND SHELL DESIGN PACKAGE SCOPE.

D. PROVIDE MECHANICAL SYSTEM START UP SERVICES TO VERIFY PROPER OPERATION OF ALL SYSTEMS WITH OWNER'S REPRESENTATIVE WITNESS.

E. PROVIDE MANUFACTURER'S STANDARD WARRANTY ON ALL MECHANICAL SYSTEMS, AND ALL MECHANICAL SYSTEMS SHALL BE COVERED WITH WARRANTY FOR PARTS AND LABOR FOR A PERIOD NOT LESS THAN ONE YEAR FROM SUBSTANTIAL COMPLETION.

F. MECHANICAL EQUIPMENT SHALL NOT BE USED TO PROVIDE TEMPORARY HVAC TO BUILDING WHILE UNDER CONSTRUCTION UNTIL PERIOD OF FINAL FINISH OCCURS (AFTER DRYWALL SANDING IS COMPLETE) WITHOUT OWNER PERMISSION. PROVIDE PROTECTIVE COVER OVER ALL OPENINGS INTO MECHANICAL EQUIPMENT AND DUCTWORK UNTIL THIS TIME.

G. PERMITS AND FEES – CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES REQUIRED FOR THE WORK.

H. FIRE AND SMOKE RATINGS OF MATERIALS: INSULATION, JACKETS OR FACINGS, AND ADHESIVES WITHIN THE BUILDING, SHALL HAVE A NONCOMBUSTIBLE FIRE AND SMOKE HAZARD SYSTEM RATING AND LABEL AS TESTED BY ASTM E 84, NFPA 255, AND U.L. 723 NOT EXCEEDING FLAME SPREAD 25, FUEL CONTRIBUTED 50, SMOKE DEVELOPED 50. IN ADDITION, ALL INSULATION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CODE.

I. RECORD DRAWINGS - CONTRACTOR SHALL KEEP RECORDS OF ALL CHANGES FROM THAT ACTUALLY SHOWN ON THE ISSUED FOR CONSTRUCTION DRAWINGS. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL TRANSMIT THESE CHANGES TO A RECORD SET OF DRAWINGS AND ON ELECTRONIC MEDIA IN PDF FORMAT. THE SET OF DRAWINGS SHALL INCLUDE ALL DRAWINGS, EVEN IF NO CHANGES WERE MADE. EACH "RECORD DRAWING" SHALL BE SO LABELED, DATED AND SIGNED BY THE CONTRACTOR.

J. IRON WORK (MISCELLANEOUS) - FURNISH AND INSTALL ALL NECESSARY BRACKETS, ANCHORS, CLAMPS, SPECIAL HANGERS, ETC., AS SHOWN OR REQUIRED FOR INSTALLATION OF ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT. ALL EXTERIOR METALS SHALL BE GALVANIZED.

K. PAINT ALL EXPOSED STEEL (NON-GALVANIZED OR NON-STAINLESS STEEL) COMPONENTS WITH TWO COATS OF RUST PROHIBITIVE PAINT.

L. CLEANING - THOROUGHLY CLEAN ALL DUCTWORK, PIPE, AND EQUIPMENT FURNISHED UNDER THIS CONTRACT, UPON COMPLETION OF THE WORK.

M. PROTECT MECHANICAL EQUIPMENT AND MECHANICAL SYSTEMS FROM DAMAGE OF MOISTURE AND DIRT DURING CONSTRUCTION.

N. COORDINATION OF WORK - COORDINATE WORK WITH THE ACTIVITIES AND FUNCTIONS OF THE OWNER AT ALL TIMES.

O. OPERATING MANUALS - THIS CONTRACTOR SHALL, BEFORE FINAL APPROVAL OF THE INSTALLATION, SUBMIT TO THE ARCHITECT FOR APPROVAL TWO (2) COPIES OF DESCRIPTIVE LITERATURE, INSTALLATION, MAINTENANCE AND OPERATION MANUALS INCLUDING PARTS LISTS OF EACH ITEM OF EQUIPMENT. ANY REQUIRED SPARE PARTS, KEYS, SOFTWARE, PASSWORDS AND COPIES OF WARRANTIES SHALL BE PROVIDED AT THIS TIME TO OWNER.

SHEETMETAL (SEE DUCT SCHEDULE ON PLANS FOR REQUIRED DUCT AND INSULATION SYSTEMS)

A. ALL SHEETMETAL DUCTWORK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE LATEST ADDITIONS OF SMACNA, LOCAL APPLICABLE CODE, AND INTERNATIONAL MECHANICAL CODE.

B. SEAM AND JOINT SEALING:

1. GENERAL: SEAL DUCT SEAMS AND JOINTS AS FOLLOWS:
   a. AS INDICATED ON DUCTWORK SCHEDULE
   b. SEAL EXTERNALLY INSULATED DUCTS PRIOR TO INSULATION INSTALLATION.

C. ALL HIGH PRESSURE SUPPLY AIR FLEXIBLE DUCT SHALL BE THERMAFLEX "M-KC" INSULATED FLEXIBLE DUCTWORK WITH FIBERGLASS INSULATION AND VAPOR BARRIER.

D. ALL LOW PRESSURE SUPPLY AIR FLEXIBLE DUCT SHALL BE THERMAFLEX "KP" LOW PRESSURE INSULATED FLEXIBLE DUCTWORK WITH FIBERGLASS INSULATION AND VAPOR BARRIER. DUCTWORK COVERING SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ADDITION OF THE INTERNATIONAL MECHANICAL CODE.

E. EXHAUST AIR FLEXIBLE DUCTWORK SHALL BE THERMAFLEX "S-LD" NON-INSULATED FLEXIBLE DUCTWORK.

F. ALL DUCTWORK CONVEYING AIR BELOW AMBIENT TEMPERATURES TO BE SEALED TO PROVIDE THE PROPER VAPOR BARRIER.

G. ALL HARD ROUND LOW VELOCITY SUPPLY AIR DUCTWORK TO DIFFUSERS TO BE RIGID ROUND GALVANIZED DCUTWORK MINIMUM 26 GAUGE.

H. ALL ROUND JOINTS SHALL BE WIRE-STRAPPED AND SEALED WITH MECHANICAL MEANS OF JOINT RESTRAINT.

I. ALL MEDIUM VELOCITY, MEDIUM PRESSURE SUPPLY AIR DUCTWORK AND ALL EXHAUST AIR DUCTWORK JOINTS AND LONGITUDINAL SEAMS SHALL BE SEALED AIR TIGHT WITH KINGCO "10-526" LATEX DUCT SEALER OR UTILIZE LINDAB FITTINGS.

J. ALL BACKS OF DIFFUSERS LOCATED IN RESTROOMS & UNCONDITIONED PLENUMS SHALL BE INSULATED WITH 1/2" THICK 2# DENSITY DUCT LINING. INSULATED BY THE SHEETMETAL CONTRACTOR.

K. ALL OPENINGS IN EXTERIOR WALLS, FLOORS, AND FOUNDATIONS SHALL BE SLEEVED WITH STEEL SCHEDULE 40 PIPE AND SEALED WATER TIGHT.

L. AFTER INSTALLATION OF PIPE THROUGH FLOORS AND FIRE RATED WALLS, FILL SPACE AROUND PIPES WITH CHASE FOAM SEALANT AS MANUFACTURED BY CHASE FOAM TECHNOLOGY CORPORATION OR EQUAL. ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS AND IN ACCORDANCE WITH UL LISTING. RATING OF FIRESTOPPING SHALL MEET OR EXCEED THE RATING OF THE FLOORS AND FIRE WALLS IN WHICH IT IS USED.

M. PROVIDE FLEXIBLE CANVAS CONNECTIONS AT ALL SUPPLY AIR, RETURN AIR, FRESH AIR, AND EXHAUST AIR DUCT CONNECTIONS AT ALL VIBRATING EQUIPMENT (I.E. EF'S, RTU'S, FTU'S, ETC.). FLEXIBLE CANVAS CONNECTORS SHALL BE UL-LISTED, FIRE-RETARDANT NEOPRENE COATED WOVEN GLASS FIBER FABRIC.

N. ALL MOTORIZED DAMPERS SHALL BE EQUAL TO RUSKIN #CD36 WITH BLADE SEALS AND STAINLESS STEEL JAMB WITH JAMB SEALS. PROVIDE DAMPER INSPECTION DOORS AS NECESSARY TO INSPECT DAMPER LINKAGE IN ALL IN-DUCT MOTORIZED DAMPERS.

O. ANY MANUAL VOLUME DAMPERS IN UTILITY AREAS TO BE EQUAL TO RUSKIN #MD25 WITH LOCKING QUADRANTS.

P. PROVIDE ACCESS DOORS AT ALL FIRE DAMPERS AND BALANCING DAMPERS AS REQUIRED.

DUCT INSULATION TYPES (SEE DUCT SCHEDULE ON PLANS FOR REQUIRED DUCT AND INSULATION SYSTEMS)

A. FGW – FIBERGLASS WRAP

1. MINERAL-FIBER BLANKET THERMAL INSULATION: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 553, TYPE II, WITHOUT FACING AND WITH ALL-SERVICE JACKET MANUFACTURED FROM KRAFT PAPER, REINFORCING SCRIM, ALUMINUM FOIL, AND VINYL FILM.

B. FB – FIBERGLASS BOARD

1. MINERAL-FIBER BOARD THERMAL INSULATION: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 612, TYPE IB, WITHOUT FACING AND WITH ALL-SERVICE JACKET MANUFACTURED FROM KRAFT PAPER, REINFORCING SCRIM, ALUMINUM FOIL, AND VINYL FILM.

C. FPW – FIREPROOFING DUCT WRAP:

1. FLEXIBLE, FOIL-ENCAPSULATED, NON-COMBUSTIBLE, INORGANIC, FIRE BARRIER BLANKET SYSTEM, 'K' VALUE: 0.41 AT 500° F. 2 INCH THICKNESS, 2-HOUR ENCLOSURE RATING, MINIMUM CLEARANCE TO COMBUSTIBLES: 0 INCHES.

DUCT JACKET TYPES (SEE DUCT SCHEDULE ON PLANS FOR REQUIRED DUCT AND INSULATION SYSTEMS)

A. FSK – FSK JACKET:

1. ALUMINUM-FOIL-FACE, FIBERGLASS-REINFORCED SCRIM WITH KRAFT-PAPER BACKING.

B. ASJ: - ALL SERVICE JACKET:

1. WHITE, KRAFT-PAPER, FIBERGLASS-REINFORCED SCRIM WITH ALUMINUM-FOIL BACKING.

C. ABA – ADHESIVE BACKED ALUMINUM:

1. SELF-ADHESIVE OUTDOOR JACKET: 60-MIL THICK, LAMINATED VAPOR BARRIER AND WATERPROOFING MEMBRANE, CONSISTING OF A RUBBERIZED BITUMINOUS RESIN ON A CROSSLAMINATED POLYETHYLENE FILM COVERED WITH WHITE ALUMINUM-FOIL FACING.

DUCT LINER TYPES (SEE DUCT SCHEDULE ON PLANS FOR REQUIRED DUCT AND INSULATION SYSTEMS)

A. MFF – MATT FACED FIBERGLASS:

1. FLEXIBLE, GLASS MATT REINFORCED NON-COMBUSTIBLE BLANKET.
2. "K" VALUE: ASTM C518, 0.28 AT 75°F.
3. MAXIMUM SERVICE TEMPERATURE: 250°F.
4. DENSITY: 1.5 LB/CU FT.
5. BLACK PIGMENTED COATING, BACTERIA AND FUNGI RESISTANT, ON AIR SIDE.

D. GENERAL DUCT INSULATION REQUIREMENTS:

1. INSTALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. INSTALL INSULATION ONLY AFTER ALL DUCTWORK IS SEALED, LEAK AND PRESSURE TESTED, AND IS CLEAN, DRY, AND FREE OF OXIDIZATION.
3. WHERE EXISTING INSULATED EXISTS, NEW INSULATION SHALL EXTEND TO MEET AND BE CONTINUOUS WITH EXISTING INSULATION.
4. DUCTWORK INSULATED WITH GLASS FIBER FLEXIBLE WRAP SHALL BE FINISHED WITH TAPE AND VAPOR BARRIER JACKET, AND BE CONTINUOUS THROUGH WALLS, SLEEVES, HANGERS, AND OTHER DUCT PENETRATIONS.
5. INSULATE ENTIRE SYSTEM INCLUDING FITTINGS, JOINTS, FLANGES, FLEXIBLE CONNECTIONS, AND EXPANSION JOINTS.
6. FOR EXTERIOR APPLICATIONS, COVER INSULATION WITH CAULKED ALUMINUM JACKET WITH SEAMS LOCATED ON BOTTOM SIDE OF HORIZONTAL DUCT SECTIONS.
7. FOR LINED DUCTWORK, INSULATION SHALL BE ADHERED WITH ADHESIVE. SECURED WITH MECHANICAL LINER FASTENERS (RE: SMACNA STANDARDS), AND HAVE SEALED AND SMOOTH JOINTS, BUTTERED EXPOSED EDGES WITH BLACK MASTIC, AND ADHESIVE SEALED LINER SURFACE PENETRATIONS.
8. EXPOSED EXTERIOR ELASTOMERIC INSULATION SHALL BE FINISHED WITH TWO (2) COATS OF WB ARMAFLEX OR RUBATEX 374 WATERPROOF FINISH FOR WEATHER, UV, AND OZONE PROTECTION.

PIPING SPECIFICATIONS (SEE PIPING SCHEDULE ON PLANS FOR REQUIRED PIPE AND INSULATION SYSTEMS)

A. CONDENSATE DRAIN PIPING:

1. CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PVC. FITTINGS SHALL BE SCHEDULE 40 PVC. JOINTS SHALL BE CLEANED AND GLUED TOGETHER. PROVIDE DRAIN TRAP WITH MINIMUM 2" AIR GAP ON ALL DRAW THROUGH EQUIPMENT. PAINT CONDENSATE PIPING EXPOSED TO THE WEATHER FOR UV PROTECTION.
2. CONDENSATE DRAIN PIPING IN AIR PLENUMS SHALL BE TYPE "L" COPPER PIPE WITH WROUGHT COPPER FITTINGS. JOINTS SHALL BE MADE WITH A GOOD GRADE OF 95-5 TIN ANTIMONY SOLDER.

B. COLD WATER (MAKE UP WATER) PIPING:

1. COLD WATER MAKE UP PIPING SHALL BE ASTM B88, TYPE "L" COPPER PIPE WITH WROUGHT COPPER FITTINGS. JOINTS SHALL BE MADE WITH A GOOD GRADE OF 95/5 SOLDER AND FLUX.

C. PLASTIC PIPE:

1. CPVC PLASTIC PIPE: ASTM F 441/F 441M, SCHEDULES 40 AND 80, PLAIN ENDS.
2. CPVC PLASTIC PIPE FITTINGS: SOCKET-TYPE PIPE FITTINGS, ASTM F 438 FOR SCHEDULE 40 PIPE; ASTM F 439 FOR SCHEDULE 80 PIPE.
3. PVC PLASTIC PIPE: ASTM D 1785, SCHEDULES 40 AND 80, PLAIN ENDS.
4. PVC PLASTIC PIPE FITTINGS: SOCKET-TYPE PIPE FITTINGS, ASTM D 2466 FOR SCHEDULE 40 PIPE; ASTM D 2467 FOR SCHEDULE 80 PIPE.
5. SOLVENT CEMENT FOR CPVC PIPING: ASTM F 493
6. SOLVENT CEMENT FOR PVC PIPING: ASTM D 2564. INCLUDE PRIMER ACCORDING TO ASTM F 656.
7. CPVC PIPING: JOINT ACCORDING TO ASTM D 2846/D 2846M APPENDIX.
8. PVC PRESSURE PIPING: JOIN ASTM D 1785 SCHEDULE NUMBER, PVC PIPE AND PVC SOCKET FITTINGS ACCORDING TO ASTM D 2672. JOIN OTHER-THAN SCHEDULE NUMBER PVC PIPE AND SOCKET FITTINGS ACCORDING TO ASTM D 2855.
9. PVC NONPRESSURE PIPING: JOIN ACCORDING TO ASTM D 2855.

D. COPPER PIPING:

1. TYPE L OR K ASTM B88 HARD DRAWN TUBING OR TYPE K SOFT ANNEALED TUBING.
2. FITTINGS: ASME B16.22 WROUGHT COPPER OR ASME B16.18 CAST BRASS PRESSURE RATED SOLDER JOINT (ASTM B32, SOLDER, GRADE 95TA), OR THREADED BRASS COMPRESSION OR FLARE FITTING.

F. REFRIGERANT PIPING:

1. REFRIGERANT SUCTION, AND LIQUID PIPING (RS, RL) SHALL BE ASTM B88, TYPE "L" ACR HARD DRAWN SEAMLESS COPPER (DEHYDRATED-NITROGEN) PIPE WITH WROUGHT COPPER FITTINGS. JOINTS SHALL BE MADE WITH A GOOD GRADE OF 6% SIL-FOS BRAZING ALLOY.
2. ALL REFRIGERANT PIPING SHALL BE INSTALLED IN ACCORDANCE WITH GOOD INSTALLATION PROCEDURES (I.E. DRY-NITROGEN SHALL BE INTRODUCED INTO PIPING AS THE BRAZING PROCESS IS BEING DONE.).
3. PITCH REFRIGERANT PIPING IN DIRECTION OF REFRIGERANT FLOW. A MINIMUM OF PITCH IN THE HORIZONTAL TO BE 1" (INCH) EVERY 20' (FEET).
4. UTILIZE LONG RADIUS WROUGHT COPPER FITTING AND WROUGHT COPPER FITTINGS TO MATCH BUILDING CONDITIONS TO MINIMIZE REFRIGERATION PIPING PRESSURE LOSSES.
5. AFTER INSTALLATION OF THE REFRIGERANT PIPING, THE MECHANICAL CONTRACTOR SHALL PRESSURIZE THE SYSTEM TO 250 POUNDS WITH DRY-NITROGEN AND CHECK FOR LEAKS. FIX AND REPAIR AS NECESSARY.
6. PURGE ALL REFRIGERANT PIPING (EXCEPT PREINSULATED LINESETS) WITH NITROGEN BEFORE PRESSURE TESTING PIPE.
7. THE MECHANICAL CONTRACTOR WILL THEN EVACUATE SYSTEM TO 30 MICRONS AND HOLD FOR A MINIMUM OF 8 HOURS. THEN CHARGE SYSTEM WITH REFRIGERANT AS SPECIFIED BY THE UNIT MANUFACTURER.
8. THE MECHANICAL CONTRACTOR MAY USE PREINSULATED LINESETS ON SYSTEMS WITH A TOTAL CAPACITY OF 5 TONS OR LESS.

PIPE INSULATION TYPES (SEE PIPING SCHEDULE ON PLANS FOR REQUIRED PIPE AND INSULATION SYSTEMS)

A. FG - FIBERGLASS PIPE COVERING: ONE PIECE OR HALF SECTIONAL OR SEMI-RIGID WRAP FIBERGLASS INSULATION: JACKETED WITH OWNES CORNING FIBERGLASS, OR EQUAL. ASJ ALL SERVICE VAPOR BARRIER JACKET.

B. CG - CELLULAR GLASS: ABOVE GROUND RIGID CELLULAR GLASS INSULATION; PITTSBURGH CORNING FOAMGLASS INSULATION, OR EQUAL.

C. PU - POLYURETHANE FOAM: PART OF UNDERGROUND CONDUIT SYSTEM COMPLETE INSULATED AND WATERPROOF ASSEMBLY.

D. EFSI - ELASTOMERIC FOAM SHEET INSULATION, PER ASTM C534, TYPE II, CLOSED CELL ELASTOMERIC MATERIAL, K VALUE: ASTM C518, 0.28 AT 75° F, MAXIMUM SERVICE TEMPERATURE: 180° F.

PIPE INSULATION JACKET TYPES (SEE PIPING SCHEDULE ON PLANS FOR REQUIRED PIPE AND INSULATION SYSTEMS):

A. ASJ - ALL SERVICE JACKET: WHITE, KRAFT-PAPER, FIBERGLASS-REINFORCED SCRIM WITH ALUMINUM-FOIL BACKING.

B. HDPE - HIGH DENSITY POLYETHYLENE: PART OF UNDERGROUND CONDUIT SYSTEM COMPLETE INSULATED AND WATERPROOF ASSEMBLY.

C. PVC - POLYVINYL CHLORIDE: COVER MADE OUT OF WHITE 0.20 PVC WITH SELF-SEALING LAP WITH PEEL AND STICK ADHESIVE STRIP.

PIPE INSULATION GENERAL NOTES:

A. ALL INSULATION SHALL HAVE A MAXIMUM FLAME SPREAD OF 25 AND SMOKE RATING OF 50 OR LESS IN ACCORDANCE WITH ASTM E-84. ALL INSULATION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CODE, AND SDC MODULE 1, SECTION 4- 2.1.3.

B. INSULATION LOCATED OUTDOORS SHALL HAVE AN ALUMINUM JACKET FOR WEATHERPROOFED INSTALLATION.

C. INSULATE ALL PIPING AS INDICATED IN THE INSULATION SCHEDULE ON THE DRAWINGS.

D. ALL FIBERGLASS INSULATED EXPOSED TO OUTSIDE WEATHER CONDITIONS SHALL HAVE A "UVR" PVC JACKET; 0.20 MIL THICKNESS OR ALUMINUM JACKET COVERING.

E. INSULATION PIPE SHIELDS TO BE PROVIDED BY THE INSULATION CONTRACTOR. INSULATION SADDLES TO BE PROVIDED BY THE PIPING CONTRACTOR.

F. REFER TO HVAC DUCTWORK SPECIFICATION FOR ADDITIONAL DUCT INSULATION REQUIREMENTS.

G. PROVIDE PVC JACKET ON ALL INSULATION WITHIN 10 FEET OF THE FINISHED FLOOR.

H. PROVIDE A REMOVABLE JACKET ON ALL HEAT TREATED PIPES. INSULATE HEAT TREATED PIPES WITH 3/4" THICK CLOSED CELL FOAM PLASTIC INSULATED WITH #520 ADHESIVE.

HANGERS AND SUPPORTS

A. PIPE SHALL BE SUPPORTED BY CLEVIS OR TRAPEZE HANGERS WITH SUSPENSION RODS HAVING DOUBLE NUTS.

B. COMPLY WITH MSS SP-58, MSS SP-69 AND MSS SP-89.

C. BRACKETS OR CLAMPS MAY BE USED WHERE PIPE RUNS ALONG WALLS, COLUMNS, OR CEILINGS BUT MUST ALLOW FOR EXPANSION AND CONTRACTION.

D. RADIAL SUPPORTS SHALL BE RIGID TYPE. IF WALL BRACKETS OR LONGITUDINAL SUPPORTS ARE USED ON STRAIGHT LENGTHS OVER 20 FEET LONG, THEY SHALL BE OF THE FLEXIBLE TYPE TO PROVIDE FOR THERMAL EXPANSION AND CONTRACTION.

E. HANGERS SHALL BE PROPERLY ISOLATED TO PREVENT NOISE TRANSMISSION (WITH A THIN LAYER OF RESILIENT MATERIAL BETWEEN THE PIPE AND SUPPORT).

F. HANGERS AND SUPPORTS SHALL BE PLACED WITHIN 2 FEET FROM EACH CHANGE IN DIRECTION.

G. WHEN PIPES ARE TO BE INSULATED, THE SIZE AND POSITION OF HANGER SHALL BEAR ON THE OUTSIDE OF THE INSULATION.

H. ALL HANGERS SUPPORTING COPPER PIPE SHALL BE COPPER PLATED TO PROVIDE A GALVANIC SEPARATION.

I. SUPPORT GAS PIPING ON THE ROOF AT 10'-0" MAXIMUM SPACING.

J. SUPPORT CONDENSATE PIPING ON THE ROOF AT 4'-0 MAXIMUM SPACING.

K. MAXIMUM HANGER SPACING AND MINIMUM HANGER ROD SIZES:

PVC PIPE SIZE (INCH)	MIN ROD DIAM. (INCH)	HANGAR SPACING
UP TO 1"	3/8"	4' - 0"
1-1/4"	3/8"	4' - 0"
1-1/2"	3/8"	5' - 0"
2"	1/2"	4' - 0"

PIPE SLEEVES

A. SLEEVES SHALL BE PLACED IN WALLS, ROOF, CEILINGS, AND FLOORS THROUGH WHICH PIPES PASS AND SHALL EXTEND 1" ON EACH SIDE.

B. SLEEVES SHALL BE MADE OF PIPE OR FORMED GALVANIZED STEEL.

C. THE SPACE BETWEEN THE PIPE AND THE SLEEVE MUST BE FILLED WITH INSULATION AND A RESILIENT MATERIAL.

D. PIPING MUST NOT ENCOUNTER THE WALLS, ROOF, CEILING, OR FLOOR.

ROOF, FLOOR, AND EXTERIOR WALL PENETRATIONS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEALING OF ALL ROOF, WALL, AND FLOORS PENETRATIONS REQUIRED BY THE CONTRACTOR IN THE PERFORMANCE OF THIS WORK. THIS SHALL INCLUDE ALL INSULATED AND UNINSULATED PIPING INSTALLED BY THE CONTRACTOR. FOR UNINSULATED PIPING, THE CONTRACTOR SHALL APPLY A MINIMUM OF THREE LINEAR FEET OF 2" THICK PIPE COVERING TO THE PIPING ON EACH SIDE OF A WALL, ROOF, OR FLOOR.

CONNECTION OF DISSIMILAR METALS.

A. PROVIDE DIELECTRIC CONNECTORS/UNIONS/FLANGES OR MAHONEY KITS AT THE CONNECTION OF DISSIMILAR METALS.

MECHANICAL EQUIPMENT AND SYSTEMS:

A. ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE THE BASIS OF DESIGN LISTED ON DRAWINGS OR SHALL BE AN APPROVED EQUAL IN LEVEL OF PERFORMANCE, QUALITY, DURABILITY, CONSTRUCTION, CAPACITY, CONFIGURATION, DIMENSIONALLY AND OTHER REQUIREMENTS AND SAME FEATURES, CONTROL AND BENEFITS OF BASIS OF DESIGN LISTED ON DRAWINGS.

B. INSTALL ALL MECHANICAL EQUIPMENT AND SYSTEMS IN ACCORDANCE WITH THEIR MANUFACTURER'S RECOMMENDATIONS.

TESTING AND BALANCING:

A. CONTRACTOR SHALL PROVIDE INDEPENDENT TABB OR NEBB CERTIFIED TESTING & BALANCING.

B. ALL HDYRONIC SYSTEMS SHALL BE TESTED. CONTRACTOR SHALL SUBMIT TAB PLAN COMPLETE WITH TESTING PROCEDURES AND EQUIPMENT SPECIFIC TESTING.

C. CONTRACTOR SHALL PERFORM DUCT PRESSURE TESTING PER CODE REQUIREMENTS.

D. CONTRACTOR SHALL PRESENT BOTH PRELIMINARY AND AS-CORRECTED TAB REPORTS FOR ENGINEERING APPROVAL.

E. TAB SHALL BE PROVIDED IN ACCORDANCE WITH NEBB TAB SPECIFICATIONS FOR THE HVAC SYSTEMS. ALL AIRFLOW AND WATER FLOW SHALL BE MEASURED AND BALANCED AT THE HVAC EQUIPMENT AND AT ALL TERMINAL END USE DEVICES (SUPPLY AND EXHAUST AIR DEVICES) AND TERMINAL EQUIPMENT COILS. ALL AIRFLOW AND WATER FLOW RATES SHALL BE BALANCED TO WITHIN ±10% OF VALUE LISTED ON PLANS (HOWEVER EXHAUST SYSTEMS SHALL NOT BE BALANCED TO GREATER THAN VALUE SHOWN ON PLANS). PRESSURE DROP ACROSS PUMPS AND COILS SHALL BE MEASURED AS WELL AS EXTERNAL AND TOTAL STATIC PRESSURE FOR FAN SYSTEMS. ELECTRIC HEATING ELEMENTS SHALL BE TESTED TO CONFIRM ENERGIZING OF ALL HEATING ELEMENTS AND DISCHARGE TEMPERATURE FOR MIN AND MAX STAGE OF HEAT.

SEISMIC RESTRAINTS:

A. ALL SEISMIC RESTRAINTS SHALL BE APPLIED WHERE REQUIRED PER ASCE 7, IBC AND SMACNA SEISMIC RESTRAINT MANUAL.

B. REFER TO THE PLUMBING NOTES & SYMBOLS SHEET FOR MECHANICAL AND PLUMBING SEISMIC RESTRAINT REQUIREMENTS.

C. EXACT SEISMIC RESTRAINT MOUNTING, SIZE, QUANTITY, TYPE AND LOCATION OF RESTRAINT SHALL BE DETERMINED BY THE RESTRAINT MANUFACTURER'S PROFESSIONAL DESIGN ENGINEER BASED ON EQUIPMENT THAT WILL BE INSTALLED IN THE CORRESPONDING SEISMIC DESIGN CATEGORY WHERE BUILDING IS LOCATED.

D. THE SEISMIC CONTROL PRODUCT MANUFACTURER'S PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE SEISMIC DESIGN CALCULATIONS OF THE SEISMIC RESTRAINT SYSTEM AND SHALL SELECT SEISMIC RESTRAINT COMPONENTS REQUIRED FOR THE MECHANICAL SYSTEM.

FIRE DAMPER:

A. FIRE DAMPER RATING:

1. LESS THAN 3 HOUR RATED WALL: 1-1/2 HOUR RATING
2. 3 HOUR RATED WALL OR GREATER: 3 HOUR RATING

B. SHALL BE CONSTRUCTED OF 20 GAUGE GALVANIZED STEEL.

C. SHALL HAVE A HIGH TEMPERATURE LIMIT OF 350 DEG F.

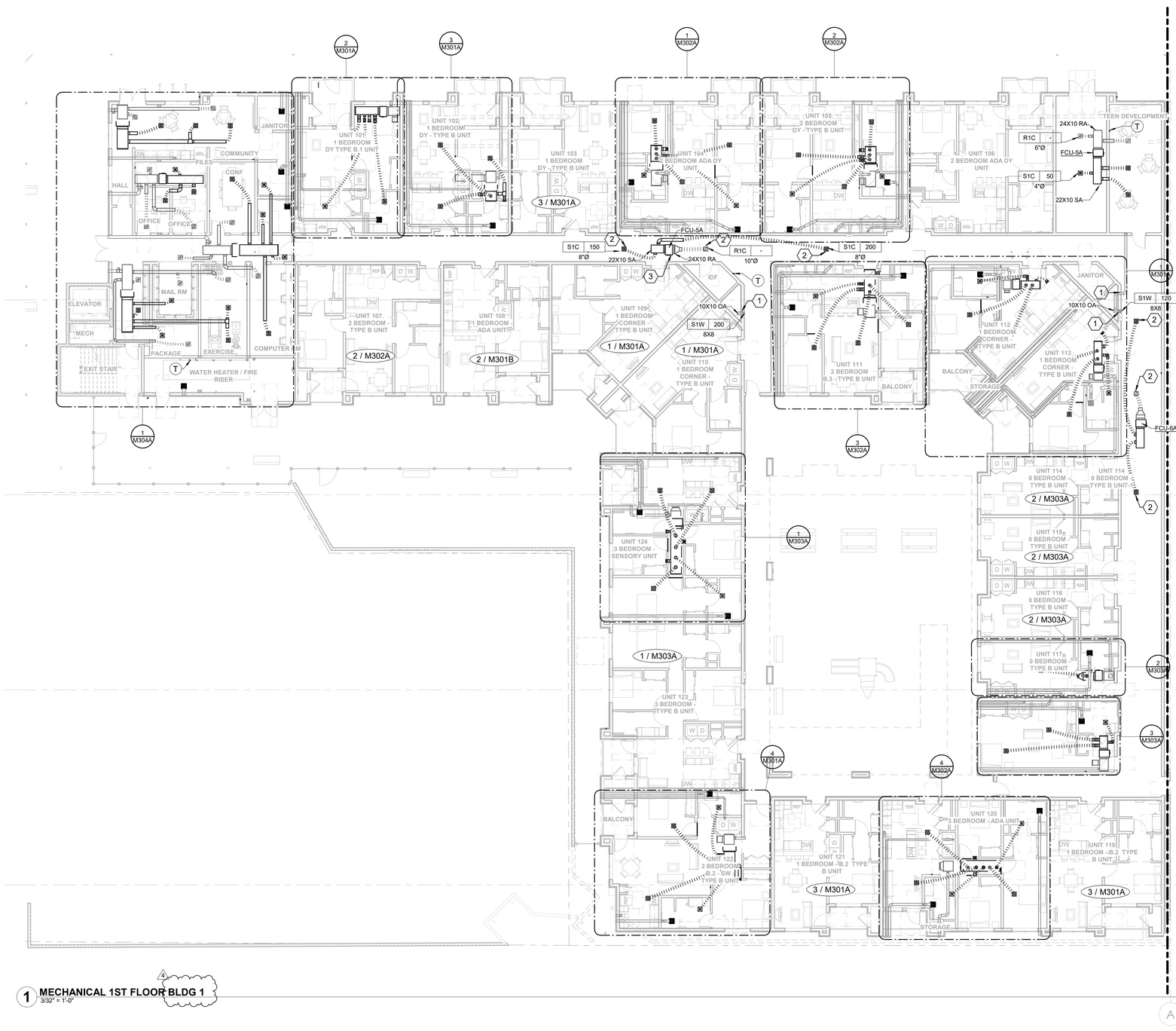
D. FIRE DAMPER SHALL BE MANUFACTURED BY NAILOR, RUSKIN, OR ENGINEER APPROVED EQUAL.

FIRE/SMOKE DAMPER:

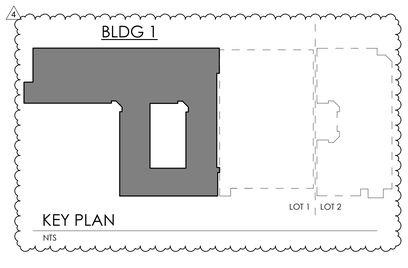
A. FIRE/SMOKE DAMPER RATING:
   a. LESS THAN 3 HOUR RATED WALL: 1-1/2 HOUR RATING
   b. 3 HOUR RATER WALL OR GREATER: 3 HOUR RATING
B. SHALL BE CONSTRUCTED OF 20 GUAGE GALVANIZED STEEL.
C. SHALL HAVE A HIGH TEMPERATURE LIMIT OF 350 DEG F.
D. FIRE/SMOKE DAMPER SHALL BE MANUFACTURED BY NAILOR, RUSKIN, OR ENGINEER APPROVED EQUAL.

MECHANICAL ABBREVIATIONS LEGEND

A	AMPS
ACC	AIR COOLED CONDENSING UNIT
ACR	ACR COPPER REFRIG PIPE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ACCESS PANEL
APD	AIR PRESSURE DROP
AS	AIR SEPARATOR
ASJ	ALL SERVICE INSULATION JACKET
B	HOT WATER BOILER
BAS	BUILDING AUTOMATION SYSTEM
BDD	BACKDRAFT DAMPER
BHP	BRAKE HORSE POWER
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BR	BRAZED
C-AL	CORRUGATED ALUMINUM
CAL	CALCIUM SILICATE INSULATION
CC	COOLING COIL
CCP	CALCIUM CARBONATE POWDER
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHP	CHILLED WATER PUMP
CHW	CHILLED WATER
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CL	CENTERLINE
CLP	CENTERLINE OF PIPE
CMC	CEILING MOUNTED CENTRIFUGAL FAN
CO2	CARBON DIOXIDE SENSOR
CONC.	CONCRETE
CPVC	CHLORINATED PVC
CS	CARBON STEEL
CT	COOLING TOWER
CU	COPPER
CW	CONDENSER WATER
CWP	CONDENSER WATER PUMP
D	DRAIN
DB	DECIBELS
DCW	DOMESTIC COLD WATER
DDC	DIRECT DIGITAL CONTROLS
DHW	DOMESTIC HOT WATER
DMPR	DAMPER
DP	DIFFERENTIAL PRESSURE
DS	DUCT SILENCER (SOUND ATTENUATOR
DT	DUAL TEMPERATURE
DTP	DUAL TEMPERATURE PUMP
DTR	DUAL TEMPERATURE RETURN
DTS	DUAL TEMPERATURE SUPPLY
DWP	DEW POINT
E-AL	EMBOSSED ALUMINUM
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
EDB	ENTERING DRY BULB TEMPERATURE
EF	EXHAUST FAN
EH	ELECTRIC HEATER
EM	EQUIPMENT MANUFACTURER
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWB	ENTERING WET BULB TEMPERATURE
EWT	ENTERING WATER TEMPERATURE
EX	EXISTING
EXH	EXHAUST
F	FURNACE
F/SD	FIRE/SMOKE DAMPER
FAC	FIRE ALARM CONTRACTOR
FCU	FANCOIL UNIT
FD	FIRE DAMPER
FFJ	FOIL FACED JACKET
FG	FIBERGLASS
FGB	FIBERGLASS BOARD INSULATION
FGW	FIBERGLASS WRAP
FLA	FULL LOAD AMPS
FLG	FLANGE
FLGD	FLANGED
FMG	FOAM GLASS
FPM	FEET PER MINUTE
FPP	FAN POWERED PARALLEL VAV
FPS	FAN POWERED SERIES VAV
FS	FLOW SWITCH
FW	FEED WATER
G	NATURAL GAS
GA	GAGE (GAUGE)
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GRV	GROOVED PIPE
GS	GALVANIZED STEEL
GWR	GEOTHERMAL WATER RETURN
GWS	GEOTHERMAL WATER SUPPLY
H	HUMIDIFIER (HUMIDITY)
HF	HEAT FUSION
HG	HOT GAS (REFRIGERANT)
HOA	HAND-OFF-AUTO SWITCH
HP	HORSE POWER
HS	HUMIDITY SENSOR
HW	HEATING HOT WATER
HWP	HOT WATER PUMP
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
ILC	INLINE CENTRIFUGAL FAN
L	WALL LOUVER
LAT	LEAVING AIR TEMPERATURE
LDB	LEAVING DRY BULB TEMPERATURE
LP	LIQUID PROPANE
LVR	LOUVER
LWB	LEAVING WET BULB TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
M	MOTORIZED
MA	MIXED AIR
MAT.	MATERIAL
MBH	1000 BTUH
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPS
MD	MANUAL DAMPER
MFF	MATT FACED FIBERGLASS
MI	MALLEABLE I



1 MECHANICAL 1ST FLOOR BLDG 1
3/32" = 1'-0"



KEYNOTE LEGEND	
1	PROVIDE DUCT-SIZED FIRE DAMPER (GREENHECK DFD-150 OR EQUAL) AT PENETRATION THROUGH RATED ASSEMBLY.
2	PROVIDE RUSKIN CEILING RADIATION DAMPER.
3	ROUTE 3/4" CONDENSATE DRAIN TO MOP SINK IN JANITOR ROOM. PROVIDE AIR GAP CONNECTION TO DRAIN. SLOPE PIPING AT 1/8" PER FOOT MINIMUM. SEE MECHANICAL DETAILS FOR REQUIRED CONDENSATE TRAP CONFIGURATION.

MECHANICAL GENERAL NOTES	
A	REFER TO MECHANICAL LEGEND, SYMBOLS, AND NOTES FOR MORE INFORMATION.
B	INSTALL ALL NEW DUCTWORK PER SMACNA STANDARDS.
C	PROVIDE MANUAL BALANCE DAMPERS WHERE ACCESSIBLE ABOVE LAY-IN CEILINGS. WHERE BALANCE DAMPERS ARE NOT ABLE TO BE PLACED IN AN ACCESSIBLE LOCATION WITH AIR DEVICES INSTALLED IN HARD GYP BOARD CEILINGS PROVIDE BALANCE DAMPER IN AIR DEVICE.
D	COORDINATE EXACT LOCATION OF ALL THERMOSTATS WITH THE OWNER/ARCHITECTS PRIOR TO INSTALLATION
F	EQUIPMENT TAGS SHOWN BY THERMOSTAT ARE MEANT TO INDICATE EQUIPMENT TO BE CONTROLLED BY THERMOSTAT. WHERE NO TAG IS SHOWN, IT IS UNDERSTOOD TO BE THERMOSTAT FOR EQUIPMENT SERVING THAT SPACE.
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N
0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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THE MORELAND
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MECHANICAL 1ST FLOOR PLAN

IFP

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: ARK

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: M101A
3056-20-02

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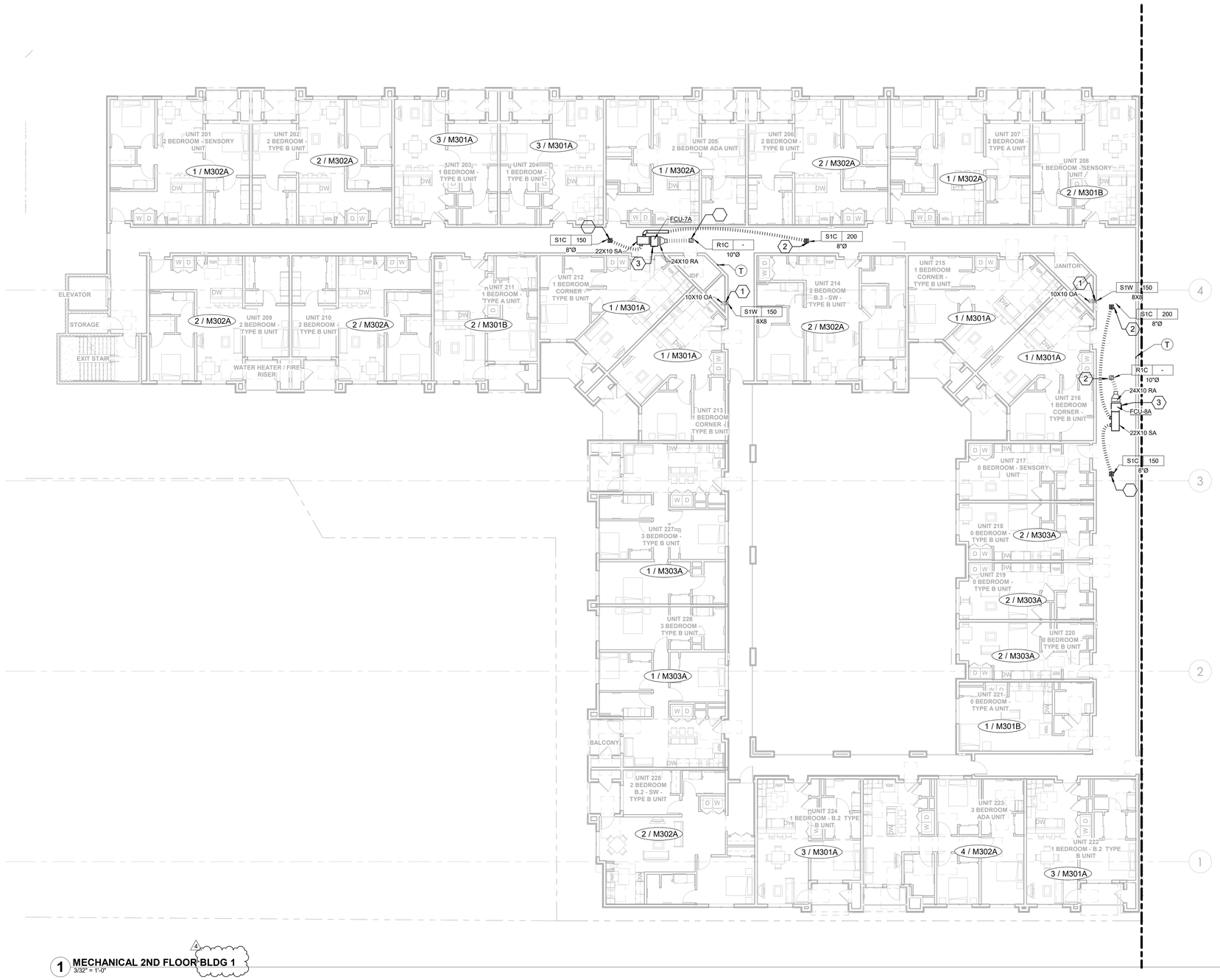

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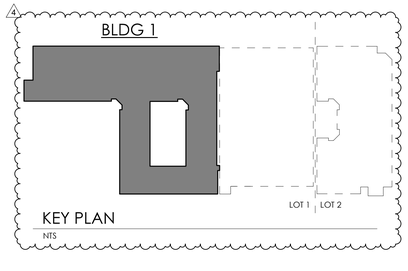

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MECHANICAL 2ND FLOOR PLAN

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: ARK

Matthew B. Spinner — Registered Professional Engineer — Certificate — Mechanical — 4/21/2023 — Not Valid Unless Signed — Arizona, U.S.A.

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: M102A
3056-20-02

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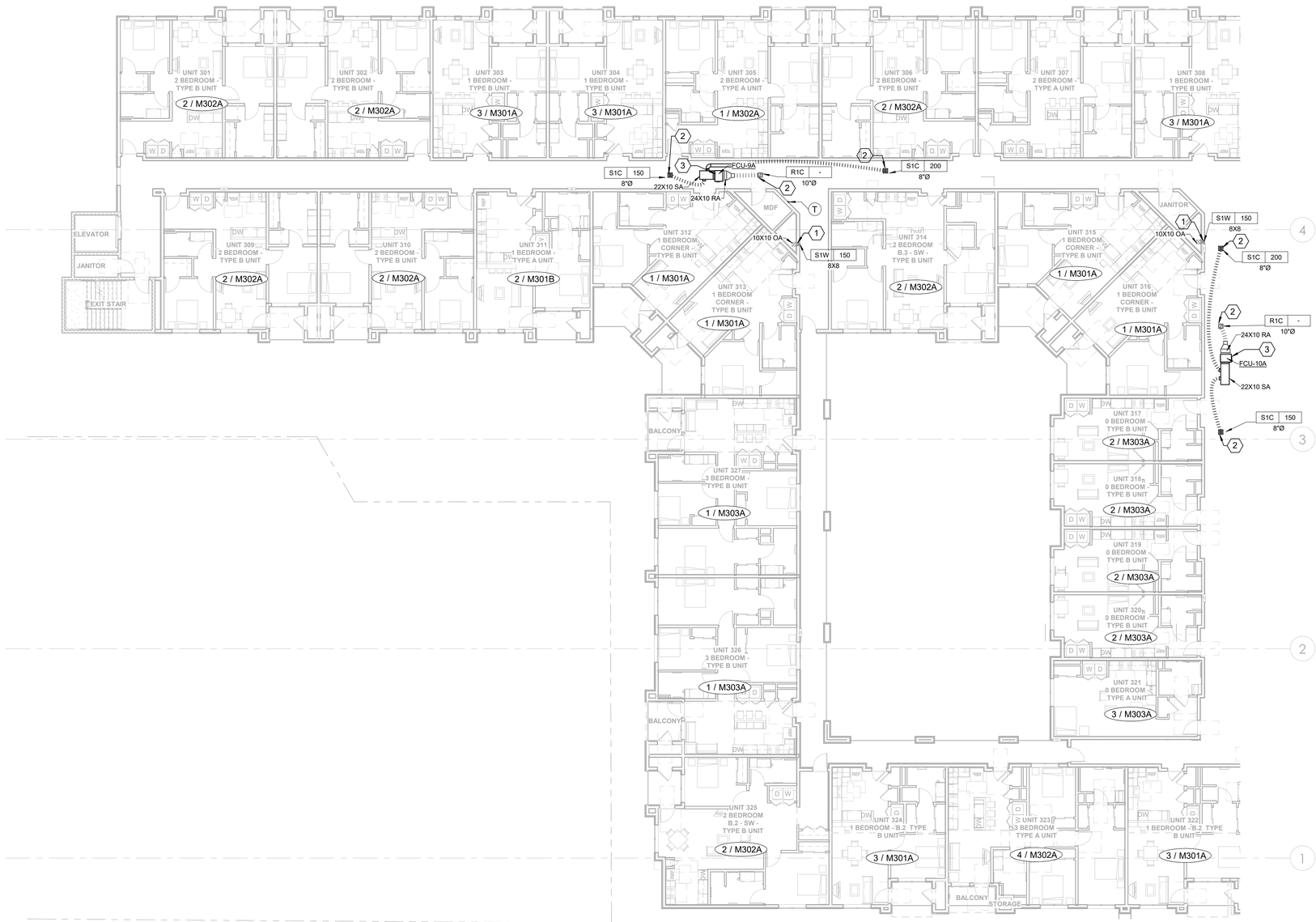

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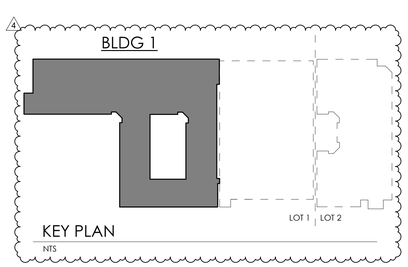

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MECHANICAL 3RD FLOOR PLAN

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REVIEWED BY: MBS
DRAWN BY: ARK

Matthew Benjamin Pierson — Registered Professional Engineer — Certificate No. 67621 — Arizona, U.S.A. — Date Signed
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: M103A
3056-20-02

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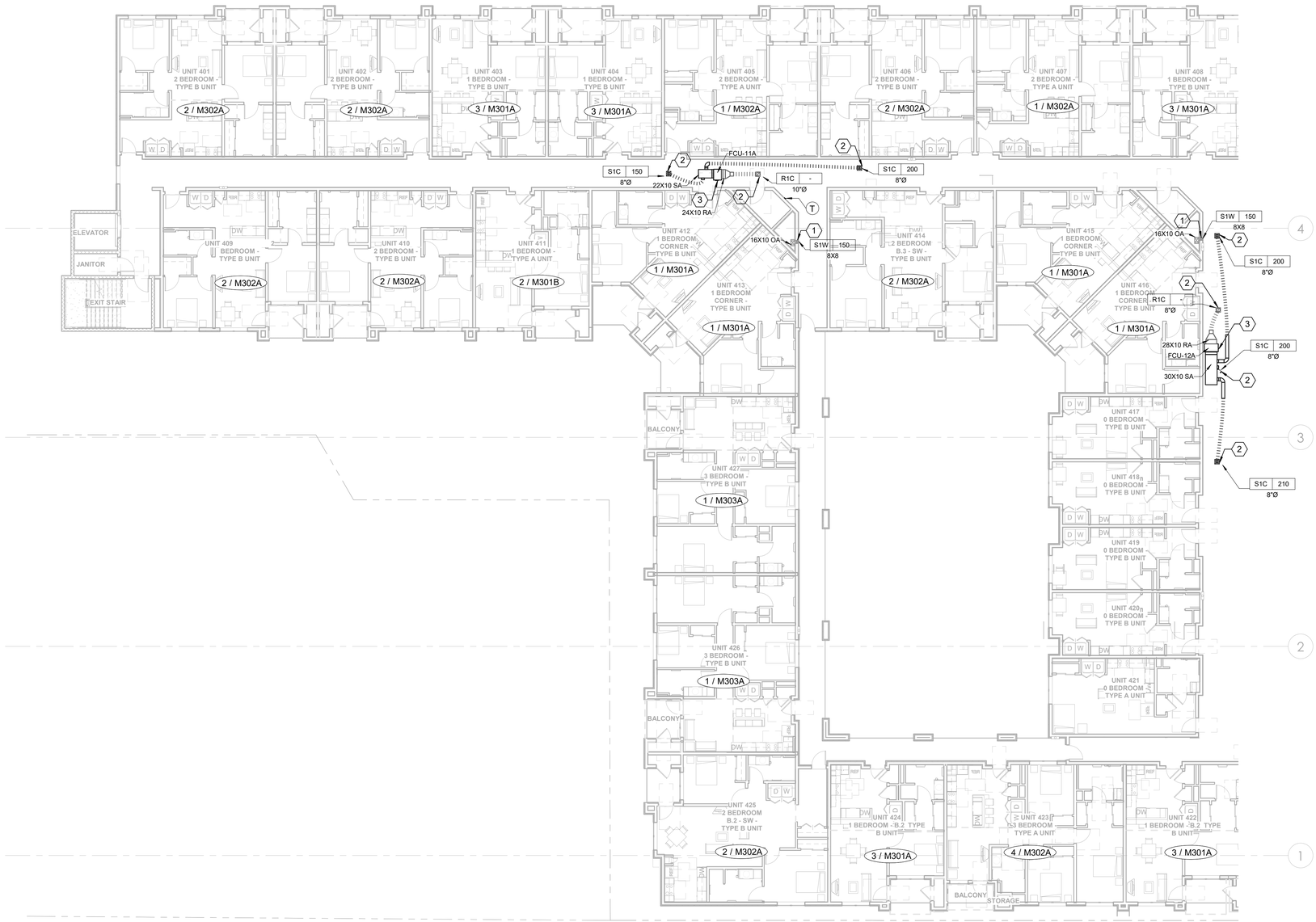

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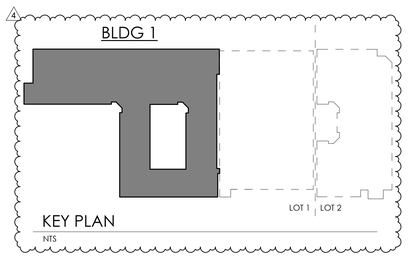

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MECHANICAL 4TH FLOOR PLAN

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MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: ARK

Matthew Benjamin Simpson — Certificate No. 69844 — Registered Professional Engineer — State of Arizona, U.S.A. — Date Signed
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: M104A
3056-20-02

N
0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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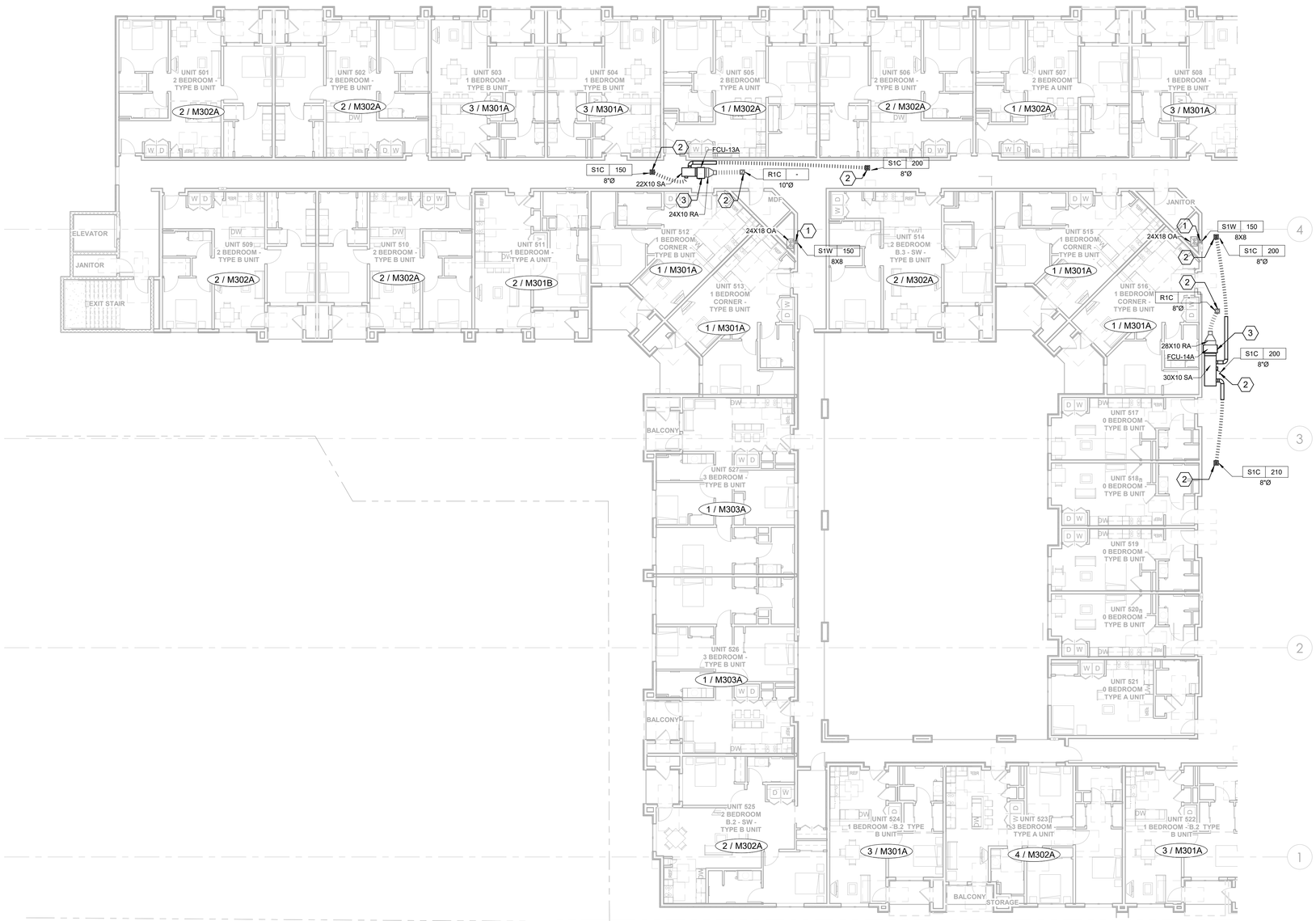
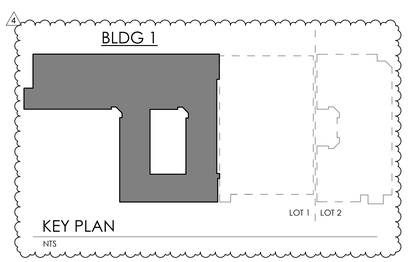


1 MECHANICAL 5TH FLOOR BLDG 1
3/32" = 1'-0"

KEYNOTE LEGEND	
1	PROVIDE DUCT-SIZED FIRE DAMPER (GREENHECK DFD-150 OR EQUAL) AT PENETRATION THROUGH RATED ASSEMBLY.
2	PROVIDE RUSKIN CEILING RADIATION DAMPER.
3	ROUTE 3/4" CONDENSATE DRAIN TO MOP SINK IN JANITOR ROOM. PROVIDE AIR GAP CONNECTION TO DRAIN. SLOPE PIPING AT 1/8" PER FOOT MINIMUM. SEE MECHANICAL DETAILS FOR REQUIRED CONDENSATE TRAP CONFIGURATION.

MECHANICAL GENERAL NOTES

A REFER TO MECHANICAL LEGEND, SYMBOLS, AND NOTES FOR MORE INFORMATION.
B INSTALL ALL NEW DUCTWORK PER SMACNA STANDARDS.
C PROVIDE MANUAL BALANCE DAMPERS WHERE ACCESSIBLE ABOVE LAY-IN CEILINGS. WHERE BALANCE DAMPERS ARE NOT ABLE TO BE PLACED IN AN ACCESSIBLE LOCATION WITH AIR DEVICES INSTALLED IN HARD GYP.BOARD CEILINGS PROVIDE BALANCE DAMPER IN AIR DEVICE.
D COORDINATE EXACT LOCATION OF ALL THERMOSTATS WITH THE OWNER/ARCHITECTS PRIOR TO INSTALLATION
F EQUIPMENT TAGS SHOWN BY THERMOSTAT ARE MEANT TO INDICATE EQUIPMENT TO BE CONTROLLED BY THERMOSTAT. WHERE NO TAG IS SHOWN, IT IS UNDERSTOOD TO BE THERMOSTAT FOR EQUIPMENT SERVING THAT SPACE.
G DUCTWORK SHALL BE LOCATED ABOVE CEILINGS WHERE CEILINGS ARE PRESENT UNLESS NOTED OTHERWISE.
H TRANSITION ALL DUCTWORK AS NECESSARY TO ALLOW CONNECTION TO ALL EQUIPMENT, HOODS, LOUVERS AND GRILES.
L WHERE DUCTWORK CHANGE IN SIZE TRANSITIONS ARE SHOWN AS CONCENTRIC (TRANSITION OCCURS ON MULTIPLE SIDES AS SHOWN) THE M.C. CAN PROVIDE ECCENTRIC TRANSITIONS (TRANSITION OCCURS ONLY ON ONE SIDE OF DUCT) IF PREFERED. M.C. TO COORDINATE WITH OTHER DISCIPLINE'S TO ENSURE DUCT TRANSTIONS IF ECCENTRIC IS PROVIDED DO NOT INTERFERE WITH OTHER SYSTEM DISCIPLINES.



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N
0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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THE MORELAND
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MECHANICAL 5TH FLOOR PLAN

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REVISIONS		
MARK	DATE	DESCRIPTION
1	3/23/2022	CITY COMMENTS
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: ARK

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: M105A
3056-20-02

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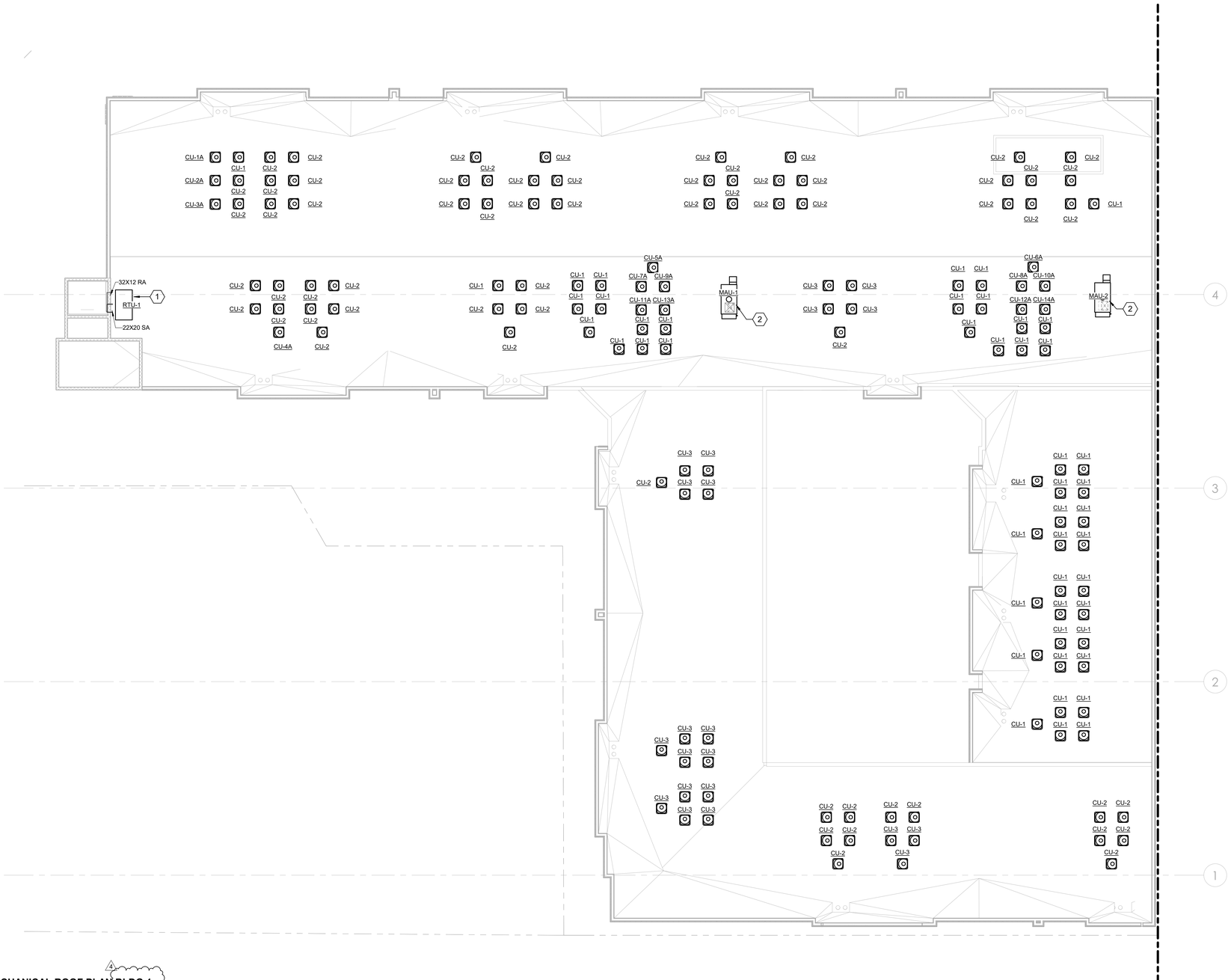
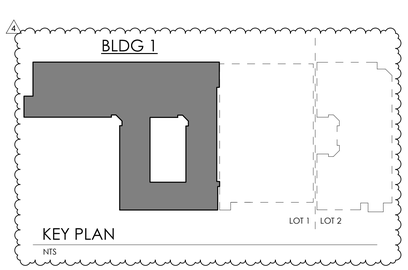


1 MECHANICAL ROOF PLAN BLDG 1
3/32" = 1'-0"



KEYNOTE LEGEND	
1	ROUTE 3/4" CONDENSATE FROM RTU TO MOP SINK IN JANITOR ROOM ON FLOOR BELOW. PROVIDE AIR GAP CONNECTION TO DRAIN. SLOPE PIPING AT 1/8" PER FOOT MINIMUM. SEE MECHANICAL DETAILS FOR REQUIRED CONDENSATE TRAP CONFIGURATION.
2	ROUTE 3/4" CONDENSATE FROM MAU TO MOP SINK IN JANITOR ROOM ON FLOOR BELOW. PROVIDE AIR GAP CONNECTION TO DRAIN. SLOPE PIPING AT 1/8" PER FOOT MINIMUM. SEE MECHANICAL DETAILS FOR REQUIRED CONDENSATE TRAP CONFIGURATION.

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SCALE: 3/32" = 1'-0"

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THE MORELAND
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MECHANICAL ROOF PLAN

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: ARK

Matthew Benjamin Simpson — Certified Professional Engineer — Certificate No. 67824 — Date Signed — Arizona, U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: M201A
3056-20-02

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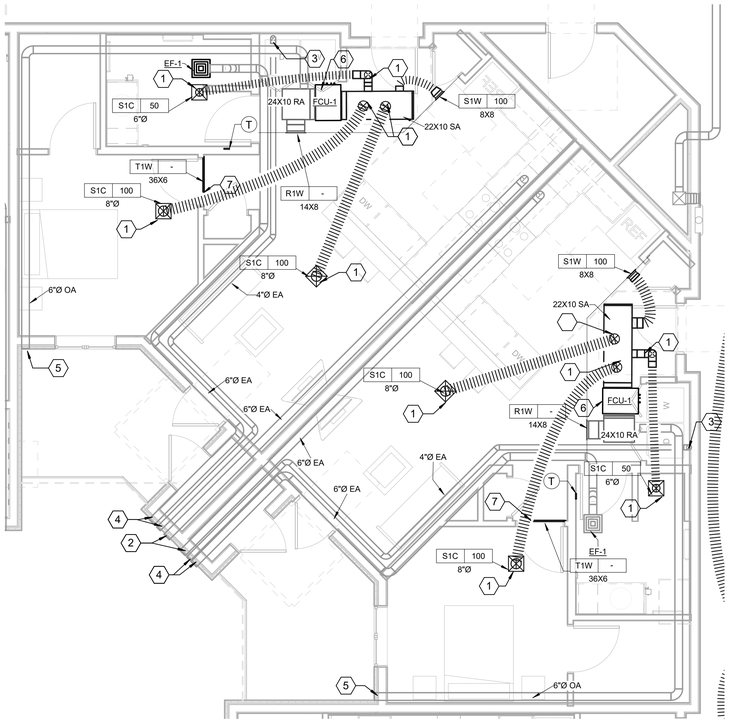
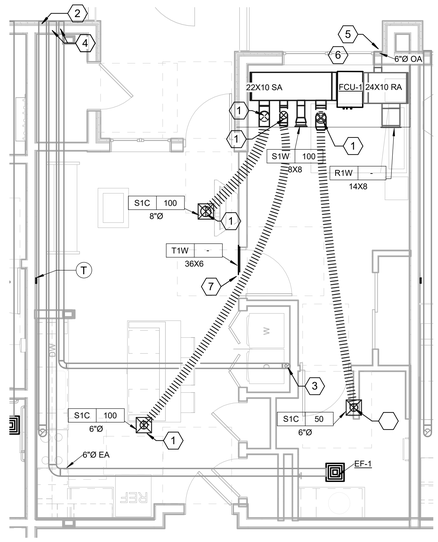
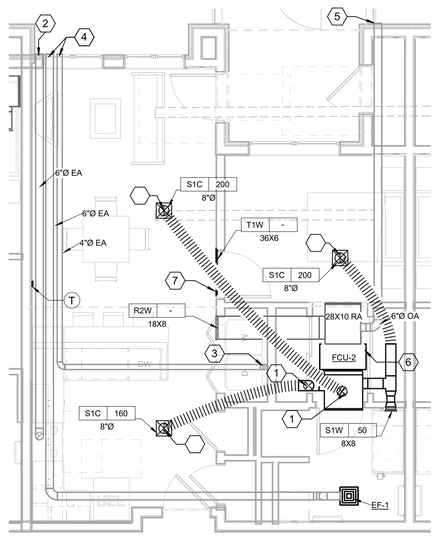


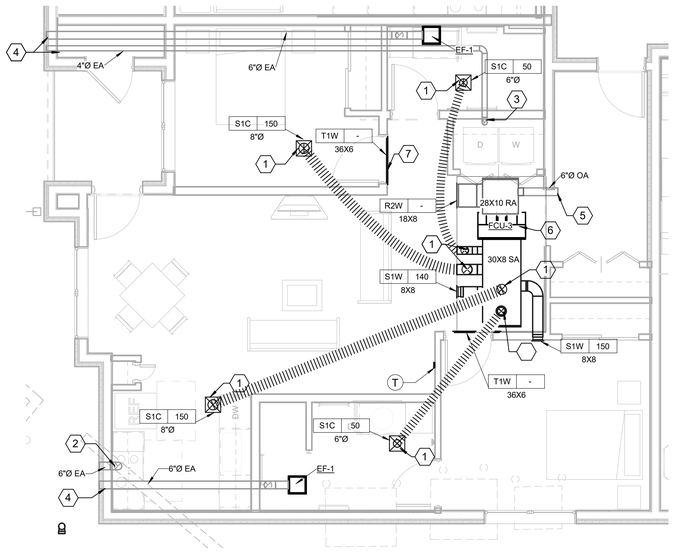
1 ENLARGED 1 BED CORNER UNIT - MECHANICAL PLAN
1/4" = 1'-0"



2 ENLARGED 1 BED CUSTOM NW - MECHANICAL PLAN
1/4" = 1'-0"



3 ENLARGED 1 BED UNIT - TYPE B - MECHANICAL PLAN
1/4" = 1'-0"



4 ENLARGED 2 BED CORNER SW - MECHANICAL PLAN
1/4" = 1'-0"

KEYNOTE LEGEND

1 PROVIDE RUSKIN CEILING RADIATION DAMPER.

2 TERMINATE KITCHEN EXHAUST WITH WALL CAP.

3 DRYER VENT ROUTING IS DESIGNED FOR GE MODEL GTD45EASJWS WITH LONG VENT OPTION. LONG VENT OPTION ALLOWS MAXIMUM VENT LENGTH OF 120 FEET.

4 TERMINATE RESTROOM AND DRYER EXHAUST WITH WALL CAPS.

5 PROVIDE WIRE SCREEN AND HOODED INTAKE CAP AT TERMINATION TO EXTERIOR. TIE OUTDOOR AIR IN TO RETURN AIRSTREAM (UTILIZE RETURN KNOCKOUT OR FIELD FABRICATE). ENSURE INTAKE TERMINATION IS A MINIMUM OF 10' FROM NEARBY EXHAUST DISCHARGES. ALTERNATE UNIT LOCATIONS OF OA INTAKE AS NECESSARY FOR DISCHARGE/INTAKE CLEARANCES.

6 ROUTE DISCHARGE-SIZE CONDENSATE PIPE DOWN TO DRAINAGE TAILPIECE UNDER LAVATORY.

7 PROVIDE A TRANSFER GRILLE ON EACH SIDE OF THE WALL.

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ENLARGED MECHANICAL UNIT PLANS

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REVISIONS

MARK	DATE	DESCRIPTION

REVIEWED BY: MBS
DRAWN BY: ARK

Registered Professional Engineer (Mechanical)
CERTIFICATE NO. 61[illegible]
Date Signed
ARIZONA, U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: M301A
3056-20-02

N
0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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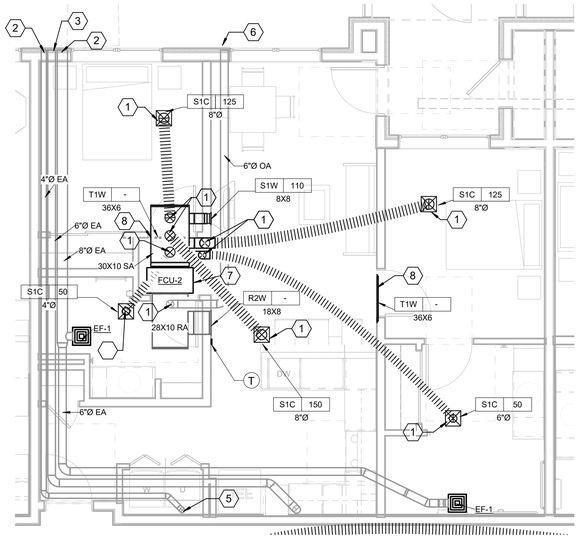
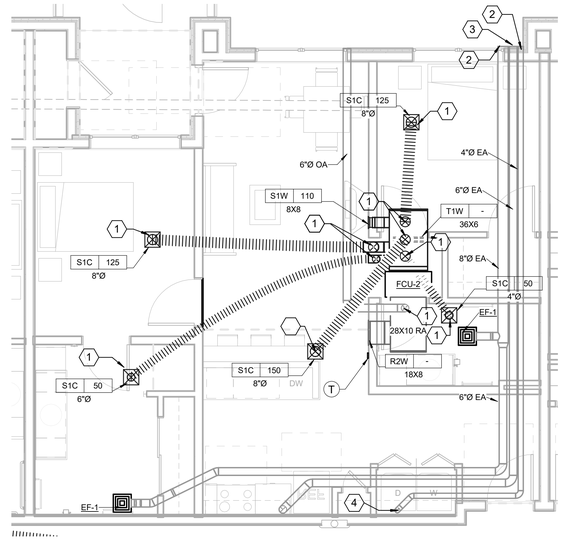
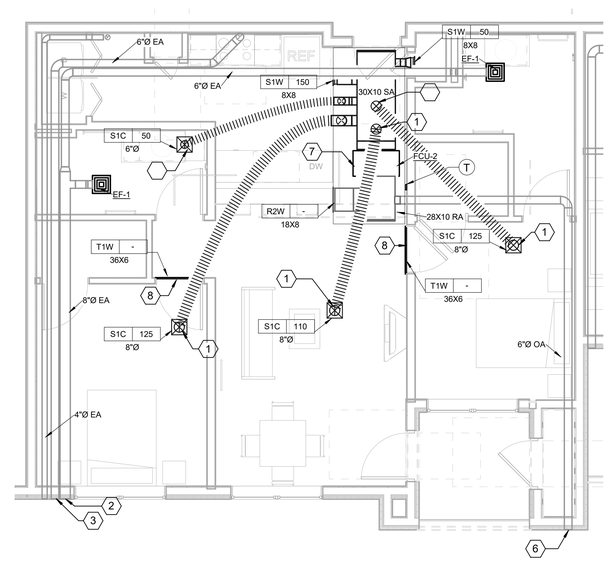


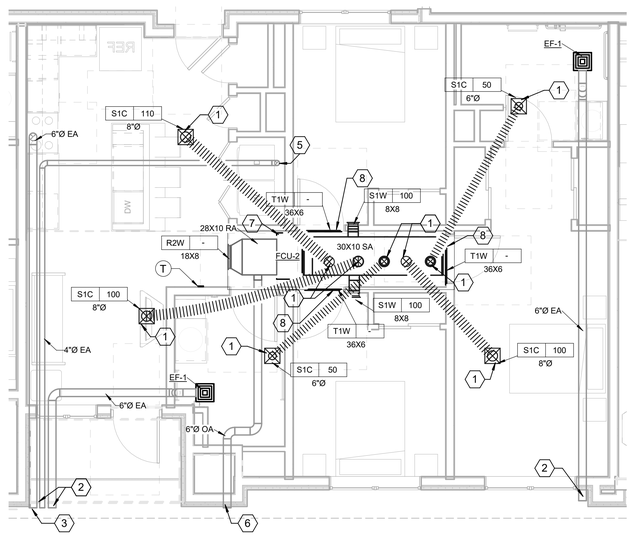
1 ENLARGED 2 BED ADA - MECHANICAL PLAN
1/4" = 1'-0"



2 ENLARGED 2 BED TYPE B - MECHANICAL PLAN
1/4" = 1'-0"



3 ENLARGED 2 BED TYPE B NO. MECHANICAL PLAN
1/4" = 1'-0"



4 ENLARGED 3 BED UNIT - ADA MECHANICAL PLAN
1/4" = 1'-0"

KEYNOTE LEGEND

1 PROVIDE RUSKIN CEILING RADIATION DAMPER.

2 TERMINATE RESTROOM AND DRYER EXHAUST WITH WALL CAPS.

3 TERMINATE KITCHEN EXHAUST WITH WALL CAP.

4 DRYER VENT ROUTING IS DESIGNED FOR GE MODEL GTD45EASJWS WITH LONG VENT OPTION. LONG VENT OPTION ALLOWS MAXIMUM VENT LENGTH OF 120 FEET.

5 DRYER VENT ROUTING IS DESIGNED FOR GE MODEL GFD45ESSKWW WITH LONG VENT OPTION. LONG VENT OPTION ALLOWS MAXIMUM VENT LENGTH OF 90 FEET.

6 PROVIDE WIRE SCREEN AND HOODED INTAKE CAP AT TERMINATION TO EXTERIOR. TIE OUTDOOR AIR IN TO RETURN AIRSTREAM (UTILIZE RETURN KNOCKOUT OR FIELD FABRICATE). ENSURE INTAKE TERMINATION IS A MINIMUM OF 10' FROM NEARBY EXHAUST DISCHARGES. ALTERNATE UNIT LOCATIONS OF OA INTAKE AS NECESSARY FOR DISCHARGE/INTAKE CLEARANCES.

7 ROUTE DISCHARGE-SIZE CONDENSATE PIPE DOWN TO DRAINAGE TAILPIECE UNDER LAVATORY.

8 PROVIDE A TRANSFER GRILLE ON EACH SIDE OF THE WALL.

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ENLARGED MECHANICAL UNIT PLANS

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REVISIONS

MARK	DATE	DESCRIPTION

REVIEWED BY: MBS
DRAWN BY: ARK

Registered Professional Engineer Certificate Matthew B. Spencer Date Signed Arizona U.S.A.

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: M302A

3056-20-02

N
0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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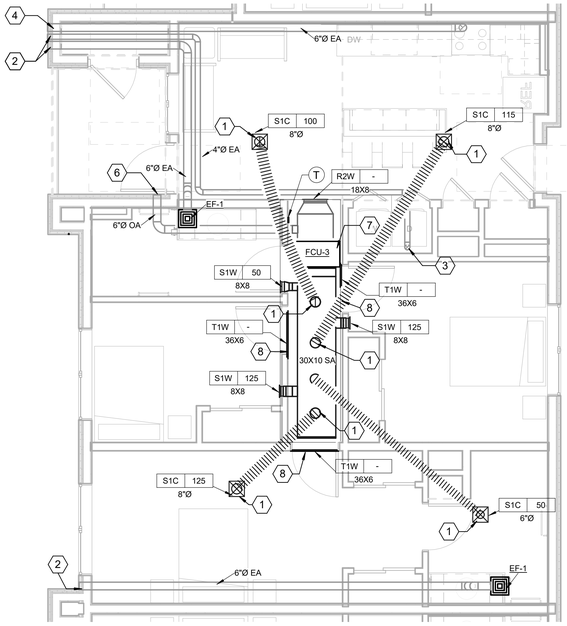
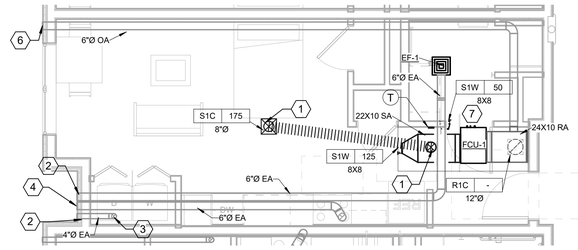
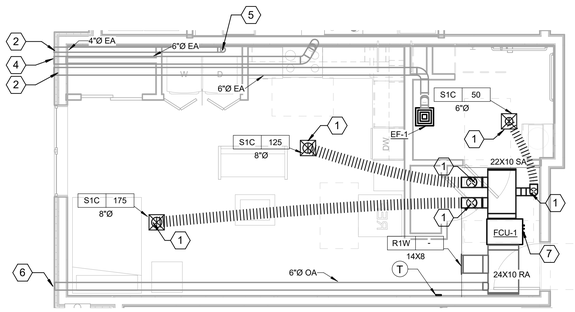


1 ENLARGED 3 BED TYPE B - MECHANICAL PLAN
1/4" = 1'-0"



2 ENLARGED STUDIO - TYPE B - MECHANICAL PLAN
1/4" = 1'-0"



3 ENLARGED STUDIO ADA BLDG 1 - MECHANICAL PLAN
1/4" = 1'-0"
4

KEYNOTE LEGEND

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REVIEWED BY: MBS
DRAWN BY: ARK

CERTIFICATE NO. 69931
Matthew B. Simpson
Registered Professional Engineer
State of Arizona, U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: M303A
3056-20-02

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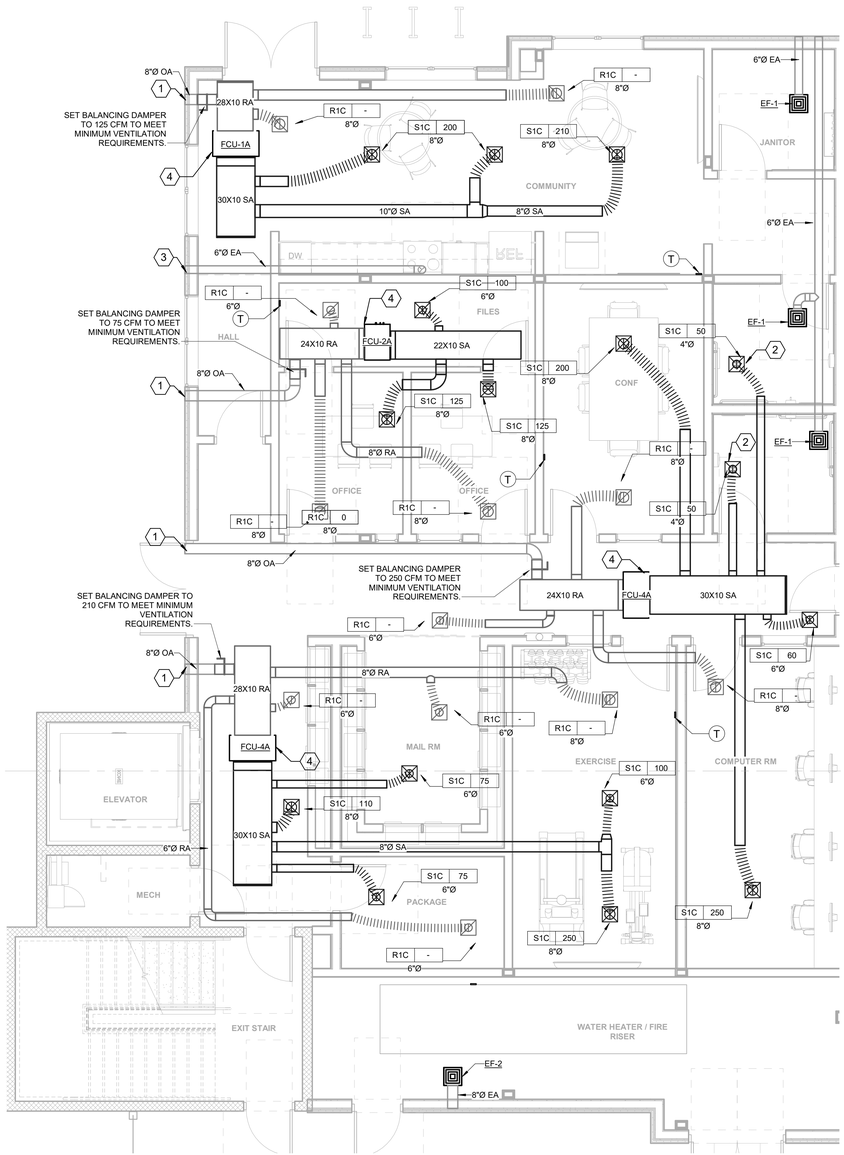

1 ENLARGED MECHANICAL AMENITY PLAN
1/4" = 1'-0"

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TOTOWA, NJ 07512
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REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY: MBS
DRAWN BY: ARK

Matthew B. Spencer — 6084 — Registered Professional Engineer — Certificate — Date Signed — Arizona, U.S.A.

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: M304A

3056-20-02

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0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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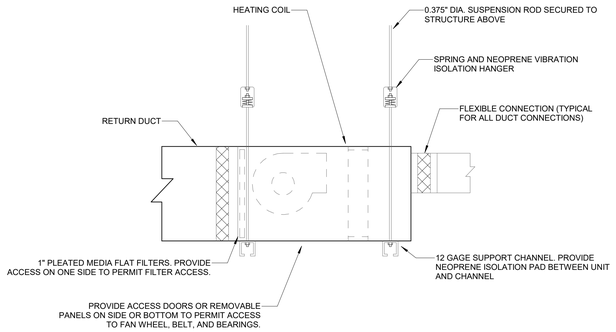
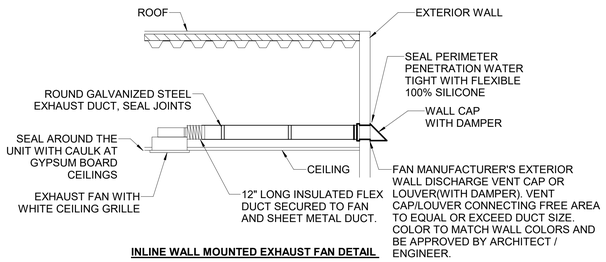
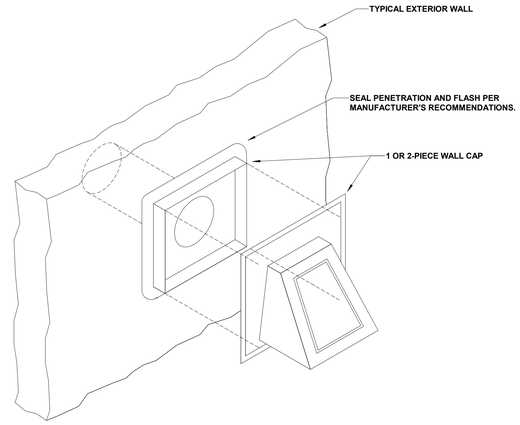


1 FAN COIL UNIT
NTS



INLINE WALL MOUNTED EXHAUST FAN DETAIL

2 EXHAUST FAN TYPICAL INSTALLATION
NTS

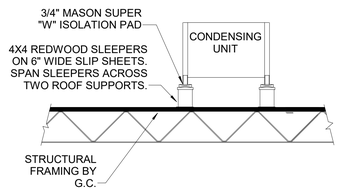


WALL CAP AS MANUFACTURED BY BROAN OR EQUIVALENT. OMIT SCREEN FOR DRYER VENT. INCLUDE BIRD SCREEN FOR FRESH AIR INTAKE AND BATHROOM EXHAUST. INSTALL PER MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS. USE MODEL NUMBER PER CONNECTION DUCT SIZE ON PLANS.

DUCT SIZE	MODEL#
3" OR 4"	885AL
6"	641
7"	647
8"	643

3 WALL CAP INSTALLATION DETAIL
NTS

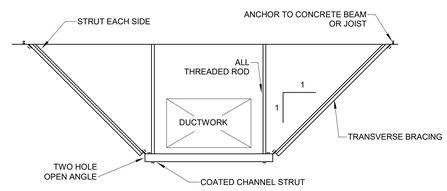
4 CONDENSATE TRAP DETAIL
NTS



5 CONDENSING UNIT MOUNTING DETAIL
NTS

HVAC ROOF EQUIPMENT BASE RAIL

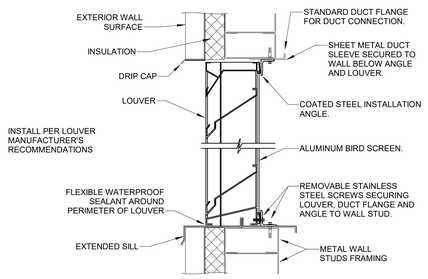
6 ROOF MOUNTED RAIL DETAIL
NTS



NOTE:
1. PROVIDE TRANSVERSE BRACING OF DUCTWORK GREATER THAN 728 SQUARE INCH AT 20'-0" O.C. AND LONGITUDINAL BRACING AT 40'-0" O.C.
2. INSTALL STRUT DUCT HANGERS WHERE REQUIRED, SIZED AND SPACED IN ACCORDANCE WITH SMACNA STANDARDS.

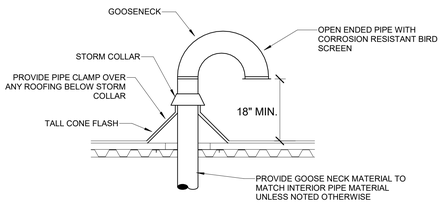
SUSPENDED DUCTWORK

7 SUSPENDED DUCTWORK DETAIL
NTS



EXTERIOR WALL MECHANICAL LOUVER DETAIL

8 EXTERIOR WALL MECH LOUVER
NTS



ROOF PIPE GOOSE NECK

9 GOOSENECK
NTS

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JOB No: 3056-20-02
SHEET: M501A
3056-20-02

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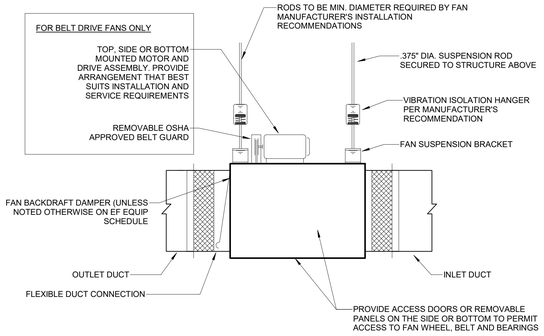
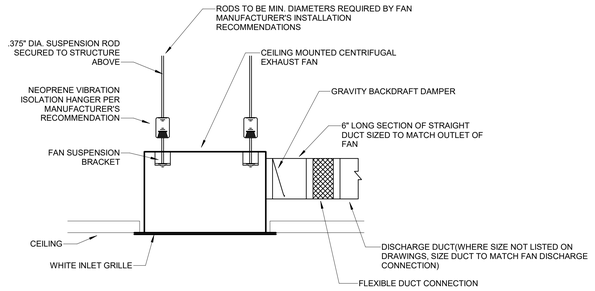


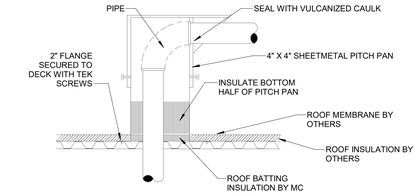
SUSPENDED INLINE EXHAUST FAN

1 INLINE CENTRIFUGAL FAN
NTS

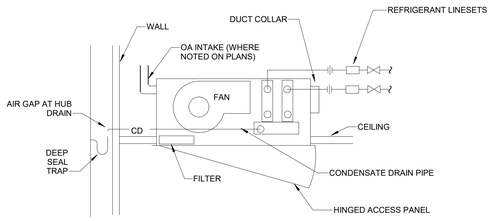


SUSPENDED CEILING MOUNTED EXHAUST FAN

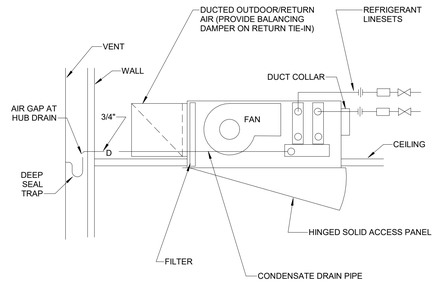
2 SUSPENDED FAN CEILING MOUNTED FAN
NTS



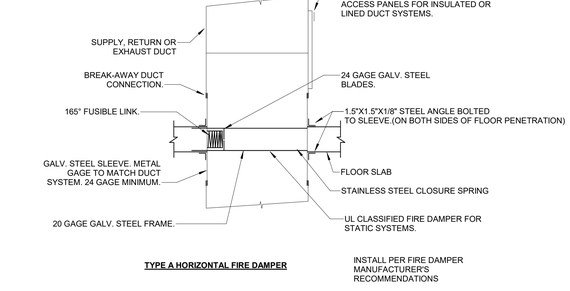
3 PIPE PENETRATION
NTS



4 FAN COIL DETAIL (LOUVERED RETURN)
NTS



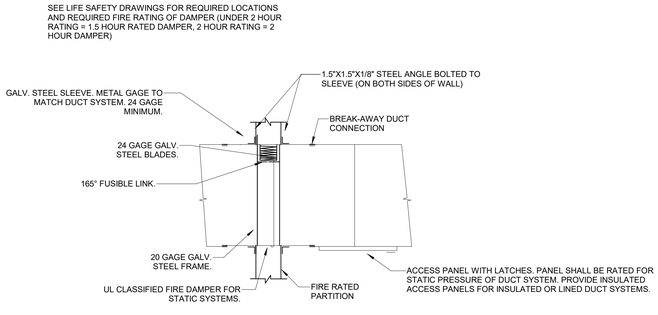
5 FAN COIL DETAIL (DUCTED INTAKE)
NTS



TYPE A HORIZONTAL FIRE DAMPER

INSTALL PER FIRE DAMPER MANUFACTURER'S RECOMMENDATIONS

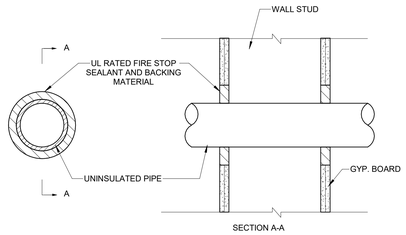
6 HORIZONTAL FIRE DAMPER DETAIL
NTS



TYPE A VERTICAL FIRE DAMPER

INSTALL PER FIRE DAMPER MANUFACTURER'S RECOMMENDATIONS

7 VERTICAL FIRE DAMPER DETAIL
NTS

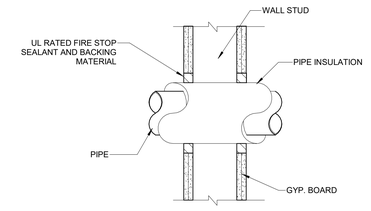


PROVIDE UL APPROVED FIRE STOP SEALANT TO COMPLY WITH UL WALL RATING.

INSTALL FIRE STOP SEALANT IN ACCORDING WITH SEALANT MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN UL RATING. PROVIDE ADDITIONAL BACKSTOPPING / FILL MATERIALS OR MODIFICATIONS TO DETAIL SHOWN TO MAINTAIN UL RATING.

PROVIDE ESCUTCHEON PLATE SIZED TO MATCH OUTSIDE DIAMETER OF PIPE / PIPE COVERING AND ANY FIRE STOPPING / SLEEVE WHERE WALL PENETRATION IS EXPOSED IN OCCUPIED TYPE SPACES (DOES NOT INCLUDE MECHANICAL TYPE SPACES)

8 UNINSULATED PIPING FIRE RATED WALL PENETRATION DETAIL
NTS



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PROVIDE ESCUTCHEON PLATE SIZED TO MATCH OUTSIDE DIAMETER OF PIPE / PIPE COVERING AND ANY FIRE STOPPING / SLEEVE WHERE WALL PENETRATION IS EXPOSED IN OCCUPIED TYPE SPACES (DOES NOT INCLUDE MECHANICAL TYPE SPACES).

INSULATION COVERING PIPE THRU WALL CAVITY SHALL BE 1.5" MAX THICKNESS GLASS FIBER WITH ALL SERVICE JACKET AND UL RATED FOR 25 FLAME SPREAD AND 50 SMOKE SPREAD

9 INSULATED PIPING FIRE RATED WALL PENETRATION DETAIL
NTS

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FAN COIL UNIT SCHEDULE - RESIDENTIAL SPACES BLDG 1

Type Mark	MANUFACTURER	MODEL	SUPPLY AIR FLOW	MIN. OA CFM	MOTOR HP	SUPPLY FAN ESP	NOMINAL TONS	ELECTRIC HEAT COIL (KW)	ELECTRICAL DATA MCA	MOCP	VOLTAGE	PHASE	DISCONNECT FURNISHED BY	INSTALLED BY	WEIGHT (LBS)	NOTES
FCU-1	CARRIER	40MBDQ12	350	SEE PLANS	0.18	0.2	1.0	0	1.1	15.0	208	1	EC	EC	44	1,2
FCU-2	FIRST CO.	HX	610	SEE PLANS	0.125	0.3	1.5	2	25.0	30.0	208	1	EC	EC	58	1,2
FCU-3	FIRST CO.	HX	690	SEE PLANS	0.25	0.3	2.0	2	16.0	20.0	208	1	EC	EC	63	1,2

NOTES:
1. PROVIDE CONDENSATE PUMP, SEE SCHEDULE.
2. PROVIDE UNIT WITH REFRIGERANT PIPING SIZED AND INSTALLED IN STRICT ACCORDANCE WITH FAN COIL UNIT AND CONDENSING UNIT MANUFACTURER'S INSTRUCTIONS.

FAN COIL UNIT SCHEDULE - AMENITY SPACES BLDG 1

Type Mark	MANUFACTURER	MODEL	SUPPLY AIR FLOW	MIN. OA CFM	MOTOR HP	SUPPLY FAN ESP	NOMINAL TONS	ELECTRIC HEAT COIL (KW)	ELECTRICAL DATA MCA	MOCP	VOLTAGE	PHASE	DISCONNECT FURNISHED BY	INSTALLED BY	WEIGHT (LBS)	NOTES
FCU-1A	FIRST CO.	HX	610	SEE PLANS	0.125	0.3	1.5	2	25.0	30.0	208	1	EC	EC	58	1,2
FCU-2A	CARRIER	40MBDQ12	350	SEE PLANS	0.18	0.2	1.0	0	1.1	15.0	208	1	EC	EC	40	1,2
FCU-3A	FIRST CO.	HX	610	SEE PLANS	0.125	0.3	1.5	2	25.0	30.0	208	1	EC	EC	58	1,2
FCU-4A	FIRST CO.	HX	610	SEE PLANS	0.125	0.3	1.5	2	25.0	30.0	208	1	EC	EC	58	1,2
FCU-5A	CARRIER	40MBDQ12	350	SEE PLANS	0.18	0.2	1.0	0	1.1	15.0	208	1	EC	EC	40	1,2
FCU-6A	CARRIER	40MBDQ12	350	SEE PLANS	0.18	0.2	1.0	0	1.1	15.0	208	1	EC	EC	40	1,2
FCU-7A	CARRIER	40MBDQ12	350	SEE PLANS	0.18	0.2	1.0	0	1.1	15.0	208	1	EC	EC	40	1,2
FCU-8A	CARRIER	40MBDQ12	350	SEE PLANS	0.18	0.2	1.0	0	1.1	15.0	208	1	EC	EC	40	1,2
FCU-9A	CARRIER	40MBDQ12	350	SEE PLANS	0.18	0.2	1.0	0	1.1	15.0	208	1	EC	EC	40	1,2
FCU-10A	CARRIER	40MBDQ12	350	SEE PLANS	0.18	0.2	1.0	0	1.1	15.0	208	1	EC	EC	40	1,2
FCU-11A	CARRIER	40MBDQ12	350	SEE PLANS	0.18	0.2	1.0	0	1.1	15.0	208	1	EC	EC	40	1,2
FCU-12A	FIRST CO.	HX	610	SEE PLANS	0.125	0.3	1.5	2	25.0	30.0	208	1	EC	EC	58	1,2
FCU-13A	CARRIER	40MBDQ12	350	SEE PLANS	0.18	0.2	1.0	0	1.1	15.0	208	1	EC	EC	40	1,2
FCU-14A	FIRST CO.	HX	610	SEE PLANS	0.125	0.3	1.5	2	25.0	30.0	208	1	EC	EC	58	1,2

NOTES:
1. PROVIDE CONDENSATE PUMP, SEE SCHEDULE.
2. PROVIDE UNIT WITH REFRIGERANT PIPING SIZED AND INSTALLED IN STRICT ACCORDANCE WITH FAN COIL UNIT AND CONDENSING UNIT MANUFACTURER'S INSTRUCTIONS.

GAS-FIRED MAKE-UP AIR UNIT WITH DX COOLING BLDG 1

Type Mark	MANUFACTURER	MODEL	SERVES	SUPPLY FAN CFM	OA CFM	ESP (IN. W.C.)	HP	DX COOLING TOTAL MBH	SENS. MBH	EAT DB (°F)	EAT WB (°F)	LAT DB (°F)	LAT WB (°F)	EER	NATURAL GAS HEATING INPUT MBH	OUTPUT MBH	MIN. EFF. (%)	EAT (°F)	LAT (°F)	ELECTRICAL DATA MCA	MOCP	VOLTAGE	PHASE	DISCONNECT FURNISHED BY	INSTALLED BY	WEIGHT (LBS.)	NOTES
MAU-1	GREENHECK	RV-10-3I-B	PHASE 1	800	800	0.5	0.2	46	43	110.2	76.1	60.5	60.5		75	60	80%	38.6	108.0	19.7	25.0	208	3	EC	EC	1,052	1-10
MAU-2	GREENHECK	RV-10-3I-B	PHASE 1	800	800	0.5	0.2	46	43	110.2	76.1	60.5	60.5		75	60	80%	38.6	108.0	19.7	25.0	208	3	EC	EC	1,052	1-10

NOTES:
1. FACTORY MOUNTED STARTER, UNIT POWER DISCONNECT SWITCH AND 120V SERVICE RECEPTACLE
2. STANDALONE UNIT CONTROLLER WITH REMOTE SPACE MOUNTED ADJUSTABLE PROGRAMMABLE THERMOSTAT WITH 7 DAY TIME CLOCK AND OVERRIDE
3. SPACE MOUNTED ADJUSTABLE DISCHARGE AIR TEMPERATURE CONTROLLER AND DIRTY FILTER SWITCH
4. MOTORIZED TWO POSITION OUTDOOR AIR DAMPER.
5. EXTERIOR DOUBLE WALL INSULATED CABINET WITH HINGED ACCESS DOORS, OUTDOOR AIR INTAKE WEATHERHOOD WITH ALUMINUM BIRD SCREEEN AND 2" MERV 11 FILTERS.
6. 12" MIN. HIGH INSULATED ROOF CURB.
7. PROVIDE WITH MANUFACTURER'S THREE-WAY DISCHARGE DIFFUSER.
8. PROVIDE WITH GAS PRESSURE REGULATOR ; 2 PSI INLET TO REGULATOR.
9. UNIT EXTERIOR SHALL BE RATED FOR SALTY CORROSIVE COASTAL CONDITIONS.
10. TWO STAGE GAS HEAT.

AIR DEVICE SCHEDULE BLDG 1

AIR DEVICE TAG	MANUFACTURER	MODEL	FACE SIZE (IN.)	TYPE	LAY-IN CEILING	INTEGRAL BALANCE DAMPER	MATERIAL	FINISH	NOTES
E1C	TITUS	350RL	12" x 12"	PERFORATED EXHAUST AIR GRILLE	Yes	Yes	ST	BWE	1,2
E1W	TITUS	350RL	12" x 12"	PERFORATED EXHAUST AIR GRILLE	No	Yes	ST	BWE	1,2
R1C	TITUS	350RL	24" x 24"	PERFORATED RETURN AIR GRILLE	Yes	No	ST	BWE	1,2
R1W	TITUS	350RL	14"x8"	LOUVERED RETURN AIR GRILLE	No	No	ST	BWE	1,2
R2C	TITUS	PAR	24" x 24"	PERFORATED RETURN AIR GRILLE	Yes	No	ST	BWE	1,2
R2W	TITUS	350RL	18" x 8"	LOUVERED RETURN AIR GRILLE	No	No	ST	BWE	1,2
S1C	TITUS	TMSA	12" x 12"	DOUBLE DEFLECTION SUPPLY GRILLE	Yes	Yes	ST	BWE	1,2
S1W	TITUS	300FS	8"X8"	DOUBLE DEFLECTION SUPPLY GRILLE	No	Yes	ST	BWE	1,2
T1W	TITUS	25RL	36" x 6"	30° Deflection model has blades parallel to the duct width	No	No	ST	BWE	1,2

NOTES:
1. SEE PLANS FOR DUCT / NECK CONNECTION SIZES. SEE ARCHITECTURAL PLANS FOR CEILING TYPES.
2. AIR DEVICE MAXIMUM NOISE CRITERIA (NC) = 25 NC.

PLAN MARK
S = SUPPLY
R = RETURN
E = EXHAUST
T = TRANSFER AIR
C = CEILING MOUNTED
W = WALL MOUNTED
D = DUCT MOUNTED

MATERIAL
ST - STEEL
AL - ALUMINUM
PL - PLASTIC
STD - STANDARD

FINISH
BWE - BAKED WHITE ENAMEL
CA - CLEAR ANODIZED
PC - PRIME COAT FOR FIELD
BLK - BLACK
WHT - WHITE

AIR-COOLED CONDENSING UNIT - RESIDENTIAL SPACES BLDG 1

Type Mark	MANUFACTURER	MODEL	NOM. TONS	ELECTRICAL DATA MCA	MOCP	VOLT	PHASE	REFR. TYPE	MIN. SEER	DISCONNECT FURNISHED BY	INSTALLED BY	WEIGHT (LBS.)	NOTES
CU-1	CARRIER	38MAQB12	1	15.0	20.0		1	R-410A	14	EC	EC	83.00	1
CU-2	CARRIER	25HCE418A	1.5	11.8	20.0		1	R-410A	14	EC	EC	136.00	1
CU-3	CARRIER	25HCE424A	2	14.2	25.0		1	R-410A	14	EC	EC	144.00	1

NOTES:
1. PROVIDE UNIT WITH REFRIGERANT PIPING SIZED AND INSTALLED IN STRICT ACCORDANCE WITH FAN COIL UNIT AND CONDENSING UNIT MANUFACTURER'S INSTRUCTIONS.

AIR-COOLED CONDENSING UNIT - AMENITY SPACES BLDG 1

Type Mark	MANUFACTURER	MODEL	NOM. TONS	ELECTRICAL DATA MCA	MOCP	VOLT	ELECTRICAL DATA PHASE	REFR. TYPE	MIN. SEER	DISCONNECT FURNISHED BY	INSTALLED BY	WEIGHT (LBS.)	NOTES
CU-1A	CARRIER	25HCE418A	1.5	11.8	20.0	208.0	1	R-410A	14	EC	EC	136.00	1
CU-2A	CARRIER	38MAQB12	1	15.0	20.0	208.0	1	R-410A	14	EC	EC	83.00	1
CU-3A	CARRIER	25HCE418A	1.5	11.8	20.0	208.0	1	R-410A	14	EC	EC	136.00	1
CU-4A	CARRIER	25HCE418A	1.5	11.8	20.0	208.0	1	R-410A	14	EC	EC	136.00	1
CU-5A	CARRIER	38MAQB12	1	15.0	20.0	208.0	1	R-410A	14	EC	EC	83.00	1
CU-6A	CARRIER	38MAQB12	1	15.0	20.0	208.0	1	R-410A	14	EC	EC	83.00	1
CU-7A	CARRIER	38MAQB12	1	15.0	20.0	208.0	1	R-410A	14	EC	EC	83.00	1
CU-8A	CARRIER	38MAQB12	1	15.0	20.0	208.0	1	R-410A	14	EC	EC	83.00	1
CU-9A	CARRIER	38MAQB12	1	15.0	20.0	208.0	1	R-410A	14	EC	EC	83.00	1
CU-10A	CARRIER	38MAQB12	1	15.0	20.0	208.0	1	R-410A	14	EC	EC	83.00	1
CU-11A	CARRIER	38MAQB12	1	15.0	20.0	208.0	1	R-410A	14	EC	EC	83.00	1
CU-12A	CARRIER	25HCE418A	1.5	11.8	20.0	208.0	1	R-410A	14	EC	EC	136.00	1
CU-13A	CARRIER	38MAQB12	1	15.0	20.0	208.0	1	R-410A	14	EC	EC	83.00	1
CU-14A	CARRIER	25HCE418A	1.5	11.8	20.0	208.0	1	R-410A	14	EC	EC	136.00	1

NOTES:
1. PROVIDE UNIT WITH REFRIGERANT PIPING SIZED AND INSTALLED IN STRICT ACCORDANCE WITH FAN COIL UNIT AND CONDENSING UNIT MANUFACTURER'S INSTRUCTIONS.

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MECHANICAL SCHEDULES

IFP

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REVISIONS

MARK	DATE	DESCRIPTION
1	3/25/2022	CITY COMMENTS

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DRAWN BY: ARK

4/21/2023
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DUCTWORK AND DUCT INSULATION SCHEDULE

DUCT SYSTEM	FUNCTION	SHAPE	LOCATION	PRESSURE CLASS "WG"	DUCT TEST PRESSURE (IN WC)	DUCT LEAKAGE CLASS	MATERIAL	GAGE	LINER TH	LINER	LINER D	INSULATION TH	INSULATION TYPE	INSULATION D	INSULATION JACKET	NOTES
RTU-X	SUPPLY	ALL	EXPOSED ON ROOF	3"	3.0"	6	GS	*	-	-	-	1.5"	FGW	1	ALUM	
RTU-X	RETURN	ALL	EXPOSED ON ROOF	3"	3.0"	6	GS	*	1"	MFF	1.5	-	-	1	ALUM	
MAU-X	SUPPLY	ALL	EXPOSED ON ROOF	1"	3.0"	6	GS	*	-	-	-	2"	FGW	1	ALUM	
FCU-X	SUPPLY	RECT	ABOVE CEILING IN CHASES	1"	1.0"	24	GS	*	1"	MFF	1.5	-	-	-	-	
FCU-X	SUPPLY	RND	ABOVE CEILING IN CHASES	1"	1.0"	12	GS	*	-	-	-	1.5"	FGW	1	FFJ	2
FCU-X	SUPPLY	ALL	ABOVE CEILING IN CHASES	1"	1.0"	12	GS	*	-	-	-	1.5"	FGW	1	FFJ	
EF-X	RANGE EXHAUST	ALL	ABOVE CEILING	1"	1.0"	12	GS	*	-	-	-	2"	FGW	1.5	FFJ	
EF-X	DATA EXHAUST	ALL	ABOVE CEILING OR EXPOSED TO VIEW	1"	1.0"	12	GS	*	1"	MFF	1.5	-	-	-	-	3
EF-X	GENERAL EXHAUST	ALL	EXPOSED TO VIEW	1"	1.0"	12	PGGS	*	-	-	-	-	-	-	-	
EF-X	GENERAL	ALL	ABOVE CEILING IN CHASES	-1"	1.0"	12	GS	*	-	-	-	-	-	-	-	
SOUND BOOTS	RETURN	RECT	ABOVE CEILING	-1"	1.0"	24	GS	*	1"	MFF	1.5	-	-	-	-	
RETURN AIR TRANSFER SLEEVES	RETURN	RECT	ABOVE CEILING	-1"	1.0"	24	GS	*	-	-	-	-	-	-	-	
AIR DEVICE RUNOUTS	SUPPLY	RND	ABOVE CEILING - NOT SHOWN AS FLEX ON PLANS	1"	1.0"	12	GS	*	-	-	-	1.5"	GFGW	1	FFJ	
AIR DEVICE RUNOUTS	SUPPLY	RND	ABOVE CEILING OF CLASSROOMS/SOUND SENSITIVE AREAS	1'	1.0"	12	AIFD	*	-	-	-	-	-	-	-	
AIR DEVICE RUNOUTS	SUPPLY	RND	ABOVE CEILING	1"	1.0"	12	IFD	*	-	-	-	-	-	-	-	
AIR DEVICE RUNOUTS	RETURN / EXHAUST	RND	ABOVE CEILING	-1"	1.0"	12	UFD	*	-	-	-	-	-	-	-	
AIR DEVICE RUNOUTS	SUPPLY	RND	EXPOSED	1"	1.0"	12	PGGS	*	1"	MFF	1.5	-	-	-	-	1,3
AIR DEVICE RUNOUTS	RETURN / EXHAUST	RND	EXPOSED	-1"	1.0"	12	PGGS	*	-	-	-	-	-	-	-	

DUCT SCHEDULE LEGEND

AIFD ACOUSTICAL INSULATED FLEXIBLE DUCT
ALUM ALUMINUM
ABA ADHESIVE BACKED ALUMINUM
ASJ ALL SERVICE JACKET
CS CARBON STEEL
D DENSITY (PCF)
ETPS EXTRUDED POLYSTYRENE
FB FIBERGLASS BOARD
FFJ FOIL FACED JACKET
FGW FIBERGLASS WRAP
FPW FIRE-PROOF WRAP
GS GALVANIZED STEEL
GSSP GALVANIZED STEEL SPIRAL PIPE
IFD INSULATED FLEXIBLE DUCT
MFF MATT FACED FIBERGLASS
PFL PERFORATED LINER
PGGS PAINT GRIP GALVANIZED STEEL
PVCGS PVC COATED GALVANIZED STEEL
RECT RECTANGULAR
RND ROUND
SS STAINLESS STEEL
TH THICKNESS
UFD UNINSULATED FLEXIBLE DUCT

SCHEDULE NOTES:
1. INSULATION JACKET AND OR DUCT TO BE PAINTED BY OTHERS.
2. ROUND DUCT INSULATION LINER SHALL BE PRE-FORMED SLIDE IN DUCT LINER (SPIRACOUSTIC PLUS BY JOHNS MANVILLE OR APPROVED EQUAL).
3. SLOPE ALL HORIZONTAL SECTIONS OF EXTERIOR DUCTS AND PLENUMS TO SHED WATER.

GENERAL NOTES:
A. ALL INTERIOR CONCEALED SUPPLY, RETURN OR OUTSIDE AIR DUCTWORK NOT SPECIFICALLY LISTED ABOVE SHALL BE INSULATED WITH 1.5" FIBERGLASS WRAP WITH A FOIL FACED JACKET.
B. ALL INTERIOR EXPOSED SUPPLY, RETURN OR OUTSIDE AIR DUCTWORK NOT SPECIFICALLY LISTED ABOVE SHALL BE INSULATED WITH 2" FIBERGLASS BOARD WITH A FOIL FACED JACKET.
C. ALL EXTERIOR SUPPLY OR RETURN AIR DUCT NOT SPECIFICALLY LISTED ABOVE SHALL BE INSULATED WITH 2" OF EXTRUDED POLYSTYRENE BOARD WITH AN ALUMINUM JACKET.
D. SOUND SENSITIVE AREAS SHALL INCLUDE AS A MINIMUM ALL CLASSROOMS, TRAINING AREAS, MUSIC ROOMS, LIBRARIES, AUDITORIUM / STAGES, TELECONFERENCE ROOMS AND CONFERENCE ROOMS.
E. ALL DUCTWORK SIZED INDICATED ON THE DRAWINGS REFLECT INSIDE DUCT DIMENSIONS. CONTRACTOR TO PROVIDE LARGER DUCT TO ALLOW FOR LINER WHERE INSULATED DUCTLINER IS REQUIRED TO MAINTAIN INSIDE DUCT CLEAR SPACE DIMENSIONS.
F. ALL DOUBLE WALL ROUND DUCTWORK SIZES INDICATED ON THE DRAWINGS REFLECT THE INSIDE DIAMETER.

ASHRAE 90.1 DUCT SEALING REQUIREMENTS

DUCT TYPE & PRESSURE CLASS	SMACNA DUCT SEALING CLASS: OUTDOOR DUCT	UNCONDITIONED SPACE [1]	CONDITIONED SPACE [2]
SUPPLY 2" w.g. AND BELOW	A	B	C
SUPPLY GREATER THAN 2" w.g.	A	A	B
EXHAUST 2" w.g. AND BELOW	C	C	B
RETURN 2" w.g. AND BELOW	A	B	C

1 UNCONDITIONED SPACE: INTERIOR SPACE NOT DIRECTLY OR INDIRECTLY HEATED AND/OR COOLED. MECHANICAL ROOF PENTHOUSES ARE UNCONDITIONED SPACES.CONDITIONED SPACE: INTERIOR SPACES
2 THAT ARE DIRECTLY OR INDIRECTLY HEATED AND/OR COOLED. THESE SPACES INCLUDE RETURN AIR PLENUMS.

DUCT SEALING NOTES:
A. SEAL CLASS A: TRANSVERSE AND LONGITUDINAL JOINTS AND DUCT WALL PENETRATIONS TO BE SEALED
B. SEAL CLASS B: TRANSVERSE AND LONGITUDINAL JOINTS TO BE SEALED
C. SEAL CLASS C: TRANSVERSE JOINTS ONLY TO BE SEALED
D. ALL DUCTWORK CARRYING HAZARDOUS FUMES (CLASS 3 OR 4 AIR), NOT REQUIRING LIQUID TIGHT JOINTS AND SEAMS, REGARDLESS OF PRESSURE CLASS OR LOCATION SHALL BE SMACNA SEAL CLASS A.
E. ALL DUCTWORK SERVING COMMERCIAL KITCHEN HOODS, DISHWASHERS OR WHERE SPECIFIED, SHALL HAVE WELDED, LIQUID TIGHT JOINTS AND SEAMS. USE APPROPRIATE GASKETS AND SEALANTS WHERE WELDING IS NOT POSSIBLE.

*** 20 GAGE MINIMUM, OTHERWISE SMACNA STANDARD FOR PRESSURE CLASS INDICATED
** 22 GAGE MINIMUM, OTHERWISE SMACNA STANDARD FOR PRESSURE CLASS INDICATED
* PER SMACNA STANDARD FOR PRESSURE CLASS INDICATED

HVAC PIPE SCHED

SERVICE PIPING	LOCATION	TEMP RANGE	SIZE (IN.)	PIPING TYPE/ SCHED	PIPING MATERIAL	PIPING METHOD	INSULATION THICKNESS	INSULATION TYPE	INSULATION JACKET	VAPOR BARRIER	NOTES
REFRIGERANT - COOLING ONLY LIQUID	ALL	-	ALL	-	ACR	BR	-	-	-	-	
REFRIGERANT - COOLING ONLY SUCTION	EXTERIOR	-	ALL	-	ACR	BR	1/2"	UC	ALUM	Y	4
REFRIGERANT - COOLING ONLY SUCTION	INTERIOR	-	ALL	-	ACR	BR	1/2"	UC	-	-	
REFRIGERANT - HEAT PUMP	EXTERIOR	-	ALL	-	ACR	BR	1/2"	UC	ALUM	Y	4
REFRIGERANT - HEAT PUMP	INTERIOR	-	ALL	-	ACR	BR	1/2"	UC	-	-	
CONDENSATE DRAIN	OUTDOORS & INSIDE MECH ROOMS	40°F-60°F	ALL	40	PVC	SOL/THR	-	-	-	-	
CONDENSATE DRAIN	INDOORS (NOT MECH ROOM)	40°F-60°F	ALL	L	CU	SW/BR	1/2"	UC	-	-	1
REFRIGERANT VENT	ALL	-	ALL	40	CS	WLD	-	-	-	-	10

NOTES:
1. PIPING MAY BE PROVIDED AS SCHEDULE 40 PVC INSTEAD OF COPPER IF PIPING IS COVERED WITH PLENUM RATED WRAP.
2. FLEXIBLE ELASTOMERIC UNICELLULAR INSULATION DOES NOT REQUIRE JACKET. FIBERGLASS PIPE INSULATION DOES REQUIRE JACKET.
3. PAINT WITH RUST INHIBITIVE ENAMEL COATING (EXTERIOR PIPING TO BE YELLOW ON ROOF AND GRAY ELSEWHERE. EXPOSED INTERIOR PIPING TO BE YELLOW).
4. ALUMINUM EMBOSSED JACKET TO BE EITHER ADHESIVE BACKED OR MECHANICALLY SECURED TYPE.
5. INSTALL HDPE PRE-INSULATED PIPING SYSTEM IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. INSTALL FLEXIBLE POLYETHYLENE JACKETED METALIC PIPING SYSTEM IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. INSTALL HDPE OR PP PIPING SYSTEM IN ACCORDANCE WITH PIPING MANUFACTURER'S REQUIREMENTS. PP PIPING SYSTEM BASIS OF DESIGN WOULD BE AQUATHERM BLUE PIPE (SDR 17.6).
8. PROVIDE THERMOSTATICALLY CONTROLLED HEAT TRACE WRAP AROUND PIPE WHERE PIPING WILL NOT BE DRAINED EMPTY DURING WINTER (FREEZING) SEASON.
9. PAINT WITH BLACK RUST INHIBITIVE ENAMEL COATING.

GENERAL NOTES:
A. ALL COLD WATER PIPING SYSTEMS AND COMPONENTS OPERATING AT 60°F OR BELOW SHALL BE INSULATED WITH A VAPOR BARRIER WHETHER OR NOT SPECIFICALLY LISTED ABOVE.
B. INSULATE ALL PIPING CONTAINING HEATING FLUIDS WARMER THAN 105°F OR COOLING FLUIDS COOLER THAN 60°F WITH INSULATION OF R-3 MIN. VALUE.
C. RETURN AIR PLENUMS OCCURS ABOVE CEILINGS OF ALL AREAS OF BUILDING EXCLUDING MECHANICAL ROOMS AND ABOVE CEILING SPACE OF TOILET ROOMS.
D. PROVIDE IDENTIFICATION LABELS ON ALL ABOVE FLOOR AND ABOVE GRADE PIPING.
E. PVC JACKET REQUIRED OVER ALL FIBERGLASS INSULATION LOCATED IN MECHANICAL ROOMS WITHIN 7' AFF. ASJ MAY BE PROVIDED ABOVE 7' AFF WHERE NOT IN EQUIPMENT SERVICE AREA THEN PROVIDE PVC.

PIPE SCHEDULE LEGEND:

ACR ACR COPPER
ALUM ALUMINUM EMBOSSED JACKET
ASJ ALL SERVICE JACKET
BR BRAZED
CPVC CHLORINATED PVC
CS CARBON STEEL
CG CELLULAR GLASS
CI CAST IRON
CU COPPER
DI DUCTILE IRON
FE FLEXIBLE ELASTOMERIC (NITRILE)
FG FIBERGLASS
FLG FLANGED
FPE FLEXIBLE POLYETHYLENE
FW FUSION WELDED
GRV RIGID, GROOVED
GS GALVANIZED STEEL
HF HEAT FUSION
HDPE HIGH DENSITY POLYETHYLENE
MECH MECHANICAL
MGT COPPER MEDICAL GAS TUBING
NH NO-HUB W/ HEAVY DUTY COUPLINGS
PEX CROSS LINKED POLYETHYLENE TUBING
POLY POLYISOCYANURATE INSULATION
PP POLYPROPYLENE
PROP PROPRESS
PVC POLYVINYL CHLORIDE
PU POLYURETHANE FOAM
PW PLENUM RATED INSULATION WRAP
SCR SCREWED
SOL SOLVENT WELD
SW SWEAT
THR THREADED FITTING
T/S TYPE OR SCHEDULE
UC FLEXIBLE ELASTOMERIC UNICELLULAR
WLD WELDED
Y YES
N NO

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MECHANICAL SCHEDULES

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REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY: MBS
DRAWN BY: ARK

Registered Professional Engineer (Mechanical) CERTIFICATE NO. 618.. MATTHEW B. SPENCER Date Signed ARIZONA U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

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DUCTWORK AND DUCT INSULATION SCHEDULE

DUCT SYSTEM	FUNCTION	SHAPE	LOCATION	PRESSURE CLASS "WG"	DUCT TEST PRESSURE (IN WC)	DUCT LEAKAGE CLASS	MATERIAL	GAGE	LINER TH	LINER	LINER D	INSULATION TH	INSULATION TYPE	INSULATION D	INSULATION JACKET	NOTES
RTU-X	SUPPLY	ALL	EXPOSED ON ROOF	3"	3.0"	6	GS	*	-	-	-	1.5"	FGW	1	ALUM	
RTU-X	RETURN	ALL	EXPOSED ON ROOF	3"	3.0"	6	GS	*	1"	MFF	1.5	-	-	1	ALUM	
MAU-X	SUPPLY	ALL	EXPOSED ON ROOF	1"	3.0"	6	GS	*	-	-	-	2"	FGW	1	ALUM	
FCU-X	SUPPLY	RECT	ABOVE CEILING IN CHASES	1"	1.0"	24	GS	*	1"	MFF	1.5	-	-	-	-	
FCU-X	SUPPLY	RND	ABOVE CEILING IN CHASES	1"	1.0"	12	GS	*	-	-	-	1.5"	FGW	1	FFJ	2
FCU-X	SUPPLY	ALL	ABOVE CEILING IN CHASES	1"	1.0"	12	GS	*	-	-	-	1.5"	FGW	1	FFJ	
EF-X	RANGE EXHAUST	ALL	ABOVE CEILING	1"	1.0"	12	GS	*	-	-	-	2"	FGW	1.5	FFJ	
EF-X	DATA EXHAUST	ALL	ABOVE CEILING OR EXPOSED TO VIEW	1"	1.0"	12	GS	*	1"	MFF	1.5	-	-	-	-	3
EF-X	GENERAL EXHAUST	ALL	EXPOSED TO VIEW	1"	1.0"	12	PGGS	*	-	-	-	-	-	-	-	
EF-X	GENERAL	ALL	ABOVE CEILING IN CHASES	-1"	1.0"	12	GS	*	-	-	-	-	-	-	-	
SOUND BOOTS	RETURN	RECT	ABOVE CEILING	-1"	1.0"	24	GS	*	1"	MFF	1.5	-	-	-	-	
RETURN AIR TRANSFER SLEEVES	RETURN	RECT	ABOVE CEILING	-1"	1.0"	24	GS	*	-	-	-	-	-	-	-	
AIR DEVICE RUNOUTS	SUPPLY	RND	ABOVE CEILING - NOT SHOWN AS FLEX ON PLANS	1"	1.0"	12	GS	*	-	-	-	1.5"	GFGW	1	FFJ	
AIR DEVICE RUNOUTS	SUPPLY	RND	ABOVE CEILING OF CLASSROOMS/SOUND SENSITIVE AREAS	1'	1.0"	12	AIFD	*	-	-	-	-	-	-	-	
AIR DEVICE RUNOUTS	SUPPLY	RND	ABOVE CEILING	1"	1.0"	12	IFD	*	-	-	-	-	-	-	-	
AIR DEVICE RUNOUTS	RETURN / EXHAUST	RND	ABOVE CEILING	-1"	1.0"	12	UFD	*	-	-	-	-	-	-	-	
AIR DEVICE RUNOUTS	SUPPLY	RND	EXPOSED	1"	1.0"	12	PGGS	*	1"	MFF	1.5	-	-	-	-	1,3
AIR DEVICE RUNOUTS	RETURN / EXHAUST	RND	EXPOSED	-1"	1.0"	12	PGGS	*	-	-	-	-	-	-	-	

DUCT SCHEDULE LEGEND

AIFD ACOUSTICAL INSULATED FLEXIBLE DUCT
ALUM ALUMINUM
ABA ADHESIVE BACKED ALUMINUM
ASJ ALL SERVICE JACKET
CS CARBON STEEL
D DENSITY (PCF)
ETPS EXTRUDED POLYSTYRENE
FB FIBERGLASS BOARD
FFJ FOIL FACED JACKET
FGW FIBERGLASS WRAP
FPW FIRE-PROOF WRAP
GS GALVANIZED STEEL
GSSP GALVANIZED STEEL SPIRAL PIPE
IFD INSULATED FLEXIBLE DUCT
MFF MATT FACED FIBERGLASS
PFL PERFORATED LINER
PGGS PAINT GRIP GALVANIZED STEEL
PVCGS PVC COATED GALVANIZED STEEL
RECT RECTANGULAR
RND ROUND
SS STAINLESS STEEL
TH THICKNESS
UFD UNINSULATED FLEXIBLE DUCT

SCHEDULE NOTES:
1. INSULATION JACKET AND OR DUCT TO BE PAINTED BY OTHERS.
2. ROUND DUCT INSULATION LINER SHALL BE PRE-FORMED SLIDE IN DUCT LINER (SPIRACOUSTIC PLUS BY JOHNS MANVILLE OR APPROVED EQUAL).
3. SLOPE ALL HORIZONTAL SECTIONS OF EXTERIOR DUCTS AND PLENUMS TO SHED WATER.

GENERAL NOTES:
A. ALL INTERIOR CONCEALED SUPPLY, RETURN OR OUTSIDE AIR DUCTWORK NOT SPECIFICALLY LISTED ABOVE SHALL BE INSULATED WITH 1.5" FIBERGLASS WRAP WITH A FOIL FACED JACKET.
B. ALL INTERIOR EXPOSED SUPPLY, RETURN OR OUTSIDE AIR DUCTWORK NOT SPECIFICALLY LISTED ABOVE SHALL BE INSULATED WITH 2" FIBERGLASS BOARD WITH A FOIL FACED JACKET.
C. ALL EXTERIOR SUPPLY OR RETURN AIR DUCT NOT SPECIFICALLY LISTED ABOVE SHALL BE INSULATED WITH 2" OF EXTRUDED POLYSTYRENE BOARD WITH AN ALUMINUM JACKET.
D. SOUND SENSITIVE AREAS SHALL INCLUDE AS A MINIMUM ALL CLASSROOMS, TRAINING AREAS, MUSIC ROOMS, LIBRARIES, AUDITORIUM / STAGES, TELECONFERENCE ROOMS AND CONFERENCE ROOMS.
E. ALL DUCTWORK SIZED INDICATED ON THE DRAWINGS REFLECT INSIDE DUCT DIMENSIONS. CONTRACTOR TO PROVIDE LARGER DUCT TO ALLOW FOR LINER WHERE INSULATED DUCTLINER IS REQUIRED TO MAINTAIN INSIDE DUCT CLEAR SPACE DIMENSIONS.
F. ALL DOUBLE WALL ROUND DUCTWORK SIZES INDICATED ON THE DRAWINGS REFLECT THE INSIDE DIAMETER.

ASHRAE 90.1 DUCT SEALING REQUIREMENTS

DUCT TYPE & PRESSURE CLASS	SMACNA DUCT SEALING CLASS: OUTDOOR DUCT	UNCONDITIONED SPACE [1]	CONDITIONED SPACE [2]
SUPPLY 2" w.g. AND BELOW	A	B	C
SUPPLY GREATER THAN 2" w.g.	A	A	B
EXHAUST 2" w.g. AND BELOW	C	C	B
RETURN 2" w.g. AND BELOW	A	B	C

1 UNCONDITIONED SPACE: INTERIOR SPACE NOT DIRECTLY OR INDIRECTLY HEATED AND/OR COOLED. MECHANICAL ROOF PENTHOUSES ARE UNCONDITIONED SPACES.CONDITIONED SPACE: INTERIOR SPACES
2 THAT ARE DIRECTLY OR INDIRECTLY HEATED AND/OR COOLED. THESE SPACES INCLUDE RETURN AIR PLENUMS.

DUCT SEALING NOTES:
A. SEAL CLASS A: TRANSVERSE AND LONGITUDINAL JOINTS AND DUCT WALL PENETRATIONS TO BE SEALED
B. SEAL CLASS B: TRANSVERSE AND LONGITUDINAL JOINTS TO BE SEALED
C. SEAL CLASS C: TRANSVERSE JOINTS ONLY TO BE SEALED
D. ALL DUCTWORK CARRYING HAZARDOUS FUMES (CLASS 3 OR 4 AIR), NOT REQUIRING LIQUID TIGHT JOINTS AND SEAMS, REGARDLESS OF PRESSURE CLASS OR LOCATION SHALL BE SMACNA SEAL CLASS A.
E. ALL DUCTWORK SERVING COMMERCIAL KITCHEN HOODS, DISHWASHERS OR WHERE SPECIFIED, SHALL HAVE WELDED, LIQUID TIGHT JOINTS AND SEAMS. USE APPROPRIATE GASKETS AND SEALANTS WHERE WELDING IS NOT POSSIBLE.

*** 20 GAGE MINIMUM, OTHERWISE SMACNA STANDARD FOR PRESSURE CLASS INDICATED
** 22 GAGE MINIMUM, OTHERWISE SMACNA STANDARD FOR PRESSURE CLASS INDICATED
* PER SMACNA STANDARD FOR PRESSURE CLASS INDICATED

HVAC PIPE SCHED

SERVICE PIPING	LOCATION	TEMP RANGE	SIZE (IN.)	PIPING TYPE/ SCHED	PIPING MATERIAL	PIPING METHOD	INSULATION THICKNESS	INSULATION TYPE	INSULATION JACKET	INSULATION VAPOR BARRIER	NOTES
REFRIGERANT - COOLING ONLY LIQUID	ALL	-	ALL	-	ACR	BR	-	-	-	-	
REFRIGERANT - COOLING ONLY SUCTION	EXTERIOR	-	ALL	-	ACR	BR	1/2"	UC	ALUM	Y	4
REFRIGERANT - COOLING ONLY SUCTION	INTERIOR	-	ALL	-	ACR	BR	1/2"	UC	-	-	
REFRIGERANT - HEAT PUMP	EXTERIOR	-	ALL	-	ACR	BR	1/2"	UC	ALUM	Y	4
REFRIGERANT - HEAT PUMP	INTERIOR	-	ALL	-	ACR	BR	1/2"	UC	-	-	
CONDENSATE DRAIN	OUTDOORS & INSIDE MECH ROOMS	40°F-60°F	ALL	40	PVC	SOL/THR	-	-	-	-	
CONDENSATE DRAIN	INDOORS (NOT MECH ROOM)	40°F-60°F	ALL	L	CU	SW/BR	1/2"	UC	-	-	1
REFRIGERANT VENT	ALL	-	ALL	40	CS	WLD	-	-	-	-	10

NOTES:
1. PIPING MAY BE PROVIDED AS SCHEDULE 40 PVC INSTEAD OF COPPER IF PIPING IS COVERED WITH PLENUM RATED WRAP.
2. FLEXIBLE ELASTOMERIC UNICELLULAR INSULATION DOES NOT REQUIRE JACKET. FIBERGLASS PIPE INSULATION DOES REQUIRE JACKET.
3. PAINT WITH RUST INHIBITIVE ENAMEL COATING (EXTERIOR PIPING TO BE YELLOW ON ROOF AND GRAY ELSEWHERE. EXPOSED INTERIOR PIPING TO BE YELLOW).
4. ALUMINUM EMBOSSED JACKET TO BE EITHER ADHESIVE BACKED OR MECHANICALLY SECURED TYPE.
5. INSTALL HDPE PRE-INSULATED PIPING SYSTEM IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. INSTALL FLEXIBLE POLYETHYLENE JACKETED METALIC PIPING SYSTEM IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. INSTALL HDPE OR PP PIPING SYSTEM IN ACCORDANCE WITH PIPING MANUFACTURER'S REQUIREMENTS. PP PIPING SYSTEM BASIS OF DESIGN WOULD BE AQUATHERM BLUE PIPE (SDR 17.6).
8. PROVIDE THERMOSTATICALLY CONTROLLED HEAT TRACE WRAP AROUND PIPE WHERE PIPING WILL NOT BE DRAINED EMPTY DURING WINTER (FREEZING) SEASON.
9. PAINT WITH BLACK RUST INHIBITIVE ENAMEL COATING.

GENERAL NOTES:
A. ALL COLD WATER PIPING SYSTEMS AND COMPONENTS OPERATING AT 60°F OR BELOW SHALL BE INSULATED WITH A VAPOR BARRIER WHETHER OR NOT SPECIFICALLY LISTED ABOVE.
B. INSULATE ALL PIPING CONTAINING HEATING FLUIDS WARMER THAN 105°F OR COOLING FLUIDS COOLER THAN 60°F WITH INSULATION OF R-3 MIN. VALUE.
C. RETURN AIR PLENUMS OCCURS ABOVE CEILINGS OF ALL AREAS OF BUILDING EXCLUDING MECHANICAL ROOMS AND ABOVE CEILING SPACE OF TOILET ROOMS.
D. PROVIDE IDENTIFICATION LABELS ON ALL ABOVE FLOOR AND ABOVE GRADE PIPING.
E. PVC JACKET REQUIRED OVER ALL FIBERGLASS INSULATION LOCATED IN MECHANICAL ROOMS WITHIN 7' AFF. ASJ MAY BE PROVIDED ABOVE 7' AFF WHERE NOT IN EQUIPMENT SERVICE AREA THEN PROVIDE PVC.

PIPE SCHEDULE LEGEND:

ACR ACR COPPER
ALUM ALUMINUM EMBOSSED JACKET
ASJ ALL SERVICE JACKET
BR BRAZED
CPVC CHLORINATED PVC
CS CARBON STEEL
CG CELLULAR GLASS
CI CAST IRON
CU COPPER
DI DUCTILE IRON
FE FLEXIBLE ELASTOMERIC (NITRILE)
FG FIBERGLASS
FLG FLANGED
FPE FLEXIBLE POLYETHYLENE
FW FUSION WELDED
GRV RIGID, GROOVED
GS GALVANIZED STEEL
HF HEAT FUSION
HDPE HIGH DENSITY POLYETHYLENE
MECH MECHANICAL
MGT COPPER MEDICAL GAS TUBING
NH NO-HUB W/ HEAVY DUTY COUPLINGS
PEX CROSS LINKED POLYETHYLENE TUBING
POLY POLYISOCYANURATE INSULATION
PP POLYPROPYLENE
PROP PROPRESS
PVC POLYVINYL CHLORIDE
PU POLYURETHANE FOAM
PW PLENUM RATED INSULATION WRAP
SCR SCREWED
SOL SOLVENT WELD
SW SWEAT
THR THREADED FITTING
T/S TYPE OR SCHEDULE
UC FLEXIBLE ELASTOMERIC UNICELLULAR
WLD WELDED
Y YES
N NO

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MECHANICAL SCHEDULES

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MARK	DATE	DESCRIPTION

REVIEWED BY: MBS
DRAWN BY: ARK



1/7/2022
LICENSE EXPIRES 6/30/2022

DATE: 1/7/2022
JOB No: 3056-20-02
SHEET:
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SEQUENCE OF OPERATIONS

GENERAL

THE MECHANICAL CONTROL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL NECESSARY TEMPERATURE CONTROLS, CONTROLLERS, CONTROL INTERFACE DEVICES (DEVICES ALLOWING DIFFERENT CONTROL COMPONENTS TO COMMUNICATE WITH EACH OTHER), DAMPERS, CONTROL VALVES, THERMOSTATS, SENSORS, RELAYS, SWITCHES, ACTUATORS, TRANSFORMERS, AND CONTROL WIRING & CONDUIT (REGARDLESS OF VOLTAGE) SYSTEMS REQUIRED TO PROVIDE THE SPECIFIED SEQUENCE OF OPERATIONS.
BOTTOM OF ALL TEMPERATURE SENSORS, THERMOSTATS, CONTROL PANELS, WALL MOUNTED CARBON DIOXIDE SENSOR AND WALL SWITCHES SHALL BE LOCATED 48" A.F.F.

ALL SWITCHES AND WALL MOUNTED SENSORS AND THERMOSTATS SHALL BE WHITE IN COLOR. TEMPERATURE SENSORS AND THERMOSTATS SHALL BE PROVIDED WITH A MEANS OF LOCAL SET POINT ADJUSTMENT (PROVIDE ADDITIONAL FUNCTIONS AS NOTED ELSEWHERE). PROVIDE ADHESIVE BASED LABEL ON TEMPERATURE SENSORS AND THERMOSTATS INDICATING EQUIIPMENT TAG IF EQUIPMENT SERVED BY SENSOR OR THERMOSTAT.
ALL CONTROL SET POINTS AND LIMITS LISTED IN SEQUENCE OF OPERATIONS SHALL BE ADJUSTABLE AND SHALL BE SET UP FOR EASY ADJUSTMENT BY OWNER.
ALL DDC BUILDING CONTROL MODULES SHALL BE PROVIDED WITH ELECTRICAL SURGE PROTECTION.

OCCUPIED / UNOCCUPIED SET POINTS

OCCUPIED COOLED AND HEATED SPACES:
COOLING = 75°F DB
HEATING = 70°F DB
HUMIDITY = 50% RH MAX
(NO POSITIVE HUMIDITY CONTROL PROVIDED)

MECHANICAL / ELECTRICAL / UTILITY ROOM:
COOLING = 80°F DB (OA TEMP, OA VENTILATED)
HEATING = 60°F DB
ELECTRICAL ROOM:
HEATING = 55°F DB

ALL SET POINTS SHALL BE ADJUSTABLE. ALL SPACE TEMPERATURE SENSORS SHALL HAVE LOCAL SET POINT ADJUSTABILITY BY OCCUPANTS.

OUTDOOR AIR FLOW CONTROL

OUTDOOR AIR FLOW AND EXHAUST AIR FLOW TO OCCUR DURING OCCUPIED PERIODS ONLY FOR COMMON AREAS AND AT ALL TIMES FOR RESIDENTIAL APARTMENTS. NO OUTDOOR AIR FLOW OR EXHAUST AIR FLOW REQUIRED DURING UNOCCUPIED PERIODS (UNLESS NOTED OTHERWISE) THE MINIMUM OUTSIDE AIR FLOWS GIVEN ARE WHAT ARE REQUIRED TO MEET MINIMUM VENTILATION AIRFLOW RATES AND TO MAINTAIN BUILDING PRESSURIZATION ABOVE BUILDING CONSTANT EXHAUST RATES.
OUTSIDE AIRFLOW RATES ARE BASED UPON THE 2018 INTERNATIONAL MECHANICAL CODE FOR OUTDOOR AIR FLOW. SEE EACH AHU / RTU / MAU RESPECTIVE SEQUENCE OF OPERATIONS FOR MORE SPECIFICS REGARDING THAT UNIT'S OPERATION.
DURING OCCUPIED PERIODS THE AHU'S SHALL ALWAYS PROVIDE AT LEAST THE MINIMUM OUTSIDE AIR FLOWS LISTED AND MINIMUM EXHAUST LISTED ABOVE (PROVIDES MAKE UP AIR FOR RESTROOM EXHAUST AND ASHRAE BUILDING VENTILATION CFM/SQUARE FOOT REQUIREMENTS)
THE DESIGN (MAX) OA IS BASED UPON ALL SPACES FULLY OCCUPIED.

EXHAUST FANS

ALL EXHAUST FANS SCHEDULED WITH TWO POSITION MOTORIZED DAMPERS, MOTORIZED DAMPERS SHALL OPEN PRIOR TO EXHAUST FAN ACTIVATION AND REMAIN OPEN WHILE EXHAUST FAN IS RUNNING. DAMPER SHALL CLOSE WHEN FAN IS OFF.
EXHAUST FANS SHALL OPERATE SAME AS OCCUPIED MODE DURING ECONOMIZER MODE.

EXHAUST FANS (EF-1)

EXHAUST FAN SHALL ACTIVATE VIA WALL MOUNTED TOGGLE SWITCH.

EXHAUST FANS (EF-2) CONTINUOUS OPERATION

OCCUPIED MODE: FAN SHALL ACTIVATE DURING OCCUPIED HOURS. FAN SHALL RUN CONTINUOUSLY.
UNOCCUPIED MODE: FAN SHALL SHUT OFF.

AMENITIES UNIT SPLIT SYSTEM AIR CONDITIONER WITH ELECTRIC HEAT (FCU/CU)

CONTROL:

STANDALONE CONTROL THROUGH LOCAL ROOM-MOUNTED
7-DAY PROGRAMMABLE THERMOSTAT.

SEQUENCE:

THE INDOOR FAN SHALL RUN CONTINUOUSLY.
ON A CALL FOR COOLING FROM THE THERMOSTAT, THE OUTDOOR CONDENSING UNIT SHALL RUN UNTIL THE COOLING SETPOINT IS SATISIFIED.
ON A CALL FOR HEATING FROM THE THERMOSTAT, THE ELECTRIC HEAT SHALL ENERGIZE IN THE INDOOR UNIT UNTIL THE SPACE TEMPERATURE SETPOINT IS SATISIFIED.

CONSTANT VOLUME ROOF TOP UNITS WITH DX COOLING ONLY, OUTDOOR AIR INTAKE (RTU-1)

SUPPLY FAN:
SHALL OPERATE INTERMITTENTLY TO SATISFY SPACE THERMOSTAT SET POINTS

OUTDOOR AIR DAMPER:
OCCUPIED PERIODS: SHALL OPEN TO BALANCED POSITION SET POINT WHEN SUPPLY FAN IS RUNNING TO PROVIDE DESIGN OUTDOOR AIR FLOW. WHEN SUPPLY FAN IS OFF THE OA DAMPER SHALL CLOSE.
UNOCCUPIED PERIODS: SHALL BE CLOSED.
OA DAMPER SHALL CLOSE UPON POWER LOSS (FAIL CLOSE).

RETURN AIR DAMPER:
OCCUPIED PERIODS: SHALL OPEN TO BALANCED POSITION SET POINT PROVIDING AIRFLOW EQUAL TO SUPPLY AIR FLOW MINUS THE OUTDOOR AIR FLOW.
UNOCCUPIED PERIODS: SHALL BE FULLY OPEN.
DAMPER SHALL FAIL OPEN.

DX COOLING:
UPON A CALL FOR COOLING FROM SPACE THERMOSTAT THE RTU DX COMPRESSORS AND CONDENSER FANS SHALL OPERATE UNTIL SPACE COOLING SET POINT HAS BEEN SATISFIED. RTU DDC CONTROLLER SHALL STAGE COMPRESSORS INCONJUNCTION WITH HOT BAS BYPASS OR RAWAL UNLOADING VALVES TO MAINTAIN COOLING SET POINT AT PART LOAD CONDITIONS. DX COOLING SHALL CYCLE SHALL START WITH JUST ONE COMPRESSOR OPERATION AND INCREASE AS NECESSARY. WHEN SPACE COOLING SET POINT IS SATISFIED DX COMPRESSORS AND CONDESING UNIT FANS SHALL BE OFF.

SAFETIES:
WHEN UNIT LEAVING AIR TEMPERATURE FALLS BELOW 35°F THE RTU OUTDOOR AIR DAMPER SHALL CLOSE AND ALARM SHALL BE SENT TO RTU CONTROL PANEL. WHEN EITHER RTU SUPPLY DUCT OR RETURN DUCT SMOKE DETECTOR DETECTS ANY SMOKE, THE RTU SHALL BE SHUT DOWN AND ALARM SIGNAL TO RTU CONTROL PANEL AND FIRE ALARM SYSTEM.

MAKE-UP AIR UNIT DX & GAS FIRED (MAU-1,2) NEUTRAL AIR CONSTANT AIR VOLUME UNIT

CONTROL:

SPACE THERMOSTAT, DISCHARGE AIR SENSOR, SPACE HUMIDITY SENSOR, OUTDOOR AIR TEMPERATURE SENSOR, AND OUTDOOR AIR HUMIDITY SENSOR SHALL CONTROL UNIT.

SEQUENCE:

DURING A CALL FOR COOLING BY THE SPACE THERMOSTAT, THE COMPRESSORS SHALL STAGE ON AND STAGE OFF TO MAINTAIN SPACE TEMPERATURE SETPOINT. IF THE SPACE TEMPERATURE BEGINS TO FALL TOO LOW, THEN THE HOT GAS REHEAT SHALL MODULATE TO MAINTAIN SPACE TEMPERATURE SETPOINT.

DURING A CALL FOR HEATING BY THE SPACE THERMOSTAT, THE GAS-FIRED FURNACE SHALL STAGE UP OR STAGE DOWN TO MAINTAIN SPACE TEMPERATURE SETPOINT.

IF THE SPACE HUMIDITY SENSOR CALL FOR DEHUMIDIFICATION MODE, THEN THE COMPRESSORS SHALL STAGE ON AND STAGE OFF WHILE THE HOT GAS REHEAT SHALL MODULATE TO MAINTAIN SPACE TEMEPRATURE SETPOINT.

VENTILATION SCHEDULE - PHASE 1

INTERNATIONAL MECHANICAL CODE: 2018

ROOM NAME	AREA (SF)	OCCUPANCY CLASSIFICATION	DEFAULT OCCUPANCY DENSITY (PERSON / 1000 SF)	TOTAL OCCUPANCY	PEOPLE OUTDOOR AIRFLOW RATE (CFM / PERSON)	AREA OUTDOOR AIRFLOW RATE (CFM/SF)	IMC TOTAL OUTDOOR AIRFLOW RATE (CFM)	TOTAL OUTDOOR AIRFLOW RATE (CFM)	AREA EXHAUST AIRFLOW RATE (CFM)	IMC TOTAL EXHAUST AIRFLOW RATE (CFM)	TOTAL EXHAUST AIRFLOW RATE (CFM)
1 BED CORNER UNIT	670	BEDROOM / LIVING ROOM	10	6.7	5.0	0.06	74	100	-	50	50
1 BED CUSTOM NW UNIT	650	BEDROOM / LIVING ROOM	10	6.5	5.0	0.06	72	100	-	50	50
1 BED UNIT TYPE B	645	BEDROOM / LIVING ROOM	10	6.5	5.0	0.06	71	100	-	50	50
2 BED CORNER SW UNIT	970	BEDROOM / LIVING ROOM	10	9.7	5.0	0.06	107	110	-	50	50
2 BED UNIT ADA	910	BEDROOM / LIVING ROOM	10	9.1	5.0	0.06	100	125	-	50	50
2 BED UNIT TYPE B2	910	BEDROOM / LIVING ROOM	10	9.1	5.0	0.06	100	125	-	50	50
2 BED UNIT TYPE B3	910	BEDROOM / LIVING ROOM	10	9.1	5.0	0.06	100	125	-	50	50
3 BED UNIT ADA	1,060	BEDROOM / LIVING ROOM	10	10.6	5.0	0.06	117	125	-	50	50
3 BED UNIT TYPE B	1,050	BEDROOM / LIVING ROOM	10	10.5	5.0	0.06	116	125	-	50	50
STUDIO UNIT TYPE B	420	BEDROOM / LIVING ROOM	10	4.2	5.0	0.06	46	50	-	50	50
COMMUNITY	540	DAY ROOM	30	16.2	5.0	0.06	113	125	-	-	-
COMPUTER ROOM	222	COMPUTER LAB	25	5.6	10.0	0.12	82	125	-	-	-
CONFERENCE	155	CONFERENCE / MEETING	50	7.8	5.0	0.06	48	75	-	-	-
EXERCISE	220	HEALTH CLUB / AEROBICS ROOM	40	4.0	20.0	0.06	93	135	-	-	-
FILES	96	OFFICE SPACES	5	0.5	5.0	0.06	8	25	-	-	-
MAIL ROOM	100	SHIPPING AND RECEIVING	0	0.0	0.0	0.12	12	25	-	-	-
OFFICE	90	OFFICE SPACES	5	0.5	5.0	0.06	8	25	-	-	-
OFFICE	90	OFFICE SPACES	5	0.5	5.0	0.06	8	25	-	-	-
PACKAGE	78	SHIPPING AND RECEIVING	0	0.0	0.0	0.12	9	25	-	-	-
TEEN DEVELOPMENT	356	CONFERENCE / MEETING	50	17.8	5.0	0.06	110	180	-	-	-
CORRIDOR WEST AMENITY AREA	391	CORRIDORS	0	0.0	0.0	0.06	23	50	-	-	-
CORRIDOR WEST AMENITY AREA - TO PACKAGE	135	CORRIDORS	0	0.0	0.0	0.06	8	25	-	-	-
CORRIDOR FLOORS 1-5	14,250	CORRIDORS	0	0.0	0.0	0.06	855	25	-	-	-
RESTROOM NORTH	64	CORRIDORS	0	0.0	0.0	0.06	4	1,420	-	50	50
RESTROOM SOUTH	64	CORRIDORS	0	0.0	0.0	0.06	4	1,420	-	50	50
						TOTAL	2,288	4,790		600	600

1

HVAC LOAD COMPARISONS

SPACE NAME	CALCULATED TOTAL COOLING LOAD (MBH)	CALCULATED SENSIBLE COOLING LOAD (MBH)	PROVIDED COOLING CAPACITY (MBH)	CALCULATED HEATING LOAD (MBH)	PROVIDED HEATING CAPACITY (MBH)
1 BED CORNER UNIT	11.0	10.2	12.0	2.0	11.3
1 BED CUSTOM NW UNIT	9.6	8.8	12.0	1.8	11.3
1 BED UNIT TYPE B	13.6	12.7	18.0	3.3	12.0
2 BED CORNER SW UNIT	18.5	17.2	24.0	4.6	18.0
2 BED UNIT ADA	12.4	11.1	18.0	2.9	12.0
2 BED UNIT TYPE B2	15.1	13.9	18.0	2.9	12.0
2 BED UNIT TYPE B3	15.4	14.1	18.0	3.0	12.0
3 BED UNIT ADA	15.5	14.0	18.0	3.5	12.0
3 BED UNIT TYPE B	19.5	18.0	24.0	4.3	18.0
STUDIO UNIT TYPE B	9.3	8.8	12.0	1.3	11.3
COMMUNITY	15.7	13.7	18.0	5.2	12.0
COMPUTER ROOM	3.9	3.4	7.4	0.8	4.9
CONFERENCE	4.8	3.3	5.9	1.2	3.9
EXERCISE	4.1	2.2	10.3	1.8	6.9
FILES	0.4	0.4	3.4	0.2	3.2
MAIL ROOM	0.9	0.7	2.2	0.3	1.5
OFFICE	2.7	2.0	4.3	0.6	4.0
OFFICE	2.7	2.0	4.3	0.6	4.0
PACKAGE	0.9	0.6	2.2	0.3	1.5
TEEN DEVELOPMENT	9.6	8.0	10.3	2.7	9.7
RESTROOM	0.9	0.6	1.5	0.2	1.0
RESTROOM	0.9	0.6	1.5	0.2	1.0
CORRIDOR LEVEL 1	18.8	17.0	24.0	10.2	22.6
CORRIDOR LEVEL 2	20.7	18.7	24.0	12.0	22.6
CORRIDOR LEVEL 3	21.3	19.2	24.0	12.5	22.6
CORRIDOR LEVEL 4	24.6	22.5	30.0	13.2	23.3
CORRIDOR LEVEL 5	28.2	25.9	30.0	13.2	23.3

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SYMBOLS & ABBREVIATIONS

SANITARY WASTE LINE
VENT LINE
COLD WATER
HOT WATER
HOT WATER RETURN
G — NATURAL GAS
CD — CONDENSATE DRAIN
NPW — NON-POTABLE WATER
INW — INDUSTRIAL WASTE
PIPE SUPPORT
PIPE GUIDE
BALL OR GATE VALVE
DRAIN VALVE
UNION
CHECK VALVE
THERMOMETER
PRESSURE GAUGE
PIPE UP
PIPE DOWN
CIRCUIT SETTER/BALANCING VALVE
CONNECT TO EXISTING
1 — REVISION
1 — KEYED NOTE
S1 — ISOMETRIC DRAWING REFERENCE

AHJ	-	AUTHORITY HAVING JURISDICTION
AFF	-	ABOVE FINISHED FLOOR
BAS	-	BUILDING AUTOMATION SYSTEM
BFP	-	BACKFLOW PREVENTER
CA	-	COMPRESSED AIR
CD	-	CONDENSATE DRAIN
CI	-	CAST IRON
CO	-	CLEANOUT
CP	-	CIRCULATING PUMP
CS	-	CIRCUIT SETTER
CW	-	COLD WATER
DCW	-	DOMESTIC COLD WATER
DCP	-	DOMESTIC CIRCULATING PUMP
DHW	-	DOMESTIC HOT WATER
DHWR	-	DOMESTIC HOT WATER RETURN
DN	-	DOWN
DWH	-	DOMESTIC WATER HEATER
DWV	-	DRAIN, WASTE, AND VENT
EC	-	ELECTRICAL CONTRACTOR
EM	-	EQUIPMENT MANUFACTURER
ET	-	EXPANSION TANK
EWC	-	ELECTRIC WATER COOLER
FCO	-	FLOOR CLEANOUT
FD	-	FLOOR DRAIN
FP	-	FIRE PROTECTION
FPT	-	FEMALE PIPE THREAD
FS	-	FLOOR SINK
GC	-	GENERAL CONTRACTOR
GD	-	GARBAGE DISPOSER
HB	-	HOSE BIBB
HW	-	HOT WATER
HWR	-	HOT WATER RETURN
IB	-	ICE MAKER WATER BOX
ICW	-	INDUSTRIAL COOLING WATER
IE	-	INVERT ELEVATION
INW	-	INDUSTRIAL WASTE
L	-	LAVATORY
MAX	-	MAXIMUM
MC	-	MECHANICAL CONTRACTOR
MIN	-	MINIMUM
MPT	-	MALE PIPE THREAD
MSB	-	MOP SINK BASIN
MV	-	MIXING VALVE
NC	-	NORMALLY CLOSED
NG	-	NATURAL GAS
NPW	-	NON-POTABLE WATER
NTS	-	NOT TO SCALE
PC	-	PLUMBING CONTRACTOR
PRV	-	PRESSURE RELIEF VALVE
RDN	-	RADON
RI	-	ROUGH-IN
SAN	-	SANITARY
SD	-	STORM DRAIN
SH	-	SHOWER
SK	-	SINK
SS	-	SANITARY SEWER
ST	-	STORM WATER
TAB	-	TESTING, ADJUSTING, AND BALANCING
TMV	-	THERMOSTATIC MIXING VALVE
U	-	URINAL
UNO	-	UNLESS NOTED OTHERWISE
V	-	VENT
VTR	-	VENT THROUGH ROOF
VFB	-	VENT FROM BELOW
W	-	WASTE
WC	-	WATER CLOSET
WCO	-	WALL CLEANOUT
WF	-	WATER FILTER
WH	-	WALL HYDRANT
WS	-	WATER SOFTENER
YCO	-	YARD CLEANOUT
YH	-	YARD HYDRANT

GENERAL NOTES

A. INSTALL ALL PLUMBING SYSTEMS TO COMPLY WITH THE INTERNATIONAL PLUMBING CODE.
B. INVERT ELEVATIONS ARE BASED ON FINISHED FLOOR ELEVATION OF 100.0'.
C. INSTALL ALL PLUMBING SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
D. INSTALL ALL BURIED PIPING 12" BELOW ESTABLISHED FROST LINE OF THE AREA THIS PROJECT IS LOCATED. COORDINATE INVERT ELEVATIONS OF ALL BUILDING SERVICE PIPING WITH SITE CIVIL/ELECTRICAL WORK.
E. PROVIDE WATER TEST FOR DRAINAGE SYSTEM WITH ALL APPROPRIATE PERSONS IN ATTENDANCE. THE SYSTEM SHALL BE WATER TIGHT AT ALL POINTS.
F. ALLOW FOR EXPANSION AND CONTRACTION DURING INSTALLATION OF PIPING. INSTALL HANGERS AND SUPPORTS PER APPLICABLE CODE (MINIMUM) AND MANUFACTURER'S RECOMMENDATIONS, WHICHEVER IS MORE STRINGENT. COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR CONNECTIONS OF MAIN SERVICES AND SUPPORT OF UTILITY EQUIPMENT. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NEVER INVERTED.
G. UNLESS NOTED OTHERWISE, ALL WASTE PIPING TO BE SLOPED 1/8" PER 1 FOOT. SLOPE WATER PIPING AND ARRANGE TO DRAIN AT LOW POINTS.
H. PROVIDE WATER TEST ON WATER SUPPLY SYSTEM WITH ALL APPROPRIATE PERSONS IN ATTENDANCE. PROVIDE WATER BALANCING TEST REPORT FOR ANY HOT WATER CIRCULATING SYSTEM. ENSURE ALL WATER SUPPLY SYSTEMS ARE PH BALANCED AND DISINFECTED PROPERLY IN ACCORDANCE WITH THE PLUMBING CODE(S) BEFORE FINAL ACCEPTANCE.
I. COORDINATE ALL VALVE AND EQUIPMENT ACCESS DOORS WITH ARCHITECTURAL PLANS AND GC. ALL ACCESS DOORS FOR PLUMBING WORK TO BE FURNISHED AND INSTALLED BY PC UNLESS NOTED OTHERWISE ON THESE OR ARCHITECTURAL DRAWINGS.
J. PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS. PIPING NOT TO BE LOCATED IN THE DEDICATED ELECTRICAL SPACE 6'-0" ABOVE THE ELECTRICAL PANELS. DRIP PANS ARE REQUIRED IF PIPING MUST ENTER THE ELECTRICAL SPACE. DRIP PANS ARE TO BE FURNISHED AND INSTALLED BY PC.
K. PROVIDE DIELECTRIC UNIONS OR DIELECTRIC SEPARATION CONNECTOR FOR CONNECTIONS OF DISSIMILAR MATERIALS.
L. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS.
M. COORDINATE INSTALLATION OF PIPING WITH DUCTWORK, SPRINKLERS, ELECTRICAL, STRUCTURAL, AND GC.
N. MAKE ALL FINAL CONNECTIONS TO FIXTURES.
O. INSTALL PIPING AS CLOSE TO STRUCTURE AS POSSIBLE TO ALLOW INSTALLATION OF MECHANICAL AND ELECTRICAL SYSTEMS. COORDINATE EXACT LOCATION WITH OTHER ABOVE CEILING / OVERHEAD TRADES PRIOR TO WORK.
P. ALL HOUSEKEEPING PADS (4" THICK CONCRETE AND 4" LARGER THAN FOOTPRINT OF EQUIPMENT AT A MINIMUM) FOR EQUIPMENT SHALL BE PROVIDED AND INSTALLED BY PC. REFER TO STRUCTURAL DRAWINGS FOR REINFORCING DETAILS WHEN STRUCTURAL DRAWINGS PROVIDED.
Q. CONTRACTOR TO VERIFY INVERT ELEVATIONS RELATIVE TO FOOTINGS AND CROSSING LINES PRIOR TO WORK.
R. INSULATE ALL DOMESTIC HOT WATER, COLD WATER, AND HOT WATER RETURN PER SPECIFICATIONS.
S. ROUTING AND FINAL COORDINATION IS BY INSTALLING CONTRACTOR. PIPING SHOWN IS DIAGRAMMATIC IN NATURE ONLY.
T. CONTRACTOR TO VERIFY FOOTINGS PRIOR TO EXCAVATION.
U. ALL PIPING, VALVES, AND PIPING COMPONENTS INSTALLED IN DOMESTIC WATER LINES SHALL BE RATED FOR POTABLE WATER USE EXCEPT WHERE PIPING SYSTEMS ARE INDICATED FOR NON-POTABLE WATER USE.
V. PROVIDE INSULATION KIT ON ALL EXPOSED UNDER LAVATORY DRAIN AND WATER LINES.
W. ALL VENTS, EXHAUST, RELIEF, & FLUE OUTLETS TO BE INSTALLED MINIMUM 10' FROM ANY OUTDOOR AIR INTAKES.
X. CONTRACTOR SHALL PROVIDE INDEPENDENT TABB OR NEBB CERTIFIED TESTING & BALANCING TO BALANCE DHWR BALANCE VALVES. TAB CONTRACTOR SHALL PRESENT BOTH PRELIMINARY AND AS-CORRECTED TAB REPORTS FOR ENGINEERING APPROVAL.
Y. PROVIDE PIPE SLEEVES FOR ANY THRU CONCRETE/MASONRY WALL PIPE PENETRATIONS. PROVIDE MECHANICAL LINK SEAL OR HYDRAULIC CEMENT AROUND ANY THRU BELOW GRADE CONCRETE/MASONRY PENETRATION INTO BUILDING.
Z. PROVIDE FIRESTOPPING AROUND ALL PLUMBING PENETRATIONS THRU FIRE RATED WALLS FILLING ANNUAL SPACE AROUND PENETRATION. SEE ARCHITECTURAL LIFE SAFETY PLANS FOR RATED WALL LOCATIONS.
AA. PROVIDE QUARTER TURN BALL, STOP OR BUTTERFLY TYPE VALVES FOR SHUT-OFF ISOLATION VALVES AT PIPING CONNECTION TO ALL EQUIPMENT, PLUMBING FIXTURES, WATER SHUT OFF TO GANG TOILET ROOMS, WATER RISERS BETWEEN FLOORS AND WATER SERVICE ENTRANCES OR WHERE INDICATE DRAWINGS.
BB. PROVIDE GLOBE OR VENTURI PORT BALL VALVES FOR THROTTLING, BYPASS, OR MANUAL FLOW BALANCE / CONTROL SERVICES. PROVIDE POSITION INDICATOR, MEMORY LOCKING POSITION AND TEST PORTS WITH VALVE. PROVIDE FLOW BALANCE / CONTROL VALVES WHERE INDICATED.
CC. ALL PIPING SHALL BE INSTALLED CLEAR OF DOORS & WINDOWS.
DD. SEE INTERNATIONAL FUEL GAS CODE TABLE 402.4(2) FOR GAS PIPE SIZING.

CODES AND STANDARDS

2018 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FUEL GAS CODE

SEISMIC RESTRAINTS

ALL SEISMIC RESTRAINTS SHALL BE APPLIED WHERE REQUIRED PER ASCE 7, IBC, AND SMACNA SEISMIC RESTRAINT MANUAL.

SEISMIC-RESTRAINT LOADING:

SEISMIC DESIGN CATEGORY: B
SEISMIC DESIGN SITE CLASS AS DEFINED IN THE IBC: B
SEISMIC OCCUPANCY CATEGORY AS DEFINED IN THE IBC: III
SEISMIC COMPONENT IMPORTANCE FACTOR: NAT. GAS=1.5, ALL OTHER=1.0
MAPPED SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS (0.2 SECOND): 0.307
MAPPED SPECTRAL RESPONSE ACCELERATION AT 1-SECOND PERIOD: 0.251

EXACT SEISMIC RESTRAINT MOUNTING, SIZE, QUANTITY, TYPE, AND LOCATION OF RESTRAINT SHALL BE DETERMINED BY THE RESTRAINT MANUFACTURER'S PROFESSIONAL DESIGN ENGINEER BASED ON EQUIPMENT THAT WILL BE INSTALLED IN THE CORRESPONDING SEISMIC DESIGN CATEGORY WHERE BUILDING IS LOCATED.

THE SEISMIC CONTROL PRODUCT MANUFACTURER'S PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE SEISMIC DESIGN CALCULATIONS OF THE SEISMIC RESTRAINT SYSTEM AND SHALL SELECT SEISMIC RESTRAINT COMPONENTS REQUIRED FOR THE MECHANICAL SYSTEM.

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PLUMBING ABBREVIATIONS, NOTES, AND SYMBOLS

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REVISIONS

MARK	DATE	DESCRIPTION
1	3/25/2022	CITY COMMENTS
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: CFK

Registered Professional Engineer (Mechanical) CERTIFICATE NO. 61892 MATTHEW B. SPENCER Date Signed ARIZONA U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET:
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PLUMBING SPECIFICATIONS

GENERAL:

A. INSTALL ALL BURIED PIPING BELOW ESTABLISHED FROST LINE OF THE AREA THIS PROJECT IS LOCATED. COORDINATE INVERT ELEVATIONS OF ALL BUILDING SERVICE PIPING WITH SITE/CIVIL WORK.

B. INSTALL ALL PLUMBING SYSTEMS AND COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

C. PROVIDE WATER TEST FOR DRAINAGE SYSTEM WITH ALL APPROPRIATE PERSONS IN ATTENDANCE. THE SYSTEM SHALL BE WATER TIGHT AT ALL POINTS.

D. ALLOW FOR EXPANSION AND CONTRACTION DURING INSTALLATION OF PIPING. INSTALL HANGERS AND SUPPORTS PER APPLICABLE CODE (MINIMUM) AND MANUFACTURER'S RECOMMENDATIONS, WHICHEVER IS MORE STRINGENT.

E. COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR CONNECTIONS OF MAIN SERVICES AND SUPPORT OF UTILITY EQUIPMENT. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NEVER INVERTED.

F. UNLESS NOTED OTHERWISE, ALL WASTE PIPING TO BE SLOPED AT 1/8" PER 1 FOOT. SLOPE WATER PIPING AND ARRANGE TO DRAIN AT LOW POINTS.

G. PROVIDE WATER TEST ON WATER SUPPLY SYSTEM WITH ALL APPROPRIATE PERSONS IN ATTENDANCE. PROVIDE WATER BALANCING TEST REPORT FOR THE HOT WATER CIRCULATING SYSTEM. ENSURE ALL WATER SUPPLY SYSTEMS ARE PH BALANCED AND DISINFECTED PROPERLY BEFORE FINAL ACCEPTANCE. COORDINATE REQUIREMENTS WITH AHJ.

H. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ALL ACCESS PANELS.

I. PROVIDE SLEEVES AND FIRESTOPPING WHERE APPLICABLE. INSTALL BALL OR BUTTERFLY VALVES FOR SHUT-OFF AND TO ISOLATE EQUIPMENT, PART OF SYSTEMS OR VERTICAL RISERS. INSTALL GLOBE OR BUTTERFLY VALVES FOR THROTTLING, BYPASS OR MANUAL FLOW CONTROL SERVICES. PROVIDE FLOW CONTROLS WHERE INDICATED.

J. PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS. PIPING NOT TO BE LOCATED IN THE DEDICATED ELECTRICAL SPACE 6'-0" ABOVE THE ELECTRICAL PANELS. DRIP PANS ARE REQUIRED IF PIPING MUST ENTER THE ELECTRICAL SPACE.

K. PROVIDE DIELECTRIC UNIONS FOR CONNECTIONS OF DISSIMILAR MATERIALS.

L. INSTALL ALL PLUMBING SYSTEMS IN ACCORDANCE WITH THE REQUIRED PLUMBING CODES ON THESE DRAWINGS. INTERNATIONAL PLUMBING CODE REQUIREMENTS SHALL GOVERN WHEN ANY DISCREPANCY WITH REQUIREMENTS INDICATED ON THESE PLANS OCCUR.

M. PROVIDE MANUFACTURER'S STANDARD WARRANTY ON ALL PLUMBING SYSTEMS, BUT ALL PLUMBING SYSTEMS SHALL BE COVERED WITH WARRANTY FOR PARTS AND LABOR FOR A PERIOD NOT LESS THAN ONE YEAR FROM SUBSTANTIAL COMPLETION.

N. TEST HOT AND COLD WATER LINES FOR LEAKS IN ACCORDANCE WITH THE PLUMBING CODES REQUIRED ON THESE DRAWINGS.

O. CONTRACTOR SHALL PROVIDE FULL SUBMITTALS ON ALL PLUMBING EQUIPMENT, SYSTEMS AND COMPONENTS FOR ENGINEERING APPROVAL.

P. PROVIDE PLUMBING SYSTEM START UP SERVICES TO VERIFY PROPER OPERATION OF ALL SYSTEMS WITH OWNER'S REPRESENTATIVE WITNESS.

Q. PROTECT PIPING, PIPING COMPONENTS, EQUIPMENT AND OTHER PLUMBING SYSTEMS FROM DAMAGE OF MOISTURE AND DIRT DURING CONSTRUCTION.

R. COORDINATE ANY UTILITY OUTAGES WITH OWNER A MINIMUM OF ONE WEEK PRIOR TO INTERRUPTION.

S. DO NOT ENCLOSE, COVER, OR PUT INTO OPERATION WATER DISTRIBUTION PIPING SYSTEM UNTIL IT HAS BEEN INSPECTED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.

T. TEST AND CLEAN ALL PIPING SYSTEMS IN ACCORDANCE WITH THE PLUMBING CODE INDICATED TO BE FOLLOWED ON THESE DRAWINGS.

U. DISINFECT ALL WATER DISTRIBUTION PIPING IN ACCORDANCE WITH THE PLUMBING CODE INDICATED TO BE FOLLOWED ON THESE DRAWINGS.

V. SEAL JOINTS BETWEEN PLUMBING FIXTURES AND WALLS, FLOORS, AND COUNTERS USING SANITARY-TYPE, 1-PART, MILDEW-RESISTANT, SILICONE SEALANT. MATCH SEALANT COLOR TO FIXTURE COLOR.

W. RECORD DRAWINGS - CONTRACTOR SHALL KEEP RECORD OF ALL CHANGES FROM THAT ACTUALLY SHOWN ON THE ISSUED FOR CONSTRUCTION DRAWINGS. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL TRANSMIT THESE CHANGES TO A RECORD SET OF DRAWINGS AND ON ELECTRONIC MEDIA IN PDF FORMAT. THE SET OF DRAWINGS SHALL INCLUDE ALL DRAWINGS, EVEN IF NO CHANGES WERE MADE. EACH "RECORD DRAWING" SHALL BE SO LABELED, DATED AND SIGNED BY THE CONTRACTOR.

X. COORDINATION OF WORK - COORDINATE WORK WITH THE ACTIVITIES AND FUNCTIONS OF THE OWNER AT ALL TIMES.

Y. OPERATING MANUALS - THIS CONTRACTOR SHALL, BEFORE FINAL APPROVAL OF THE INSTALLATION, SUBMIT TO THE ARCHITECT FOR APPROVAL TWO (2) COPIES OF DESCRIPTIVE LITERATURE, INSTALLATION, MAINTENANCE AND OPERATION MANUALS INCLUDING PARTS LISTS OF EACH ITEM OF EQUIPMENT. ANY REQUIRED SPARE PARTS, KEYS, SOFTWARE, PASSWORDS AND COPIES OF WARRANTIES SHALL BE PROVIDED AT THIS TIME TO OWNER.

Z. FURNISH AND INSTALL ALL NECESSARY BRACKETS, ANCHORS, CLAMPS, SPECIAL HANGERS, ETC., AS SHOWN OR REQUIRED FOR INSTALLATION OF ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT. ALL EXTERIOR METALS SHALL BE GALVANIZED.

AA. PERMITS AND FEES – CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES REQUIRED FOR THE WORK.

SERVICE ENTRANCE REQUIREMENTS

A. EXTEND BUILDING SANITARY DRAIN PIPING AND CONNECT TO SANITARY SEWER PIPING OF SIZE AND IN LOCATION INDICATED FOR SERVICE ENTRANCE TO BUILDING. INSTALL CLEANOUT AND EXTENSION TO GRADE AT CONNECTION OF BUILDING SANITARY DRAIN AND BUILDING SANITARY SEWER.

B. EXTEND BUILDING STORM DRAIN PIPING AND CONNECT TO BUILDING STORM SEWER AND FOUNDATION DRAIN PIPING OF SIZE AND IN LOCATION INDICATED FOR SERVICE ENTRANCE TO BUILDING. INSTALL CLEANOUT AND EXTENSION TO GRADE AT CONNECTION OF BUILDING STORM DRAIN AND BUILDING STORM SEWER.

C. INSTALL SLEEVE AND MECHANICAL SLEEVE SEAL AT SERVICE PENETRATIONS THROUGH FOUNDATION WALL FOR WATERTIGHT INSTALLATION.

D. INSTALL UNDERGROUND, PE, WATER SERVICE PIPING, WARNING TAPE ACCORDING TO ASTM D2774.

E. EXTEND WATER DISTRIBUTION PIPING TO WATER SERVICE CONNECTION AND CONNECT IN LOCATION INDICATED FOR SERVICE TO BUILDING.

VALVES:

A. GATE VALVES

1. GATE VALVES, 2-INCH AND SMALLER: MSS SP-80; CLASS 125.

2. GATE VALVES, 2-1/2 INCH AND LARGER: MSS SP-70; CLASS 125.

B. BALL VALVES

1. BALL VALVES, 4 INCHES AND SMALLER: MSS SP-110, CLASS 150, 600-PSI CWP, ASTM B 584

C. BUTTERFLY VALVES

1. BUTTERFLY VALVES: 2" THROUGH 12" MSS SP-67, 200-PSI CWP

D. CHECK VALVES

1. SWING CHECK VALVES, 2-1/2 INCHES AND SMALLER: MSS SP-80; CLASS 125

2. SWING CHECK VALVES, 3 INCHES AND LARGER: MSS SP-71, CLASS 125

PIPE INSULATION TYPES (SEE PIPING SCHEDULE ON PLANS FOR REQUIRED PIPE AND INSULATION SYSTEMS)

A. FG - FIBERGLASS PIPE COVERING: ONE PIECE OR HALF SECTIONAL OR SEMI-RIGID WRAP FIBERGLASS INSULATION: JACKETED WITH OWNES CORNING FIBERGLASS, OR EQUAL, ASJ ALL SERVICE VAPOR BARRIER JACKET.

B. CG - CELLULAR GLASS: ABOVE GROUND RIGID CELLULAR GLASS INSULATION; PITTSBURGH CORNING FOAMGLASS INSULATION, OR EQUAL.

C. PU - POLYURETHANE FOAM: PART OF UNDERGROUND CONDUIT SYSTEM COMPLETE INSULATED AND WATERPROOF ASSEMBLY.

D. EFSI - ELASTOMERIC FOAM SHEET INSULATION, PER ASTM C534, TYPE II, CLOSED CELL ELASTOMERIC MATERIAL, K VALUE: ASTM C518, 0.28 AT 75° F, MAXIMUM SERVICE TEMPERATURE: 180° F.

PIPE INSULATION JACKET TYPES (SEE PIPING SCHEDULE ON PLANS FOR REQUIRED PIPE AND INSULATION SYSTEMS):

A. ASJ - ALL SERVICE JACKET: WHITE, KRAFT-PAPER, FIBERGLASS-REINFORCED SCRIM WITH ALUMINUM-FOIL BACKING.

B. HDPE - HIGH DENSITY POLYETHYLENE: PART OF UNDERGROUND CONDUIT SYSTEM COMPLETE INSULATED AND WATERPROOF ASSEMBLY.

1. PVC - POLYVINYL CHLORIDE: COVER MADE OUT OF WHITE 0.20 PVC WITH SELF-SEALING LAP WITH PEEL AND STICK ADHESIVE STRIP.

PIPE INSULATION GENERAL NOTES:

A. ALL INSULATION SHALL HAVE A MAXIMUM FLAME SPREAD OF 25 AND SMOKE RATING OF 50 OR LESS IN ACCORDANCE WITH ASTM E84 AND NFPA 255.

B. CELLULAR FOAM INSULATION TO CONFORM TO ASTM C534. INSTALL PER MANUFACTURER'S INSTRUCTIONS. PROVIDE INSULATION SHIELDS AND SADDLES. INSULATE ENTIRE SYSTEM, INCLUDING FITTINGS, VALVES, UNIONS, FLANGES, STRAINERS, FLEXIBLE CONNECTIONS, PUMP BODIES, AND EXPANSION JOINTS. PROVIDE PVC FITTING COVERS OVER ALL MOLDED INSULATION.

C. PROPERLY MARK AND SHOW DIRECTION OF ALL PIPING.

D. REFER TO PIPE/INSULATION SCHEDULE FOR MORE INFORMATION.

PIPING SPECIFICATIONS - REFER TO PIPE/INSULATION SCHEDULE

SANITARY SEWER, VENT AND STORM DRAIN PIPING:

A. BURIED, BELOW SLAB OR WITHIN FIVE FEET OF BUILDING AND ABOVE GROUND.

1. PVC SCHEDULE 40 DWV PIPING IN ACCORDANCE WITH ASTM D-1785 AND ASTM D-2665.

a. FITTINGS: PVC SCHEDULE 40 DWV.
b. JOINTS: SOLVENT WELDING.

2. BELOW SLAB CAST IRON PIPE: ASTM A74, SERVICE WEIGHT.

a. FITTINGS: CAST IRON.
b. JOINTS: HUB-AND-SPIGOT.

3. ABOVE SLAB CAST IRON PIPE: ASTM A74, SERVICE WEIGHT.

a. FITTINGS: CAST IRON.
b. JOINTS: ASTM C564, NEOPRENE GASKET SYSTEMS.

4. ABOVE SLAB CAST IRON PIPE: CISPI 301, HUBLESS, SERVICE WEIGHT.

a. FITTINGS: CAST IRON.
b. JOINTS: NEOPRENE GASKETS AND STAINLESS STEEL CLAMP AND SHIELD ASSEMBLIES.

WATER PIPING:

A. BURIED, WITHIN FIVE FEET OF BUILDING.

1. COPPER: ASTM B88, TYPE K, HARD DRAWN.

a. FITTINGS: ASTM B16.18, CAST BRONZE OR ASME B16.22, WROUGHT COPPER AND BRONZE.
b. JOINTS: ASTM B32, SOLDER, GRADE 95TA.
c. STAINLESS STEEL SLEEVE SHALL BE PROVIDED AS PIPING PENETRATES FLOOR TO PROTECT FROM UNNECESSARY ABUSE.

2. DUCTILE IRON PIPE: AWWA C151, RESTRAINED JOINT BELL AND SPIGOT WITH COMPRESSION GASKET PIPING SYSTEM. DUCTILE IRON PIPE TO BE EXTERNALLY ZINC COATED WITH INTERNAL CEMENT LINER WITH PROTECTIVE LINING RATED FOR USE WITH DRINKING WATER (PER NSF/ANSI 61).

a. FITTINGS: DUCTILE IRON, STANDARD THICKNESS.
b. JOINTS: AWWA C111 RUBBER GASKET.

B. ABOVE GRADE

1. COPPER: ASTM B88, TYPE L OR K, HARD DRAWN.

a. FITTINGS: ASME B16.18, CAST BRONZE, OR ASME B16.22, WROUGHT.
b. JOINTS: ASTM B32, SOLDER, GRADE 95TA.

2. CROSS-LINKED POLYETHYLENE (PEX) TUBING, TYPE A: ASTM F876, ASTM F877.

a. FITTINGS: ENGINEERED POLYMER (EP), LEAD FREE BRASS PERMITTED ONLY FOR TRANSITION FITTINGS, ASTM F1960. OR CRIMP ASTM F1807.
b. JOINTS: ENGINEERED POLYMER (EP). OR COLD EXPANSION ASTM F1960.

3. CPVS SCHEDULE 80 ON HIGH PRESSURE AND SCHEDULE 40 ON LOW PRESSURE.
a. FITTINGES: CPVD SCHEDULE 80 ON HIGH PRESSURE AND SCHEDULE 40 ON LOW PRESSURE.
b. JOINTS: SOLVENT WELDING.

NATURAL GAS PIPING:

A. BLACK STEEL: ASTM A-53, SCHEDULE 40, PLAIN ENDS FOR WELDING.

B. BLACK T&C PIPE: ASTM A-53 SCHEDULE 40, THREADED AND COUPLED.

C. FITTINGS FOR WELDED STEEL PIPE: STANDARD WEIGHT BUTTWELD FITTINGS.

D. FITTINGS FOR THREADED PIPE: STANDARD 150# BLACK MALEABLE IRON THREADED FITTINGS.

E. UNIONS SHALL BE INSTALLED AT ALL GAS EQUIPMENT CONNECTIONS. UNIONS SHALL BE ALL IRON CLASS 150.

F. DIRT LEGS SHALL BE INSTALLED AT ALL GAS EQUIPMENT CONNECTIONS, THE METER, AND ALL GAS PIPE LOW POINTS. DIRT LEGS SHALL BE A MINIMUM OF SIX INCHES.

G. A GAS COCK SHALL BE INSTALLED AT ALL GAS EQUIPMENT CONNECTIONS UPSTREAM OF GAS REGULATOR. 2-1/2" AND SMALLER SHALL BE 300# PLUG VALVES WITH DUCTILE IRON BODY AND PLUG, NON-LUBRICATED, TFE SLEEVE AND DIAPHRAGM, BOLTED BONNET, THREADED ENDS WITH HAND OPERATED LEVER.

H. A GAS REGULATOR SHALL BE INSTALLED AT ALL GAS EQUIPMENT CONNECTIONS. GAS REGULATOR SHALL BE EITHER A "SPRAGUE" OR "MAXITROL" NON-VENTING REGULATOR OR APPROVED EQUAL. EACH VENTED REGULATOR TO HAVE AN INDEPENDENT 3/4" VENT ROUTED TO THE EXTERIOR WALL WITH A SCREENED VENT ELBOW.

ALL GAS PIPING EXPOSED TO THE WEATHER SHALL BE PAINTED WITH "RUSTOLEUM" PAINT BY THE GENERAL CONTRACTOR PER NFPA 54 LATEST EDITION. ALL GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 54 LATES EDITION.

BELOW GRADE / SLAB PIPING WORK:

A. EXCAVATION, TRENCHING AND BACKFILL TO BE IN ACCORDANCE WITH CIVIL CONTRACTOR CONSTRUCTION DOCUMENTS (WHERE PROVIDED).

B. GRADE TRENCH BOTTOM TO PROVIDE SMOOTH, FIRM, STABLE, AND ROCK FREE FOUNDATION THROUGHOUT LENGTH OF PIPING.

C. SHAPE BOTTOM OF TRENCH TO FIT BOTTOM OF PIPING.

D. FILL UNEVENNESS WITH TAMPED-SAND OR CLEAN 3/8-INCH LIMESTONE CHIP BEDDING AND PROPERLY COMPACT BEDDING (WITH AT LEAST 4" DEPTH). SEE MANUFACTURER'S SPECIFIC BURY REQUIREMENTS FOR SELECTED PRODUCT.

E. REMOVE UNSTABLE, SOFT, AND UNSUITABLE MATERIALS AT SURFACE ON WHICH PIPING IS TO BE LAID BELOW SLAB.

F. BACKFILL WITH CLEAN 3/8-INCH LIMESTONE CHIP, TO REQUIRED WATER SUPPLY PIPE INSTALLATION DEPTH PROPERLY COMPACT BEDDING. SEE MANUFACTURER'S SPECIFIC BURY REQUIREMENTS FOR SELECTED PRODUCT.

G. DRAINAGE PIPING TO BE PROVIDED GRANULAR BACKFILL, A MINIMUM OF TWO TIMES THE PIPE'S DIAMETER, USING 3/8" CLEAN GRAVEL (CA-16) BACKFILL ALL AROUND PIPE.

H. SOIL SHALL BE FREE OF CONTAMINANTS (I.E., PETROLEUM PRODUCTS INSECTICIDES, ETC.)

I. MINIMUM DEPTH OF BACKFILL COVERING TO BE 12" FOR ALL PIPING

J. INSTALL COPPER TUBING UNDER BUILDING SLAB ACCORDING TO CDA' "COPPER TUBE HANDBOOK."

K. INSTALL DUCTILE-IRON PIPING UNDER BUILDING SLAB WITH RESTRAINED JOINTS ACCORDING TO AWWA C600 AND AWWA M41.

L. INSTALL ALL BELOW GRADE/SLAB PIPING SYSTEMS PER SYSTEM MANUFACTURER'S RECOMMENDATIONS.

HANGERS AND SUPPORTS

A. PIPE SHALL BE SUPPORTED BY CLEVIS OR TRAPEZE HANGERS WITH SUSPENSION RODS HAVING DOUBLE NUTS.

B. COMPLY WITH MSS SP-58, MSS SP-69 AND MSS SP-89

C. BRACKETS OR CLAMPS MAY BE USED WHERE PIPE RUNS ALONG WALLS, COLUMNS, OR CEILINGS BUT MUST ALLOW FOR EXPANSION AND CONTRACTION.

D. RADIAL SUPPORTS SHALL BE RIGID TYPE. IF WALL BRACKETS OR LONGITUDINAL SUPPORTS ARE USED ON STRAIGHT LENGTHS OVER 20 FEET LONG, THEY SHALL BE OF THE FLEXIBLE TYPE TO PROVIDE FOR THERMAL EXPANSION AND CONTRACTION.

E. HANGERS SHALL BE PROPERLY ISOLATED TO PREVENT NOISE TRANSMISSION (WITH A THIN LAYER OF RESILIENT MATERIAL BETWEEN THE PIPE AND SUPPORT).

F. HANGERS AND SUPPORTS SHALL BE PLACED WITHIN 2 FEET FROM EACH CHANGE IN DIRECTION.

G. WHEN PIPES ARE TO BE INSULATED, THE SIZE AND POSITION OF HANGER SHALL BEAR ON THE OUTSIDE OF THE INSULATION.

H. ALL HANGERS SUPPORTING COPPER PIPE SHALL BE COPPER PLATED TO PROVIDE A GALVANIC SEPARATION.

I. INCLUDE A SAFETY FACTOR OF 5 FOR SUPPORT AND HANGER DESIGN.

J. MAXIMUM HANGER SPACING AND MINIMUM HANGER ROD SIZES:

COPPER PIPE SIZE (INCH)	MIN. ROD DIAM. (INCH)	HANGER SPACING
UP TO 1"	3/8"	5' - 0"
1-1/2"	3/8"	8' - 0"
2"	3/8"	5' - 0"
2-1/2"	1/2"	9' - 0"
3"	1/2"	10' - 0"
4"	5/8"	12' - 0"
6"	3/4"	14' - 0"
8"	3/4"	16' - 0"
CAST IRON PIPE SIZE (INCH)	MIN. ROD DIAM. (INCH)	
UP TO 1"	3/8"	4' - 0"
1-1/2"	3/8"	5' - 0"
2"	3/8"	4' - 0"
2-1/2"	1/2"	6' - 0"
3"	1/2"	6' - 0"
4"	5/8"	6' - 0"
6"	3/4"	7' - 0"
8"	3/4"	8' - 0"
10"	7/8"	8' - 0"
12"	7/8"	9' - 0"
PVC PIPE SIZE (INCH)	MIN. ROD DIAM. (INCH)	
UP TO 1"	3/8"	4' - 0"
1-1/4"	3/8"	4' - 0"
1-1/2"	3/8"	5' - 0"
2"	1/2"	4' - 0"
2-1/2"	1/2"	6' - 0"
3"	1/2"	6' - 0"
4"	5/8"	6' - 0"

PIPE SLEEVES

A. SLEEVES SHALL BE PLACED IN WALLS, ROOF, CEILINGS, AND FLOORS THROUGH WHICH PIPES PASS AND SHALL EXTEND 1" ON EACH SIDE.

B. SLEEVES SHALL BE MADE OF PIPE OR FORMED GALVANIZED STEEL OR FORMED PLASTIC SLEEVES (HILTI).

C. THE SPACE BETWEEN THE PIPE AND THE SLEEVE MUST BE FILLED WITH INSULATION AND A RESILIENT MATERIAL.

D. PIPING MUST NOT ENCOUNTER THE WALLS, ROOF, CEILING, OR FLOOR.

ROOF, FLOOR, AND EXTERIOR WALL PENETRATIONS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEALING OF ALL ROOF, WALL, AND FLOORS PENETRATIONS REQUIRED BY THE CONTRACTOR IN THE PERFORMANCE OF THIS WORK. THIS SHALL INCLUDE ALL INSULATED AND UNINSULATED PIPING INSTALLED BY THE CONTRACTOR. FOR UNINSULATED PIPING, THE CONTRACTOR SHALL APPLY A MINIMUM OF THREE LINEAR FEET OF 2" THICK PIPE COVERING TO THE PIPING ON EACH SIDE OF A WALL, ROOF, OR FLOOR.

CONNECTION OF DISSIMILAR METALS

A. PROVIDE DIELECTRIC CONNECTORS/UNIONS/FLANGES OR MAHONEY KITS AT THE CONNECTION OF DISSIMILAR METALS.

PLUMBING EQUIPMENT AND FIXTURES

A. ALL PLUMBING FIXTURES, PLUMBING EQUIPMENT AND OTHER PLUMBING ITEMS SHALL BE THE BASIS OF DESIGN LISTED ON DRAWINGS OR SHALL BE AN APPROVED EQUAL IN LEVEL OF PERFORMANCE, QUALITY, DURABILITY, CONSTRUCTION, CAPACITY, REQUIREMENTS AND SAME FEATURES AND BENEFITS OF BASIS OF DESIGN LISTED ON DRAWINGS.

B. INSTALL ALL PLUMBING FIXTURES, PLUMBING EQUIPMENT AND OTHER PLUMBING ITEMS IN ACCORDANCE WITH THEIR MANUFACTURER'S RECOMMENDATIONS.

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4/21/2023
LICENSE EXPIRES 6/30/2025

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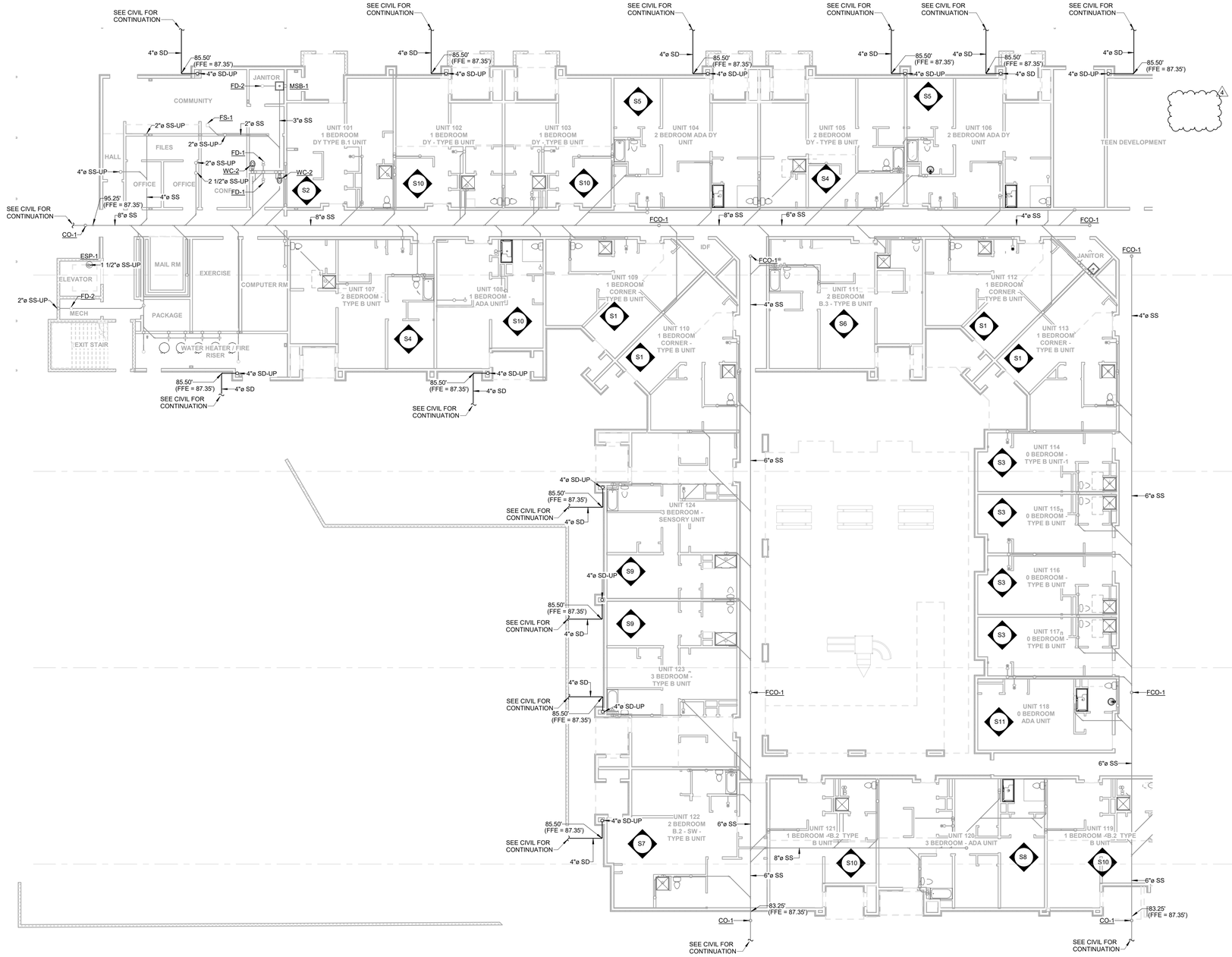

1 PLUMBING UNDERGROUND BLDG 1 - SANITARY
3/32" = 1'-0"

PLUMBING GENERAL NOTES - FLOOR

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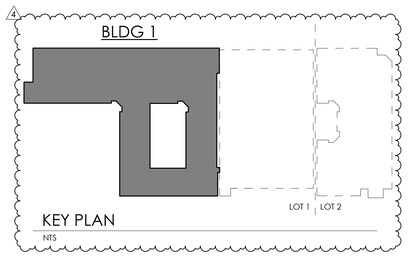

N
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SCALE: 3/32" = 1'-0"

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4	4/21/2023	LOT SPLIT

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DRAWN BY: CFK

Matthew B. Spencer — Registered Professional Engineer — Certificate No. 61615 — Date Signed — Arizona, U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P100A
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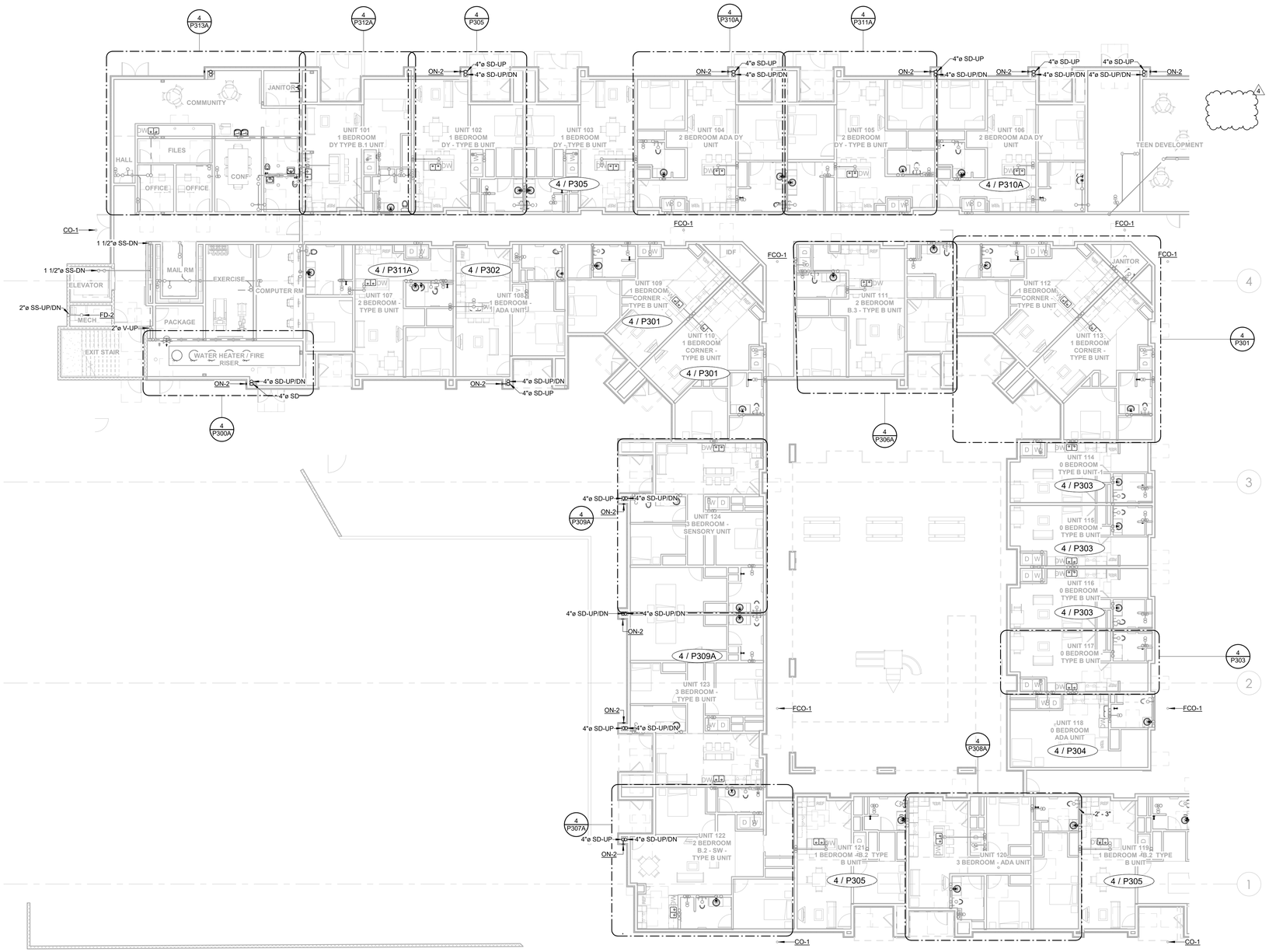

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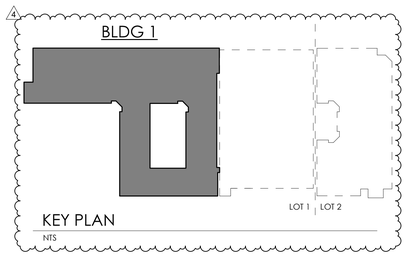

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Matthew B. Spencer — Registered Professional Engineer — Certificate No. 43161 — Civil — Expires 6/30/2025 — Date Signed — Arizona, U.S.A.
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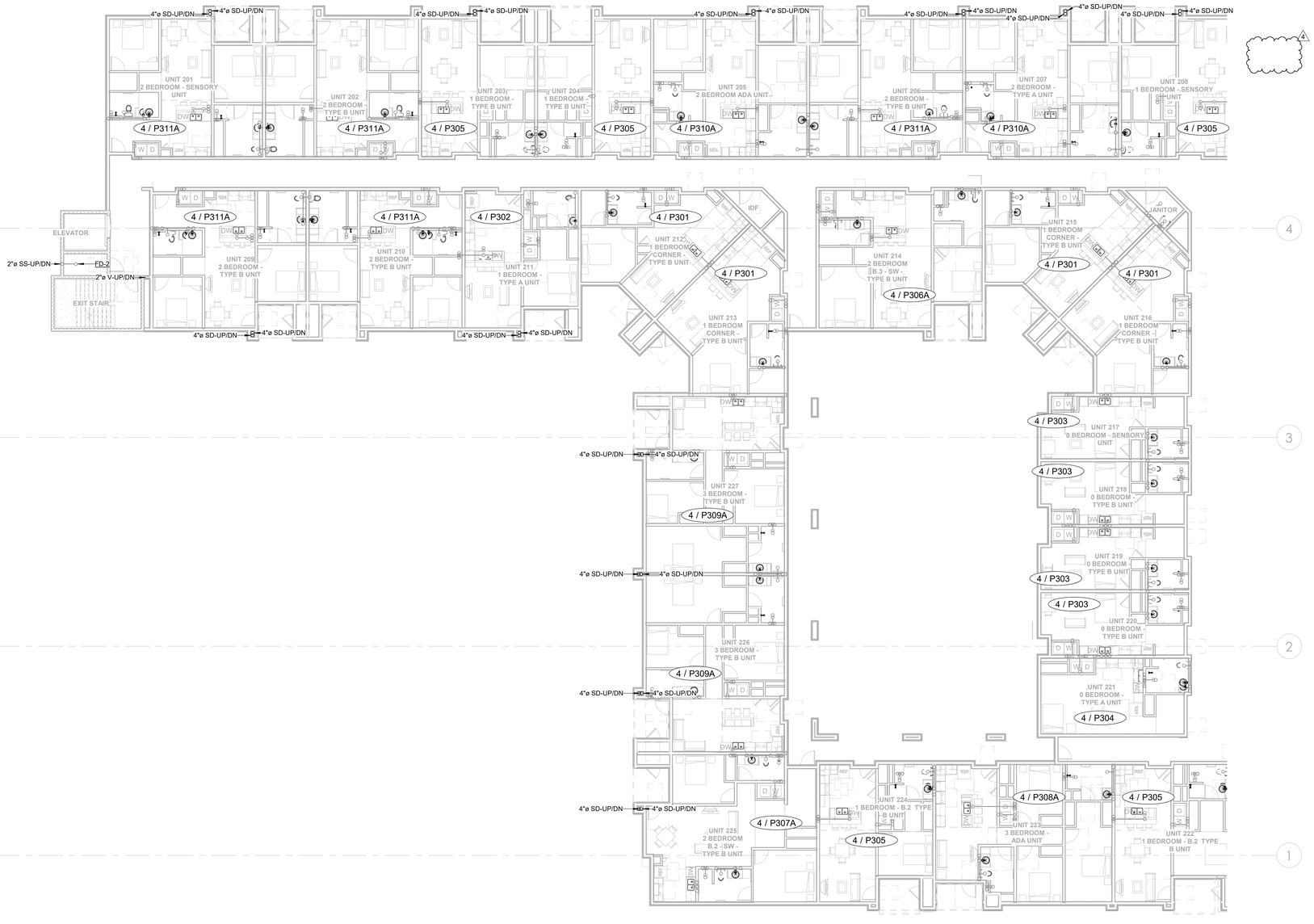

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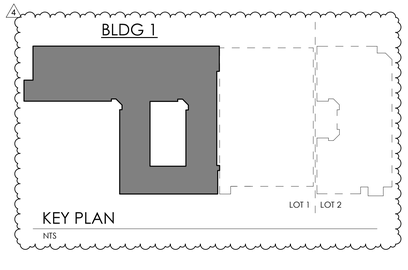

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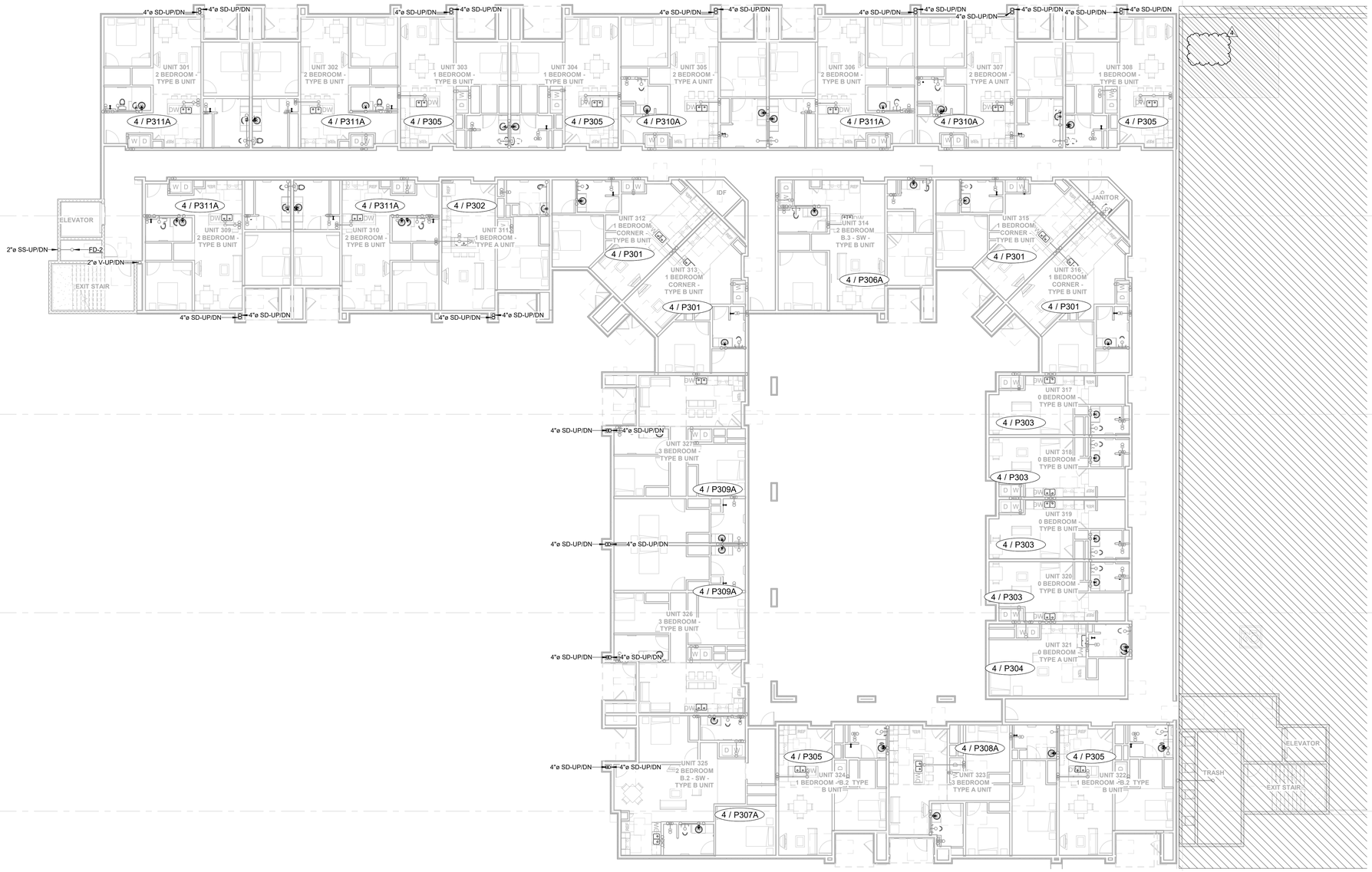

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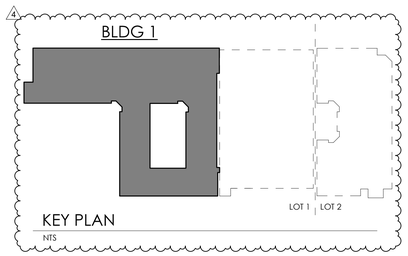

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Matthew P. Spinner — Certificate No. 69211 — Registered Professional Engineer — State of Arizona, U.S.A. — Date Signed
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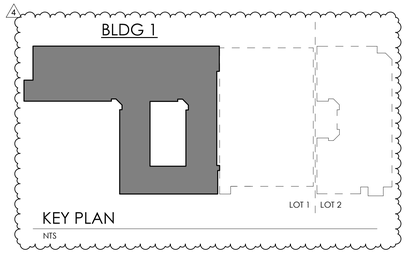

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Certificate No. 69251 Matthew B. Spencer Registered Professional Engineer State of Arizona U.S.A.

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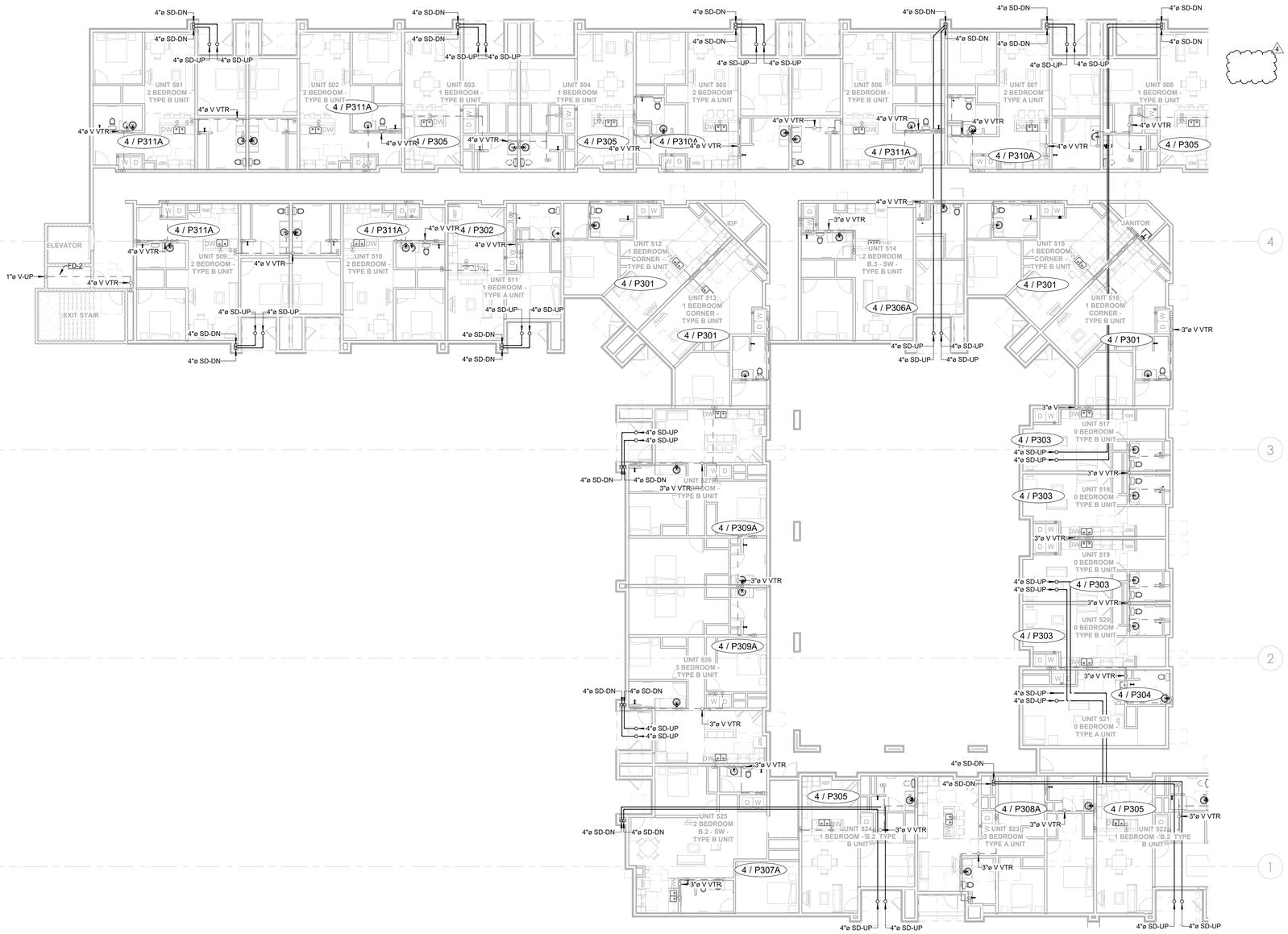

1 PLUMBING 5TH FLOOR BLDG 1 - SANITARY
3/32" = 1'-0"

PLUMBING GENERAL NOTES - FLOOR

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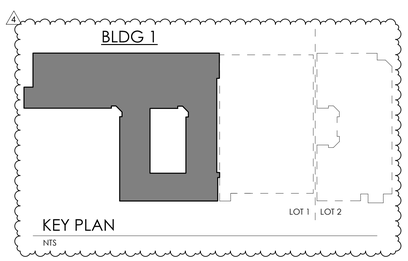

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SCALE: 3/32" = 1'-0"

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PLUMBING 5TH FLOOR - SANITARY

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REVISIONS

MARK	DATE	DESCRIPTION
3	3/13/2023	APS COORDINATIO N
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: CFK

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
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SHEET: P105A

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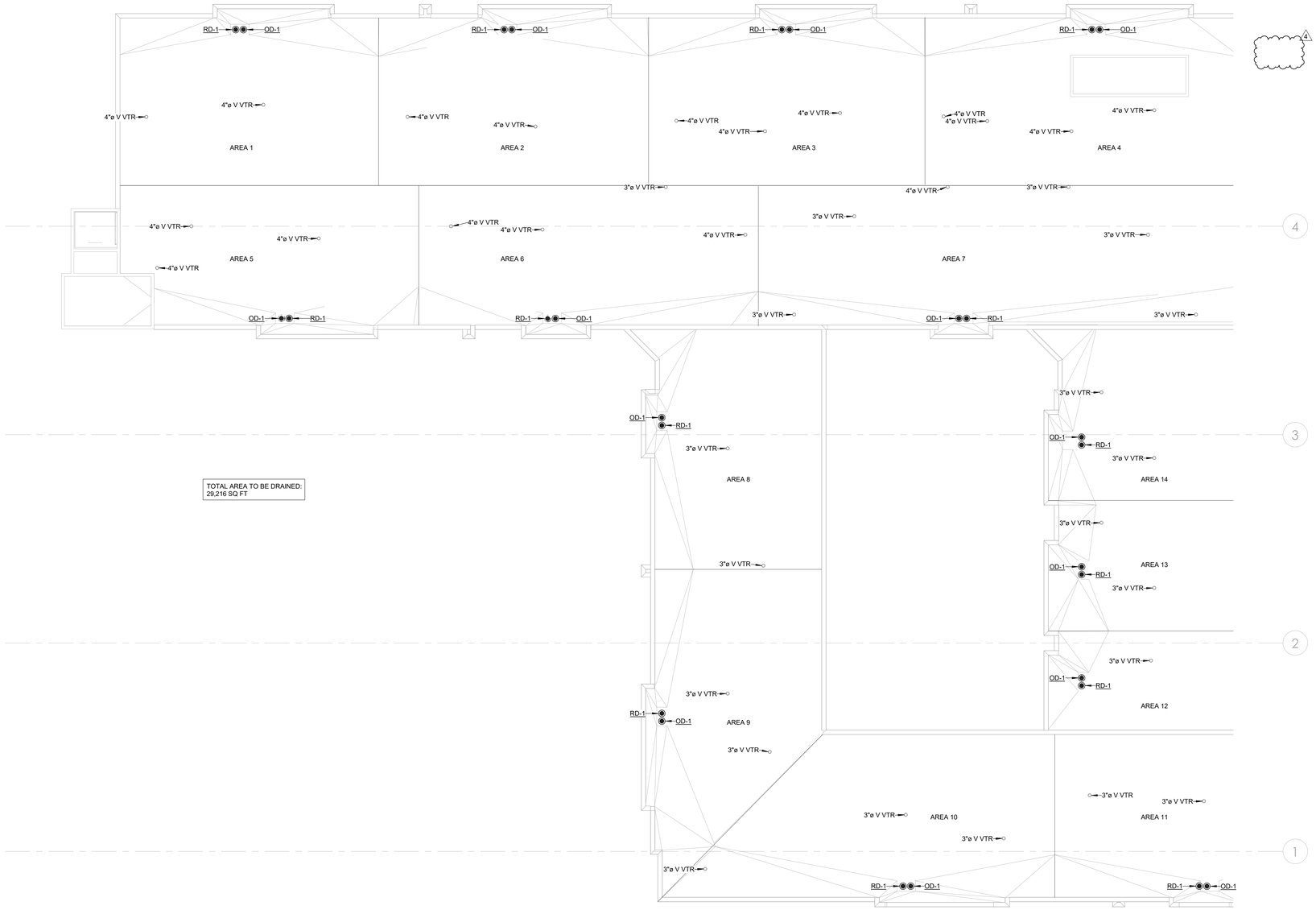

1 PLUMBING ROOF BLDG 1 - SANITARY
3/32" = 1'-0"

Roof Designation (See Sketch)	Roof Area (Sq. Ft)	Tributary Wall Area (Sq. Ft) See Note 1	Total Area To Be Drained (Sq. Ft)	SECONDARY DRAINS: Required Overflow Drain Capacity (GPM)	SECONDARY DRAINS: Size of Overflow Horizontal Pipe (Inches)	SECONDARY DRAINS: Size of Overflow Vertical Pipe (Inches)	SECONDARY DRAINS: Width of Secondary Scupper (Inches)	PRIMARY DRAINS: Width of Primary Scupper (Inches)	PRIMARY DRAINS: Required Primary Drain Capacity (GPM)	PRIMARY DRAINS: Size of Horizontal Pipe (Inches)	PRIMARY DRAINS: Size of Primary Vertical pipe (Inches)
AREA 1	2,077	368	2,261	71	4	3	24	12	71	4	3
AREA 2	2,162	240	2,282	71	4	3	24	12	71	4	3
AREA 3	2,218	240	2,338	73	4	3	25	12	73	4	3
AREA 4	2,504	416	2,712	85	4	3	29	14	85	4	3
AREA 5	1,912	400	2,112	66	4	3	22	11	66	4	3
AREA 6	2,222	292	2,368	74	4	3	25	13	74	4	3
AREA 7	3,034	393	3,230	101	4	3	34	17	101	4	3
AREA 8	1,926	330	2,091	65	4	3	22	11	65	4	3
AREA 9	2,006	300	2,156	67	4	3	23	11	67	4	3
AREA 10	2,421	360	2,601	81	4	3	28	14	81	4	3
AREA 11	1,407	300	1,557	49	3	3	16	8	49	3	3
AREA 12	801	120	861	27	3	2	9	5	27	3	2
AREA 13	1,027	90	1,072	33	3	2	11	6	33	3	2
AREA 14	1,457	240	1,577	49	3	3	17	8	49	3	3
			0	0	0	0	0	0	0	0	0

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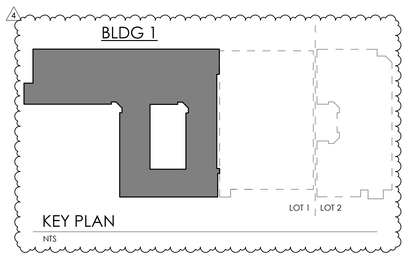

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PLUMBING ROOF - SANITARY

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REVISIONS

MARK	DATE	DESCRIPTION
1	3/25/2022	CITY COMMENTS
4	4/21/2023	LOI SPLIT

REVIEWED BY: MBS
DRAWN BY: CFK

Matthew B. Spinner — Registered Professional Engineering Technician — Certificate No. 0000 — Arizona, U.S.A. — Date Signed

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P106A
3056-20-02

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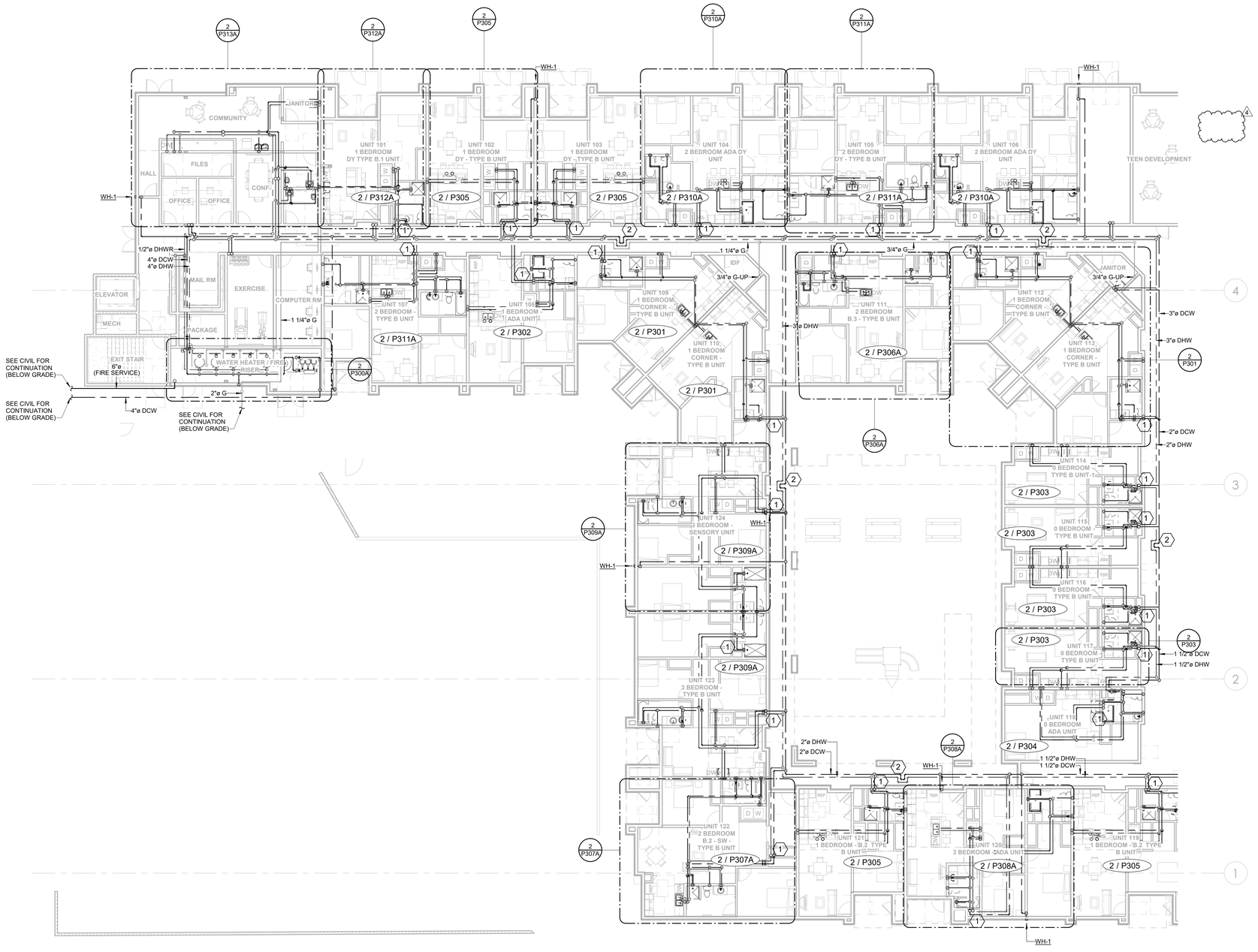
KEYNOTE LEGEND

1 PROVIDE SHUT-OFF VALVE AND BALANCING VALVE WITH ACCESS PANEL.

2 PROVIDE EXPANSION LOOP.



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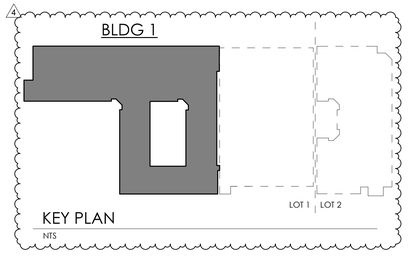

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PLUMBING 1ST FLOOR - DOMESTIC

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: CFK

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE 62616 Matthew B. Simpson Date Signed ARIZONA, U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P201A
3056-20-02

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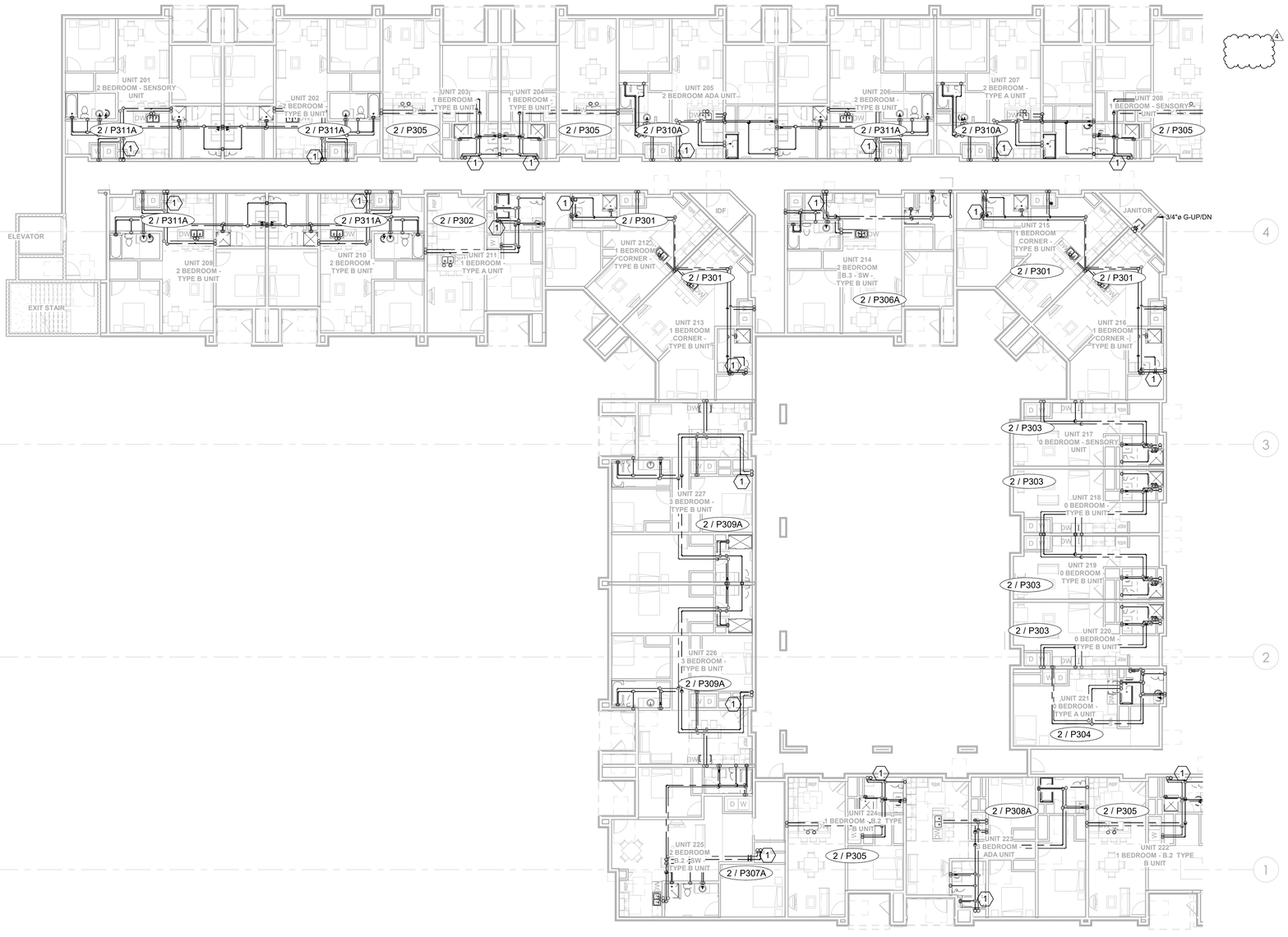

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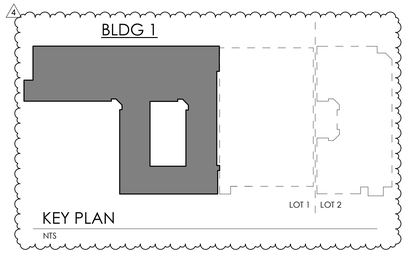

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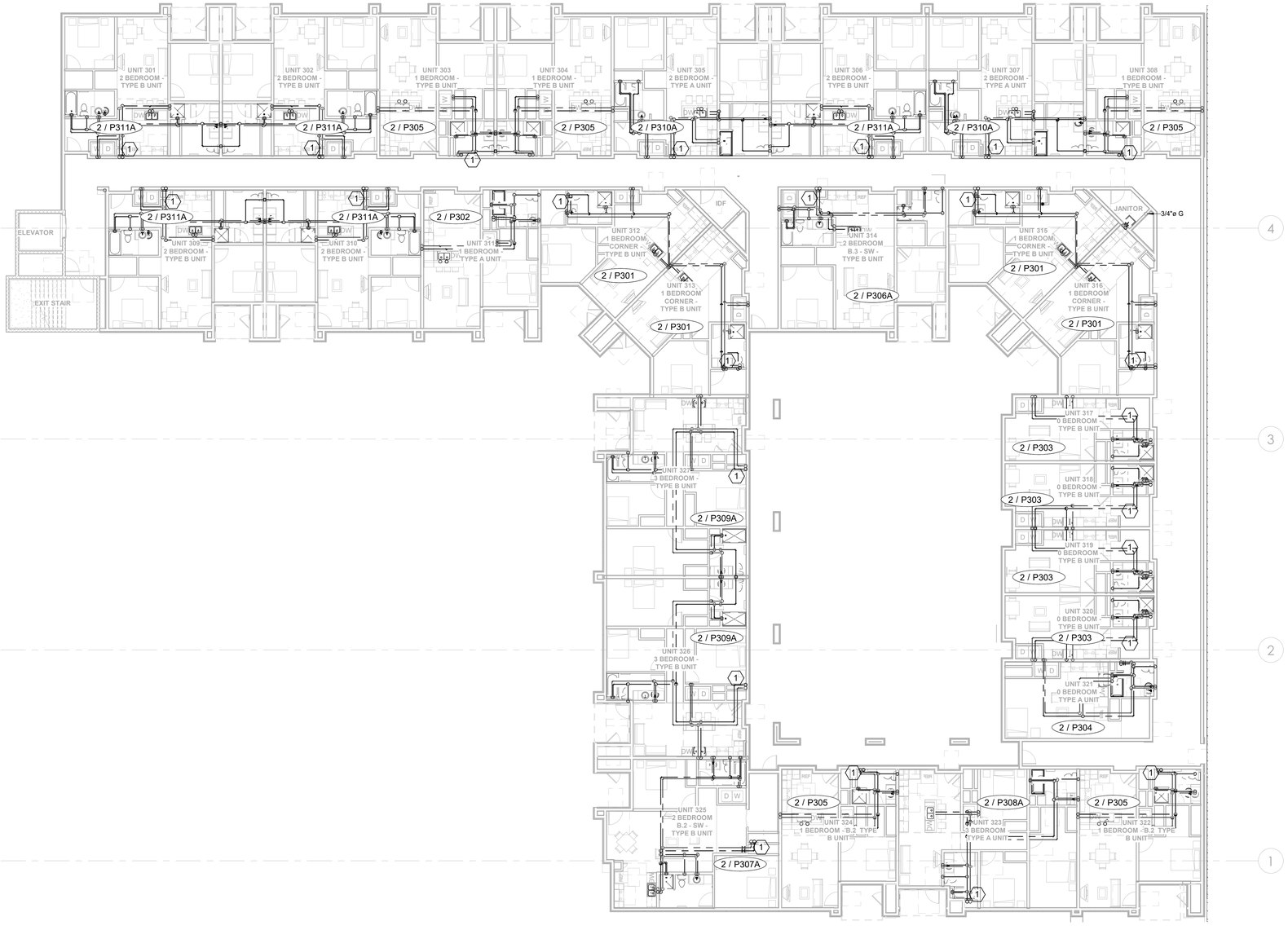

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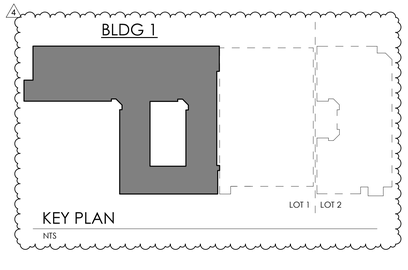
L ETE EQUIPMENT PADS BELOW ALL FLOOR MOUNTED DOMESTIC WATER HEATERS, TANKS AND FLOOR MOUNTED PLUMBING EQUIPMENT. OR IF NO GC, PC TO PROVIDE. SECRURE / STRAP ALL VERTICAL TANKS TO STRUCTURE.
M PROVIDE FLOOR DRAIN TRAP PRIMER TO SERVE ALL FLOOR DRAINS.
N INSTALL BALANCE VALVE, CHECK VALVE, & SHUT-OFF VALVE ON DHWR PIPING IN ACCESSIBLE LOCATIONS. BALANCING VALVE TO BE HAYS #2519 OR APPROVED EQUAL. SET BALANCING VALVE FOR 0.5 GPM.



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N
0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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THE MORELAND
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PLUMBING 3RD FLOOR - DOMESTIC

IFP

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MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: CFK

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P203A
3056-20-02

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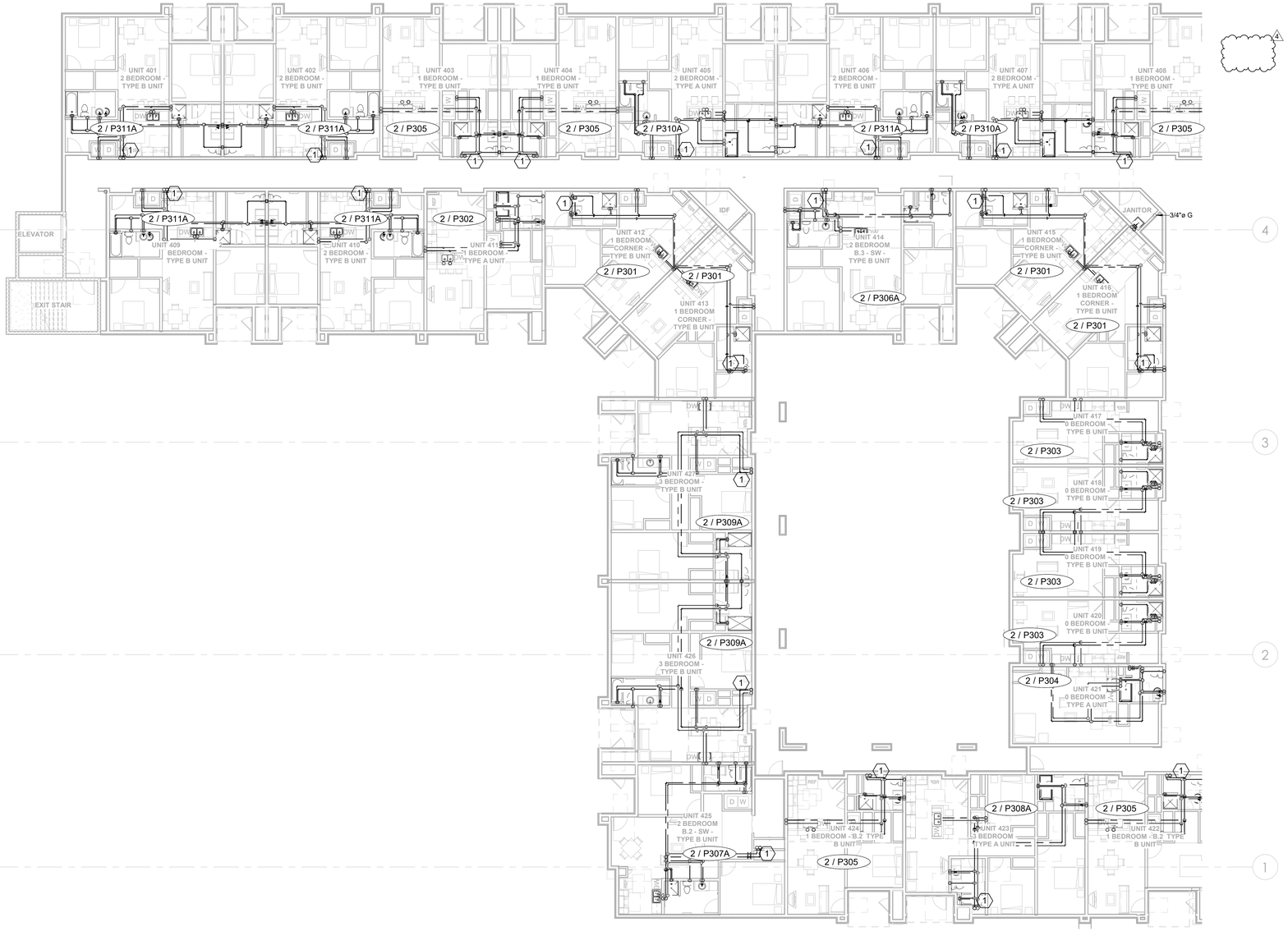
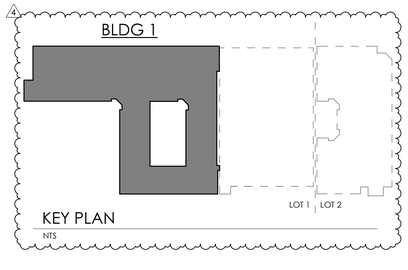
KEYNOTE LEGEND

1 PROVIDE SHUT-OFF VALVE AND BALANCING VALVE WITH ACCESS PANEL.



1 PLUMBING 4TH FLOOR BLDG 1 - DOMESTIC
3/32" = 1'-0"



PLUMBING GENERAL NOTES - FLOOR

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G SEE ARR WATER CLOSET AND URINAL MOUNTING HEIGHTS AND ADA LOCATIONS. CONTRACTOR TO VERIFY FINAL LOCATION OF WATER CLOSETS AND URINALS WITH ARCHITECT TO ENSURE ADA REQUIREMENTS ARE SATISFIED.
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N
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PLUMBING 4TH FLOOR - DOMESTIC

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DATE: 9/16/2022
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SHEET: P204A
3056-20-02

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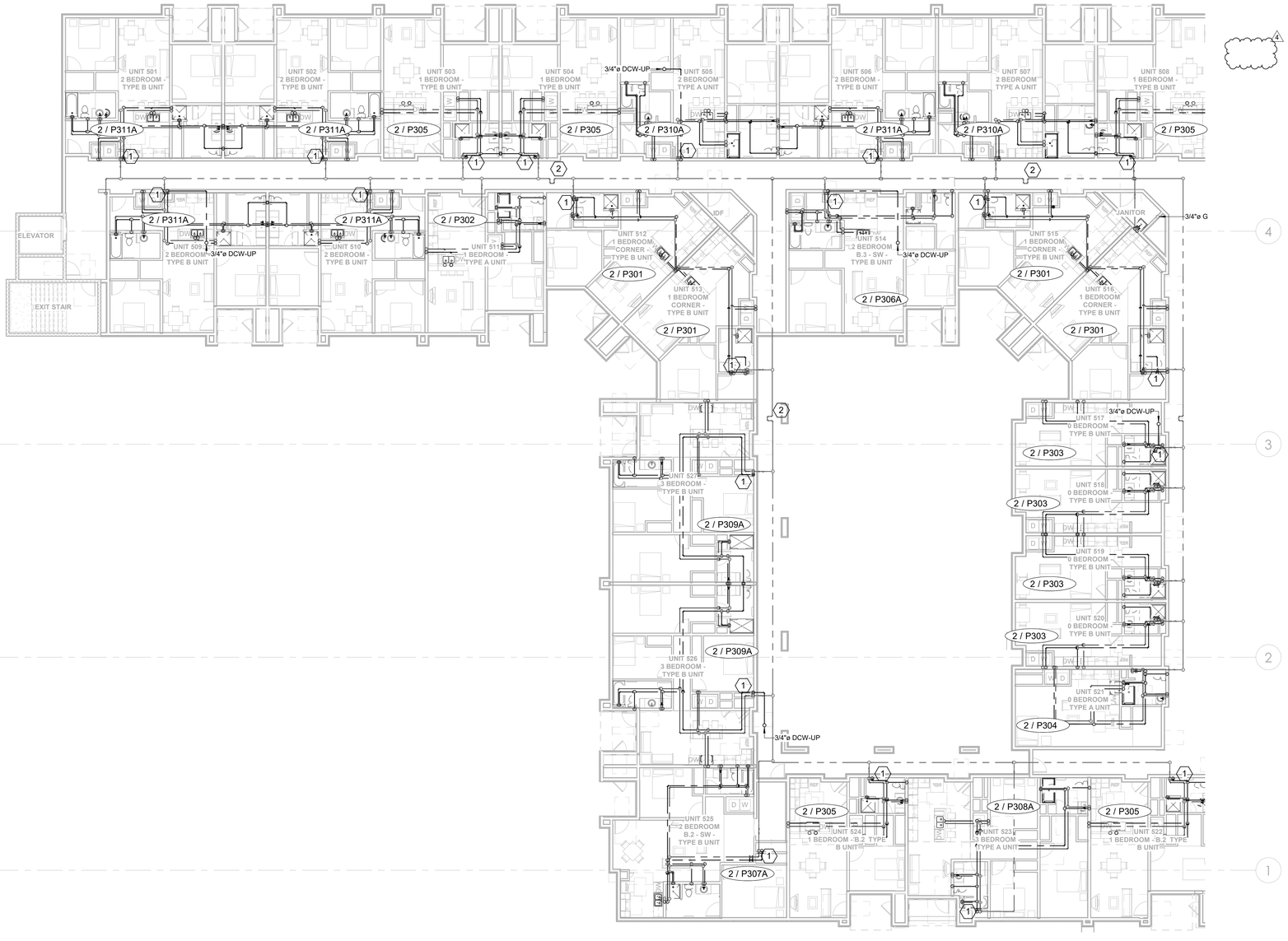
KEYNOTE LEGEND

1 PROVIDE SHUT-OFF VALVE AND BALANCING VALVE WITH ACCESS PANEL.

2 PROVIDE EXPANSION LOOP.



1 PLUMBING 5TH FLOOR BLDG 1 - DOMESTIC
3/32" = 1'-0"

PLUMBING GENERAL NOTES - FLOOR

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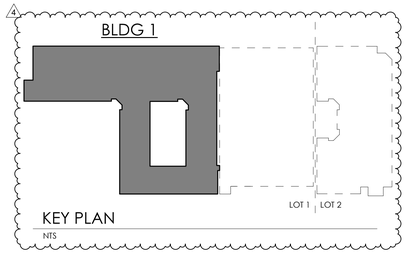

N

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PLUMBING 5TH FLOOR - DOMESTIC

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DRAWN BY: CFK

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SHEET: P205A
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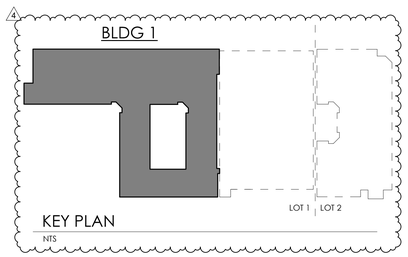
1 PLUMBING ROOF BLDG 1 - DOMESTIC
3/32" = 1'-0"



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REVIEWED BY: MBS
DRAWN BY: CFK

Matthew B. Spinner — Certificate No. 69261 — Professional Engineer — Arizona, U.S.A. — Date Signed

4/21/2023
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DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P206A

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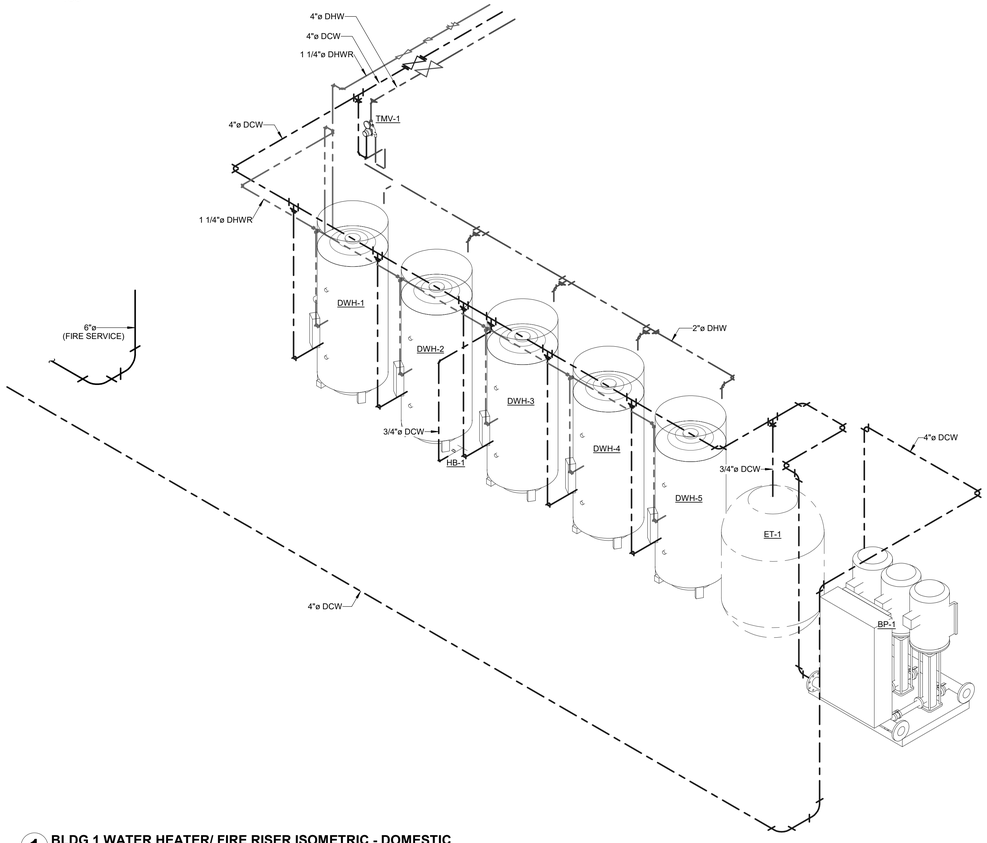
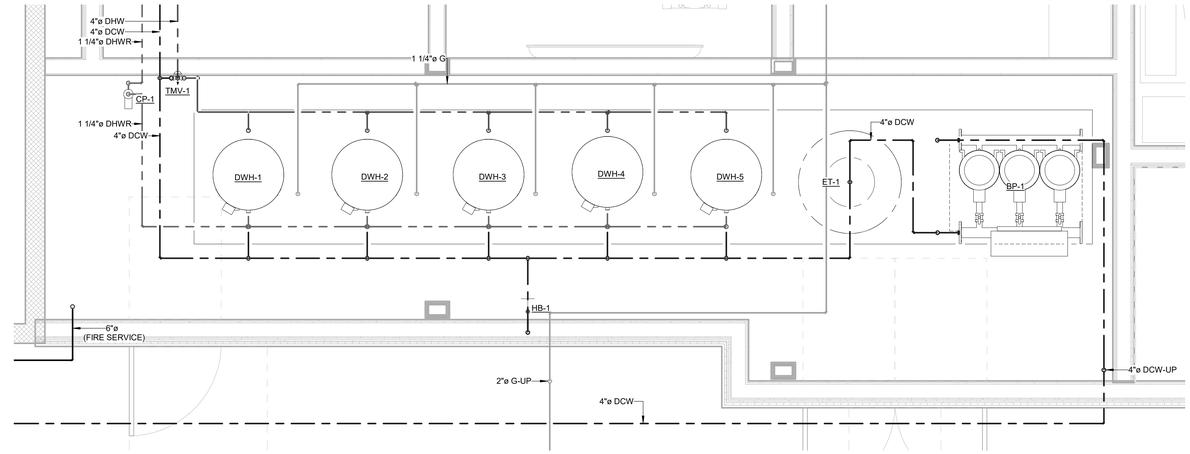
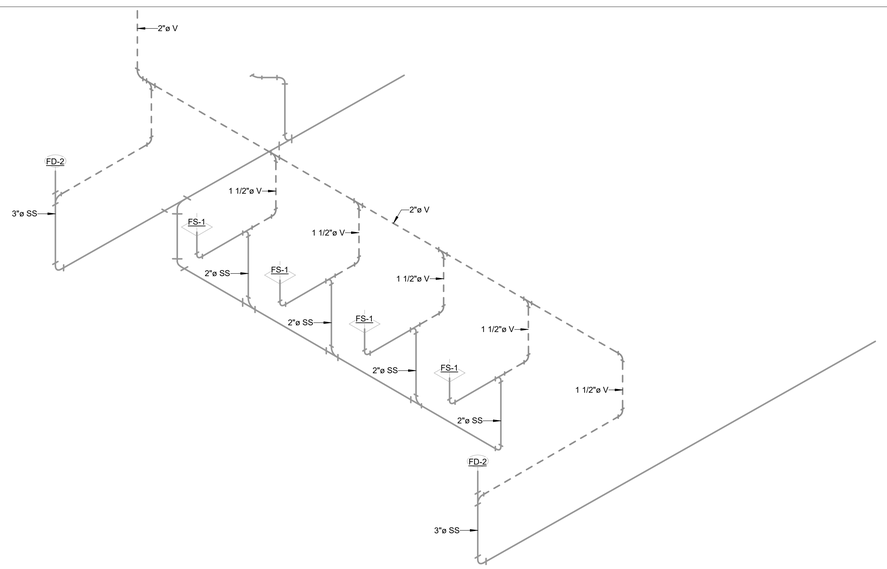


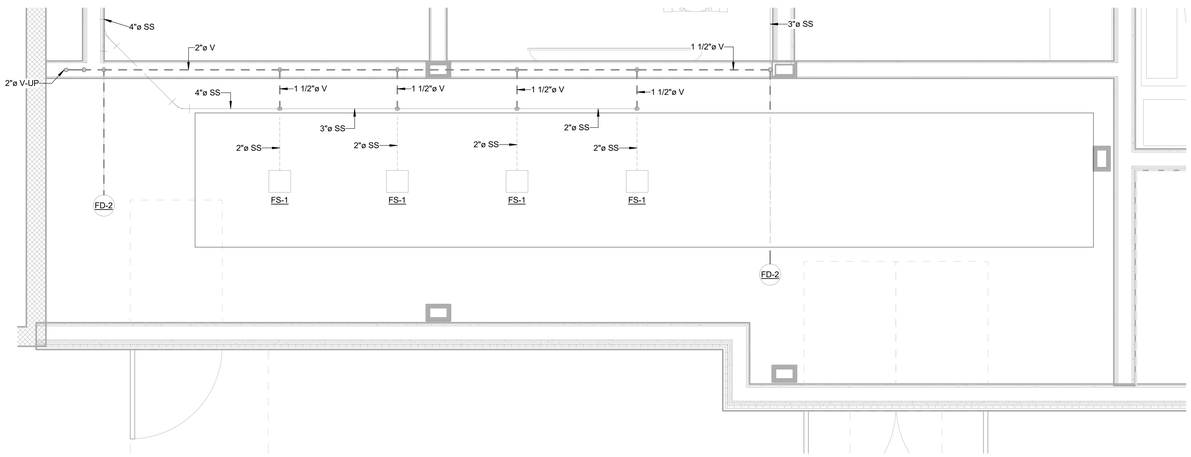
1 BLDG 1 WATER HEATER/ FIRE RISER ISOMETRIC - DOMESTIC
NTS



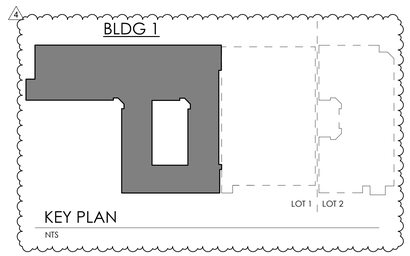
2 BLDG 1 WATER HEATER/ FIRE RISER - DOMESTIC
1/2" = 1'-0"



3 BLDG 1 WATER HEATER/ FIRE RISER ISOMETRIC - SANITARY
NTS



4 BLDG 1 WATER HEATER/ FIRE RISER - SANITARY
1/2" = 1'-0"



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TONTO, AZ 85285
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WATER HEATER/ FIRE RISER ROOM

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MARK	DATE	DESCRIPTION
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REVIEWED BY: MBS
DRAWN BY: CFK

Matthew B. Spencer — Certificate No. 61824 — Registered Professional Engineer — State of Arizona, U.S.A. — Date Signed

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P300A
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0 1' 2' 4'
SCALE: 1/2" = 1'-0"

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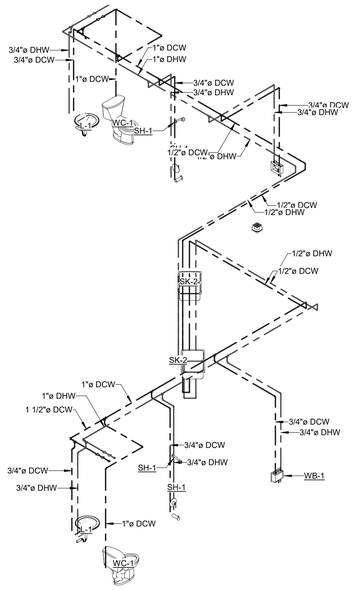
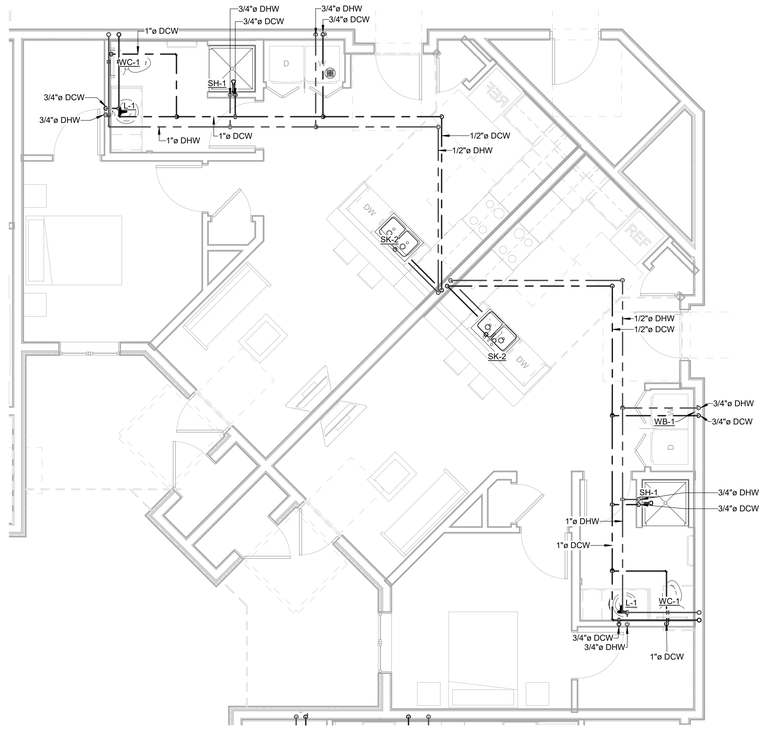
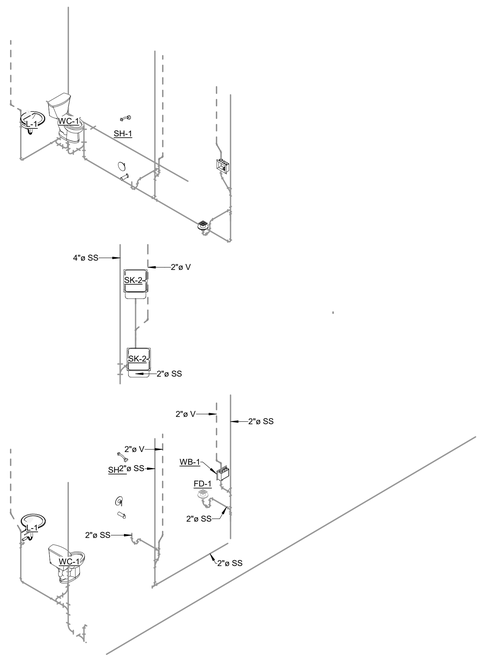


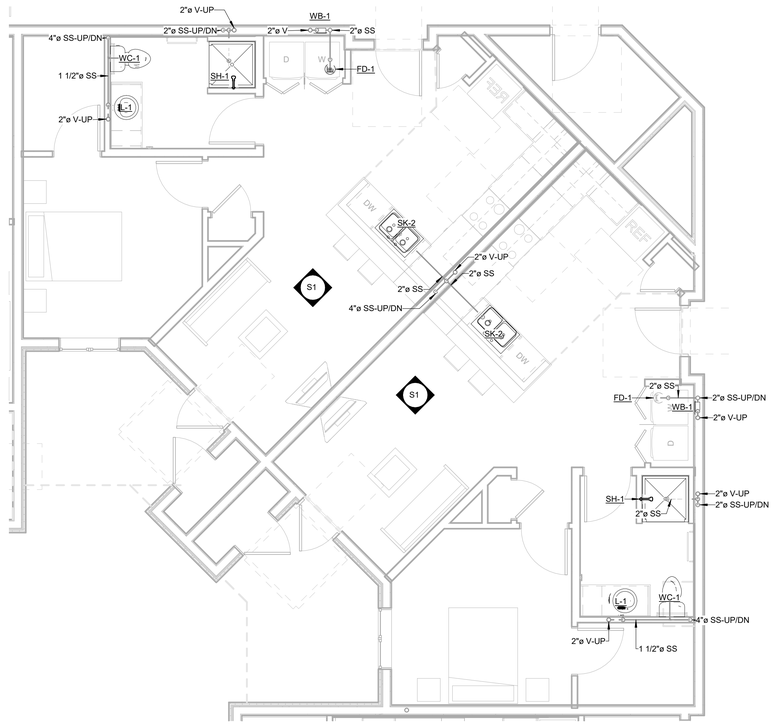
1 1 BED CORNER UNIT ISOMETRIC - DOMESTIC
NTS



2 1 BED CORNER UNIT - DOMESTIC
1/4" = 1'-0"



3 1 BED CORNER UNIT ISOMETRIC - SANITARY & VENT
NTS



4 1 BED CORNER UNIT - SANITARY
1/4" = 1'-0"

0 2' 4' 8'
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1 BED CORNER UNIT PLUMBING PLANS

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State of Arizona, U.S.A.
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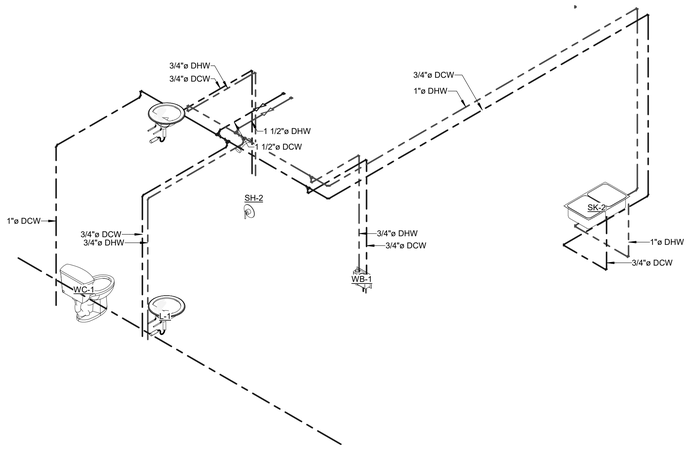
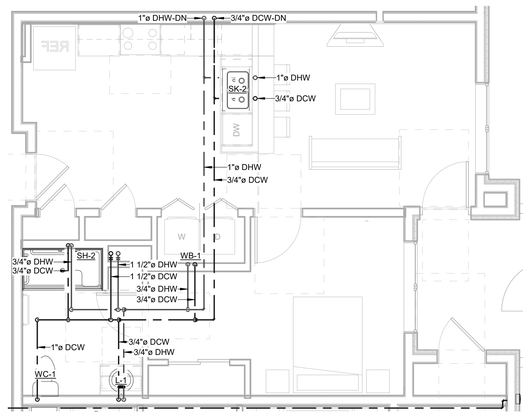
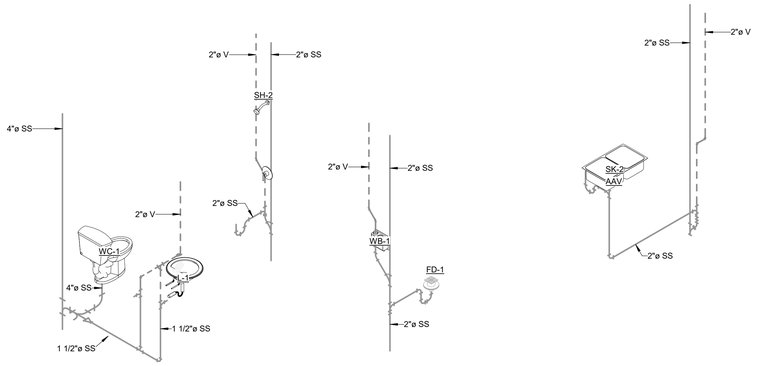


1 1 BED ADA - DOMESTIC
NTS



2 1 BED ADA - DOMESTIC
1/4" = 1'-0"



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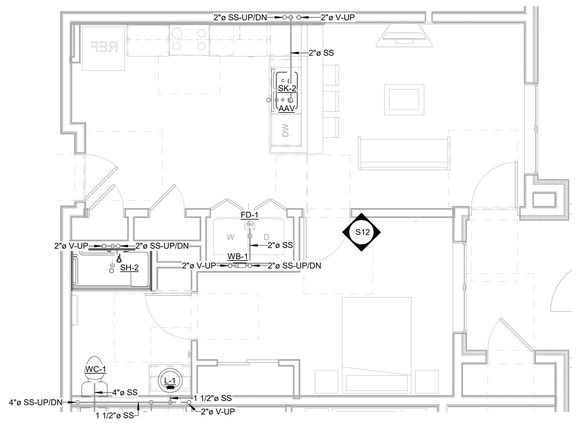

4 1 BED ADA - SANITARY
1/4" = 1'-0"

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Matthew B. Spencer — Registered Professional Engineer — Certificate No. 61812 — Date Signed — Arizona, U.S.A.

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DATE: 9/16/2022
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SHEET: P302

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0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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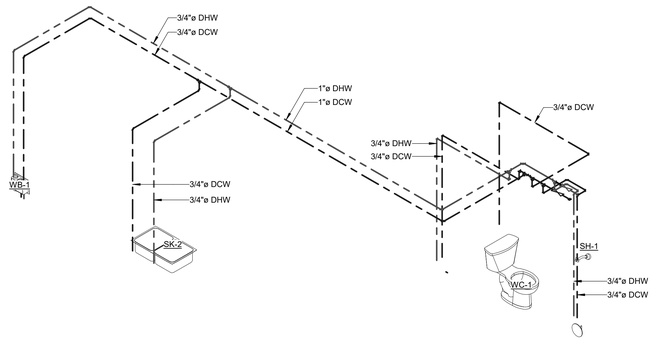

1 STUDIO - TYPE B ISOMETRIC - DOMESTIC
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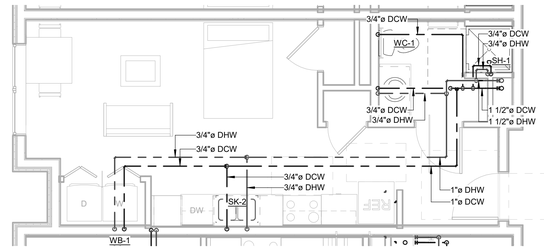

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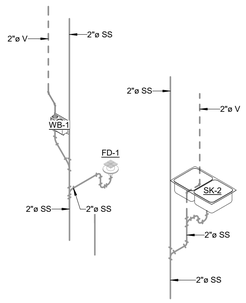

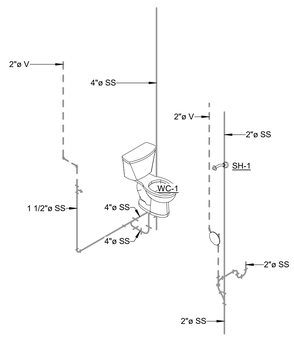

3 STUDIO - TYPE B ISOMETRIC - SANITARY & VENT
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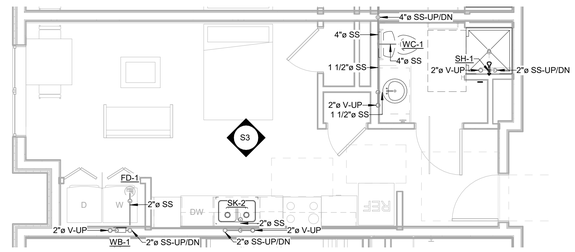

4 ENLARGED STUDIO - TYPE B - SANITARY
1/4" = 1'-0"

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0 2' 4' 8'
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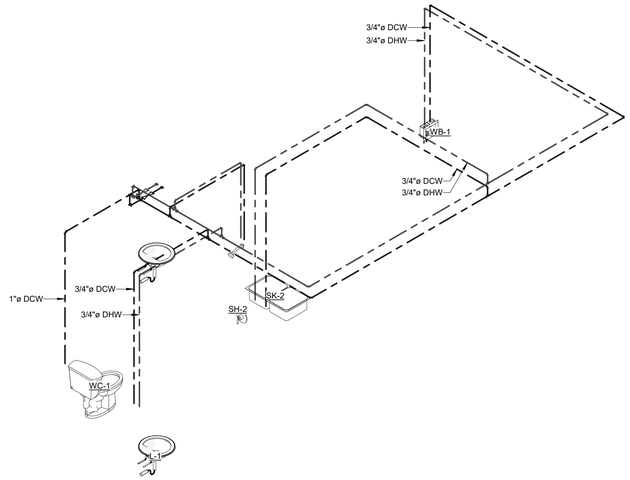

1 STUDIO ADA - DOMESTIC
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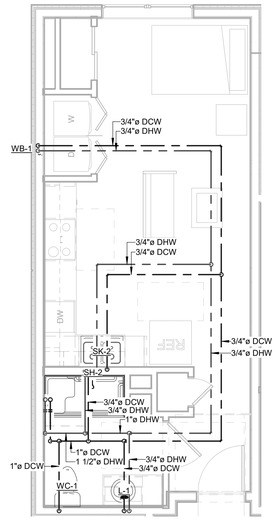
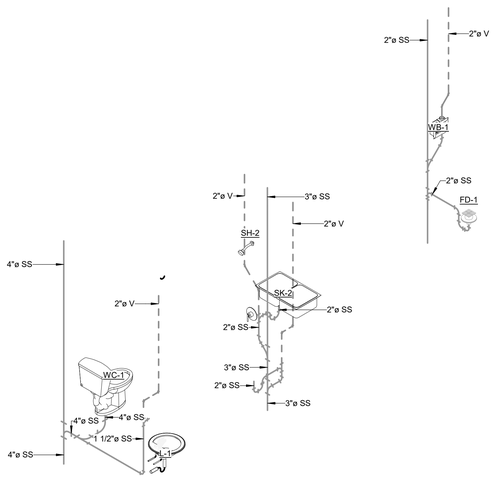


2 STUDIO ADA - DOMESTIC
1/4" = 1'-0"



3 STUDIO ADA - SANITARY & VENT
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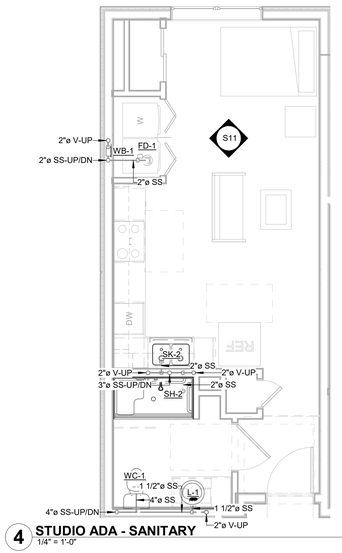

4 STUDIO ADA - SANITARY
1/4" = 1'-0"

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0 2' 4' 8'
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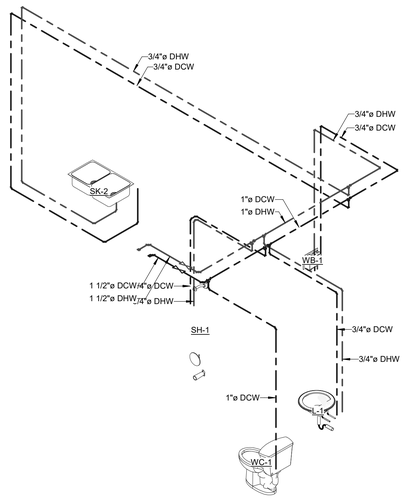
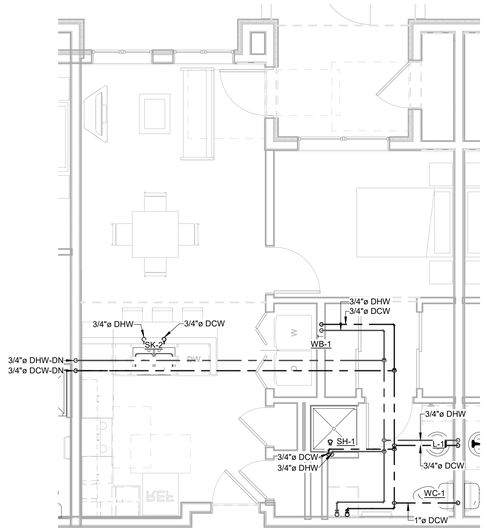
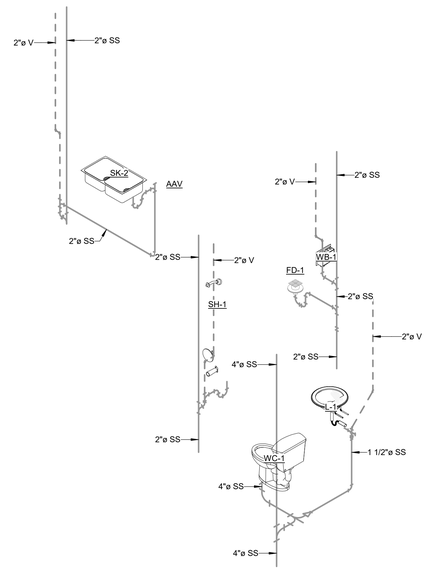


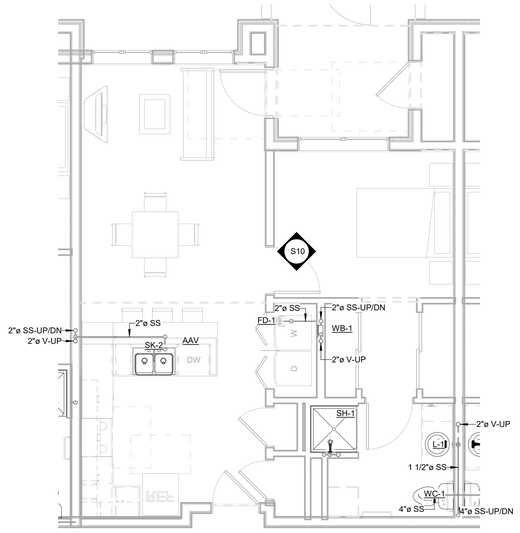
1 **1 BED - TYPE B - ISOMETRIC - DOMESTIC**
NTS



2 **1 BED - TYPE B - DOMESTIC**
1/4" = 1'-0"



3 **1 BED - TYPE B - ISOMETRIC - SANITARY & VENT**
NTS



4 **1 BED - TYPE B - SANITARY**
1/4" = 1'-0"

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1 BED - TYPE B PLUMBING PLANS

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0 2' 4' 8'
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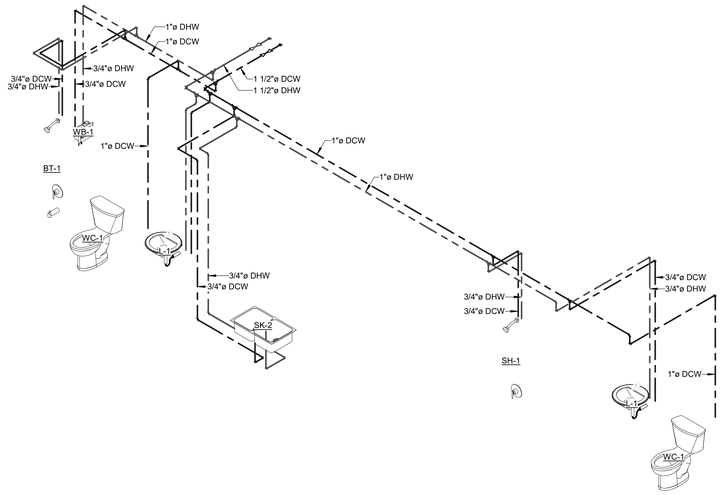

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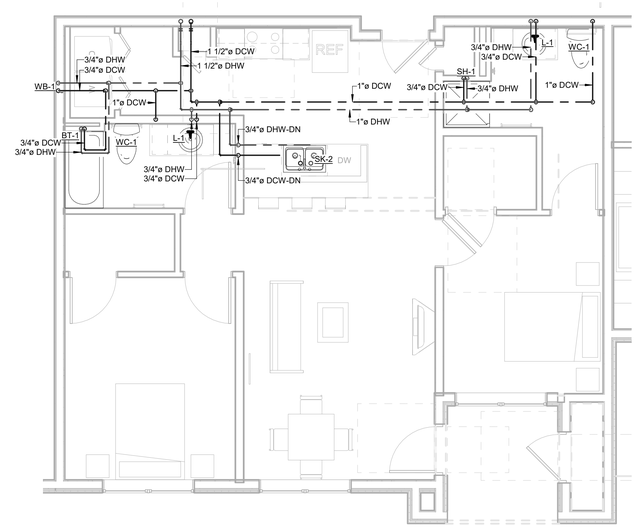

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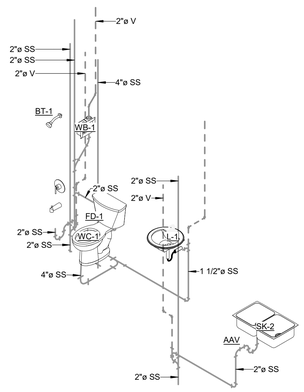
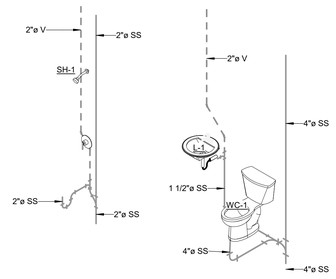
1/4" = 1'-0"





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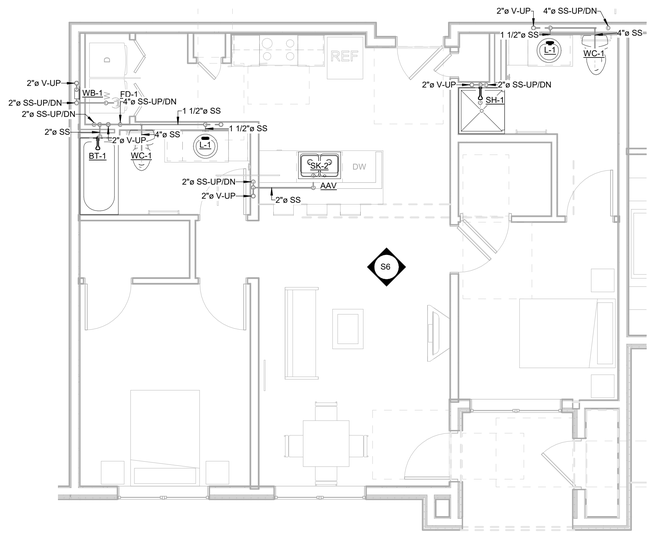

4 B4 - 2 BED - TYPE B - SANITARY
1/4" = 1'-0"

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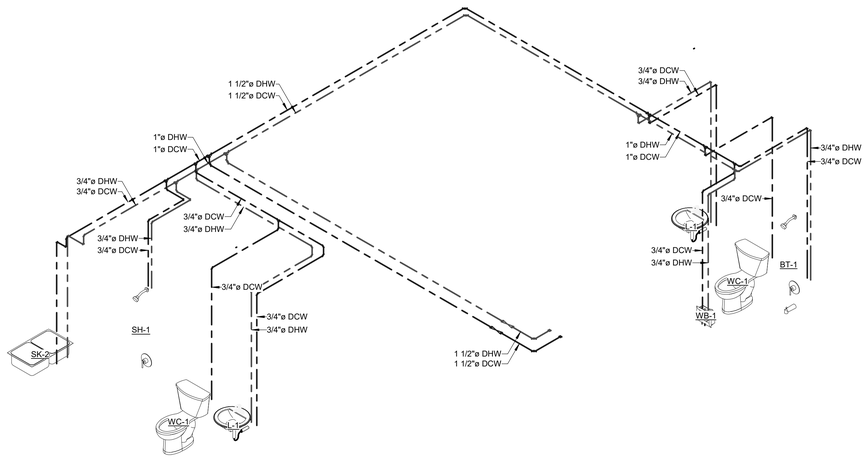

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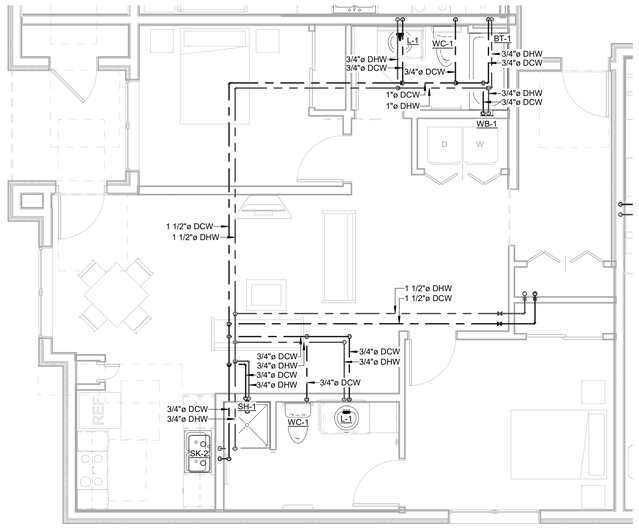
NTS



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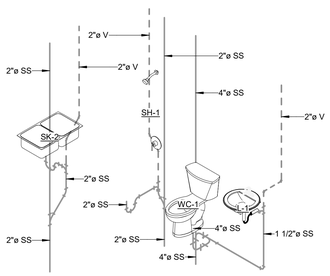
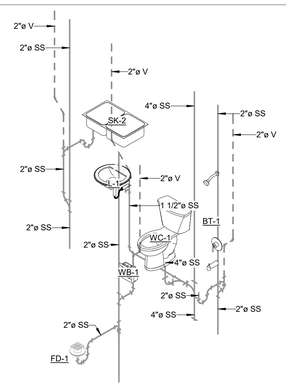
1/4" = 1'-0"





3 B5 - 2 BED - TYPE B ISOMETRIC - SANITARY & VENT
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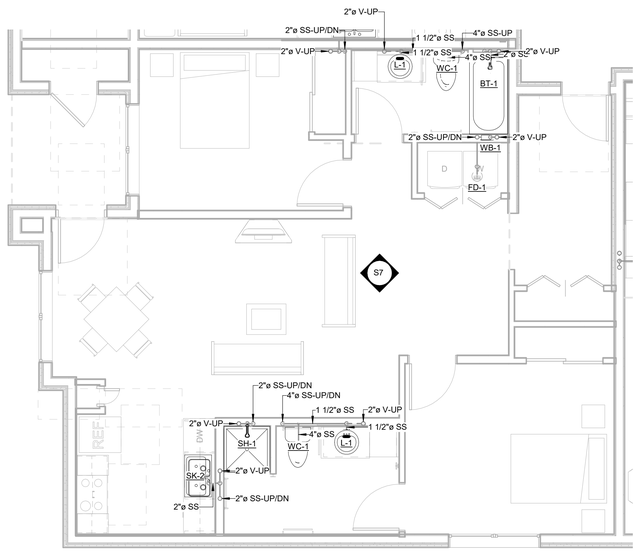

4 B5 - 2 BED - TYPE B - SANITARY
1/4" = 1'-0"

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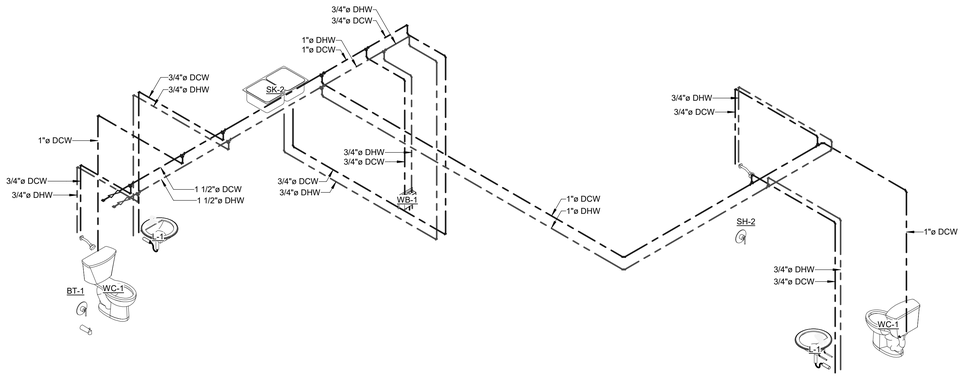
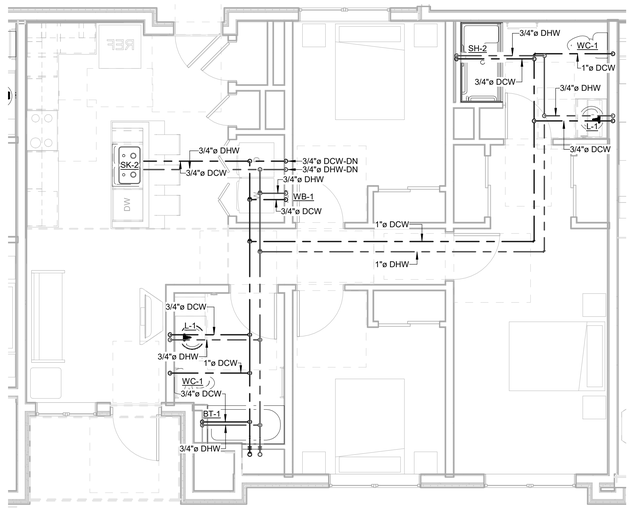
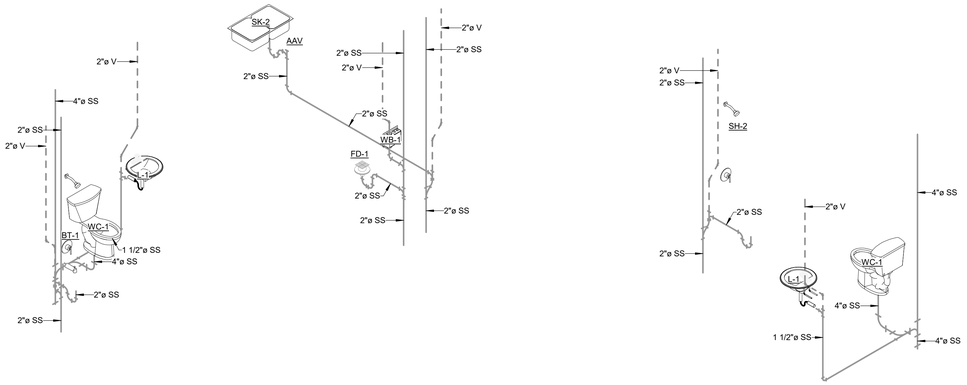


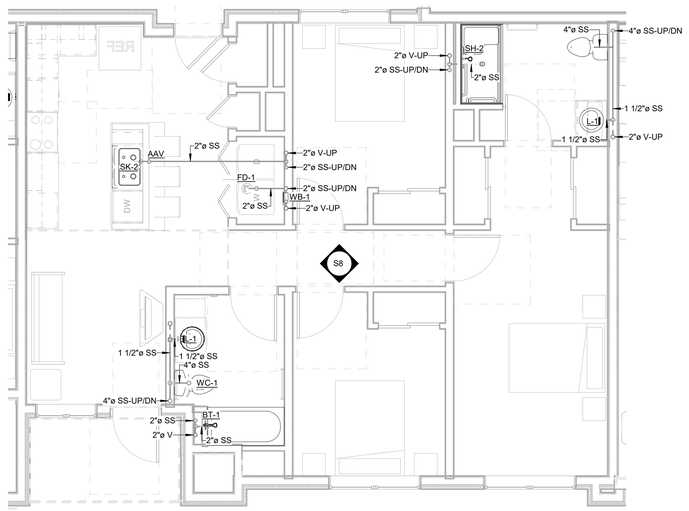
1 3 BED UNIT - ADA ISOMETRIC - DOMESTIC
NTS



2 3 BED UNIT - ADA - DOMESTIC
1/4" = 1'-0"



3 3 BED UNIT - ADA ISOMETRIC - SANITARY & VENT
NTS



4 3 BED UNIT - ADA - SANITARY
1/4" = 1'-0"

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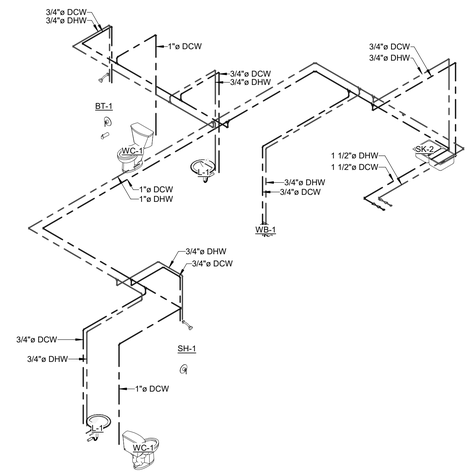
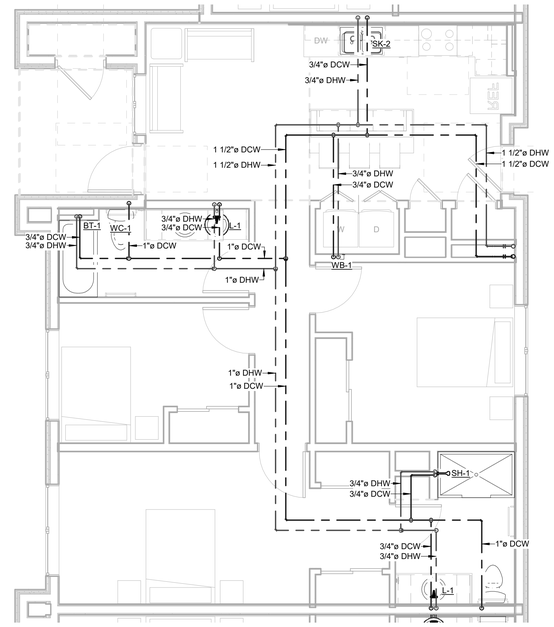
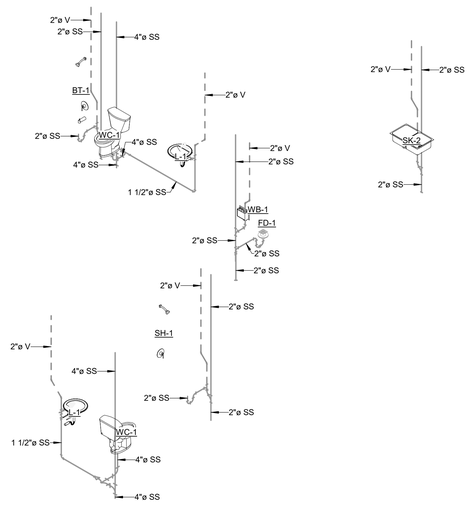


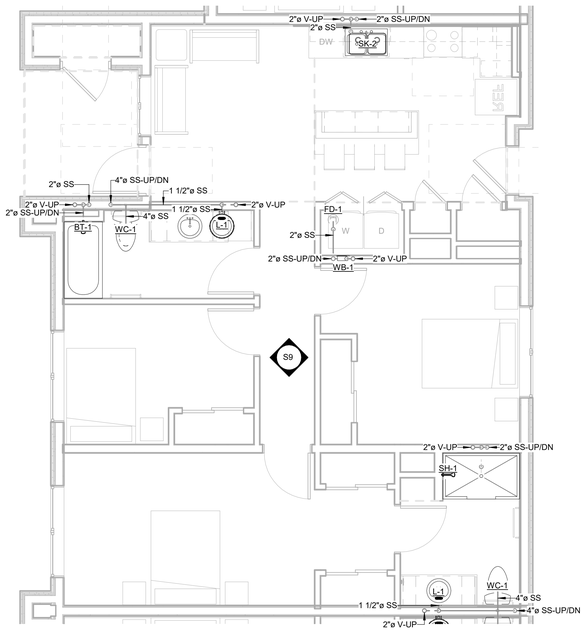
1 3 BED - TYPE B ISOMETRIC - DOMESTIC
NTS



2 3 BED TYPE B - DOMESTIC
1/4" = 1'-0"



3 3 BED - TYPE B ISOMETRIC - SANITARY & VENT
NTS



4 3 BED TYPE B - SANITARY
1/4" = 1'-0"

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SCOTTSDALE, AZ 85255
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1125 N. 3RD ST
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3 BED - TYPE B PLUMBING PLANS

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4/21/2023
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DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P309A

3056-20-02

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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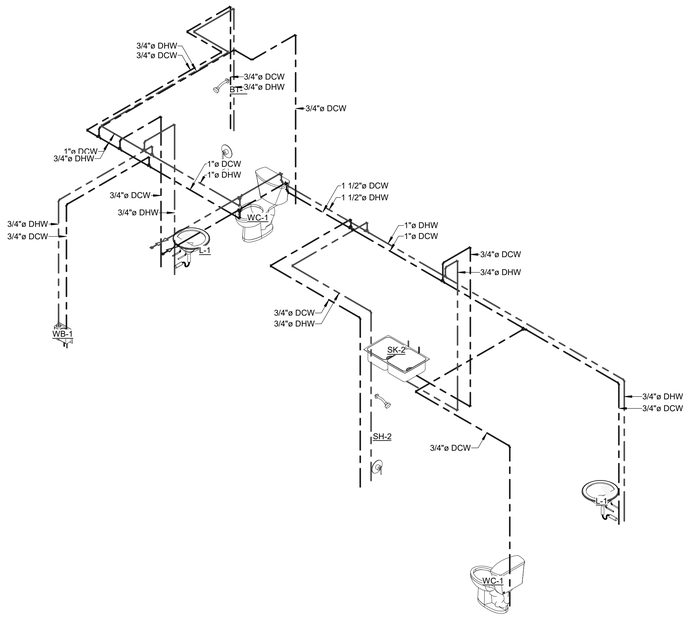

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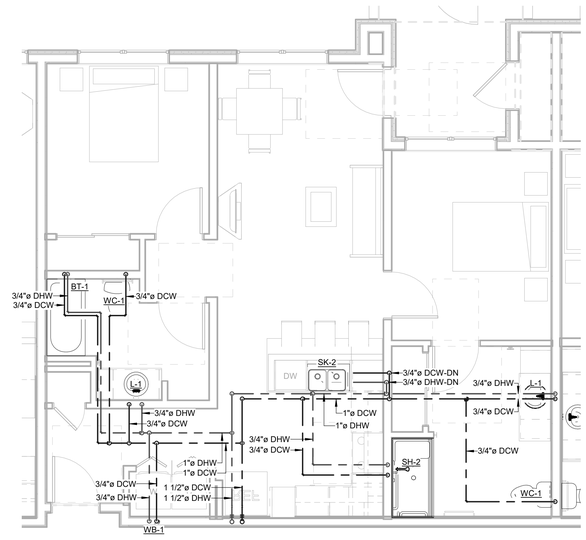
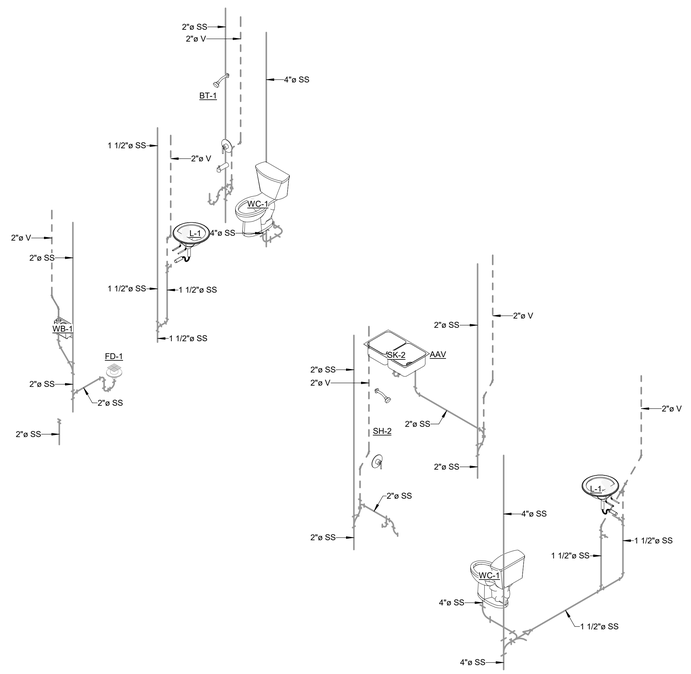


2 **2 BED - ADA - DOMESTIC**
1/4" = 1'-0"



3 **2 BED - ADA ISOMETRIC - SANITARY & VENT**
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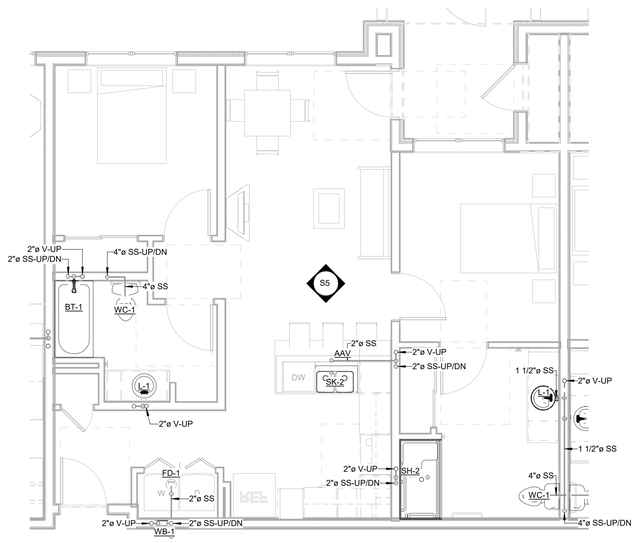

4 **2 BED - ADA - SANITARY**
1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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REVISIONS		
MARK	DATE	DESCRIPTION

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Matthew B. Spencer
Registered Professional Engineer (Electrical)
CERTIFICATE NO. 61
Date Signed
ARIZONA, U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET:
P310A
3056-20-02

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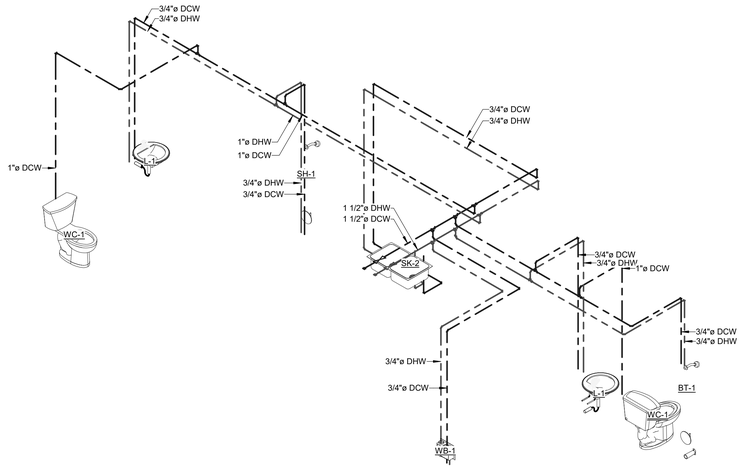

1 B3 - 2 BED - TYPE B ISOMETRIC - DOMESTIC
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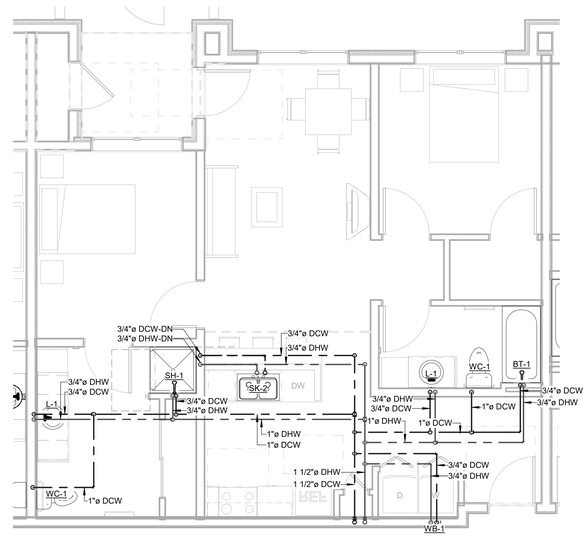

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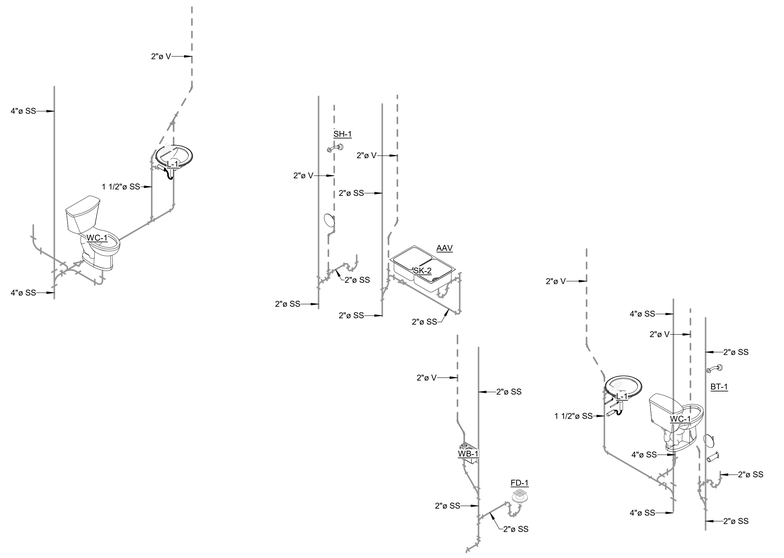
1/4" = 1'-0"



3 B3 - 2 BED - TYPE B ISOMETRIC - SANITARY & VENT
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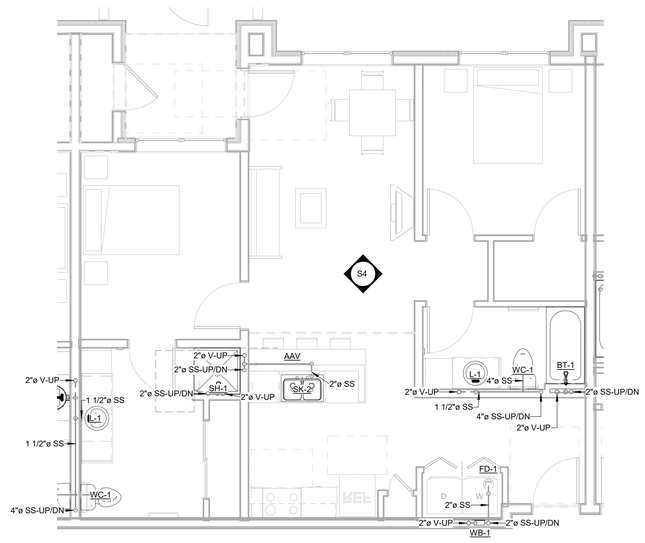

4 B3 - 2 BED - TYPE B - SANITARY
1/4" = 1'-0"

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B3 - 2 BED - TYPE B PLUMBING PLANS

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DRAWN BY: CFK

Matthew B. Spencer — Registered Professional Engineer — CERTIFICATE NO. 61625 — ENGINEER — State of Arizona, U.S.A. — Date Signed
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P311A

3056-20-02

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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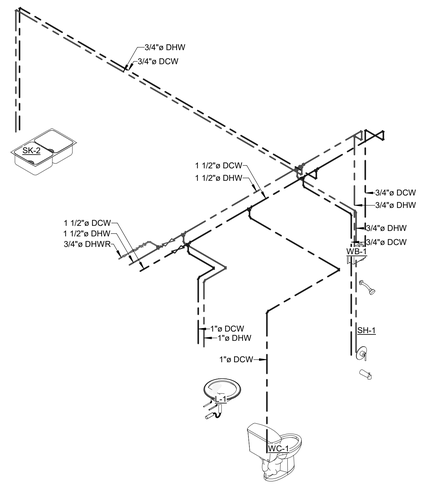

1 1 BED CUSTOM NW ISOMETRIC - DOMESTIC
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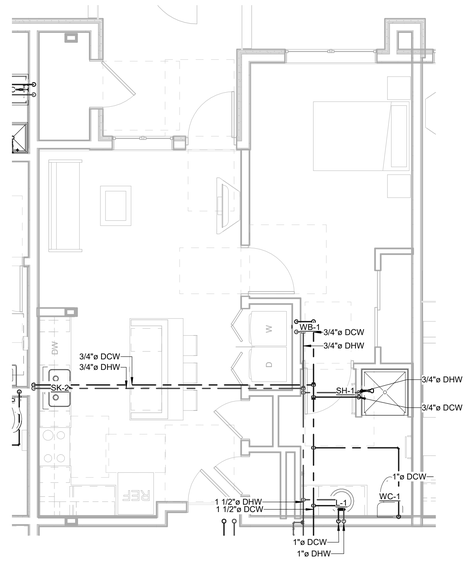
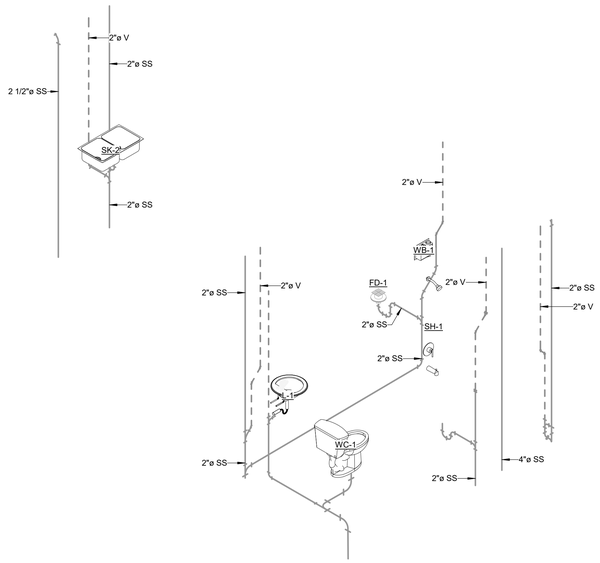


2 ENLARGED 1 BED CUSTOM NW - DOMESTIC
1/4" = 1'-0"



3 1 BED CUSTOM NW ISOMETRIC - SANITARY & VENT
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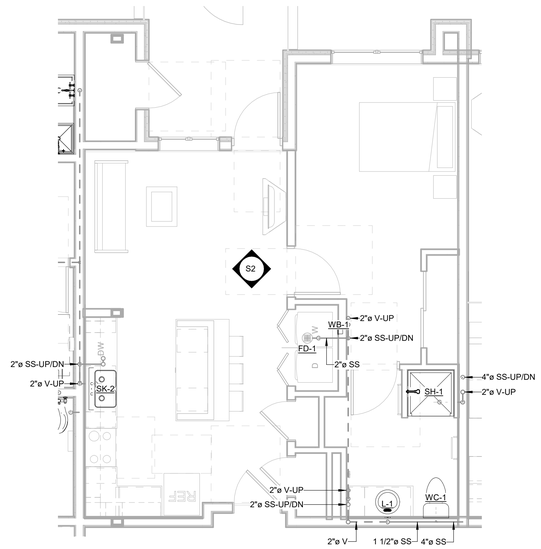

4 1 BED CUSTOM NW - SANITARY
1/4" = 1'-0"

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

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1 BED CUSTOM NW PLUMBING PLANS

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DRAWN BY: CFK

Matthew B. Spencer — Registered Professional Engineer — Certificate No. 69161 — Civil — Engineer — State of Arizona, U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P312A

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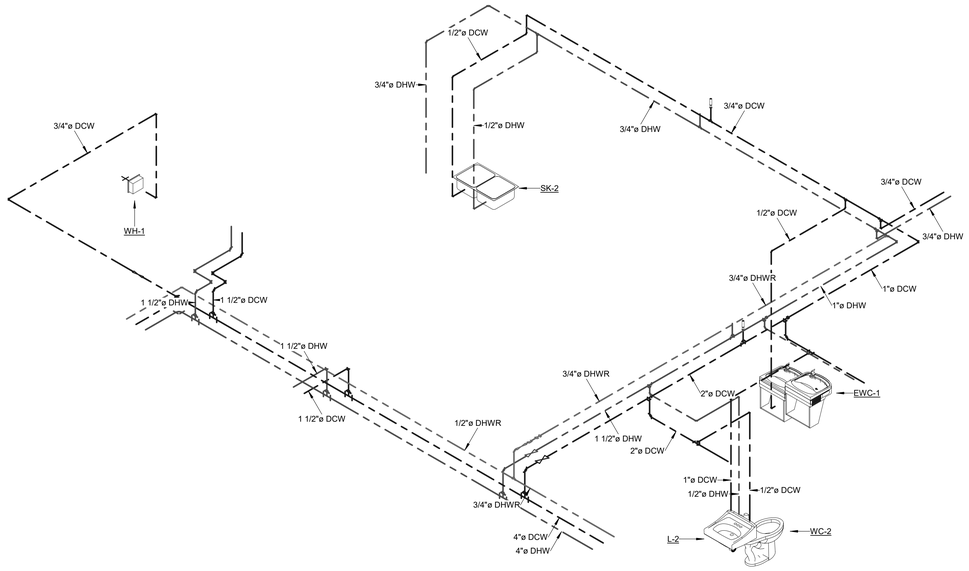

1 COMMUNITY AREA ISOMETRIC - DOMESTIC
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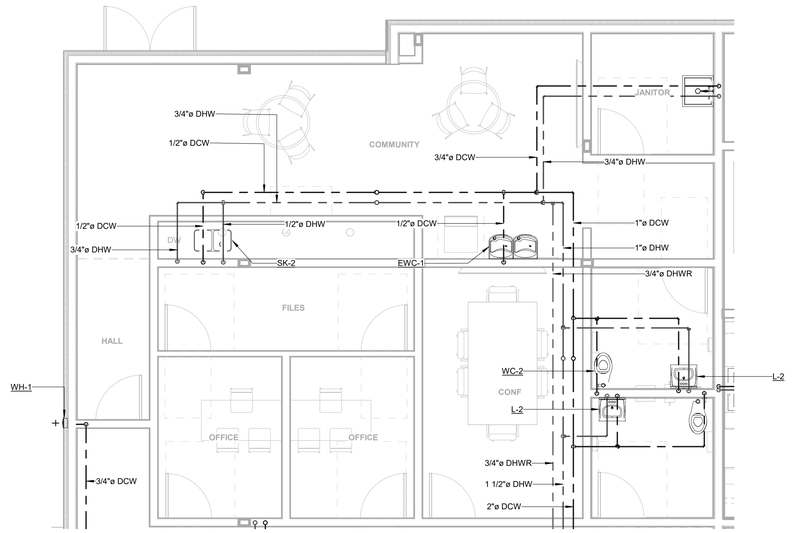
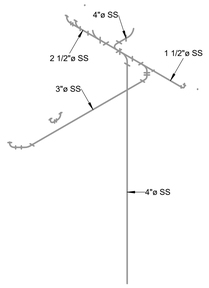
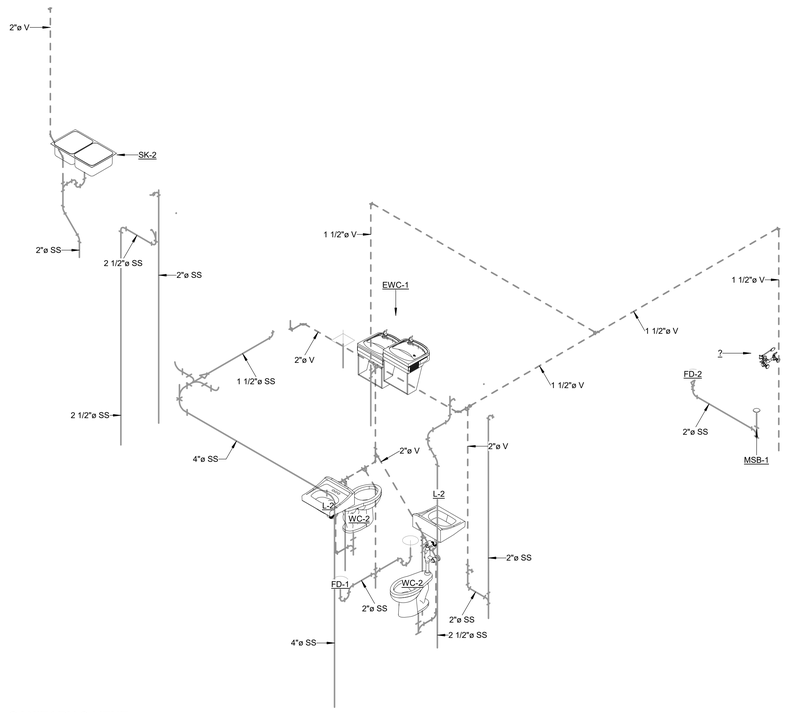


2 COMMUNITY AREA - DOMESTIC
1/4" = 1'-0"





3 COMMUNITY AREA ISOMETRIC - SANITARY & VENT
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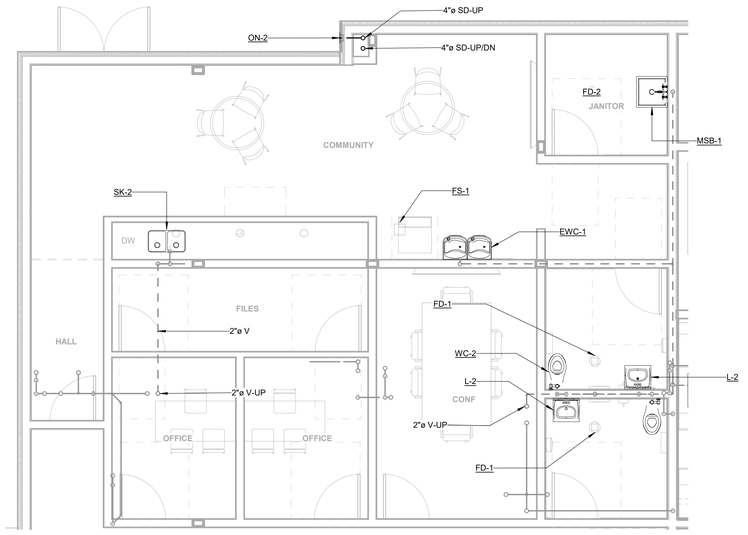

4 COMMUNITY AREA - SANITARY
1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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COMMUNITY AREA

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REVIEWED BY: MBS
DRAWN BY: CFK

Matthew B. Spencer — Registered Professional Engineer — Certificate No. 43615 — Date Signed — Arizona, U.S.A.

4/21/2023
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DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P313A

3056-20-02

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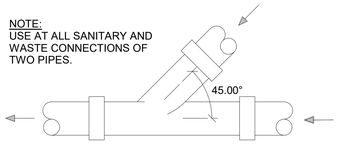

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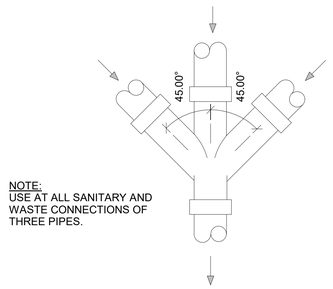

2 TYPICAL DUAL WYE CONNECTION
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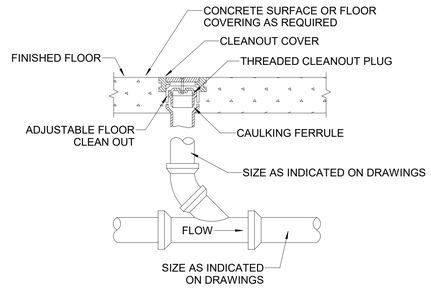

3 FLOOR CLEANOUT (FINISHED AREA)
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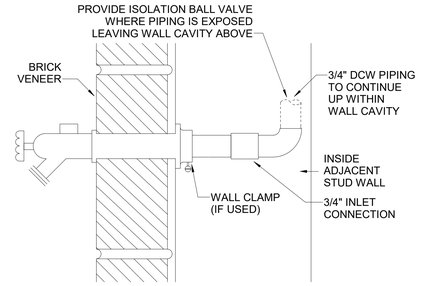
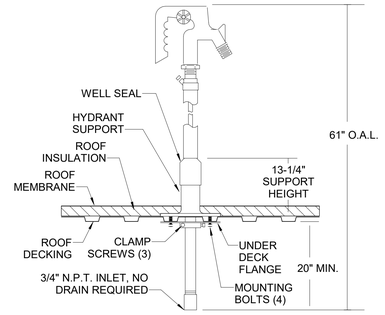


4 FREEZEPROOF WALL HYDRANT
NTS



5 FREEZEPROOF ROOF HYDRANT
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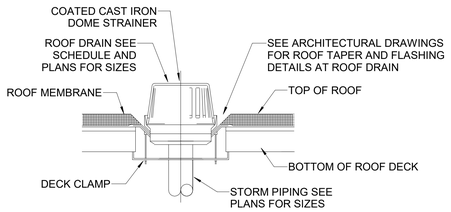
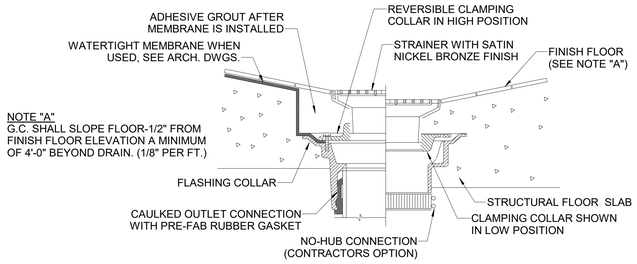


NOTE: (SECURE DECK CLAMP TO BOTTOM OF ROOF DECK AND TO ROOF DRAIN ASSEMBLY PER MANUFACTURER'S RECOMMENDATIONS FOR THE ROOF CONSTRUCTION TYPE. SEE ARCHITECTURAL PLANS FOR ROOF CONSTRUCTION TYPE).

6 ROOF DRAIN DETAIL
NTS



7 FLOOR DRAIN (FINISHED AREAS)
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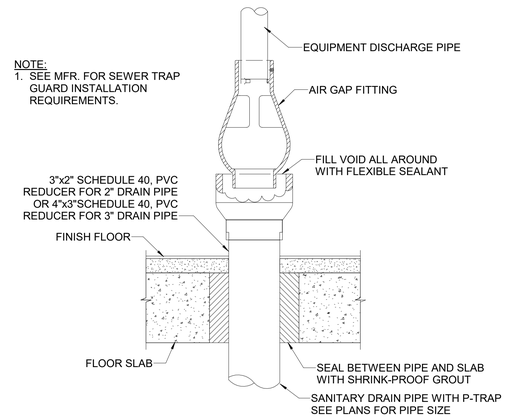

8 HUB DRAIN INSTALLATION DETAIL
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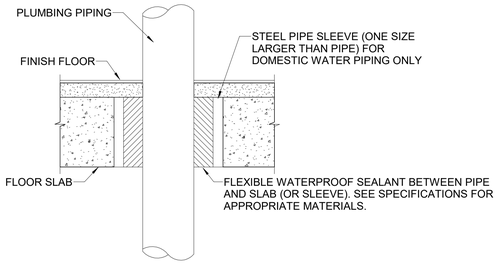
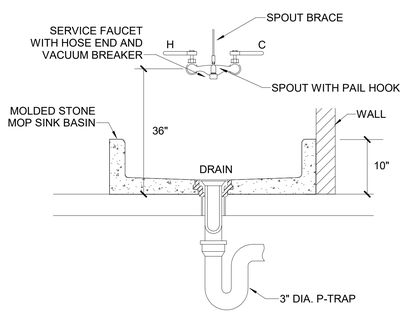
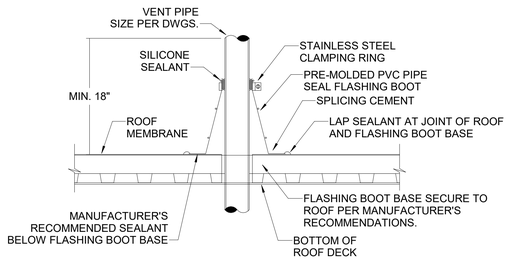


9 PIPE PENETRATION THROUGH FLOOR SLAB
NTS



10 MOP SINK BASIN DETAIL
NTS

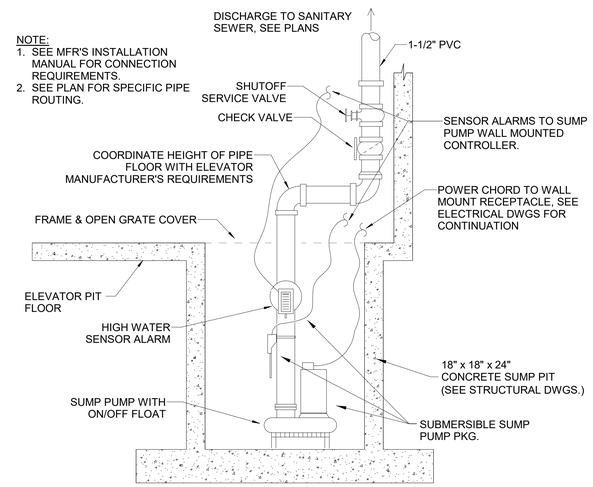


PIPE FLASHING BOOT BASE TO BE INSTALLED BELOW THE NEW ROOF. COORDINATE WITH ROOFING CONTRACTOR.

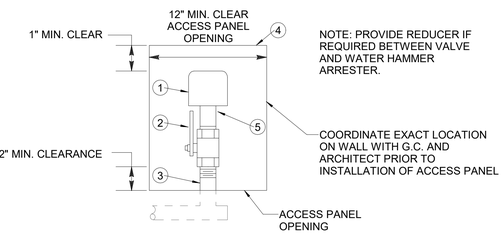
STEPPED UV RATED POLYVINYL CHLORIDE FLASHING BOOT FABRICATED BY THE PATE COMPANY

INSTALL PIPE FLASHING BOOT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

11 VENT THROUGH ROOF
NTS



12 ELEVATOR PIT SUMP PUMP DETAIL
NTS



KEY

1. WATER HAMMER ARRESTER.
2. BALL VALVE, SAME NOMINAL SIZE AS PIPE BRANCH IN CHASE. OPENING IN BALL VALVE TO MATCH PIPE I.D.
3. PIPE SAME SIZE AS BRANCH IN CHASE TO WHICH IT IS ATTACHED.
4. PLUMBING CONTRACTOR TO COORDINATE REQUIRED WALL ACCESS PANEL LOCATION AND OPENING SIZE AS REQUIRED TO SHOW DETAILED CLEARANCES TO WATER HAMMER ARRESTER WITH CONTRACTOR PROVIDING ACCESS PANEL.
5. PROVIDE A WATER HAMMER ARRESTER AT THE END OF EACH DOMESTIC WATER SUPPLY PIPING SERVING PLUMBING FIXTURE WITH A FLUSH VALVE. WHERE ONE COMMON SUPPLY LINE SERVES SEVERAL FLUSH VALVE FIXTURES ONE WATER HAMMER ARRESTER SHALL BE PROVIDED AT END OF COMMON SUPPLY PIPE.

13 TYPICAL WATER HAMMER ARRESTER PANEL DETAIL
NTS

SPS+ ARCHITECTS LLP
17N1W 3AHARO CIR.
SCOTTSDALE, AZ 85255
P: 520.429.1180

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
PHOENIX, AZ 85004
PLUMBING DETAILS

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REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY: MBS
DRAWN BY: CFK

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P501

3056-20-02

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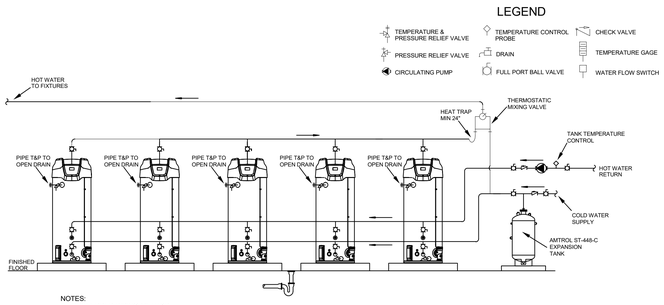
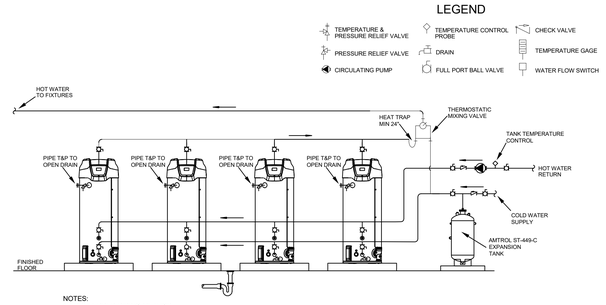


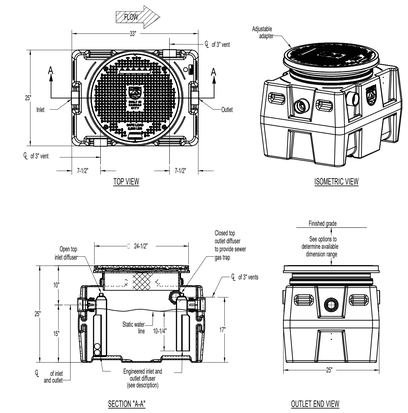
NOTES:
1. PREFERRED PIPING METHOD.
2. THE TEMPERATURE AND PRESSURE RELIEF VALVE SETTING SHALL NOT EXCEED PRESSURE RATING OF ANY COMPONENT IN THE SYSTEM.
3. SERVICE VALVES ARE SHOWN FOR SERVICING UNIT. HOWEVER, LOCAL CODES SHALL GOVERN THEIR USAGE.

1 LOT 1 WATER HEATER DETAIL
NTS

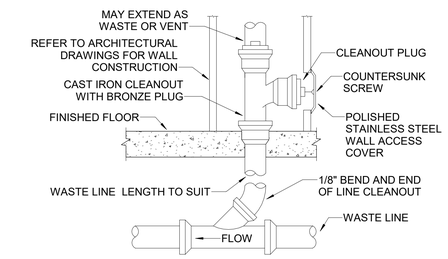


NOTES:
1. PREFERRED PIPING METHOD.
2. THE TEMPERATURE AND PRESSURE RELIEF VALVE SETTING SHALL NOT EXCEED PRESSURE RATING OF ANY COMPONENT IN THE SYSTEM.
3. SERVICE VALVES ARE SHOWN FOR SERVICING UNIT. HOWEVER, LOCAL CODES SHALL GOVERN THEIR USAGE.

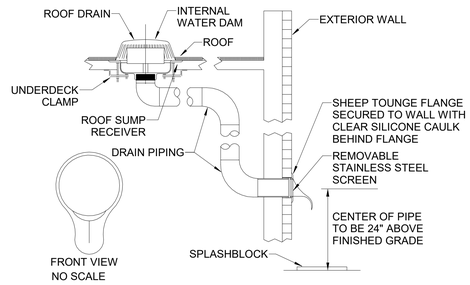
2 LOT 2 WATER HEATER DETAIL
NTS



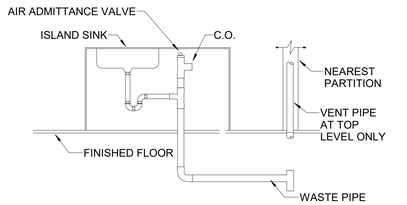
3 TYPE 2 SAND OIL SEPARATOR
NTS



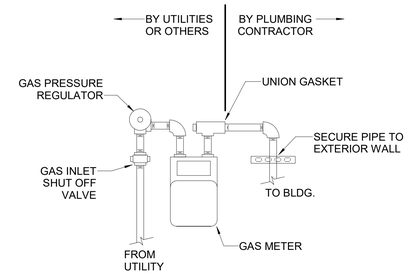
4 WALL CLEANOUT
NTS



5 OVERFLOW ROOF DRAIN SHEEP'S TONGUE DETAIL
NTS



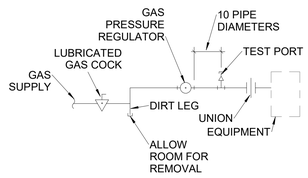
6 TYPICAL ISLAND VENTING
NTS



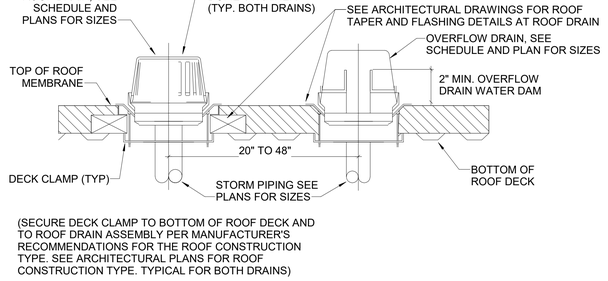
7 GAS SERVICE ENTRANCE
NTS

NOTE: GAS PRESSURE REGULATOR SIZED TO MATCH TERMINAL EQUIPMENTS GAS FIRE PRESSURE REQUIREMENTS. (COORDINATE WITH EQUIPMENT MANUFACTURER FOR EXACT REQUIREMENTS).

NOTE: PROVIDE REGULATOR WITH RELIEF VENT TO EXTERIOR OF BUILDING WITH DOWNTURN ELBOW.



8 TYPICAL FLOOR SINK DETAIL
NTS

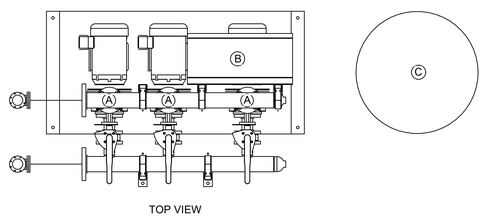


(SECURE DECK CLAMP TO BOTTOM OF ROOF DECK AND TO ROOF DRAIN ASSEMBLY PER MANUFACTURER'S RECOMMENDATIONS FOR THE ROOF CONSTRUCTION TYPE. SEE ARCHITECTURAL PLANS FOR ROOF CONSTRUCTION TYPE. TYPICAL FOR BOTH DRAINS)

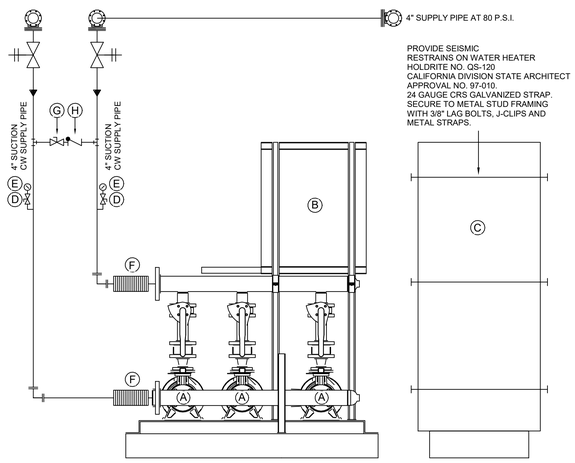
9 ROOF DRAIN WITH STRAINER OVERFLOW DRAIN
NTS

BOOSTER PUMP NOMENCLATURE

- (A) SYNCRO-FLO 22DG07XXX-4H-1A-SWF55-1 MULTI-STAGE CENTRIFUGAL BOOSTER PUMP, WITH "MLE" INTEGRATED VARIABLE FREQUENCY MOTOR. (TRIPLEX PUMP PACKAGE) **SYSTEM CAPACITY: XXX G.P.M. @ XX FT. HD. EACH PUMP RATED AT XXX G.P.M. @ XX FT. HD.** 3550 RPM, 7.5 H.P., 208V. 3 PHASE. MAXIMUM DISCHARGE PRSSURE: 80 P.S.I.
- (B) CONTROL PANEL
- (C) 185 GALLON PRESSURE TANK (SUPPLIED WITH PUMP)
- (D) BALL VALVE
- (E) PRESSURE GAUGE
- (F) 4" S.S. FLEXIBLE CONNECTION
- (G) 4" BY-PASS BALL VALVE (SEALED IN OPEN POSITION)
- (H) 4" BY-PASS CHECK VALVE



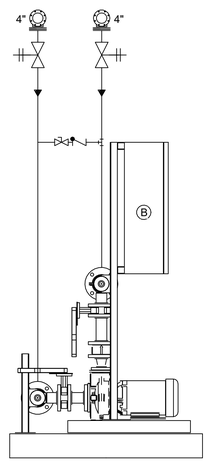
TOP VIEW



PROVIDE SEISMIC RESTRAINS ON WATER HEATER HOLDRITE NO. QS-120 CALIFORNIA DIVISION STATE ARCHITECT APPROVAL NO. 97-010 24 GAUGE CRS GALVANIZED STRAP. SECURE TO METAL STUD FRAMING WITH 3/8" LAG BOLTS, J-CLIPS AND METAL STRAPS.

ANCHOR FRAM TO FLOOR AT EACH CORNER WITH 5/8" RED HEAD ANCHOR BOLTS

REAR ELEVATION



ANCHOR FRAM TO FLOOR AT EACH CORNER WITH 5/8" RED HEAD ANCHOR BOLTS

SIDE ELEVATION

10 BOOSTER PUMP DETAIL
NTS

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MARK	DATE	DESCRIPTION
1	3/25/2022	CITY COMMENTS

REVIEWED BY: MBS
DRAWN BY: CFK

Registered Professional Engineer Certificate Matthew Paul Spencer Date Signed Arizona U.S.A.

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P502

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PLUMBING PIPE & INSULATION SCHEDULE

SERVICE PIPING	LOCATION	PIPE MATERIALS: TEMP. RANGE (°F)	SIZE (IN.)	TYPE / SCHED.	MATERIAL	JOINING METHOD	INSULATION: THICKNESS	TYPE	JACKET	BARRIER	NOTES
DOMESTIC WATER SERVICE	BELOW GRADE	≤ 60°F	ALL	"L"	CU	SW/BR	-	-	-	-	
DOMESTIC WATER SERVICE	BELOW GRADE	≤ 60°F	ALL	40	CPVC	SOL	-	-	-	-	
DOMESTIC COLD WATER	ABOVE FLOOR - IN MECH. ROOM	≤ 60°F	ALL	"L"	CU	SW/BR	-	-	-	-	
DOMESTIC COLD WATER	ABOVE FLOOR	≤ 60°F	ALL	40	CPVC	SOL/THR	1"	UC OR FG	-/ASJ	Y	1,2
DOMESTIC HOT WATER SUPPLY	ABOVE FLOOR	110°F-140°F	ALL	40	CU	SOL/THR	1"	FG	ASJ	N	
DOMESTIC HOT WATER RETURN	ABOVE FLOOR	110°F	ALL	40	CPVC	SOL/THR	1"	FG	ASJ	N	
SANITARY SEWER	ABOVE FLOOR - IN WALL CAVITIES AND NON-RETURN AIR PLENUM LOCATIONS	65°F-75°F	ALL	40	PVC DWV	SOL	-	-	-	-	
SANITARY SEWER	ABOVE FLOOR - IN NON-RETURN AIR PLENUM	65°F-75°F	ALL	40	PVC DWV	SOL	1/2"	PW	FF	N	
SANITARY SEWER	ABOVE FLOOR - IN NON-RETURN AIR PLENUM	65°F-75°F	ALL	40	PVC DWV	SOL	-	-	-	-	
SANITARY SEWER	BELOW GRADE	65°F-75°F	ALL	40	PVC DWV	SOL	-	-	-	-	
SANITARY VENT	ABOVE FLOOR - IN WALL CAVITIES AND NON-RETURN AIR PLENUM LOCATIONS	65°F-75°F	ALL	40	PVC DWV	SOL	-	-	-	-	
SANITARY VENT	ABOVE FLOOR - IN NON-RETURN AIR PLENUM	65°F-75°F	ALL	40	PVC DWV	SOL	-	-	-	-	
SANITARY VENT	BELOW GRADE	65°F-75°F	ALL	40	PVC DWV	SOL	-	-	-	-	
HIGH TEMPERATURE WASTE	ALL	+140°F	ALL	40	CPVC	SOL/MECH	-	-	-	-	
NATURAL GAS	BELOW GRADE	-	ALL	40	CS	THR/WLD	-	-	FPE	-	3,4
NATURAL GAS	ABOVE FLOOR	-	ALL	40	CS	THR/WLD	-	-	-	-	3
NATURAL GAS	OUTDOORS	-	ALL	40	CS	THR/WLD	-	-	-	-	3
STORM SEWER	ABOVE GRADE	35°F-90°F	ALL	40	PVC DWV	SOL	1"	FG	ASJ	Y	
STORM SEWER	BELOW GRADE	35°F-90°F	ALL	40	PVC	SOL	-	-	-	-	
STORM SEWER	BELOW GRADE	35°F-90°F	ALL	STD.	CI	HS					

NOTES:
1. FLEXIBLE ELASTOMERIC UNICELLULAR INSULATION DOES NOT REQUIRE JACKET. FIBERGLASS PIPE INSULATION DOES REQUIRE JACKET.
2. PIPING MAY BE PROVIDED AS SCHEDULE 40 PVC DWV TYPE INSTEAD OF CAST IRON IF PIPING IS COVERED WITH PLENUM RATED WRAP.
3. INSTALL FLEXIBLE POLYETHYLENE JACKETED METALIC PIPING SYSTEM IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. PAINT WITH RUST INHIBITIVE ENAMEL COATING (EXTERIOR PIPING TO BE GRAY AND EXPOSED PIPING ON ROOF TO BE YELLOW).

GENERAL NOTES:
A. ALL COLD WATER PIPING SYSTEMS AND COMPONENTS OPERATING AT 60°F OR BELOW SHALL BE INSULATED WITH A VAPOR BARRIER WHETHER OR NOT.
B. INSULATE ALL PIPING CONTAINING FLUIDS WARMER THAN 105°F OR COOLER THAN 60°F WITH INSULATION OF R-3 MIN. VALUE.
C. RETURN AIR PLENUMS OCCURS ABOVE CEILINGS OF ALL AREAS OF BUILDING EXCLUDING MECHANICAL ROOMS AND ABOVE CEILING SPACE OF TOILET ROOMS.
D. PROVIDE IDENTIFICATION LABELS ON ALL ABOVE FLOOR INDOOR PIPING.

PIPE SCHEDULE LEGEND:

ASJ	ALL SERVICE JACKET	FLG	FLANGED	PROP	PROPRESS
BR	BRAZED	FPE	FLEXIBLE POLYETHYLENE	PVC	POLYVINYL CHLORIDE
CPVC	CHLORINATED PVC	FW	FUSION WELDED	PW	PLENUM RATED INSULATION WRAP
CRMP	CRIMPED	GRV	RIGID, GROOVED	SCR	SCREWED
CS	CARBON STEEL	GS	GALVANIZED STEEL	SOL	SOLVENT WELD
CG	CELLULAR GLASS	HT	HIGH TEMPERATURE	SERV	SERVICE WEIGHT
CI	CAST IRON	HS	HUB & SPIGOT (COMPRESSION GASKET)	SW	SWEAT
CU	COPPER	MECH	MECHANICAL	THR	THREADED FITTING
DI	DUCTILE IRON	MGT	COPPER MEDICAL GAS TUBING	T/S	TYPE OR SCHEDULE
DWV	DRAIN WASTE VENT	NH	NO-HUB W/ HEAVY DUTY COUPLINGS	UC	FLEXIBLE ELASTOMERIC UNICELLULAR
EXP	PROPEX EXPANSION	PEX	CROSS LINKED POLYETHYLENE TUBING	WLD	WELDED
FE	FLEXIBLE ELASTOMERIC (NITRILE)	POLY	POLYISOCYANURATE INSULATION	Y	YES
FF	FOIL FACED JACKET	PP	POLYPROPYLENE	N	NO
FG	FIBERGLASS				

PUMP SCHEDULE

MARK	MANUFACTURER	MODEL	TYPE	DESIGN GPM	DESIGN HEAD (FT)	MOTOR HP (EA. PUMP)	ELECTRICAL DATA: VOLTAGE	PHASE	MCA	DISCONNECT: FURNISHED BY	INSTALLED BY	NOTES
BP-1	PATTERSON	PRODIGY - TRIPLEX	BOOSTER PUMP	405.0	60	5	208	3	41.0	EC	EC	1,2,3,4
CP-1	BELL & GOSSETT	ECOCIRC XL 20-35	CIRCULATING PUMP	0.5	60	1.5		1	1.3	EC	EC	
ESP-1	LIBERTY	ELV-280	ELEVATOR SUMP PUMP	50.0	15	0.5	120	1	8.0	EM	EM	5

NOTES:
1. TRIPLEX BOOSTER PUMP SKID WITH 3 PUMPS, ALL PUMPS TO CYCLE DUTY.
2. SINGLE STAGE PUMPS, CLOSE COUPLED.
3. VARIABLE FREQUENCY DRIVE FOR EACH PUMP.
4. PROVIDE PRESSURE GAUGES ON EACH PUMP.
5. PROVIDE WITH MANUFACTURERS 25' POWER CORD.

BLDG 1 GAS-FIRED WATER HEATER SCHEDULE

MARK	MANUFACTURER	MODEL	RECOVERY AT 100°F RISE	TANK CAPACITY	HEAT INPUT	HEATING EFFICIENCY	ELECTRICAL DATA: FLA	VOLTAGE	PHASE	DISCONNECT: FURNISHED BY	INSTALLED BY	NOTES
DWH-1	LOCHINVAR	CGN120 070	116 GPH	70 gal	120,000 Btu/h	80%		120 V	1	EC	EC	1,2,3,4
DWH-2	LOCHINVAR	CGN120 070	116 GPH	70 gal	120,000 Btu/h	80%		120 V	1	EC	EC	1,2,3,4
DWH-3	LOCHINVAR	CGN120 070	116 GPH	70 gal	120,000 Btu/h	80%		120 V	1	EC	EC	1,2,3,4
DWH-4	LOCHINVAR	CGN120 070	116 GPH	70 gal	120,000 Btu/h	80%		120 V	1	EC	EC	1,2,3,4
DWH-5	LOCHINVAR	CGN120 070	116 GPH	70 gal	120,000 Btu/h	80%		120 V	1	EC	EC	1,2,3,4

NOTES:
1. PROVIDE WITH MANUFACTURERS CONDENSATE NEUTRALIZATION KIT.
2. SET WATER HEATER ON 4" CONCRETE PAD.
3. PROVIDE WITH MANUFACTURERS CONCENTRIC VENT KIT.
4. PROVIDE WITH AMTROL ST-448-C EXPANSION TANK.

PLUMBING FIXTURE SCHEDULE

TYPE MARK	DESCRIPTION	SOIL/WASTE	VENT	CW	HW	FLOW RATE (GPM / GPF)	TYPE COMMENTS	MANUFACTURER	MODEL	TRIM	MODEL	NOTES
AD-1	AREA DRAIN	3"	-	-	-	-	EPOXY COATED, CAST IRON DRAIN; 15-5/8" SQUARE TOP	WATTS	FD-930		-	
BT-1	BATHTUB / SHOWER VALVE	1-1/2"	1-1/2"	1/2"	1/2"	1.5	TUB/SHOWER TRIM; ENCLOSURE BY OTHERS	-	-	SYMMONS	9602-PLR-1.5	1
CO-1	CLEANOUT			-	-	-	SEE PLANS FOR SIZE;TWO WAY CLEANOUT; FINISH GRADE	SIOUX CHIEF	834-3PNR	-	-	
ET-1	EXPANSION TANK	-	-	-	3/4"	-	80 GALLON	AMTROL	ST-448-C	-	-	
EWC-1	ELECTRIC WATER COOLER	2"	1-1/2"	1/2"	-	8 (GPH)	ADA SPLIT LEVEL; 120V, 5.0 FLA	ELKAY	EZSTL8LC	-	-	7
FCO-1	CLEANOUT			-	-	-	SEE PLANS FOR SIZE; LIGHT DUTY COVER	ZURN	ZN1400		-	
FCO-2	CLEANOUT			-	-	-	SEE PLANS FOR SIZE; TRAFFIC RATED	ZURN	EZ-PVS-R6-SS		-	
FD-1	FLOOR DRAIN	2"	1-1/2"	-	-	-	RESTROOM	ZURN	ZN-415-6S-VP	-	-	
FD-2	FLOOR DRAIN	3"	1-1/2"	-	-	-	JANITOR'S CLOSET	ZURN	ZN-415-6B-VP	-	-	2
FS-1	FLOOR SINK	2"	1-1/2"	-	-	-	WITH FULL GRATE	ZURN	Z1910	-	-	
HB-1	HOSE BIBB	-	-	3/4"	-	-	ANTI-SIPHON; NON-FREEZING AREA	WOODFORD	24	-	-	
HD-1	HUB DRAIN	2"	1-1/2"	-	-	-	-	-	-	-	-	
L-1	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	0.5	COUNTERTOP; MANUAL	AMERICAN STANDARD	0491.019	CHICAGO FAUCETS	420-E2805ABCP	3
L-2	PUBLIC RESTROOM LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	0.5	WALL HUNG; AUTO FAUCET; BATTERY POWERED	AMERICAN STANDARD	0355.012	CHICAGO FAUCETS	116.606.AB.1	3
MSB-1	MOP SINK	3"	1-1/2"	3/4"	3/4"	-	10" x 24" x 24" MOLDED STONE; SERVICE SINK FAUCET	FIAT	MSB2424	FIAT	830-AA	
OD-1	OVERFLOW DRAIN	2"	-	-	-	-	OVERFLOW DRAIN WITH UNDERDECK CLAMP, DUCTILVE IRON DOME	WATTS	RD-300W	-	-	
ON-2	OVERFLOW NOZZLE	4"	-	-	-	-		ZURN	Z199-DC	-	-	
OS-1	OIL/ SAND SEPARATOR	3"	3"	-	-	35	35 GALLON GRAVITY OIL/ SAND SEPERATOR	STRIEM	OS-35	-	-	
RD-1	ROOF DRAIN	2"	-	-	-	-	ROOF DRAIN WITH UNDERDECK CLAMP, DUCTILE IRON DOME	WATTS	RD-300	-	-	
RH-1	ROOF HYDRANT	-	-	3/4"	-	-	NON-FREEZE; NON-DRAIN; WITH 50H BACKFLOW	WOODFORD	SRH-MS	-	-	
SH-1	SHOWER VALVE	2"	1-1/2"	1/2"	1/2"	1.5	SHOWER TRIM; ENCLOSURE BY OTHERS	-	-	SYMMONS	9601-PLR	
SH-2	SHOWER VALVE	2"	1-1/2"	1/2"	1/2"	1.5	SHOWER TRIM WITH WAND; ENCLOSURE BY OTHERS	-	-	SYMMONS	S96089PLRTRM	
SK-2	DOUBLE BASIN SINK	2"	1-1/2"	1/2"	1/2"	1.5	33" x 22" x 7-1/16"	ELKAY	NBC33224	CHICAGO FAUCETS	2300-8E34ABCP	4,7
TMV-1	THERMOSTATIC MIXING VALVE	-	-	-	-	-	HIGH / LOW THERMOSTATIC MIXING VALV; CABINET ASSEMBLY	LEONARD	TM-186-420 B-LF	-	-	
WB-1	WASHER MACHINE BOX	2"	1-1/2"	1/2"	1/2"	-	RECESSED WITH STANDPIPE; W/ WATER HAMMER ARRESTOR	WATER-TITE	W2700 HA	-	-	
WC-1	WATER CLOSET	4"	2"	1"	-	1.1 (GPF)	ADA FLOOR MOUNTED; FLUSH TANK	AMERICAN STANDARD	2467.100	-	-	6
WC-2	WATER CLOSET	4"	2"	1"	-	1.28 (GPF)	ADA FLOOR-MOUNTED; AUTO FLUSH; BATTERY POWERED	AMERICAN STANDARD	3043.001	SLOAN	OPTIMA 8111-1.28	
WH-1	WALL HYDRANT	-	-	3/4"	-	-	BOX TYPE ANTI-SIPHON	WOODFORD	B65	-	-	
WHA	WATER HAMMER ARRESTOR	-	-	SEE PLANS	SEE PLANS	-	PDI ARESSTER; FINAL SIZE AND LOCATION PER WATER HAMMER ARRESTER DETAIL BASED ON FIELD CONDITIONS	SIOUX CHIEF	600 SERIES	-	-	

NOTES:
1. PROVIDE WITH SHOWER VALVE, THERMOSTATIC MIXING VALVE, AND DRAIN WITH CHROME PLATED STRAINER.
2. PROVIDE WITH TRAP PRIMERS, WHERE INDICATED ON PLANS.
3. PROVIDE WITH THERMOSTATIC MIXING VALVE AND POP-UP DRAIN.
4. PROVIDE WITH THERMOSTATIC MIXING VALVE.
5. PROVIDE WITH SLOAN EL-154 TRANSFORMER.
6. PROVIDE WITH CHURCH 9500SSCT TOILET SEAT WITH COVER.
7. PROVIDE WITH INSINKERATOR BADGER 5 GARBAGE DISPOSAL.

SPS+ ARCHITECTS
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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
PHOENIX, AZ 85004
PLUMBING SCHEDULES

IFP

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REVISIONS

MARK	DATE	DESCRIPTION
	9/16/2022	POWER REVISIONS
1	3/25/2022	CITY COMMENTS

REVIEWED BY: MBS
DRAWN BY: CFK

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P600A

3056-20-02

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Phoenix, AZ 85044
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PLUMBING SERVICE PRESSURE CALCULATIONS
PROJECT: 3056-20-02 The Moreland LOT 1

Inputs			Notes
Peak Flow Demand (Peak System Flow)	270	GPM	1
Street Main Pressure (Residual)	75	psi	2
Height of Top most fixture above 1st Floor	60	Ft.	
What is Top Most Fixture	Roof		
Pipe length: Bldg Backflow to Mech Rm	35	LF	
Pipe length: Mech Rm to furthest fixture	290	LF	
Total Bldg Pipe Length	325	LF	
Fitting allowance	163	ELF	
Total Equivalent Length	488	ELF	
Water Service Entrance Losses			
Main Line in and to Bldg. Size	4		
Street Main Pressure	75	psi	
Pipe length: Street Main to building backflow	105	LF	
Fitting Allowance	53	ELF	
Total Equivalent Length	158	ELF	
Water Main into Bldg: Pressure Drop /100'	2	psi	3
Total Water Main into Bldg pipe pressure drop	3.2	psi	
Backflow pressure drop	14	psi	4
Water Meter pressure drop	16	psi	5
Total Service Drop	33.2	psi	
Building Entrance Pressure	41.9	psi	
Pressure Summary			
A Pressure Req'd at Fixture	25	psi	6
B Static Head Loss	26.0	psi	
C Filter Head Loss	0	psi	7
D Softener Head Loss	0	psi	8
E Subtotal A+B+C+D	51.0	psi	
F Entrance Pressure	41.9	psi	
G Available Pressure for Pipe	-9.1	psi	

Maximum Allowable Pipe Loss / 100 Ft. -1.9 PSI per 100'

Booster Pump Pressure (PSI) added to System 20 PSI

Maximum Allowable Pipe Loss / 100 Ft. if Booster Pump Applied 2.2 PSI per 100'

Notes:
1) Peak flow per plumbing fixture calculations
2) Residual Pressure from Flow Test
3) **Fairly Smooth Pipe Pressure Loss Chart**
4) Backflow pressure drop, **Watts 957**
5) Water meter pressure drop, refer to table below
6) Minimum pressure required at shower and flush valve per manufacturer
7) No filter used on this project
8) No water softener used on this project

Copper Type L
IPC Appendix E
Pipe Sizing Based on
2.2 **PSI per 100'**

Pipe Size (in)	Max GPM
4	300
3	150
2.5	90
2	50
1.5	25
1.25	18
1	9
0.75	4
0.5	1

PRESSURE LOSS

WATER METERS

AWWA STANDARD PRESSURE LOSS: (PSI)

Flow G.P.M.	5/8	3/4	1	1-1/2	2	3	4	Flow G.P.M.	5/8	3/4	1	1-1/2	2	3	4
	Nominal Size								Nominal Size						
1	0.2	0.1						48			13.9	4.5	1.7		
2	0.3	0.2						50			15.0	4.9	1.9	0.7	
3	0.4	0.3						52				5.3	2.1		
4	0.6	0.5	0.1					54				5.7	2.2		
5	0.9	0.6	0.2					56				6.2	2.3		
6	1.3	0.7	0.3					58				6.7	2.5		
7	1.8	0.8	0.4					60				7.2	2.7	1.0	
8	2.3	1.0	0.5					65				8.3	3.2	1.1	
9	3.0	1.3	0.6					70				9.8	3.7	1.3	
10	3.7	1.6	0.7					75				11.3	4.3	1.5	
11	4.4	1.9	0.8					80				12.8	4.9	1.6	0.7
12	5.1	2.2	0.9					90				16.1	6.2	2.0	0.8
13	6.1	2.6	1.0					100				20.0	7.8	2.5	0.9
14	7.2	3.1	1.1					110					9.5	2.9	1.0
15	8.3	3.6	1.2					120					11.3	3.4	1.2
16	9.4	4.1	1.4	0.4				130					13.0	3.9	1.4
17	10.7	4.6	1.6	0.5				140					15.1	4.5	1.6
18	12.0	5.2	1.8	0.6				150					17.3	5.1	1.8
19	13.4	5.8	2.0	0.7				160					20.0	5.8	2.1
20	15.0	6.5	2.2	0.8				170						6.5	2.4
22		7.9	2.8	1.0				180						7.2	2.7
24		9.5	3.4	1.2				190						8.0	3.0
26		11.2	4.0	1.4				200						9.0	3.2
28		13.0	4.6	1.6				220						11.0	3.9
30		15.0	5.3	1.8	0.7			240						13.0	4.7
32			6.0	2.1	0.8			260						15.0	5.5
34			6.9	2.4	0.9			280						17.3	6.3
36			7.8	2.7	1.0			300						20.0	7.2
38			8.7	3.0	1.2			350							10.0
40			9.6	3.3	1.3			400							13.0
42			10.6	3.6	1.4			450							16.2
44			11.7	3.9	1.5			500							20.0
46			12.8	4.2	1.6										

NOTE: (2) 2" DOMESTIC WATER METERS NEEDED.

SOLUTIONS AEC
OPTIMIZING THE BUILT ENVIRONMENT

JOB: The Moreland
JOB #: 3056-20-02
CUSTOMER: Native American Connections
DESIGNER: CFK
DATE: 12/30/2021

Plumbing Supply Fixture Unit Counts
2018 INTERNATIONAL PLUMBING CODE

Fixture	QTY		WSFU	HW WSFU	CW WFSU
Bathroom group, Private, Flush tank	**189**		680.4	283.5	510.3
Bathroom group, Private, Flushometer valve			0	0	0
Bathtub, Private, Faucet			0	0	0
Bathtub, Public, Faucet			0	0	0
Bidet, Private, Faucet			0	0	0
Combination Fixture, Private, Faucet			0	0	0
Dishwashing Machine, Private, Automatic	**137**		191.8	191.8	0
Drinking Fountain, Offices etc., 3/8" Valve	**4**		1	0	1
Kitchen sink, Private, Faucet	**137**		191.8	137	137
Kitchen sink, Hotel/restaurant, Faucet	**3**		12	9	9
Laundry trays (1 to 3), Private, Faucet			0	0	0
Lavatory, Private, Faucet			0	0	0
Lavatory, Public, Faucet	**3**		6	4.5	4.5
Service sink, Offices etc., Faucet	**3**		9	6.75	6.75
Shower head, Public, Mixing valve			0	0	0
Shower head, Private, Mixing valve			0	0	0
Urinal, Public, 1" flushometer valve			0	0	0
Urinal, Public, 3/4" flushometer valve			0	0	0
Urinal, Public, Flush tank	**2**		6	0	6
Washing machine (8lb), Private, Automatic	**137**		191.8	137	137
Washing machine (8lb), Public, Automatic			0	0	0
Washing machine (15lb), Public, Automatic			0	0	0
Water closet, Private, Flushometer valve			0	0	0
Water closet, Private, Flush tank			0	0	0
Water closet, Public, Flushometer valve	**4**		40	0	40
Water closet, Public, Flush tank			0	0	0
Water closet, Private or public , Flushometer tank			0	0	0
Subtotals	**430**		**1329.8**	**769.55**	**851.55**
GPM OF FLOW FROM TABLESNot Demand!)					
SPEC EQUIP. FLOWS (GPM)					
TOTAL BUILDING LOAD (GPM)			**270**	**175**	**185**
Required Line Size					

SOLUTIONS AEC
OPTIMIZING THE BUILT ENVIRONMENT

JOB: The Moreland
JOB #: 3056-20-02
CUSTOMER: Native American Connections
DESIGNER: CFK
DATE: 12/30/2021

Plumbing Drainage Fixture Unit Counts
2018 INTERNATIONAL PLUMBING CODE

Fixture	QTY	DFU	Min Trap
Automatic clothes washers, commercial		0	2
Automatic clothes washers, residential	**137**	274	2
Bathroom group (1.6 gpf water closet)	**189**	945	N/A
Bathroom group (water closet flushing greater than 1.6 gpf)		0	N/A
Bathtubb (with or without overhead shower or whirpool attachments)		0	1 1/2
Bidet		0	1 1/4
Combination sink and tray		0	1 1/2
Dental lavatory		0	1 1/4
Dental unit or cuspidor		0	1 1/4
Dishwashing machine, domestic	**137**	274	1 1/2
Drinking fountain	**4**	2	1 1/4
Emergency floor drain		0	2
Floor drains	**137**	274	2
Kitchen sink, domestic		0	1 1/2
Kitchen sink, domestic with food waste grinder and/or dishwasher	**137**	274	1 1/2
Laundry tray (1 or 2 compartments)		0	1 1/2
Lavatory		0	1 1/4
Shower (based on the total flow rate through showerheads and body sprays)			
Flow rate:			
5.7 gpm or less		0	1 1/2
Greater than 5.7 gpm to 12.3 gpm		0	2
Greater than 12.3 gpm to 25.8 gpm		0	3
Greater than 25.8 gpm to 55.6 gpm		0	4
Service sink	**3**	6	1 1/2
Sink 2		0	1 1/2
Urinal	**3**	12	See Notes
Urinal, 1 gallon per flush or less		0	See Notes
Urinal, nonwater supplied		0	See Notes
Wash sink (circular or multiple) each set of faucets		0	1 1/2
Water closet, flushometer tank, public or private		0	See Notes
Water closet, private (1.6 gpf)		0	See Notes
Water closet, private (flushing greater than 1.6 gpf)		0	See Notes
Water closet, public (1.6 gpf)	**3**	12	See Notes
Water closet, public (flushing greater than 1.6 gpf)		0	See Notes
Misc fixture trap sized 1 1/4"		0	1 1/4
Misc fixture trap sized 1 1/2"		0	1 1/2
Misc fixture trap sized 2"		0	2
Misc fixture trap sized 2 1/2"		0	2 1/2
Misc fixture trap sized 3"		0	3
Misc fixture trap sized 4"		0	4
Notes: - Urinal and Water closet trap sizes shall be consistent with fixture outlet size.			
Subtotals	**750**	**2073**	**-**
Required Line Size			**-**

SOLUTIONS AEC

JOB: Moreland
CUSTOMER: Native American Connections
Job Number: 3056-20-02
DATE: 12/30/2021

Branch #1 - Longest Pipe Run

Heat Loss Calculation

Hot Water Supply Run	LN FT	BTU/LN FT	BTU
8"		38	0.00
6"		30	0.00
4"	170	22	3740.00
3"	130	18	2340.00
2-1/2"		15	0.00
2"	55	28	1540.00
1.5"	80	25	2000.00
1.25"		25	0.00
1"	20	19	380.00
3/4"	20	17	340.00
1/2"		15	0.00
Subtotal	**475**		**10340.00** = **1.03 GPM**
Main Recirc Piping	**LN FT**	**BTU/LN FT**	**BTU**
1.25"	220	63	13860.00
1"		19	0.00
3/4"	210	17	3570.00
1/2"		15	0.00
Subtotal	**430**		**17430.00** = **1.74 GPM**

	Inches	
Insulation Thickness	0.50	< 2.5
Insulation Thickness	1.50	2 <
Allowable Heat Loss	20	Deg F
Friction Loss	1.00	PSI/100 FT
Fitting Loss Factor	1.50	
Pump Flow Safety	1.25	
Pipe Temp	140	Deg F
Air Temp	70	Deg F

Pump Head Pressure

LN FT Pipe	905	FT
Equiv w/ Fittings	1358	FT
Friction Loss	13.58	PSIG
Total Head	**31.32**	**FT HD**

Pump Total Capacity

	GPM	
Branch #1	2.78	
Branch #2	0.07	
Total Flow	**3.56**	**GPM**

PROJECT: Moreland
PROJECT NO: 3056-20-02
LOCATION: Phoenix, AZ
DATE: 12/30/21
DESIGN PHASE: IFP
BY: CFK

ROOF DRAINAGE CALCULATIONS

	Inches/Hr	GPM/Sq.Ft.
LOCAL RAINFALL INTENSITY: (From ASPE Databook or Applicable Code):		
SECONDARY DRAINS: (100 YEAR OCCURANCE, 60 MINUTE DURATION):	3.00	0.031
PRIMARY DRAINS: (100 YEAR OCCURANCE, 60 MINUTE DURATION):	3.00	0.031
DEPTH OF WATER OVER THE PRIMARY SCUPPER:	2	
DEPTH OF WATER OVER THE SECONDARY SCUPPER:	1	
PIPE COEFFICIENT OF ROUGHNESS (n):	0.0145	
SLOPE OF HORIZONTAL PIPES (FOOT PER FOOT):	0.0104	FT/FT

Roof Designation (See Sketch)	Roof Area (Sq. Ft)	Tributary Wall Area (Sq. Ft) See Note 1	Total Area To Be Drained (Sq. Ft)	SECONDARY DRAINS Required Overflow Drain Capacity (GPM)	Size of Overflow Horizontal Pipe (Inches)	Size of Overflow Vertical Pipe (Inches)	Width of Secondary Scupper (Inches)	PRIMARY DRAINS Width of Primary Scupper (Inches)	Required Primary Drain Capacity (GPM)	Size of Primary Horizontal Pipe (Inches)	Size of Primary Vertical pipe (Inches)
AREA 1	2,077	368	2,261	71	4	3	24	12	71	4	3
AREA 2	2,162	240	2,282	71	4	3	24	12	71	4	3
AREA 3	2,218	240	2,338	73	4	3	25	12	73	4	3
AREA 4	2,504	416	2,712	85	4	3	29	14	85	4	3
AREA 5	1,912	400	2,112	66	4	3	22	11	66	4	3
AREA 6	2,222	292	2,368	74	4	3	25	13	74	4	3
AREA 7	3,034	393	3,230	101	4	3	34	17	101	4	3
AREA 8	1,926	330	2,091	65	4	3	22	11	65	4	3
AREA 9	2,006	300	2,156	67	4	3	23	11	67	4	3
AREA 10	2,421	360	2,601	81	4	3	28	14	81	4	3
AREA 11	1,407	300	1,557	49	3	3	16	8	49	3	3
AREA 12	801	120	861	27	3	2	9	5	27	3	2
AREA 13	1,027	90	1,072	33	3	2	11	6	33	3	2
AREA 14	1,457	240	1,577	49	3	3	17	8	49	3	3
			0	0	0	0	0	0	0	0	0

Note: Standard pipe sizes are 2,3,4,6,8,10,12, and 15 inches. Please use these sizes on the drawings.

CALCULATIONS:
HORIZONTAL PIPE SIZE (FLOWING FULL): MANNING FORMULA:
Q=(1.486/n)*A*R^.667*S^.5 OR DIA = 12*((GPM/448.7)(N)/(0.5*S^0.5))^0.375
WHERE: Q=FLOW IN CFS; A=AREA, Sq. Feet; R = HYDRAULIC RADIUS, Feet; S = SLOPE, FT/FT; n = COEFFICIENT OF ROUGHNESS

VERTICAL PIPE SIZE (FLOWING 7/24 FULL):
GPM =27.8(7/24)^1.666(D)^2.667 OR DIA = 0.617(GPM)^.375

PRIMARY SCUPPER:
GPM = 4489.86(3.33(W*12-0.2H*12)(H*12)^1.5)

OVERFLOW SCUPPER:
GPM = 4489.86(3.33(W*12-0.2H*12)(H*12)^1.5)
WHERE: W = WIDTH OF SCUPPER (Inches) H = HEAD (Depth) OF WATER OVER BOTTOM OF SCUPPER (Inches)
2 Inches for Primary Scuppers
1 Inch for Secondary or Overflow Scuppers

Notes:
1. Adjusted wall areas should be put into the spreadsheet as the entire square footage. This number will be adjusted by the spreadsheet to calculate only one-half of the square footage in the calculation.
2. The smallest pipe size available is 4 inches in the calculation. If you have a small roof area, verify if a smaller pipe size could be used in accordance with the applicable code.

PROJECT: Moreland
PROJECT NO: 3056-20-02
LOCATION: Phoenix, AZ
DATE: 12/30/21
DESIGN PHASE: IFP
BY: CFK

ROOF DRAINAGE CALCULATIONS

	Inches/Hr	GPM/Sq.Ft.
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PIPE COEFFICIENT OF ROUGHNESS (n):	0.0145	
SLOPE OF HORIZONTAL PIPES (FOOT PER FOOT):	0.0104	FT/FT

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COURT YARD	4,103	17,040	12,623	394	7	6	134	67	394	7	6
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0

Note: Standard pipe sizes are 2,3,4,6,8,10,12, and 15 inches. Please use these sizes on the drawings.

CALCULATIONS:
HORIZONTAL PIPE SIZE (FLOWING FULL): MANNING FORMULA:
Q=(1.486/n)*A*R^.667*S^.5 OR DIA = 12*((GPM/448.7)(N)/(0.5*S^0.5))^0.375
WHERE: Q=FLOW IN CFS; A=AREA, Sq. Feet; R = HYDRAULIC RADIUS, Feet; S = SLOPE, FT/FT; n = COEFFICIENT OF ROUGHNESS

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
PHOENIX, AZ 85004
PLUMBING CALCULATIONS

IFP

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REVISIONS

MARK	DATE	DESCRIPTION
1	3/25/2022	CITY COMMENTS

REVIEWED BY: MBS
DRAWN BY: CFK

Registered Professional Engineer (Mechanical)
CERTIFICATE NO. 618..
MATTHEW ... SPENCER
Date Signed 4/21/2023
ARIZONA U.S.A.
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET:
P601A

3056-20-02

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Phoenix, AZ 85044
480.566.1582
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LOT 1 GAS PIPING TOTALS	
SIZE	LENGTH
1 1/4"ø	150'
2"ø	31'
3/4"ø	259'

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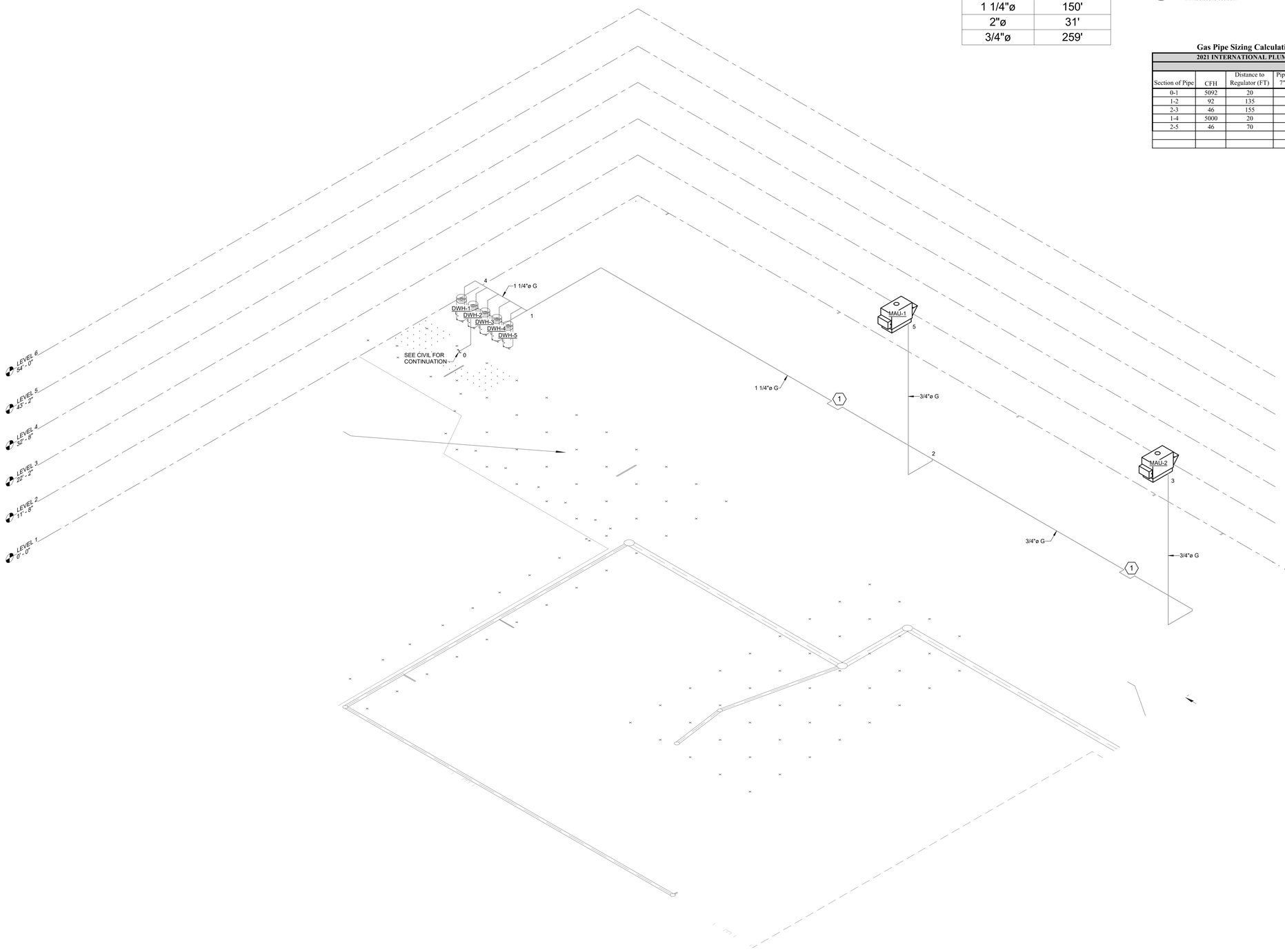
JOB: THE MORELAND
JOB #: 3056-20-02
CUSTOMER: NAC
DESIGNER: CFK
DATE: 11/1/2021

Gas Pipe Sizing Calculations

2021 INTERNATIONAL PLUMBING CODE

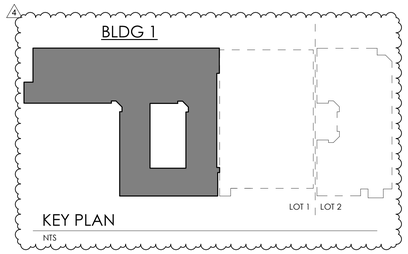
Section of Pipe	CFH	Distance to Regulator (FT)	Pipe Size 7" WC	Pipe Size 2 PSI	
0-1	5092	20	-	2.00"	2 PSI REGULATOR
1-2	92	135	-	0.75"	
2-3	46	155	-	0.75"	
1-4	5000	20	-	1.25"	
2-5	46	70	-	0.75"	
			-		
			-		



KEYNOTE LEGEND

1 PROVIDE EXPANSION LOOP.

1 LOT 1 ISOMETRIC - GAS



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1	3/25/2022	CITY COMMENTS
4	4/21/2023	LOT SPLIT

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DRAWN BY: CFK

Matthew B. Simon
4/21/2023
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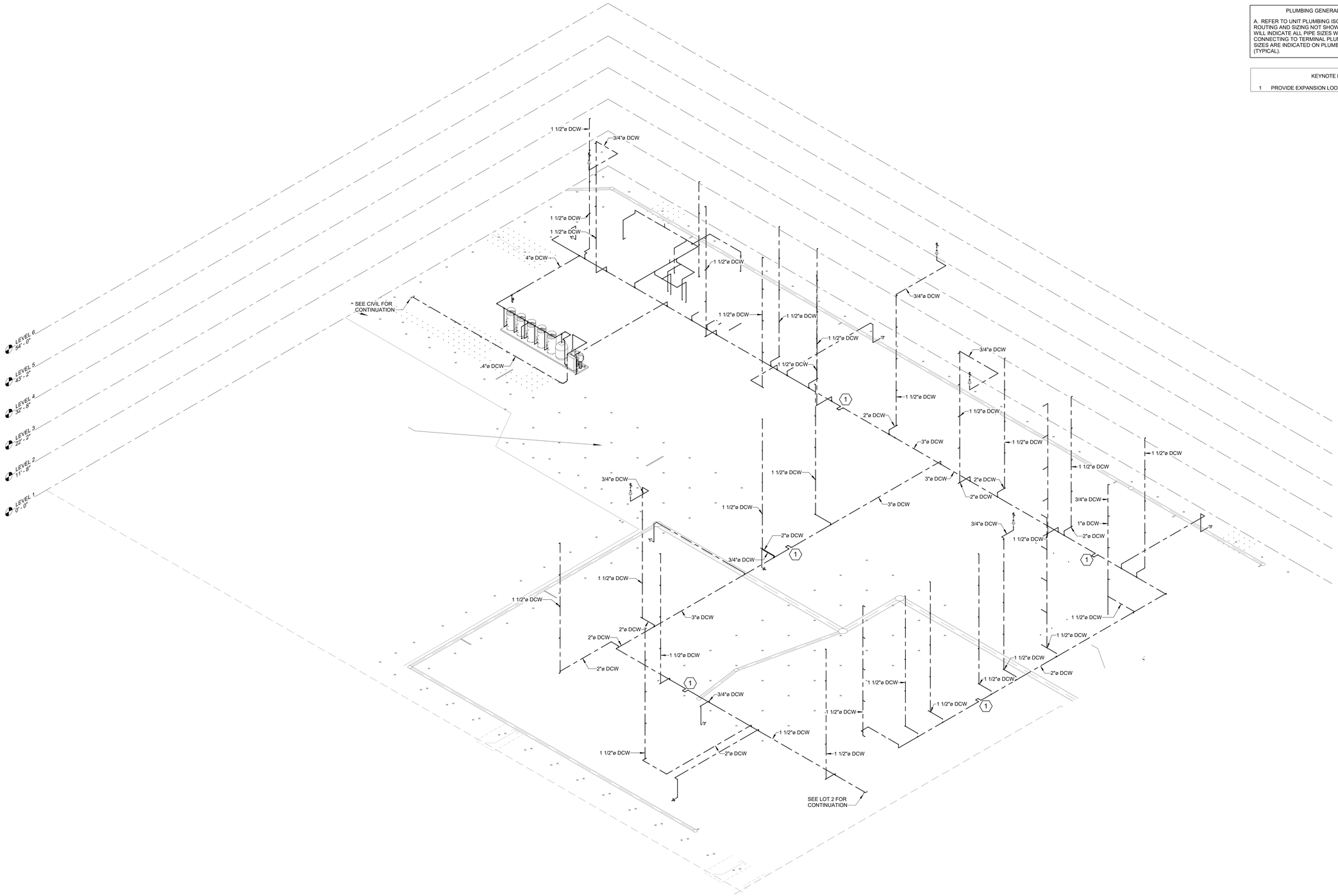


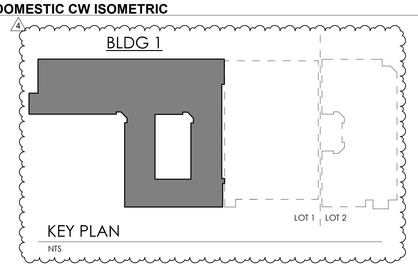
PLUMBING GENERAL NOTES - ISOMETRIC

A. REFER TO UNIT PLUMBING ISOMETRICS FOR ADDITIONAL PIPE ROUTING AND SIZING NOT SHOWN ON THIS SHEET. ISOMETRICS WILL INDICATE ALL PIPE SIZES WITH THE EXCEPTION OF PIPING CONNECTING TO TERMINAL PLUMBING FIXTURES, THESE PIPE SIZES ARE INDICATED ON PLUMBING FIXTURE SCHEDULE (TYPICAL).

KEYNOTE LEGEND

1 PROVIDE EXPANSION LOOP.

1 LOT 1 DOMESTIC CW ISOMETRIC



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CERTIFICATE NO. 61828
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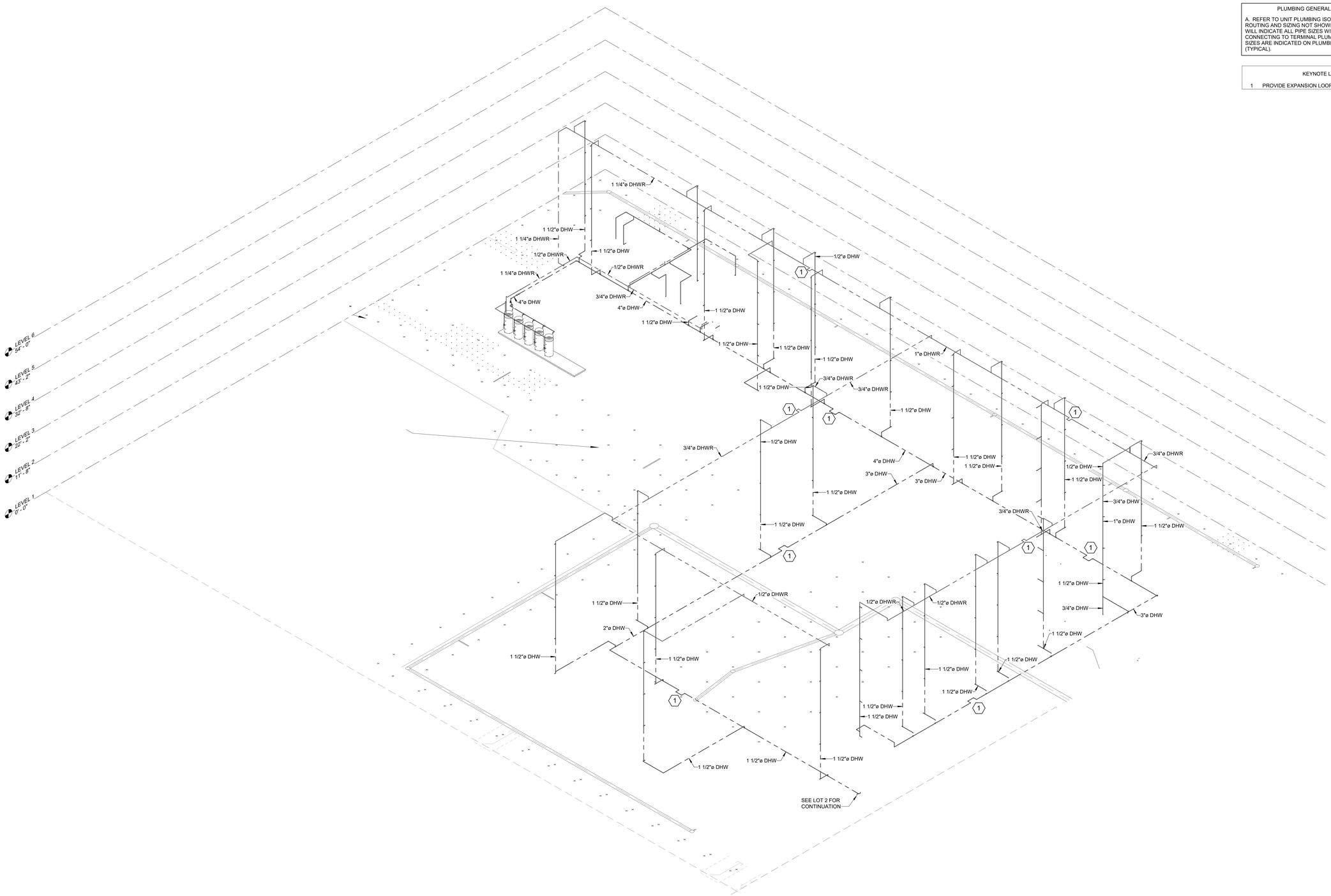
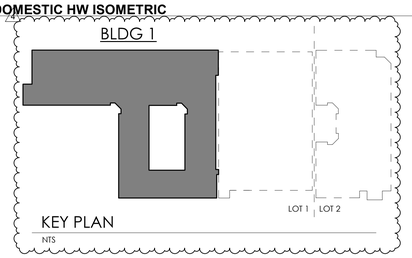
KEYNOTE LEGEND

1 PROVIDE EXPANSION LOOP.



1 LOT 1 DOMESTIC HW ISOMETRIC
NTS



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Matthew B. Simon
Certificate No. 50923
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Arizona, U.S.A.
4/21/2023
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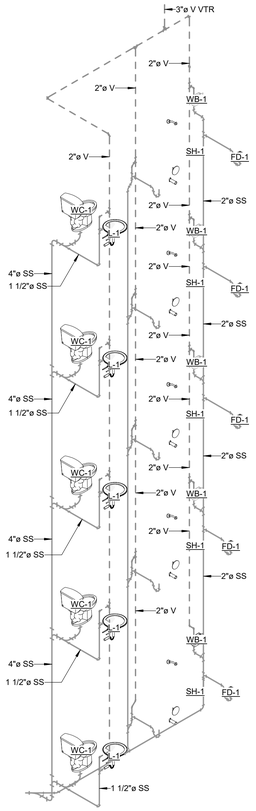
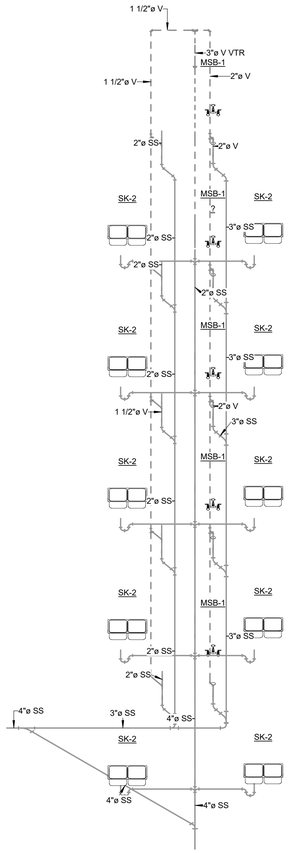
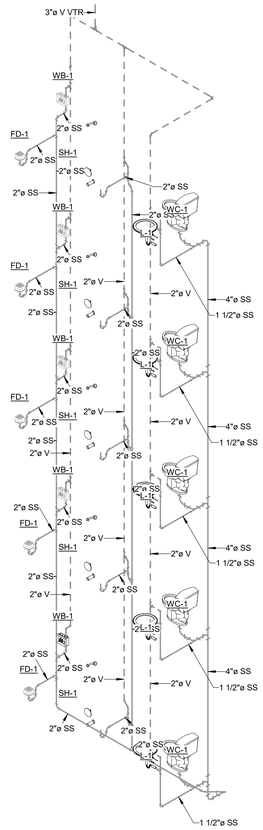
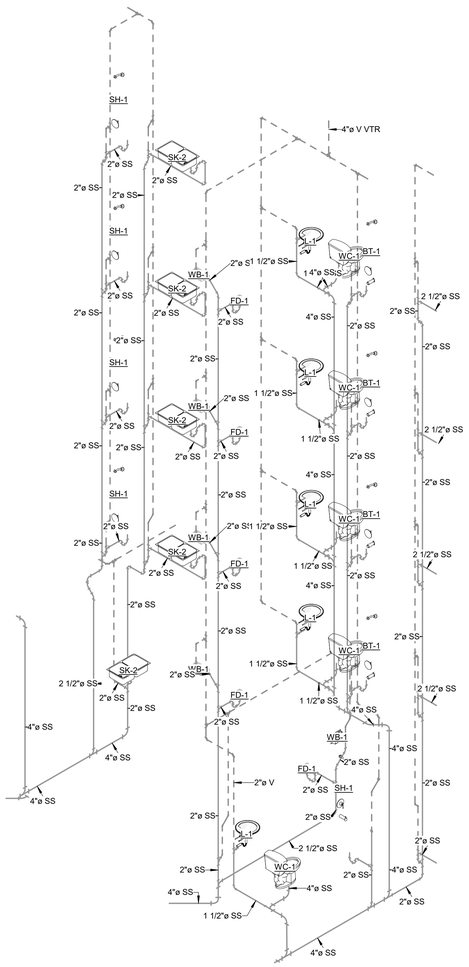


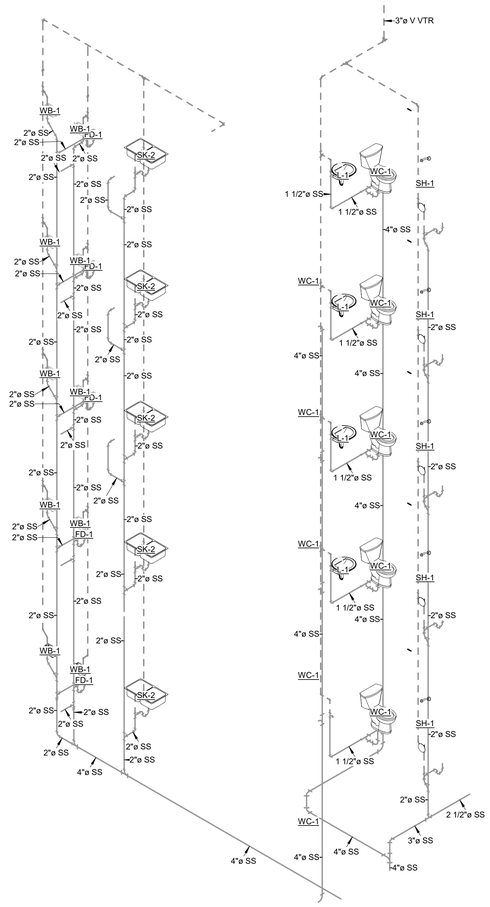




S1 SANITARY RISER ISOMETRIC - 1 BED CORNER UNIT
NTS



S2 SANITARY RISER ISOMETRIC - 1 BED CUSTOM NW
NTS



S3 SANITARY RISER ISOMETRIC - STUDIO - TYPE B
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Certificate No. 69615 — Matthew B. Spencer — Registered Professional Engineer — Civil — Arizona, U.S.A.
4/21/2023
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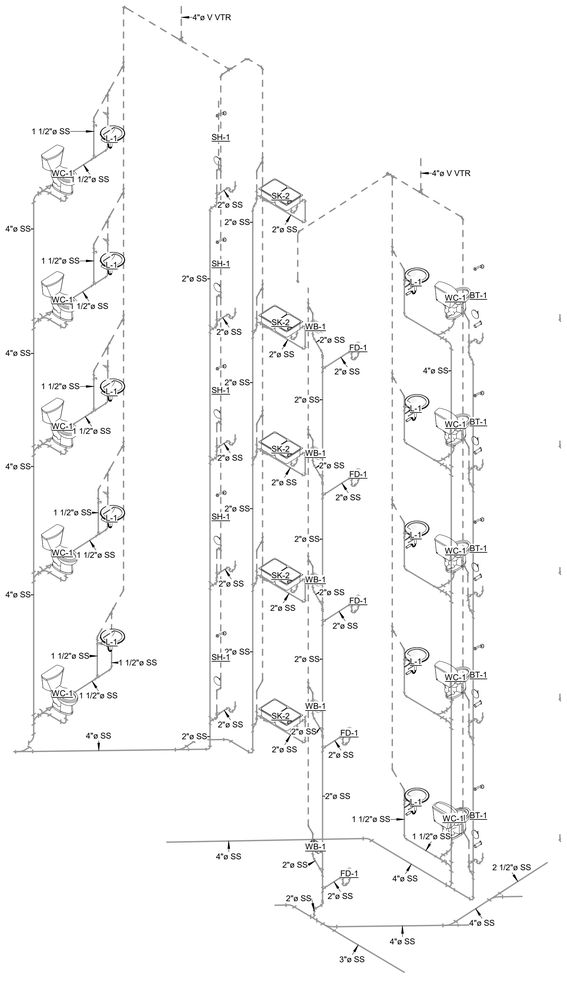
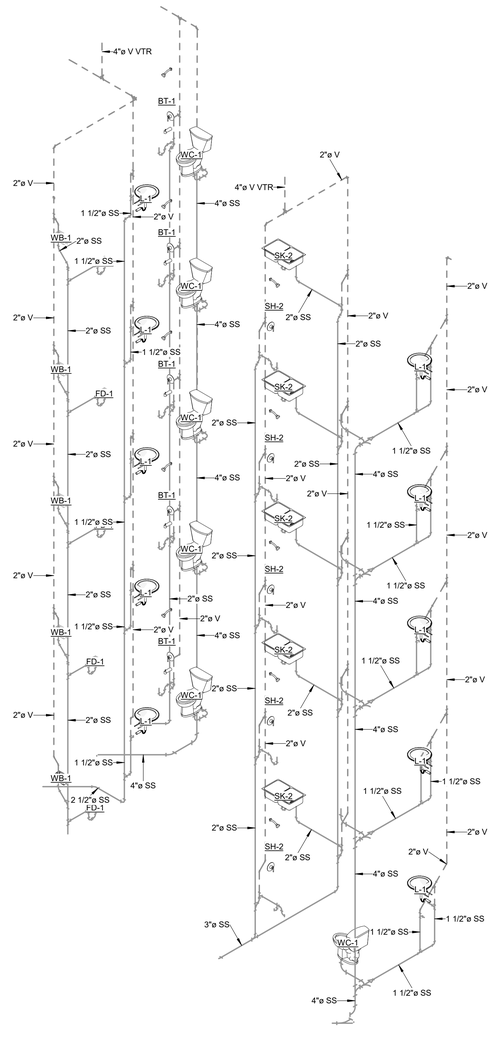
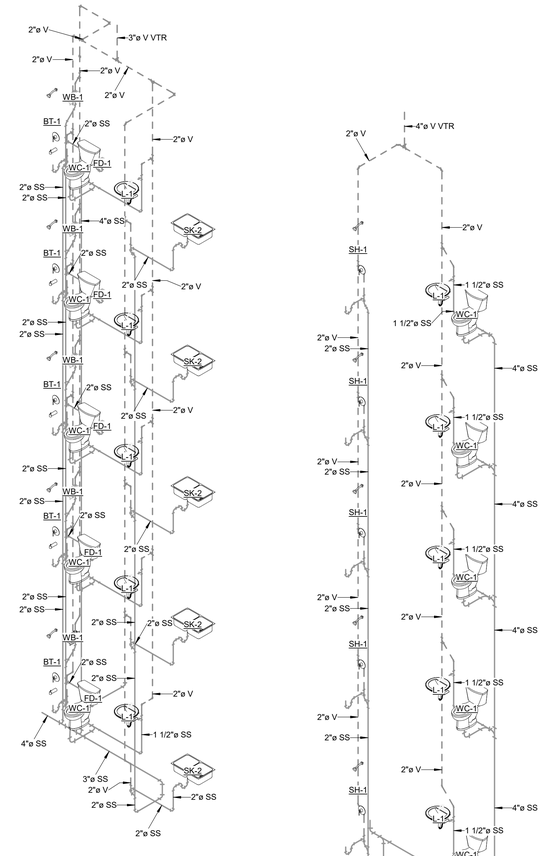


S4 SANITARY RISER ISOMETRIC - B3 - 2 BED - TYPE B
NTS



S5 SANITARY RISER ISOMETRIC - 2 BED - ADA
NTS



S6 SANITARY RISER ISOMETRIC - B4 - 2 BED - TYPE B
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CERTIFICATE NO. 61824
Date Signed 4/21/2023
ARIZONA, U.S.A.
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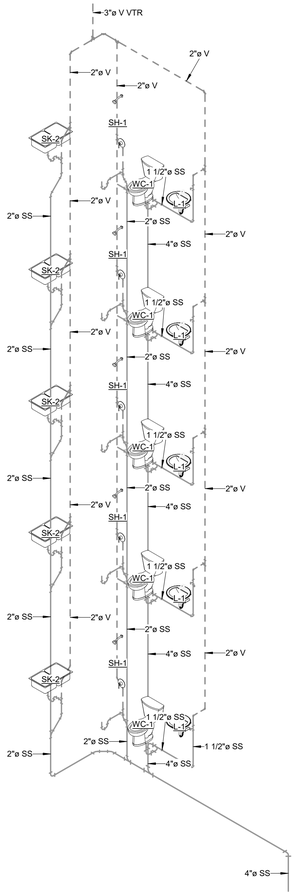

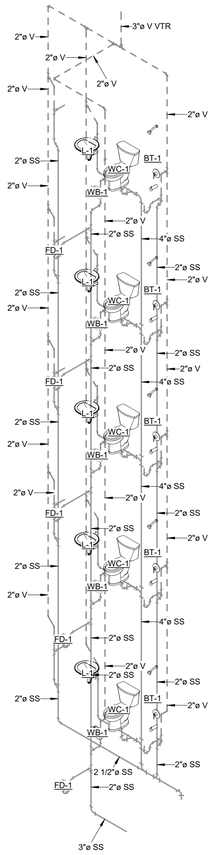

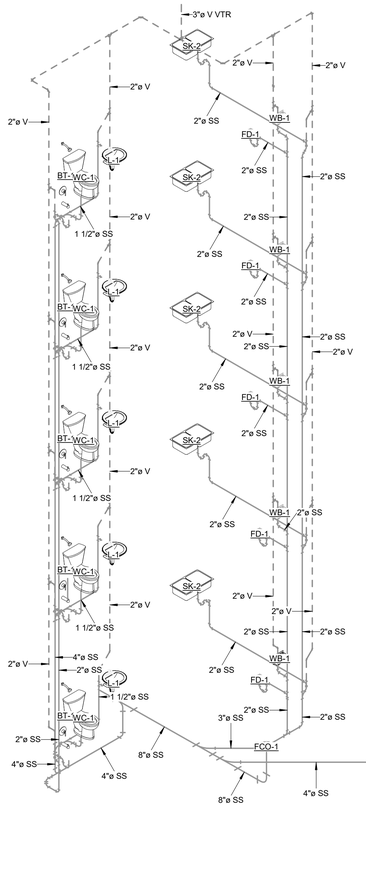

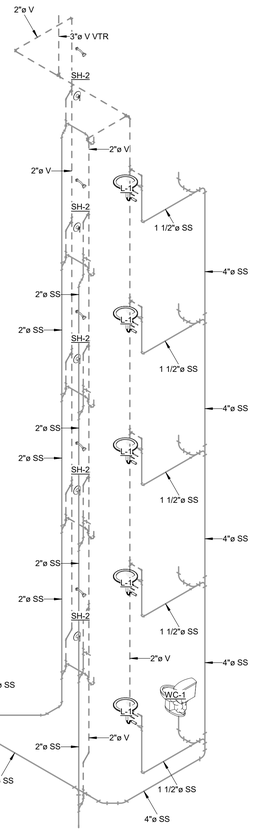

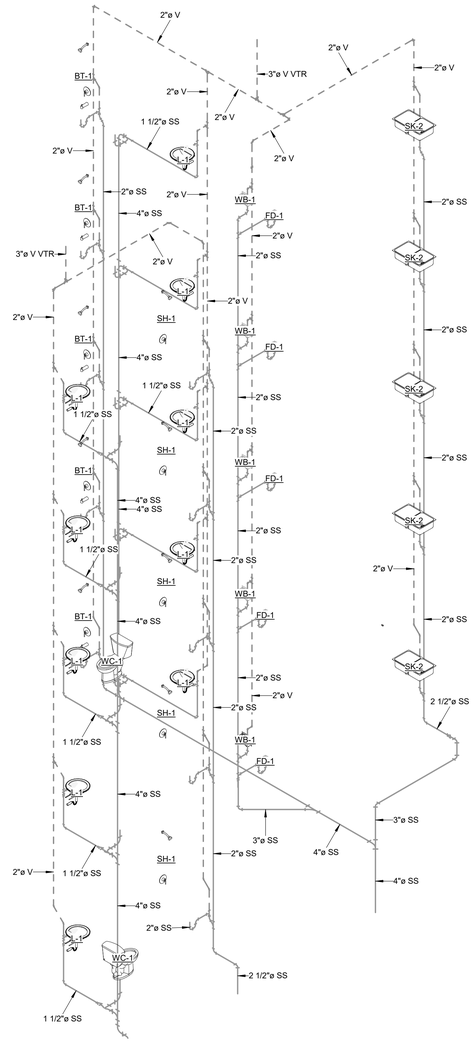

S7 SANITARY RISER ISOMETRIC - B5 - 2 BED - TYPE B
NTS

S8 SANITARY RISER ISOMETRIC - 3 BED UNIT - ADA
NTS

S9 SANITARY RISER ISOMETRIC - 3 BED - TYPE B
NTS

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Registered Professional Engineer CERTIFICATE NO. 62858 Matthew B. Spencer Not Signed ARIZONA, U.S.A.

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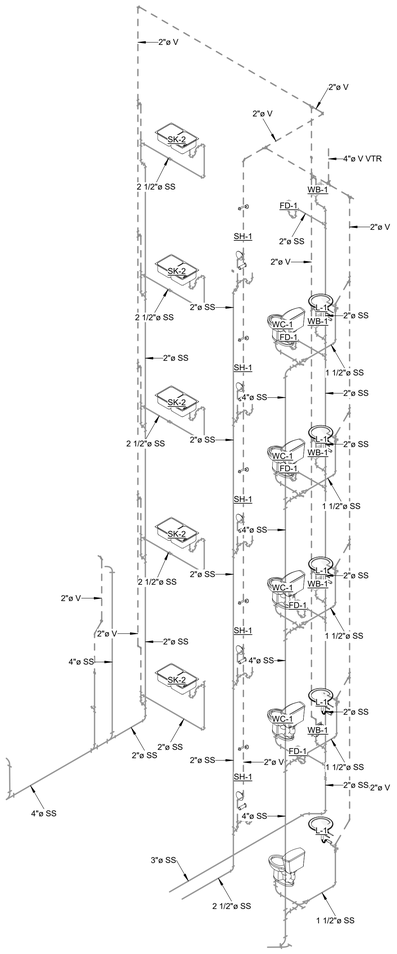

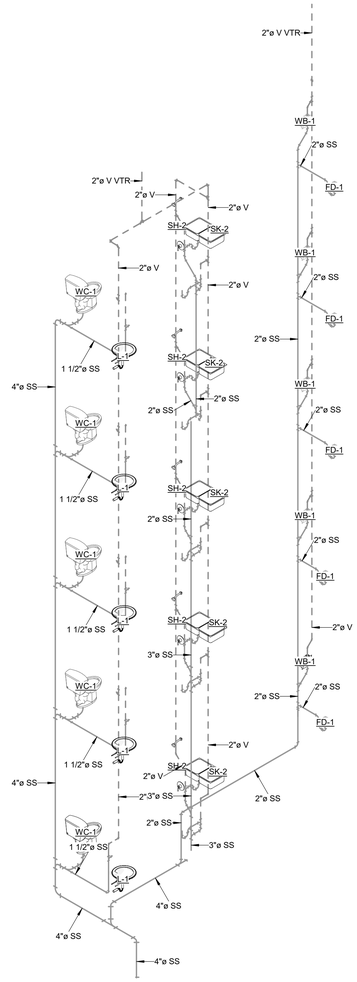

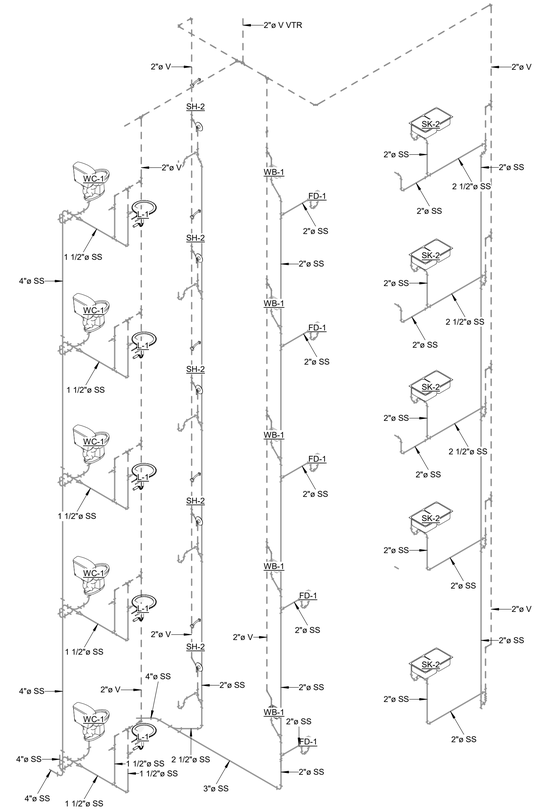

S10 SANITARY RISER ISOMETRIC - 1 BED - TYPE B
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S11 SANITARY RISER ISOMETRIC - STUDIO - ADA
NTS

S12 SANITARY RISER ISOMETRIC - 1 BED - ADA
NTS

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POWER SYMBOLS

MARK	DESCRIPTION
	DUPLEX RECEPTACLE (+18" AFF UNO)
	QUAD RECEPTACLE (+18" AFF UNO)
	SPECIAL RECEPTACLE. REFER TO ELECTRICAL EQUIPMENT REQUIREMENT SCHEDULE OR ROOM DATA CRITERIA SHEETS FOR EXACT VOLTAGE AND PHASE.
	SPECIAL RECEPTACLE. NEMA TYPE XX
IT	SPECIAL RECEPTACLE. 30 AMP, SINGLE PHASE FOR DATA RACKS.
J J	JUNCTION BOX, WALL, CEILING OR ABOVE CEILING MOUNTED
	DISCONNECT SWITCH
	MOTOR STARTER
	PUSH BUTTON
	CONCRETE RECESSED FLOOR BOX WITH DUPLEX RECEPTACLE.
	CONCRETE RECESSED FLOOR BOX COMBO - QUAD RECEPTACLE AND NIPR NET OUTLET. SEE T-001 FOR TELECOM REQUIREMENTS.
	CEILING MOUNTED DUPLEX RECEPTACLE
	PANELBOARD (WITH NEC WORKING CLEARANCE)

SUBSCRIPTS

AC	INDICATES RECEPTACLE ABOVE COUNTER, MOUNTED 44" A.F.F. OR 6" ABOVE COUNTERTOP / BACKSPLASH
AF	INDICATES ARC FAULT CIRCUIT INTERRUPTING DEVICE
D	INDICATES RECEPTACLE ON DEDICATED CIRCUIT
E	CONNECT TO GENERATOR BACKED PANELBOARD
GFCI	INDICATES GROUND FAULT CIRCUIT INTERRUPTING DEVICE
H	HOSPITAL GRADE
IG	ISOLATED GROUND - EXTEND REDUNDANT GROUND CONDUCTOR FROM DEVICE'S GROUND TERMINAL TO THE SERVICE GROUND BUS, UNCONNECTED TO THE GROUND BUS OF INTERMEDIATE PANELS
R	INDICATES OUTLET TO SERVE REFRIGERATOR
TR	INDICATES TAMPER RESISTANT OUTLET
TV	TELEVISION OUTLET MOUNTED AT 60" A.F.F. U.N.O
WP	INDICATES WEATHER PROOF OUTLET

CONDUIT CONCEALED IN WALLS, CEILING OR FLOOR

CONDUIT BELOW GRADE

NEUTRAL CONDUCTOR
LINE OR SWITCH LEG
GROUND CONDUCTOR

8

FIRE ALARM SYMBOLS

MARK	DESCRIPTION
S	SMOKE DETECTOR

LIGHTING SYMBOLS

MARK	DESCRIPTION
	2'x4' RECESSED LIGHT FIXTURE
	EMERGENCY 2'x4' RECESSED LIGHT FIXTURE. REFER TO PANEL SCHEDULE AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION.
	2'x4' SURFACE LIGHT FIXTURE
	EMERGENCY 2'x4' SURFACE LIGHT FIXTURE. REFER TO PANEL SCHEDULE AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION.
	1'x4' SURFACE LIGHT FIXTURE
	EMERGENCY 1'x4' SURFACE LIGHT FIXTURE. REFER TO PANEL SCHEDULE AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION.
	RECESSED DOWNLIGHT
	EMERGENCY RECESSED DOWNLIGHT. REFER TO PANEL SCHEDULE AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION.
	RECESSED DOWNLIGHT WALL WASHER
	INDUSTRIAL STRIP LIGHT FIXTURE
	EMERGENCY INDUSTRIAL STRIP LIGHT FIXTURE. REFER TO PANEL SCHEDULE AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION.
	SURFACE MOUNT STAIRWELL LIGHT FIXTURE
	EMERGENCY SURFACE MOUNT STAIRWELL LIGHT FIXTURE
	SURFACE MOUNT WALL LIGHT FIXTURE
	EMERGENCY SURFACE MOUNT WALL LIGHT FIXTURE. REFER TO PANEL SCHEDULE AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION.
	WALL SCONCE AND/OR WALL PACK LIGHT FIXTURE
	EMERGENCY WALL SCONCE AND/OR WALL PACK LIGHT FIXTURE. REFER TO PANEL SCHEDULE AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION.
	EXIT LIGHT FIXTURE (SHADED AREA DEPICTS LIGHTED FACE DIRECTION) (ARROW INDICATES CHEVRON DIRECTION)
	EXIT LIGHT FIXTURE W/ EMERGENCY REMOTE HEADS (SHADED AREA DEPICTS LIGHTED FACE DIRECTION) (ARROW INDICATES CHEVRON DIRECTION)
OC	OCCUPANCY SENSOR *, CEILING MOUNTED
OC	CORRIDOR OCCUPANCY SENSOR *, CEILING MOUNTED
OC	WALL/CORNER MOUNTED OCCUPANCY SENSOR
$	SINGLE POLE LIGHT SWITCH - WALL MOUNTED
$3	THREE-WAY LIGHT SWITCH - WALL MOUNTED
$D	DIMMER LIGHT SWITCH - WALL MOUNTED
$OC	OCCUPANCY SENSOR * - WALL MOUNTED SWITCH
$OCD	OCCUPANCY SENSOR / DIMMER * - WALL MOUNTED SWITCH
$B	3-BUTTON PRESET
*	OCCUPANCY SENSOR SHALL MEET NFPA 101, 7.8.1.2.2 AND BE LISTED, EQUIPPED FOR FAIL-SAFE OPERATION AND EVALUATED FOR THIS PURPOSE. TIMERS SET FOR A MINIMUM OF 15 MINUTES DURATION (IN EGRESS AREAS), AND THE MOTION SENSOR SHALL BE ACTIVATED BY ANY OCCUPANT MOVEMENT IN THE AREA SERVED.
$$	BI-LEVEL SWITCH IN 2-GANG BOX * - WALL MOUNTED
PP	LIGHTING CONTROL DEVICE - POWER PACK
TC	TIME CLOCK
PC	PHOTOCELL - SENSORSWITCH CM (OR APPROVED EQUAL)
	CEILING FAN/LIGHT COMBO FIXTURE

ABBREVIATIONS

AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ATBIS	AUTOMATIC TRANSFER BYPASS SWITCH
ATS	AUTOMATIC TRANSFER SWITCH
BAS	BUILDING AUTOMATION SYSTEM
BOT	BOTTOM OF TRAY (CABLE TRAY)
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CLG	CEILING
CT	CABLE TRAY
D	DRYER
EC	ELECTRICAL CONTRACTOR
EM	EQUIPMENT MANUFACTURERS
FHC	FRACTIONAL HORSEPOWER CONTROLLER
FMS	FACILITY MANAGEMENT SYSTEMS CONTRACTOR
FS	FUSIBLE SWITCH
GB	GROUNDING BAR
GF	GROUND FAULT
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HOA	HAND - OFF - AUTOMATIC
IG	ISOLATED GROUND
IT	INFORMATION TECHNOLOGY
JB	JUNCTION BOX
JSN	JOINT SCHEDULE NUMBER
KV	KILOVOLT(S)
KVA	KILOVOLT AMPERE(S)
KVAR	KILOVOLT AMPERE(S) REACTIVE
KW	KILOWATTS
LOC	LOCAL OPERATING CONSOLE
MC	MECHANICAL CONTRACTOR
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CONTROL PROTECTOR
MGEB	MAIN GROUNDING ELECTRODE BUSBAR
MLO	MAIN LUGS ONLY
MNS	MASS NOTIFICATION SYSTEM
M/O	MAGNETIC ONLY CIRCUIT BREAKER
MTD	MOUNTED
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NTS	NOT TO SCALE
OC	ON CENTER
OFE	OWNER FURNISHED EQUIPMENT
OHC	OVERHEAD CABLE TV
OHE	OVERHEAD ELECTRICAL
PNL	PANEL
PSP	POWER SERVICE POINT
RSC	RIGID STEEL CONDUIT
S/N	SOLID NEUTRAL BAR
TC	TEMPERATURE CONTROLS CONTRACTOR
TEL	TELEPHONE
T/M	THERMAL MAGNETIC CIRCUIT BREAKER
TR	TAMPER RESISTANT
TYP	TYPICAL
UG	UNDERGROUND (TYPICALLY POWER, UNO)
UGE	UNDERGROUND ELECTRIC
UGF	UNDERGROUND FIBER (TYPICALLY ON CONDUIT)
UGS	UNDERGROUND SPARE CONDUIT
UGT	UNDERGROUND TELECOMMUNICATIONS
U.N.O.	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W/O	WITHOUT
V	VOLT(S)
W/	WITH
WP	WEATHERPROOF
XP	EXPLOSION PROOF
+_"	HEIGHT ABOVE FINISHED FLOOR

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

This set of plans has been reviewed by the City of Phoenix Planning & Development Department for compliance with applicable City codes and ordinances and shall be kept at the construction site. Such review shall not prevent the City from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any code, law, ordinance, health, safety, or other design issues.

NEC - Samuel Backus 602-534-7635

TYPICAL MOUNTING HEIGHTS

9'-0"	BATTERY LIGHTING UNITS AND REMOTE WALL MTD LIGHT HEADS (OR 1'-0" BELOW FINISHED CEILING AT TOP OF UNIT).
8'-6"	PENDANT-HUNG INDUSTRIAL AND STRIP LIGHTING FIXTURE
CENTERED ABOVE DOOR OR WINDOW OPENING	WARNING AND SIGNALING FIXTURES/SIGNS
8'-0"	VISUAL FIRE ALARM SIGNALING DEVICES. MOUNT SUCH THAT ENTIRE LENS IS NOT LESS THAN 80" AND NOT GREATER THAN 96" AFF. WHERE ARCHITECTURAL APPURTENANCES INTERFERE WITH DEVICES, MOUNTING HEIGHT OF 96" A.F.F. OR 6" BELOW CEILING, WHICHEVER IS LOWER AND REDUCE STROBE COVERAGE BY 50%.
6'-6"	TOP OF FLUSH AND SURFACE MOUNTED ELECTRICAL LIGHTING OR POWER PANELBOARDS AND TELEPHONE CABINETS.
6'-0"	TOP OF HIGHEST ELECTRICAL SAFETY DISCONNECT SWITCHES, MAGNETIC STARTERS, CONTACTORS.
4'-6"	WALL MOUNTED TELEPHONE STATIONS, GFCI RECEPTACLES IN TOILETS (3'-6" AT HANDICAP LOCATIONS) VERIFY EXACT HEIGHT PRIOR TO ROUGH IN
4'-0"	TOP OF HIGHEST ELECTRICAL SAFETY DISCONNECT SWITCHES, MAGNETIC STARTERS, CONTACTORS FOR ALL UNIT PANELS. UNIT PANELS SHALL MEET ADA REQUIREMENTS.
3'-10"	WALL MTD LIGHT SWITCHES, MANUAL MOTOR STARTERS, THERMOSTATS, FIRE ALARM PULL STATIONS GFCI RECEPTACLES IN TOILET ROOMS OR FOR SEPARATE SINKS NOT IN CASEWORK.
2'-0"	ELECTRICAL RECEPTACLES WITHIN MECHANICAL, ELECTRICAL, AND ELEVATOR EQUIPMENT ROOMS.
18"	ELECTRICAL RECEPTACLES, TELEPHONE OUTLETS, COMMUNICATIONS OUTLETS
0'-0"	FINISHED FLOOR (RAISED FLOOR)

MOUNTING HEIGHT NOTES

A. MOUNTING HEIGHT IS TO CENTER OF OUTLETS, UNLESS NOTED OTHERWISE. IN MASONRY CONSTRUCTION, THE ABOVE MOUNTING HEIGHTS SHALL BE USED FOR REFERENCE TO NEAREST BLOCK OR BRICK COURSING.

B. THE ABOVE MOUNTING HEIGHTS SHALL BE ADHERED TO UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE IN THE DRAWINGS OR IN THE SPECIFICATIONS.

C. A +XX" BESIDE A DEVICE INDICATES THAT THE DEVICE IS MOUNTED ABOVE FINISHED FLOOR. COORDINATE WITH ARCHITECTURAL DETAILS AND CASEWORK.

AMERICAN WITH DISABILITY ACT (ADA) NOTES

A. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTAT AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OPERABLE PARTS OF THE CONTROLS LOCATED NO HIGHER THAN 48", AND NO LOWER THAN 15" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44" FOR FORWARD APPROACH, OR 46" FOR SIDE APPROACH. PROVIDED THE OBSTRUCTION IS NO MORE THAN 24" IN DEPTH. OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH A CONTROL.

SEISMIC RESTRAINTS

ALL SEISMIC RESTRAINTS SHALL BE APPLIED WHERE REQUIRED PER ASCE 7, IBC, AND SMACNA SEISMIC RESTRAINT MANUAL.

SEISMIC-RESTRAINT LOADING:

SEISMIC DESIGN CATEGORY: B
SEISMIC DESIGN SITE CLASS AS DEFINED IN THE IBC: B
SEISMIC OCCUPANCY CATEGORY AS DEFINED IN THE IBC: III
SEISMIC COMPONENT IMPORTANCE FACTOR: NAT. GAS=1.5, ALL OTHER=1.0
MAPPED SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS (0.2 SECOND): 0.307
MAPPED SPECTRAL RESPONSE ACCELERATION AT 1-SECOND PERIOD: 0.251

EXACT SEISMIC RESTRAINT MOUNTING, SIZE, QUANTITY, TYPE, AND LOCATION OF RESTRAINT SHALL BE DETERMINED BY THE RESTRAINT MANUFACTURER'S PROFESSIONAL DESIGN ENGINEER BASED ON EQUIPMENT THAT WILL BE INSTALLED IN THE CORRESPONDING SEISMIC DESIGN CATEGORY WHERE BUILDING IS LOCATED.

THE SEISMIC CONTROL PRODUCT MANUFACTURER'S PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE SEISMIC DESIGN CALCULATIONS OF THE SEISMIC RESTRAINT SYSTEM AND SHALL SELECT SEISMIC RESTRAINT COMPONENTS REQUIRED FOR THE ELECTRICAL SYSTEM.

GENERAL NOTES

A. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, 2017 EDITION, OHIO BUILDING CODE 2017, AND INTERNATIONAL BUILDING CODE 2015 EDITION. WORK SHALL ALSO BE IN ACCORDANCE WITH STATE AND LOCAL CODES AND ORDINANCES.

B. ALL HOMERUNS SHALL BE #12 PHASE WIRES, #12 NEUTRAL WIRE, #12 GROUND WIRE WITH 1/2" CONDUIT, U.N.O.

C. FOR 120V, 20A HOMERUN CIRCUITS THAT EXCEED 75 FEET IN FEEDER LENGTH WITH 13 AMPS LOAD OR GREATER, OVERSIZE CONDUCTOR TO #10 DUE TO VOLTAGE DROP. MAX. BRANCH CIRCUIT VOLTAGE DROP LIMITED TO 3%.

D. PROVIDE UL LISTED AND APPROVED ASSEMBLIES AT ALL PENETRATIONS AND/OR SLEEVES THROUGH FLOOR SLABS AND RATED WALLS TO MAINTAIN THE RATING OF THE MEMBRANE(S) PENETRATED, USE UL LISTED METHODS AND MATERIALS. PROVIDE FIRE STOPPING PER NFPA 101 FOR ALL PENETRATIONS THROUGH RATED WALLS.

E, REFER TO MECHANICAL PLANS FOR EXACT LOCATIONS OF MECHANICAL EQUIPMENT. COORDINATE SERVICES TO MECHANICAL EQUIPMENT WITH FINAL FIELD CONDITIONS. VERIFY MECHANICAL EQUIPMENT WITH SHOP DRAWINGS PRIOR TO ROUGH-IN. SEE EQUIPMENT REQUIREMENTS SCHEDULE FOR ADDITIONAL INFORMATION.

F. A GREEN INSULATED COPPER GROUND CONDUCTOR SHALL BE RAN WITH ALL BRANCH CIRCUITS SERVING HOUSE LOADS.

G. ALL BOXES, CONDUIT, AND PULL WIRES FOR SECURITY AND VOICE/DATA SYSTEMS SHALL BE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR, INCLUDING ANY 120V CONNECTIONS.

H. REFER TO TELECOMMUNICATIONS DRAWINGS FOR SECURITY CAMERA AND SWITCH LOCATIONS. PROVIDE CONDUITS, POWER CIRCUITS, AND J-BOXES AS REQUIRED.

I. ALL INTERIOR SWITCHBOARDS/METERBANKS SHALL BE MOUNTED ON 4" HOUSEKEEPING PADS.

J. PROVIDE TYPED/PRINTED PERMANENT LABELS FOR ALL SWITCHBOARDS, METERBANKS, PANELS , TRANSFORMERS, PANELBOARDS, AND DISCONNECTS INDICATING DESIGNATION, VOLTAGE, PHASE, AND WHERE IT IS FED FROM.

K. ALL GENERAL PURPOSE OUTLETS SERVING HOUSE LOADS SHALL BE 20A U.N.O. ALL DEVICES, SWITCHES, AND FACEPLATES SHALL BE WHITE U.N.O.

L. ALL BRANCH CIRCUIT CONNECTIONS AT PANELS AND FEEDER CONNECTIONS AT SWITCHBOARDS/METERBANKS SHALL BE ROUTED IN CONDUIT AND NOT MC. IT WILL BE ACCEPTABLE TO TRANSITION TO MC OVERHEAD. ALL WIRING, INCLUDING GROUND WIRES BELOW 10' AFF SHALL BE ROUTED IN CONDUIT.

M. ALL MICROWAVES AND VENDING MACHINES SHALL BE PROVIDED WITH A SINGLE 120V/20A RECEPTACLE AND BE PROTECTED WITH A GFCI CIRCUIT BREAKER OR HAVE A SINGLE 20A GFCI DEVICE WHERE EASILY ACCESSIBLE.

N. ALL RECEPTACLES SERVING HOUSE LOADS SHALL BE PERMANENTLY LABELED WITH PANEL AND BRANCH CIRCUIT. (P-TOUCH OR SIMILAR TYPE LABEL). LABEL ALL WIRES WITH CIRCUIT DESIGNATION.

O. COORDINATE ALL DEVICE FACEPLATE COLORS WITH ARCHITECT AND INTERIOR DESIGNER.

P. ALL DWELLING UNIT RECEPTACLES FOR 15- AND 20- AMPERE, 125-VOLT AND 250-VOLT NONLOCKING-TYPE RECEPTACLES TO BE TAMPER-RESISTANT TYPE.

ELECTRICAL DRAWING INDEX - BLDG 1	
SHEET NUMBER	SHEET NAME
E001A	ELECTRICAL SYMBOLS AND NOTES
E002A	ELECTRICAL SPECIFICATIONS
E003A	ELECTRICAL SCHEDULES
E005A	ELECTRICAL SITE PLAN
E006A	ELECTRICAL SITE LIGHTING PLAN
E007A	ELECTRICAL DETAILS
E008A	ELECTRICAL RISER DIAGRAM
E101A	ELECTRICAL 1ST FLOOR POWER PLAN
E102A	ELECTRICAL 2ND FLOOR POWER PLAN
E103A	ELECTRICAL 3RD FLOOR POWER PLAN
E104A	ELECTRICAL 4TH FLOOR POWER PLAN
E105A	ELECTRICAL 5TH FLOOR POWER PLAN
E106A	ELECTRICAL ROOF POWER PLAN
E201A	ELECTRICAL 1ST FLOOR LIGHTING PLAN
E202A	ELECTRICAL 2ND FLOOR LIGHTING PLAN
E203A	ELECTRICAL 3RD FLOOR LIGHTING PLAN
E204A	ELECTRICAL 4TH FLOOR LIGHTING PLAN
E205A	ELECTRICAL 5TH FLOOR LIGHTING PLAN
E301A	ELECTRICAL ENLARGED PLANS
E302A	ENLARGED UNIT PLANS
E303A	ENLARGED UNIT PLANS
E304A	ENLARGED UNIT PLANS
E305A	ENLARGED UNIT PLANS
E306A	ENLARGED UNIT PLANS
E307A	ENLARGED UNIT PLANS
E500A	ELECTRICAL PANEL SCHEDULES
E501A	ELECTRICAL UNIT PANEL SCHEDULES
E502A	ELECTRICAL UNIT PANEL SCHEDULES
E600A	ELECTRICAL CALCULATIONS
E800A	ELECTRICAL PHOTOMETRIC PLAN

8 OMMITTED SHEET E004A "ELECTRICAL SCHEDULES"

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THE MORELAND
PHOENIX HOUSING DEVELOPMENT CORPORATION
325 E MORELAND ST.
PHOENIX, AZ 85004
ELECTRICAL SYMBOLS AND NOTES

IFP

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REVISIONS		
MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT
8	4/30/2024	PERMIT AMENDENT

REVIEWED BY: JFR
DRAWN BY: JDJ

Registered Professional Engineer (Electrical) CERTIFICATE NO. 61268 KREGG KRAUS Date Signed ARIZONA U.S.A.
04/30/2023
LICENSE EXPIRES 03/31/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E001A
3056-20-02

BIM 360://2091 The Moreland/3056-20-02_DeckPark20.rvt
5/23/2024 4:41:36 PM

City of Phoenix Plan #: 2200804-01-RVSN Date: 08/30/24
City of Phoenix Plan #: 2200804-01-RVSN Date: 08/30/24

ELECTRICAL SPECIFICATIONS

GENERAL PROJECT NOTES:

THESE DOCUMENTS ARE INTENDED TO DEPICT AND DETAIL THE DESIGN INTENT OF THE REQUIRED ELECTRICAL SYSTEMS ASSOCIATED WITH THE SCOPE OF CONSTRUCTION FOR THIS PROJECT. THE PRECISE MEANS, METHODS, AND EXECUTION OF THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR(S).

ELECTRICAL SPECIFICATIONS:

GENERAL REQUIREMENTS

WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE LOCAL, FEDERAL, AND STATE LAWS, CODES, REGULATIONS, AND ORDINANCES.

CODES

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFORM TO:

ALL LOCAL CODES AND ORDINANCES
NATIONAL ELECTRICAL CODE (NEC) (NFPA 70)
NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA)
NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) – STANDARDS OF INSTALLATION
UNDERWRITERS LABORATORIES (UL)
AMERICANS WITH DISABILITIES ACT (ADA)

IF DIFFERENT REQUIREMENTS ARE FOUND, MAKE ENGINEER AWARE TO ENSURE DESIGN MODIFICATIONS ARE NOT NECESSARY.

SITE CONDITIONS

CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO INFORM HIMSELF OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. ACCEPTANCE OF CONTRACT IMPLIES UNDERSTANDING OF SITE CONDITIONS.

THE CONTRACTOR SHALL REFER TO ALL PROJECT DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMISSION OF BID. APPLICABLE REFERENCE DRAWINGS INCLUDE BUT ARE NOT LIMITED TO CIVIL, ARCHITECTURAL, STRUCTUAL, MECHANICAL, PLUMBING, AND FIRE PROTECTION.

WORK INCLUDED

CONTRACTOR SHALL FURNISH LABOR, MATERIAL, EQUIPMENT, AND SERVICES TO COMPLETE ELECTRICAL WORK AS INDICATED ON DRAWINGS AND AS SPECIFIED HEREIN. FURNISH AND INSTALL COMPONENT PARTS OF THE ELECTRICAL SYSTEMS AS SPECIFIED AND INDICATED, INCLUDING PARTS AND ACCESSORIES NECESSARY OR CUSTOMARY FOR PROPER OPERATION, WHETHER OR NOT SPECIFICALLY INDICATED.

CONTRACTOR SHALL FURNISH AND INSTALL STARTERS, VFD'S, DISCONNECT SWITCHES AND WIRING FOR MOTORS AND EQUIPMENT, UNLESS OTHERWISE NOTED ON THE ELECTRICAL EQUIPMENT REQUIREMENTS SCHEDULE.

CONTRACTOR SHALL PROVIDE TEMPORARY ELLECTRICAL SERVICE INCLUDING SERVICE PANEL AND RELATED WORK AS REQUIRED FOR THIS PROJECT.

CLARITY OF PLANS OR SPECIFICATIONS

IF CONTRACTOR DOES NOT CLEARLY UNDERSTAND THE PLANS AND SPECIFICATIONS OR IS NOT SURE OF THEIR MEANING OR DESIGN INTENT, THE CONTRACTOR OBTAIN THE ENGINEER'S WRITTEN EXPLANATION AND INTERPRETATIONS PRIOR TO BIDDING. IN THE CASE OF ANY INCONSISTENCY BETWEEN DRAWINGS/SPECIFICATIONS OR OTHER DOCUMENTS, THE GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ENGINEER'S INTERPRETATION.

INSPECTION AND TESTS
FURNISH ARCHITECT AND/OR OWNER WITH CERTIFATE OF INSPECTION AND APPROVAL BY LOCAL AUTHOITIES AND EQUIRED TEST REPORTS PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ALL WORK SHALL BE INSPECTED AND TESTED IN PER LOCAL CODE REQUIREMENTS.

SUBMITTALS

SHOP DRAWINGS SHOWING NAME AND ADDRESS OF THE MANUFACTURER GIVING ALL DETAILS, DIMENSIONS, CONSTRUCTION DETAILS AND PERFORMANCE CHARACTERISTICS SHALL BE SUBMITTED FOR ELECTRICAL EQUIPMENT AND MATERIALS. IF MANUFACTURER'S CUT SHEETS ARE SUBMITTED, EACH SPECIFIC ITEM TO BE INSTALLED SHALL BE INDICATED.

RECORD DRAWINGS

PROVIDE RECORD DOCUMENTS TO ARCHITECT/ENGINEER DESIGNATING ANY DEVIATIONS MADE FROM THE DRAWINGS DURING INSTALLATION. PROVIDE (1) COMPLETE COPY OF ALL DRAWING SHEETS, REGARDLESS OF WHETHER OR NOT THERE WERE ANY DEVIATIONS FROM THE ENGINEER'S DRAWINGS. PROVIDE MARKED UP PANEL SCHEDULES AND A COPY OF THE CLEAN, TYPE-WRITTEN PANEL SCHEDULES PROVIDED ON SITE TO THE ARCHITECT/ENGINEER. CONTRACTOR IS RESPONSIBLE FOR CLARIFYING AND CORRECTING DOCUMENTATION OF ANY DISCREPANCIES BETWEEN PANEL SCHEDULES AND FIELD NOTES.

REQUEST FOR INFORMATION

PROVIDE WRITTEN DOCUMENTATION FOR REQUESTS FOR INFORMATION (RFI). RFIS ARTO BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE GENERAL CONTRACTOR. PROVIDE BACKGROUND INFORMATION TO DESCRIBE THE SITUATION AND SUGGEST A SOLUTION TO FACILITATE RESPONSE TIME WHERE POSSIBLE.

OPERATING MANUALS

THIS CONTRACTOR SHALL, BEFORE FINAL APPROVAL OF THE ELECTRICAL INSTALLATION, OBTAIN AND SUBMIT TO THE ENGINEER FOR APPROVAL FOUR (4) COPIES OF DESCRIPTIVE LITERATURE, MAINTENANCE AND OPERATION DATA AND PARTS LISTS OF EACH ITEM OF EQUIPMENT INSTALLED.

WARRANTY

CONTRACTOR SHALL WARRANTY ELECTRICAL WORK FOR DEFECTS WHICH MAY DEVELOP WITHIN ONE (1) YEAR AFTER FINAL ACCEPTANCE BY THE OWNER.

PERMITS AND FEES

CONTRACTOR SHALL PAY FOR PERMITS, LICENSES AND INSPECTIONS IN CONJUNCTION WITH THIS WORK.

CLEANING

THOROUGHLY CLEAN LIGHT FIXTURES, PANELBOARDS, BOXES, AND EQUIPMENT FURNISHED UNDER THIS CONTRACT UPON COMPLETION OF THE WORK.

COORDINATION OF WORK

CONTRACTOR SHALL COORDINATE ELECTRICAL WORK WITH OTHER TRADES AND WITH OWNER'S ACTIVITIES AND FUNCTIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND RE-FINISHING OF EXISTING WALLS, FLOORS, SOLID AND SUSPENDED CEILINGS, ETC., WHERE REQUIRED BY THE SCOPE OF THE PROJECT WITH MATERIALS AND METHODS TO MATCH EXISTING AND AS APPROVED BY THE OWNER AND ARCHITECT.

ITEMS SUCH AS CONDUIT, FITTINGS, ETC., SHALL NOT BE INSTALLED IN CONFLICT WITH EQUIPMENT. COORDINATE ALL PATCHWORK WITH GENERAL CONTRACTOR. STRUCTURAL SYSTEMS ARE NTO TO BE CUT OR PATCHED UNLESS AT THE DIRECTION OF THE ARCHITECT.

THE OWNER SHALL BE NOTIFIED IN WRITING PRIOR TO ANY WORK REQUIRING A UTILITY SHUTDOWN. ANY SERVICES INTERRUPTED BY TRENCHING, EXCAVATING, OR FLOOR CUTTING SHALL BE REPAIRED BY THE CONTRACTOR AS NO ADDITIONAL COST TO THE ENGINEER, ARCHITECT, OR OWNER. EXISTING UNDERGROUND SERVICES NOT INDICATED ON DRAWINGS TO BE RELOCATED SHALL BE BROUGHT TO ARCHITECT/ENGINEER'S ATTENTION.

DAMAGE TO WORK BY OTHERS

CAREFULLY LAY OUT WORK IN ADVANCE AND COORDINATE WORK WITH OTHER TRADES SO AS TO ELIMINATE DAMAGE TO WORK INSTALLED BY OTHER CONTRACTORS. IN EVENT OF DAMAGE TO WORK INSTALLED BY OTHERS, MAKE COMPLETE REPAIRS OF ANY DAMAGE AT NO COST TO OWNER.

ACCESS TO EQUIPMENT

EQUIPMENT AND CONTROL DEVICES SHALL BE SO LOCATED AS TO PROVIDE FOR EASY ACCESS FOR OPERATION, ADJUSTMENTS, REPAIR, AND MAINTENANCE.

IDENTIFICATION

EQUIPMENT SHALL HAVE PHENOLIC LABELS SECURELY FASTENED ON THE EQUIPMENT ENCLOSURE IN PLAIN SIGHT. PROVIDE IDENTIFICATION FOR THE FOLLOWING PIECES OF EQUIPMENT WITHIN SCOPE OF WORK:

ELECTRICAL DISTRIBUTION SWITCHBOARDS AND PANELBOARDS
PANELBOARDS, ELECTRICAL CABINETS AND ENCLOSURES
TRANSFORMERS
DISCONNECT SWITCHES
ENCLOSED CIRCUIT BREAKERS
REMOTE CONTROL DEVICES
POWER GENERATING UNITS
POWER TRANSFER EQUIPMENT
FIRE ALARM CONTROL PANEL AND REMOTE POWER SUPPLIES

EXCAVATION AND BACKFILL

CONTRACTOR SHALL PROVIDE CUTTING, EXCAVATION, AND BACKFILLING REQUIRED FOR ELECTRICAL WORK. BACKFILL SHALL BE CLEAN STRUCTURAL FILL AND SHALL BE PREPARED IN LAYERS OF EIGHT (8) INCHES OR LESS WITH EACH LAYER TAMPED. BACKFILL AND COMPACT AREAS OF SETTLEMENT TO MATCH SURROUNDING AREAS. REMOVE ALL EXCESS EXCAVATION MATERIALS FROM THE SITE. EXCAVATIONS SHALL BE MAINTAINED FREE OF STANDING WATER AND SHALL BE PROPERLY PROTECTED.

PROVIDE MINIMUM 6" WIDE WARNING TAPE WITH CONTINUOUS-PRINTED IDENTIFICATION AND EMBEDDED METALLIC STRIP OR CORE OVER BURIED WORK.

ELECTRICAL EQUIPMENT

ELECTRICALLY OPERATED SYSTEMS, ELEMENTS, EQUIPMENT AND COMPONENTS SHALL BE UL LISTED FOR THE APPLICATION OR PURPOSE TO WHICH THEY ARE INSTALLED. EXTERIOR AND/OR WET AREA LOCATIONS SHALL BE PROVIDED WITH EQUIPMENT THAT IS SUITABLE FOR WET AREAS.

MANUFACTURER QUALIFICATIONS: COMPANY SPECIALIZING IN MANUFACTURING RELEVANT PRODUCTS WITH NOT LESS THAN THREE YEARS OF EXPERIENCE.

CONDUIT

CONDUIT SHALL BE ELECTRICAL METALLIC TUBING (EMT) ABOVE CEILINGS, EXPOSED IN UTILITY AND STORAGE SPACES AND IN WALLS. MC CABLE MAY BE USED AS APPROVED BY THE AHJ IN LOCATIONS NOT EXPOSES TO OCCUPANTS. RIGID CONDUIT SHALL BE USED WHERE STUBBED UP FROM FLOOR SLAB, WHERE ON BUILDING EXTERIOR, AND OTHER AREAS WHERE SUBJECT TO PHYSICAL ABUSE.

ABOVE SLAB: 1/2" MINIMUM.
BELOW SLAB: 1" MINIMUM
UNDERGROUND CONDUIT: 1" MINIMUM, SCHEDULE 40 PVC

SURFACE MOUNTED RACEWAY

USE SURFACE MOUNTED RACEWAY TO PROVIDE ADDITIONAL POWER AND DATA LOCATIONS ONLY WHERE INDICATED. SURFACE MOUNTED RACEWAY SHALL BE CONSTRUCTED OF STEEL, TWO CHANNEL DIVIDED RACEWAY WITH (1) CHANNEL DEDICATED FOR DATA AND (1) CHANNEL DEDICATED FOR POWER. PROVIDE DEVICES AS SHOWN ON PLANS.

CONDUCTORS

INSULATION SHALL BE 600V TYPE THHN/THWN OR THWN-2. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG. CONDUCTORS SHALL BE COPPER, OR CONDUCTORS #4 OR SMALLER SHALL BE COPPER. CONDUCTORS LARGER THAN #4 MAY BE COPPER OR ALUMINUM, SIZED PER N.E.C.

POWER AND LIGHTING BRANCH CIRCUIT WIRING SHALL BE THHN/THWN, #12 AWG COPPER MINIMUM.

HOMERUNS SHALL BE #10 PHASE WIRES, #10 NEUTRAL WIRE, AND #12
GROUND WIRE WITH 3/4" CONDUIT MINIMUM OR MC CABLE AS APPROVED BY
THE AUTHORITY HAVING JURISDICTION.

CONTRACTOR IS RESPONSIBLE FOR UPSIZING HOMERUNS FOR VOLTAGE DROP. VOLTAGE DROP SHALL BE HELD TO A MAXIMUM OF 2 PERCENT FOR FEEDERS AND 3 PERCENT FOR BRANCH CIRCUITS.

FOR 120V, 20A HOMERUN CIRCUITS THAT EXCEED 75 FEET IN FEEDER LENGTH
WITH 13 AMP LOAD OR GREATER, OVERSIZE CONDUCTOR TO #10 DUE TO
VOLTAGE DROP.

BOXES
LUMINAIRE AND EQUIPMENT SUPPORTING MUSTED SHALL BE RATED FOR WEIGHT OF EQUIPMENT SUPPORTED; INCLUDE 1/2" MALE FIXTURE STUDS WHERE REQUIRED.

GROUNDING

ELECTRICAL DEVICES SHALL BE GROUNDED PER ARTICLE 250 OF THE N.E.C. FEEDER AND BRANCH CIRCUITS SHALL HAVE INSULATED GREEN GROUND WIRE INSTALLED. PROVIDE AN INSULATED EQUIPMENT GROUNDING CONDUCTOR FOR CIRCUITS TO SINGLE-PHASE MOTOR AND APPLIANCE BRANCH CIRCUITS, THREE-PHASE MOTOR AND APPLIANCE BRANCH CIRCUITS
AND FLEXIBLE RACEWAY RUNS.

PROVIDE INSULATED EQUIPMENT GROUNDING CONDUCTORS FROM GROUNDING ELECTRODE SYSTEM TO EACH SERVICE LOCATION, TERMINAL CABINET, WIRING CABINET AND CENTRAL EQUIPMENT LOCATION SERVING TELEPHONE, ALARM, ACCESS CONTROL, DATA, INTERCOM, CCTV AND OTHER SUCH SYSTEMS.

USE EXOTHERMIC-WELDED CONNECTIONS AT STRUCTURAL STEEL AND FOR UNDERGROUND CONNECTIONS.

DEVICES

SWITCHES, RECEPTACLES AND COVER PLATES SHALL BE WHITE, OR AS DIRECTED BY THE OWNER.

THE OWNER RESERVES THE RIGHT TO RELOCATE ANY DEVICE OR OUTLET, PRIOR TO ITS INSTALLATION, WITHIN A 10 FOOT RADIUS OF ITS INDICATED LOCATION WITHOUT EXTRA COST TO THE OWNER.

SWITCHES

TOGGLE SWITCHES SHALL BE WHITE AND SHALL BE RATED 20 AMPERES 120/277 VOLT, A.C. TYPE AS MANUFACTURED BY LEVITON. EQUIVALENT DEVICES BY PASS & SEYMOUR, EAGLE, SLATER OR HUBBELL SHALL BE ACCEPTABLE.

SINGLE POLE SWITCH #1221-X NO. 1221-I
THREE-WAY SWITCH #1223-X NO. 1223-I

RECEPTACLES

DUPLEX RECEPTACLE OUTLETS SHALL BE SPECIFICATION GRADE AND RATED 20 AMPERES, 120V, NEMA 5-20R, AS MANUFACTURED BY LEVITON. EQUIVALENT DEVICES BY EAGLE, P&S, SLATER OR HUBBELL SHALL BE ACCEPTABLE.

DUPLEX OUTLET #5362-X NO. 5362-I
GFCI OUTLET #6898-X
ISOLATED GROUND OUTLET: #5362-X NO. 6898-I

PROVIDE GFI RECEPTACLES AS INDICATED BY CODE. FOR RECEPTACLES LOCATED BEHIND EQUIPMENT THAT REQUIRES GFCI PROTECTION, PROVIDE GFCI CIRCUIT BREAKERS.

RECEPTACLES SHALL BE 20A RATED, NEMA 5-20R UNLESS NOTED OTHERWISE.

COVER PLATES

COVER PLATES SHALL BE SMOOTH FINISH TO MATCH THE SWITCH OR RECEPTACLE.

WEATHER PROOF COVER PLATES (CONTINUOUS USE) SHALL BE GASKETED, TOP HINGED, FULL PLUG PROTECTION EQUAL TO "TAYMAC".

WEATHER PROOF COVER PLATES (NON-CONTINUOUS USE) SHALL BE GASKTED CAST METAL WITH HINGED GASKETED DEVICE COVER.

ENCLOSURES AND CABINETS

PROVIDE NEMA TYPE 1 OR 3R STEEL WITH HINGED COVER AS REQUIRED BY APPLICATION.

RECESSED BACKBOXES MAY BE GALVANIZED STEEL.

PROVIDE METAL BARRIERS TO SEPARATE COMPARTMENTS CONTAINING CONTROL WIRING OERATING AT LESS THAN 50V FROM POWER WIRING.

FUSES

FURNISH AND INSTALL FUSES SIZED ACCORDING TO THE LOAD NAMEPLATES OR AS INDICATED ON THE DRAWINGS.

FUSES SHALL NOT BE INSTALLED IN SWITCHES UNTIL EQUIPMENT IS READY TO BE ENERGIZED TO PREVENT DAMAGE IN SHIPMENT AND TO PREVENT WATER DAMAGE.

ALL FUSES SHALL BE OF THE SAME MANUFACTURER TO ASSURE SELECTIVE COORDINATION. FUSES 601 AMPERES AND ABOVE SHALL BE U.L. CLASS L HI-CAP TIME-DELAY FUSES. FUSES ON POWER FEEDERS SHALL BE FUSETRON DUAL-ELEMENT FUSES IN THE 0-60 AMPERE SIZES (FRN FOR 250 VOLTS, "FRS" FOR 600 VOLTS) AND LOW-PEAK DUAL-ELEMENT FUSES IN THE 70 TO 600 AMPERES SIZES (LPN FOR 250 VOLTS, "LPS" FOR 600 VOLTS).

FUSES SHALL BE AS MANUFACTURED BY BUSSMANN MANUFACTURING COMPANY.

LIGHTING FIXTURES

FURNISH AND INSTALL LIGHTING FIXTURES FOR LIGHTING SYSTEMS AS SHOWN ON THE PLANS, SPECIFIED IN THE "LIGHT FIXTURE SCHEDULE" AND DESCRIBED HEREIN.

LIGHTING FIXTURES SHALL BE COMPLETE WITH ALL NECESSARY AND RELATED PARTS, INCLUDING LAMPS, CANOPIES, SUSPENSIONS OF PROPER LENGTH, HICKEYS, CASINGS, SOCKETS, HOLDERS, REFLECTORS, BALLASTS, BALLAST FUSING, DIFFUSING MATERIALS, LOUVERS, PLASTER FRAMES, YOKES, CEILING CLIPS FOR SEISMIC, AND ANY OTHER PART OR DEVICE REQUIRED FOR PROPER INSTALLATION AND TO MEET THE DESIGN INTENT. MINIMUM THICKNESS FOR ACRYLIC DIFFUSERS SHALL BE .125 INCHES. BALLASTS SHALL BE HIGH POWER FACTOR, SOUND RATING "A."

ELECTRONIC BALLASTS AND/OR DRIVERS SHALL HAVE A 5-YEAR EXTENDED WARRANTY AND TOTAL HARMONIC DISTORTION LESS THAN 10%.

FLUORESCENT LAMPS SHALL BE OF THE LOW-MERCURY TYPE WITH COLOR TEMPERATURE OF 4100 DEGREES KELVIN AND A COLOR RENDERING INDEX OF 82 OR GREATER.

LIGHTING CONTROLS

REFER TO LIGHTING CONTROLS AS DEFINED ON LIGHTING PLANS, LIGHTING CONTROL SCHEDULE, AND WIRING DIAGRAMS.

SWITCHBOARDS AND PANELBOARDS

SWITCHBOARDS AND PANLBOARDS SHALL HAVE ALUMINUM BUS BARS. SWITCHBOARDS AND PANLBOARDS SHALL HAVE 100% RATED NEUTRAL BUSES.

SWITCHBOARDS AND PANELBOARDS SHALL HAVE BOLT-ON TYPE CIRCUIT BREAKERS, AMBIENT COMPENSATED, THERMAL MAGNETIC TRIP, QUICK-MAKE AND QUICK-BREAK. TOGGLE MECHANISM SHALL BE OVER CENTER TYPE WITH TRIP-FREE POSITIVE OPERATION. MULTI-POLE BREAKERS SHALL BE COMMON TRIP TYPE. BREAKERS 125 AMPS AND LARGER SHALL HAVE ELECTRONIC TRIP FEATURES.

120/208 VOLT PANELS SHALL BE TYPE NQOD, THREE-PHASE, 4-WIRE. BREAKERS SHALL BE TYPE QOB-H RATED WITH KAIC RATING AS INDICATED ON ONE-LINE DRAWING.

HANDLE LOCK-ONS SHALL BE FURNISHED AND INSTALLED ON CIRCUITS AS INDICATED ON THE DRAWINGS AND NECESSARY BY CODE. CIRCUIT BREAKERS SHALL BE THE GFCI TYPE WHERE SHOWN ON THE DRAWINGS, PANEL SCHEDULES OR AS REQUIRED BY CODE.

PANELBOARDS FOR LIGHTING AND POWER DISTRIBUTION SHALL HAVE A MINIMUM OF 20% SPARE BREAKERS.

BALANCE DESIGN LOAD ACROSS ALL PANELBOARDS. CONFIRM LOADING PRIOR TO FINAL COMPLETION.

PROVIDE A TYPED CIRCUIT DIRECTORY IN EACH SWITCHBOARD AND PANELBOARD UPON COMPLETION OF WORK. HAND WRITTEN DIRECTORIES ARE NOT ACCEPTABLE. CIRCUIT DESCRIPTIONS SHALL INCLUDE ROOM NUMBER AND TYPE OF LOAD SERVED.

PROVIDE ARC-FLASH LABELS ON ALL PANELBOARDS.

PANELBOARDS SHALL BE MANUFACTURED BY EATON, GENERAL ELECTRIC, SIEMENS OR SQUARE D.

SURGE PROTECTION DEVICES (SPD)

PROVIDE SPDS FOR LOW-VOLTAGE POWER SYSTEMS, CONTROLS, SECURITY SYSTEMS AND COMMUNICATIONS SYSTEMS. CLAMPING VOLTAGE SHALL BE 120% OF NOMINAL PEAK LINE VOLTAGE. COMPLY WITH THE FOLLOWING STANDARDS: UL 1283; UL 1449, 3RD EDITION; IEEE C62.41; IEEE C62.45; NEMA LS 1.

PROVIDE PANELBOARD SUPPRESSORS OF MODULAR DESIGN WITH FIELD-REPLACEABLE MODULES, SINE-WAVE-TRACKING TYPE THAT INCLUDE:
FUSES RATED AT 200KA INTERRUPTING CAPACITY, BOLTED COMPRESSION LUGS FOR INTERNAL WIRING, INTEGRAL DISCONNECT SWITCH, REDUNDANT SUPPRESSION CIRCUITS AND REPLACEABLE MODULES, COPPER BUS BARS FOR BOLTED CONNECTIONS TO PHASE BUSES, NEUTRAL BUS AND GROUND BUS, LED ANNUNCIATOR FOR POWER AND PROTECTION STATUS, AUDIBLE ALARM, WITH SILENCING SWITCH, ONE SET OF DRY CONTACTS RATED AT 5A AND 250 VAC FOR REMOTE MONITORING, SURGE EVENT OPERATIONS COUNTER.

PROTECTION MODES AND UL 1449, 3RD EDITION, SVR FOR GROUNDED WYE CIRCUITS SHALL BE 800 V FOR 480Y/277, 3-PHASE, FOUR-WIRE CIRCUITS
1. PHASE TO PHASE
2. PHASE TO NEUTRAL
3. PHASE TO GROUND

PEAK SINGLE IMPULSE SURGE CURRENT RATING:
1. SERVICE ENTRANCE: 80 KA PER MODE
2. PANELBOARDS: 60 KA PER MODE

PROVIDE MULTIPOLE CIRCUIT BREAKER AS A DEDICATED DISCONNECT FOR EACH SPD DEVICE. SPD SHALL BE INTEGRATED WITHIN SWITCHBOARDS AND PANELBOARDS.

UTILITY SERVICE ENTRANCE

METERS SHALL BE FURNISHED BY THE UTILITY COMPANY UNLESS NOTED OTHERWISE. MAXIMUM METER CENTLINE HEIGHT SHALL NOT EXCEED 6'-3" ABOVE THE SURFACE ON WHICH THE METER READER STAND UNLESS NOTED OTHERWISE ON DRAWINGS. INCLUDE PROVISIONS FOR PADLOCKING AND SEALING AS REQUIRED BY THE UTILITY COMPANY. PROVIDE TRANSFORMER PAD PER UTILITY COMPANY REQUIREMENTS.

AUTOMATIC TRANSFER SWITCH

PROVIDE AN AUTOMATIC TRANSFER SWITCH TO INITIATE A SIGNAL TO THE GENERATOR UPON LOSS OF UTILITY POWER. WHEN THE GENERATOR SYSTEM IS RUNNING AND PROVIDING SPECIFIED VOLTAGE AND FREQUENCY, THE TRANSFER SWITCH SHALL TRANSFER THE LOAD TO THE GENERATOR SYSTEM. THE GENERATOR SHALL AUTOMATICALLY START AND ACCEPT LOAD WITHIN THE NFPA REQUIRED TIME FRAME.

UPON RESTORATION OF THE UTILITY ELECTRICAL POWER SUPPLY, THE TRANSFER SWITCH SHALL, AFTER AN ADJUSTABLE TIME DELAY, TRANSFER LOAD BACK TO NORMAL POWER SUPPLY AND SIGNAL THE GENERATOR SYSTEM TO STOP.

THE AUTOMATIC TRANSFER SWITCH SHALL ALSO PROVIDE FOR PERIODIC TESTING OF THE GENERATOR AND AUTOMATIC TRANSFER SYSTEM.

THE AUTOMATIC TRANSFER SWITCH SHALL HAVE 3 SECOND WITHSTAND; CLOSING AND INTERRUPTING RATINGS OF 18,000 AIC AT 480VOLTS. THE TRANSFER SWITCH SHALL BE 100% EQUIPMENT RATED FOR CONTINUOUS DUTY AS SHOWN ON THE DRAWINGS AND SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF UL 1008 FOR EMERGENCY SYSTEM TOTAL LOAD. THE AUTOMATIC TRANSFER SWITCH SHALL BE FULLY RATED TO PROTECT ALL TYPES OF LOADS, INDUCTIVE AND RESISTIVE, FROM LOSS OF CONTINUITY OF POWER, WITHOUT DERATING, EITHER OPEN OR ENCLOSED. PROVIDE TRANSFER SWITCH FROM SAME MANUFACTURER AS GENERATOR OR ELECTRICAL PANELBOARDS PROVIDED.

SWITCH SHALL BE WALL MOUNT CONSTRUCTION. THE SWITCHING PANEL SHALL CONSIST OF COMPLETELY ENCLOSED CIRCUIT BREAKER BASED ASSEMBLIES AND A SEPARATE CONTROL OR TRANSFORMER PANEL. CONTROL POWER FOR ALL TRANSFER OPERATIONS SHALL BE DERIVED FROM THE LINE SIDE OF THE SOURCE TO WHICH THE LOAD IS BEING TRANSFERRED. PROVIDE AN AUTOMATIC OPEN-TRANSITION TRANSFER SWITCH WITH REMOTE ANNUNCIATION AND CONTROL. TRANSFER SWITCH SHALL BE POSITIVELY INTERLOCKED BOTH MECHANICALLY AND ELECTRICALLY TO PREVENT SIMULTANEOUS CLOSING OF BOTH SOURCES UNDER EITHER AUTOMATIC OR MANUAL OPERATION. MAIN CONTACTS SHALL BE MECHANICALLY LOCKED IN POSITION IN BOTH NORMAL AND EMERGENCY POSITIONS.

THE TRANSFER SWITCH SHALL HAVE A MICROPROCESSOR-BASED CONTROLLER. THE CONTROLLER SHALL BE HARDENED AGAINST POTENTIAL PROBLEMS FROM TRANSIENTS AND SURGES. OPERATION OF THE TRANSFER SWITCH AND MONITORING OF BOTH SOURCES SHALL BE MANAGED BY THE CONTROLLER. CONTROLLER SHALL BE PROVIDED WITH SCHEDULED MONTHLY TESTING CAPABILITIES AS REQUIRED BY NFPA 110.

TERMINAL BLOCKS SHALL CONFORM TO NEMA ICS 4. TERMINAL FACILITIES SHALL BE ARRANGED FOR ENTRANCE OF EXTERNAL CONDUCTORS FROM THE TOP OR BOTTOM OF THE ENCLOSURE. THE MAIN TRANSFER SWITCH TERMINALS SHALL BE SUITABLE FOR THE TERMINATION OF CONDUCTORS SHOWN ON THE PLANS.

PROVIDE THE SERVICES OF A FACTORY TRAINED REPRESENTATIVE TO PERFORM ALL TESTING AND PREPARATION WORK. THE GENERATOR SYSTEM SHALL BE FULLY TESTED TO VERIFY THAT IT IS OPERATING WITHIN MANUFACTURERS TOLERANCES AND THAT IT IS OPERATING AS SPECIFIED. THE TEST SHALL BE FULLY DOCUMENTED AND SUBMITTED AS SPECIFIED IN SUBMITTALS PARAGRAPH.

THE FACTORY-AUTHORIZED SERVICE REPRESENTATIVE SHALL DEMONSTRATE OPERATION, ADJUSTMENT AND MAINTENANCE OF THE SYSTEM AND TRAIN OWNER PERSONNEL. COORDINATE TRAINING SO FACTORY-AUTHORIZED PERSONNEL FROM ALL RELATED EQUIPMENT SHALL BE SIMULTANEOUSLY ON-SITE FOR TRAINING AND TESTING (INCLUDING ENGINE-GENERATOR AND AUTOMATIC TRANSFER SWITCH).

AUTOMATIC TRANSFER SWITCH SHALL BE ASCO, EATON, LEXINGTON OR SAME MANUFACTURER AS GENERATOR SET.

LOW VOLTAGE SYSTEM ROUGH-IN

PROVIDE BACK-BOX ROUGH-INS AND CONDUIT STUB-UPS TO ACCESSIBLE LOCATIONS ABOVE CEILING FOR LOW VOLTAGE SYSTEMS. INSTALL ROUGH-INS IN THE LOCATIONS NOTED ON DRAWINGS. WIRING SHALL BE IN CONDUIT IN WALLS AND IN CONDUIT WHERE NOT CONCEALED ABOVE LAY-IN CEILINGS. REFER TO SYMBOL LEGEND SHEET FOR ADDITIONAL INFORMATION. INSTALLATION OF CABLE, TERMINATIONS, JACKS, AND RACK MOUNTED ACTIVE EQUIPMENT SHALL BE PROVIDED BY OTHERS.

RESIDENTIAL PROJECT REQUIREMENTS

PROVIDE A RESIDENTIAL METER MODULE WITH MAIN CIRCUIT BREAKER AS INDICATED ON DRAWINGS. COORDINATE WITH ALL UTILITY REQUIREMENTS.

PROVIDE ARC FAULT CIRCUIT BREAKERS TO BREAKERS NOT SERVING GFCI RECEPTACLES PER NEC 210.12(A). PROVIDE RECEPTACLES WITH SPACING IN ACCORDANCE WITH NEC 210.52(A) SO THAT AT NO POINT ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FT FROM THE RECEPTACLE OUTLET.

FOR RESIDENTIAL LOAD CENTERS, PROVIDE A 208Y/120V SINGLE PHASE PANEL.

ELEVATOR

INSTALLATION OF ELEVATOR COMPONENTS SHALL COMPLY WITH ALL APPLICABLE ASME AND LIFE SAFETY CODES.

PROVIDE POWER FOR ___HP ELEVATOR AS SHOWN ON DRAWINGS AND ELECTRICAL EQUIPMENT REQUIREMENTS SCHEDULE. PROVIDE SHUNT TRIP BREAKER FOR ELEVATOR FEED (WHEN SPRINKLERS ARE PRESENT) IN ORDER TO REMOVE POWER FROM ELEVATOR CONTROLS BEFORE ANY SPRINKLER IS ACTIVATED IN THE ELEVATOR MACHINE ROOM AND HOISTWAY OVERHEAD.

PROVIDE ELEVATOR MACHINE ROOM LIGHTING TO MEET THE MINIMUM 19 FC REQUIREMENT PER ASME A17.1 2.7.9.1.

PROVIDE ELEVATOR PIT LIGHTING TO MEET THE MINIMUM 10 FC REQUIREMENT PER ASME A17.1 2.2.5. IF THERE IS MORE THAN ONE LEVEL OF AN ELEVATOR PIT, A THREE-WAY SWITCH SHALL BE PROVIDED IN BOTH THE PIT AREAS TO OPERATE ALIGHT FIXTURE LOCATED IN BOTH LOCATIONS. PROVIDE A LIGHT FIXTURE INSTALLED IN EACH PIT LEVEL.

COORDINATE WITH ELEVATOR CONTRACTOR TO PROVIDE INSTALLATION OF CONTROL DEVICES AND ACCESSORIES SUCH AS ELEVATOR PIT SWITCHES AND ELEVATOR CONTROL PANEL.

PROVIDE GFI RECEPTACLES IN ALL ELEVATOR MACHINE ROOMS, MACHINERY SPACES, AND ELEVATOR PIT AREAS PER ASME A17.1, NEC 620(C) & 620.24(C).

PROVIDE EMERGENCY POWER TO ALL ELEVATOR MACHINE ROOM LIGHTING AND TO ALL ELEVATOR CAR LIGHTING DISCONNECTS LOCATED IN ELEVATOR MACHINE ROOMS.

A SEPARATE BRANCH CIRCUIT SHALL SUPPLY THE CAR LIGHTS, RECEPTACLE(S), AUXILIARY LIGHTING POWER SOURCE, AND VENTILATION ON EACH ELEVATOR CAR. THE BRANCH CIRCUIT SHALL BE FUSED/BREAKER AND LOCKABLE AND SUPPLIED IN ALL ELEVATOR MACHINE ROOMS. ONE DISCONNECT SHALL BE PROVIDED FOR EACH ELEVATOR. PROVIDE A LABEL STATING THE LOCATION OF THE SUPPLY SIDE OCPD ON THE DISCONNECT PER NEC 620.22(A) AND 620.51(D).

A SEPARATE BRANCH CIRCUIT SHALL SUPPLY THE ELEVATOR MACHINE ROOM SPACE LIGHTING AND RECEPTACLES PER NEC 620.23(A).

PROVIDE SEPARATE BRANCH CIRCUITS TO: PIT LIGHTING & RECPETACLES, AND A SEPARATE BRANCH CIRCUIT FOR THE PIT SUMP PUMP PER NEC 620.24.

IF ELEVATOR IS TO OPERATE ON BUILDING EMERGENCY POWER, THE HVAC UNIT SHALL ALSO BE PROVIDED WITH BUILDING EMERGENCY POWER TO MEET THE TEMPERATURE REQUIREMENTS FOR THE ELEVATOR CONTROLLER.

MAIN LINE BREAKER OR DISCONNECT (LOCAKBLE, FUSED OR BREAKER, UL LISTED) SHALL BE SUPPLIED IN ALL ELEVATOR MACHINE ROOMS IN SIGHT OF ELEVATOR MOTOR AND CONTROLLER AND ADJACENT TO MACHINE ROOM ENTRY DOOR, ONE DISCONNECT REQUIRED FOR EACH ELEVATOR. PROVIDE A LABEL ON THE DISCONNECT STATING LOCATION OF OVERCURRENT PROTECTION DEVICE PER NEC 620-51.

HYDRAULIC ELEVATOR: PROVIDE A MAIN LINE DISCONNECT AUXILIARY CONTACT FOR EMERGENCY BATTERY LOWERING OPERATION PER NEC 620-91.

PROVIDE CONDUIT IN ELEVATOR MACHINE ROOMS TO THE ELEVATOR CONTROLLER FOR EMERGENCY PHONE AND DATA LINES IN COORDINATION WITH THE ELEVATOR CONTRACTOR.

EQUIPMENT INSTALLATION

PROVIDE ANCHORS, FASTENERS, AND

MECHANICAL EQUIPMENT - ELECTRICAL REQUIREMENTS SCHEDULE - BLDG 1 AMENITY

								STARTER						DISCONNECT					CONTROL DEVICE			FEEDER INFORMATION						
Type Mark	DESCRIPTION	HP	VOLTAGE	PHASE	MCA	MOCP	ENCLOSURE TYPE	FURNISHED BY	INSTALLED BY	TYPE	SIZE	AUXILIARY CONTACTS	LOCATION	FURNISHED BY	INSTALLED BY	TYPE	SWITCH/ FUSE SIZE	LOCATION	FURNISHED BY	WIRED BY	TYPE	(L.C.) QTY	LINE	(GND) QTY	GROUND	(CNDT) QTY	CONDUIT	REMARKS
CU-1A	AIR-COOLED CONDENSING UNIT - AMENITY		208	1	11.8	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
CU-2A	AIR-COOLED CONDENSING UNIT - AMENITY		208	1	15.0	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
CU-3A	AIR-COOLED CONDENSING UNIT - AMENITY		208	1	11.8	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
CU-4A	AIR-COOLED CONDENSING UNIT - AMENITY		208	1	11.8	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
CU-5A	AIR-COOLED CONDENSING UNIT - AMENITY		208	1	15.0	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
CU-6A	AIR-COOLED CONDENSING UNIT - AMENITY		208	1	15.0	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
CU-7A	AIR-COOLED CONDENSING UNIT - AMENITY		208	1	15.0	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
CU-8A	AIR-COOLED CONDENSING UNIT - AMENITY		208	1	15.0	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
CU-9A	AIR-COOLED CONDENSING UNIT - AMENITY		208	1	15.0	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
CU-10A	AIR-COOLED CONDENSING UNIT - AMENITY		208	1	15.0	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
CU-11A	AIR-COOLED CONDENSING UNIT - AMENITY		208	1	15.0	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
CU-12A	AIR-COOLED CONDENSING UNIT - AMENITY		208	1	11.8	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
CU-13A	AIR-COOLED CONDENSING UNIT - AMENITY		208	1	15.0	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
CU-14A	AIR-COOLED CONDENSING UNIT - AMENITY		208	1	11.8	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
EF-3	EXHAUST FAN	0.67	208	1	2.8	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
EF-4	EXHAUST FAN	0.75	208	1	3.0	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
EF-5	EXHAUST FAN	0.25	208	1	1.5	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
FCU-1A	HORIZONTAL RECESSED CEILING FAN COIL	0.125	208	1	25.0	30.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	30A/2P	AT UNIT	MC	MC	TSTAT	2	#10	1	#10	1	3/4"	
FCU-2	HORIZONTAL RECESSED CEILING FAN COIL	0.125	208	1	25.0	30.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	30A/2P	AT UNIT	MC	MC	TSTAT	2	#10	1	#10	1	3/4"	
FCU-2A	FAN COIL UNIT - AMENITY	0.18	208	1	1.1	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
FCU-3A	FAN COIL UNIT - AMENITY	0.125	208	1	25.0	30.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
FCU-4A	HORIZONTAL RECESSED CEILING FAN COIL	0.125	208	1	25.0	30.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	30A/2P	AT UNIT	MC	MC	TSTAT	2	#10	1	#10	1	3/4"	
FCU-5A	FAN COIL UNIT - AMENITY	0.18	208	1	1.1	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
FCU-6A			208	1			NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
FCU-7A			208	1			NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2		1		1	3/4"	
FCU-8A			208	1			NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
FCU-9A	FAN COIL UNIT - AMENITY	0.18	208	1	1.1	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
FCU-10A	FAN COIL UNIT - AMENITY	0.18	208	1	1.1	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
FCU-11A	FAN COIL UNIT - AMENITY	0.18	208	1	1.1	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
FCU-12A	HORIZONTAL RECESSED CEILING FAN COIL	0.125	208	1	25.0	30.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	30A/2P	AT UNIT	MC	MC	TSTAT	2	#10	1	#10	1	3/4"	
FCU-13A	FAN COIL UNIT - AMENITY	0.18	208	1	1.1	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
FCU-14A	HORIZONTAL RECESSED CEILING FAN COIL	0.125	208	1	25.0	30.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	30A/2P	AT UNIT	MC	MC	TSTAT	2	#10	1	#10	1	3/4"	
MAU-1	GAS-FIRED MAKE-UP AIR UNIT WITH DX COOLING		208	3	19.7	25.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	25A/3P	AT UNIT	MC	MC	TSTAT	2	#10	1	#10	1	3/4"	
MAU-2	GAS-FIRED MAKE-UP AIR UNIT WITH DX COOLING		208	3	19.7	25.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	25A/3P	AT UNIT	MC	MC	TSTAT	2	#10	1	#10	1	3/4"	
RTU-1	ROOFTOP UNIT		208	3	20.0	25.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	25A/3P	AT UNIT	MC	MC	TSTAT	2	#10	1	#10	1	3/4"	

MECHANICAL EQUIPMENT - ELECTRICAL REQUIREMENTS SCHEDULE - BLDG 1 RESIDENTIAL

								STARTER						DISCONNECT					CONTROL DEVICE			FEEDER INFORMATION						
Type Mark	DESCRIPTION	HP	VOLTAGE	PHASE	MCA	MOCP	ENCLOSURE TYPE	FURNISHED BY	INSTALLED BY	TYPE	SIZE	AUXILIARY CONTACTS	LOCATION	FURNISHED BY	INSTALLED BY	TYPE	SWITCH/ FUSE SIZE	LOCATION	FURNISHED BY	WIRED BY	TYPE	(L.C.) QTY	LINE	(GND) QTY	GROUND	(CNDT) QTY	CONDUIT	REMARKS
CU-1	AIR-COOLED CONDENSING UNIT - RESIDENTIAL		120	1	15.0	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/1P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
CU-2	AIR-COOLED CONDENSING UNIT - RESIDENTIAL		208	1	11.8	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
CU-3	AIR-COOLED CONDENSING UNIT - RESIDENTIAL		208	1	14.2	25.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	25A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
EF-1	EXHAUST FAN	0.004	115	1	1.0	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/1P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
FCU-1	FAN COIL UNIT - RESIDENTIAL		208	1	1.1	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
FCU-2	HORIZONTAL RECESSED CEILING FAN COIL		208	1	25.0	30.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	30A/2P	AT UNIT	MC	MC	TSTAT	2	#10	1	#10	1	3/4"	
FCU-3	HORIZONTAL RECESSED CEILING FAN COIL		208	1	16.0	20.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	20A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
FCU-5A	FAN COIL UNIT - AMENITY	0.18	208	1	1.1	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	

PLUMBING EQUIPMENT - ELECTRICAL REQUIREMENTS SCHEDULE

								STARTER						DISCONNECT					FEEDER INFORMATION						
TYPE MARK	Description	HP	VOLTAGE	PHASE	MCA	MOCP	ENCLOSURE TYPE	FURNISHED BY	INSTALLED BY	TYPE	SIZE	AUXILIARY CONTACTS	LOCATION	FURNISHED BY	INSTALLED BY	TYPE	SWITCH/ FUSE SIZE	LOCATION	(L.C.) QTY	LINE	(GND) QTY	GROUND	(CNDT) QTY	CONDUIT	REMARKS
BP-1	BOOSTER PUMP		208	3	41.0	60.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	60A/3P	AT UNIT	3	#6	1	#6	1	1"	
CP-1	CIRCULATING PUMP			1	1.3	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/1P	AT UNIT	2	#12	1	#12	1	3/4"	
ESP-1	ELEVATOR SUMP PUMP		120	1	8.0	20.0	NEMA1	-	-	-	-	-	-	EM	EM	NF	20A/1P	AT UNIT	2	#12	1	#12	1	3/4"	
EWC-1	ELECTRIC WATER COOLER		120	1	5.0	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	CP	-	AT UNIT	2	#12	1	#12	1	3/4"	

STARTER TYPES:
FVNR FULL VOLTAGE NON-REVERSING
FVR FULL VOLTAGE REVERSING
2-SPD TWO SPEED
VFD VARIABLE FREQUENCY DRIVE
RVS REDUCED VOLTAGE

COMBINATION DISCONNECT TYPES:
FS FUSED SWITCH
NFS NON-FUSED SWITCH
MCP MOTOR CIRCUIT PROTECTOR
CB CIRCUIT BREAKER
CP CORD AND PLUG

CONTROL DEVICES:
HOA HAND-OFF-AUTO SWITCH
RP RED (RUN) PILOT LIGHT
GP GREEN (POWER) PILOT LIGHT
0/0 ON-OFF SELECTOR SWITCH
S/S STOP-START PUSHBUTTONS
TSTAT THERMOSTAT
MRTS MOTOR RATED TOGGLE SWITCH

ABBREVIATIONS:
EC ELECTRICAL CONTRACTOR
MC MECHANICAL CONTRACTOR
GC GENERAL CONTRACTOR
TC TEMPERATURE CONTROL
OWN OWNER

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ELECTRICAL SCHEDULES

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MARK	DATE	DESCRIPTION
1	3/25/2022	CITY COMMENTS
4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: JDJ

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 71300
JOSEPH REMSON
Date Signed
ARIZONA U.S.A.
4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E003A

3056-20-02

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GENERAL NOTES:

A. CONTRACTOR SHALL REFER TO SPECIFICATIONS REGARDING PROVIDING ADDITIONAL SPARE LAMPS, LENSES, AND GLOBES.

B. ALTERNATIVE FIXTURES ARE ACCEPTABLE. ANY ALTERNATIVE FIXTURE SHALL BE SUBMITTED TO OWNER, ARCHITECT AND ENGINEER FOR REVIEW BEFORE SUBMITTAL.

LIGHTING FIXTURE SCHEDULE

TYPE	LOCATION	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNTING	LAMP	VOLTAGE	WATT	NOTES
A	BUILDING	LITHONIA	WF6-LED-30K40K50K-90CRI-MW	6 IN SURFACE DOWN LIGHT	SURFACE	LED	120	14	
B	BUILDING	LITHONIA	WF6-LED-30K40K50K-90CRI-MW	6 IN SURFACE DOWN LIGHT; DAMP LOCATION	SURFACE	LED	120	14	
C	BUILDING	LITHONIA	BLC LED-2X4-5000LM-80CRI-40K-ADSM-MMIN10-ZT-MVOLT	ACT TILE LIGHT 2X4	SURFACE	LED	120	32	
D	BUILDING	LITHONIA	ZL1D-L48-SMR-5000LM-FST-MVOLT-40K-90CRI	UTILITY LIGHT FIXTURE	AIR CRAFT CABLE	LED	120	41	
DE	BUILDING	LITHONIA	ZL1D-L48-SMR-5000LM-FST-MVOLT-40K-90CRI-E7W	EMERGENCY UTILITY LIGHT FIXTURE	AIR CRAFT CABLE	LED	120	41	1
EM	BUILDING	LITHONIA	EU2L M12	LED EMERGENCY LIGHT WITH TWO HEADS	SURFACE	LED	120	1.5	1
EM2	BUILDING	LITHONIA	ELM4L LTP	LED EMERGENCY LIGHT WITH TWO HEADS - OUTDOOR RATED	SURFACE	LED	120	11	1
FE	BUILDING	LITHONIA	ZL1D-L48-SMR-5000LM-FST-MVOLT-40K-90CRI-E7M	ELEVATOR LIGHTS	SURFACE	LED	120	59	1
HE	BUILDING	SENSOR SWITCH	WL4-40L-MVOLT-EZ1-EL7L-LP840-MSD7-DIM50	STAIRWELL LIGHTS	SURFACE	LED	120	40	1
UA	UNIT	LITHONIA	WF6-LED-30K40K50K-90CRI-MW	6 IN SURFACE DOWN LIGHT	SURFACE	LED	120	14	
UB	UNIT	LITHONIA	WF6-LED-30K40K50K-90CRI-MW	6 IN SURFACE DOWN LIGHT; DAMP LOCATION	SURFACE	LED	120	14	
UD	UNIT	LITHONIA	WF6-LED-30K40K50K-90CRI-MW	6 IN SURFACE DOWN LIGHT; DAMP LOCATION	SURFACE	LED	120	14	
UF	UNIT	OXYGEN LTG	3-102-6	CEILING FAN	PENDANT	LED	120	60	
UV	UNIT	LITHONIA	FMVTSL-24IN-MVOLT-30K-90CRI-BN	BATHROOM OVER THE SINK VANITY LED LIGHT	SURFACE	LED	120	18	
X1	BUILDING	LITHONIA	WLTE EL	LED EXIT SIGN WITH CHEVRON ARROWS - OUTDOOR RATED	UNIVERSAL	LED	120	2.7	1
X2	BUILDING	LITHONIA	EXRG EL M6	LED EXIT SIGN WITH CHEVRON ARROWS	UNIVERSAL	LED	120	1	1

NOTES:

1. BATTERY PACKS IN FIXTURES FOR INTERIOR EGRESS EMERGENCY LIGHTING.

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ELECTRICAL SCHEDULES

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REVISIONS		
MARK	DATE	DESCRIPTION
	7/6/2022	LIGHTING REVISIONS

REVIEWED BY: JFR
DRAWN BY: JDJ

71300
JOSEPH REMSON
ARIZONA, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E004A

3056-20-02

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KEYNOTE LEGEND

1 LOCATE TRANSFORMER A MINIMUM OF 5' AWAY FROM 2-HOUR RATED CONSTRUCTION AND A MINIMUM OF 10' FROM ANY MEANS OF EGRESS.

2 ATS-2 INCLUDED IN LOT 2 CONSTRUCTION. REFER TO BUILDING 3 PLANS FOR ADDITIONAL DETAILS.

GENERAL NOTES

A. REFER TO E001A FOR ELECTRICAL SYMBOLS AND NOTES.

B. REFER TO E002A FOR ELECTRICAL SPECIFICATIONS.

C. REFER TO E008A FOR ELECTRICAL RISER DIAGRAM.

D. ALL UTILITY ROUGH-IN WORK SHALL MEET ARIZONA PUBLIC SERVICE (APS) ELECTRICAL SERVICE REQUIREMENTS.

E. APS SHALL PROVIDE INCOMING PRIMARY FEEDERS FROM THE EXISTING APS CABINET TO THE BUILDING TRANSFORMERS. APS SHALL ALSO PROVIDE THE BUILDING TRANSFORMERS

F. APS SHALL PROVIDE THE SECONDARY FEEDERS FROM THE BUILDING TRANSFORMERS TO THE DISTRIBUTION PANELS IN THE BUILDING.

G. REFER TO THE FINAL APS DESIGN PLANS WHEN AVAILABLE FOR MORE DETAILS ON INCOMING SERVICE AND APS EQUIPMENT ON THE SITE.

H. TEST GROUND FAULT PROTECTION (GFP) PER NEC 215.10 AND 230.95.

I. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT CIRCUIT NUMBERS IN FIELD AND PROVIDE TYPEWRITTEN PANEL SCHEDULE AT EACH LOCATION.

J. CONTRACTOR SHALL PROVIDE CONCRETE ENCASED DUCTBANK FOR ALL PRIMARY AND SECONDARY CONDUIT. CONCRETE DUCTBANK SHALL BE INSTALLED PER APS CONSTRUCTION STANDARDS.

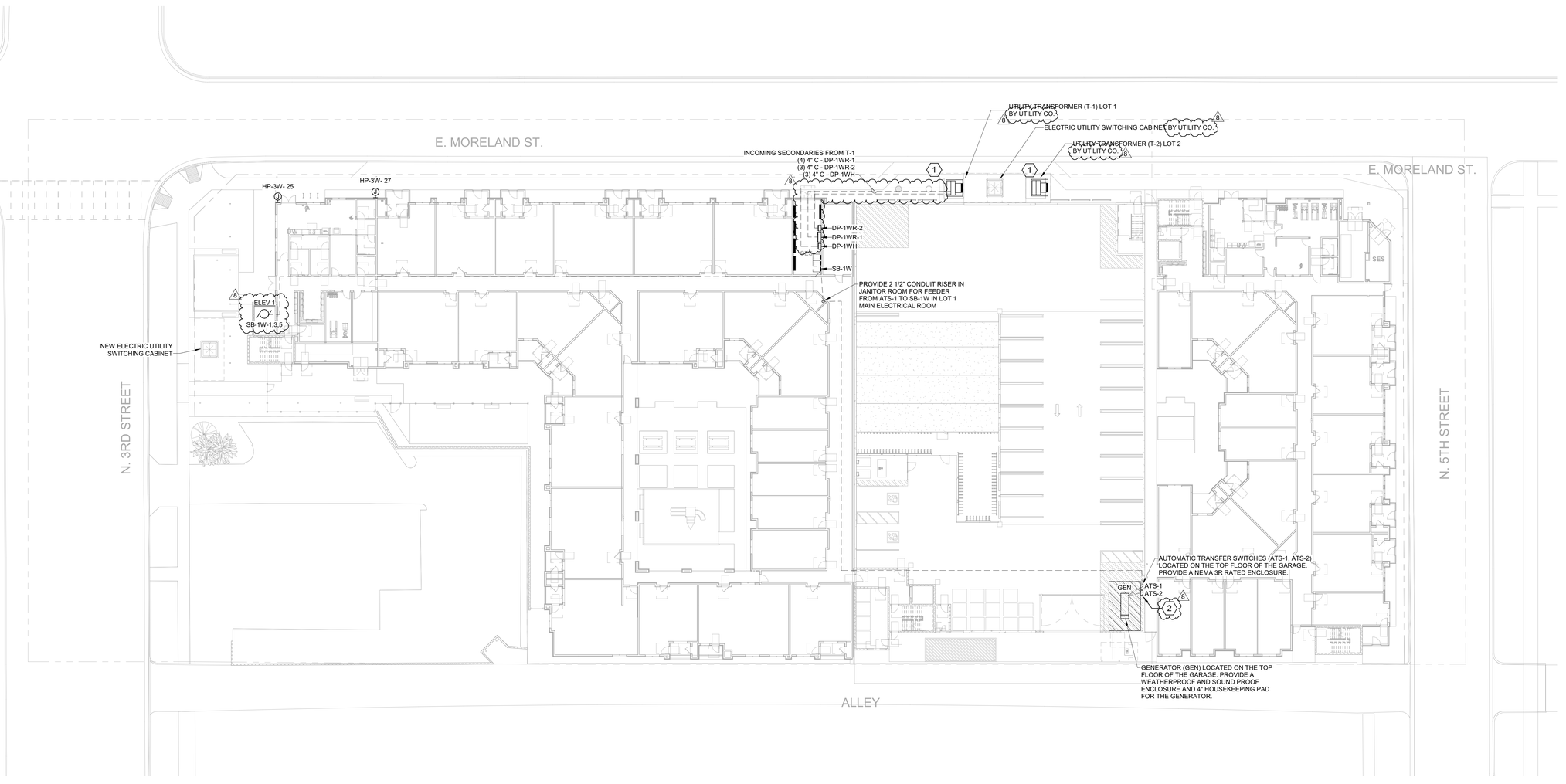
K. NO MORE THAN 360 DEGREES OF BENDS BETWEEN PULLING POINTS PER NEC 362.26, 342.26, 344.26, 352.26, 358.26, 350.26, AND 356.26.

L. PROVIDE AND INSTALL A PERMANENT PLAQUE OR DIRECTORY AT EACH SERVICE DISCONNECT LOCATION DENOTING ALL OTHER SERVICES, FEEDERS, AND BRANCH CIRCUITS SUPPLYING THAT BUILDING OR STRUCTURE AND THE AREA SERVED BY EACH, IN COMPLIANCE WITH NEC 230.2(E).

M. CONTRACTOR SHALL VERIFY THAT VOLTAGE DROP DOES NOT RISE ABOVE 3% FOR ALL FEEDERS. CONTRACTOR SHALL INCREASE SIZE OF CONDUCTORS IF VOLTAGE DROP CALCULATIONS SHOW HIGHER THAN 3%., GROUND CONDUCTOR SHALL BE SIZED PER NEC 250.122.

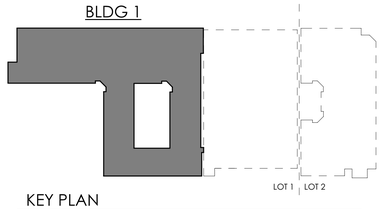
N. PROVIDE SERVICE RATED EQUIPMENT FOR ALL SERVICE ENTRANCE EQUIPMENT THAT HAVE A CONNECTION WITH THE UTILITY TRANSFORMER. PROVIDE SURGE PROTECTIVE DEVICES (SPD) TO SERVICE ENTRANCE EQUIPMENT, EXTERIOR EQUIPMENT AND ROOF-MOUNTED EQUIPMENT.

O. ELECTRICAL SWITCHBOARDS, PANELBOARDS, DISCONNECTS AND METERS SHALL BE NEMA 1 RATED UNLESS NOTED OTHERWISE.



1 ELECTRICAL SITE PLAN - BLDG 1

1" = 20'-0"



KEY PLAN

NTS

0 10' 20' 40'

SCALE: 1" = 20'-0"

N

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ELECTRICAL SITE PLAN

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MARK	DATE	DESCRIPTION
1	3/25/2022	CITY COMMENTS
4	4/21/2023	LOT SPLIT
8	4/30/2024	PERMIT AMENDENT

REVIEWED BY: JFR
DRAWN BY: JDJ

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 61268 KREGG KRAUS ARIZONA U.S.A.

04/30/2023
LICENSE EXPIRES 03/31/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E005A

3056-20-02

City of Phoenix Plan #: 2200804-01-RVSN Date: 08/30/24

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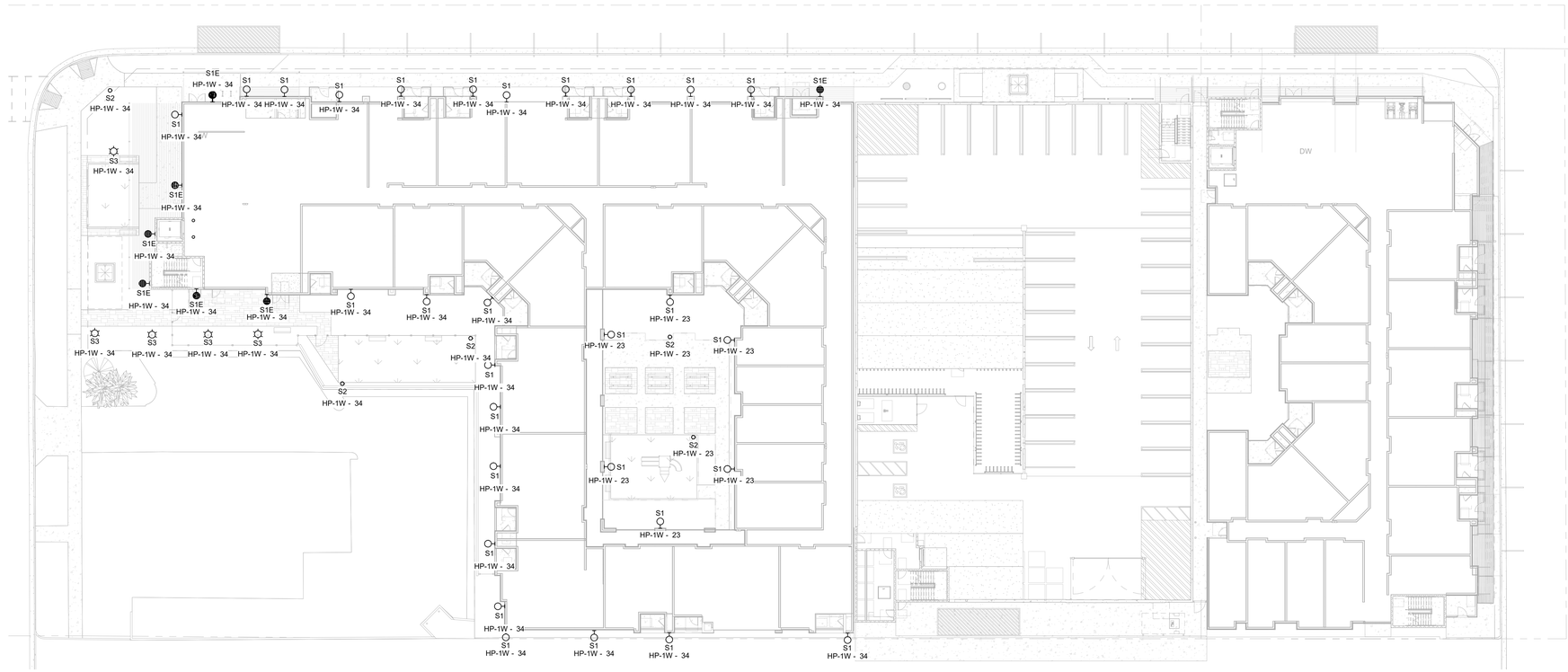
GENERAL NOTES

A. REFER TO ARCHITECT DRAWINGS FOR SITE PLAN DETAILS.

B. REFER TO SHEET E800A FOR SITE LIGHTING PHOTOMETRIC CALCULATIONS.



1 ELECTRICAL SITE LIGHTING PLAN - BLDG 1 4
1" = 20'-0"

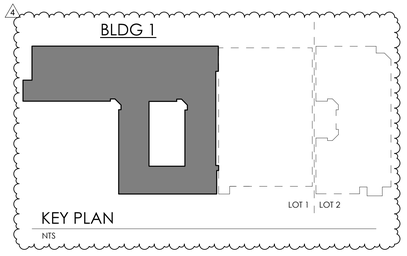
SITE LIGHTING FIXTURE SCHEDULE								
TYPE	DESCRIPTION	MOUNTING	LAMP	VOLT	WATT	MFR	CATALOG NUMBER	NOTE
S1	LOW-PROFILE LED WALL FIXTURE	WALL	LED	120	11	LITHONIA	WPX1 LED P1 40K MVOLT	1
S1E	LOW-PROFILE LED WALL FIXTURE	WALL	LED	120	11	LITHONIA	WPX1 LED P1 40K MVOLT E4WH	1,2
S2	LED POST TOP FIXTURE	POLE	LED	120	100	LITHONIA	MRP-LED-42C-700-50K-SR5-MVOLT-FV	1
S3	LED BOLLARD	BOLLARD	LED	120	14	HUBBELL	PA7R-CL3-12L-020-4K7-UNV	1

NOTES:

1. REFER TO SHEET E800A - ELECTRICAL PHOTOMETRIC PLAN FOR MOUNTING HEIGHT (MH:XX).
2. BATTERY PACKS IN FIXTURES FOR EXTERIOR EGRESS EMERGENCY LIGHTING.

SITE LIGHTING SYMBOLS

MARK	DESCRIPTION
	WALL SCONCE AND/OR WALL PACK LIGHT FIXTURE
	WALL SCONCE AND/OR WALL PACK LIGHT FIXTURE W/ BATTERY PACK
	BOLLARD LIGHT FIXTURE
	POLE LIGHT FIXTURE



KEY PLAN
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MARK	DATE	DESCRIPTION
	5/25/2022	LIGHTING COMMENTS
	7/6/2022	LIGHTING REVISIONS
4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: JDJ

Registered Professional Engineer (Electrical) CERTIFICATE NO. 71300 JOSEPH REMSON Date Signed 4/21/2023 ARIZONA, U.S.A.
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E006A

0 10' 20' 40'
SCALE: 1" = 20'-0"
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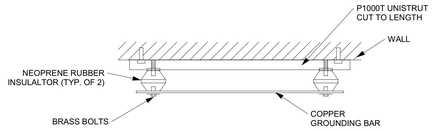
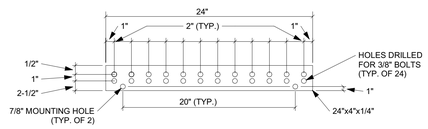
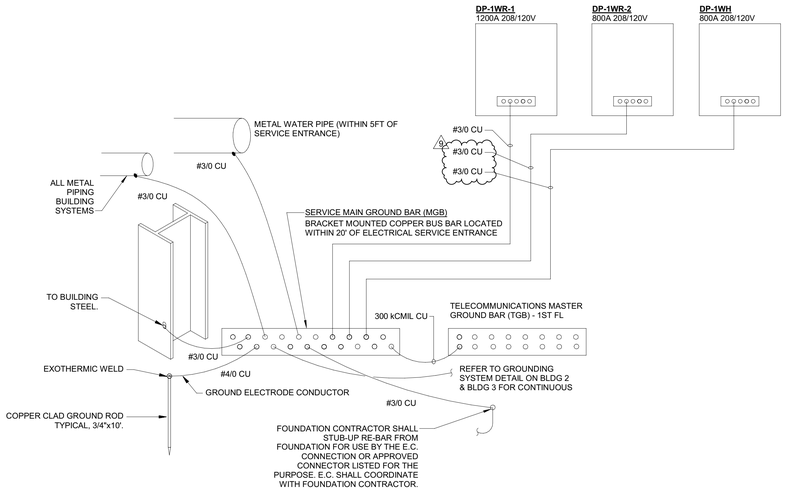


SEGB & TMGB GROUND BAR MOUNTING DETAIL



SEGB & TMGB GROUND BAR DETAIL
24"x4"x1/4"

1 SEGB & TMGB GROUND BAR DETAIL
NTS



NOTES:

1. ALL GROUND BUS CONNECTIONS TO BE MADE WITH 2-HOLE COMPRESSION TYPE CONNECTORS. BUS SHALL BE INSULATED FROM ITS SUPPORT AND SHALL MAINTAIN A 2" SPACING FROM WALL.
2. ALL WIRING SHALL BE COPPER AND TYPE THHN/THWN GREEN INSULATION WHERE REQUIRED.
3. GROUND RODS ARE TO BE LOCATED AT SERVICE ENTRANCE WITH SIZE AS NOTED.
4. ALL GROUNDING AND BONDING SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF NFPA 70 THE "NATIONAL ELECTRICAL CODE".
5. REFER TO SHEET E007A FOR RISER DIAGRAM AND DETAILS FOR CONDUCTOR SIZES

2 GROUNDING SYSTEM DETAIL - BLDG 1
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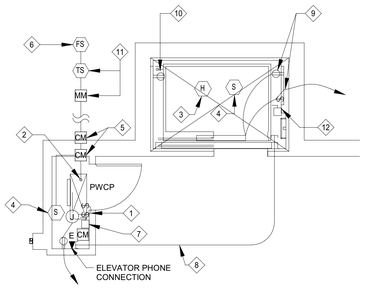

NOTE: DETAIL SHOWN IS SCHEMATIC ONLY AND DOES NOT NECESSARILY REPRESENT ACTUAL FLOOR PLAN LAYOUT

ELEVATOR DETAIL KEYED NOTES

1. PROVIDE FOR EACH CAR A LOCKABLE DISCONNECT SWITCH SQUARE-D CLASS 2510 #FG5 OR EQUAL W/17.5A OVERLOAD, WITH NAMEPLATE FOR "LIGHT/ACCESSORIES". (PROVIDE ONLY 20A SINGLE POLE SWITCH, PLATE AND ARROW HART #7949 SWITCH GUARD FOR EACH CAR IF BRANCH CIRCUIT PROTECTION IS PROVIDED IN PWCP).
2. ALL FIRE ALARM CONNECTIONS TO PWCP SHALL BE BY ELEVATOR SUBCONTRACTOR.
3. ADDRESSABLE HEAT DETECTOR MOUNTED WITHIN 2'-0" OF EACH SPRINKLER HEAD AT TOP AND BOTTOM OF SHAFT AND IN MACHINE ROOM.
4. ADDRESSABLE SMOKE DETECTOR IN MACHINE ROOM AND AT TOP OF ELEVATOR SHAFT.
5. ELEVATOR RECALL ADDRESSABLE CONTROL MODULES FOR PRIMARY AND ALTERNATIVE FLOOR SELECTION.
6. WATER FLOW SWITCH WITH ADDRESSABLE MONITOR MODULES FOR ALARM AND ELEVATOR SHUTDOWN.
7. ELEVATOR DISCONNECT SWITCH WITH SHUNT TRIP INTERFACE WITH FIRE ALARM SYSTEM.(BUSSMAN POWER MODULE, OR EQUAL)
8. TELEPHONE WIRING CONDUIT 3/4 INCH EMT WITH INSULATION BUSHING ON BOTH ENDS.
9. AT ACCESS DOORS PROVIDE A 20A SINGLE POLE SWITCH, AND GFCI SERVICE RECEPTACLE ON A DEDICATED 120V CIRCUIT. COORDINATE LOCATION WITH ELEVATOR SUBCONTRACTOR.
10. RECEPTACLE FOR SUMP PUMP IF REQUIRED. CONNECT TO THE LINE SIDE OF THE GFCI RECEPTACLE. COORDINATE EXACT LOCATION WITH ELEVATOR SUBCONTRACTOR.
11. ADDRESSABLE MONITOR MODULE AND TAMPER SWITCH FOR SPRINKLER SOLENOID VALVE.
12. PROVIDE 208V/20A/1P DISCONNECT SWITCH FOR EMERGENCY STOP OF ELEVATOR PER ASME 17.1 RULE 1061F. MOUNT STOP SWITCH AT 18" ABOVE FLOOR LEVEL OF LANDING AND ADJACENT TO PIT ACCESS LADDER. TIE INTO ELEVATOR CONTROLLER.

3 ELEVATOR REQUIREMENT DIAGRAM
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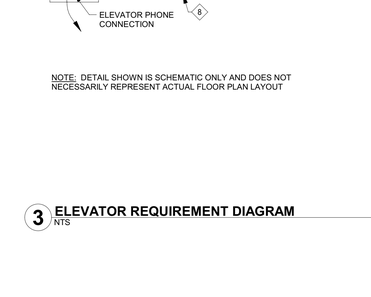

GENERAL NOTE: SEE ONE-LINE DIAGRAM AND DETAILS FOR CONDUCTOR SIZES

4 TRANSFORMER GROUNDING DETAIL
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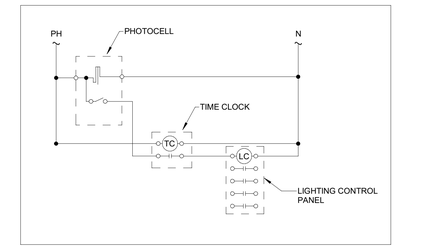
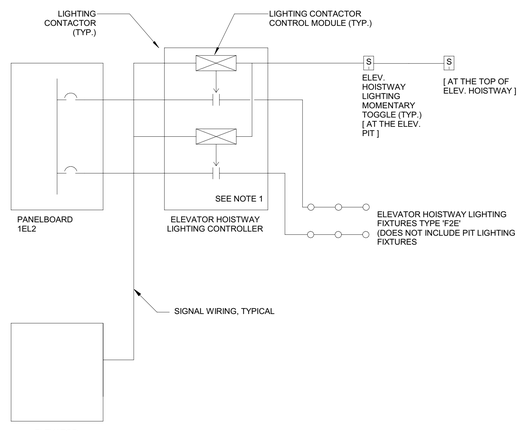


5 TIMECLOCK CONTROL DIAGRAM - 120V
NTS

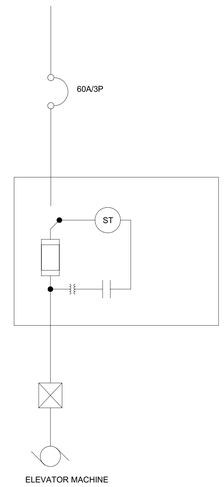


NOTE:

1: EQUIPMENT SHALL CONTAIN THE NECESSARY 240V TERMINALS, LOW VOLTAGE TERMINALS, COILS, ETC TO ACHIEVE THE INDICATED LIGHTING CONTROL. COORDINATE SIGNAL WIRING AND PROTOCOL WITH ELEVATORS EQUIPMENT INSTALLER.

2: ALL SIGNAL WIRING SHALL BE #12 AWG MINIMUM IN 3/4"C. ROUTE: PATH SHALL BE 2-HOUR RATED.

6 ELEVATOR HOISTWAY LIGHTING CONTROL DIAGRAM (BLDG 1)
NTS



BUSSMAN POWER MODULE
100 AMP
WITH 60 AMP
CLASS RKI FUSES

ELEVATOR RATINGS:
15HP @ 208V, 3 PHASE
54 MAX ACCEL AMPS

ELEVATOR CONTROL FROM TRANSFER SWITCH

1. ELECTRICAL CONTRACTOR TO PROVIDE 4-#12, 1-#12G, 3/4"C FROM TRANSFER SWITCH TO ELEVATOR CONTROLLER (FOR ONLY ONE ELEVATOR); OR, TO ELEVATOR COM UNICATIONS UNIT (FOR MORE THAN ONE ELEVATOR). COORDINATE WITH ELEVATOR INSTALLER.
2. EACH PAIR OF #12'S ORIGINATE AT A DRY SET OF CONTACTS IN THE TRANSFER SWITCH:

   FIRST PAIR OF CONTACTS: TO CLOSE ON EMERGENCY POWER AND OPEN ON NORMAL POWER.

   SECOND PAIR OF CONTACTS: TO CLOSE 30 TO 60 SECONDS PRIOR TO TRANSFER TO EM. POWER OR BACK TO NORMAL POWER. THIS CONTACT SHOULD REOPEN IMMEDIATELY AFTER ACTUAL TRANSFER OF POWER. THIS IS TO PREVENT TRANSFER OF POWER WHILE ELEVATOR IS MOVING WHICH CAN OCCUR DURING RETURN TO NORMAL OR ON AN OPERATING TEST. COORDINATE WITH TRANSFER SWITCH MANUFACTURER.

7 ELEVATOR DISCONNECT MODULE DETAIL (BLDG 1)
NTS

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ELECTRICAL DETAILS

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8	4/30/2024	PERMIT AMENDENT

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DRAWN BY: JDJ

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KREGG
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ARIZONA U.S.A.
04/30/2023
LICENSE EXPIRES 03/31/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E007A
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RESIDENTIAL UNIT FEEDER SCHEDULE

DISTANCE	100A FEEDER AND CONDUIT SIZE	125A FEEDER AND CONDUIT SIZE
1'-192'	(3) 2/0 (AL), (1) #4 G (AL). 2" C	(3) 3/0 (AL), (1) #4 G (AL). 2" C
1'-236'	(3) 3/0 (AL), (1) #2 G (AL). 2" C	(3) 4/0 (AL), (1) #2 G (AL). 2-1/2" C
1'-289'	(3) 4/0 (AL), (1) #2 G (AL). 2-1/2" C'	(3) 250 KCMIL (AL), (1) #2 G (AL). 3" C'
1'-331'	(3) 250 KCMIL (AL), (1) #1 G (AL). 3" C'	(3) 300 KCMIL (AL), (1) #1 G (AL). 3" C'

UNIT FEEDER SIZE NOTES

A. CONTRACTOR SHALL VERIFY THAT VOLTAGE DROP DOES NOT RISE ABOVE 3% FOR ALL FEEDERS. GROUND CONDUCTOR SHALL BE UPSIZED PROPORTIONALLY WITH CONDUCTORS ADJUSTED FOR VOLTAGE DROP PER NEC 250.122(B).

B. UNIT PANELS SHALL BE 42 kAIC RATED FOR ANY UNIT THAT FALLS WITHIN 1'-30' FROM THE METERBANK LOCATION. ANY UNIT PANELS FURTHER THAN 30' AND UNDER 80' SHALL BE 22 kAIC RATED. ANY UNIT PANELS FURTHER THAN 80' SHALL BE 10 kAIC RATED.

C. IF CONDUCTORS ARE LARGER THAN THE PANEL LUGS, PROVIDE U/L/ LISTED ILSCO PIGTAIL ADAPTOR CONNECTORS.

D. PENETRATIONS OF RATED WALLS, FLOORS, OR CEILINGS SHALL BE BY AN APPROVED U.L. SYSTEM THAT ADDRESSES THE SPECIFIC ASSEMBLY AND MATERIALS THAT THE CONDUIT IS PENETRATING. SUBMIT U.L. LISTED PENETRATIONS TO ENGINEER AND BUILDING OFFICIAL FOR APPROVAL PRIOR TO START OF WORK.

SOLUTIONS AEC

Feeder No. (F#)	Nominal Ampacity	Phase		Neutral		Ground *		Conduit	
		Qty.	Size	Qty.	Size	Qty.	Size	Qty.	Size
20	20	3	#12	-	-	1	#12	1	3/4"
20N	20	3	#12	1	#12	1	#12	1	3/4"
30	30	3	#10	-	-	1	#10	1	3/4"
30N	30	3	#10	1	#10	1	#10	1	3/4"
50	50	3	#8	-	-	1	#10	1	3/4"
50N	50	3	#8	1	#8	1	#10	1	3/4"
60	60	3	#6	-	-	1	#10	1	3/4"
60N	60	3	#6	1	#6	1	#10	1	1"
60T	60	3	#4	1	#4	1	#8	1	1 1/4"
80	80	3	#2	-	-	1	#6	1	1 1/4"
80N	80	3	#2	1	#2	1	#6	1	1 1/4"
90	90	3	#1	-	-	1	#6	1	1 1/4"
90N	90	3	#1	1	#1	1	#6	1	1 1/2"
100	100	3	#1	-	-	1	#6	1	1 1/2"
100N	100	3	#1	1	#1	1	#6	1	1 1/2"
100T	100	3	#1	1	#1	1	#6	1	1 1/2"
100T2	100	3	1/0	2	1/0	1	#6	1	2"
110	110	3	1/0	-	-	1	#4	1	1 1/2"
110N	110	3	1/0	1	1/0	1	#4	1	2"
125	125	3	2/0	-	-	1	#4	1	2"
125N	125	3	2/0	1	2/0	1	#4	1	2"
150	150	3	3/0	-	-	1	#4	1	2"
150N	150	3	3/0	1	3/0	1	#4	1	2"
175	175	3	4/0	-	-	1	#4	1	2"
175N	175	3	4/0	1	4/0	1	#4	1	2 1/2"
175T	175	3	4/0	1	4/0	1	#2	1	2 1/2"
175T2	175	3	250 kcmil	2	250 kcmil	1	#2	1	3"
200	200	3	250 kcmil	-	-	1	#4	1	2 1/2"
200N	200	3	250 kcmil	1	250 kcmil	1	#4	1	2 1/2"
225	225	3	300 kcmil	-	-	1	#2	1	2 1/2"
225N	225	3	300 kcmil	1	300 kcmil	1	#2	1	3"
250	250	3	350 kcmil	-	-	1	#2	1	2 1/2"
250N	250	3	350 kcmil	1	350 kcmil	1	#2	1	3"
250T	250	3	350 kcmil	1	350 kcmil	1	1/0	1	3"
250T2	250	3	350 kcmil	2	350 kcmil	1	3/0	1	4"
300	300	3	500 kcmil	-	-	1	#2	1	3"
300N	300	3	500 kcmil	1	500 kcmil	1	#2	1	4"
400	400	6	250 kcmil	-	-	2	#1	2	2 1/2"
400N	400	6	250 kcmil	2	250 kcmil	2	#1	2	3"
400T	400	6	250 kcmil	2	250 kcmil	2	1/0	2	3"
500	500	6	350 kcmil	-	-	2	1/0	2	3"
500N	500	6	350 kcmil	2	350kcmil	2	1/0	2	3"
500T	500	6	350 kcmil	2	350 kcmil	2	3/0	2	3"
600	600	6	500 kcmil	-	-	2	2/0	2	3"
600N	600	6	500 kcmil	2	500 kcmil	2	2/0	2	4"
600T	600	6	500 kcmil	2	500 kcmil	2	4/0	2	4"
800	800	9	500 kcmil	-	-	2	3/0	3	3"
800N	800	9	500 kcmil	3	500 kcmil	3	3/0	3	4"
800T	800	9	500 kcmil	3	500 kcmil	3	4/0	3	4"
1000	1000	9	600 kcmil	-	-	3	4/0	3	4"
1000N	1000	9	600 kcmil	3	600 kcmil	3	4/0	3	4"
1000T	1000	9	600 kcmil	3	600 kcmil	3	250 kcmil	3	4"
1200	1200	12	500 kcmil	-	-	4	250 kcmil	4	4"
1200N	1200	12	500 kcmil	4	500 kcmil	4	250 kcmil	4	4"
1200T	1200	12	500 kcmil	4	500 kcmil	4	250 kcmil	4	4"
1600	1600	15	600 kcmil	-	-	5	350 kcmil	5	4"
1600N	1600	15	600 kcmil	5	600 kcmil	5	350 kcmil	5	4"
1600T	1600	15	600 kcmil	5	600 kcmil	5	400 kcmil	5	4"
2000	2000	18	600 kcmil	-	-	6	400 kcmil	6	4"
2000N	2000	18	600 kcmil	6	600 kcmil	6	400 kcmil	6	4"
2500	2500	30	350 kcmil	-	-	10	600 kcmil	10	3"
2500N	2500	30	350 kcmil	10	350 kcmil	10	600 kcmil	10	4"
3000	3000	27	600 kcmil	-	-	9	600 kcmil	9	4"
3000N	3000	27	600 kcmil	9	600 kcmil	9	600 kcmil	9	4"

NOTES:
1. Scheduled provided for THHN/THWN/THWN-2 conductors; sized for EMT and Rigid PVC.
2. Provide 90°C conductors for feeder #45 and 46.
3. Conductors 20 - 60N to be in copper, rest in aluminum

GENERAL NOTES

A. REFER TO E001 FOR ELECTRICAL SYMBOLS AND NOTES.
B. REFER TO E002 FOR ELECTRICAL SPECIFICATIONS.
C. REFER TO E005 FOR ELECTRICAL SITE PLAN.
D. REFER TO E500 FOR PANEL SCHEDULES.
E. REFER TO E600 FOR ELECTRICAL FAULT AND SERVICE CALCULATIONS.
F. ALL UTILITY ROUGH-IN WORK SHALL MEET ARIZONA PUBLIC SERVICE (APS) ELECTRICAL SERVICE REQUIREMENTS.
G. TEST GROUND FAULT PROTECTION (GFP) PER NEC 215.10 AND 230.95.
H. PROVIDE SIZE AND INSTALL PULL BOXES PER NEC 314.28.
I. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT CIRCUIT NUMBERS IN FIELD AND PROVIDE TYPEWRITTEN PANEL SCHEDULE AT EACH LOCATION.
J. COORDINATE CONDUIT LENGTH WITH CABLE MANUFACTURERS PULLING TENSION REQUIREMENTS.
K. NO MORE THAN 360 DEGREES OF BENDS BETWEEN PULLING POINTS PER NEC 362.26, 342.26, 344.26, 352.26, 358.26, 350.26, AND 356.26.
L. PROVIDE AND INSTALL A PERMANENT PLAQUE OR DIRECTORY AT EACH SERVICE DISCONNECT LOCATION DENOTING ALL OTHER SERVICES, FEEDERS, AND BRANCH CIRCUITS SUPPLYING THAT BUILDING OR STRUCTURE AND THE AREA SERVED BY EACH, IN COMPLIANCE WITH NEC 230.2(E).
M. PROVIDE GROUNDING FOR THE BUILDING SERVICE PER NEC 250.
N. CONTRACTOR SHALL VERIFY THAT VOLTAGE DROP DOES NOT RISE ABOVE 3% FOR ALL FEEDERS. CONTRACTOR SHALL INCREASE SIZE OF CONDUCTORS IF VOLTAGE DROP CALCULATIONS SHOW HIGHER THAN 3%,. GROUND CONDUCTOR SHALL BE SIZED PER NEC 250.122.
O. PROVIDE SERVICE RATED EQUIPMENT FOR ALL SERVICE ENTRANCE EQUIPMENT THAT HAVE A CONNECTION WITH THE UTILITY TRANSFORMER. PROVIDE SURGE PROTECTIVE DEVICES (SPD) TO SERVICE ENTRANCE EQUIPMENT, EXTERIOR EQUIPMENT AND ROOF-MOUNTED EQUIPMENT.
P. ELECTRICAL SWITCHBOARDS, PANELBOARDS, DISCONNECTS AND METERS SHALL BE NEMA 1 RATED UNLESS NOTED OTHERWISE.

KEYED NOTES

1. REFER TO RESIDENTIAL UNIT FEEDER SCHEDULE FOR FEEDER SIZE FROM THE RESIDENTIAL METER CENTERS TO THE UNIT LOAD CENTERS. REFER TO RESIDENTIAL UNIT FEEDER SCHEDULE FOR SHORT CURRENT RATINGS FOR THE UNIT LOAD CENTERS.
2. PROVIDE LABEL FOR GENERATOR AND ATS IDENTIFYING THEM AS PART OF AN NEC 701 SYSTEM.
3. SECONDARY FEEDERS TO BE PROVIDED BY THE UTILITY COMPANY (APS)
4. PROVIDE #4/0 AL MIN MAIN BONDING JUMPER FOR SERVICE "DP-1WH".
5. PROVIDE #350 KCMIL AL MIN MAIN BONDING JUMPER FOR SERVICE "DP-1WR-2".
6. PROVIDE #500 KCMIL AL MIN MAIN BONDING JUMPER FOR SERVICE "DP-1WR-1".
7. REFER TO BLDG 3 DRAWINGS FOR SECOND ELECTRICAL CONNECTION TO STAND-BY GENERATOR ON LOT 1.
8. REFER TO BLDG 2 DRAWINGS FOR PANEL SCHEDULE FOR "HP-G".

REQUIRED

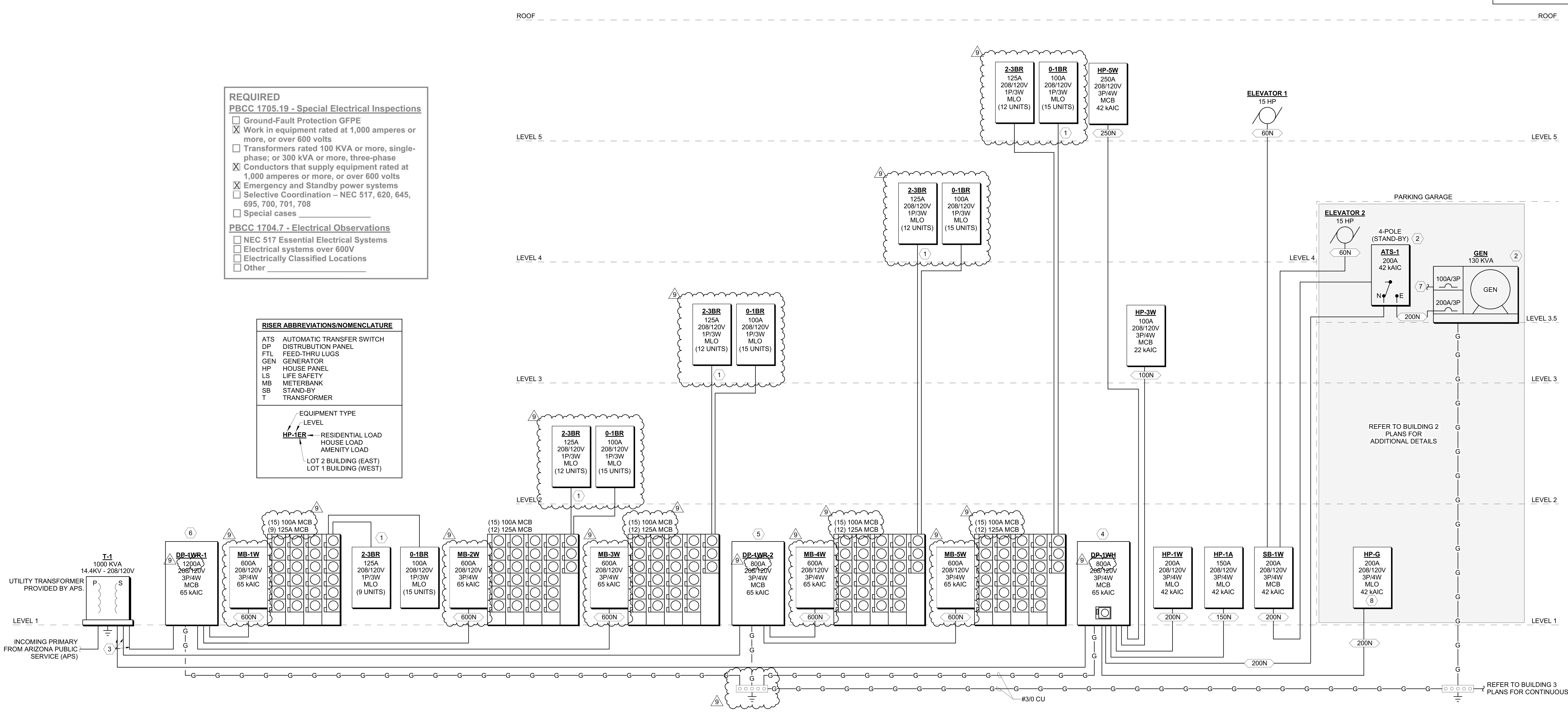
PBCC 1705.19 - Special Electrical Inspections
- ☐ Ground-Fault Protection GFPE
- ☒ Work in equipment rated at 1,000 amperes or more, or over 600 volts
- ☐ Transformers rated 100 KVA or more, single-phase; or 300 kVA or more, three-phase
- ☒ Conductors that supply equipment rated at 1,000 amperes or more, or over 600 volts
- ☒ Emergency and Standby power systems
- ☐ Selective Coordination – NEC 517, 620, 645, 695, 700, 701, 708
- ☐ Special cases ________

PBCC 1704.7 - Electrical Observations
- ☐ NEC 517 Essential Electrical Systems
- ☐ Electrical systems over 600V
- ☐ Electrically Classified Locations
- ☐ Other ________

RISER ABBREVIATIONS/NOMENCLATURE

ATS	AUTOMATIC TRANSFER SWITCH
DP	DISTRUBUTION PANEL
FTL	FEED-THRU LUGS
GEN	GENERATOR
HP	HOUSE PANEL
LS	LIFE SAFETY
MB	METERBANK
SB	STAND-BY
T	TRANSFORMER

HP-1ER: EQUIPMENT TYPE; LEVEL; RESIDENTIAL LOAD / HOUSE LOAD / AMENITY LOAD; LOT 2 BUILDING (EAST) / LOT 1 BUILDING (WEST)



1 ELECTRICAL RISER DIAGRAM - LOT 1
NTS

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ELECTRICAL RISER DIAGRAM

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8	4/30/2024	PERMIT AMENDENT
9	8/7/2024	CITY COMMENTS

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DRAWN BY: JDJ

Registered Professional Engineer (Electrical) CERTIFICATE NO. 61268 KREGG KRAUS Date Signed ARIZONA U.S.A.
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City of Phoenix Plan #: 2200804-01-RVSN Date: 08/30/24

GENERAL NOTES

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B. REFER TO E002A FOR ELECTRICAL SPECIFICATIONS.
C. REFER TO E003A FOR ELECTRICAL SCHEDULES.
D. REFER TO E005A FOR ELECTRICAL SITE PLAN.
E. REFER TO E008A FOR ELECTRICAL RISER DIAGRAM.
F. REFER TO E500A THROUGH E502A FOR PANEL SCHEDULES.
G. REFER TO E600A FOR ELECTRICAL FAULT AND SERVICE CALCULATIONS.
H. SEE ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND EQUIPMENT LOCATIONS.
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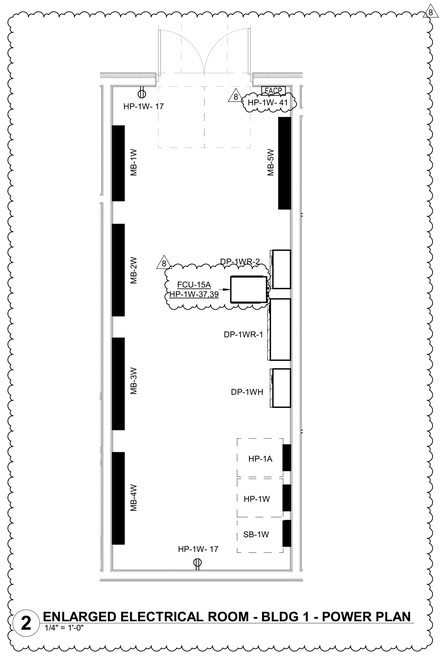
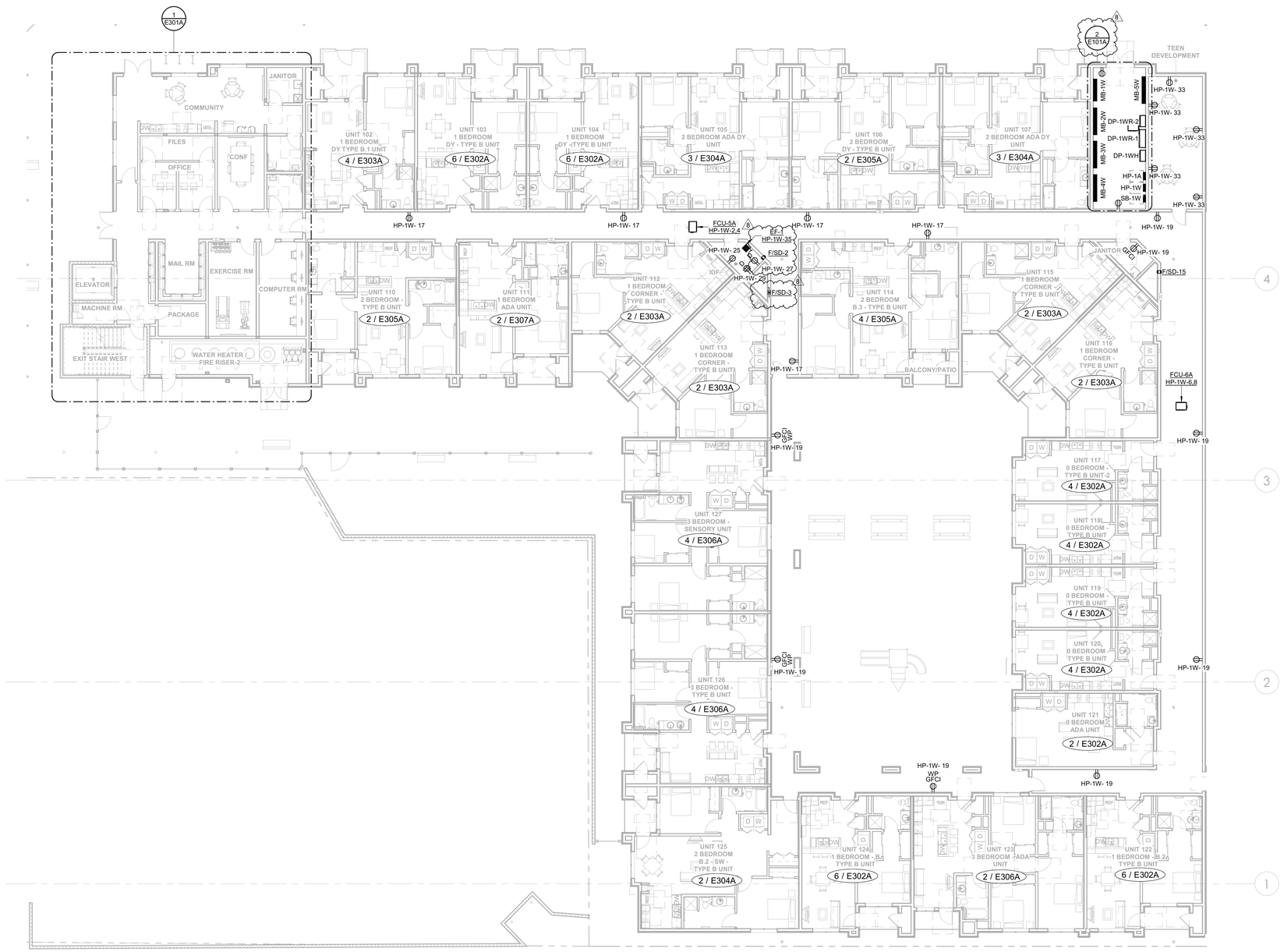
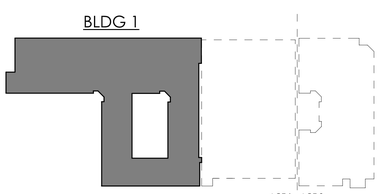


2 ENLARGED ELECTRICAL ROOM - BLDG 1 - POWER PLAN
1/4" = 1'-0"



1 ELECTRICAL 1ST FLOOR BLDG 1 - POWER PLAN
3/32" = 1'-0"

BLDG 1



KEY PLAN
NTS

0 8' 16' 24'
SCALE: 3/32" = 1'-0"
N

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ELECTRICAL 1ST FLOOR POWER PLAN

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1	3/25/2022	CITY COMMENTS
3	3/13/2023	APS COORDINATION
4	4/21/2023	LOT SPLIT
6	4/30/2024	PERMIT AMENDENT

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DRAWN BY: JDJ

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GENERAL NOTES

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B. REFER TO E002A FOR ELECTRICAL SPECIFICATIONS.

C. REFER TO E003A AND E004A FOR ELECTRICAL SCHEDULES.

D. REFER TO E005A FOR ELECTRICAL SITE PLAN.

E. REFER TO E006A FOR ELECTRICAL FAULT AND SERVICE CALCULATIONS.

F. REFER TO E008A FOR ELECTRICAL RISER DIAGRAM.

G. REFER TO E500A FOR PANEL SCHEDULES.

H. SEE ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND EQUIPMENT LOCATIONS.

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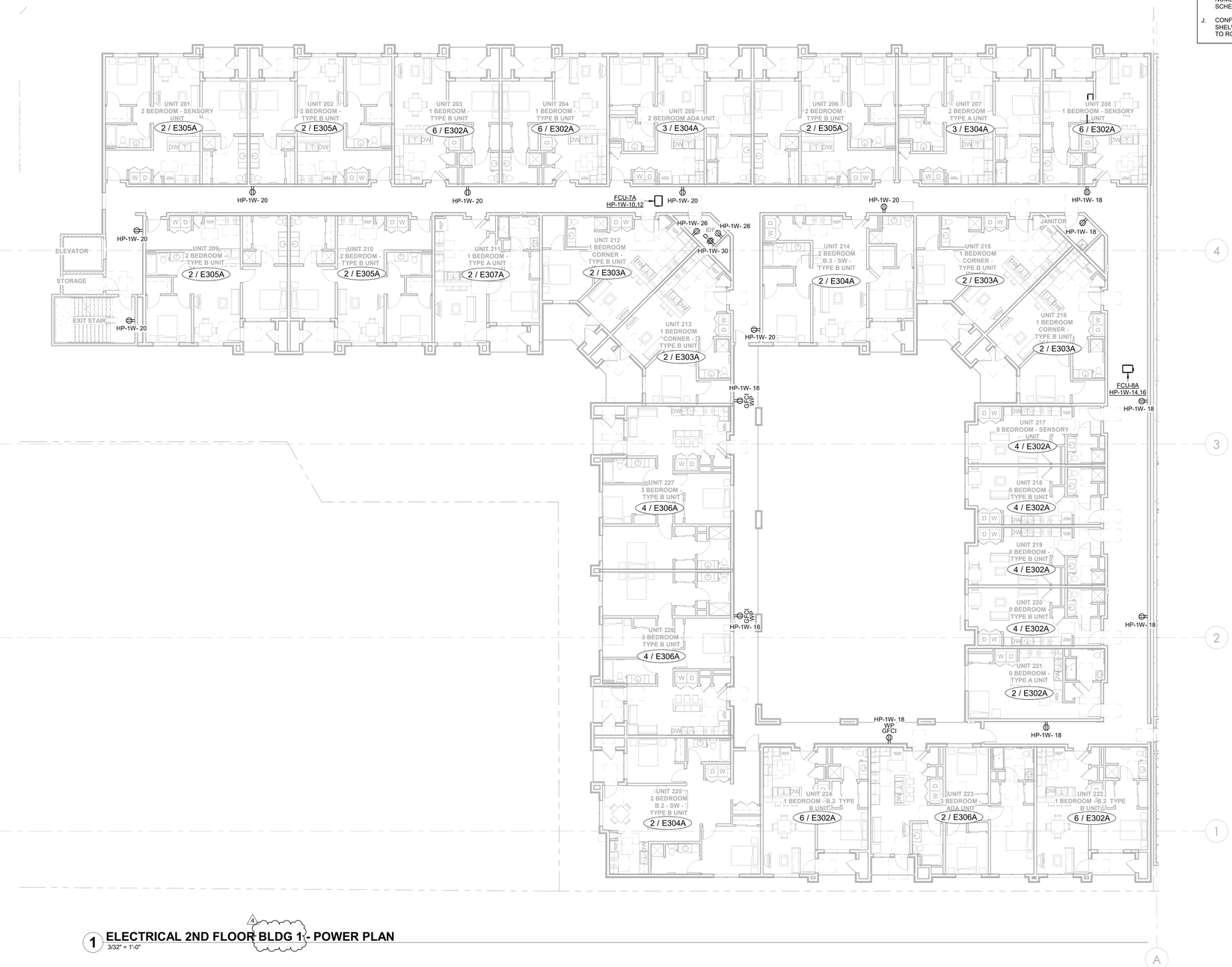
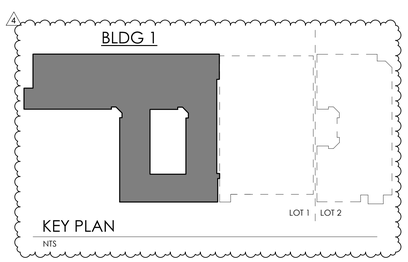


1 ELECTRICAL 2ND FLOOR BLDG 1 - POWER PLAN
3/32" = 1'-0"



0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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ELECTRICAL 2ND FLOOR POWER PLAN

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GENERAL NOTES

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B. REFER TO E002A FOR ELECTRICAL SPECIFICATIONS.

C. REFER TO E003A AND E004A FOR ELECTRICAL SCHEDULES.

D. REFER TO E005A FOR ELECTRICAL SITE PLAN.

E. REFER TO E006A FOR ELECTRICAL FAULT AND SERVICE CALCULATIONS.

F. REFER TO E008A FOR ELECTRICAL RISER DIAGRAM.

G. REFER TO E500A FOR PANEL SCHEDULES.

H. SEE ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND EQUIPMENT LOCATIONS.

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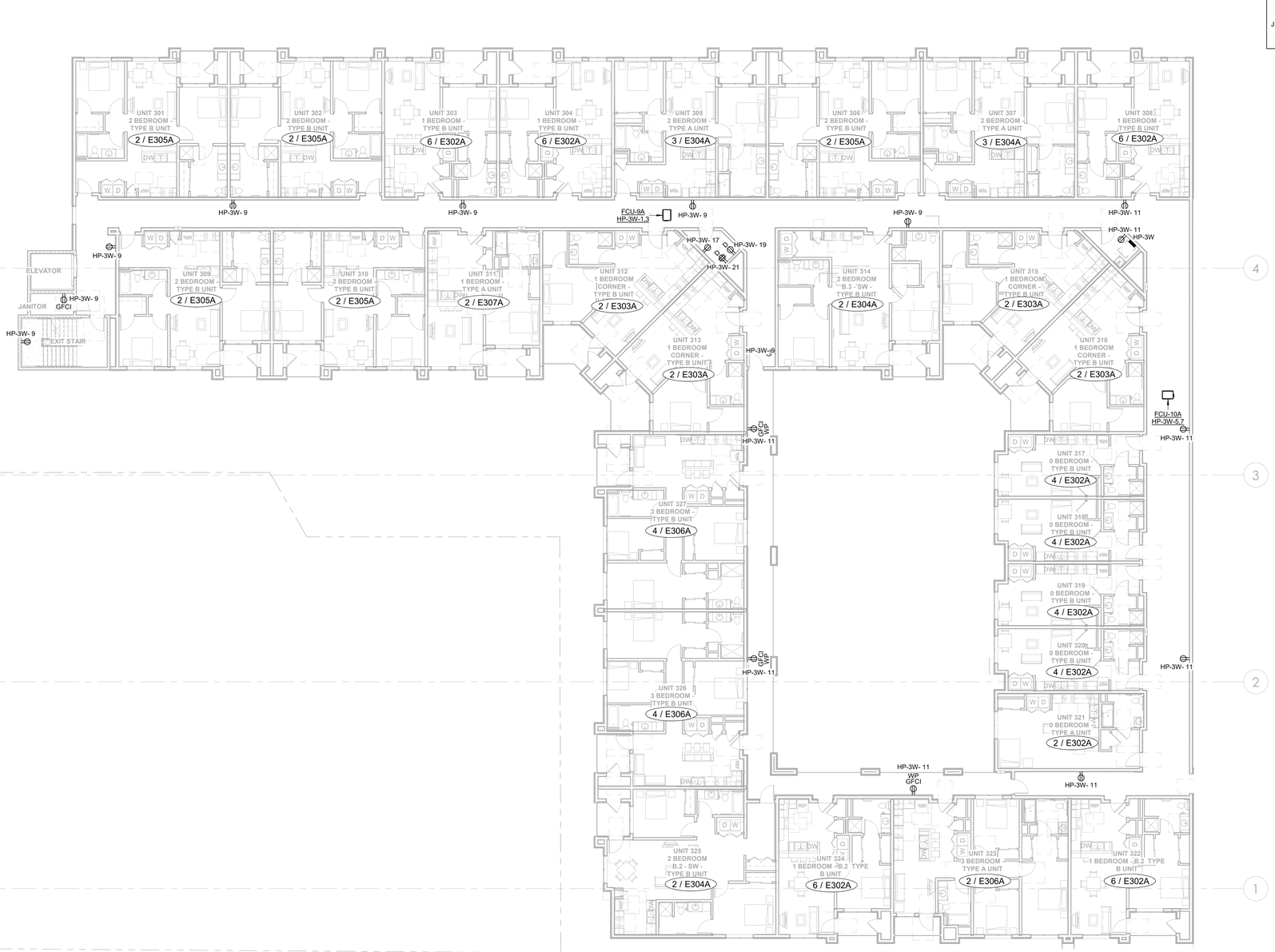
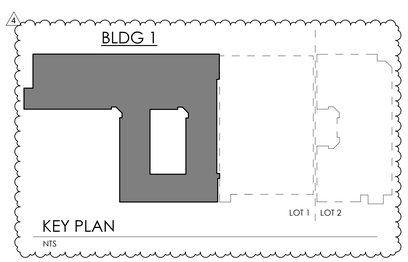
J. CONFIRM HEIGHT OF ALL RECEPTACLES AT COUNTERS, SHELVES, ETC., WITH CABINET/SHELVING INSTALLER PRIOR TO ROUGH-IN.



1 **ELECTRICAL 3RD FLOOR BLDG 1 - POWER PLAN**
3/32" = 1'-0"



0 8' 16' 24'
SCALE: 3/32" = 1'-0"

N

SPS+ ARCHITECTS LLP
1790 W. JAHUARO CIR.
SUITE 100 MESA, AZ 85202
P: 480.361.1800

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ELECTRICAL 3RD FLOOR POWER PLAN

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MARK	DATE	DESCRIPTION
	9/16/2022	POWER REVISIONS
1	3/25/2022	CITY COMMENTS
4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: JDJ

Professional Engineer (Electrical) CERTIFICATE NO. 71300 JOSEPH REMSON Registered Arizona, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E103A

3056-20-02

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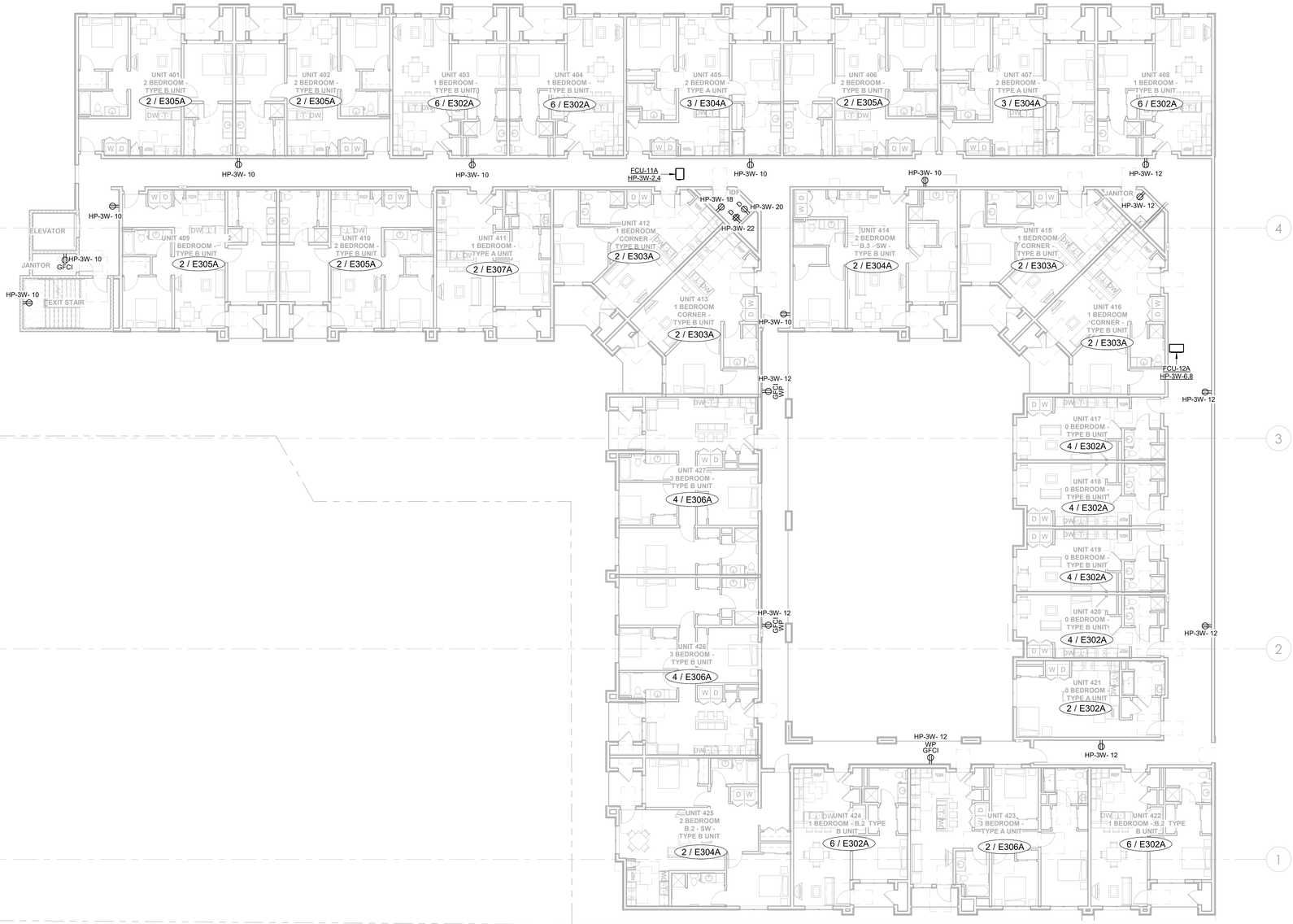
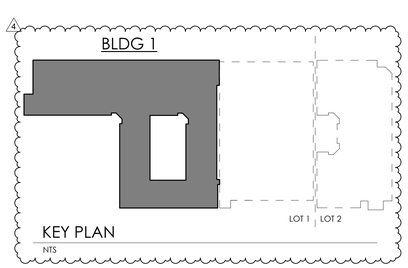


1 ELECTRICAL 4TH FLOOR BLDG 1 - POWER PLAN

3/32" = 1'-0"



0 8' 16' 24'

SCALE: 3/32" = 1'-0"

N

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SCOTTSDALE, AZ 85255
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8681 E. MCKENZIE DR.
SCOTTSDALE, AZ 85260
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4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: JDJ

71300 JOSEPH REMSON REGISTERED PROFESSIONAL ENGINEER ARIZONA, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E104A

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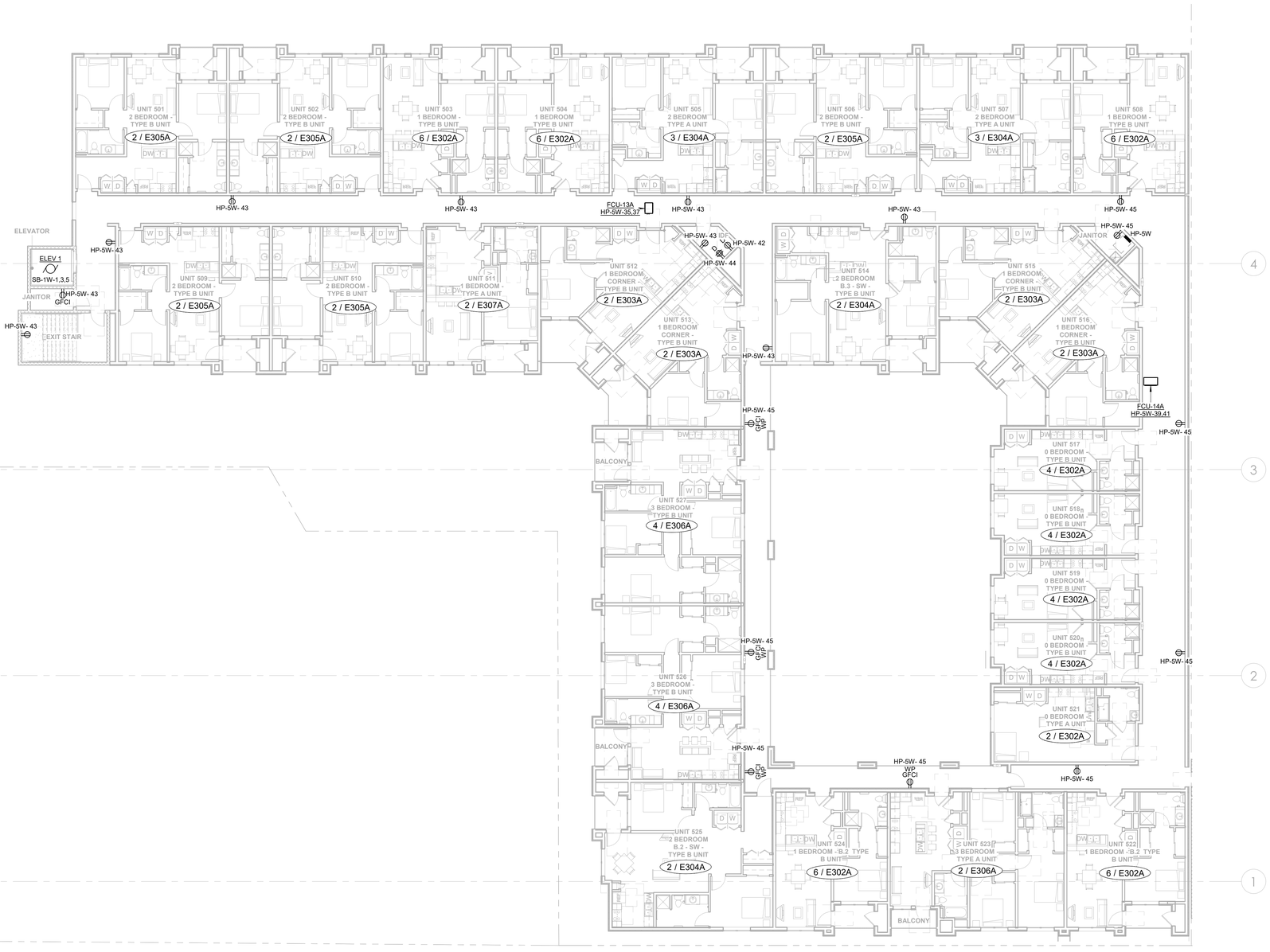
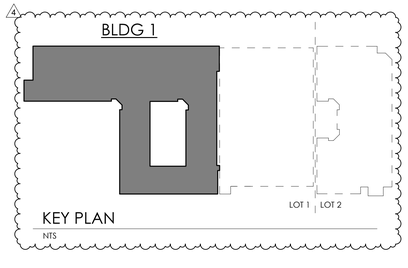


1 ELECTRICAL 5TH FLOOR BLDG 1 - POWER PLAN
3/32" = 1'-0"



REVISE 'HP-5W' PANEL SCHEDULE NUMBERING

0 8' 16' 24' N
SCALE: 3/32" = 1'-0"

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REVIEWED BY: JFR
DRAWN BY: JDJ

Professional Engineer CERTIFICATE NO. 71300 JOSEPH REMSON Arizona, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

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SHEET: E105A
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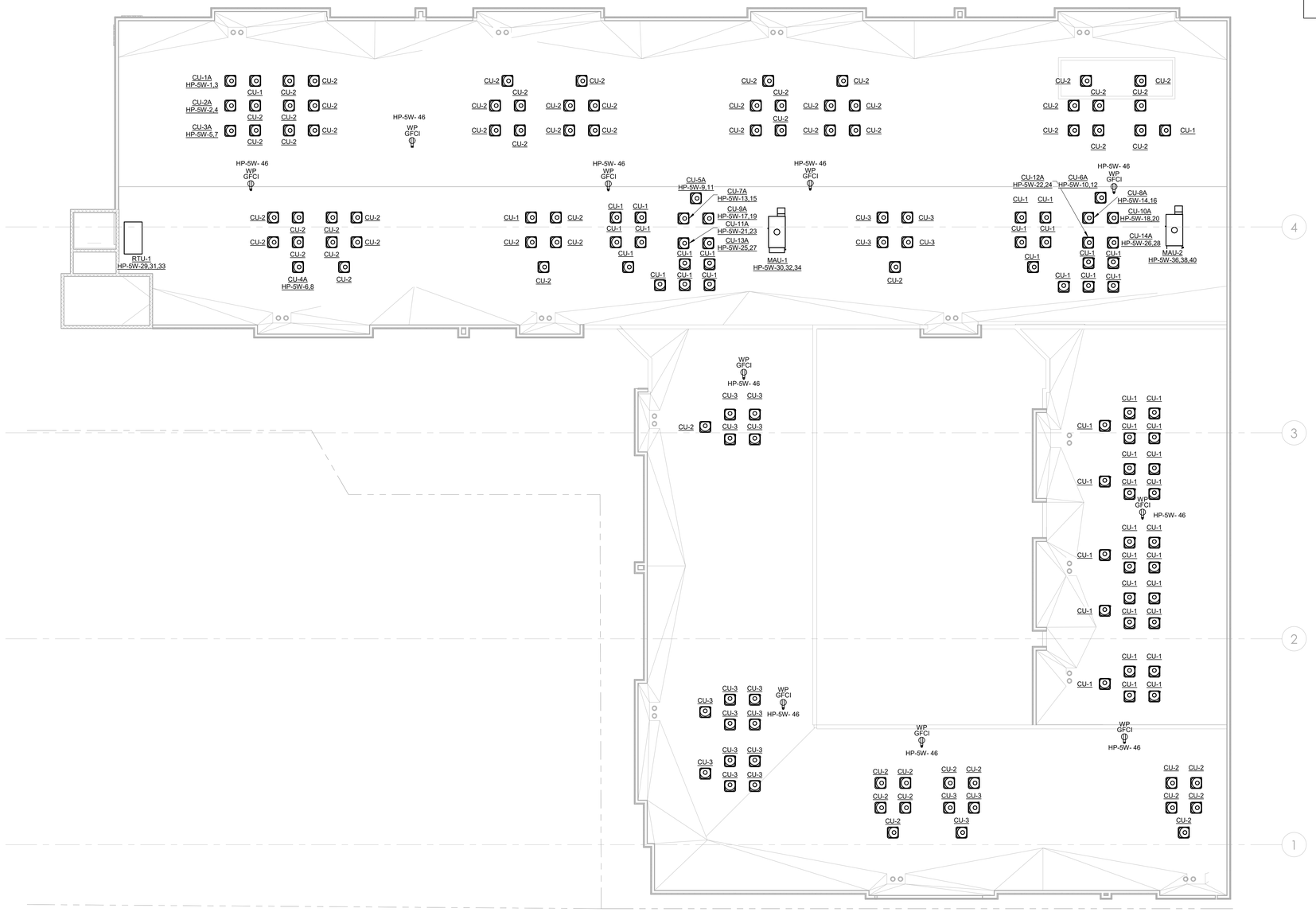
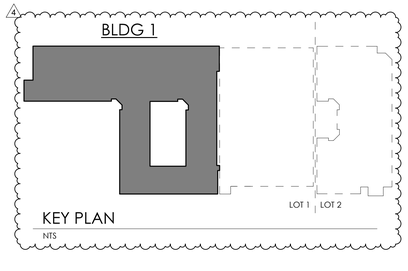


1 ELECTRICAL ROOF BLDG 1 - POWER PLAN
3/32" = 1'-0"



KEY PLAN
NTS

0 8' 16' 24'
SCALE: 3/32" = 1'-0"

N

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ELECTRICAL ROOF POWER PLAN

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4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: JDJ

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 71300
JOSEPH REMSON
Date Signed 4/21/2023
ARIZONA, U.S.A.
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET:
E106A

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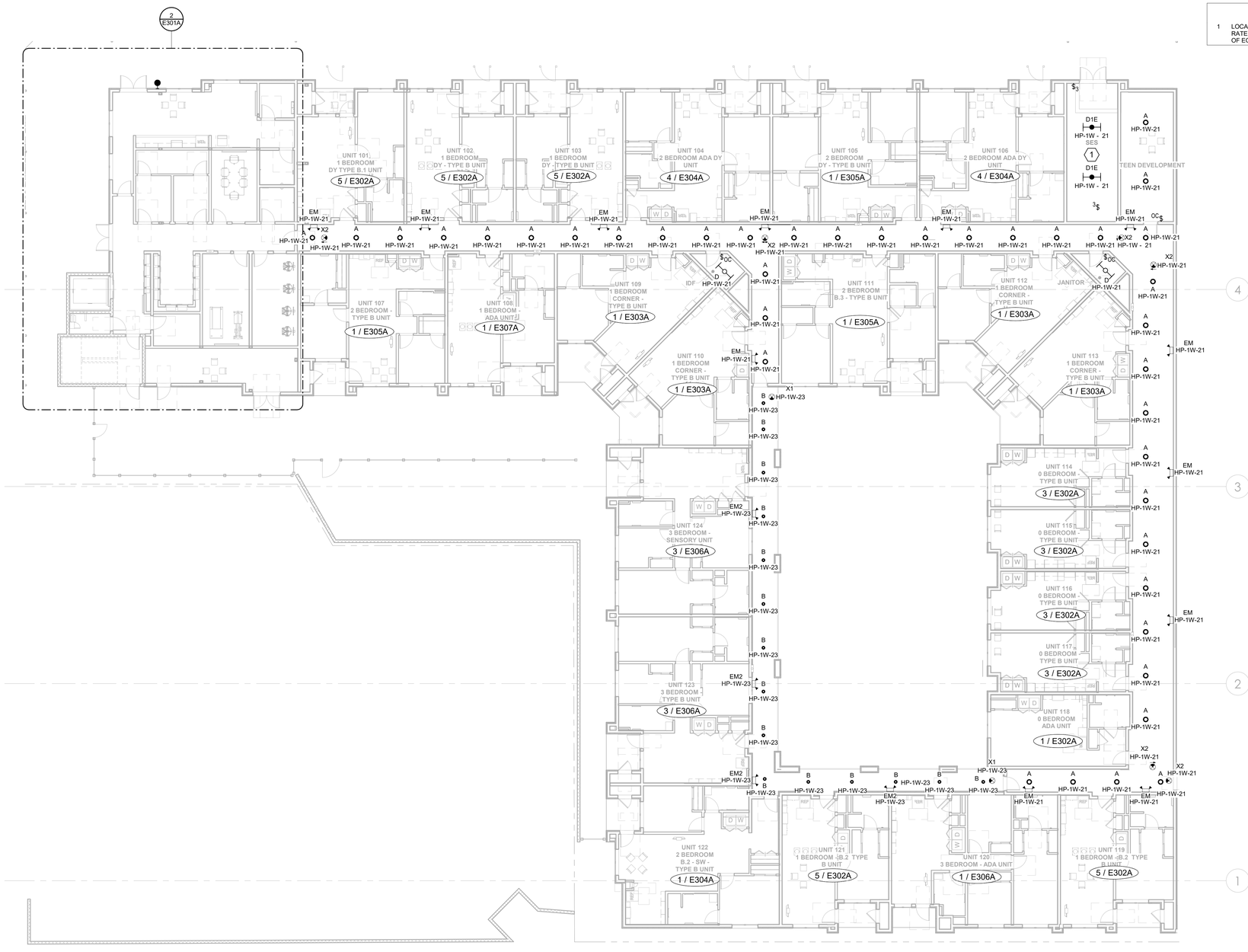
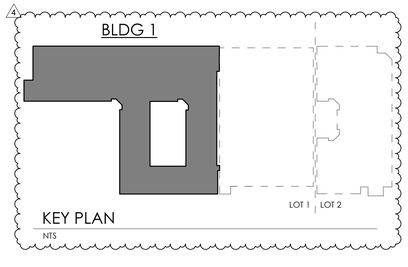
KEYNOTE LEGEND

1 LOCATE TRANSFORMER A MINIMUM OF 5' AWAY FROM 2-HOUR RATED CONSTRUCTION AND A MINIMUM OF 10' FROM ANY MEANS OF EGRESS.



1 ELECTRICAL 1ST FLOOR BLDG 1 - LIGHTING PLAN

3/32" = 1'-0"



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MARK	DATE	DESCRIPTION
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	7/4/2022	LIGHTING REVISIONS
	9/16/2022	POWER REVISIONS
1	3/25/2022	CITY COMMENTS
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REVIEWED BY: JFR
DRAWN BY: JDJ

Registered Professional Engineer (Electrical)
CERTIFICATE NO.
71300
JOSEPH
REMSON
ARIZONA, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E201A

0 8' 16' 24'
SCALE: 3/32" = 1'-0"
N

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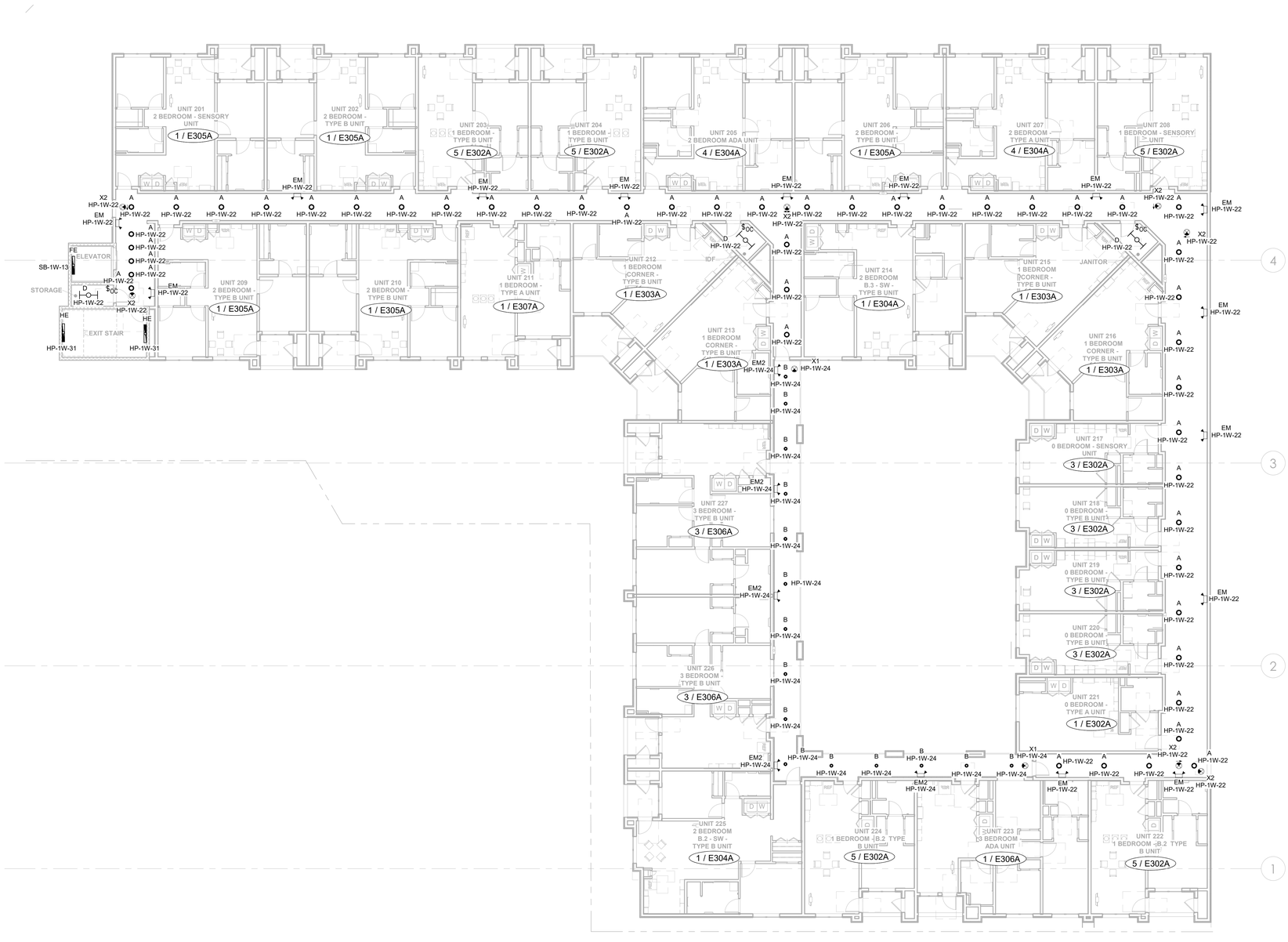
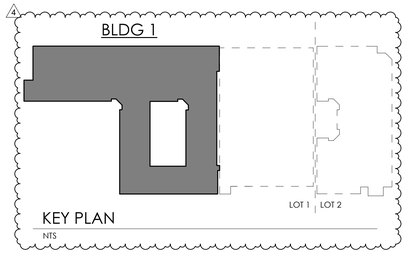


1 ELECTRICAL 2ND FLOOR BLDG 1 - LIGHTING PLAN
3/32" = 1'-0"



KEY PLAN
NTS

0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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REVIEWED BY: JFR
DRAWN BY: JDJ

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CERTIFICATE NO. 71300
JOSEPH REMSON
ARIZONA, U.S.A.
4/21/2023
LICENSE EXPIRES 06/30/2023

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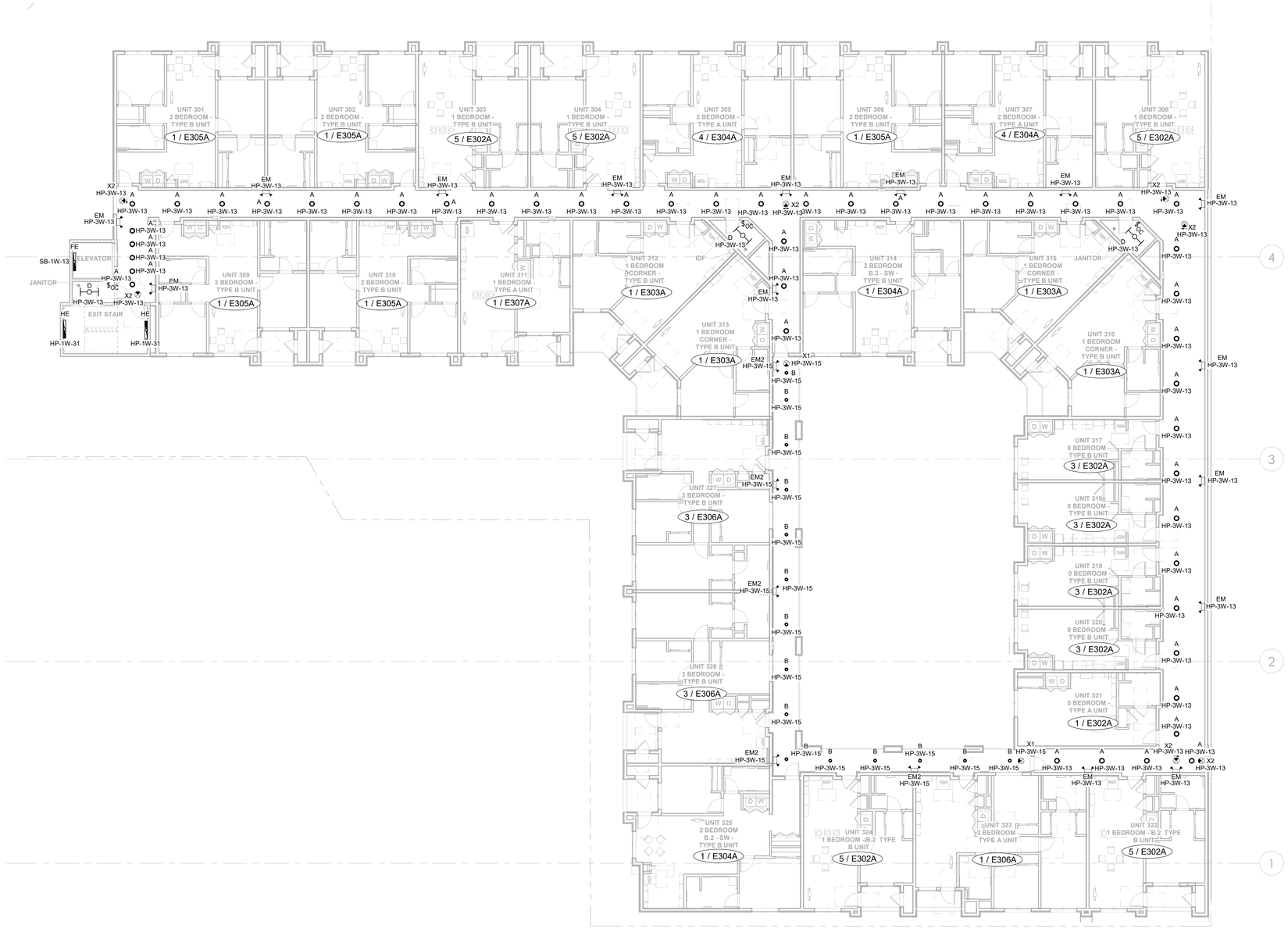

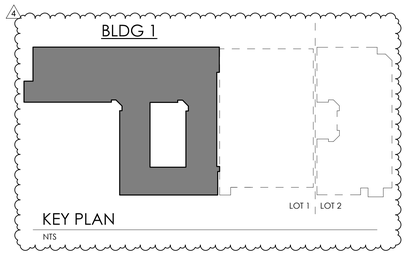

1 ELECTRICAL 3RD FLOOR BLDG 1 - LIGHTING PLAN
3/32" = 1'-0"

0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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SPS+ ARCHITECTS LLP
17N1W JAMAICA DR.
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REVIEWED BY: JFR
DRAWN BY: JDJ

71300
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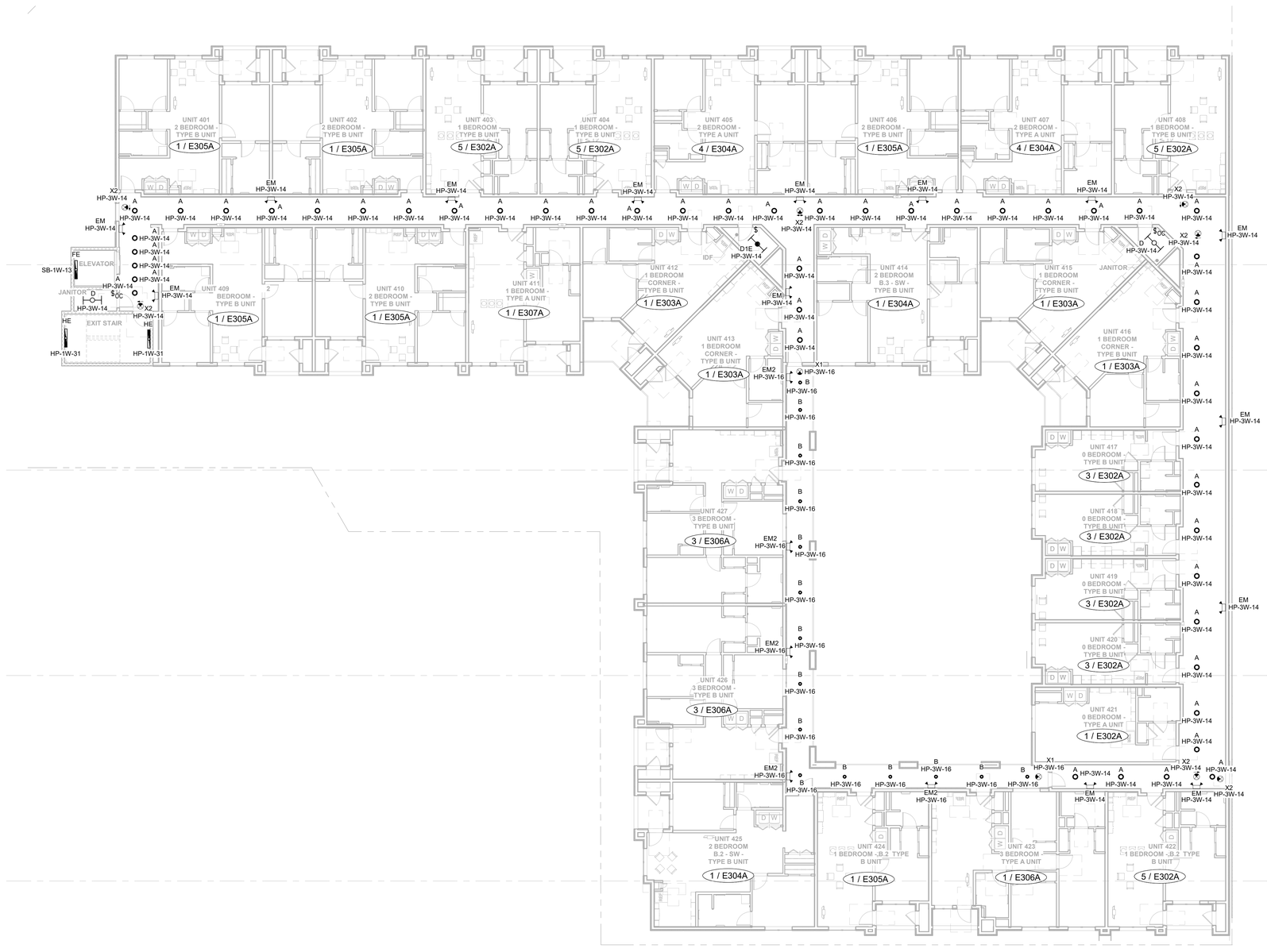
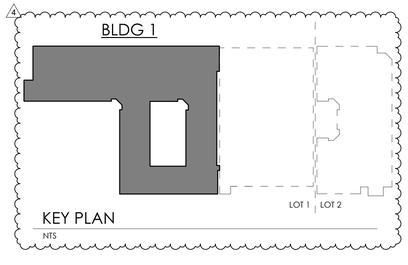


1 **ELECTRICAL 4TH FLOOR BLDG 1 - LIGHTING PLAN**
3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
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ELECTRICAL 4TH FLOOR LIGHTING PLAN

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MARK	DATE	DESCRIPTION
	7/6/2022	LIGHTING REVISIONS
	9/16/2022	POWER REVISIONS
1	3/25/2022	CITY COMMENTS
4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: JDJ

Registered Professional Engineer CERTIFICATE NO. 71300 JOSEPH REMSON ARIZONA, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E204A

3056-20-02

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GENERAL NOTES

A. REFER TO E001A FOR ELECTRICAL SYMBOLS AND NOTES.

B. REFER TO E002A FOR ELECTRICAL SPECIFICATIONS.

C. REFER TO E005A FOR ELECTRICAL SITE PLAN.

D. REFER TO E006A FOR ELECTRICAL FAULT AND SERVICE CALCULATIONS.

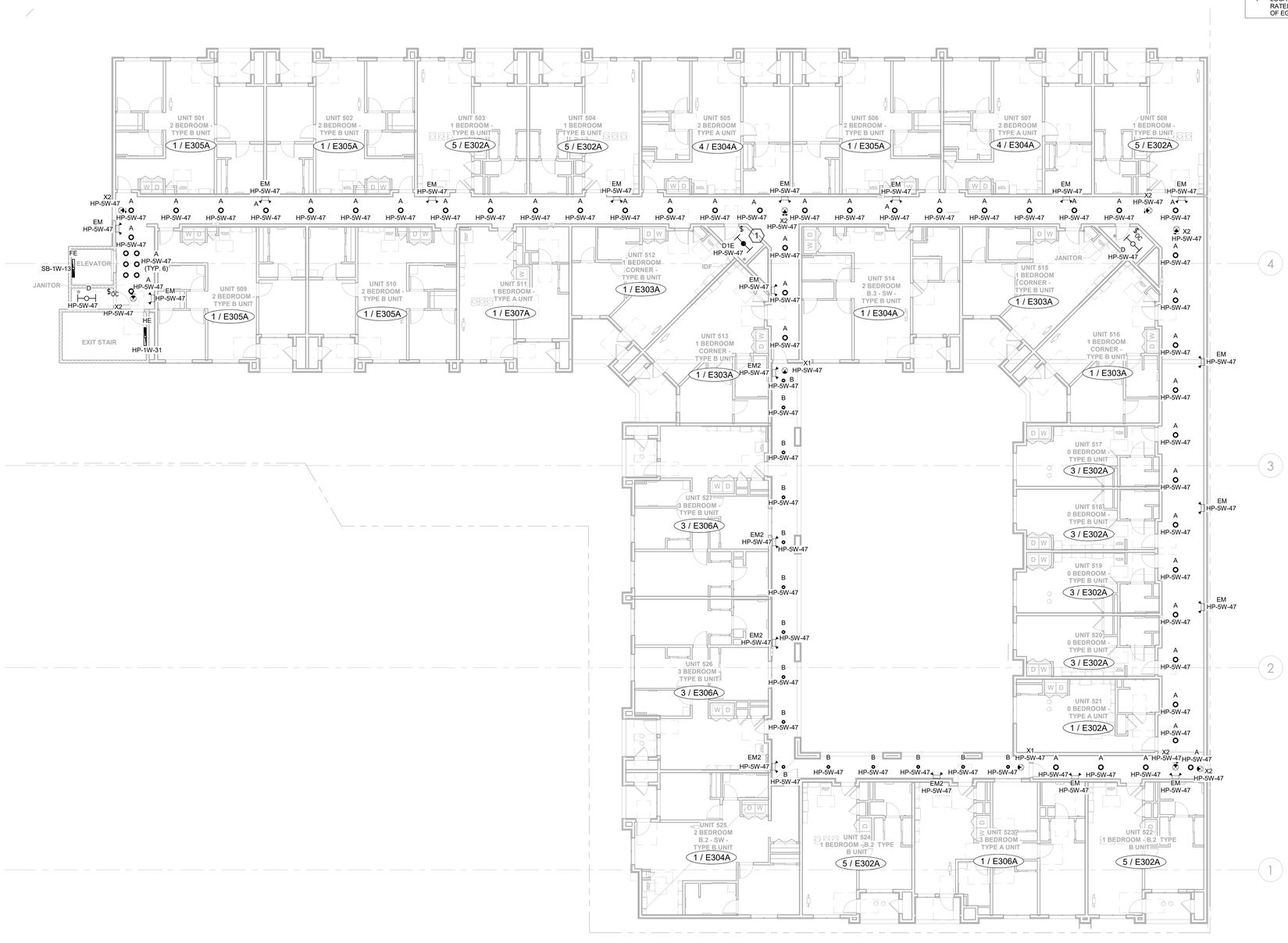
E. REFER TO E008A FOR ELECTRICAL RISER DIAGRAM

F. SEE ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND EQUIPMENT LOCATIONS.

G. CONTRACTOR SHALL PROVIDE DIMMER SWITCHES FOR ALL PUBLIC AMENITY AREAS. COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION.

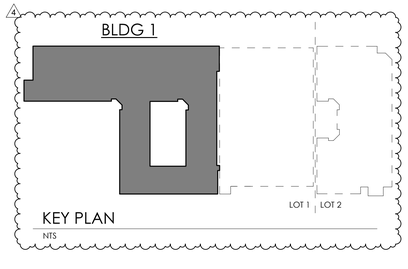
KEYNOTE LEGEND

1 LOCATE TRANSFORMER A MINIMUM OF 5' AWAY FROM 2-HOUR RATED CONSTRUCTION AND A MINIMUM OF 10' FROM ANY MEANS OF EGRESS.



1 ELECTRICAL 5TH FLOOR BLDG 1 - LIGHTING PLAN

3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

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ELECTRICAL 5TH FLOOR LIGHTING PLAN

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4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: JDJ

Registered Professional Engineer (Electrical) CERTIFICATE NO. 71300 JOSEPH REMSON Date Signed 4/21/2023 ARIZONA, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
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SHEET: E205A

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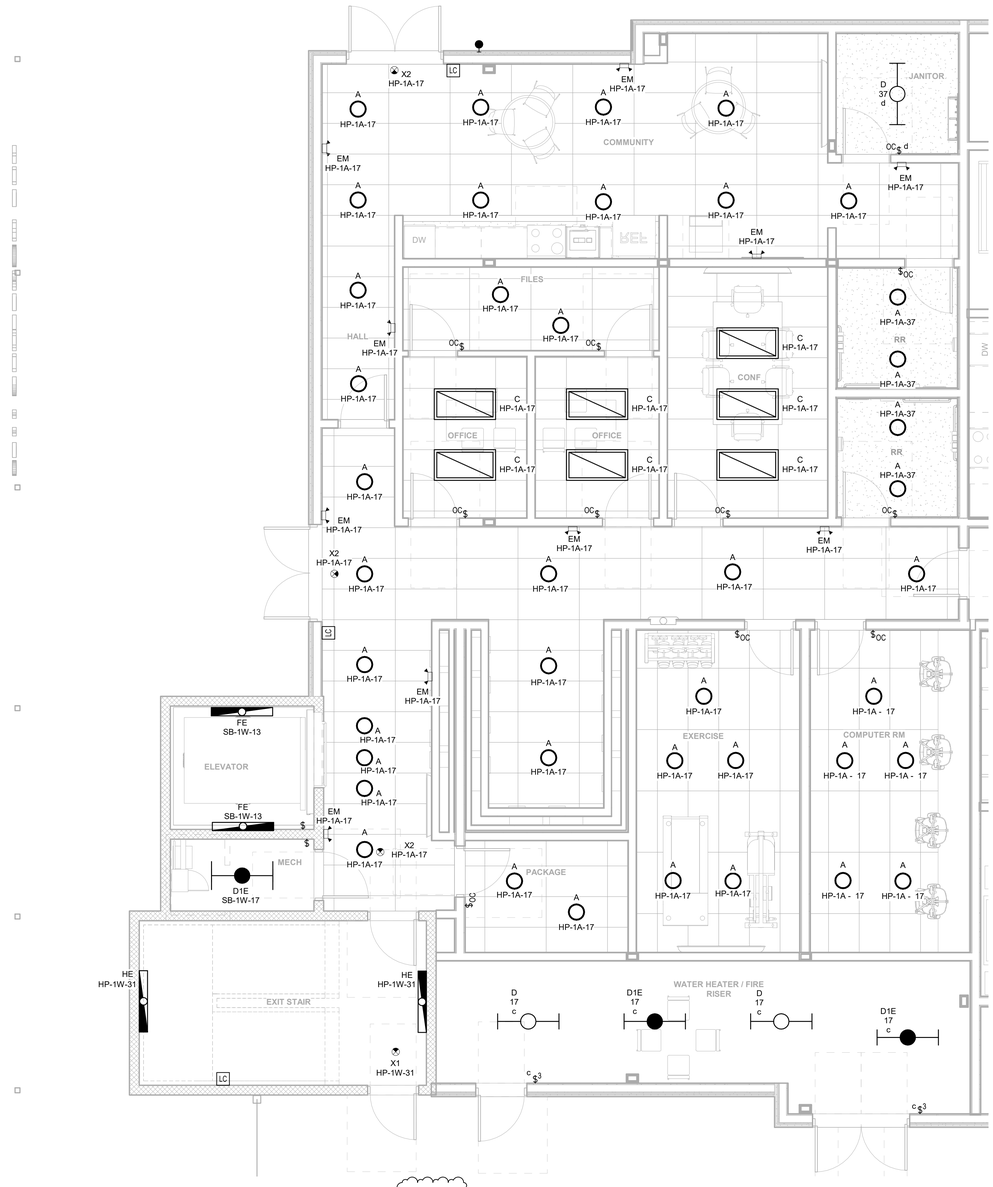
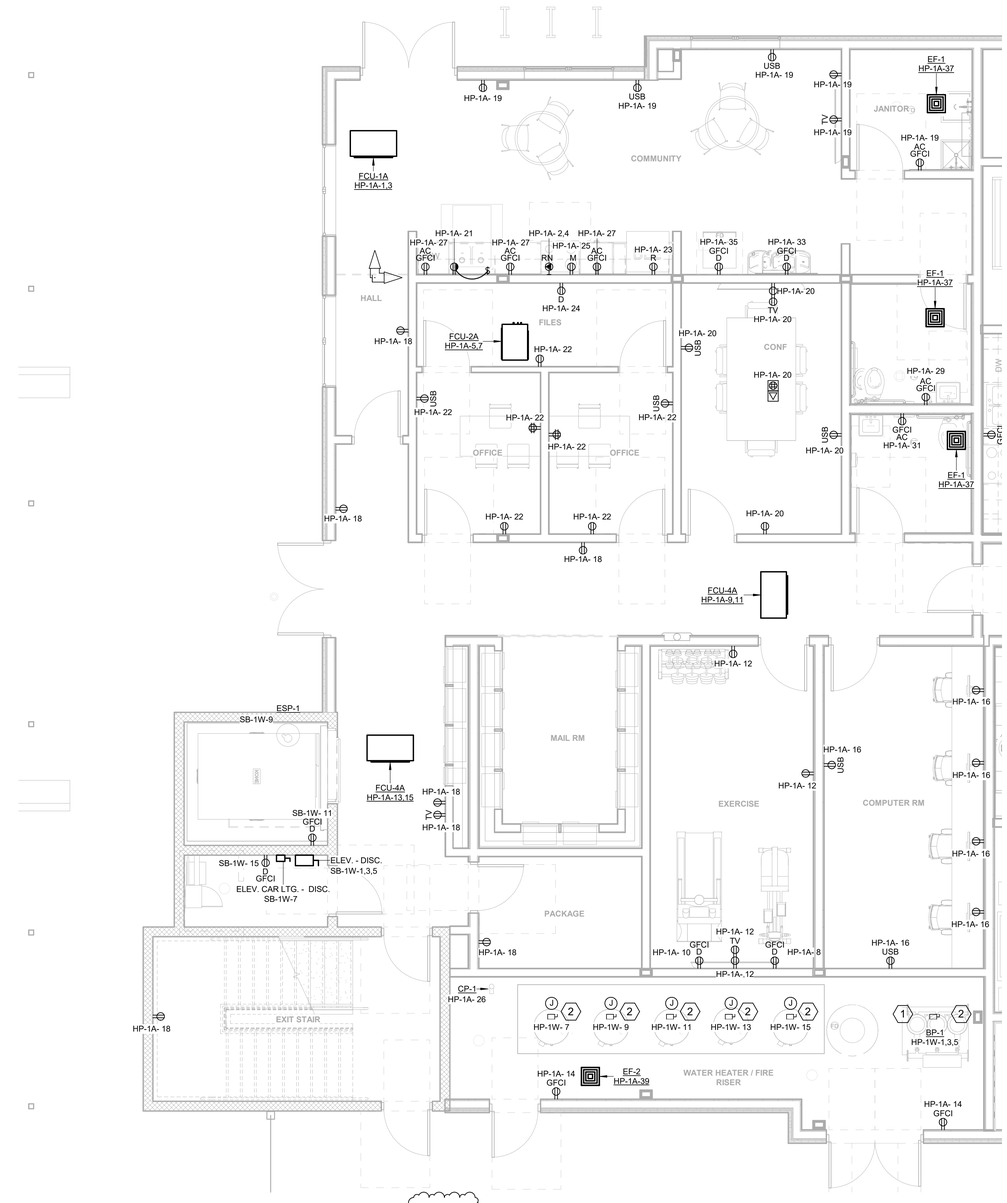


2 ELECTRICAL ENLARGED COMMUNITY SPACE - BLDG 1 - LIGHTING PLAN

1/4" = 1'-0"



1 ELECTRICAL ENLARGED COMMUNITY SPACE - BLDG 1 - POWER PLAN

1/4" = 1'-0"

GENERAL NOTES

A. REFER TO E001A FOR ELECTRICAL SYMBOLS AND NOTES.

B. REFER TO E002A FOR ELECTRICAL SPECIFICATIONS.

C. REFER TO E003A AND E004A FOR ELECTRICAL SCHEDULES.

D. REFER TO E005A FOR ELECTRICAL SITE PLAN.

E. REFER TO E006A FOR ELECTRICAL FAULT AND SERVICE CALCULATIONS.

F. REFER TO E008A FOR ELECTRICAL RISER DIAGRAM.

G. REFER TO E501A FOR UNIT PANEL SCHEDULES.

H. SEE ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND EQUIPMENT LOCATIONS.

I. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT CIRCUIT NUMBERS IN THE FIELD AND PROVIDE TYPE WRITTEN PANEL SCHEDULE AT EACH PANEL LOCATION.

J. CONFIRM HEIGHT OF ALL RECEPTACLES AT COUNTERS, SHELVES, ETC., WITH CABINET/SHELVING INSTALLER PRIOR TO ROUGH-IN.

K. ALL 120V, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN DWELLING UNIT BATHROOMS, KITCHENS, WITHIN 6 FEET OF NON-KITCHEN SINKS, AND OUTDOORS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER(GFCI) PROTECTION MEETING NEC 210.8 REQUIREMENTS. ALL GFCI RECEPTACLES SHALL BE READILY ACCESSIBLE. REFER TO ENLARGED PLANS FOR GFCI DESIGNATED RECEPTACLES.

L. ALL 120-VOLT, 15- AND 20-AMPERE RECEPTACLES OUTLETS IN DWELLING UNITS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

M. ALL 120-VOLT, SINGLE-PHASE 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTING(AFCI) MEANS INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT MEETING NEC 210.12 REQUIREMENTS. ALL RECEPTACLES THAT DO NOT SHOW THE GFCI DESIGNATION SHALL BE AFCI RATED RECEPTACLES OR BREAKERS.

N. PROVIDE PROPER WORKING CLEARANCES FOR ALL PANELS PER NEC 110.26(A).

O. CONDENSING UNITS(CU-X) FOR ALL UNITS ARE LOCATED ON THE ROOF. REFER TO SHEET E108A FOR ROOFTOP MECHANICAL EQUIPMENT.

KEYED NOTES

1. REFER TO FEEDER SCHEDULE LOCATED ON SHEET E008A FOR SIZING
2. PROVIDE PROPER WORKING CLEARANCE FOR DISCONNECT SWITCH (NEC 110.26(A)(1)).

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ELECTRICAL ENLARGED PLANS

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	9/16/2022	POWER REVISIONS
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4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: JDJ

71300 JOSEPH REMSON REGISTERED ARIZONA U.S.A.

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DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E301A
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0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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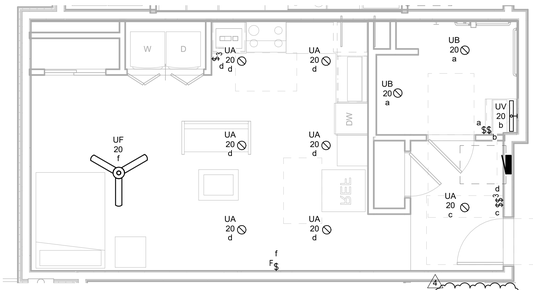
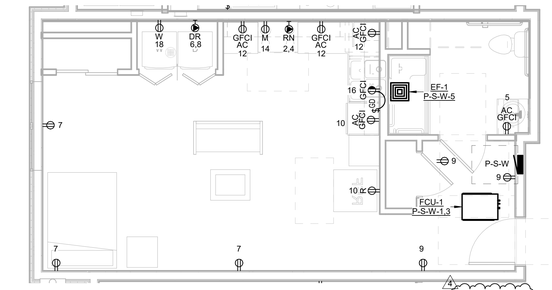
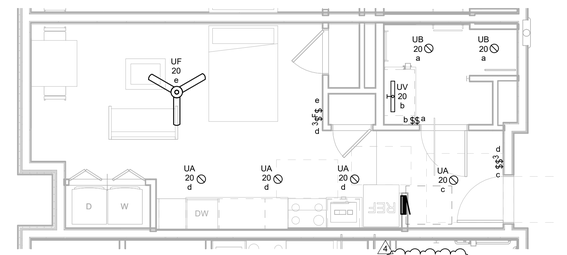


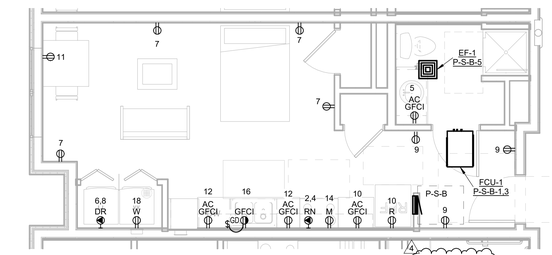
1 **ENLARGED STUDIO UNIT WEST - ADA - LIGHTING PLAN (BLDG 1)**
1/4" = 1'-0"



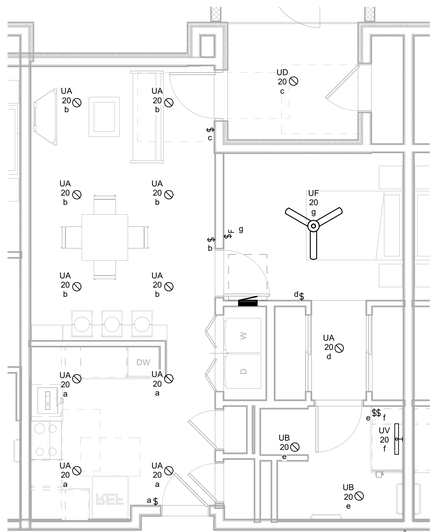
2 **ENLARGED STUDIO UNIT WEST - ADA - POWER PLAN (BLDG 1)**
1/4" = 1'-0"



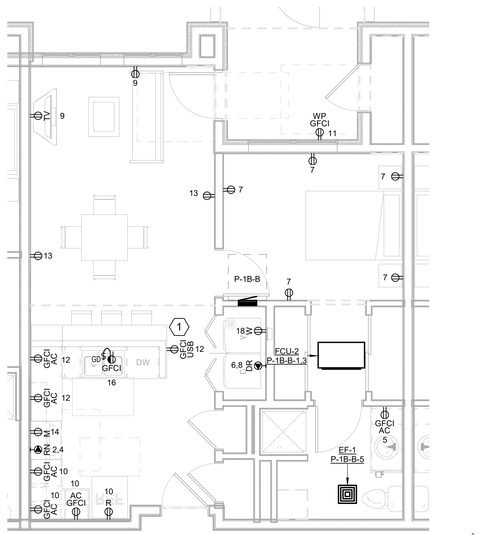
3 **ENLARGED STUDIO - TYPE B - LIGHTING PLAN (BLDG 1)**
1/4" = 1'-0"



4 **ENLARGED STUDIO UNIT - TYPE B - POWER PLAN (BLDG 1)**
1/4" = 1'-0"



5 **ENLARGED 1 BED UNIT - TYPE B - LIGHTING PLAN (BLDG 1)**
1/4" = 1'-0"



6 **ENLARGED 1 BED UNIT - TYPE B - POWER PLAN (BLDG 1)**
1/4" = 1'-0"

GENERAL NOTES

A. REFER TO E001A FOR ELECTRICAL SYMBOLS AND NOTES.

B. REFER TO E002A FOR ELECTRICAL SPECIFICATIONS.

C. REFER TO E003A AND E004A FOR ELECTRICAL SCHEDULES.

D. REFER TO E005A FOR ELECTRICAL SITE PLAN.

E. REFER TO E006A FOR ELECTRICAL FAULT AND SERVICE CALCULATIONS.

F. REFER TO E008A FOR ELECTRICAL RISER DIAGRAM.

G. REFER TO E501A FOR UNIT PANEL SCHEDULES.

H. SEE ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND EQUIPMENT LOCATIONS.

I. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT CIRCUIT NUMBERS IN THE FIELD AND PROVIDE TYPE WRITTEN PANEL SCHEDULE AT EACH PANEL LOCATION.

J. CONFIRM HEIGHT OF ALL RECEPTACLES AT COUNTERS, SHELVES, ETC., WITH CABINET/SHELVING INSTALLER PRIOR TO ROUGH-IN.

K. ALL 120V, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN DWELLING UNIT BATHROOMS, KITCHENS, WITHIN 6 FEET OF NON-KITCHEN SINKS, AND OUTDOORS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER(GFCI) PROTECTION MEETING NEC 210.8 REQUIREMENTS. ALL GFCI RECEPTACLES SHALL BE READILY ACCESSIBLE. REFER TO ENLARGED PLANS FOR GFCI DESIGNATED RECEPTACLES.

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N. PROVIDE PROPER WORKING CLEARANCES FOR ALL PANELS PER NEC 110.26(A).

O. CONDENSING UNITS(CU-X) FOR ALL UNITS ARE LOCATED ON THE ROOF. REFER TO SHEET E108A FOR ROOFTOP MECHANICAL EQUIPMENT.

KEYED NOTES

1. MOUNT RECEPTACLE WITHIN 12" OF TOP OF COUNTER AND WITHIN 6' OF FRONT OF COUNTER (NEC 210.42(C)(5)).

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REVIEWED BY: JFR
DRAWN BY: JDJ

71300
JOSEPH REMSON
Registered Professional Engineer (Electrical)
CERTIFICATE NO.
STATE OF ARIZONA, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

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0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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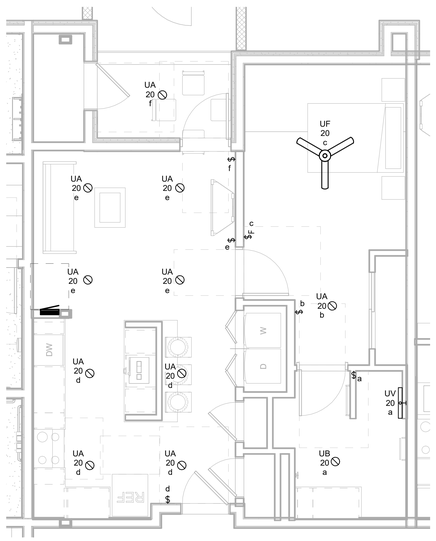
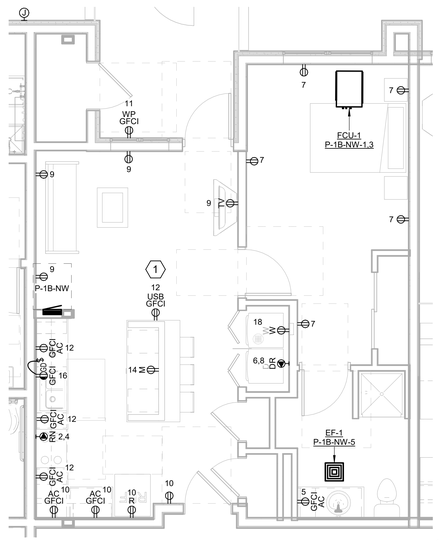
1 ENLARGED 1 BED CORNER UNIT - LIGHTING PLAN (BLDG 1)
1/4" = 1'-0"



2 ENLARGED 1 BED CORNER UNIT - TYPE B - POWER PLAN (BLDG 1)
1/4" = 1'-0"



3 ENLARGED 1 BED CUSTOM NW - TYPE B - LIGHTING PLAN (BLDG 1)
1/4" = 1'-0"



4 ENLARGED 1 BED CUSTOM NW - TYPE - POWER PLAN (BLDG 1)
1/4" = 1'-0"

GENERAL NOTES

A. REFER TO E001A FOR ELECTRICAL SYMBOLS AND NOTES.

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N. PROVIDE PROPER WORKING CLEARANCES FOR ALL PANELS PER NEC 110.26(A).

O. CONDENSING UNITS(CU-X) FOR ALL UNITS ARE LOCATED ON THE ROOF. REFER TO SHEET E108A FOR ROOFTOP MECHANICAL EQUIPMENT.

KEYED NOTES

1. MOUNT RECEPTACLE WITHIN 12" OF TOP OF COUNTER AND WITHIN 6' OF FRONT OF COUNTER (NEC 210.42(C)(5)).

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REVIEWED BY: JFR
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71300 JOSEPH REMSON REGISTERED ARIZONA U.S.A.
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SCALE: 1/4" = 1'-0"

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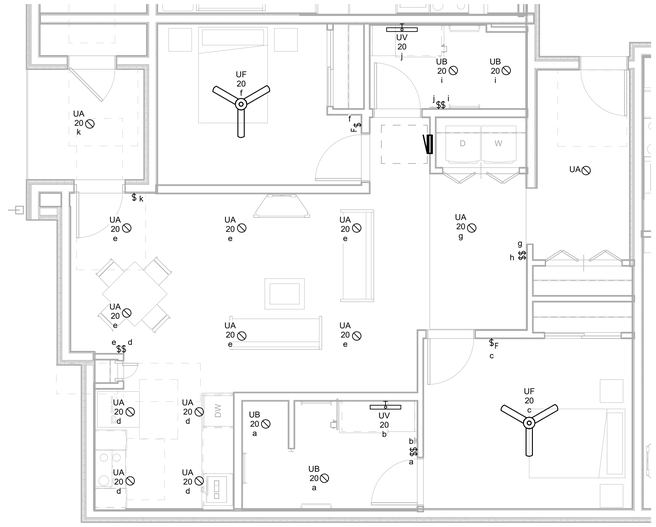
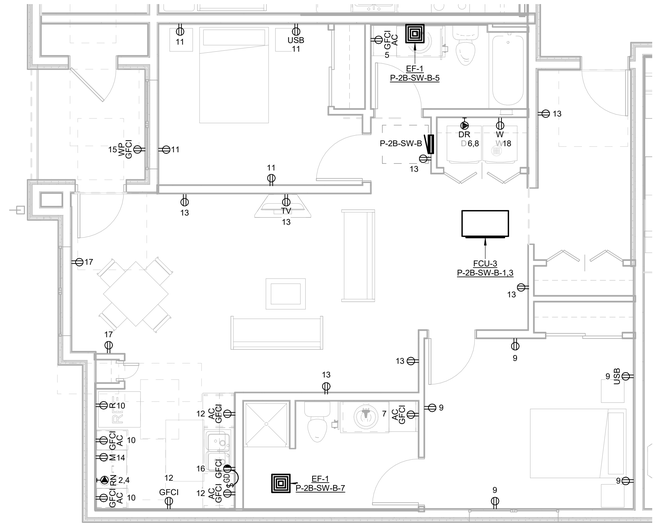
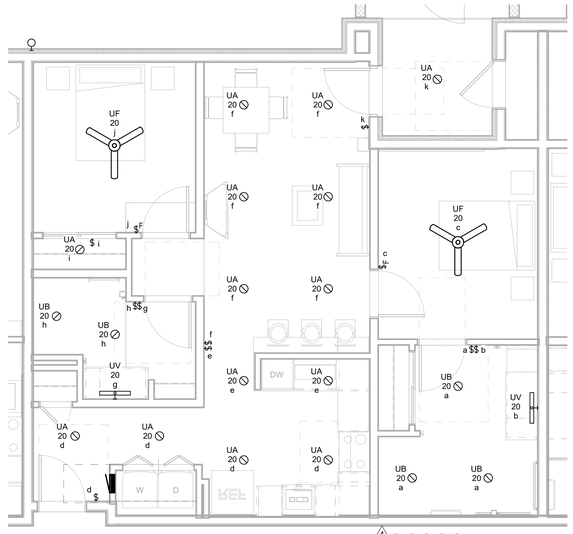


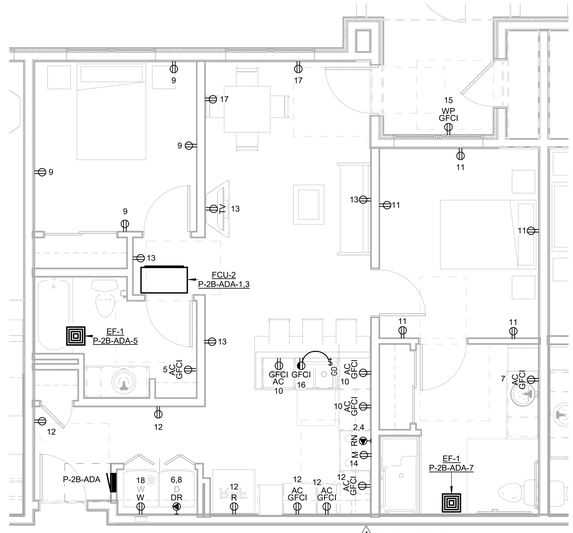
1 ENLARGED 2 BED CORNER SW - TYPE B - LIGHTING PLAN (BLDG 1)
1/4" = 1'-0"



2 ENLARGED 2 BED CORNER SW - TYPE B - POWER PLAN (BLDG 1)
1/4" = 1'-0"



4 ENLARGED 2 BED UNIT - ADA - LIGHTING PLAN (BLDG 1)
1/4" = 1'-0"



3 ENLARGED 2 BED UNIT - ADA - POWER PLAN (BLDG 1)
1/4" = 1'-0"

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NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
PHOENIX, AZ 85004
ENLARGED UNIT PLANS

GENERAL NOTES

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C. REFER TO E003A AND E004A FOR ELECTRICAL SCHEDULES.

D. REFER TO E005A FOR ELECTRICAL SITE PLAN.

E. REFER TO E006A FOR ELECTRICAL FAULT AND SERVICE CALCULATIONS.

F. REFER TO E008A FOR ELECTRICAL RISER DIAGRAM.

G. REFER TO E501A FOR UNIT PANEL SCHEDULES.

H. SEE ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND EQUIPMENT LOCATIONS.

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O. CONDENSING UNITS(CU-X) FOR ALL UNITS ARE LOCATED ON THE ROOF. REFER TO SHEET E108A FOR ROOFTOP MECHANICAL EQUIPMENT.

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REVISIONS		
MARK	DATE	DESCRIPTION
1	3/25/2022	CITY COMMENTS
4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: JDJ

Joseph Remson Registered Professional Engineer (Electrical) CERTIFICATE NO. 71300 JOSEPH REMSON 04/21/2023 Arizona, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E304A

3056-20-02

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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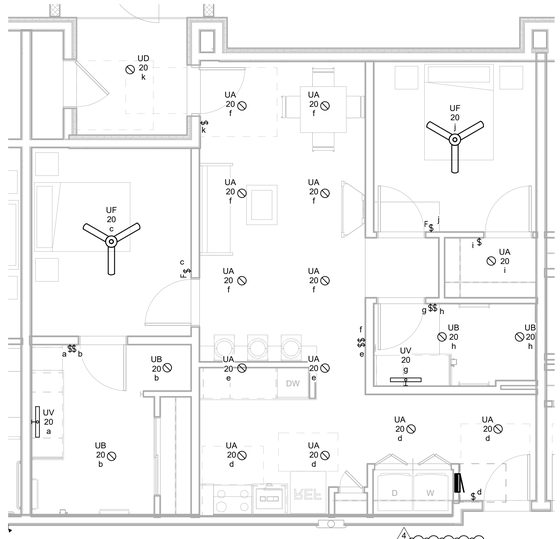
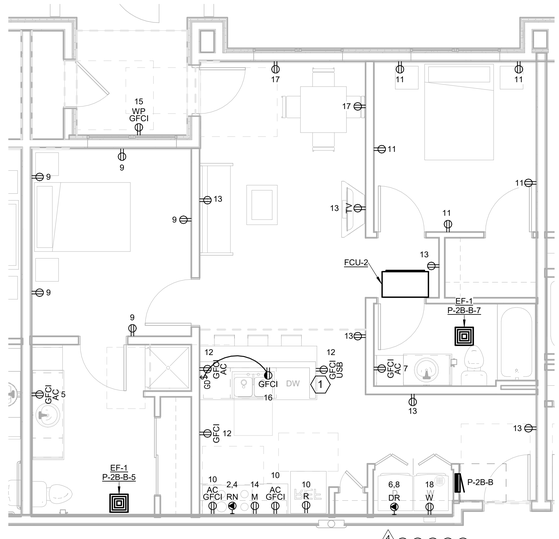


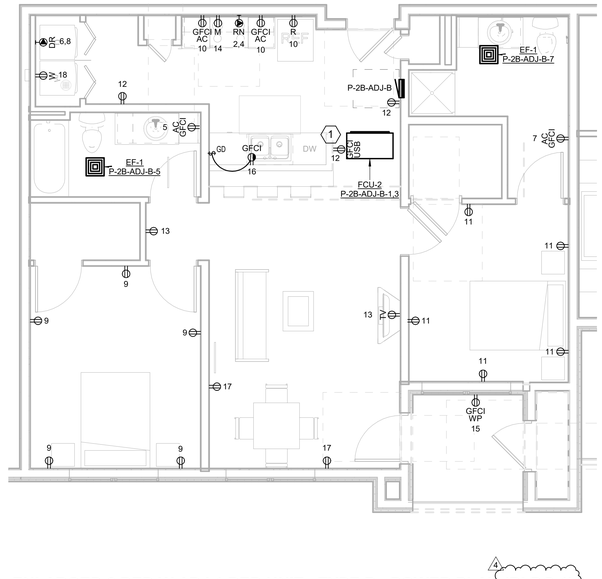
1 ENLARGED 2 BED UNIT - TYPE B - LIGHTING PLAN (BLDG 1)
1/4" = 1'-0"



2 ENLARGED 2 BED UNIT - TYPE B - POWER PLAN (BLDG 1)
1/4" = 1'-0"



3 ENLARGED 2 BED W ADJ 1 BED UNIT - TYPE B - LIGHTING PLAN (BLDG 1)
1/4" = 1'-0"



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KEYED NOTES

1. MOUNT RECEPTACLE WITHIN 12" OF TOP OF COUNTER AND WITHIN 6' OF FRONT OF COUNTER (NEC 210.42(C)(5)).

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

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MARK	DATE	DESCRIPTION
1	3/23/2022	CITY COMMENTS
4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: JDJ

71300 JOSEPH REMSON REGISTERED ARCHITECT ARIZONA, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E305A
3056-20-02

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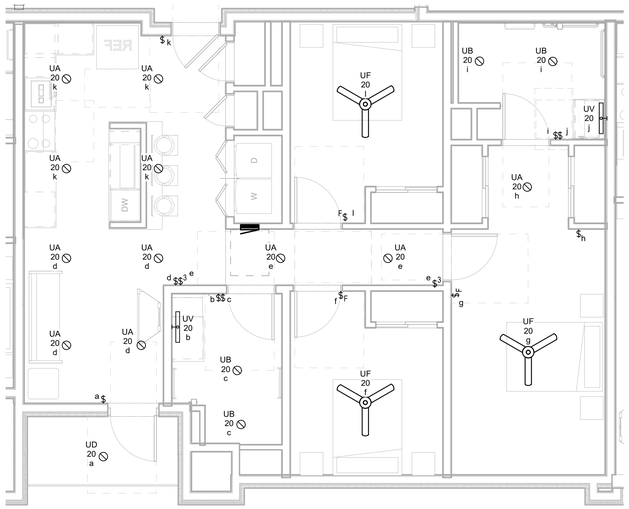
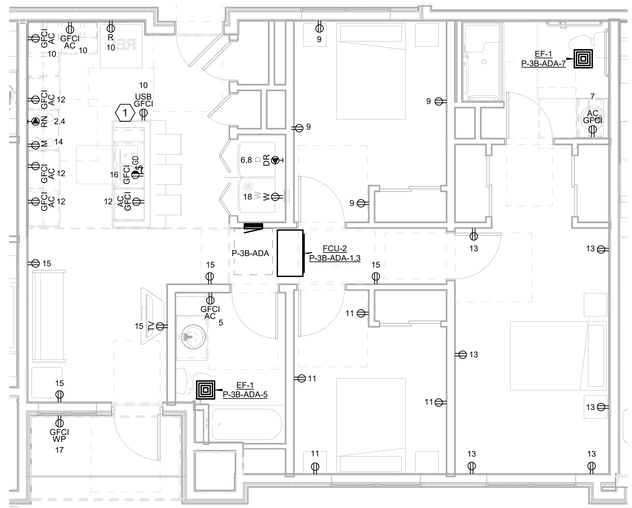


1 ENLARGED 3 BED UNIT - ADA - LIGHTING PLAN (BLDG 1)
1/4" = 1'-0"



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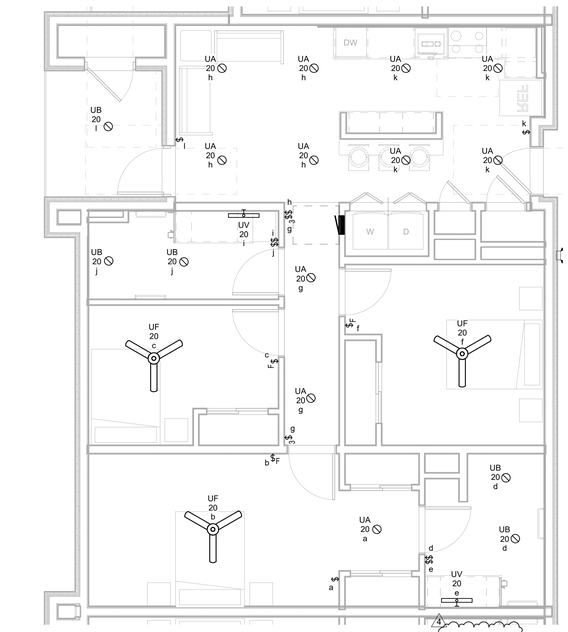

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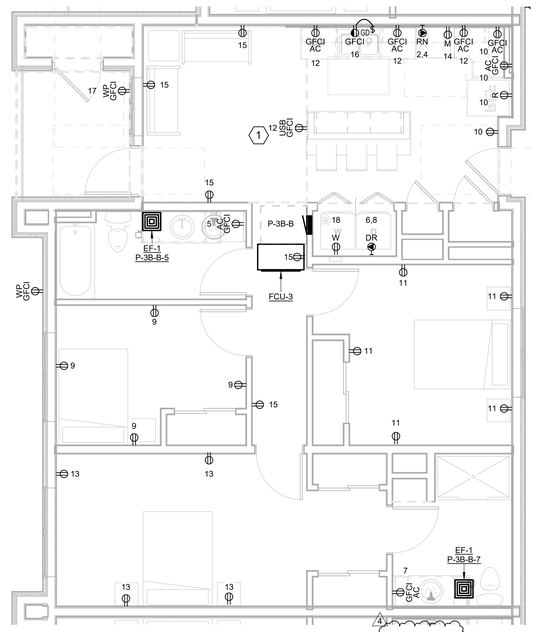

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REVIEWED BY: JFR
DRAWN BY: JDJ

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SHEET: E306A

3056-20-02

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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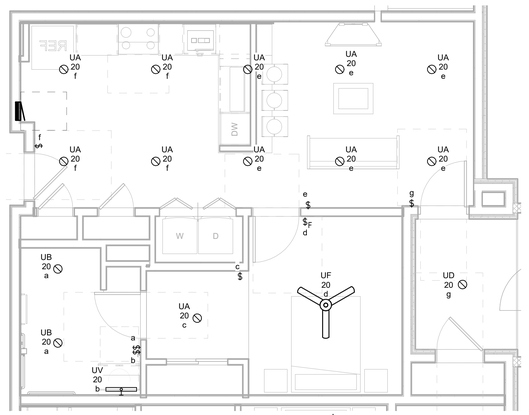

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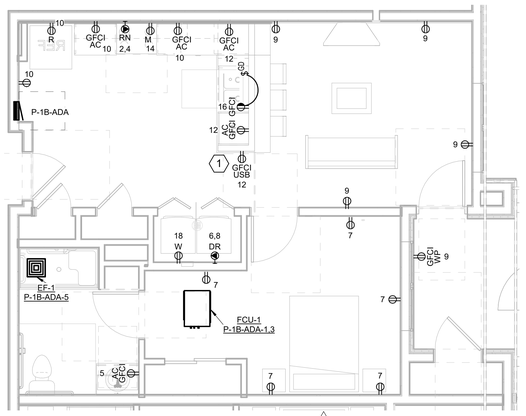

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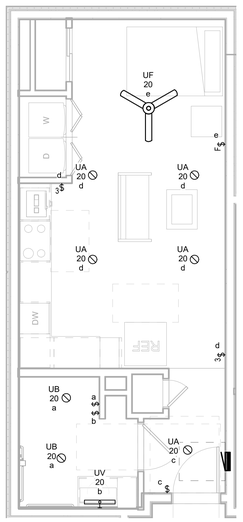

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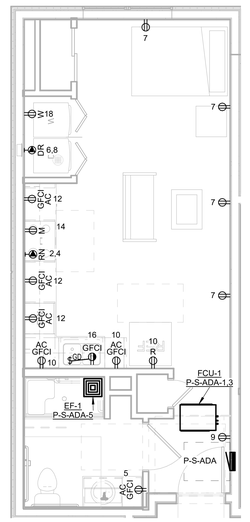
1/4" = 1'-0"



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REVIEWED BY: Checker
DRAWN BY: Author

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3056-20-02

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

N

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Switchboard: DP-1WH

Location: SES 18 **Volts:** 120/208 Wye **A.I.C. Rating:** SEE RISER DIAGRAM
Supply From: T-1 **Phases:** 3 **Mains Type:**
Mounting: HOUSEKEEPING PAD **Wires:** 4 **Mains Rating:** 800.0
Enclosure: NEMA 1 **MCB Rating:** 800.0

Notes:

CKT	Circuit Description	# of Poles	Frame Size	Trip Rating	Load	Remarks
1	HP-1A	3	150.0	150.0	20440	
2	HP-1W	3	200.0	200.0	29701	
3	HP-3W	3	100.0	100.0	11543	
4	HP-5W	3	400.0	200.0	66315	
5	SB-1W/ATS-1	3	150.0	150.0	19136	
6	HP-G	3	200.0	200.0	47443	
				Total Conn. Load:	192422	
				Total Amps:	534	

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Cooling	47160	100.00	47160		
HVAC	25162	100.00	25162	Total Conn. Load:	192422
Motor	19136	125.00	23920	Total Est. Demand:	182069
Other	19062	100.00	19062	Total Conn.:	534.1
Receptacle	40747	62.27	25374	Total Est. Demand:	505.4
Power	29126	100.00	29126		
Lighting	16265	100.00	16265		
LITES	1225	100.00	1225		

Notes:

Switchboard: DP-1WR-1

Location: SES 18 **Volts:** 120/208 Wye **A.I.C. Rating:** SEE RISER DIAGRAM
Supply From: T-1 **Phases:** 3 **Mains Type:** MCB
Mounting: HOUSEKEEPING PAD **Wires:** 4 **Mains Rating:** 1000.0
Enclosure: NEMA 1 **MCB Rating:** 1000.0

Notes:

CKT	Circuit Description	# of Poles	Frame Size	Trip Rating	Load	Remarks
1	MB-1W	3	400.0	400.0	107717	
2	MB-2W	3	400.0	400.0	115282	
3	MB-3W	3	400.0	400.0	115282	
4	Space	--	--	--	0	--
5	Space	--	--	--	0	--
6	Space	--	--	--	0	--
				Total Conn. Load:	338280	
				Total Amps:	939	

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Power	338280	100.00	338280		
				Total Conn. Load:	338280
				Total Est. Demand:	338280
				Total Conn.:	939.0
				Total Est. Demand:	939.0

Notes:

Switchboard: DP-1WR-2

Location: SES 18 **Volts:** 120/208 Wye **A.I.C. Rating:** SEE RISER DIAGRAM
Supply From: T-1 **Phases:** 3 **Mains Type:**
Mounting: HOUSEKEEPING PAD **Wires:** 4 **Mains Rating:** 800.0
Enclosure: NEMA 1 **MCB Rating:** 800.0

Notes:

CKT	Circuit Description	# of Poles	Frame Size	Trip Rating	Load	Remarks
1	MB-4W	3	400.0	400.0	127350	
2	MB-5W	3	400.0	400.0	127350	
3	Space	--	--	--	0	--
4	Space	--	--	--	0	--
5	Space	--	--	--	0	--
6	Space	--	--	--	0	--
				Total Conn. Load:	254701	
				Total Amps:	707	

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Power	254701	100.00	254701		
				Total Conn. Load:	254701
				Total Est. Demand:	254701
				Total Conn.:	707.0
				Total Est. Demand:	707.0

Notes:

Panel: HP-1A

Location: SES 18 **Volts:** 120/208 Wye **A.I.C. Rating:** SEE RISER DIAGRAM
Supply From: DP-1WH **Phases:** 3 **Mains Type:** MLO
Mounting: SURFACE **Wires:** 4 **Mains Rating:** 150.0
Enclosure: NEMA1 **MCB Rating:** MLO

Notes:

CKT	Circuit Description	Trip	Poles	A	A	B	B	C	C	Poles	Trip	Circuit Description	CKT
1	FCU-1A	30	2	750	2000					2	40	RANGE	2
3	--	--	--			750	2000			--	--	--	4
5	FCU-2A	15	2					115					6
7	--	--	--	115	180					1	20	EXERCISE DED. RCPT	8
9	FCU-3A	30	2			750	180			1	20	EXERCISE DED. RCPT	10
11	--	--	--					750	720	1	20	EXERCISE ROOM RCPT	12
13	FCU-4A	30	2	750	360					1	20	WATER HEAT/FIRE RISER RCPT	14
15	--	--	--			750	1080			1	20	COMPUTER ROOM RCPT	16
17	COM. LIGHTING	20	1					1113	1260	1	20	CORRIDOR/PKG RCPTS	18
19	COM. ROOM RCPT	20	1	1080	1300					1	20	CONF ROOM RCPTS	20
21	COM. DISHWASHER/DISPOSAL	20	1			1068	1260			1	20	OFFICE RCPTS	22
23	COM. REFRIDGERATOR	20	1					180	180	1	20	COM. COPIER	24
25	COM. MICROWAVE	20	1	180	85					1	20	CP-1	26
27	COM. KITCHEN RCPT	20	1			540	0			1	20	Spare	28
29	COM. BATHROOM 1 RCPT/EF	20	1					180	0	1	20	Spare	30
31	COM. BATHROOM 2 RCPT/EF	20	1	180	0					1	20	Spare	32
33	COM. DRINKING FOUNTAIN	20	1			180	0			1	20	Spare	34
35	COM. ICE MAKER	20	1					180	0	1	20	Spare	36
37	COM. BATHRM/JANITOR. EF/LTG	20	1	397	0					1	20	Spare	38
39	COM. EF FIRE RISER	20	1			212	0			1	20	Spare	40
41	Spare	20	1					0	0	1	20	Spare	42
			Total Load:	7237		8593		4610					
			Total Amps:	63.7		75.0		38.4					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Cooling	5150	100.00	5150		
Motor	85	125.00	106	Total Conn. Load:	20440
Receptacle	14287	85.00	12144	Total Est. Demand:	18328
Lighting	1213	100.00	1213	Total Conn.:	56.7
				Total Est. Demand:	50.9

Notes:

Panel: HP-1W

Location: SES 18 **Volts:** 120/208 Wye **A.I.C. Rating:** SEE RISER DIAGRAM
Supply From: DP-1WH **Phases:** 3 **Mains Type:** MLO
Mounting: SURFACE **Wires:** 4 **Mains Rating:** 200.0
Enclosure: NEMA1 **MCB Rating:** MLO

Notes:

CKT	Circuit Description	Trip	Poles	A	A	B	B	C	C	Poles	Trip	Circuit Description	CKT
1	BP-1	60	3	4924	114					2	15	FCU-5A	2
3	--	--	--			4924	114			--	--	--	4
5	--	--	--					4924	114	2	15	FCU-6A	6
7	DWH-1	15	1	500	114					--	--	--	8
9	DWH-1	15	1			500	114			2	15	FCU-7A	10
11	DWH-1	15	1					500	114	--	--	--	12
13	DWH-1	15	1	500	115					2	15	FCU-8A	14
15	DWH-1	15	1			500	115			--	--	--	16
17	1ST FLOOR W HALLWAY RCPT	20	1					1260	1440	1	20	2ND FLOOR W HALLWAY RCPT	18
19	1ST FLOOR E HALLWAY RCPT	20	1	1440	1260					1	20	2ND FLOOR E HALLWAY RCPT	20
21	1ST FLOOR HALLWAY LIGHTING	20	1			800	891			1	20	2ND FLOOR HALLWAY LIGHTING	22
23	1ST FLOOR OUTSIDE LIGHTING	20	1					535	287	1	20	2ND FLOOR OUTSIDE LIGHTING	24
25	1ST FLOOR IDF GEN RCPT	20	1	180	180					1	20	2ND FLOOR IDF GEN RCPT	26
27	1ST FLOOR IDF DED. RCPT	20	1			180	180			1	20	2ND FLOOR IDF DED. RCPT	28
29	1ST FLOOR IDF DED. RCPT	20	1					180	180	1	20	2ND FLOOR IDF DED. RCPT	30
31	STAIR LIGHTING	20	1	579	900					1	20	EXTERIOR RCPT	32
33	TEEN DEV. RM RCPTS	20	1			900	770			1	20	EXTERIOR LTG	34
35	Spare	20	1					0	0	1	20	Spare	36
37	Spare	20	1	0	0					1	20	Spare	38
39	Spare	20	1			0	0			1	20	Spare	40
41	Spare	20	1					0	0	1	20	Spare	42
			Total Load:	10554		9827		9326					
			Total Amps:	88.6		82.5		77.7					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Cooling	917	100.00	917		
Motor	14772	125.00	18464	Total Conn. Load:	29701
Other	500	100.00	500	Total Est. Demand:	33356
Receptacle	8280	100.00	8280	Total Conn.:	82.4
Power	2502	100.00	2502	Total Est. Demand:	92.6
Lighting	2856	100.00	2856		
LITES	490	100.00	490		

Notes:

Panel: HP-3W

Location: JANITOR 2-336 **Volts:** 120/208 Wye **A.I.C. Rating:** SEE RISER DIAGRAM
Supply From: DP-1WH **Phases:** 3 **Mains Type:** MCB
Mounting: SURFACE **Wires:** 4 **Mains Rating:** 100.0
Enclosure: NEMA1 **MCB Rating:** 100

Notes:

CKT	Circuit Description	Trip	Poles	A	A	B	B	C	C	Poles	Trip	Circuit Description	CKT
1	FCU-9A	15	2	115	115					2	15	FCU-11A	2
3	--	--	--			115	115			--	--	--	4
5	FCU-10A	15	2					115	750	2	30	FCU-12A	6
7	--	--	--	115	750					--	--	--	8
9	3RD FLOOR W HALLWAY RCPT	20	1			1440	1440			1	20	4TH FLOOR W HALLWAY RCPT	10
11	3RD FLOOR E HALLWAY RCPT	20	1					1440	1440	1	20	4TH FLOOR E HALLWAY RCPT	12
13	3RD FLOOR HALLWAY LIGHTING	20	1	892	891					1	20	4TH FLOOR HALLWAY LIGHTING	14
15	3RD FLOOR OUTSIDE LIGHTING	20	1			287	287			1	20	4TH FLOOR OUTSIDE LIGHTING	16
17	3RD FLOOR IDF GEN RCPT	20	1					180	180	1	20	4TH FLOOR IDF GEN. RCPT	18
19	3RD FLOOR IDF DED. RCPT	20	1	180	180					1	20	4TH FLOOR IDF DED. RCPT	20
21	3RD FLOOR IDF DED. RCPT	20	1			180	180			1	20	4TH FLOOR IDF DED. RCPT	22
23	DEDICATED SIGNAGE 1A	20	1					162	0	1	20	Spare	24
25	DEDICATED SIGNAGE 2A	20	1	162	0					1	20	Spare	26
27	Spare	20	1			0	0			1	20	Spare	28
29	Spare	20	1					0	0	1	20	Spare	30
31	Spare	20	1	0	0					1	20	Spare	32
33	Spare	20	1			0	0			1	20	Spare	34
35	Spare	20	1					0	0	1	20	Spare	36
37	Spare	20	1	0	0					1	20	Spare	38
39	Spare	20	1			0	0			1	20	Spare	40
41	Spare	20	1					0	0	1	20	Spare	42
			Total Load:	3343		4023		4198					
			Total Amps:	27.9		34.4		35.9					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Cooling	2193	100.00	2193		
Receptacle	6840	100.00	6840	Total Conn. Load:	11543
Lighting	2191	100.00	2191	Total Est. Demand:	11543
LITES	490	100.00	490	Total Conn.:	32.0
				Total Est. Demand:	32.0

Notes:

Panel: HP-5W

Location: JANITOR 532 **Volts:** 120/208 Wye **A.I.C. Rating:** 10,000 AMPS SYMMETRICAL
Supply From: DP-1WH **Phases:** 3 **Mains Type:** MCB
Mounting: SURFACE **Wires:** 4 **Mains Rating:** 250.0
Enclosure: NEMA1 **MCB Rating:** 250.0

Notes: 2-Section

CKT	Circuit Description	Trip	Poles	A	A	B	B	C	C	Poles	Trip	Circuit Description	CKT
1	CU-1A	20.0	2	1380	1380					2	20.0	CU-2A	2
3	--	--	--			1380	1380			--	--	--	4
5	CU-3A	20.0	2					1380	1380	2	20.0	CU-4A	6
7	--	--	--	1380	1380					--	--	--	8
9	CU-5A	20.0	2			1380	1380			2	20.0	CU-6A	10
11	--	--	--					1380	1380	--	--	--	12
13	CU-7A	20.0	2	1380	1380					2	20.0	CU-8A	14
15	--	--	--			1380	1380			--	--	--	16
17	CU-9A	20.0	2					1380	1380	2	20.0	CU-10A	18
19	--	--	--	1380	1380					--	--	--	20
21	CU-11A	20.0	2			1380	1380			2	20.0	CU-12A	22
23	--	--	--					1380	1380	--	--	--	24
25	CU-13A	20.0	2	1380	1380					2	20.0	CU-14A	26
27	--	--	--			1380	1380			--	--	--	28
29	RTU-1	25.0	3					610	2400	3	25.0	MAU-1	30
31	--	--	--	610	2400					--	--	--	32
33	--	--	--			610	2400			--	--	--	34
35	FCU-13A	15.0	2					115	2400	3	25.0	MAU-2	36
37	--	--	--	115	2400					--	--	--	38
39	FCU-14A	30.0	2			750	2400			--	--	--	40
41	--	--	--					750	180	1	20.0	5TH FLOOR IDF DED. RCPT	42
43	5TH FLOOR W HALLWAY RCPT	20.0	1	1620	180					1	20.0	5TH FLOOR IDF DED. RCPT	44
45	5TH FLOOR E HALLWAY RCPT	20.0	1			1620	1800			1	20.0	ROOFTOP RCPS	46
47	5TH FLOOR HALLWAY LIGHTING	20.0	1					1226	208	2	20.0	EF-5	48
49	SPLIT SYSTEM	20.0	2	1945	208					--	--	--	50
51	--	--	--			1945	610			3	25.0	RTU-1	52
53	Spare	20.0	1					0	610	--	--	--	54
55	Spare	20.0	1	0	610					--	--	--	56
57	Spare	20.0	1			0	0			1	20.0	Spare	58
59	Spare	20.0	1					0	0	1	20.0	Spare	60
			Total Load:	22826		24836		18654					
			Total Amps:	195.6		212.3		155.5					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Cooling	40038	100.00	40038		
HVAC	499	100.00	499	Total Conn. Load:	66315
Motor	3806	125.00	4758	Total Est. Demand:	67191
Other	18062	100.00	18062	Total Conn.:	184.1
Receptacle	5400	100.00	5400	Total Est. Demand:	186.5
Lighting	982	100.00	982		
LITES	245	100.00	245		

Notes:

Panel: SB-1W

Location: SES 18 **Volts:** 120/208 Wye **A.I.C. Rating:** 10,000 AMPS SYMMETRICAL
Supply From: GEN **Phases:** 3 **Mains Type:** MCB
Mounting: SURFACE **Wires:** 4 **Mains Rating:** 150.0
Enclosure: NEMA1 **MCB Rating:** 150.0

Notes:

CKT	Circuit Description	Trip	Poles	A	A	B	B	C	C	Poles	Trip	Circuit Description	CKT
1	ELEVATOR - DISC	60	3	5548	6379					3	60	GAR. ELEVATOR - DISC.	2
3	--	--	--			5548	6379			--	--	--	4
5	--	--	--					5548	6379	--	--	--	6
7	ELEV. CAR LTG. - DISC.	15	1	0	600					1	15	GAR. ELEV. CAR LTG. - DISC	8
9	ESP-1 (SUMP PUMP)	20	1			1200	1200			1	20	ESP-1 (SUMP PUMP)	10
11	ELEV. PIT GFCI RCPT	20	1					180	180	1	20	GAR. ELEV. PIT GFCI RCPT	12
13	NW ELEV. SHAFT LTG	20	1	246	328					1	20	GAR. ELEV. SHAFT LTG	14
15	ELEV. MACHINE ROOM RCPT	20	1			180	180			1	20	GAR. ELEV. MACHINE ROOM...	16
17	ELEV. MACHINE ROOM LTG	20	1					41	41	1	20	GAR. ELEV. MACHINE ROOM LTG	18
19	Space	--	--	0	0					1	20	Spare	20
21	Space	--	--			0	0			1	20	Spare	22
23	Space	--	--					0	0	1	20	Spare	24
25	Space	--	--	0	0					--	--	Space	26
27	Space	--	--			0	0			--	--	Space	28
29	Space	--	--					0	0	--	--	Space	30
			Total Load:	13101		14652		12334					
			Total Amps:	110.2		123.1		102.8					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Motor	38180	112.53	42964		
Receptacle	720	100.00	720	Total Conn. Load:	40085
Lighting	1256	100.00	1256	Total Est. Demand:	44869
				Total Conn.:	111.3
				Total Est. Demand:	124.5

Notes:

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REVISIONS

MARK	DATE	DESCRIPTION
1	3/25/2022	CITY COMMENTS
2	3/13/2023	CITY COMMENTS
4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: JDJ

Registered Professional Engineer (Electrical) CERTIFICATE NO. 71300 JOSEPH REMSON Date Signed ARIZONA U.S.A.
4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E500A
3056-20-02

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PANELBOARD: P-1B-NW

Location: AT UNIT
Mounting: RECESSED NEMA1
Mains Rating: 100.0 MLO
Supply From: MSB
VOLTAGE: 120\208V 1Ø
A.I.C. RATING: 10,000 AMPS SYMMETRICAL
SPECIAL:

LOAD DESCRIPTION	BKR	POLES	CKT	A	B	CKT	POLES	BKR	LOAD DESCRIPTION
FCU-1	20	2	1			2	2	40	RANGE
--	--	--	3			4	--	--	--
CU-1	15	2	5			6	2	30	DRYER
--	--	--	7			8	--	--	--
BATHROOM RCPT.	20	1	9			10	1	20	KITCHEN RCPT 1
BEDROOM RCPT.	15	1	11			12	1	20	KITCHEN RCPT 2
LIVING ROOM RCPT.	15	1	13			14	1	20	MICROWAVE
OUTSIDE RCPT.	15	1	15			16	1	20	DISPOSAL/DISHWASHER
DATA PANEL RCPT.	20	1	17			18	1	20	WASHER
SPACE	--	--	19			20	1	15	LIGHTING/SD
SPACE	--	--	21			22	--	--	SPACE
SPACE	--	--	23			24	--	--	SPACE
SPACE	--	--	25			26	--	--	SPACE
SPACE	--	--	27			28	--	--	SPACE
SPACE	--	--	29			30	--	--	SPACE
		TOTAL LOAD:		9 kVA	10 kVA				
		TOTAL AMPS:		84 A	91.3				

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS

NOTES:
1. RANGE AND DRYER RECEPTACLES WILL HAVE SEPARATE NEUTRAL AND GROUND CONDUCTORS.

PANELBOARD: P-2B-ADA

Location: AT UNIT
Mounting: RECESSED NEMA1
Mains Rating: 125.0 MLO
Supply From: MSB
VOLTAGE: 120\208V 1Ø
A.I.C. RATING: 10,000 AMPS SYMMETRICAL
SPECIAL:

LOAD DESCRIPTION	BKR	POLES	CKT	A	B	CKT	POLES	BKR	LOAD DESCRIPTION
FCU-2	20	2	1			2	2	40	RANGE
--	--	--	3			4	--	--	--
CU-2	20	2	5			6	2	30	DRYER
--	--	--	7			8	--	--	--
BATHROOM 1 RCPT.	20	1	9			10	1	20	KITCHEN RCPT. 1
BATHROOM 2 RCPT.	20	1	11			12	1	20	KITCHEN RCPT. 2
BEDROOM 1 RCPT.	15	1	13			14	1	20	MICROWAVE
BEDROOM 2 RCPT.	15	1	15			16	1	20	DISPOSAL/DISHWASHER
LIVING ROOM RCPT	15	1	17			18	1	20	WASHER
OUTSIDE RCPT.	15	1	19			20	1	15	LIGHTING/SD
DINING ROOM APPLIANCE RCPT.	20	1	21			22	--	--	SPACE
DATA PANEL RCPT.	20	1	23			24	--	--	SPACE
SPACE	--	--	25			26	--	--	SPACE
SPACE	--	--	27			28	--	--	SPACE
SPACE	--	--	29			30	--	--	SPACE
		TOTAL LOAD:		9 kVA	10 kVA				
		TOTAL AMPS:		85 A	97.0				

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS

NOTES:
1. RANGE AND DRYER RECEPTACLES WILL HAVE SEPARATE NEUTRAL AND GROUND CONDUCTORS.

PANELBOARD: P-2B-ADJ-B

Location: AT UNIT
Mounting: RECESSED NEMA1
Mains Rating: 125.0 MLO
Supply From: MSB
VOLTAGE: 120\208V 1Ø
A.I.C. RATING: 10,000 AMPS SYMMETRICAL
SPECIAL:

LOAD DESCRIPTION	BKR	POLES	CKT	A	B	CKT	POLES	BKR	LOAD DESCRIPTION
FCU-2	20	2	1			2	2	40	RANGE
--	--	--	3			4	--	--	--
CU-2	20	2	5			6	2	30	DRYER
--	--	--	7			8	--	--	--
BATHROOM 1 RCPT.	20	1	9			10	1	20	KITCHEN RCPT. 1
BATHROOM 2 RCPT.	20	1	11			12	1	20	KITCHEN RCPT. 2
BEDROOM 1 RCPT.	15	1	13			14	1	20	MICROWAVE
BEDROOM 2 RCPT.	15	1	15			16	1	20	DISPOSAL/DISHWASHER
LIVING ROOM RCPT.	15	1	17			18	1	20	WASHER
BALCONY RCPT.	15	1	19			20	1	15	LIGHTING/SD
DINING ROOM APPLIANCE RCPT.	20	1	21			22	--	--	SPACE
DATA PANEL RCPT.	20	1	23			24	--	--	SPACE
SPACE	--	--	25			26	--	--	SPACE
SPACE	--	--	27			28	--	--	SPACE
SPACE	--	--	29			30	--	--	SPACE
		TOTAL LOAD:		9 kVA	10 kVA				
		TOTAL AMPS:		83 A	90.7				

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS

NOTES:
1. RANGE AND DRYER RECEPTACLES WILL HAVE SEPARATE NEUTRAL AND GROUND CONDUCTORS.

PANELBOARD: P-2B-SW-B

Location: AT UNIT
Mounting: RECESSED NEMA1
Mains Rating: 125.0 MLO
Supply From: MSB
VOLTAGE: 120\208V 1Ø
A.I.C. RATING: 10,000 AMPS SYMMETRICAL
SPECIAL:

LOAD DESCRIPTION	BKR	POLES	CKT	A	B	CKT	POLES	BKR	LOAD DESCRIPTION
FCU-3	20	2	1			2	2	40	RANGE
--	--	--	3			4	--	--	--
CU-3	20	2	5			6	2	30	DRYER
--	--	--	7			8	--	--	--
BATHROOM 1 RCPT.	20	1	9			10	1	20	KITCHEN RCPT. 1
BATHROOM 2 RCPT.	20	1	11			12	1	20	KITCHEN RCPT. 2
BEDROOM 1 RCPT.	15	1	13			14	1	20	MICROWAVE
BEDROOM 2 RCPT.	15	1	15			16	1	20	DISPOSAL/DISHWASHER
LIVING ROOM RCPT.	15	1	17			18	1	20	WASHER
BALCONY RCPT.	15	1	19			20	1	15	LIGHTING/SD
DINING ROOM APPLIANCE RCPT.	20	1	21			22	--	--	SPACE
DATA PANEL RCPT.	20	1	23			24	--	--	SPACE
SPACE	--	--	25			26	--	--	SPACE
SPACE	--	--	27			28	--	--	SPACE
SPACE	--	--	29			30	--	--	SPACE
		TOTAL LOAD:		10 kVA	9 kVA				
		TOTAL AMPS:		92 A	88.7				

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS

NOTES:
1. RANGE AND DRYER RECEPTACLES WILL HAVE SEPARATE NEUTRAL AND GROUND CONDUCTORS.

PANELBOARD: P-2B-B

Location: AT UNIT
Mounting: RECESSED NEMA1
Mains Rating: 125.0 MLO
Supply From: MSB
VOLTAGE: 120\208V 1Ø
A.I.C. RATING: 10,000 AMPS SYMMETRICAL
SPECIAL:

LOAD DESCRIPTION	BKR	POLES	CKT	A	B	CKT	POLES	BKR	LOAD DESCRIPTION
FCU-2	20	2	1			2	2	40	RANGE
--	--	--	3			4	--	--	--
CU-2	20	2	5			6	2	30	DRYER
--	--	--	7			8	--	--	--
BATHROOM 1 RCPT.	20	1	9			10	1	20	KITCHEN RCPT. 1
BATHROOM 2 RCPT.	20	1	11			12	1	20	KITCHEN RCPT. 2
BEDROOM 1 RCPT.	15	1	13			14	1	20	MICROWAVE
BEDROOM 2 RCPT.	15	1	15			16	1	20	DISHWASHER/DISPOSAL
ENTRY/LIVING ROOM RCPT.	15	1	17			18	1	20	WASHER
OUTSIDE RCPT.	15	1	19			20	1	15	LIGHTING/SD
DINING ROOM APPLIANCE RCPT.	20	1	21			22	--	--	SPACE
DATA PANEL RCPT.	20	1	23			24	--	--	SPACE
SPACE	--	--	25			26	--	--	SPACE
SPACE	--	--	27			28	--	--	SPACE
SPACE	--	--	29			30	--	--	SPACE
		TOTAL LOAD:		10 kVA	10 kVA				
		TOTAL AMPS:		92 A	91.6				

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS

NOTES:
1. RANGE AND DRYER RECEPTACLES WILL HAVE SEPARATE NEUTRAL AND GROUND CONDUCTORS.

PANELBOARD: P-3B-ADA

Location: AT UNIT
Mounting: RECESSED NEMA1
Mains Rating: 125.0 MLO
Supply From: MSB
VOLTAGE: 120\208V 1Ø
A.I.C. RATING: 10,000 AMPS SYMMETRICAL
SPECIAL:

LOAD DESCRIPTION	BKR	POLES	CKT	A	B	CKT	POLES	BKR	LOAD DESCRIPTION
FCU-2	20	2	1			2	2	40	RANGE
--	--	--	3			4	--	--	--
CU-2	20	2	5			6	2	30	DRYER
--	--	--	7			8	--	--	--
BATHROOM 1 RCPT.	20	1	9			10	1	20	KITCHEN RCPT. 1
BATHROOM 2 RCPT.	20	1	11			12	1	20	KITCHEN RCPT. 2
BEDROOM 1 RCPT.	15	1	13			14	1	20	MICROWAVE
BEDROOM 2 RCPT.	15	1	15			16	1	20	DISPOSAL/DISHWASHER
BEDROOM 3 RCPT.	15	1	17			18	1	20	WASHER
LIVING ROOM RCPT.	15	1	19			20	1	15	LIGHTING/SD
OUTSIDE RCPT.	15	1	21			22	--	--	SPACE
DATA PANEL RCPT.	20	1	23			24	--	--	SPACE
SPACE	--	--	25			26	--	--	SPACE
SPACE	--	--	27			28	--	--	SPACE
SPACE	--	--	29			30	--	--	SPACE
		TOTAL LOAD:		9 kVA	10 kVA				
		TOTAL AMPS:		89 A	97.2				

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS

NOTES:
1. RANGE AND DRYER RECEPTACLES WILL HAVE SEPARATE NEUTRAL AND GROUND CONDUCTORS.

PANELBOARD: P-3B-B

Location: AT UNIT
Mounting: RECESSED NEMA1
Mains Rating: 125.0 MLO
Supply From: MSB
VOLTAGE: 120\208V 1Ø
A.I.C. RATING: 10,000 AMPS SYMMETRICAL
SPECIAL:

LOAD DESCRIPTION	BKR	POLES	CKT	A	B	CKT	POLES	BKR	LOAD DESCRIPTION
FCU-3	20	2	1			2	2	40	RANGE
--	--	--	3			4	--	--	--
CU-3	20	2	5			6	2	30	DRYER
--	--	--	7			8	--	--	--
BATHROOM 1 RCPT.	20	1	9			10	1	20	KITCHEN RCPT. 1
BATHROOM 2 RCPT.	20	1	11			12	1	20	KITCHEN RCPT. 2
BEDROOM 1 RCPT.	15	1	13			14	1	20	MICROWAVE
BEDROOM 2 RCPT.	15	1	15			16	1	20	DISPOSAL/DISHWASHER
BEDROOM 3 RCPT.	15	1	17			18	1	20	WASHER
LIVING ROOM RCPT.	15	1	19			20	1	15	LIGHTING/SD
OUTSIDE RCPT.	15	1	21			22	--	--	SPACE
DATA PANEL RCPT.	20	1	23			24	--	--	SPACE
SPACE	--	--	25			26	--	--	SPACE
SPACE	--	--	27			28	--	--	SPACE
SPACE	--	--	29			30	--	--	SPACE
		TOTAL LOAD:		9 kVA	10 kVA				
		TOTAL AMPS:		85 A	98.3				

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS

NOTES:
1. RANGE AND DRYER RECEPTACLES WILL HAVE SEPARATE NEUTRAL AND GROUND CONDUCTORS.

PANELBOARD: P-1B-C-B

Location: AT UNIT
Mounting: RECESSED NEMA1
Mains Rating: 100.0 MLO
Supply From: MSB
VOLTAGE: 120\208V 1Ø
A.I.C. RATING: 10,000 AMPS SYMMETRICAL
SPECIAL:

LOAD DESCRIPTION	BKR	POLES	CKT	A	B	CKT	POLES	BKR	LOAD DESCRIPTION
FCU-1	20	2	1			2	2	40	RANGE
--	--	--	3			4	--	--	--
CU-1	15	2	5			6	2	30	DRYER
--	--	--	7			8	--	--	--
BATHROOM RCPT.	20	1	9			10	1	20	KITCHEN RCPT 1
BEDROOM RCPT.	15	1	11			12	1	20	KITCHEN RCPT 2
LIVING ROOM RCPT	15	1	13			14	1	20	MICROWAVE
BALCONY RCPT	15	1	15			16	1	20	DISPOSAL/DISHWASHER
DATA PANEL RCPT.	20	1	17			18	1	20	WASHER
SPACE	--	--	19			20	1	15	LIGHTING/SD
SPACE	--	--	21			22	--	--	SPACE
SPACE	--	--	23			24	--	--	SPACE
SPACE	--	--	25			26	--	--	SPACE
SPACE	--	--	27			28	--	--	SPACE
			29			30	--	--	SPACE
		TOTAL LOAD:		9 kVA	10 kVA				
		TOTAL AMPS:		90 A	91.6				

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS

NOTES:
1. RANGE AND DRYER RECEPTACLES WILL HAVE SEPARATE NEUTRAL AND GROUND CONDUCTORS.

PANELBOARD: P-S-B

Location: AT UNIT
Mounting: RECESSED NEMA1
Mains Rating: 100.0 MLO
Supply From: MSB
VOLTAGE: 120\208V 1Ø
A.I.C. RATING: 10,000 AMPS SYMMETRICAL
SPECIAL:

LOAD DESCRIPTION	BKR	POLES	CKT	A	B	CKT	POLES	BKR	LOAD DESCRIPTION
FCU-1	20	2	1			2	2	40	RANGE
--	--	--	3			4	--	--	--
CU-1	15	2	5			6	2	30	DRYER
--	--	--	7			8	--	--	--
BATHROOM RCPT.	20	1	9			10	1	20	KITCHEN RCPT. 1
STUDIO RCPT.	15	1	11			12	1	20	KITCHEN RCPT. 2
ENTRY/HALL RCPT.	15	1	13			14	1	20	MICROWAVE
DINING ROOM APPLIANCE RCPT.	20	1	15			16	1	20	DISHWASHER/DISPOSAL
DATA PANEL RCPT.	20	1	17			18	1	20	WASHER
SPACE	--	--	19			20	1	15	LIGHTING/SD
SPACE	--	--	21			22	--	--	SPACE
SPACE	--	--	23			24	--	--	SPACE
SPACE	--	--	25			26	--	--	SPACE
SPACE	--	--	27			28	--	--	SPACE
SPACE	--	--	29			30	--	--	SPACE
		TOTAL LOAD:		8 kVA	9 kVA				
		TOTAL AMPS:		77 A	83.6				

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS

NOTES:
1. RANGE AND DRYER RECEPTACLES WILL HAVE SEPARATE NEUTRAL AND GROUND CONDUCTORS.

PANELBOARD: P-1B-B

Location: AT UNIT
Mounting: RECESSED NEMA1
Mains Rating: 100.0 MLO
Supply From: MSB
VOLTAGE: 120\208V 1Ø
A.I.C. RATING: 10,000 AMPS SYMMETRICAL
SPECIAL:

LOAD DESCRIPTION	BKR	POLES	CKT	A	B	CKT	POLES	BKR	LOAD DESCRIPTION
FCU-2	20	2	1			2	2	40	RANGE
--	--	--	3			4	--	--	--
CU-2	20	2	5			6	2	30	DRYER
--	--	--	7			8	--	--	--
BATHROOM RCPT.	20	1	9			10	1	20	KITCHEN RCPT. 1
BEDROOM RCPT.	15	1	11			12	1	20	KITCHEN RCPT. 2
LIVING ROOM RCPT.	15	1	13			14	1	20	MICROWAVE
OUTSIDE RCPT.	15	1	15			16	1	20	DISPOSAL/DISHWASHER
DINING ROOM APPLIANCE RCPT.	20	1	17			18	1	20	WASHER
DATA PANEL RCPT.	20	1	19			20	1	15	LIGHTING/SD
SPACE	--	--	21			22	--	--	SPACE
SPACE	--	--	23			24	--	--	SPACE
SPACE	--	--	25			26	--	--	SPACE
SPACE	--	--	27			28	--	--	SPACE
SPACE	--	--	29			30	--	--	SPACE
		TOTAL LOAD:		8 kVA	9 kVA				
		TOTAL AMPS:		77 A	86.6				

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS

NOTES:
1. RANGE AND DRYER RECEPTACLES WILL HAVE SEPARATE NEUTRAL AND GROUND CONDUCTORS.

PANELBOARD: P-S-W

Location: AT UNIT
Mounting: RECESSED NEMA1
Mains Rating: 100.0 MLO
Supply From: MSB
VOLTAGE: 120\208V 1Ø
A.I.C. RATING: 10,000 AMPS SYMMETRICAL
SPECIAL:

LOAD DESCRIPTION	BKR	POLES	CKT	A	B	CKT	POLES	BKR	LOAD DESCRIPTION
FCU-1	20	2	1			2	2	40	RANGE
--	--	--	3			4	--	--	--
CU-1	15	2	5			6	2	30	DRYER
--	--	--	7			8	--	--	--
BATHROOM RCPT.	20	1	9			10	1	20	KITCHEN RCPT. 1
STUDIO RCPT.	15	1	11			12	1	20	KITCHEN RCPT. 2
ENTRY RCPT.	15	1	13			14	1	20	MICROWAVE
DATA PANEL RCPT.	20	1	15			16	1	20	DISPOSAL/DISHWASHER
SPACE	--	--	17			18	1	20	WASHER
SPACE	--	--	19			20	1	15	LIGHTING/SD
SPACE	--	--	21			22	--	--	SPACE
SPACE	--	--	23			24	--	--	SPACE
SPACE	--	--	25			26	--	--	SPACE
SPACE	--	--	27			28	--	--	SPACE
SPACE	--	--	29			30	--	--	SPACE
		TOTAL LOAD:		8 kVA	9 kVA				
		TOTAL AMPS:		77 A	85.4				

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS

NOTES:
1. RANGE AND DRYER RECEPTACLES WILL HAVE SEPARATE NEUTRAL AND GROUND CONDUCTORS.

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ELECTRICAL UNIT PANEL SCHEDULES

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REVISIONS		
MARK	DATE	DESCRIPTION
1	3/25/2022	CITY COMMENTS
8	4/30/2024	PERMIT AMENDENT
9	8/7/2024	CITY COMMENTS

REVIEWED BY: KMK
DRAWN BY: SAV

Registered Professional Engineer (Electrical) CERTIFICATE NO. 61268 KREGG KRAUS Date Signed ARIZONA U.S.A.
04/30/2023
LICENSE EXPIRES 03/31/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E501A
3056-20-02

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City of Phoenix Plan #: 2200804-01-RVSN Date: 08/30/24
City of Phoenix Plan #: 2200804-01-RVSN Date: 08/30/24

PANELBOARD: P-1B-ADA

Location: UNIT 2-118... **VOLTAGE:** 120\208V 1Ø
Mounting: RECESSED NEMA1 **A.I.C. RATING:** 10,000 AMPS SYMMETRICAL
Mains Rating: 100.0 MLO **SPECIAL:**
Supply From: MSB

LOAD DESCRIPTION	BKR	POLES	CKT	A		B		CKT	POLES	BKR	LOAD DESCRIPTION
FCU-1B-ADA	20	2	1	115	2500			2	2	40	RANGE
--	--	--	3			115	2500	4	--	--	--
BATHROOM RCPT.	20	1	5	279	1500			6	2	30	DRYER
BEDROOM RCPT.	15	1	7			900	1500	8	--	--	--
LIVING ROOM RCPT.	15	1	9	900	720			10	1	20	KITCHEN RCPT. 1
Space	--	--	11			0	540	12	1	20	KITCHEN RCPT. 2
Space	--	--	13	0	180			14	1	20	MICROWAVE
Space	--	--	15			0	1068	16	1	20	DISPOSAL/DISHWASHER
Space	--	--	17	0	180			18	1	20	WASHER
Space	--	--	19			0	399	20	1	15	LIGHTING
Space	--	--	21	0	0			22	--	--	Space
Space	--	--	23			0	0	24	--	--	Space
Space	--	--	25	0	0			26	--	--	Space
Space	--	--	27			0	0	28	--	--	Space
Space	--	--	29	0	0			30	--	--	Space
		TOTAL LOAD:		6 kVA		7 kVA					
		TOTAL AMPS:		61 A		66.6					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Cooling	317	100.00	317		
Lighting	399	100.00	399	**CONNECTED LOAD:**	13373
Receptacle	12668	89.47	11334	**ESTIMATED DEMAND:**	12039
SPEC	0	0.00	0	**CONNECTED CURRENT:**	64.3
				EST. DEMAND CURRENT:	57.9

NOTES:
1. CONTRACTOR SHALL PROVIDE GFCI/AFCI BREAKER FOR GARBAGE DISPOSAL/DISHWASHER CIRCUIT....
2. CONTRACTOR SHALL PROVIDE GFCI/AFCI BREAKER FOR WASHER CIRCUIT.
3. RANGE AND DRYER RECEPTACLES WILL HAVE SEPARATE NEUTRAL AND GROUND CONDUCTORS.

PANELBOARD: P-S-ADA

Location: UNIT 2-108... **VOLTAGE:** 120/208V 1Ø
Mounting: RECESSED NEMA 1 **A.I.C. RATING:** 10,000 AMPS SYMMETRICAL
Mains Rating: 100.0 MLO **SPECIAL:**
Supply From: MSB

LOAD DESCRIPTION	BKR	POLES	CKT	A		B		CKT	POLES	BKR	LOAD DESCRIPTION
FCU-S-ADA	20	2	1	115	2500			2	2	40	RANGE
--	--	--	3			115	2500	4	--	--	--
BATHROOM RCPT.	20	1	5	279	1500			6	2	30	DRYER
STUDIO RCPT.	15	1	7			720	1500	8	--	--	--
ENTRANCE RCPT.	15	1	9	180	540			10	1	20	KITCHEN APPLIANCE 1
Space	--	--	11			0	540	12	1	20	KITCHEN APPLIANCE 2
Space	--	--	13	0	180			14	1	20	MICROWAVE
Space	--	--	15			0	1068	16	1	20	DISPOSAL/DISHWASHER
Space	--	--	17	0	180			18	1	20	WASHER
Space	--	--	19			0	212	20	1	15	LIGHTING
Space	--	--	21	0	0			22	--	--	Space
Space	--	--	23			0	0	24	--	--	Space
Space	--	--	25	0	0			26	--	--	Space
Space	--	--	27			0	0	28	--	--	Space
Space	--	--	29	0	0			30	--	--	Space
		TOTAL LOAD:		5 kVA		7 kVA					
		TOTAL AMPS:		53 A		62.4					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Cooling	317	100.00	317		
Lighting	212	100.00	212	**CONNECTED LOAD:**	12106
Receptacle	11588	93.15	10794	**ESTIMATED DEMAND:**	11312
SPEC	0	0.00	0	**CONNECTED CURRENT:**	58.2
				EST. DEMAND CURRENT:	54.4

NOTES:
1. CONTRACTOR SHALL PROVIDE GFCI/AFCI BREAKER FOR GARBAGE DISPOSAL/DISHWASHER CIRCUIT....
2. CONTRACTOR SHALL PROVIDE GFCI/AFCI BREAKER FOR WASHER CIRCUIT.
3. RANGE AND DRYER RECEPTACLES WILL HAVE SEPARATE NEUTRAL AND GROUND CONDUCTORS.

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REVISIONS

MARK	DATE	DESCRIPTION
1	3/25/2022	CITY COMMENTS

REVIEWED BY: JFR
DRAWN BY: SAV

Registered Professional Engineer (Electrical) CERTIFICATE NO. 71300 JOSEPH REWSON ARIZONA, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E502A

3056-20-02

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8

NAC DECK PARK - BUILDING 1
Service Size Calculations - Per NFPA 70 Art 220.84

SOLUTIONS AEC

RESIDENTIAL UNIT LOADS ON BUILDING 1 SERVICE TRANSFORMER

Level	Number of Residential Units per Floor	Unit Type	No. of Units on Floor	Square Footage (per Unit)	Connected Load (VA) per Unit	Connected Load Subtotal (VA)	Total Load	Number of Units	Demand Factor	Load per Demand Factor	Total Current (A)	Main Service Module Rating (A)	Meter Banks Load	Demand Factor	Load per Demand Factor	Total Current (A)	Meter Bank Main (A)
1	24	S	5	515	19,908	99,542	1,593,200	78	23%	366436	1017	1200	489,252	35%	171238	475	600
		1 BR	10	697	20,127	201,268											
		2 BR	6	1,078	20,877	125,262											
		3 BR	3	1,078	21,060	63,180											
2	27	S	5	515	19,908	99,542							551,883	34%	187640	521	600
		1 BR	10	697	20,127	201,268											
		2 BR	9	1,078	20,877	187,893											
		3 BR	3	1,078	21,060	63,180											
3	27	S	5	515	19,908	99,542							552,066	34%	187702	521	600
		1 BR	10	697	20,127	201,268											
		2 BR	8	1,078	20,877	167,016											
		3 BR	4	1,078	21,060	84,240											
4	27	S	5	515	19,908	99,542	1,103,948	54	25%	275987	766	800	552,066	34%	187702	521	600
		1 BR	10	697	20,127	201,268											
		2 BR	8	1,078	20,877	167,016											
		3 BR	4	1,078	21,060	84,240											
5	27	S	5	515	19,908	99,542							551,883	34%	187640	521	600
		1 BR	10	697	20,127	201,268											
		2 BR	9	1,078	20,877	187,893											
		3 BR	3	1,078	21,060	63,180											
	132																

Total Connected Load (VA):	2,697,148
Diversity Factor:	0.23
Total Service Demand VA:	620,344.13
Total Service Demand VA:	1,722

MORELAND - PHASE 1 - FAULT CURRENT CALCULATIONS (BUSSMANN METHOD)

MARK	FAULT SOURCE	POINT OF CALCULATED FAULT	FAULT @ SOURCE	FEEDER VOLT	NO. PH	CU-NMAG=1 CU-MAG=2 AL-NMAG=3 AL-MAG=4	APPROX. WIRE LENGTH (FEET)	WIRE SIZE	NO. OF SETS OF CONDUCTORS	C VALUE	"f" FACTOR	"M" FACTOR	CALCULATED FAULT (A)	NOTES
F1	UTILITY COMPANY	T-1	56,194	208	3	-	-	-	-	-	-	-	56,194	
F2	T-1	DP-1WR-1	56,194	208	3	-	-	-	-	-	-	-	56,194	1
F3	T-1	DP-1WR-2	56,194	208	3	-	-	-	-	-	-	-	56,194	1
F4	T-1	DP-1WH	56,194	208	3	-	-	-	-	-	-	-	56,194	1
F5	DP-1WR-1	MB-1W	56,194	208	3	3	10	500	2	21,391	0.109	0.901	50,654	1
F6	DP-1WR-1	MB-2W	56,194	208	3	3	10	500	2	21,391	0.109	0.901	50,654	1
F7	DP-1WR-1	MB-3W	56,194	208	3	3	10	500	2	21,391	0.109	0.901	50,654	1
F8	DP-1WR-2	MB-4W	56,194	208	3	3	10	500	2	21,391	0.109	0.901	50,654	1
F9	DP-1WR-2	MB-5W	56,194	208	3	3	10	500	2	21,391	0.109	0.901	50,654	1
F10	DP-1WH	HP-1A	56,194	208	3	3	30	000	1	9,110	1.541	0.394	22,115	2
F11	DP-1WH	HP-1W	56,194	208	3	3	30	250	1	12,862	1.091	0.478	26,869	2
F12	DP-1WH	HP-3W	56,194	208	3	3	70	1	1	4,678	7.002	0.125	7,022	4
F13	DP-1WH	HP-5W	56,194	208	3	3	80	350	1	16,813	2.227	0.310	17,416	3
F14	DP-1WH	HP-G	56,194	208	3	3	230	250	1	12,862	8.368	0.107	5,999	4
F15	MB-1W	42 kAIC Unit Panels	50,654	208	3	3	5	00	1	7,301	0.289	0.776	39,301	2
F16	MB-1W	22 kAIC Unit Panels	50,654	208	3	3	30	00	1	7,301	1.733	0.366	18,533	3
F17	MB-1W	10 kAIC Unit Panels	50,654	208	3	3	80	00	1	7,301	4.622	0.178	9,010	4
F18														
F19														
F20														

NOTES:

- A HOUSE FEEDER MAXIMUM VOLTAGE DROP SHALL NOT EXCEED 3%. THE MAXIMUM TOTAL VOLTAGE DROP FOR A COMBINATION OF BOTH BRANCH CIRCUIT AND FEEDER SHALL NOT EXCEED 5%.
- B DWELLING UNIT ELECTRICAL DISTRIBUTION SYSTEM IS A FOUR-TIER SERIES RATED SYSTEM (65/42/22/10) KAIC.
- C FAULT CURRENT FROM THE UTILITY TRANSFORMER PER SECTION 800.0 - SHORT CIRCUIT PROTECTION IN ARIZONAS PUBLIS SERVICE(APS) ELECTRIC SERVICE REQUIREMENTS MANUAL.

NOTES:

1. CONTRACTOR SHALL PROVIDE 65 kAIC RATED ELECTRICAL EQUIPMENT.
2. CONTRACTOR SHALL PROVIDE 42 kAIC RATED ELECTRICAL EQUIPMENT.
3. CONTRACTOR SHALL PROVIDE 22 kAIC RATED ELECTRICAL EQUIPMENT.
4. CONTRACTOR SHALL PROVIDE 10 kAIC RATED ELECTRICAL EQUIPMENT.

NAC DECK PARK - WEST
Service Size Calculations - Per NFPA 70 Art 220

SOLUTIONS AEC

Date: 01/12/2024

Service Sizing (NEC 220)- T1 (WEST)

Description	Connected	Factor	Demand	Subtotal Loads - VA
Residential Loads				
West Unit Loads	2,697,148	0.23	620,344	620,344
Total Load (VA)				620,344
Total Load (Amps @ 208V, 3PH)				1,722

House Loads (Including est. HVAC Loads)	**Square Ft.**	**VA/SF**	**Demand Factor**	**Subtotal (VA)**
Stairway (2)	2,500	1.0	1.00	2,500
Community Center	3,736	7.0	0.75	19,614

Misc. Equipment Loads	**Square Ft.**	**Load**	**Demand Factor**	**Subtotal (VA)**
Site/Exterior Lighting:		5000	1	5,000
House Lighting/Receptacle		15000	1	15,000
Parking Garage	72,985.5	0.5	1	36,493
Elevators (2) (15 HP, 60A, 208, 3PH)		34776	0.9	31,298
HVAC Loads		100000	1.00	100,000
EV Charging		25000	1	25,000
Total House Load (VA)				234,905
Total House Load (Amps @ 208V, 3PH)				652

Estimated Total Building Load:	855,249 VA
Demand Load Amps (@208V, 3PH)	2,374 Amps
Calculated Transformer Load (Srvc Size)	855 KVA
Nominal Service Transformer Size	**1,000 kVA**

FOR REFERENCE ONLY

SOLUTIONS AEC

GENERATOR LOADS

DESCRIPTION	LOAD TYPE	EST DEMAND LOAD (KVA)	EST RUNNING LOAD (KVA)
ELEVATOR, EST. 15HP (QTY. 3) (42A)	ELEV	46	59
EM LTG	LTG	20	20
OTHER STANDBY LOADS	STANDBY	30	40
TOTAL LOAD		96	119

NAC DECK PARK - DWELLING UNIT CALCS.
Service Size Calculations - Per NFPA 70 Art 220.82

SOLUTIONS AEC

Date: 01/12/2024

TYPE 'S' UNITS - STUDIO
Unit Panel Size Calculation - Unit MC

Description	Area SF or Load	VA/SF or Count	Subtotal Loads - VA	Factor	Subtotal Loads - VA
Lighting Load					
Gen Ltg & Gen Use Receptacle (Tbl 220.12)	515	3	1,545	1.00	1,545
Washer Circuit (210.11 (C)(2))	1,500	1	1,500	1.00	1,500
Receptacle Load					
Small Appliance (210.11 (C)(1))	1,500	2	3,000	1.00	3,000
Dishwasher	1,080	0	-	1.00	-
Garbage Disposal	540	0	-	1.00	-
Microwave w/ Recirculating Venting	1,580	1	1,580	1.00	1,580
Refrigerator	780	0	-	1.00	-
Range/Oven	9,100	1	9,100	1.00	9,100
Water Heater (NG, Central)	200	0	-	1.00	-
Dryer	5,000	1	5,000	1.00	5,000
Estimated Unit Load:					21,725 VA
First 10kVA at 100%					10,000 VA
Remainder of Load at 40%					4,690 VA
HVAC (FCU-1, CU-1, EF-1)	5,218			1.00	5,218 VA
Load Total					19,908 VA
Estimated Unit Load - AMP, 208V, 1Ph					**96 Amps**
Nominal Unit Service Size					**100 Amps**

TYPE '2BR' UNITS - 2 BR/2 BATH
Unit Panel Size Calculation - Unit MC

Description	Area SF or Load	VA/SF or Count	Subtotal Loads - VA	Factor	Subtotal Loads - VA
Lighting Load					
Gen Ltg & Gen Use Receptacle (Tbl 220.12)	1,078	3	3,234	1.00	3,234
Washer Circuit (210.11 (C)(2))	1,500	1	1,500	1.00	1,500
Receptacle Load					
Small Appliance (210.11 (C)(1))	1,500	2	3,000	1.00	3,000
Dishwasher	1,080	0	-	1.00	-
Garbage Disposal	540	0	-	1.00	-
Microwave w/ Recirculating Venting	1,580	1	1,580	1.00	1,580
Refrigerator	1,800	0	-	1.00	-
Range/Oven	9,100	1	9,100	1.00	9,100
Water Heater (NG, Central)	200	0	-	1.00	-
Dryer	5,000	1	5,000	1.00	5,000
Estimated Unit Load:					23,414 VA
First 10kVA at 100%					10,000 VA
Remainder of Load at 40%					5,366 VA
HVAC (FCU-2, CU-2, EF-1 x 2)	5,511			1.00	5,511 VA
Load Total					20,877 VA
Estimated Unit Load - AMP, 208V, 1Ph					**100 Amps**
Nominal Unit Service Size					**125 Amps**

TYPE '1BR' UNITS - 1 BR/1 BATH
Unit Panel Size Calculation - UNIT '1A'

Description	Area SF or Load	VA/SF or Count	Subtotal Loads - VA	Factor	Subtotal Loads - VA
Lighting Load					
Gen Ltg & Gen Use Receptacle (Tbl 220.12)	697	3	2,091	1.00	2,091
Washer Circuit (210.11 (C)(2))	1,500	1	1,500	1.00	1,500
Receptacle Load					
Small Appliance	1,500	2	3,000	1.00	3,000
Dishwasher	1,080	0	-	1.00	-
Garbage Disposal	540	0	-	1.00	-
Microwave/Range Hood	1,580	1	1,580	1.00	1,580
Refrigerator	1,800	0	-	1.00	-
Range/Oven	9,100	1	9,100	1.00	9,100
Water Heater (NG, Central)	200	0	-	1.00	-
Dryer	5,000	1	5,000	1.00	5,000
Estimated Unit Load:					22,271 VA
First 10kVA at 100%					10,000 VA
Remainder of Load at 40%					4,908 VA
HVAC (FCU-1, CU-1, EF-1)	5,218			1.00	5,218 VA
Load Total					20,127 VA
Estimated Unit Load - AMP, 208V, 1Ph					**97 Amps**
Nominal Unit Service Size					**100 Amps**

TYPE '3BR' UNITS - 3 BR/3 BATH
Unit Panel Size Calculation - Unit MC

Description	Area SF or Load	VA/SF or Count	Subtotal Loads - VA	Factor	Subtotal Loads - VA
Lighting Load					
Gen Ltg & Gen Use Receptacle (Tbl 220.12)	1,078	3	3,234	1.00	3,234
Washer Circuit (210.11 (C)(2))	1,500	1	1,500	1.00	1,500
Receptacle Load					
Small Appliance (210.11 (C)(1))	1,500	2	3,000	1.00	3,000
Dishwasher	1,080	0	-	1.00	-
Garbage Disposal	540	0	-	1.00	-
Microwave w/ Recirculating Venting	1,580	1	1,580	1.00	1,580
Refrigerator	1,800	0	-	1.00	-
Range/Oven	9,100	1	9,100	1.00	9,100
Water Heater (NG, Central)	200	0	-	1.00	-
Dryer	5,000	1	5,000	1.00	5,000
Estimated Unit Load:					23,414 VA
First 10kVA at 100%					10,000 VA
Remainder of Load at 40%					5,366 VA
HVAC (FCU-3, CU-3, EF-1 x 2)	5,694			1.00	5,694 VA
Load Total					21,060 VA
Estimated Unit Load - AMP, 208V, 1Ph					**101 Amps**
Nominal Unit Service Size					**125 Amps**

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1790 W. SAHUARO DR. TUCSON, AZ 85745 P: 520.428.1180

8

THE MORELAND
PHOENIX HOUSING DEVELOPMENT CORPORATION
325 E MORELAND ST.
PHOENIX, AZ 85004

ELECTRICAL CALCULATIONS

IFP

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REVISIONS

MARK	DATE	DESCRIPTION
1	3/25/2022	CITY COMMENTS
2	3/13/2023	CITY COMMENTS
8	4/30/2024	PERMIT AMENDENT

REVIEWED BY: JFR
DRAWN BY: JDJ

Registered Professional Engineer (Electrical) CERTIFICATE NO. 61268 KREGG KRAUS Date Signed ARIZONA U.S.A.
04/30/2023
LICENSE EXPIRES 03/31/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E600A

3056-20-02

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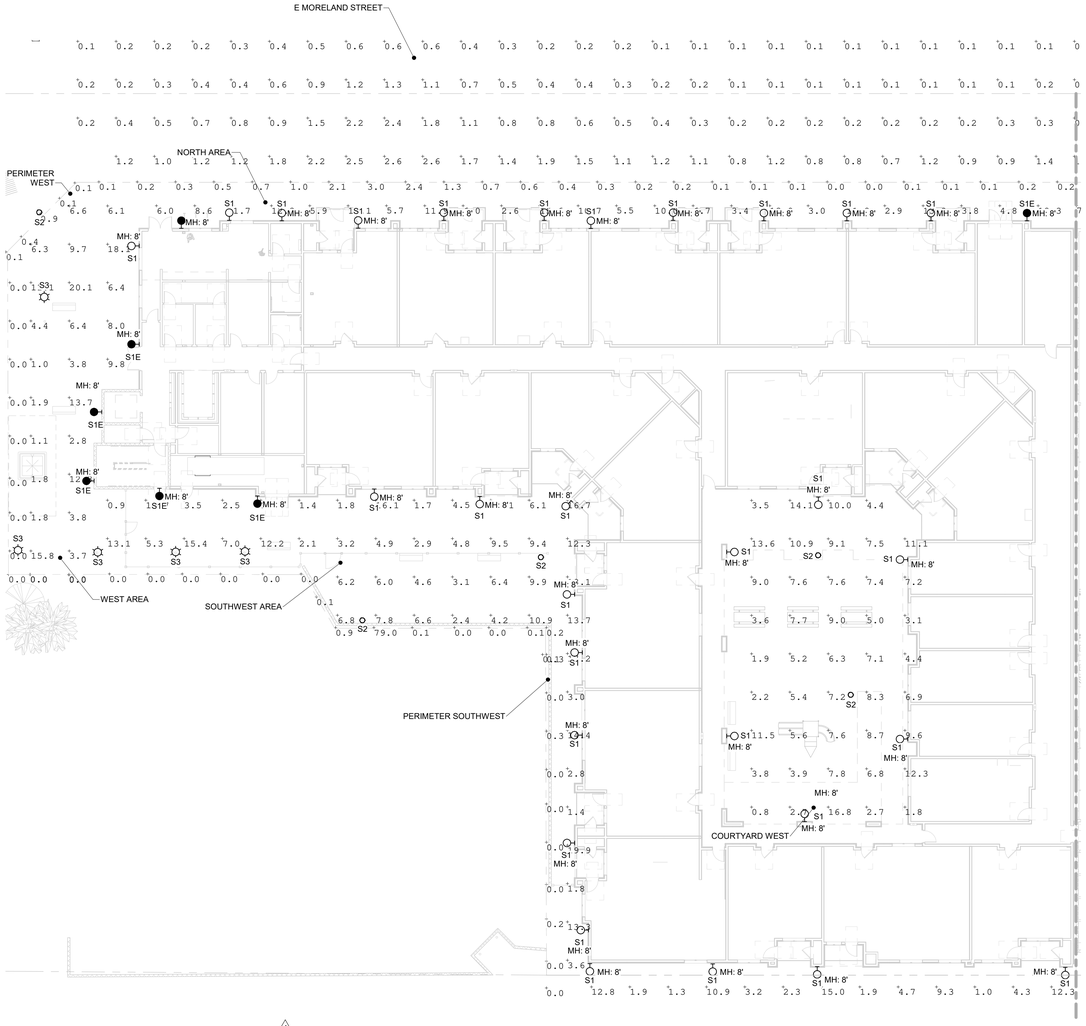
City of Phoenix Plan #: 2200804-01-RVSN Date: 08/30/24



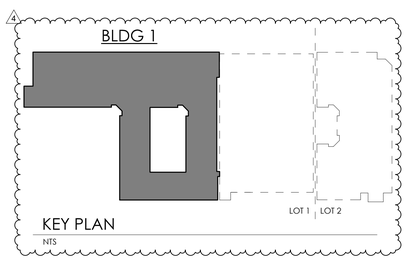
1 ELECTRICAL PHOTOMETRIC PLAN BLDG 1

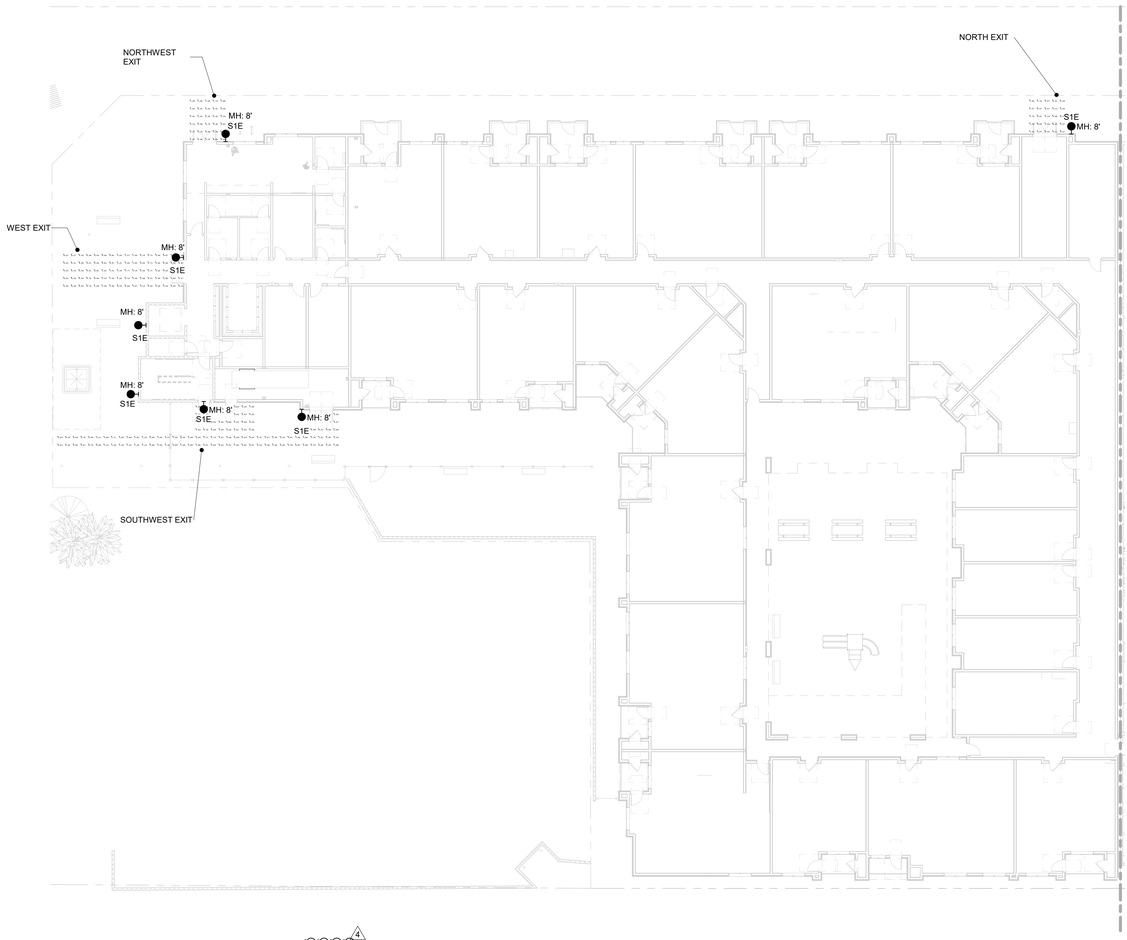
1/16" = 1'-0"

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
5TH STREET	Fc	0.84	4.0	0.0	N.A.	N.A.
CORRIDOR GARGAGE-PH2	Fc	8.11	17.7	1.5	5.41	11.80
COURTYARD PH 1	Fc	7.02	16.8	0.8	8.78	21.00
COURTYARD PH 2	Fc	4.18	8.2	1.0	4.18	8.20
E MORELAND ST	Fc	0.69	2.6	0.1	6.90	26.00
EAST AREA	Fc	6.66	17.0	0.0	N.A.	N.A.
NORTH AREA	Fc	7.75	15.6	1.7	4.56	9.18
PERIMETER EAST	Fc	0.71	3.5	0.0	N.A.	N.A.
PERIMETER NORTH	Fc	0.56	3.0	0.0	N.A.	N.A.
PERIMETER SOUTH	Fc	0.03	0.8	0.0	N.A.	N.A.
PERIMETER SOUTHWEST	Fc	2.62	79.0	0.0	N.A.	N.A.
PERIMETER WEST	Fc	0.12	0.9	0.0	N.A.	N.A.
SOUTH AREA	Fc	5.41	15.1	0.5	10.82	30.20
SOUTH WEST AREA	Fc	7.81	19.9	0.9	8.68	22.11
WEST AREA	Fc	7.35	20.1	1.0	7.35	20.10

NOTES:

1. PERIMETER CALCULATIONS ARE LOCATED AT A HEIGHT OF 6' ABOVE FINISHED FLOOR. THE HEIGHT OF THE CALCULATION POINTS SHALL SIMULATE THE HEIGHT OF A CONCRETE MASONRY WALL. CALCULATIONS SHALL NOT EXCEED 1 FOOT CANDLE (FC) AT THE PERIMETER.
2. PHOTOMETRIC CALCULATION AREAS SHOWN ABOVE ARE SPLIT WITH A DASHED LINE. SEE DESIGNATION CALL OUT IN THE AREA FOR NAMING.





2 ELECTRICAL EM PHOTOMETRIC PLAN BLDG 1

1/16" = 1'-0"

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
East Exit	Fc	3.78	4.74	3.13	1.21	1.51
North Exit	Fc	2.89	5.65	1.32	2.19	4.28
North Garage Exit	Fc	2.51	6.07	0.33	7.61	18.39
Northeast Exit	Fc	3.21	6.61	1.02	3.15	6.48
Northwest Exit	Fc	3.03	6.13	1.28	2.37	4.79
South Exit_1	Fc	2.91	6.51	0.72	4.04	9.04
South Garage Exit	Fc	5.54	9.17	1.61	3.44	5.70
Southeast Corner Exit_1	Fc	2.47	4.75	1.22	2.02	3.89
Southeast Exit 1	Fc	3.72	6.62	1.18	3.15	5.61
Southwest Exit	Fc	2.66	6.26	0.23	11.57	27.22
West Exit	Fc	2.07	6.59	0.21	9.86	31.38

NOTES:

1. PERIMETER CALCULATIONS ARE LOCATED AT A HEIGHT OF 6' ABOVE FINISHED FLOOR. THE HEIGHT OF THE CALCULATION POINTS SHALL SIMULATE THE HEIGHT OF A CONCRETE MASONRY WALL. CALCULATIONS SHALL NOT EXCEED 1 FOOT CANDLE (FC) AT THE PERIMETER.
2. PHOTOMETRIC CALCULATION AREAS SHOWN ABOVE ARE SPLIT WITH A DASHED LINE. SEE DESIGNATION CALL OUT IN THE AREA FOR NAMING.

GENERAL NOTES

A. REFER TO ARCHITECT DRAWINGS FOR SITE PLAN DETAILS.
B. THE SOUTHERN AREA OF THE SITE PLANS IS LOCATED ADJACENT TO THE ACCESS ALLEY.

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
PHOENIX, AZ 85004
ELECTRICAL PHOTOMETRIC PLAN

IFP

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REVISIONS		
MARK	DATE	DESCRIPTION
	5/25/2022	LIGHTING COMMENTS
	7/6/2022	LIGHTING REVISIONS
4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: JDJ

Professional Engineer (Electrical) CERTIFICATE NO. 71300 JOSEPH REMSON Registered State of Arizona U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E800A

3056-20-02

0 8' 16' 32'
SCALE: 1/16" = 1'-0"
N

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SPRINKLER DESIGN CRITERIA

PLAN DESIGNATION	AREA	NFPA OCCUPANCY	DESIGN CRITERIA	HOSE GPM	SYSTEM TYPE	QUICK RESPONSE SPRINKLER AREA REDUCTION	NOTES
	RESIDENTIAL (R-2) AREAS & ADJOINING CORRIDORS	LIGHT HAZARD	0.10 GPM/SQ. FT. OVER 1500 SQ. FT.	100	WET PIPE	YES	1
	LEASING/OFFICE AREA (B) COMMUNITY, EXERCISE, OFFICE, COMPUTER ROOM, HALL (A-2)	LIGHT HAZARD	0.10 GPM/SQ. FT. OVER 1500 SQ. FT.	100	WET PIPE	YES	
	PARKING GARAGE (S-2)	ORDINARY HAZARD GROUP 1	0.15 GPM/SQ. FT. OVER 1500 SQ. FT.	250	WET PIPE	YES	
	FIRE RISER/WATER HEATER, MECHANICAL, ELECTRICAL, TRASH, STORAGE, ELEVATOR EQUIPMENT, FILE, JANITOR, MAIL, AND PACKAGE ROOMS	ORDINARY HAZARD GROUP 1	0.15 GPM/SQ. FT. OVER 1500 SQ. FT.	250	WET PIPE	YES	

NOTES:
1. RESIDENTIAL SPRINKLERS CAN BE USED IN LIEU OF COMMERCIAL SPRINKLERS IN ACCORDANCE WITH SECTIONS 8.4.5 AND 11.3 OF NFPA 13.

FIRE PROTECTION DRAWING INDEX BLDG 1

FP001A FIRE PROTECTION DESIGN CRITERIA
FP101A FIRE PROTECTION 1ST FLOOR
FP102A FIRE PROTECTION 2ND FLOOR
FP103A FIRE PROTECTION 3RD FLOOR
FP104A FIRE PROTECTION 4TH FLOOR
FP105A FIRE PROTECTION 5TH FLOOR

FIRE PROTECTION DESIGN CRITERIA

PURPOSE:

THE PURPOSE OF THE FIRE PROTECTION DESIGN NARRATIVE AND GENERAL REQUIREMENTS IS TO ASSIST IN DEFINING THE FIRE PROTECTION SUBCONTRACTOR REQUIREMENTS FOR THIS PROJECT. ALSO REFER TO THE FIRE PROTECTION PLANS, ARCHITECTURAL PLANS, SITE/CIVIL PLANS, STRUCTURAL PLANS, AND LIFE SAFETY AND RATED STRUCTURES PLANS FOR THE SCOPE OF THE PROJECT. THESE DOCUMENTS IDENTIFY MAJOR EQUIPMENT LOCATIONS AND DESIGN REQUIREMENTS.

THIS DOCUMENT MAY NOT INCLUDE EVERY ASPECT OF THE WORK INVOLVED TO COMPLETE THIS PROJECT. AS A DESIGN/BUILD SCOPE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT IN COMPLETING THIS PROJECT THEY PROVIDE COMPLETE, CODE COMPLIANT AND OPERABLE SYSTEMS AS INTENDED BY THE DESCRIPTIONS HEREIN.

SCOPE OF WORK:

1. DESIGN AND INSTALL COMPLETE AUTOMATIC SPRINKLER SYSTEM AND STANDPIPE SYSTEM THROUGHOUT THE BUILDING TO COMPLY WITH THE REQUIREMENTS OF THIS DESIGN NARRATIVE AS WELL AS ALL APPLICABLE CODES AND STANDARDS. AUTOMATIC SPRINKLER SYSTEM DESIGN SHALL BE BASED ON NFPA 13. SPRINKLERS SHALL BE PROVIDED FOR ALL COMBUSTIBLE CONCEALED SPACES AS REQUIRED BY NFPA 13. SPRINKLERS SHALL BE PROVIDED BELOW ALL BALCONIES AS REQUIRED BY NFPA 13 AND THE INTERNATIONAL BUILDING CODE.

2. PROVIDE ALL SEISMIC BRACING AND ANCHORING MEETING APPLICABLE REQUIREMENTS AS SET FORTH BY THE LOCAL AUTHORITIES HAVING JURISDICTION (AHJ).

3. PROVIDE COMPLETE SIGNED / SEALED DESIGN, PLANS, HYDRAULIC CALCULATIONS, AND EQUIPMENT SPECIFICATION SHEETS FOR AUTOMATIC SPRINKLER SYSTEMS.

4. UPON COMPLETION OF THE INSTALLATION, PERFORM ALL TEST REQUIRED BY NFPA STANDARDS AND ALL TESTS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.

5. PROVIDE FIRE PROTECTION ABOVE ANY SUSPENDED "CLOUD" CEILINGS WHERE THE PERIMETER OF CEILING IS NOT FRAMED UP TO THE STRUCTURE ABOVE.

THE SCOPE OF WORK DOES NOT INCLUDE:

1. UTILITY COMPANY IMPACT FEES.

2. OFF SITE UTILITY COSTS.

3. UTILITY TAP/CONNECTION FEES (WATER, SANITARY SEWER, STORM SEWER, GAS, AND ELECTRIC).

4. GENERAL CONSTRUCTION ITEMS INCLUDING; PAINTING, CLEANUP.

5. PREMIUM TIME.

6. HOUSEKEEPING PADS (COORDINATE WITH GC)

7. INSTALLATION OF ACCESS PANELS FOR CONTRACTOR WORK (PANELS PROVIDED BY FP SUBCONTRACTOR AND INSTALLED BY GC)

GENERAL NOTES FOR FIRE PROTECTION:

1. FP SUBCONTRACTORS WILL BE REQUIRED TO SUBMIT 100% SHOP DRAWINGS AND HYDRAULIC CALCULATIONS TO THE OWNER, INSURER, AND GENERAL CONTRACTOR FOR REVIEW AND APPROVAL IN CONFORMANCE WITH THIS DOCUMENTATION AND THE REQUIREMENTS, PRIOR TO SUBMITTAL FOR PERMITTING. FP CONTRACTORS SHALL ADDRESS ISSUES BROUGHT FORTH BY THIS REVIEW IN ORDER TO BRING THEM INTO COMPLIANCE WITH THIS DOCUMENT WITHOUT SEEKING ADDITIONAL COMPENSATION.

2. FP SUBCONTRACTOR SHALL VERIFY ALL DESIGN CRITERIA MEETS THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.

3. FP SUBCONTRACTOR WILL BE REQUIRED TO MAINTAIN AND PROVIDE RECORD DRAWINGS AND OWNER'S MANUALS.

4. THE FP SUBCONTRACTOR SHALL COORDINATE AND PRODUCE OVERLAY DRAWINGS OF ALL SUBCONTRACTORS WORK TO INSURE PROPER COORDINATION WITH FINAL REFLECTED CEILING PLANS AND OTHER TRADES WORK. FP CONTRACTOR SHALL FACILITATE SIGN OFF OF COORDINATED DRAWINGS OF ALL SUBCONTRACTORS SUBMITTED TO ENGINEER FOLLOWING COORDINATION PROCESS.

5. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SLEEVES AND BLOCK OUTS FOR THEIR WORK IN FLOORS AND WALLS. ANY REQUIRED CUTTING SHALL ALSO BE THE SUBCONTRACTOR'S RESPONSIBILITY.

6. ALL REQUIRED SEISMIC BRACING AND/OR BLOCKING, FIRESTOPPING AND PROTECTION FOR SUBCONTRACTOR INSTALLED WORK SHALL ALSO BE INCLUDED.

7. FP SUBCONTRACTORS SHALL INCLUDE THE PROJECT SCHEDULE REQUIREMENTS IN THEIR PROPOSAL.

8. FIRE PROTECTION SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ACQUIRING ALL REQUIRED PERMITS.

FP SUBCONTRACTORS SHALL INCLUDE MANUFACTURER'S DATA/CUT/INFORMATIONAL SHEETS FOR ALL PRODUCTS IN THEIR PROPOSAL.

GENERAL REQUIREMENTS FOR FIRE PROTECTION:

1. SPRINKLERS IN ACOUSTICAL CEILINGS OR GYPSUM CIELINGS BE SEMI-RECESSED PENDENT UNLESS NOTED OTHERWISE. SPRINKLERS IN ACOUSICAL CIELING TILES SHALL BE CENTERED WITHIN 3" OF THE CENTER OF EACH ACOUSTICAL CEILING TILE. SPRINKLERS SHALL BE CENTERED AND ALIGNED IN CORRIDORS AND SPACES. SPRINKLER CONTRACTOR SHALL CARRY ALLOWANCE TO PROVIDE ADDITIONAL SPRINKLERS REQUIRED FROM COORDINATION WITH LIGHTS, DIFFUSERS, GRILLES, SMOKE DETECTORS, CEILING FANS, ETC.

2. CONTRACTOR SHALL BE LICENSED BY ALL APPLICABLE STATE AND LOCAL JURISDICTIONS TO PERFORM THE APPLICABLE WORK.

3. PROVIDE ALL LABOR, MATERIALS AND SERVICES REQUIRED TO PROVIDE A COMPLETE WORKING SYSTEMS AS DEFINED HEREIN. THE DESIGN AND INSTALLATION SHALL BE COORDINATED WITH THE WORK OF ALL OTHER TRADES.

4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL ADOPTED CODES, RULES, REGULATIONS AND STANDARDS ENFORCED BY THE AUTHORITY HAVING JURISDICTION AND THE EDITIONS OF ALL APPLICABLE REQUIREMENTS OF EACH SERVING UTILITY COMPANY.

5. EQUIPMENT AND MATERIALS SPECIFIED SHALL CONFORM TO THE FOLLOWING STANDARDS WHERE APPLICABLE:

A. UNDERWRITER'S LABORATORIES (UL).
B. NFPA

6. ALL WORK SHALL CONFORM TO THE LATEST APPLICABLE VERSION OF THE FOLLOWING CODES AND STANDARDS. SUBCONTRACTOR SHALL CONFIRM ADDITIONAL APPLICABLE CODES AND STANDARDS PER LOCAL AHJ.

A. NFPA 13- STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
B. NFPA 14- STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS
C. NFPA 24- STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
D. 2015 INTERNATIONAL BUILDING CODE
E. 2015 INTERNATIONAL FIRE CODE
F. NFPA 101, LIFE SAFETY CODE
G. ALL OTHER APPLICABLE NFPA CODES
H. AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADA)

7. ALL WORK SHALL BE SEISMICALLY BRACED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS AND PER AHJ.

8. ALL FIRE ALARM DEVICES SHALL BE PROVIDED, INSTALLED AND WIRED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE. WATERFLOW AND TAMPER SWITCHES FOR THE FP RISER SHALL BE PROVIDED BY THE FIRE PROTECTION CONTRACTOR.

9. CONTRACTOR TO PREPARE AND PROVIDE COMPLETE LAYOUT AND DESIGN OF ALL SYSTEMS FOR REVIEW AND ACCEPTANCE BEFORE COMMENCING INSTALLATION. ALL DESIGN DOCUMENTS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE.

GENERAL REQUIREMENTS FOR FIRE PROTECTION PRODUCTS:

1. ALL PIPING AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE NFPA.

2. ALL MATERIAL, EQUIPMENT, VALVES, AND DEVICES SHALL BE UL LISTED.

3. ABOVEGROUND PIPING AND MATERIALS FOR SPRINKLER SYSTEMS:

A. PIPING SHALL BE STEEL MEETING THE STANDARDS LISTED IN NFPA 13 FOR ABOVEGROUND PIPE AND TUBE. ALL STEEL PIPING SHALL BE UL LISTED FOR FIRE PROTECTION USE. ALL EXPOSED FIRE PROTECTION PIPING SHALL BE PAINTED WHITE TO MATCH THE STRUCTURE. USE THE FOLLOWING STEEL PIPE IN THE APPLICATIONS PERMITTED BY THE NFPA 13 AND STATED HEREIN:

- THREADED PIPE: SCHEDULE 40, STANDARD WEIGHT
- GROOVED PIPE: SCHEDULE 10, ROLL GROOVE OR SHOP WELDED ONLY
- ALL PIPING SHALL BE LISTED FOR A MINIMUM OF 300 PSI CONTINUOUS USE AND SHALL HAVE AN INSTALLED UL CORROSION RESISTANCE RATIO (CRR) OF 1.0 OR GREATER.

B. CPVC PIPING MEETING THE REQUIREMENTS OF NFPA 13 CAN BE INSTALLED IN THE RESIDENTIAL AREAS.

C. FITTINGS AND JOINTS SHALL MEET ASTM AND ANSI STANDARDS AND SHALL BE COMPATIBLE WITH THE PIPING USED. THREADED OR CUT GROOVE FITTINGS AND JOINTS ARE NOT PERMITTED ON SCHEDULE 10 PIPING. CUT GROOVE FITTINGS AND JOINTS ARE NOT PERMITTED ON LIGHT-WALL PIPING. THREADED FITTINGS AND JOINTS MAY BE USED ON LIGHT-WALL PIPING PROVIDED THREADS ARE CHECKED WITH ANSI/ASME B1.20.1 THREAD GAUGE. ROLL GROOVE FITTINGS MAY BE USED ON LIGHT-WALL PIPE. ALL FITTINGS AND JOINTS SHALL BE UL LISTED, RATED FOR 175 PSI WORKING PRESSURE.

4. FIRE PROTECTION VALVES: ALL VALVES ARE RATED FOR A MINIMUM WORKING PRESSURE OF 175 PSI:

A. GATE VALVES SHALL BE FLANGED, SCREWED, OR GROOVE-END OS & Y TYPE.
B. BUTTERFLY VALVES SHALL BE FLANGED, GROOVE-END OR FULL-LUG TYPE. VALVE SHALL HAVE MANUAL GEAR OPERATORS WITH POSITION INDICATORS AND TAMPER SWITCH ADAPTERS. WAFER-TYPE BUTTERFLY VALVES ARE NOT ACCEPTABLE FOR FIRE SUPPRESSION SERVICES.
C. SWING-TYPE CHECK VALVES SHALL BE FLANGED, SCREWED, OR GROOVE-END TYPE.
D. DRAIN VALVES SHALL BE BALL VALVE TYPE WITH CAPPED MALE THREAD END.
E. INSPECTOR'S TEST/DRAIN VALVE SHALL BE MANUFACTURED BY AGF MANUFACTURING, OR EQUIVALENT.

5. PIPE SUPPORTS:

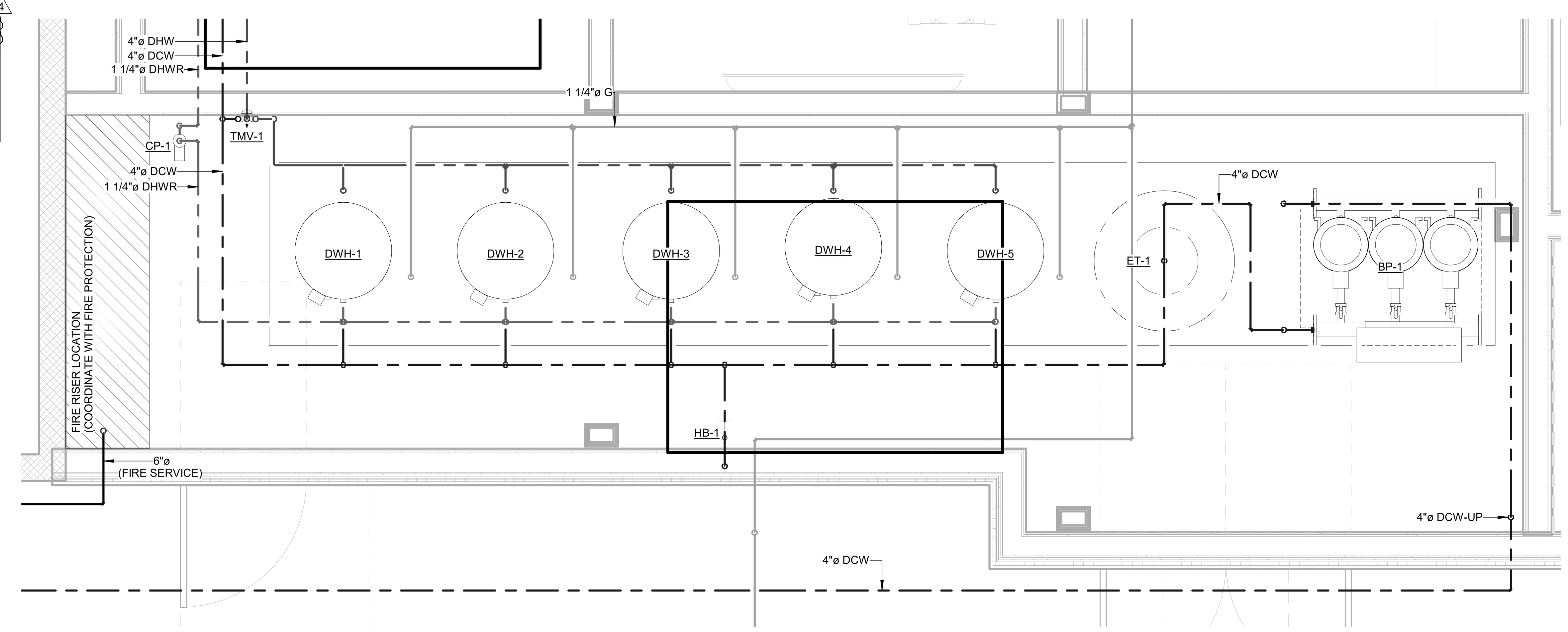
A. ALL PIPE HANGERS AND SUPPORTS SHALL COMPLY WITH THE REQUIREMENTS OF THESE SPECIFICATIONS AND NFPA STANDARDS.
B. ALL PIPE HANGERS SHALL BE SUPPORTED FROM APPROVED INSERTS OR BEAM OR JOIST CLAMPS, AS APPLICABLE.
C. HANGER RODS CONSTRUCTED OF ALL-THREAD RODS SHALL BE CADMIUM PLATED.
D. AUTOMATIC SPRINKLER SYSTEMS SHALL MEET ALL APPLICABLE REQUIREMENTS FOR SEISMIC DESIGN LISTED IN NFPA 13 AND LOCAL AHJ.

6. PRESSURE GAUGES:

A. FURNISH AND INSTALL PRESSURE GAUGES WHERE REQUIRED.
B. FOR EACH GAUGE, FURNISH AND INSTALL GAUGE SHUTOFF VALVE AND PROVISION FOR DRAINING GAUGE.
C. PRESSURE GAUGES SHALL HAVE GRADE B ACCURACY, AS DEFINED BY ASME B40.1 AND DIN STANDARDS. GAUGE MOVEMENT SHALL BE BRASS OR BRONZE BOURDON TUBE TYPE. GAUGE SHALL HAVE 3-1/2 INCH STEEL CASE. GAUGE SHALL BE LISTED TO HAVE NO LESS THAN TWICE THE NORMAL OPERATING PRESSURE.

7. SPRINKLERS SHALL BE UL LISTED AS MANUFACTURED BY VIKING, TYCO, RELIABLE OR VICTAULIC:

A. SPRINKLER HEADS IN AREAS WHERE SPRINKLERS ARE NOT VISIBLE SHALL HAVE A ROUGH BRASS FINISH.
B. IN VISIBLE AREAS, SPRINKLERS SHALL BE WHITE WITH WHITE ESCUTCHEONS.
C. ALL SPRINKLERS SHALL BE ORDINARY TEMPERATURE RATED, 155 DEG. F. MINIMUM UNLESS ANOTHER TEMPERATURE RATING IS REQUIRED BY NFPA 13. SPRINKLERS WITH PROPER TEMPERATURE RATINGS SHALL BE PROVIDED FOR AREAS OF HIGH AMBIENT TEMPERATURE, SUCH AS BOILER ROOMS, EQUIPMENT ROOMS, ETC.



1 BLDG 1 WATER HEATER/ FIRE RISER - FIRE PROTECTION
1/2" = 1'-0"

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

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FIRE PROTECTION DESIGN CRITERIA

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1 FIRE PROTECTION 1ST FLOOR BLDG 1
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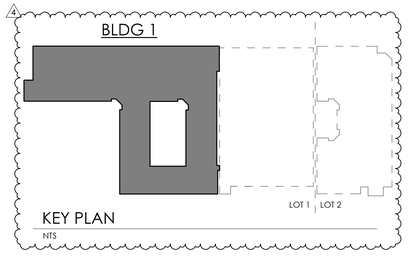

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0 8' 16' 24'
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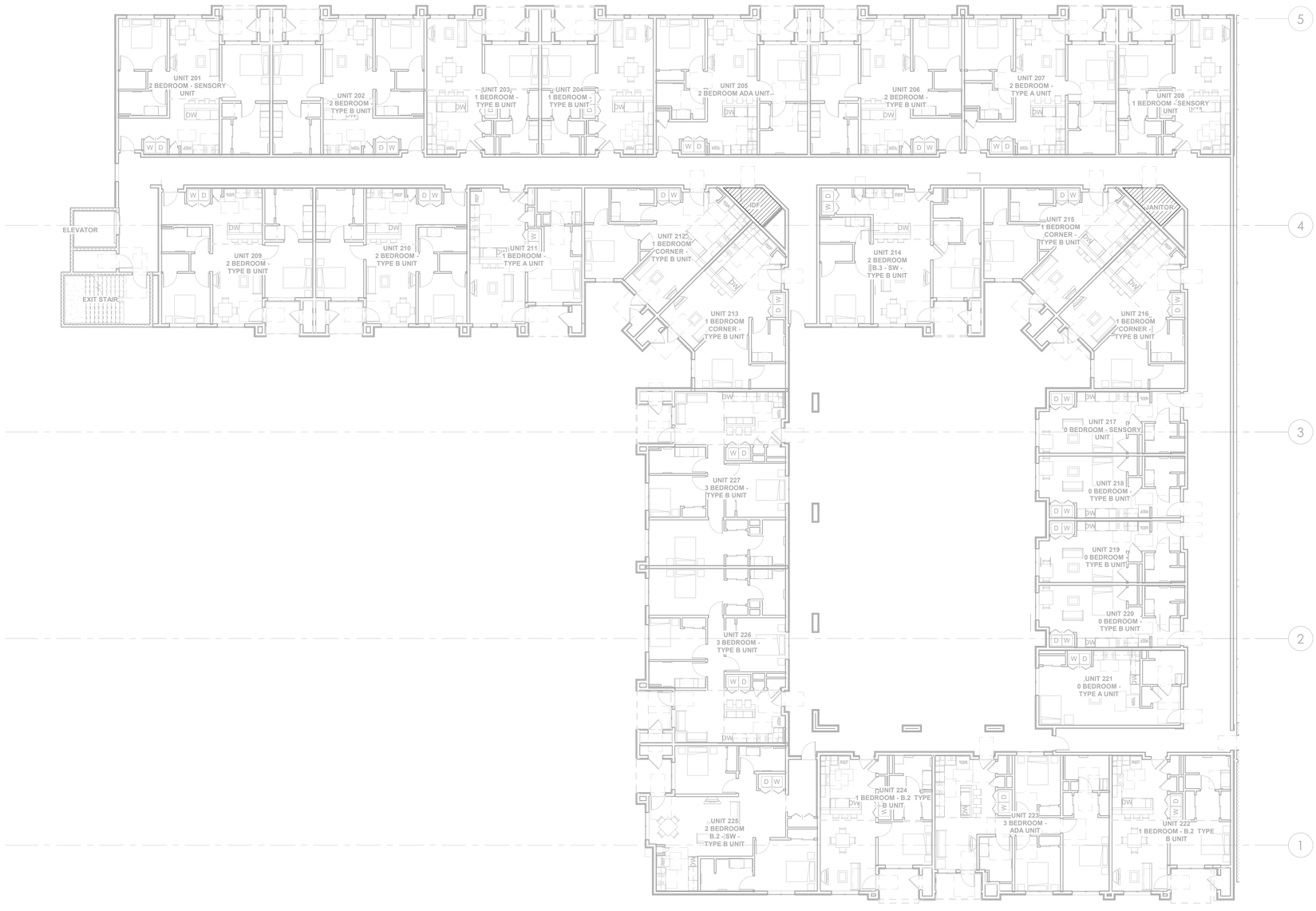

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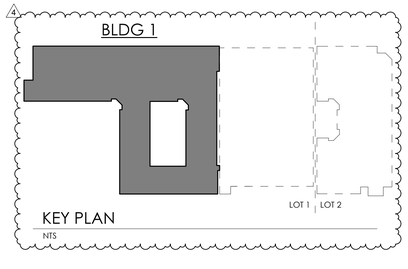

KEY PLAN
NTS

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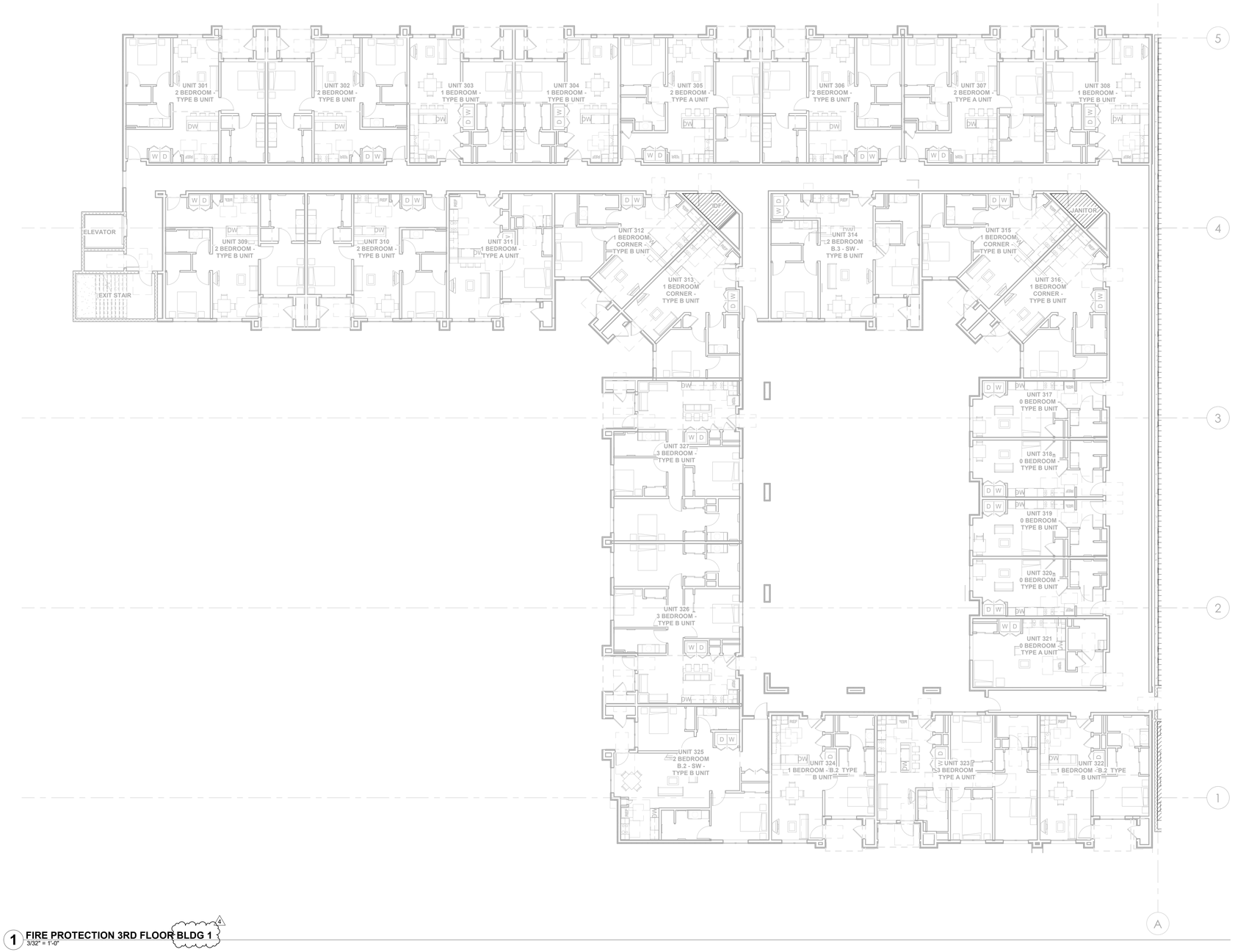

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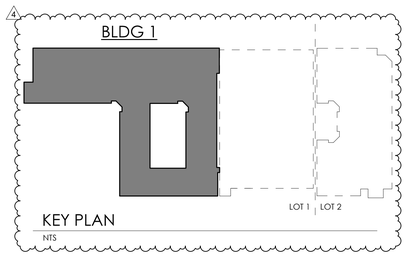

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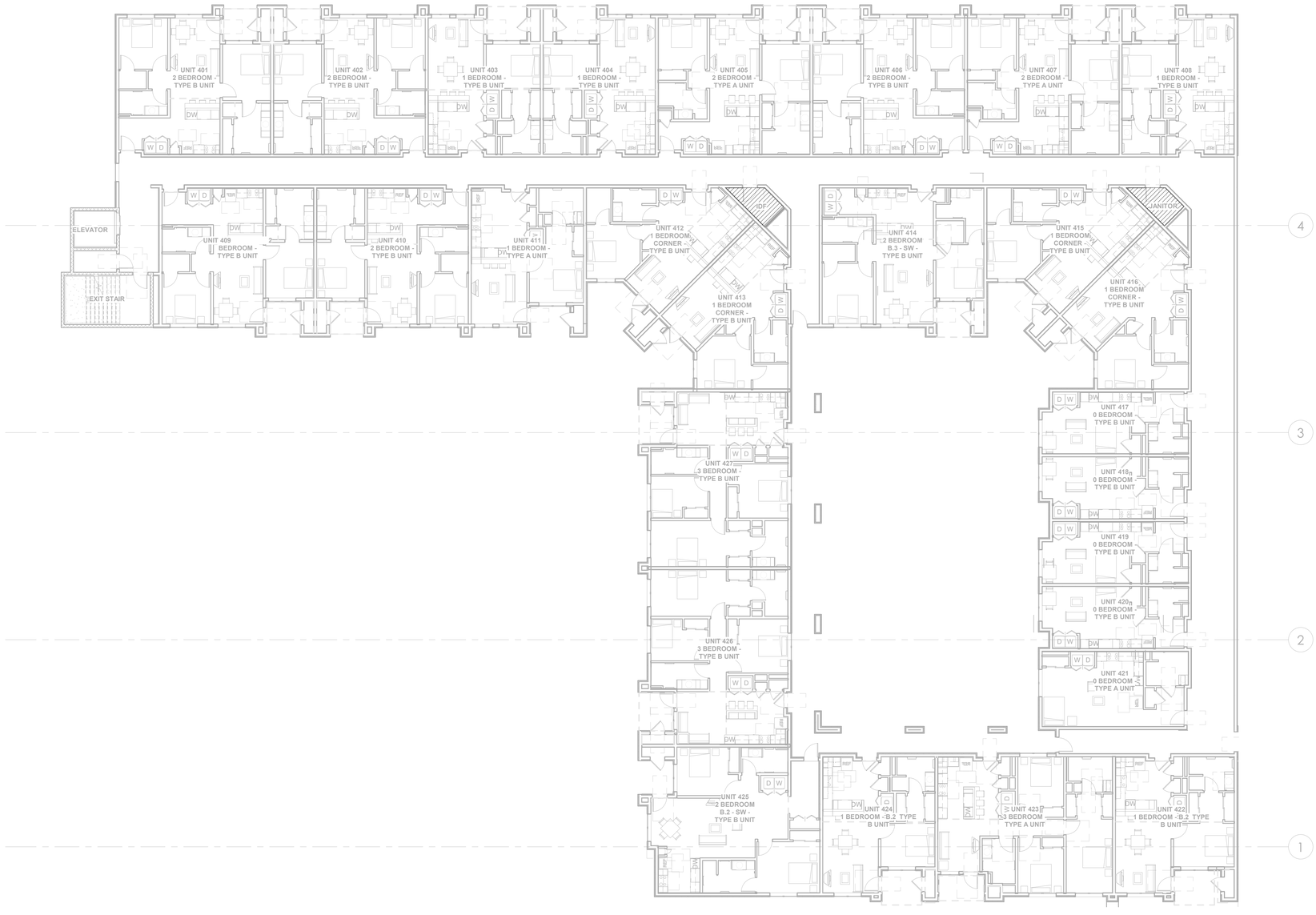

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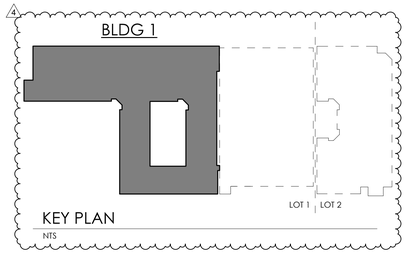

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REGISTERED PROFESSIONAL ENGINEER
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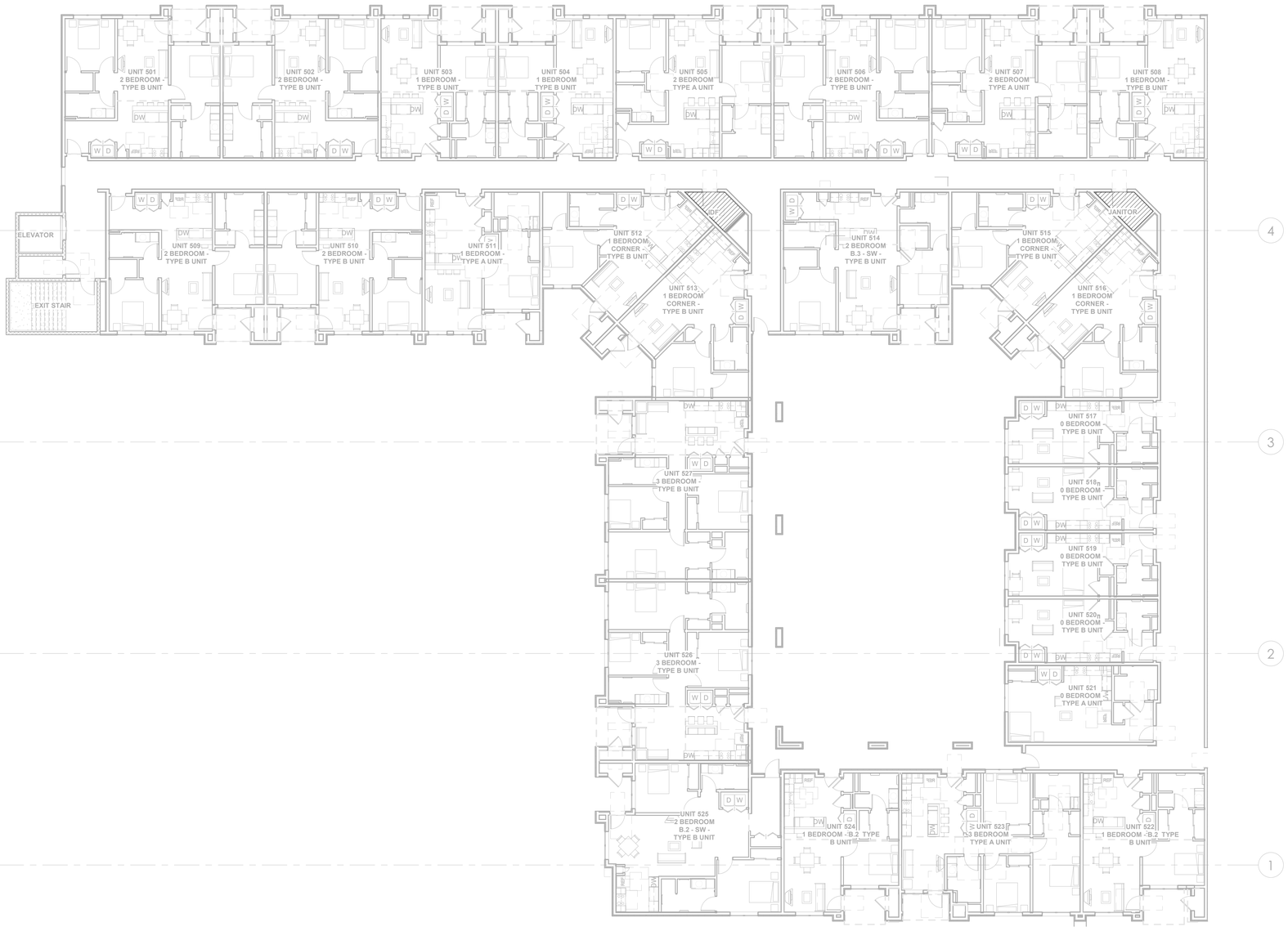

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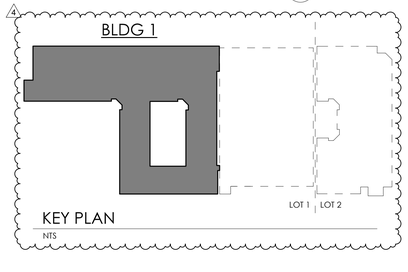

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ABBREVIATION SCHEDULE

A	
AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
A/C	AIR CONDITIONING
ACP	ACOUSTICAL CEILING PANEL (LAY-IN)
ACT	ACOUSTICAL TILE (APPLIED)
ADA(AG)	AMERICAN W/ DISABILITIES ACT (ACCESSIBILITY GUIDELINES)
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE (IVE)
ARCH	ARCHITECT (URAL)
B	
BLDG	BUILDING
BM	BENCHMARK
BOT	BOTTOM
BRG	BEARING
BUR	BUILT-UP ROOF
C	
CBB	CEMENTITIOUS BACKING BOARD
CF	CUBIC FOOT
CI	CAST IRON
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CLG	CEILING
CM	CENTIMETER
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CPT	CARPET
CR	CLASSROOM
CRC	COLD ROLLED CHANNEL
CT	CERAMIC TILE
CW	COLD WATER
CY	CUBIC YARD
D	
DET	DETAIL
DF	DRINKING FOUNTAIN (NOT REFRIGERATED)
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER/DISPOSAL
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
E	
EA	EACH
EDF	ELECTRIC DRINKING FOUNTAIN (REFRIGERATED)
EJ	EXPANSION JOINT
ELEC	ELECTRIC (AL)
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXIST (ING)
EXP	EXPOSED
F	
FA	FIRE ALARM
FAC	FACTORY FINISH
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FGB	FIRE RATED GYPSUM BOARD
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH
FRP	FIBERGLASS REINFORCED PANEL
FTG	FOOTING
G	
GA	GAUGE
GI	GALVANIZED IRON
GLB	GLUE LAMINATED BEAM
GYP	GYPSUM
H	
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAVY DUTY
HDWR	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HW	HOT WATER
I	
ID	INSIDE DIAMETER
INSUL	INSULATION
I.E.	INVERT ELEVATION
J	
JAN	JANITOR
K	
KO	KNOCKOUT PANEL
M	
MAS	MASONRY
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MED	MEDIUM
MTL	METAL
M (CONTINUED)	
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MASONRY LINTEL
MM	MILLIMETER
MRP	MOST REMOTE POINT
MO	MASONRY OPENING
N	
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD/OVERHANG
OPP	OPPOSITE
P	
PT	PAINT
PERF	PERFORATE (D)
PREFAB	PREFABRICATE (D)
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PROP	PROPERTY
PSF	POUNDS PER SQUARE INCH
PSI	POUNDS PER SQUARE INCH
PVC	POLY-VINYL CHLORIDE
Q	
QT	QUARRY TILE
R	
R	RADIUS
RA	RETURN AIR (REGISTER)
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
REF	REFRIGERATOR
REV	REVISE (D) (S) (SION)
ROW	RIGHT-OF-WAY
S	
SC	SOLID CORE
SCHED	SCHEDULE
SD	STORM DRAIN
SF	SQUARE FOOT
SG	SAFETY GLASS
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STOR	STORAGE
SUSP	SUSPENDED
T	
T&G	TONGUE & GROOVE
TB	TACKBOARD
TELE	TELEPHONE
TEMP	TEMPERED
TJ	TOOLED JOINT
TOC	TOP OF CURB
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOP	TOP OF PAVEMENT
TOW	TOP OF WALL
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VG	VERTICAL GRAIN
W	
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC
SYMBOLS USED AS ABBREVIATIONS	
∠	ANGLE
℄	CENTERLINE
[	CHANNEL
#	NUMBER
d	PENNY
ℙ	PLATE
P.L.	PROPERTY LINE
Ø	ROUND

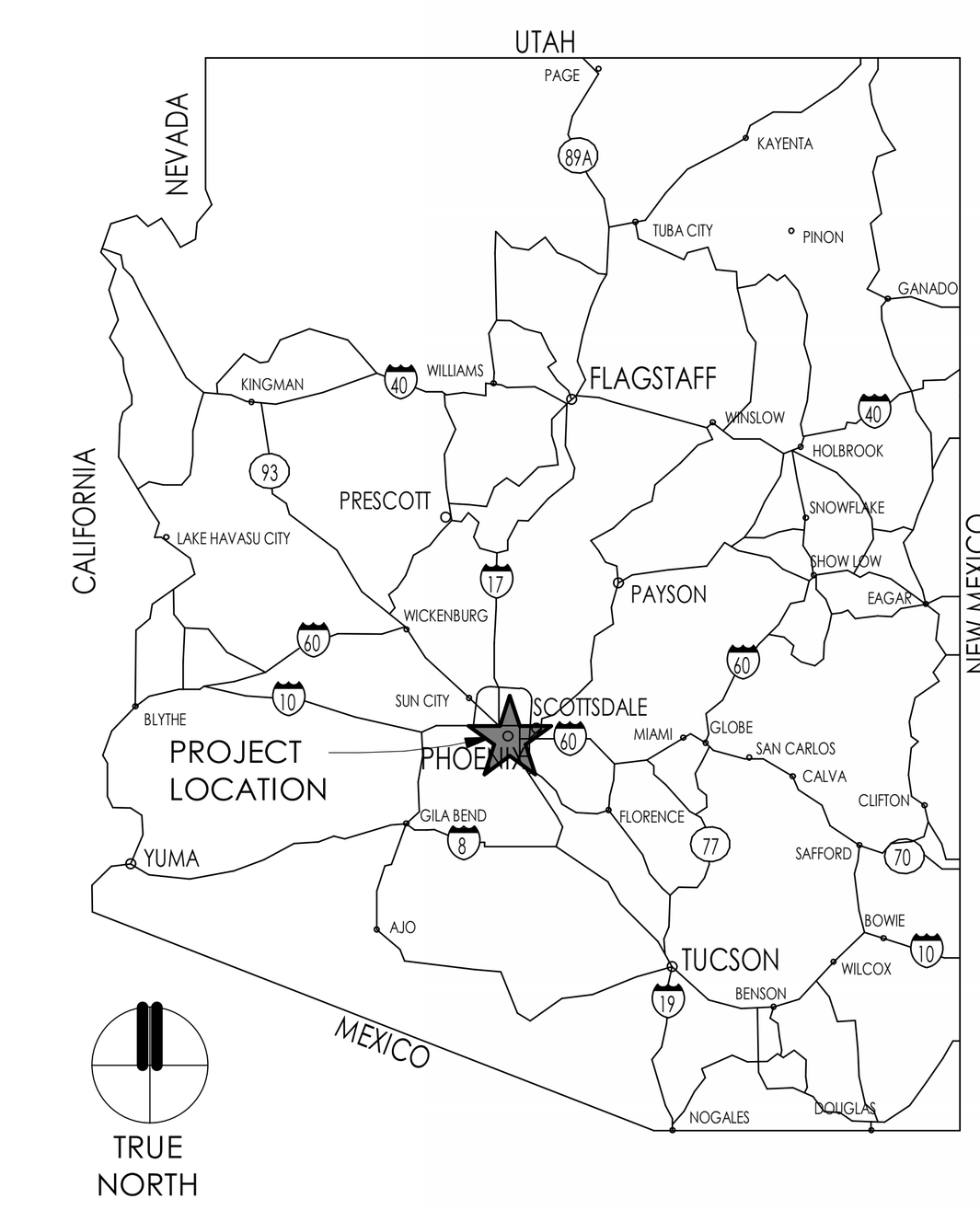
GENERAL LEGEND

Symbol	Description
TRUE NORTH	NORTH ARROW
	LEVEL LINE
A	WALL TYPE
01	DOOR NUMBER
A	WINDOW TYPE
1	EQUIPMENT DESIGNATION
1	REVISIONS
1 / A	COLUMN REFERENCE GRIDS
1	DEMOLITION KEYED NOTES
1	KEYED NOTES
+0'-0" A.F.F.	CEILING HEIGHT
ROOM NAME 100 SF	ROOM NAME ROOM NUMBER AREA
1 A1 TYP.	DETAIL NUMBER SHEET ON WHICH DETAIL IS DRAWN
1 A1 TYP.	BUILDING SECTION
1 A1 TYP.	WALL SECTION
1 A1 TYP.	EXTERIOR BUILDING ELEVATION
1 A1 TYP. A1/A900	INTERIOR ELEVATION / DETAIL
1/8 : 12	SLOPE INDICATOR
	EXIT SIGN (CEILING)
	EXIT SIGN (WALL)

NOTE: REFER TO CODE SHEET FOR OCCUPANCY, ACCESSIBILITY, AND EGRESS SYMBOLS

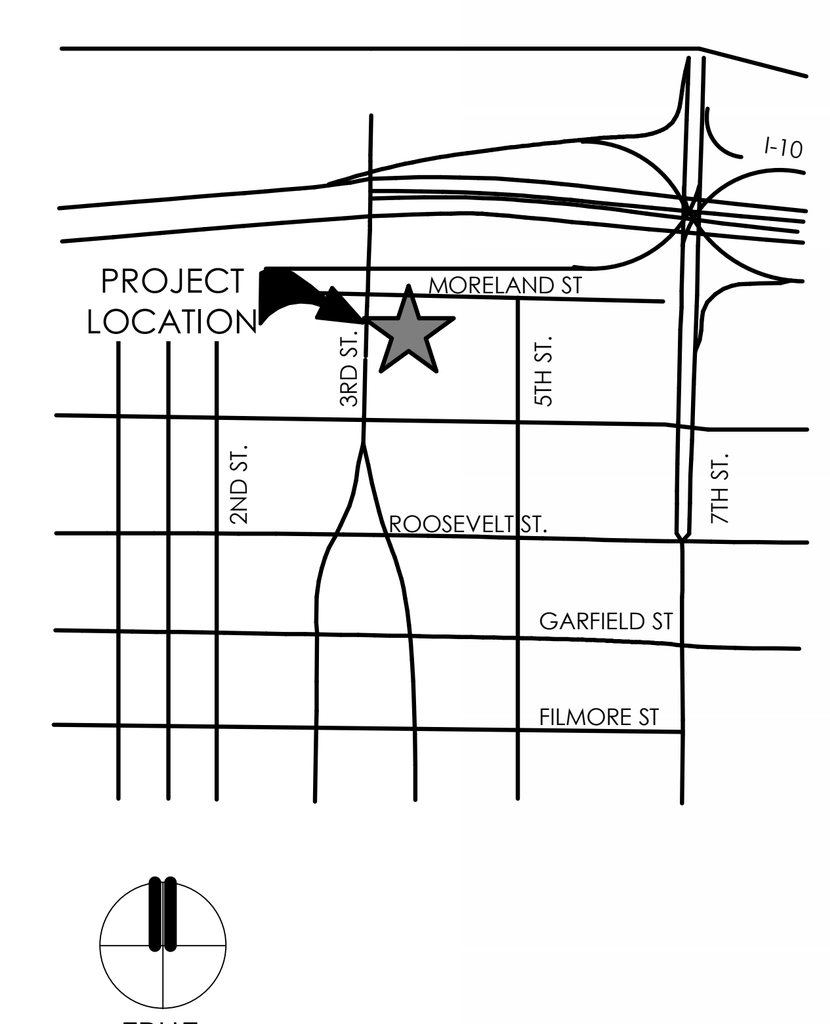
LOCATION MAP

NTS



VICINITY MAP

NTS



PROJECT DATA

OWNER
NATIVE AMERICAN CONNECTIONS
4520 N. CENTRAL AVE, SUITE 600
PHOENIX, AZ 85012
(602) 254 - 3247

PARCEL NUMBER: 111-38-102

ZONING: DTC-E-EV EVANS CHURCHILL

FLOOD ZONE: X

SITE AREA: LOT 1: 1.5978 ACRES (69,601 SQFT)
LOT 2: 0.5029 ACRES (21,908 SQFT)

CODES AND STANDARDS

2018 PHOENIX BUILDING CONSTRUCTION CODE AND AMENDMENTS
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE AS ADOPTED BY ARIZONA STATE FIRE MARSHAL
2007 ASME A17.1 PERFORMANCE BASED SAFETY CODE FOR ELEVATORS AND ESCALATORS
2009 INTERNATIONAL CODE COUNCIL/ ANSI A117.1
2010 ADA AMERICAN STANDARDS FOR ACCESSIBLE DESIGN AS ADOPTED BY THE STATE OF ARIZONA
SECTION 504 OF THE REHABILITATION ACT OF 1973 FOR ACCESSIBILITY AND SENSORY IMPARED
EXHIBIT D - 2017 MANDATORY DESIGN GUIDLINES, ARIZONA DEPARTMENT OF HOUSING
LEED FOR HOMES V4 - GOLD CERTIFICATION
AMERICAN WITH DISABILITIES ACT
ARIZONA FAIR HOUSING ACT (A.R.S. § 41-1491 TO 41-1491.37)
FEDERAL FAIR HOUSING ACT (42 U.S.C. § 3601 ET SEQ.)
HUD FAIR HOUSING REGULATIONS (24C.F.R.PART100,SUBPART D)

SCOPE OF WORK

NATIVE AMERICAN CONNECTIONS (NAC – DEVELOPER) HAS BEEN AWARDED THE CONTRACT TO RE-DEVELOP THE EXISTING MULTIFAMILY PROPERTY LOCATED AT 1125 N. 3RD STREET BY THE CITY OF PHOENIX HOUSING DEPARTMENT; TO BE CALLED ***THE MORELAND*** (PROJECT). THE PROJECT WILL BE AN AFFORDABLE MULTIFAMILY COMPLEX LOCATED ON APPROXIMATELY 2.72 GROSS ACRES (2.10 NET ACRES) AT 1125 NORTH 3RD STREET, DOWNTOWN PHOENIX. ON-SITE IMPROVEMENTS WILL INCLUDE CLUBHOUSE & INTERIOR AMENITY SPACES, OUTDOOR AMENITY SPACES, AND PEDESTRIAN CONNECTIVITY SPACES. ALL ON-SITE PARKING WILL BE LOCATED WITHIN A STRUCTURED PARKING GARAGE ON-SITE. OFF-SITE IMPROVEMENTS WILL INCLUDE STREET FRONT LANDSCAPE AND PEDESTRIAN CONNECTIVITY SPACES ALONG 3RD STREET AND MORELAND STREET. THE EXISTING ALLEY LOCATED OF THE PROJECT WILL ALSO INCLUDE IMPROVEMENTS FOR SERVICE AND FIRE /SAFETY CIRCULATION AND ACCESS. THE PROPERTY IS PART OF THE CITY OF PHOENIX (CITY) DOWNTOWN CORE, AND THE PROJECT IS CURRENTLY ZONED UNDER THE DOWNTOWN CODE-EVANS CHURCHILL EAST CHARACTER AREA.
THE OVERALL DEVELOPMENT SCOPE WILL INCLUDE PREPARING SITE PLANS AND BUILDING CONSTRUCTION DOCUMENTS TO CONSTRUCT NEW MULTI-FAMILY HOUSING CONSISTING OF TOTAL OF 237 RESIDENTIAL UNITS AND AMENITY SPACE CONVENIENTLY LOCATED FOR TENANTS. PROJECT WILL BE PLANNED IN ONE PROJECT CONSTRUCTION PHASE OVER TWO LOTS – LOT ONE WILL CONSIST OF 5-STORY WOOD FRAMED RESIDENTIAL FLOORS (GROUP R-2, TYPE IIIA CONSTRUCTION), AND A 4-TIER PARKING GARAGE AT GRADE (GROUP S-2, TYPE IB CONSTRUCTION). LOT TWO WILL CONSIST OF A 5-STORY WOOD FRAMED RESIDENTIAL FLOORS (GROUP R-2, TYPE IIIA CONSTRUCTION) LOCATED ON THE EAST PORTION OF THE SITE. THE PARKING GARAGE WILL BE CONSTRUCTED CONCURRENTLY TO THE RESIDENTIAL BUILDINGS.
THERE WILL BE A LOT SPLIT TO ALLOW EACH PHASE TO BE SEPARATELY FINANCED WITH CROSS-ACCESS AGREEMENT FOR PARKING AND FOR SERVICE ACCESS. UTILITY CONNECTIONS, LANDSCAPING, STORMWATER DRAIN & RETENTION WILL BE CONSTRUCTED PER PHASE TO MEET REQUIREMENTS.
THE BUILDING(S) ARE ORGANIZED TO EFFECTIVELY DISTRIBUTE THE NUMBER OF UNITS AND WITH CIRCULATION ACCESS AND WITH RESIDENT CONNECTIVITY IN MIND, PROMOTING SAFETY, IDENTITY, PEDESTRIAN COMMON AREAS, AND ACCESSIBILITY. THE BUILDING'S EXTERIOR WILL BE ARTICULATED TO REINFORCE COMPATIBILITY TO SURROUNDING NEIGHBORHOOD BY USING SIMPLE MATERIALS, COLOR, AND MASSING. ELEVATIONS WILL BE ESSENTIAL FOR THE ARCHITECTURAL CHARACTER INTENDED FOR EVANS CHURCHILL EAST CHARACTER AREA.

DEFERRED SUBMITTALS

PER IBC SECTION 107.3.4.1

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, 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 THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

PER IBC SECTIONS 107.3.4 THRU 107.3.4.2 DEFERRED SUBMITTALS ARE AS FOLLOWS:

ITEM 1: PREFABRICATED WOOD TRUSSES
ITEM 2: FIRE ALARM
ITEM 3: FIRE SPRINKLER
6

SEPARATE PERMIT REQUIRED

PER THE CITY OF PHOENIX, THE FOLLOWING ADDITIONAL PERMITS ARE REQUIRED:

ITEM 1: FIRE SPRINKLER/FIRE PROTECTION SYSTEM
ITEM 2: FIRE ALARM SYSTEM
ITEM 3: EMERGENCY ACCESS
ITEM 4: PARKING GARAGE

SPECIAL INSPECTIONS

ITEM 1: SOILS - INCLUDING BEARING CAPACTIY, EXCAVATION, AND FILL
ITEM 2: CONCRETE - INCLUDING REINFORCING AND ANCHOR BOLTS
ITEM 3: FIRE RESISTANT PENETRATIONS AND JOINSTS (PER IBC SECTION 1705.16)

5

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G102.1-B	CODE SHEET - BLDG 2
G103.1-B	CODE SHEET - BLDG 2
G109-B	GARAGE CODE PLANS
G110-B	GARAGE CODE PLANS
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GS01	GRADING SECTIONS
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CS01 .	OFFSITE WATER PLAN - COVER SHEET
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SW01	STORM WATER MANAGEMENT - COVER SHEET
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SH101	SHADE STUDY EXHIBIT
IR101	IRRIGATION PLAN
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SP100	OVERALL SITE PLAN
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SPS+ ARCHITECTS
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SCOTTSDALE, AZ 85258
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1790 W. SAHUARO DR.
TUCSON, AZ 85745
P: 520.428.1180

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
COVER SHEET - BLDG 2

PERMIT SET

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
5	7/03/23	BID 1
6	8/08/23	BID 2

REVIEWED BY: Checker
DRAWN BY: Author

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 08/08/23
ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
G101.1-B
4
2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
8/8/2023 12:49:59 PM

CODE REVIEW

CODE DATA
CITY OF PHOENIX APPLICABLE CODES AND AMENDMENTS

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2009 ICC ANSI 117.1

GEOTECHNICAL REPORT
PREPARED BY RICKER ATKINSON MCBEE MORMAN & ASSOCIATES
DATED

BUILDING DATA:
2 BUILDINGS ON SAME LOT PER IBC SEC. 705.3
SPRINKLERS: NFPA13 AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH 2018 IFC SECTION 903.3.1.1
FIRE ALARM: EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PER SEC 907.5.2.2

SCOPE
PER SECTION 101.2 AMENDED BY CITY OF PHOENIX

NATIVE AMERICAN CONNECTIONS (NAC – DEVELOPER) HAS BEEN AWARDED THE CONTRACT TO RE-DEVELOP THE EXISTING MULTIFAMILY PROPERTY LOCATED AT 1125 N. 3RD STREET BY THE CITY OF PHOENIX HOUSING DEPARTMENT; TO BE CALLED ***THE MORELAND*** (PROJECT). THE PROJECT WILL BE AN AFFORDABLE MULTIFAMILY COMPLEX LOCATED ON APPROXIMATELY 2.72 GROSS ACRES (2.10 NET ACRES) AT 1125 NORTH 3RD STREET, DOWNTOWN PHOENIX. ON-SITE IMPROVEMENTS WILL INCLUDE CLUBHOUSE & INTERIOR AMENITY SPACES, OUTDOOR AMENITY SPACES, AND PEDESTRIAN CONNECTIVITY SPACES. ALL ON-SITE PARKING WILL BE LOCATED WITHIN A STRUCTURED PARKING GARAGE ON-SITE. OFF-SITE IMPROVEMENTS WILL INCLUDE STREET FRONT LANDSCAPE AND PEDESTRIAN CONNECTIVITY SPACES ALONG 3RD STREET AND MORELAND STREET. THE EXISTING ALLEY LOCATED OF THE PROJECT WILL ALSO INCLUDE IMPROVEMENTS FOR SERVICE AND FIRE /SAFETY CIRCULATION AND ACCESS. THE PROPERTY IS PART OF THE CITY OF PHOENIX (CITY) DOWNTOWN CORE, AND THE PROJECT IS CURRENTLY ZONED UNDER THE DOWNTOWN CODE-EVANS CHURCHILL EAST CHARACTER AREA.
THE OVERALL DEVELOPMENT SCOPE WILL INCLUDE PREPARING SITE PLANS AND BUILDING CONSTRUCTION DOCUMENTS TO CONSTRUCT NEW MULTI-FAMILY HOUSING CONSISTING OF TOTAL OF 237 RESIDENTIAL UNITS AND AMENITY SPACE CONVENIENTLY LOCATED FOR TENANTS. PROJECT WILL BE PLANNED IN ONE PROJECT CONSTRUCTION PHASE OVER TWO LOTS – LOT ONE WILL CONSIST OF 5-STORY WOOD FRAMED RESIDENTIAL FLOORS (GROUP R-2, TYPE IIIA CONSTRUCTION), AND A 4-TIER PARKING GARAGE AT GRADE (GROUP S-2, TYPE IB CONSTRUCTION).
LOT TWO WILL CONSIST OF A 5-STORY WOOD FRAMED RESIDENTIAL FLOORS (GROUP R-2, TYPE IIIA CONSTRUCTION) LOCATED ON THE EAST PORTION OF THE SITE. THE PARKING GARAGE WILL BE CONSTRUCTED CONCURRENTLY TO THE RESIDENTIAL BUILDINGS.
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USE AND OCCUPANCY CLASSIFICATIONS
PER SECTION 305.1 AND 303.1.3

GROUP "R-2" RESIDENTIAL
GROUP "B" BUSINESS

GROUP R-2
PER SECTION 420

420.2 SEPARATION WALLS: WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING. WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

EXCEPTIONS: WHERE SLEEPING UNITS INCLUDE PRIVATE BATHROOMS, WALLS BETWEEN BEDROOMS AND ASSOCIATED PRIVATE BATHROOMS ARE NOT REQUIRED TO BE CONSTRUCTED AS FIRE PARTITIONS.

420.3 HORIZONTAL SEPARATION: FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

420.4 AUTOMATIC SPRINKLER SYSTEM: GROUP R OCCUPANCIES SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8

420.5 FIRE ALARM SYSTEM AND SMOKE ALARMS: FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 907.2.6, 907.2.8, AND 907.2.9

420.9 GROUP R COOKING FACILITIES: IN GROUP R OCCUPANCIES, COOKING APPLIANCES USED FOR DOMESTIC COOKING OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 917.2 OF THE INTERNATIONAL MECHANICAL CODE

ALLOWABLE BUILDING HEIGHT IN FEET
PER TABLE 504.3

GROUP "R-2" RESIDENTIAL	=	MAX 85' ALLOWABLE (III-A, S13)(MOST RESTRICTIVE)> ACTUAL 61'-2"
GROUP "B" BUSINESS	=	MAX 85' ALLOWABLE (III-A, S13)
GROUP "S-2" STORAGE	=	MAX 85' ALLOWABLE (I-B, SPRINKLERED) > ACTUAL 15'-8"

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
PER TABLE 504.4

GROUP "R-2" RESIDENTIAL	=	5 STORIES ALLOWABLE (III-A, S13)(MOST RESTRICTIVE) = ACTUAL 5 STORIES
GROUP "B" BUSINESS	=	6 STORIES ALLOWABLE (III-A, S13)
GROUP "S-2" STORAGE	=	6 STORIES ALLOWABLE (I-B, SPRINKLERED) > ACTUAL 4 TIER

ALLOWABLE AREAS PER STORY
PER TABLE 506.2

GROUP "R-2" RESIDENTIAL (MOST RESTRICTIVE)	=	72,000 SF (S13 SPRINKLERS, TYPE III-A CONSTRUCTION)
GROUP "B" BUSINESS	=	92,000 SF (S13 SPRINKLERS, TYPE III-A CONSTRUCTION)
GROUP "S-2" STORAGE	=	117,000 SF (S13, TYPE I-B CONSTRUCTION)

BUILDING AREA
PER SECTION 506.2.3 AND 506.2.4

BUILDING 2:
TABULAR AREA (At) = 117,000 SF
FRONTAGE INCREASE (If) = 0
STORIES (So) = 3
FORMULA FOR ALLOWABLE AREA:
Aa= [At + (NS x If)] x So
GROUP "S-2" STORAGE (PER 4 TIER STRUCTURE)
Aa = [117,000 + (39,000 X 0)] x 3
Aa = [117,000 + 0] x 3
Aa = 351,000 SF (ALLOWED) > **78,288 SF ACTUAL**

BUILDING 3:
TABULAR AREA (At) = 72,000 SF
FRONTAGE INCREASE (If) = 0
STORIES (So) = 3
FORMULA FOR ALLOWABLE AREA:
Aa= [At + (NS x If)] x So
GROUP "R-2" RESIDENTIAL (PER 5-STORY BUILDING)
Aa = [72,000 + (24,000 X 0)] x 3
Aa = [72,000 + (0)] x 3
Aa = [72,000] x 3
Aa = 216,000 SF (ALLOWED)(MOST RESTRICTIVE) > **84,887 SF ACTUAL**

TOTAL GROSS PERMIT AREA
INCLUDES EXTERIOR CANOPIES

BUILDING 1 (LOT 1 - APARTMENT BUILDING - (B) AND (R-2) OCCUPANCY):
LEVEL 1: (B: 4,125.57 SF) + (R-2: 26,763.78 SF) = 30,889.35 SF
LEVEL 2: R-2 = 29,220.63 SF
LEVEL 3: R-2 = 29,220.63 SF
LEVEL 4: R-2 = 29,220.63 SF
LEVEL 5: R-2 = 29,136.58 SF

TOTAL ALL LEVELS, BUILDING 1, LOT 1:
(B: 4,125.57 SF) + (R-2: 143,562.25 SF) = 147,687.82 SF

BUILDING 2 (LOT 1 - PARKING GARAGE):
LEVEL 1: S-2 = 22,334.29 SF
LEVEL 2: S-2 = 22,334.29 SF
LEVEL 3: S-2 = 22,334.29 SF
LEVEL 4: S-2 = 22,334.29 SF
LEVEL 5: S-2 = 957.23 SF

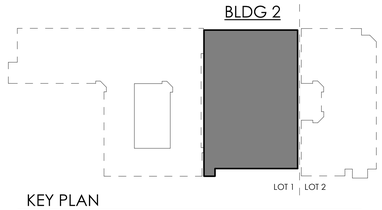
TOTAL ALL LEVELS, BUILDING 2, LOT 1:
S-2 = 90,294.39 SF

BUILDING 3 (LOT 2 - APARTMENT BUILDING):
LEVEL 1: (B: 3,070.99 SF) + (R-2: 16,063.61 SF) = 19,134.60 SF
LEVEL 2: R-2 = 16,947.68 SF
LEVEL 3: R-2 = 16,947.68 SF
LEVEL 4: R-2 = 16,947.68 SF
LEVEL 5: (B: 753.28 SF) + (R-2: 16,124.75 SF) = 16,878.03 SF

TOTAL ALL LEVELS, BUILDING 3, LOT 2:
(B: 3,824.27 SF) + (R-2: 83,031.40 SF) = 86,855.67 SF



CODE PLAN - LEVEL 1 - BLDG 2
1/32" = 1'-0"



KEY PLAN
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MIXED USE AND OCCUPANCY
PER SECTION 508

NONSEPARATED OCCUPANCIES
PER SECTION 508.3

OCCUPANCY CLASSIFICATION
PER SECTION 508.3.1

NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE. IN ADDITION, THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 THAT APPLY TO THE NONSEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA.

ALLOWABLE BUILDING AREA, HEIGHT, AND NUMBER OF STORIES
PER SECTION 508.3.2

THE ALLOWABLE BUILDING AREA, HEIGHT, AND NUMBER OF STORIES OF THE BUILDING OR PORTION THEREOF SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE OCCUPANCY GROUPS UNDER CONSIDERATION FOR THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 503.1

SEPARATION
PER SECTION 508.3.3

NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES.

EXCEPTION 2: GROUP I-1, R-1, R-2, AND R-3 DWELLING UNITS AND SLEEPING UNITS SHALL BE SEPARATED FROM ALL OTHER DWELLING OR SLEEPING UNITS AND FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420.

REQUIRED SEPARATION OF OCCUPANCIES
PER TABLE 508.4

R-2 AND R-2 - 1 HOUR
R-2 AND B - 1 HOUR, SPRINKLERED

CONSTRUCTION TYPE
PER SECTION 602.2

BUILDING 1: TYPE III-A RESIDENTIAL + BUSINESS
BUILDING 2: TYPE I-B STORAGE PARKING STRUCTURE

FIRE RATING OF STRUCTURAL ELEMENTS
PER TABLES 601 AND 602

BUILDING 2: TYPE I-B STORAGE PARKING STRUCTURE

PRIMARY STRUCTURAL FRAME	1 HR
EXTERIOR BEARING WALLS	1 HR (FSD>5')
INTERIOR BEARING WALLS	1 HR
NON BEARING WALLS EXTERIOR	1 HR (FSD>5')
NON BEARING WALLS INTERIOR	0 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONST. & ASSOCIATED SECONDARY MEMBERS	1 HR

BUILDING 3: TYPE III-A RESIDENTIAL

PRIMARY STRUCTURAL FRAME	1 HR
EXTERIOR BEARING WALLS	2 HR (FSD>5')
INTERIOR BEARING WALLS	1 HR
NON BEARING WALLS EXTERIOR	1 HR (FSD>5')
NON BEARING WALLS INTERIOR	0 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONST. & ASSOCIATED SECONDARY MEMBERS	1 HR

MINIMUM DISTANCE OF PROJECTION
PER TABLE 705.2

0' =/< FSD < 2'	PROJECTIONS NOT PERMITTED
2' =/< FSD < 3'	24 INCHES
3 =/< FSD < 5'	24 INCHES + 8 INCHES EVERY FOOT OF FSD BEYOND 3' OR FRACTION THEREOF
5'=/< FSD	40 INCHES

COMBUSTIBLE PROJECTIONS
PER 705.2.3
COMBUSTIBLE PROJECTIONS EXTENDING TO WITHIN 5 FEET OF THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE SHALL BE OF NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION, HEAVY TIMBER CONSTRUCTION, COMPLYING WITH SECTION 2304.11, FIRE-RETARDANT-TREATED WOOD OR AS PERMITTED BY SECTION 705.2.3.1

BALCONIES AND SIMILAR PROJECTIONS
PER SECTION 705.2.3.1

BALCONIES AND SIMILAR PROJECTIONS OF COMBUSTIBLE CONSTRUCTION OTHER THAN FIRE-RETARDANT-TREATED WOOD SHALL BE FIRE-RESISTANCE RATED WHERE REQUIRED BY TABLE 601 FOR FLOOR CONSTRUCTION OR SHALL BE OF HEAVY TIMBER CONSTRUCTION IN ACCORDANCE WITH SECTION 2304.11. THE AGGREGATE LENGTH OF THE PROJECTIONS SHALL NOT EXCEED 50 PERCENT OF THE BUILDING'S PERIMETER ON EACH FLOOR.

EXCEPTION 3: BALCONIES AND SIMILAR PROJECTIONS ON BUILDINGS OF TYPES III, IV, AND V CONSTRUCTION SHALL BE PERMITTED TO BE OF TYPE V CONSTRUCTION AND SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THESE AREAS.

BUILDINGS ON THE SAME LOT
PER SECTION 705.3

FOR THE PURPOSES OF DETERMINING THE REQUIRED WALL AND OPENING PROJECTION, PROJECTIONS AND ROOF-COVERING REQUIREMENTS, BUILDINGS ON THE SAME LOT SHALL BE ASSUMED TO HAVE AN IMAGINARY LINE BETWEEN THEM.

EXCEPTION 2: WHERE AN S-2 PARKING GARAGE OF CONSTRUCTION TYPE I OR IIA IS ERECTED ON THE SAME LOT AS A GROUP R-2 BUILDING, AND THERE IS NO FIRE SEPARATION DISTANCE BETWEEN THESE BUILDINGS, THEN THE ADJOINING EXTERIOR WALLS BETWEEN THE BUILDINGS ARE PERMITTED TO HAVE OCCUPANT USE OPENINGS IN ACCORDANCE WITH SECTION 706.8. HOWEVER, OPENING PROTECTIVES IN SUCH OPENINGS SHALL ONLY BE REQUIRED IN THE EXTERIOR WALL OF THE S-2 PARKING GARAGE, NOT THE EXTERIOR WALL OPENINGS IN THE R-2 BUILDING, AND THESE OPENING PROTECTIVES IN THE EXTERIOR WALL OF THE S-2 PARKING GARAGE SHALL BE NOT LESS THAN 1 1/2" HOUR FIRE PROTECTION RATING.

OPENINGS IN EXTERIOR WALLS
PER TABLE 705.8

0' =/< FSD < 3'	UNPROTECTED, SPRINKLERED = NOT PERMITTED
3' =/< FSD < 5'	UNPROTECTED, SPRINKLERED = 15%
5' =/< FSD < 10'	UNPROTECTED, SPRINKLERED = 25%
10' =/< FSD < 15'	UNPROTECTED, SPRINKLERED = 45%
15' =/< FSD < 20'	UNPROTECTED, SPRINKLERED = 75%
20' =/< FSD	UNPROTECTED, SPRINKLERED = NO LIMIT

(SEE CODE PLANS FOR FSD AND OPENING %)

FIRE PARTITIONS
PER SECTION 708

708.3 FIRE-RESISTANCE RATING: FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

708.4 CONTINUITY: FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW AND BE SECURELY ATTACHED TO ONE OF THE FOLLOWING:
1. THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE.
2. THE UNDERSIDE OF A FLOOR/CEILING OR ROOF/CEILING ASSEMBLY HAVING A FIRE-RESISTANCE RATING THAT IS NOT LESS THAN THE FIRE-RESISTANCE RAITING OF THE FIRE PARTITION.

708.4.1 SUPPORTING CONSTRUCTION EXCEPTION: IN BUILDINGS OF TYPE IIB, IIIB, AND VB CONSTRUCTION, THE SUPPORTING CONSTRUCTION REQUIREMENT SHALL NOT APPLY TO FIRE PARTITIONS SEPARATING DWELLING UNITS.

708.6 OPENINGS: OPENINGS IN A FIRE PARTITION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716

708.7 PENETRATIONS: PENETRATIONS OF FIRE PARTITIONS SHALL COMPLY WITH SECTION 714

708.8 JOINTS: JOINTS MADE IN OR BETWEEN FIRE PARTITIONS SHALL COMPLY WITH SECTION 715

FLOOR AND ROOF ASSEMBLIES
PER SECTION 711

FIRE RESISTENCE RATING
PER SECTION 711.2.4.1
WHERE THE HORIZONTAL ASSEMBLY SEPARATES MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED.

INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY
PER TABLE 803.13
"R-2" OCCUPANCIES
CORRIDORS & ROOMS AND ENCLOSED SPACES – "C" FLAME SPREAD INDEX TESTED IN ACCORDANCE WITH NFPA 286

INTERIOR FLOOR FINISH
INT. FLOOR FINISH & FLOOR COVERING SHALL COMPLY WITH SECTIONS 804.2 – 804.4.2

FIRE PROTECTION SYSTEMS
PER CHAPTER 9

SPRINKLERS: AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 903.3.1.1 (B OCCUPANCY) AND SECTION 903.3.1.2 (R-2 OCCUPANCY)

FIRE EXTINGUISHERS: PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 906

FIRE ALARM: EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 907.2.3 (GROUP E) AND 907.5.2.2

EMERGENCY RESPONDER RADIO COVERAGE
PER SECTION 918

918.1: EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDED IN ALL NEW BUILDINGS IN ACCORDANCE WITH SECTION 510 OF THE INTERNATIONAL FIRE CODE.

ACCEPTANCE TEST PROCEDURE - INTERNATIONAL FIRE CODE
SECTION 510.5.3

WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, AND UPON COMPLETION OF INSTALLATION, THE BUILDING OWNER SHALL HAVE THE RADIO SYSTEM TESTED TO VERIFY THAT THE TWO-WAY COVERAGE ON EACH FLOOR OF THE BUILDING IS NOT LESS THAN 95 PERCENT. THE TEST PROCEDURE SHALL BE CONDUCTED AS FOLLOWS:
1. EACH FLOOR OF THE BUILDING SHALL BE DIVIDED INTO A GRID OF 20 APPROXIMATELY EQUAL TEST AREAS.
2. THE TEST SHALL BE CONDUCTED USING A CALIBRATED PORTABLE RADIO OF THE LATEST BRAND AND MODEL USED BY THE AGENCY TALKING THROUGH THE AGENCY'S RADIO COMMUNICATIONS SYSTEM OR EQUIPMENT APPROVED BY THE FIRE CODE OFFICIAL.
3. FAILURE OF MORE THAN ONE TEST AREA SHALL RESULT IN FAILURE OF THE TEST.
4. IN THE EVENT THAT TWO OF THE TEST AREAS FAIL THE TEST, IN ORDER TO BE MORE STATISTICALLY ACCURATE, THE FLOOR SHALL BE PERMITTED TO BE DIVIDED INTO 40 EQUAL TEST AREAS. FAILURE OF NOT MORE THAN TWO NONADJACENT TEST AREAS SHALL NOT RESULT IN FAILURE OF THE TEST. IF THE SYSTEM FAILS THE 40 AREA TEST, THE SYSTEM SHALL BE ALTERED TO MEET THE 95-PERCENT COVERAGE REQUIREMENT.
5. A TEST LOCATION APPROXIMATELY IN THE CENTER OF EACH TEST AREA SHALL BE SELECTED FOR THE TEST, WITH THE RADIO ENABLED TO VERIFY TWO-WAY COMMUNICATIONS TO AND FROM THE OUTSIDE OF THE BUILDING THROUGH THE PUBLIC AGENCY'S RADIO COMMUNICATIONS SYSTEM. ONCE THE TEST LOCATION HAS BEEN SELECTED, THAT LOCATION SHALL REPRESENT THE ENTIRE TEST AREA. FAILURE IN THE SELECTED TEST LOCATION SHALL BE CONSIDERED TO BE A FAILURE OF THAT TEST AREA. ADDITIONAL TEST LOCATIONS SHALL NOT BE PERMITTED.
6. THE GAIN VALUES OF ALL AMPLIFIERS SHALL BE MEASURED AND THE TEST MEASUREMENT RESULTS SHALL BE KEPT ON FILE WITH THE BUILDING OWNER SO THAT THE MEASUREMENTS CAN BE VERIFIED DURING ANNUAL TESTS. IN THE EVENT THAT THE MEASUREMENT RESULTS BECOME LOST, THE BUILDING OWNER SHALL BE REQUIRED TO RERUN THE ACCEPTANCE TEST TO REESTABLISH THE GAIN VALUES.
7. AS PART OF THE INSTALLATION, A SPECTRUM ANALYZER OR OTHER SUITABLE TEST EQUIPMENT SHALL BE UTILIZED TO ENSURE SPURIOUS OSCILLATIONS ARE NOT BEING GENERATED BY THE SUBJECT SIGNAL BOOSTER. THIS TEST SHALL BE CONDUCTED AT THE TIME OF INSTALLATION AND AT SUBSEQUENT ANNUAL INSPECTIONS.
8. SYSTEMS INCORPORATING CLASS B SIGNAL-BOOSTER DEVICES OR CLASS B BROADBAND FIBER REMOTE DEVICES SHALL BE TESTED USING TWO PORTABLE RADIOS SIMULTANEOUSLY CONDUCTING SUBJECTIVE VOICE QUALITY CHECKS. ONE PORTABLE RADIO SHALL BE POSITIONED NOT GREATER THAN 10 FEET (3048 MM) FROM THE INDOOR ANTENNA. THE SECOND PORTABLE RADIO SHALL BE POSITIONED AT A DISTANCE THAT REPRESENTS THE FARTHEST DISTANCE FROM ANY INDOOR ANTENNA. WITH BOTH PORTABLE RADIOS SIMULTANEOUSLY KEYED UP ON DIFFERENT FREQUENCIES WITHIN THE SAME BAND, SUBJECTIVE AUDIO TESTING SHALL BE CONDUCTED AND COMPLY WITH DAQ LEVELS AS SPECIFIED IN SECTIONS 510.4.1.1 AND 510.4.1.2.

MULTIPLE OCCUPANCIES
PER SEC 1004.4

WHERE A BUILDING CONTAINS TWO OR MORE OCCUPANCIES, THE MEANS OF EGRESS REQUIREMENTS SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY OF THAT SPACE. WHERE TWO OR MORE OCCUPANCIES UTILIZE PORTIONS OF THE SAME MEANS OF EGRESS SYSTEM, THOSE EGRESS COMPONENTS SHALL MEET THE MORE STRINGENT REQUIREMENTS OF ALL OCCUPANCIES THAT ARE SERVED.

POSTING OF OCCUPANT LOAD
PER SEC. 1004.9

MEANS OF EGRESS SIZING
PER SECTION 1005

ALL EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE SIZED PER SEC. 1005.3.2

EXIT AND EXIT ACCESS DOORWAYS
PER SECTION 1006

PER TABLE 1006.2.1: MIN. 2 EXITS SHALL BE PROVIDED WHERE OCCUPANT LOAD EXCEEDS 49 IN GROUP "B" OCCUPANCIES, 20 IN GROUP "R-2" OCCUPANCIES, OR WHERE COMMON PATH OF TRAVEL EXCEEDS THE LIMITATIONS OF TABLE 1004.2.

COMMON PATH OF TRAVEL
TABLE 1006.2.1

WHERE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1 OR 903.3.1.2:

"R-2" OCCUPANCY = MAX. 125'
"B" OCCUPANCY = MAX. 100'

EXIT AND EXIT ACCESS DOORWAY CONFIGURATION/DISCHARGE
PER SECTION 1007.1.1/SECTION 1028

EXIT ACCESS DOORWAYS
PER SECTION 1007.1.1

WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED APART EQUAL TO NOT LESS THAN ONE-HALF THE LENGTH OF THE MAXIMUM DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE EXIT STAIRWAY.

EXCEPTION 2: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

 # EXITS REQUIRED:

REFER TO INDIVIDUAL AREA CODE SHEETS FOR ADDITIONAL INFORMATION

MEANS OF EGRESS ILLUMINATION
PER SECTION 1008

ACCESSIBLE MEANS OF EGRESS
PER SECTION 1009.1

DOORS
PER SECTION 1010

DOORS SHALL MEET ALL REQUIREMENTS OF IBC SECTION 1010, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

DOOR SWING
PER SEC 1010.1.2.1: DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS

EXIT SIGNS
PER SECTION 1013

EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN

CORRIDORS
PER SECTION 1020

CORRIDOR FIRE RESISTANCE RATING PER TABLE 1020.1:

0 HOURS (NO RATING REQUIRED) FOR GROUP "B" OCCUPANCIES, FULLY SPRINKLERED
.5 HOURS FOR GROUP "R" OCCUPANCIES, FULLY SPRINKLERED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2

MINIMUM CORRIDOR WIDTH PER TABLE 1020.2:
CORRIDOR WIDTHS SHALL BE PER TABLE 1020.2 OR SEC 1005.3.2, WHICHEVER IS GREATER

GENERAL	:	44"
WITHIN A DWELLING		36"

DEAD END CORRIDORS
SECTION 1020.4

WHERE MORE THAN ONE EXIT OR EXIT ACCESS IS REQUIRED, DEAD ENDS IN CORRIDORS SHALL NOT EXCEED THE FOLLOWING:

50 FEET IN GROUPS "B"AND "R-2" OCCUPANCIES WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

ACCESSIBILITY
PER CHAPTER 11 SECTION 1101.2

BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC ANSI A117.1 WHERE APPLICABLE

ENERGY EFFICIENCY
PER CHAPTER 13

BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO CLIMATE ZONE "2"

PLUMBING FIXTURES
PER TABLE 2902.1

REFER TO INDIVIDUAL AREA CODE SHEETS

SENSORY IMPAIRED UNITS PER EXHIBIT 'A' ADOH - 2019-2020 MANDATORY DESIGN GUIDELINES SECTION X

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1	03/25/22	CITY COMMENTS
4	4/14/23	LOT SPLIT

REVIEWED BY: Checker
DRAWN BY: Author

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 06/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: G102.1-B
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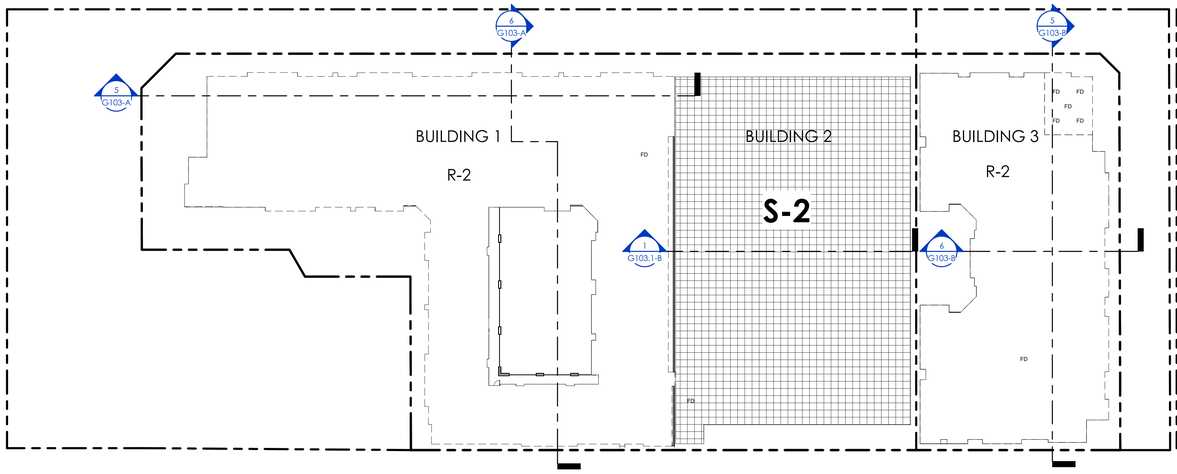
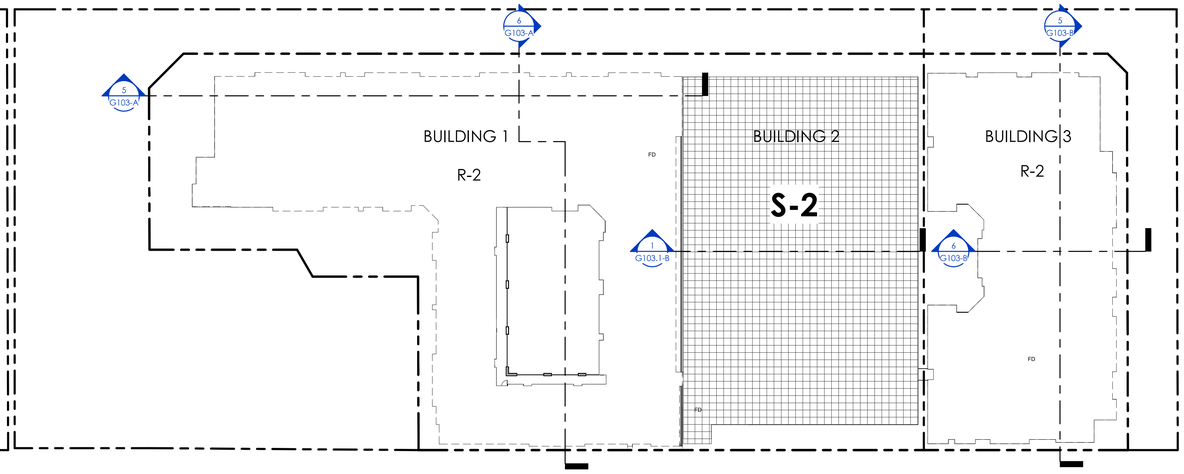


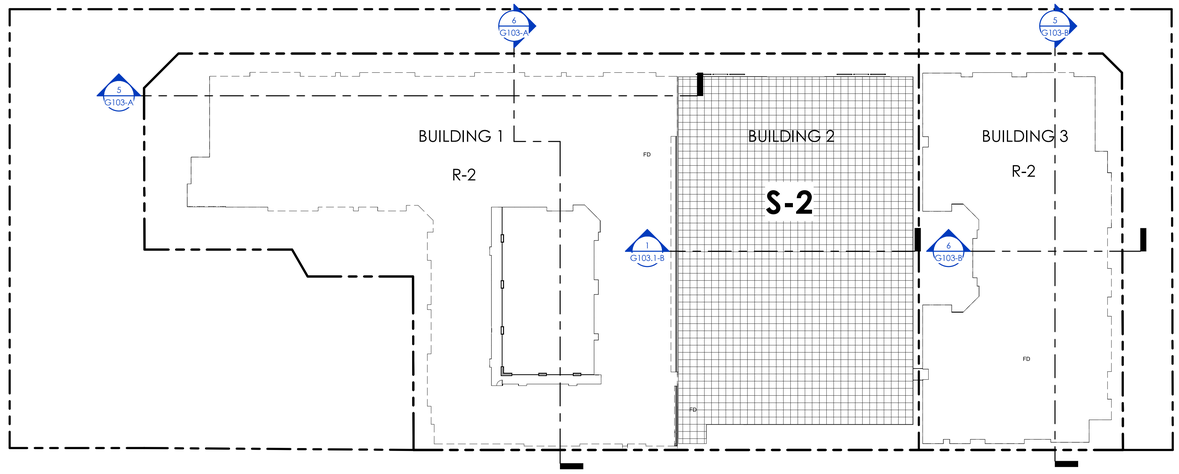
CODE PLAN - LEVEL 5 - BLDG 2

1/32" = 1'-0"



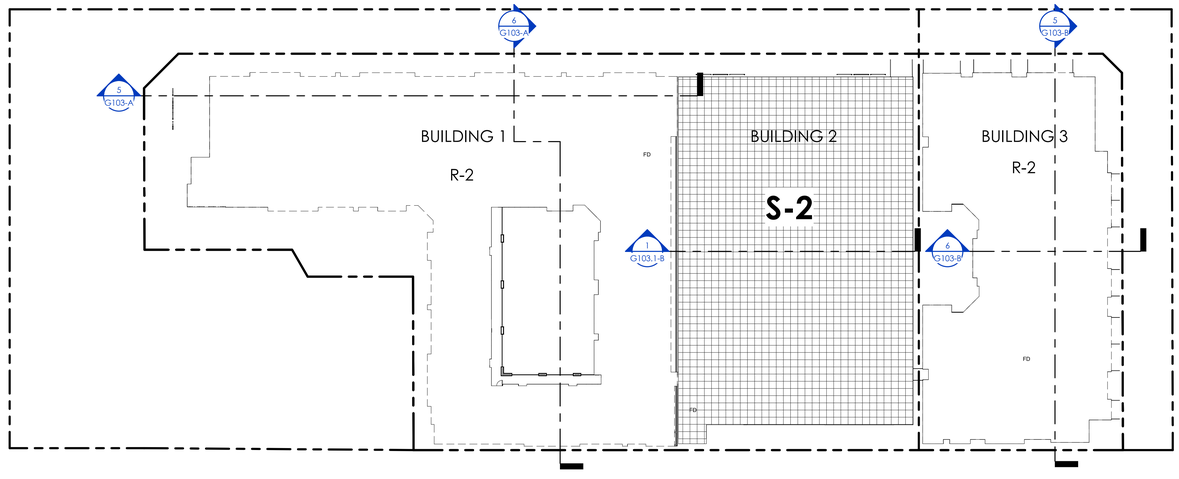
CODE PLAN - LEVEL 4 - BLDG 2

1/32" = 1'-0"



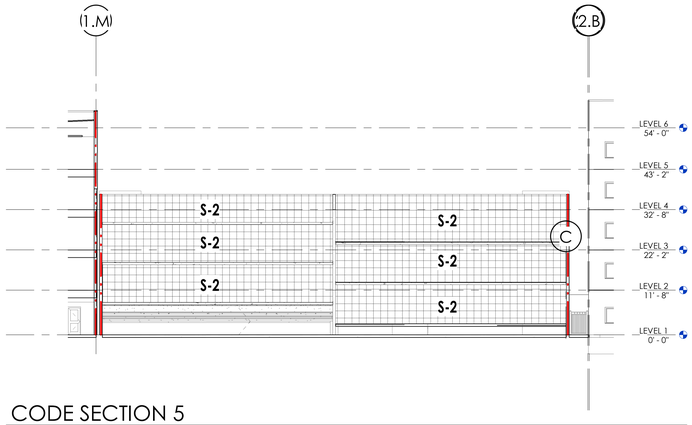
CODE PLAN - LEVEL 3 - BLDG 2

1/32" = 1'-0"



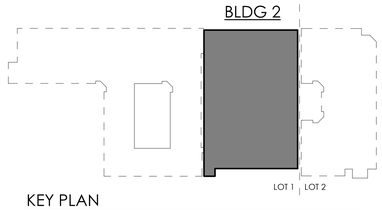
CODE PLAN - LEVEL 2 - BLDG 2

1/32" = 1'-0"



CODE SECTION 5

1/16" = 1'-0"



KEY PLAN

NTS

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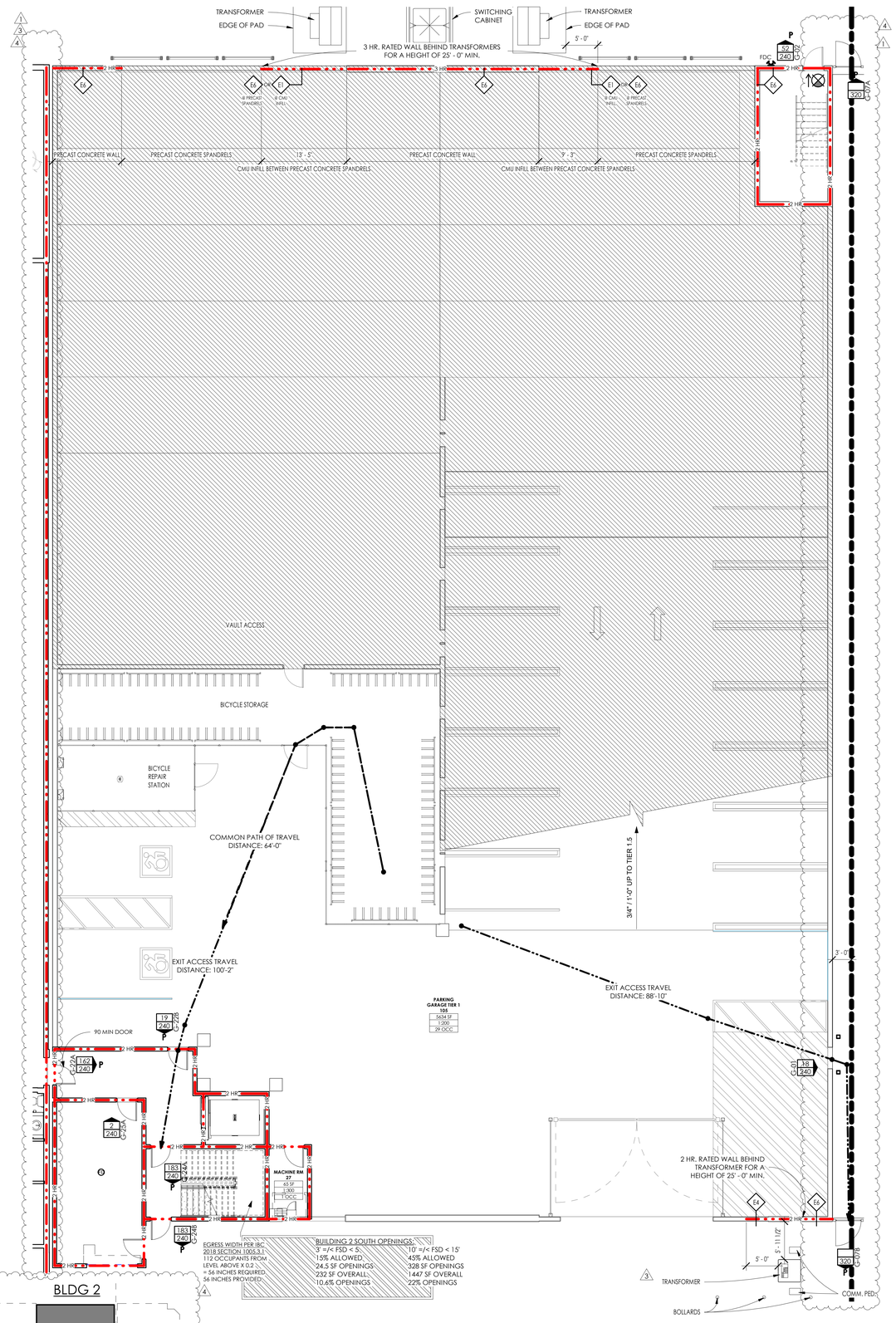
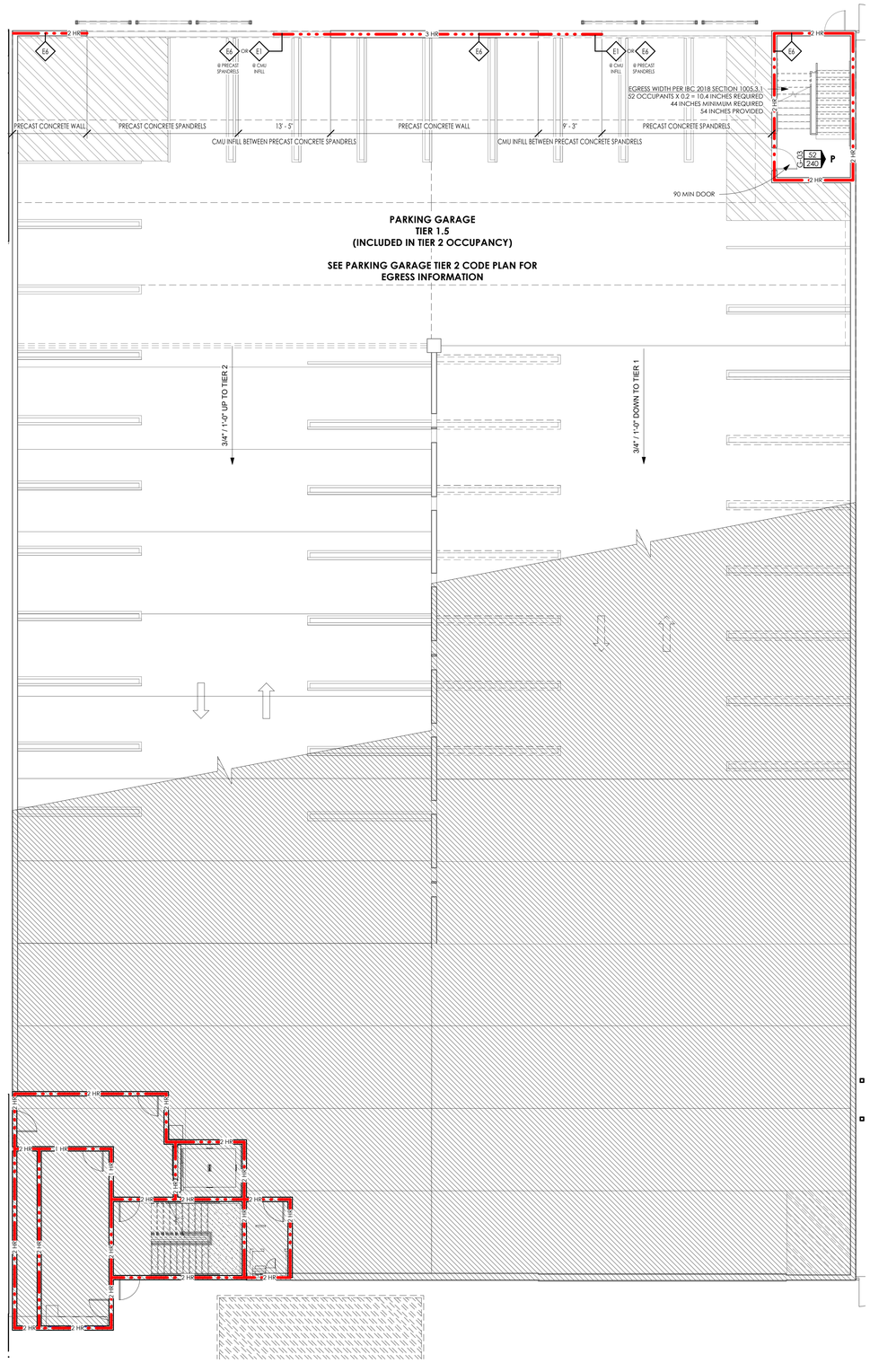
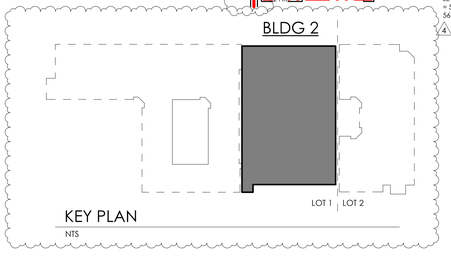


1 PARKING GARAGE LEVEL 1 CODE PLAN
1/8" = 1'-0"



2 PARKING GARAGE LEVEL 1.5 CODE PLAN
1/8" = 1'-0"



KEY PLAN
NTS

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REVIEWED BY: AT
DRAWN BY: AT

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Date Signed 04/14/23
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JOB No: 2091
SHEET:
G109-B

2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
4/12/2023 7:31:18 PM

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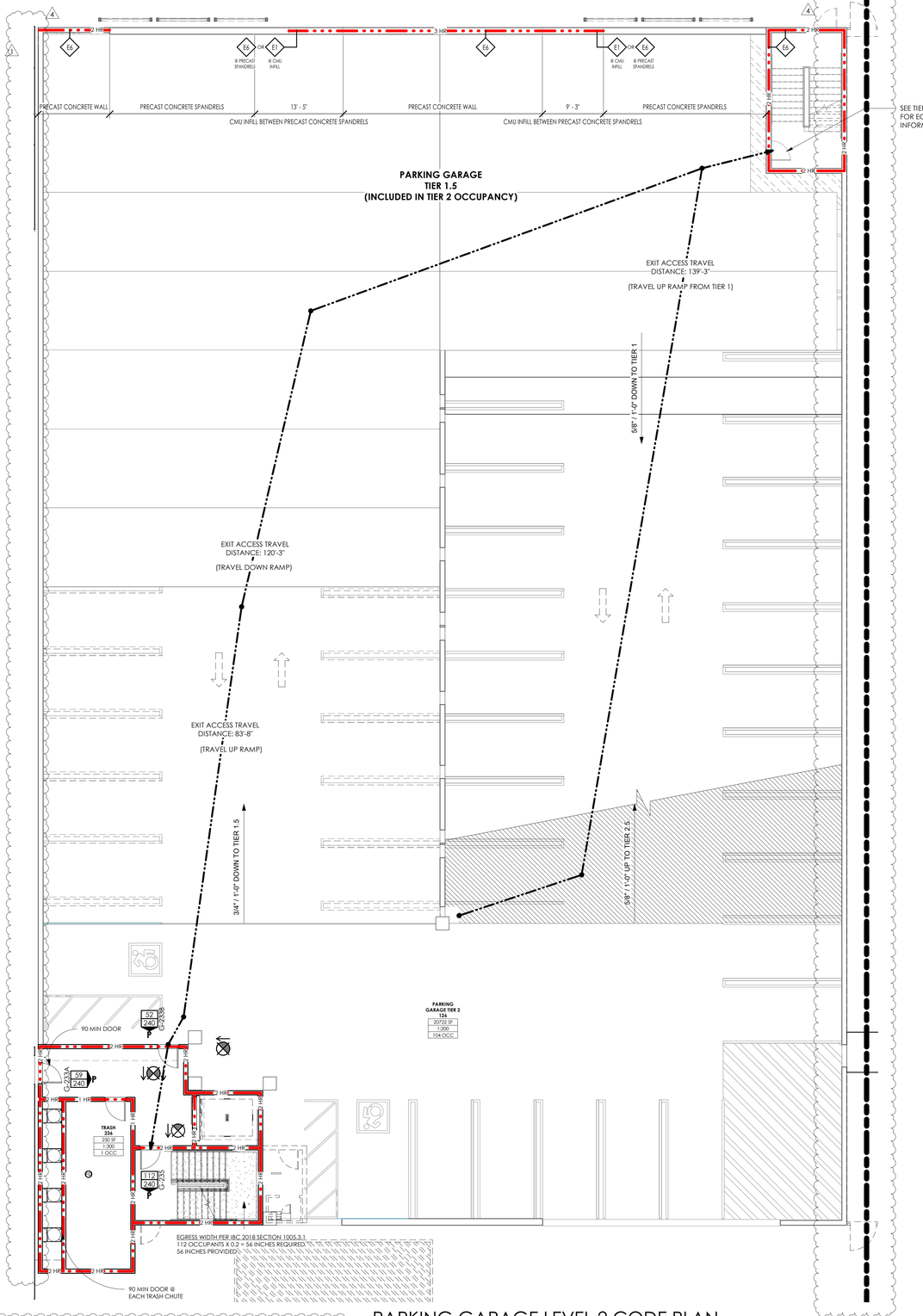
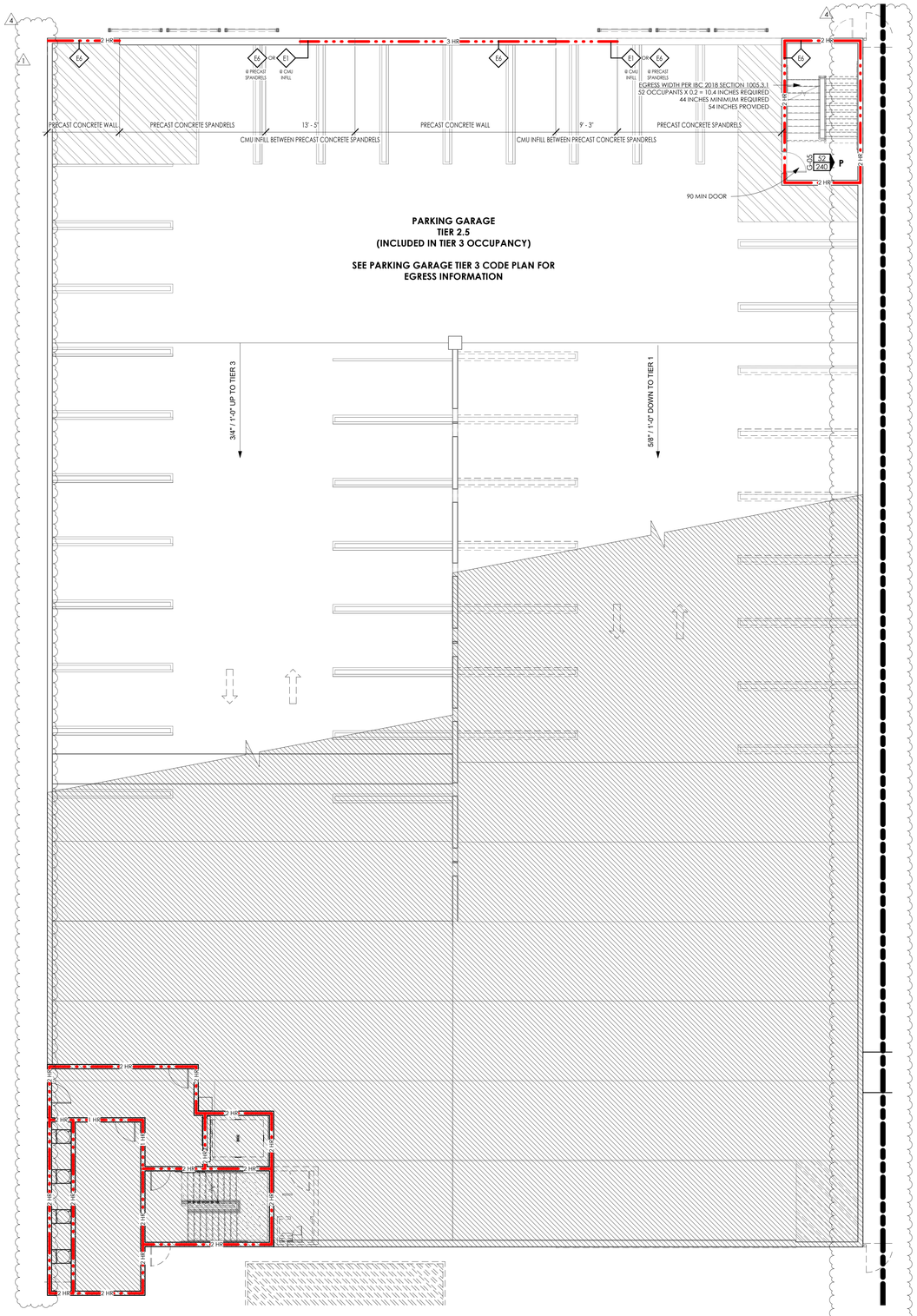
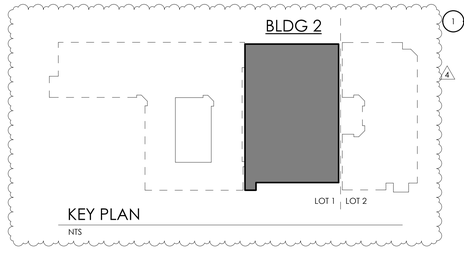


1 PARKING GARAGE LEVEL 2 CODE PLAN
1/8" = 1'-0"



2 PARKING GARAGE LEVEL 2.5 CODE PLAN
1/8" = 1'-0"



KEY PLAN
NTS

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SPS+ ARCHITECTS LLP
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SCOTTSDALE, AZ 85258
P: 480.991.0800
1790 W. SAHUARO DR.
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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
GARAGE CODE PLANS

PERMIT SET

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REVISIONS

MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS
4	4/14/23	LOT SPLIT

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO. 45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
G110-B

2091

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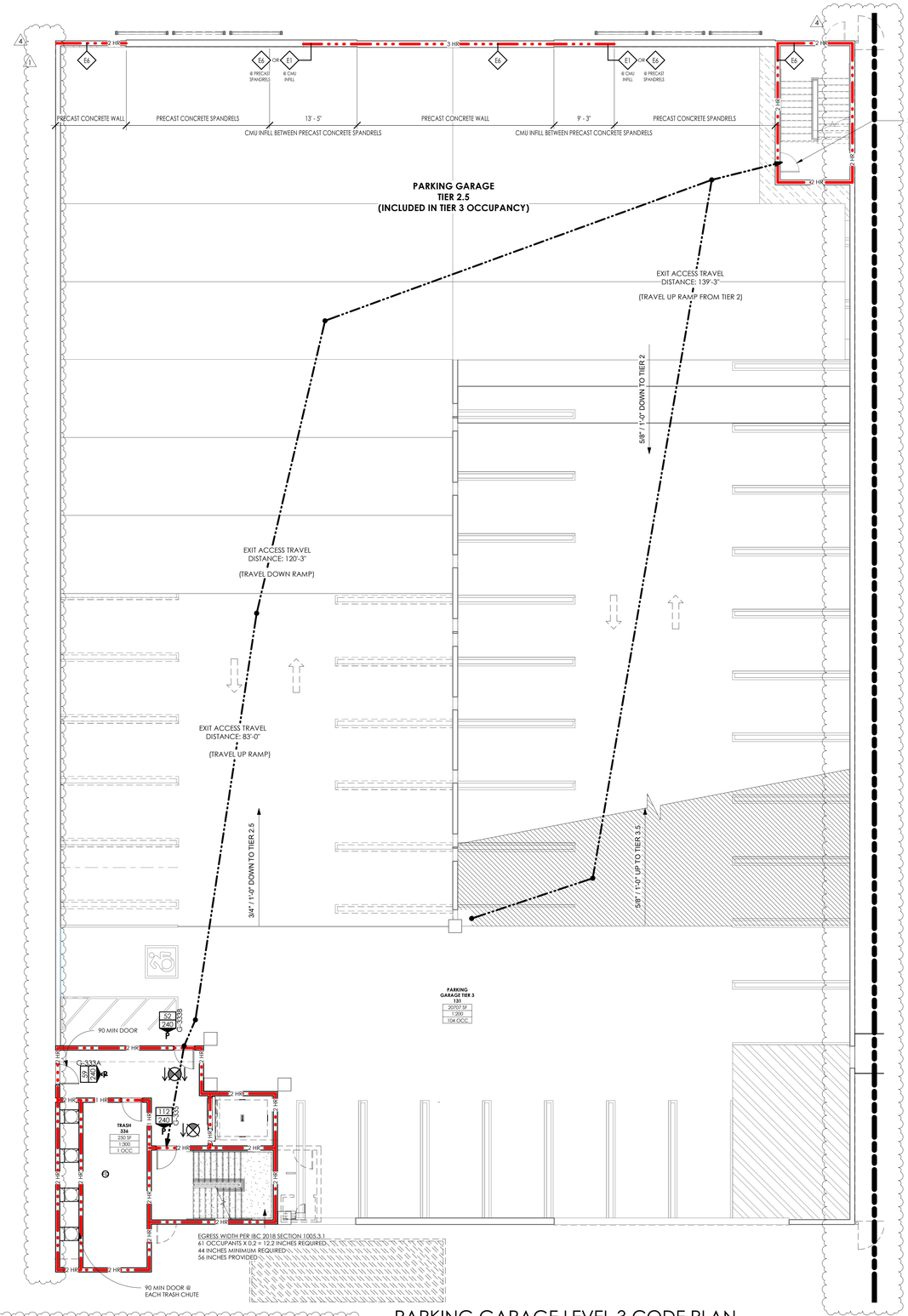
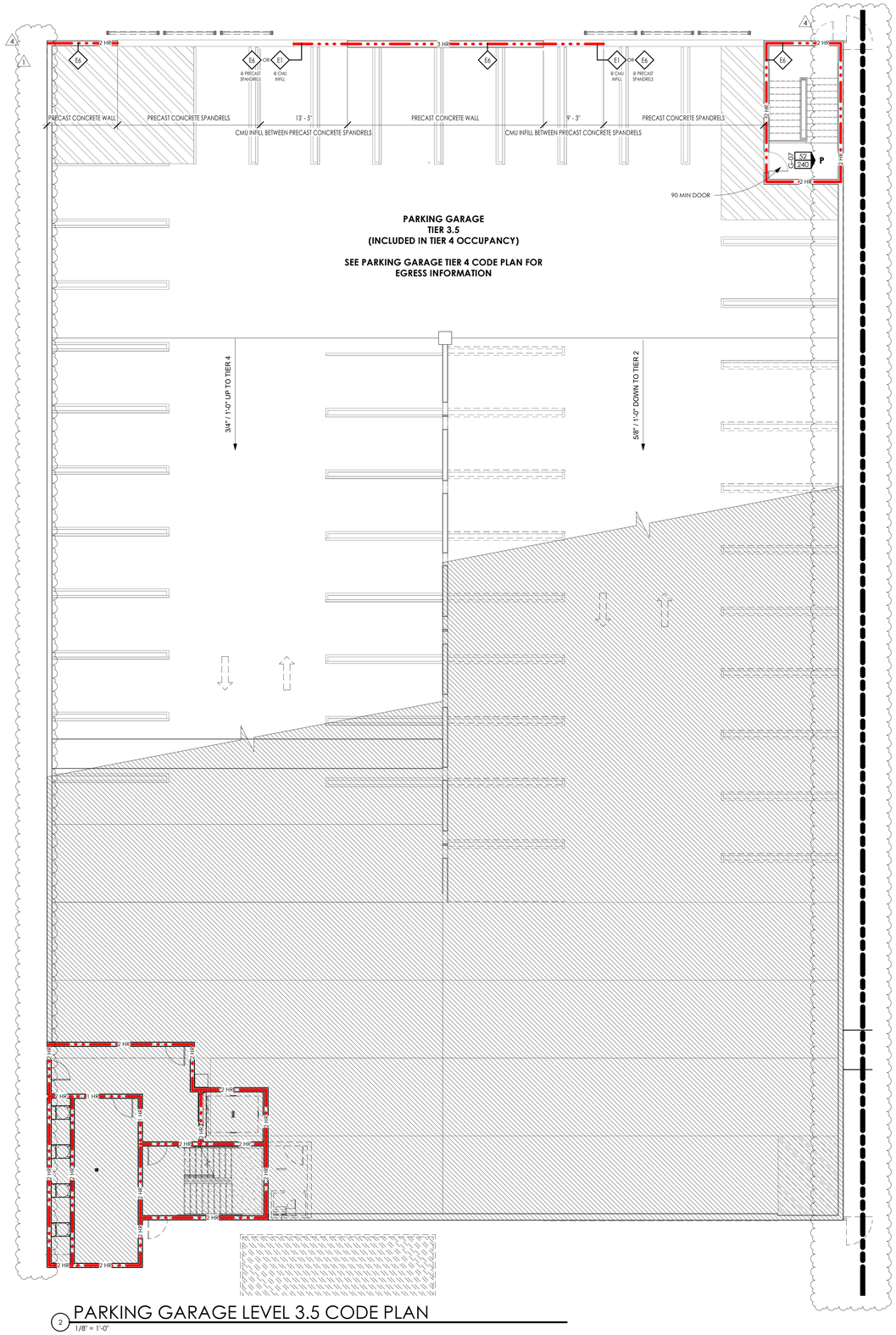
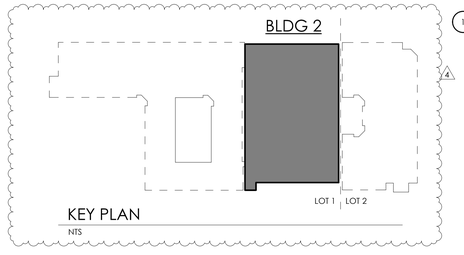


1 PARKING GARAGE LEVEL 3 CODE PLAN
1/8" = 1'-0"



2 PARKING GARAGE LEVEL 3.5 CODE PLAN
1/8" = 1'-0"



KEY PLAN
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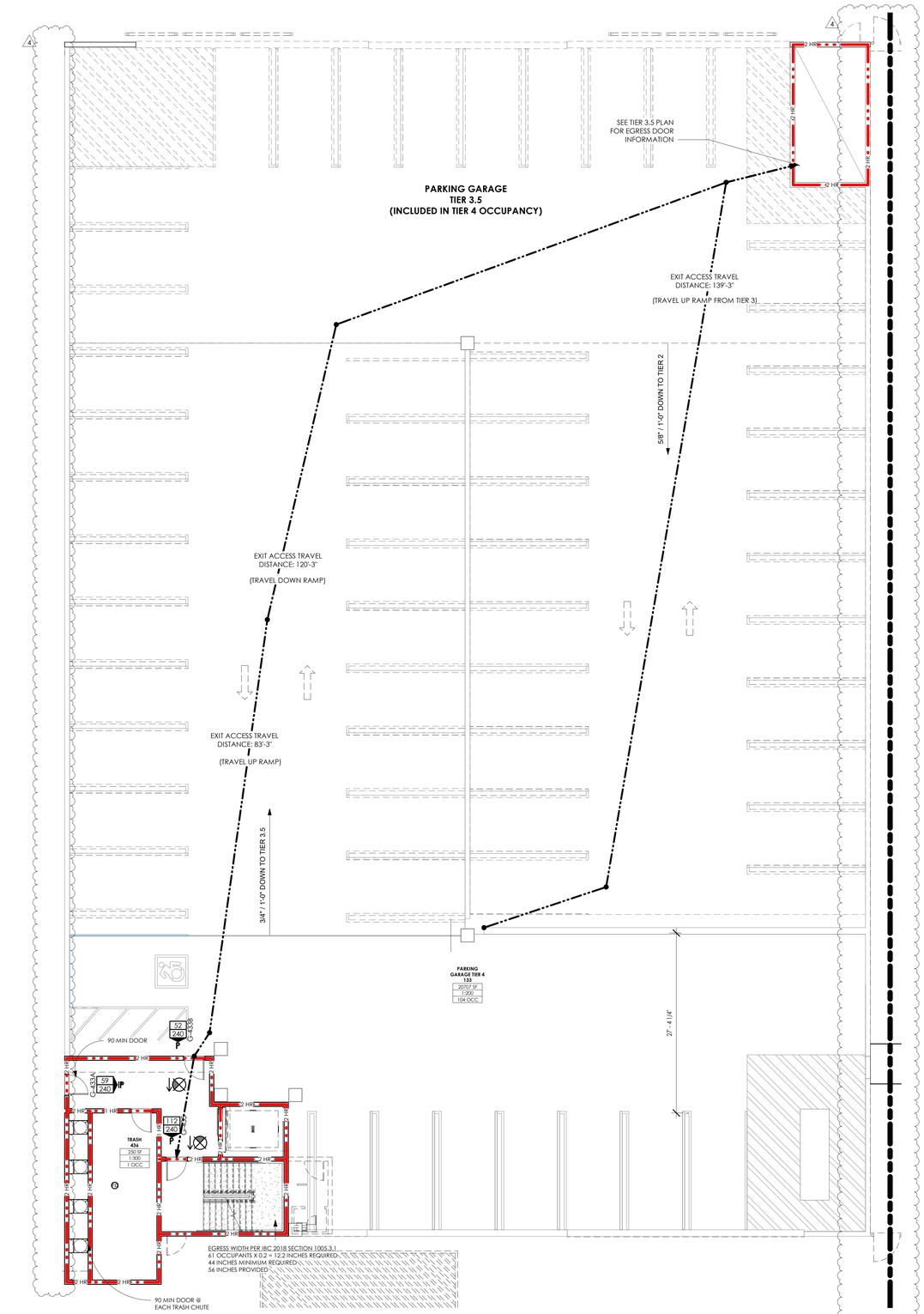

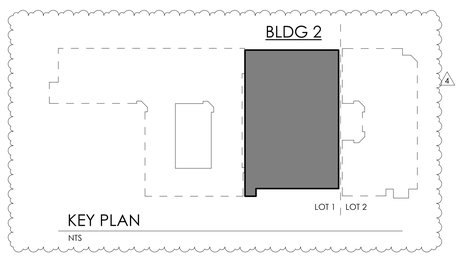

1 PARKING GARAGE LEVEL 4 CODE PLAN
1/8" = 1'-0"

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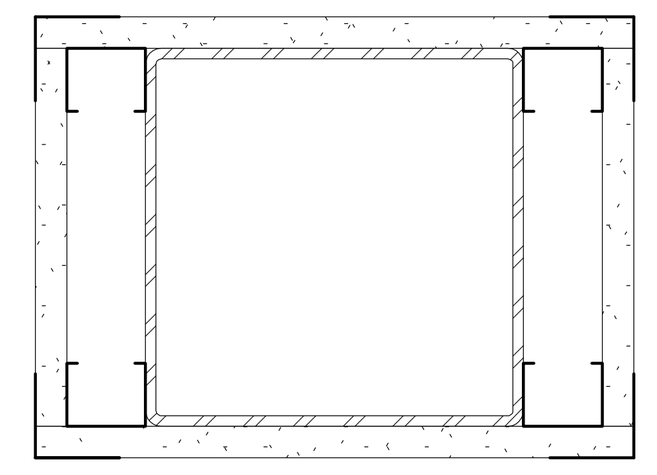
GA FILE NO. CM 1851 | GENERIC | 1 HOUR FIRE

GYPSUM WALLBOARD, STEEL STUDS

One layer 5/8" gypsum wallboard applied without horizontal joints and parallel to 1 5/8" steel studs located at each corner of TS8x8x0.250 tube steel column with 1" Type S drywall screws 24" o.c. Steel cornerbead, 1 1/2" flanges, applied with 1" Type S drywall screws 12" o.c. in each flange. Joint compound 1/16" thick applied over corner bead.



Fire Test: UL NC505, 77NK1747, 6-13-77; UL Design X528

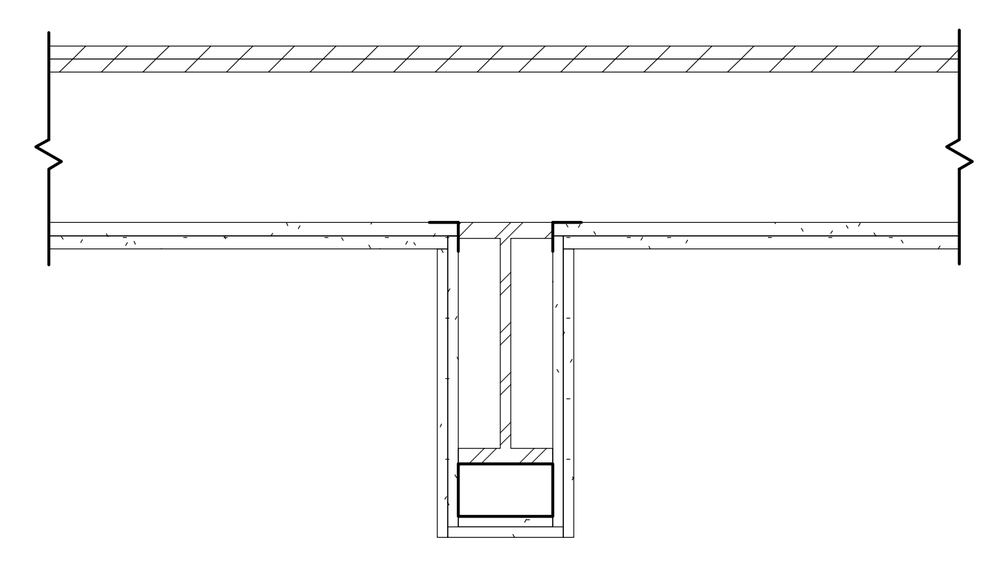
2 — GA FILE NO. CM 1851 - 1 HR COLUMN
N.T.S.

GA FILE NO. BM 1137 | PROPRIETARY* | 1 HOUR FIRE

STEEL FRAME, GYPSUM WALLBOARD

Base layer 1/2" proprietary type X gypsum wallboard applied to beam cage with 1" Type S-12 drywall screws 12" o.c. **Face** layer 1/2" proprietary type X gypsum wallboard applied to beam cage with 1 5/8" Type S-12 drywall screws 12" o.c. Joints offset from base layer joints.

Beam cage fabricated from No. 24 gage 7/8" x 1 3/8" steel angles screw attached to steel joists at beam top flange and No. 25 gage 2 1/2" steel runners hooked over beam lower flange and supporting 1 5/8" steel studs 24" o.c. Minimum beam size W8x15 **(One hour unrestrained beam.)**



PROPRIETARY GYPSUM BOARD

American Gypsum Company LLC	-	1/2" FireBloc® Type C
CertainTeed Gypsum Inc.	-	1/2" ProRoc® Type C Gypsum Panels
Georgia-Pacific Gypsum LLC	-	1/2" ToughRock® Fireguard C™
Lafarge North America Inc.		1/2" Firecheck® Type C
-		1/2" Gold Bond® Brand FIRE-SHIELD C™
National Gypsum Company	-	Gypsum Board
		1/2" FLAME CURB® Super 'C'™
PABCO Gypsum	-	1/2" TG-C
Temple-Inland	-	1/2" SHEETROCK® Brand FIRECODE® C
United States Gypsum Company	-	Core Gypsum Panels

Fire Test: UL R1319-133, 7-16-75; Based on UL R3660-7 & -8, 11-12-87; UL Design L524

†Contact the manufacturer for more detailed information on propietary products.

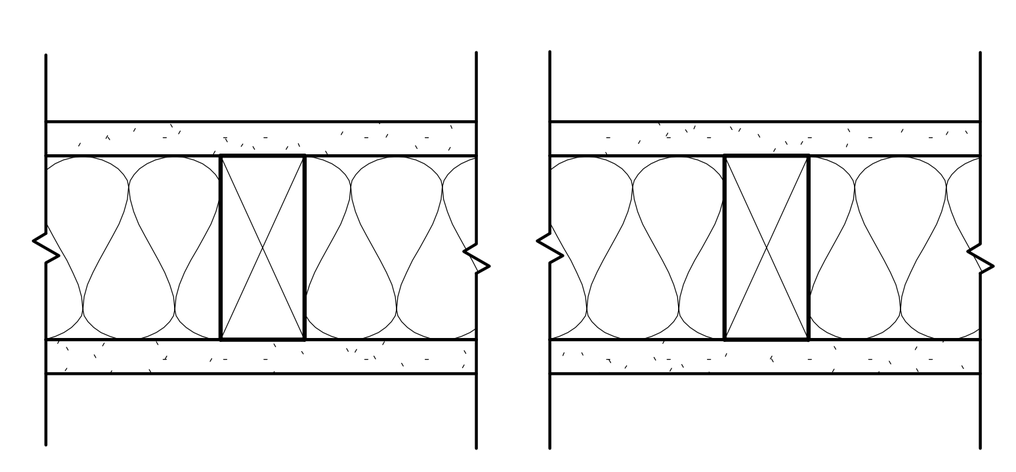
8 — GA FILE NO. BM 1137 - 1 HR BEAM
N.T.S.

GA FILE NO. WP 3514 | GENERIC | 1 HOUR FIRE | 35 to 39 STC SOUND

GYPSUM WALL BOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" Type W drywall screws 12" o.c.

Joints staggered 16" on opposite sides. **(LOAD-BEARING)**



Thickness: 4 3/4"
Approx. Weight: 7 psf
Fire Test: SWRI 01-4511-619[1], 3-94
Sound Test: See WP 3520 (G&H NG-246FT, 7-2-65)

14 — GA FILE NO. WP 3514- 1 HR WALL
N.T.S.

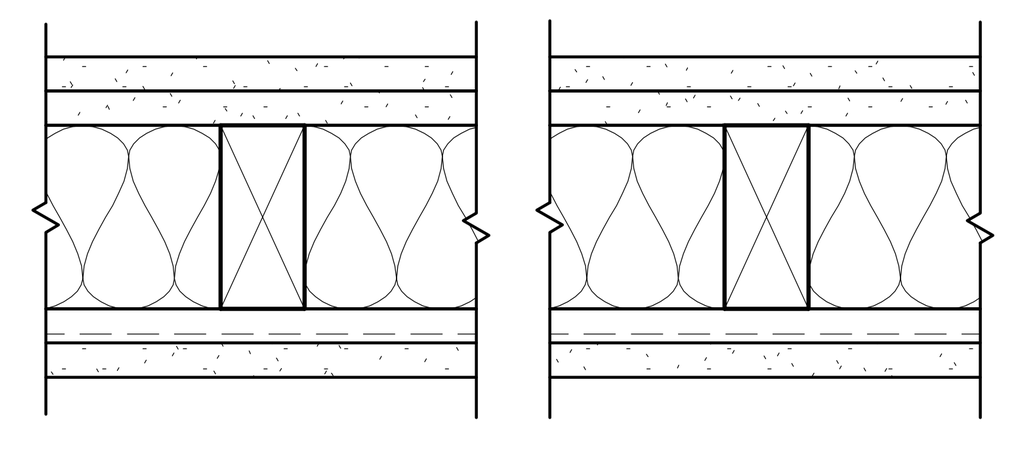
GA FILE NO. WP 3245 | GENERIC | 1 HOUR FIRE | 50 to 54 STC SOUND

GYPSUM WALL BOARD, WOOD STUDS

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space

OPPOSITE SIDE: **Base** layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 1 7/8" long, 0.0915" shank, 15/64" heads, 7" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at parallel or at right angles to studs with 8d cement coated nails, 2 3/8" long, 8" o.c. Face layer joints offset 16" from base layer joints.

Vertical joints staggered 16" on opposite sides. **(LOAD-BEARING)**



Thickness: 6"
Approx. Weight: 9 psf
Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U305
Sound Test: NRCC TL-93-116, IRC-IR-761, 3/98

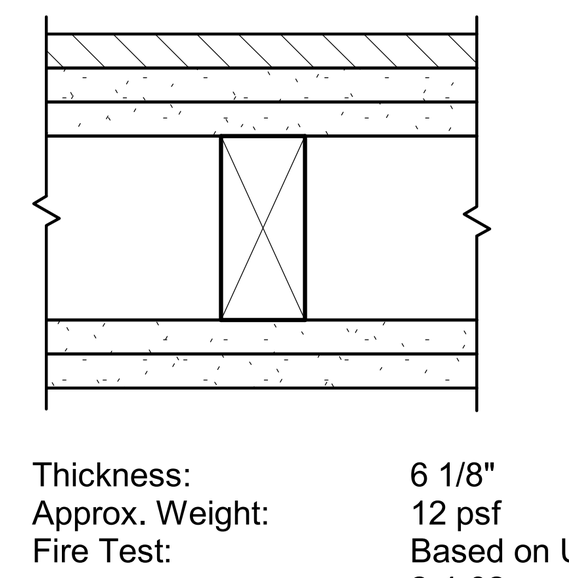
20 — GA FILE NO. WP 3245- 1 HR WALL
N.T.S.

GA FILE NO. WP 8416 | PROPRIETARY* | 2 HOUR FIRE

GYPSUM WALL BOARD, GLASS MAT GYPSUM SUBSTRATE, WOOD STUDS

EXTERIOR SIDE: **Base** layer 5/8" propietary type X glass mat gypsum substrate (sheathing) applied parallel or at right angles to 2 x 4 wood studs 16" o.c. with
1 7/8" , 0.0915" shank, 1/4" head, galvanized roofing nails 6" o.c. **Face** layer 5/8" propietary type X glass mat gypsum substrate (sheathing) applied parallel or at right angles to studs to with 2 3/8", 0.113" shank, 9/32" head, galvanized roofing nails 8" o.c. Exterior cladding to be attached throubh glass matt gypsum panel to studs.

INTERIOR SIDE: **Base** layer 5/8" propietary type X glass mat gypsum board applied parallel or at right angles to studs with 1 7/8", 0.0915" shank, 1/4" head nails 6" o.c. **Face** layer propietary type X gypsum board applied parallel or at right angles to studs with 2 3/8", 0.113" shank, 9/32" head nails 8" o.c.
Joints staggered 16" each layer and side **(LOAD-BEARING)**



Thickness: 6 1/8"
Approx. Weight: 12 psf
Fire Test: Based on UL R3660/R15187, 2-4-02; UL R6937, 08NK02787, 9-19-08; UL Design U031

PROPRIETARY GYPSUM PANEL PRODUCTS

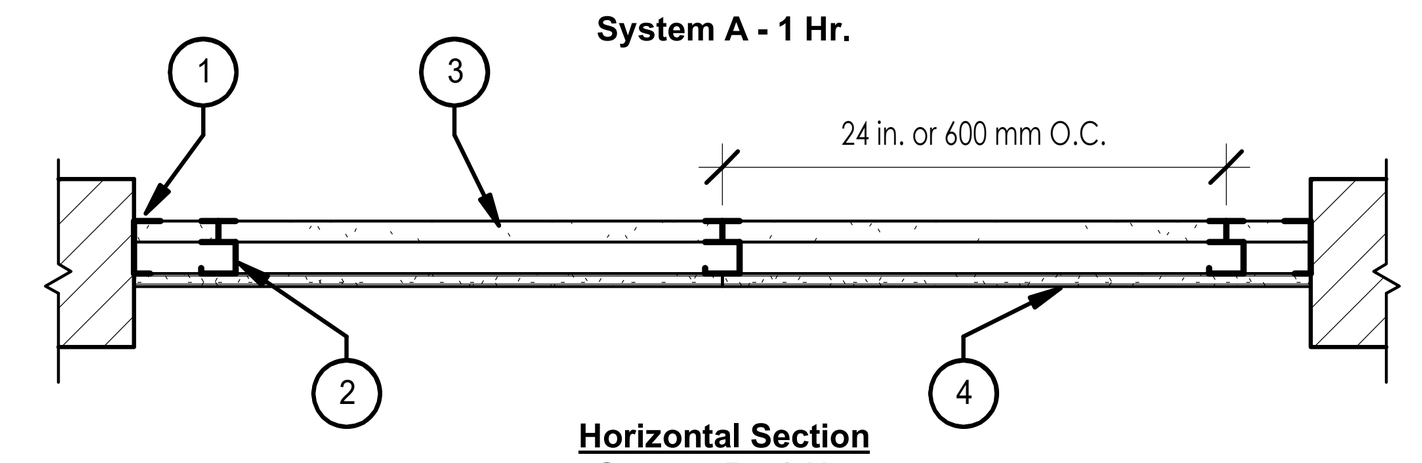
CertainTeed Gypsum Inc.	-	5/8" ProRoc® Type X Gypsum Panels
	-	5/8" GlasRoc® Sheathing Type X Gypsum Panels
CertainTeed Gypsum Canada Inc.	-	5/8" ProRoc® Type X Gypsum Panels
National Gypsum Company	-	5/8" e²XP® FIRE-SHIELD® Gypsum Sheathing
	-	5/8" Gold Bond® Brand FIRE-SHIELD® Gypsum Board
Temple-Inland	-	5/8" GreenGlass Type X
	-	5/8" Type X

26 — GA FILE NO. WP 8416 - 2 HR WALL
N.T.S.

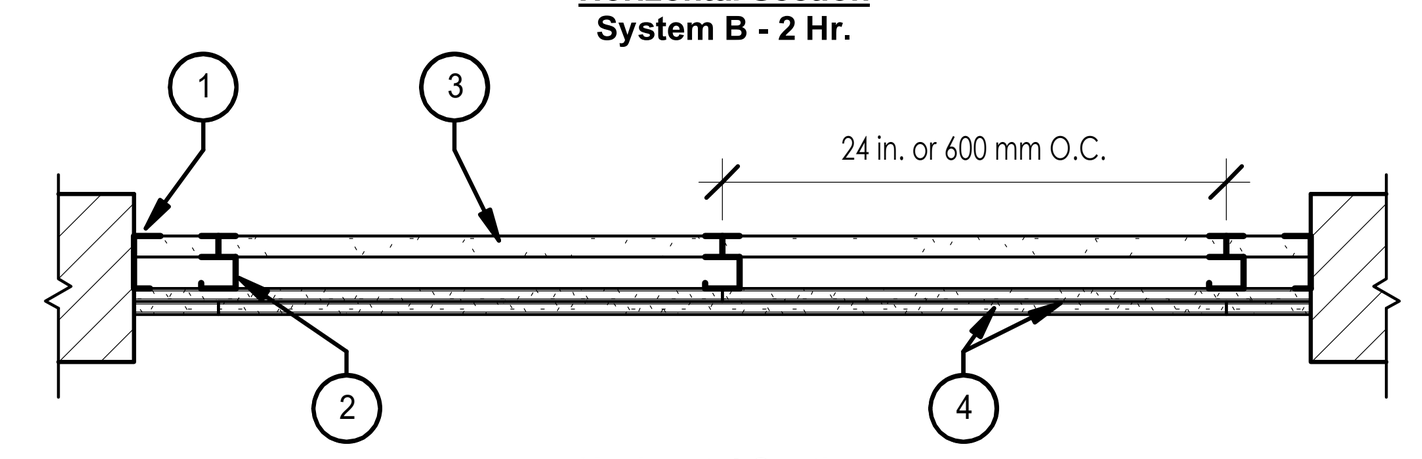
Fire Resistance Ratings - ANSI/UL 263
Design No. U415
September 27, 2018
Nonbearing Wall Rating -- 1,2,3 or 4 Hr

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

System A - 1 Hr.



Horizontal Section
System B - 2 Hr.



Horizontal Section

1. **Floor, Side and Ceiling Runners —** "J" - shaped runner, min 2-1/2 in. deep (min 4 in. deep when System C is used), with unequal legs of 1 in. and 2 in., fabricated from min 24 MSG (min 20 MSG when Item 4A, 4B, 4C, 4D or 7 are used) galv steel. Runners positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. from ends and not greater than 24 in. OC. "E" - shaped studs (Item 2A) may be used as side runners in place of "J" - shaped runners.

2. **Steel Studs —** "C-H" - shaped studs, min 2-1/2 in. deep (min 4 in. deep when System C is used), fabricated from min 25 MSG (min 20 MSG when Items 2D, 4A, 4B, 4C, or 7 is used) galv steel. Cut to lengths 3/8 to 1/2 in. less than floor-to-ceiling height and spaced 24 in. or 600 mm OC (max 16 in. OC when Items 4A, 4B, 4C, or 4D are used).

3. **Gypsum Board* —** Gypsum liner panels, nom 1 in. thick, 24 in. or 600 mm (for metric spacing) wide. Panels cut 1 in. less in length than floor to ceiling height. Vertical edges inserted in "H" portion of "C-H" studs or the gap between the two 3/4 in. legs of the "E" studs. Free edge of end panels attached to long leg of vertical "J" - runners with 1-5/8 in. long Type S steel screws spaced not greater than 12 in. OC. When wall height exceeds liner panel length, liner panel may be butted to extend to the full height of the wall. Horizontal joints need not be backed by steel framing. In System I, butt joints in liner panels are staggered min 36 in. Butt joints backed with 6 in. by 22 in. strips of 3/4 in. thick gypsum wallboard (Item 4). Wallboard strips centered over butt joints and secured to liner panels with six 1-1/2 in. long Type G steel screws, three screws along the 22 in. dimension at the top and bottom of the strips.

CGC NC - TYPE SLX
UNITED STATES GYPSUM CO - TYPE SLX
USG BORAL DRYWALL SFZ LLC -TYPE SLX
USG MEXICO S A DE C V - TYPE SLX

4. **Gypsum Board* —** **System A - 1HR**
Gypsum panels, with beveled, square or tapered edges, nom 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, attached to studs with 1 in. long Type S steel screws spaced 12 in. when installed vertically or 8 in OC when installed horizontally. Horizontal joints need not be backed by steel framing.

CGC INC - Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX
UNITED STATES GYPSUM CO - Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, WRC, WRX, USGX. When ULIX is used insulation, Item 6, **Batts and Blankets*** is required and minimum stud depth is 4 in.
USG BORAL DRYWALL SFZ LLC -Types C, SCX, SGX, USGX
USG MEXICO S A DE C V - Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

System B - 2HR
Gypsum panels, with beveled, square or tapered edges, nom 1/2 in. or 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally in two layers. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. when installed vertically or 16 in OC when installed horizontally. Outer or face layer attached to studs with 1-5/8 in. long Type S steel screws spaced 12 in. OC when installed vertically and staggered 12 in. from base layer screws or 8 in. OC when installed horizontally and staggered 8 in. from base layer screws. Horzontal joints between inner and outer layers staggered a min of 12 in. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in.

CGC INC - 1/2 in. Type C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX
UNITED STATES GYPSUM CO - 1/2 in. Type C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, USGX, WRC, WRX.
USG BORAL DRYWALL SFZ LLC -1/2 in. Type C; 5/8 in. Types C, SCX, SGX, USGX
USG MEXICO S A DE C V - 1/2 in. Types C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

5. **Joint Tape and Compound —** (Not Shown)

Systems A, B, C, E, F, G, H, I
Joints on outer layers of gypsum boards (Item 4 and 4A) covered with paper tape and joint compound. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges. Exposed screw heads covered with joint compound.
6. **Batts and Blankets* —**

Systems A, B, E, F, G, H, I
(Optional) - Mineral wool or glass fiber batts partially or completely filling stud cavity. Any mineral wool or glass fiber batt mineral bearing the UL Classification Marking as to Fire Resistance.

System A with Type ULIX Gypsum Boards
Placed in stud cavities, any min 3-1/2 in. thick glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See **Batts and Blankets (BKNV or BZJZ) Categories** for names or Classified companies.

Design/System/Construction/Assembly Usage Disclaimer
- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult with the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear the UL's Mark are considered Certified.

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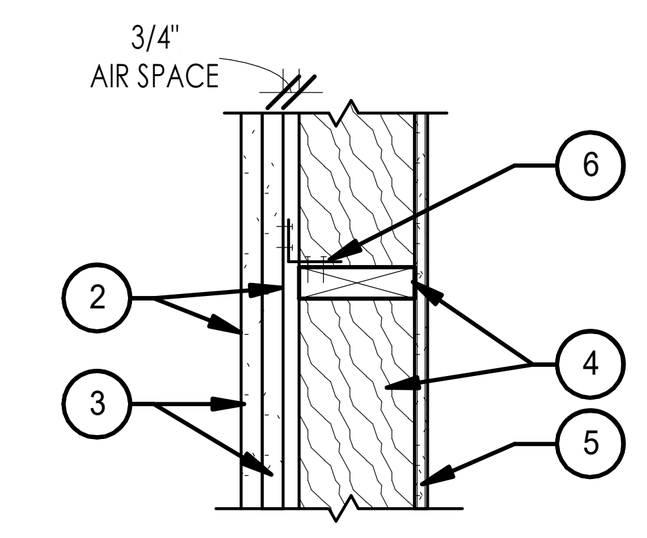
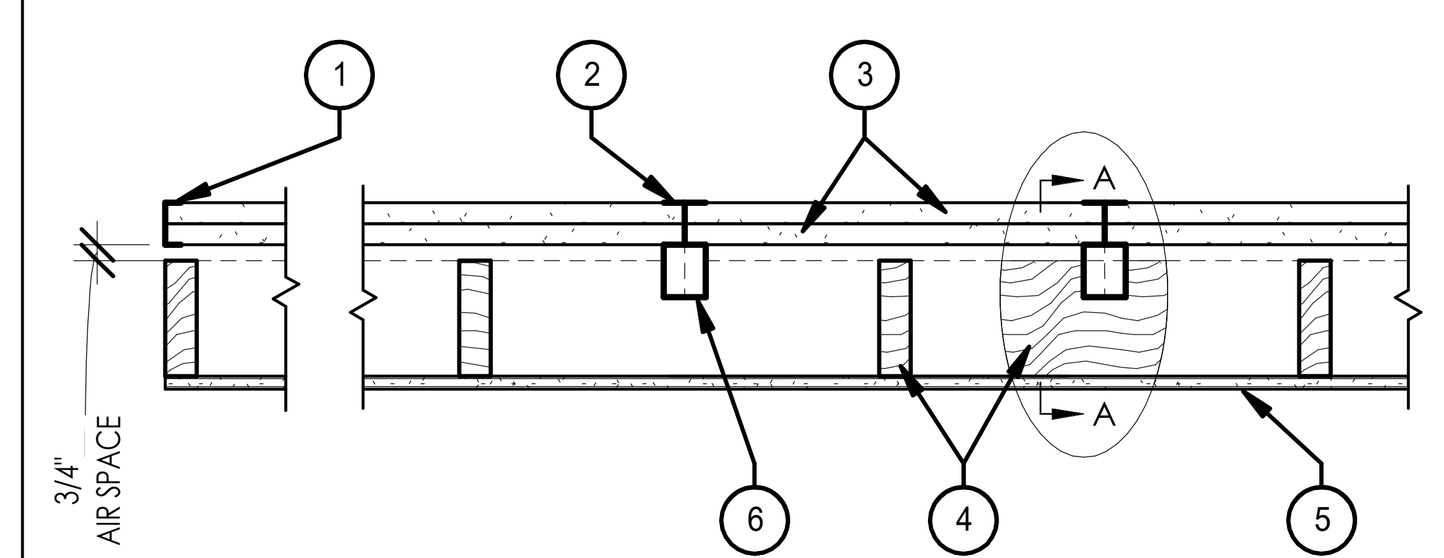
28 — Design No. U415
N.T.S.

Fire Resistance Ratings - ANSI/UL 263
Design No. U373
March 05, 2018
Nonbearing Wall Rating -- 2 Hr (Area Separation Wall, See items 1, 2 and 3)
Bearing Wall Rating 2 Hr (Protected Wall, See Items 4, 4A and 4B)
Nonbearing Wall Rating 2 Hr (Protected Wall, See Item 4B)
Finish Rating -- 120 Min (See Item 4)

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



SECTION A-A



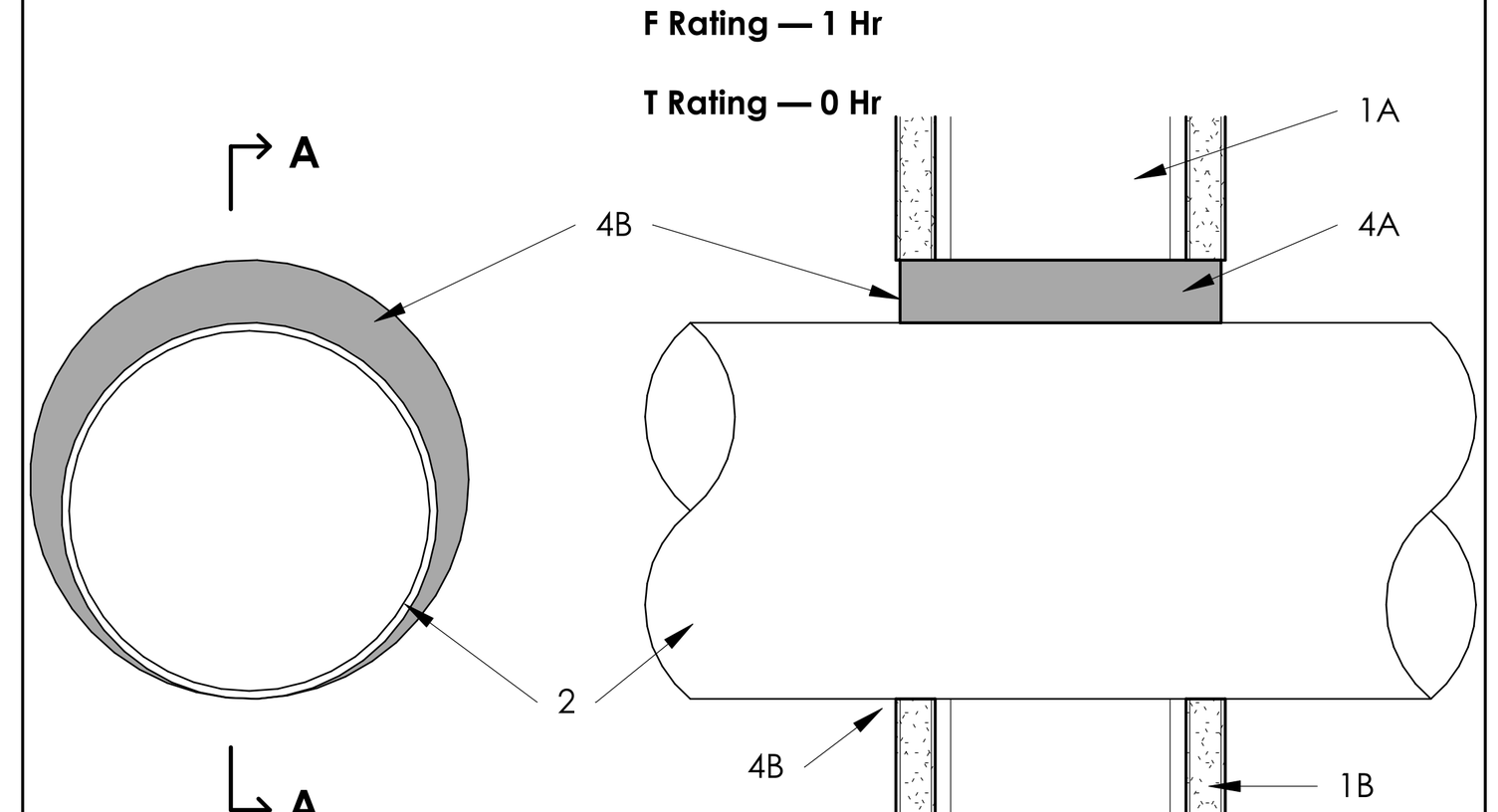
CONFIGURATION A
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY

AREA SEPARATION WALL: — (Nonbearing, Max Height - 44 ft)
1. **Floor, Intermediate or Top Wall —** 2-3/16 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fastners spaced 24 in. OC.
2. **Steel Studs —** Steel members formed from No. 25 MSG galv steel having "H" - shaped flanges spaced 24 in. OC; overall depth 2-1/8 in. and flange width 1-1/2 in.
3. **Gypsum Board* —** Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" - shaped studs.
GEORGIA-PACIFIC GYPSUM LLC - TYPES TRSL, DGUSL

PROTECTED WALL: — (Bearing or Nonbearing Wall, as indicated in Items 4, 4A and 4B)
4. **Wood Studs —** For 2 Hr. Bearing or Nonbearing Wall Rating - Nom 2 by 4 in., max spacing 24 in. OC. Studs cross-braced at midheight where necessary for clip attachment. Min 3/4 in. separation between wood framing and area separation wall. Finish rating evaluated for wood studs only.
4A. **Steel Studs —** (As an alternate to Item 4, not shown) - For 2 Hr. Bearing Wall Rating - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to foor and ceiling assemblies with steel fastners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.
4B. **Steel Studs —** (As an alternate to Items 4 and 4A, for use in Configuration B only, not shown) - For 2 Hr. Nonbearing Wall Rating - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not be evaluated for Steel Studs.
5. **Gypsum Board —** Classified or Unclassified - Min 1/2 in thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to wood studs (Item 4) with 1-1/4 in. long steel drywall nails spaced 12 in. OC. Wallboard attached to steel studs (Item 4A or 4B) with 1 in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail or screw heads covered with joint compound.
5A. **Plywood Sheathing or OSB —** (Not shown) - As an alternate to Item 5, Nominal 1/2 in. thick or greater plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastner heads are not required to be treated. Aluminum clips shall be spaced as described in Item 6.
6. **Attachment Clips —** Aluminum angle, 0.062 in. thick, min 2 in. wide with min 2 in. and 2-1/2 in. legs. Clips secured with one Type S screw 3/8 in. long to "H" studs and with one Type W screw 1-1/4 in. long to wood framing or steel framing through holes provided in clip. Clips spaced a max of 10 ft OC vertically between wood or steel framing and "H" studs for separation walls up to 23 ft high. For separation walls up to 44 ft high, clips spaced as described above for the upper 24 ft. and the remaining wall area below requires clips spaced a max 5 ft OC vertically between wood or steel framing and "H" studs.
6. **Batts and Blankets* —** (Optional, not shown) - Placed in stud cavities, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classfied companies.

23 — Design No. U373
N.T.S.

System No. W-L-1105
May 13, 2004
F Rating — 1 Hr
T Rating — 0 Hr



Section A-A

1. **Wall Assembly** — The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the
materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the
UL Fire Resistance Directory and shall include the following construction features:
A. **Studs** — Wall framing may consist of either wood studs or steel channel studs. Wood
studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2
in. wide and spaced max 24 in. OC.
B. **Gypsum Board*** — One layer of nom 5/8 in. thick gypsum wallboard, as specified in
the individual Wall and Partition Design. Max diam of opening is 11-3/4 in.

2. **Steel Wire Mesh** — Cylindrical sleeve fabricated from No. 8 steel wire mesh and having a min 1 in. lap
along the longitudinal seam. Steel wire mesh to be centered and formed to fit periphery of through opening. Length of steel wire mesh to be equal to the thickness of the wall.

3. **Through Penetrates** — One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
A. **Steel Pipe** — Nom 10 in. diam (or smaller) Schedule 20 (or heavier) steel pipe. The
annular space shall be min 0 in. to max 1 in.
B. **Iron Pipe** — Nom 10 in. diam (or smaller) cast or ductile iron pipe. The annular space
shall be min 0 in. to max 1 in.
C. **Conduit** — Nom 4 in. diam (or smaller) electrical metallic tubing or steel conduit. The
annular space shall be min 0 in. to max 1 in.
D. **Copper Tubing** — Nom 2 in. diam (or smaller) Type L (or heavier) copper tubing. The
annular space shall be min 0 in. to max 1 in.
E. **Copper Pipe** — Nom 2 in. diam (or smaller) Regular (or heavier) copper pipe. The
annular space shall be min 0 in. to max 1 in.
4. **Firestop System** — The firestop system shall consist of the following:
A. **Packing Material** — Min 3-1/4 in. thickness of min 4.0 pcf mineral wool batt insulation
firmly packed into opening as a permanent form. Packing material to be recessed from .
both surfaces of wall as required to accommodate the required thickness of fill material.
B. **Fill, Void or Cavity Material*** — **Caulk** — Min 1/4 in. thickness of fill material applied
within the annulus, flush with both surfaces of wall. At the point contact location between
pipe and wall, a min 1/4 in. diam bead of fill material shall be applied at the wall/pipe
interface on both surfaces of wall.

RECTORSEAL — Biostop 500+

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

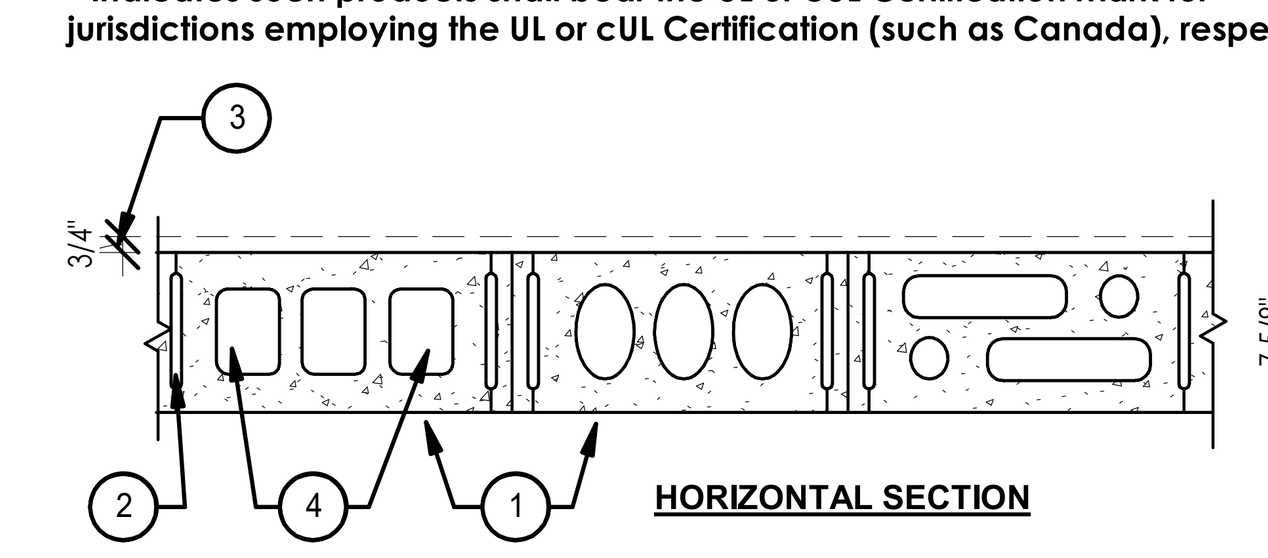
Last Updated on 2006-10-11

18 — UL SYSTEM NO. W-L-1105
N.T.S.

Fire Resistance Ratings - ANSI/UL 263
Design No. U905
April 09, 2018
Bearing Wall Rating -- 2 HR.
Nonbearing Wall Rating -- 2 HR

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



HORIZONTAL SECTION

1. **Concrete Blocks* —** Various designs. Classification D-2 (2 hr). See **Concrete Blocks** category for list of eligible manufacturers.

2. **Mortar —** Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster —** Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. **Loose Masonry Fill —** If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. **Foamed Plastic* —** (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

ATLAS ROOFING CORP — "EnergyShield Pro Wall Insulation", "EnergyShield Pro 2 Wall Insulation", EnergyShield CGF Pro and EnergyShield Ply Pro
CARLISLE COATINGS & WATERPROOFING INC — Type R2+ SHEATHE
FIRESTONE BUILDING PRODUCTS CO L L C — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

30 — Design No. U905
N.T.S.

SPS+ ARCHITECTS
SPS+ ARCHITECTS LLP
8681 E. VIA DE NEGOCIO, SCOTTSDALE, AZ 85258, P: 480.991.0800
1790 W. SAHUARO DR., TUCSON, AZ 85745, P: 520.428.1180

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
CODE DETAILS

PERMIT SET

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REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT — CERTIFICATE NO. 45840 — MARK A. DAVENPORT — Date Signed 04/14/23 — ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: G120
2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
4/12/2023 7:14:23 PM

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

Design No. U305

October 08, 2018

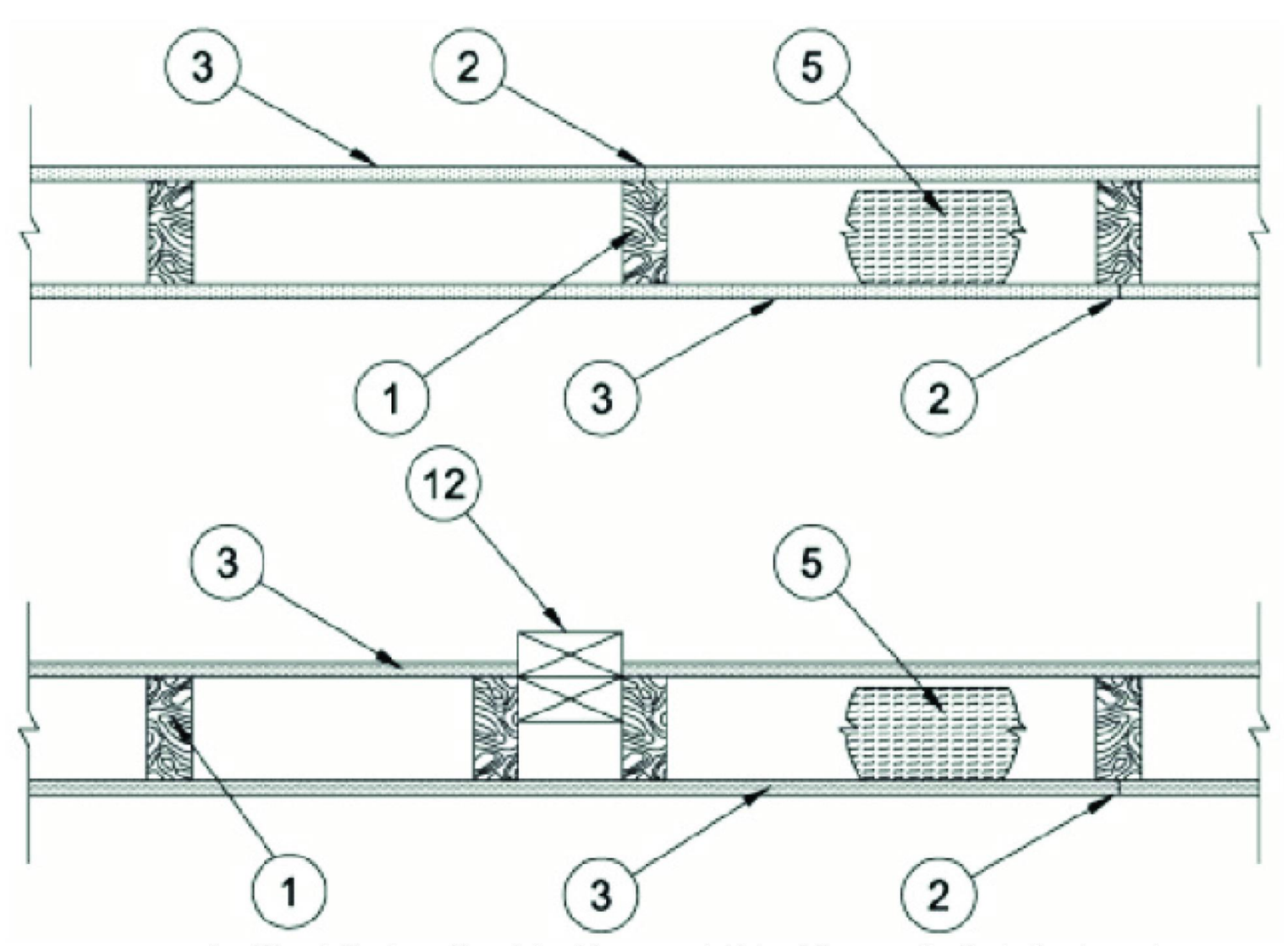
Bearing Wall Rating — 1 Hr

Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.

STC Rating - 56 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads —** Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. **Gypsum Board* —** 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6 through 6E, **Steel Framing Members***.

When Items 6, 6B, 6C, 6D, or 6E, **Steel Framing Members***, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

ACADIA DRYWALL SUPPLIES LTD — Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min), Type AGX-12 (finish rating 22 min), Type LightRoc (finish rating 23 min.) or Type AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min)

CERTAINTEED GYPSUM INC — Type 1, Type SF3 (finish rating 20 min) or FRPC; Type C. Type X-2, Type X or Type X-1 (finish rating 26 min); Type EGRG or GlasRoc (finish rating 23 min), GlasRoc-2, Type Habito (finish rating 26 min).

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX (finish rating 21 min), Type CLLX (finish rating 24 min)

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing Type-LWX (finish rating 22 min), Soffit-Type LWX (finish rating 22 min), Type DGLW (finish rating 22 min), Water Rated-Type DGLW (finish rating 22 min), Sheathing Type- DGLW (finish rating 22 min), Soffit-Type DGLW (finish rating 22 min), Type LWX (finish rating 22 min), Type LW2X (finish rating 22 min), Veneer Plaster Base - Type LW2X (finish rating 22 min), Water Rated - Type LW2X (finish rating 22 min), Sheathing - Type LW2X (finish rating 22 min), Soffit - Type LW2X (finish rating 22 min), Type DGL2W (finish rating 22 min), Water Rated - Type DGL2W (finish rating 22 min), Sheathing - Type DGL2W (finish rating 22 min)

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-8, Type FSLX (finish rating 21 min).

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11 PG-13 (Nails increased to 2 in.), or Type PG-C

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating 20 min)

USG BORAL DRYWALL SFZ LLC — Type SGX (finish rating 24 min).

3A. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), AG-C (finish rating 25 min.), LighttRoc (finish rating 25 min.)

CERTAINTEED GYPSUM INC — Type C, Type X-2, Type X or Type X-1 (finish rating 26 min)

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)

NATIONAL GYPSUM CO — Type FSW (finish rating 24 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX-G (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX (finish rating 24 min).

4. **Steel Corner Fasteners —** (Optional) — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. **Batts and Blankets* —** (Optional — Required when Item 6A is used (RC-1)) — Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.

CERTAINTEED CORP

JOHNS MANVILLE

KNAUF INSULATION LLC

MANSON INSULATION INC

OWENS CORNING HT INC, DIV OF OWENS CORNING — Corning Fiberglas Corp

ROCK WOOL MANUFACTURING CO — Delta Board

ROCKWOOL — Acoustical Fire Batts
THERMAFIBER INC — Type SAFB, SAFB FF

5A. **Fiber, Sprayed* —** (Not Shown — Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product. When Item 6B is used, Fiber, Sprayed shall be INS735, INS745, INS765LD or INS770LD.

U S GREENFIBER L L C — INS735 & INS745 for use with wet or dry application. INS510LD, INS515LD, INS541LD, INS735, INS745, INS765LD, and INS770LD are to be used for dry application only

5B. **Fiber, Sprayed* —** (Not Shown - Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.

NU-WOOL CO INC — Cellulose Insulation

5C. **Batts and Blankets* —** Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, friction-fitted to fill interior of wall.

THERMAFIBER INC — Type SAFB, SAFB FF

5D. **Glass Fiber Insulation —** (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

5E. **Batts and Blankets* —** (Required for use with Wall and Partition Facings and Accessories, Item 3D) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5F. **Fiber, Sprayed* —** (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D) — As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).

AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5G. **Fiber, Sprayed* —** (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D). — As an alternate to Batts and Blankets (Item 5) and Item 5A - Brown Colored Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed stud cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft³.

INTERNATIONAL CELLULOSE CORP — Celbar-RL

5H. **Foamed Plastic* —** (Optional -For use with Item 3R) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.

SES FOAM INC — Nexseal™ 2.0 or Nexseal™ 2.0 LE Spray Foam and Sucraseal Spray Foam.

6. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.

PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75)

6A. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members on one side of studs as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

KINETICS NOISE CONTROL INC — Type Isomax

7. **Furring Channel —** Optional — Not Shown — For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.

8. **Caulking and Sealants —** (Not Shown, Optional) — A bead of acoustical sealant applied around the partition perimeter for sound control.

9. **STC Rating —** The STC Rating of the wall assembly is **56** when it is constructed as described by Items 1 through 6, except:

A. Item 2, above — Nailheads Shall be covered with joint compound.

B. Item 2, above — Joints As described, shall be covered with fiber tape and joint compound.

C. Item 5, above — Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.

D. Item 6, above — Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.

E. Item 8, above — Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

11. **Cementitious Backer Units* —** (Optional Item Not Shown — For Use On Face Of 1 Hr Systems With All Standard Items Required) - 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.

NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. **Non-Bearing Wall Partition Intersection —** (Optional) —Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. **Mesh Netting —** (Not Shown) — Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

14. **Mineral and Fiber Board* —** (Optional, Not Shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

HOMASOTE CO — Homasote Type 440-32

14A. **Mineral and Fiber Board* —** (Optional, Not Shown) — For use with Items 14B-14E) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

HOMASOTE CO — Homasote Type 440-32

14B. **Glass Fiber Insulation —** (For use with Item 14A) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

14C. **Batts and Blankets* —** (As an alternate to Item 14B, For use with Item 14A), 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.

THERMAFIBER INC — Type SAFB, SAFB FF

14D. **Adhesive —** (For use with Item 14A) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

14E. **Gypsum Board* —** (For use with Item 14A) — 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 14A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.

AMERICAN GYPSUM CO — Type AG-C

CERTAINTEED GYPSUM INC — Type FRPC, Type C, Type X-2

CGC INC — Types C, IP-X2, IPC-AR

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C

PANEL REY S A — Type PRC

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

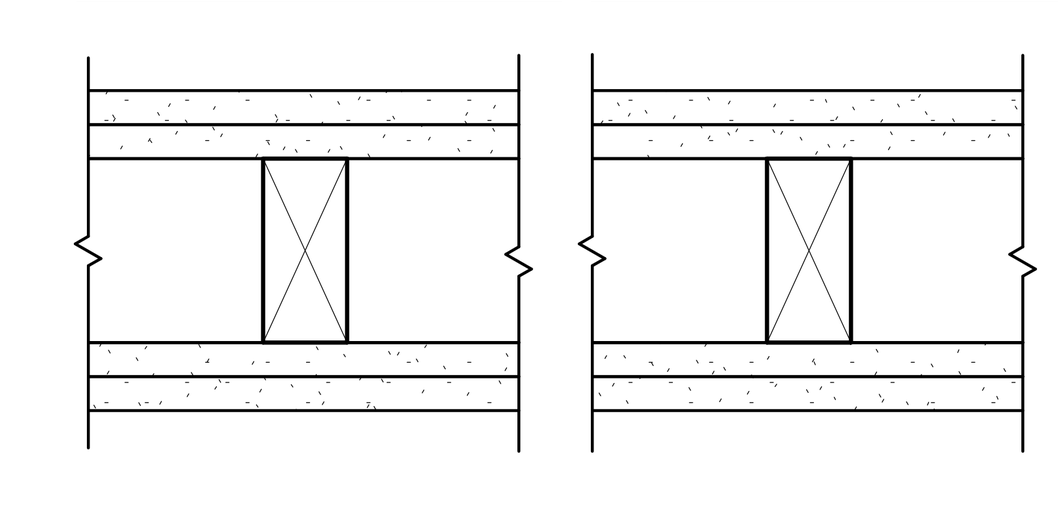
USG BORAL DRYWALL SFZ LLC — Type C

GA FILE NO. WP 4135	GENERIC	2 HOUR FIRE	40 to 44 STC SOUND

GYPSUM WALL BOARD, WOOD STUDS

Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 2 3/8" long, 0.100" shank, 1/4" heads, 8" o.c.

Joints staggered 24" each layer and side. Sound tested with studs 16" o.c. and with nails for **base** layer spaced 6" o.c. **(LOAD-BEARING)**



Thickness: 6 1/8"
Approx. Weight: 12 psf
Fire Test: FM WP 360, 9-27-74
Sound Test: NGC 2363, 4-1-70

29 GA FILE NO. WP 4135- 2 HR WALL
N.T.S.

SPS+ ARCHITECTS
S P S + A R C H I T E C T S L L P
8681 E. VIA DE NEGOCIO SCOTTSDALE, AZ 85258 P: 480.991.0800
1790 W. SAHUARO DR. TUCSON, AZ 85745 P: 520.428.1180

THE MORELAND
NATIVE AMERICAN CONNECTIONS
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PHOENIX, AZ 85004
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REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 04/14/23 ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
G121

2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
4/12/2023 7:14:24 PM

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FIRE-RESISTANCE DESIGN

Assembly Usage Disclaimer

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

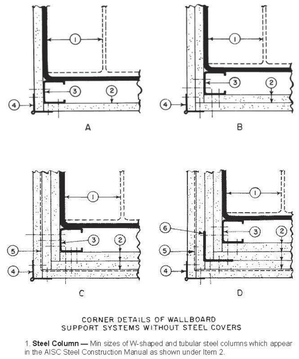
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

Design No. X528

October 24, 2017

Ratings — 1, 2 and 3 Hr.

" Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



CORNER DETAILS OF WALLBOARD SUPPORT SYSTEMS WITHOUT STEEL COVERS

1. **Steel Column —** Min sizes of W-shaped and tubular steel columns which appear in the AISC Steel Construction Manual as shown under Item 2.

2. **Gypsum Board" — Any 1/2 in. thick UL Classified Gypsum Board that is eligible for use in Design No. X515. Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** Nom 1/2 in. or 5/8 in. thick gypsum board. Applied in layers as noted in the above illustrations. Boards are to be applied vertically without horizontal joints. Min total thickness of layers in inches for the various ratings and min column sizes are as follows:

W Shaped Column Min Column Size	Rating (Hr)			Corner Details For Various Rating		
	1	2	3	1 Hr	2 Hr	3 Hr
Total thickness (In.)						
W4x13	1	1-1/2	2-1/4	B	C	D
W6x15.5	1	1-1/2	2-1/4	B	C	D
W10x49	1/2	1-1/8	1-7/8	A	B	C
Tube Shaped columns						
TS 4 by 4						
by0.188	1	1-3/4	2-5/8	B	C	D
TS 8 by 8						
by 0.250	5/8	1-1/2	2-1/4	A	C	D

ACADIA DRYWALL SUPPLIES LTD (View Classification) — CKNX.R25370

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — eXP-C, CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38438

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2A. **Gypsum Board" —** As an alternate to Item 2- 3/4 in. thick gypsum wallboard. For 2 Hr rating, 1-1/2 in. total thickness, installed in accordance with corner detail B. For 3 Hr rating, 2-1/4 in. total thickness installed in accordance with corner detail C. Boards are to be applied vertically without horizontal joints.
CGC INC — Type IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — Type IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — Type ULTRACODE

USG MEXICO S A DE C V — Type IP-X3 or ULTRACODE

2B. **Gypsum Board" —** (As an alternate to Items 2 and 2A) — Nominal 5/8 in. thick panels. One of the layers of **Gypsum Board** (Item 2) used to obtain the minimum required thickness in Item 2 may be substituted with one layer and secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES

2C. **Wall and Partition Facings and Accessories" —** (As an alternate to Item 2 through 2B) — Composite Gypsum Panel — Nominal 5/8 in. thick panels. One of the layers of **Gypsum Board** (Item 2) used to obtain the minimum required thickness in Item 2 may be substituted with one layer of composite gypsum panel and secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR

3. **Steel Stud —** 1-5/8 in. wide with 1-5/16 and 1-7/16 in. legs having a 1/4- in. folded flange, fabricated from No. 25 MSG galv steel. Length to be 1/2 in. less than the assembly height.

3A. **As an alternate to Item 3 Steel Framing Members" —** galv. steel clips spaced 4 ft OC and 1-1/4 in. from top and bottom of column. A No. 28 MSG galv steel support angle with 1-1/4 in. length shall be placed over clips and secured with screws attaching the wallboard. The angle cut 1 in. less than assembly height splices in angle to occur over clips. The clips for use with wide flange columns only.
JOHN WAGNER ASSOCIATES INC, DBA GRABBER — Types CB, CB1Clips.

4. **Corner Beads —** No. 28 MSG galv steel, 1-1/4 in. legs to be attached to the wallboard with No. 6 by 1 in. screws spaced 12 in. OC max.

5. **Tie Wire —** No. 18 SWG steel wire spaced 24 in. OC used with second layer of wallboard.

6. **Screws —** For attaching first layer of wallboard to steel studs, and third layer of wallboard to 2 in. by 2 in. steel angle (25 Ga) to be No. 6 by 1 in. (or 1-1/4 in. for 3/4 in. thick wallboard) Phillips head self-drilling, self-tapping double lead screws spaced 24 in. OC For attaching second layer of wallboard to steel studs and fourth layer of wallboard to 2 in. by 2 in. steel angle (25 Ga) to be No. 6 by 1-3/4 in. (or 2-1/4 in. for 3/4 in. thick wallboard) steel screws of the same type spaced 12 in. OC For attaching third layer of wallboard to steel studs to be No. 8 by 2-1/4 in. screws of the same type spaced 12 in. OC

7. **Finishing System —** (Not Shown) — Joint compound applied over corner beads to a thickness of 1/16 in.

" Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2017-10-24

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
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THROUGH-PENETRATION FIRESTOP SYSTEM

Assembly Usage Disclaimer

XHEZ - Through-penetration Firestop Systems

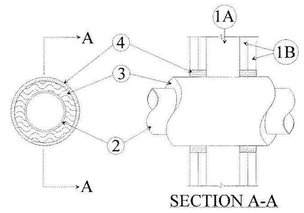
See General Information for Through-penetration Firestop Systems

System No. W-L-5044

February 19, 1997

F Rating — 2 Hr

T Rating — 3/4 Hr



SECTION A-A

1. **Wall Assembly —** The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs —** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.

B. **Gypsum Board" —** Two layers of nom 1/2 or 5/8 in. thick gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 7-1/2 in.

2. **Through-Penetrants —** One metallic pipe or tube to be centered within the firestop system. Through-penetrant to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipe or tubing may be used:

A. **Copper Tubing —** Nom 4 in. diam (or smaller) Type M (or heavier) copper tubing.

B. **Copper Pipe —** Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.

C. **Steel Pipe —** Nom 3-1/2 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.

3. **Pipe Covering —** Nom 1 in. thick hollow cylindrical heavy density (min 3.5 pcf) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or with butt tape supplied with the product. A nom annular space of 1/2 to 5/8 in. is required within the firestop system.
See **Pipe and Equipment Covering — Materials** (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.

4. **Fill, Void or Cavity Materials" —** Dry mix material mixed with water in accordance with the accompanying instructions. Min 1 in. thickness of fill material applied within the annulus, flush with both surfaces of wall.
UNITED STATES GYPSUM CO — Type FC

4A. **Fill, Void or Cavity Material" —** Not Shown — Two component fill material used as an alternate to Item 4. Ready-mixed component mixed with accelerator component at a rate of 66 parts of ready-mixed component to 1 part of accelerator component by weight in accordance with the accompanying installation instructions. A min 1 in. thickness of fill material applied within the annulus, flush with both surfaces of wall.
UNITED STATES GYPSUM CO — Type RFC

" Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 1997-02-19

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- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
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THROUGH-PENETRATION FIRESTOP SYSTEM

Assembly Usage Disclaimer

XHEZ - Through-penetration Firestop Systems

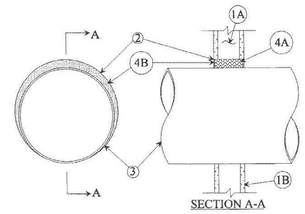
See General Information for Through-penetration Firestop Systems

System No. W-L-1120

May 13, 2004

F Rating — 1 Hr

T Rating — 0 Hr



SECTION A-A

1. **Wall Assembly —** The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs —** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC. The opening in the wall to accommodate the through penetrant (Item 2) shall be framed on all sides within the stud cavity using short lengths of stud installed between the vertical stud members.

B. **Gypsum Board" —** One layer of nom 5/8 in. thick gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 22 in. for steel stud walls. Max diam of opening is 14-1/2 in. for wood stud walls.

2. **Steel Wire Mesh —** Cylindrical sleeve fabricated from No. 8 steel wire mesh and having a min 1 in. lap along the longitudinal seam. Length of steel wire mesh to be 1/2 in. less than thickness of the wall. Steel wire mesh to be centered and formed to fit periphery of through opening.

2A. **Metallic Sleeve —** (Optional) — Cylindrical sleeve fabricated from min No. 26 gauge galv sheet steel and having a min 1 in. overlap along the longitudinal seam. Ends of sleeve to be flush with or extend a max 1 in. beyond each surface of wall.

3. **Through Penetrants —** One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min 0 in. (point contact) and max 2 in. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:

A. **Steel Pipe —** Nom 20 in diam (or smaller) Schedule 10 (or heavier) steel pipe.

B. **Iron Pipe —** Nom 20 in diam (or smaller) cast or ductile iron pipe.

C. **Conduit —** Nom 4 in. diam (or smaller) electrical metallic tubing or steel conduit.

D. **Copper Tubing —** Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing.

E. **Copper Pipe —** Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.

4. **Firestop System —** The firestop system shall consist of the following:

A. **Packing Material —** Min 3-1/4 in. thickness of min 4.0 pcf mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from both surfaces of wall as required to accommodate the required thickness of fill material.

B. **Fill, Void or Cavity Material" — Caulk —** Min 1/4 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point contact location between pipe and wall, a min 1/4 in. diam bead of fill material shall be applied at the wall/pipe interface on both surfaces of wall.
RECTORSEAL — Metacaulk 1000

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Last Updated on 2004-05-13

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DRAWN BY: AT

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45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: G122

2091

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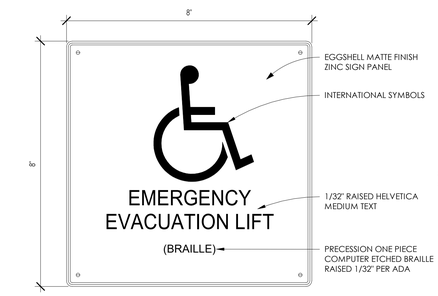
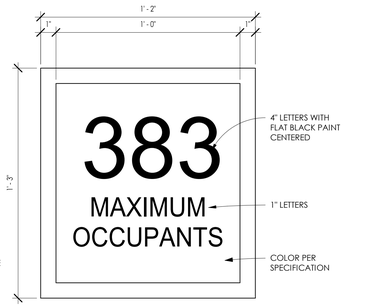


3 EMERGENCY EVACUATION LIFT
6" = 1'-0"



4 OCCUPANT SIGN
3" = 1'-0"

XHEZ - Through-penetration Firestop Systems

See General Information for Through-penetration Firestop Systems

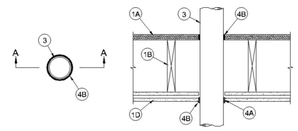
System No. F-C-2386
January 07, 2010

F Ratings — 1 and 2 Hr (See Item 1)

T Ratings — 0 and 1 Hr (See Items 1 and 3)

L Rating at Ambient - Less than 1 CFM/sq ft

L Rating at 400° F - Less than 1 CFM/sq ft



Section A-A

1. **Floor Ceiling Assembly —** The 1 hr fire rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The 2 hr fire rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in Design Nos. L505, L511 or L536 in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:

A. **Flooring System —** Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 4 in. (102 mm).

B. **Wood Joists* —** For 1 hr fire rated floor-ceiling assemblies nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped. For 2 hr fire rated floor-ceiling assemblies, nom 2 by 10 in. (51 by 254 mm) lumber joists spaced 16 in. (406 mm) OC with nom 1 by 3 in. (25 by 76 mm) lumber bridging and with ends firestopped.

C. **Furring Channels** — (Not Shown) — In 2 hr fire rated assemblies, resilient galv steel furring installed perpendicular to wood joists between first and second layers of gypsum board (Item 1D). Furring channels spaced max 24 in. OC. In 1 hr fire rated assemblies, resilient galv steel furring installed perpendicular to wood joists between gypsum board and wood joists as specified in the individual Floor-Ceiling Design. Furring channels spaced max 24 in. OC.

D. **Gypsum Board* —** Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. First layer of gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design. Second layer of gypsum board (2 hr fire rated assembly) screw-attached to furring channels as specified in the individual Floor-Ceiling Design. Max diam of ceiling opening is 4 in. (102 mm).

The F Rating of the firestop system is equal to the hourly fire rating of the floor-ceiling assembly in which it is installed.

2. **Chase Wall —** (Optional, Not Shown) — The through penetrant (Item 3) may be routed through a 1 or 2 hr fire rated wood stud/gypsum board chase wall having a fire rating consistent with that of the floor-ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs —** Nom 2 by 6 in. (51 by 152 mm) lumber studs.

B. **Sole Plate —** Nom 2 by 6 in. (51 by 152 mm) lumber plate. Max diam of opening is 4 in. (102 mm).

C. **Top Plate —** The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) lumber plates. Max diam of opening is 4 in. (102 mm).

D. **Gypsum Board* —** Thickness, type, number or layers and fasteners shall be as specified in individual Wall and Partition Designs.

3. **Through Penetrants —** One nonmetallic pipe or conduit to be installed approximately midway between wood joists and centered within the firestop system. Diam of openings hole-sawed through flooring system and through gypsum board ceiling to be nom 1/2 in. (13 mm) to 1 in. (25 mm) larger than the outside diam of through-penetrant. Pipe or conduit to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nonmetallic pipes or conduits may be used:

A. **Polyvinyl Chloride (PVC) Pipe —** Nom 3 in. (76 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

B. **Rigid Nonmetallic Conduit+ —** Nom 3 in. (76 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).

C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe —** Nom 3 in. (76 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

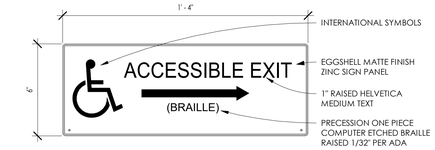
D. **Acrylonitrile Butadiene Styrene (ABS) Pipe —** Nom 3 in. (76 mm) diam (or smaller) Schedule 40 solid or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

The T Rating of the firestop system is 1 hr when Item 3A, 3B or 3C is used in 2 hr fire rated floor-ceiling assembly. The T Rating of the firestop system is 0 hr when Item 3D is used or when Item 3A, 3B or 3C is used in 1 hr fire rated floor-ceiling assembly.

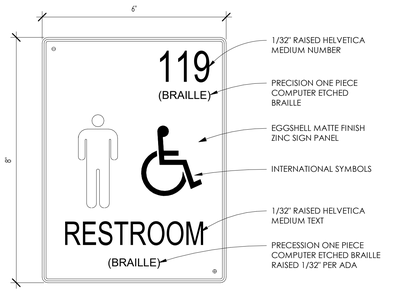
4. **Firestop System —** The firestop system shall consist of the following:

A. **Fill, Void or Cavity Material* — Wrap Strip —** Nom 1/4 in. (6 mm) thick intumescent material faced on both sides with a plastic film, supplied in 1 in. (25 mm) wide strips. One layer of wrap strip wrapped around the through-penetrant at its egress from bottom surface of the ceiling or chase wall top plate with ends butted and held in place with masking tape. The bottom edge of the wrap strip shall extend 1/4 in. (6 mm) below the ceiling or chase wall top plate.
RECTORSEAL — FlameSafe Wrap Strip

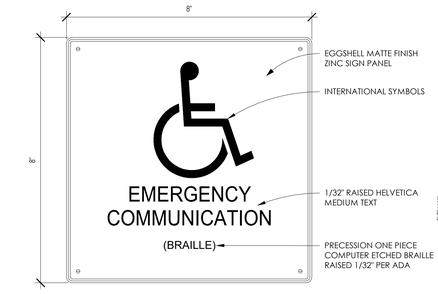
B. **Fill, Void or Cavity Material* — Sealant —** Min 3/4 in. (19 mm) thickness of fill material applied within annulus on top surface of floor or chase wall sole plate. Min 5/8 in. (16 mm) thickness of fill material applied within annulus on bottom surface of ceiling or chase wall top plate. Additional fill material to be installed such that a min 3/8 in. (10 mm) crown is formed around the penetrating item on top surface of floor or chase wall sole plate and bottom surface of ceiling or chase wall top plate.
RECTORSEAL — FS1900, FS1901, FS1905 and FS1929 Sealant



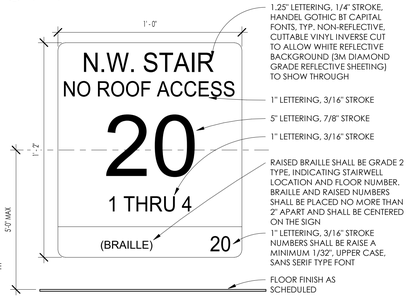
8 ACCESSIBLE EXIT
3" = 1'-0"



9 RESTROOM SIGN1
6" = 1'-0"

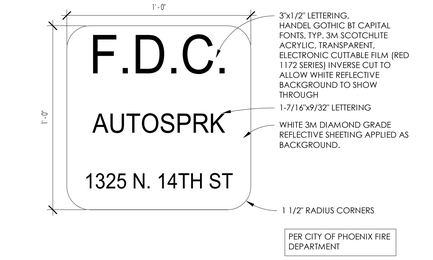


13 EMERGENCY COMMUNICATION
6" = 1'-0"



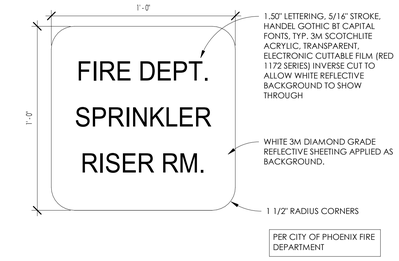
14 TACTILE SIGN
3" = 1'-0"

PER CITY OF PHOENIX FIRE DEPARTMENT



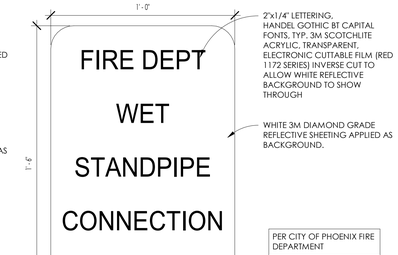
PER CITY OF PHOENIX FIRE DEPARTMENT

18 FDC SIGN
3" = 1'-0"



PER CITY OF PHOENIX FIRE DEPARTMENT

19 FIRE RISER ROOM SIGN
3" = 1'-0"



PER CITY OF PHOENIX FIRE DEPARTMENT

20 STANDPIPE SIGN
3" = 1'-0"

SPS+ ARCHITECTS LLP
8681 E. VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
P: 480.991.3800

SPS+ ARCHITECTS LLP
1790 W. SAHUARO DR.
TUCSON, AZ 85745
P: 520.458.1180

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
CODE DETAILS

PERMIT SET

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REVISIONS

MARK	DATE	DESCRIPTION

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: G123

2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
4/12/2023 7:14:27 PM

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ESTIMATED QUANTITIES

QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY.
ENGINEER MAKES NO GUARANTEE OF ACCURACY.

ITEM		QUANTITY	
OFFSITE PAVING NOTES			
11	MATCH EXISTING PAVEMENT IN KIND	140	SY
12	6" VERT. CUBR AND GUTTER MAG STD DTL 220-1 TYPE A	74	LF
13	TYPE III SLURRY SEAL	1125	SY
15	SIDEWALK PER COP DTL P1230, WIDTH PER PLAN	176	SF
17	ADJUST FRAME AND COVER PER COP DTL P1270	1	EA
20	SAWCUT,REMOVE & REPLACE EXISTINGCONCRETE VALLEY GUTTER	90	SF
22	SAWCUT AND REMOVE EXISTING PAVEMENT	154	SY
ONSITE PAVING NOTES			
23	SIDEWALK PER COP DTL P1230, WIDTH PER PLAN	3861	SF
24A	MODIFIED CURB RAMP PER CITY OF PHOENIX STD DTL P1234. SEE SHEET 2 FOR DETAILS.	1	EA
24B	SIDEWALK ADA RAMP WITH HANDRAILS. SEE DETAIL ON SHEET 2.	1	EA
STORM DRAIN NOTES (LOT 1)			
45	18" RCP STORM DRAIN	25	LF
46	STORM DRAIN FITTING OR BEND	3	EA
47	OPEN GRATE COVER STORM DRAIN MANHOLE MAG 520, 522	4	EA
47A	STORM DRAIN MANHOLE MAG 520, 522	2	EA
49	24" HDPE STORM DRAIN	315	LF
51	12" HDPE STORM DRAIN	468	LF
52	4" HDPE STORM DRAIN CONNECTION TO BUILDING	47	LF
54	OPEN GRATE COVER STORM DRAIN CLEANOUT	10	EA
54A	STORM DRAIN CLEANOUT	1	EA
55	ROOF DRAIN SEE ARCHITECTURAL PLANS FOR CONTINUATION	12	EA
56	CONCRETE RETENTION VALUT, SEE CORESALB PLANS FOR SPECS	1	EA
58	MAXWELL PLUS DUAL CHAMBER DRYWELL PER DETAIL ON SHEET 2	1	EA
STORM DRAIN NOTES (LOT 2)			
47	OPEN GRATE COVER STORM DRAIN MANHOLE MAG 520, 522	4	EA
49	24" HDPE STORM DRAIN	190	LF
51	12" HDPE STORM DRAIN	420	LF
52	4" HDPE STORM DRAIN CONNECTION TO BUILDING	11	LF
54	OPEN GRATE COVER STORM DRAIN CLEANOUT	9	EA
55	ROOF DRAIN SEE ARCHITECTURAL PLANS FOR CONTINUATION	5	EA
57	4" HDPE STORM DRAIN	5	LF

DRAINAGE STATEMENT

SITE IS IN A SPECIAL FLOOD HAZARD ZONE (Y) (N)

OFFISTE FLOWS AFFECT THIS SITE (Y) (N)

RETENTION PROVIDED IS FOR THE PRE-VS POST-POST DEVELOPMENT OR "FIRST FLUSH" WATER QUALITY STORM WHICH EVER IS GREATER.

EXTREME STORM OUTFALL IS LOCATED AT THE SOUTHWEST CORNER OF THE PROPOSED BUILDING WITH AN ELEVATION OF 1086.07

RETENTION SUMMARY TABLE			
RETENTION	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	"AS-BUILT" VOLUME (CF)
BASIN 1		92	
BASIN 3		60	
BASIN 4		39	
VAULT		4375	
TOTAL	3812	4566	

NOTE:
THERE IS NO EXISTING RETENTION FOR THE SITE.

THE MORELAND "FIRST FLUSH" REQUIREMENT AND "PRE VS. POST" REQUIREMENT PHASE I

PRE- VS. POST-DEVELOPMENT RETENTION REQUIREMENT

PRE- VS. POST-DEVELOPMENT VOLUME REQUIRED CALCULATION
$V_R = C_{DIFF} * A * P/12$

WHERE:
- V_R = VOLUME REQUIRED (CF)
- V_P = RETENTION VOLUME PROVIDED (CF)
- C_{DIFF} = DIFFERENCE OF THE PRE- VS. POST-DEVELOPED RUNOFF COEFFICIENT
- C_{DIFF} = (0.90 - 0.90) = 0.00
- P = NOAA ATLAS 14 (2.19-IN)
- A = AREA OF PROJECT SITE IN ACRES (1.60 AC)

V_R = 0 CF
V_P = 4,566 CF

"FIRST FLUSH" REQUIREMENT
- RETAIN THE FIRST 0.5 INCH OF DIRECT RUNOFF FROM A STORM EVENT.

"FIRST FLUSH" VOLUME REQUIRED CALCULATION
$V_{FF} = C * A * P/12$

WHERE:
- V_{FF} = FIRST FLUSH VOLUME REQUIRED (CF)
- V_P = RETENTION VOLUME PROVIDED (CF)
- C = RUNOFF COEFFICIENT(1.00)
- P = FIRST 0.5 INCH OF DIRECT RUNOFF
- A = AREA OF PROJECT SITE IN ACRES (1.60 AC)

V_{FF} = 2,904 CF

THE MORELAND "FIRST FLUSH" REQUIREMENT AND "PRE VS. POST" REQUIREMENT PHASE II

PRE- VS. POST-DEVELOPMENT RETENTION REQUIREMENT

PRE- VS. POST-DEVELOPMENT VOLUME REQUIRED CALCULATION
$V_R = C_{DIFF} * A * P/12$

WHERE:
- V_R = VOLUME REQUIRED (CF)
- V_P = RETENTION VOLUME PROVIDED (CF)
- C_{DIFF} = DIFFERENCE OF THE PRE- VS. POST-DEVELOPED RUNOFF COEFFICIENT
- C_{DIFF} = (0.90 - 0.90) = 0.00
- P = NOAA ATLAS 14 (2.19-IN)
- A = AREA OF PROJECT SITE IN ACRES (0.50 AC)

V_R = 0 CF
V_P = 4,566 CF

"FIRST FLUSH" REQUIREMENT
- RETAIN THE FIRST 0.5 INCH OF DIRECT RUNOFF FROM A STORM EVENT.

"FIRST FLUSH" VOLUME REQUIRED CALCULATION
$V_{FF} = C * A * P/12$

WHERE:
- V_{FF} = FIRST FLUSH VOLUME REQUIRED (CF)
- V_P = RETENTION VOLUME PROVIDED (CF)
- C = RUNOFF COEFFICIENT(1.00)
- P = FIRST 0.5 INCH OF DIRECT RUNOFF
- A = AREA OF PROJECT SITE IN ACRES (0.50 AC)

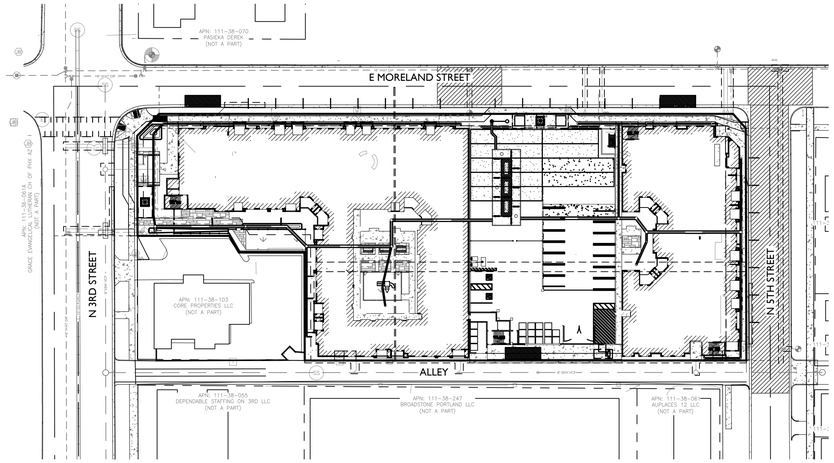
V_{FF} = 908 CF

GRADING & DRAINAGE PLAN WITH OFFSITE IMPROVEMENTS FOR

THE MORELAND

PHOENIX, ARIZONA

A PORTION OF THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



KEY MAP
SCALE: 1"=60'

EARTHWORK:

CUT: 121 CY
FILL: 2049 CY

MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT:

IN ACCORDANCE WITH AAC R18-4-213, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.

BENCHMARK:

CITY OF PHOENIX BENCHMARK NO.878 (7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE.
ELEVATION = 1090.788' (COP/NGVD '29 DATUM).

PROJECT DESCRIPTION:

ONSITE GRADING & DRAINAGE AND PAVEMENT IMPROVEMENTS FOR THE CONSTRUTION OF A MULTI-FAMILY AND PARKING STRUCTURE, INCLUDING AN UNDERGROUND VAULT, STORM DRAINAGE, CURB AND SIDEWALK.

ACCESSIBILITY NOTES:

CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH ADA 406, 405.2 THROUGH 405.5, AND 405.10 ADA 406.1

THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2010) ADA 403.3

FLOODPLAIN STATEMENT:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2210SL WITH A DATE IDENTIFICATION OF OCTOBER 16, 2013, COMMUNITY 040048 (CITY OF MESA).

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

STAKING NOTES:

CALL THE BLUE STAKE CENTER (263-1100) 48 HOURS BEFORE DIGGING FOR LOCATION OF UNDERGROUND UTILITIES. ALL OFFSET OR REFERENCE STAKES SET BY THE ENGINEER ARE TO BE MAINTAINED INTACT. NO CLAIMS FOR ADDITIONAL COMPENSATION FOR CORRECTIONS SHALL BE PRESENTED TO ANY PARTY UNLESS SUCH STAKES ARE PRESENT AND THEIR ORIGIN IS VERIFIED. IF STAKES ARE NOT MAINTAINED INTACT, ALL CORRECTIONS SHALL BE MADE BY THE CONTRACTOR AT HIS EXPENSE. ONE SET OF STAKES WILL BE FURNISHED BY THE OWNER FOR THE WATER LINE, WATER SERVICES, FIRE HYDRANT LOCATIONS AND GRADE, SEWER LINES AND SERVICES, CONCRETE SUBGRADE AND A.B.C.. ALL ADDITIONAL STAKING TO BE CHARGED TO THE CONTRACTOR. 24 WORKING HOUR NOTICE IS REQUIRED FOR STAKING BY THE SUBDIVISION ENGINEER.

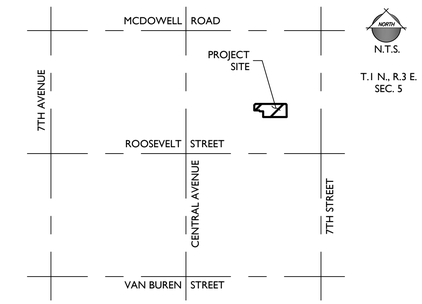
AS-BUILT CERTIFICATION :

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/ LAND SURVEYOR _____ REGISTRATION NUMBER _____ DATE

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

VICINITY MAP



CIVIL ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DAN AUXIER, P.E.
EMAIL: dan.auxier@epsgroupinc.com

ARCHITECT:

SPS+ ARCHITECTS, LLP
8681 E. VIA DE NEGOCIO
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-0800
CONTACT: RICHARD BEGAY
EMAIL: richard.begay@spsplusarchitects.com

OWNER:

NATIVE AMERICAN CONNECTIONS
4520 N. CENTRAL AVE, SUITE 600
PHOENIX, ARIZONA 85012
PHONE: (602) 254-3247
FAX: (602) 256-7356
CONTACT: JOE KEEPER
EMAIL: j.keeper@nativeconnections.org

DESCRIPTION		SHEET NO
COVER SHEET	CS01	1
NOTES & DETAILS	DT01 - DT02	2 - 3
GRADING & DRAINAGE PLAN	GD01	4
GRADING SECTIONS	GS01	5
BLOW UP DETAIL	BD01	6
STORM DRAIN PROFILES	SD01 - SD03	7 - 9
PAVING PLAN	PP01	10

PROJECT DATA

APN: 111-38-102
ADDRESS: 1125 N 3RD ST PHOENIX 85004
GROSS ACREAGE: 3.2±
NET ACREAGE: 2.1±
DISTURBED ACREAGE: 2.0±

BASIS OF BEARING:

THE MONUMENT LINE OF EAST MORELAND STREET BETWEEN NORTH 3RD STREET AND NORTH 5TH STREET AS DESCRIBED ON A SINGLE-LOT SUBDIVISION OF DECK PARK VISTA UNIT 1, RECORDED IN BOOK 341, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.
DESCRIBED LINE BEARS NORTH 00°00'00" EAST.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, DECK PARK VISTA UNIT 1, ACCORDING TO BOOK 341 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

EPS GROUP

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017
COVER SHEET

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B. AUXIER
Date Signed 06-20-22
ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:
CS01

KIVA: 21-2416
Q.S.: 12-28
CPGD: 2203382

SEQUENCE #: 1 OF 10

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GRADING AND DRAINAGE NOTES (CITY OF PHOENIX)

1. A GRADING PERMIT IS REQUIRED UNDER CHAPTER 32A OF THE PHOENIX CITY CODE.
2. WHEN HAUL PERMITS ARE REQUIRED, THEY MUST BE OBTAINED PRIOR TO OR CONCURRENTLY WITH THE GRADING AND DRAINAGE PERMIT.
3. EXCAVATING CONTRACTOR MUST GIVE LOCATION FOR WASTING EXCESS EXCAVATION AND A LETTER FROM OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING ON-SITE CONSTRUCTION. IF EXCESS EXCAVATION EXCEEDS 100 CUBIC YARDS, THE DISPOSAL SITE WILL ALSO REQUIRE A GRADING AND DRAINAGE PERMIT.
4. PLANNING & DEVELOPMENT DEPARTMENT FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ONSITE AND/OR OFF-SITE CONSTRUCTION BEGINS, TELEPHONE (602) 262-7811.
5. STAKING PAD ELEVATIONS IS THE RESPONSIBILITY OF THE OWNER AND HIS ENGINEER. THE OWNER'S ENGINEER SHALL SUBMIT THREE SEALED COPIES OF THIS GRADING AND DRAINAGE PLAN DESIGNATED AS "RECORD DRAWING" (BEARING AN ORIGINAL SIGNATURE) PRIOR TO THE REQUEST FOR FINAL INSPECTION.
6. PAD CERTIFICATIONS WILL BE REQUIRED ON ALL LOTS WITHIN THE SUBDIVISION AND SUBMITTED TO THE CIVIL/SITE INSPECTOR PRIOR TO ANY CONCRETE CONSTRUCTED IN THE RIGHT-OF-WAY. PAD CERTIFICATION CAN BE SUBMITTED TO THE CIVIL/SITE INSPECTOR BY EITHER SUBMITTING ONE APPROVED BLACK-LINE AS-BUILT GRADING AND DRAINAGE PLAN OR IN LETTER FORMAT SHOWING THE DESIGN AND AS-BUILT PAD ELEVATIONS AS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN. IT IS REQUIRED THAT THE AS-BUILT PLAN AND LETTER BE SEALED BY A CIVIL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
9. GRADING AND DRAINAGE PLAN APPROVAL INCLUDES THE CONSTRUCTION OF ALL SURFACE IMPROVEMENTS SHOWN ON THE APPROVED PLAN, INCLUDING, BUT NOT LIMITED TO, RETENTION AREAS, SEDIMENTATION BASINS, AND/OR OTHER DRAINAGE FACILITIES, DRAINAGE PATTERNS, WALLS, CURBS, ASPHALT PAVEMENT, AND BUILDING FLOOR ELEVATION.
10. GRADES SHOWN IN RETENTION BASINS ARE DESIGN FINISHED GRADES. SHOULD THE CONTRACTOR OR ANY SUBCONTRACTOR PLAN TO PLACE SPOIL DIRT FROM FOOTINGS, UTILITY TRENCHES, LANDSCAPING, SWIMMING POOLS, ETC. IN THE BASINS, THE BASINS SHOULD BE SUFFICIENTLY OVER-EXCAVATED DURING THE ROUGH GRADING OPERATION TO ALLOW FOR THE PLACEMENT OF THE FILL OR LANDSCAPING MATERIALS.
11. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED PER PLAN BECAUSE OF CONFLICTS, THE CONTRACTOR SHOULD DISCUSS MODIFICATION OF BASIN CONFIGURATION WITH THE CITY INSPECTOR TO DETERMINE IF A PLAN REVISION OR A FIELD CHANGE IS REQUIRED.
12. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS, OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
13. PER SECTION 6.8.7 OF THE CITY OF PHOENIX STORM WATER POLICIES AND STANDARDS, SIDE SLOPES OF STORM WATER STORAGE FACILITIES SHALL BE NO STEEPER THAN 5:1 FOR IRRIGATED GRASS AREAS AND 3:1 FOR LANDSCAPE AREAS. SLOPE STABILIZATION MEASURES ARE REQUIRED FOR ALL SLOPES GREATER THAN 5:1. THE SLOPE STABILIZATION MEASURES MUST BE READILY MAINTAINABLE USING COMMON MAINTENANCE EQUIPMENT AND BE DESIGNED WITH CONSIDERATION TO AESTHETICS. THE SLOPE STABILIZATION MEASURES SHALL BE CONSISTENT WITH COMMONLY USED ENGINEERING PRACTICES. UN-STABILIZED DECOMPOSED GRANITE IS NOT ALLOWED ON SLOPES GREATER THAN 5:1.
14. ALL RETAINING WALLS ARE TO BE REVIEWED, PERMITTED, AND INSPECTED BY THE BUILDING SAFETY BRANCH OF THE PLANNING & DEVELOPMENT DEPARTMENT. ALL RETAINING WALLS ARE TO BE IN ACCORDANCE WITH SECTION 703 OF THE ZONING ORDINANCE AND SECTION 32-32 OF THE SUBDIVISION ORDINANCE FOR SPECIFIC WALL HEIGHT REQUIREMENTS. USE PERMIT FOR IS REQUIRED FOR ALL OVER-HEIGHT RETAINING WALLS
15. ALL RAMPS MUST MEET 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND CITY OF PHOENIX SUPPLEMENT TO M.A.G. UNIFORM STANDARD SPECIFICATIONS AND DETAILS; 2% MAX CROSS SLOPES AND12:1 MAX LONGITUDINAL SLOPES.
16. CERTIFICATE OF OCCUPANCY (C OF O) AND/OR FINAL ELECTRICAL CLEARANCE FOR ANY BUILDING IS DENIED UNTIL ALL GRADING AND DRAINAGE IMPROVEMENTS ARE COMPLETED.
17. EXISTING OR NEWLY DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED, AS NOTED BY CITY INSPECTORS, BEFORE FINAL ACCEPTANCE OF THE WORK.
18. THE ENGINEERING DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
19. THE CITY OF PHOENIX POLICE DEPARTMENT ENFORCES LAWS REGULATING THE OPERATION OF COMMERCIAL VEHICLES. THIS INCLUDES ENFORCEMENT OF FEDERAL, STATE, COUNTY AND LOCAL LAWS AND ORDINANCES. QUESTIONS REGARDING COMMERCIAL VEHICLE ENFORCEMENT MAY BE DIRECTED TO THE COMMERCIAL VEHICLE ENFORCEMENT SUPERVISOR AT (602) 495-7813 (TRAFFIC BUREAU SOUTH) OR (602) 495-6784 (TRAFFIC BUREAU NORTH).
20. PLAN APPROVAL IS VALID FOR 365 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

CITY OF PHOENIX NOTES FOR GRADING & DRAINAGE AND OFFSITE IMPROVEMENT PLANS

1. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
2. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601.
3. OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
4. THE ACTUAL POINT OF PAVEMENT MATCHING AND/OR TERMINATION SHALL BE DETERMINED IN THE FIELD BY THE CITY OF PHOENIX, PLANNING & DEVELOPMENT DEPARTMENT FIELD INSPECTOR.
5. PAVEMENT REPLACEMENT THICKNESS AND TYPE ARE TO BE PER M.A.G. SECTION 336 AND C.O.P. DETAIL P1200 - TYPE B. CURB AND GUTTER REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL SECTION, PER M.A.G. STANDARD DETAIL 220. SIDEWALK REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL PANEL PER C.O.P. DETAIL P1230.
6. TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE CITY LANDSCAPE ARCHITECT OR HIS ASSIGNEES. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING AUTHORIZATION TO REMOVE AND/OR RELOCATE SAID TREES OR SHRUBBERY BY CALLING THE PARKS AND RECREATION DEPARTMENT AT (602) 262-6501.
7. PER THE CITY OF PHOENIX ORDINANCE G-6308. ALL STREET PAVEMENT CUTS WILL REQUIRE ASPHALT RESURFACING TREATMENTS BASED ON THE AGE OF THE PAVEMENT. FOR STREETS LESS THAN TWO YEARS OLD, THE PERMITTEE MUST APPLY AN ASPHALT MILL AND OVERLAY PAVEMENT TREATMENT. FOR STREETS GREATER THAN TWO YEARS OLD, THE PERMITTEE MUST APPLY A SLURRY SEAL AND/OR MICROSEAL TREATMENT.

CITY OF PHOENIX DRYWELL NOTES

A. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REGISTERING THE DRY WELLS SHOWN ON THE GRADING AND DRAINAGE PLANS WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (A.D.E.Q.). FOR INFORMATION ABOUT SPECIFIC REQUIREMENTS, CONTACT THE WATER PERMITS UNIT AT (602 771-4686.

B. DRY WELL MUST BE DRILLED A MINIMUM OF 10 FEET INTO PERMEABLE POROUS STRATA OR PERCOLATION TESTS WILL BE REQUIRED. THE GRADING AND DRAINAGE INSPECTOR MUST BE PRESENT BEFORE BACKFILL OR WELL PIPES ARE PLACED WITHIN ANY DRY WELLS.

C. THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLING DRYWELLS SHOULD THE RETENTION BASINS FAIL TO DRAIN WITHIN 36 HOURS.

NOTES FOR PAVING (CITY OF PHOENIX)

1. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601.
2. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
3. THE ENGINEERING DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES. IN ADDITION, THE PROPERTY OWNER MUST DEDICATE STREETS IN ACCORDANCE WITH MINIMUM RIGHT-OF-WAY STANDARDS MAP (ORDINANCE NO. 437, LATEST AMENDMENT).
4. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.
5. THE CITY OF PHOENIX PLANNING AND DEVELOPMENT CIVIL/SITE INSPECTION GROUP, 602-262-7811 VOICE OR 602-534-5500 TTY, SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
6. EXISTING OR NEWLY DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED, AS NOTED BY CITY INSPECTORS, BEFORE FINAL ACCEPTANCE OF THE WORK.
7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
8. THE ACTUAL POINT OF PAVEMENT MATCHING, AND/OR TERMINATION, SHALL BE DETERMINED IN THE FIELD BY THE PLANNING AND DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR.
9. AN APPROVED PAVING PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
10. OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
11. ALL EXISTING CATCH BASINS MUST BE RE-LOCATED WHEN THEY ARE SHOWN IN A NEWLY PROPOSED DRIVEWAY.
12. CONSTRUCTION OF SURFACE IMPROVEMENTS SHALL NOT BEGIN UNTIL CONFLICTING UNDERGROUND UTILITY CONSTRUCTION IS COMPLETED AND SERVICE CONNECTIONS TO ALL PLATTED LOTS HAVE BEEN ADEQUATELY EXTENDED PAST THE RIGHT-OF- WAY.
13. THE PERMIT HOLDER SHALL ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, INCLUDING ANY STREET LIGHTS, AND SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. RELOCATION OF WATER METERS SHALL BE DONE BY THE WATER SERVICES DEPARTMENT AFTER PAYMENT OF PREVAILING FEES. RELOCATION OF CITY FIRE HYDRANTS REQUIRE A SEPARATE PLAN REVIEW AND PERMIT AT THE DEVELOPER'S EXPENSE.
14. ALL FRAMES, COVERS, VALVE BOXES, AND MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO COMPLETION OF PAVING OR RELATED CONSTRUCTION. ADJUSTMENT OF EXISTING "TYPE A" OR "TYPE B" WATERLINE VALVE BOXES IN THE PARKWAY SHALL BE CONSIDERED INCIDENTAL TO PARKWAY GRADING. EXISTING "TYPE B" WATERLINE VALVE BOXES SHALL BE REPLACED WITH "TYPE A" BOXES PER COP STANDARD DETAIL P1391.
15. GRADING BETWEEN BACK OF CURB AND PROPERTY LINE SHALL BE LIMITED TO 4:1 SLOPE.
16. CERTIFICATE OF OCCUPANCY (C OF O) AND/OR FINAL ELECTRICAL CLEARANCE FOR ANY BUILDING IS DENIED UNTIL ALL OFFSITE IMPROVEMENTS ARE COMPLETED.
17. TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE CITY LANDSCAPE ARCHITECT. THE PERMIT HOLDER SHALL BE RESPONSIBLE FOR OBTAINING AUTHORIZATION TO REMOVE AND/OR RELOCATE SAID TREES OR SHRUBBERY BY CALLING THE PARKS & RECREATION DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RELOCATIONS AT 602-262-6862.
18. THE PLANNING AND DEVELOPMENT CIVIL/SITE INSPECTOR MUST CONTACT STREET TRANSPORTATION DEPARTMENT, TRAFFIC SERVICES DIVISION AT 602-495-0205 VOICE OR 602-534-5500 TTY TWO (2) WEEKS PRIOR TO COMPLETION OF PAVING WORK FOR SIGNING & STRIPING.
19. A PAVEMENT CUT SURCHARGE SHALL BE ASSESSED ON THIS PROJECT FOR ANY TRENCHING OR POTHOLING IN NEW ASPHALT PAVEMENT THAT IS LESS THAN 30 MONTHS OLD. SURCHARGE FEES ASSESSED ARE IN ADDITION TO THE REGULAR PERMIT FEES AND ARE OVER AND ABOVE ANY SPECIAL BACKFILL, COMPACTION, AND PAVEMENT REPLACEMENT STIPULATIONS THAT MAY BE IMPOSED AS A CONDITION OF PERMITTING. PAVEMENT CUT SURCHARGE FEES IS ASSESSED IN ACCORDANCE WITH SECTION 31-38 OF THE PHOENIX CITY CODE.

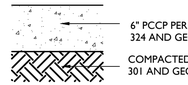
ENGINEERS GENERAL CONSTRUCTION NOTES:

1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON HIMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THEM WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.
2. THE PLANS PREPARED FOR THIS PROJECT PRESENT A DESCRIPTION OF THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND DETERMINE, FROM HIS OWN INSPECTION, THE CONDITIONS UNDER WHICH IT IS TO BE PERFORMED. THE CONTRACTOR, BY MAKING HIS BID, REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, THE TYPE OF WORK TO BE PERFORMED, EVALUATED THE DIFFICULTY OF PERFORMING THE REQUIRED TASKS, AND THE LABOR, EQUIPMENT AND MATERIAL THAT ARE REQUIRED TO PROVIDE A COMPLETE PROJECT.
3. THE CONTRACTOR SHALL VERIFY WITH THE DESIGN ENGINEER THAT HE HAS THE MOST CURRENT SET OF CONSTRUCTION PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST KEEP THE APPROVED SET OF PLANS ON-SITE FROM START OF CONSTRUCTION TO PROJECT COMPLETION. ANY CONSTRUCTION OR INSTALLATION BASED ON OUT-OF-DATE PLANS SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
4. QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING A BID FOR THIS WORK.
5. UNLESS NOTED OTHERWISE, THIS PROJECT WAS DESIGNED IN AN EFFORT TO BALANCE THE EARTHWORK AS MUCH AS POSSIBLE. ANY EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR'S BID SHALL INCLUDE ALL COSTS ASSOCIATED WITH IMPORTING AND PLACING MATERIAL OR STOCKPILING, HAULING AND DISPOSING OF EXCESS MATERIAL IN ACCORDANCE WITH THEIR CALCULATIONS AND DETERMINATION.
6. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDER-GROUND UTILITIES SHOWN ON THESE PLANS.
7. THE CONTRACTOR SHALL CALL BLUE STAKE PRIOR TO CONSTRUCTION AND VERIFY THE PRESENCE OF UTILITIES AND SHALL PROTECT ANY OVERHEAD OR UNDERGROUND UTILITIES DURING CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE UNDERGROUND UTILITIES AND/OR STRUCTURES IF NECESSARY TO VERIFY UNDERGROUND UTILITIES. WHERE EXISTING UNDERGROUND UTILITIES ARE EXPOSED, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY FOR INSPECTION PRIOR TO BACKFILLING.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL POINTS OF CONNECTION PRIOR TO DIGGING BEYOND THE POINT OF CONNECTION.
9. CONSTRUCTION OF THE SEWER LINE SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT OF CONNECTION AND SHALL PROGRESS UPSTREAM FROM THAT POINT.
10. ALL HANDICAP ACCESS RAMPS, PARKING STALLS, AND DELINEATED WALKWAYS SHALL BE CONSTRUCTED AND MARKED IN ACCORDANCE WITH CURRENT FEDERAL AND/OR LOCAL A.D.A. STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES PRIOR TO CONSTRUCTING AND/OR STRIPING TO CONFIRM CURRENT REQUIREMENTS.
11. ALL SLOPES HIGHER THAN ONE (1) FOOT AND STEEPER THAN 20:1, UNLESS LINED WITH TURF, SHALL BE COMPACTED AND TESTED PER MAG SPECIFICATION 215. RE-COMPACTION IS RECOMMENDED PER MAG SPECIFICATION 215 AFTER INSTALLATION OF IRRIGATION LINES, AND STABILIZATION OF DECOMPOSED GRANITE IS ALSO RECOMMENDED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION. NO PONDING DEEPER THAN 0.05' IS PERMITTED WITHIN 10' OF ANY BUILDING.
13. THE CLIENT AND CONTRACTOR ASSUME ALL RESPONSIBILITY AND COSTS INCURRED IF THEY ELECT TO LANDSCAPE RETENTION BASINS BEFORE THE REQUIRED RETENTION VOLUMES HAVE BEEN CERTIFIED BY THE ENGINEER.
14. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE OWNER'S ENGINEER-OF-RECORD PRIOR TO BACKFILLING ANY WET OR DRY UTILITY MAIN OR SERVICE LINES TO ENSURE ALL INSPECTIONS AND TESTING HAS BEEN COMPLETED. NO UTILITY LINES SHALL BE BACKFILLED UNTIL AS-BUILT HORIZONTAL AND VERTICAL LOCATIONS HAVE BEEN OBTAINED. ANY ADDITIONAL COST REQUIRED
15. THE CONTRACTOR SHALL REGISTER ALL DRYWELLS WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY AT THE CONCLUSION OF INSTALLATION AND TESTING. DRYWELL REGISTRATION NUMBERS SHALL BE PROVIDED TO THE OWNER AND ENGINEER OR RECORD.

LEGEND

TC=XX.XX G=XX.XX	PROPOSED TOP OF CURB & GUTTER GRADE
SW=X.XX	PROPOSED SIDEWALK ELEVATION
FG=X.XX	PROPOSED FINISHED GRADE ELEVATION
TR=X.XX	PROPOSED TRAIL ELEVATION
NG=XX.XX+	EXISTING NATURAL GRADE ELEVATION
SW=XX.XX+	EXISTING SIDEWALK ELEVATION
P=XX.XX+	EXISTING PAVEMENT ELEVATION
	PROPOSED STORM DRAIN LINE
	GRADE BREAK
	GRADE CHANGE
	DRYWELL
	PROPOSED VERTICAL CURB
	PROPOSED ROLL CURB
	PROPOSED CENTERLINE
	PROPOSED PUE
	MANHOLE WITH GRATED COVER
	MANHOLE WITH SOLID COVER
	FLUSH BRASS CAP SURVEY MARKER PER MAG 120-1TYPE 'B'
8"W	WATER LINE
	WATER VALVE
	FIRE HYDRANT
	WATER METER BOX
	REDUCER
EX W	EXISTING WATER
P.E. GAS	GAS LINE
8"S	SEWER LINE
	PAVING AND STORM DRAIN CONSTRUCTION NOTES
	STREET SIGN
	LANDSCAPE METER
GS	GAS SERVICE

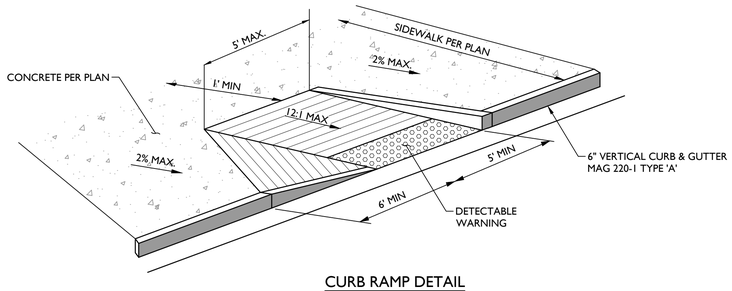
T	EXISTING TELEPHONE
OHE	EXISTING OVERHEAD ELECTRIC
G	EXISTING GAS
FO	EXISTING FIBER OPTIC
UGE	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER
	EXISTING SEWER
	EXISTING STREET LIGHT
JB	EXISTING JUNCTION BOX
	EXISTING GUY WIRE
SS	EXISTING SEWER MANHOLE
WM	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING VERTICAL CURB
	EXISTING ROLL CURB
	EXISTING STREET SIGN
	R/W LINE
	PROPERTY LINE
	PROPOSED PUE
R/W	RIGHT OF WAY
CL	CENTER LINE
S/W	SIDEWALK
B/C	BACK OF CURB
STA:	STATION
EOP	EDGE OF PAVEMENT
EX	EXISTING
FOC	FACE OF CURB
G	GUTTER
GB	GRADEBREAK
TC	TOP OF CURB
VG	VALLEY GUTTER
C	CONCRETE
P	PAVEMENT
FG	FINISHED GRADE



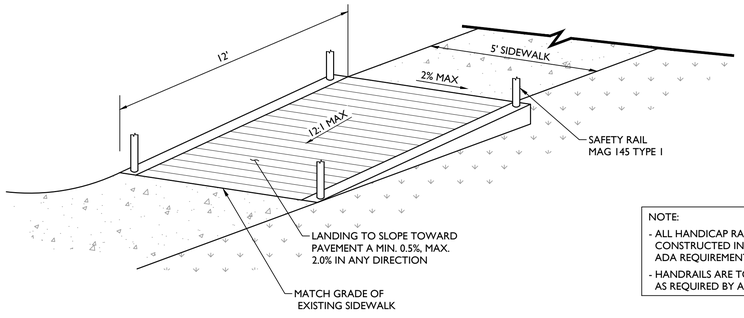
6" PCCP PER MAG SPEC. 324 AND GEOTECHNICAL REPORT

COMPACTED SUBGRADE PER MAG SPEC. 301 AND GEOTECHNICAL REPORT

CONCRETE SECTION
NTS



CURB RAMP DETAIL
NTS



NOTE:
- ALL HANDICAP RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS.
- HANDRAILS ARE TO BE INSTALLED AS REQUIRED BY ADA.

ADA SIDEWALK RAMP DETAIL
NTS

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017
GENERAL NOTES & DETAILS SHEET

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REVISIONS

MARK	DATE	DESCRIPTION

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-20-22 ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

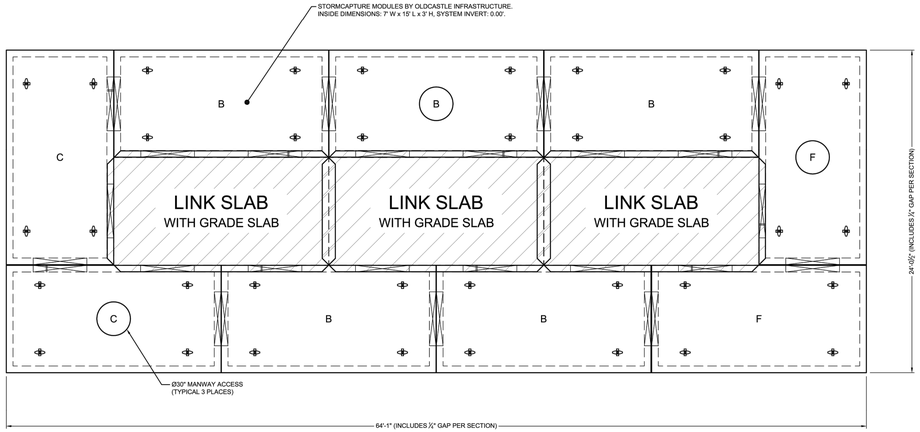
JOB No: 20-1344

SHEET:
DT01

SEQUENCE #: 2 OF 10

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

MODULE NOTES		
TYPE	QUANTITY	HEIGHT
B	5	3'
C	2	3'
F	2	3'
LINK SLABS	3	
TOTAL	12	
VOLUME =	4,047	CUBIC FEET



PLAN VIEW
SCALE: 3/16" = 1'

DESIGN NOTES
1. LIVE LOADING CRITERIA:
   - A. AASHTO HS-20-44 DESIGN TRUCK (WITH IMPACT AT 6" MINIMUM COVER)
   - B. LATERAL LIVE LOAD SURCHARGE: 80 PSF (TO 8'-0" DEPTH)
   - C. NO LATERAL SURCHARGE(S) FROM ANY ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.
2. SOIL LOADING CRITERIA:
   - A. SOIL COVER DEPTH: 0.5' MIN. - 5' MAX.
   - B. SOIL UNIT WEIGHT: 120 PCF
   - C. ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
   - D. REQUIRED ALLOWABLE BEARING PRESSURE: 3,000 PSF
   - E. EQUIVALENT LATERAL FLUID PRESSURE, ACTIVE: 45 PCF (DRAINED)
   - F. EQUIVALENT LATERAL FLUID PRESSURE, AT-REST: 60 PCF (DRAINED)
   - G. EQUIVALENT LATERAL FLUID PRESSURE, PASSIVE: 150 PCF (DRAINED)
   - H. COEFFICIENT OF FRICTION: 0.40
   - I. SEISMIC LATERAL EARTH PRESSURES: NOT APPLICABLE
3. STORMCAPTURE MODULE TYPE: RETENTION (SOILTIGHT).
4. CONCRETE (NORMALWEIGHT):
   - A. MIN. 28-DAY COMPRESSIVE STRENGTH: 6,000 PSI
   - B. CEMENT: ASTM C150
5. STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60), ASTM A1064 (GRADE 80)
6. REFERENCE STANDARDS: ASTM C913 & C890, ACI 318-14

REV	DESCRIPTION	DATE
-	-	-

Oldcastle Infrastructure
A CRH COMPANY
Ph: 800.579.8819 | www.oldcastleinfrastructure.com/stormwater

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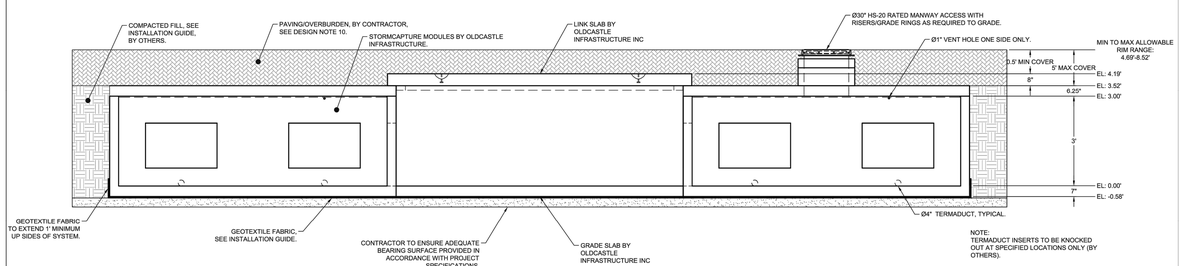
STORMCAPTURE ® RETENTION SYSTEM	SYSTEM ID: 1	PLAN: -
CUSTOMER: -		
JOB NAME: THE MORELAND - PHOENIX, AZ		
DATE: 11/12/21	SALES: MJ	DRAWN: JSA
ENGINEER: JSA	CHECKED: -	SALES ORDER: -
DRAWING NAME: The Moreland Conceptual_V2	SHEET: 1 OF 2	

Detention/ Infiltration

REVIEWING NOTES
1. THIS SYSTEM HAS BEEN DESIGNED PER THE DESIGN PARAMETERS SPECIFIED IN THE DESIGN NOTES. REVIEWING ENGINEER SHALL VERIFY THAT THESE PARAMETERS MEET OR EXCEED PROJECT SPECIFIC REQUIREMENTS. IF SITE CONDITIONS DIFFER FROM NOTED DESIGN PARAMETERS, REVIEWING ENGINEER SHALL NOTIFY OLDCASTLE FOR POTENTIAL REDESIGN AND/OR PRICING ADJUSTMENTS.
2. REVIEWING ENGINEER SHALL VERIFY ALL PIPE PENETRATION LOCATIONS, SIZES, AND INVERTS.
3. REVIEWING ENGINEER SHALL VERIFY ALL MANWAY ACCESS LOCATIONS AND RIM ELEVATIONS.
4. THIS SYSTEM IS DESIGNED FOR A GROUNDWATER TABLE ELEVATION PER NOTE 1.02C. REVIEWING ENGINEER SHALL VERIFY THAT THE DESIGN GROUNDWATER ELEVATION MEETS OR EXCEEDS SITE CONDITION REQUIREMENTS. NOTIFY OLDCASTLE IF SITE CONDITIONS VARY FROM WHAT HAS BEEN SPECIFIED FOR POTENTIAL SYSTEM DESIGN CHANGES AND/OR PRICING ADJUSTMENTS.
5. STORMCAPTURE MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT OLDCASTLE FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION IS TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. DESIGN OF THE STORMCAPTURE PRECAST MODULE SYSTEM ASSUMES NO ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) WITHIN A 1:1 INFLUENCE LINE FROM THE BOTTOM EDGE OF ANY SYSTEM MODULE, ANY SITE ELEMENTS BEYOND THIS ZONE OF INFLUENCE ARE ASSUMED TO HAVE NO IMPACT ON THE SYSTEM AND EXERT ZERO LATERAL SURCHARGE ONTO THE MODULES. THE CONTRACTOR SHALL VERIFY THAT ANY ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) DO NOT LIE WITHIN THIS INFLUENCE ZONE OR DO NOT SURCHARGE THE PRECAST MODULES.
7. WRITTEN APPROVAL OF SUBMITTAL DRAWINGS ALONG WITH SIGNED PURCHASE ORDER REQUIRED FOR BEGINNING OF PRODUCT FABRICATION. ANY SYSTEM MODIFICATION POST-APPROVAL MAY RESULT IN CHANGE ORDER(S) AND/OR POTENTIAL DELIVERY DELAYS.
8. ALL SAND FILTER MEDIA, DRAIN ROCK AGGREGATE, PIPE, AND FITTINGS PROVIDED BY CONTRACTOR.



TYPICAL ELEVATION
NTS

REV	DESCRIPTION	DATE
-	-	-

Oldcastle Infrastructure
A CRH COMPANY
Ph: 800.579.8819 | www.oldcastleinfrastructure.com/stormwater
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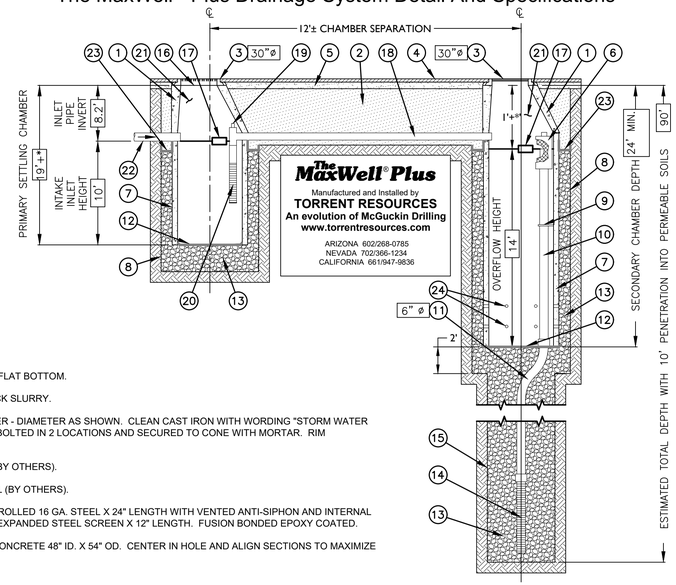
STORMCAPTURE ® RETENTION SYSTEM	SYSTEM ID: 1	PLAN: -
CUSTOMER: -		
JOB NAME: THE MORELAND - PHOENIX, AZ		
DATE: 11/12/21	SALES: MJ	DRAWN: JSA
ENGINEER: JSA	CHECKED: -	SALES ORDER: -
DRAWING NAME: The Moreland Conceptual_V2	SHEET: 2 OF 2	

Detention/ Infiltration

The MaxWell® Plus Drainage System Detail And Specifications



AZ Lic. ROC070465 A, ROC047067 B-4, ADWR 363
CA Lic. 526090, C-42, HAZ
NV Lic. 0035350 A - NM Lic. 90504 GF04
U.S. Patent No. 4,923,330 - ™ Trademark 1974, 1990, 2004

* PER PLAN

◯ **ITEM NUMBERS**

1. MANHOLE CONE - MODIFIED FLAT BOTTOM.
2. STABILIZED BACKFILL - 1 SACK SLURRY.
3. BOLTED RING & GRATE/COVER - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS.
4. GRADED BASIN OR PAVING (BY OTHERS).
5. COMPACTED BASE MATERIAL (BY OTHERS).
6. PUREFLO® **DEBRIS SHIELD** - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL .265" MAX. SWO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
7. PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
8. MIN. 6' Ø DRILLED SHAFT.
9. SUPPORT BRACKET - FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.
10. OVERFLOW PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
11. DRAINAGE PIPE - ADS HIGHWAY GRADE WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
12. BASE SEAL - GEOTEXTILE OR CONCRETE SLURRY.
13. ROCK - WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO BEST COMPLEMENT SOIL CONDITIONS.
14. FLOFAST® **DRAINAGE SCREEN** - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. DIAMETER VARIES 120" OVERALL LENGTH WITH TRI-B COUPLER.
15. MIN. 4' Ø SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
16. FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.
17. ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY.
18. **CONNECTOR PIPE** - 4" Ø SCH. 40 PVC .
19. **ANTI-SIPHON VENT** WITH FLOW REGULATOR.
20. **INTAKE SCREEN** - SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 48" OVERALL LENGTH WITH TRI-C END CAP.
21. **FREEBOARD DEPTH VARIES** WITH INLET PIPE ELEVATION. INCREASE PRIMARY/SECONDARY SETTLING CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE CONNECTOR PIPE OVERFLOW.
22. **OPTIONAL INLET PIPE** (BY OTHERS).
23. **MOISTURE MEMBRANE** - 6 MIL. PLASTIC. PLACE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL. USED IN LIEU OF SLURRY IN LANDSCAPED AREAS.
24. **EIGHT (8) PERFORATIONS PER FOOT**, 2 ROWS MIN.

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THE MORELAND
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PHOENIX, AZ 85017
DETAILS SHEET

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DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B. AUXIER
Date Signed 04-29-22
ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:
DT02

SEQUENCE #:3 OF 10

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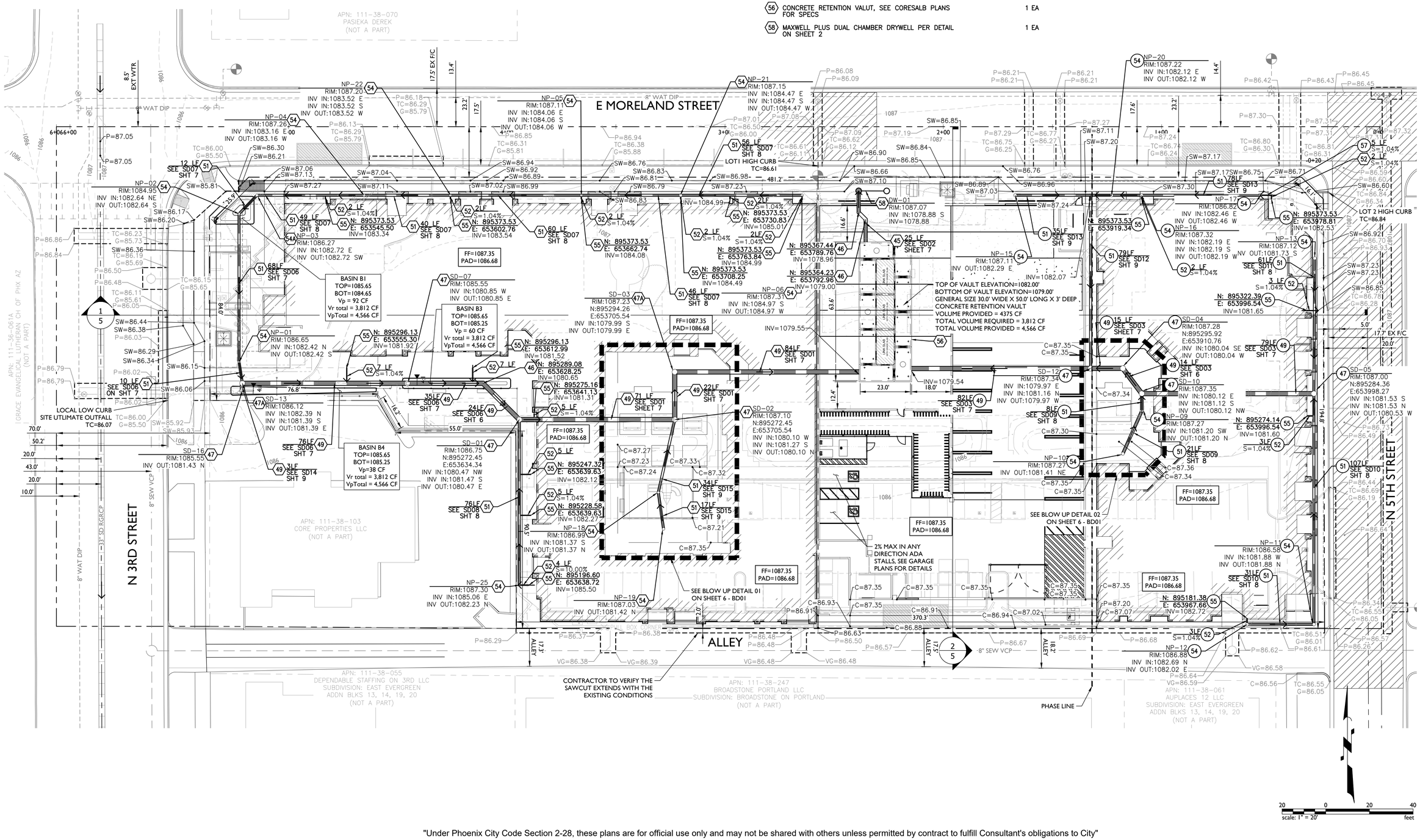
STORM DRAIN NOTES (LOT 1)

45	18" RCP STORM DRAIN	25 LF
46	STORM DRAIN FITTING OR BEND	3 EA
47	OPEN GRATE COVER STORM DRAIN MANHOLE MAG 520, 522	4 EA
47A	STORM DRAIN MANHOLE MAG 520, 522	2 EA
49	24" HDPE STORM DRAIN	315 LF
51	12" HDPE STORM DRAIN	468 LF
52	4" HDPE STORM DRAIN CONNECTION TO BUILDING	47 LF
54	OPEN GRATE COVER STORM DRAIN CLEANOUT	10 EA
54A	STORM DRAIN CLEANOUT	1 EA
55	ROOF DRAIN SEE ARCHITECTURAL PLANS FOR CONTINUATION	12 EA
56	CONCRETE RETENTION VALUT, SEE CORESALB PLANS FOR SPECS	1 EA
58	MAXWELL PLUS DUAL CHAMBER DRYWELL PER DETAIL ON SHEET 2	1 EA

STORM DRAIN NOTES (LOT 2)

47	OPEN GRATE COVER STORM DRAIN MANHOLE MAG 520, 522	4 EA
49	24" HDPE STORM DRAIN	190 LF
51	12" HDPE STORM DRAIN	420 LF
52	4" HDPE STORM DRAIN CONNECTION TO BUILDING	11 LF
54	OPEN GRATE COVER STORM DRAIN CLEANOUT	9 EA
55	ROOF DRAIN SEE ARCHITECTURAL PLANS FOR CONTINUATION	5 EA
57	4" HDPE STORM DRAIN	5 LF



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GRADING & DRAINAGE

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ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:

GD01

SEQUENCE #: 4 OF 10

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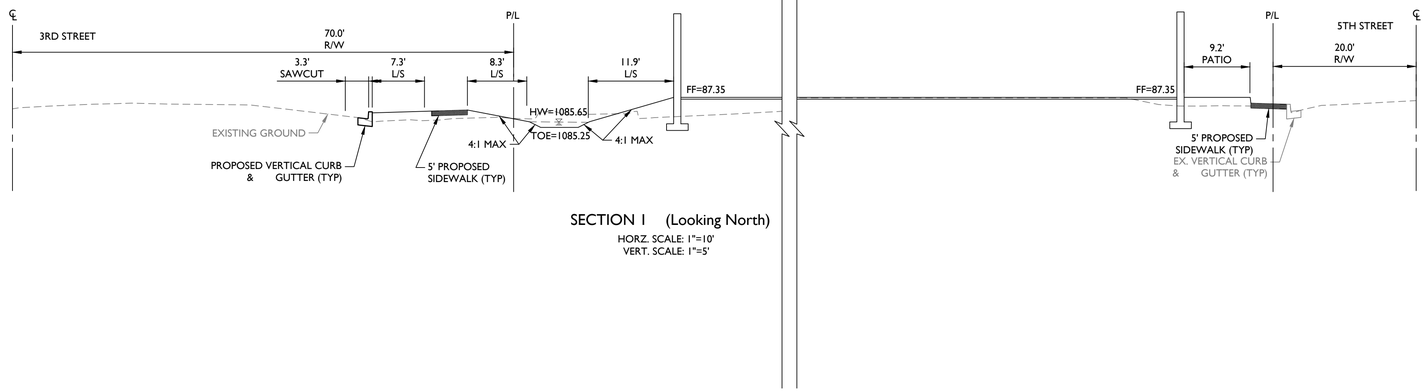
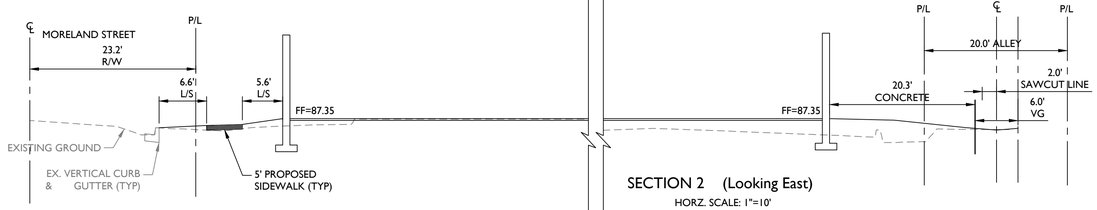


SECTION 1 (Looking North)

HORZ. SCALE: 1"=10'
VERT. SCALE: 1"=5'



SECTION 2 (Looking East)

HORZ. SCALE: 1"=10'
VERT. SCALE: 1"=5'

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GRADING SECTIONS

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DANIEL B.
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ORIGINAL ISSUE
DATE: 01-13-2022

JOB No: 20-1344

SHEET:
GS01

SEQUENCE #: 5 OF 10

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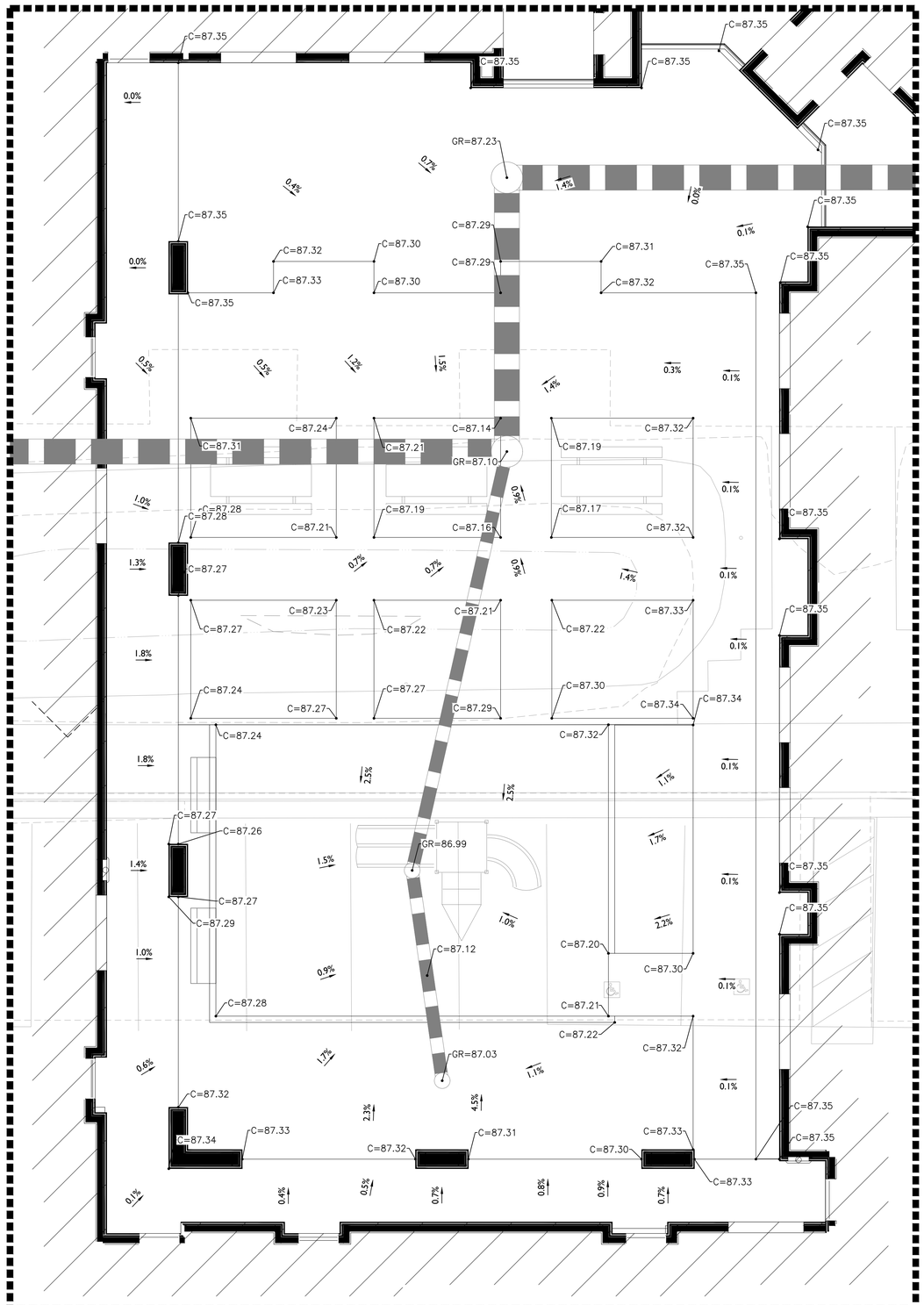
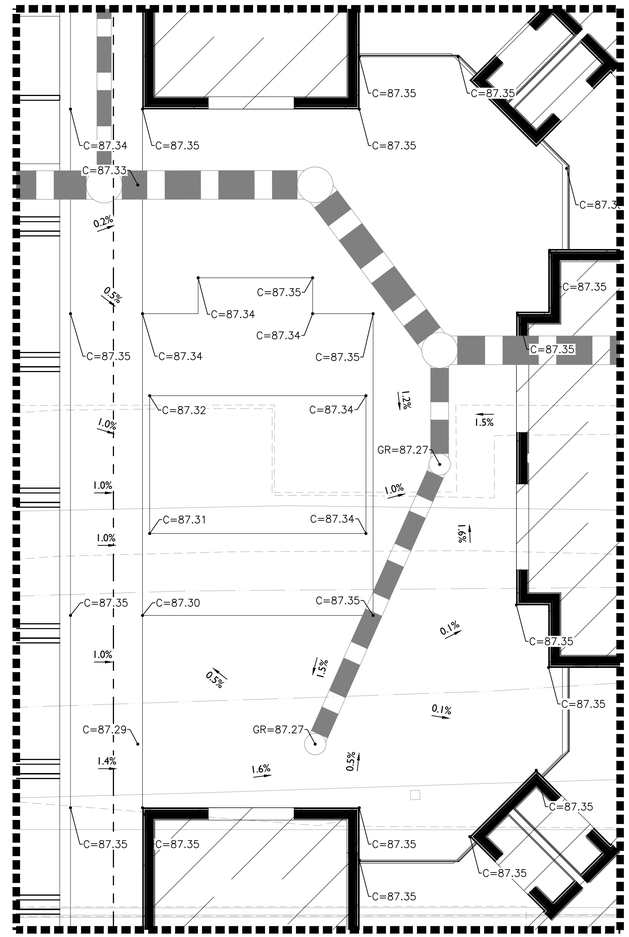


BLOW UP DETAIL 01



BLOW UP DETAIL 02

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BLOW UP DETAIL

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SHEET:

BD01

SEQUENCE #:4 OF 10

10 0 10 20
scale: 1" = 10' feet

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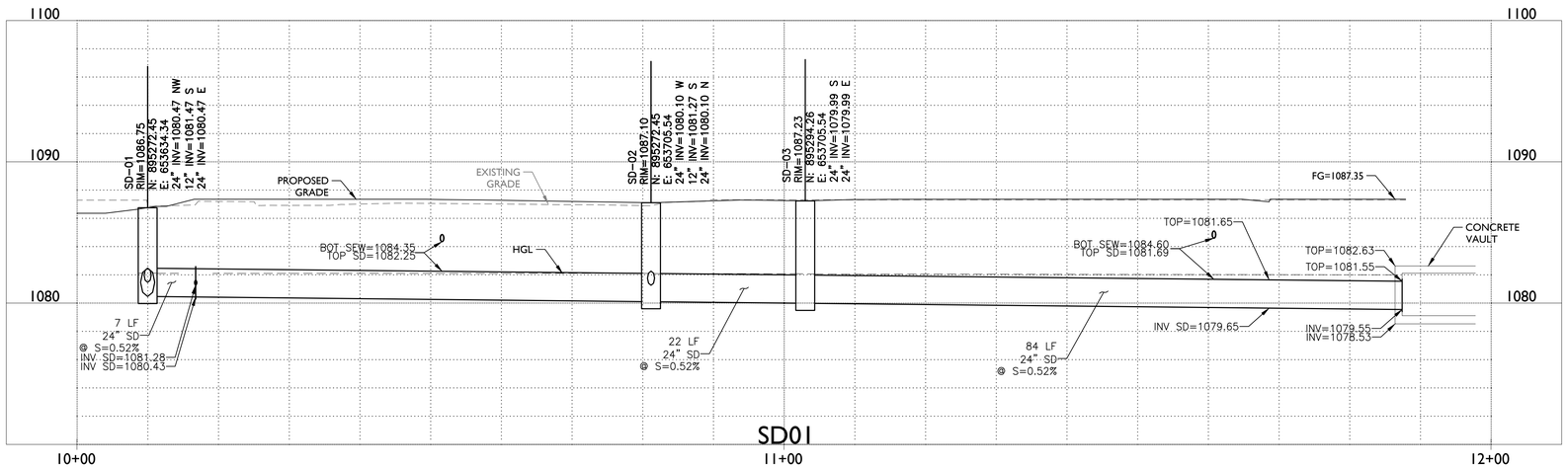

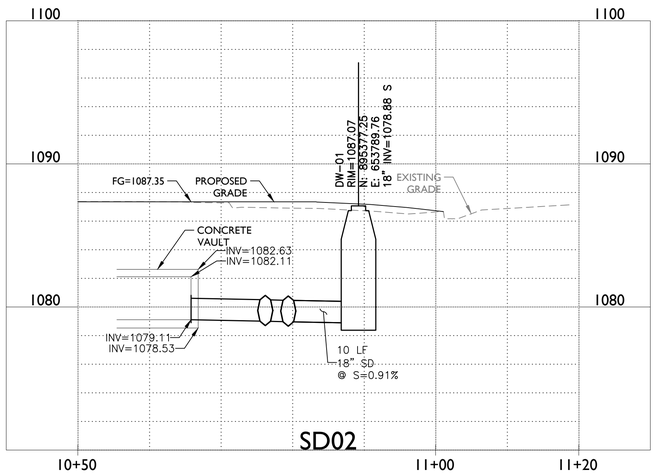

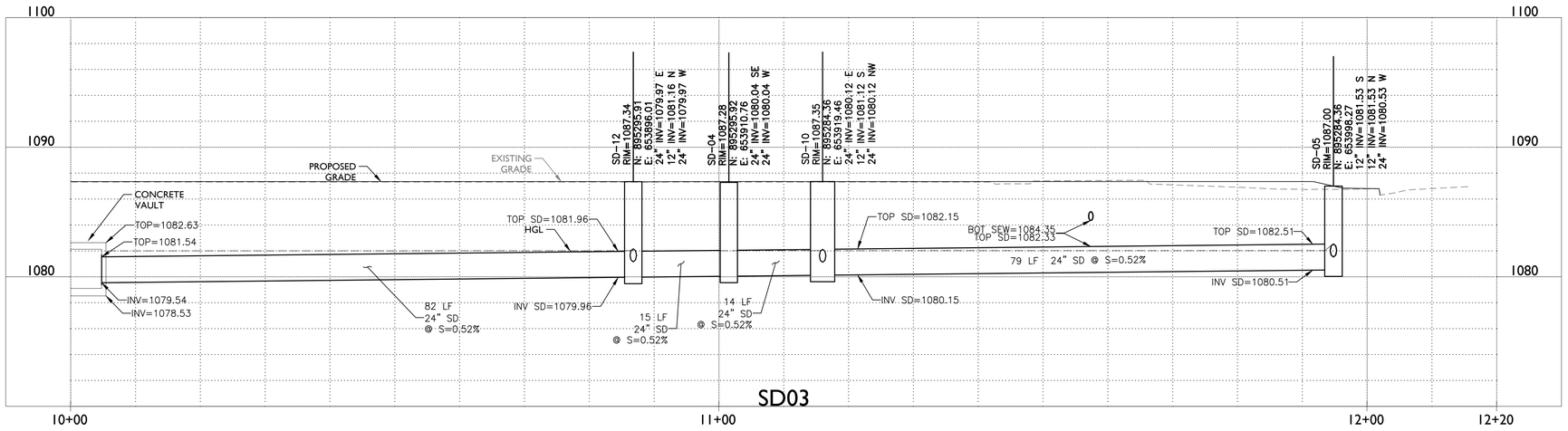

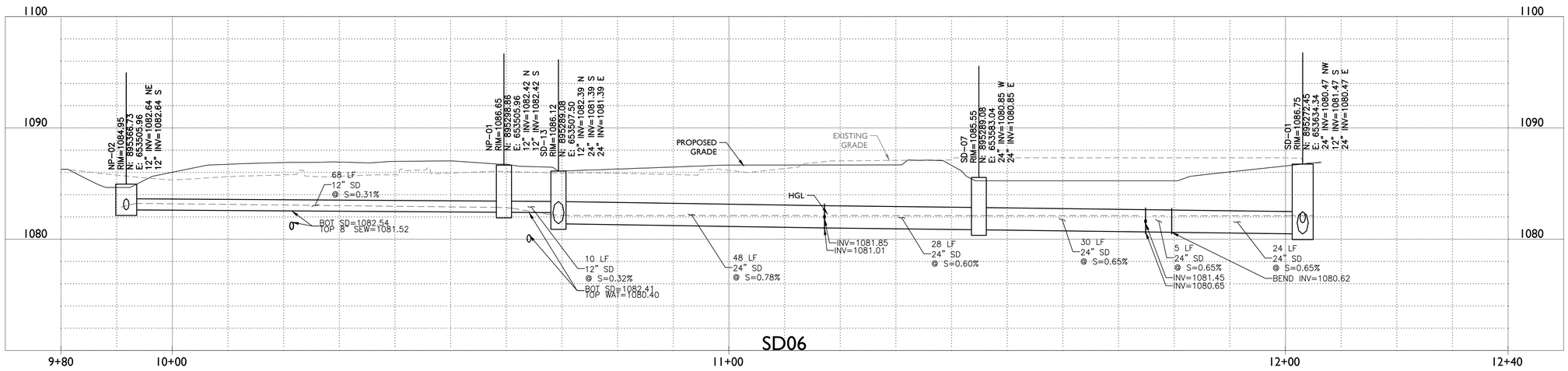

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STORM DRAIN PROFILES

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JOB No: 20-1344

SHEET:
SD01

SEQUENCE #:7 OF 10

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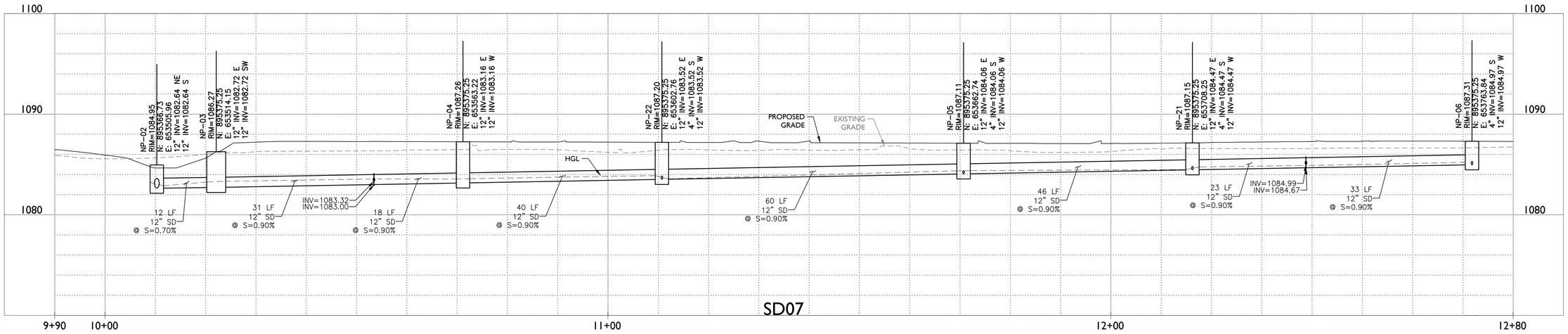

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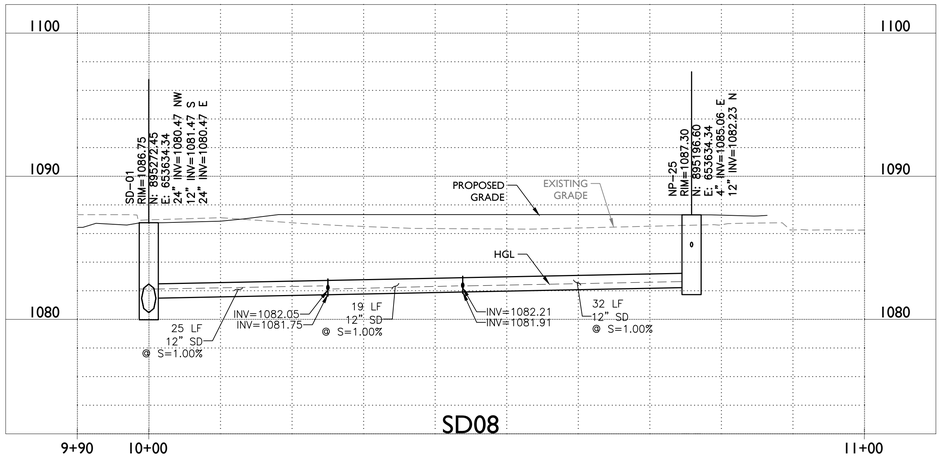

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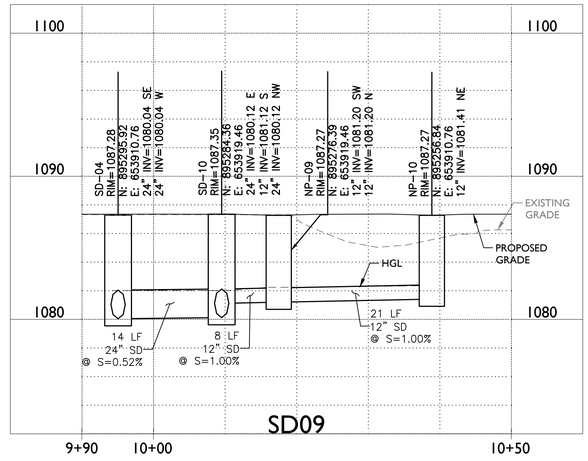

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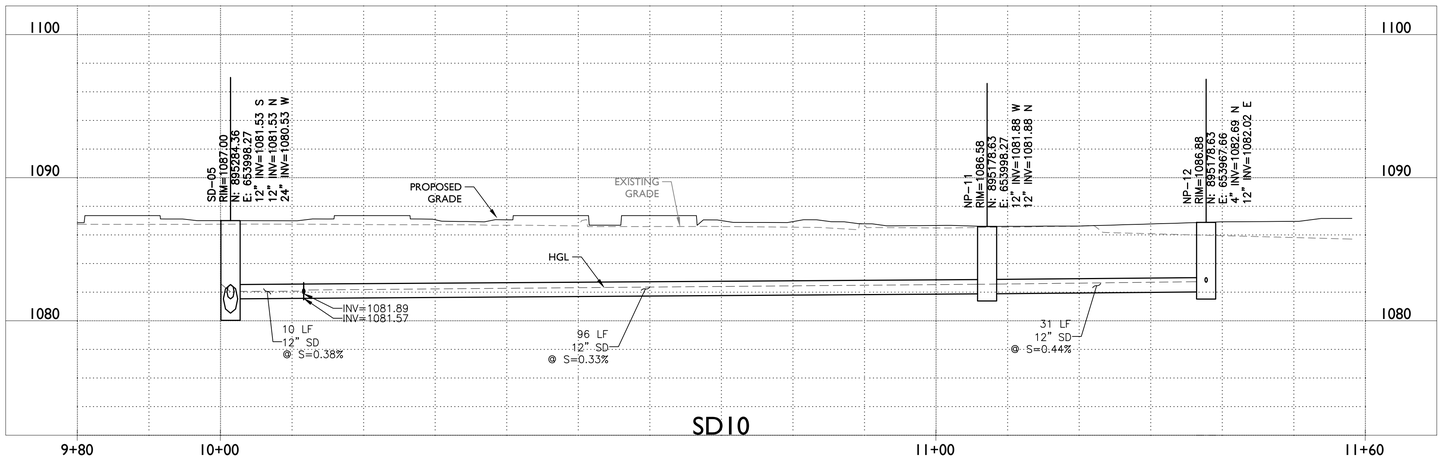

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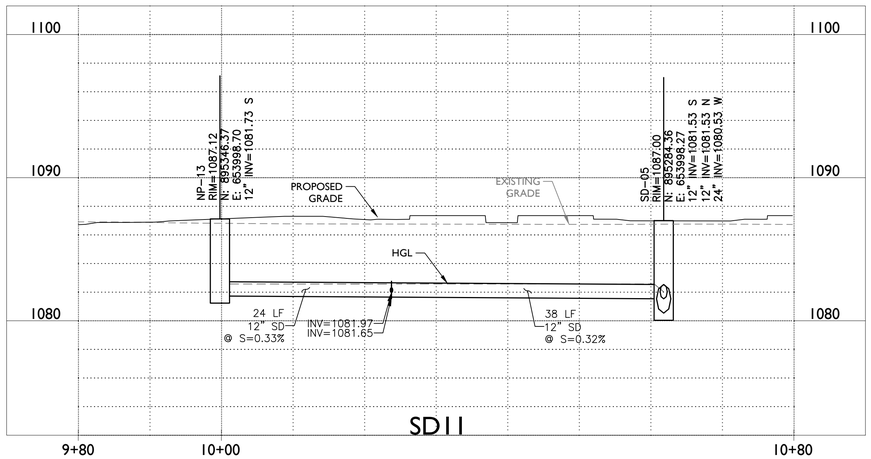

SD11

SCALE 20 0 10 20 FEET
HORIZONTAL: 1"=10' VERTICAL: 1"=5'

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JOB No: 20-1344

SHEET:

SD02

SEQUENCE #: 8 OF 10

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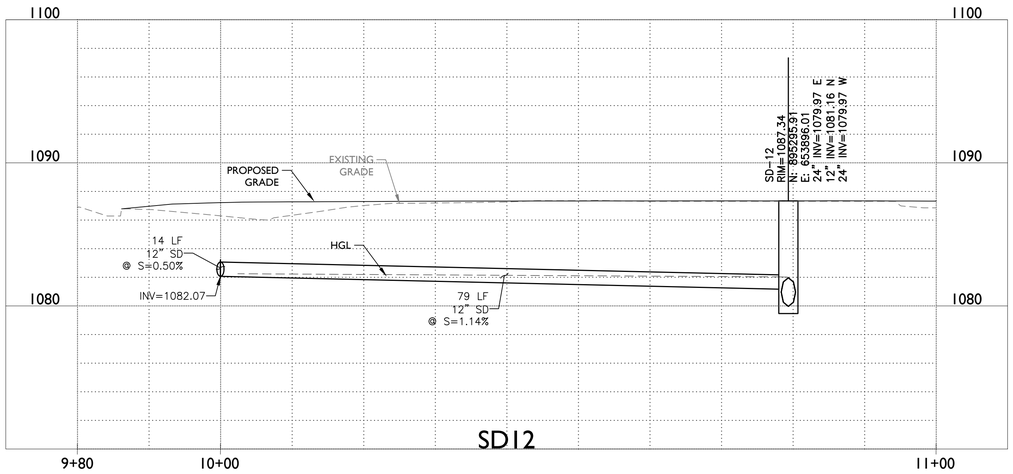

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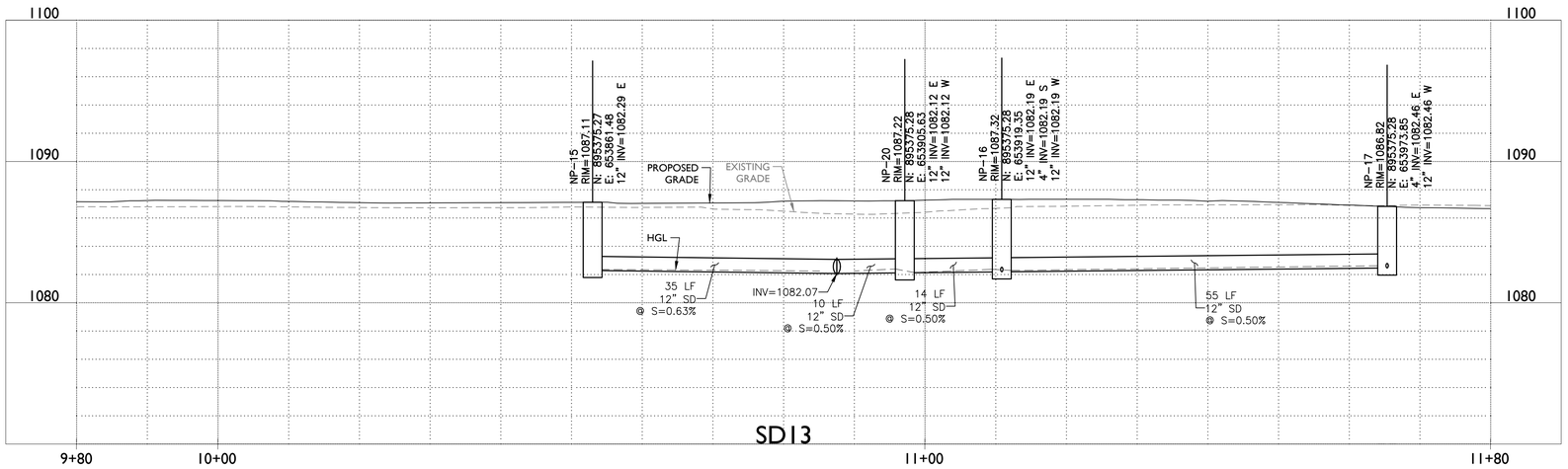

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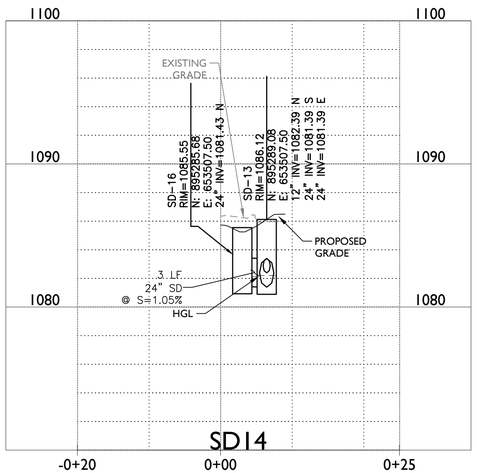

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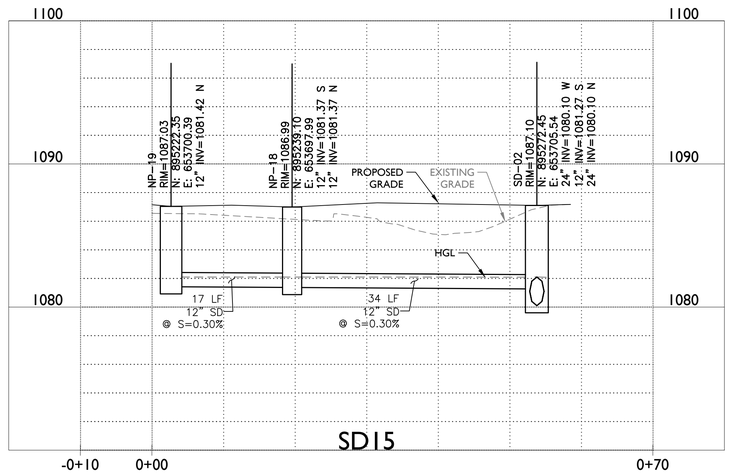

SD15

20 0 10 20
SCALE FEET
HORIZONTAL: 1"=10' VERTICAL: 1"=5'

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STORM DRAIN PROFILES

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Date Signed 06-22-22
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ORIGINAL ISSUE DATE: 01-13-2022

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SHEET:

SD03

SEQUENCE #:8 OF 10

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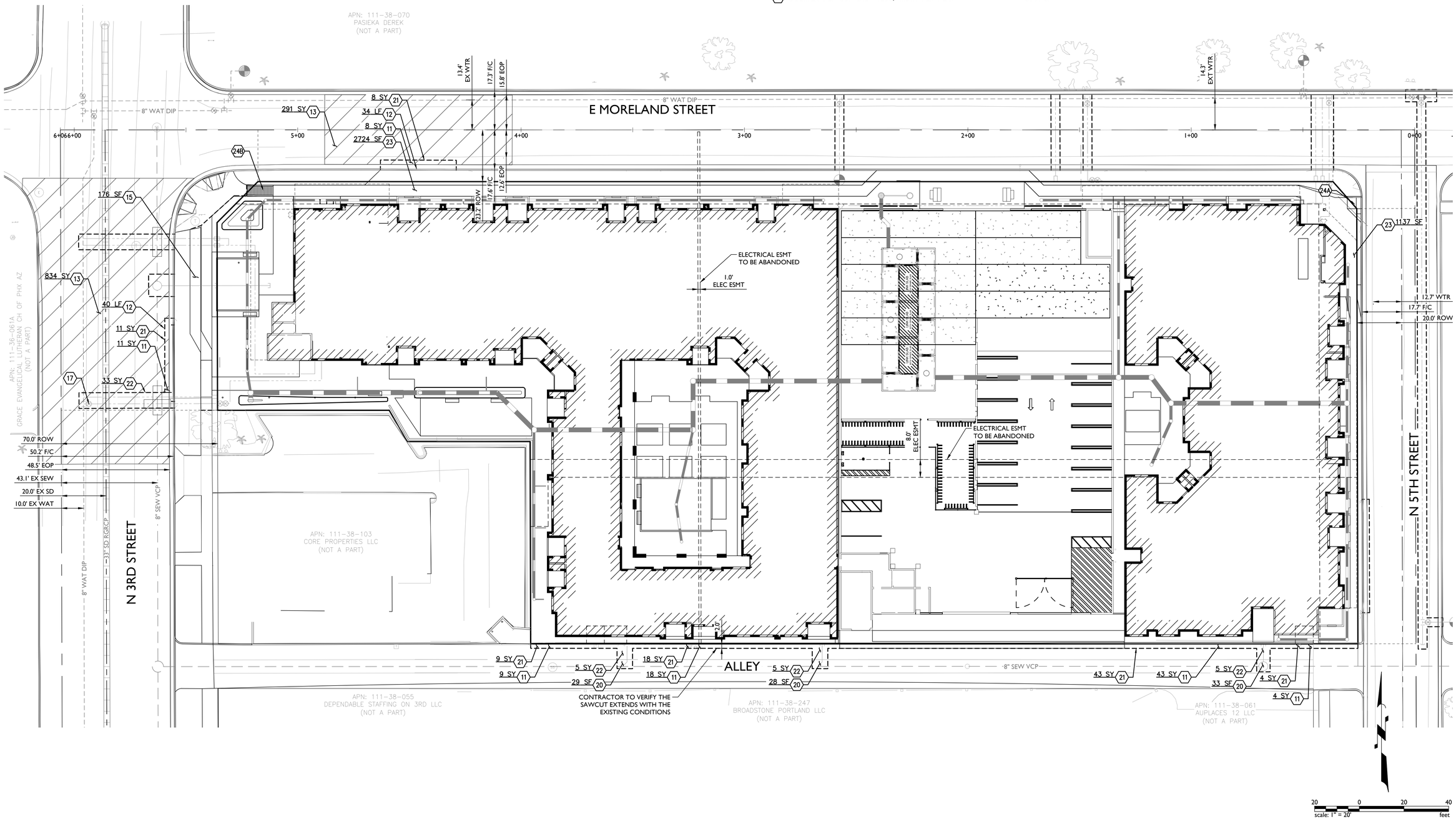
OFFSITE PAVING NOTES

11	MATCH EXISTING PAVEMENT IN KIND	93 SY
12	6" VERT. CUBR AND GUTTER MAG STD DTL 220-1 TYPE A	74 LF
13	TYPE III SLURRY SEAL	1125 SY
15	SIDEWALK PER COP DTL P1230, WIDTH PER PLAN	176 SF
17	ADJUST FRAME AND COVER PER COP DTL P1270	1 EA
20	SAWCUT AND REMOVE EXISTING CONCRETE VALLEY GUTTER; VALLEY GUTTER REPLACEMENT PER M.A.G. STD. DTL 240	90 SF
21	SAWCUT AND REMOVE AND REPLACE EXISTING PAVEMENT, 2' MIN	93 SY
22	SAWCUT AND REMOVE EXISTING PAVEMENT AS SHOWN; TRENCH BACKFILL AND PAVEMENT REPLACEMENT PER C.O.P. STD DTL P1200 TYPE B	48 SY

ONSITE PAVING NOTES

23	SIDEWALK PER COP DTL P1230, WIDTH PER PLAN	3861 SF
24A	MODIFIED CURB RAMP PER CITY OF PHOENIX STD DTL P1234. SEE SHEET 2 FOR DETAILS.	1 EA
24B	SIDEWALK ADA RAMP WITH HANDRAILS. SEE DETAIL ON SHEET 2.	1 EA



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Mesa, AZ 85201
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w w w . e p s g r o u p i n c . c o m
EPS GROUP

THE MORELAND

1125 NORTH 3RD STREET
PHOENIX, AZ 85017

ONSITE/OFFSITE PAVING PLAN

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REVISIONS

MARK	DATE	DESCRIPTION

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B. AUXIER
Date Signed 06-20-22
ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:

PP01

SEQUENCE #: 10 OF 10

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

ENGINEERS GENERAL CONSTRUCTION NOTES:

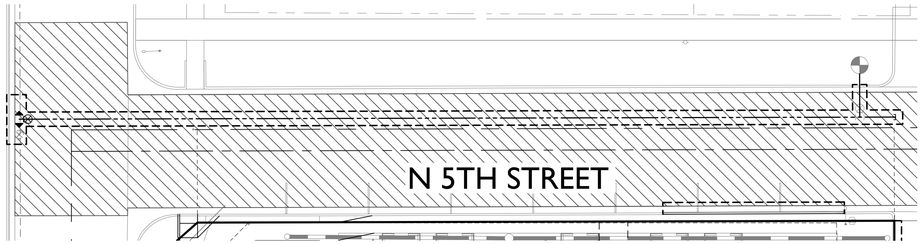
1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON HIMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THEM WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.
2. THE PLANS PREPARED FOR THIS PROJECT PRESENT A DESCRIPTION OF THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND DETERMINE, FROM HIS OWN INSPECTION, THE CONDITIONS UNDER WHICH IT IS TO BE PERFORMED. THE CONTRACTOR, BY MAKING HIS BID, REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, THE TYPE OF WORK TO BE PERFORMED, EVALUATED THE DIFFICULTY OF PERFORMING THE REQUIRED TASKS, AND THE LABOR, EQUIPMENT AND MATERIAL THAT ARE REQUIRED TO PROVIDE A COMPLETE PROJECT.
3. THE CONTRACTOR SHALL VERIFY WITH THE DESIGN ENGINEER THAT HE HAS THE MOST CURRENT SET OF CONSTRUCTION PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST KEEP THE APPROVED SET OF PLANS ON-SITE FROM START OF CONSTRUCTION TO PROJECT COMPLETION. ANY CONSTRUCTION OR INSTALLATION BASED ON OUT-OF-DATE PLANS SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
4. QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING A BID FOR THIS WORK.
5. UNLESS NOTED OTHERWISE, THIS PROJECT WAS DESIGNED IN AN EFFORT TO BALANCE THE EARTHWORK AS MUCH AS POSSIBLE. ANY EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR'S BID SHALL INCLUDE ALL COSTS ASSOCIATED WITH IMPORTING AND PLACING MATERIAL OR STOCKPILING, HAULING AND DISPOSING OF EXCESS MATERIAL IN ACCORDANCE WITH THEIR CALCULATIONS AND DETERMINATION.
6. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDER-GROUND UTILITIES SHOWN ON THESE PLANS.
7. THE CONTRACTOR SHALL CALL BLUE STAKE PRIOR TO CONSTRUCTION AND VERIFY THE PRESENCE OF UTILITIES AND SHALL PROTECT ANY OVERHEAD OR UNDERGROUND UTILITIES DURING CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE UNDERGROUND UTILITIES AND/OR STRUCTURES IF NECESSARY TO VERIFY UNDERGROUND UTILITIES. WHERE EXISTING UNDERGROUND UTILITIES ARE EXPOSED, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY FOR INSPECTION PRIOR TO BACKFILLING.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL POINTS OF CONNECTION PRIOR TO DIGGING BEYOND THE POINT OF CONNECTION.
9. CONSTRUCTION OF THE SEWER LINE SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT OF CONNECTION AND SHALL PROGRESS UPSTREAM FROM THAT POINT.
10. ALL HANDICAP ACCESS RAMPS, PARKING STALLS, AND DELINEATED WALKWAYS SHALL BE CONSTRUCTED AND MARKED IN ACCORDANCE WITH CURRENT FEDERAL AND/OR LOCAL A.D.A. STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES PRIOR TO CONSTRUCTING AND/OR STRIPING TO CONFIRM CURRENT REQUIREMENTS.
11. ALL SLOPES HIGHER THAN ONE (1) FOOT AND STEEPER THAN 20:1, UNLESS LINED WITH TURF, SHALL BE COMPACTED AND TESTED PER MAG SPECIFICATION 215. RE-COMPACTION IS RECOMMENDED PER MAG SPECIFICATION 215 AFTER INSTALLATION OF IRRIGATION LINES, AND STABILIZATION OF DECOMPOSED GRANITE IS ALSO RECOMMENDED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION. NO PONDING DEEPER THAN 0.05' IS PERMITTED WITHIN 10' OF ANY BUILDING.
13. THE CLIENT AND CONTRACTOR ASSUME ALL RESPONSIBILITY AND COSTS INCURRED IF THEY ELECT TO LANDSCAPE RETENTION BASINS BEFORE THE REQUIRED RETENTION VOLUMES HAVE BEEN CERTIFIED BY THE ENGINEER.
14. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE OWNER'S ENGINEER-OF-RECORD PRIOR TO BACKFILLING ANY WET OR DRY UTILITY MAIN OR SERVICE LINES TO ENSURE ALL INSPECTIONS AND TESTING HAS BEEN COMPLETED. NO UTILITY LINES SHALL BE BACKFILLED UNTIL AS-BUILT HORIZONTAL AND VERTICAL LOCATIONS HAVE BEEN OBTAINED. ANY ADDITIONAL COST REQUIRED
15. THE CONTRACTOR SHALL REGISTER ALL DRYWELLS WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY AT THE CONCLUSION OF INSTALLATION AND TESTING. DRYWELL REGISTRATION NUMBERS SHALL BE PROVIDED TO THE OWNER AND ENGINEER OR RECORD.

NOTES FOR WATER PLANS (CITY OF PHOENIX)

1. PLANNING & DEVELOPMENT DEPARTMENT'S CIVIL/SITE INSPECTION STAFF SHALL BE NOTIFIED 48 HOURS BEFORE ANY CONSTRUCTION BEGINS TELEPHONE 602-262-7811.
2. ALL WATER VALVE BOXES SHALL BE PER CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS AND DETAILS P1391, TYPE A ONLY.
3. ALL CONSTRUCTION IN CITY OF PHOENIX RIGHT-OF-WAY, OR EASEMENT, IS TO CONFORM TO M.A.G. SPECIFICATIONS AND DETAILS AND CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS AND DETAILS, UNLESS MODIFIED ON THE PLANS.
4. ALL DUCTILE IRON PIPE WATER MAIN VALVES, FITTINGS, AND BENDS SHALL BE RESTRAINED. RESTRAINED JOINT REQUIREMENTS AND APPROVED RESTRAINING SYSTEM ARE SHOWN IN CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS, SECTION 750.3. THE LENGTH OF THE RESTRAINTS MUST BE PER M.A.G. STANDARD DETAIL 303-1 AND 303-2. THRUST BLOCKS ARE NOT ALLOWED TO BE USED IN LIEU OF APPROVED RESTRAINED JOINT SYSTEMS. THRUST BLOCKS CAN BE USED IN ADDITION TO THE APPROVED RESTRAINED JOINT SYSTEMS WHERE A SPECIFIC CITY OF PHOENIX SUPPLEMENT TO M.A.G. STANDARD DETAIL CALLS OUT FOR THRUST BLOCKING, SUCH AS CURRENT DETAILS, P1343, P1351, AND P1360 OR WHEN OTHERWISE APPROVED BY THE WATER SERVICES DEPARTMENT.
5. THE FOLLOWING M.A.G. DETAILS ARE SPECIFICALLY NOT APPROVED:
   - 302-1 JOINT RESTRAINT WITH TIE RODS
   - 302-2 JOINT RESTRAINT WITH TIE RODS – ANCHOR BLOCKS
   - 321 STANDARD WATER METER VAULT 345-1 3", 4", AND 6" WATER METER
   - 345-2 4" AND 6" WATER METER WITH ON-SITE FIRE HYDRANTS
   - 370 VERTICAL REALIGNMENT OF WATER MAINS
   - 381 ANCHOR BLOCKS FOR VERTICAL BENDS
   - 390 CURB STOP WITH FLUSHING PIPE
   - 391-1 VALVE BOX INSTALLATION
6. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 & CITY OF PHOENIX SUPPLEMENTS.
7. NEW WATER LINES ARE TO BE BUILT IN ACCORDANCE WITH THE CITY OF PHOENIX "STANDARD UTILITY LOCATIONS".
8. THIS SET OF PLANS HAS BEEN INITIALLY REVIEWED BY THE CITY OF PHOENIX. SUCH REVIEW IS PART OF THE PROCESS THAT DEVELOPER(S)/CONTRACTOR(S) MUST GO THROUGH IN ORDER TO OBTAIN A CONSTRUCTION PERMIT. THE RESULTS OF SUCH INITIAL REVIEW SHALL NOT DICTATE THE CITY OF PHOENIX'S FINAL DETERMINATION AS TO THE ACCEPTABILITY OF THE PLANS, NOR SHALL IT PREVENT THE CITY OF PHOENIX FROM REQUIRING ERRORS AND OMISSIONS, AS FOUND ON PLANS, BE ADDRESSED BY DEVELOPER(S) /CONTRACTOR(S), WHERE SUCH ERRORS AND OMISSIONS CAUSE THE PLANS TO BE IN VIOLATION OF OR INADEQUATE UNDER APPLICABLE FEDERAL/STATE/COUNTY/LOCAL CODES, ORDINANCES, REGULATIONS, OR OTHER LAWS. THIS REVIEWED AND STAMPED SET OF PLANS MUST BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.
9. PIPE DEFLECTION SHALL BE PER MANUFACTURERS' RECOMMENDATIONS.
10. ALL WORK MUST COMPLY WITH REQUIREMENTS OF THE CURRENT CITY OF PHOENIX "TRAFFIC BARRICADE MANUAL".
11. THE CONTRACTOR IS TO NOTIFY THE PUBLIC THAT WILL BE AFFECTED BY ANY SHUTDOWNS A MINIMUM OF 48 HOURS IN ADVANCE.
12. A SIX (6) FOOT MINIMUM HORIZONTAL SEPARATION FROM ANY UNDERGROUND UTILITY SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAINS, AND WATER SERVICES. THE MINIMUM HORIZONTAL SEPARATION IS MEASURED FROM OUTSIDE OF SEWER MAIN, SEWER SERVICE, WATER MAIN, OR WATER SERVICE TO OUTSIDE OF UNDERGROUND UTILITY.
13. A ONE (1) FOOT MINIMUM VERTICAL SEPARATION FROM ANY DRY UNDERGROUND UTILITY CROSSING SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAINS, AND WATER SERVICES. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF SEWER MAIN, SEWER SERVICE, WATER MAIN, OR WATER SERVICE TO OUTSIDE OF DRY UNDERGROUND UTILITY.
14. A TWO (2) FOOT MINIMUM VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN ANY SEWER MAIN AND STORM DRAIN CROSSING A WATER MAIN. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF SEWER MAIN OR STORM DRAIN MAIN. SEE M.A.G. STANDARD DETAIL 404 FOR ADDITIONAL INFORMATION AND/OR PROVISIONS FOR CLEARANCE.
15. EXCEPTIONS OR DEVIATIONS FROM THE ABOVE MINIMUM CLEARANCES MUST BE APPROVED AND SHOWN ON THE APPROVED WATER AND SEWER PLANS. WHEN UTILITY CONFLICTS ARE FOUND DURING CONSTRUCTION, ALL CHANGES AND REVISIONS MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
16. ANY AND ALL MORE STRINGENT REQUIREMENTS REQUIRED BY FEDERAL, STATE, COUNTY, OR LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
17. WATER SERVICES SHALL BE INSTALLED PERPENDICULAR TO THE WATER MAIN. WATER SERVICES AT THE END OF CUL-DE- SACS MAY VARY AS NECESSARY, BUT WILL BE APPROVED ON A CASE BY CASE BASIS.
18. ALL SERVICES SHALL RUN IN A STRAIGHT LINE FROM THE WATER MAIN TO THE METER BOX.
19. NEITHER WATER SERVICE METER BOX NOR ANY PORTION OF A WATER SERVICE SHALL BE INSTALLED UNDER AN EXISTING OR PROPOSED DRIVEWAY OR SIDEWALK RAMP.
20. CONCRETE OR ASPHALT DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED AND REPLACED IN KIND PRIOR TO FINAL INSPECTION.
21. RECORD DRAWING SUBMITTALS MUST COMPLY PER THE WATER SERVICES DEPARTMENT ENGINEERING POLICY P-68. A COPY OF THE POLICY CAN BE OBTAINED IN THE DEPARTMENT'S WEBSITE: HTTP://PHOENIX.GOV/WATERSERVICES/DESIGN/ENGPOLICIES/INDEX.HTML
22. IN ACCORDANCE WITH AAC R-18-4-213, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61
23. PER PHOENIX CITY CODE CHAPTER 2, SECTION 2-28, THESE PLANS ARE FOR OFFICIAL USE ONLY AND MAY NOT BE FURNISHED FOR INSPECTION OR COPYING, EXCEPT AS SPECIFICALLY STATED IN THE CITY CODE, OR AS REQUIRED BY LAW.
24. ASPHALT RESTORATION IS REQUIRED FOR ANY STREET CUT. REFER TO STREET PAVEMENT CUT POLICY (TRT 00164 AND ORDINANCE G-6308).
25. PLAN APPROVAL IS VALID FOR 12 MONTHS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION,AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

OFFSITE WATER PLAN
FOR
THE MORELAND
PHOENIX, ARIZONA

A PORTION OF THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP
SCALE: 1"=20'

ESTIMATED QUANTITIES

QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY. ENGINEER MAKES NO GUARANTEE OF ACCURACY.

ITEM		QUANTITY
OFFSITE PAVING NOTES		
13	TYPE III SLURRY SEAL	1038 SY
19	SAWCUT,REMOVE & REPLACE EXISTING CURB AND GUTTER	14 LF
WATER NOTES		
59	12" DIP CLASS 350 WATER LINE, POLYETHYLENE PER C.O.P. SUPPLEMENT TO MAG SPEC SECTION 610.6.2 & 610.6.3 AND 750.2	245 LF
60	12" GATE VALVE, BOX & COVER PER C.O.P. STD DTL P1391 TYPE "A"	1 EA
61	INSTALL 12"X8" RECUDER PER MAG STD DTL 380 & MAG SPEC 750.3	2 EA
62	INSTALL 12"X12" TEE PER MAG STD DTL 380 & MAG SPEC 750.3. CONTRACTOR TO VERIFY IN FIELD THE DEPTH AND ENSURE 4' OF COVERAGE AND COP SUPPLEMENTAL DETAIL P-1344	1 EA
63	INSTALL 12"X2 TAPPED CAP WITH A BALL VALVE PER MAG STD DTL 390 TYPE A WITH 300 PSI RATING OR GREATER PROVIDE RESTRAINED JOINTS PER MAG STD DTL 303-1 AND 303-2 AND COP SUPPLEMENT TO MAG SPEC 750-3	0 EA
64	INSTALL FIRE HYDRANT: COP DTL P1360, P1361 & P1362	0 EA

AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER REGISTRATION NUMBER DATE

APPROVAL BLOCK

APPROVED FOR:
CITY OF PHOENIX

HEALTH DELEGATE DATE
PLANNING & DEVELOPMENT DEPARTMENT

LEGEND:

- FIRE LINE
- FIRE HYDRANT ASSEMBLY
- COP VALVE NUMBER
- SAWCUT LINE
- ASPHALT REPLACEMENT
- CONCRETE REPLACEMENT
- SLURRY SEAL PAVEMENT

PROJECT DESCRIPTION

THE PROPOSED 12-INCH WATER MAIN EXTENSION ALONG 5TH STREET WILL TAP THE 8-INCH WATER MAIN ALONG MORELAND STREET.

UTILITY DISCLAIMER

I HEREBY CERTIFY THAT ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA OF THIS PROJECT HAVE BEEN CONTACTED AND THE DATA PROVIDED IS SHOWN ON THIS PLAN. I AGREE TO INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS THE CITY OF PHOENIX, ITS OFFICERS, OFFICIALS, AGENTS, EMPLOYEES AND VOLUNTEERS FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS, LIABILITIES, DAMAGES, LOSSES, OR EXPENSES INCURRED FOR ANY UTILITY CONFLICTS THAT MAY ARISE.

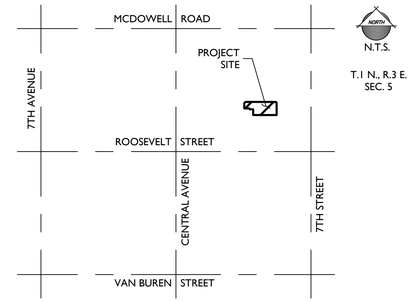
Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-22-22 ARIZONA, U.S.A.

DANIEL B. AUXIER, PE 06/22/2022
REGISTERED ENGINEER AND SEAL DATE

STAKING NOTES:

CALL THE BLUE STAKE CENTER (263-1100) 48 HOURS BEFORE DIGGING FOR LOCATION OF UNDERGROUND UTILITIES. ALL OFFSET OR REFERENCE STAKES SET BY THE ENGINEER ARE TO BE MAINTAINED INTACT. NO CLAIMS FOR ADDITIONAL COMPENSATION FOR CORRECTIONS SHALL BE PRESENTED TO ANY PARTY UNLESS SUCH STAKES ARE PRESENT AND THEIR ORIGIN IS VERIFIED. IF STAKES ARE NOT MAINTAINED INTACT, ALL CORRECTIONS SHALL BE MADE BY THE CONTRACTOR AT HIS EXPENSE. ONE SET OF STAKES WILL BE FURNISHED BY THE OWNER FOR THE WATER LINE, WATER SERVICES, FIRE HYDRANT LOCATIONS AND GRADE, SEWER LINES AND SERVICES, CONCRETE SUBGRADE AND A.B.C.. ALL ADDITIONAL STAKING TO BE CHARGED TO THE CONTRACTOR. 24 WORKING HOUR NOTICE IS REQUIRED FOR STAKING BY THE SUBDIVISION ENGINEER.

VICINITY MAP



CIVIL ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DAN AUXIER, P.E.
EMAIL: dan.auxier@epsgroupinc.com

ARCHITECT:

SPS+ ARCHITECTS, LLP
8681 E. VIA DE NEGOCIO
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-0800
CONTACT: RICHARD BEGAY
EMAIL: richard.begay@spsplusarchitects.com

OWNER:

NATIVE AMERICAN CONNECTIONS
4520 N. CENTRAL AVE, SUITE 600
PHOENIX, ARIZONA 85012
PHONE: (602) 254-3247
FAX: (602) 256-7356
CONTACT: JOE KEEPER
EMAIL: j.keeper@nativeconnections.org

DESCRIPTION		SHEET NO
COVER SHEET	CS01	1
WATER PLAN	UT01	2

PROJECT DATA

APN: 111-38-102
GROSS ACREAGE: 3.2±
NET ACREAGE: 2.1±

BASIS OF BEARING:

THE MONUMENT LINE OF EAST MORELAND STREET BETWEEN NORTH 3RD STREET AND NORTH 5TH STREET AS DESCRIBED ON A SINGLE-LOT SUBDIVISION OF DECK PARK VISTA UNIT 1, RECORDED IN BOOK 341, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA. DESCRIBED LINE BEARS NORTH 00°00'00" EAST.

BENCHMARK:

CITY OF PHOENIX BENCHMARK NO.878 (7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE.
ELEVATION = 1090.788' (COP/NGVD '29 DATUM).

ACCESSIBILITY NOTES:

CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH ADA 406, 405.2 THROUGH 405.5, AND 405.10 ADA 406.1

THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2010) ADA 403.3

FLOODPLAIN STATEMENT:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2205L WITH A DATE IDENTIFICATION OF OCTOBER 16, 2013, COMMUNITY 040048 (CITY OF MESA).

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

KIVA: 21-2416
Q.S.: 12-28
SDEV: 2100253
PAPP: 2104061
CPWT: 2203291
DSAP: 23050

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Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017
COVER SHEET

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REVISIONS

MARK	DATE	DESCRIPTION

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

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-22-22 ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:
CS01

SEQUENCE #: 1 OF 2

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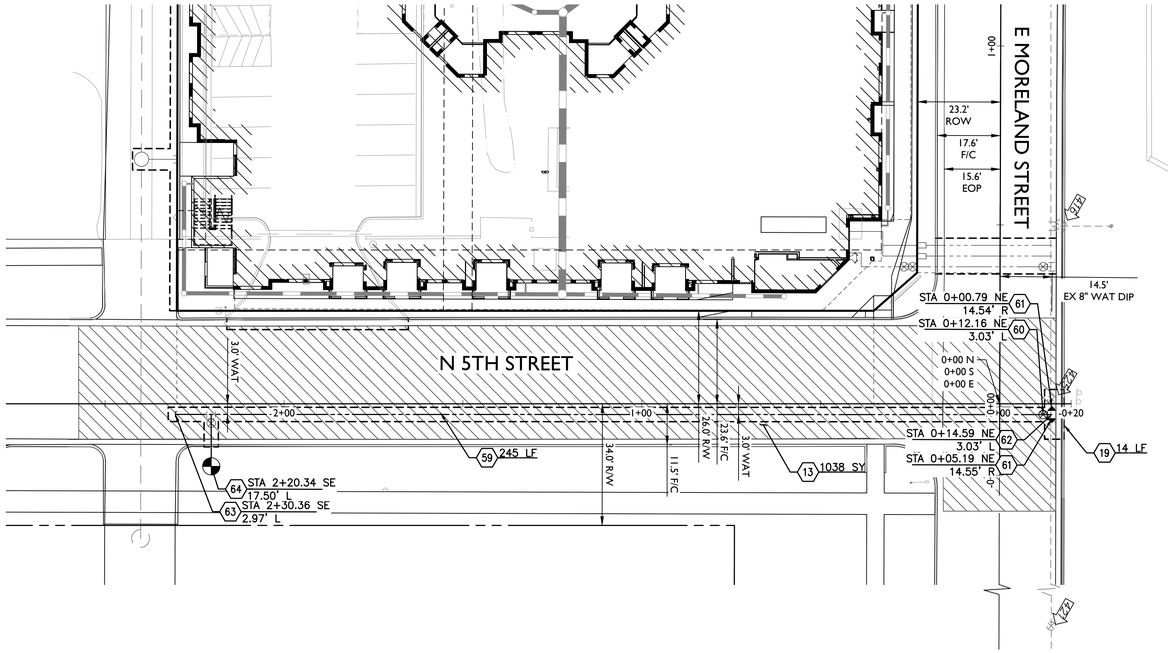

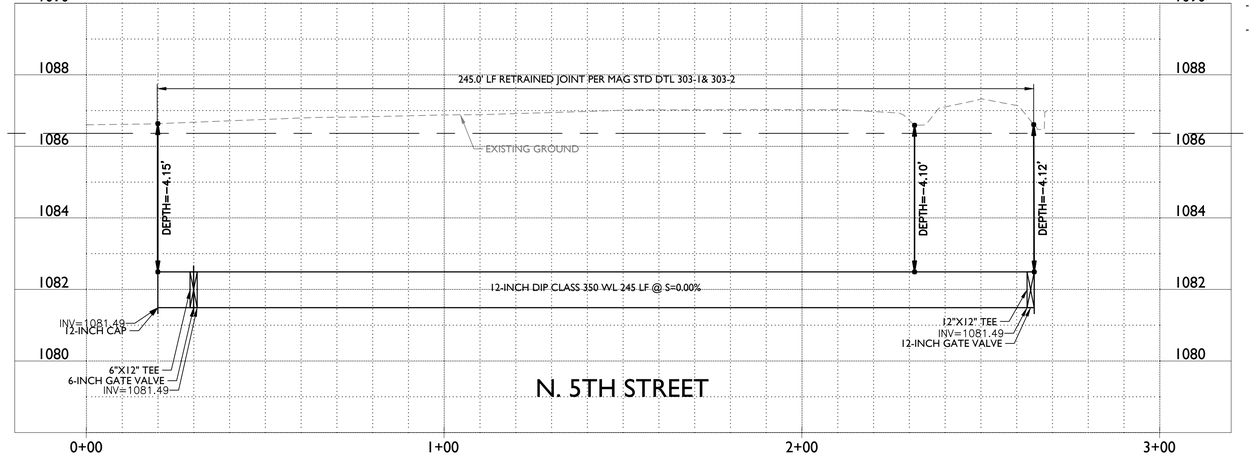

OFFSITE PAVING NOTES

13	TYPE III SLURRY SEAL	1038 SY
19	SAWCUT,REMOVE & REPLACE EXISTING CURB AND GUTTER	14 LF

WATER NOTES

59	12" DIP CLASS 350 WATER LINE, POLYETHYLENE PER C.O.P. SUPPLEMENT TO MAG SPEC SECTION 610.6.2 & 610.6.3 AND 750.2	245 LF
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64	INSTALL FIRE HYDRANT: COP DTL P1360, P1361 & P1362	0 EA

SCALE 20 0 20 40 FEET
HORIZONTAL: 1"=20' VERTICAL: 1"=2'

ADDITIONAL NOTES

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EPS GROUP
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w w w . e p s g r o u p i n c . c o m

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017

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REVISIONS

MARK	DATE	DESCRIPTION

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B.
AUXIER
Date Signed 05-24-21
ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 12-14-2021

JOB No: 20-1344

SHEET:
UT01

SEQUENCE #: 2 OF 2

KIVA:	21-2416
Q.S.:	12-28
SDEV:	2100253
PAPP:	2104061

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MINOR LAND DIVISION

DECK PARK

A PORTION OF NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN
CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA

PARENT LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, DECK PARK VISTA UNIT 1, ACCORDING TO BOOK 341 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT 1 LEGAL DESCRIPTION

A PORTION OF LOT 1, DECK PARK VISTA UNIT 1, ACCORDING TO BOOK 341 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" CITY OF PHOENIX BRASS CAP FLUSH AT THE CENTERLINE INTERSECTION OF 3RD STREET AND MORELAND STREET, FROM WHICH A 3" CITY OF PHOENIX BRASS CAP FLUSH AT THE CENTERLINE INTERSECTION OF 5TH STREET AND MORELAND STREET BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (BASIS OF BEARING), 606.23 FEET;

THENCE ALONG THE CENTERLINE OF MORELAND STREET, EAST, 88.42 FEET;

THENCE SOUTH, 23.15 FEET TO THE POINT OF BEGINNING;

THENCE EAST, 385.93 FEET;

THENCE SOUTH, 206.86 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS WEST, 263.83 FEET;

THENCE NORTH 0 DEGREES 09 MINUTES 27 SECONDS WEST, 90.50 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS WEST, 55.00 FEET;

THENCE NORTH 29 DEGREES 59 MINUTES 48 SECONDS WEST, 16.17 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS WEST, 76.82 FEET;

THENCE NORTH 0 DEGREES 09 MINUTES 59 SECONDS WEST, 83.97 FEET;

THENCE NORTH 44 DEGREES 55 MINUTES 13 SECONDS EAST, 25.92 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.5978 ACRES, MORE OR LESS.

LOT 2 LEGAL DESCRIPTION

A PORTION OF LOT 1, DECK PARK VISTA UNIT 1, ACCORDING TO BOOK 341 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" CITY OF PHOENIX BRASS CAP FLUSH AT THE CENTERLINE INTERSECTION OF 3RD STREET AND MORELAND STREET, FROM WHICH A 3" CITY OF PHOENIX BRASS CAP FLUSH AT THE CENTERLINE INTERSECTION OF 5TH STREET AND MORELAND STREET BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (BASIS OF BEARING), 606.23 FEET;

THENCE ALONG THE CENTERLINE OF MORELAND STREET, EAST, 474.35 FEET;

THENCE SOUTH, 23.15 FEET TO THE POINT OF BEGINNING;

THENCE EAST, 95.31 FEET;

THENCE SOUTH 41 DEGREES 26 MINUTES 52 SECONDS EAST, 16.11 FEET;

THENCE SOUTH 0 DEGREES 09 MINUTES 12 SECONDS EAST, 194.79 FEET;

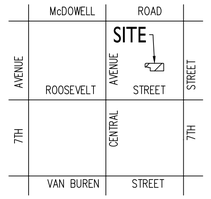
THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS WEST, 106.49 FEET;

THENCE NORTH, 206.86 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.5029 ACRES, MORE OR LESS.

NOTES

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR. THE CITY OF PHOENIX MAY, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS.
2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
5. THE CITY OF PHOENIX HAS NOT REVIEWED PRIVATE EASEMENTS SHOWN ON THIS PLAT MAP.
6. CITY OF PHOENIX PERMISSION IS NOT REQUIRED TO REVISE OR ABANDONED PRIVATE EASEMENTS UNLESS THE CITY OF PHOENIX HAS A VESTED INTEREST IN IT.
7. EXISTING STRUCTURES ON THE PROPERTY ARE TO BE DEMOLISHED PER DEMOLITION PERMIT NUMBERS DEM 22005360, DEM 22005361 & DEM 22005362.



SEC. 5
T.1 N., R.3 E.

VICINITY MAP

NOT TO SCALE

OWNER

CITY OF PHOENIX
251 W. WASHINGTON STREET
8TH FLOOR
PHOENIX, AZ 85003

DEVELOPER

SPS+ ARCHITECTS, LLP
8681 E. VIA DE NEGOCIO
SCOTTSDALE, AZ 85258

SURVEYOR

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD
SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250

SHEET INDEX

SHEET 1	COVER, NOTES, DEDICATION & LEGAL DESCRIPTIONS
SHEET 2	MINOR LAND DIVISION MAP & LEGEND

REFERENCE DOCUMENTS

(R1) FINAL PLAT DECK PARK VISTA UNIT 1, BOOK 341, PAGE 12, MCR.

(R2) FINAL PLAT BEHAVIOR RESEARCH CENTER, BOOK 350, PAGE 15, MCR.

BASIS OF BEARINGS

THE CENTERLINE OF MORELAND STREET PER SUBDIVISION PLAT FOR "DECK PARK VISTA UNIT 1", RECORDED IN BOOK 341, PAGE 12, MARICOPA COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. THE BEARING OF WHICH IS:

NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST

CERTIFICATION

THIS IS TO CERTIFY THAT THIS SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE 2021; THAT THE SURVEY IS TRUE AND CORRECT AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE OF PLAT OR MAP: APRIL 4, 2023

ROBERT A. JOHNSTON REGISTRATION NO. 37495
EPS GROUP INC.
1130 N. ALMA SCHOOL RD.
SUITE 120
MESA, AZ 85201
480-503-2250

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

KIVA# 21-2416
QS: 12-28
SDEV: 2100253
PAPP: 2104061
PAPP: 2106662
PRDV: 210253
PRLM: 2200389
ABND: 220007
DEDI# _____

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com
EPS GROUP

DECK PARK
PHOENIX, ARIZONA

MINOR LAND DIVISION

Project:

Revisions:

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

Drawn by: A.G.
Reviewed by: R.J.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 4/4/23

Job No.
20-1344

MLD01

Sheet No.
1
of 2

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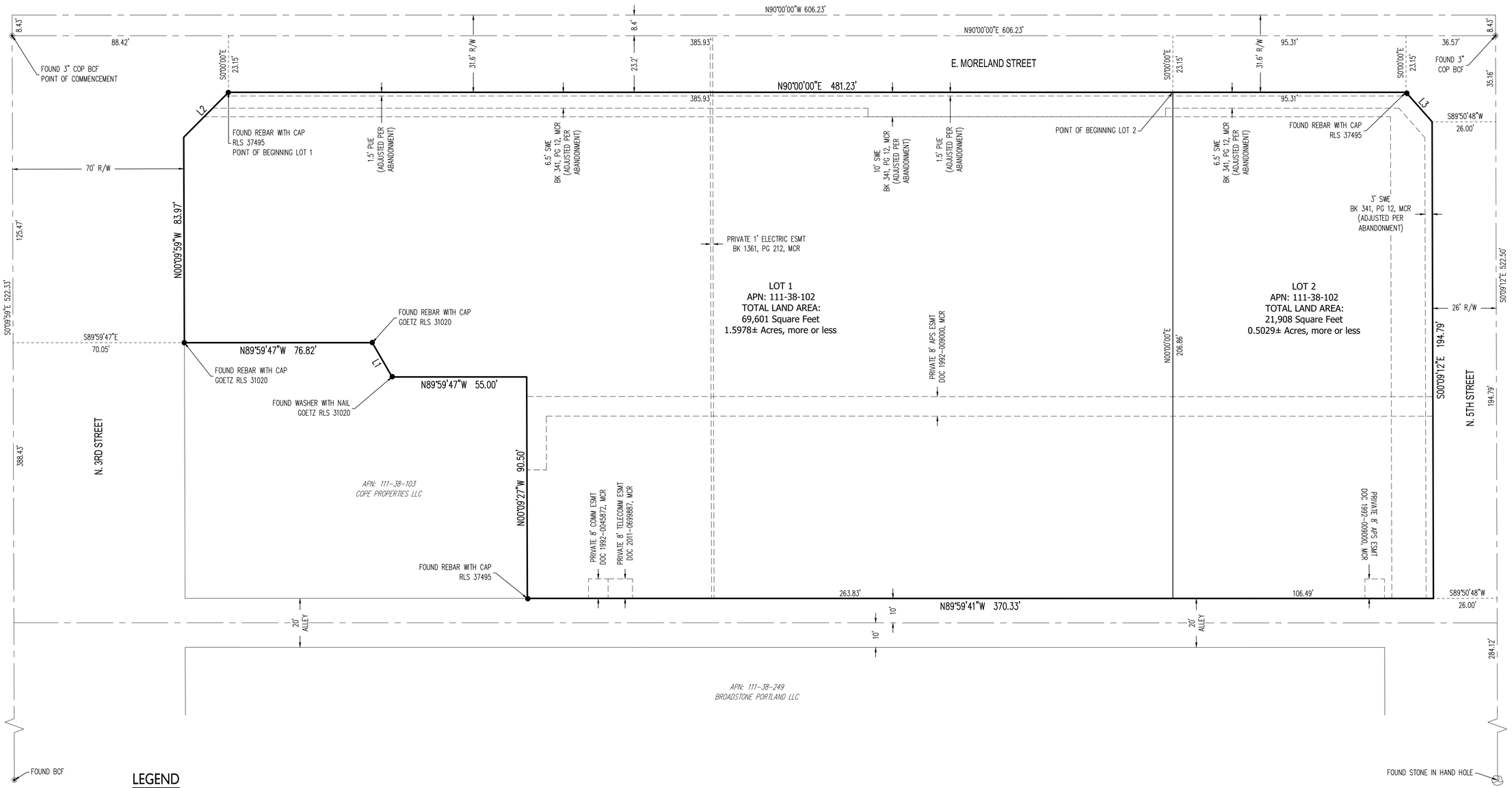

LEGEND

◉	FND MON. IN HANDHOLE AS NOTED
◉	FND MON. FLUSH AS NOTED
⊙	IRON PIPE AS NOTED
●	FND MON. AS NOTED
○	SET MON. AS NOTED
FND	FOUND
MON.	MONUMENT
BCHH	BRASS CAP IN HAND HOLE
BCF	BRASS CAP FLUSH
BC	BRASS CAP
IP	IRON PIPE
SFNF	SEARCHED FOR NOT FOUND
G&SRM	GILA AND SALT RIVER MERIDIAN
MCR	MARICOPA COUNTY RECORDER
DOC.	DOCUMENT
DKT.	DOCKET
BK.	BOOK
PG.	PAGE
R/W	RIGHT OF WAY
COP	CITY OF PHOENIX
ESMT	EASEMENT
SWE	SIDEWALK EASEMENT
PUE	PUBLIC UTILITY EASEMENT
APS	ARIZONA PUBLIC SERVICE

BOUNDARY LINE
LOT LINE
PARCEL LINE
CENTER LINE ROAD
EXISTING R/W
EASEMENT LINE

LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
1	69,601	1.5978
2	21,908	0.5029

LINE TABLE

LINE	BEARING	LENGTH
L1	N29°59'48"W	16.17'
L2	N44°55'13"E	25.92'
L3	S41°26'52"E	16.11'

NORTH

20 0 20 40
scale feet
SCALE: 1" = 20'

KIVA# 21-2416
QS: 12-28
SDEV: 2100253
PAPP: 2104061
PAPP: 2106662
PRDV: 210253
PRLM: 2200389
ABND: 220007
DEDI# _____

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agrass

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

Project:
DECK PARK
PHOENIX, ARIZONA
MINOR LAND DIVISION

Revisions:

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

Drawn by: A.G.
Reviewed by: R.J.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
Date Signed: 4/4/23
Arizona, U.S.A.

Job No.
20-1344
MLD01
Sheet No.
2
of 2

STORM WATER MANAGEMENT PLAN
FOR
THE MORELAND
PHOENIX, ARIZONA

1125 N. 3RD STREET, PHOENIX, AZ 85017
A PORTION OF THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

NOTES FOR STORM WATER MANAGEMENT PLAN

1. A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER MANAGEMENT PLAN (SWMP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE SWMP SHALL BE CONSIDERED A PART OF THE SWMP.
2. PLANNING & DEVELOPMENT DEPARTMENT'S CIVIL/SITE INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS, AT (602) 262-7811.
3. THE OPERATOR SHALL OBTAIN A DUST CONTROL PERMIT FROM MARICOPA COUNTY HEALTH DEPARTMENT AND PERFORM MEASURES AS REQUIRED BY THE PERMIT TO PREVENT EXCESS DUST.
4. THE OPERATOR SHALL PERFORM, AT A MINIMUM, A VISUAL INSPECTION OF THE CONSTRUCTION SITE ONCE EVERY MONTH AND WITHIN 24 HOURS OF RAINFALL GREATER THAN OR EQUAL TO A HALF OF AN INCH OR MORE. THE OPERATOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWMP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE OPERATOR'S REPORT IS TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR FOR REVIEW AND APPROVAL. 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 CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
5. THE OPERATOR SHALL AMEND THIS PLAN AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS, WHICH BECOME EVIDENT DURING THE CONSTRUCTION AND/OR DURING RAINFALLS.
6. THE PERMITTEE SHALL FILE A NOTICE OF TERMINATION (N.O.T.) AFTER COMPLETION OF CONSTRUCTION AND PLACEMENT OF FINAL LANDSCAPE MATERIALS. THE N.O.T. IS TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR TO FINAL THE SWMP PERMIT.
7. THE PERMITTEE SHALL SAVE ALL RECORDS, INCLUDING THE N.O.I., SWMP, N.O.T., AND INSPECTION REPORTS, ON FILE FOR A MINIMUM OF THREE YEARS FROM THE DATE OF FILING THE N.O.T.
8. 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 THE N.O.T. IS SUBMITTED TO THE PLANNING & DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR.
9. 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, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
10. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

ALTERNATE BMP'S FOR RUN-OFF:


Geo Ridge


Filter Fabric Fencing

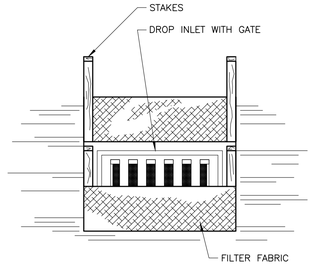

Straw Tubes

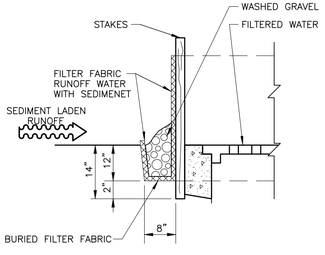

Filter Fabric Inlet Protection

* * * NOTE * * *

THIS EXHIBIT IS FOR USE BY THE "OPERATOR" AS DEFINED IN THE N.O.I. PROTECTIVE MEASURES AND B.M.P.'S NEEDED FOR CONSTRUCTION AND PROTECTION OF THE WATERS OF THE U.S., MAY BE HAND DRAWN ONTO THIS EXHIBIT BY THE OPERATOR. MULTIPLE COPIES OF THIS EXHIBIT HAVE BEEN PROVIDED FOR THE OPERATOR TO MODIFY AS NEEDED DURING CONSTRUCTION AND/OR AS CONDITIONS CHANGE. BMP DETAIL NO.'S 1, 2, & 3 MUST BE SHOWN ON THE PLAN WITH THEIR RESPECTIVE SYMBOLS. THE OPERATOR CAN CHOOSE THEIR LOCATION AS BEST FITS THE LOGISTICS OF CONSTRUCTION. THE TYPE OF RUNNOFF BMP'S EMPLOYED , AND AS DETERIMINED BY THE OPERATOR (SOME SHOWN IN DET. 4), MAY VARY WITH SEASONAL CONDITIONS, PHASES OF CONSTRUCTION, ETC. SILT LADEN STORM WATER RUN-OFF PREVENTION CAN BE ACCOMPLISHED BY ANY ONE OF THE BMP'S LISTED. MANY OTHER BMP'S EXIST OTHER THAN SHOWN AND MAY BE CHOSEN AND USED AT THE DISCRETION OF THE OPERATOR.

SPC-7 Storm Drain Inlet Protection Drawing





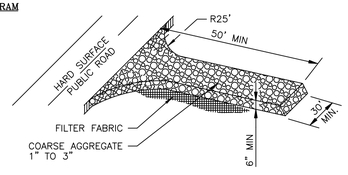
FILTER FABRIC FENCE DROP INLET FILTER

SYMBOL: S.C.E — BMP# EC-5

CONDITIONS WHERE PRACTICE APPLIES
- ___ PERIMETER CONTROL
- ___ SLOPE PROTECTION
- * SEDIMENT TRAPPING
- ___ DRAINAGEWAY & STREAM PROTECTION
- * TEMPORARY STABILIZATION
- ___ PERMANENT STABILIZATION & EXPOSURE LIMITS
- * NON-SEDIMENT POLLUTION CONTROL

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY

DIAGRAM



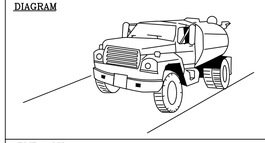
STABILIZED CONSTRUCTION ENTRANCE

SYMBOL: D.C. — BMP# EC-7

Use wet suppression (watering) for disturbed areas.

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY

DIAGRAM



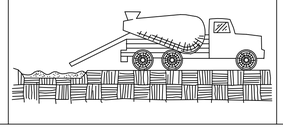
CONDITIONS WHERE PRACTICE APPLIES
- ___ PERIMETER CONTROL
- * SLOPE PROTECTION
- ___ SEDIMENT TRAPPING
- ___ DRAINAGE WAY & STREAM PROTECTION
- * TEMPORARY STABILIZATION
- ___ PERMANENT STABILIZATION & EXPOSURE LIMITS
- ___ NON-SEDIMENT POLLUTION CONTROL

BMP# GH-4

SYMBOL: W.A. — DESIGNATED WASHOUT AREA LOCATION PER PLAN, OR PER GENERL CONTRACTOR/OWNER

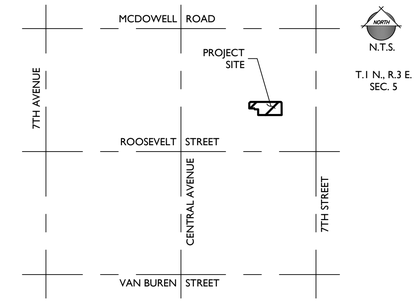
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY

DIAGRAM



CONDITIONS WHERE PRACTICE APPLIES
- ___ PERIMETER CONTROL
- ___ SLOPE PROTECTION
- ___ SEDIMENT TRAPPING
- ___ DRAINAGEWAY & STREAM PROTECTION
- ___ TEMPORARY STABILIZATION
- ___ PERMANENT STABILIZATION & EXPOSURE LIMITS
- * NON-SEDIMENT POLLUTION CONTROL

VICINITY MAP



CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DAN AUXIER, P.E.
EMAIL: dan.auxier@epsgroupinc.com

ARCHITECT:
SPS+ ARCHITECTS, LLP
8681 E. VIA DE NEGOCIO
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-0800
CONTACT: RICHARD BEGAY
EMAIL: richard.begay@spsplusarchitects.com

OWNER:
NATIVE AMERICAN CONNECTIONS
4520 N. CENTRAL AVE, SUITE 600
PHOENIX, ARIZONA 85012
PHONE: (602) 254-3247
FAX: (602) 256-7356
CONTACT: JOE KEEPER
EMAIL: j.keeper@nativeconnections.org

DESCRIPTION		SHEET NO
COVER SHEET	SW01	1
STORM WATER MANAGEMENT PLAN	SW02	2

PROJECT DATA
APN: 111-38-102
DISTURBANCE: 3.2±
NET ACREAGE: 2.1±

BASIS OF BEARING:
THE MONUMENT LINE OF EAST MORELAND STREET BETWEEN NORTH 3RD STREET AND NORTH 5TH STREET AS DESCRIBED ON A SINGLE-LOT SUBDIVISION OF DECK PARK VISTA UNIT 1, RECORDED IN BOOK 341, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA. DESCRIBED LINE BEARS NORTH 00°00'00" EAST.

BENCHMARK:
CITY OF PHOENIX BENCHMARK NO.878 (7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE.
ELEVATION = 1090.788' (COP/NAVD-29 DATUM).

ACCESSIBILITY NOTES:
CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH ADA 406, 405.2 THROUGH 405.5, AND 405.10 ADA 406.1

THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2010) ADA 403.3

FLOODPLAIN STATEMENT:
PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2205L WITH A DATE IDENTIFICATION OF OCTOBER 16, 2013, COMMUNITY 040048 (CITY OF MESA).

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

PROJECT DESCRIPTION
SWPP PLAN FOR A RESIDENTIAL MULTI-FAMILY BUILDING THAT INCLUDES ASSOCIATED AMENITIES AND PARKING GARAGE

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

EPS GROUP

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017
STORM WATER MANAGEMENT PLAN
COVER SHEET

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REVISIONS		
MARK	DATE	DESCRIPTION
1	XX-XX-21	1st Submittal

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-21-22 ARIZONA, U. S. A.

ORIGINAL ISSUE DATE: 01-06-2022

JOB No: 20-1344

SHEET: SW01

SEQUENCE #: 1 OF 2

KIVA: 21-2416
Q.S.: 12-28
SDEV: 2100253
PAPP: 2104061
CPSW: 2202241

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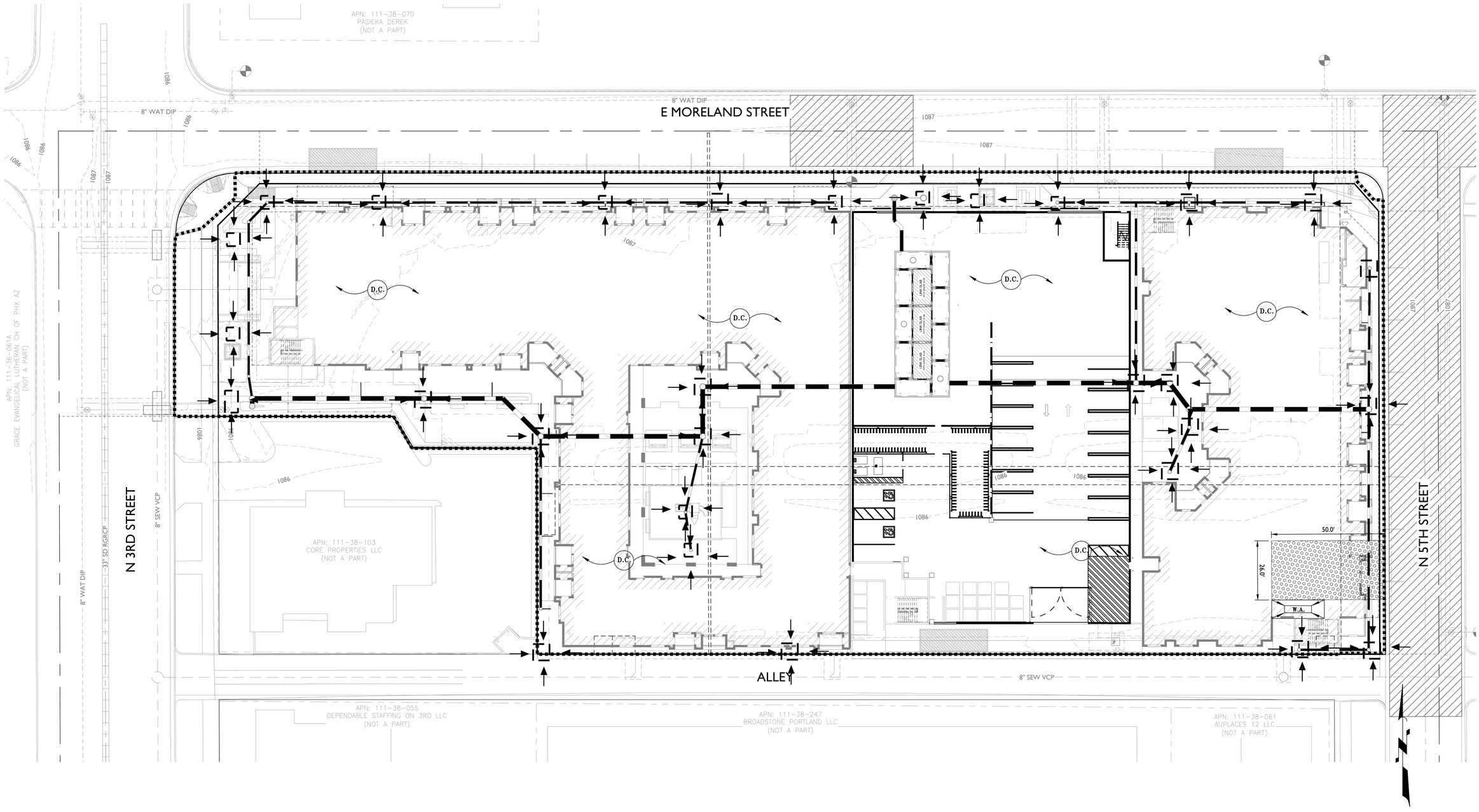
LEGEND

- STORM DRAIN
- SILT FENCE
- PROPOSED CATCH BASINS
- HEADWALL
- DRAINAGE DIRECTION
- D.C. — DUST CONTROL
- INLET PROTECTION
- W.A. — DESIGNATED WASHOUT AREA
- STABILIZED CONSTRUCTION ENTRANCE AND WASH BASIN SUGGESTED LOCATIONS. CONTRACTOR TO PROVIDE ACTUAL NUMBER OF ENTRANCES ONLY AS NEEDED.



20 0 20 40
scale: 1" = 20 feet

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017
STORM WATER MANAGEMENT PLAN

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REVISIONS		
MARK	DATE	DESCRIPTION
1	XX-XX-21	1st Submittal

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B. AUXIER
Date Signed 06-21-22
ARIZONA, U. S. A.

ORIGINAL ISSUE DATE: 01-06-2022

JOB No: 20-1344

SHEET:
SW02

SEQUENCE #:2 OF 2

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

FIRE LINE NOTES CITY OF PHOENIX

1. ALL CONSTRUCTION IN THE CITY OF PHOENIX R.O.W. IS TO CONFORM TO M.A.G. SPECIFICATIONS AND DETAILS AND CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS AND DETAILS, UNLESS MODIFIED ON THE PLANS.
2. PLANNING & DEVELOPMENT DEPARTMENT'S CIVIL/SITE INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS, AT (602) 262-7811.
3. IT IS REQUIRED THAT A FORMAL WRITTEN REQUEST FOR A FIRE LINE TURN-ON BE RECEIVED BY CIVIL ENGINEERING OF THE PLANNING AND DEVELOPMENT DEPARTMENT FROM CITY OF PHOENIX FIRE PREVENTION UPON COMPLETION OF THE FIRE LINE WORK. THIS JOB IS NOT COMPLETE UNTIL THIS HAS BEEN DONE AND THE LINE TURNED ON BY THE WATER SERVICES DEPARTMENT.
4. THE FOLLOWING M.A.G. DETAILS ARE SPECIFICALLY NOT APPROVED:
   390 CURB STOP WITH FLUSHING PIPE 391-1 VALVE BOX INSTALLATION
5. 8 X 2" TAPPED CAP WITH BALL VALVE RATE 300PSI OR GREATER AT THE END OF OFFSITE WORK IS REQUIRED ONSITE WORK IS NOT CONCURRENT WITH OFFSITE CONSTRUCTION. THE TAPPED CAP MUST BE INSTALLED BEFORE THE BACKFLOW PREVENTION DEVICE. STOP AT THE END OF OFFSITE WORK IS REQUIRED IF ONSITE WORK IS NOT CONCURRENT WITH OFFSITE CONSTRUCTION. THE TAPPED CAP MUST BE INSTALLED BEFORE THE BACKFLOW PREVENTION DEVICE.
6.
7. FIRE LINE CONNECTION TO CITY MAINS SHALL BE USED FOR FIRE PROTECTION SYSTEM ONLY. NO METERED SERVICES CAN BE CONNECTED TO A FIRE LINE
8. BACKFLOW PREVENTION DEVICES ARE REQUIRED ON ALL FIRE LINES. CONNECTIONS ARE TO BE IN ACCORDANCE WITH UNIVERSITY OF SOUTHERN CALIFORNIA - MANUAL OF CROSS-CONNECTION CONTROL. SEE BUILDING SAFETY FOR DETAILS. BACKFLOW DEVICES ARE TO BE SHOWN ON THE OFFSITE PLAN. FIRE LINES THAT ARE PROPOSED WITH BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED TO PROVIDE A CERTIFICATE OF APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH (USC-FCCCHR), PRIOR TO FIRE LINE PERMIT ISSUANCE, PER ARIZONA ADMINISTRATIVE CODE R18-4-115D.
9. BACKFLOW PREVENTION DEVICES SHALL NOT BE LOCATED IN DRIVEWAYS, VISIBILITY TRIANGLES, OR OTHER LOCATIONS WHERE ACCIDENTAL DAMAGE OR VISIBILITY OBSTRUCTION WOULD BE A LIKELY CONSEQUENCE.
10. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED OUTSIDE OF RIGHT-OF-WAY AT (OR NEAR) THE PROPERTY LINE (POINT OF SERVICE) AND SHALL BE FULLY ACCESSIBLE FOR THE PERIODIC TESTING, REPAIRS, AND REPLACEMENT. THERE SHALL BE AN UNOBSTRUCTED RADIUS OF NO LESS THAN THREE (3) FEET FROM THE OUTER PERIMETER OF THE BACKFLOW PREVENTION DEVICE PER THE 2006 PHOENIX FIRE CODE (INTERNATIONAL FIRE CODE) SECTION 901.10.
11. IN THE ABSENCE OF SPECIFIC PRESSURE DROP INFORMATION, THE DIAMETER OF THE INLET OR OUTLET OF ANY BACKFLOW PREVENTION DEVICE OR ITS CONNECTION PIPING SHALL NOT BE LESS THAN THE DIAMETER OF SUCH WATER DISTRIBUTION PIPING TO THE FIXTURES SERVED BY THE DEVICE, PER UPC 610.2. IF AVAILABLE, PRESSURE DROP INFORMATION SHALL BE PROVIDED WITH THE SUBMITTED PLANS.
12. LOOPED ONSITE FIRE LINE SYSTEMS SHALL BE PROVIDED A BACKFLOW PREVENTOR AT EACH POINT OF CONNECTION TO THE PUBLIC WATER SYSTEM, PER UPC 603.3.11.
13. ALL WORK MUST COMPLY WITH REQUIREMENTS OF THE CURRENT CITY OF PHOENIX TRAFFIC BARRICADE MANUAL.
14. PAVEMENT REPLACEMENT THICKNESS AND TYPE ARE TO BE PER M.A.G. SECTION 336 AND C.O.P. DETAIL -1200 TYPE B. CURB AND GUTTER REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL SECTION, PER M.A.G. STANDARD DETAIL 220. SIDEWALK REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL PANEL PER C.O.P. DETAIL P1230. AT THE DISCRETION OF THE CITY PHOENIX PLANNING AND DEVELOPMENT OFFSITE INSPECTOR, TUNNELING UNDER EXISTING CURB AND GUTTER, IN CITY OF PHOENIX R.O.W., WILL BE ALLOWED. TUNNELING UNDER EXISTING SIDEWALK WILL NOT BE ALLOWED IN THE CITY OF PHOENIX R.O.W.
15. MINIMUM COVERAGE OVER THE TOP OF PIPE SHALL BE FOUR (4) FEET IF THE MAIN IS LOCATED IN A MAJOR STREET OR THE MAIN IS 12" OR LARGER. OTHERWISE, THREE (3) FEET OF COVER OVER THE TOP OF THE PIPE IS REQUIRED.
16. COMPACTION SHALL COMPLY WITH M.A.G. SEC. 601, 95% MINIMUM IN A PUBLIC STREET.
17. A PAVEMENT CUT SURCHARGE MAY BE ASSESSED ON THIS PROJECT FOR NEW PAVEMENT CUTS FOR TRENCHING IN NEW ASPHALT PAVEMENT.
18. APPROVAL OF THESE PLANS SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE OR OTHER HEALTH/SAFETY ISSUE.
19. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OF THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

STAKING NOTES:

CALL THE BLUE STAKE CENTER (263-1100) 48 HOURS BEFORE DIGGING FOR LOCATION OF UNDERGROUND UTILITIES. ALL OFFSET OR REFERENCE STAKES SET BY THE ENGINEER ARE TO BE MAINTAINED INTACT. NO CLAIMS FOR ADDITIONAL COMPENSATION FOR CORRECTIONS SHALL BE PRESENTED TO ANY PARTY UNLESS SUCH STAKES ARE PRESENT AND THEIR ORIGIN IS VERIFIED. IF STAKES ARE NOT MAINTAINED INTACT, ALL CORRECTIONS SHALL BE MADE BY THE CONTRACTOR AT HIS EXPENSE. ONE SET OF STAKES WILL BE FURNISHED BY THE OWNER FOR THE WATER LINE, WATER SERVICES, FIRE HYDRANT LOCATIONS AND GRADE, SEWER LINES AND SERVICES, CONCRETE SUBGRADE AND A.B.C.. ALL ADDITIONAL STAKING TO BE CHARGED TO THE CONTRACTOR. 24 WORKING HOUR NOTICE IS REQUIRED FOR STAKING BY THE SUBDIVISION ENGINEER.

LEGEND:

- FIRE LINE
- BACKFLOW PREVENTER
- BLDG MOUNTED FDC
- COP VALVE NUMBER
- SAWCUT LINE
- ASPHALT REPLACEMENT

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 04-29-22 ARIZONA, U.S.A.

COORDINATION LIST			
DESCRIPTION	REPRESENTATIVE	DATE	PHONE
WATER			
SEWER			
ELECTRIC			
GAS			
POLICE			
FIRE			
TELEPHONE			
CABLE TV			
REFUSE			
SCHOOL DISTRICT			

ONSITE AND OFFSITE FIRELINE PLAN

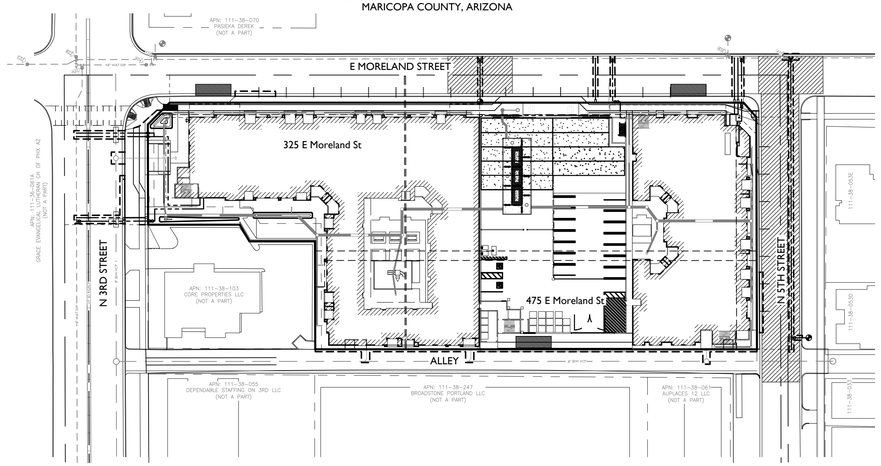
FOR

THE MORELAND

325 & 475 E MORELAND ST

PHOENIX, ARIZONA

A PORTION OF THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP
SCALE: 1"=60'

ESTIMATED QUANTITIES

QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY.
ENGINEER MAKES NO GUARANTEE OF ACCURACY.

ITEM		QUANTITY
	PARCEL 1 ONSITE FIRE LINE NOTES	
1	INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3	52 LF
2	D.I.P. CLASS 350 BEND, TYPE AND SIZE PER PLAN WITH THRUST BLOCKING PER NFPA #24	2 EA (2)
3	8" DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY PER C.O.P. STD. DETAIL P1352 AND DETAIL SHEET 1.	1 EA
4	FIRE RISER LOCAITON, SEE FIRE SPRINKLER PLAN FOR CONTINUATION.	1 EA
6	REMOVE PLUG AND EXTEND.	1 EA
	PARCEL 1 OFFSITE FIRE LINE NOTES	
1	INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3	62 LF (2)
2	INSTALL 8" x 8" TAPPING SLEEVE AND VALVE, VALVE BOX AND COVER PER M.A.G. STD. DETAIL 340 AND COP STD. DETAIL P1391. TAPPING SLEEVE TO CONFORM TO M.A.G. SPECIFICATION SUBSECTION 630.4.2(A) (1). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING PIPE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY FROM THE DESIGN DATA PRIOR TO BEGINNING WORK.	1 EA
3	8" x 2" TAPPED CAP WITH BALL VALVE RATED AT 300 PSI OR GREATER. (IF ONSITE WORK IS NOT CONCURRENT WITH OFFSITE CONSTRUCTION).	1 EA
4	CONCRETE ENCASED WATER CROSSING; SEPERATION AND PROTECTION PER MAG STD DTL 404 & SPECIFICATION 610; MAG STD DTL 370 & ANCHOR BLOCK PER MAG STD DTL 381 AND SPECIFICATION 610.	1 EA (2)
	PARCEL 2 OFFSITE FIRE LINE NOTES	
1	INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3	80 LF (2)
2	INSTALL 8" x 8" TAPPING SLEEVE AND VALVE, VALVE BOX AND COVER PER M.A.G. STD. DETAIL 340 AND COP STD. DETAIL P1391. TAPPING SLEEVE TO CONFORM TO M.A.G. SPECIFICATION SUBSECTION 630.4.2(A) (1). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING PIPE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY FROM THE DESIGN DATA PRIOR TO BEGINNING WORK.	2 EA
	PARCEL 2 ONSITE FIRE LINE NOTES	
1	INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3	37 LF (2)
3	8" DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY PER C.O.P. STD. DETAIL P1352 AND DETAIL SHEET 1.	2 EA
4	FIRE RISER LOCAITON, SEE FIRE SPRINKLER PLAN FOR CONTINUATION.	2 EA

CITY OF PHOENIX AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER _____ REGISTRATION NUMBER _____ DATE _____

AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER _____ REGISTRATION NUMBER _____ DATE _____

UTILITY DISCLAIMER

I HEREBY CERTIFY THAT ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA OF THIS PROJECT HAVE BEEN CONTACTED AND THE DATA PROVIDED IS SHOWN ON THIS PLAN. I AGREE TO INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS THE CITY OF PHOENIX, ITS OFFICERS, OFFICIALS, AGENTS, EMPLOYEES AND VOLUNTEERS FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS, LIABILITIES, DAMAGES, LOSSES, OR EXPENSES INCURRED FOR ANY UTILITY CONFLICTS THAT MAY ARISE.

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 04/29/22 ARIZONA, U.S.A.

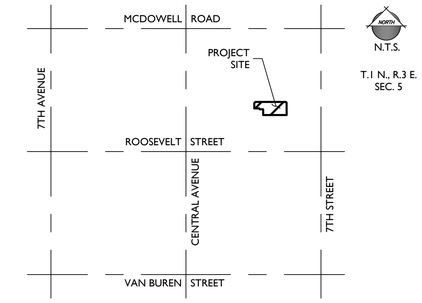
DANIEL B. AUXIER, PE _____ 04/29/2022
REGISTERED ENGINEER AND SEAL DATE

APPROVAL BLOCK

APPROVED FOR:
CITY OF PHOENIX

_____ DATE _____
COUNTY HEALTH DELEGATE
PLANNING & DEVELOPMENT DEPARTMENT

VICINITY MAP



CIVIL ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DAN AUXIER, P.E.
EMAIL: dan.auxier@epsgroupinc.com

ARCHITECT:

SPS+ ARCHITECTS, LLP
8681 E. VIA DE NEGOCIO
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-0800
CONTACT: RICHARD BEGAY
EMAIL: richard.begay@spsplusarchitects.com

OWNER:

NATIVE AMERICAN CONNECTIONS
4520 N. CENTRAL AVE, SUITE 600
PHOENIX, ARIZONA 85012
PHONE: (602) 254-3247
FAX: (602) 256-7356
CONTACT: JOE KEEPER
EMAIL: j.keeper@nativeconnections.org

DESCRIPTION		SHEET NO
COVER SHEET	CS01	1
DETAIL SHEET	DT01	2
FIRE PLAN	FP01	3

PROJECT DATA

APN: 111-38-102
GROSS ACREAGE: 3.2±
NET ACREAGE: 2.1±

BASIS OF BEARING:

THE MONUMENT LINE OF EAST MORELAND STREET BETWEEN NORTH 3RD STREET AND NORTH 5TH STREET AS DESCRIBED ON A SINGLE-LOT SUBDIVISION OF DECK PARK VISTA UNIT 1, RECORDED IN BOOK 341, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA. DESCRIBED LINE BEARS NORTH 00°00'00" EAST.

BENCHMARK:

CITY OF PHOENIX BENCHMARK NO.878 (7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE.
ELEVATION = 1090.788' (COP/NAVD-29 DATUM).

ACCESSIBILITY NOTES:

CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH ADA 406, 405.2 THROUGH 405.5, AND 405.10 ADA 406.1

THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2010) ADA 403.3

PROJECT DESCRIPTION

TIE INTO EXISTING 8" WATERLINE WITHIN 3RD STREET FOR PHASE 1 AND TIE INTO THE EXISITNG 8" WATERLINE WITHIN MORELAND STREET FOR PHASE 2 PROVIDE A FIRE LINE THE FIRE FLOW DEMANDS FOR A COMMERCIAL BUILDING.

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017
COVER SHEET

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REVISIONS		
MARK	DATE	DESCRIPTION
1	01-13-22	1st Submittal
2	04-07-23	SRP Coordination

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-21-22 ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET: CS01

SEQUENCE #: 1 OF 3

Call at least two full working days before you begin excavation. ARIZONA811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602)263-1100

KIVA:	21-2416
Q.S.:	12-28
SDEV:	2100253
PAPP:	2104061

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GRADING AND DRAINAGE NOTES (CITY OF PHOENIX)

1. A GRADING PERMIT IS REQUIRED UNDER CHAPTER 32A OF THE PHOENIX CITY CODE.
2. WHEN HAUL PERMITS ARE REQUIRED, THEY MUST BE OBTAINED PRIOR TO OR CONCURRENTLY WITH THE GRADING AND DRAINAGE PERMIT.
3. EXCAVATING CONTRACTOR MUST GIVE LOCATION FOR WASTING EXCESS EXCAVATION AND A LETTER FROM OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING ON-SITE CONSTRUCTION. IF EXCESS EXCAVATION EXCEEDS 100 CUBIC YARDS, THE DISPOSAL SITE WILL ALSO REQUIRE A GRADING AND DRAINAGE PERMIT.
4. PLANNING & DEVELOPMENT DEPARTMENT FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ONSITE AND/OR OFF-SITE CONSTRUCTION BEGINS, TELEPHONE (602) 262-7811.
5. STAKING PAD ELEVATIONS IS THE RESPONSIBILITY OF THE OWNER AND HIS ENGINEER. THE OWNER'S ENGINEER SHALL SUBMIT THREE SEALED COPIES OF THIS GRADING AND DRAINAGE PLAN DESIGNATED AS "RECORD DRAWING" (BEARING AN ORIGINAL SIGNATURE) PRIOR TO THE REQUEST FOR FINAL INSPECTION.
6. PAD CERTIFICATIONS WILL BE REQUIRED ON ALL LOTS WITHIN THE SUBDIVISION AND SUBMITTED TO THE CIVIL/SITE INSPECTOR PRIOR TO ANY CONCRETE CONSTRUCTED IN THE RIGHT-OF-WAY. PAD CERTIFICATION CAN BE SUBMITTED TO THE CIVIL/SITE INSPECTOR BY EITHER SUBMITTING ONE APPROVED BLACK-LINE AS-BUILT GRADING AND DRAINAGE PLAN OR IN LETTER FORMAT SHOWING THE DESIGN AND AS-BUILT PAD ELEVATIONS AS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN. IT IS REQUIRED THAT THE AS-BUILT PLAN AND LETTER BE SEALED BY A CIVIL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
9. GRADING AND DRAINAGE PLAN APPROVAL INCLUDES THE CONSTRUCTION OF ALL SURFACE IMPROVEMENTS SHOWN ON THE APPROVED PLAN, INCLUDING, BUT NOT LIMITED TO, RETENTION AREAS, SEDIMENTATION BASINS, AND/OR OTHER
DRAINAGE FACILITIES, DRAINAGE PATTERNS, WALLS, CURBS, ASPHALT PAVEMENT, AND BUILDING FLOOR ELEVATION.
10. GRADES SHOWN IN RETENTION BASINS ARE DESIGN FINISHED GRADES. SHOULD THE CONTRACTOR OR ANY SUBCONTRACTOR PLAN TO PLACE SPOIL DIRT FROM FOOTINGS, UTILITY TRENCHES, LANDSCAPING, SWIMMING POOLS, ETC. IN THE
BASINS, THE BASINS SHOULD BE SUFFICIENTLY OVER-EXCAVATED DURING THE ROUGH GRADING OPERATION TO ALLOW FOR THE PLACEMENT OF THE FILL OR LANDSCAPING MATERIALS.
11. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED PER PLAN BECAUSE OF CONFLICTS, THE
CONTRACTOR SHOULD DISCUSS MODIFICATION OF BASIN CONFIGURATION WITH THE CITY INSPECTOR TO DETERMINE IF A PLAN REVISION OR A FIELD CHANGE IS REQUIRED.
12. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS, OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
13. PER SECTION 6.8.7 OF THE CITY OF PHOENIX STORM WATER POLICIES AND STANDARDS, SIDE SLOPES OF STORM WATER STORAGE FACILITIES SHALL BE NO STEEPER THAN 5:1 FOR IRRIGATED GRASS AREAS AND 3:1 FOR LANDSCAPE
AREAS. SLOPE STABILIZATION MEASURES ARE REQUIRED FOR ALL SLOPES GREATER THAN 5:1. THE SLOPE STABILIZATION MEASURES MUST BE READILY MAINTAINABLE USING COMMON MAINTENANCE EQUIPMENT AND BE DESIGNED WITH
CONSIDERATION TO AESTHETICS. THE SLOPE STABILIZATION MEASURES SHALL BE CONSISTENT WITH COMMONLY USED ENGINEERING PRACTICES. UN-STABILIZED DECOMPOSED GRANITE IS NOT ALLOWED ON SLOPES GREATER THAN 5:1.
14. ALL RETAINING WALLS ARE TO BE REVIEWED, PERMITTED, AND INSPECTED BY THE BUILDING SAFETY BRANCH OF THE PLANNING & DEVELOPMENT DEPARTMENT. ALL RETAINING WALLS ARE TO BE IN ACCORDANCE WITH SECTION 703 OF THE ZONING ORDINANCE AND SECTION 32-32 OF THE SUBDIVISION ORDINANCE FOR SPECIFIC WALL HEIGHT REQUIREMENTS.
USE PERMIT FOR IS REQUIRED FOR ALL OVER-HEIGHT RETAINING WALLS
15. ALL RAMPS MUST MEET 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND CITY OF PHOENIX SUPPLEMENT TO M.A.G. UNIFORM STANDARD SPECIFICATIONS AND DETAILS; 2% MAX CROSS SLOPES AND12:1 MAX LONGITUDINAL SLOPES.
16. CERTIFICATE OF OCCUPANCY (C OF O) AND/OR FINAL ELECTRICAL CLEARANCE FOR ANY BUILDING IS DENIED UNTIL ALL GRADING AND DRAINAGE IMPROVEMENTS ARE COMPLETED.
17. EXISTING OR NEWLY DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED, AS NOTED BY CITY INSPECTORS, BEFORE FINAL ACCEPTANCE OF THE WORK.
18. THE ENGINEERING DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
19. THE CITY OF PHOENIX POLICE DEPARTMENT ENFORCES LAWS REGULATING THE OPERATION OF COMMERCIAL VEHICLES. THIS INCLUDES ENFORCEMENT OF FEDERAL, STATE, COUNTY AND LOCAL LAWS AND ORDINANCES. QUESTIONS REGARDING COMMERCIAL VEHICLE ENFORCEMENT MAY BE DIRECTED TO THE COMMERCIAL VEHICLE ENFORCEMENT SUPERVISOR AT (602) 495-7813 (TRAFFIC BUREAU SOUTH) OR (602) 495-6784 (TRAFFIC BUREAU NORTH).
20. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

NOTES FOR PAVING (CITY OF PHOENIX)

1. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601.
2. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
3. THE ENGINEERING DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES. IN ADDITION, THE PROPERTY OWNER MUST DEDICATE STREETS IN ACCORDANCE WITH MINIMUM RIGHT-OF-WAY STANDARDS MAP (ORDINANCE NO. 437, LATEST AMENDMENT).
4. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.
5. THE CITY OF PHOENIX PLANNING AND DEVELOPMENT CIVIL/SITE INSPECTION GROUP, 602-262-7811
VOICE OR 602-534-5500 TTY, SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
6. EXISTING OR NEWLY DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED, AS NOTED BY CITY INSPECTORS, BEFORE FINAL ACCEPTANCE OF THE WORK.
7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
8. THE ACTUAL POINT OF PAVEMENT MATCHING, AND/OR TERMINATION, SHALL BE DETERMINED IN THE FIELD BY THE PLANNING AND DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR.
9. AN APPROVED PAVING PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
10. OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
11. ALL EXISTING CATCH BASINS MUST BE RE-LOCATED WHEN THEY ARE SHOWN IN A NEWLY PROPOSED DRIVEWAY.
12. CONSTRUCTION OF SURFACE IMPROVEMENTS SHALL NOT BEGIN UNTIL CONFLICTING UNDERGROUND UTILITY CONSTRUCTION IS COMPLETED AND SERVICE CONNECTIONS TO ALL PLATTED LOTS HAVE BEEN ADEQUATELY EXTENDED PAST THE RIGHT-OF- WAY.
13. THE PERMIT HOLDER SHALL ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, INCLUDING ANY STREET LIGHTS, AND SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. RELOCATION OF WATER METERS SHALL BE DONE BY THE WATER SERVICES DEPARTMENT AFTER PAYMENT OF PREVAILING FEES. RELOCATION OF CITY FIRE HYDRANTS REQUIRE A SEPARATE PLAN REVIEW AND PERMIT AT THE DEVELOPER'S EXPENSE.
14. ALL FRAMES, COVERS, VALVE BOXES, AND MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO COMPLETION OF PAVING OR RELATED CONSTRUCTION. ADJUSTMENT OF EXISTING "TYPE A" OR "TYPE B" WATERLINE VALVE BOXES IN THE PARKWAY SHALL BE CONSIDERED INCIDENTAL TO PARKWAY GRADING. EXISTING "TYPE B" WATERLINE VALVE BOXES SHALL BE REPLACED WITH "TYPE A" BOXES PER COP STANDARD DETAIL P1391.
15. GRADING BETWEEN BACK OF CURB AND PROPERTY LINE SHALL BE LIMITED TO 4:1 SLOPE.
16. CERTIFICATE OF OCCUPANCY (C OF O) AND/OR FINAL ELECTRICAL CLEARANCE FOR ANY BUILDING IS DENIED UNTIL ALL OFFSITE IMPROVEMENTS ARE COMPLETED.
17. TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE CITY LANDSCAPE ARCHITECT. THE PERMIT HOLDER SHALL BE RESPONSIBLE FOR OBTAINING AUTHORIZATION TO REMOVE AND/OR RELOCATE SAID TREES OR SHRUBBERY BY CALLING THE PARKS & RECREATION DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RELOCATIONS AT 602-262-6862.
18. THE PLANNING AND DEVELOPMENT CIVIL/SITE INSPECTOR MUST CONTACT STREET TRANSPORTATION DEPARTMENT, TRAFFIC SERVICES DIVISION AT 602-495-0205 VOICE OR 602-534-5500 TTY TWO (2) WEEKS PRIOR TO COMPLETION OF PAVING WORK FOR SIGNING & STRIPING.
19. A PAVEMENT CUT SURCHARGE SHALL BE ASSESSED ON THIS PROJECT FOR ANY TRENCHING OR POTHOLING IN NEW ASPHALT PAVEMENT THAT IS LESS THAN 30 MONTHS OLD. SURCHARGE FEES ASSESSED ARE IN ADDITION TO THE REGULAR PERMIT FEES AND ARE OVER AND ABOVE ANY SPECIAL BACKFILL, COMPACTION, AND PAVEMENT REPLACEMENT STIPULATIONS THAT MAY BE IMPOSED AS A CONDITION OF PERMITTING. PAVEMENT CUT SURCHARGE FEES IS ASSESSED IN ACCORDANCE WITH SECTION 31-38 OF THE PHOENIX CITY CODE.

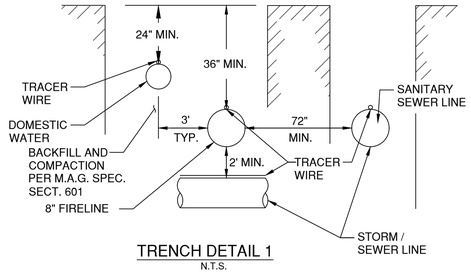
ENGINEERS GENERAL CONSTRUCTION NOTES:

1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON HIMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THEM WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.
2. THE PLANS PREPARED FOR THIS PROJECT PRESENT A DESCRIPTION OF THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND DETERMINE, FROM HIS OWN INSPECTION, THE CONDITIONS UNDER WHICH IT IS TO BE PERFORMED. THE CONTRACTOR, BY MAKING HIS BID, REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, THE TYPE OF WORK TO BE PERFORMED, EVALUATED THE DIFFICULTY OF PERFORMING THE REQUIRED TASKS, AND THE LABOR, EQUIPMENT AND MATERIAL THAT ARE REQUIRED TO PROVIDE A COMPLETE PROJECT.
3. THE CONTRACTOR SHALL VERIFY WITH THE DESIGN ENGINEER THAT HE HAS THE MOST CURRENT SET OF CONSTRUCTION PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST KEEP THE APPROVED SET OF PLANS ON-SITE FROM START OF CONSTRUCTION TO PROJECT COMPLETION. ANY CONSTRUCTION OR INSTALLATION BASED ON OUT-OF-DATE PLANS SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
4. QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING A BID FOR THIS WORK.
5. UNLESS NOTED OTHERWISE, THIS PROJECT WAS DESIGNED IN AN EFFORT TO BALANCE THE EARTHWORK AS MUCH AS POSSIBLE. ANY EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR'S BID SHALL INCLUDE ALL COSTS ASSOCIATED WITH IMPORTING AND PLACING MATERIAL OR STOCKPILING, HAULING AND DISPOSING OF EXCESS MATERIAL IN ACCORDANCE WITH THEIR CALCULATIONS AND DETERMINATION.
6. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDER-GROUND UTILITIES SHOWN ON THESE PLANS.
7. THE CONTRACTOR SHALL CALL BLUE STAKE PRIOR TO CONSTRUCTION AND VERIFY THE PRESENCE OF UTILITIES AND SHALL PROTECT ANY OVERHEAD OR UNDERGROUND UTILITIES DURING CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE UNDERGROUND UTILITIES AND/OR STRUCTURES IF NECESSARY TO VERIFY UNDERGROUND UTILITIES. WHERE EXISTING UNDERGROUND UTILITIES ARE EXPOSED, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY FOR INSPECTION PRIOR TO BACKFILLING.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL POINTS OF CONNECTION PRIOR TO DIGGING BEYOND THE POINT OF CONNECTION.
9. CONSTRUCTION OF THE SEWER LINE SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT OF CONNECTION AND SHALL PROGRESS UPSTREAM FROM THAT POINT.
10. ALL HANDICAP ACCESS RAMPS, PARKING STALLS, AND DELINEATED WALKWAYS SHALL BE CONSTRUCTED AND MARKED IN ACCORDANCE WITH CURRENT FEDERAL AND/OR LOCAL A.D.A. STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES PRIOR TO CONSTRUCTING AND/OR STRIPING TO CONFIRM CURRENT REQUIREMENTS.
11. ALL SLOPES HIGHER THAN ONE (1) FOOT AND STEEPER THAN 20:1, UNLESS LINED WITH TURF, SHALL BE COMPACTED AND TESTED PER MAG SPECIFICATION 215. RE-COMPACTION IS RECOMMENDED PER MAG SPECIFICATION 215 AFTER INSTALLATION OF IRRIGATION LINES, AND STABILIZATION OF DECOMPOSED GRANITE IS ALSO RECOMMENDED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION. NO PONDING DEEPER THAN 0.05' IS PERMITTED WITHIN 10' OF ANY BUILDING.
13. THE CLIENT AND CONTRACTOR ASSUME ALL RESPONSIBILITY AND COSTS INCURRED IF THEY ELECT TO LANDSCAPE RETENTION BASINS BEFORE THE REQUIRED RETENTION VOLUMES HAVE BEEN CERTIFIED BY THE ENGINEER.
14. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE OWNER'S ENGINEER-OF-RECORD PRIOR TO BACKFILLING ANY WET OR DRY UTILITY MAIN OR SERVICE LINES TO ENSURE ALL INSPECTIONS AND TESTING HAS BEEN COMPLETED. NO UTILITY LINES SHALL BE BACKFILLED UNTIL AS-BUILT HORIZONTAL AND VERTICAL LOCATIONS HAVE BEEN OBTAINED. ANY ADDITIONAL COST REQUIRED
15. THE CONTRACTOR SHALL REGISTER ALL DRYWELLS WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY AT THE CONCLUSION OF INSTALLATION AND TESTING. DRYWELL REGISTRATION NUMBERS SHALL BE PROVIDED TO THE OWNER AND ENGINEER OR RECORD.

NOTES FOR PRIVATE FIRE LINE PLAN

1. PLASTIC UNDERGROUND PIPING SHALL HAVE A CONTINUOUS 18 GAUGE (OR LARGER) COPPER TRACER WIRE INSTALLED WITH AND ATTACHED TO PLASTIC PIPING MATERIAL.
2. ONE SECTIONAL VALVE SHALL BE PLACED ON PRIVATE MAIN SUPPLY TO ISOLATE EVERY 4-6 CONNECTIONS TO EITHER SPRINKLERS OR HYDRANTS, WHICH EACH SPRINKLER LEAD-IN AND HYDRANT FEED REQUIRES THEIR OWN CONTROL VALVE.

NOTE:
TRACER WIRE OR OTHER APPROVED MEANS OF LOCATING UNDERGROUND PIPE SHALL BE PLACED ON ALL UNDERGROUND NON-METALLIC WATER AND SEWER PIPES.



TRENCH DETAIL 1
N.T.S.

Series 709
Double Check Valve Assemblies

Sizes: 2½" – 10" (65 – 250mm)

Series 709 Double Check Valve Assemblies are designed to prevent the reverse flow of polluted water from entering into the potable water system. This series can be applied, where approved by the local authority having jurisdiction, on non-health hazard installations. Series 709 features a modular check design concept to facilitate easy maintenance. Check with local jurisdictional authority as to installation requirements.

Features

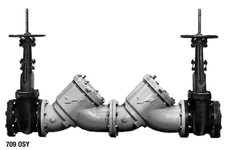
- Replaceable bronze seats
- Maximum flow at low pressure drop
- Design simplicity for easy maintenance
- No special tools required for servicing
- Captured spring assemblies for safety
- Approved for vertical flow up installation

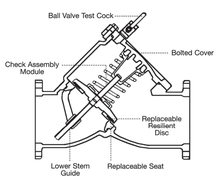
Models

Suffix:
NRS – non-rising stem resilient seated gate valves
OSY – UL/FM outside stem and yoke resilient seated gate valves
S-FDA – FDA epoxy coated strainer
BB – bronze body - 2½" – 3" (64 – 76mm)
QT – quarter-turn ball valves
QT-FDA – FDA epoxy coated ball valve shutoffs
LF – without shutoff valves

Specifications

A Double Check Valve Assembly shall be installed at referenced cross-connections to prevent the backflow of polluted water into the potable water supply. The cross-connections shall be determined by local inspection authority for use where a high hazard situation does not exist. Valve shall feature modular check assemblies with center stem guiding. Each check module shall have a captured spring and be accessible through a bolted cover plate. Seats shall be replaceable without special tools. It shall be a complete assembly including tight-closing resilient seated shutoff valves, test cocks, and a strainer is recommended. The assembly shall meet the requirements of ASSE No. 1015; AWWA C510-92; CSA B64.5 and UL Classified File No. EX3185. Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California. Assembly shall be a Watts Regulator Company Series 709.


709 OSY



Check Assembly Module

Series 709 features a modular design concept which facilitates complete maintenance and assembly by retaining the spring load. Also, the first and second check module are identical and can be interchanged.

IMPORTANT: *INQUIRE WITH GOVERNING AUTHORITIES FOR LOCAL INSTALLATION REQUIREMENTS*

Now Available
WattsBox Insulated Enclosures.
For more information, send for literature ES-WB.

Materials

Check Valve Bodies: Epoxy coated cast iron
Seats: Bronze

Pressure — Temperature

Temperatures Range: 33°F – 110°F (0.5°C – 43°C) continuous, 140°F (60°C) intermittent
Maximum Working Pressure: 175psi (12.1 bar)

Standards

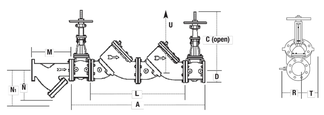
AWWA C510-92
IAPMO PA 31
USC Manual for Cross-Connection Control, 8th Edition

Approvals

1015 B64.5

Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California. Sizes 4" – 10" (100 – 250mm) approved horizontal and vertical "flow up". Size 2½" and 3" (65 – 80mm) approved horizontal only.
Factory Mutual approved 4" – 10" (80 – 250mm) vertical "flow up" with OSY gate valves only.
Note: Model "S" not listed

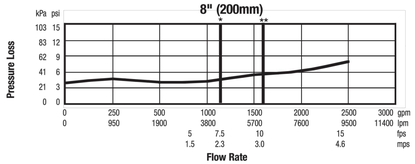
Dimensions — Weights



SIZE (DN)	DIMENSIONS																	
	A		C (OSY)		C (NRS)		D		L		U*		M		N	
in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm
2½	65	39⅝	1000	16⅛	416	9⅛	238	3½	89	24⅛	613	11	279	10	254	6½	165
3	80	40⅝	1025	18⅞	479	10¼	260	3¾	95	24⅛	613	14	356	10⅛	257	7	178
4	100	52⅛	1330	22⅛	578	12⅛	310	4½	114	34⅛	867	14	356	12⅛	308	8¼	210
6	150	62⅛	1597	30¼	765	16	406	5½	140	41⅛	1057	16	406	18½	470	13½	343
8	200	75	1905	37½	959	19¹⁵⁄₁₆	506	6½	165	52	1321	21	533	21⅛	549	15½	394
10	250	90	2286	45⅛	1162	23¹⁵⁄₁₆	605	8	203	64	1626	25	635	26	660	18½	470

SIZE (DN)	DIMENSIONS										WEIGHT						STRAINER	
		N1†		R		R✥		T		NRS		OSY		QT		Weight	
in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	lbs.	kgs.	lbs.	kgs.	lbs.	kgs.	lbs.	kgs.
2½	65	10	254	4	102	16	406	3	76	167	76	170	77	154	70	28	13
3	80	10	254	5	127	16	406	3	76	167	76	170	77	162	73	34	15
4	100	12	305	6	152	19½	502	6	152	368	167	383	174	275	125	60	27
6	150	20	508	11	279	26	660	7½	191	627	284	707	321	611	277	122	56
8	200	22½	578	11½	286	11½	286	9	229	1201	545	1307	593	1419	644	247	112
10	250	28	711	12½	318	12½	318	10½	260	2003	909	2073	940	2466	1119	370	168

† - Dimension required for screen removal. ✥Quarter-turn (QT) valve dimensions.
*Service clearance for check assembly from center.



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THE MORELAND
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REVISIONS

MARK	DATE	DESCRIPTION
1	01-13-22	1st Submittal
2	04-07-23	SRP Coordination

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B. AUXIER
Date Signed 06-23-23
ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:
DT01

SEQUENCE #: 2 OF 3

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Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

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NOTE:

CONTRACTED POTHOLE EXISTING UTILITIES AT CROSSINGS OF FIRELINE & NOTIFY ENGINEER IF THERE IS A CONFLICT (PROVIDE 1' MIN SEPARATION FROM EX. UTILITY)

PARCEL 1 ONSITE FIRE LINE NOTES

1. INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3 — 52 LF
2. D.I.P. CLASS 350 BEND, TYPE AND SIZE PER PLAN WITH THRUST BLOCKING PER NFPA #24 — 2 EA
3. 8" DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY PER C.O.P. STD. DETAIL P1352 AND DETAIL SHEET 1. — 1 EA
4. FIRE RISER LOCAITON, SEE FIRE SPRINKLER PLAN FOR CONTINUATION. — 1 EA
6. REMOVE PLUG AND EXTEND. — 1 EA

PARCEL 1 OFFSITE FIRE LINE NOTES

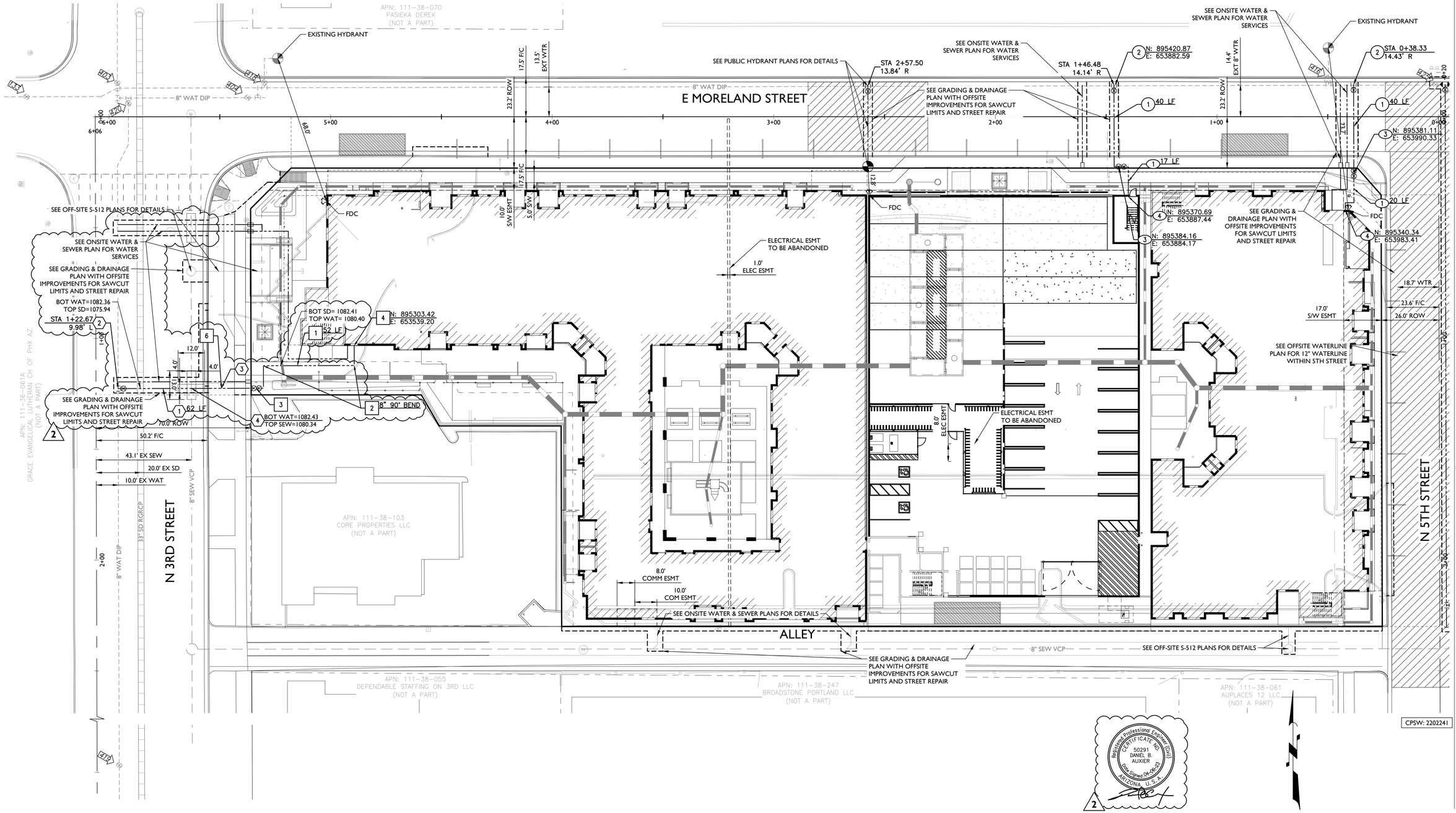
1. INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3 — 62 LF
2. INSTALL 8" x 8" TAPPING SLEEVE AND VALVE, VALVE BOX AND COVER PER M.A.G. STD. DETAIL 340 AND COP STD. DETAIL P1391. TAPPING SLEEVE TO CONFORM TO M.A.G. SPECIFICATION SUBSECTION 630.4.2(A) (1). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING PIPE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY FROM THE DESIGN DATA PRIOR TO BEGINNING WORK. — 2 EA
3. 8" x 2" TAPPED CAP WITH BALL VALVE RATED AT 300 PSI OR GREATER. (IF ONSITE WORK IS NOT CONCURRENT WITH OFFSITE CONSTRUCTION). — 1 EA
4. CONCRETE ENCASED WATER CROSSING; SEPERATION AND PROTECTION PER MAG STD DTL 404 & SPECIFICATION 610; MAG STD DTL 370 & ANCHOR BLOCK PER MAG STD DTL 381 AND SPECIFICATION 610. — 1 EA

PARCEL 2 OFFSITE FIRE LINE NOTES

1. INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3 — 80 LF
2. INSTALL 8" x 8" TAPPING SLEEVE AND VALVE, VALVE BOX AND COVER PER M.A.G. STD. DETAIL 340 AND COP STD. DETAIL P1391. TAPPING SLEEVE TO CONFORM TO M.A.G. SPECIFICATION SUBSECTION 630.4.2(A) (1). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING PIPE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY FROM THE DESIGN DATA PRIOR TO BEGINNING WORK. — 2 EA

PARCEL 2 ONSITE FIRE LINE NOTES

1. INSTALL 8" DIP CLASS 350, POLYETHYLENE WRAPPED PER COP SUPPLEMENT TO MAG SPECS SEC. 750.2, MAG SEPS SEC. 610.6.2 & 610.6.3 — 37 LF
3. 8" DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY PER C.O.P. STD. DETAIL P1352 AND DETAIL SHEET 1. — 2 EA
4. FIRE RISER LOCAITON, SEE FIRE SPRINKLER PLAN FOR CONTINUATION. — 2 EA



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THE MORELAND
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FIRE LINE PLAN

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REVISIONS

MARK	DATE	DESCRIPTION
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REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 04-07-23 ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

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SHEET: FP01

SEQUENCE #: 3 OF 3

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4. QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING A BID FOR THIS WORK.
5. UNLESS NOTED OTHERWISE, THIS PROJECT WAS DESIGNED IN AN EFFORT TO BALANCE THE EARTHWORK AS MUCH AS POSSIBLE. ANY EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR'S BID SHALL INCLUDE ALL COSTS ASSOCIATED WITH IMPORTING AND PLACING MATERIAL OR STOCKPILING, HAULING AND DISPOSING OF EXCESS MATERIAL IN ACCORDANCE WITH THEIR CALCULATIONS AND DETERMINATION.
6. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDER-GROUND UTILITIES SHOWN ON THESE PLANS.
7. THE CONTRACTOR SHALL CALL BLUE STAKE PRIOR TO CONSTRUCTION AND VERIFY THE PRESENCE OF UTILITIES AND SHALL PROTECT ANY OVERHEAD OR UNDERGROUND UTILITIES DURING CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE UNDERGROUND UTILITIES AND/OR STRUCTURES IF NECESSARY TO VERIFY UNDERGROUND UTILITIES. WHERE EXISTING UNDERGROUND UTILITIES ARE EXPOSED, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY FOR INSPECTION PRIOR TO BACKFILLING.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL POINTS OF CONNECTION PRIOR TO DIGGING BEYOND THE POINT OF CONNECTION.
9. CONSTRUCTION OF THE SEWER LINE SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT OF CONNECTION AND SHALL PROGRESS UPSTREAM FROM THAT POINT.
10. ALL HANDICAP ACCESS RAMPS, PARKING STALLS, AND DELINEATED WALKWAYS SHALL BE CONSTRUCTED AND MARKED IN ACCORDANCE WITH CURRENT FEDERAL AND/OR LOCAL A.D.A. STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES PRIOR TO CONSTRUCTING AND/OR STRIPING TO CONFIRM CURRENT REQUIREMENTS.
11. ALL SLOPES HIGHER THAN ONE (1) FOOT AND STEEPER THAN 20:1, UNLESS LINED WITH TURF, SHALL BE COMPACTED AND TESTED PER MAG SPECIFICATION 215. RE-COMPACTION IS RECOMMENDED PER MAG SPECIFICATION 215 AFTER INSTALLATION OF IRRIGATION LINES, AND STABILIZATION OF DECOMPOSED GRANITE IS ALSO RECOMMENDED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION. NO PONDING DEEPER THAN 0.05' IS PERMITTED WITHIN 10' OF ANY BUILDING.
13. THE CLIENT AND CONTRACTOR ASSUME ALL RESPONSIBILITY AND COSTS INCURRED IF THEY ELECT TO LANDSCAPE RETENTION BASINS BEFORE THE REQUIRED RETENTION VOLUMES HAVE BEEN CERTIFIED BY THE ENGINEER.
14. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE OWNER'S ENGINEER-OF-RECORD PRIOR TO BACKFILLING ANY WET OR DRY UTILITY MAIN OR SERVICE LINES TO ENSURE ALL INSPECTIONS AND TESTING HAS BEEN COMPLETED. NO UTILITY LINES SHALL BE BACKFILLED UNTIL AS-BUILT HORIZONTAL AND VERTICAL LOCATIONS HAVE BEEN OBTAINED. ANY ADDITIONAL COST REQUIRED
15. THE CONTRACTOR SHALL REGISTER ALL DRYWELLS WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY AT THE CONCLUSION OF INSTALLATION AND TESTING. DRYWELL REGISTRATION NUMBERS SHALL BE PROVIDED TO THE OWNER AND ENGINEER OR RECORD.

STAKING NOTES:

CALL THE BLUE STAKE CENTER (263-1100) 48 HOURS BEFORE DIGGING FOR LOCATION OF UNDERGROUND UTILITIES. ALL OFFSET OR REFERENCE STAKES SET BY THE ENGINEER ARE TO BE MAINTAINED INTACT. NO CLAIMS FOR ADDITIONAL COMPENSATION FOR CORRECTIONS SHALL BE PRESENTED TO ANY PARTY UNLESS SUCH STAKES ARE PRESENT AND THEIR ORIGIN IS VERIFIED. IF STAKES ARE NOT MAINTAINED INTACT, ALL CORRECTIONS SHALL BE MADE BY THE CONTRACTOR AT HIS EXPENSE. ONE SET OF STAKES WILL BE FURNISHED BY THE OWNER FOR THE WATER LINE, WATER SERVICES, FIRE HYDRANT LOCATIONS AND GRADE, SEWER LINES AND SERVICES, CONCRETE SUBGRADE AND A.B.C.. ALL ADDITIONAL STAKING TO BE CHARGED TO THE CONTRACTOR. 24 WORKING HOUR NOTICE IS REQUIRED FOR STAKING BY THE SUBDIVISION ENGINEER.

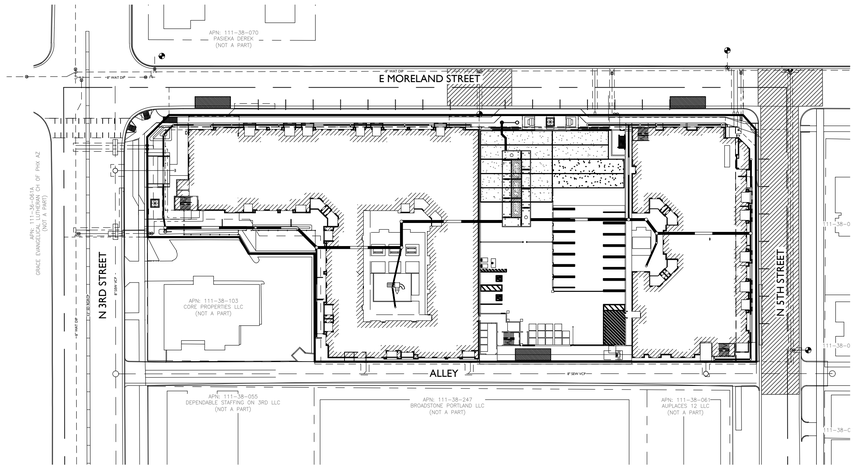
ONSITE WATER & SEWER PLUMBING PLAN

FOR

THE MORELAND

PHOENIX, ARIZONA

A PORTION OF THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP
SCALE: 1"=60'

ESTIMATED QUANTITIES

QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY. ENGINEER MAKES NO GUARANTEE OF ACCURACY.

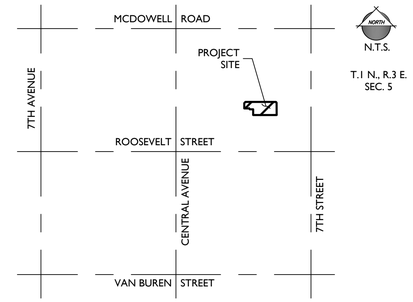
ITEM		QUANTITY
	SEWER NOTES (LOT 1)	
25	INSTALL 8" (SDR-35) PVC SEWER PIPE	24 LF
28	TAP INTO EXISTING SEWER LINE. CONTRACTOR TO VERIFY LOCATION, SIZE, AND INVERT OF EXISTING SEWER PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPENCIES.	2 EA
29B	6" SEWER SERVICE: C.O.P. DTL P1440 & P1431	22 LF
30	INSTALL ENDCAP	3 EA
	WATER NOTES (LOT 1)	
38	2" PVC (SCH80) WATERLINE	13 LF
38A	3" PVC (SCH80) WATERLINE	102 LF
39	2" DOMESTIC METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	2 EA
41	2" LANDSCAPE METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	1 EA
44	SEE BUILDING PLANS FOR CONTINUATION	1 EA
	WATER NOTES (LOT 2)	
38	2" PVC (SCH80) WATERLINE	28 LF
38A	3" PVC (SCH80) WATERLINE	13 LF
39	2" DOMESTIC METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	2 EA
41	2" LANDSCAPE METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	1 EA
44	SEE BUILDING PLANS FOR CONTINUATION	1 EA

2

LEGEND:

- PROPERTY LINE
- WATER LINE
- BACKFLOW PREVENTER
- WATER METER
- COP VALVE NUMBER
- REDUCER

VICINITY MAP



CIVIL ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DAN AUXIER, P.E.
EMAIL: dan.auxier@epsgroupinc.com

ARCHITECT:

SPS+ ARCHITECTS, LLP
8681 E. VIA DE NEGOCIO
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-0800
CONTACT: RICHARD BEGAY
EMAIL: richard.begay@spsplusarchitects.com

OWNER:

NATIVE AMERICAN CONNECTIONS
4520 N. CENTRAL AVE, SUITE 600
PHOENIX, ARIZONA 85012
PHONE: (602) 254-3247
FAX: (602) 256-7356
CONTACT: JOE KEEPER
EMAIL: j.keeper@nativeconnections.org

DESCRIPTION		SHEET NO
COVER SHEET	CS01	1
DETAIL SHEET	DT01	2
SEWER PROFILE	SD01	3
UTILITY PLAN	UT01	4

PROJECT DATA

APN: 111-38-102
GROSS ACREAGE: 3.2±
NET ACREAGE: 2.1±

BASIS OF BEARING:

THE MONUMENT LINE OF EAST MORELAND STREET BETWEEN NORTH 3RD STREET AND NORTH 5TH STREET AS DESCRIBED ON A SINGLE-LOT SUBDIVISION OF DECK PARK VISTA UNIT 1, RECORDED IN BOOK 341, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA. DESCRIBED LINE BEARS NORTH 00°00'00" EAST.

BENCHMARK:

CITY OF PHOENIX BENCHMARK NO.878 (7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE.
ELEVATION = 1090.788' (COP/NAVD-29 DATUM).

ACCESSIBILITY NOTES:

CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH ADA 406, 405.2 THROUGH 405.5, AND 405.10 ADA 406.1

THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2010) ADA 403.3

MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT:

IN ACCORDANCE WITH AAC R18-4-213.B, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.

PROJECT DESCRIPTION:

THE PROJECT HAS TWO PHASE FOR PHASE 1 THE EXIST 8" WATERLINE ON 3RD STREET WILL BE TAPPED TO PROVIDE WATER SERVICES FOR MULTI-FAMILY BUILDING. PHASE 2 WILL TAP THE EXISTING 8" WATERLINE ALONG MORELAND STREET AMD PROVIDE SERVICE FOR THE SECOND PHASE OF THE PROJECT. TWO SEWER TAPS WILL TAP TO THE EXISTING 8" SEWER ALONG THE ALLEY WAY AND PROVIDE SERVICE TO THE FUTURE CONSTRUCTION.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B. AUXIER
Date Signed 04-06-22
ARIZONA, U. S. A.

2

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

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1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017
ONSITE WATER AND SEWER PLUMBING PLAN
COVER SHEET

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REVISIONS		
MARK	DATE	DESCRIPTION

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

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B. AUXIER
Date Signed 12-20-21
ARIZONA, U. S. A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:
CS01

SEQUENCE #: 1 OF 2

KIVA: 21-2416
Q.S.: 12-28
SDEV: 2100253
PAPP: 2104061

NOTES FOR WATER PLANS (CITY OF PHOENIX)

1. PLANNING & DEVELOPMENT DEPARTMENT'S CIVIL/SITE INSPECTION STAFF SHALL BE NOTIFIED 48 HOURS BEFORE ANY CONSTRUCTION BEGINS TELEPHONE 602-262-7811.
2. ALL WATER VALVE BOXES SHALL BE PER CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS AND DETAILS P1391, TYPE A ONLY.
3. ALL CONSTRUCTION IN CITY OF PHOENIX RIGHT-OF-WAY, OR EASEMENT, IS TO CONFORM TO M.A.G. SPECIFICATIONS AND DETAILS AND CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS AND DETAILS, UNLESS MODIFIED ON THE PLANS.
4. ALL DUCTILE IRON PIPE WATER MAIN VALVES, FITTINGS, AND BENDS SHALL BE RESTRAINED. RESTRAINED JOINT REQUIREMENTS AND APPROVED RESTRAINING SYSTEM ARE SHOWN IN CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS, SECTION 750.3. THE LENGTH OF THE RESTRAINTS MUST BE PER M.A.G. STANDARD DETAIL 303-1 AND 303-2. THRUST BLOCKS ARE NOT ALLOWED TO BE USED IN LIEU OF APPROVED RESTRAINED JOINT SYSTEMS. THRUST BLOCKS CAN BE USED IN ADDITION TO THE APPROVED RESTRAINED JOINT SYSTEMS WHERE A SPECIFIC CITY OF PHOENIX SUPPLEMENT TO M.A.G. STANDARD DETAIL CALLS OUT FOR THRUST BLOCKING, SUCH AS CURRENT DETAILS, P1343, P1351, AND P1360 OR WHEN OTHERWISE APPROVED BY THE WATER SERVICES DEPARTMENT.
5. THE FOLLOWING M.A.G. DETAILS ARE SPECIFICALLY NOT APPROVED:
   - 302-1 JOINT RESTRAINT WITH TIE RODS
   - 302-2 JOINT RESTRAINT WITH TIE RODS – ANCHOR BLOCKS
   - 321 STANDARD WATER METER VAULT 345-1 3", 4", AND 6" WATER METER
   - 345-2 4" AND 6" WATER METER WITH ON-SITE FIRE HYDRANTS
   - 370 VERTICAL REALIGNMENT OF WATER MAINS
   - 381 ANCHOR BLOCKS FOR VERTICAL BENDS
   - 390 CURB STOP WITH FLUSHING PIPE
   - 391-1 VALVE BOX INSTALLATION
6. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 & CITY OF PHOENIX SUPPLEMENTS.
7. NEW WATER LINES ARE TO BE BUILT IN ACCORDANCE WITH THE CITY OF PHOENIX "STANDARD UTILITY LOCATIONS".
8. THIS SET OF PLANS HAS BEEN INITIALLY REVIEWED BY THE CITY OF PHOENIX. SUCH REVIEW IS PART OF THE PROCESS THAT DEVELOPER(S)/CONTRACTOR(S) MUST GO THROUGH IN ORDER TO OBTAIN A CONSTRUCTION PERMIT. THE RESULTS OF SUCH INITIAL REVIEW SHALL NOT DICTATE THE CITY OF PHOENIX'S FINAL DETERMINATION AS TO THE ACCEPTABILITY OF THE PLANS, NOR SHALL IT PREVENT THE CITY OF PHOENIX FROM REQUIRING ERRORS AND OMISSIONS, AS FOUND ON PLANS, BE ADDRESSED BY DEVELOPER(S) /CONTRACTOR(S), WHERE SUCH ERRORS AND OMISSIONS CAUSE THE PLANS TO BE IN VIOLATION OF OR INADEQUATE UNDER APPLICABLE FEDERAL/STATE/COUNTY/LOCAL CODES, ORDINANCES, REGULATIONS, OR OTHER LAWS. THIS REVIEWED AND STAMPED SET OF PLANS MUST BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.
9. PIPE DEFLECTION SHALL BE PER MANUFACTURERS' RECOMMENDATIONS.
10. ALL WORK MUST COMPLY WITH REQUIREMENTS OF THE CURRENT CITY OF PHOENIX "TRAFFIC BARRICADE MANUAL".
11. THE CONTRACTOR IS TO NOTIFY THE PUBLIC THAT WILL BE AFFECTED BY ANY SHUTDOWNS A MINIMUM OF 48 HOURS IN ADVANCE.
12. A SIX (6) FOOT MINIMUM HORIZONTAL SEPARATION FROM ANY UNDERGROUND UTILITY SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAINS, AND WATER SERVICES. THE MINIMUM HORIZONTAL SEPARATION IS MEASURED FROM OUTSIDE OF SEWER MAIN, SEWER SERVICE, WATER MAIN, OR WATER SERVICE TO OUTSIDE OF UNDERGROUND UTILITY.
13. A ONE (1) FOOT MINIMUM VERTICAL SEPARATION FROM ANY DRY UNDERGROUND UTILITY CROSSING SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAINS, AND WATER SERVICES. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF SEWER MAIN, SEWER SERVICE, WATER MAIN, OR WATER SERVICE TO OUTSIDE OF DRY UNDERGROUND UTILITY.
14. A TWO (2) FOOT MINIMUM VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN ANY SEWER MAIN AND STORM DRAIN CROSSING A WATER MAIN. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF SEWER MAIN OR STORM DRAIN MAIN. SEE M.A.G. STANDARD DETAIL 404 FOR ADDITIONAL INFORMATION AND/OR PROVISIONS FOR CLEARANCE.
15. EXCEPTIONS OR DEVIATIONS FROM THE ABOVE MINIMUM CLEARANCES MUST BE APPROVED AND SHOWN ON THE APPROVED WATER AND SEWER PLANS. WHEN UTILITY CONFLICTS ARE FOUND DURING CONSTRUCTION, ALL CHANGES AND REVISIONS MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
16. ANY AND ALL MORE STRINGENT REQUIREMENTS REQUIRED BY FEDERAL, STATE, COUNTY, OR LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
17. WATER SERVICES SHALL BE INSTALLED PERPENDICULAR TO THE WATER MAIN. WATER SERVICES AT THE END OF CUL-DE- SACS MAY VARY AS NECESSARY, BUT WILL BE APPROVED ON A CASE BY CASE BASIS.
18. ALL SERVICES SHALL RUN IN A STRAIGHT LINE FROM THE WATER MAIN TO THE METER BOX.
19. NEITHER WATER SERVICE METER BOX NOR ANY PORTION OF A WATER SERVICE SHALL BE INSTALLED UNDER AN EXISTING OR PROPOSED DRIVEWAY OR SIDEWALK RAMP.
20. CONCRETE OR ASPHALT DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED AND REPLACED IN KIND PRIOR TO FINAL INSPECTION.
21. RECORD DRAWING SUBMITTALS MUST COMPLY PER THE WATER SERVICES DEPARTMENT ENGINEERING POLICY P-68. A COPY OF THE POLICY CAN BE OBTAINED IN THE DEPARTMENT'S WEBSITE: HTTP://PHOENIX.GOV/WATERSERVICES/DESIGN/ENGPOLICIES/INDEX.HTML
22. IN ACCORDANCE WITH AAC R-18-4-213, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61
23. PER PHOENIX CITY CODE CHAPTER 2, SECTION 2-28, THESE PLANS ARE FOR OFFICIAL USE ONLY AND MAY NOT BE FURNISHED FOR INSPECTION OR COPYING, EXCEPT AS SPECIFICALLY STATED IN THE CITY CODE, OR AS REQUIRED BY LAW.
24. A PAVEMENT CUT SURCHARGE SHALL BE ASSESSED ON THIS PROJECT FOR ANY TRENCHING OR POTHOLING IN NEW ASPHALT PAVEMENT THAT IS LESS THAN 30 MONTHS OLD. SURCHARGE FEES ASSESSED ARE IN ADDITION TO THE REGULAR PERMIT FEES AND ARE OVER AND ABOVE ANY SPECIAL BACKFILL, COMPACTION, AND PAVEMENT REPLACEMENT STIPULATIONS THAT MAY BE IMPOSED AS A CONDITION OF PERMITTING. PAVEMENT CUT SURCHARGE FEES ARE ASSESSED IN ACCORDANCE WITH SECTION 31-38 OF THE PHOENIX CITY CODE.
25. PLAN APPROVAL IS VALID FOR 12 MONTHS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION,AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

NOTES FOR SEWER PLANS (CITY OF PHOENIX)

1. PLANNING & DEVELOPMENT DEPARTMENT'S CIVIL/SITE INSPECTION STAFF SHALL BE NOTIFIED 48 HOURS BEFORE ANY CONSTRUCTION BEGINS, TELEPHONE (602) 262-7811.
2. ANY SEWER MAIN 15 INCH IN SIZE OR 12 FEET IN DEPTH, OR GREATER, REQUIRES 5' MANHOLES.
3. ALL MANHOLES NEWLY CONSTRUCTED OR EXISTING THAT ARE WORKED IN FOR CONNECTIONS SHALL BE PAINTED WITH INSECTICIDE PAINT PER CITY OF PHOENIX SUPPLEMENT TO M.A.G. SECTION 627.
4. MANHOLES WITH 60" DIAMETER AND PIPES GREATER THAN 12" REQUIRE COATING PER C.O.P. SUPPLEMENT 626. ANY EXISTING MANHOLES WITH CORROSION COATING THAT ARE DISTURBED OR ADJUSTED TO NEW FINISH GRADES SHALL HAVE ANY DAMAGED COATING REPAIRED, INCLUDING ALL ADJUSTING RINGS.
5. THIS SET OF PLANS HAS BEEN INITIALLY REVIEWED BY THE CITY OF PHOENIX. SUCH REVIEW IS PART OF THE PROCESS THAT DEVELOPER(S)/CONTRACTOR(S) MUST GO THROUGH IN ORDER TO OBTAIN A CONSTRUCTION PERMIT. THE RESULTS OF SUCH INITIAL REVIEW, HOWEVER, SHALL NOT DICTATE THE CITY OF PHOENIX'S FINAL DETERMINATION AS TO THE ACCEPTABILITY OF THE PLANS, NOR SHALL IT PREVENT THE CITY OF PHOENIX FROM REQUIRING THAT ERRORS AND OMISSIONS, AS FOUND ON PLANS, BE ADDRESSED BY DEVELOPER(S)/CONTRACTOR(S), WHERE SUCH ERRORS AND OMISSIONS CAUSE THE PLANS TO BE IN VIOLATION OF OR INADEQUATE UNDER APPLICABLE FEDERAL/STATE/COUNTY/LOCAL CODES, ORDINANCES, REGULATIONS, OR OTHER LAWS. THIS REVIEWED AND STAMPED SET OF PLANS MUST BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.
6. ALL CONSTRUCTION IN CITY OF PHOENIX RIGHT-OF-WAY, OR EASEMENT, IS TO CONFORM TO M.A.G. SPECIFICATIONS AND DETAILS AND CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATIONS AND DETAILS, UNLESS MODIFIED ON THE PLANS.
7. ALL SEWER MAINS MUST HAVE A T.V. INSPECTION BEFORE ACCEPTED AS COMPLETE (SEE CITY OF PHOENIX SUPPLEMENT TO M.A.G. SPECIFICATION SECTION 615.11(C).
8. TRAFFIC REGULATIONS: ALL WORK MUST COMPLY WITH REQUIREMENTS OF THE CURRENT CITY OF PHOENIX "TRAFFIC BARRICADE MANUAL."
9. THE FOLLOWING M.A.G. DETAILS ARE SPECIFICALLY NOT APPROVED:
   - 425 24" ALUMINUM FRAME AND COVER.
10. NEW MANHOLES ARE TO BE BUILT WITHOUT STEPS.
11. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 & CITY OF PHOENIX SUPPLEMENTS.
12. NEW SEWER LINES ARE TO BE BUILT IN ACCORDANCE WITH CITY OF PHOENIX "STANDARD UTILITY LOCATIONS".
13. A SIX (6) FOOT MINIMUM HORIZONTAL SEPARATION FROM ANY UNDERGROUND UTILITY SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAINS, AND WATER SERVICES. THE MINIMUM HORIZONTAL SEPARATION IS MEASURED FROM OUTSIDE OF SEWER MAIN, SEWER SERVICE, WATER MAIN, OR WATER SERVICE TO OUTSIDE OF UNDERGROUND UTILITY.
14. A ONE (1) FOOT MINIMUM VERTICAL SEPARATION FROM ANY DRY UNDERGROUND UTILITY CROSSING SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAINS, AND WATER SERVICES. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF SEWER MAIN, SEWER SERVICE, WATER MAIN, OR WATER SERVICE TO OUTSIDE OF DRY UNDERGROUND UTILITY.
15. A TWO (2) FOOT MINIMUM VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN ANY SEWER MAIN OR STORM DRAIN MAIN CROSSING A WATER MAIN. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF SEWER MAIN OR STORM DRAIN MAIN. SEE M.A.G. STANDARD DETAIL 404 FOR ADDITIONAL INFORMATION AND/OR PROVISIONS FOR CLEARANCE.
16. EXCEPTIONS OR DEVIATIONS FROM THE ABOVE MINIMUM CLEARANCES MUST BE APPROVED AND SHOWN ON THE APPROVED WATER AND SEWER PLANS. WHEN UTILITY CONFLICTS ARE FOUND DURING CONSTRUCTION, ALL CHANGES AND REVISIONS MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
17. ANY AND ALL MORE STRINGENT SEPARATION REQUIREMENTS REQUIRED BY FEDERAL, STATE, COUNTY, OR LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
18. ANY SEWER LINES THAT ARE INSTALLED WITH LESS THAN .004 FT/FT SLOPE MUST BE INSTALLED USING A LASER.
19. WHEN DIP SEWER PIPE IS USED, LINING IS REQUIRED PER CITY OF PHOENIX SUPPLEMENT TO M.A.G. SEC. 750.1.
20. CONCRETE OR ASPHALT DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED AND REPLACED IN KIND PRIOR TO FINAL INSPECTION.
21. RECORD DRAWING SUBMITTALS MUST COMPLY WITH WATER SERVICES DEPARTMENT ENGINEERING POLICY P-69 . A COPY OF THE POLICY CAN BE OBTAINED IN THE DEPARTMENT'S WEBSITE: HTTP://PHOENIX.GOV/WATERSERVICES/DESIGN/ENGPOLICIES/INDEX.HTML
22. PER PHOENIX CITY CODE CHAPTER 2, SECTION 2-28, THESE PLANS ARE FOR OFFICIAL USE ONLY AND MAY NOT BE FURNISHED FOR INSPECTION OR COPYING, EXCEPT AS SPECIFICALLY STATED IN THE CITY CODE, OR AS REQUIRED BY LAW.
23. A PAVEMENT CUT SURCHARGE SHALL BE ASSESSED ON THIS PROJECT FOR ANY TRENCHING OR POTHOLING IN NEW ASPHALT PAVEMENT THAT IS LESS THAN 30 MONTHS OLD. SURCHARGE FEES ASSESSED ARE IN ADDITION TO THE REGULAR PERMIT FEES AND ARE OVER AND ABOVE ANY SPECIAL BACKFILL, COMPACTION, AND PAVEMENT REPLACEMENT STIPULATIONS THAT MAY BE IMPOSED AS A CONDITION OF PERMITTING. PAVEMENT CUT SURCHARGE FEES ARE ASSESSED IN ACCORDANCE WITH SECTION 31-38 OF THE PHOENIX CITY CODE.
24. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION,AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

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w w w . e p s g r o u p i n c . c o m

EPS GROUP

THE MORELAND
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PHOENIX, AZ 85017
NOTES & DETAILS SHEET

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REVISIONS		
MARK	DATE	DESCRIPTION

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

REVIEWED BY:
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ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:

DT01

SEQUENCE #: 2 OF 2

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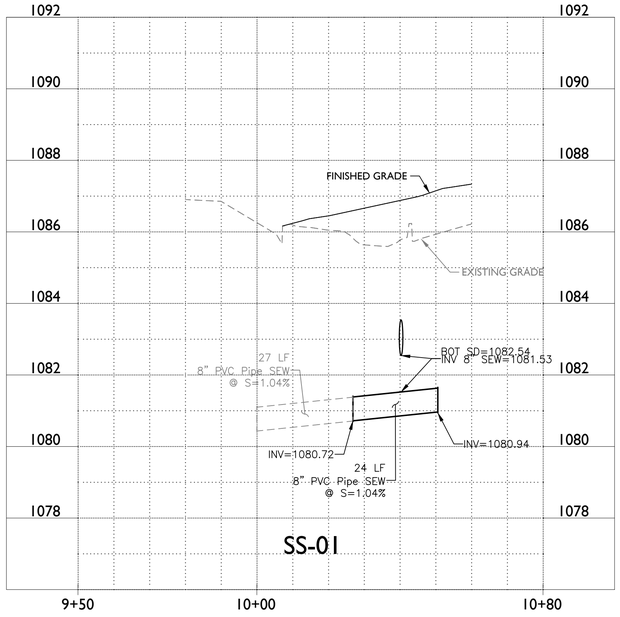
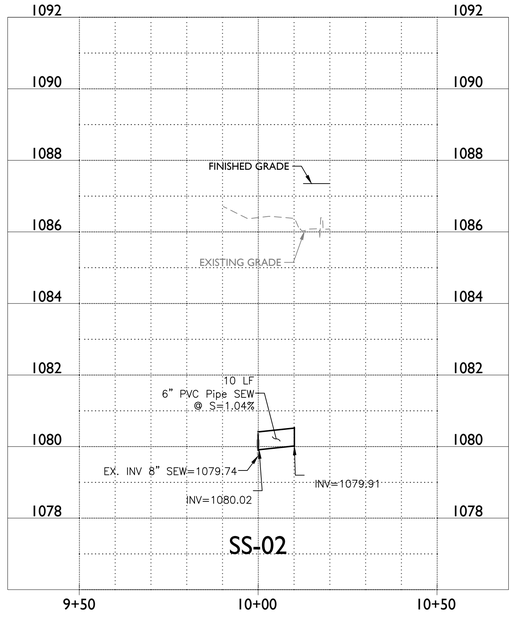
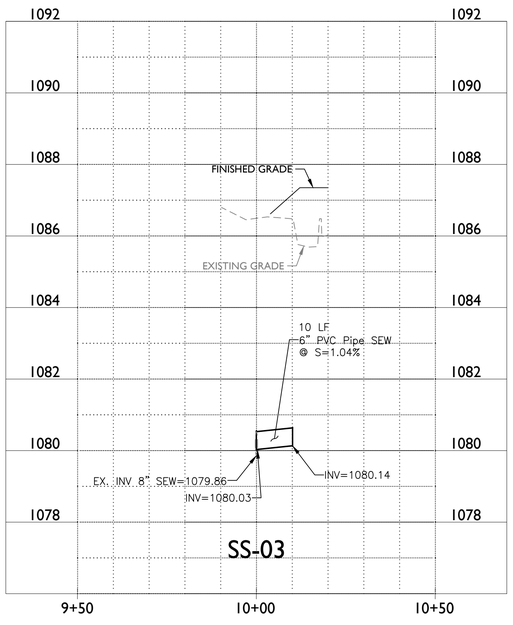






EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

THE MORELAND
1125 NORTH 3RD STREET
PHOENIX, AZ 85017
SEWER PROFILES

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REVISIONS		
MARK	DATE	DESCRIPTION

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

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B.
AUXIER
Date Signed 06-20-22
ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:
SD01

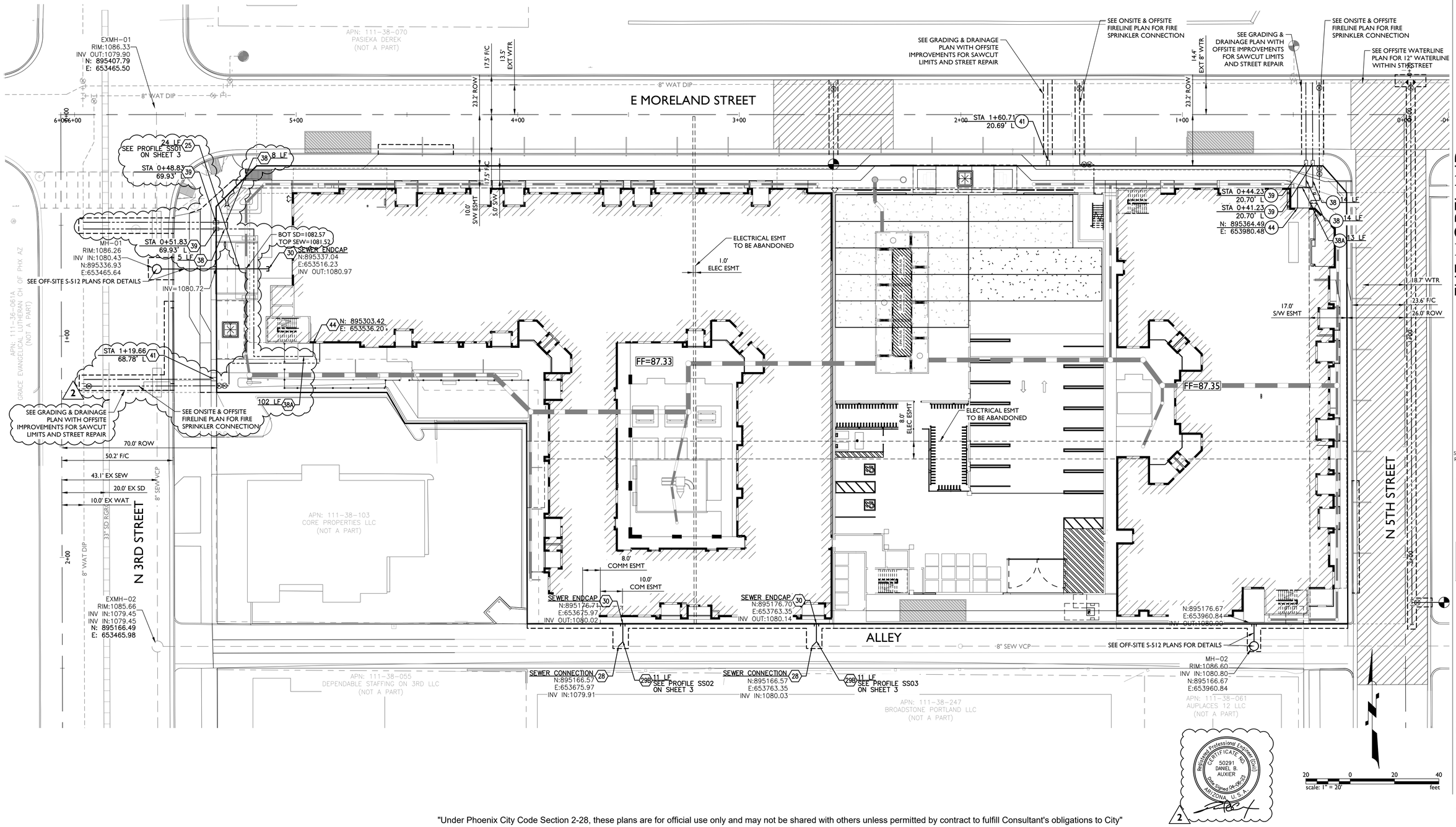
SEQUENCE #: 3 OF 2

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

NOTE:

1. INTERNATIONAL PLUMBING CODE, 2018 IPC, AND CITY OF PHOENIX ADOPTED CODES AND AMENDMENTS, IBC 107.2. CALL FOR INSPECTION AND WITNESS TESTING PRIOR TO CONCEALING WATER, SEWER.
2. CONTRACTOR TO VERIFY LOCATION AND INVERT OF EXISTING SEWER PRIOR TO ANY TRENCHING. SHOULD ANY DISCREPANCIES BE FOUND, CONTACT ENGINEER IMMEDIATELY, IBC 107.2.
3. THE SITE BACKFLOW ASSEMBLY NEEDS TO CARRY AN APPROVED LISTING BY UCS OR ASSE. A CERTIFIED BACKFLOW TESTING AGENCY SHALL PROVIDE TEST AFTER INSTALLATION. BACKFLOW TESTING AGENCY SHALL PROVIDE COPY OF TEST RESULTS OF APPROVE SITE BACKFLOW PREVENTION ASSEMBLY TO ARCHITECT OR ENGINEER AND BUILDING INSPECTOR.
4. PROVIDE PIPE, FITTING, PIPE TAPPING, VALVE , TESTING , AND BACKFILL SUBMITTAL TO ENGINEER AND CITY OF PHOENIX BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO ORDER AND START OF INSTALLATION, IBC 107.2
5. BUILDING SEWER PIPE SHALL CONFORM TO IPC TABLE 702.3 BUILDING DRAIN PIPE SHALL CONFORM TO IPC TABLE 702.2. PIPE FITTINGS SHALL CONFORM TO TABLE 702.4 TO POINT OF PUBLIC SEWER CONNECTION.
6. WATER SERVICE PIPE SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF LISTED STANDARDS IN IPC TABLE 605.3. WATER DISTRIBUTION PIPE SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF LISTED STANDARDS IN IPC TABLE 605.4. PIPE FITTINGS SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO TABLE IPC TABLE 605.5
7. FOR 6-INCH PIPE AND SMALLER, PROVIDE CLEANOUTS IN BUILDING SEWER PIPING WITHIN EVERY 100 FEET OF STRAIGHT PIPE AND CHANGE OF DIRECTION, IPC 708.3.
8. WATER PIPING INSTALLED MINIMUM OF 12 INCH ABOVE SEWER AT CROSSINGS IPC 603.2.
9. FOR NONMETALLIC PIPE, PROVIDE UNDERGROUND LOCATING DEVICE, SUCH AS A TRACER WIRE , ARS 40 - 360.22
10. TEST ALL SEWER AND WATER PIPING PRIOR TO BACKFILL AND COVER . CALL FOR INSPECTION AND WITNESS TESTING PRIOR TO CONCEALING WATER AND SEWER PIPING , IBC 107.2, 312.0
11. FLUSH ALL POTABLE WATER PIPING PRIOR TO OCCUPANCY, IPC 610
12. PROVIDE COMPLETE AS-BUILTS AFTER INSTALLATION SHOWING PIPE SIZE, INSTALLATION, INVERTS, MANHOLES, AND TIE-IN TO PUBLIC SEWER SYSTEM. SUBMIT ALL REQUIRED DOCUMENTATION UNDER SEAL AND SIGNATURE OF PROFESSIONAL REGISTRANT, IBC 107.2.
13. USE CITY OF PHOENIX BACKFILL DETAIL P1200.

	SEWER NOTES (LOT 1)	
25	INSTALL 8" (SDR-35) PVC SEWER PIPE	24 LF
28	TAP INTO EXISTING SEWER LINE. CONTRACTOR TO VERIFY LOCATION, SIZE, AND INVERT OF EXISTING SEWER PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPENCIES.	2 EA
29B	6" SEWER SERVICE: C.O.P. DTL P1440 & P1431	22 LF
30	INSTALL ENDCAP	3 EA
	WATER NOTES (LOT 1)	
38	2" PVC (SCH80) WATERLINE	13 LF
38A	3" PVC (SCH80) WATERLINE	102 LF
39	2" DOMESTIC METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	2 EA
41	2" LANDSCAPE METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	1 EA
44	SEE BUILDING PLANS FOR CONTINUATION	1 EA
	WATER NOTES (LOT 2)	
38	2" PVC (SCH80) WATERLINE	28 LF
38A	3" PVC (SCH80) WATERLINE	13 LF
39	2" DOMESTIC METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	2 EA
41	2" LANDSCAPE METER WITH REDUCED PRESSURE ASSEMBLY PER C.O.P. STD DTL P1315, P1342, P1354 AND MAG DTL 320.	1 EA
44	SEE BUILDING PLANS FOR CONTINUATION	1 EA



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www.epsgroupinc.com

THE MORELAND

1125 NORTH 3RD STREET
PHOENIX, AZ 85017

ONSITE/OFFSITE
UTILITY PLAN

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REVISIONS		
MARK	DATE	DESCRIPTION

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Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

REVIEWED BY:
DRAWN BY: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50291
DANIEL B.
AUXIER
Date Signed 04-20-23
ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-13-2022

JOB No: 20-1344

SHEET:
UT01

SEQUENCE #: 4 OF 2

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

THE MORELAND
1125 N 3RD STREET.
PHOENIX, AZ

PROJECT #'S:

Q.S.:	12-28
KIVA:	21-2416
SDEV	2100253
CCPH	2100288
CPSE	2203371

PAVING NOTES

28	SAWCUT , REMOVE AND REPLACE EXISITNG ASPHALT PER COP STD DTL P1200 TYPE 'B' AND MAG SPEC 336 OR MATCH IN-KIND	8 SY
47	APPLY SLURRY TYPE IV SEAL PAVEMENT TREATMENT PER C.O.P.	112 SY

SEWER NOTES

27B	4" DIA MANHOLE PER MAG STD DTL 420-1 AND COVER PER C.O.P STD DTL P1424	1 EA
25	INSTALL 8" VCP SEWER LINE, LENGTH AS INDICATED	10 LF
26	INSTALL STUB OUT AND PLUG PER MAG STD DTL 427 WITH MARKING STAKE.	1 EA

BENCHMARK
CITY OF PHOENIX BENCHMARK NO.878(7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX
ELEVATION = 1090.788'(COP/NAVD-29 DATUM)

CONTRACTOR SHALL POTHOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION TO VERIFY HORIZONTAL & VERTICAL LOCATION.

NOTES:
ALL MANHOLES NEWLY CONSTRUCTED OR EXISTING THAT ARE WORKED IN FOR CONNECTIONS SHALL BE COATED WITH INSECTICIDE PAINT PER CITY OF PHOENIX SUPPLEMENT TO MAG SECTION 627. MAINTAIN 6' MIN CLEAR FROM WATER & SEWER SERVICES.

Registered Professional Engineer (Civil) CERTIFICATE NO. 50291 DANIEL B. AUXIER Date Signed 06-21-22 ARIZONA, U.S.A.

20-1344 | THE MORELAND PHOENIX, AZ | S-512
EPS GROUP 1130 N. Alma School Rd Suite 120 Mesa, AZ 85201 T:480.503.2250 | F:480.503.2258 www.epsgroupinc.com

FOR PLAN VIEW SEE SHEET 4
SHEET 3 OF 5

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THE MORELAND
1125 N 3RD STREET.
PHOENIX, AZ

PROJECT #'S:

Q.S.:	12-28
KIVA:	21-2416
SDEV	2100253
CCPH	2100288
CPSE	2203370

PAVING NOTES

28	SAWCUT , REMOVE AND REPLACE EXISITNG ASPHALT PER COP STD DTL P1200 TYPE 'B' AND MAG SPEC 336 OR MATCH IN-KIND	10 SY
29	SAWCUT AND REMOVE EXISTING CURB AND GUTTER A MINIMUM ONE FULL SECTION, PER MAG STD DTL 220	10 LF
47	APPLY SLURRY TYPE IV SEAL PAVEMENT TREATMENT PER C.O.P.	355 SY

SEWER NOTES

27B	4" DIA MANHOLE PER MAG STD DTL 420-1 AND COVER PER C.O.P STD DTL P1424	1 EA
25	INSTALL 8" VCP SEWER LINE, LENGTH AS INDICATED	27 LF
26	INSTALL STUB OUT AND PLUG PER MAG STD DTL 427 WITH MARKING STAKE.	1 EA

BENCHMARK
CITY OF PHOENIX BENCHMARK NO.878(7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX
ELEVATION = 1090.788'(COP/NVGD'29 DATUM)

CONTRACTOR SHALL POTHOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION TO VERIFY HORIZONTAL & VERTICAL LOCATION.

NOTES:
ALL MANHOLES NEWLY CONSTRUCTED OR EXISTING THAT ARE WORKED IN FOR CONNECTIONS SHALL BE COATED WITH INSECTICIDE PAINT PER CITY OF PHOENIX SUPPLEMENT TO MAG SECTION 627. MAINTAIN 6' MIN CLEAR FROM WATER & SEWER SERVICES.

20-1344 | THE MORELAND PHOENIX, AZ | S-512

FOR PLAN VIEW SEE SHEET 4
SHEET 3 OF 5

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PROJECT #'S:

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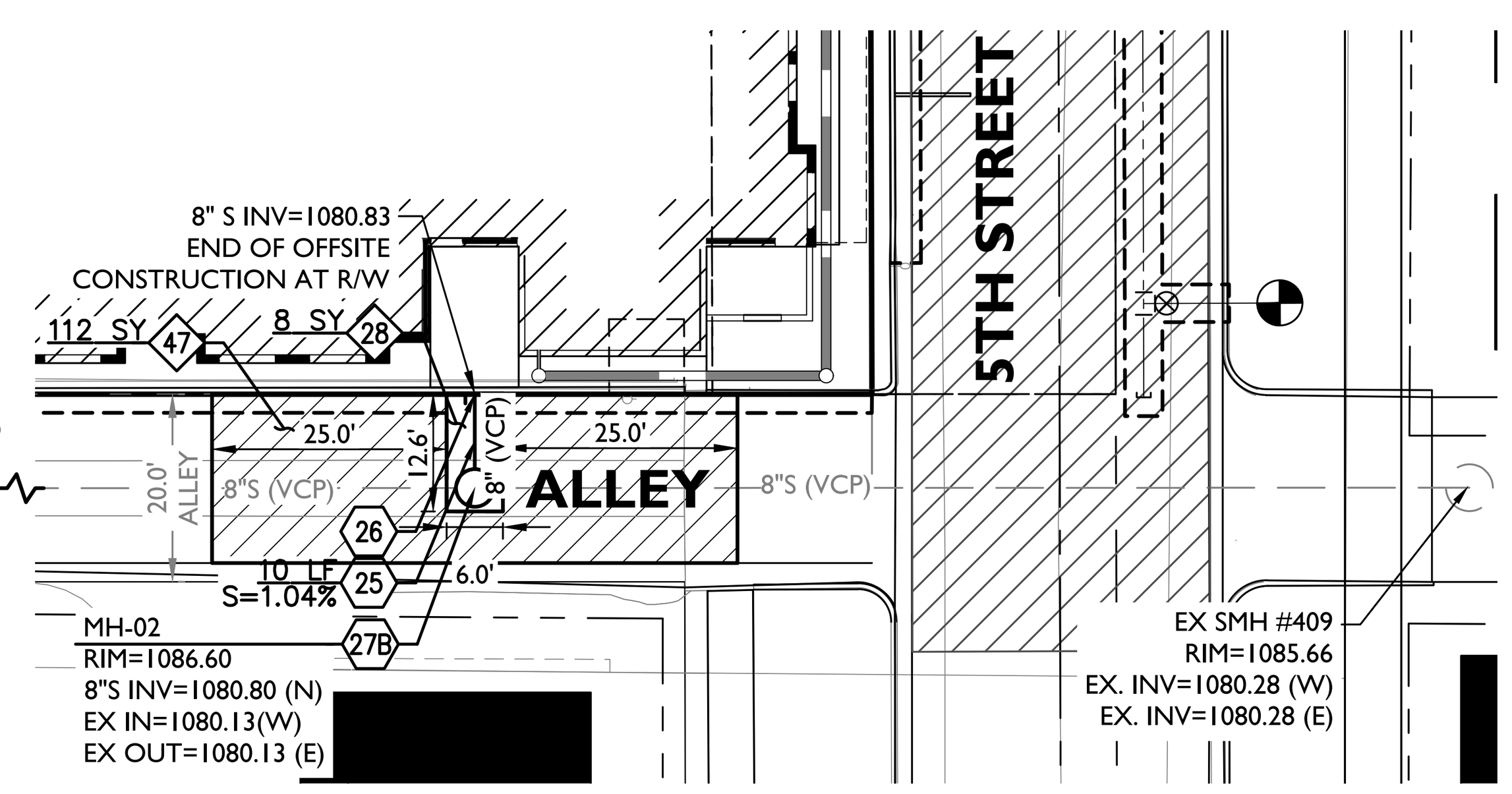
CPSE	2203371



10 0 20 scale feet

NOTE:
EXISTING MANHOLE RIM AND INVERT ELEVATIONS HAVE BEEN FIELD SURVEY VERIFIED.

20-1344 | THE MORELAND PHOENIX, AZ | S-512

* CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLATION OF NEW SEWER LINE

SHEET 4 OF 5

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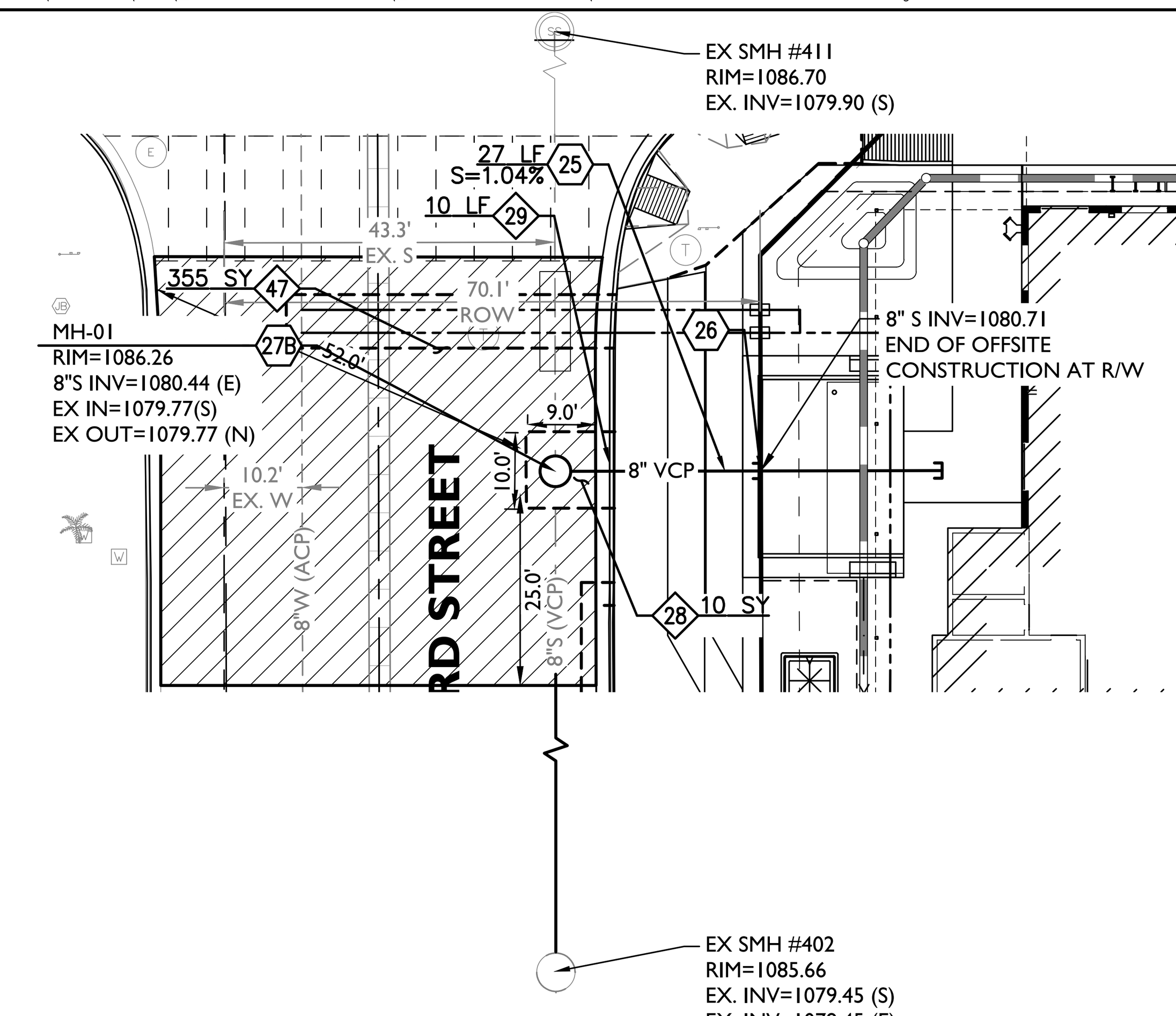
CPSE	2203370



NOTE:
EXISTING MANHOLE RIM AND INVERT ELEVATIONS HAVE BEEN FIELD SURVEY VERIFIED.

10 0 20 scale feet

20-1344 | THE MORELAND PHOENIX, AZ | S-512

* CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLATION OF NEW SEWER LINE

SHEET 4 OF 5

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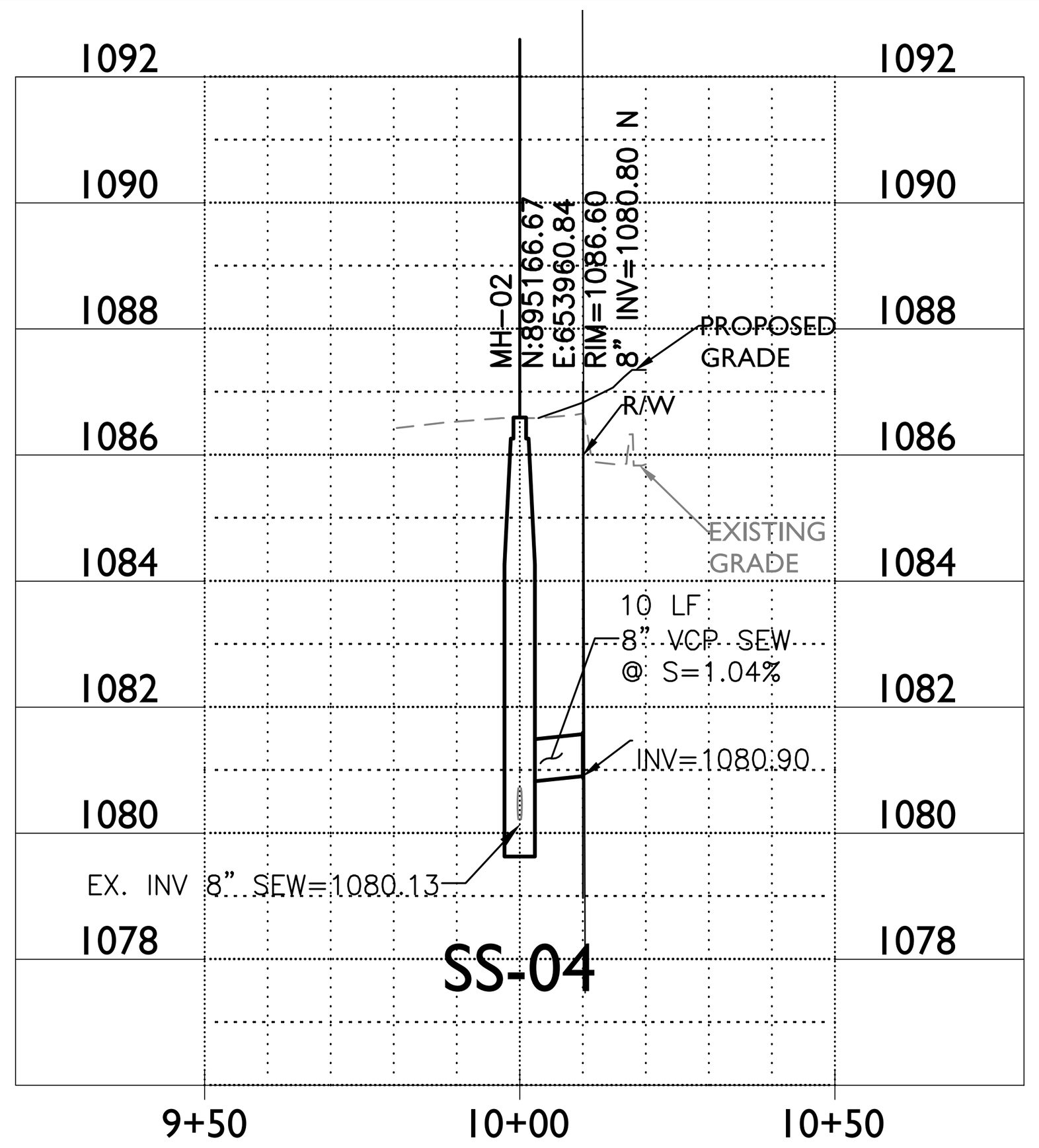

20-1344 | THE MORELAND PHOENIX, AZ | S-512

15 0 30 scale feet

SHEET 5 OF 5

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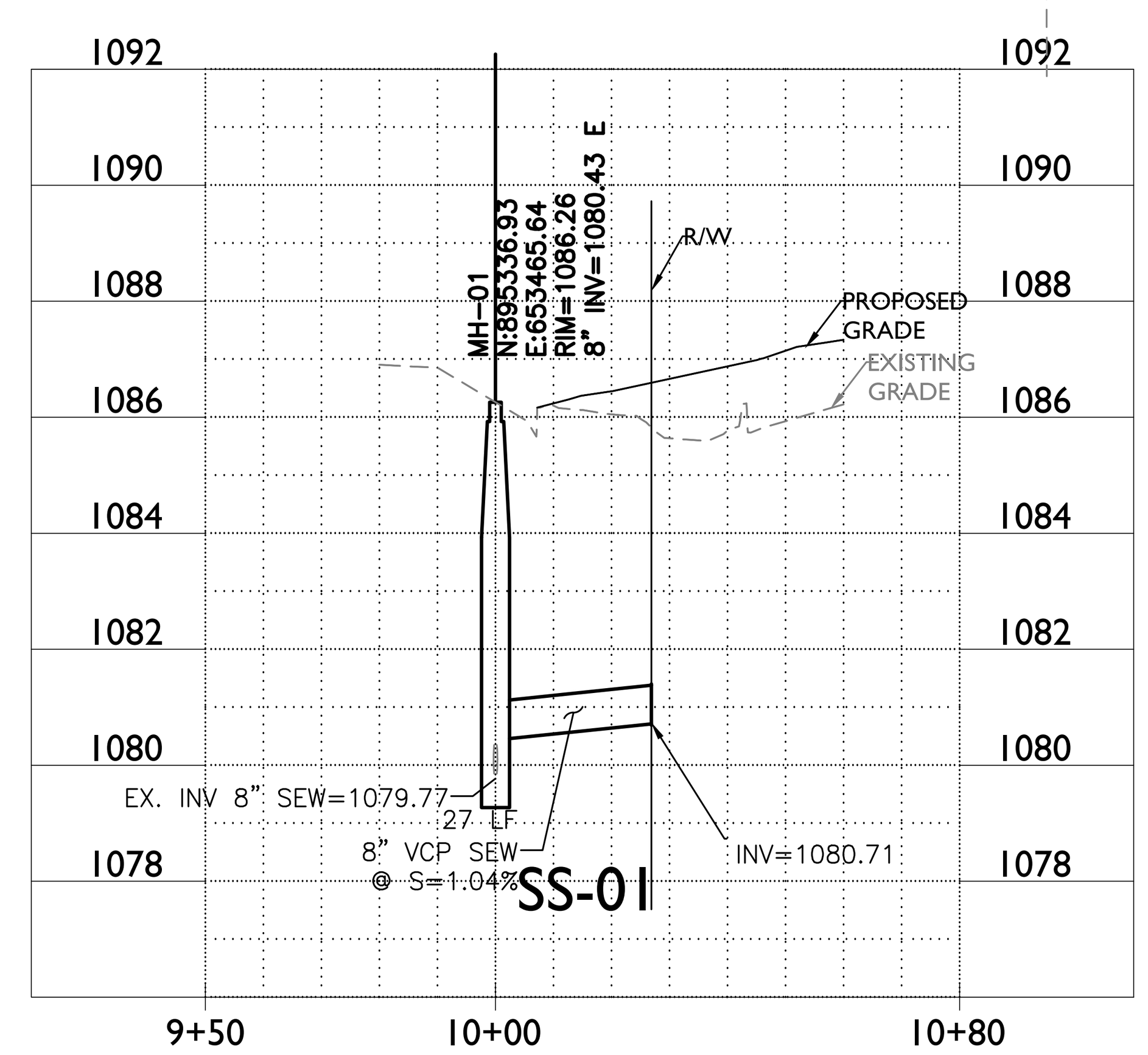

20-1344 | THE MORELAND PHOENIX, AZ | S-512

15 0 30 scale feet

SHEET 5 OF 5

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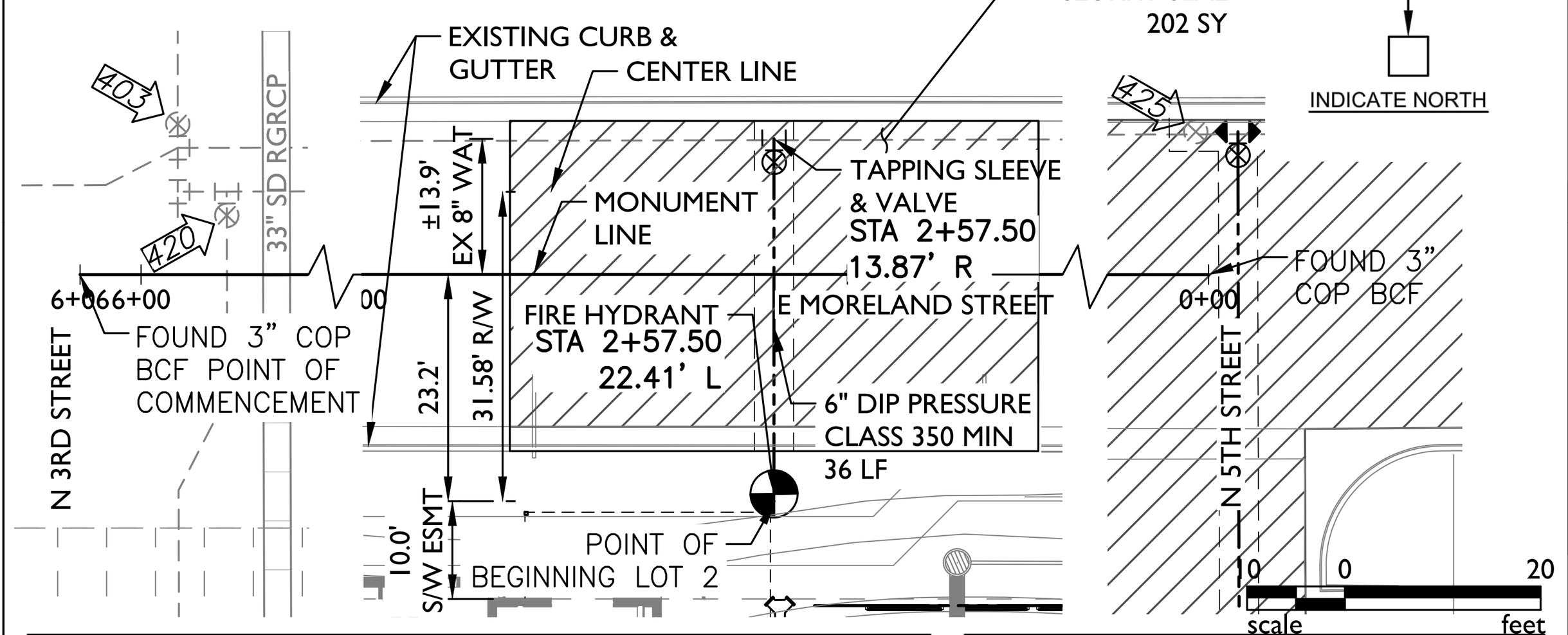
City of Phoenix - Water Services Dept / Planning & Development Dept
Public Fire Hydrant
Standard Detail W-300

PROJECT NAME: THE MORELAND ADDR/LOCATION: 1125 N. 3RD STREET

KIVA / C__PR / WSPR / CIP#: 21-2416 CPWT 2202315

BEGIN STA 0+00 AT NEAREST PLATTTED STREET (ML) INTERSECTION N. 5TH STREET & E MORELAND STREET

EXHIBIT AREA: PROVIDE STREET NAME, EXIST UTILITIES/ROW/DIMENSIONS



MATERIALS LIST

QTY		
1	EA	INSTALL 6-INCH FH COMPLETE PER CHECKLIST MAG P1360
4	LF	REMOVE & REPLACE CURB & GUTTER
202	SY	TYPE IV SLURRY SEAL
1	EA	INSTALL 8" X 6" TS&VBC PER MAG DET 340 & COP DET P1391
36	LF	6 -INCH DUCTILE IRON PIPE CLASS 350 MIN
15	SY	PAVEMENT REPLACEMENT PER MAG SEC 336 & COP DET P1200 TYPE "B"

RECORD DRAWING CERTIFICATION: I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER DATE

REGISTRATION #

ENGINEER: DANIEL AUXIER
CONTACT: dan.auxier@epsgroupinc.com
ADDRESS: 1130 N . ALMA SCHOOL RD, SUITE 120 MESA, AZ 85201
PHONE #: (480)-503-2250

CALL TWO WORKING DAYS BEFORE YOU DIG 602-263-1100 1-800-STAKE-IT

OWNER:
Native American Connections
Joe Keeper
4520 N. Central Avenue, STE 600
Phoenix, AZ 85012
j.keeper@nativeconnections.org

Call at least two full working days before you begin excavation. ARIZONA811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602)263-1100

For City Use Only:

Approved By: Date:

Dept. Approval ☐ P&D ☐ WSD

Plan Reviewer

Sheet 1of 2; Refer to Sheet 2 of 2 for Construction Notes

ENGINEER'S SEAL | AS-BUILT SEAL

City of Phoenix - Water Services Dept / Planning & Development Dept
Public Fire Hydrant
Standard Detail W-300

PROJECT NAME: The Moreland ADDR/LOCATION: 1125 N 3rd Street #100

KIVA / C__PR / WSPR /CIP#: 21-2416/CCPH# /CPWT# 2202315

FIRE HYDRANT NOTES

ALL CONSTRUCTION SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE UNIFORM STANDARD DETAILS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OF MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) AND THE CITY OF PHOENIX (COP) SUPPLEMENTAL (SUPPL) STANDARD DETAILS AND SPECIFICATIONS (NEWEST EDITION AND AS MODIFIED HEREON).

THE FOLLOWING MAG DETAILS ARE SPECIFICALLY NOT APPROVED.
302 -1, 302-2, 321, 345-1, 345-2, 370, 381, 390, 391-1

PLANNING AND DEVELOPMENT DEPARTMENT FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY CONSTRUCTION BEGINS BY CALLING (602) 262-7811.

PAVEMENT REPLACEMENT THICKNESS AND TYPE ARE TO BE PER MAG AND COP SUPPL TO MAG SECTION 336 AND COP DETAIL P1200 - TYPE B. CURB AND GUTTER REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL SECTION, PER MAG STANDARD DETAIL 220. SIDEWALK REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL PANEL PER COP DETAIL P1230. AT THE DISCRETION OF THE CITY OF PHOENIX PLANNING AND DEVELOPMENT OFFSITE INSPECTOR, TUNNELING UNDER EXISTING CURB AND GUTTER, IN CITY OF PHOENIX ROW MAY BE ALLOWED. TUNNELING UNDER EXISTING SIDEWALK WILL NOT BE ALLOWED IN THE CITY OF PHOENIX ROW.

COMPACTION SHALL COMPLY WITH MAG SECTION 601.

A PAVEMENT CUT SURCHARGE WILL BE ASSESSED FOR ALL NEWLY PAVED OR NEWLY OVERLAID PAVEMENT. IF FEES ARE ASSESSED, THEY ARE IN ADDITION TO THE REGULAR PERMIT FEES AND ARE OVER AND ABOVE ANY BACKFILL, COMPACTION, AND PAVEMENT REPLACEMENT STIPULATIONS THAT MAY BE IMPOSED AS A CONDITION OF PERMITTING.

APPROVED RESTRAINT JOINTS (RJ) SHALL BE PER COP SUPPL SUBSECTION 750.3 AND MAG STD DTL 303-1 AND 303-2 THRUST BLOCKS ARE NOT ALLOWED IN LIEU OF RJ SYSTEMS BUT MAY BE USED IN ADDITION TO RJ.

PER THE CITY OF PHOENIX ORDINANCE G-4396, THIS PLAN IS FOR OFFICIAL USE ONLY AND MAY NOT BE SHARED WITH OTHERS EXCEPT AS REQUIRED TO FULFILL THE OBLIGATIONS OF YOUR CONTRACT WITH THE CITY OF PHOENIX.

PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

WHEN RELOCATING OR ABANDONING A FIRE HYDRANT, REMOVE THE TAP FROM THE MAIN PER CITY OF PHOENIX DETAIL P-1344.

RECORD DRAWINGS MUST BE PROVIDED FOR ALL FIRE HYDRANTS (NEW, RELOCATES AND REMOVALS).

THE FOLLOWING DISCLAIMER CAN ONLY BE USED FOR LOCAL OR RESIDENTIAL STREETS. DO NOT USE FOR MAJOR OR COLLECTOR STREETS:

I HEREBY CERTIFY THAT ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA OF THIS PROJECT HAVE BEEN CONTACTED AND THE DATA PROVIDED IS SHOWN ON THIS PLAN. I AGREE TO INDEMNIFY DEFEND, SAVE AND HOLD HARMLESS THE CITY OF PHOENIX, ITS OFFICERS, AGENTS, EMPLOYEES AND VOLUNTEERS FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS, LIABILITIES, DAMAGES, LOSSES, OR EXPENSES INCURRED FOR ANY UTILITY CONFLICTS THAT MAY ARISE.

ENGINEER'S SIGNATURE, SEAL AND DATE

BASIS OF BEARING:
THE MONUMENT LINE OF EAST MORELAND STREET BETWEEN NORTH 3RD STREET AND NORTH 5TH STREET AS DESCRIBED ON A SINGLE-LOT SUBDIVISION OF DECK PARK VISTA UNIT 1, RECORDED IN BOOK 341, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA. DESCRIBED LINE BEARS NORTH 00°00'00" EAST.

BENCHMARK:
CITY OF PHOENIX BENCHMARK NO.878 (7TH STREET AND MCDOWELL) FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE. ELEVATION = 1090.788' (COP/NAVD-29 DATUM).

Revised: 1/10/14 S:200DM_SHARED\200DM_WRDP\DANNY\DE

EPS GROUP 1130 N. Alma School Rd Suite 120 Mesa, AZ 85201 T:480.503.2250 | F:480.503.2258 www.epsgroupinc.com

JOB NO

SHEET

OF

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THE MORELAND

NATIVE AMERICAN CONNECTIONS

1125 N. 3RD ST PHOENIX, AZ 85004

CITY OF PHOENIX GENERAL LANDSCAPE NOTES

1. THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.
2. THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
3. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
4. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
5. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS, ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.
6. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERY ASSOCIATION STANDARDS.
7. ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
8. CONTACT THE PARKS & RECREATION DEPARTMENT, FORESTRY SUPERVISOR, AT 602-262-6862, TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RE-LOCATION OF REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.
9. CONTACT THE STREET TRANSPORTATION DEPARTMENT, HORTICULTURIST, AT 602-262-6284, PRIOR TO THE RE-LOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
10. ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.
11. THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL, IN RIGHT-OF-WAY, PER THE APPROVED PLAN.
12. WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
13. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6'8") PER SECTION 507 TAB A.II.A3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.
14. P.V.C. PIPE LATERALS ARE REQUIRED. A MAXIMUM OF TEN FEET (10') OF POLY TUBING OFF OF THE P.V.C. PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
15. PLANT QUANTITIES AND CALIPER SIZES, PER THE SPECIFIC ZONING REQUIREMENTS FOR THIS SITE, PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN. **NOTE:** MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
16. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSIONS, AND REINSTATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. ANSI A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE

JOE KEEPER, NATIVE AMERICAN CONNECTIONS
(PROPERTY OWNER / DEVELOPER / HOA)

LANDSCAPE PLAN APPROVAL		
CASE #	APPROVED BY	DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.

PROJECT TEAM

OWNER
JOE KEEPER
NATIVE AMERICAN CONNECTIONS
4520 N. CENTRAL AVE., STE 600
PHOENIX, AZ 85012
PHONE: 602-254-3247
EMAIL: J.KEEPER@NATIVECONNECTIONS.ORG

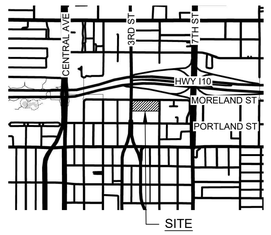
ARCHITECT
SPS+ ARCHITECTS
8681 E VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
CONTACT: RICHARD BEGAY
PHONE: (480) 991-0800
EMAIL: RICHARD.B@SPSPLUSARCHITECTS.COM

LANDSCAPE ARCHITECT
LOGAN SIMPSON DESIGN
51 W. THIRD ST., STE 450
TEMPE, AZ 85281
CONTACT: JERRY MOAR
PHONE: (480) 967-1343
EMAIL: JMOAR@LOGANSIMPSON.COM

CIVIL ENGINEER
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
CONTACT: DAN AUXIER
PHONE: (480) 503-2250
EMAIL: DAN.AUXIER@EPSGROUPINC.COM

VICINITY MAP

N.T.S. NORTH



SITE FEATURE NOTES

1. SEE CIVIL PLANS FOR ALL DRAINAGE FEATURES, AND RELATED STRUCTURES.
2. SEE ARCHITECTURE PLANS FOR ALL BUILDING FEATURES AND RELATED STRUCTURES.
3. SEE CIVIL & ARCHITECTURE SHEETS FOR CURB AND GUTTER, CONCRETE HEADER, SCREEN WALLS
4. ENSURE COORDINATION OF ALL IRRIGATION SLEEVES AS SHOWN ON THE IRRIGATION SHEETS.
5. SEE CIVIL SHEETS FOR GRADING AND DRAINAGE; INCLUDING RETENTION BASINS AND UNDERGROUND RETENTION TANKS.
6. SEE ELECTRICAL SHEETS FOR ALL SITE LIGHTING.
7. SEE CIVIL FOR TREE REMOVAL/DEMOLITION.

VARIANCES

APPLICATION NO: ZA-594-21
DATE 12/30/2021
REQUEST:
1. VARIANCE TO REDUCE THE SIDE YARD (SOUTH) SETBACK FOR PHASE 1 TO 0 FEET. MINIMUM 5 FEET REQUIRED.
2. VARIANCE TO REDUCE THE REAR YARD (WEST) SETBACK FOR PHASE II TO 0 FEET. MINIMUM 15 FEET REQUIRED.
3. VARIANCE TO REDUCE THE REAR YARD (EAST) SETBACK FOR PHASE I TO 0 FEET. MINIMUM 15 FEET REQUIRED.
4. VARIANCE TO REDUCE THE SIDE YARD (SOUTH) SETBACK FOR PHASE II TO 0 FEET. MINIMUM 5 FEET REQUIRED.
5. VARIANCE TO REDUCE THE STREETSCAPE ZONE WIDTH ADJACENT TO MORELAND AVENUE TO 5 FEET. MINIMUM 15 FEET REQUIRED.
6. VARIANCE TO REDUCE THE STREETSCAPE ZONE WIDTH ADJACENT TO 5TH STREET TO 0 FEET. MINIMUM 15 FEET REQUIRED.

ORDINANCE SECTIONS: 1214.B.4.A.(1) 1214.B.4.A.(2) 1214.B.4.A.(2) 1214.B.4.A.(1) 1214.(F) 1214.(F)
STIPULATIONS:
1. 2 YEARS TO APPLY AND PAY FOR BUILDING PERMITS

SHEET INDEX

LC001	LANDSCAPE COVER
LH101	HARDSCAPE PLAN
LH201	HARDSCAPE DETAILS
LH202	HARDSCAPE DETAILS
LH203	HARDSCAPE DETAILS
LL001	LANDSCAPE NOTES AND SCHEDULE
LL101	LANDSCAPE PLAN
LL201	LANDSCAPE DETAILS
SH101	SHADE STUDY EXHIBIT
IR101	IRRIGATION PLAN
IR201	IRRIGATION DETAILS

EXISTING TREE "PROTECT-IN-PLACE" NOTES

1. CONTRACTOR SHALL IDENTIFY EXISTING TREES WITHIN THE LIMITS OF WORK OR WITHIN 50'-0" OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL ESTABLISH A PROTECT-IN-PLACE TREE PROTECTION ZONE (TPZ) AROUND THE ENTIRE PERIMETER OF THE DRIPLINE (CANOPY PERIMETER). SOMETIMES SITE BOUNDARIES, EXISTING SITE CONDITIONS, HARDSCAPE CAN PREVENT COMPLETE PROTECTION FOR THE EXISTING TREES (EXTENTS OF DRIPLINE). THESE SITUATIONS WILL BE DISCUSSED BY CONTRACTOR AND OWNER'S REPRESENTATIVE AND HANDLED ON A CASE BE CASE BASIS.
2. THE TPZ SHALL CONSIST OF A BARRIER CONSTRUCTED OF EITHER 6' CHAIN LINE FENCE PANELS OR 4' LAMINATED ORANGE CONSTRUCTION FENCING MATERIAL.
3. THE TPZ AND FENCING SHALL BE ESTABLISHED PRIOR TO ANY CONSTRUCTION ACTIVITIES. FENCING IS TO REMAIN DURING DURATION OF THE CONSTRUCTION ACTIVITIES. ACTIVITY WITHIN THE TPZ IS NOT PERMITTED, INCLUDING BUT NOT LIMITED TO EXCAVATION; GRADING; DRAINAGE; PARKING AND/OR EQUIPMENT STORAGE; MATERIAL STORAGE; DISPOSAL OF OIL, GASOLINE, CONCRETE WASHOUT, OR CHEMICALS; AND DEBRIS STORAGE, REMOVAL OR RELOCATION OF FENCING FOR TEMPORARY ACCESS INSIDE THE TPZ MUST BE REPLACED IMMEDIATELY UPON COMPLETION OF THE ACTIVITY OR THE END OF THE DAY.
4. PRIOR TO FINAL PROJECT ACCEPTANCE, THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL RE-EVALUATE ALL TREES AND DETERMINE ANY MAINTENANCE NEEDS, DAMAGE, OR REPLACEMENT. TREES THAT REQUIRE REPLACEMENT SHALL BE OF THE SAME SPECIES IN A STANDARD 24" BOX UNIT.
5. ANY PRUNING OF TREES AS NEEDED FOR CONSTRUCTION ACCESS OR DUE TO DAMAGE FROM CONSTRUCTION ACTIVITIES SHALL BE REVIEWED AND DISCUSSED BY CONTRACTOR AND OWNER'S REPRESENTATIVE.

CITY OF PHOENIX LANDSCAPE SIGNATURE BLOCK

LANDSCAPE ARCHITECT, CITY OF PHOENIX _____ DATE _____

ESTIMATED RIGHT-OF-WAY COST $ 0 ESTIMATED S.F. OF LANDSCAPE IN RIGHT-OF-WAY 0

MAINTENANCE BY: ☐ CITY ■ OWNER TOTAL ACRES (OR PORTIONS) OF LANDSCAPED AREA 0.27

SQUARE FOOTAGE OF TURF 0 DATE OF PRELIMINARY SITE PLAN APPROVAL 04/19/22

THERE ARE NO OVERHEAD POWER-LINE AND POLES ON THE SITE.

THERE ARE NO EXISTING PLANT MATERIALS ON THE SITE.

SPS+ ARCHITECTS LLP.
8681 E. VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
TEL: 480.991.0800
FAX: 480.991.2623
spsplusarchitects.com

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
PHOENIX, AZ 85004
LANDSCAPE COVER

DESIGN DEVELOPMENT

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: JM
DRAWN BY: MP

21401 M. WAYNE COLEBANK — Registered Landscape Architect — ARIZONA U.S.A. — Expires 06/30/2023

ORIGINAL ISSUE DATE: 09.16.2022
JOB No: 195278
SHEET: **LC001**
1 OF 11

LSIS# 2106801

LOGANSIMPSON
51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P (480) 967-1343

LSPL#: 2208063
KIVA #: 21-2416
SDEV #: 2100253
PAPP #: 2104061
Q.S.: 12-28
PRLM #: 2200389

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

DSD APPROVAL STAMP

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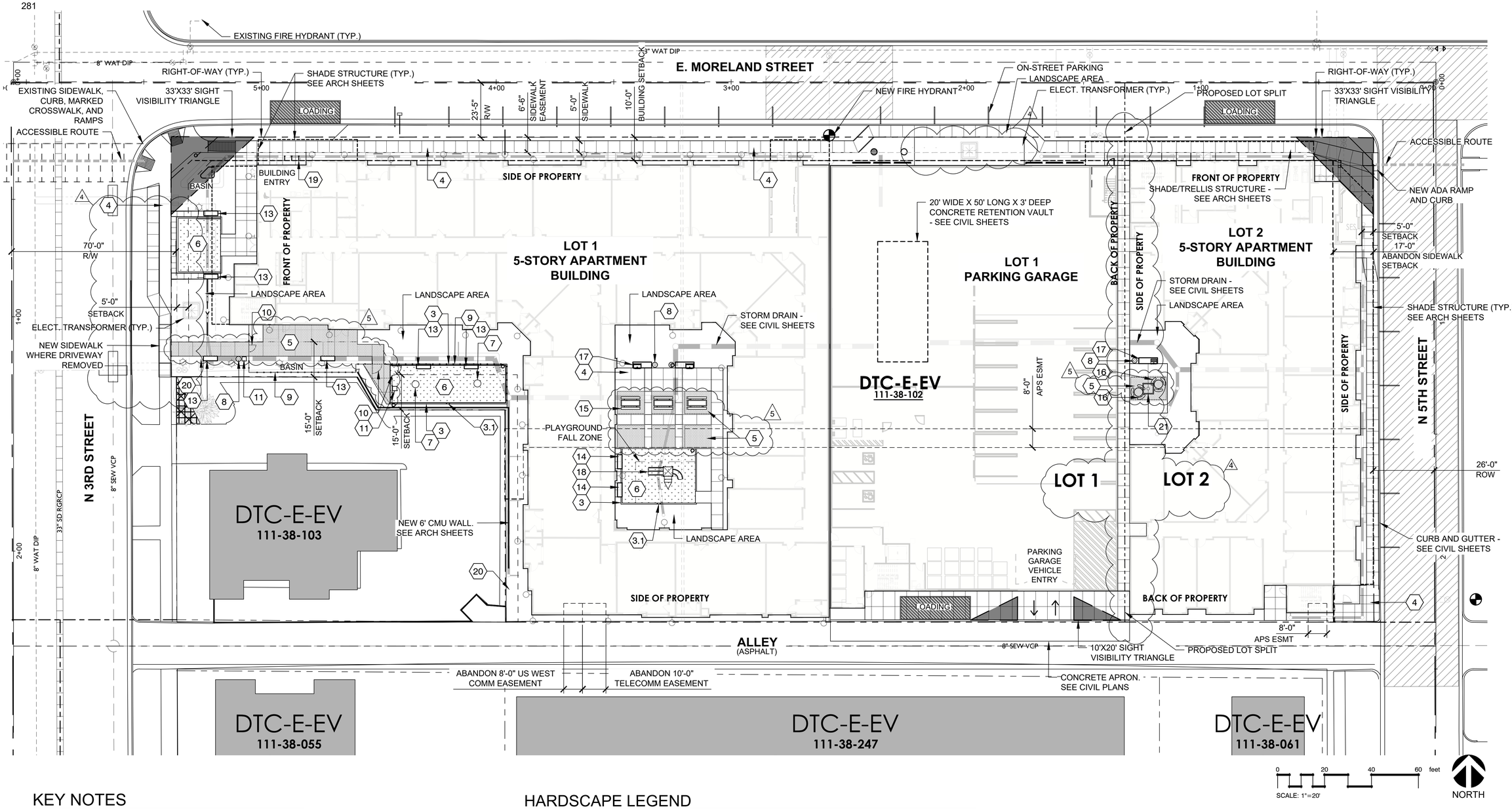

KEY NOTES

1. CONTRACTION JOINT - SEE DET. 1/LH201
2. EXPANSION JOINT - SEE DET. 1/LH201
3. CONCRETE HEADER - SEE DET. 4/LH201
3.1 CONCRETE HEADER - DRAINAGE SCUPPER
4. CONCRETE WALKWAY - SEE DET. 2/LH201
5. PERMEABLE PAVERS - SEE DET. 5/LH201
6. SYNTHETIC TURF - SEE DET. 6/LH201
7. STEEL HEADER - SEE DET. 4/LH202
8. TRASH RECEPTACLE - SEE DET. 2/LH202
9. SITE FENCING - SEE DET. 5/LH202
10. SITE GATE - SEE DET. 5/LH202
11. PET WASTE STATION - SEE DET. 6/LH202
12. DOG PARK RULES SIGNAGE - SEE DET. 7/LH202
13. BENCH - TYPE 1 - SEE DET. 9/LH201
14. BENCH - TYPE 2 - SEE DET. 10/LH201
15. PICNIC TABLE - TYPE 1 - SEE DET. 7/LH201
16. PICNIC TABLE - TYPE 2 - SEE DET. 8/LH201
17. BBQ AREA - SEE DET. 1 - 2/LH203
18. PLAY STRUCTURE - SEE DET. 3/LH203
19. BIKE RACKS - SEE DET. 1/LH202
20. PATH LIGHT - SEE DET. 3/LH202
21. TREE GRATE - SEE DET. 4/LH203

HARDSCAPE LEGEND

QTY.	ITEM/SYMBOL	DESCRIPTION	MANUFACTURER / NOTES
9,600 SF		CONCRETE WALKWAY	PIP CONCRETE PER MAG 220
220 LF		CONCRETE HEADER	EXTRUDED CURB w/SINGLE REBAR, NO COLOR
1,800 SF		PERMEABLE PAVERS	ACKER STONE, AQUA-VIA PEDESTRIAN RATED PAVERS
2,100 SF		SYNTHETIC TURF	ARTIFICIAL LAWNS, CORONADO PLATINUM SYNTHETIC TURF
4 EA		TRASH RECEPTACLE	FORMS + SURFACES, SLDIS-220
2 EA		PET WASTE STATION	GYMS FOR DOGS, DLPWS100-IG
6 EA		BENCH TYPE-1	CONCRETE CIP
2 EA		BENCH TYPE-2	FORMS + SURFACES
2 EA		PICNIC TABLE TYPE-1	FORMS + SURFACES, KNIGHT TABLE ENSEMBLE
3 EA		PICNIC TABLE TYPE-2	PREMIER POLYSTEEL, 6' PICNIC TABLE
3 EA		BBQ AREA	BBQ AREA
1 EA		PLAY STRUCTURE	LANDSCAPE STRUCTURES (EXERPLAY), PLAYSHAPER #2056
3 EA		BIKE RACK	FORMS + SURFACES, TIRO
5 EA		PATHLIGHT	LEDALUX, CATALOG #B5OQF1X17-U-4K-C
1 EA		TREE GRATE	IRONSMITH, 4'-0" x4'-0" MARKETSTREET

THIS SHEET HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF PHOENIX AS PART OF THE LANDSCAPE PERMIT PLANS

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spsplusarchitects.com

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
PHOENIX, AZ 85004
HARDSCAPE PLAN

DESIGN DEVELOPMENT

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
5	07/03/23	ADDENDUM #1

REVIEWED BY: JM
DRAWN BY: MP

Registered Landscape Architect 21401 M. WAYNE COLEBANK ARIZONA U.S.A. Expires 06/30/2023

ORIGINAL ISSUE DATE: 09.16.2022

JOB No: 195278

SHEET: LH101

2 OF 11

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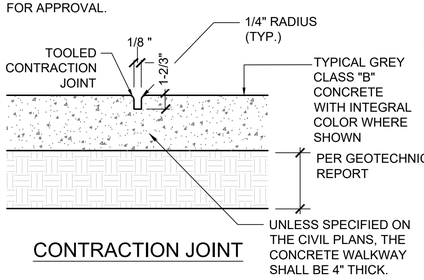
LSIS# 2106801

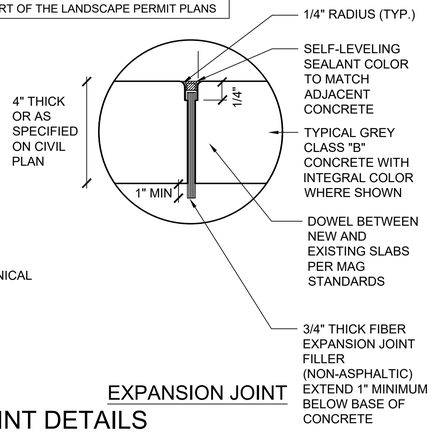
NOTES:

1. EXPANSION JOINT SHALL BE INSTALLED PRIOR TO ALL POURS, AT POINTS OF CURVATURE, AT ADJOINING STRUCTURES. THE EXPANSION JOINT MUST PROVIDE FOR COMPLETE SEPARATION OF THE CONCRETE WALKWAYS FROM ADJOINING CONCRETE. SEE PLANS FOR DESIGN INTENT. DISCUSS LOCATIONS WITH OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL PROVIDE RENDERED SHOP DRAWING SHOWING LOCATION OF INTEGRAL COLORS, FINISHES, JOINTS, AND TURN-DOWN-EDGE FOR APPROVAL.



CONTRACTION JOINT

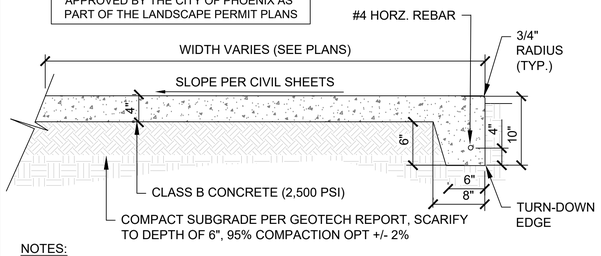
THIS DETAIL HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF PHOENIX AS PART OF THE LANDSCAPE PERMIT PLANS



EXPANSION JOINT

1 CONTRACTION & EXPANSION JOINT DETAILS
N.T.S.

THIS DETAIL HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF PHOENIX AS PART OF THE LANDSCAPE PERMIT PLANS



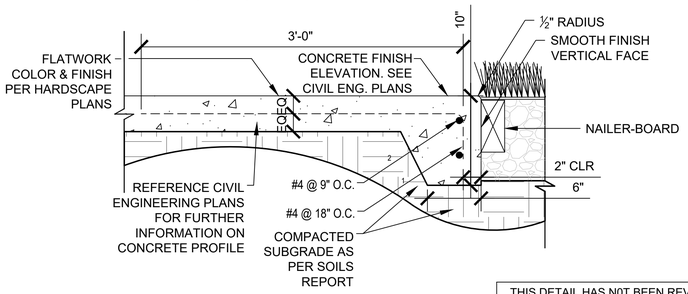
NOTES:

1. SIDEWALK SHALL CONFORM TO GEOTECHNICIAL REPORT.
2. SEE SHEET LH101 FOR PROPOSED CONCRETE LOCATIONS.
3. LAYOUT CONTRACTION AND EXPANSION JOINT PER PLAN/DETAIL.
4. CROSS-SLOPE OF WALKWAY TO NOT EXCEED 2.0%.
5. FORM STAKING SHALL NOT ALLOW FORMING OR LEAKING. ALL SPILL OF EXCESS CONCRETE SHALL BE CLEANED UP AND REMOVED FROM SITE BY CONTRACTOR.
6. TURN-DOWN EDGE SHALL BE INSTALLED ALONG PAVERS, SYNTHETIC TURF, AND ALL LANDSCAPE AREAS.
7. CONTRACTOR SHALL PROVIDE RENDERED SHOP DRAWINGS SHOWING FINISH, JOINTS AND LOCATION OF ALL TURN-DOWN EDGES OF THE CONCRETE WALKWAY

2 CONCRETE WALKWAY
N.T.S.

NOTE:

1. CONCRETE APRON, FOOTING AND REINFORCEMENT IS A DELEGATED DESIGN. CONTRACTOR SHALL PROVIDE ANALYSIS DATA, FOUNDATION AND ANCHORAGE DESIGN SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF ARIZONA.



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3 CONCRETE TURNDOWN EDGE
N.T.S.

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8681 E. VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
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THE MORELAND
NATIVE AMERICAN CONNECTIONS
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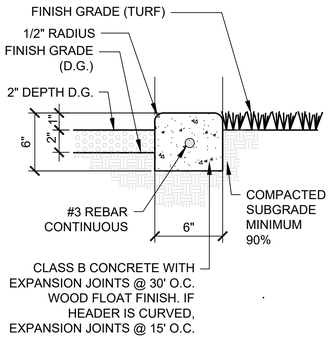
PHOENIX, AZ 85004
HARDSCAPE DETAILS

NOTE:

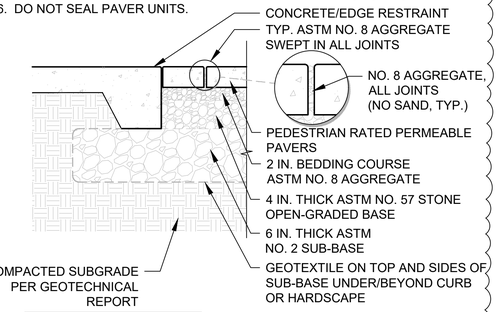
1. TOP OF HEADER TO BE 3" ABOVE FINISH GRADE FOR D.G. AREAS, 1" ABOVE FINISHED GRADE FOR TURF AREAS.



4 CONCRETE HEADER
N.T.S.

NOTES:

1. FABRIC IS NOT REQUIRED BETWEEN MATERIAL LIFTS.
2. ADJUST PATTERNING FOR ACTUAL FIELD CONDITIONS AND TO UTILIZE WHOLE UNIT PAVERS (4"x8").
3. PAVERS SHALL BE FLUSH WITH ADJACENT HARDSCAPE (WALKS, CURBS).
4. SAND IS NOT REQUIRED FOR THIS INSTALLATION.
5. KEEP MATERIAL LIFTS CLEAN AND FREE OF DIRT AND ORGANIC MATTER.
6. DO NOT SEAL PAVER UNITS.

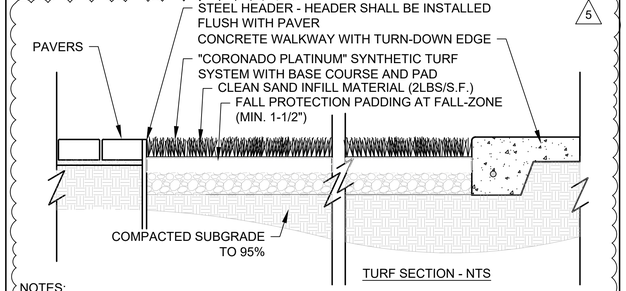


MANUFACTURER OR APPROVED EQUAL:
ACKER STONE
6700 W. ALLISON RD, #5016
CHANDLER, AZ 85226
PHONE: (480) 344-6910

PAVER/COLOR/SIZE/RATING:

1. AQUA-VIA, LT. GREY, 4"x8" PEDESTRIAN RATED
2. AQUA-VIA, PEWTER, 4"x8" PEDESTRIAN RATED

5 PERMEABLE PAVERS
N.T.S.



TURF SECTION - NTS

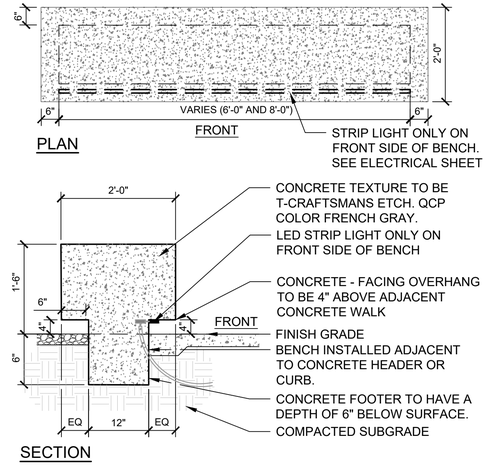
NOTES:

1. SEE MANUFACTURER'S SPECIFICATIONS FOR BASE COURSE AND SYNTHETIC TURF STRUCTURAL PROFILE. CONTRACTOR SHALL INSTALL PER MANUFACTURE'S SPECIFICATION AND PROVIDE SHOP DRAWINGS SHOWING LAYOUT WITH SEAMING PLAN, SAMPLE OF PRODUCT, PRODUCT DATA, AND WARRANTY
2. 3.5" NAILS SHOULD BE USED EVERY 3"-4" ALONG THE PERIMETER OF THE INSTALLATION TO SECURE THE PRODUCT.
3. CONTRACTOR SHALL ENSURE A SMOOTH AND EVEN TRANSITION WITH ADJACENT HARDSCAPE. SEE CIVIL PLANS FOR GRADING AND DRAINAGE WITHIN TURF AREAS
4. CONTRACTOR SHALL PROVIDE PADDING MATERIAL SAMPLE AND CUT-SHEET FOR APPROVAL PRIOR TO INSTALLATION.
5. PADDING MATERIAL IS ONLY REQUIRED WITHIN THE PLAYSET FALL-ZONE. AREAS OUTSIDE OF THE FALL-ZONE DO NOT REQUIRE ADDITIONAL PADDING.

MANUFACTURER OR APPROVED EQUAL:
ARTIFICIAL LAWNS
1800 S 7TH AVE, STE 108
PHOENIX, AZ 85007

6 SYNTHETIC TURF DETAIL
N.T.S.

THIS DETAIL HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF PHOENIX AS PART OF THE LANDSCAPE PERMIT PLANS



CONCRETE
COLOR: FRENCH GRAY
FINISH: CRAFTSMAN'S ETCH

LIGHTING
OUTDOOR LED STRIP LIGHT
MODEL: LLED8700
2700K WARM WHITE
OPTICS: CLEAR LENS
FINISH: SILVER

NOTE:
TOTAL OF 60'-0" OF STRIP LIGHTING SHALL BE USED FOR ALL 9 BENCHES

CONCRETE MANUFACTURER:
QUICK CRETE PRODUCTS CORP.
(QCP) OR APPROVED EQUAL
731 PARKRIDGE AVENUE
NORCO, CA 92860
PH: (951) 737 7032
FAX: (951) 737 7032

NOTES:

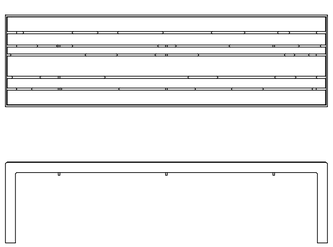
1. CONTRACTOR SHALL PROVIDE MANUFACTURER SHOP DRAWING AND SHOW IN DETAIL, BENCH LAYOUT, CONCRETE STRENGTH, COLOR AND FINISH, WEIGHT, STORAGE AND HANDLING, WARRANTY
2. CONTRACTOR SHALL INSTALL LIGHTING PER MANUFACTURER RECOMMENDATION
3. SEE HARDSCAPE PLANS FOR SIZE AND LOCATION

7 BENCH TYPE 1 - WITH ACCENT LIGHTING
N.T.S.

MANUFACTURER OR APPROVED EQUAL:
FORMS + SURFACES
1025 NORTH 71ST AVENUE
PHOENIX, ARIZONA 85043
PHONE: (800) 451-0410

NOTES:

1. BENCH BY FORMS + SURFACES
2. MODEL SBDSH-72C DASH BENCH, 6 FOOT, BACKLESS
3. BENCH MOUNTING: SURFACE MOUNTED
4. POWDERCOAT: SLATE TEXTURE
5. DO NOT REMOVE PROTECTIVE COVERINGS/FILMS FROM BENCH SURFACES UNTIL FINAL TURN-OVER.
6. ENGINEER SHALL APPROVE FINAL BENCH LAYOUT.
7. CONTRACTOR SHALL INSPECT ALL FURNISHINGS PRIOR TO ACCEPTING FROM TRANSPORTER.



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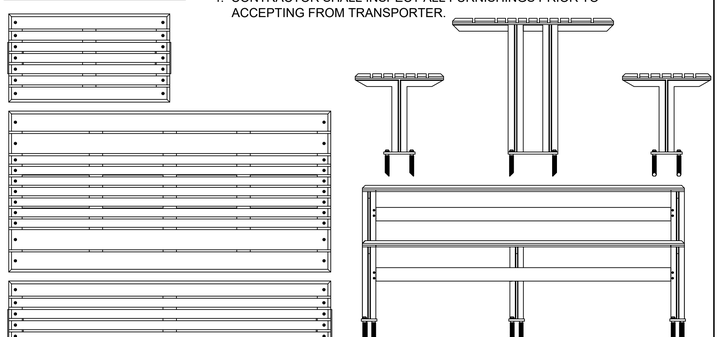
8 BENCH - TYPE 2
N.T.S.

MANUFACTURER OR APPROVED EQUAL:

FORMS + SURFACES
1025 NORTH 71ST AVENUE
PHOENIX, ARIZONA 85043
PHONE: (800) 451-0410

NOTES:

1. TABLE BY FORMS + SURFACES, MODEL KNIGHT TABLE ENSEMBLE - BACKLESS WITH SLATE TEXTURE POWDERCOATED FRAME AND ALUMINUM TEXTURE POWDERCOATED ALUMINUM SLATS.
2. DO NOT REMOVE PROTECTIVE COVERINGS/FILMS FROM TABLE SURFACES UNTIL FINAL TURN-OVER.
3. ENGINEER SHALL APPROVE FINAL LAYOUT.
4. CONTRACTOR SHALL INSPECT ALL FURNISHINGS PRIOR TO ACCEPTING FROM TRANSPORTER.



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9 PICNIC TABLE - TYPE 1
N.T.S.

MANUFACTURER
PREMIER POLYSTEEL
305 ENTERPRISE DRIVE
PO BOX 77
NORTHWOOD, IA 50459
601-381-5258

SUPPLIER
EXERPLAY, INC
KEVIN SOLOMON
480-323-0337
KEVIN@EXERPLAY.COM

NOTES:

1. TABLE BY PREMIER POLYSTEEL MODEL 6' PICNIC TABLE , DIRECT BURY, SINGLE PEDESTAL, PERFORATED METAL DESIGN.
2. TABLES ARE LOCATED WITHIN INTERIOR COURTYARDS, SEE INTERIOR PROTECTION MEASURES, SHEET LH203
3. DO NOT REMOVE PROTECTIVE COVERINGS/FILMS FROM TABLE SURFACES UNTIL FINAL TURN-OVER.
4. ENGINEER SHALL APPROVE FINAL TABLE LAYOUT.
5. CONTRACTOR SHALL INSPECT ALL FURNISHINGS PRIOR TO ACCEPTING FROM TRANSPORTER.



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10 PICNIC TABLE - TYPE 2
N.T.S.

DESIGN DEVELOPMENT

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
5	07/03/23	ADDENDUM #1

REVIEWED BY: JM
DRAWN BY: MP

Registered Landscape Architect
21401
M. WAYNE COLEBANK
ARIZONA U.S.A.
EXPIRES 06/30/2025

ORIGINAL ISSUE DATE: 09.16.2022

JOB No: 195278

SHEET: **LH201**

3 OF 11

LSIS# 2106801

LSPL#: 2208063
KIVA #: 21-2416
SDEV #: 2100253
PAPP #: 2104061
Q.S.: 12-28
PRLM #: 2200389

LOGANSIMPSON
51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P (480) 967-1343

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In Maricopa County: (602) 263-1100

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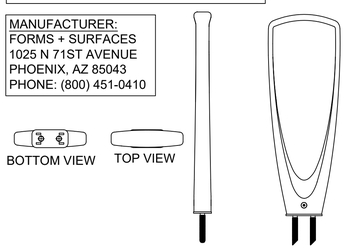
MANUFACTURER:
FORMS + SURFACES
1025 N 71ST AVENUE
PHOENIX, AZ 85043
PHONE: (800) 451-0410



NOTES:
1. SEE HARDSCAPE PLAN FOR LOCATION
2. DETAIL IS PER FORMS + SURFACES.
3. MODEL: TIRO - COLOR TO BE DARK GREY METALLIC.
4. REFER TO MANUFACTURER'S SPECIFICATIONS.
5. BIKE RACK MUST BE INSTALLED LEVEL TO CONCRETE.
6. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, INCLUDING STRUCTURAL FOOTING.

1 BIKE RACK
SCALE: N.T.S.

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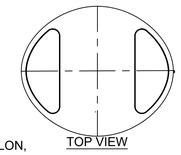
FORMS + SURFACES
1025 NORTH 71ST AVENUE
PHOENIX, ARIZONA 85043
PHONE: (800) 451-0410



MODEL:
SLDIS-220 DISPATCH RECEPTACLE, 45-GALLON, SPLIT-STREAM, TWO 20-GALLON HALF LINERS

HEIGHT 45.3"
WIDTH 26.8"
DEPTH 22.9"
WEIGHT 125 LBS
INTERNAL CAPACITY 40 (2 X 20) GALLONS

LID OPENING: LITTER AND LITTER
GRAPHICS: LITTER AND RECYCLE



litter recycle
COLOR: DARK GREY METALLIC TEXTURE

2 TRASH RECEPTACLE
SCALE: N.T.S.

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MANUFACTURER:
LEDALUX
WWW.LEDALUX.COM/
CONTACT: JASON DAVIS
E:JASON.DAVIS@ISARIZONA.COM
O: 702.449.6149

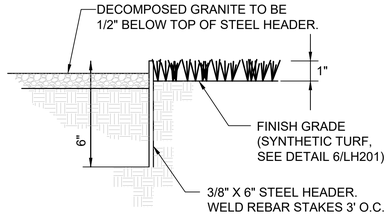
SEE ELECTRICAL SHEETS



MULE LIGHTING - LEDALUX
CATALOG NUMBER: B5OQF1X17-U-4K-C-_
34" X 4 3/4" DIAMETER EXTERIOR BOLLARD, WET LOCATION LISTED, FULL CUT-OFF DISTRIBUTION, 360 DEGREE DISTRIBUTION LED, 3000K 277 V 17 W

NOTES:
1. SEE HARDSCAPE PLAN FOR BOLLARD LOCATION.
2. ENSURE CONSISTENT PLACEMENT ALONG ALL WALKWAYS AND HARDSCAPE AREAS.
3. DO NOT REMOVE PROTECTIVE COVERINGS OR FILMS UNTIL FINAL TURN-OVER.

3 ILLUMINATED BOLLARD
SCALE: N.T.S.



4 STEEL HEADER
SCALE: N.T.S.

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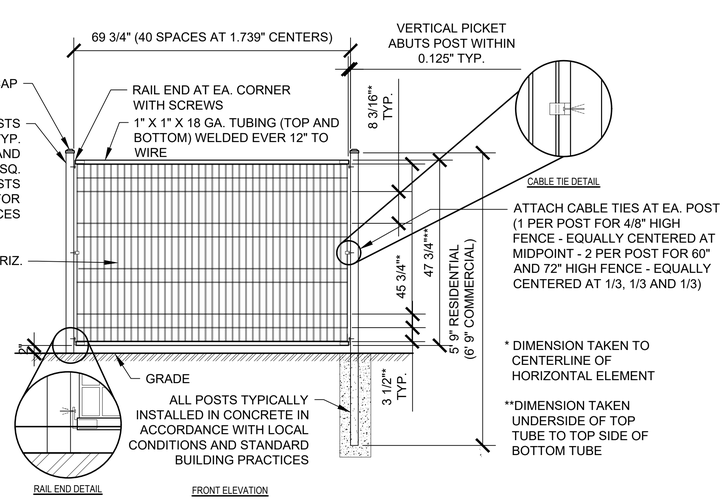
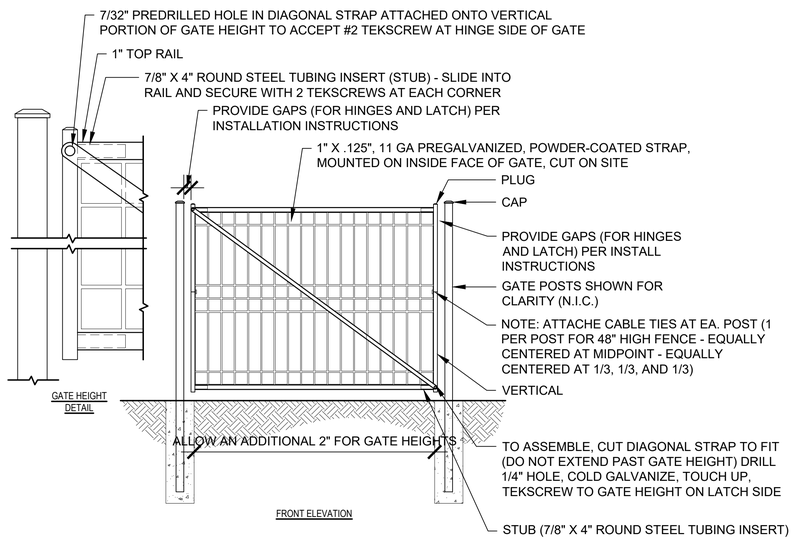


* DIMENSION TAKEN TO CENTERLINE OF HORIZONTAL ELEMENT

**DIMENSION TAKEN UNDERSIDE OF TOP TUBE TO TOP SIDE OF BOTTOM TUBE



MANUFACTURER:
GYMS FOR DOGS
3815 RIVER CROSSING PKWY
SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (800) 931-1562
WWW.GYMSFORDOGS.COM

NOTES:
1. THIS FENCE IS A WELDED FRAME AND DESIGNED FOR LEVEL GRADE INSTALLATION.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info.
7. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S

MANUFACTURER NOTES:
1. LAST VERTICAL OF GATE SHOULD BE ABUT GATE HEIGHT AND SECURED WITH CABLE TIES (1 PER GATE HEIGHT AT 48" BOTH SIDES.
2. FOR GATES LESS THAN FULL SECTION, RAILS AND HORIZONTALS OF SECTION SHOULD BE CUT ADJACENT TO VERTICAL SO THAT CABLE TIE CAN BE USED TO SECURE VERTICAL.

5 DOG PARK FENCE & GATE
SCALE: N.T.S.

MANUFACTURER
GYMS FOR DOGS
3815 RIVER CROSSING PKWY
SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (800) 931-1562
WWW.GYMSFORDOGS.COM

STANDARD FEATURES:
-MADE IN U.S.A
-ALUMINUM ALL-WEATHER MATERIAL
-ADA COMPATIBLE
-HEAVY-DUTY ONE PIECE MOUNTING POST
-CAN BE CUSTOMIZED WITH YOUR BRAND OR SPECIAL LOGO
-PROPRIETARY FLAT SURFACE FOR STORAGE: LEASH, KEYS, CELL PHONES
-600 BAG CAPACITY MEANS LESS REFILL TIME

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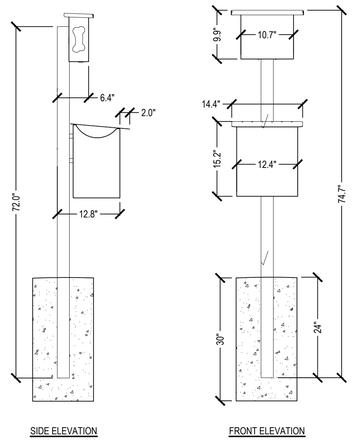
PRODUCT DIMENSIONS:
DIMENSIONS:
72" H X 15" W X 69" L
RECOMMENDED SPECIFICATIONS:
ITEM:
-DL-PWS100-IG
COMPONENTS:
-DL-PNSBAG-TPC (BOX)
-DL-PWSIGP (POST - IG)
MATERIALS:
-POWDER COATED ALUMINUM BAG DISPENSER BOX
-POWDER COATED ALUMINUM POST DESIGNED FOR BURIAL

☐ SELECT DESIRED COLOR:
- ☐ BLACK
- ☐ NUTMEG BROWN
- ☐ CORN YELLOW
- ☒ GRASS GREEN
- ☐ WATER BLUE
- ☐ CARDINAL RED

☐ SELECT DESIRED MOUNT:
- ☒ IN-GROUND (**IG**) (SHOWN)
- ☐ SURFACE MOUNT (**SM**)
- ☐ PORTABLE / FREESTANDING (**FS**)



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5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTer REFERENCE NUMBER 195278 LH2-1.

6 PET WASTE STATION
SCALE: N.T.S.

MANUFACTURER
GYMS FOR DOGS
3815 RIVER CROSSING PKWY
SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (800) 931-1562
WWW.GYMSFORDOGS.COM

NOTES:
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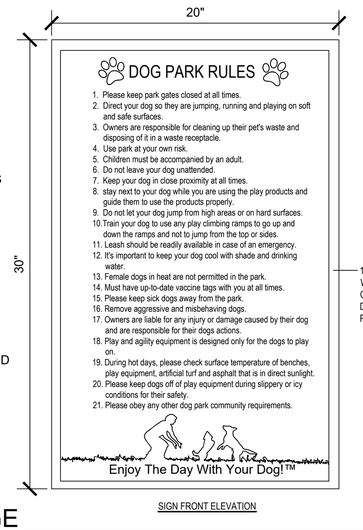
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5017-036.



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7 DOG PARK SIGNAGE
SCALE: N.T.S.

LOGANSIMPSON
51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P (480) 967-1343

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SPS+ ARCHITECTS
SPS+ ARCHITECTS LLP.
8681 E. VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
TEL: 480.991.0800
FAX: 480.991.2623
spsplusarchitects.com

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
PHOENIX, AZ 85004
HARDSCAPE DETAILS

DESIGN DEVELOPMENT

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: JM
DRAWN BY: MP

Licensed Landscape Architect 21401 M. WAYNE COLEBANK REGISTERED ARIZONA U.S.A. Expires 06/30/2023

ORIGINAL ISSUE DATE: 09.16.2022
JOB No: 195278
SHEET: **LH202**
4 OF 11
LSI# 2106801

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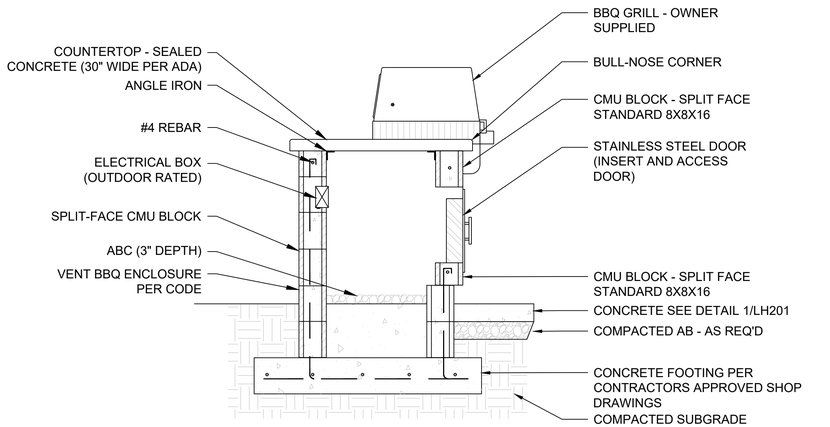
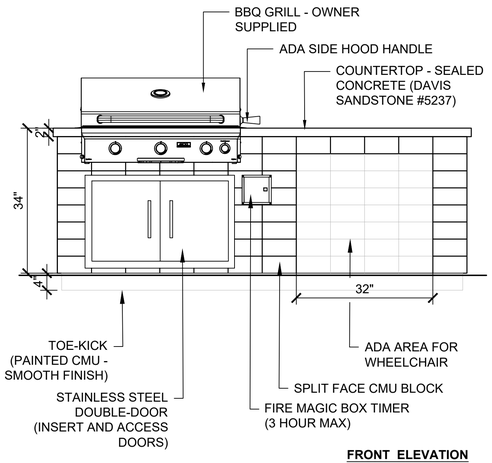
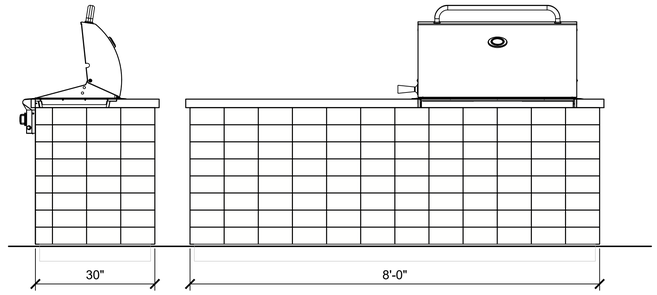


1 BBQ GRILL - SECTION
N.T.S.

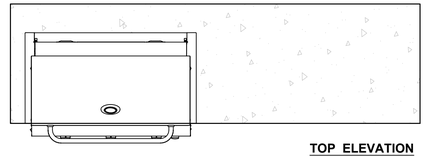


FRONT ELEVATION

NOTES:
1. APPLY CLEAR SEAL-COAT TO CONCRETE COUNTERTOP. REAPPLY AS NEEDED TO ENSURE AN EVEN CLEAR-COAT APPLICATION.
2. VENT THE CMU STRUCTURE AS PER LOCAL CODES.
3. VERIFY BBQ UNIT AND EQUIPMENT DIMENSIONS PRIOR TO BUILDING THE CMU BLOCK STRUCTURE AND ASSOCIATED FOOTING.
4. CONTRACTOR SHALL SECURE GASLINE PERMIT AND SCHEDULE ALL REQUIRED INSPECTIONS, INCLUDING CONNECTIONS, TRENCHING DEPTH AND FINAL HOOK-UP.
5. DETAILS PROVIDED FOR REFERENCE ONLY AND TO DEMONSTRATE DESIGN INTENT OF THE FEATURE. ALL STRUCTURES REQUIRE SHOP DRAWING PREPARATION, SUBMITTAL AND APPROVAL BY ENGINEER PRIOR TO FABRICATION, CONSTRUCTION, AND/OR INSTALLATION.
6. SUBMIT CUT-SHEETS FOR EQUIPMENT AND COMPONENTS FOR APPROVAL PRIOR TO PROCUREMENT.



SIDE ELEVATION **BACK ELEVATION**



TOP ELEVATION

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2 BBQ GRILL - ELEVATION
N.T.S.



Meets National Standards for: ✔ **ASTM** F1487-17 ✔ **CPSC** Guidelines #325

NOTES:
1. MODEL NUMBER: PKP028P
2. MODEL NAME: PATRIOT POINT
3. AGES: 2 - 12 YEARS
4. CHILD CAPACITY: 10 - 15
5. FALL HEIGHT: 36"
6. POST DIAMETER: 3.5"
7. SAFETY ZONE: 25'-6" x 18'-2"
8. ADA COMPLIANT: YES
9. ELEVATED: 3 COMPONENTS
10. GROUND LEVEL: 1 COMPONENT

SPECIAL NOTE:
THIS PLAY EQUIPMENT IS LOCATED WITHIN AN INTERIOR COURTYARD SPACE. COORDINATE MATERIAL DELIVERY AND REQUIRED INSTALLATION EQUIPMENT WITH SUPERINTENDENT. ACCESS TO THE COURTYARD IS THROUGH INTERIOR HALLWAYS (PROTECT ALL FINISHES). SEE INTERIOR PROTECTIVE MEASURES THIS SHEET.

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3 PLAY STRUCTURE
N.T.S.

MANUFACTURER'S INFORMATION:
IRONSMITH
41-701 CORPORATE WAY, #3
PALM DESERT, CA 92260
TOLL FREE: (800) 338-4766
PHONE: (760) 776-5077

TREE GRATE #M4842 (4' SQR) w/LIGHT WELLS
STYLE: MARKET STREET

NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATION
2. CONTRACTOR SHALL COORDINATE INSTALLATION OF TREES AND TREE GRATES PRIOR TO INSTALLATION OF CONCRETE WORK.
3. LIGHT WELLS SHALL BE USED FOR STAKING TREES.
4. CONTRACTOR SHALL INSTALL ROCK MULCH BELOW TREE GRATE.
5. ENSURE FRAMES AND NELSON STUDS ARE SAFELY STORED AND ARE NOT BENT OR TWISTED PRIOR TO INSTALLATION.

4 TREE GRATE
N.T.S.

INTERIOR PROTECTIVE MEASURES (FOR COURTYARD ACCESS):
1. FULL VIDEO AND PHOTOGRAPHIC RECORD WILL BE TAKEN FOR EACH AND ANY ACCESS-WAY THROUGH THE BUILDING, RECORDING ANY EXISTING DAMAGE, IMPACTS, SCRATCHES OR INCONSISTENCIES IN SURFACES AND FINISHES.
2. CONTRACTOR WILL SWEEP-CLEAN FLOOR AREAS TO ENSURE THE REMOVAL OF ANY DEBRIS (STONES, ROCKS, ETC) AND WILL OVERLAY WITH A SINGLE LAYER POLYETHYLENE PLASTIC SHEETING. PLASTIC SHEETING TO BE SECURED AT ALL EDGES WITH A CONSTRUCTION GRADE ADHESIVE TAPE THAT WILL NOT IMPACT SURFACES OR LEAVE ANY RESIDUE FROM SAID TAPE.
3. PLYWOOD OR MASONITE WILL BE INSTALLED OVER THE PLASTIC SHEETING, END TO END. PATHWAY WILL BE CENTERED THROUGH HALLWAYS AND PASSAGES TO AVOID IMPACTS WITH WALLS, LIGHT FIXTURES, RAILINGS, POSTS, COLUMNS OR ANY OTHER ELEMENTS INDOORS.
4. FLOOR PROTECTION WILL BE INSPECTED AT THE START OF EACH WORK DAY; SHOULD A REPAIR TO EITHER THE PLASTIC SHEETING OR THE PLYWOOD/MASONITE BE REQUIRED, WORK WILL NOT COMMENCE UNTIL SAID REPAIRS HAVE BEEN MADE.
5. MATERIALS, TOOLS AND OTHER ITEMS MAY ONLY BE TRANSPORTED THROUGH PROTECTED PASSAGES; LABORERS OR TRADESMEN MAY NOT LEAVE OR TRAVEL ON OR OVER ANY NON-PROTECTED FLOOR AREA. MATERIALS AND TOOLS MAY ONLY BE TRANSPORTED OVER PROTECTED PASSAGES BY MEANS OF RUBBER-WHEELED PUSH CART OR CARRIED BY HAND.
6. WHEELBARROWS MAY ONLY BE UTILIZED IF THE LEG SUPPORTS AND FRONT-BRACE OR NOSE ARE FREE OF MUD OR OTHER MATERIALS AND ARE WRAPPED AND PROTECTED WITH A FABRIC OR RUBBER COVERING TO AVOID ANY IMPACTS TO FLOOR AREAS. TO ENSURE WHEELBARROW STABILITY, LOADS IN THE TRAY MAY NOT EXCEED THE LIP OF THE TRAY; ADDITIONALLY THE LABORER DESIGNATED TO MOVE THE WHEELBARROW AND ASSOCIATED LOAD THROUGH THE PASSAGEWAY SHOULD BE PHYSICALLY ABLE TO KEEP THE LOAD BALANCED AND PUSH THE LOAD THROUGH THE DESIGNATED PASSAGEWAY WITHOUT STOPPING.
7. SHOULD A WHEELBARROW NEED TO CLIMB OR DESCEND A RAMP STRUCTURE, A SECOND LABORER SHALL BE ADJACENT TO OR IN FRONT OF SAID WHEELBARROW TO ENSURE CONTROLLED SPEED WHILE DESCENDING AND TO SUPPORT AND BALANCE WHILE CLIMBING ANY RAMP STRUCTURES.
8. FULL OR HEAVY BUCKETS OF MATERIALS SHALL NOT BE HAND CARRIED THROUGH THE STRUCTURE, IN THE EVENT A HANDLE BREAKS OR A LID BECOMES DISLODGED. BUCKETS SHALL BE HAND TRANSFERRED TO A PUSH-CART AND WHEELED THROUGH THE STRUCTURE THEN UNLOADED BY HAND.
9. HOSES AND LINES SHALL BE FEE OF RESIDUE AND SHALL NOT HAVE LIQUID RESIDUE WITHIN SAID HOSE OR LINE. HOSES AND LINES SHALL HAVE BOTH OPENINGS PLUGGED AND TAPED SHUT WHILE TRANSPORTING THROUGH THE STRUCTURE.
10. IT IS RECOMMENDED THAT A BOOT-BRUSH OR BOOT SCRAPPER BE SUPPLIED AT ANY DESIGNATED ENTRY OR EXIT OF ALL DESIGNATED ROUTES TO ENSURE FOREIGN MATERIAL AND DEBRIS IS NOT TRANSFERRED INTO THE STRUCTURE.
11. TOOLBOXES, CASES, LADDERS SHALL BE WHEELED THROUGH THE STRUCTURE WITH GREAT CARE.
12. MATERIALS SHALL ONLY BE TRANSFERRED THROUGH THE STRUCTURE ONCE EACH SECTION HAS BEEN INSPECTED AND CLEANED OF ANY DEBRIS OR LOOSE RESIDUE. SHARP EDGES SHALL BE TAPED OR OTHERWISE PROTECTED. PANELS SHALL BE WHEELED OR CARRIED BY TWO LABORERS WITH A THIRD LABORER AS A SPOTTER TO ENSURE MOVEMENT THROUGH THE STRUCTURE IS SAFE AND CLEAR OF ANY WALLS OR OTHER SURFACES.
13. DAILY SWEEP AND/OR VACUUM DUST OR DEBRIS FROM DESIGNATED ROUTES DAILY.

5 INTERIOR PROTECTIVE MEASURES

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LOGANSIMPSON
51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P (480) 967-1343

LSPL#: 2208063
KIVA #: 21-2416
SDEV #: 2100253
PAPP #: 2104061
Q.S.: 12-28
PRLM #: 2200389

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SPS+ ARCHITECTS LLP.
8681 E. VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
PHOENIX, AZ 85004

HARDSCAPE DETAILS

DESIGN DEVELOPMENT

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: JM
DRAWN BY: MP

Registered Landscape Architect 21401 M. WAYNE COLEBANK Date Signed 06/30/2023 ARIZONA U.S.A. EXPIRES 06/30/2023

ORIGINAL ISSUE DATE: 09.16.2022

JOB No: 195278

SHEET: **LH203**

LSIS# 2106801

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GENERAL LANDSCAPE NOTES

(NOT APPROVED AS PART OF THIS PLAN)

GENERAL INFORMATION:

1. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FROM OWNER'S ACCEPTANCE DATE OF SUBSTANTIAL COMPLETION.
2. PLANT ESTABLISHMENT BY THE CONTRACTOR SHALL BE FOR 90 DAYS, BEGINNING ON DATE OF SUBSTANTIAL COMPLETION OF LANDSCAPING. MAINTENANCE SHALL CONSIST OF MAINTAINING ALL WORK INSTALLED UNDER CONTRACT AND MONITORING THE WATERING SYSTEM (INCLUDING IF INSTALLED BY OTHERS). AFTER 90 DAYS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR A SITE INSPECTION. UPON ACCEPTANCE OF PLANTS AND MAINTENANCE, THE OWNER ASSUMES MAINTENANCE RESPONSIBILITIES. PROJECT WARRANTY REMAINS IN EFFECT FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE.
3. PRIOR TO COMMENCEMENT OF ANY WORK, DETERMINE LOCATION OF ALL UNDERGROUND UTILITIES THROUGH 'BLUE STAKE' OR OTHER METHOD AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED AS A RESULT OF HIS WORK.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION WHEN NO LANDSCAPE IMPROVEMENTS ARE SHOWN ON THE PLANS. VERIFY TREATMENT WITH THE OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION.

FINISH GRADE / LANDSCAPE PREPARATION

5. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
6. CONTRACTOR SHALL INSPECT SUBGRADES PREPARED BY OTHERS PRIOR TO COMMENCING WITH CONTRACTED LANDSCAPING OR IRRIGATION ACTIVITIES. ADVISE OWNER'S REPRESENTATIVE OF DISCREPANCIES WITH DRAWINGS OR TECHNICAL SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND SUBGRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
7. ALL TEMPORARY CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED THEN WATER-SETTLED TO A DEPTH OF 12" PRIOR TO BEGINNING LANDSCAPE AND IRRIGATION WORK.
8. ALL SUBGRADE SURFACES SHALL BE RAKED OR GROOMED UNIFORMLY TO CONFORM TO THE TYPICAL SECTIONS OF PROPOSED GRADES PRIOR TO THE PLACEMENT OF INERT MATERIALS. SUBGRADE SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE OF IRREGULAR DRAINAGE INCONSISTENCIES (SUBGRADE FORM SHALL MATCH FINISH GRADE FORMS). THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. FINISH GRADES SHALL MATCH ENGINEER'S PLANS AND SPECIFICATIONS.
9. ALL VALVES, CLEAN-OUTS, METERS, AND BOXES (INCLUDING IRRIGATION) SHALL BE ADJUSTED TO FINISH GRADE AND SHALL BE INCIDENTAL TO CONSTRUCTION WORK.
10. FINISH GRADE FOR PLANTED AREAS SHALL BE PER THE DETAILS WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES.
11. FINISH GRADE IF NOT SPECIFIED ON THE PROJECT'S GRADING PLANS SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS FOR MINIMUM OF 10 FEET.

PLANTING

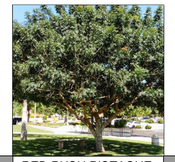
12. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERY ASSOCIATION STANDARDS UNLESS OTHERWISE NOTED. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIAL NOT MATCHING THE STANDARD FOR SIZE, HEALTH, AND FORM.
13. DO NOT MAKE SUBSTITUTIONS; IF SPECIFIED LANDSCAPE MATERIAL IS NON-OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SUPPLIERS TO OWNER'S REPRESENTATIVE, TOGETHER WITH A PROPOSAL FOR SUBSTITUTION OF EQUIVALENT MATERIAL FOR ACCEPTANCE.
14. LAYOUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE OWNER'S REPRESENTATIVE ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.
15. PLANT QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
16. ALL PLANT MATERIALS SHALL HAVE A MINIMUM SETBACK FROM EDGE OF CURBS, WALKS, WALLS, PADS, ETC. AS FOLLOWS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE AS FOLLOWS:
    - TREES 5 FOOT MINIMUM SETBACK
    - SHRUBS 3 FOOT MINIMUM SETBACK
    - GROUNDCOVER AN 18 INCH MINIMUM SETBACK
17. EXCAVATE PLANTING PITS, AS SHOWN ON THE DRAWINGS AND SCHEDULES. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL CREATE A DRAINAGE CHIMNEY WHEN AUTHORIZED. IF PLANT PIT DOES NOT DRAIN WITHIN 24 HOURS, THEN DRILL ONE (1) 6" DIAMETER X 24" DEEP HOLE AT EDGE OF EXCAVATED PIT. RE-TEST PERCOLATION PER SPECIFICATIONS, CERTIFY PERCOLATION AND FILL HOLE WITH PEA GRAVEL. COORDINATE LOCATION WITH TREE STAKES.
18. IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES, SHRUBS, OR PLANTS NOTIFY OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE DETERMINED, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF OWNER'S REPRESENTATIVE.
19. ALL PLANT BACKFILL MIXES SHALL BE AMENDED AS DESCRIBED ON THE LANDSCAPE DRAWING DETAILS, UNLESS SUPERCEDED BY SPECIFIC SOIL TESTING AND OR LANDSCAPE SPECIFICATIONS. BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE TO OBTAIN COMPACTION. NO TRANSPLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCULENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM PLANT.
20. ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THREE STEMS/BRANCHES.
21. PLANT BACKFILL MIX SHALL CONFORM TO LANDSCAPE DETAIL NOTES, UNLESS OTHERWISE SPECIFIED.
22. FERTILIZER TABLETS SHALL BE AGRIFORM (21 GRAM 20-10-5) OR EQUAL. QUANTITY OF TABLETS SHALL BE PLACED ½ THE DEPTH OF THE ROOTBALL AT THE FOLLOWING RATE:
    - 1 TABLET PER 1 GALLON CONTAINER
    - 2 TABLETS PER 5 GALLON CONTAINER
    - 3 TABLETS PER 15 GALLON CONTAINER
    - 4 TABLETS PER 24" BOX (PALM) AND 25 GALLON
    - 6 TABLETS PER TREE (2.0"-3.0")
    - AT A RATE OF 1 TABLET PER EACH ADDITIONAL 6" BOX SIZE.

    WHEN MULTIPLE QUANTITIES OF TABLETS ARE REQUIRED THEY SHALL BE EQUALLY SPACED AT THE SPECIFIED DEPTH.

PLANT & MATERIALS PALETTE

TREES


MULGA


RED PUSH PISTACHE


HERITAGE LIVE OAK

PALMS


MEDITERRANEAN FAN PALM


ROBELLINI PALM


PINEAPPLE PALM

ACCENTS


CARIBBEAN AGAVE


FOXTAIL AGAVE


MEDICINAL ALOE


GOLDEN BARREL CACTUS


RED YUCCA


BLUE MYRTLE


MEXICAN FENCE POST

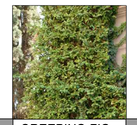

MOTHER-IN-LAW TONGUE

SHRUBS/VINES


BLUE HIBISCUS


NATAL PLUM


BUSH MORNING GLORY


CREEPING FIG


LILAC VINE


GREEN CLOUD TEXAS SAGE

GROUNDCOVERS


PURPLE HEART PLANT


SUMMER SNOW RAIN LILY

INERT MATERIALS


BOULDERS


DECOMPOSED GRANITE (D.G.)

LANDSCAPE SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	16	ACACIA ANEURA	MULGA	2.0" CALIPER SINGLE-TRUNK
	11	PISTACIA HYBRID `RED PUSH`	RED PUSH PISTACHE	3.0" CALIPER SINGLE-TRUNK
	10	QUERCUS FUSIFORMIS 'HERITAGE'	HERITAGE LIVE OAK	3.0" CALIPER SINGLE-TRUNK
	4	QUERCUS FUSIFORMIS 'HERITAGE'	HERITAGE LIVE OAK	2.0" CALIPER SINGLE-TRUNK

PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	3	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX (MULTI-TRUNK)
	3	PHOENX CANARIENSIS	PINEAPPLE PALM	25 GAL
	31	PHOENIX ROEBELENII	ROBELLINI PALM	15 GAL

ACCENTS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	11	AGAVE ANGUSTIFOLIA	CARIBBEAN AGAVE	15 GAL
	4	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL
	112	ALOE VERA "YELLOW FLOWERING"	MEDICINAL ALOE	5 GAL
	57	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	10" DIA
	57	HESPERALOE PARVIFLORA DESERT FLAMENCO	DESERT FLAMENCO RED YUCCA	5 GAL
	1	MYRTILLOCACTUS GEOMETRIZANS	BLUE MYRTLE	25 GAL
	21	PACHYCEREUS MARGINATUS	MEXICAN FENCE POST	15 GAL
	18	SANSEVIERIA ZEYLANICA	MOTHER-IN-LAW TONGUE	15 GAL

SHRUBS/VINES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	7	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL
	79	CARISSA MACROCARPA	NATAL PLUM	5 GAL
	80	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	5 GAL
	13	FICUS PUMILA	CREEPING FIG	5 GAL
	20	HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL
	72	LEUCOPHYLLUM FRUTESCENS `GREEN CLOUD`	GREEN CLOUD TEXAS SAGE	5 GAL

GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	10	TRADESCANTIA PALLIDA	PURPLE HEART	5 GAL
	16	ZEPHYRANTHES X `SUMMER SNOW`	SUMMER SNOW RAIN LILY	5 GAL

INERT MATERIAL	QTY	DESCRIPTION	COLOR	SIZE
	21	MEDIUM SIZE BOULDER	SANTA FE GOLD	2 TON (3` X 4` X 3`)
	21	SMALL SIZE BOULDER	SANTA FE GOLD	1-TON (1` X 2` X 1`)
(D.G.)	13,965 SF	DECOMPOSED GRANITE	SANTA FE GOLD	1/2" SCREENED 2" DEEP MIN.
	1,960 SF	SYNTHETIC TURF		

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LANDSCAPE NOTES AND SCHEDULE

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REVIEWED BY: JM
DRAWN BY: MP



ORIGINAL ISSUE DATE: 09.16.2022
JOB No: 195278
SHEET: LL001
6 OF 11

LSIS# 2106801

LSPL#: 2208063
KIVA #: 21-2416
SDEV #: 2100253
PAPP #: 2104061
Q.S.: 12-28
PRLM #: 2200389

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51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P (480) 967-1343

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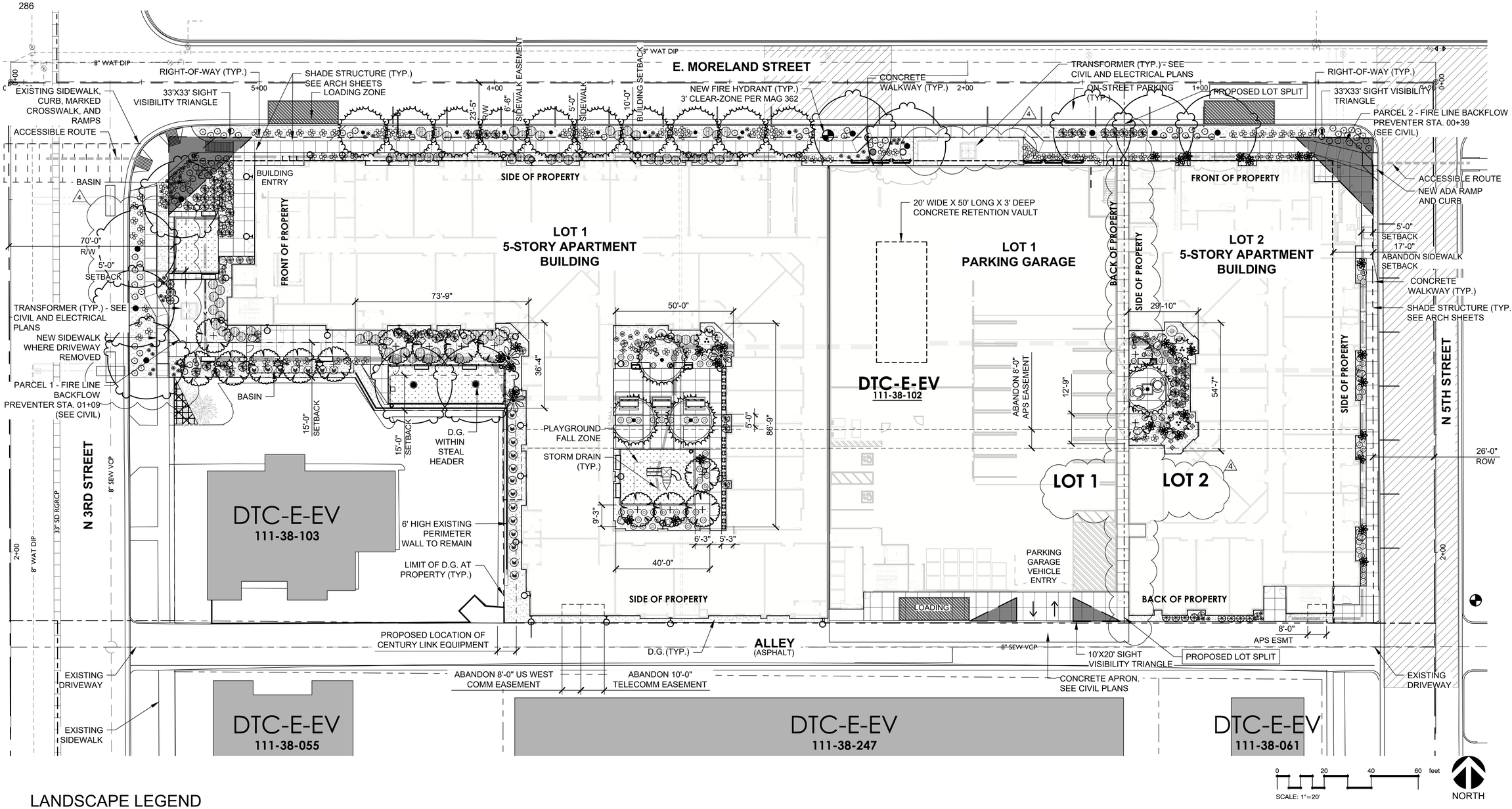


LANDSCAPE LEGEND

TREES	COMMON NAME
	MULGA
	RED PUSH PISTACHE
	HERITAGE LIVE OAK
	HERITAGE LIVE OAK

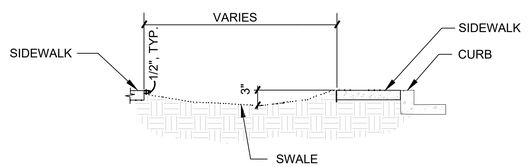
PALMS	COMMON NAME
	MEDITERRANEAN FAN PALM
	PINEAPPLE PALM
	ROBELLINI PALM

ACCENTS	COMMON NAME
	CARIBBEAN AGAVE
	FOXTAIL AGAVE
	MEDICINAL ALOE
	GOLDEN BARREL CACTUS
	DESERT FLAMENCO RED YUCCA
	BLUE MYRTLE
	MEXICAN FENCE POST
	MOTHER-IN-LAW TONGUE

SHRUBS/VINES	COMMON NAME
	BLUE HIBISCUS
	NATAL PLUM
	BUSH MORNING GLORY
	CREEPING FIG
	LILAC VINE
	GREEN CLOUD TEXAS SAGE

GROUNDCOVERS	COMMON NAME
	PURPLE HEART
	SUMMER SNOW RAIN LILY

INERT MATERIAL	DESCRIPTION
	MEDIUM SIZE BOULDER
	SMALL SIZE BOULDER
(D.G.)	DECOMPOSED GRANITE
	SYNTHETIC TURF



1 PLANTING SWALE IN R.O.W.
SCALE: N.T.S.

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LANDSCAPE PLAN

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7 OF 11

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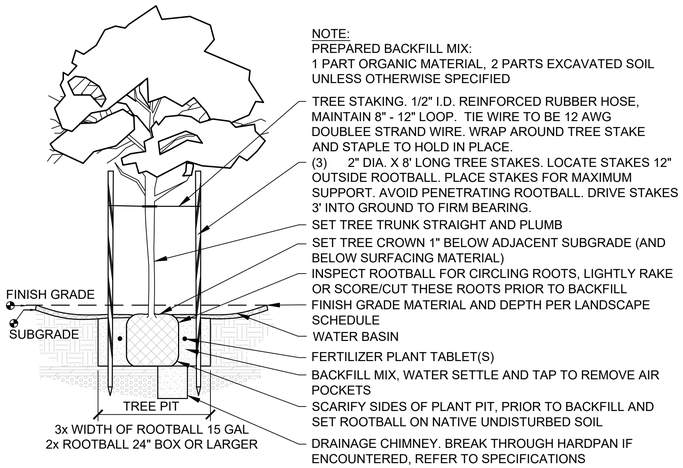
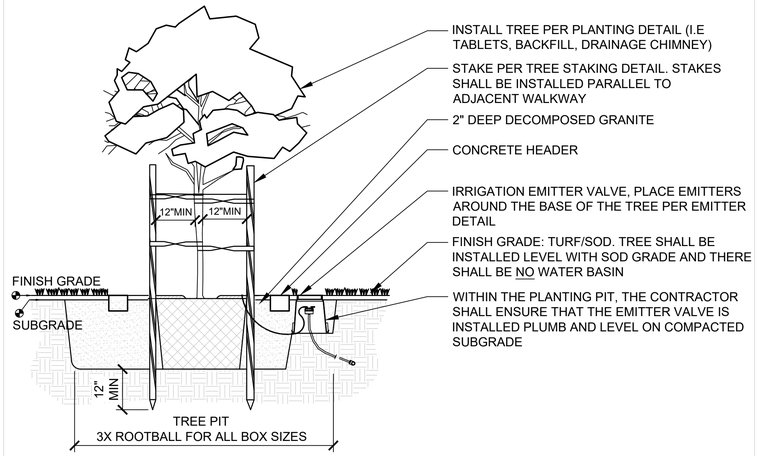


1 TREE PLANTING AND TREE STAKING
N.T.S.



2 TREE PLANTING IN SYNTHETIC TURF
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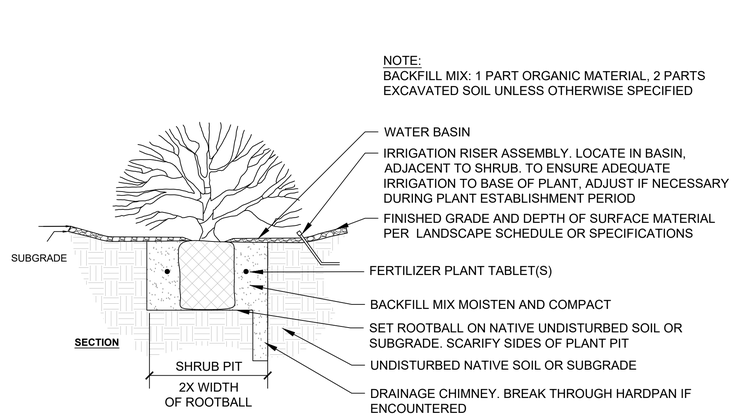
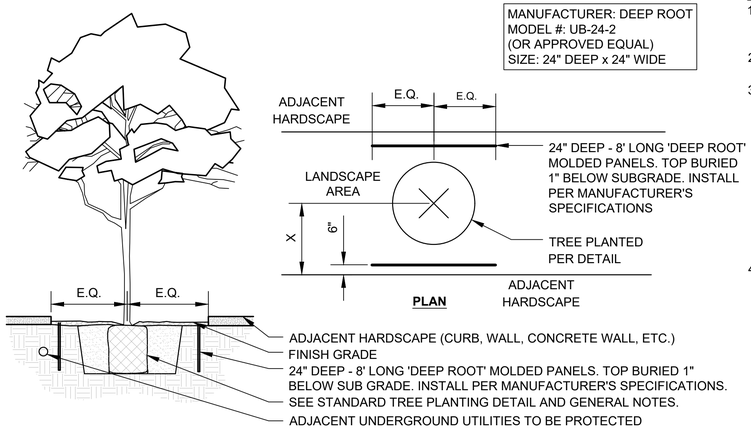
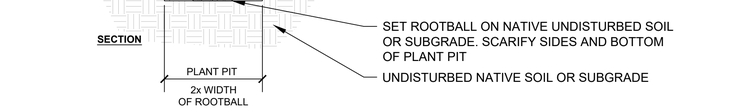


3 SHRUB/GROUNDCOVER PLANTING
N.T.S.

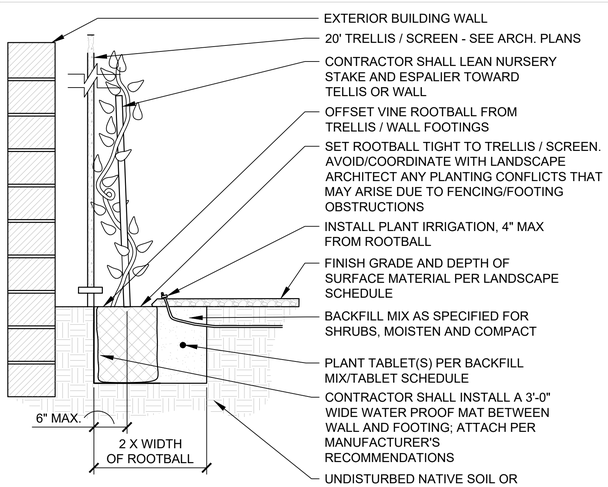


4 ROOT BARRIER
N.T.S.

NOTES:
1. ALL TREES PLANTED WITHIN 48" OF WET/DRY UTILITIES SHALL BE INSTALLED WITH ROOT BARRIER
   X = 5' MIN. TREE SETBACK PER LANDSCAPE NOTES
2. CONTRACTOR SHALL LEAVE THE TOP EDGE OF AT LEAST ONE ROOT BARRIER PER TREE EXPOSED FOR INSPECTION AND VERIFICATION.
3. FOR INSTALLATION ALONG LINEAR APPLICATIONS OF HARDSCAPE:
   - ASSEMBLE THE APPROPRIATE NUMBER OF ROOT BARRIER PANELS ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND ASSOCIATED DETAILS
   - TRENCH IMMEDIATELY ADJACENT TO HARDSCAPE TO THE APPROPRIATE DEPTH FOR INSTALLATION OF SPECIFIED ROOT BARRIER SO THAT TOP OF BARRIER IS 1/2" - 1" ABOVE FINISH SOIL GRADE
   - PLACE ROOT BARRIER IN TRENCH, VERTICAL RIBS FACING TOWARD PLANTING AREA AND TREE ROOTS.
   - WHERE POSSIBLE, USE HARDSCAPE AS A GUIDE FOR ROOT BARRIER ALIGNMENT
   - BACKFILL ADJACENT PLANTING SOIL AGAINST THE ROOT BARRIER TO PROMOTE CLEAN FIT TO HARDSCAPE. FILL TO FINISH GRADE PER PROJECT SPECIFICATIONS.
4. FOR INSTALLATION WITHIN INDIVIDUAL TREE OPENINGS OR PLANTERS THAT REQUIRE ROOT BARRIER PROTECTION ALONG ALL SIDES OF HARDSCAPES:
   - ASSEMBLE THE APPROPRIATE NUMBER OF ROOT BARRIER PANELS ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND ASSOCIATED DETAILS
   - TRENCH IMMEDIATELY ADJACENTENT TO HARDSCAPE TO THE APPROPRIATE DEPTH FOR INSTALLATION OF SPECIFIED ROOT BARRIER SO THAT TOP OF BARRIER IS 1/2" - 1" ABOVE FINISH SOIL GRADE.
   - PLACE ROOT BARRIER IN TRENCH, VERTICAL RIBS FACING TOWARD PLANTING AREA AND TREE ROOTS
   - WHERE POSSIBLE, USE HARDSCAPE AS A GUIDE FOR ROOT BARRIER ALIGNMENT
   - BACKFILL ADJACENT PLANTING SOIL AGAINST THE ROOT BARRIER TO PROMOTE CLEAN FIT TO HARDSCAPE. FILL TO FINISH GRADE PER PROJECT SPECIFICATIONS
   - DISTRIBUTE SOIL EVENLY TO MAINTAIN THE SHAPE OF THE ROOT BARRIER AND COMPACT PER PROJECT SPECIFICATIONS

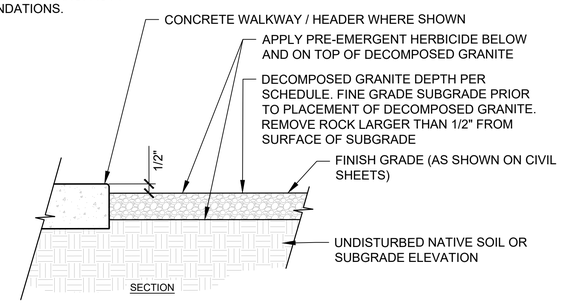


5 ACCENT PLANTING
N.T.S.



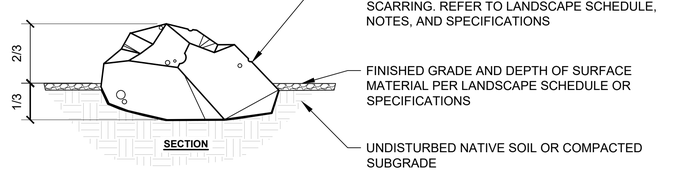
6 VINE PLANTING
N.T.S.

NOTES:
1. FINISH GRADE SHALL BE RAKED SMOOTH WITH NO CONTAMINATES OF CONSTRUCTION AND/OR UNDULATION CREATED BY CONSTRUCTION.
2. APPLY PRE-EMERGENT HERBICIDE AFTER INSTALLATION AND ONE WEEK PRIOR TO FINAL COMPLETION DURING THE 90-DAY MAINTENANCE PERIOD OF DECOMPOSED GRANITE. EACH APPLICATION OF PRE-EMERGENT HERBICIDE SHALL BE WATERED PER MANUFACTURER'S RECOMMENDATIONS.
3. WATER AND SETTLE DECOMPOSED GRANITE POST INSTALLATION AND LEVELING.
4. ENSURE DECOMPOSED GRANITE CREATES LEVEL AND SMOOTH CONNECTIONS AT STRUCTURES, WALLS, BUILDINGS AND OTHER SITE FEATURES.



7 DECOMPOSED GRANITE (D.G.)
N.T.S.

NOTES:
1. LOCATE BOULDERS PER APPROVED PLANS.
2. BOULDERS ARE NOT ALLOWED WITHIN CITY OF PHOENIX RIGHT-OF-WAY.
3. HEAVILY SCARRED MATERIAL WILL BE REJECTED.
4. DO NOT PLACE BOULDERS WITHIN 1'-0" OF A DESIGNATED PEDESTRIAN PATH OR SIDEWALK.



8 BOULDER
N.T.S.

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
PHOENIX, AZ 85004
LANDSCAPE DETAILS

DESIGN DEVELOPMENT

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: JM
DRAWN BY: MP

Registered Landscape Architect
21401
M. WAYNE COLEBANK
ARIZONA U.S.A.
Expires 06/30/2023

ORIGINAL ISSUE DATE: 09.16.2022

JOB No: 195278

SHEET:
LL201

8 OF 11

LSIS# 2106801

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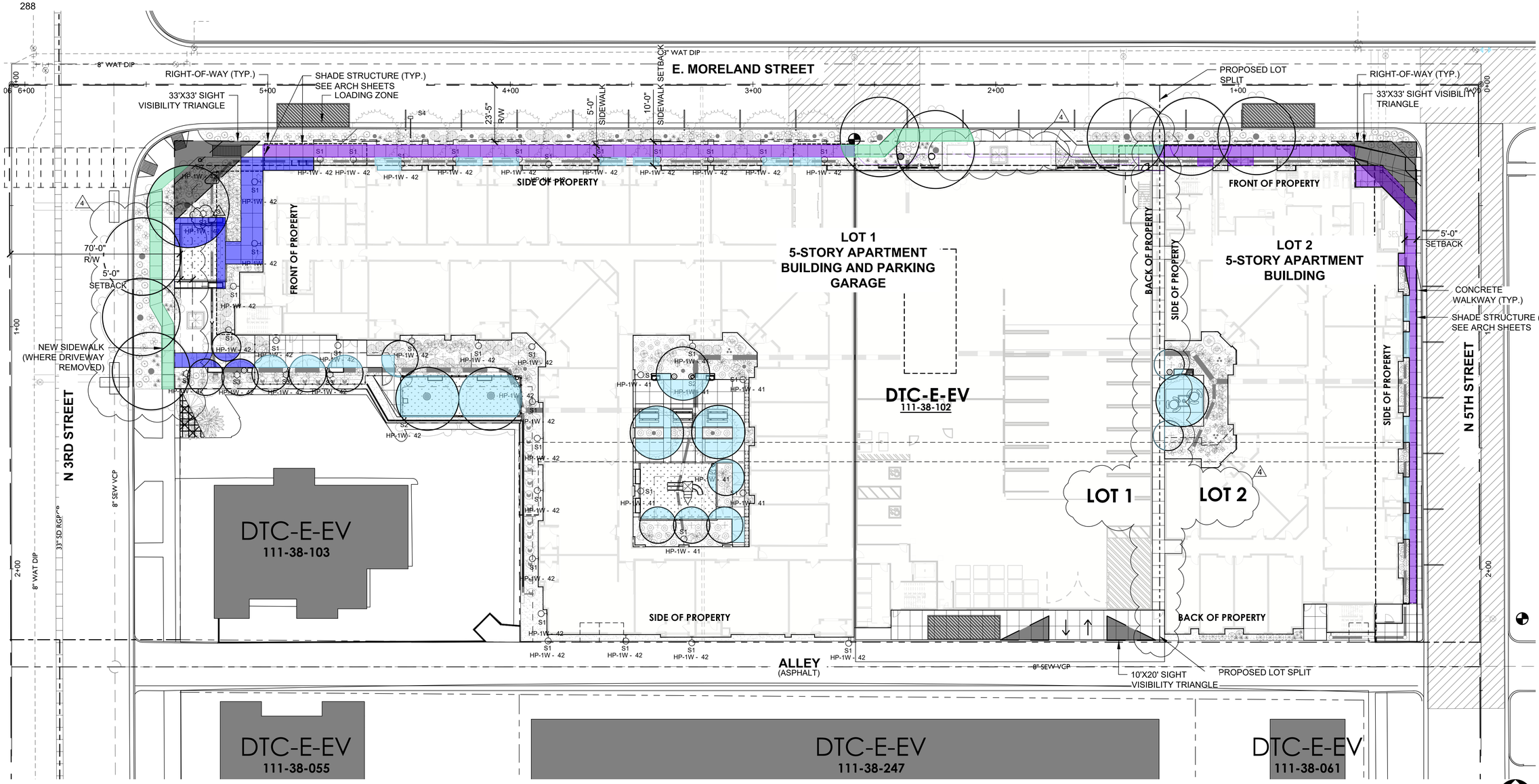


LEGEND

- PUBLIC SIDEWALK SHADED BY TREES
- PUBLIC SIDEWALK SHADED BY BUILDING
- PUBLIC OPEN SPACE SHADED AREAS
- PRIVATE OPEN SPACE SHADED AREAS

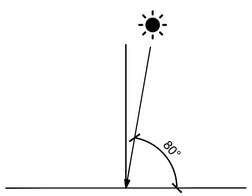
SHADE EXIBIT

SHADE REQUIREMENTS
SECTION 1207. GENERAL STANDARDS AND GUIDELINES.
E. SHADE STANDARDS.

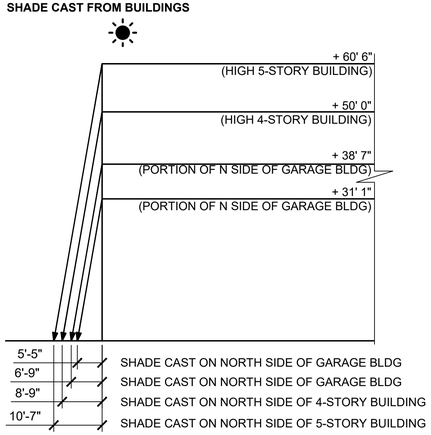
1. ALL BUILDINGS OVER 5,000 SQUARE FEET SHALL PROVIDE THE FOLLOWING:
   a. A MINIMUM OF 75 PERCENT OF PUBLIC SIDEWALKS SHALL BE SHADED.
   b. A MINIMUM OF 50 PERCENT OF ALL ACCESSIBLE PUBLIC AND PRIVATE OPEN SPACE AREAS SHALL BE SHADED, OF WHICH 50 PERCENT OF THE SHADE SHALL BE PROVIDED BY TREES OR TRELLISED VINES.
   c. SHADE CALCULATIONS SHALL BE BASED ON THE SUMMER SOLSTICE AT 12:00 P.M.
   d. SHADE CAST FROM A BUILDING SHALL COUNT TOWARDS SHADE CALCULATIONS.

CALCULATIONS

SUMMER SOLSTICE	
TIME OF YEAR:	JUNE 22ND
SUBSOLAR POINT:	23.5 N
PHOENIX LATITUDE:	33.4 N
ZENITH ANGLE:	LATITUDE - SUBSOLAR POINT 33.4 - 23.5 = 9.9
NOON SUN ANGLE:	90 - ZENITH ANGLE 90 - 9.9 = **80.1**



SHADE CAST FROM BUILDINGS



SHADE REQUIREMENTS

1. A MINIMUM OF 75 PERCENT OF PUBLIC SIDEWALKS SHALL BE SHADED.

LOT 1		**LOT 2**	
PUBLIC SIDEWALK AREA:	2,910.35 SF	PUBLIC SIDEWALK AREA:	1,682.29 SF
SHADE REQUIRED :	2,182.76 SF (75%)	SHADE REQUIRED:	1,261.71 SF (75%)
SHADE PROVIDED:	2,354.67 SF (81%)	SHADE PROVIDED:	1,458.36 (87%)

TOTAL:	
PUBLIC SIDEWALK AREA:	4,592.64 SF
SHADE REQUIRED:	3,444.48 SF (75%)
SHADE PROVIDED:	3,813.03 SF (83%)

2. A MINIMUM OF 50 PERCENT OF ALL ACCESSIBLE PUBLIC AND PRIVATE OPEN SPACE AREAS SHALL BE SHADED, OF WHICH 50 PERCENT OF THE SHADE SHALL BE PROVIDED BY TREES OR TRELLISED VINES.

LOT 1		**LOT 2**	
OPEN SPACE AREA:	5,823.41 SF	OPEN SPACE AREA:	782.52 SF
SHADE REQUIRED:	2,794.66 SF (50%)	SHADE REQUIRED:	391.26 SF (50%)
SHADE PROVIDED:	3,327.06 SF (57.13%)	SHADE PROVIDED:	506.09 SF (64.71%)

TOTAL:	
OPEN SPACE AREA:	6,605.93 SF
SHADE REQUIRED:	3,302.96 SF (50%)
SHADE PROVIDED:	3,833.15 SF (58.02%)

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SHADE STUDY

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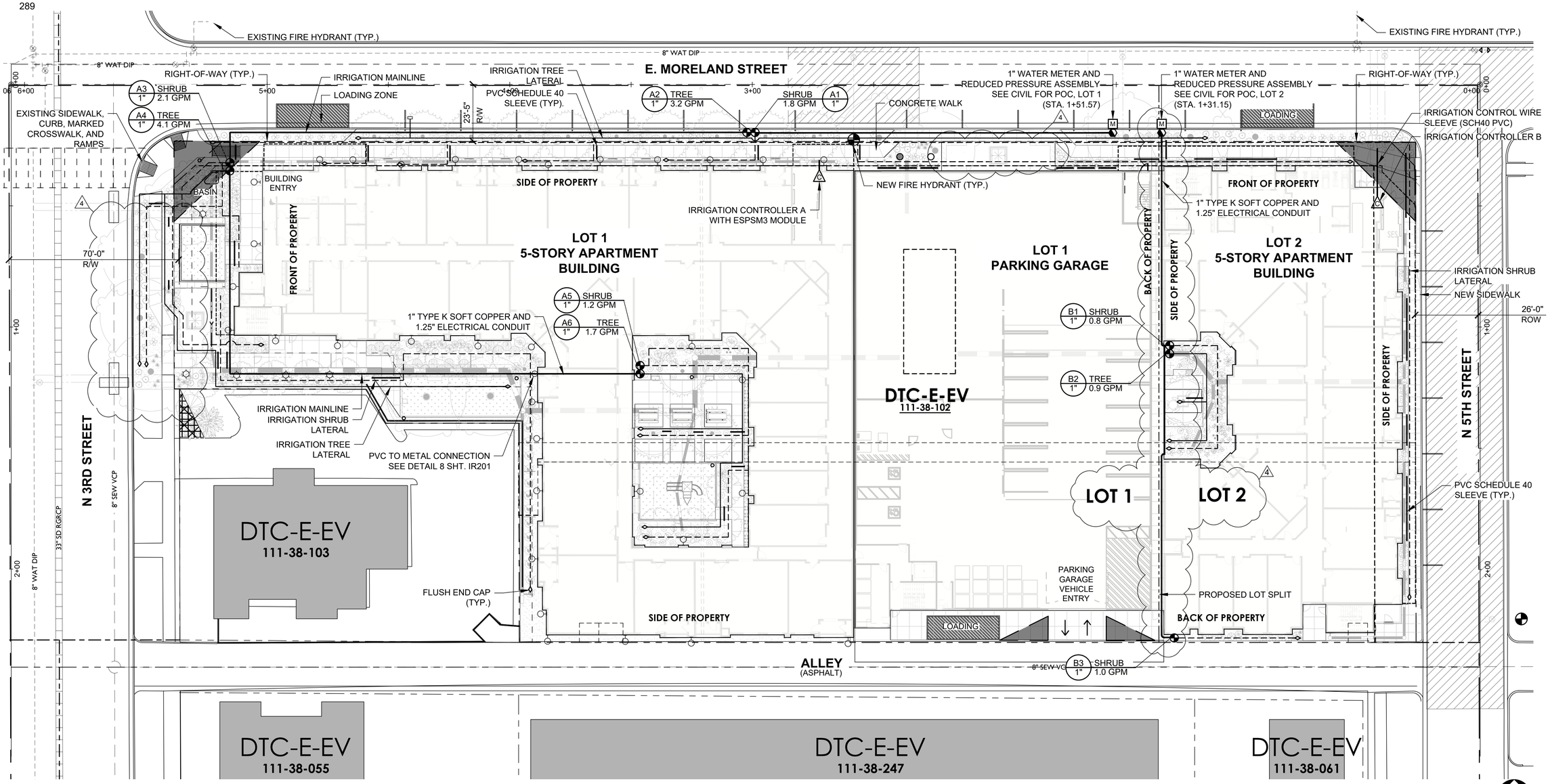


IRRIGATION LEGEND

SYMBOL	BRAND	MODEL	DESCRIPTION
M			WATER METER (BY CITY)
C	RAIN BIRD	ESP4ME W/ LNKWIFI & WR2	4 STA. IRRIGATION CONTROLLER WITH WIFI MODULE & WR2
	FEBCO	825YA	1" REDUCED PRESSURE ASSEMBLY
	RAIN BIRD	PEB PRF-075-RBY	REMOTE CONTROL VALVE AND PRESSURE REGULATING FILTER
N/S	RAIN BIRD	XB-05-6	MULTI OUTLET EMITTER (0.5 GPH)
N/S	RAIN BIRD	XB-10-6	MULTI OUTLET EMITTER (1.0 GPH)
N/S	RAIN BIRD	XB-20-6	MULTI OUTLET EMITTER (2.0 GPH)
	SPEARS	2621-007	FLUSH CAP

¾" SCHEDULE 40 PVC PIPE LATERAL (TREE)

¾" SCHEDULE 40 PVC PIPE LATERAL (SHRUB)

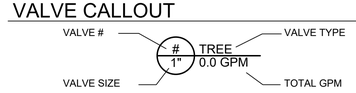
1" SCHEDULE 40 PVC MAINLINE

4" SCHEDULE 40 PVC SLEEVE

IRRIGATION SLEEVES

1. INSTALLATION OF SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF WORK.
2. ANY ADDITIONAL SLEEVES NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.
3. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES, UNDER ALL PAVED SURFACES, WALL FOOTINGS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
4. ALL SLEEVES SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
5. USE SCHEDULE 40 PIPE, 2 TIMES THE DIAMETER OF THE PIPE(S) BEING SLEEVED, MINIMUM 2".
6. CONTROL WIRES INSTALLED THROUGH IRRIGATION SLEEVES SHALL BE ENCASED IN A PVC ELECTRICAL CONDUIT SIZED TO CONTAIN THE REQUIRED NUMBER OF CONDUCTORS. WIRE SLEEVES CROSSING STREET PAVING SHALL HAVE A 10" PULL BOX AT EACH END.

VALVE CALLOUT



EMITTER SCHEDULE

COMMON NAME	FLOW PER OUTLET	MANIFOLD OUTET	OPEN OUTLETS	GPH PER PLANT
TREES				
MULGA	2.0 GPH	MULTI-OUTLET	6	12.0
PISTACHE	2.0 GPH	MULTI-OUTLET	6	12.0
OAK	2.0 GPH	MULTI-OUTLET	6	12.0
FAN PALM	2.0 GPH	MULTI-OUTLET	4	8.0
PINEAPPLE PALM	2.0 GPH	MULTI-OUTLET	4	8.0
SHRUBS / VINES				
HIBISCUC	0.5 GPH	MULTI-OUTLET	2	1.0
NATAL PLUM	0.5 GPH	MULTI-OUTLET	2	1.0
BUSH MORNING GLORY	0.5 GPH	MULTI-OUTLET	2	1.0
EUONYMUS	0.5 GPH	MULTI-OUTLET	2	1.0
LILAC VINE	0.5 GPH	MULTI-OUTLET	2	1.0
CREEPING FIG	0.5 GPH	MULTI-OUTLET	2	1.0
SAGE	0.5 GPH	MULTI-OUTLET	2	1.0
ACCENTS/GROUNDCOVER				
AGAVE	0.5 GPH	MULTI-OUTLET	1	0.5
ALOE	0.5 GPH	MULTI-OUTLET	1	0.5
BARREL CACTUS	0.5 GPH	MULTI-OUTLET	1	0.5
MORROCAN MOUND	0.5 GPH	MULTI-OUTLET	2	1.0
YUCCA	0.5 GPH	MULTI-OUTLET	1	0.5
BLUE MYRTLE	0.5 GPH	MULTI-OUTLET	2	1.0
MEXICAN FENCE POST	0.5 GPH	MULTI-OUTLET	1	0.5
MOTHER-IN-LAW TONGUE	0.5 GPH	MULTI-OUTLET	1	0.5
SAGO PALM	0.5 GPH	MULTI-OUTLET	2	1.0
PURPLE HEART PLANT	0.5 GPH	MULTI-OUTLET	2	1.0
SUMMER SNOW RAIN LILY	0.5 GPH	MULTI-OUTLET	2	1.0

EMITTER NOTES

1. REFER TO EMITTER DETAILS FOR EMITTER SPECIFICATIONS AND LAYOUT

2. ADJUST IRRIGATION OPERATING TIMES TO ACCOMMODATE PLANT MATURITY, SOIL TYPE, PLANT EXPOSURE AND SEASONAL REQUIREMENTS.

IRRIGATION APPROACH

ALL NEW LANDSCAPE AND EXISTING PALMS TREES PROTECTED-IN-PLACE SHALL BE CONNECTED TO A DRIP IRRIGATION SYSTEM. THE NEW IRRIGATION SYSTEM SHALL BE CONNECTED TO A POTABLE 1" WATER METER LOCATED WITHIN THE STREET RIGHT-OF-WAY. THE 1" WATER METER WILL FEED REMOTE CONTROL VALVES THAT ARE WIRED TO AN AUTOMATIC CONTROL LOCATED ON THE BUILDING. WE ANTICIPATED THERE WILL BE TWO SEPARATE IRRIGATION SYSTEM BASED ON THE PHASED SPLIT APPROACH TO THE OVERALL PROJECT. EACH SYSTEM WILL HAVE ITS OWN 1" METER AND BACKFLOW PREVENTER THAT IS CONNECTED TO EACH SYSTEM'S CONTROLLER.

IRRIGATION VALVES

VALVE No.	TYPE	LOCATION	LOT	RAIN BIRD - XB MULTI GALLONS/MINUTE	
A1	SHRUB	NORTHSIDE, CENTER	1	1.80	
A2	TREE	NORTHSIDE, CENTER	1	3.20	
A3	SHRUB	NWC OF BLDG	1	2.10	
A4	TREE	NWC OF BLDG	1	4.10	
A5	SHRUB	INTERIOR COURTYARD	1	1.20	
A6	TREE	INTERIOR COURTYARD	1	1.70	LOT 1 MAX GPM: 14.1
B1	SHRUB	INTERIOR COURTYARD	2	0.80	
B2	TREE	INTERIOR COURTYARD	2	0.90	
B3	SHRUB	SEC OF SITE	2	1.00	LOT 2 MAX GPM: 2.70
			MAX GPM:	16.80	

'A' SERIES - LOT 1
'B' SERIES - LOT 2

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IRRIGATION PLAN

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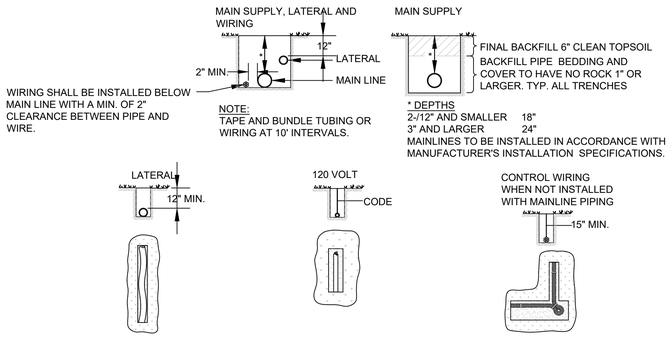
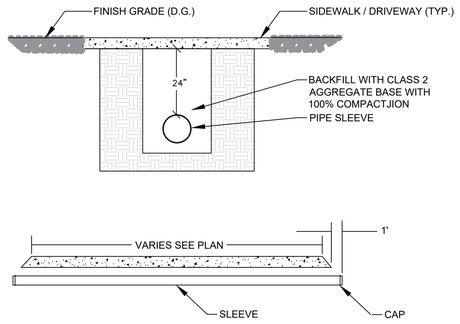
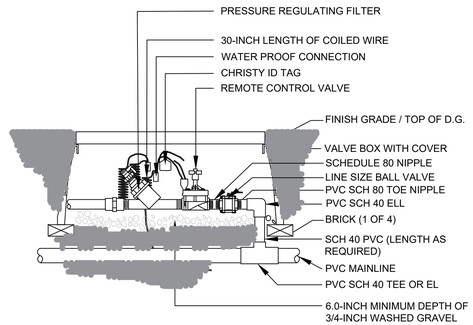


1 TYPICAL TRENCHING
SCALE: N.T.S.

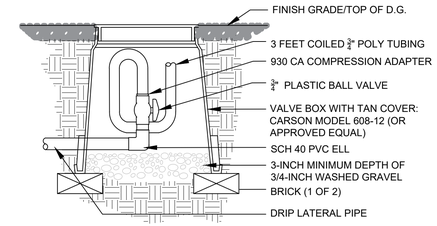


NOTE:
1. BEDDING AND BACKFILL MATERIAL SHALL BE CLASS 2 AGGREGATE BASE.
2. MATERIALS USED FOR CAPS OR PLUGS SHALL BE AS RECOMMENDED BY THE PIPE SUPPLIER AND APPROVED BY THE ENGINEER.
3. SLEEVE LOCATION SHALL BE MARKED IN THE SIDEWALK / DRIVEWAY.
4. SLEEVES SHALL BE INSTALLED PARALLEL TO THE SIDEWALK / DRIVEWAY SUBGRADE.

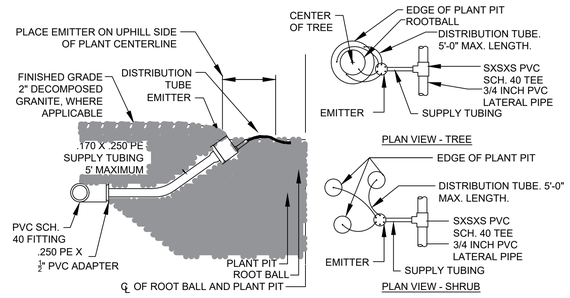
2 IRRIGATION SLEEVE
SCALE: N.T.S.



3 DRIP REMOTE CONTROL VALVE ASSEMBLY
SCALE: N.T.S.

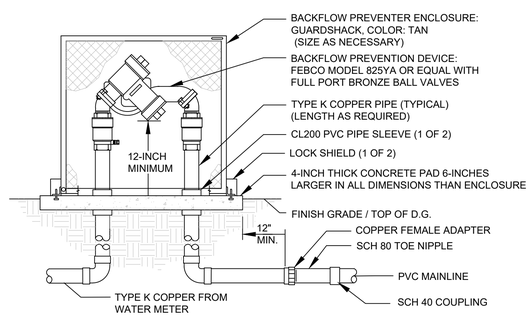


4 FLUSH CAP ASSEMBLY
SCALE: N.T.S.



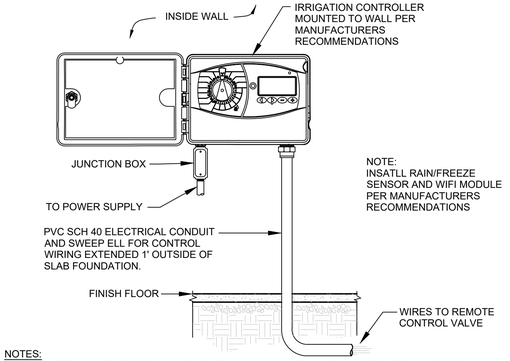
NOTES:
1. EMISSION POINTS SHALL BE LOCATED UPHILL OF PLANT CENTERLINE AND SHALL DELIVER WATER DIRECTLY TO ROOT BALL (TYP.)
2. AT LEAST ONE EMITTER TUBE OUTLET SHALL BE LOCATED DIRECTLY OVER ROOT BALL.
3. EMITTER TUBE OUTLET FOR CACTI ACCENTS SHALL NOT BE PLACED DIRECTLY ON ROOT BALL BUT 4" TO 6" AWAY.
4. PLACE EMITTER SO THAT TOP EDGE OF EMITTER IS VISIBLE ABOVE FINISHED GRADE
5. NUMBER OF OPENINGS AND EMITTER TUBES REQUIRED PER PLANT IS BASED ON PLANT SIZE. SEE EMITTER SCHEDULE.
6. DISTRIBUTION TUBING FOR TREES SHALL BE OF SUFFICIENT LENGTH TO PERMIT FUTURE RELOCATION TO A 15' RADIUS AROUND TREE

5 DRIP EMITTERS
SCALE: N.T.S.



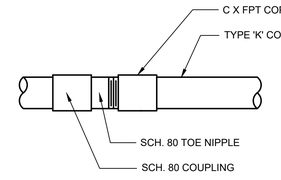
NOTES:
1. FURNISH FITTINGS AND PIPING SIZED IDENTICALLY WITH NOMINAL BACKFLOW PREVENTION DEVICE.
2. SUBMIT SHOP DRAWINGS SPECIFYING ENCLOSURE SIZE AND SHOWING RELATIVE LAYOUT OF EQUIPMENT.
3. CONTRACTOR SHALL PROVIDE A LOCK FOR THE ENCLOSURE UNTIL SUBSTANTIAL COMPLETION APPROVAL. AT THAT TIME CONTRACTOR SHALL REMOVE HIS LOCK AND THE CITY SHALL PROVIDE A LOCK FOR THE ENCLOSURE.
4. A THREE FOOT CLEARANCE AROUND THE BACKFLOW PREVENTER FOR ACCESS SHALL BE MAINTAINED.

6 REDUCED PRESSURE ASSEMBLY
SCALE: N.T.S.



NOTES:
1. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.
3. THE SENSOR MOUNTING BRACKET IS DESIGNED TO MOUNT TO ANY VERTICAL EXTERIOR SURFACE. THE MOUNTING ARM IS ADJUSTABLE TO ENSURE THE WEATHER SENSOR IS LEVEL.

7 WALL MOUNT CONTROLLER
SCALE: N.T.S.



8 PVC TO METAL
SCALE: N.T.S.

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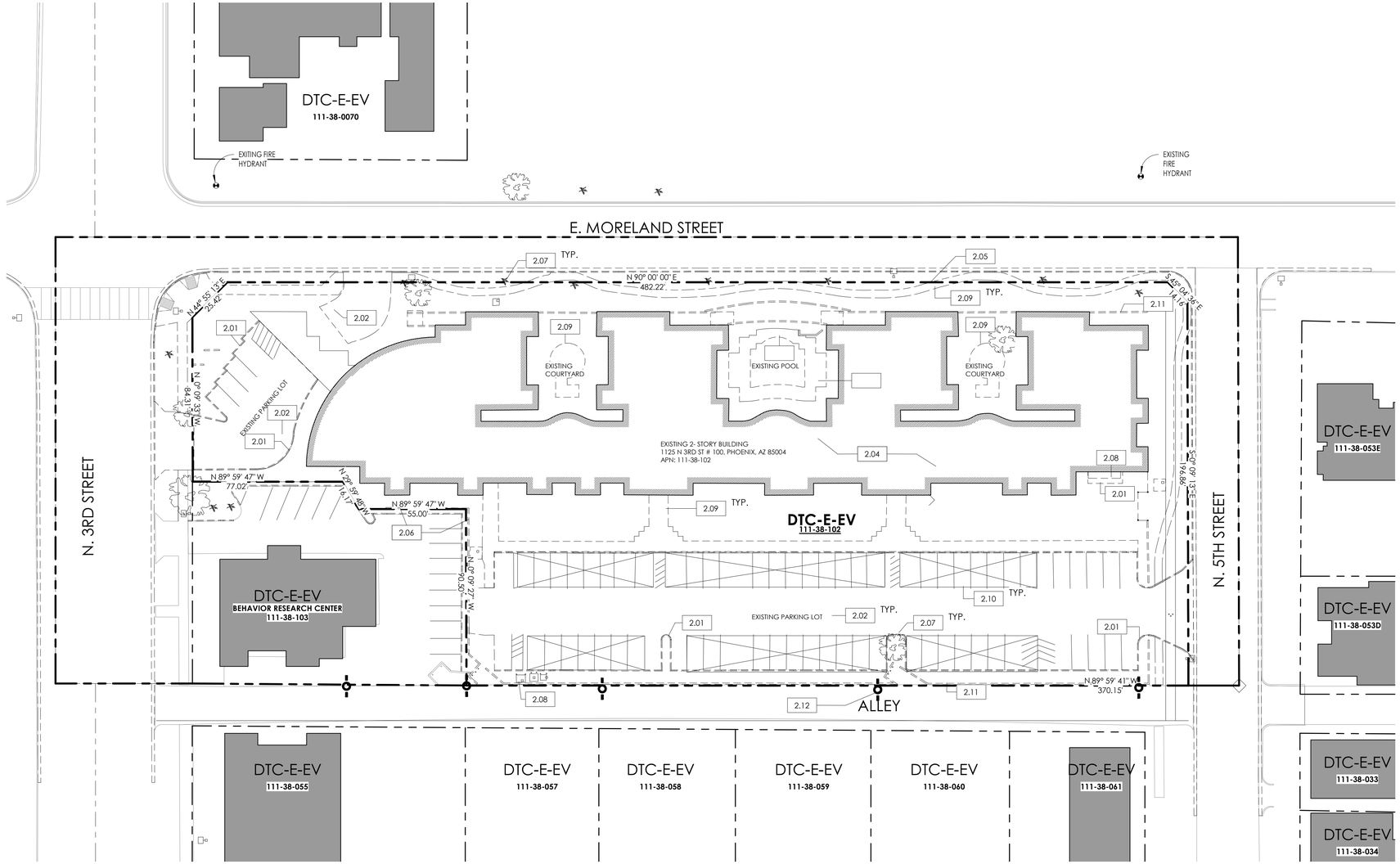
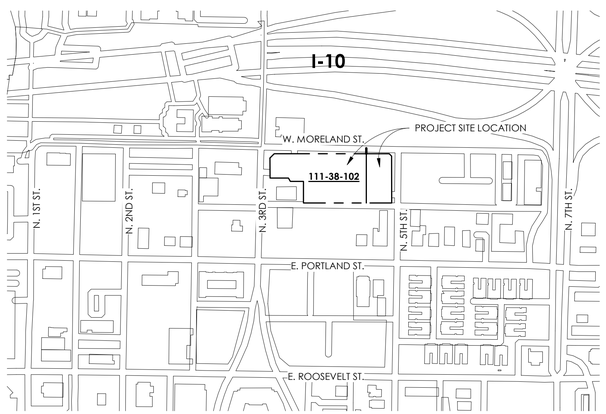


1 EXISTING SITE PLAN - DEMOLITION

1" = 30'-0"

0' 15' 30' 60' 120'

SCALE: 1" = 30'-0"



2 VICINITY MAP .

1" = 300'-0"

KEY NOTES

2.01	DEMO EXISTING CONCRETE CURB
2.02	DEMO EXISTING ASPHALT PAVING
2.04	EXISTING BUILDING TO BE COMPLETELY DEMOLISHED
2.05	PROPERTY LINE AS OCCURS
2.06	EXISTING SITE WALL TO REMIAN
2.07	EXISTING TREE TO BE REMOVED
2.08	EXISTIING ELECTRICAL TRANSFORMER AS OCCURS. REMOVED AS REQUIRED.
2.09	DEMO EXISTING SIDEWALK
2.10	DEMO EXISTING PARKING CANOPY
2.11	DEMO EXISTING SITE WALLS
2.12	POWER LINE POLES TO BE BURIED IN GROUND

SITE INFORAMATION

GENERAL:

PROJECT NAME:	THE MORELAND
PROJECT ADDRESS:	1125 N. 3RD ST PHOENIX, AZ 85004
OWNER/APPLICANT:	JOE KEEPER NATIVE AMERICAN CONNECTIONS 4520 N. CENTRAL AVE., SUITE 600 PHOENIX, AZ 85012
LEGAL DESCRIPTION:	**A.P.N. 111-38-102 (CURRENT SINGLE LOT)** LOT 1, DECK PARK VISTA UNIT 1, ACCORDING TO BOOK 341 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA
CHARACTER NEIGHBORHOOD:	EVANS CHURCHILL EAST
ZONING:	DTC-EAST EVANS CHURCHILL EAST
OCCUPANCY:	RESIDENTIAL HOUSING

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. COORDINATE SITE SAFETY WITH OWNER. CONTRACTOR TO FULLT FENCE AREAS OF DEMOLITION AND CONSTRUCTION PRIOR TO ALL SITE ACTIVITIES.
3. ALL ITEMS NOTED TO BE RMEOVED SHALL BEOCME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. EXERCISE CARE TO PROTECT ALL FACILITIES, EQUIPMENT AND FINISHES THAT ARE TO REMAIN. PROVIDE PROTECTION AS REQUIRED TO AVERT DAMAGES.
5. REMOVE ALL PLANTING MATERIALS AS INDICATED PER LANDSCAPE DRAWINGS OR AS REQUIRED.
6. REFER TO CIVIL, LANDSCAPE, PLUMBING, AND ELECTRICAL PLANS FOR ADDITIONAL SITE DEMILITION INFORMATION AS APPLIES.
7. ITEMS NOT SPECIFICALLY IDENTIFIED FOR REMOVAL BUT ARE ASSOCIATED IN AN AREA OR SYSTEMS REQUIRED TO BE REMOVED SHALL BE REMOVED.
8. GENERAL CONTRACTOR SHALL VISIT SIRE AND DETERMINE FULL EXTENT OF THE WORK PRIOR TO STARTING CONSTRUCTION OR DEMOLITION ACTIVITIES.
9. ALL CONSTRUCTION AND DEMOLITION METHODS MUST MINIMIZE TRANSMISSION OF VIBRATIONS TO ALL EXISTING BUILDING STRUCTURES TO REMAIN.
10. CONTRACTOR TO PROVDE FOR ALL DEMILITION REQUIRED TO COMPLETE NEW CONSTRUCTION PER DOCUMENTS.
11. ALL ABANDON UNDERGROUND UTILITIES TO BE REMOVED AS REQUIRED TO ACCOMODATE NEW CONSTRUCTION. RE-COMPACT PER SOILS REPORT GUIDELINES.
12. CLEAR AND GRADE SITE BY REMOVING DISPOSING OF ALL VEGETATION, AND DEBRIS, AND RUBBLE. STRIP THE SITE OF ALL EXISTING FILL ZONES, BACKFILL ZONES, AND UNSTABLE SOILS, DURING STRIPPING, OBSERVE THE SURFACE FOR EVIDENCE OF BURIED DEBRIES, VEGETATION OR UNDISTRUBED MATERIALS REQUIRING ADDITION REMOVAL. IF ENCOUNTERED REMOVE MATERIAL PER SOILS REPORT.
13. CONTRACTOR TO COORDINATE SCHEDULE OF SITE DEMOLITION WITH OWNER AND SCHEDULE TIME FOR OWNER TO REMOVE ANY ITEMS PRIOR TO BEGINNING OF SITE DEMOLITION WORK.
14. LAWFULLY DISPOSE OF ALL DEMOLISHED MATERIALS OFF SITE. DEMOLITION CONTRACTOR TO PROVIDE LETTER INDICATING WHERE DEMOLISHED MATERIALS WERE TAKEN TO FOR FINAL DISPOSITION.
15. FIELD VERIFY ALL DIMENSIONS WITH EXISTING SITE CONDITIONS.
16. REPLACE DAMAGED CURBS, UTILILITIES, SIDEWALKS, IRRIGATION COMPONENTS, ETC. DUE TO CONSTRUCTION ACTIVITIES. PROVIDE PROTECTION AS REQUIRED TO AVERT DAMAGE.
17. CONTRACTOR TO COORDINATE ALL UTILITIES REMOVAL, REROUTING, AND NEW LOCATIONS WITH SERVICING UTILITIES WHERE OCCURS.
18. THE OWNER MAY UTILITZE OTHER SEPERATE CONTRACTORS (I.E. COMPUTER, TELEPHONE, ETC.) DURING HE COURSE OF THE CONSTRUCTION. THE CONTRACTOR, AS A COURTESY TO THE OWNER, IS TO COMMUNICATE AND COORDINATE WORK SCHEDULES WITH T HE OWNERS SEPRATE CONTRACOTRS TO INSURE NON-CONFLICTING.
19. NOTES APPLY TO ENTIRE PROJECT & SCOPE. COMPLY PLANS SPECIFICATION & NOTES, WHICH EVER IS MORE RESTRICTIVE. COMPLY WITH GOVERNING AGENCIES APPLICABLE CODES AND ORDINANCES.
20. DRAWINGS ARE DIAGRAMMATIC IN NATURE & SUBJECT TO ADJUSTMENTS TO AVOID CONFLICTS. ALTERNATE CONSTRUCTION METHODS & CONFIGURATION MAY BE MADE WHERE NECESSARY WITH ARCHITECTS AND OWNER PERMISSION.
21. DETAILS ARE TYPICAL OR SIMILAR THROUGH OUT THE PROJECT. SUBJECT TO MODIFICATIONS FOR SPECIFIC CONDITIONS.
22. THE PROJECT SCOPE INCLUDES ALL WORK REQUIRED TO PROVIDE FINISHED, FULLY FUNCTIONAL CODE COMPLIANT CONSTRUCTION. CONTRACTOR TO INCLUDE WORK ASSOCIATED WITH UNSEEN EXISTING CONDITIONS.
23. CONTRACTOR TO UPDATE AND MAINTAIN RECORD DRAWINGS AND AS-BUILT PLANS OF WORK DAILY. DAILY MAINTENANCE OF AS-BUILT PLANS IS REQUIRED. SEE SPECIFICATIONS. AS-BUILTS ALL ABANDONED WORK, UTILITIES, ETC.

KIVA PROJECT #: 21-2416
SDEV#: 2100253
PAPP#: 2104061
Q.S.: 12-28
PRLM#: 2200389
ABND#: 220007

DSD APPROVAL STAMP

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
DEMO SITE PLAN

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY: Checker
DRAWN BY: Author

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 4/12/23 ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-07-2022

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ABANDONMENT STIPULATIONS

ABND 220007 **Project# 21-2416** **Quarter Section: 12-28** **District#: 8**

1. All utilities shall be relocated to locations approved by each affected utility company or alternative easements shall be recorded. All work is to be done by each affected utility company at no expense to the affected utility company. An appropriate performance agreement, in an approved form and cost amount, must be posted with the Planning and Development Department to guarantee the improvements.
2. The developer shall retain a 6-foot, 6-inch sidewalk easement along the south side of Moreland Street.
3. The existing and new fire hydrants and water meter(s) shall be relocated onto the public right of way or a water easement in accordance with plans submitted to and approved by the Planning and Development Department. All work is to be done by City forces at no expense to the City of Phoenix.
4. Existing lights are to be removed and replaced with new square streetlight poles outside of the abandonment area. All work will be done at requestor's expense.
5. The abandonment must be completed within two years from the conditional approval decision dated March 22, 2022.

VARIANCES

APPLICATION NO: ZA-594-21

DATE: 12/30/2021
REQUEST:
1. VARIANCE TO REDUCE THE SIDE YARD (SOUTH) SETBACK FOR PHASE I TO 0 FEET. MINIMUM 5 FEET REQUIRED.
2. VARIANCE TO REDUCE THE REAR YARD (WEST) SETBACK FOR PHASE II TO 0 FEET. MINIMUM 15 FEET REQUIRED.
3. VARIANCE TO REDUCE THE REAR YARD (EAST) SETBACK FOR PHASE I TO 0 FEET. MINIMUM 15 FEET REQUIRED.
4. VARIANCE TO REDUCE THE SIDE YARD (SOUTH) SETBACK FOR PHASE II TO 0 FEET. MINIMUM 5 FEET REQUIRED.
5. VARIANCE TO REDUCE THE STREETSCAPE ZONE WIDTH ADJACENT TO MORELAND AVENUE TO 5 FEET. MINIMUM 15 FEET REQUIRED.
6. VARIANCE TO REDUCE THE STREETSCAPE ZONE WIDTH ADJACENT TO 5TH STREET TO 0 FEET. MINIMUM 15 FEET REQUIRED.

ORDINANCE SECTIONS: 1214.B.4.a.(1) 1214.B.4.a.(2) 1214.B.4.a.(2) 1214.B.4.a.(1) 1214.(F) 1214.(F)
STIPULATIONS:
1. 2 YEARS TO APPLY AND PAY FOR BUILDING PERMITS

PROJECT DESCRIPTION

GENERAL:

PROJECT NAME: THE MORELAND
PROJECT ADDRESS: 1125 N. 3RD ST
PHOENIX, AZ 85004
OWNER/APPLICANT: JOE KEEPER
NATIVE AMERICAN CONNECTIONS
4520 N. CENTRAL AVE., SUITE 600
PHOENIX, AZ 85012
DESIGN PROFESSIONAL: RICHARD BEGAY
SPS+ ARCHITECTS LLP
8681 EAST VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
LEGAL DESCRIPTION: **A.P.N. 111-38-102 (CURRENT SINGLE LOT)**
LOT 1, DECK PARK VISTA UNIT 1, ACCORDING TO BOOK 341 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA
LOT: LOT 1: A.P.N. XXX-XX-XXX TBD
LOT 2: A.P.N. XXX-XX-XXX TBD
CHARACTER NEIGHBORHOOD: EVANS CHURCHILL EAST
ZONING: DTC-EAST EVANS CHURCHILL EAST
OCCUPANCY: RESIDENTIAL HOUSING

SITE:

LOT TOT. AREA GROSS: 2.72 ACRES (118,316 SF)
LOT TOT. AREA NET: 2.10 ACRES (91,509 SF)
BUILDING SETBACKS:
SIDE: 5FT
REAR: 15 FT
REAR AT ALLEY: 0 FT
REFER TO STREETSCAPE MATRIX ON SHEETS SP102 AND SP103 (PER SECTION 1214, EVANS CHURCHILL EAST)

4 LOT 1 FOOTPRINT: 28,836 + 22,373 = 51,209 GSF
LOT 2 FOOTPRINT: 17,177 GSF

BUILDING MAX. HEIGHT: MAX 250 FT. (PER SECTION 1202.D)
BUILDING HEIGHT PROPOSED: 61'-2"
LOT 1&2:
LOT COVERAGE (50% NET AREA, UP TO 100% WITH SUSTAINABILITY BONUS PER SECTION 1214.B.3.a):
TOT LOT: 75% - 68,631 SF ALLOWED WITH BONUS **74.7% - 68,326 SF PROPOSED**
MAX DENSITY (PER SECTION 1202.D):
LOT 1&2: 218 UNITS/ACRE ALLOWED
SUSTAINABILITY BONUS: **237 UNITS PROPOSED (113 UNITS/ACRE)**
REFER TO SUSTAINABILITY MATRIX ON SHEETS SP108 AND SP109

4 **PROJECT NARRATIVE:**
NATIVE AMERICAN CONNECTIONS (NAC – DEVELOPER) HAS BEEN AWARDED THE CONTRACT TO RE-DEVELOP THE EXISTING MULTIFAMILY PROPERTY LOCATED AT 1125 N. 3RD STREET BY THE CITY OF PHOENIX HOUSING DEPARTMENT; TO BE CALLED ***THE MORELAND*** (PROJECT). THE PROJECT WILL BE AN AFFORDABLE MULTIFAMILY COMPLEX LOCATED ON APPROXIMATELY 2.72 GROSS ACRES (2.10 NET ACRES) AT 1125 NORTH 3RD STREET, DOWNTOWN PHOENIX. ON-SITE IMPROVEMENTS WILL INCLUDE CLUBHOUSE & INTERIOR AMENITY SPACES, OUTDOOR AMENITY SPACES, AND PEDESTRIAN CONNECTIVITY SPACES. ALL ON-SITE PARKING WILL BE LOCATED WITHIN A STRUCTURED PARKING GARAGE ON-SITE. OFF-SITE IMPROVEMENTS WILL INCLUDE STREET FRONT LANDSCAPE AND PEDESTRIAN CONNECTIVITY SPACES ALONG 3RD STREET AND MORELAND STREET. THE EXISTING ALLEY LOCATED OF THE PROJECT WILL ALSO INCLUDE IMPROVEMENTS FOR SERVICE AND FIRE /SAFETY CIRCULATION AND ACCESS. THE PROPERTY IS PART OF THE CITY OF PHOENIX (CITY) DOWNTOWN CORE, AND THE PROJECT IS CURRENTLY ZONED UNDER THE DOWNTOWN CODE-EVANS CHURCHILL EAST CHARACTER AREA.
THE OVERALL DEVELOPMENT SCOPE WILL INCLUDE PREPARING SITE PLANS AND BUILDING CONSTRUCTION DOCUMENTS TO CONSTRUCT NEW MULTI-FAMILY HOUSING CONSISTING OF TOTAL OF 237 RESIDENTIAL UNITS AND AMENITY SPACE CONVENIENTLY LOCATED FOR TENANTS. PROJECT WILL BE PLANNED IN ONE PROJECT CONSTRUCTION PHASE OVER TWO LOTS – LOT ONE WILL CONSIST OF 5-STORY WOOD FRAMED RESIDENTIAL FLOORS (GROUP R-2, TYPE IIIA CONSTRUCTION), AND A 4-TIER PARKING GARAGE AT GRADE (GROUP S-2, TYPE IB CONSTRUCTION).
LOT TWO WILL CONSIST OF A 5-STORY WOOD FRAMED RESIDENTIAL FLOORS (GROUP R-2, TYPE IIIA CONSTRUCTION) LOCATED ON THE EAST PORTION OF THE SITE. THE PARKING GARAGE WILL BE CONSTRUCTED CONCURRENTLY TO THE RESIDENTIAL BUILDINGS.
THERE WILL BE A LOT SPLIT TO ALLOW EACH PHASE TO BE SEPARATELY FINANCED WITH CROSS-ACCESS AGREEMENT FOR PARKING AND FOR SERVICE ACCESS, UTILITY CONNECTIONS, LANDSCAPING, STORMWATER DRAIN & RETENTION WILL BE CONSTRUCTED PER PHASE TO MEET REQUIREMENTS.
THE BUILDING(S) ARE ORGANIZED TO EFFECTIVELY DISTRIBUTE THE NUMBER OF UNITS AND WITH CIRCULATION ACCESS AND WITH RESIDENT CONNECTIVITY IN MIND, PROMOTING SAFETY, IDENTITY, PEDESTRIAN COMMON AREAS, AND ACCESSIBILITY. THE BUILDING'S EXTERIOR WILL BE ARTICULATED TO REINFORCE COMPATIBILITY TO SURROUNDING NEIGHBORHOOD BY USING SIMPLE MATERIALS, COLOR, AND MASSING. ELEVATIONS WILL BE ESSENTIAL FOR THE ARCHITECTURAL CHARACTER INTENDED FOR EVANS CHURCHILL EAST CHARACTER AREA.

MINOR AMENDMENTS:
I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

NAME DATE

KIVA PROJECT #: 21-2416
SDEV#: 2100253
PAPP#: 2104061
Q.S.: 12-28
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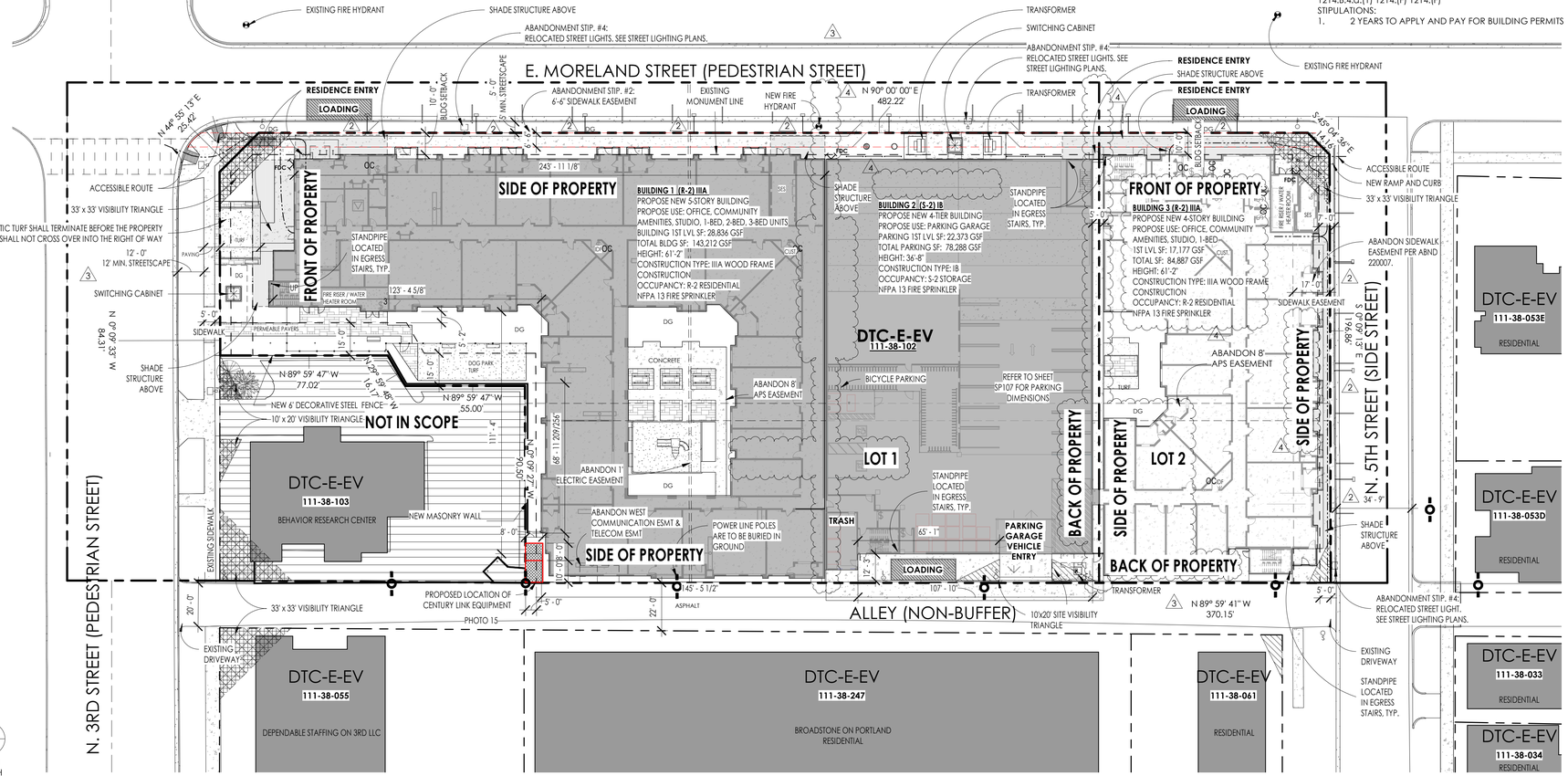
DSD APPROVAL STAMP



1 OVERALL SITE PLAN

1" = 30'-0"

0' 15' 30' 60' 120'

SCALE: 1" = 30'-0"

SITE PLAN LEGEND

NOTE: ALL FIRE LANES SHALL HAVE CITY OF PHOENIX APPROVED FIRE LANE SIGNS AND STRIPED CURBING.

- ACCESSIBLE ROUTE, 4 FT MIN. WIDE PATH WITH TURN AROUND AREAS EVERY 200 FT. MAX SLOPE TO BE 1:20 WITH A MAX CROSS SLOPE TO BE 2%
- FIRE LANE PAINTED CURB
- POWER LINE
- FIRE LANE ACCESS ROAD, 20' WIDE MINIMUM LANE, 26' WIDE PATH WHERE SHOWN. PAINT CURBS RED AND PROVIDE FIRE LANE SIGNS PER CITY OF PHOENIX REQUIREMENTS. ALL TURN RADII MEET AASHTO SU-40.
- FIRE LANE SIGN
- STOP SIGN
- LOADING SIGN
- FIRE DEPARTMENT CONNECTION (FDC)
- REMOTE FDC
- FIRE HYDRANT
- LIGHT BOLLARD
- EXISTING SITE LIGHT TO REMAIN
- EXISTING SITE LIGHT TO BE RELOCATED
- NEW SITE LIGHT

SITE PLAN NOTES

CITY OF PHOENIX NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOTCANDLE AT THE ROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS. TRANSFORMERS AND SWITCHING CABINETS SHALL BE 3 ARTISTICALLY PAINTED IN LIEU OF PHYSICAL SCREENING. PAINT SHALL ADHERE TO APS REQUIREMENTS AND ALL REQUIRED LABELS SHALL REMAIN FULLY VISIBLE.
9. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

OPEN SPACE REQUIRED: 5% OF NET LOT AREA
LOT 1&2 : 91,509 SF x .05 = 4,575 SF REQUIRED
6,118 SF PROPOSED

PARKING CALCULATION (PER CITY OF PHOENIX ZONING SECTION 1206 PARKING AND LOADING STANDARDS AND GUIDELINES)
MINIMUM: 1 SPACE PER DWELLING UNIT.
PARKING REDUCTION WITH SUSTAINABILITY BONUS:**50% REDUCTION**
REQUIRED PARKING: 237 SPACES (INCLUDING 7 ADA)
119 SPACES REQUIRED PER PARKING REDUCTION DUE TO SUSTAINABILITY BONUS.
PROVIDED PARKING: 173 SPACES IN GARAGE (INCLUDING 6 ADA) + 4 EV SPACES
16 ON-STREET PARKING SPACES ON MORELAND
6 ON-STREET PARKING SPACES ON 5TH STREET

195 PARKING SPACES/ 119 REQUIRED

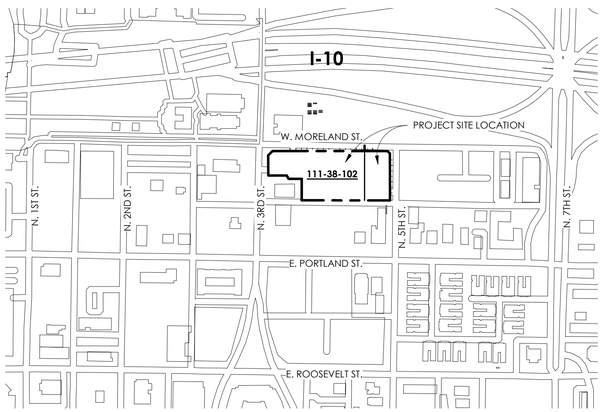
PARKING IS SHARED BETWEEN LOT 1 AND LOT 2 VIA CROSS-ACCESS RECIPROCAL PARKING AGREEMENT.

BICYCLE PARKING CALCULATION (PER CITY OF PHOENIX ZONING SECTION 1307)
1207.Q.3 MULTIFAMILY RESIDENTIAL DEVELOPMENT SHALL PROVIDE COMMON PARKING AT 0.25 SPACES FOR EACH RESIDENTIAL UNIT, WITH A MAXIMUM OF 50 SPACES.

237 UNITS X 0.25 = 59.25 = 60 BICYCLE PARKING SPACES REQUIRED + 48 SPACES TO MEET SUSTAINABILITY BONUS (20% OF UNITS)

TOTAL REQUIRED SPACES = 108 SPACES
111 PROVIDED.

BICYCLE PARKING IS SHARED BETWEEN LOT 1 AND LOT 2 VIA CROSS-ACCESS RECIPROCAL PARKING AGREEMENT.



2 VICINITY MAP

1" = 300'-0"

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THE MORELAND
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OVERALL SITE PLAN

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REVISIONS

MARK	DATE	DESCRIPTION
2	3/13/23	CITY COMMENTS
3	3/13/23	APS COORD.
4	4/14/23	LOT SPLIT

REVIEWED BY: RB
DRAWN BY: AT

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 04/12/23 ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-07-2022
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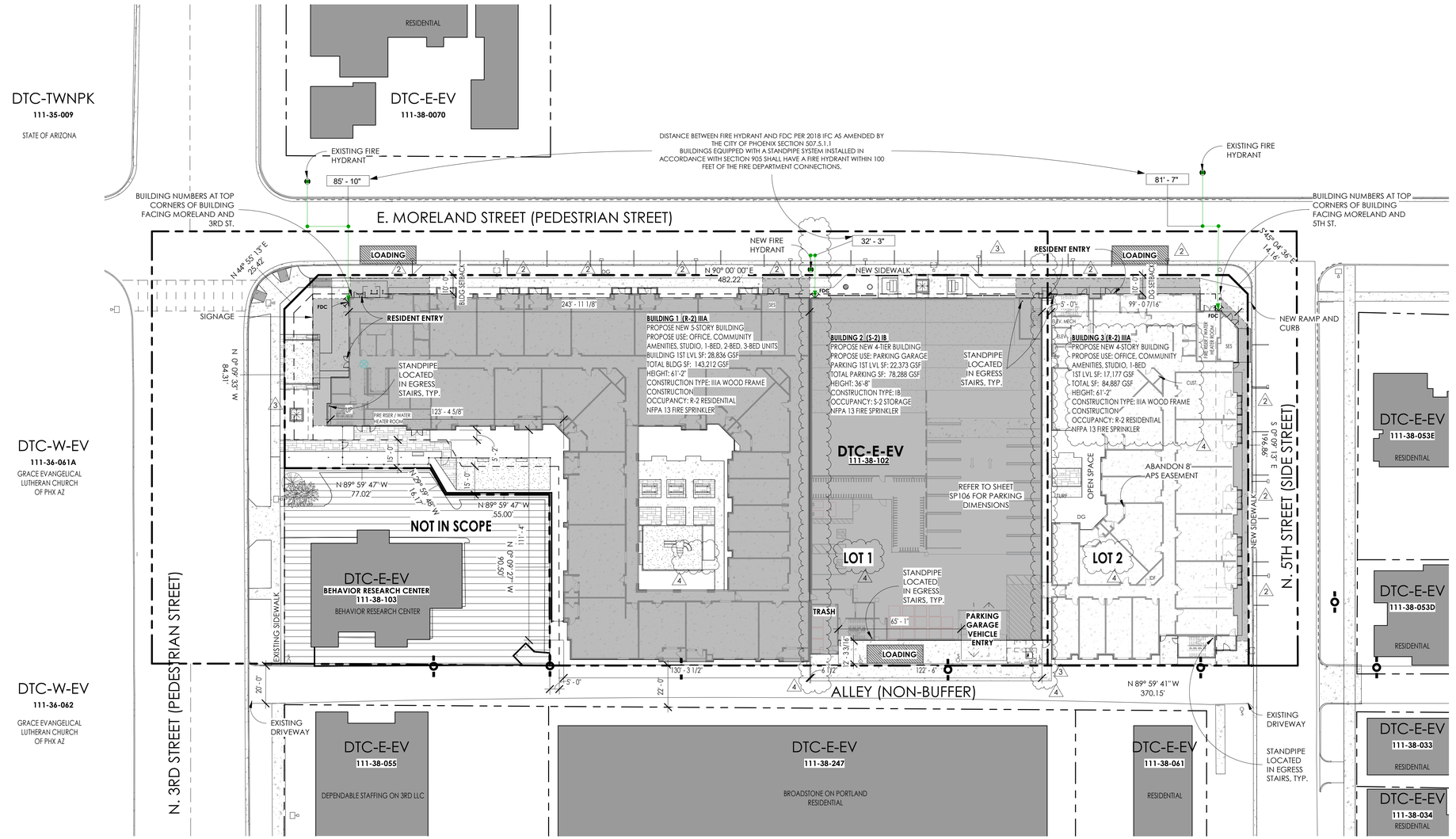

0' 15' 30' 60' 120'

SCALE: 1" = 30'-0"

TRUE NORTH PLAN NORTH

1 OVERALL FIRE ACCESS SITE PLAN

1" = 30'-0"

SITE PLAN LEGEND

NOTE: ALL FIRE LANES SHALL HAVE CITY OF PHOENIX APPROVED FIRE LANE SIGNS AND STRIPED CURBING.

- ACCESSIBLE ROUTE, 4 FT MIN. WIDE PATH WITH TURN AROUND AREAS EVERY 200 FT, MAX SLOPE TO BE 1:20 WITH A MAX CROSS SLOPE TO BE 2%
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SITE PLAN NOTES

CITY OF PHOENIX NOTES

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5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOTCANDLE AT THE ROPERTY LINE, NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
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9. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

EMERGENCY EGRESS NOTES

ROADWAY WIDTHS

1. ALL FIRE ACCESS ROADS (LANES) MUST BE AT LEAST 20'-0" WIDE WITH VERTICAL CLEARANCE OF AT LEAST 15'-0".
2. FIRE ACCESS ROADS LESS THAN 28'-0" WIDE, NO PARKING EITHER SIDE.
3. PAINT SHALL NOT BE PROVIDED BY THE CITY. MARKING TO BE MAINTAINED BY THE PROPERTY OWNER. PAINT SHALL BE SPECIFIED FOR CONCRETRE AND ASPHALTIC PAVING.

CURBS

1. ALL CURBS ALONG DESIGNATED FIRE LANE SHALL BE PAINTED RED (PERVO PAINT #704 OR EQ.) WITH WHITE LETTERS "FIRE LANE - NO PARKING" EVERY 50'-0".
2. LETTERS SHALL BE 3" HIGH WITH 3/8" STROKE.
3. LETTERING SHALL BE ON TOP OF SURFACE OF CURB.
4. WHERE THERE ARE NO CURBS, A 9" BAND OF RED PAINT SHALL BE PLACED AT THE EDGE OF THE DRIVING SURFACE. THE WHITE LETTERING SHALL BE PLACED ON THIS RED BAND AS STATED ABOVE.
5. ADDITIONAL MARKING MAY BE REQUIRED BY FIRE MARSHAL.

MINOR AMENDMENTS:
I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

NAME DATE

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OVERALL FIRE ACCESS SITE PLAN

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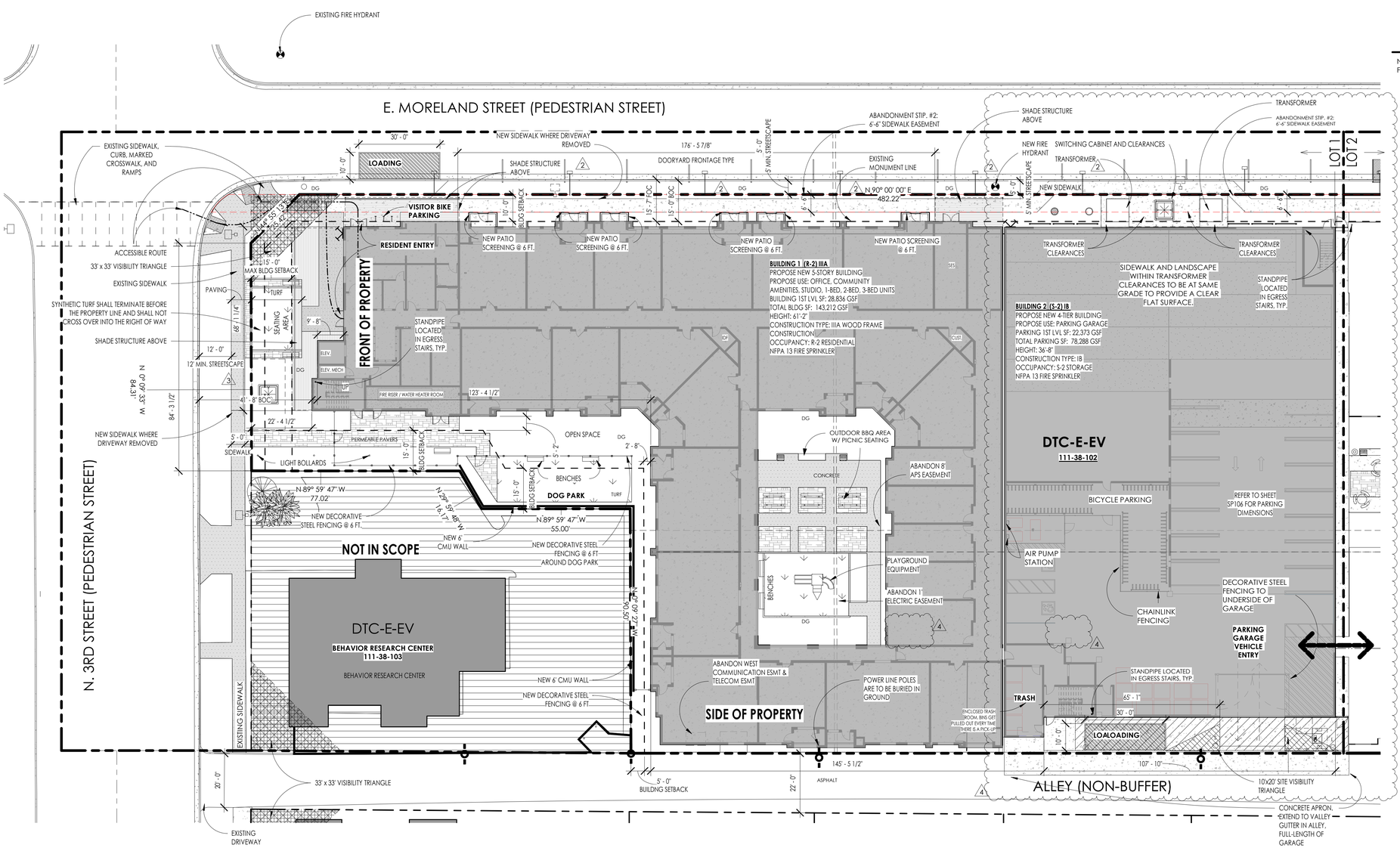

SITE PLAN LEGEND

NOTE: ALL FIRE LANES SHALL HAVE CITY OF PHOENIX APPROVED FIRE LANE SIGNS AND STRIPED CURBING.

- ACCESSIBLE ROUTE, 4 FT MIN. WIDE PATH WITH TURN AROUND AREAS EVERY 200 FT. MAX SLOPE TO BE 1:20 WITH A MAX CROSS SLOPE TO BE 2%
- FIRE LANE PAINTED CURB
- POWER LINE
- FIRE LANE ACCESS ROAD, 20' WIDE MINIMUM LANE, 26' WIDE PATH WHERE SHOWN. PAINT CURBS RED AND PROVIDE FIRE LANE SIGNS PER CITY OF PHOENIX REQUIREMENTS. ALL TURN RADII MEET AASHTO SU-40.
- FIRE LANE SIGN
- STOP SIGN
- LOADING SIGN
- FIRE DEPARTMENT CONNECTION (FDC)
- REMOTE FDC
- FIRE HYDRANT
- LIGHT BOLLARD
- EXISTING SITE LIGHT TO REMAIN
- EXISTING SITE LIGHT TO BE RELOCATED
- NEW SITE LIGHT

1 LOT 1 SITE PLAN

1" = 20'-0"

TRUE NORTH PLAN NORTH

SITE PLAN NOTES

CITY OF PHOENIX NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOTCANDLE AT THE ROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS. TRANSFORMERS AND SWITCHING CABINETS SHALL BE ARTISTICALLY PAINTED IN LIEU OF PHYSICAL SCREENING. PAINT SHALL ADHERE TO APS REQUIREMENTS AND ALL REQUIRED LABELS SHALL REMAIN FULLY VISIBLE.
9. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

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PAPP#: 2104061
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PRLM#: 2200389
ABND#: 220007

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LOT 1 SITE PLAN

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4	4/14/23	LOT SPLIT

REVIEWED BY: RB
DRAWN BY: AT

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 04/12/23 ARIZONA U.S.A.

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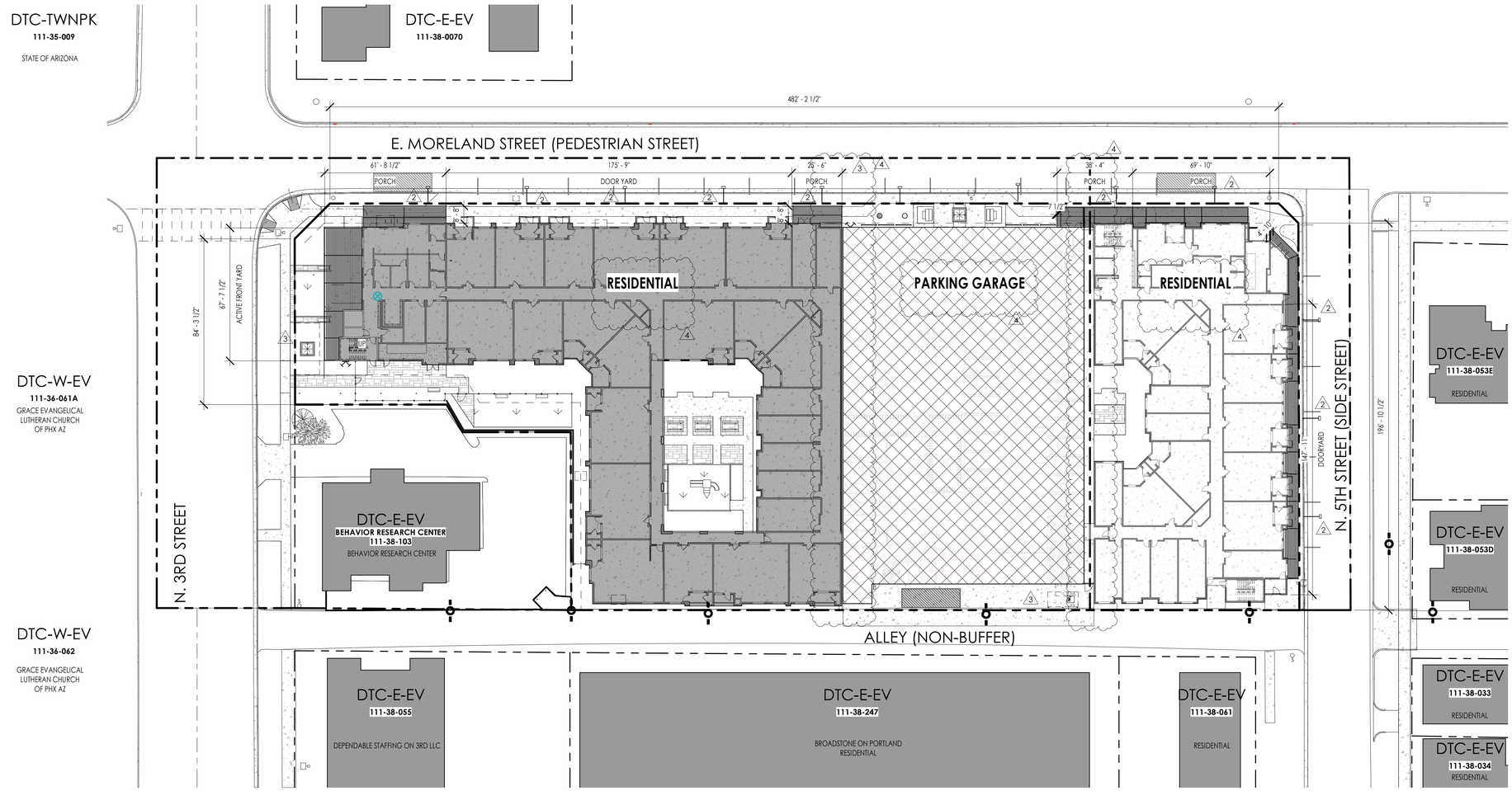


1 SITE PLAN - FRONTAGES
1" = 30'-0"

FRONTAGE TYPE: ACTIVE FRONT YARD

1. DEFINITION. AN ACTIVE FRONT YARD IS THE AREA BETWEEN THE PROPERTY LINE AND MAIN FACADE OF THE BUILDING WITH A PERMANENT HARDSCAPED OR LANDSCAPED AREA THAT CAN ACCOMMODATE SEATING.

2. A PERMANENT HARDSCAPED OR LANDSCAPED AREA SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A. MINIMUM DEPTH: SIX FEET.

B. MINIMUM WIDTH: 50 PERCENT OF THE BUILDING FACADE.

C. MAXIMUM HEIGHT: FIVE FEET ABOVE ADJACENT GRADE.

D. PLACEMENT: ADJACENT TO THE FRONT FACADE OF THE BUILDING AT THE PRIMARY ENTRY.

E. MATERIALS: HARDSCAPE SHALL CONSIST OF CONCRETE SLAB, PAVERS, OPEN GRID PAVERS, WOOD DECKING (IF ELEVATED) OR EQUIVALENT ALTERNATIVE.

FRONTAGE MODIFICATIONS. - PER EVANS CHURCHILL EAST

THE PERMANENT HARDSCAPE AREA SHOULD BE CONSTRUCTED AS A TRADITIONAL COVERED PORCH OR PATIO BUILT TO THE FOLLOWING SPECIFICATIONS.

A. DEPTH: MINIMUM 8 FEET.

B. WIDTH: MINIMUM 75% OF THE FACADE.

C. ELEVATION ABOVE GRADE: MAXIMUM 2.5 FEET.

D. ROOF TYPE: CONSISTENT WITH PRIMARY STRUCTURE.

FRONTAGE TYPE: PORCH
1. MAXIMUM OF FIVE FEET ABOVE ADJACENT GRADE

A. PLACEMENT: PORCH IS REQUIRED AT THE PRIMARY BUILDING ENTRY
B. A PRIMARY BUILDING ENTRACE PER UNIT IS REQUIRED WHEN FRONTING A STREET
C. MINIMUM DPETH: SIX FEET
D. MINIMUM WIDTH: 50 PERCENT OF THE FACADE
E. PROCHES AND RELATED STRUCURES MAY PROJECT INTO FRONTAGE SETBACKS PER SECTION 1305.B.5

FRONTAGE TYPE: DOORYARD

1. DEFINITION. A DOORYARD INCORPORATES A COURTYARD OR PATIO AT STREET LEVEL FOR EACH UNIT THAT IS SURROUNDED BY A FENCE TO PROVIDE PRIVACY AND TO DIFFERENTIATE FROM THE ADJACENT PUBLIC SIDEWALK.

2. A PERMANENT HARDSCAPE AREA SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A. MINIMUM DEPTH: 8 FEET.

B. MINIMUM AREA: 64 SQUARE FEET.

C. PLACEMENT: ADJACENT TO THE FRONT FACADE OF THE BUILDING AT THE BUILDING/UNIT ENTRY.

D. MATERIALS: HARDSCAPE AREA SHALL CONSIST OF CONCRETE SLAB, PAVERS, OPEN GRID PAVERS OR EQUIVALENT ALTERNATIVE.

E. SPATIAL DEFINITION: EITHER A SOLID MASONRY WALL A MINIMUM OF 30-INCHES AND A MAXIMUM OF 36-INCHES IN HEIGHT, OR ELEVATION OF THE HARDSCAPED AREA A MINIMUM OF 30-INCHES AND A MAXIMUM OF 36-INCHES FROM ADJACENT GRADE. OPEN VIEW FENCING MAY BE PROVIDED IN ADDITION TO THE WALL OR ELEVATED AREA UP TO A MAXIMUM HEIGHT OF 72-INCHES FROM ADJACENT GRADE.

FRONTAGE MODIFICATIONS. - PER EVANS CHURCHILL EAST

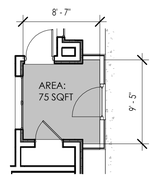
DOORYARD AND STOOP/DOOR WELL.

A. FACADES SHOULD EXHIBIT VARYING BUILDING DESIGN TO APPEAR AS MULTIPLE UNITS.

B. NO MORE THAN TWO CONSECUTIVE FACADE DESIGNS SHOULD USE THE SAME COLOR PAINT OR METHOD OF ARTICULATION.

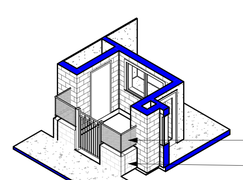
PER DTC CHAPTER 12, SECTION 1214 EVANS CHURCHILL EAST, STREETSCAPE MATRIX

STREET SECTION	BUILDING SETBACK:	BUILDING FRONTAGE AND TYPE	MINIMUM SIDEWALK WIDTH	MINIMUM STREETSCAPE ZONE WIDTH	COMPLIANCE SUMMARY
MORELAND ST 3RD ST TO 7TH ST	MINIMUM: 10'-0" MAXIMUM: 20'-0" PROPOSED: 10'-0"	MINIMUM/REQ. TYPE: AFY, SD, DY, PO, FC 75% FRONTAGE REQ.	MINIMUM: 5'-0" PROPOSED: 5'-0"	MINIMUM: 15'-0" PROPOSED: 15'-0"	ACTUAL FRONTAGE LENGTH: 482' - 2 1/2" 75% REQUIRED ADDRESSED FRONTAGE TYPE LENTGH: 361' - 8" PROPOSED AMOUNT: **380' - 8"** > 361' - 8", **SUFFICIENT, 79%**
5TH ST MORELAND ST TO ROOSEVELT ST	MINIMUM: 5'-0" MAXIMUM: 15'-0" PROPOSED: 5'-1/4"	MINIMUM/REQ. TYPE: AFY, SD, DY, S 75% FRONTAGE REQ.	MINIMUM: 5'-0" PROPOSED: 5'-0"	MINIMUM: 15'-0" PROPOSED: 15'-0"	ACTUAL FRONTAGE LENGTH: 196' - 10 1/2" 75% REQUIRED ADDRESSED FRONTAGE TYPE LENTGH: 147' - 8" PROPOSED AMOUNT: **147' - 11"** > 147' - 8", **SUFFICIENT, 75%**
3RD ST NORTH OF MORELAND ST TO PORTLAND ST	MINIMUM: 5'-0" MAXIMUM: 15'-0" PROPOSED: 15'-0"	MINIMUM/REQ. TYPE: ALL 75% FRONTAGE REQ.	MINIMUM: 5'-0" PROPOSED: 5'-0"	MINIMUM: 12'-0" PROPOSED: 12'-0"	ACTUAL FRONTAGE LENGTH: 84' - 3 1/2" 75% REQUIRED ADDRESSED FRONTAGE TYPE LENTGH: 63' - 3" PROPOSED AMOUNT: **67' - 7 1/2"** > 63' - 3" , **SUFFICIENT, 79%**



* SMALLEST DOORYARD SCENARIO, ALL DOORYARDS TO COMPLY

DOOR YARD FRONTAGE PLAN
1/8" = 1'-0"



DOORYARD FRONTAGE ISO

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SITE FRONTAGES

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DRAWN BY: AT

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 04/12/23 ARIZONA, U.S.A.

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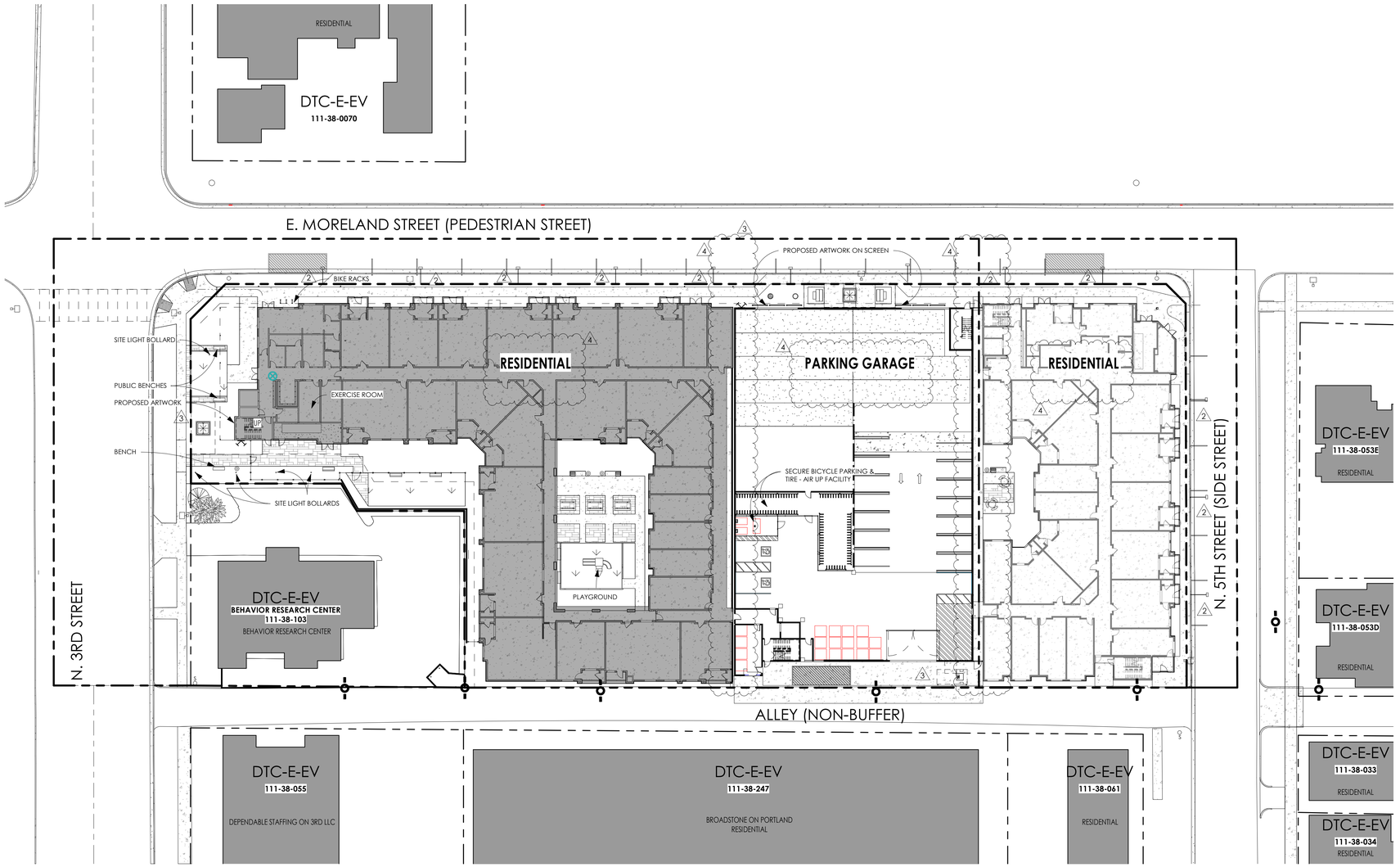

SITE PLAN - AMENITIES

1" = 30'-0"

SUSTAINABILITY BONUS CREDIT MATRIX

CREDIT DESCRIPTION AND QUALIFIER	OPTION	POSSIBLE CREDIT	RESPONSE
1. OUTPERFORMS THE CURRENTLY ADOPTED ENERGY CODE STANDARDS	OUTPERFORMS BY 15%	15	WILL OUTPERFORM BY 15%+ PER ENERGY MODEL
2. PROVIDE ADDITIONAL BICYCLE AMENITIES WHICH SHALL BE LOCATED IN COMMON AREAS OF THE SITE, AND MAY INCLUDE THE FOLLOWING:	2 TYPE OF AMMENITIES FOR	4	BICYCLE AMENITIES (SECURED PARKING, TIRE AIR-UP STATION & REPAIR AREA LOCATED IN PARKING STRUCTURE, GROUND FLOOR, REFER TO SITE PLAN. VISITOR BICYCLE PARKING ADJACENT TO BUILDING ENTRIES
RESIDENTIAL: PROVIDE BICYCLE AMENITIES SUCH AS SECURE PARKING AREAS, LOCKER, AND/OR TIRE AIR-UP FACILITIES FOR TENANTS. NUMBER OF AMENITIES BASED ON PERCENT OF TOTAL NUMBER OF DWELLING UNITS.	20% OF THE DWELLING UNITS	10	
3. INCORPORATE PUBLIC ART THAT IS A PERMANENT INSTALLATION THAT IS VISUALLY OR PHYSICALLY ACCESSIBLE BY THE GENERAL PUBLIC.	APPROVED BY ARTS COMMISIONS	10	(2) ARTIST CONTRACTED. (1) ARTIST FOR NORTH SIDE OF PARKING GARAGE (1) ARTIST CONTRACTED FOR ART ON MASONRY STAIRWELL ON 3RD ST
4. PROVIDE AFFORDABLE HOUSING UNITS IN THE PERCENTAGE SHOWN WITH A DEED RESTRICTION TO ENSURE AFFORDABILITY FOR A MINIMUM DURATION COMMENSURATE WITH THE PROJECT FUNDING AGREEMENT, AS APPROVED BY THE PHOENIX HOUSING DEPARTMENT.	50%	18	ALL UNITS ARE AFFORDABLE AS THIS IS A PARTNERSHIP WITH THE CITY OF PHOENIX HOUSING DEPARTMENT.
ALLOWED LOT COVERAGE BONUS PER SECTION 1223.B.1.c: **40+ CREDITS** FOR 25% INCREASE BONUS = **75% LOT COVERAGE ALLOWED** PER SECTION 1214.B.3.c **ALLOWED PARKING REDUCTION** BONUS PER SECTION 1223.B.1.e: **15+ CREDITS** FOR **50% PARKING REDUCTION** PER SECTION 1214.B.5.a.2	**CREDIT TOTAL**	**57**	

55 CREDITS TOTAL REQUIRED.
*NOTE: PER SECTION 1223.B.1. "THE BONUSES SHALL APPLY ONLY WHEN PERMITTED BY THE CHARACTER AREA, AND MAY BE USED IN **ANY** OR **MULTIPLE** CREDIT CATEGORIES." CREDITS ARE NOT A CUMULATIVE TOTAL.

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PAPP#: 2104061
G.S.: 12-28
PRLM#: 2200389
ABND#: 220007

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SITE AMENITIES

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Date Signed 04/12/23
ARIZONA, U.S.A.

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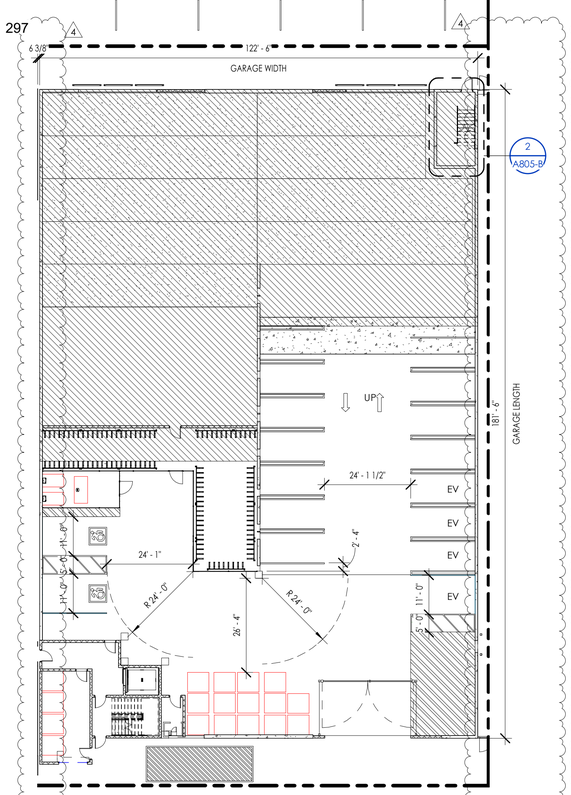
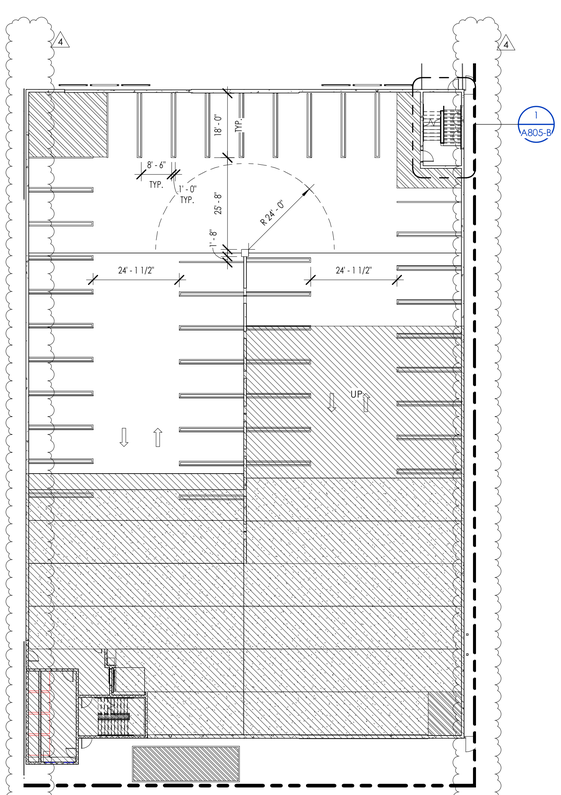
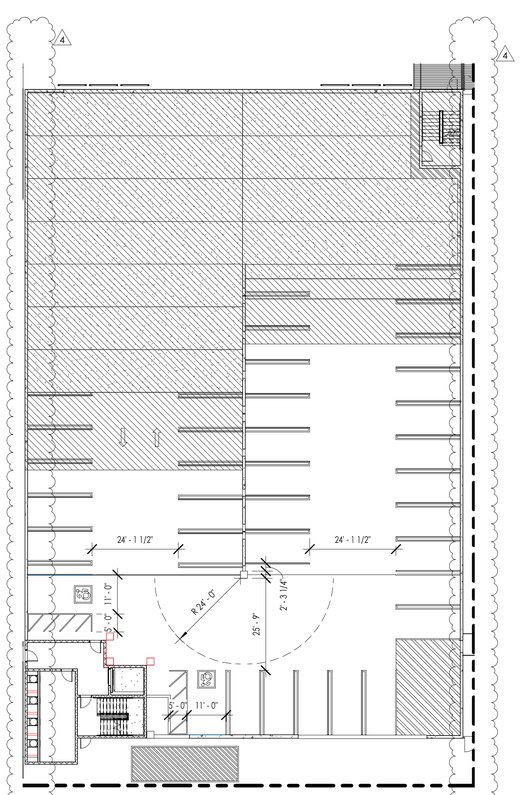


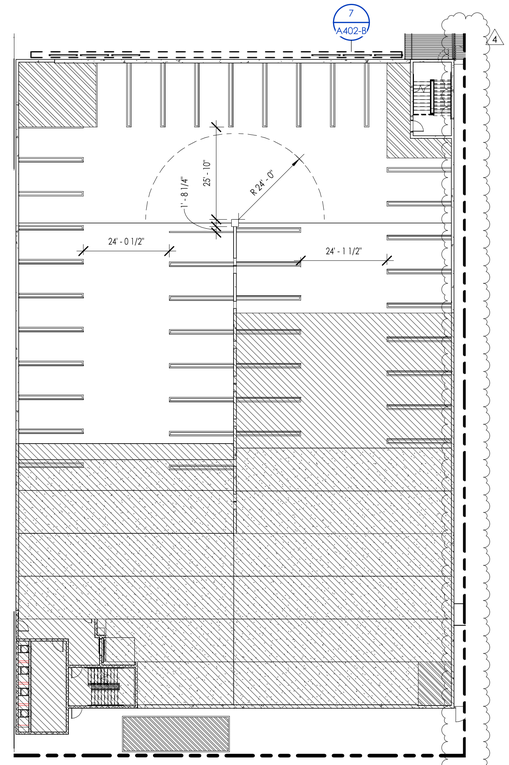
1 PARKING GARAGE LEVEL 1
1" = 20'-0"



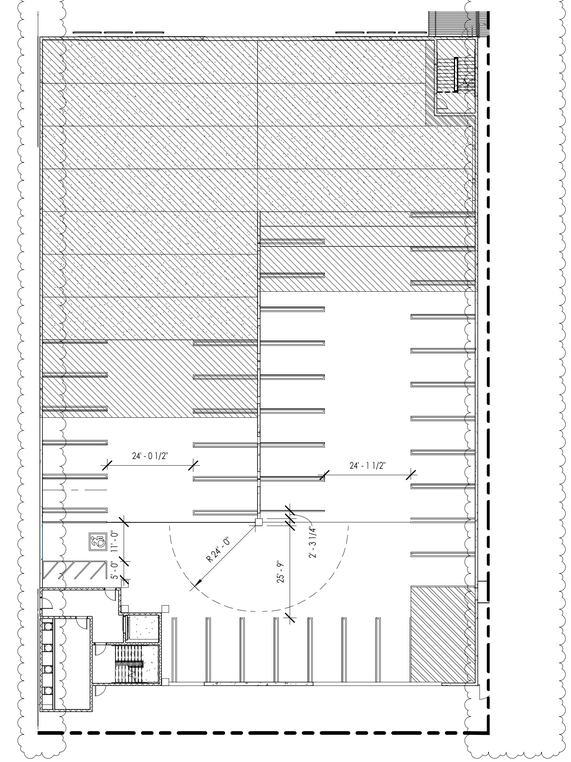
5 PARKING GARAGE LEVEL 1.5
1" = 20'-0"



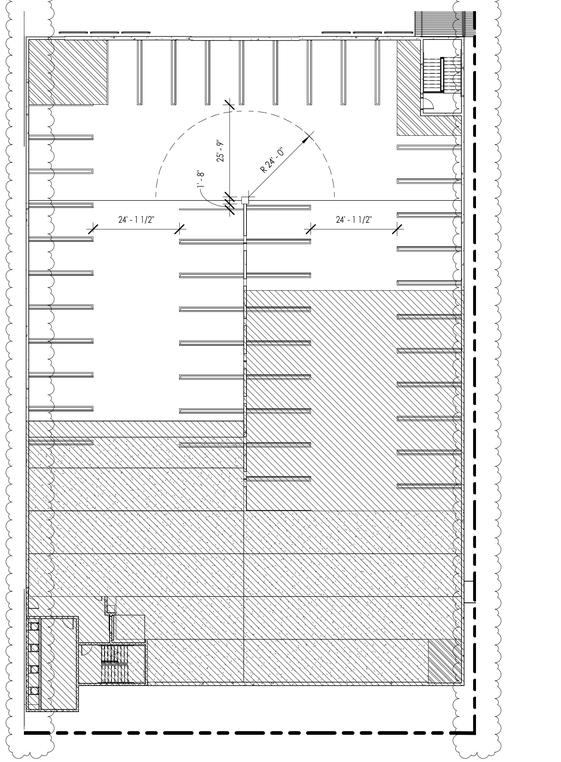
2 PARKING GARAGE LEVEL 2
1" = 20'-0"



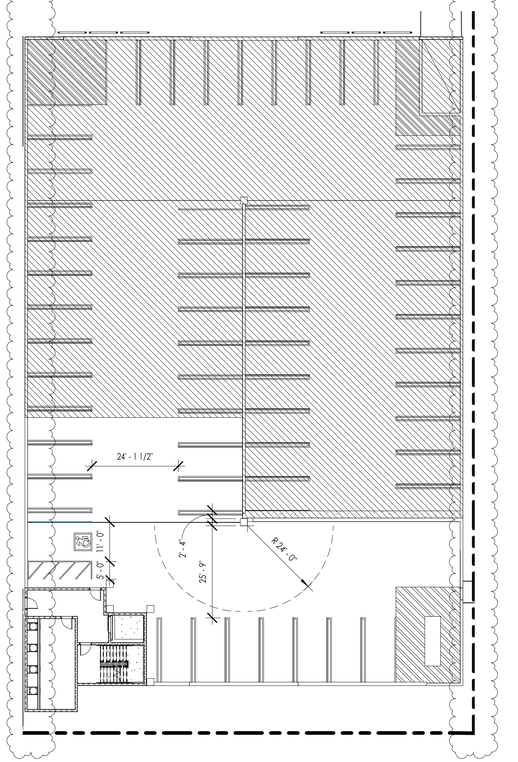
3 PARKING GARAGE LEVEL 2.5
1" = 20'-0"



4 PARKING GARAGE LEVEL 3
1" = 20'-0"



7 PARKING GARAGE LEVEL 3.5
1" = 20'-0"



6 PARKING GARAGE LEVEL 4
1" = 20'-0"

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PARKING GARAGE LAYOUT

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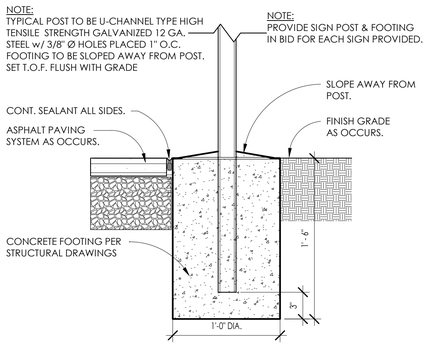
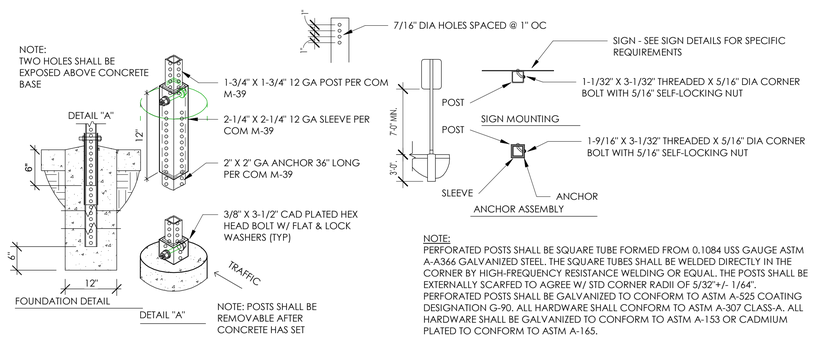


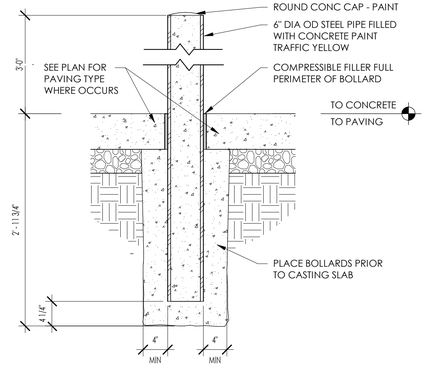
2 TYP. SIGN POST AND FOOTING

1 1/2" = 1'-0"



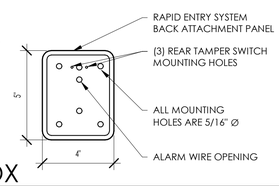
3 TYP. SIGN POST INSTALLATION

1" = 1'-0"



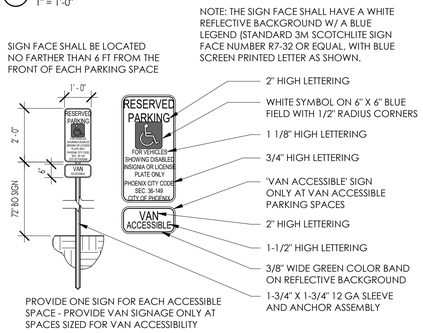
5 6" STEEL PIPE BOLLARD

1" = 1'-0"



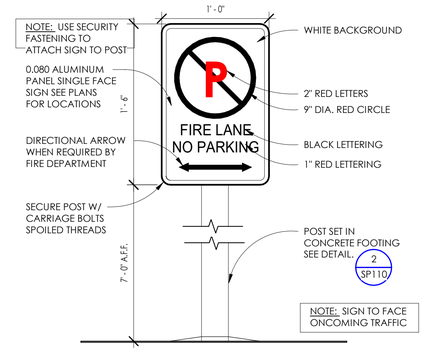
12 KNOX BOX

3" = 1'-0"



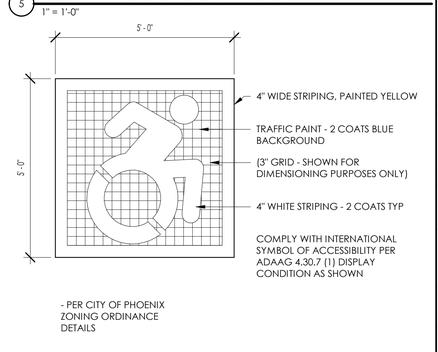
8 SIGN OF ACCESSIBILITY

3/8" = 1'-0"



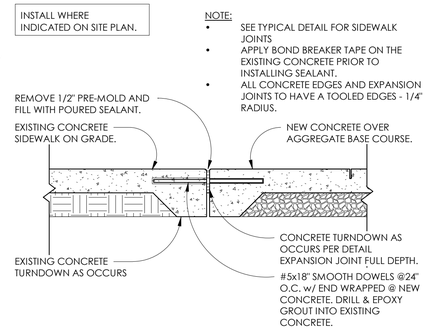
9 FIRE LANE SIGN

1 1/2" = 1'-0"



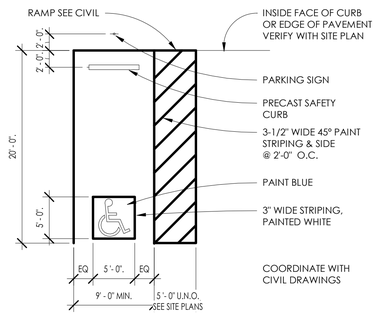
10 ACCESSIBLE PARKING SYMBOL

1/2" = 1'-0"



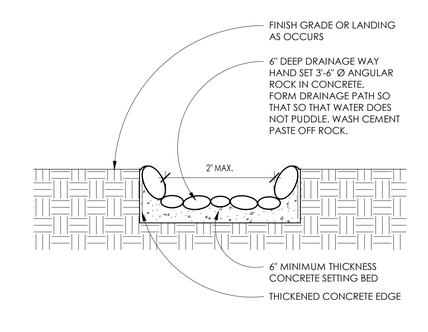
13 NEW TO EXISTING SIDEWALK

1" = 1'-0"



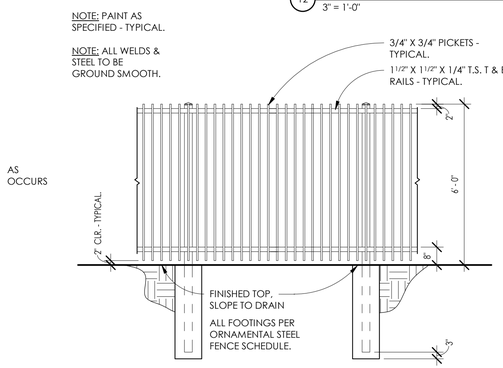
14 HANDICAPPED STRIPING

1/8" = 1'-0"



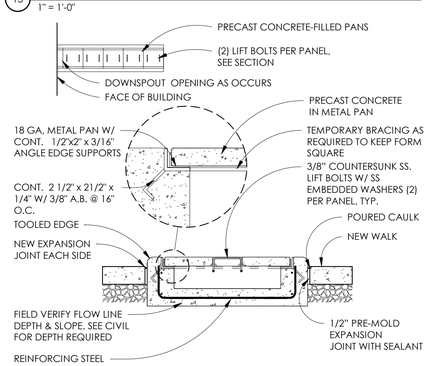
15 GROUTED RIP RAP

3/4" = 1'-0"



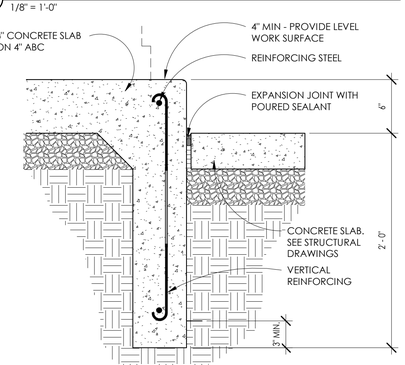
17 STEEL FENCE ELEVATION - TYP

3/8" = 1'-0"



18 TYPICAL TRENCH DRAIN

3/4" = 1'-0"



19 TYPICAL HOUSEKEEPING PAD

1 1/2" = 1'-0"

KIVA PROJECT #: 21-2416
SDEV#: 2100253
PAPP#: 2104061
Q.S.: 12-28
PRLM#: 2200389
ABND#: 220007

DSD APPROVAL STAMP

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THE MORELAND
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REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 04/12/23 ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-07-2022
JOB No: 2091
SHEET: SP110

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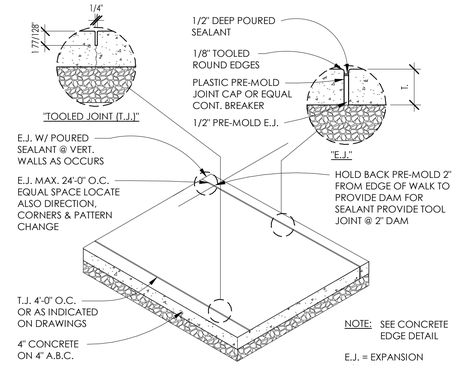
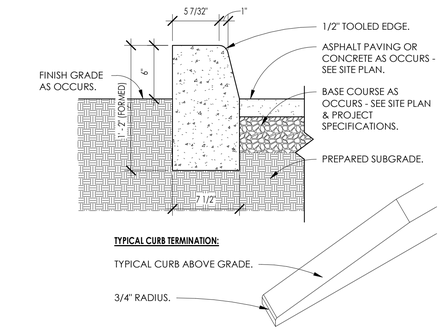


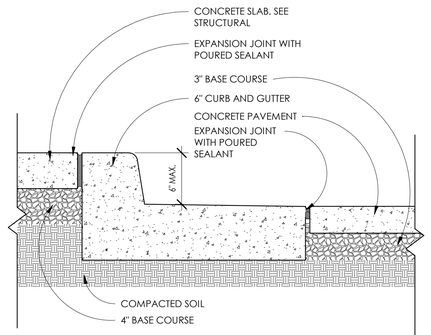
TYP. SIDEWALK JOINTS

1 1/2" = 1'-0"



C.I.P. CONCRETE CURB

1 1/2" = 1'-0"



NEW CURB/GUTTER @ ASPHALT

1 1/2" = 1'-0"

KIVA PROJECT #: 21-2416
SDEV#: 2100253
PAPP#: 2104061
Q.S.: 12-28
PRLM#: 2200389
ABND#: 220007

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SHEET:

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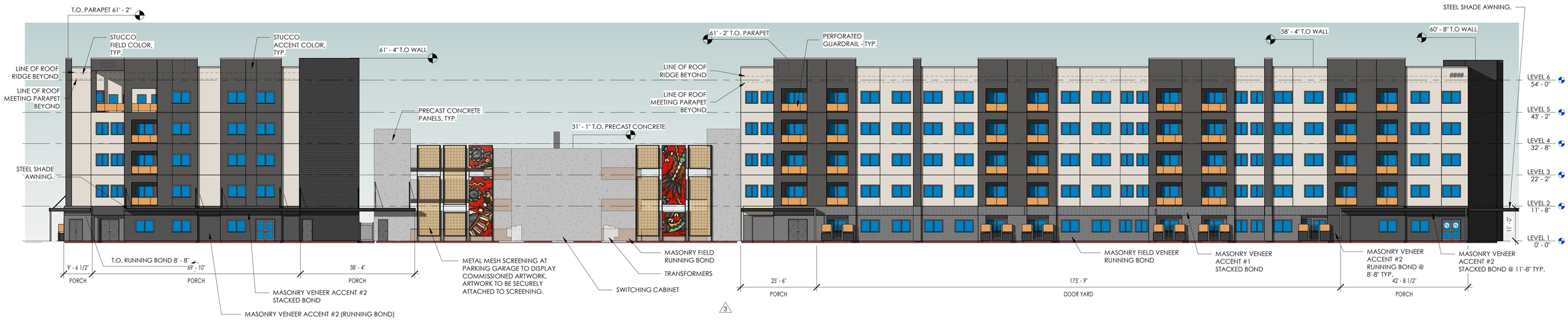
2 SOUTH ELEVATION
1/16" = 1'-0"



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

NOTE: IMAGES USED FOR PROPOSED ART LOCATIONS ARE **CONCEPTUAL** PIECES. ACTUAL ARTWORK TO BE DETERMINED

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Date Signed 04/12/23
ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-07-2022
JOB No: 2091
SHEET:
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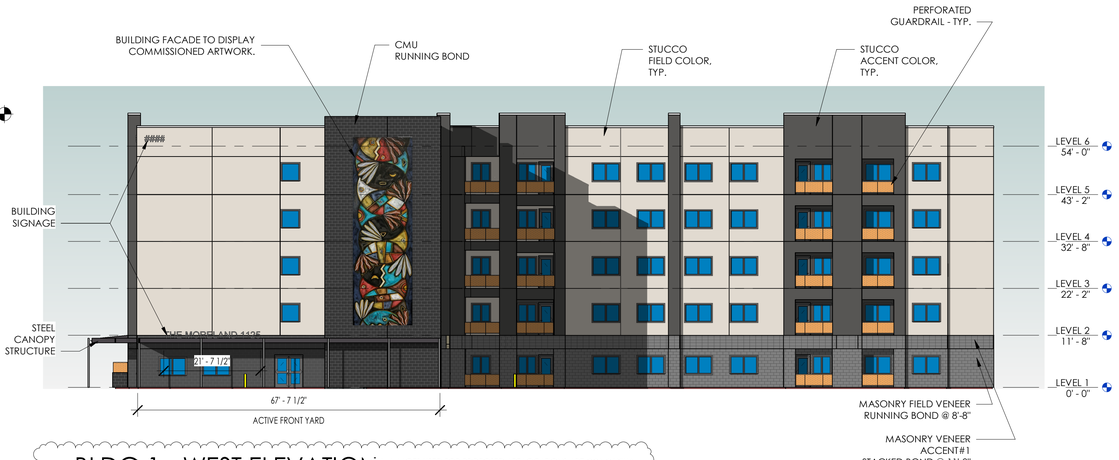
3 BLDG 3 - EAST ELEVATION
1/16" = 1'-0"
4



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

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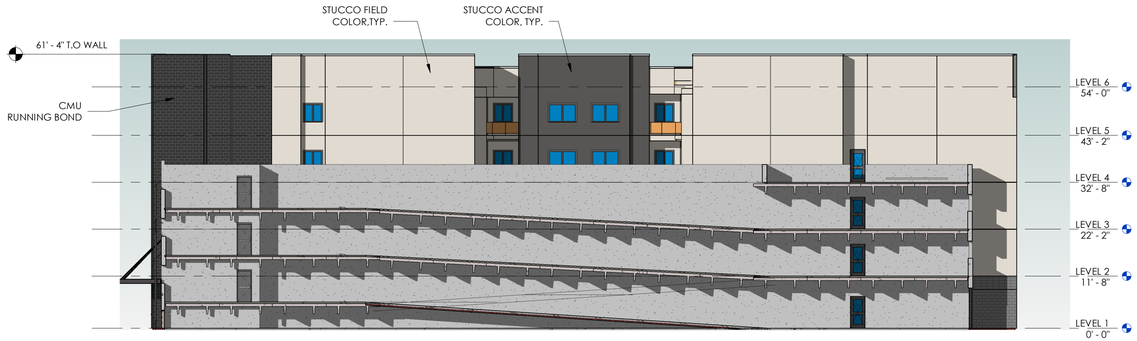
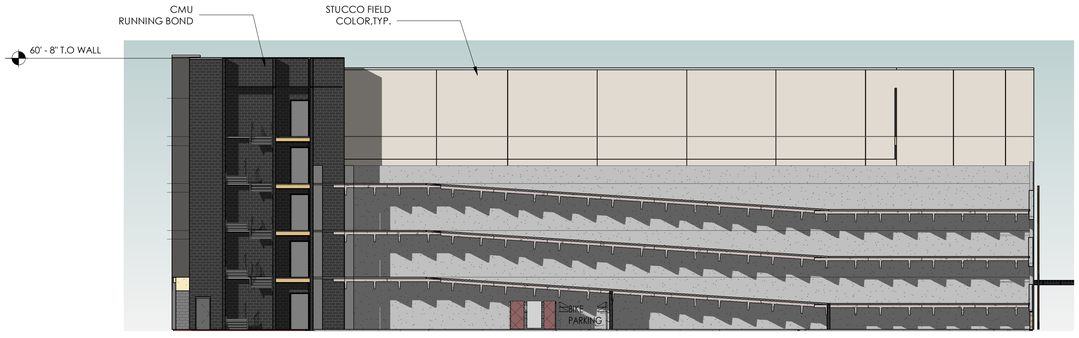


SECTION / ELEVATION - VIEW OF PARKING GARAGE TO WEST ELEVATION BLDG 3
1/16" = 1'-0"
4



SECTION / ELEVATION - VIEW FROM PARKING GARAGE TO EAST ELEVATION BLDG 1
1/16" = 1'-0"
4

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DRAWN BY: Author

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 04/12/23 ARIZONA, U.S.A.

ORIGINAL ISSUE DATE: 01-07-2022

JOB No: 2091

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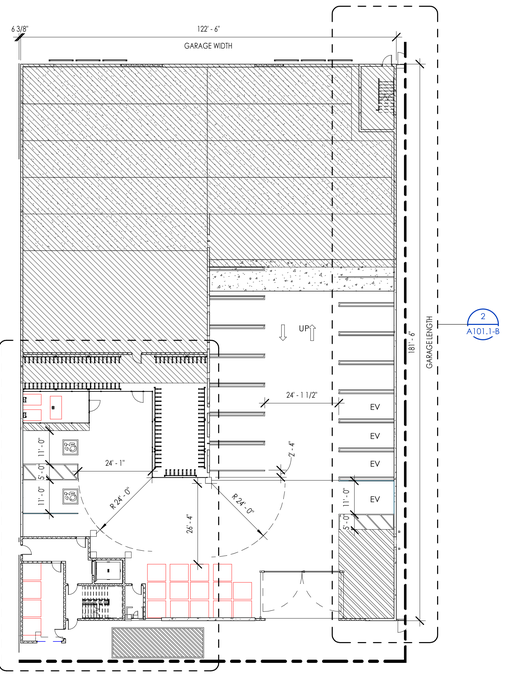
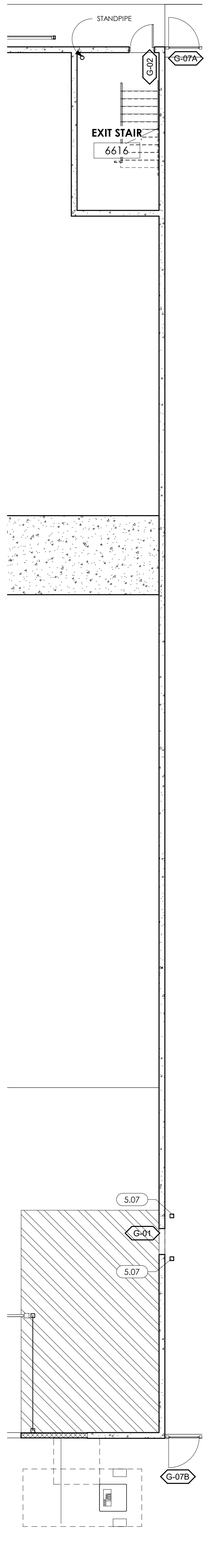
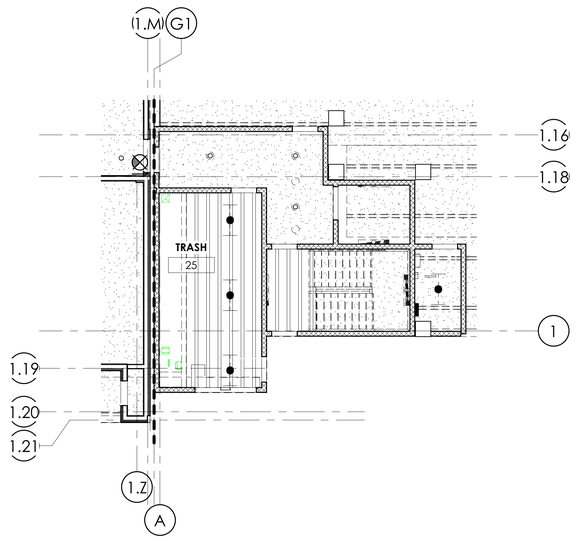


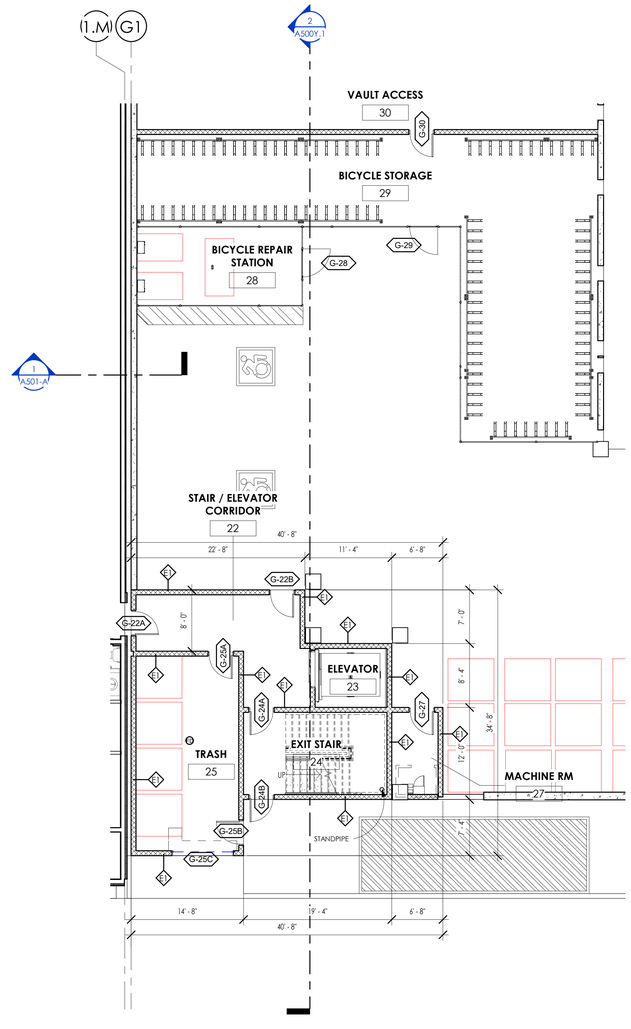
1 PARKING GARAGE LEVEL 1
1" = 20'-0"



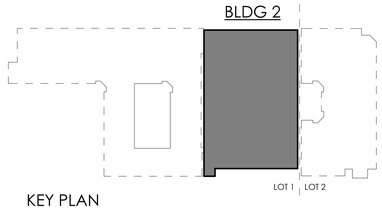
2 BLDG 2 - STAIR AND DOORS - LEVEL 1
1/8" = 1'-0"



3 RCP - BLDG 2 LEVEL 1 - TRASH ROOM
1/8" = 1'-0"



4 BLDG 2 - TRASH ROOM AND EGRESS - LEVEL 1
1/8" = 1'-0"



KEY PLAN
NTS

GENERAL NOTES

NOTE: NOT ALL NOTES APPLY ON THIS SHEET

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT.
2. SEE SITE PLAN FOR WORK BEYOND THE BUILDING PERIMETER
3. IN-WALL INSULATION NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY. REFER TO DETAILS AND WALL TYPES FOR ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FACE OF MASONRY WALL, GRID, FACE OF STUD OR CENTER OF OPENING UNLESS NOTES OTHERWISE. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN. SEE DIMENSION PLAN FOR ADDITIONAL INFORMATION.
5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
6. SEAL ALL PENETRATIONS AT FIRE-RATED WALLS WITH FIRE-RATED SEALANT.
7. FOR INTERIOR WALL HEIGHT INFORMATION SEE REFLECTED CEILING PLANS AND WALL TYPE DETAILS.
8. WHERE PIPES, CONDUITS, AND OTHER PENETRATIONS ARE EXPOSED TO VIEW, PROVIDE ESCUTCHEONS. TYPICAL AT ALL WALLS, FLOORS, CEILINGS, ETC.
9. ALL UTILITIES, UNDERGROUND LINES, AND PIPING TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, CAPPED, AND TAGED FOR EASY LOCATION AND IDENTIFICATIONS. COMPLY WITH CODE REQUIREMENTS AND SOUND CONSTRUCTION PRACTICE.
10. CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY SHUT-OFFS WITH THE OWNER.
11. PROVIDE BLOCKING OR METAL STRAPPING AT ALL WALL-MOUNTING CABINETS, DISPLAY BOARDS, TV'S, FIRE EXTINGUISHER CABINETS, WALL-BOARD EQUIPMENT, ETC.
12. FOR FINISH MATERIALS AND LOCATIONS, REFER TO FINISH PLANS, INTERIOR ELEVATIONS, AND FINISH DETAILS.
13. ALL DWELLING UNIT CLOTHES WASHERS AND DRYERS SHALL BE INSTALLED WITH WASHER ON THE LEFT.

KEY NOTES

5.07 STEEL COLUMN - REFER TO STRUCTURAL

CEILING GENERAL NOTES

1. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM. WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION, ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK PROHIBITED.
2. COORDINATE EXACT LOCATIONS OF ALL CEILING ITESMS (DIFFUSERS, LIGHT FIXTURES)LIGHT FIXTURES ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS AND GENERAL FIXTURE TYPE ONLY. SEE ELECTRICAL DRAWINGS FOR THE EXACT FIXTURE TYPE AND CIRCUITING.
3. MECHANICAL REGISTERS ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
4. REFLECTED CEILING PLAN DIMENSIONS ARE FACE OF FINISH, UNLESS OTHERWISE NOTED.
5. CEILING GRID TO BE CENTERED IN EVERY ROOM, U.N.O.
6. FOR SMOKE DETECTOR LOCATIONS IN CEILING SEE SPECIAL SYSTEMS DRAWINGS.
7. ALL STUD WALLS EXTEND TO UNDERSIDE OF ROOF DECK/FLOOR, UNLESS NOTED OTHERWISE. FOR TYPICAL TOP OF WALL TERMINATIONS, SEE DETAILS.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILING (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
9. ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
10. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS OR FOR FIRE-RATED PENETRATIONS.
11. FIRE SPRINKLER HEADS TO BE SEMI-RECESSSED OR PROTECTED. SEE SPRINKLER PLANS (WHICH IS A DEFERED SUBMITTAL) FOR EXACT EXACT LOCATIONS AND QUANTITIES.
12. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS FOR FIRE - RATED PENETRATIONS.
13. PROVIDED CONT. FIRE CAULKING @ ALL PIPE, VENT, DUCT, STRUCTURAL, ETC., PENETRATIONS THROUGH FIRE RATED WALLS - TYPICAL

CEILING SYMBOLS

NOTE:
-NOT ALL LIGHT FIXTURE & CEILING TYPES APPLY.

- 2'x4' SUSPENDED ACOUSTIC CEILING, U.N.O. SEE FINISH SCHEDULE.
- FGB HARD CEILING. SEE FINISH SCHEDULE.
- FGB HARD CEILING (DROPPED). SEE FINISH SCHEDULE.
- EXPOSED UNDERSIDE OF DECK. UNDERSIDE OF DECK, JOISTS, CONDUIT, ETC. TO RECEIVE PAINT FINISH BLACK WHERE EXPOSED TO VIEW.
- 2x2 LIGHT FIXTURE IN SUSPENDED CEILING. SEE ELECTRICAL DRAWINGS.
- CAN LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- SECURITY CAMERA
- MECHANICAL SUPPLY AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - RETURN AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - EXHAUST AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- SD SMOKE DETECTOR. SEE ELECTRICAL DRAWINGS.
- J CEILING ELECTRICAL JUNCTION BOX. SEE ELECTRICAL DRAWINGS.
- EXIT SIGN FIXTURE. SEE ELECTRICAL DRAWINGS.
- S SPEAKER
- SUSPENDED/RECESSED LINEAR LIGHT. SEE ELECTRICAL DRAWINGS
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL DRAWING
- PENDANT LIGHT FIXTURE
- DS DAYLIGHT SENSOR. SEE ELECTRICAL DRAWINGS
- OS OCCUPANCY SENSOR. SEE ELECTRICAL DRAWINGS
- S STROBE
- CAMERA - REFER TO ELECTRICAL PLANS
- CEILING FAN. CONTRACTOR TO INCLUDE IN ALL UNITS

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OVERALL 1ST FLOOR PLAN

PERMIT SET

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DRAWN BY: Author

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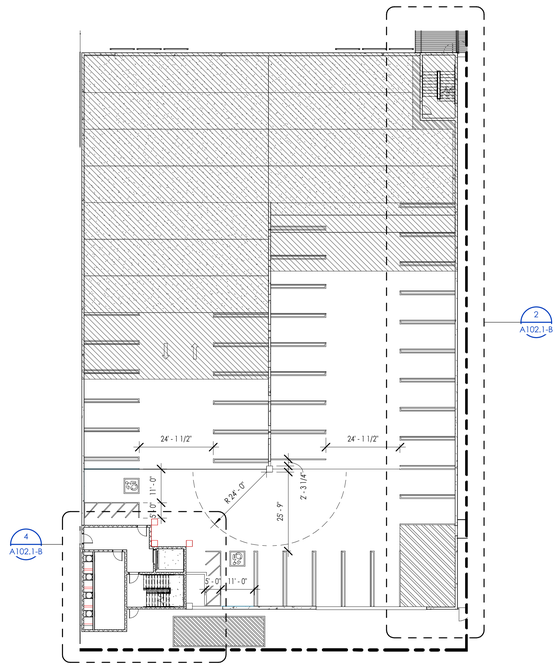
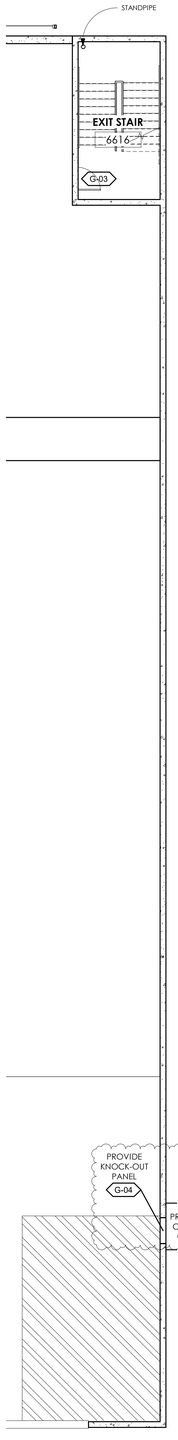
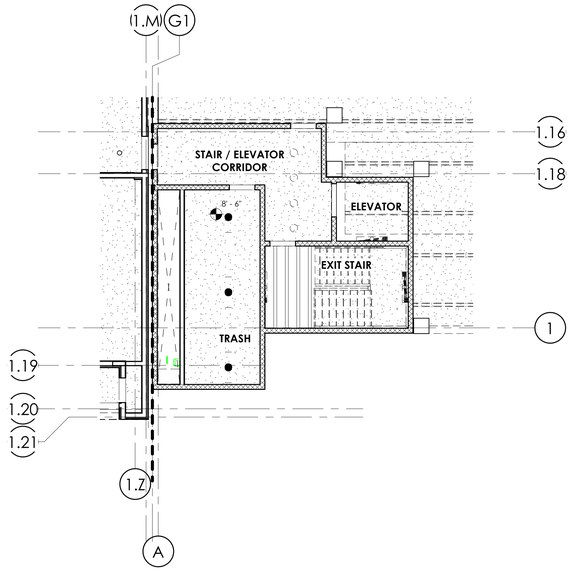


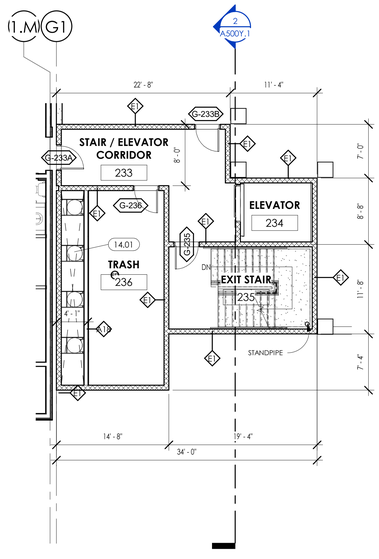
1 PARKING GARAGE LEVEL 2
1" = 20'-0"



2 BLDG 2 - STAIR AND DOORS - LEVEL 2
1/8" = 1'-0"



3 RCP - BLDG 2 LEVEL 2 - TRASH ROOM
1/8" = 1'-0"



4 BLDG 2 LEVEL 2 - TRASH ROOM
1/8" = 1'-0"

BLDG 2

LOT 1 | LOT 2

KEY PLAN
NTS

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11. PROVIDE BLOCKING OR METAL STRAPPING AT ALL WALL-MOUNTING CABINETS, DISPLAY BOARDS, TV'S, FIRE EXTINGUISHER CABINETS, WALL-BOARD EQUIPMENT, ETC.
12. FOR FINISH MATERIALS AND LOCATIONS, REFER TO FINISH PLANS, INTERIOR ELEVATIONS, AND FINISH DETAILS.
13. ALL DWELLING UNIT CLOTHES WASHERS AND DRYERS SHALL BE INSTALLED WITH WASHER ON THE LEFT.

KEY NOTES

14.01 TRASH CHUTE

CEILING GENERAL NOTES

1. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM. WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION, ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK PROHIBITED.
2. COORDINATE EXACT LOCATIONS OF ALL CEILING ITESMS (DIFFUSERS, LIGHT FIXTURES)LIGHT FIXTURES ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS AND GENERAL FIXTURE TYPE ONLY. SEE ELECTRICAL DRAWINGS FOR THE EXACT FIXTURE TYPE AND CIRCUITING.
3. MECHANICAL REGISTERS ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
4. REFLECTED CEILING PLAN DIMENSIONS ARE FACE OF FINISH, UNLESS OTHERWISE NOTED.
5. CEILING GRID TO BE CENTERED IN EVERY ROOM, U.N.O.
6. FOR SMOKE DETECTOR LOCATIONS IN CEILING SEE SPECIAL SYSTEMS DRAWINGS.
7. ALL STUD WALLS EXTEND TO UNDERSIDE OF ROOF DECK/FLOOR, UNLESS NOTED OTHERWISE. FOR TYPICAL TOP OF WALL TERMINATIONS, SEE DETAILS.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILING (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
9. ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
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CEILING SYMBOLS

NOTE:
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- 2'x4' SUSPENDED ACOUSTIC CEILING, U.N.O. SEE FINISH SCHEDULE.
- FGB HARD CEILING. SEE FINISH SCHEDULE.
- FGB HARD CEILING (DROPPED). SEE FINISH SCHEDULE.
- EXPOSED UNDERSIDE OF DECK. UNDERSIDE OF DECK, JOISTS, CONDUIT, ETC. TO RECEIVE PAINT FINISH BLACK WHERE EXPOSED TO VIEW.
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- CAN LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- SD SECURITY CAMERA
- MECHANICAL SUPPLY AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - RETURN AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - EXHAUST AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- SD SMOKE DETECTOR, SEE ELECTRICAL DRAWINGS.
- J CEILING ELECTRICAL JUNCTION BOX, SEE ELECTRICAL DRAWINGS.
- EXIT SIGN FIXTURE, SEE ELECTRICAL DRAWINGS.
- S SPEAKER
- SUSPENDED/RECESSED LINEAR LIGHT. SEE ELECTRICAL DRAWINGS
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL DRAWING
- PENDANT LIGHT FIXTURE
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OVERALL 2ND FLOOR PLAN

PERMIT SET

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
6	8/08/23	BID 2

REVIEWED BY: Checker
DRAWN BY: Author

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 08/08/23
ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A102.1-B
4

2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
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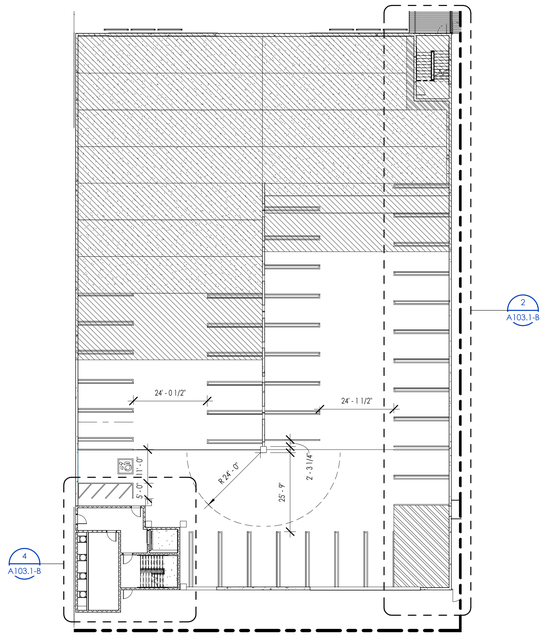
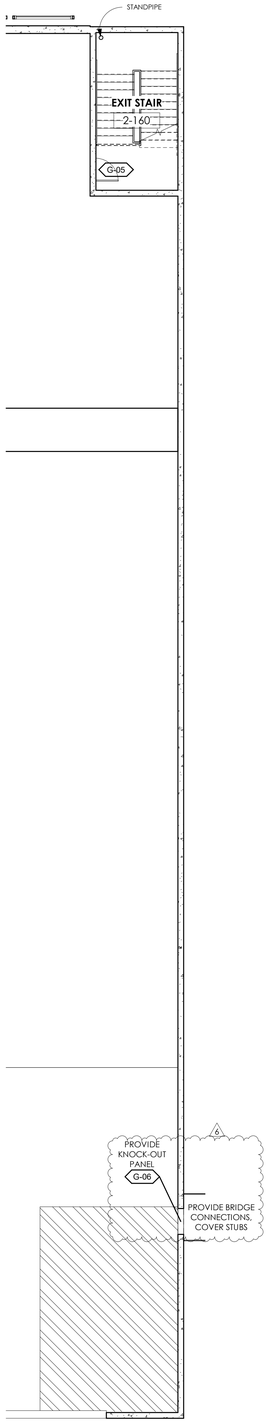
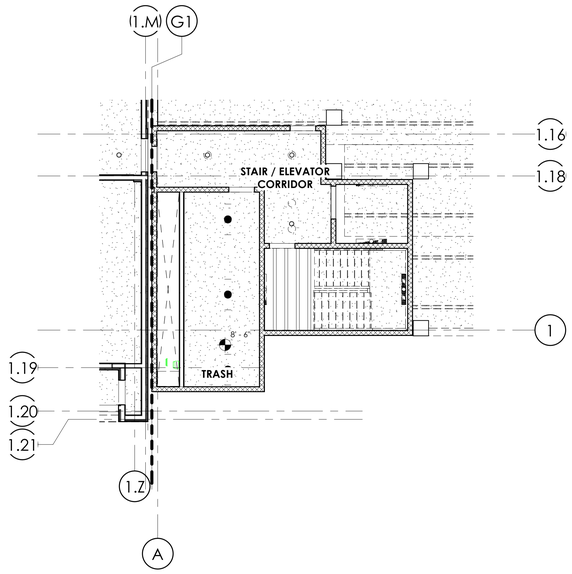


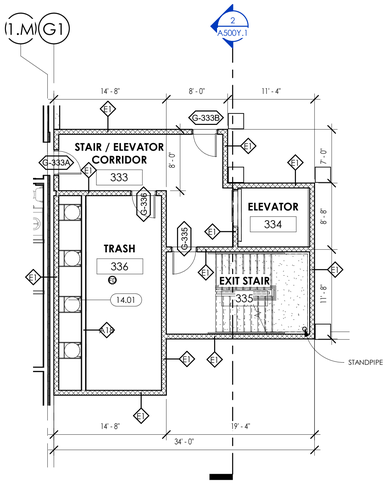
1 PARKING GARAGE LEVEL 3
1" = 20'-0"



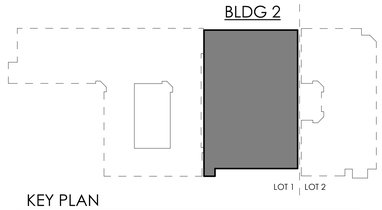
2 BLDG 2 - STAIR AND DOORS - LEVEL 3
1/8" = 1'-0"



3 RCP - BLDG 2 LEVEL 3 - TRASH ROOM
1/8" = 1'-0"



4 BLDG 2 LEVEL 3 - TRASH ROOM
1/8" = 1'-0"



KEY PLAN
NTS

2
A403-B

GENERAL NOTES

NOTE: NOT ALL NOTES APPLY ON THIS SHEET

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3. IN-WALL INSULATION NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY. REFER TO DETAILS AND WALL TYPES FOR ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FACE OF MASONRY WALL, GRID, FACE OF STUD OR CENTER OF OPENING UNLESS NOTES OTHERWISE. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN. SEE DIMENSION PLAN FOR ADDITIONAL INFORMATION.
5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
6. SEAL ALL PENETRATIONS AT FIRE-RATED WALLS WITH FIRE-RATED SEALANT.
7. FOR INTERIOR WALL HEIGHT INFORMATION SEE REFLECTED CEILING PLANS AND WALL TYPE DETAILS.
8. WHERE PIPES, CONDUITS, AND OTHER PENETRATIONS ARE EXPOSED TO VIEW, PROVIDE ESCUTCHEONS. TYPICAL AT ALL WALLS, FLOORS, CEILINGS, ETC.
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KEY NOTES

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- J CEILING ELECTRICAL JUNCTION BOX. SEE ELECTRICAL DRAWINGS.
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OVERALL 3RD FLOOR PLAN

PERMIT SET

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
6	8/08/23	BID 2

REVIEWED BY: Checker
DRAWN BY: Author

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A103.1-B
4
2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
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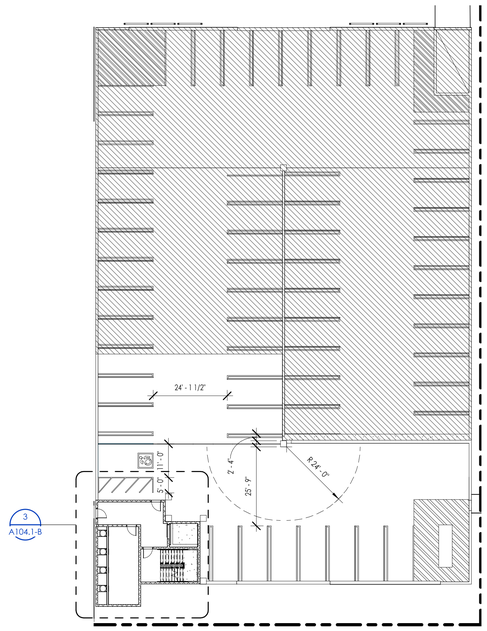
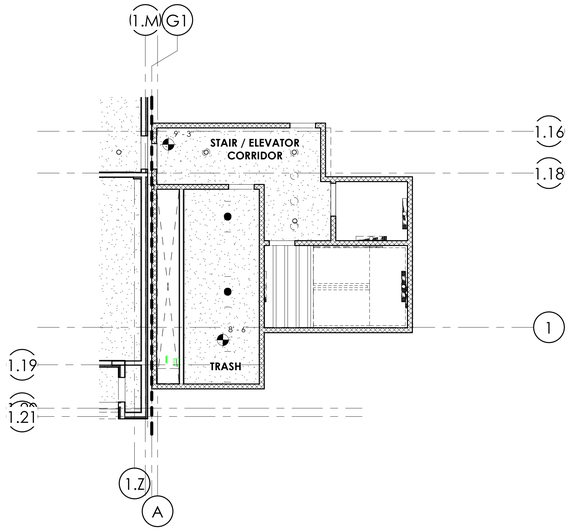
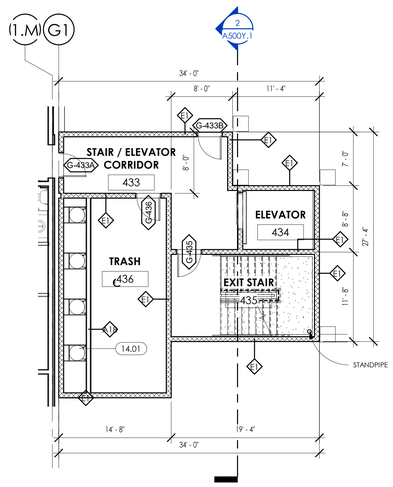


1 PARKING GARAGE LEVEL 4
1" = 20'-0"



4 RCP - BLDG 2 LEVEL 4 - TRASH ROOM
1/8" = 1'-0"



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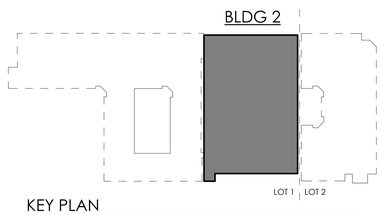

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5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
OVERALL 4TH FLOOR PLAN

PERMIT SET

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: Checker
DRAWN BY: Author

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 9/19/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A104.1-B
4
2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
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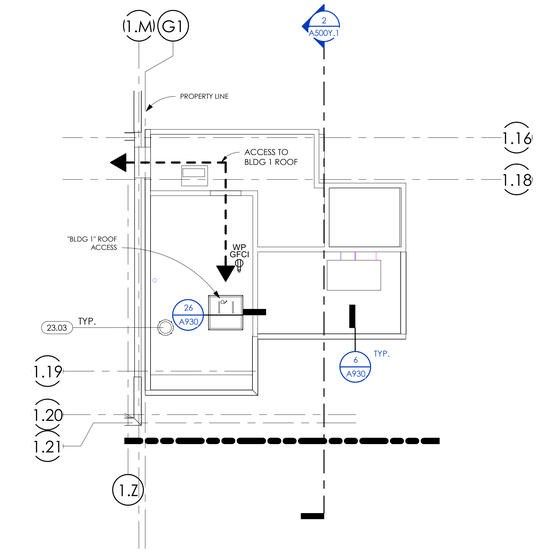
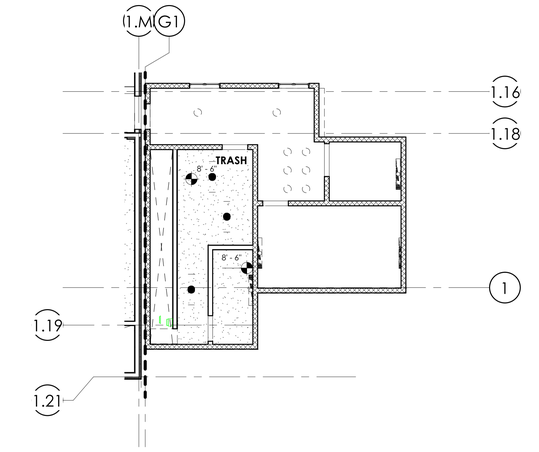
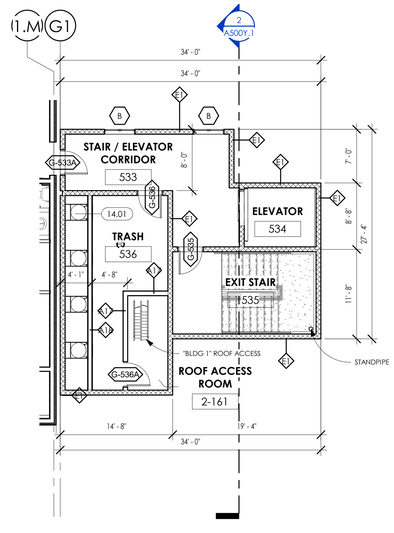


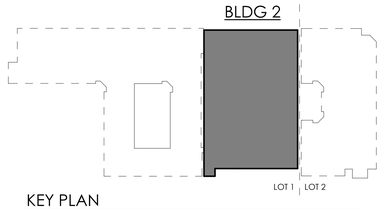
3 ENLARGED ROOF PLAN - BLDG 2
1/8" = 1'-0"



2 RCP - BLDG 2 LEVEL 5 - TRASH ROOM
1/8" = 1'-0"



1 BLDG 2 LEVEL 5 - TRASH ROOM
1/8" = 1'-0"



KEY PLAN
NTS

GENERAL NOTES

NOTE: NOT ALL NOTES APPLY ON THIS SHEET

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT.
2. SEE SITE PLAN FOR WORK BEYOND THE BUILDING PERIMETER
3. IN-WALL INSULATION NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY. REFER TO DETAILS AND WALL TYPES FOR ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FACE OF MASONRY WALL, GRID, FACE OF STUD OR CENTER OF OPENING UNLESS NOTES OTHERWISE. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN. SEE DIMENSION PLAN FOR ADDITIONAL INFORMATION.
5. INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
6. SEAL ALL PENETRATIONS AT FIRE-RATED WALLS WITH FIRE-RATED SEALANT.
7. FOR INTERIOR WALL HEIGHT INFORMATION SEE REFLECTED CEILING PLANS AND WALL TYPE DETAILS.
8. WHERE PIPES, CONDUITS, AND OTHER PENETRATIONS ARE EXPOSED TO VIEW, PROVIDE ESCUTCHEONS. TYPICAL AT ALL WALLS, FLOORS, CEILINGS, ETC.
9. ALL UTILITIES, UNDERGROUND LINES, AND PIPING TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, CAPPED, AND TAGED FOR EASY LOCATION AND IDENTIFICATIONS. COMPLY WITH CODE REQUIREMENTS AND SOUND CONSTRUCTION PRACTICE.
10. CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY SHUT-OFFS WITH THE OWNER.
11. PROVIDE BLOCKING OR METAL STRAPPING AT ALL WALL-MOUNTING CABINETS, DISPLAY BOARDS, TV'S, FIRE EXTINGUISHER CABINETS, WALL-BOARD EQUIPMENT, ETC.
12. FOR FINISH MATERIALS AND LOCATIONS, REFER TO FINISH PLANS, INTERIOR ELEVATIONS, AND FINISH DETAILS.
13. ALL DWELLING UNIT CLOTHES WASHERS AND DRYERS SHALL BE INSTALLED WITH WASHER ON THE LEFT.

KEY NOTES

14.01 TRASH CHUTE
22.02 ROOF HYDRANT - REFER TO PLUMBING
23.01 ROOFTOP CONDENSING UNIT AS SPECIFIED. UNIT SET BACK FROM PARAPET WALL AND NOT VISIBLE FROM GROUND. REFER TO MECHANICAL DRAWINGS.
23.02 ROOFTOP MAKE UP AIR UNIT. UNIT SET BACK FROM PARAPET WALL AND WILL NOT BE VISIBLE FROM GROUND. REFER TO MECHANICAL
23.03 EXHAUST FAN. REFER TO MECHANICAL

ROOF LEGEND

- INDICATED TOP OF WALL AT PARAPET ELEVATION. SEE EXTERIOR ELEVATIONS.
- CK — CRICKET / TAPERED RIGID INSULATION UNDER-LAYMENT. SLOPE 1/4" PER FOOT TO DRAIN. U.N.O. TYPICAL AS REQUIRED.
- VTR — VENT THROUGH ROOF. TYPICAL WHERE OCCURS. SEE PLUMBING DRAWINGS FOR ALL LOCATIONS. SEE ARCH DETAIL 10 / A930
- E.F. — EXHAUST FAN THROUGH ROOF. SEE MECHANICAL PLANS FOR LOCATION. MOUNT ON CURB PER DETAIL 8 / A930
- #LBS. — NEW ROOF TOP PACKAGE UNIT. SEE MECHANICAL DRAWINGS. MOUNT ON CURB PER DETAIL 9 / A930
- PRIMARY & OVERFLOW ROOF DRAINS - REFER TO PLUMBING PLANS. REFER TO DETAILS: 14 / A930, 17 / A930, 15 / A930

ROOFING GENERAL NOTES

1. FOR TYPICAL ROOF SYSTEM PROFILES, SEE DETAILS 1 / A930
2. ROOF SIDE OF ALL EXPOSED METAL TO BE PAINTED.
3. FOR TYPICAL PIPE AND CONDUIT PENETRATION THROUGH ROOF SYSTEM, SEE DETAIL 11 / A930
4. NOTE: PAINT GALVANIZED IRON P.* & FERROUS METAL PT.* U.N.O. COLOR AS SPECIFIED OR AS DIRECTED BY ARCH.
5. NOT ALL ROOF PENETRATIONS ARE SHOWN. COORDINATE WITH MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS.
6. NOTE: COMPLY WITH SMACNA ARCHITECTURAL SHEET METAL MANUAL.
7. COORDINATE W/ ELECTRICAL DRAWINGS FOR POWER J-BOXES MOUNTED AT ROOF FOR LIGHTNING STRIKE ARRESTORS
8. FOR TYPICAL SHEET METAL FLASHING & JOINTS, SEE DETAIL 5 / A930
9. SEE PLUMBING & CIVIL DRAWINGS FOR CONTINUATION OF OVERFLOW AND ROOF DRAIN LEADERS. ALSO SEE DETAIL 15 / A930
10. FOR TYPICAL EDGE METAL, SEE DETAILS 15 / A930, 17 / A930
11. ROOF INSULATION TO BE R30 SPRAY POLYURETHANE FOAM INSULATION SYSTEM, SEE SPECIFICATIONS.
12. SEE PLUMBING DRAWINGS FOR ROOF DRAIN AND OVERFLOW DRAIN SIZE.

CEILING GENERAL NOTES

1. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM. WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION, ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK PROHIBITED.
2. COORDINATE EXACT LOCATIONS OF ALL CEILING ITESMS (DIFFUSERS, LIGHT FIXTURES)LIGHT FIXTURES ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS AND GENERAL FIXTURE TYPE ONLY. SEE ELECTRICAL DRAWINGS FOR THE EXACT FIXTURE TYPE AND CIRCUITING.
3. MECHANICAL REGISTERS ARE SHOWN ON THIS DRAWING FOR THE ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
4. REFLECTED CEILING PLAN DIMENSIONS ARE FACE OF FINISH, UNLESS OTHERWISE NOTED.
5. CEILING GRID TO BE CENTERED IN EVERY ROOM, U.N.O.
6. FOR SMOKE DETECTOR LOCATIONS IN CEILING SEE SPECIAL SYSTEMS DRAWINGS.
7. ALL STUD WALLS EXTEND TO UNDERSIDE OF ROOF DECK/FLOOR, UNLESS NOTED OTHERWISE. FOR TYPICAL TOP OF WALL TERMINATIONS, SEE DETAILS.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILING (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
9. ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
10. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS OR FOR FIRE-RATED PENETRATIONS.
11. FIRE SPRINKLER HEADS TO BE SEMI-RECESSSED OR PROTECTED. SEE SPRINKLER PLANS (WHICH IS A DEFERED SUBMITTAL) FOR EXACT EXACT LOCATIONS AND QUANTITIES.
12. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING & SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS (IF REQUIRED) BY MECHANICAL DRAWINGS FOR FIRE - RATED PENETRATIONS.
13. PROVIDED CONT. FIRE CAULKING @ ALL PIPE, VENT, DUCT, STRUCTURAL, ETC., PENETRATIONS THROUGH FIRE RATED WALLS - TYPICAL

CEILING SYMBOLS

NOTE:
-NOT ALL LIGHT FIXTURE & CEILING TYPES APPLY.

- 2'x4' SUSPENDED ACOUSTIC CEILING, U.N.O. SEE FINISH SCHEDULE.
- FGB HARD CEILING. SEE FINISH SCHEDULE.
- FGB HARD CEILING (DROPPED). SEE FINISH SCHEDULE.
- EXPOSED UNDERSIDE OF DECK. UNDERSIDE OF DECK, JOISTS, CONDUIT, ETC. TO RECEIVE PAINT FINISH BLACK WHERE EXPOSED TO VIEW.
- 2x2 LIGHT FIXTURE IN SUSPENDED CEILING. SEE ELECTRICAL DRAWINGS.
- CAN LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- SECURITY CAMERA
- MECHANICAL SUPPLY AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - RETURN AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- MECHANICAL - EXHAUST AIR AT CEILING. SEE MECHANICAL DRAWINGS FOR SIZE.
- SD — SMOKE DETECTOR. SEE ELECTRICAL DRAWINGS.
- J — CEILING ELECTRICAL JUNCTION BOX. SEE ELECTRICAL DRAWINGS.
- EXIT SIGN FIXTURE. SEE ELECTRICAL DRAWINGS.
- S — SPEAKER
- SUSPENDED/RECESSED LINEAR LIGHT. SEE ELECTRICAL DRAWINGS
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL DRAWING
- PENDANT LIGHT FIXTURE
- DS — DAYLIGHT SENSOR. SEE ELECTRICAL DRAWINGS
- OS — OCCUPANCY SENSOR. SEE ELECTRICAL DRAWINGS
- S — STROBE
- CAMERA - REFER TO ELECTRICAL PLANS
- CEILING FAN. CONTRACTOR TO INCLUDE IN ALL UNITS

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OVERALL 5TH FLOOR AND ROOF PLAN

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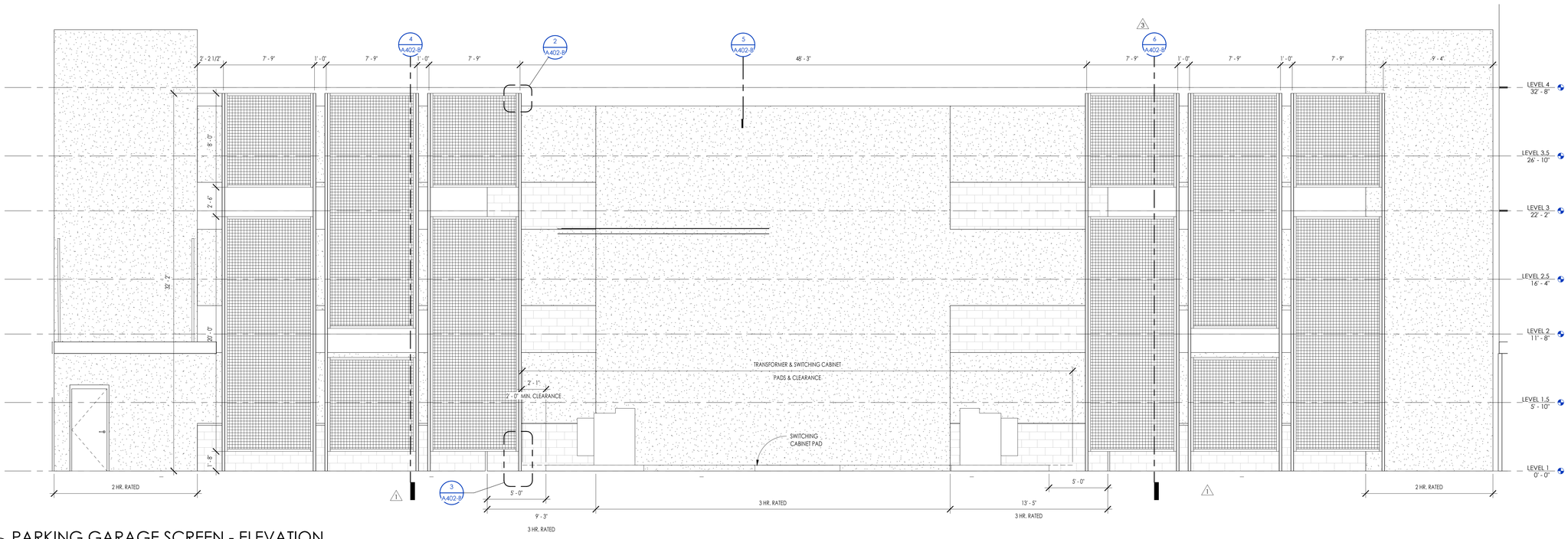
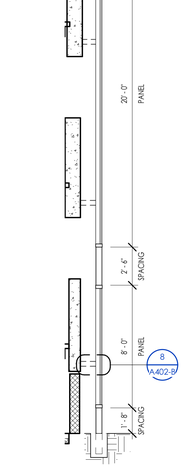
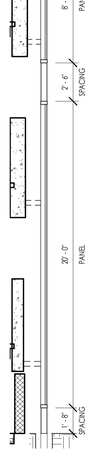


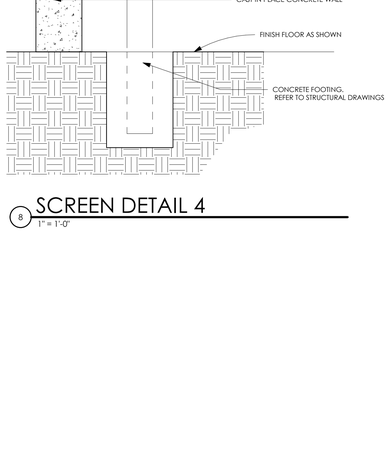
1 PARKING GARAGE SCREEN - ELEVATION
1/4" = 1'-0"



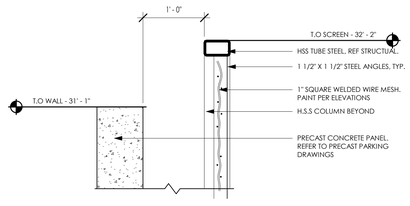
4 PARKING GARAGE - SECTION
1/4" = 1'-0"



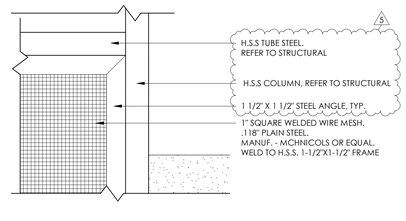
PARKING GARAGE - SECTION 2
1/4" = 1'-0"



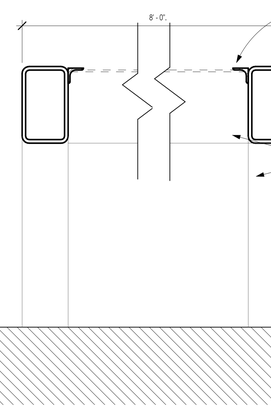
8 SCREEN DETAIL 4
1" = 1'-0"



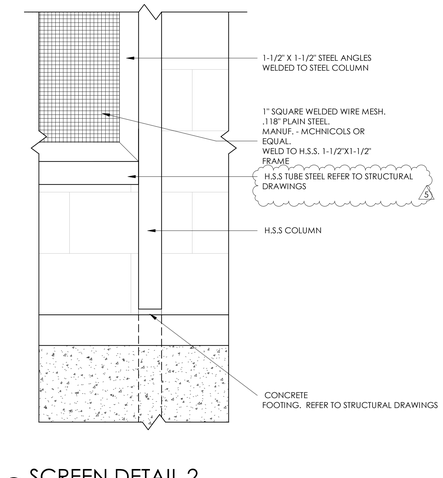
5 SCREEN DETAIL 3
1" = 1'-0"



2 SCREEN DETAIL 1
1 1/2" = 1'-0"



7 SCREEN DETAIL - PLAN VIEW
3" = 1'-0"



3 SCREEN DETAIL 2
1 1/2" = 1'-0"

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PARKING GARAGE SCREENING

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REVISIONS

MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS
3	3/13/23	APS COORD.
5	7/03/23	BID 1

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REGISTERED ARCHITECT
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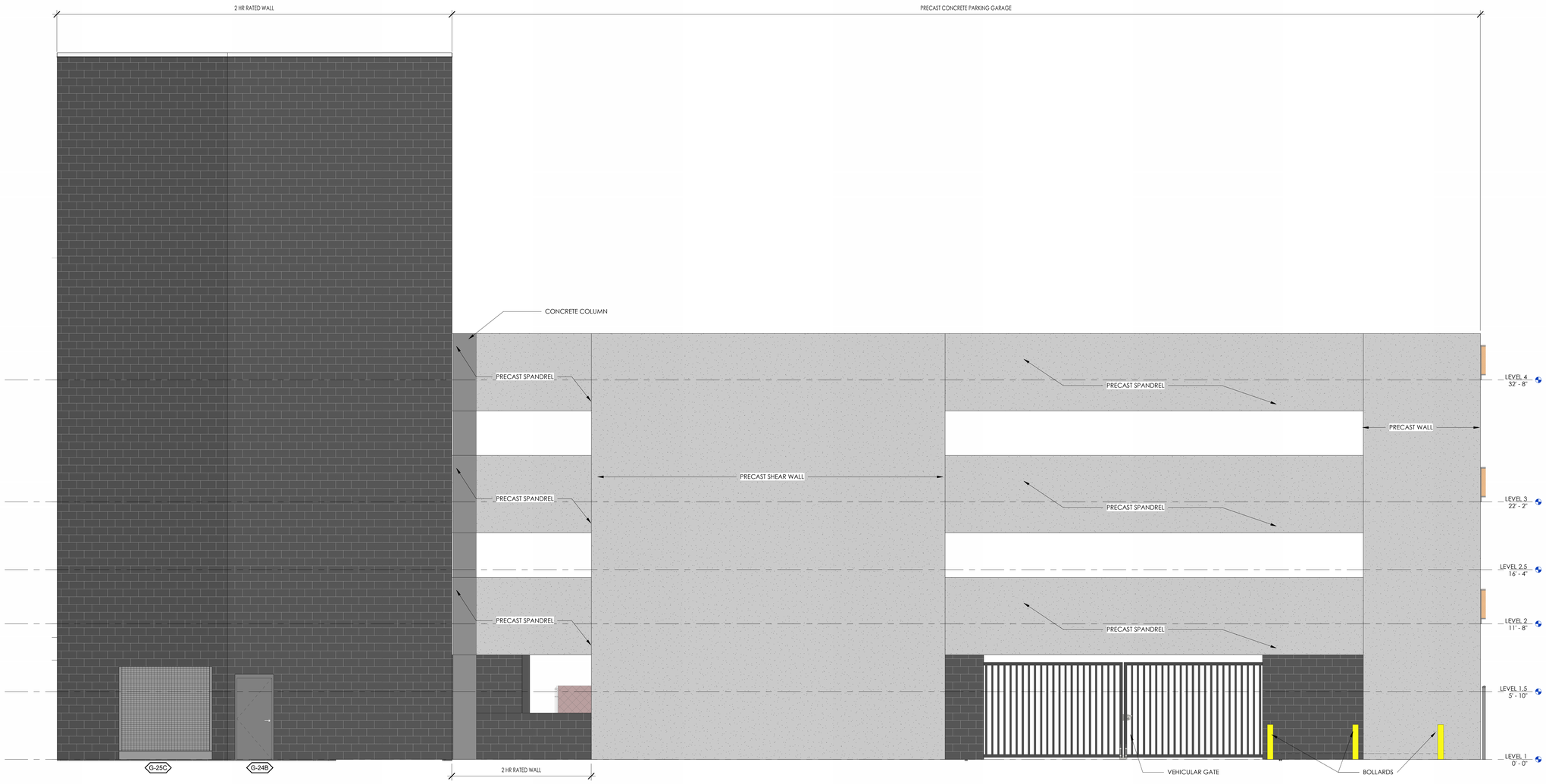
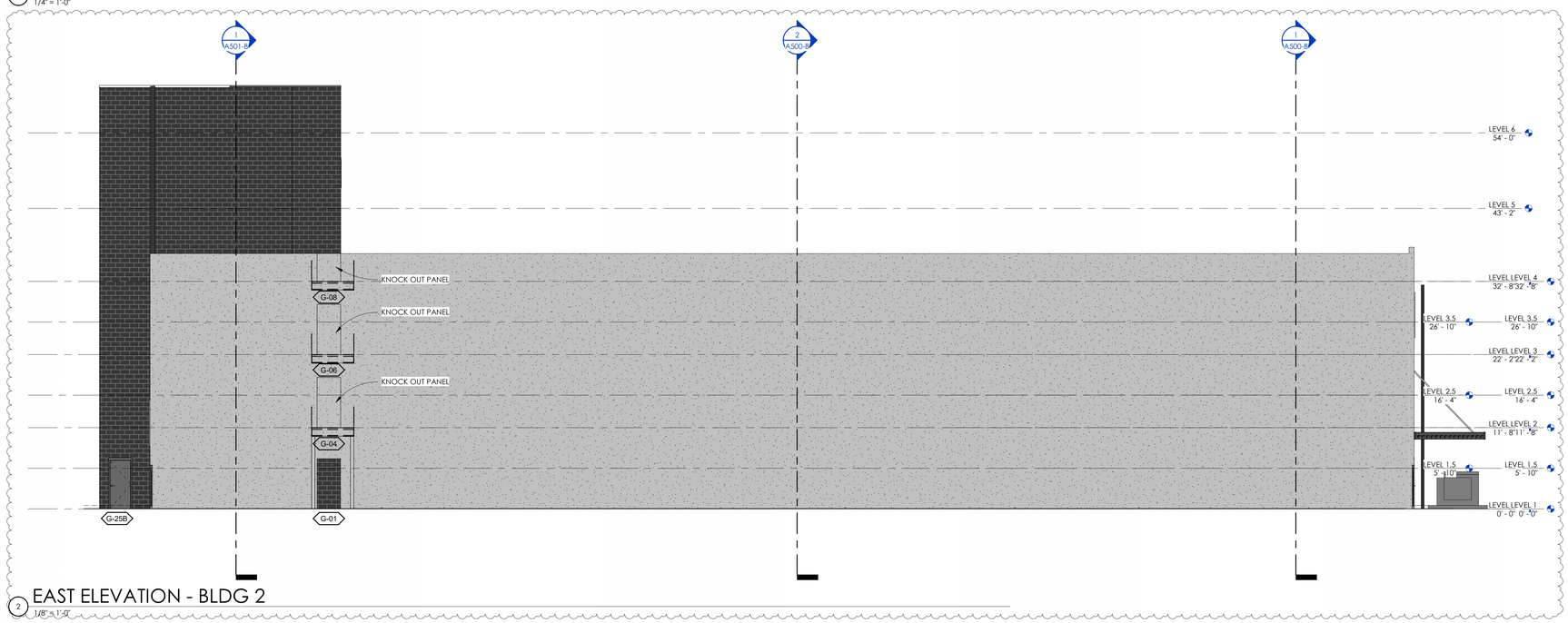


1 SOUTH ELEVATION - BLDG 2
1/4" = 1'-0"



2 EAST ELEVATION - BLDG 2
1/8" = 1'-0"

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PARKING GARAGE - SOUTH ELEVATION

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6	8/09/23	BID 2

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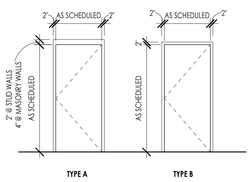
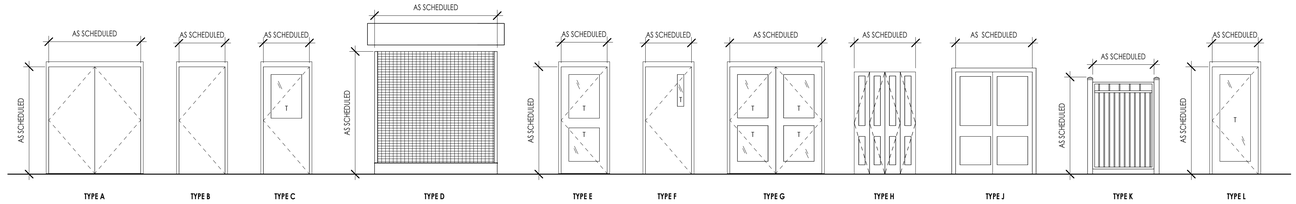


FRAME TYPES
1/4" = 1'-0"



DOOR TYPES
1/4" = 1'-0"

DOOR SCHEDULE - BLDG 2

DOOR #	From Room: Name	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR FACE DOOR MATERIAL	DOOR FACE DOOR FINISH	GLASS TYPE	GLASS	FRAMES FRAME MATERIAL	FRAMES FRAME FINISH	FRAMES TYPE	FRAME DETAIL HEAD DETAIL	FRAME DETAIL JAMB DETAIL	FRAME DETAIL SILL DETAIL	FIRE RATING	HDWR SET	PANIC HARDWARE	NOTES
G-01		3' - 0"	7' - 0"	-	-	-	-	-	-	-				-	36		DOOR OPENING
G-02	EXIT STAIR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	13	Yes	Exit only. Master keyed lock.
G-03	EXIT STAIR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	5	Yes	
G-04		3' - 0"	7' - 0"	-	-	-	-	-	-	-				-	38		FUTURE DOOR OPENING. PROVIDE KNOCK OUT PANEL 6
G-05	EXIT STAIR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	5	Yes	
G-06		3' - 0"	7' - 0"	-	-	-	-	-	-	-				-	38		FUTURE DOOR OPENING. PROVIDE KNOCK OUT PANEL 6
G-07	EXIT STAIR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	5	Yes	
G-07A		4' - 0"	6' - 0"	STL	MFR	K	-	STL	MFR	-				-	13	Yes	BUILDING 2 GATE. Exit only. Master keyed lock.
G-07B		4' - 0"	6' - 0"	STL	MFR	K	-	STL	MFR	-				-	39	Yes	BUILDING 2 GATE. Exit only. Master keyed lock.
G-08		3' - 0"	7' - 0"	-	-	-	-	-	-	-							FUTURE DOOR OPENING. PROVIDE KNOCK OUT PANEL 6
G-22A	STAIR / ELEVATOR CORRIDOR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	39		Kaba lock. Wall mounted ADA door actuator.
G-22B	STAIR / ELEVATOR CORRIDOR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	5	Yes	Kaba lock. Wall mounted ADA door actuator.
G-24A	EXIT STAIR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	5	Yes	
G-24B	EXIT STAIR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	12	Yes	Exit only. Master keyed lock.
G-25A	TRASH	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	7		Kaba lock. Wall mounted ADA door actuator.
G-25B	TRASH	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	16		
G-25C	TRASH	8' - 0"	8' - 0"	STL	MFR	D	-	-	-	-	6/A704	6/A704		90 MINS.	41		
G-27	MACHINE RM	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	25		Master keyed lock.
G-28	BICYCLE REPAIR STATION	3' - 8"	6' - 4"	MFW	MFR		-	STL	PT	-				-			Kaba lock.
G-29	BICYCLE STORAGE	3' - 8"	6' - 4"	MFW	MFR		-	STL	PT	-				-			Kaba lock.
G-30	VAULT ACCESS	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	25		Master keyed lock.
G-233A	STAIR / ELEVATOR CORRIDOR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	5	Yes	Kaba lock. Wall mounted ADA door actuator.
G-233B	STAIR / ELEVATOR CORRIDOR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	5	Yes	Kaba lock. Wall mounted ADA door actuator.
G-235	EXIT STAIR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	5	Yes	
G-236	TRASH	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.	7	No	Kaba lock. Wall mounted ADA door actuator.
G-333A	STAIR / ELEVATOR CORRIDOR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	35	Yes	Kaba lock. Wall mounted ADA door actuator.
G-333B	STAIR / ELEVATOR CORRIDOR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	5	Yes	Kaba lock. Wall mounted ADA door actuator.
G-335	EXIT STAIR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	5	Yes	
G-336	TRASH	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.	7		Kaba lock. Wall mounted ADA door actuator.
G-433A	STAIR / ELEVATOR CORRIDOR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	35	Yes	Kaba lock. Wall mounted ADA door actuator.
G-433B	STAIR / ELEVATOR CORRIDOR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	5	Yes	Kaba lock. Wall mounted ADA door actuator.
G-435	EXIT STAIR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	5	Yes	
G-436	TRASH	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.	5		Kaba lock. Wall mounted ADA door actuator.
G-533A	STAIR / ELEVATOR CORRIDOR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	14	Yes	Kaba lock. Wall mounted ADA door actuator.
G-535	EXIT STAIR	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				90 MINS.	5	Yes	
G-536	TRASH	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.	7		Kaba lock. Wall mounted ADA door actuator.
G-536A	ROOF ACCESS ROOM	3' - 0"	7' - 0"	HM	PT	B	-	HM	PT	A				20 MINS.	9		

DOOR SCHEDULE NOTES

DR1 PROVIDE ADA OPENER

DR2 CARD READER

DR3 EMERGENCY EXIT ALARM

DR4 PROVIDE WEATHER STRIPPING AND WEATHER PROOF GASKETS AT DOOR ASSEMBLY. SEE SPECIFICATIONS. USE WEATHER STRIPPING FOR EXTERIOR CONDITIONS.

DR5 PROVIDE PANIC HARDWARE

DR6 DOOR CLOSER

DR7 DOOR GLAZING TO BE INSULATED

DR8 PROVIDE ADA COMPLIANT THRESHOLD

DOOR NOTES

1. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. EGRESS HARDWARE SHALL BE ACCESSIBLE AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
2. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE FOLLOWING:
   A. INTERIOR DOORS: 5 POUNDS
   B. EXTERIOR DOORS: 8.5 POUNDS
   C. FIRE DOORS: 15 POUNDS
3. ALL DOORS SERVING AN OCCUPANT LOAD OF 50 PERSONS OR MORE IN AN "A" OCCUPANCY SHALL PROVIDE PANIC HARDWARE PER 2018 IBC 1008.1.9
4. REFERENCE MECHANICAL DRAWINGS FOR UNDER CUT AT DOORS IF REQUIRED. SEE MECHANICAL SCHEDULES FOR EXHAUST REQUIREMENTS.
5. EGRESS DOOR HARDWARE AND LOCKS SHALL COMPLY WITH 2018 IBC CHAPTER 10, SECTION 10.

DOOR SCHEDULE ABBREVIATIONS

ALUM ALUMINUM

FAC FACTORY FINISH

HM HOLLOW METAL

MRF MANUFACTURER'S FINISH

MFW METAL FACED WOOD

PT PAINT FINISH

SS STAINLESS STEEL

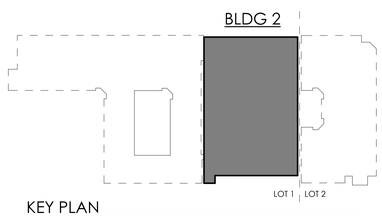
T TEMPERED

VYL VINYL

WD WOOD, STAIN GRADE

GLAZING DOOR/WINDOW FRAME NOTES

1. FIELD VERIFY WINDOW AND DOOR OPENING PRIOR TO FABRICATION.
2. ALL EXTERIOR GLAZING AT DOORS AND WINDOWS TO COMPLY WITH SPECIFICATIONS AND COMCHECK OR ENERGY MODEL AS REQUIRED.
3. GLASS DOORS, ADJACENT PANELS AND ALL GLAZED OPENING WITHIN 18 INCHES OF ADJACENT FLOOR SHALL BE APPROVED FOR IMPACT HAZARD.
4. ALL GLASS IN DOORS, SIDELITES, OR AS INDICATED ON DRAWINGS SHALL BE TEMPERED GLASS AS PER 2018 IBC 2406.3
5. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE DESIGNED TO LIMIT AIR LEAKAGE INTO OR FROM THE BUILDING ENVELOPE.
6. ALL GLAZING WITHIN 40 INCHES OF ANY LOCKING HARDWARE DEVICE SHALL BE TEMPERED GLASS.



KEY PLAN
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DOOR SCHEDULE

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
5	7/03/23	BID 1
6	8/08/23	BID 2

REVIEWED BY: Checker
DRAWN BY: Author

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 8/08/23
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A702.1-B
4

2091

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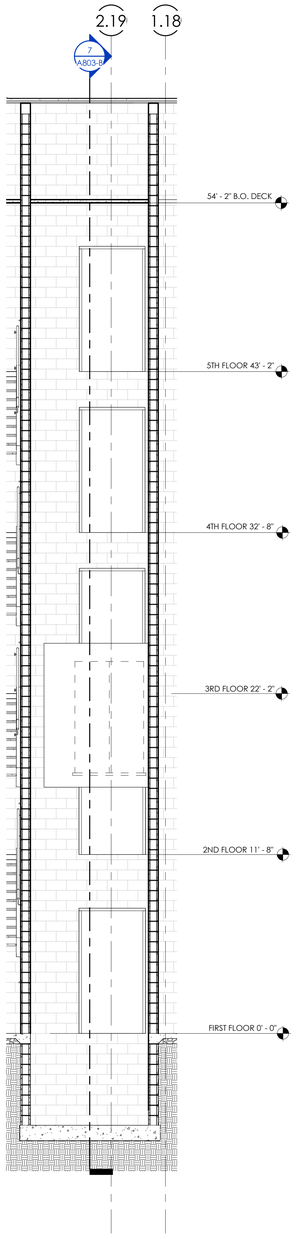
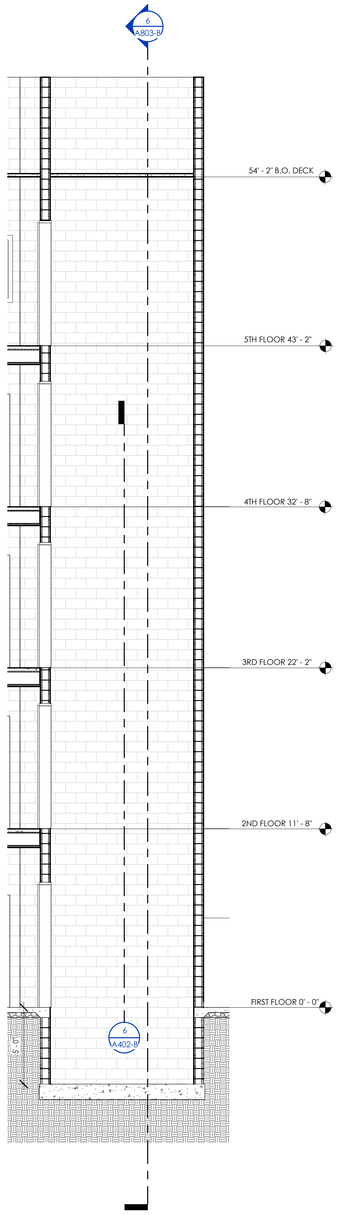
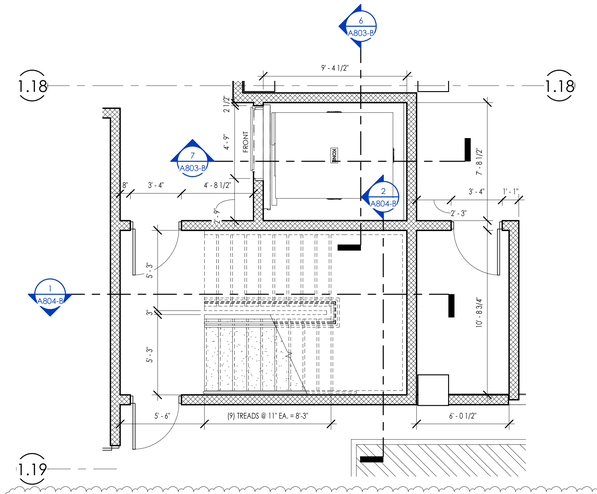


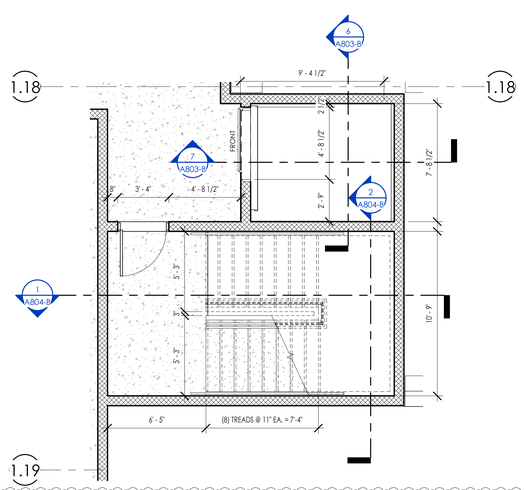
6 BLDG 2 EAST ELEVATOR SECTION 1
1/4" = 1'-0"



7 BLDG 2 EAST ELEVATOR SECTION 2
1/4" = 1'-0"



1 BLDG 2 - STAIR/ELEVATOR PLAN EAST LEVEL 1
1/4" = 1'-0"



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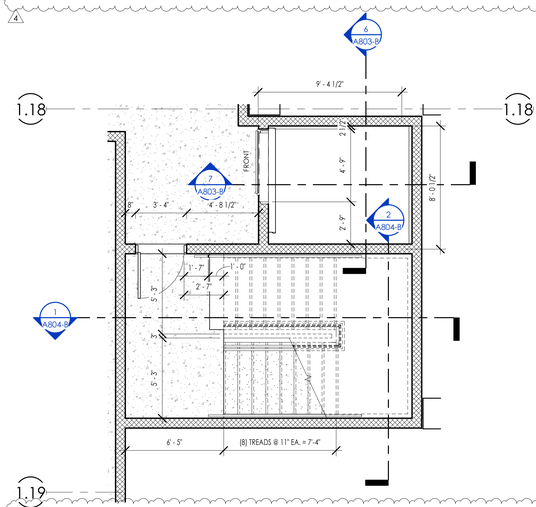
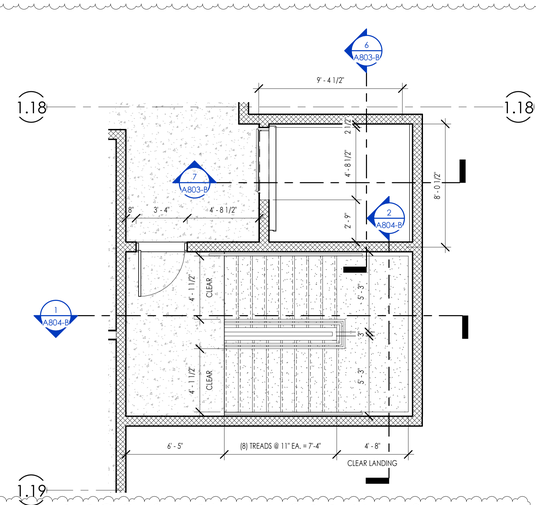
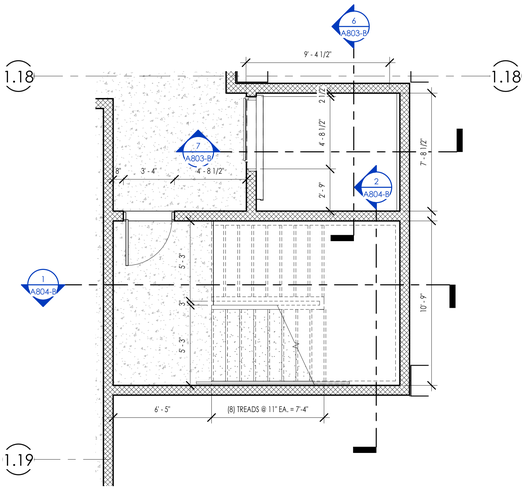
1/4" = 1'-0"



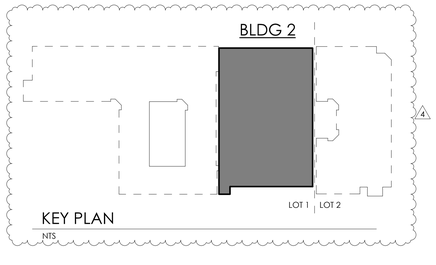
2 BLDG 2 - STAIR/ELEVATOR PLAN EAST LEVEL 2
1/4" = 1'-0"



5 BLDG 2 - STAIR/ELEVATOR PLAN EAST LEVEL 5
1/4" = 1'-0"



3 BLDG 2 - STAIR/ELEVATOR PLAN EAST LEVEL 3
1/4" = 1'-0"



KEY PLAN
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* **SEE BUILDING PLANS FOR STANDPIPE LOCATIONS**

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ENLARGED STAIR/ELEVATOR PLANS AND SECTIONS

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REVISIONS

MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS
4	4/14/23	LOT SPLIT

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
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MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A803-B

2091

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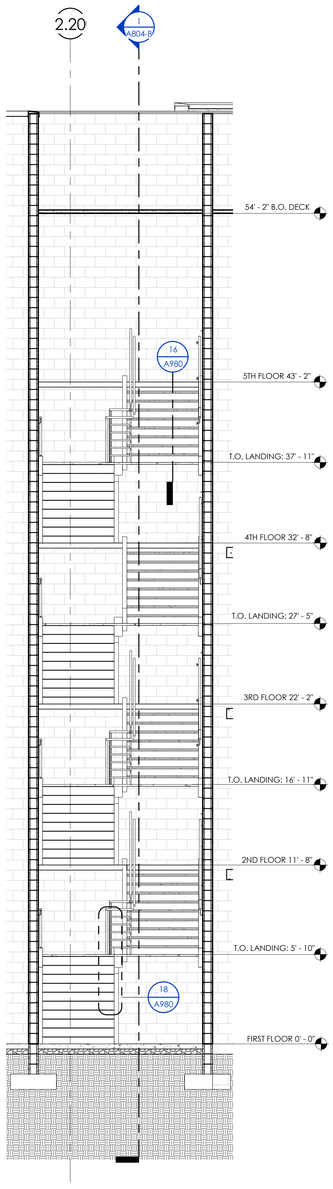
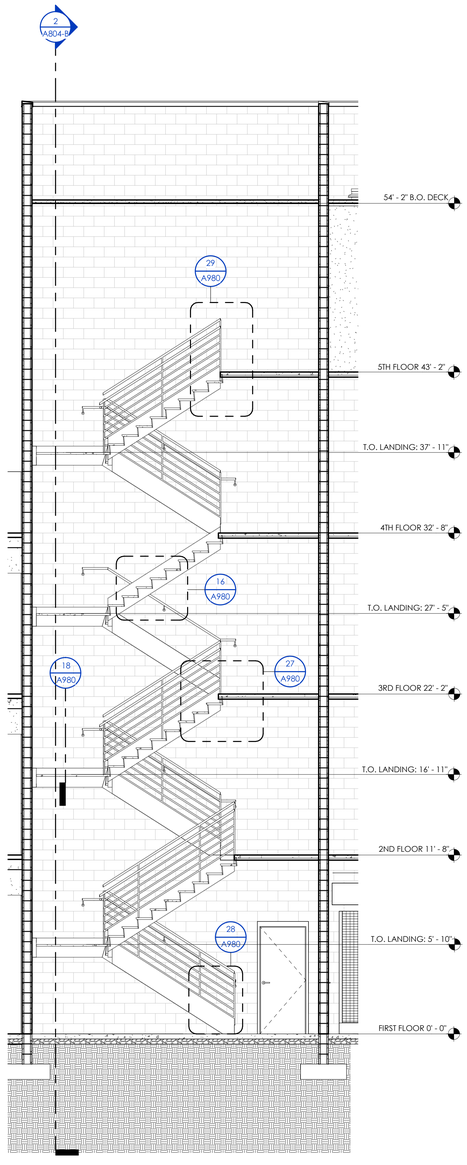
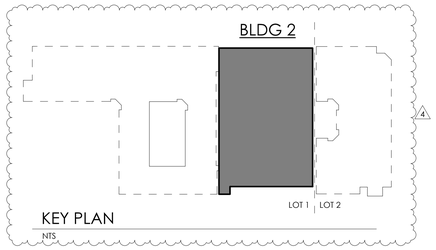


BLDG 2 - EAST STAIR SECTION 2
1/4" = 1'-0"



BLDG 2 - EAST STAIR SECTION
1/4" = 1'-0"



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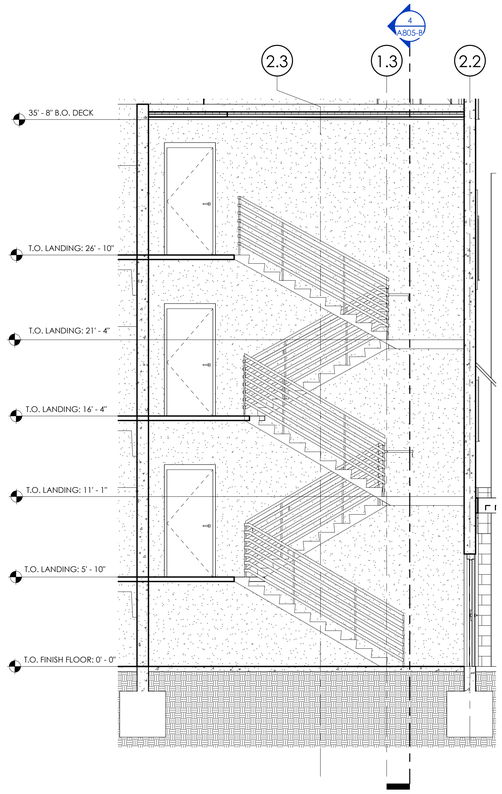
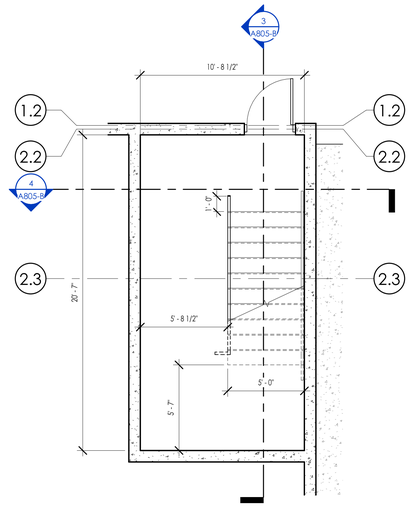
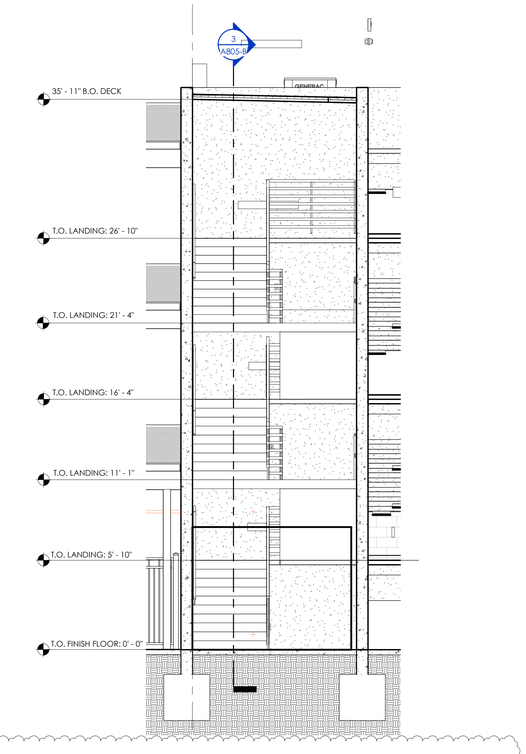


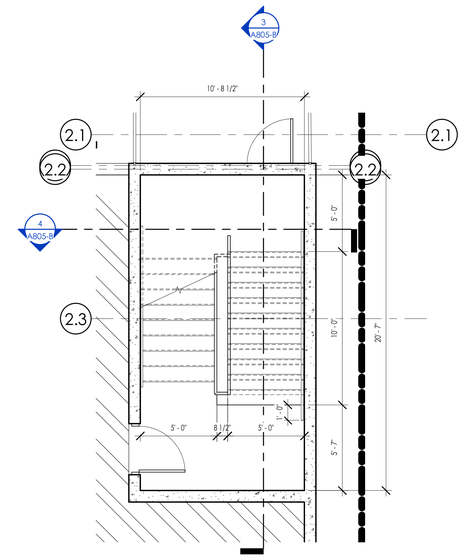
3 PARKING GARAGE STAIR - SECTION 1
1/4" = 1'-0"



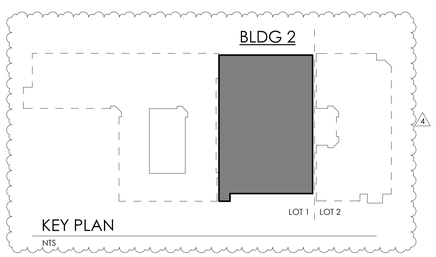
2 ENARGED STAIR PLAN - PARKING GARAGE LEVEL 1
1/4" = 1'-0"



4 PARKING GARAGE STAIR - SECTION 2
1/4" = 1'-0"



1 ENLARGED STAIR PLAN - PARKING GARAGE LEVEL 1.5
1/4" = 1'-0"



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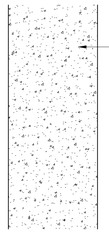
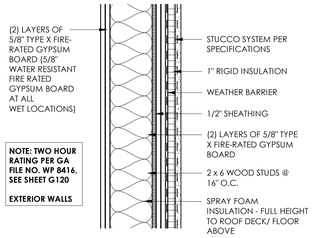
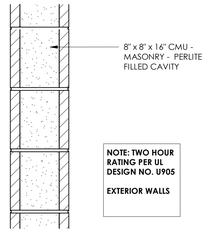


E6 WALL E6 (4HR RATED)
1 1/2" = 1'-0"



E5 WALL E5 (2HR RATED)
1 1/2" = 1'-0"



E4 WALL E4 (2HR RATED)
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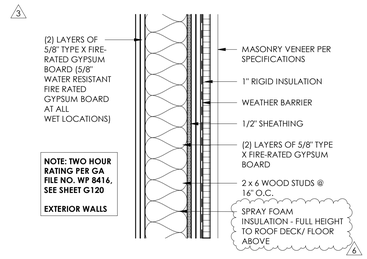

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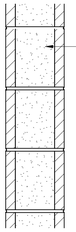
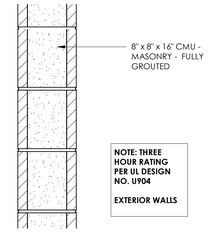


E2 WALL E2
1 1/2" = 1'-0"



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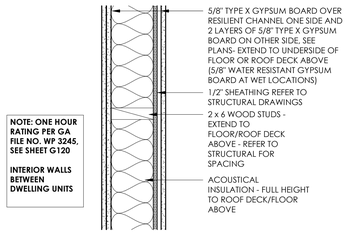
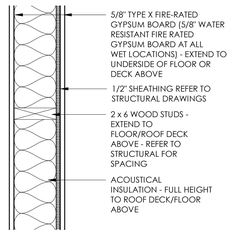
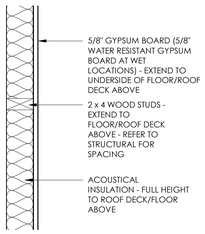


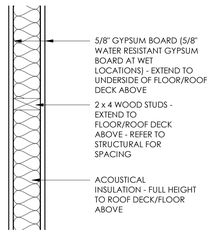
A6 WALL A6 (1 HOUR RATED)
1 1/2" = 1'-0"



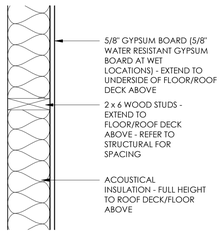
A5 WALL A5 (1 HOUR RATED)
1 1/2" = 1'-0"



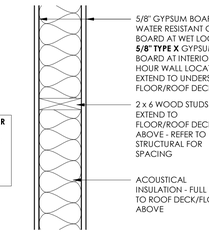
A4 WALL A4
1 1/2" = 1'-0"



A3 WALL A3
1 1/2" = 1'-0"



A2 WALL A2
1 1/2" = 1'-0"



A1 WALL A1
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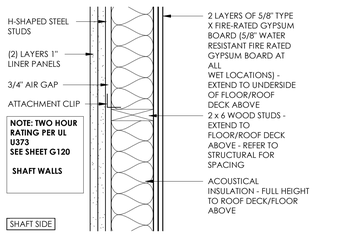
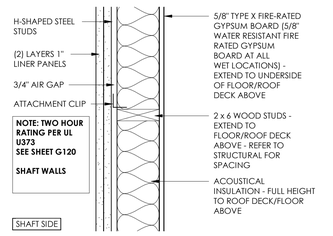
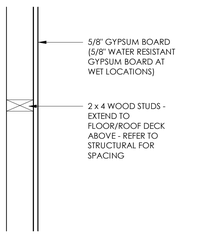


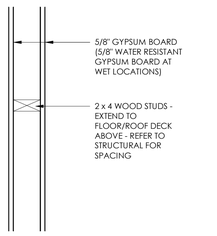
A12 WALL A12 (2 HR RATED)
1 1/2" = 1'-0"



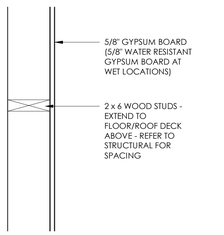
A11 WALL A11 (2 HR RATED)
1 1/2" = 1'-0"



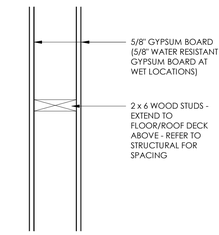
A10 WALL A10
1 1/2" = 1'-0"



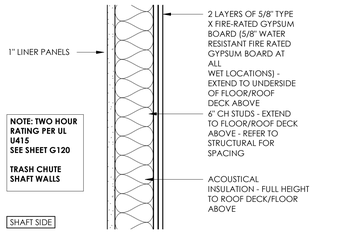
A9 WALL A9
1 1/2" = 1'-0"



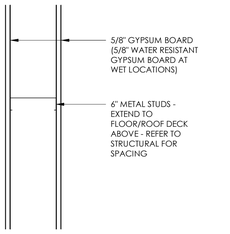
A8 WALL A8
1 1/2" = 1'-0"



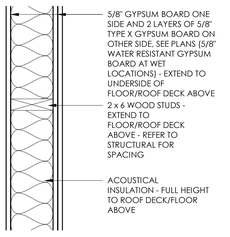
A7 WALL A7
1 1/2" = 1'-0"



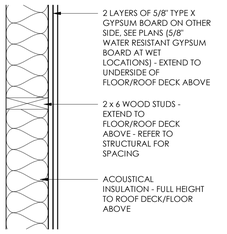
A18 WALL A18 (2 HR RATED)
1 1/2" = 1'-0"
BLDG 2 ONLY 6



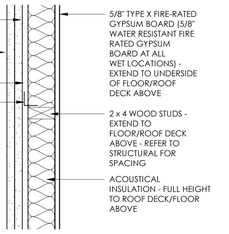
A17 WALL A17
1 1/2" = 1'-0"
BLDG 2 ONLY 6



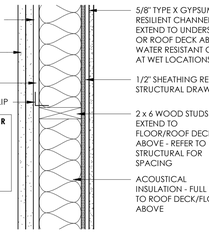
A16 WALL A16
1 1/2" = 1'-0"



A15 WALL A15
1 1/2" = 1'-0"

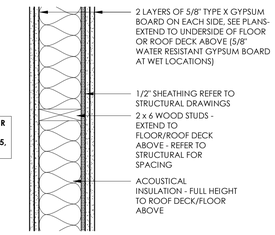


A14 WALL A14 (2 HR RATED)
1 1/2" = 1'-0"



A13 WALL A13 (2 HR RATED)
1 1/2" = 1'-0"

NOTE: ALL EXTERIOR WALLS SHALL HAVE R-VALUE EQUAL TO OR GREATER THAN R-19



A19 WALL A19 (2 HOUR RATED)
1 1/2" = 1'-0"

SPS+ ARCHITECTS LLP
1700 W. SAHUARO DR.
SUITE 210 AZ 85325
P: 520.426.1180

THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
WALL TYPES

PERMIT SET

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REVISIONS		
MARK	DATE	DESCRIPTION
3	3/13/23	APS COORD.
6	8/08/23	BID 2

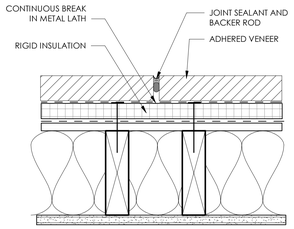
REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 08/08/23 ARIZONA, U.S.A.

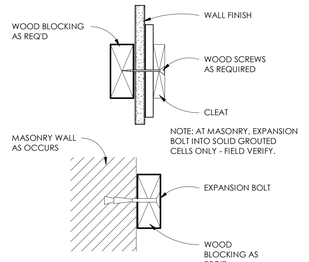
DATE: 01-07-2022
JOB No: 2091
SHEET: A900

2091

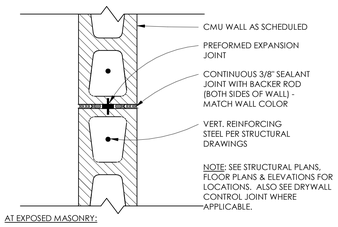
BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
8/8/2023 12:12:58 PM



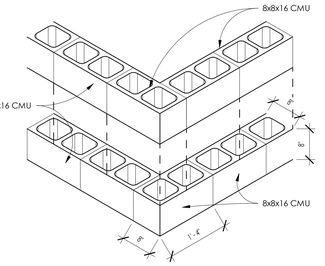
3 VERTICAL JOINT @ VENEER
3" = 1'-0"



4 TYP. BLOCKING / ANCHORING
3" = 1'-0"

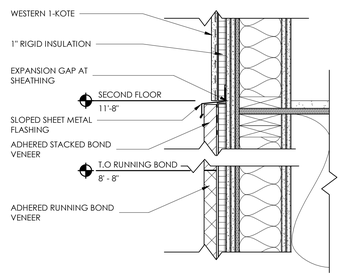


5 MASONRY CTRL. JOINT
1 1/2" = 1'-0"

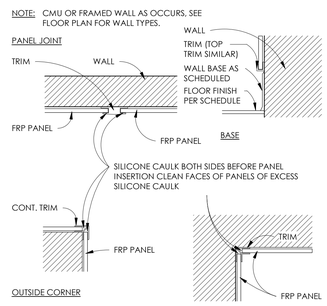


8" MEETING 8"

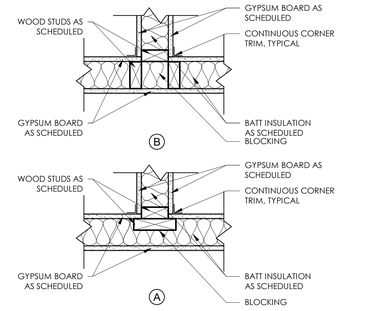
6 TYP. 8" CMU CORNER COURSING
3/4" = 1'-0"



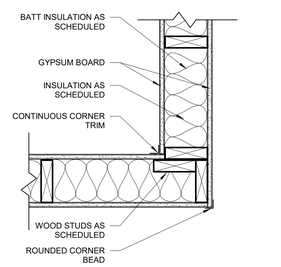
9 VENEER TO STUCCO @ FLOOR LINE
1 1/2" = 1'-0"



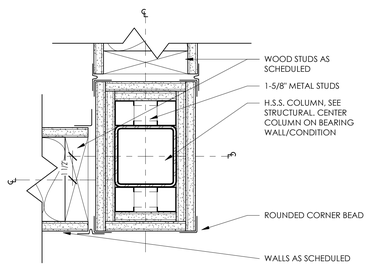
10 TYPICAL FRP JOINTS
1 1/2" = 1'-0"



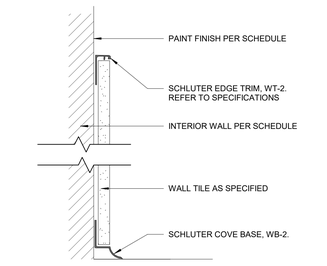
11 STUD TO STUD (WOOD)
1 1/2" = 1'-0" (PLAN VIEW)



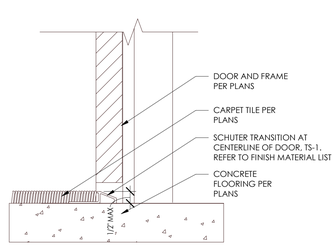
12 TYP STUD WALL CORNER
1 1/2" = 1'-0" (PLAN VIEW)



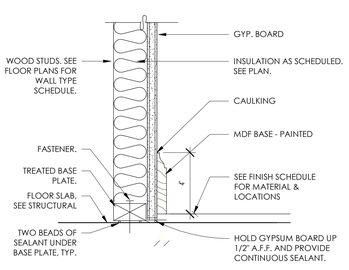
15 ONE HOUR COLUMN @ CORNER
3" = 1'-0"
UL DESIGN NO. X528



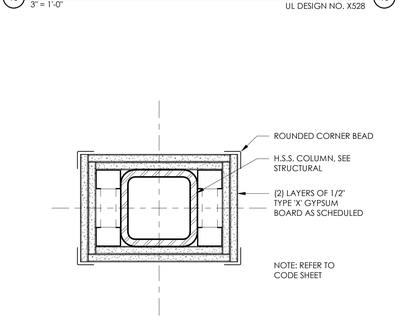
16 WALL TILE W/ SCHLUTER TRIM
6" = 1'-0"



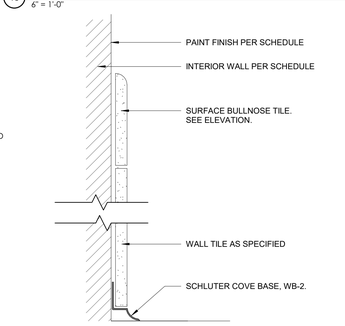
17 CONCRETE TO CARPET
1 1/2" = 1'-0"



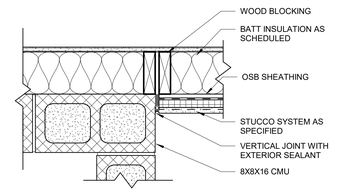
18 TYP MDF BASE @ FLOOR
3" = 1'-0"



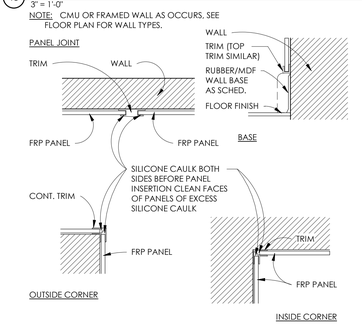
8 ENCLOSED STEEL COLUMN
3" = 1'-0"
UL DESIGN NO. X528



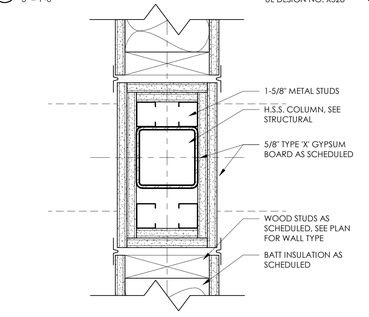
22 WALL TILE W/ SBN TILE
6" = 1'-0"



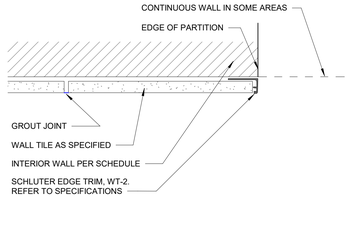
23 MASONRY TO STUCCO
1 1/2" = 1'-0" (PLAN VIEW)



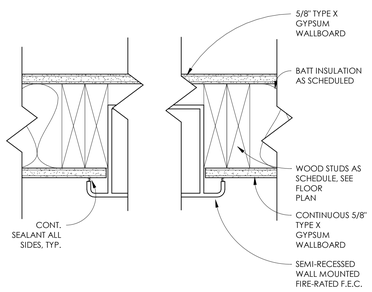
24 TYPICAL FRP JOINTS1
1 1/2" = 1'-0"



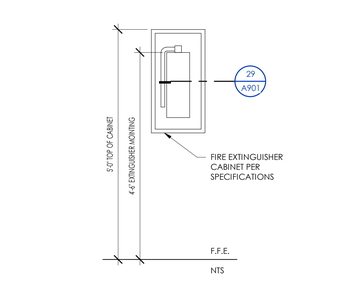
27 STEEL COLUMN IN WALL
3" = 1'-0"
UL DESIGN NO. X528



28 TRIM AT PORTION/END OF WALL
6" = 1'-0"



29 ONE HOUR RECESS
3" = 1'-0"



30 FIRE EXTINGUISHER CABINET
3/4" = 1'-0"

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P: 520.458.1180
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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N 3RD ST.
PHOENIX, AZ 85004
ARCHITECTURAL DETAILS

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REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT CERTIFICATE NO. 45840 MARK A. DAVENPORT Date Signed 05/14/22 ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: A901

2091

BIM 360://2091 The Moreland/Dock Park Vista Redevelopment.rvt
4/12/2023 7:29:01 PM

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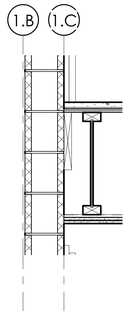
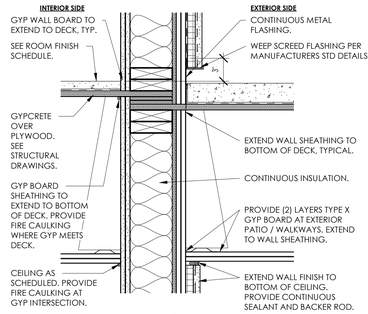
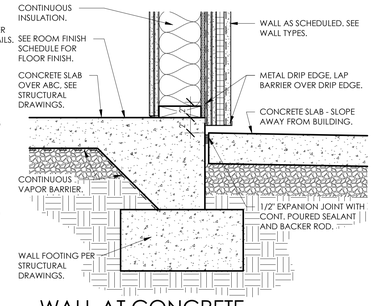


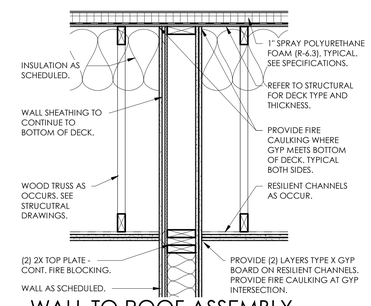
1 Detail 4
1" = 1'-0"



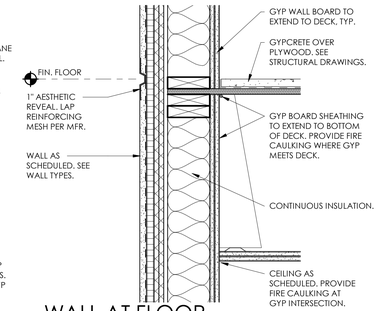
2 WALL AT PATIO
1 1/2" = 1'-0"



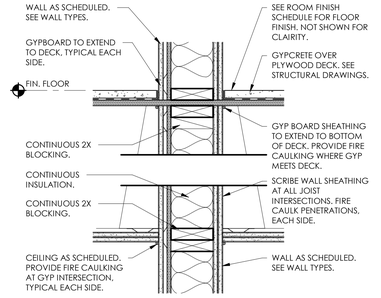
3 WALL AT CONCRETE
1 1/2" = 1'-0"



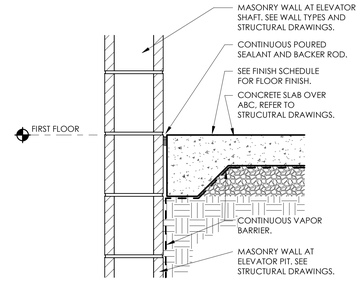
4 WALL TO ROOF ASSEMBLY
1" = 1'-0"



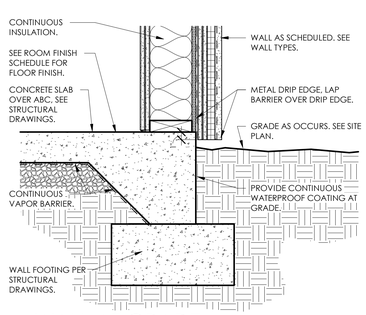
5 WALL AT FLOOR
1 1/2" = 1'-0"



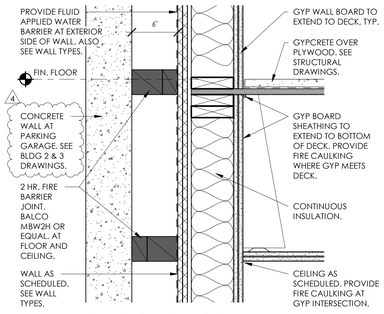
6 WALL AT FLOORS
1 1/2" = 1'-0"



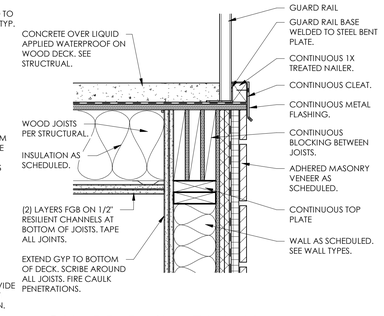
7 WALL AT SUMP
1 1/2" = 1'-0"



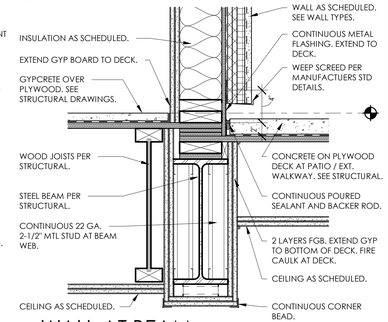
9 WALL AT GRADE
1 1/2" = 1'-0"



10 WALL AT GARAGE
1 1/2" = 1'-0"

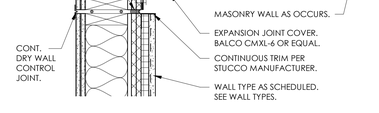


11 GUARD RAIL AT WALL
1 1/2" = 1'-0"

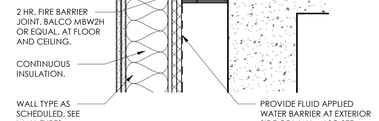


12 WALL AT BEAM
1 1/2" = 1'-0"

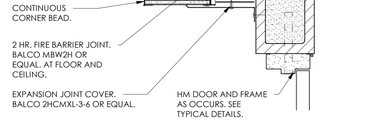
15 EXP JOINT AT FLOOR
1 1/2" = 1'-0"



16 EXP AT MAS WALL
1 1/2" = 1'-0"



17 EXP AT EXT WALL
1 1/2" = 1'-0"



18 EXP JOINT AT CEILING
1 1/2" = 1'-0"

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ARCHITECTURAL DETAILS

PERMIT SET

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 04/14/23
ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: A902

2091

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment.rvt
4/12/2023 7:29:04 PM

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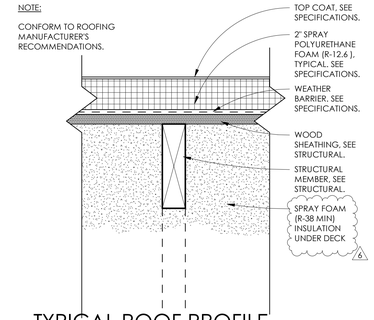
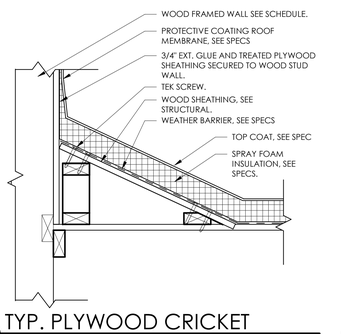
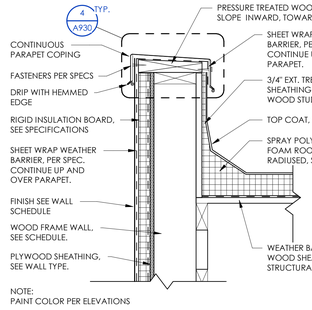


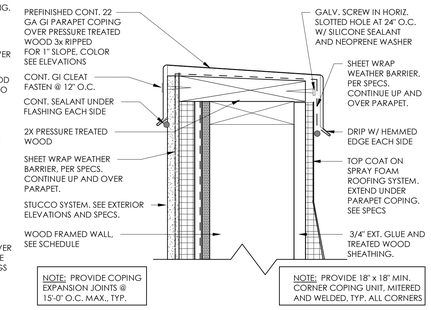
1 TYPICAL ROOF PROFILE
3" = 1'-0"



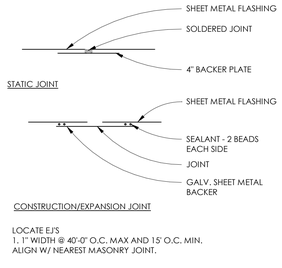
2 TYP. PLYWOOD CRICKET
1 1/2" = 1'-0"



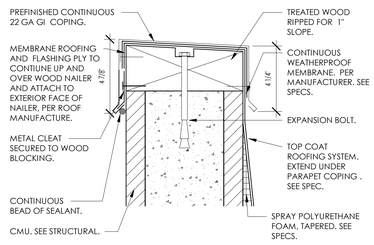
3 PARAPET COPING & FLASHING
1 1/2" = 1'-0"



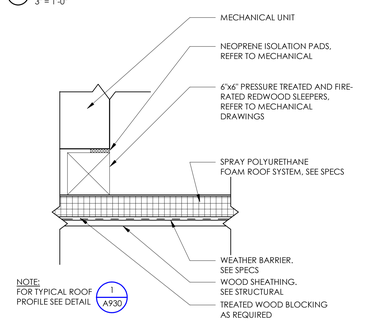
4 TYP. PARAPET COPING @ STUCCO
3" = 1'-0"



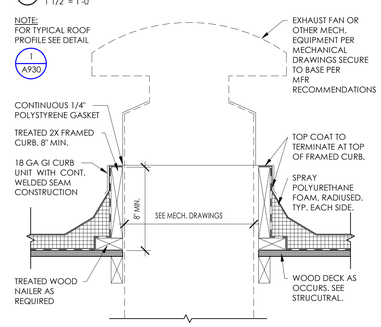
5 TYP. METAL FLASHING JOINTS
1 1/2" = 1'-0"



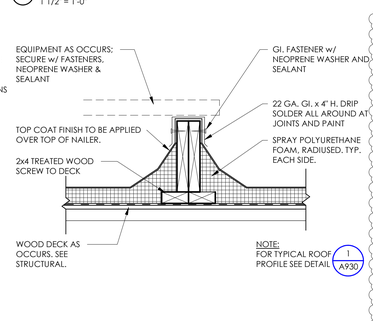
6 TYP. CMU PARAPET FLASHING
3" = 1'-0"



7 TYP. MECHANICAL SLEEPERS
1 1/2" = 1'-0"



8 MECH. EQUIPMENT CURB
1 1/2" = 1'-0"



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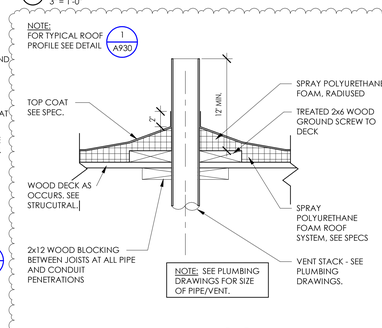
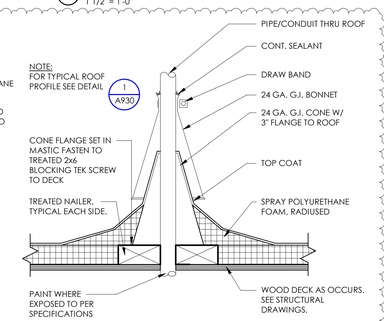
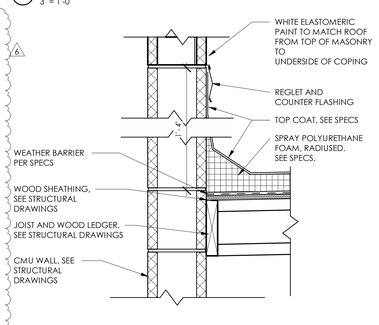
1 1/2" = 1'-0"



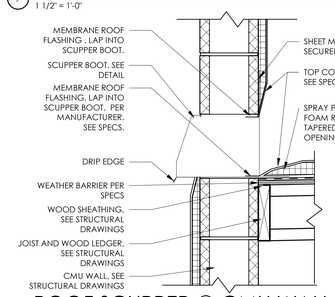
10 TYP. VENT THRU ROOF
1 1/2" = 1'-0"



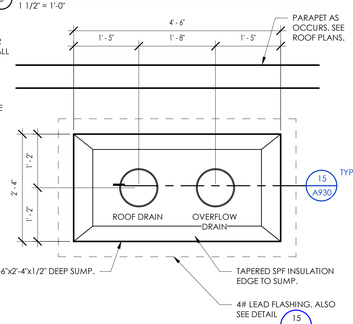
11 TYP. PIPE/CONDUIT THRU ROOF
1 1/2" = 1'-0"



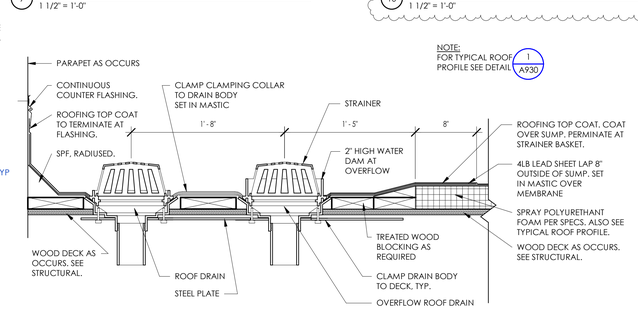
12 ROOF FLASHING AT CMU WALL
1 1/2" = 1'-0"



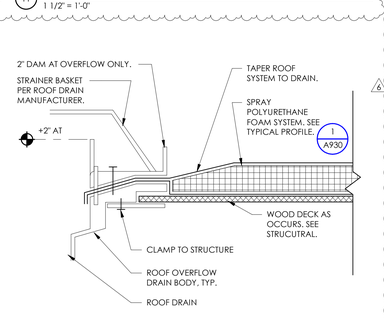
13 ROOF SCUPPER @ CMU WALL
1 1/2" = 1'-0"



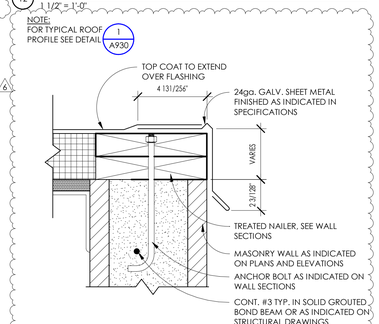
14 ROOF DRAIN DETAIL
3/4" = 1'-0"



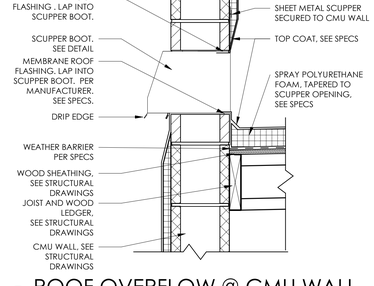
15 ROOF & OVERFLOW DRAIN
1 1/2" = 1'-0"



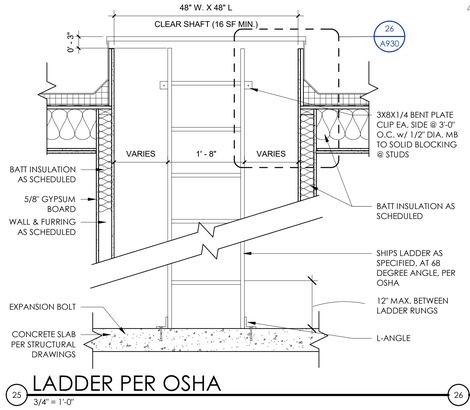
17 ROOF/OVERFLOW DRAIN
1 1/2" = 1'-0"



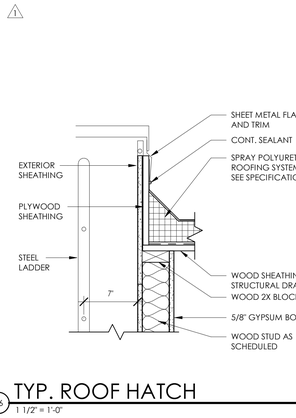
18 TYPICAL EDGE METAL
3" = 1'-0"



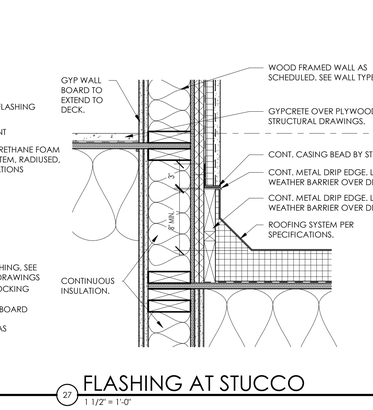
19 ROOF OVERFLOW @ CMU WALL
1 1/2" = 1'-0"



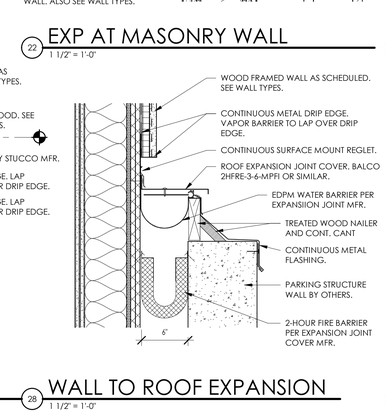
25 LADDER PER OSHA
3/4" = 1'-0"



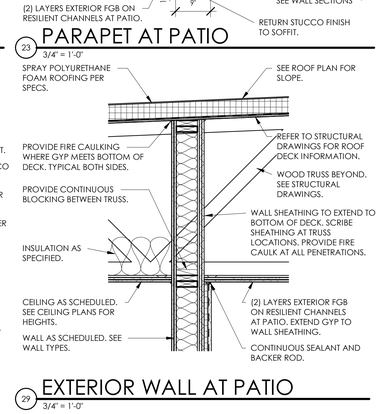
26 TYP. ROOF HATCH
1 1/2" = 1'-0"



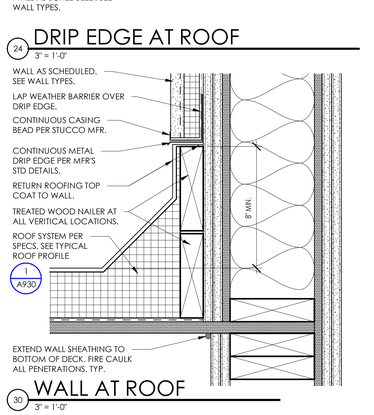
27 FLASHING AT STUCCO
1 1/2" = 1'-0"



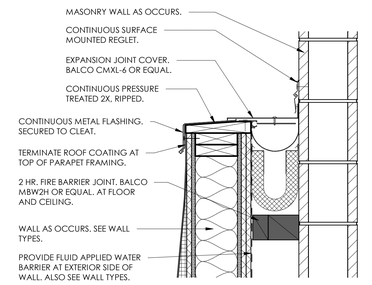
28 WALL TO ROOF EXPANSION
1 1/2" = 1'-0"



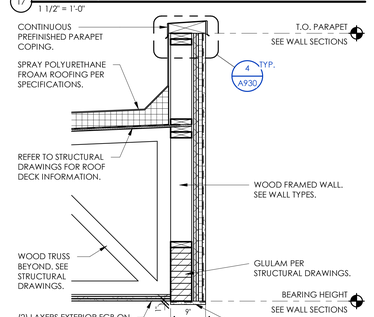
29 EXTERIOR WALL AT PATIO
3/4" = 1'-0"



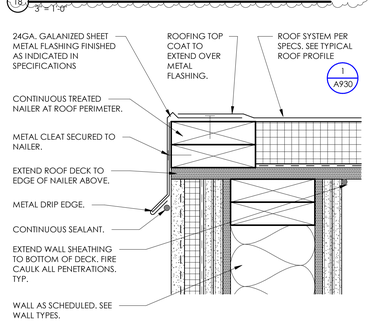
30 WALL AT ROOF
3" = 1'-0"



22 EXP AT MASONRY WALL
1 1/2" = 1'-0"



23 PARAPET AT PATIO
3/4" = 1'-0"



24 DRIP EDGE AT ROOF
3" = 1'-0"

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TYPICAL ROOF DETAILS

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REVISIONS

MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS
6	8/08/23	BID 2

REVIEWED BY: AT
DRAWN BY: AT

DATE: 01-07-2022
JOB No: 2091
SHEET: A930

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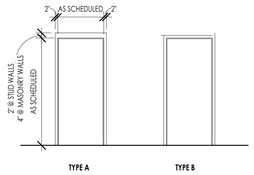
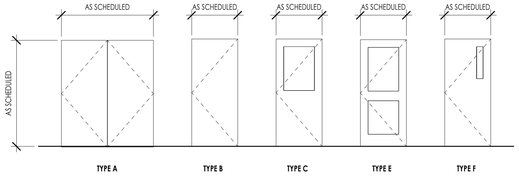
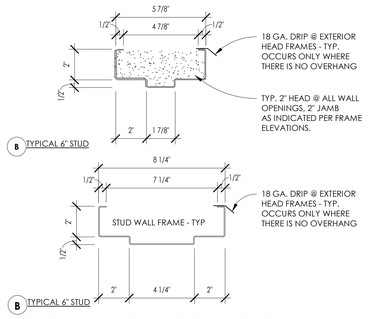


DOOR FRAME TYPES
1/4" = 1'-0"



DOOR TYPES - TEMPLATE
1/4" = 1'-0"



TYPICAL FRAME PROFILES
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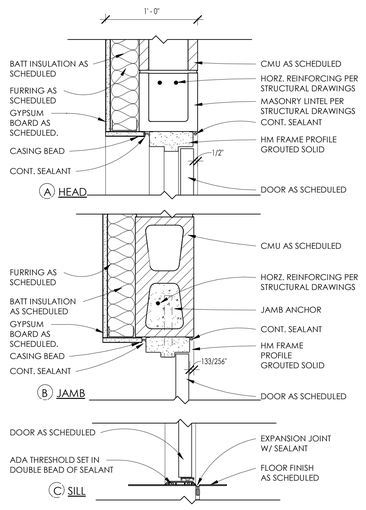
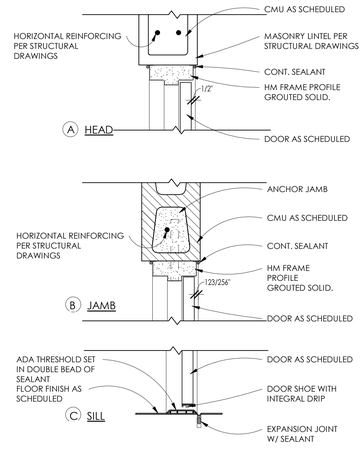
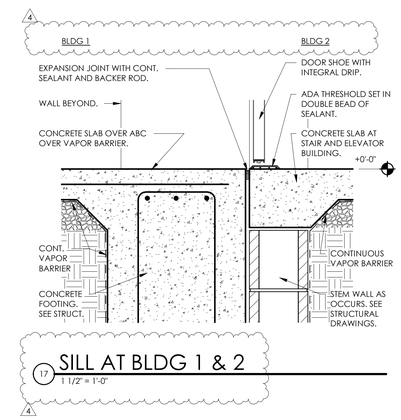


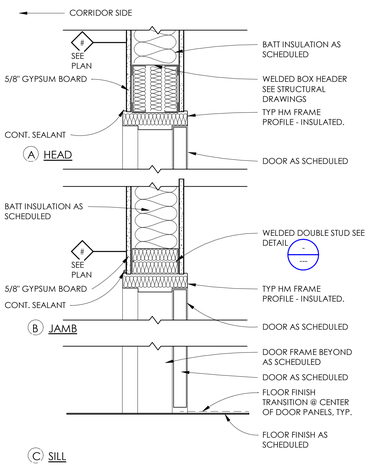
DOOR FRAME @ FURRED CMU
20 1 1/2" = 1'-0"



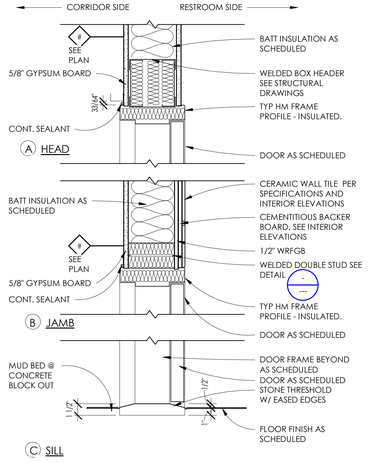
DOOR FRAME @ MASONRY
21 1 1/2" = 1'-0"



17 SILL AT BLDG 1 & 2
1 1/2" = 1'-0"



FRAME @ INTERIOR WALL
25 1 1/2" = 1'-0"



FRAME @ RESTROOM DOOR
26 1 1/2" = 1'-0"

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DOOR DETAILS

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REVISIONS		
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4	4/14/23	LOT SPLIT

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 06/21/22
ARIZONA U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A970

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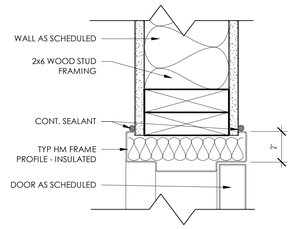
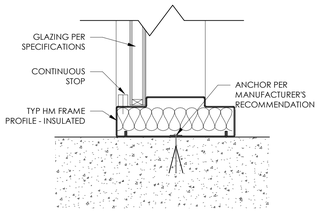


1 JAMB @ HM INTERIOR DOOR
3" = 1'-0"



2 SILL @ HM INTERIOR FRAME
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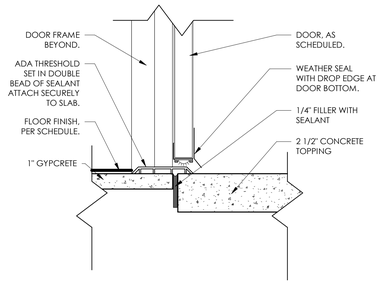

7 DOOR SILL @ CORRIDOR
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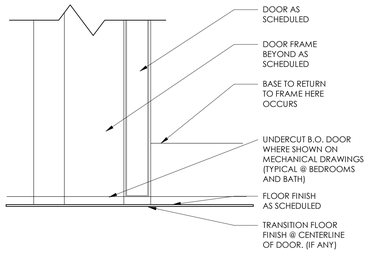
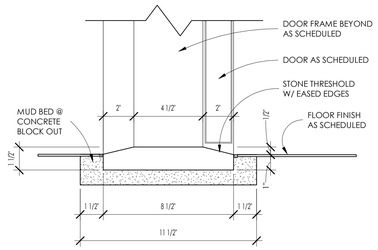


8 DOOR SILL @ INTERIOR WALL
3" = 1'-0"



9 SILL AT RESTROOM DOOR
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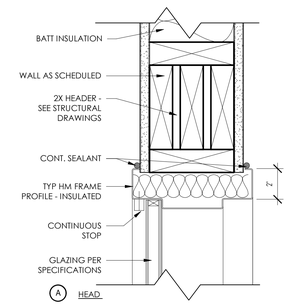
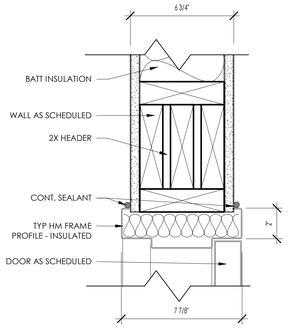
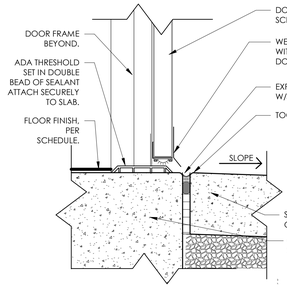


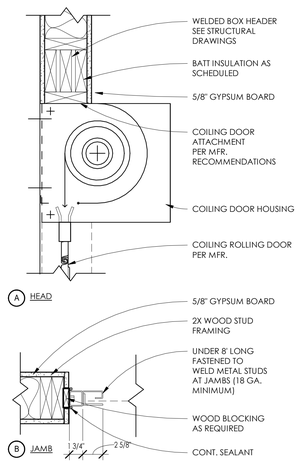
13 HEAD @ HM INTERIOR FRAME
3" = 1'-0"



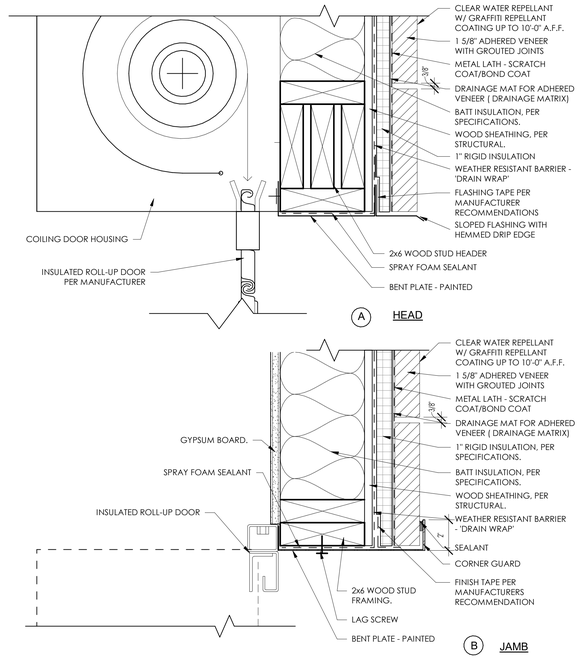
14 HEAD @ HM INTERIOR DOOR
3" = 1'-0"



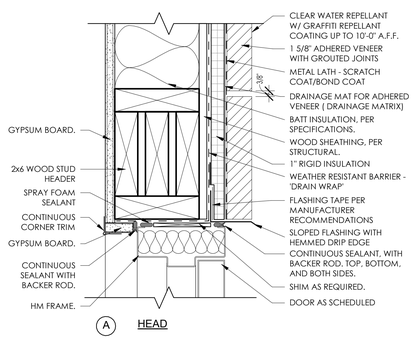
15 DOOR SILL @ EXTERIOR WALL
3" = 1'-0"

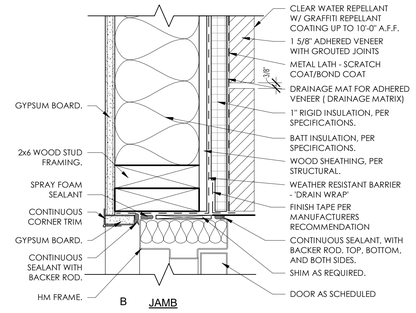


16 INTERIOR COILING DOOR
1 1/2" = 1'-0"

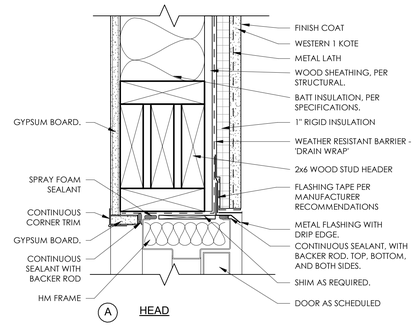


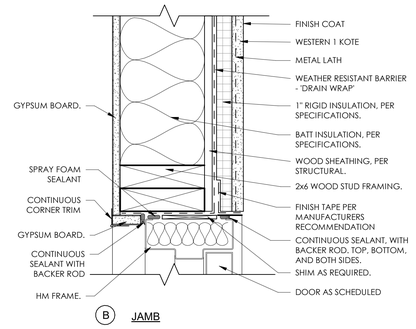
17 ROLL-UP @ VENEER
3" = 1'-0"



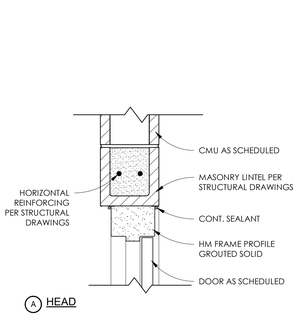


25 HM DOOR @ VENEER
3" = 1'-0"

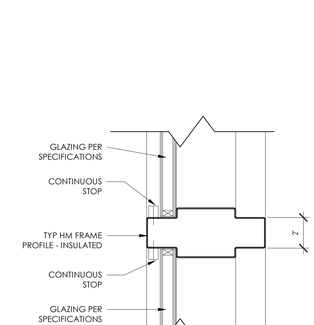




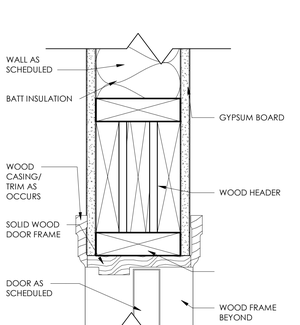
26 HM DOOR @ STUCCO
3" = 1'-0"



28 H.M. DOOR FRAME @ MASONRY
3" = 1'-0"



29 MULLION @ HM INTERIOR FRAME
3" = 1'-0"



30 INTERIOR DOOR WOOD FRAME
3" = 1'-0"

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PERMIT SET

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REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
State Number
ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET: A971

2091

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4/12/2023 7:29:12 PM

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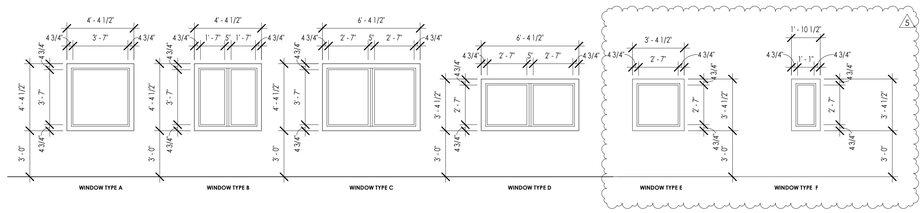


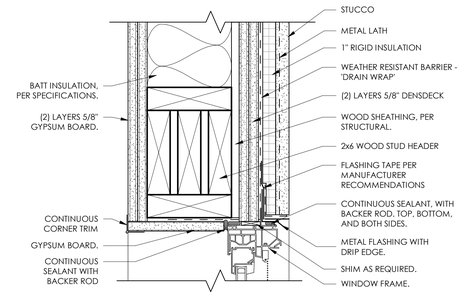
BLDG 1 - WINDOW ELEVATIONS

1/4" = 1'-0"

5

6 ANY WINDOWS FACING ARTIFICAL TURF THAT ARE NOT RECESSED AT A BALCONY MUST HAVE A SUN SCREEN

4



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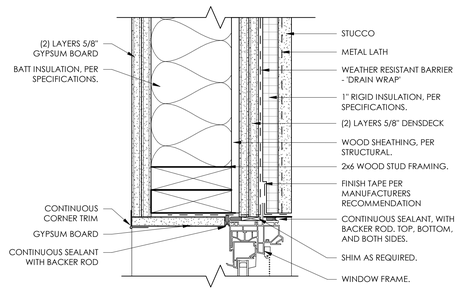

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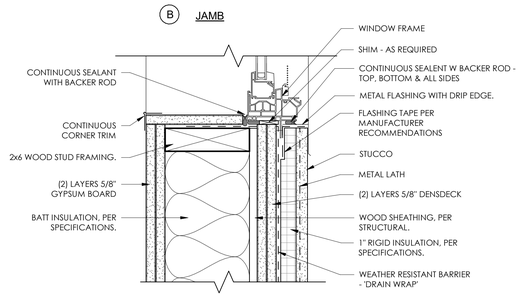
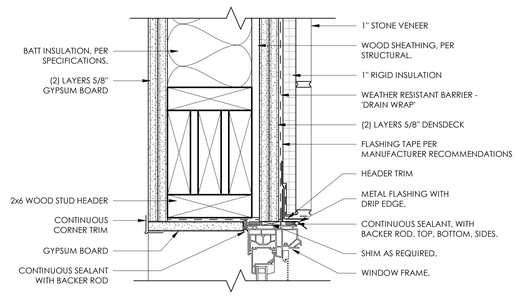


C SILL

4

BLDG 1 - WINDOW @ STUCCO

2 3" = 1'-0"



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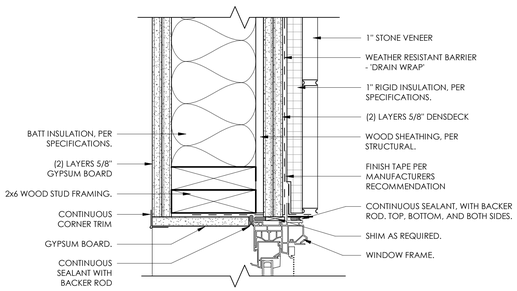

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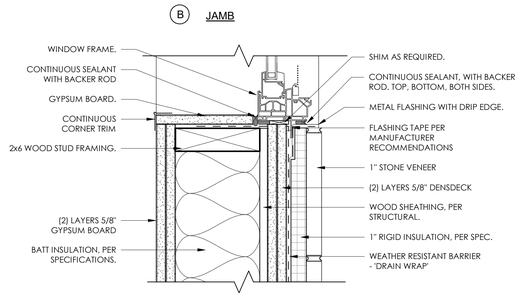

C SILL

BLDG 1 - WINDOW @ STONE VENEER

3 3" = 1'-0"

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/14/23	LOT SPLIT
5	7/03/23	BID 1
6	8/08/23	BID 2

REVIEWED BY: AT
DRAWN BY: AT

DATE: 01-07-2022
JOB No: 2091
SHEET: A972

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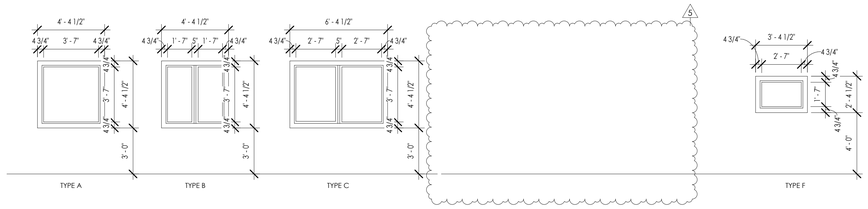
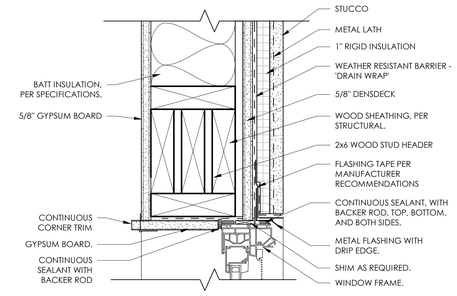


BLDG 3 - WINDOW TYPES

1/4" = 1'-0"

4



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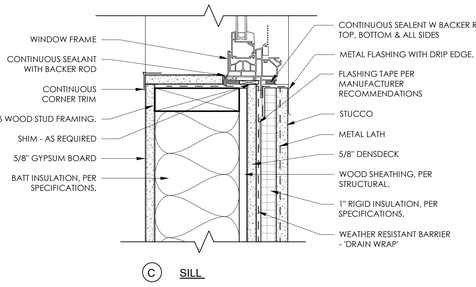
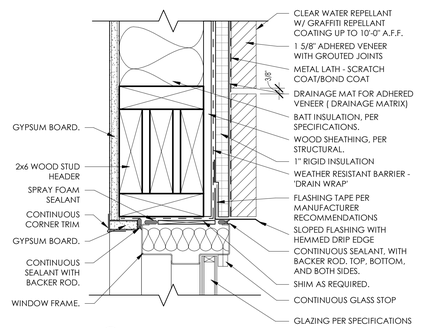


C SILL

4

1 BLDG 3 - WINDOW @ STUCCO

3" = 1'-0"



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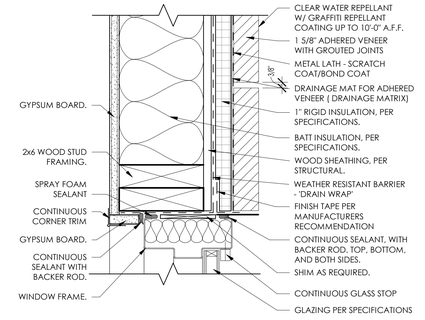

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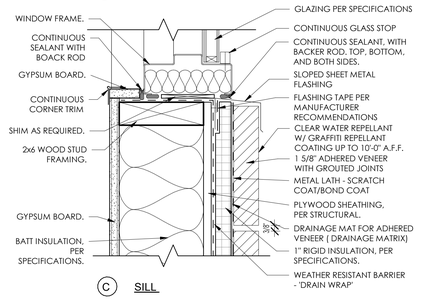

C SILL

15

2 BLDG 3 - WINDOW @ VENEER

3" = 1'-0"

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4	4/14/23	LOT SPLIT
5	7/03/23	BID 1

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DATE: 01-07-2022
JOB No: 2091
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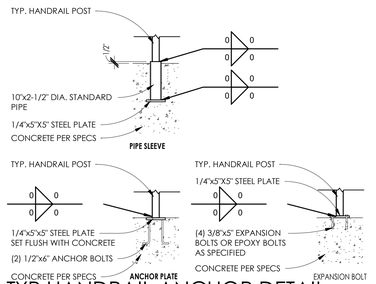
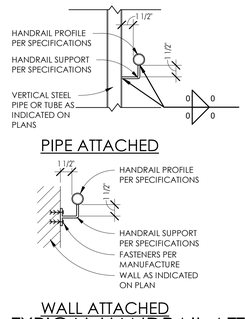
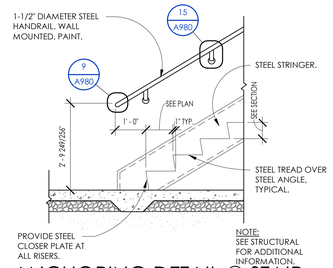


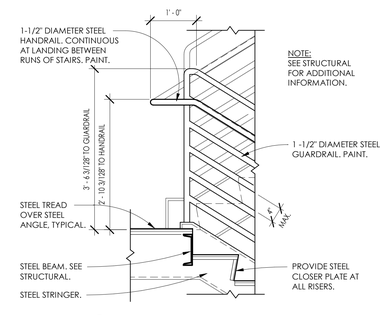
2 TYP HANDRAIL ANCHOR DETAIL
3/4" = 1'-0"



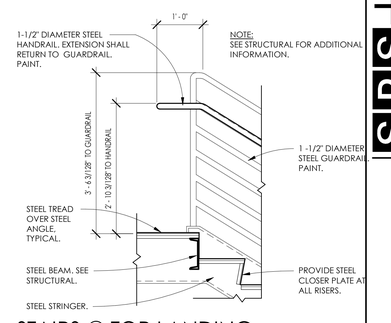
3 TYPICAL HANDRAIL ATTACHMENT
1 1/2" = 1'-0"



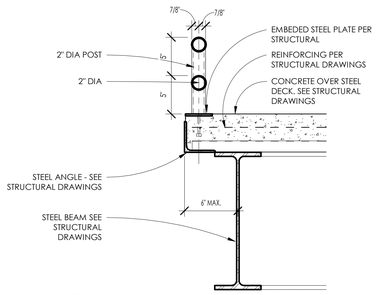
4 ANCHORING DETAIL @ STAIR
1/2" = 1'-0"



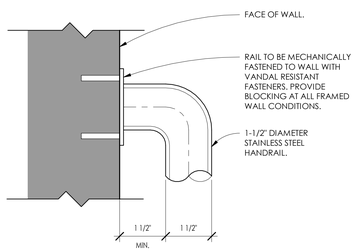
5 STAIRS @ LANDING
3/4" = 1'-0"



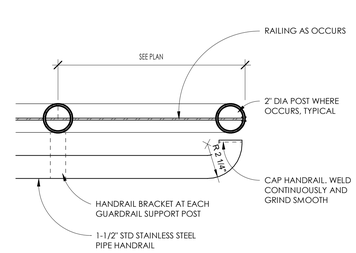
6 STAIRS @ TOP LANDING
3/4" = 1'-0"



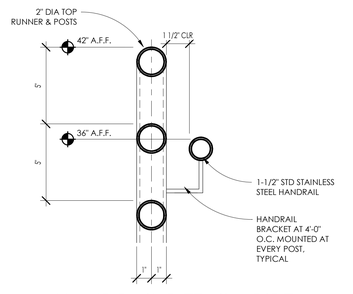
8 GUARDRAIL MOUNTING DETAIL
1 1/2" = 1'-0"



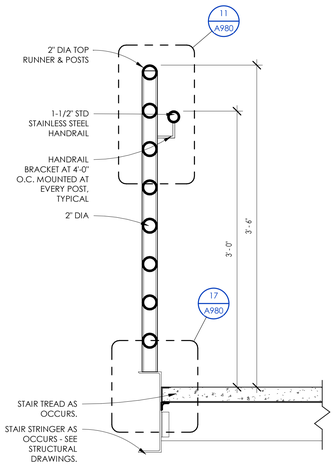
9 STAIR RAIL RETURN (PLAN)
6" = 1'-0"



10 HANDRAIL TO GUARD POST
3" = 1'-0"



11 A - HANDRAIL DETAIL - PIPE
3" = 1'-0"



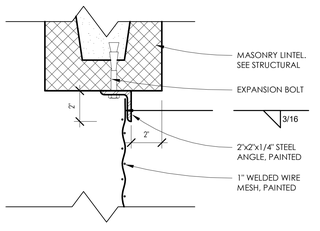
14 MESH CORNER
3" = 1'-0"

15 A - STAIR RAIL SECTION
6" = 1'-0"

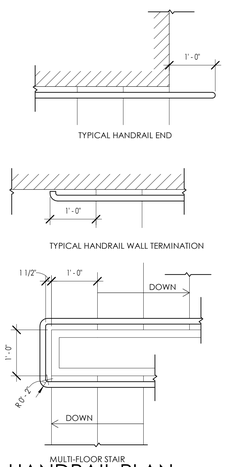
16 A - STAIR TREAD DETAIL
1 1/2" = 1'-0"

17 A - STAIR TOP RAIL DETAIL - CHANNEL
3" = 1'-0"

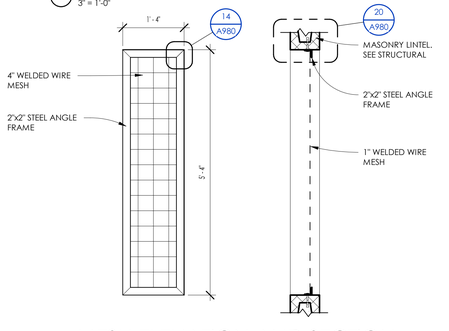
18 A - STAIR GUARDRAIL DETAIL
1 1/2" = 1'-0"



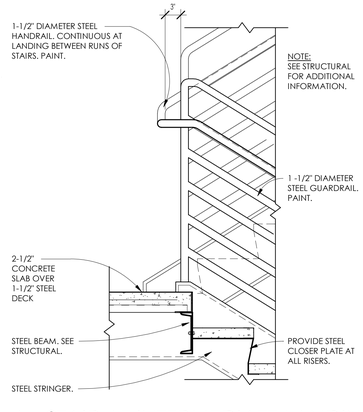
20 MESH AT HEAD/SILL/JAMB
3" = 1'-0"



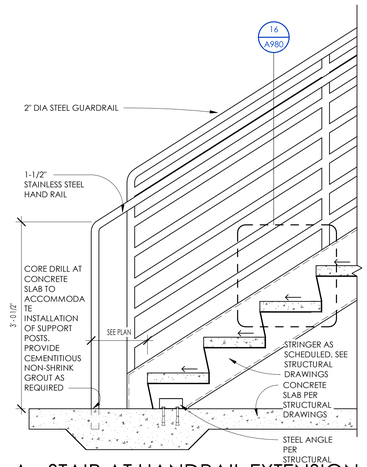
25 HANDRAIL PLAN
3/4" = 1'-0"



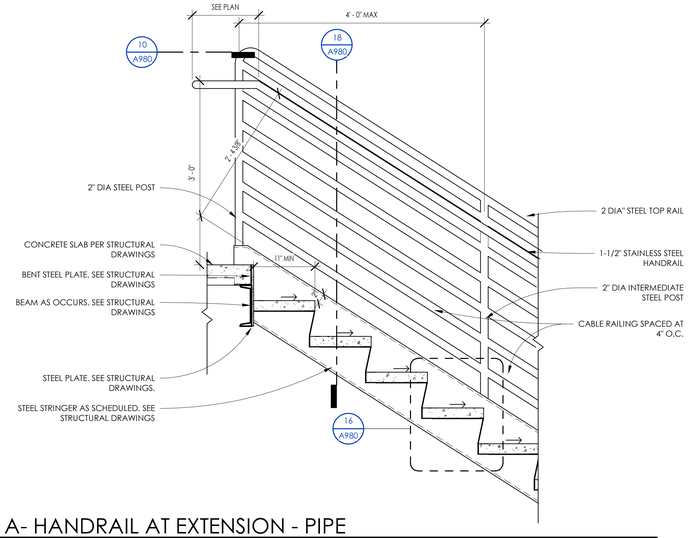
26 MESH ELEVATION AND SECTION
3/4" = 1'-0"



27 A - STAIR AT INTERMEDIATE LANDING
1" = 1'-0"



28 A - STAIR AT HANDRAIL EXTENSION - PIPE
1" = 1'-0"



29 A- HANDRAIL AT EXTENSION - PIPE
1" = 1'-0"

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REVIEWED BY: AT
DRAWN BY: AT

REGISTERED ARCHITECT
CERTIFICATE NO.
45840
MARK A. DAVENPORT
Date Signed 06-16-23
ARIZONA, U.S.A.

DATE: 01-07-2022
JOB No: 2091
SHEET:
A980

2091

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2. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, LAGGING, SHORING BRACING, FORM-WORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SPREAD OUT SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS NOTED HEREIN IS NOT EXCEEDED.

3. DESIGN OF ITEMS NOT PART OF THE PRIMARY STRUCTURAL SYSTEM (SUCH AS STAIRS, RAILINGS, NON-STRUCTURAL WALLS) AND PREFABRICATED STRUCTURAL ITEMS (SUCH AS FLOOR, ROOF TRUSSES) SHALL BE PROVIDED BY OTHERS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. REFER TO SUBMITTALS SECTION FOR ITEMS THAT MUST BE SUBMITTED FOR REVIEW AND FOR SUBMITTAL REQUIREMENTS.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCH'L DRAWINGS AND RESOLVE ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCH'L, MECH, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES. DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

5. TYPICAL DETAILS AND NOTES SHALL APPLY, THOUGH NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.

6. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.

7. STANDARDS AND CODE REFERENCES NOTED IN THESE CONSTRUCTION DOCUMENTS REFER TO THE EDITIONS ADOPTED BY THE BUILDING CODE SPECIFIED IN THE BASIS FOR DESIGN. REFERENCES NOT SPECIFICALLY ADOPTED BY SAID BUILDING CODE REFER TO THE LATEST EDITION.

8. ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, JURISDICTION, OR THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT. SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN INSPECTION.

B. BASIS FOR DESIGN

1. BUILDING CODE: INTERNATIONAL BUILDING CODE 2018

2. ROOF LOADS:
   - DEAD LOAD: 20 PSF
   - LIVE LOAD (REDUCIBLE): 20 PSF

3. FLOOR LOADS:
   - DEAD LOAD: 9 PSF (SUPERIMPOSED)
   - LIVE LOAD: 40 PSF (NON-REDUCIBLE)

4. WIND LOADS:
   - 101 MPH BASIC WIND SPEED
   - EXPOSURE C
   - INTERNAL PRESSURE COEFFICIENT (GCpi) = 0.18
   - COMPONENT AND CLADDING WIND PRESSURE PER ASCE7-16

5. SEISMIC LOADS:
   - SITE CLASS D
   - SEISMIC DESIGN CATEGORY B
   - R = 4
   - S0 = 0.18
   - S1 = 0.065
   - SDS = 0.192
   - SD1 = 0.104
   - SYSTEM: INTERMEDIATE PRECAST SHEAR WALLS
   - ANALYSIS: EQUIVALENT LATERAL FORCE PROCEDURE
   - BASE SHEAR, V = Cs(I) = 0.048 W

6. SNOW LOADS: NONE

7. RISK CATEGORY:
   - RISK CATEGORY II
   - SEISMIC IMPORTANCE FACTOR = 1.0

C. FOUNDATION

1. FOUNDATIONS DESIGNED PER RECOMMENDATIONS BY RAMM, REPORT NO. G26950, DATED OCTOBER 30, 2020, AND ADDENDUM SUPPLEMENT #1 DATED NOVEMBER 30, 2021. SITE PREPARATION, GRADING, TESTS, INSPECTIONS, FIELD OBSERVATIONS, OR APPROVALS FROM THE GEOTECHNICAL ENGINEER AND EMPENDED BY THE GEOTECHNICAL REPORT AND ANY ADDENDA SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF FOUNDATIONS.

2. ALLOWABLE DEAD PLUS LIVE LOAD SOIL PRESSURE USED FOR DESIGN:
   - AT 1'-6" BELOW FINISH GRADE . . . . . 2000 PSF
   - AT 2'-0" BELOW FINISH GRADE . . . . . 2500 PSF
   - AT 3'-0" BELOW FINISH GRADE . . . . . 3500 PSF
   - AT 3'-6" BELOW FINISH GRADE . . . . . 4000 PSF

3. FOOTING EXCAVATIONS SHALL BE CLEAN AND FREE FROM LOOSE DEBRIS, STANDING WATER, OR UNCOMPACTED MATERIAL AT TIME OF CONCRETE PLACEMENT.

4. TRENCHES AND EXCAVATIONS UNDER OR ADJACENT TO FOUNDATIONS SHALL BE PROPERLY BACKFILLED AND COMPACTED.

5. WATER PROOFING AS MAY BE REQUIRED AT SOIL FACE OF WALLS BELOW GRADE SHALL BE BY OTHERS.

D. CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ACI 318 AND ACI 301, EXCEPT AS MODIFIED BY THE CONSTRUCTION DOCUMENTS.

2. MIN. 28 DAY COMPRESSIVE STRENGTH, f'c, AND LARGEST NOMINAL AGGREGATE SIZE SHALL BE AS NOTED BELOW. MAX. WATER/CEMENT RATIO FOR CONCRETE IN CONTACT WITH SOIL SHALL BE 0.45.

LOCATION IN STRUCTURE:	STRENGTH (PSI):	LARGEST AGGREGATE SIZE:	
DRILLED PIERS/PIER CAPS	4500	3/4" MIN.	1 1/2" MAX.
FOOTING/MATS/GRADE BEAMS	4500	3/4" MIN.	1 1/2" MAX.
SLABS ON GRADE	4500	1 1/2" MIN.	1 3/4" MAX.
BASEMENT WALLS	4500	3/4" MIN.	1" MAX.
CONCRETE TOPPING SLAB	4500	3/4" MIN.	1" MAX.

3. ALL PRECAST STRUCTURAL CONCRETE, f'c SHALL BE 6000 PSI U.N.O.

4. CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY, STAMPED BY AN APPROPRIATELY LICENSED SPECIALTY ENGINEER AND APPROVED BY THE ENGINEER OF RECORD. MIX DESIGNS SHALL INCLUDE THE PROJECT NAME AND INDICATE THEIR USE WITHIN THE STRUCTURE. MIX DESIGNS SHALL BE PROPORTIONED TO MINIMIZE SHRINKAGE AND HAVE PROVEN SHRINKAGE CHARACTERISTICS OF 0.05% OR LESS BASED ON TESTING PER ASTM C157.

5. IF USED, EARLY STRENGTH CONCRETE SHALL BE PROPORTIONED TO DEVELOP THE 28 DAY COMPRESSIVE STRENGTH AT THE AGE REQUIRED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT TEST DATA FOR REVIEW BY THE STRUCTURAL ENGINEER TO SUBSTANTIATE THE CONCRETE STRENGTH AT THE REQUIRED AGE.

6. ALL CONCRETE SHALL BE NORMAL WEIGHT OF 145 POUNDS PER CUBIC FOOT USING HARD ROCK AGGREGATES CONFORMING TO ASTM C33 U.N.O. WHERE LIGHTWEIGHT CONCRETE IS SPECIFIED, CONCRETE SHALL BE 110 POUNDS PER CUBIC FOOT USING AGGREGATES CONFORMING TO ASTM C330. THE AGGREGATE IN THE CONCRETE SHALL BE WELL GRADED. THE NOMINAL MAXIMUM SIZE OF THE COARSE AGGREGATE SHALL BE 1 1/2" FOR SLABS ON GRADE (1 1/2" MIX) AND 3/4" OR LESS FOR ALL OTHER CONCRETE, U.N.O.

7. MAX. SLUMP SHALL BE 5 INCHES (EXCEPTION: WHERE ADMIXTURES/PLASTICIZERS HAVE BEEN INCLUDED IN MIX DESIGN TO IMPROVE WORKABILITY, SLUMP LIMIT SHALL BE BASED ON ADMIXTURE MFR'S RECOMMENDATIONS). MIX WATER SHALL BE CLEAN AND POTABLE.

8. PORTLAND CEMENT SHALL CONFORM TO ASTM C150. TYPE V CEMENT SHALL BE USED.

9. FLY ASH MAY BE USED IN CONCRETE, SUBJECT TO APPROVAL BY THE ARCHITECT, PROVIDED THE FOLLOWING CONDITIONS ARE MET.

9.1. FLY ASH SHALL COMPLY WITH ASTM C618.

9.2. CEMENT CONTENT SHALL BE REDUCED A MINIMUM OF 15 PERCENT UP TO A MAXIMUM OF 25 PERCENT WHEN COMPARED TO AN EQUIVALENT CONCRETE MIX DESIGN WITHOUT FLY ASH. FLY ASH CONTENT SHALL NOT COMPRISE MORE THAN 35 PERCENT OF THE TOTAL CEMENTITIOUS CONTENT. THE WATER-CEMENT RATIO SHALL BE CALCULATED BASED ON THE TOTAL CEMENTITIOUS MATERIAL IN THE MIX.

9.3. CLASS F FLY ASH SHALL BE USED IN SULFATE RESISTANT CONCRETE WITH f'c EQUAL TO OR GREATER THAN 4000 PSI. CLASS C FLY ASH MAY BE USED ELSEWHERE.

10. WATER SOLUBLE CHLORIDE ION CONCENTRATIONS IN CONCRETE SHALL BE LIMITED PER ACI 318, SECTION 19.3.2.1, EXPOSURE CLASS "C1".

11. TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94.

12. CONCRETE MIXING, PLACEMENT AND QUALITY SHALL BE PER ACI 318. SYSTEMATICALLY MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED. SLABS ON GRADE NEED BE VIBRATED ONLY AROUND AND UNDER FLOOR DUCTS OR SIMILAR ELEMENTS. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATES. UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET.

D. CONCRETE (CONT'D.)

13. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH DUE TO COLD OR HOT WEATHER IN ACCORDANCE WITH ACI 305 AND 306. CONTRACTOR SHALL TAKE SPECIAL CURING PRECAUTIONS TO MINIMIZE SHRINKAGE CRACKING OF CONCRETE SLABS.

14. ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCEMENT, DOUELS, BOLTS, ANCHORS, SLEEVES, ETC. SHALL BE SECURELY POSITIONED IN THE FORMS.

15. MECH, ELECT, AND PLUMBING PENETRATIONS / EMBEDDED CONDUITS SHALL COMPLY WITH THE FOLLOWING:

15.1. ELECTRICAL CONDUITS MAY BE EMBEDDED IN STRUCTURAL CONCRETE ONLY AS NOTED IN TYPICAL DETAILS FOR WALLS AND CAST-IN-PLACE ELEVATED SLABS. EMBEDDED CONDUITS IN CONCRETE OVER STEEL DECK ARE NOT PERMITTED, OR WHERE SPECIFICALLY APPROVED IN WRITING BY THE ENGINEER. PIPING SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE U.N.O. EMBEDDED ITEMS SHALL NOT IMPAIR THE STRENGTH OF THE MEMBER.

15.2. REFER TO TYPICAL DETAILS FOR ACCEPTABLE CONDUIT, PIPING, AND DUCT PENETRATIONS THRU SLABS AND WALLS. DO NOT CUT ANY REINF. THAT MAY INTERFERE WITH PERMITTED PENETRATIONS. OPENINGS SHALL NOT BE CORED WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER THRU THE ARCHITECT. PENETRATIONS THRU BEAMS AND COLUMNS ARE PERMITTED ONLY WHERE SPECIFICALLY DETAILED.

15.3. CONTRACTOR SHALL SUBMIT SHOP DRAWING SHOWING SIZES AND DIMENSIONED LOCATIONS OF ALL PENETRATIONS AND EMBEDDED CONDUITS IN WALLS AND ELEVATED SLABS. SHOP DRAWING MUST BE APPROVED BY ENGINEER PRIOR TO CONCRETE PLACEMENT. PENETRATIONS AND EMBEDDED CONDUITS NOT SHOWN ON APPROVED SHOP DRAWING WILL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED IN WRITING BY THE ENGINEER.

16. CONSTRUCTION JOINT SURFACES SHALL BE CLEANED AND LAITANCE REMOVED. HORIZONTAL JOINT SURFACES SHALL BE ROUGHENED TO 1/4" AMPLITUDE. THOROUGHLY WET ALL JOINT SURFACES AND REMOVE STANDING WATER IMMEDIATELY PRIOR TO NEW CONCRETE PLACEMENT.

17. CONCRETE SHALL BE CURED IN ACCORDANCE WITH ACI 318, SECTION 26.5.3.2, UNLESS ALTERNATE METHODS HAVE BEEN APPROVED BY THE ARCHITECT AND ENGINEER. WHERE CURING COMPOUNDS HAVE BEEN APPROVED FOR SLAB CURING, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPATIBILITY OF COMPOUNDS WITH ANTICIPATED FLOOR FINISH (e.g. RESILIENT TILE) PRIOR TO CURING COMPOUND APPLICATION.

18. PRECAST CONCRETE SHALL COMPLY WITH ALL THE APPLICABLE CODES CITED HEREIN, AS WELL AS PCI REQUIREMENTS. PRECAST SUPPLIER SHALL PROVIDE ALL NECESSARY CALCULATIONS AND DRAWINGS FOR REINFORCING, PRE-, OR POST-TENSIONING, EMBEDS, CONNECTIONS, ETC. AND SHALL SUBMIT THEM AS A DEFERRED SUBMITTAL FOR THE ENGINEER'S REVIEW.

19. GROUT BENEATH STEEL COLUMN BASES OR BEARING PLATES SHALL BE 5000 PSI (MIN.) NON-SHRINK FLOWABLE GROUT. INSTALL GROUT BENEATH BEARING PLATES BEFORE FRAMING MEMBER IS INSTALLED. AT COLUMNS, INSTALL GROUT BENEATH BASE PLATES AFTER COLUMN PLUMBED. PLUMBING AND FRAMING NOT INCLUDING CONCRETE FOR STEEL DECK OR CONCRETE TOPPING AS OCCURS) MAY BE INSTALLED ONE LEVEL ABOVE BASE PLATE PRIOR TO PLACING GROUT BENEATH BASE PLATES. GROUT SHALL BE PLACED BENEATH BASE PLATES PRIOR TO INSTALLATION OF ANY FRAMING TWO OR MORE LEVELS ABOVE BASE PLATE. GROUT DEPTH SHALL BE 1 1/2" TYPICAL, OR SHALL BE SUFFICIENT TO ALLOW GROUT OR DRYPACK TO BE PLACED BENEATH PLATE WITHOUT VOIDS.

20. GROUT BENEATH PRECAST WALL PANELS AND COLUMNS SHALL BE NON-SHRINK FLOWABLE GROUT WITH COMPRESSIVE STRENGTH EQUAL TO OR GREATER THAN WALL PANELS. PLACE GROUT BENEATH WALLS AS SOON AS POSSIBLE AFTER WALLS ARE PLUMBED AND RESTRAINED AND BEFORE FULL DEAD LOAD FROM STRUCTURE IS IN PLACE. AT CONTRACTOR'S OPTION, PEA GRAVEL MIX (3/8" MAX AGGREGATE) WITH MIN COMPRESSIVE STRENGTH EQUAL TO GROUT MAY BE VIBRATED UNDER PANELS TO OBTAIN FULL BEARING CONTACT BETWEEN PANEL AND FOOTING. PROVIDED GAP BENEATH PANELS EXCEEDS 3/4" AT ALL LOCATIONS.

E. MASONRY

1. ALL MASONRY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH IBC 2104 AND ACI 530.1.

2. MASONRY COMPRESSIVE STRENGTH f'm SHALL BE 2000 PSI U.N.O. 28 DAY COMPRESSIVE STRENGTHS OF INDIVIDUAL COMPONENTS (i.e., BLOCK, GROUT, AND MORTAR) SHALL BE AS NOTED BELOW. BLOCK STRENGTH SPECIFIED IS BASED ON NET AREA. ALTERNATIVELY, STRENGTHS OTHER THAN THOSE LISTED BELOW MAY BE USED IF THE COMBINED SYSTEM ACHIEVES SPECIFIED VALUE OF f'm AND MASONRY COMPRESSIVE STRENGTH IS VERIFIED BY THE PRISM TEST METHOD IN ACCORDANCE WITH ASTM C1314.

f'm:	BLOCK:	GROUT:	MORTAR:	MORTAR TYPE:
2000 PSI	2000 PSI	2000 PSI	2000 PSI	TYPE S

3. STRUCTURAL MASONRY SHALL BE HOLLOW, MEDIUM WEIGHT (115 PCF) LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. BLOCK TEST DATA BY A CERTIFIED LABORATORY SHALL BE SUBMITTED FOR REVIEW. ALL BLOCKS SHALL BE PLACED IN RUNNING BOND CONSTRUCTION U.N.O. WITH ALL VERTICAL CELLS IN ALIGNMENT.

4. GROUT SHALL CONFORM TO REQUIREMENTS OF IBC 2103.3. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. ONLY SOLID GROUT CELLS WITH REINFORCING UNLESS REQUIREMENT TO SOLID GROUT ENTIRE WALL IS SPECIFICALLY NOTED ON PLANS OR SCHEDULE. HOLD GROUT DOWN 1-1/2" BELOW TOP OF BLOCK AT GROUT LIFT JOINTS.

5. MORTAR MIX SHALL CONFORM TO REQUIREMENTS OF IBC 2103.2. SEE TABLE ABOVE FOR MORTAR TYPE. MORTAR THICKNESS SHALL NOT EXCEED 5/8 INCH.

6. GROUT AND MORTAR MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY, STAMPED BY AN APPROPRIATELY LICENSED SPECIALTY ENGINEER, AND APPROVED BY THE ENGINEER OF RECORD. MIX DESIGNS SHALL INCLUDE THE PROJECT NAME AND INDICATE THEIR USE WITHIN THE STRUCTURE.

7. LAP REINFORCING BARS PER TYPICAL REBAR LAP SCHEDULE (MASONRY) U.N.O.

8. REINFORCING SHALL BE SECURED IN ITS PROPER POSITION WITHIN THE CELL TO PREVENT LATERAL DISPLACEMENT PRIOR TO GROUTING BY WIRE POSITIONERS OR OTHER SUITABLE DEVICES AT INTERVALS NOT EXCEEDING 10'-0" o.c. MAX.

9. MIN. WALL VERT. REINF. U.N.O. ON PLANS OR DETAILS, SHALL BE #5 BAR VERT. FULL HEIGHT IN CENTER OF GROUTED CELL AT ALL WALL INTERSECTIONS, CORNERS, WALL ENDS, JAMBS AT WALL OPENINGS, AND AT EACH SIDE OF CONTROL JOINTS. REFER TO PLAN FOR TYPICAL WALL VERT. REINF. SIZE AND SPACING. DOUEL ALL VERT. REINF. TO FOUNDATION WITH DOUELS TO MATCH AND LAP VERT. REINF.

10. MIN. WALL HORIZ. REINF. U.N.O. ON PLANS OR DETAILS, SHALL BE (2) #5 BARS IN CENTER OF 32" DEEP (MIN.) CONTINUOUS GROUTED BOND BEAM AT ELEVATED FLOOR AND ROOF LINES AND SINGLE #5 BAR IN CENTER OF 16" DEEP CONTINUOUS GROUTED BOND BEAM AT TOP OF PARAPET OR FREE STANDING WALL AND AT INTERVALS NOT TO EXCEED 48" o.c. PLACE BARS AT ELEVATED FLOOR AND ROOF LINES CONTINUOUS THROUGH CONTROL JOINTS. PROVIDE BENT BARS PER TYPICAL DETAILS TO MATCH AND LAP HORIZ. BOND BEAM REINF. AT CORNERS AND WALL INTERSECTIONS TO MAINTAIN BOND BEAM CONTINUITY. USE BOND BEAM UNITS AT HORIZ. REINF.

11. MIN. LINTEL WHERE NOT NOTED ON PLANS, SHALL HAVE A MIN. OF (2) #5 CONTINUOUS HORIZ. BARS IN BOTTOM OF BOND BEAM OR LINTEL BLOCK AND SHALL BE GROUTED SOLID TO A MIN. DEPTH OF 24". SILLS SHALL BE REINFORCED WITH SINGLE #5 BAR IN BOND BEAM BLOCK GROUTED SOLID TO MIN. DEPTH OF 8". ALL LINTEL OR SILL REINF. AND GROUT SHALL EXTEND 2'-0" MIN. PAST JAMBS U.N.O. ON PLANS OR DETAILS.

12. MECH, ELECT, AND PLUMBING PENETRATIONS THRU MASONRY SHALL COMPLY WITH THE FOLLOWING:

12.1. DO NOT CUT ANY REINF. THAT MAY INTERFERE WITH PENETRATIONS. INSTALL ANY SLEEVES REQUIRED BY MECH, ELECT, OR PLUMBING PRIOR TO GROUTING.

12.2. PENETRATIONS SHALL NOT BE CORED OR CUT INTO MASONRY WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER THRU THE ARCHITECT.

12.3. PENETRATIONS THRU LINTELS, PILASTERS, AND JAMBS ARE PERMITTED ONLY WHERE SPECIFICALLY DETAILED.

12.4. CONDUIT AND PIPING PARALLEL TO PLANE OF WALL SHALL NOT BE EMBEDDED IN WALL U.N.O.

F. REINFORCING STEEL

1. REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH CURRENTLY ADOPTED ACI 318 AND CRSI'S MANUAL OF STANDARD PRACTICE.

2. REINFORCING STEEL SHALL CONFORM TO ASTM A615 OR ASTM A706 (A706 REQUIRED FOR ALL REINFORCING TO BE WELDED) AND SHALL BE GRADE 60 (f_y = 60 KSI) DEFORMED BARS U.N.O. REINFORCING IN SLABS ON GRADE MAY BE GRADE 40 (f_y = 40 KSI) DEFORMED BARS FOR ALL BARS #4 AND SMALLER U.N.O. ON PLANS OR DETAILS.

3. RECTANGULAR PLATE DOUELS AND SMOOTH ROUND DOUELS USED AT CONTROL AND CONSTRUCTION JOINTS IN SLABS ON GRADE SHALL CONFORM TO ASTM A36. REFER TO TYPICAL CONTROL JOINTS IN SLAB ON GRADE DETAIL FOR SIZE, PLACEMENT, SPACING, ETC. RECTANGULAR PLATE DOUELS SHALL BE BY FNA CONSTRUCTION TECHNOLOGIES (800-542-0214) OR OTHER MFR. APPROVED BY ENGINEER. INSTALL ALL PLATE DOUEL BASKET ASSEMBLIES PER MFR'S RECOMMENDATIONS.

F. REINFORCING STEEL (CONT'D.)

4. ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLEAR" OR "CLR" ARE TO CENTER OF STEEL. CLEAR COVER FOR NON-PRESTRESSED CONCRETE REINFORCING SHALL BE AS NOTED BELOW U.N.O. ON PLANS OR DETAILS. CLEAR COVER FOR PRESTRESSED CONCRETE AND FOR PRECAST CONCRETE MANUFACTURED UNDER PLANT CONTROL CONDITIONS SHALL BE PER ACI 318, SECTIONS 20.6.1.3.2 AND 20.6.1.3.3, RESPECTIVELY.

EXPOSURE CONDITION:	COVER:
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
EXPOSED TO EARTH OR WEATHER (INCLUDING SLABS ON GRADE):	
NO. 5 AND SMALLER	1 1/2"
NO. 6 AND LARGER	2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
STRUCTURAL SLABS, WALLS, JOISTS	
NO. 11 AND SMALLER	3/4"
NO. 14 AND LARGER	1 1/2"
BEAMS, COLUMNS (PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS)	1 1/2"

5. LAP SPLICES OF REINFORCING STEEL SHALL CONFORM TO TYPICAL REBAR LAP SCHEDULE U.N.O. NO TAPER UELDING OF REINFORCING BARS ALLOUED. LATEST ACI CODE AND DETAILING MANUAL APPLY. AT WALLS AND FOOTINGS, PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZ. BARS AT ALL CORNERS AND INTERSECTIONS U.N.O. VERT. WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. SPLICE TOP BARS AT CENTER LINE OF SPAN AND BOTTOM BARS AT THE SUPPORT IN SPANDRELS, BEAMS, GRADE BEAMS, ETC., U.N.O. ON PLANS OR DETAILS.

6. MECHANICAL SPLICE COUPLERS SHALL HAVE CURRENT ICC APPROVAL AND SHALL BE CAPABLE OF DEVELOPING 125% OF THE SPLICED BAR'S YIELD STRENGTH.

7. ALL REINFORCING SHALL BE BENT COLD. BARS SHALL NOT BE UN-BENT AND RE-BENT. FIELD BENDING OF REBAR SHALL NOT BE ALLOUED UNLESS SPECIFICALLY NOTED.

8. UELDING OF REINFORCING BARS, METAL INSERTS, AND CONNECTIONS SHALL BE MADE ONLY AT LOCATIONS SHOUN ON PLANS OR DETAILS. SEE UELDING SECTION OF G.S.N. FOR ADDITIONAL REQUIREMENTS.

9. REINFORCING BAR SPACINGS SHOUN ON PLANS ARE MAX. ON CENTER DIMENSIONS. DOUEL ALL VERT. REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. MIN. CLEAR SPACING BETUEEN PARALLEL REINFORCEMENT SHALL BE THE LARGER OF 1-1/2 TIMES NOMINAL BAR DIA. OR 1-1/3 TIMES MAX. AGGREGATE SIZE OR 1-1/2". CLEAR SPACING LIMITATION APPLIES ALSO TO CLEAR DISTANCE BETUEEN A CONTACT LAP SPLICE AND ADJACENT SPLICES OR BARS.

G. STRUCTURAL STEEL

1. STRUCTURAL STEEL MEMBERS SHALL CONFORM TO THE FOLLOUING STANDARDS AND MATERIAL PROPERTIES U.N.O.:

SHAPE:	STANDARD:	F_y:
ROLLED UIDE FLANGE SECTIONS	ASTM A992	50 KSI
OTHER STANDARD STEEL SHAPES AND ROLLED SECTIONS	ASTM A36	36 KSI
BARS AND PLATES	ASTM A36 OR ASTM A572, GRADE 50 (UHERE NOTED)	36 KSI 50 KSI
PIPES	ASTM A53, GRADE B	35 KSI
HSS (RECT.)	ASTM A500, GRADE C OR ASTM A1085	50 KSI
HSS (ROUND)	ASTM A500, GRADE C OR ASTM A1085	46 KSI

2. ALL STRUCTURAL AND MISC. STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE UITH AISC 303 AND SHALL BE COMPLETED BY AN "APPROVED STEEL FABRICATOR." SHOP DRAUINGS AND ERECTION DRAUINGS SHALL INCLUDE ALL ITEMS AS REQUIRED BY AISC 360, SECTION M1.

3. SEE CONCRETE SECTION OF G.S.N. FOR GROUTING REQUIREMENTS BENEATH COLUMN BASES AND BEARING PLATES.

H. STRUCTURAL STEEL UELDING

1. ALL UELDING OF STRUCTURAL STEEL SHALL CONFORM TO AISC 360, SECTION J2 AND FOLLOU THE PREQUALIFIED JOINT DETAILS INCLUDED THEREIN. UELDING OF JOINTS THAT INCLUDE REINFORCING STEEL SHALL CONFORM TO AUS D1.4.

2. UELDING SHALL BE PERFORMED BY UELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF UELD SHOUN ON THE DRAUINGS. CONTRACTOR MAY SHOP UELD OR FIELD UELD AT HIS DISCRETION. ALL COMPLETE-JOINT-PENETRATION (CJP) UELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.

3. ALL UELDING SHALL USE PREQUALIFIED MATCHING FILLER METALS PER AUS D1.1, TABLE 3.1, UITH A MIN. TENSILE STRENGTH OF 70 KSI U.N.O. UELDS BETUEEN REINFORCING BARS SHALL USE PREQUALIFIED MATCHING FILLER METALS PER AUS D1.4, TABLE 5.1, UITH A MIN. TENSILE STRENGTH OF 90 KSI U.N.O. (MIN. TENSILE STRENGTHS FOR FILLER METALS USED IN UELDS BETUEEN REINFORCING BARS AND STRUCTURAL STEEL MAY BE 70 KSI).

4. UELDING SHALL BE PERFORMED IN ACCORDANCE UITH A UELDING PROCEDURE SPECIFICATION (UPS) AS REQUIRED IN AUS D1.1. THE UPS VARIABLES SHALL BE UITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER. THE UPS SHALL BE SUBMITTED TO THE OUNER'S TESTING AGENCY FOR REVIEU PRIOR TO FABRICATION AND ERECTION. COPIES OF THE UPS SHALL BE ON SITE AND AVAILABLE TO ALL UELDERS AND THE SPECIAL INSPECTOR.

5. UELD LENGTHS CALLED OUT ON PLANS OR DETAILS ARE MINIMUM NET EFFECTIVE LENGTHS U.N.O.

6. ALL MISC. FILLET UELDS NOT NOTED, INCLUDING THOSE FOR STIFFENERS, MISC. PLATES, ETC., SHALL BE PER AISC 360, TABLE J2.4.

7. UELDS SHALL BE SEQUENCED TO MINIMIZE RESIDUAL STRESS DUE TO UELD SHRINKAGE.

I. STRUCTURAL STEEL BOLTS, ANCHORS, HEADED STUDS

1. STRUCTURAL STEEL BOLTS, ANCHORS, ETC. SHALL CONFORM TO THE FOLLOUING STANDARDS AND MATERIAL PROPERTIES U.N.O.:

COMPONENT:	STANDARD:	F_u:
BOLTS	ASTM F3125, GRADE A325 OR GRADE A490 UHERE NOTED	--- ---
NUTS	ASTM A563	---
UASHERS	ASTM F436	---
ANCHOR RODS	ASTM F1554, GRADE 36 OR GRADE 55 UHERE NOTED OR GRADE 105 UHERE NOTED (GRADE 55 RODS SHALL COMPLY UITH UELDABILITY SUPPLEMENT S1.)	36 KSI 55 KSI 105 KSI
UASHERS (AT ANCHOR RODS)	ASTM A36 OR ASTM F844 (USS STANDARD) F844 UASHERS PERMITTED ONLY FOR 3/4" DIA. RODS AT 1 11/16" MAX. DIA. PUNCHED HOLES IN BASE PLATE UHERE NO UELD REQ'D BETUEEN UASHER AND BASE PLATE)	36 KSI ---

2. ALL BOLTS SHALL BE INSTALLED AS SNUG-TIGHTENED JOINTS UITH THREADS EXCLUDED FROM SHEAR PLANE (TYPE "N" CONNECTION) U.N.O. HIGH-STRENGTH BOLT ASSEMBLIES SHALL BE IN ACCORDANCE UITH THE RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" AND SHALL BE SNUG TIGHTENED USING ANY AISC APPROVED METHOD U.N.O. ALL BOLTS IN SLOTTED OR OVERSIZED HOLES AND ALL HIGH-STRENGTH BOLTS SHALL BE INSTALLED UITH HARDENED UASHERS.

3. THE STEEL DETAILER SHALL COORDINATE ALL FIELD-INSTALLED ERECTION BOLTS AT STEEL JOIST BEARING LOCATIONS UITH THE STEEL JOIST SUPPLIER.

4. ALL ANCHOR RODS AT STEEL COLUMN BASE PLATES SHALL BE RODS UITH THREADS BOTH ENDS UITH HEAVY HEX NUT FULLY THREADED ONTO EMBEDDED END. TACK UELD NUT TO ROD OR BROIL THREADS TO PREVENT NUT FROM BACKING OFF. ANCHOR RODS SHALL NOT BE REPAIRED, REPLACED OR FIELD-MODIFIED UITHOUT URITTEN APPROVAL FROM THE ENGINEER OF RECORD.

5. HEADED STEEL STUDS AND AUTOMATIC UELDED DOUELS SHOUN ON PLANS OR DETAILS SHALL BE BY NELSON STUD UELDING, INC. PER ICC ESR-2856 AND ICC ESR-2907, RESPECTIVELY. STUDS SHALL HAVE FLUXED ENDS AND BE AUTOMATICALLY END-UELDED UITH SUITABLE EQUIPMENT (NO FILLET UELDING OF STUDS PERMITTED U.N.O.) AT SPACINGS INDICATED ON THE PLANS OR DETAILS. UELDING OF STUDS SHALL CONFORM TO THE REQUIREMENTS OF AUS D1.1 AND AUS C5.4. HEADED STUDS AND AUTOMATIC UELDED DOUELS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY ARE OF EQUIVALENT CAPACITY FOR THE INTENDED APPLICATION AND HAVE CURRENT ICC APPROVAL.

6. UHERE A SPECIFIC EXPANSION ANCHOR, SC

GENERAL STRUCTURAL NOTES (CONT'D.)

K. SPECIAL INSPECTION

1. IN ADDITION TO STANDARD INSPECTIONS BY THE BUILDING OFFICIAL REQUIRED PER IBC SECTION 110, THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS WHO SHALL PROVIDE INSPECTIONS DURING CONSTRUCTION FOR THE TYPES OF WORK LISTED IN THIS SECTION.

2. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

3. THE SPECIAL INSPECTOR SHALL INSPECT THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED CONTRACT DRAWINGS AND SPEC'S. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OF RECORD, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE ENGINEER AND THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPEC'S AND THE APPLICABLE CODE PROVISIONS.

4. INSPECTORS SHALL INSPECT FROM AN APPROVED SET OF CONTRACT DRAWINGS. SHOP DRAWINGS SHALL NOT BE USED IN LIEU OF THE APPROVED CONTRACT DRAWINGS FOR INSPECTION PURPOSES.

5. TYPES OF WORK TO BE INSPECTED BY THE SPECIAL INSPECTOR ARE AS FOLLOWS:

5.1. EPOXY ANCHORS IN CONCRETE - INSPECTION OF EPOXY ANCHORS IN CONCRETE SHALL BE PERIODIC, U.N.O. INSTALLATIONS SHALL BE PERFORMED BY QUALIFIED PERSONNEL TRAINED (BY MANUFACTURER) TO INSTALL ADHESIVE ANCHORS AND THEY SHALL FOLLOW THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII). AT THE TIME OF INSTALLATION, THE CONCRETE SHALL HAVE ACHIEVED A MINIMUM AGE OF 28 DAYS, BE DRY, AND BE BETWEEN 50 DEGREES F AND 104 DEGREES F. THE HOLES SHALL BE DRILLED WITH A HAMMER DRILL TO THE DIMENSIONS LISTED IN THE MPII AND SHALL BE CLEANED USING THE BLOW-BRUSH-BLOW TECHNIQUE REQUIRED IN THE MPII. WHERE ANCHORS ARE INSTALLED INTO LIGHTWEIGHT CONCRETE, IT IS ASSUMED THAT THE CONCRETE IS CLASSIFIED AS ALL-LIGHTWEIGHT CONCRETE AS DEFINED IN ACI 318. ANY ADHESIVE ANCHORS INSTALLED HORIZONTALLY (EXCEPT FOR ANCHORS IN A SLAB-ON-GRADE) OR UPWARDLY INCLINED SHALL BE INSTALLED BY PERSONNEL WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT AND SHALL BE INSTALLED WITH CONTINUOUS SPECIAL INSPECTION.

5.2. EPOXY ANCHORS IN MASONRY - EPOXY ANCHORS IN MASONRY SHALL BE INSTALLED WITH PERIODIC SPECIAL INSPECTION. INSTALLATIONS SHALL BE PERFORMED BY QUALIFIED PERSONNEL TRAINED (BY MANUFACTURER) TO INSTALL ADHESIVE ANCHORS AND THEY SHALL FOLLOW THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).

5.3. SCREW ANCHORS AND EXPANSION ANCHORS IN CONCRETE OR MASONRY - SCREW ANCHORS AND EXPANSION ANCHORS SHALL BE INSTALLED WITH PERIODIC SPECIAL INSPECTION. INSTALLATIONS SHALL BE PERFORMED BY QUALIFIED PERSONNEL TRAINED (BY MANUFACTURER) TO INSTALL SCREW/EXPANSION ANCHORS AND THEY SHALL FOLLOW THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).

5.4. CONCRETE CONSTRUCTION PER IBC SECTION 1705.3 AND TABLE 1705.3.

CONCRETE CONSTRUCTION SPECIAL INSPECTIONS				
		VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
1.		INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.	-	X
2.		REINFORCING BAR WELDING:	-	
	A.	VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706	-	X
	B.	INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"	-	X
	C.	INSPECT ALL OTHER WELDS	X	-
3.		INSPECT ANCHORS CAST IN CONCRETE	-	X
4.		INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.		
	A.	ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X	-
	B.	MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	-	X
5.		VERIFYING USE OF REQUIRED DESIGN MIX.	-	X
6.		PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-
7.		INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-
8.		VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X
9		INSPECTION OF PRESTRESSED CONCRETE:		
	A.	APPLICATION OF PRESTRESSING FORCES.	X	-
	B.	GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORCE-RESISTING SYSTEM.	X	-
10		INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	-	X
11.		VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X
12.		INSPECTION OF FORM WORK FOR SHAPE, LOCATION, AND DIMENSION OF THE CONCRETE MEMBER BEING FORMED.	-	X

5.8. STEEL CONSTRUCTION AND WELDING PER IBC SECTION 1705.2.

IBC TABLE 1704.3					
			INSPECTION TASKS PRIOR TO BOLTING	CONTINUOUS	PERIODIC
1.			MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:		
	A.		IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X
	B.		MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	X
2.			INSPECTION OF HIGH-STRENGTH BOLTING:		
	A.		BEARING-TYPE CONNECTIONS.	-	X
	B.		BEARING-TYPE CONNECTIONS.	X	X
3.			MATERIAL VERIFICATION OF STRUCTURAL STEEL:		
	A.		IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	-
	B.		MANUFACTURERS' CERTIFIED MILL TEST REPORTS.	-	-
4.			MATERIAL VERIFICATION OF WELD FILLER MATERIALS:		
	A.		IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	-
	B.		MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	-
5.			INSPECTION OF WELDING:	-	-
	A.		STRUCTURAL STEEL:	-	-
		1)	COMPLETE AND PARTIAL PENETRATION GROOVE WELDS.	X	-
		2)	MULTIPASS FILLET WELDS.	X	-
		3)	SINGLE-PASS FILLET WELDS > 5/16"	X	-
		4)	SINGLE-PASS FILLET WELDS < 5/16"	-	X
		5)	FLOOR AND DECK WELDS.	-	X
	B.		REINFORCING STEEL:	-	-
		1)	VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706.	-	X
		2)	REINFORCING STEEL-RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS AND SHEAR REINFORCEMENT.	X	-
		3)	SHEAR REINFORCEMENT.	X	-
		4)	OTHER REINFORCING STEEL.	-	X
6.			INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS:	-	X
	A.		DETAILS SUCH AS BRACING AND STIFFENING.	-	-
	B.		MEMBER LOCATIONS.	-	-
	C.		APPLICATION OF JOINT DETAILS AT EACH CONNECTION.	-	-

5.6.

STEEL CONSTRUCTION SPECIAL INSPECTIONS		
INSPECTION OF WELDING		
INSPECTION TASKS PRIOR TO WELDING	CONTINUOUS	PERIODIC
WELDING PROCEDURE SPECIFICATIONS (WPSs) AVAILABLE	X	-
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMBALES AVAILABLE	X	-
MATERIAL IDENTIFICATION (TYPE/GRADE)	-	X
WELDER IDENTIFICATION SYSTEM *	-	X
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY) JOINT PREPARATION DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) CLEANLINESS (CONDITION OF STEEL SURFACES) TACKING (TACK WELD QUALITY AND LOCATION) BACKING TYPE AND FIT (IF APPLICABLE)	-	X
CONFIGURATION AND FINISH OF ACCESS HOLES	-	X
FIT-UP OF FILLET WELDS DIMENSIONS (ALIGNMENT, GAPS AT ROOT) CLEANLINESS (CONDITION OF STEEL SURFACES) TACKING (TACK WELD QUALITY AND LOCATION)	-	X
CHECKING WELD EQUIPMENT	-	X
* THE FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED. STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE.		
INSPECTION TASKS DURING WELDING	CONTINUOUS	PERIODIC
USE OF QUALIFIED WELDERS	-	X
CONTROL AND HANDLING OF WELDING CONSUMABLES PACKAGING EXPOSURE CONTROL	-	X
NO WELDING OVER CRACKED TACK WELDS	-	X
ENVIRONMENTAL CONDITIONS WIND SPEEDS WITHIN LIMITS PRECIPITATION AND TEMPERATURE	-	X
WPS FOLLOWED SETTINGS ON WELD EQUIPMENT TRAVEL SPEED SELECTED WELDING MATERIALS SHIELDING GAS TYPE/FLOW RATE PREHEAT APPLIED INTERPASS TEMPERATURE MAINTAINED (MIN./MAX.) PROPER POSITION (F, V, H, OH) INTERMIX OF FILLER METALS AVOIDED UNLESS APPROVED	-	X
WELDING TECHNIQUES INTERPASS AND FINAL CLEANING EACH PASS WITHIN PROFILE LIMITATIONS EACH PASS MEETS QUALITY REQUIREMENTS	-	X
SINGLE-PASS FILLET WELDS GREATER THAN 5/16"	X	-
MULTI-PASS FILLET WELDS	X	-
COMPLETE AND PARTIAL PENETRATION WELDS	X	-
PLUG AND SLOT WELDS	X	-
SINGLE-PASS FILLET WELDS EQUAL TO OR LESS THAN 5/16"	-	X
FLOOR AND ROOF DECK WELDS	-	X
INSPECTION TASKS AFTER WELDING	CONTINUOUS	PERIODIC
WELDS CLEANED	-	X
SIZE, LENGTH AND LOCATION OF WELDS	X	-
WELDS MUST MEET VISUAL ACCEPTANCE CRITERIA CRACK PROHIBITION WELD/BASE-METAL FUSION CRATER CROSS SECTION WELD PROFILES WELD SIZE UNDERCUT POROSITY	X	-
ARC STRIKES	X	-
k-AREA **	X	-
PLACEMENT OF REINFORCING OR CONTOURING FILLET WELDS (IF REQUIRED)	X	-
BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	X	-
REPAIR ACTIVITIES	X	-
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	X	-
** WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE k-AREA, VISUALLY INSPECT THE WEB k-AREA FOR CRACKS WITHIN 3 IN. OF THE WELD.		

5.7. MASONRY CONSTRUCTION PER IBC SECTION 1705.4 AND TMS 602 TABLES 3 AND 4.
1. PRIOR TO CONSTRUCTION, VERIFICATION OF COMPLIANCE OF SUBMITTALS.
2. PRIOR TO CONSTRUCTION, VERIFICATION OF f'm AND f'AAC, EXCEPT WHERE SPECIFICALLY EXEMPTED BY CODE.
3. DURING CONSTRUCTION, VERIFICATION OF SLUMP FLOW AND VISUAL STABILITY INDEX (VSI) WHEN SELF-CONSOLIDATING GROUT IS DELIVERED TO PROJECT SITE.

TMS 602 TABLE 4 - LEVEL 2				
		VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
1.		AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:		
	A.	PROPORTIONS OF SITE-PREPARED MORTAR	-	X
	B.	GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES	-	X
	C.	GRADE, TYPE, AND SIZE OF REINFORCEMENT CONNECTORS, ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES	-	X
	D.	PRESTRESSING TECHNIQUE	-	X
	E.	PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY	X	-
	F.	SAMPLE PANEL CONSTRUCTION	-	X
2.		PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:		
	A.	GROUT SPACE	-	X
	B.	PLACEMENT PRESTRESSING TENDONS AND ANCHORAGES	-	X
	C.	PLACEMENT OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS	-	X
	D.	PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	-	X
3.		VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION:		
	A.	MATERIALS AND PROCEDURES WITH THE APPROVED SUBMITTALS	-	X
	B.	PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION	-	X
	C.	SIZE AND LOCATION OF STRUCTURAL MEMBERS	-	X
	D.	TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION	-	X
	E.	WELDING OF REINFORCEMENT	X	-
	F.	PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F)	-	X
	G.	APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE	X	-
	H.	PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE	X	-
	I.	PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS	X	-
4.		OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS	-	X

5.8. DRILLED PIER INSTALLATION AND TESTING PER IBC SECTION 1705.8 AND TABLE 1705.8

5.9. SOIL PREPARATION: VERIFY MATERIAL BELOW FOUNDATION FOR BEARING CAPACITY, EXCAVATION, GRADING, FILL AND COMPACTION PER IBC 1705.6

5.10. STEEL FABRICATORS PER IBC 1704.2.5

6. CERTIFICATE OF APPROVAL REGARDING MATERIALS AND INSPECTION OF PREFABRICATED ITEMS SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1704.

L. SUBMITTALS

1. SHOP DRAWINGS OR REPORTS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION (AS APPLICABLE) U.N.O.

   CONTRACTOR SUBMITTAL DOCUMENTS (WELDING) PER AISC 341, PART I, APPENDIX Q
   HIGH STRENGTH GROUT/DRYPACK
   MASONRY BLOCK TEST DATA
   REINFORCING STEEL
   STEEL DECK
   STRUCTURAL STEEL

2. CONTRACTOR SHALL REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMITTING. CONTRACTOR'S REVIEW SHALL CHECK FOR COMPLETENESS/COMPLIANCE WITH CONTRACT DOCUMENTS.

3. SHOP DRAWINGS ARE REVIEWED BY ENGINEER ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR. SHOP DRAWINGS DO NOT SUPERSEDE OR REPLACE THE CONTRACT DRAWINGS OR SPECIFICATIONS. CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DRAWINGS AND/OR SPECIFICATIONS WILL NOT BE ACCEPTED VIA SHOP DRAWING REVIEW. ALL SUCH MODIFICATIONS SHALL BE SUBMITTED SEPARATELY FOR ENGINEER'S REVIEW.

4. PREFABRICATED COMPONENTS, SPECIALTY ITEMS, OR DESIGN-BUILD ELEMENTS NOTED ON THE STRUCTURAL DRAWINGS, BUT WHICH REQUIRE THE MFR. OR SUPPLIER TO PROVIDE THE DESIGN, SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW AS A DEFERRED SUBMITTAL. DEFERRED SUBMITTALS REQ'D. BY THE STRUCTURAL ENGINEER OF RECORD SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

   CONCRETE MIX DESIGNS
   MASONRY GROUT AND MORTAR MIX DESIGNS
   STAIRS, HANDRAILS, GUARDRAILS, AND THEIR COMPONENTS
   STRUCTURAL PRECAST CONCRETE

5. DEFERRED SUBMITTALS SHALL INCLUDE CALCULATIONS AND DRAWINGS PREPARED AND STAMPED BY AN APPROPRIATELY LICENSED ENGINEER (SPECIALTY ENGINEER) SHOWING LOCATION AND MAGNITUDE OF LOADS, CONFIGURATION AND SIZE OF MEMBERS, AND COMPATIBILITY OF SUBMITTAL ITEM WITH THE PRIMARY STRUCTURAL SYSTEM.

6. THE PURPOSE OF THE STRUCTURAL ENGINEER'S REVIEW OF DEFERRED SUBMITTALS SHALL BE LIMITED TO DETERMINING THAT THE DRAWINGS AND CALCULATIONS HAVE BEEN PROPERLY SEALED, THAT THE LOAD CRITERIA IS IN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND WITH THE REFERENCED BUILDING CODE, THAT CONNECTIONS TO THE PRIMARY STRUCTURE ARE COMPATIBLE WITH THE PRIMARY DESIGN, AND THAT THE PRIMARY STRUCTURE IS CAPABLE OF SUPPORTING THE IMPOSED LOADS.

7. THE STRUCTURAL ENGINEER WILL RELY UPON THE SPECIALTY ENGINEER'S SEAL AS CERTIFICATION THAT THE ITEMS DESIGNED BY THE SPECIALTY ENGINEER COMPLY WITH THE CRITERIA SET FORTH IN THE CONTRACT DOCUMENTS AND APPLICABLE CODES AND STANDARDS. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ADEQUACY OF DESIGNS PROVIDED BY OTHERS.

8. FOR ALL SUBMITTALS, ANY CORRECTIONS NOTED WILL BE MARKED ON ONE (1) COPY SET ONLY AND RETURNED. ADDITIONAL COPIES OF ANY SUBMITTAL WILL BE RETURNED UNMARKED. CONTRACTOR SHALL BE RESPONSIBLE FOR REPRODUCING ENGINEER'S CORRECTIONS ON ADDITIONAL COPIES REQ'D. ONE COPY SET MAY BE RETAINED FOR THE ENGINEER'S RECORDS. ALLOW FIVE (5) TO TEN (10) WORKING DAYS FOR THE ENGINEER'S REVIEW.

9. REFER TO APPLICABLE G.S.N. SECTIONS FOR FURTHER REQUIREMENTS SPECIFIC TO INDIVIDUAL SUBMITTALS.

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GENERAL STRUCTURAL NOTES (CONT'D) - BLDG 2 4

Project Status

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ

Registered Professional Engineer (Civil) CERTIFICATE NO. 47580 PAUL KRIZAN Date Signed 04/27/2023 ARIZONA, U.S.A.

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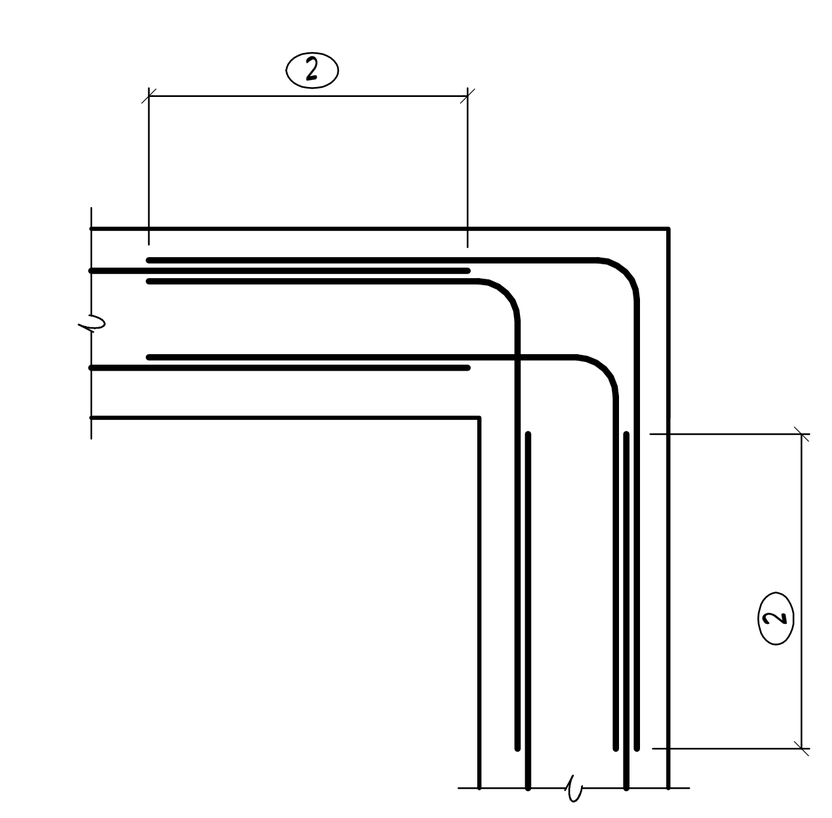
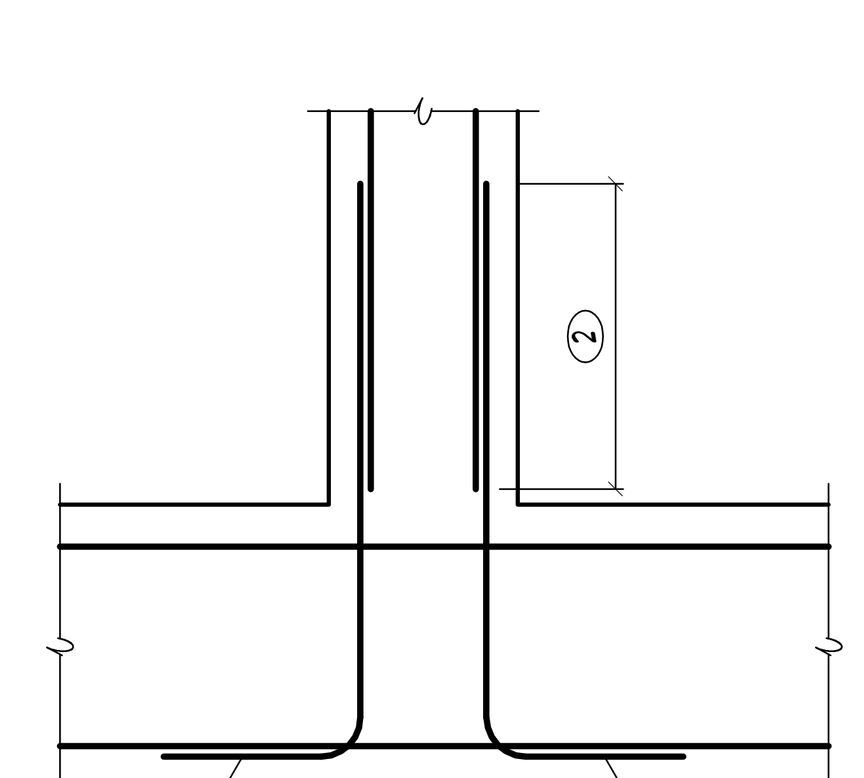
1. HOOKED DOWEL TO MATCH GRADE BEAM REINFORCING
2. LAP LENGTH PER SCHEDULE, TYP.



A GRADE BEAM CORNER - PLAN VIEW

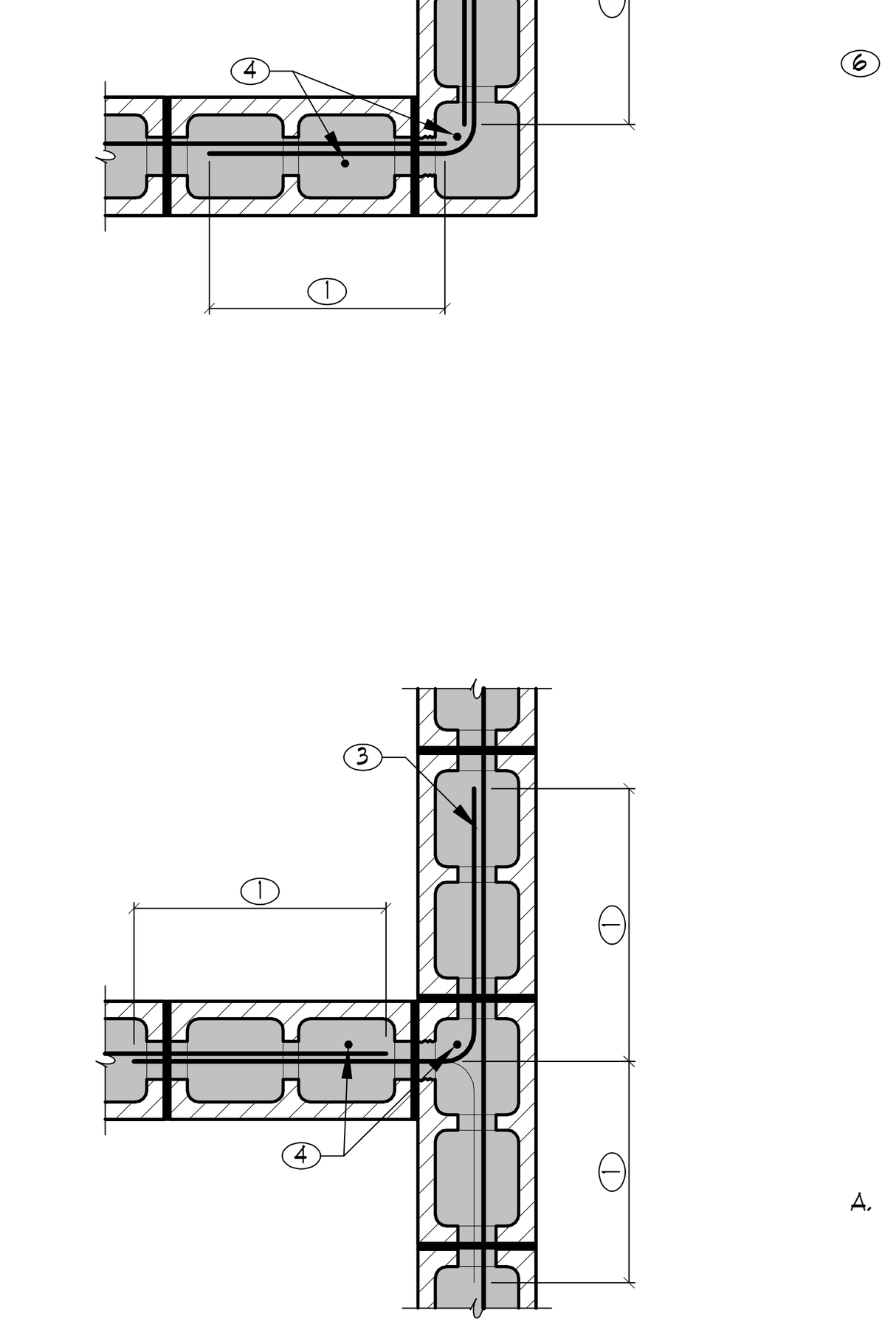


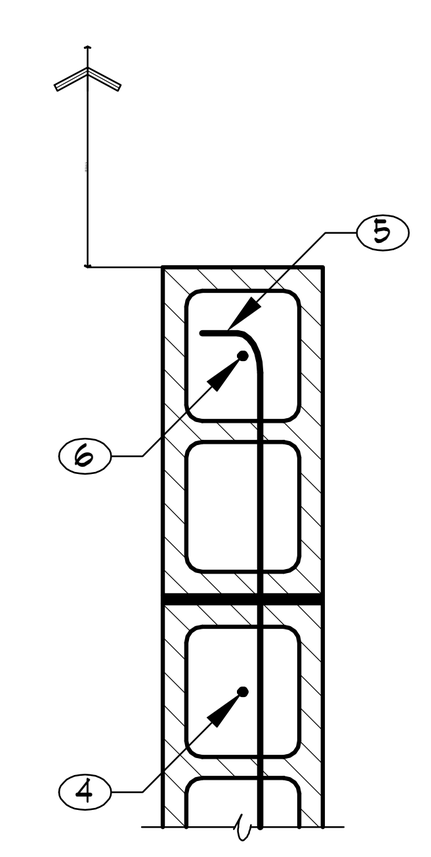
B GRADE BEAM INTERSECTION - PLAN VIEW

09 REINFORCEMENT AT GRADE BEAMS/FOOTINGS

20-170759 NO SCALE

1. LENGTH PER TYPICAL REBAR LAP SCHEDULE
2. BENT REBAR SIZE TO MATCH HORIZ. WALL REINF.
3. BENT REBAR SIZE TO MATCH HORIZ. WALL REINF. ALTERNATE DIRECTIONS
4. VERTICAL REINF. PER GSN
5. STANDARD HOOK OR OPTIONAL 180° HOOK AT EACH END OF HORIZONTAL BARS. PLACE HOOK VERTICALLY OR INCLINED AS REQ'D.
6. JAMB REINF. PER PLAN OR G.S.N. AS OCCURS



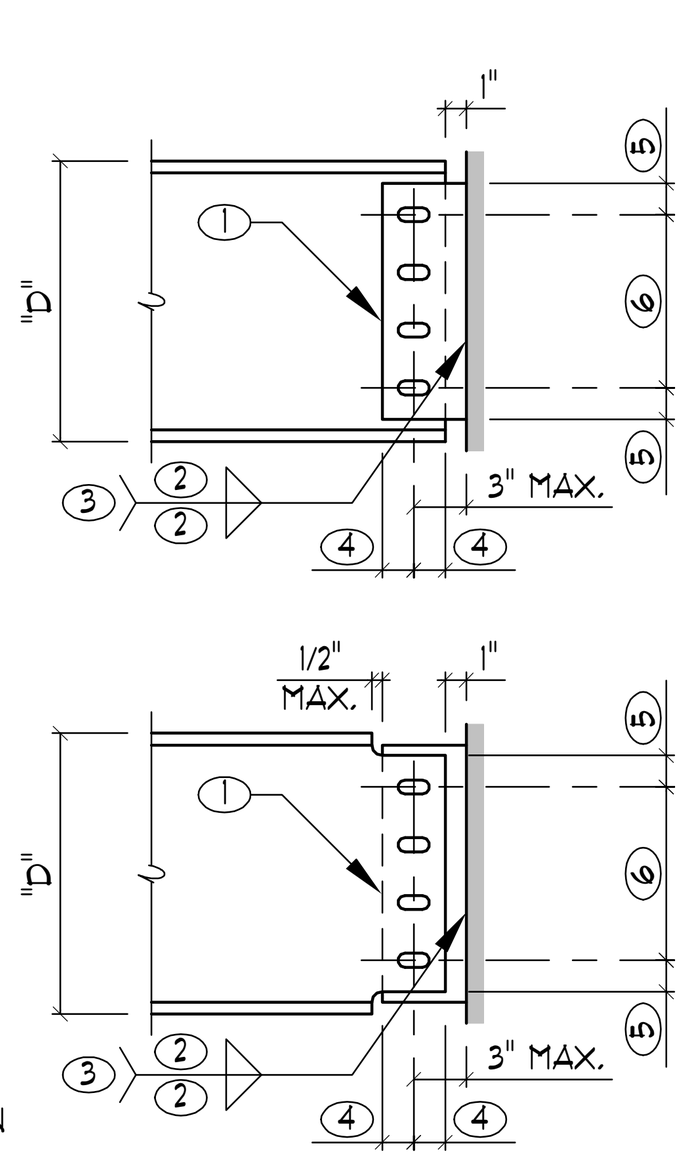


A. WHERE WALL HORIZ. REINF. ARE AT DIFFERENT ELEVATIONS FROM EACH OTHER PROVIDE BENT BAR IN SOLID-GROUTED CELLS AT EACH HORIZ. BAR SIM. TO THIS DETAIL

10 TYPICAL MASONRY WALL INTERSECTION AND OPENINGS

M01-17 080304 NO SCALE

NOMINAL BEAM DEPTH "D"	NUMBER OF BOLTS	BOLT DIA.	SHEAR PLATE THICKNESS	WELD SIZE
UP TO 7"	2	3/4"	1/4"	3/16"
8" TO 10"	2	3/4"	1/4"	3/16"
12" TO 14"	3	3/4"	3/8"	1/4"
16"	4	3/4"	3/8"	1/4"
18"	5	3/4"	3/8"	1/4"
21"	6	3/4"	3/8"	1/4"
24"	6	1"	1/2"	5/16"
27"	7	1"	1/2"	5/16"
30"	8	1"	9/16"	3/8"
33"	9	1"	9/16"	3/8"
36"	10	1"	9/16"	3/8"
40"	11	1"	9/16"	3/8"



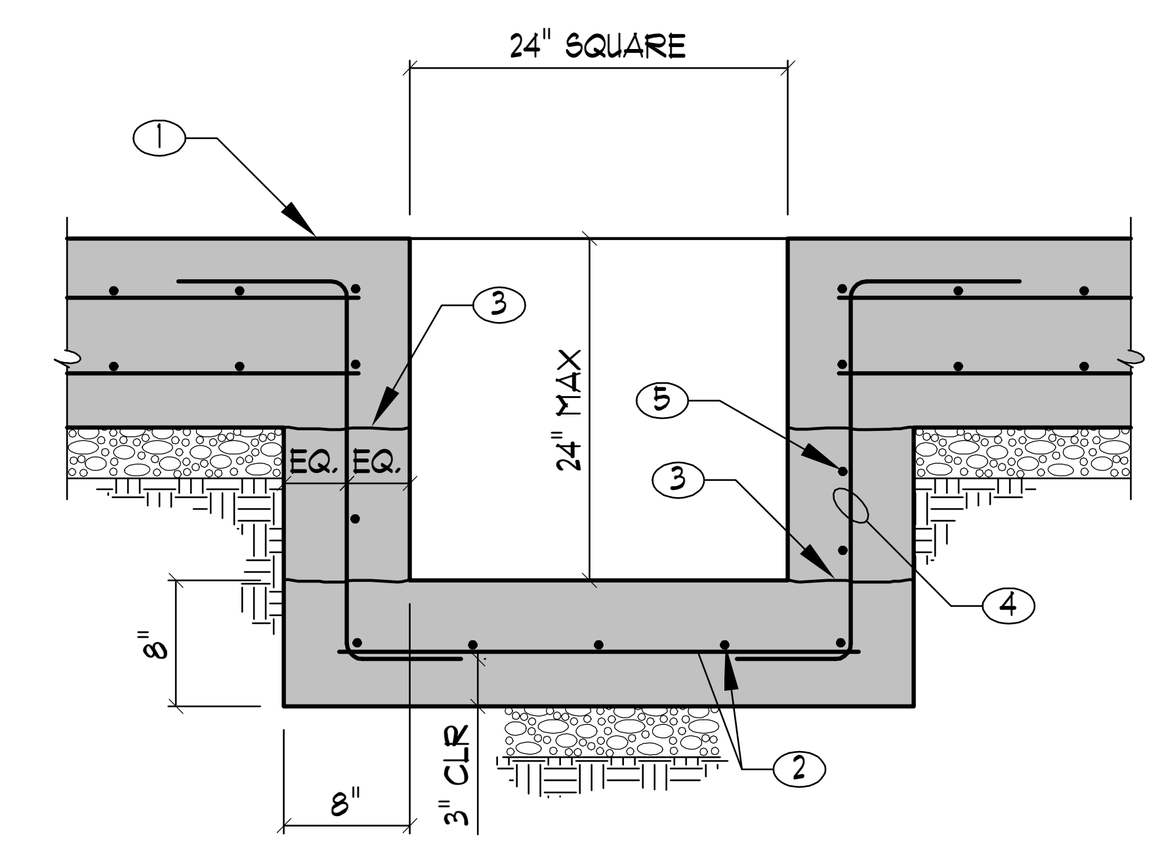
1. SHEAR PLATE THICKNESS AND BOLTS PER SCHEDULE
2. WELD SIZE PER SCHEDULE
3. DO NOT RETURN FILLET WELDS ACROSS TOP AND BOTTOM EDGES OF SHEAR PLATE
4. 2 x BOLT DIA.
5. AISC MIN. EDGE DISTANCE
6. HORIZ. SHORT-SLOTTED HOLES PER AISC 360 AT 3" o.c. MIN. IN EITHER BEAM OR SHEAR PLATE U.N.O. ON DETAILS. STANDARD ROUND HOLES IN MATING PIECE

A. SEE G.S.N. FOR BOLT SPECS.

11 TYPICAL SHEAR PLATE CONNECTION SCHEDULE

11-192422 NO SCALE

1. SLAB AND REINFORCING PER PLAN
2. #4 AT 12" o.c. E.W. BOTTOM
3. ROUGHENED CONSTRUCTION JOINT OR KEY
4. #4 DOWEL AT 12" o.c.
5. #4 HORIZ. AT 12" o.c.



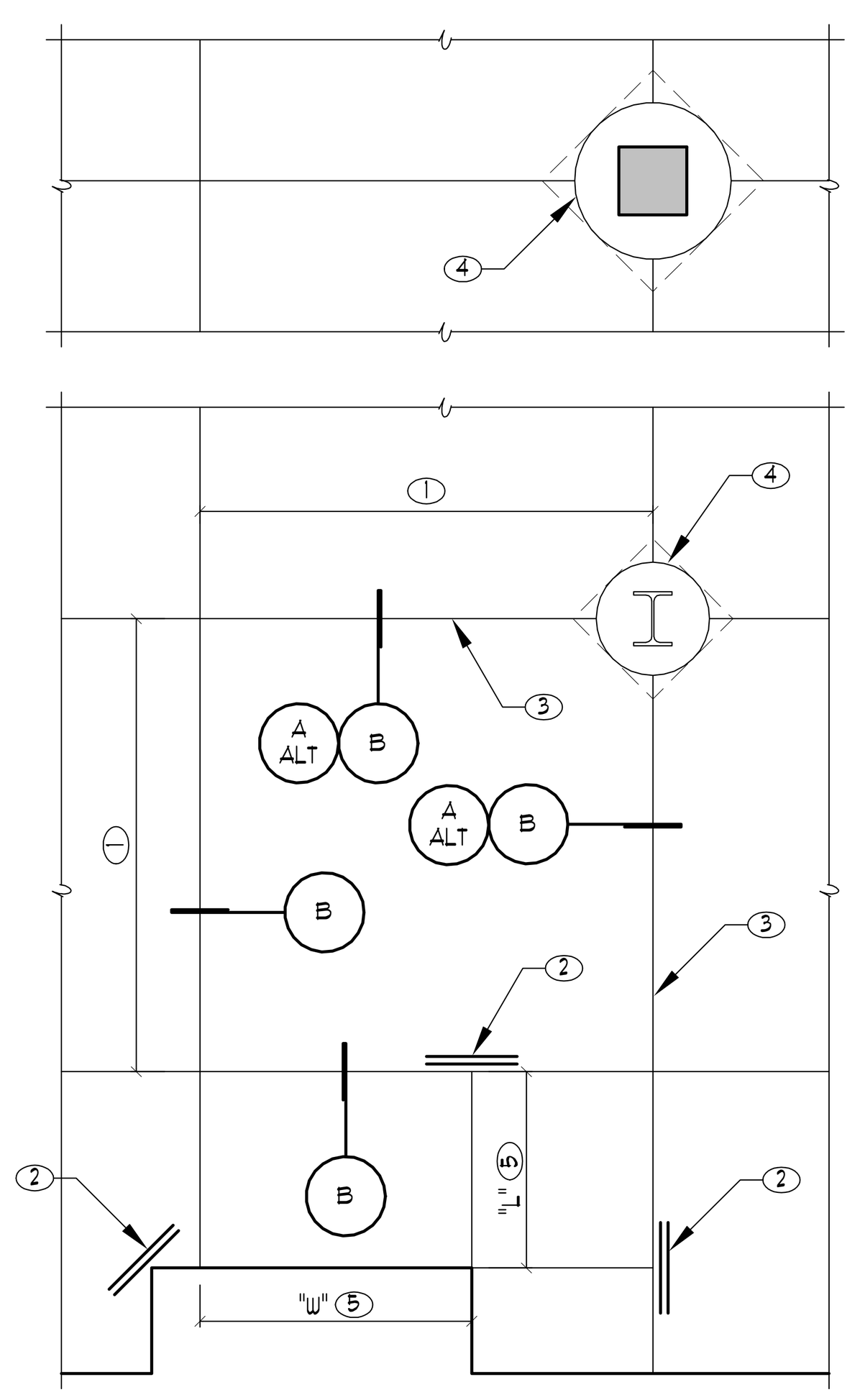
06 SUMP PIT DETAIL

06-192422 070914 NO SCALE

A. TOOLED JOINT OF EQUIVALENT DEPTH MAY BE USED IN LIEU OF SAW-CUT JOINT
B. AS AN ALTERNATE TO DIAMOND DOWELS, RECTANGULAR PLATE DOWELS CAN BE USED IF APPROVED BY OWNER

SLAB THICKNESS	JOINT SPACING SCHEDULE: DOWEL DIMENSIONS – DIAMOND PLATE	REBAR	MAX. o.c. SPACING – DIAMOND	REBAR
4" TO 6"	1/4" x 4 1/2" x 4 1/2"	#3 x 36"	24"	24"
7" TO 8"	3/8" x 4 1/2" x 4 1/2"	#3 x 36"	24"	24"

*DIAMOND DOWEL AND REBAR ARE ALTERNATED SO THAT THERE IS A DOWEL/REBAR EVERY 12" o.c.

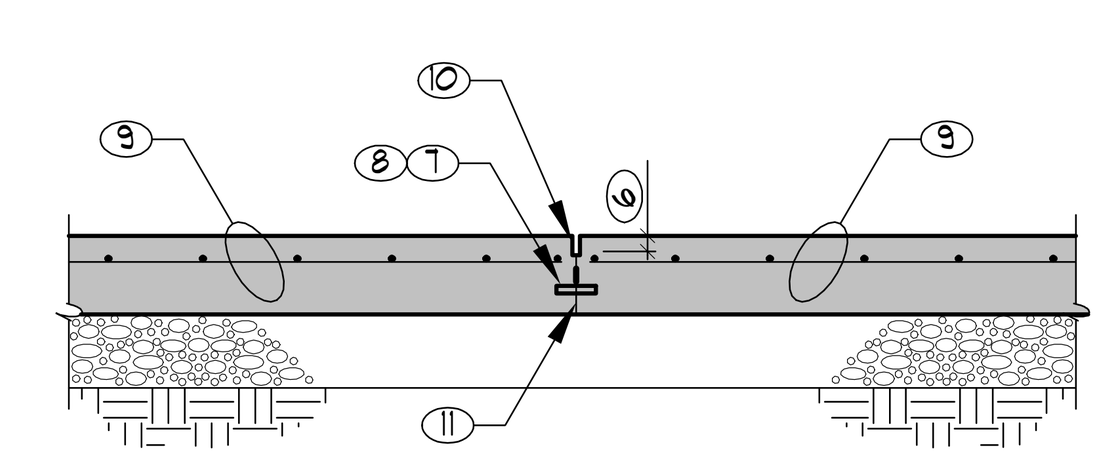


TYPICAL JOINT LAYOUT

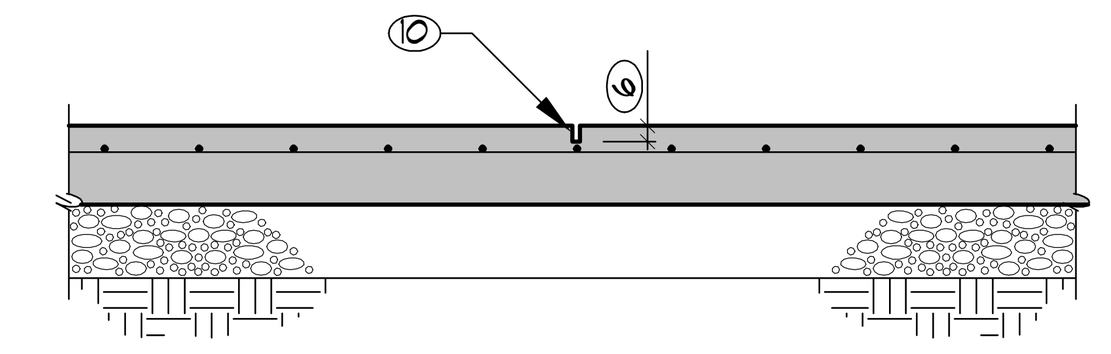
1. JOINTS TO BE EQUALLY SPACED BETWEEN COLUMN LINES EACH DIRECTION NOT TO EXCEED MAX. SPACING PER SCHEDULE

JOINT SPACING SCHEDULE: SLAB THICKNESS	MAX. SPACING
4"	11'
5"	13'
6"	14'
7"	15'
8"	17'

2. PLACE (2) #4 x 48" BARS AT MID-HEIGHT OF SLAB ADJACENT TO ALL DISCONTINUOUS JOINT LOCATIONS. CENTER ON JOINT
3. ALIGN JOINT IN EACH DIRECTION w/ COLUMN, TYP. AT INTERIOR COLUMNS. AT EDGE COLUMNS, ALIGN JOINT IN DIRECTION PERPENDICULAR TO SLAB EDGE
4. COLUMN ISOLATION JOINT PER TYPICAL DETAIL
5. WHERE JOINT SECTIONS ARE RECTANGULAR, WIDTH "W" SHALL NOT EXCEED 1. 5 TIMES LENGTH "L"
6. DEPTH EQUAL TO 1/5 SLAB THICKNESS
7. DIAMOND PLATE DOWEL (PER G.S.N.) ALTERNATED w/ REBAR w/ SIZE AND SPACING PER SCHEDULE. CENTER ACROSS CONSTRUCTION JOINT AT MID-HEIGHT OF SLAB. FOR DIAMOND DOWELS, INSTALL DOWELS AND CLIPS PER MFR'S RECOMMENDATIONS
8. DOWELS AND REBAR SHALL BE PERPENDICULAR TO CONSTRUCTION JOINT AND PLACED 6" CLR. MIN. (DIAMOND PLATE) OR 12" CLR. MIN. (REBAR) FROM JOINT INTERSECTIONS. MFR'S PRODUCT SHALL BE USED TO MAINTAIN ALIGNMENT OF DOWELS WHILE CONCRETE IS POURED (USE DOWEL ALIGNERS AT CONSTRUCTION JOINTS)
9. STOP SLAB REINF. (AS OCCURS) EACH SIDE OF CONSTRUCTION JOINT. SUPPORT OF TYP. SLAB REINF. SHALL BE INDEPENDENT FROM DOWELS
10. SAW-CUT CONTRACTION JOINT. SAW CUT SHALL BE MADE w/ AN EARLY ENTRY SAW SOON ENOUGH TO PREVENT SHRINKAGE CRACKING, BUT NOT SO SOON AS TO CAUSE SPALLING
11. CONSTRUCTION JOINT NEED ONLY OCCUR AT EXPOSED EDGES OF DISCONTINUOUS SLAB PLACEMENT U.N.O. APPLY BOND BREAKER TO JOINT PRIOR TO SECOND POUR (DO NOT ROUGHEN JOINT). IF CONSTRUCTION JOINT IS TO BE FILLED, TOOL TOP EDGE TO 1/8" MAX. RADIUS AND SAW CUT JOINT TO A DEPTH OF 1"



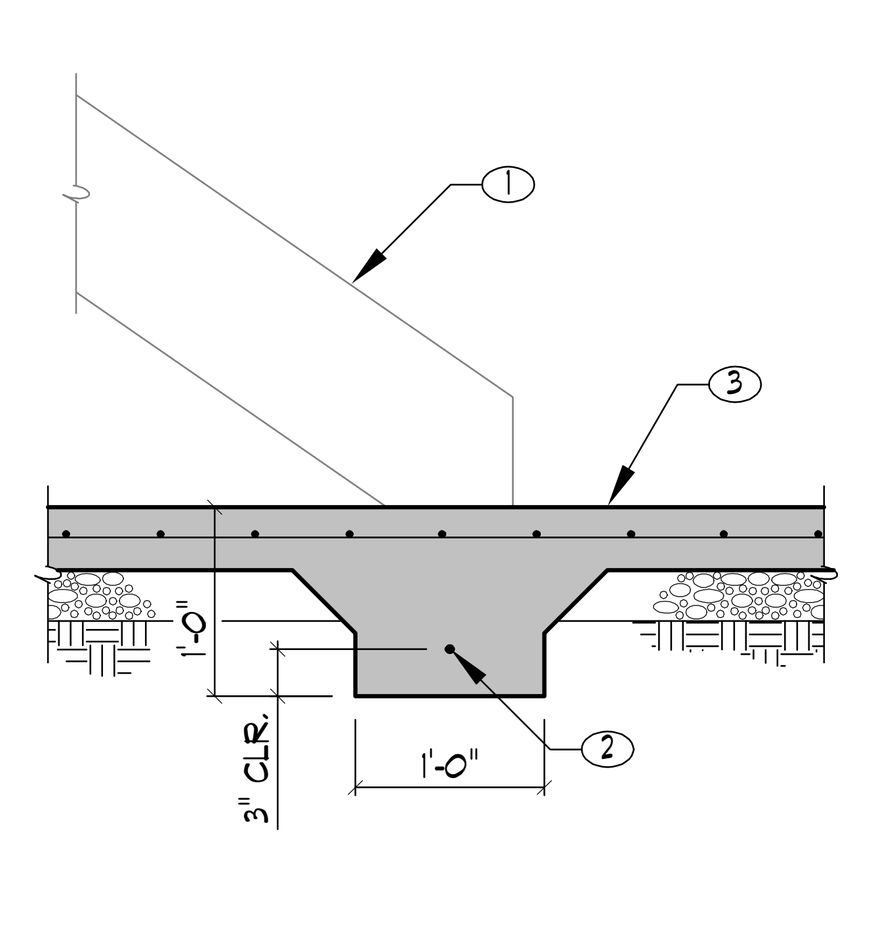
A DOWELED CONSTRUCTION JOINT



B SAW-CUT CONTRACTION JOINT

07 TYPICAL CONSTRUCTION AND CONTRACTION JOINTS IN SLAB ON GRADE

F01-35 200507 NO SCALE



1. STAIR STRINGER BY OTHERS
2. (2) #5 BAR CONTINUOUS TOP AND BOTTOM
3. CONCRETE SLAB AS OCCURS

08 THICKENED SLAB AT STAIR

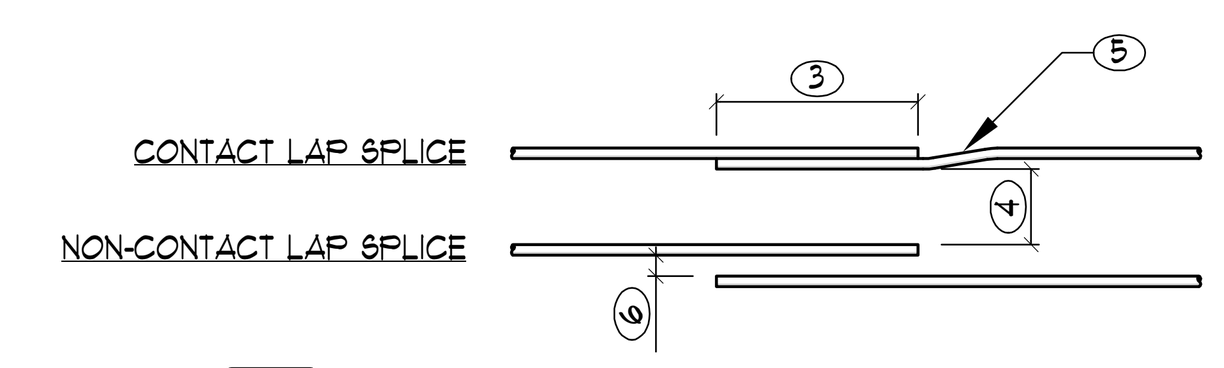
08-192422 NO SCALE

4. CLR. DISTANCE BETWEEN ADJACENT BARS OR SPLICES TO BE USED IN DETERMINING APPLICABLE LAP LENGTH FROM SCHEDULE
5. OPTIONAL OFFSET. SEE STANDARD REBAR BEND DETAILS FOR OFFSET REQUIREMENTS
6. FOR NON-CONTACT LAP SPLICES, MIN. CLR. DISTANCE BETWEEN SPLICED BARS SHALL BE PER G.S.N. MAX. CLR. DISTANCE SHALL BE 1/5 THE TABULATED LAP LENGTH OR (6" - "db"), WHICHEVER IS LESS, WHERE "db" = BAR DIA.

1. TOP BARS ARE HORIZ. BARS PLACED SUCH THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN MEMBER BELOW SPLICE
2. CASES 1 AND 2: BARS w/ CLR. COVER AND CLR. SPACING GREATER THAN OR EQUAL TO MIN. VALUES SHOWN

   CASE 3: BARS w/ CLR. COVER AND CLR. SPACING NOT MEETING CRITERIA FOR CASE 1 OR 2
3. LAP SPLICE LENGTH PER SCHEDULE

BAR SIZE	CASE (2)	MIN. CLR. COVER	MIN. CLR. SPACING	REBAR LAP LENGTH (1) f'c = 4500 PSI: TOP BARS	OTHER BARS
#3	1	3/4	1 1/2	16	16
	2	3/8	3/4	23	18
	3	-	-	-	-
#4	1	1	2	19	16
	2	1/2	1	31	24
	3	-	-	-	-
#5	1	1 1/4	2 1/2	23	18
	2	5/8	1 1/4	38	30
	3	-	-	57	44
#6	1	1 1/2	3	28	21
	2	3/4	1 1/2	46	35
	3	-	-	69	53
#7	1	1 3/4	3 1/2	40	31
	2	7/8	1 3/4	67	51
	3	-	-	100	77
#8	1	2	4	46	35
	2	1	2	76	59
	3	-	-	114	88
#9	1	2 1/2	4 3/4	52	40
	2	1 1/4	2 1/2	86	66
	3	-	-	128	99
#10	1	2 3/4	5 1/4	58	45
	2	1 1/2	2 3/4	96	74
	3	-	-	144	111
#11	1	3	5 3/4	64	50
	2	1 1/2	3	107	82
	3	-	-	160	123



A TYPICAL LAP SPLICES

A. ALL TABULATED VALUES ARE IN UNITS OF INCHES U.N.O.
B. AT CONTRACTOR'S OPTION, MECHANICAL SPLICE COUPLERS PER G.S.N. MAY BE USED IN LIEU OF LAP SPLICES
C. CONCRETE STRENGTHS AND MIN. CLR. COVER / CLR. SPACING DISTANCES SHOWN ARE FOR SCHEDULING PURPOSES ONLY. SEE G.S.N. FOR ACTUAL CONCRETE SPECIFICATIONS AND MIN. CLR. COVER / CLR. SPACING REQUIREMENTS
D. WHERE BARS OF UNEQUAL SIZE LAP ONE ANOTHER, USE TABULATED LAP LENGTH FOR SMALLER BAR U.N.O.
E. SCHEDULED VALUES ARE BASED ON CLASS "B" TENSION LAP SPLICES U.N.O., NORMAL WT. CONCRETE, AND UNCOATED GRADE 60 REINF. FOR OTHER CONDITIONS NOTED BELOW, MODIFY TABULATED VALUES AS INDICATED:
   - E.1. FOR DEVELOPMENT LENGTH AND CLASS "A" LAP SPLICES, WHERE SPECIFICALLY NOTED ON PLANS OR DETAILS, DIVIDE TABULATED VALUES BY 1. 3. CLASS "A" SPLICES SHALL BE LOCATED SUCH THAT NO MORE THAN 1/2 OF THE TOTAL REINF. IS LAPPED WITHIN THE REQUIRED LAP LENGTH
   - E.2. FOR LIGHTWEIGHT CONCRETE, MULTIPLY TABULATED VALUES BY 1. 3
   - E.3. FOR EPOXY COATED REBAR, MULTIPLY TABULATED VALUES BY 1. 5

03 TYPICAL REBAR LAP SCHEDULE (CONCRETE)

03-192422 080227 NO SCALE

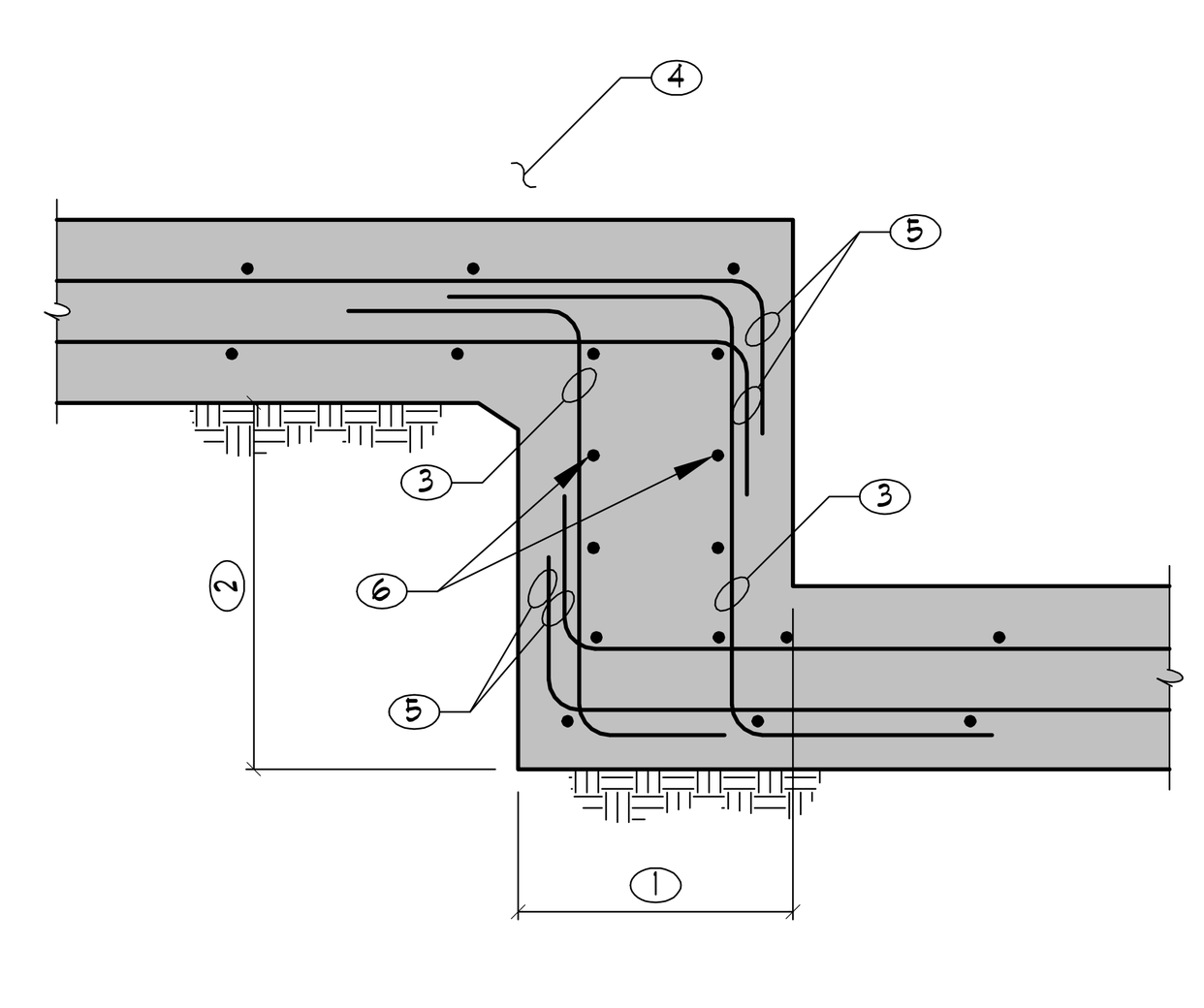
BAR SIZE	REBAR LAP LENGTH: CASE 1 (1)	CASE 2 (2)
#2	18	12
#3	27	18
#4	36	24
#5	45	30
#6	54	36
#7	63	42
#8	72	48
#9	82	55
#10	(3)	(3)
#11	(3)	(3)

1. HORIZ. REINF. IN LINTELS, BOND BEAMS AT FLOOR AND ROOF LEVELS, AND ALL WALL VERT. REINF.
2. ALL OTHER MASONRY REINF.
3. MECHANICAL SPLICE COUPLER PER G.S.N. REQ'D.

A. ALL TABULATED VALUES ARE IN UNITS OF INCHES U.N.O.
B. AT CONTACTOR'S OPTION, MECHANICAL SPLICE COUPLERS PER G.S.N. MAY BE USED IN LIEU OF LAP SPLICES FOR #9 BARS AND SMALLER
C. BAR DEVELOPMENT LENGTH, WHERE NOTED ON PLANS OR DETAILS, SHALL BE EQUAL TO TABULATED LAP LENGTH
D. SCHEDULED VALUES ARE BASED ON UNCOATED REINF. FOR EPOXY COATED REBAR, MULTIPLY TABULATED VALUES BY 1. 5

04 TYPICAL REBAR LAP SCHEDULE (MASONRY)

SCH02-06 080227 NO SCALE



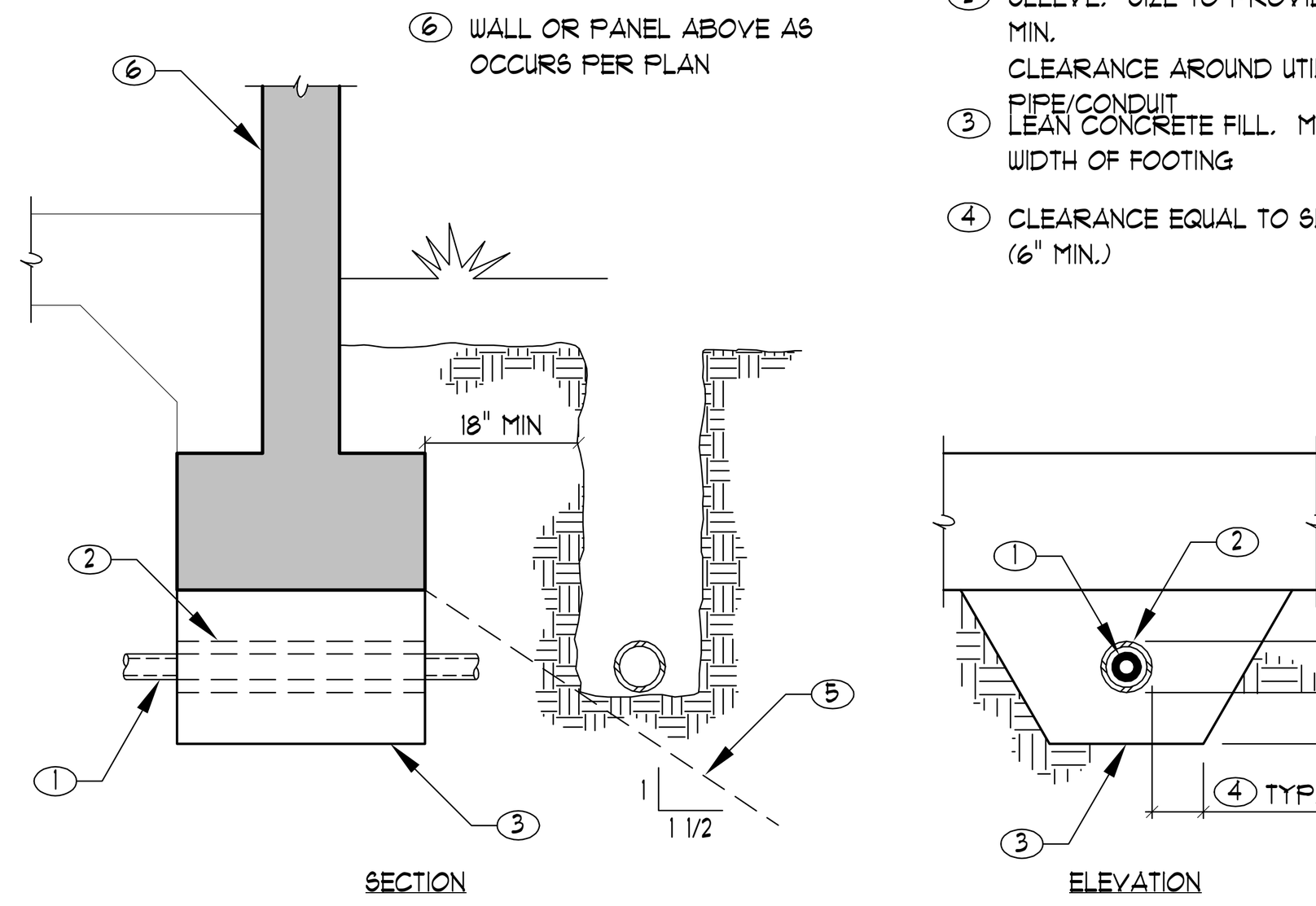
1. WIDTH EQUAL TO FOOTING THICKNESS OR 18", WHICHEVER IS GREATER
2. WHERE STEP EXCEEDS 48", USE MULTIPLE STEPS
3. REINFORCING AT STEP TO MATCH AND LAP WITH LONGITUDINAL FOOTING BARS
4. WALL ABOVE AS OCCURS NOT SHOWN FOR CLARITY
5. HOOK ENDS
6. REINFORCING AT STEP TO MATCH TRANSVERSE FOOTING BARS

05 TYPICAL STEPPED FOOTING

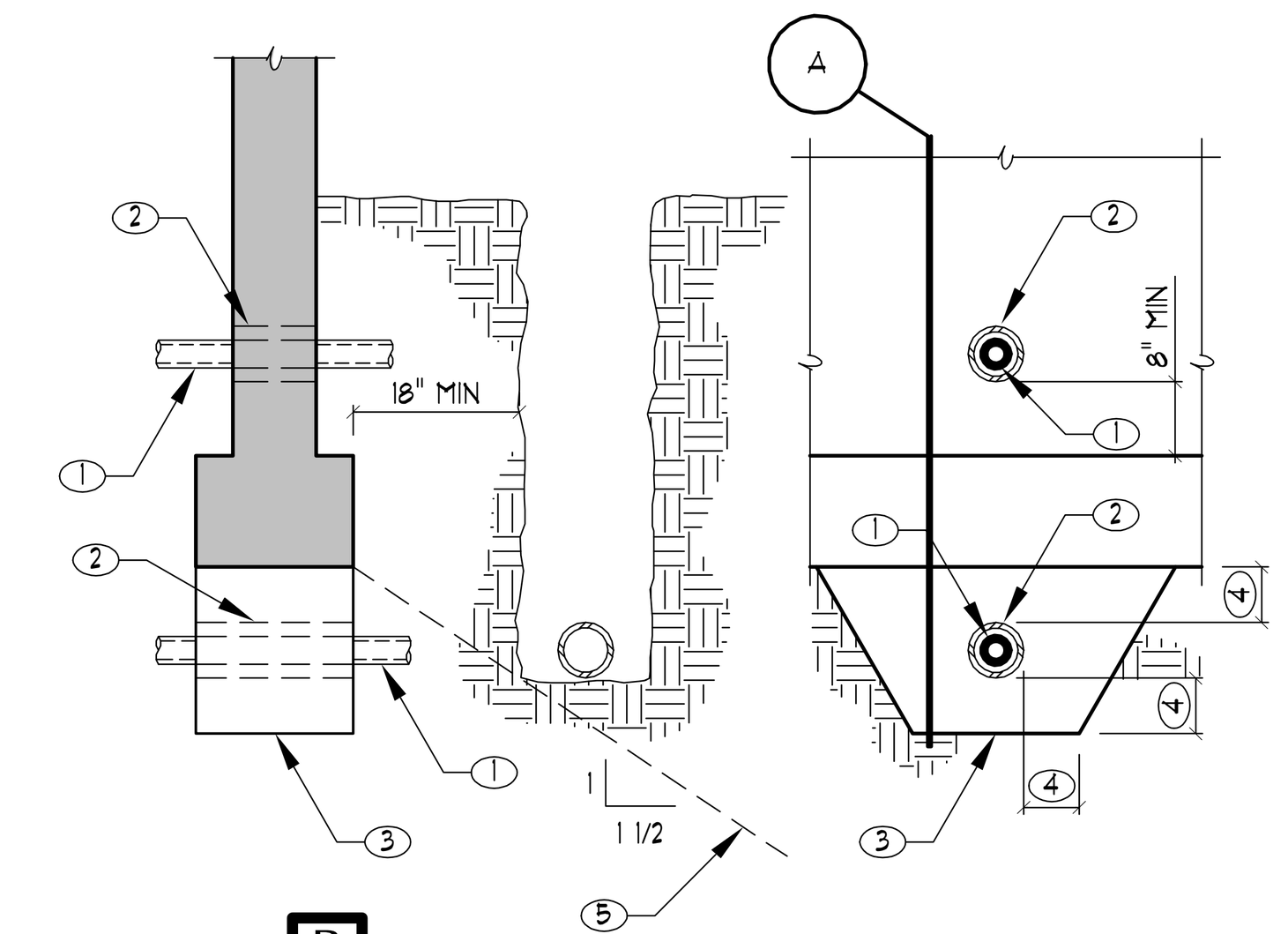
04-141480 NO SCALE

5. NO TRENCH EXCAVATION ALLOWED BELOW THIS LINE
6. WALL OR PANEL ABOVE AS OCCURS PER PLAN

1. PIPE/CONDUIT
2. SLEEVE. SIZE TO PROVIDE 1/2" MIN. CLEARANCE AROUND UTILITY PIPE/CONDUIT
3. LEAN CONCRETE FILL. MATCH WIDTH OF FOOTING
4. CLEARANCE EQUAL TO SLEEVE DIA. (6" MIN.)



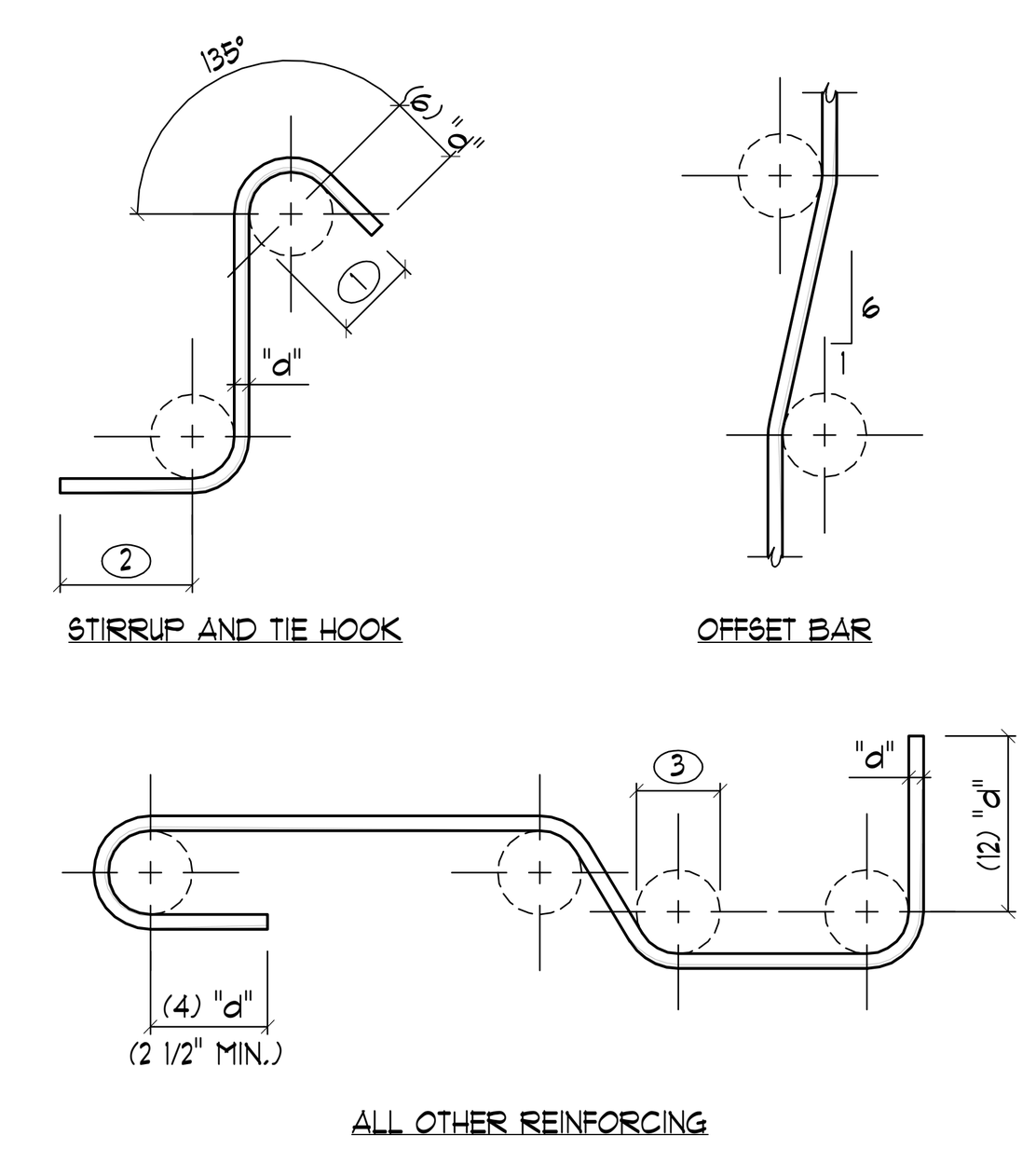
A SECTION



B SECTION

01 PIPE/CONDUIT AT CONTINUOUS FOOTING

01-181388 NO SCALE



1. MINIMUM FINISHED BEND DIA. FOR STIRRUPS AND TIES ONLY (4) "d" FOR #5 BAR AND SMALLER, (6) "d" FOR #6 THRU #8. TYPICAL
2. (6) "d" FOR #5 AND SMALLER (12) "d" FOR #6 THRU #8
3. MINIMUM FINISHED BEND DIA. FOR ALL REINFORCING EXCEPT STIRRUPS AND TIES (6) "d" UP TO #8 BAR, (8) "d" FOR #9 THRU #11, (12) "d" FOR #14 AND #18.

A. "d" = BAR DIA.
B. ALL REINFORCEMENT SHALL BE BENT COLD UNLESS NOTED OTHERWISE ON PLANS OR DETAILS
C. REINFORCING PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT UNLESS SPECIFICALLY NOTED ON PLANS OR DETAILS

02 STANDARD REBAR BEND DETAILS

C01-01 091104 NO SCALE

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1125 N. 3RD ST.
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TYPICAL DETAILS - BLDG 2 (4)

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MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ

Registered Professional Engineer (Civil) CERTIFICATE NO. 47580 PAUL KRIZAN Date Signed 04/27/2023 ARIZONA, U.S.A.

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DATE: 01/12/2022
JOB No: 21011
SHEET: SG003

21011

BIM 360://2091 The Moreland/Deck Park Vista Redevelopment_Garage_Struct.rvt
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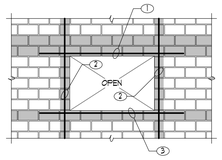
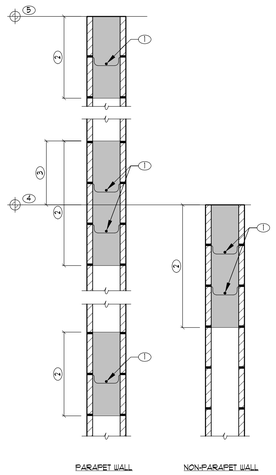


1. LINTEL PER PLAN, SCHEDULE, OR G.S.N. EXTEND 24" MIN. PAST EDGE OF OPENING
2. JAMB PER PLAN, SCHEDULE, OR G.S.N.
3. SILL PER G.S.N. EXTEND 24" MIN. PAST EDGE OF OPENING

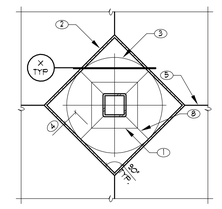
A. BEND HORIZONTAL BARS AT INTERFERENCE AT CORNERS AS OCCURS

17 TYPICAL OPENING IN MASONRY WALL
11-20842 NO SCALE

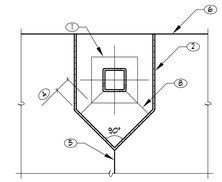


1. HORIZONTAL REINFORCING PER PLAN OR G.S.N.
2. GROUT DEPTH PER PLAN OR G.S.N. CENTER REINFORCING AT APPROXIMATE CENTER OF GROUT
3. GROUT 8" MIN. ABOVE ELEVATED FLOOR OR ROOF LINE
4. ELEVATED FLOOR OR ROOF LINE
5. TOP OF PARAPET

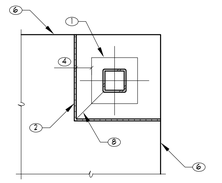
18 TYPICAL HORIZONTAL REINFORCING
08-20842 NO SCALE



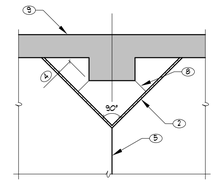
A AT INTERIOR COLUMN



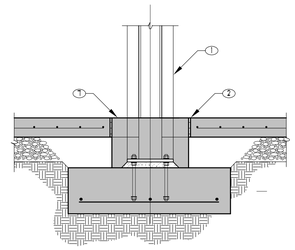
B AT EDGE COLUMN



C AT CORNER COLUMN



D AT THICKENED PILASTER



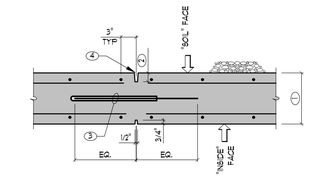
X SECTION

1. EDGE OF STEEL BASE PLATE OR FACE OF CONCRETE COLUMN AS OCCURS, TYP.
2. COLUMN ISOLATION JOINT W/ PREFORMED JOINT FILLER. FILL TOP OF JOINT W/ ELASTOMERIC JOINT SEALANT AS REQ'D. PER ARCH'L.
3. ISOLATION JOINT MAY BE CIRCULAR IN LIEU OF DIAMOND AND RECTANGULAR SHAPES SHOWN, TYP. AT INTERIOR, EDGE, AND CORNER COLUMNS
4. 4" MIN. CLR., TYP.
5. CONSTRUCTION JOINT OR CONTROL JOINT PER "TYPICAL CONTROL JOINTS IN SLAB ON GRADE" DETAIL, TYP.
6. SLAB EDGE
7. PLACE CLOSURE POUR AFTER COMPLETION OF STRUCTURAL FRAMING ABOVE (i.e., ELEVATED FLOOR/ ROOF FRAMING, ELEVATED SLABS AND DECKS, ETC.)
8. WHERE SLAB ON GRADE IS TO BE EXPOSED, PROVIDE TOOLED OR SAW-CUT JOINT IN CLOSURE POUR AT CORNERS OF COLUMN WHERE SHOWN. JOINT DEPTH SHALL BE 1/4 TYP. SLAB THICKNESS
9. CONCRETE OR MASONRY WALL

A. SEE APPLICABLE FOUNDATION DETAILS FOR COLUMN TO FOOTING CONNECTIONS

B. STEEL COLUMN SHOWN IS SCHEMATIC ONLY. SEE PLAN AND APPLICABLE COLUMN SCHEDULE FOR ACTUAL COLUMN MATERIAL, SECTION, ETC.

14 TYPICAL COLUMN ISOLATION JOINTS - PLAN
F01-29 080808 NO SCALE

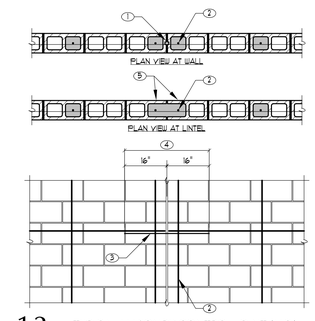


1. WALL THICKNESS, "T", PER CONCRETE WALL SCHEDULE
2. GROOVE DEPTH = ("T"/4 - 3/4"), WHERE "T" IS MEASURED IN INCHES
3. 3/4" DIA. x 24" LONG SMOOTH DOUEL SPACED VERTICALLY AT 18" o.c. MAX. CENTER DOUEL IN THICKNESS BETWEEN GROOVES. GREASE OR WRAP 2/3 MIN. OF DOUEL LENGTH TO PREVENT BOND TO CONCRETE
4. SEAL JOINT PER ARCH'L. OR SPECS., TYP. EACH FACE

A. TYP. HORIZ. REINF. SHALL BE TERMINATED EACH SIDE OF JOINT AS SHOWN. SEE CONCRETE WALL SCHEDULE OR WALL ELEVATIONS FOR TYP. WALL REINF.

B. SEE PLAN NOTES FOR MAX. SPACING OF CONTRACTION JOINTS

12 TYPICAL CONTRACTION JOINT AT CONCRETE WALL - PLAN
EFFECTIVENAME 070814 NO SCALE



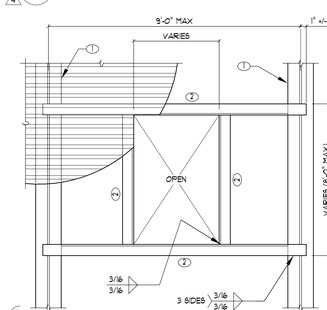
1. FILLER MATERIAL PER ARCH'L
2. VERTICAL REINFORCING EACH SIDE OF C.J.
3. 1/2" DIA. x 32" LONG SMOOTH ROD AT EACH HORIZONTAL REINFORCING BAR. GREASE BOTH ENDS
4. STOP TYPICAL HORIZONTAL REINFORCING AT CONTROL JOINTS. ONLY HORIZONTAL REINFORCING AT THE FLOOR LINE, ROOF LINE AND TOP OF WALL TO RUN THROUGH THE CONTROL JOINT
5. OPEN END BLOCK BACK TO BACK

A. LOCATE CONTROL JOINTS WHERE SHOWN ON PLAN. WHERE NOT SPECIFICALLY NOTED ON PLAN, LOCATE AT 24'-0" MAX. o.c. VERIFY LOCATION COMPATIBILITY WITH ARCH'L. PRIOR TO PLACEMENT

B. CONTROL JOINTS IN LINTELS SHALL BE LOCATED AT MID-SPAN U.N.O. LINTEL REINFORCING AT BOTTOM OF LINTEL TO BE CONTINUOUS THROUGH CONTROL JOINT

13 TYPICAL MASONRY CONTROL JOINT (MCJ)
M01-01 181204 NO SCALE

15 STRINGER AT CONCRETE SLAB
03-180511 NO SCALE



1. STEEL BEAM PER PLAN
2. STEEL ANGLE PER SCHEDULE BELOW. COPE VERTICAL LEG AT STEEL BEAM

ANGLE LENGTH	ANGLE SIZE
UP TO 6'-0"	L3x3x1/4
6'-1" TO 8'-0"	L4x3x1/4 (L.L.V.)
8'-1" TO 9'-4"	L5x3x1/4 (L.L.V.)

A. VERIFY LOCATION AND SIZE OF OPENING w/ ARCH'L. AND MECH.

B. FOR SMALL OPENINGS, SEE TYPICAL SMALL OPENING IN ROOF DECK DETAIL

C. STEEL ANGLES MAY BE OMITTED WHEN SPECIALTY ENGINEER PROVIDES STRUCTURAL CURB CALCULATIONS AND DETAILS AS DEFFERED SUBMITTAL PER G.S.N.

16 TYPICAL OPENING IN ROOF
10-201881 NO SCALE

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TYPICAL DETAILS - BLDG 2

4

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ



DATE: 01/12/2022
JOB No: 21011
SHEET: SG004

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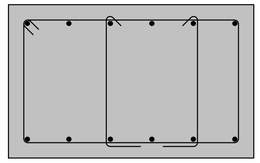
GRADE BEAM (GB) SCHEDULE



MARK	MIN. DEPTH	MIN. WIDTH	HORIZ. REINF.	VERT. REINF.	NOTES
GB1	30"	4'-0"	(6) #7, TOP AND BOTTOM	#4 TIES AT 6" o.c. w/ (4) LINES OF STIRRUPS	.
GB2	30"	7'-0"	(8) #7, TOP AND BOTTOM	#4 TIES AT 6" o.c. w/ (4) LINES OF STIRRUPS	.

FOUNDATION PLAN NOTES

A. VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, ETC., w/ ARCH'L. AND/OR CIVIL PRIOR TO CONSTRUCTION. RESOLVE DISCREPANCIES WITH ARCHITECT.

B. VERIFY LOCATION AND SIZE OF ALL INSERTS AND OPENINGS IN SLAB WITH ARCH'L., MECH., PLUMBING, AND ELECT. PRIOR TO CONSTRUCTION.

C. ALL EXTERIOR FOOTINGS SHALL BE EMBEDDED 36 INCHES MIN. BELOW EXTERIOR PAD GRADE AND ALL INTERIOR FOOTINGS (AS OCCUR) SHALL BE EMBEDDED 36 INCHES MIN. BELOW THE TOP OF SLAB. EXTERIOR PAD GRADE IS DEFINED AS LOWEST ADJACENT COMPACTED SUBGRADE (PAD GRADE BEFORE LANDSCAPING) OR NATURAL GRADE WITHIN 5 FEET OF BUILDING FOR PERIMETER FOOTINGS. CONTRACTOR SHALL COORDINATE FOOTING EMBEDMENT WITH CIVIL GRADING PLANS TO ENSURE THAT MINIMUM EMBEDMENT SPECIFIED ABOVE IS MAINTAINED.

D. F1, F2, F3, . . . DENOTES FOOTING PER SCHEDULE THIS SHEET. TYPICAL FOOTING SHALL BE MARK "F1" U.N.O. ON PLAN. REFER TO TYP. DETAIL 7/S (SG03) FOR REINFORCING REQUIREMENTS AT FOOTING AND GRADE BEAM CORNERS AND INTERSECTIONS.

E. PLACE SLAB(S) ON GRADE OVER SUBGRADE AND VAPOR BARRIER (AS REQ'D.) PER THE GEOTECHNICAL REPORT REFERENCED ON G.S.N.

F. INTERIOR CONCRETE SLAB ON GRADE SHALL BE 5" THICK w/ #3 AT 22" o.c. EACH WAY. PLACE REINF. 2" CLR. FROM TOP OF SLAB.

G. CRANES SHALL NOT BE ALLOWED ON THE SLAB ON GRADE.

H. INSTALL SLAB CONTROL JOINTS PER DETAIL 6/1. MATCH CLOSURE FOUR (/)WHERE PRESENT/ CONTROL JOINTS WITH SLAB CONTROL JOINTS.

I. SEE ARCH'L. AND/OR CIVIL DWGS. FOR EXTERIOR SLABS, WALLS, ETC.

J. SEE DETAIL 0/1 FOR PIPES/CONDUIT AT FTGS. PIPES/CONDUIT SHALL NOT PASS THRU NOR BE LOCATED BENEATH ISOLATED PAD FOOTINGS.

K. PROVIDE 8" MINIMUM GAP BETWEEN THE GARAGE WALL AND BUILDING WALL.

L. 8_____8 DENOTES FOOTING STEP PER DETAIL 10/8

M. SEE DETAIL 10/6 FOR ARTISTIC SCREEN WALL ALONG GRID 5

N. MU1, MU2, MU3, . . . DENOTES MASONRY WALL PER SCHEDULE ON THIS SHEET.

O. VERT. CONTRACTION JOINTS (VCJ) PER DETAIL 12 SHALL BE PLACED IN CONCRETE WALLS AT MAX. INTERVALS OF 24'-0" o.c. COORDINATE EXACT LOCATION WITH ARCH'L.

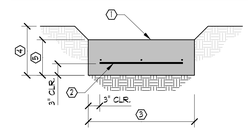
P. "MASONRY CONTROL JOINTS (MCJ) PER TYPICAL DETAIL 8/ALL BE PLACED AT INTERVALS NOT TO EXCEED 24'-0" o.c. COORDINATE EXACT LOCATION OF CONTROL JOINTS WITH ARCH'L.

Q. MJX (X) "X'-XX" INDICATES MASONRY JAMB PER MASONRY JAMB SCHEDULE ON THIS SHEET. TYPICAL JAMB SHALL BE MJ1 (2) "5'-24" U.N.O.

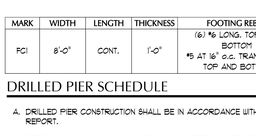
FOUNDATION PLAN KEYNOTES

1. THE FINISH FLOOR ELEVATION SHOWN HERE IS USED AS A REFERENCE ONLY AND HAS BEEN OBTAINED FROM THE ARCHITECTURAL PLANS. COORDINATE w/ LATEST ARCH'L PLANS PRIOR TO CONSTRUCTION AND REPORT DISCREPANCIES
2. OUTSIDE LINE OF THIS FOOTING TO ALIGN w/ ADJACENT FOOTING
3. PIERS PER DRILLED PIER SCHEDULE, TYP.

FOOTING (F) SCHEDULE



ISOLATED / CONTINUOUS FOOTING



THICKENED SLAB FOOTING

1. SEE PLAN AND DETAILS FOR EMBEDDED ITEMS AND CONSTRUCTION ABOVE FOOTING
2. REBAR
3. WIDTH / LENGTH
4. THICKNESS PER SCHEDULE OR EMBEDMENT DEPTH PER FOUNDATION PLAN NOTES
5. THICKNESS

A. REBAR IN CONTINUOUS FOOTINGS SHALL EXTEND THROUGH ISOLATED FOOTINGS WHERE BOTH FOOTINGS OCCUR AT THE SAME LOCATION.

MARK	WIDTH	LENGTH	THICKNESS	FOOTING REBAR	NOTES
FC1	8'-0"	CONT.	1'-0"	(6) #8 LONG, TOP AND BOTTOM #5 AT 16" o.c. TRANSVERSE TOP AND BOTTOM	

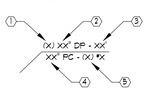
DRILLED PIER SCHEDULE

A. DRILLED PIER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

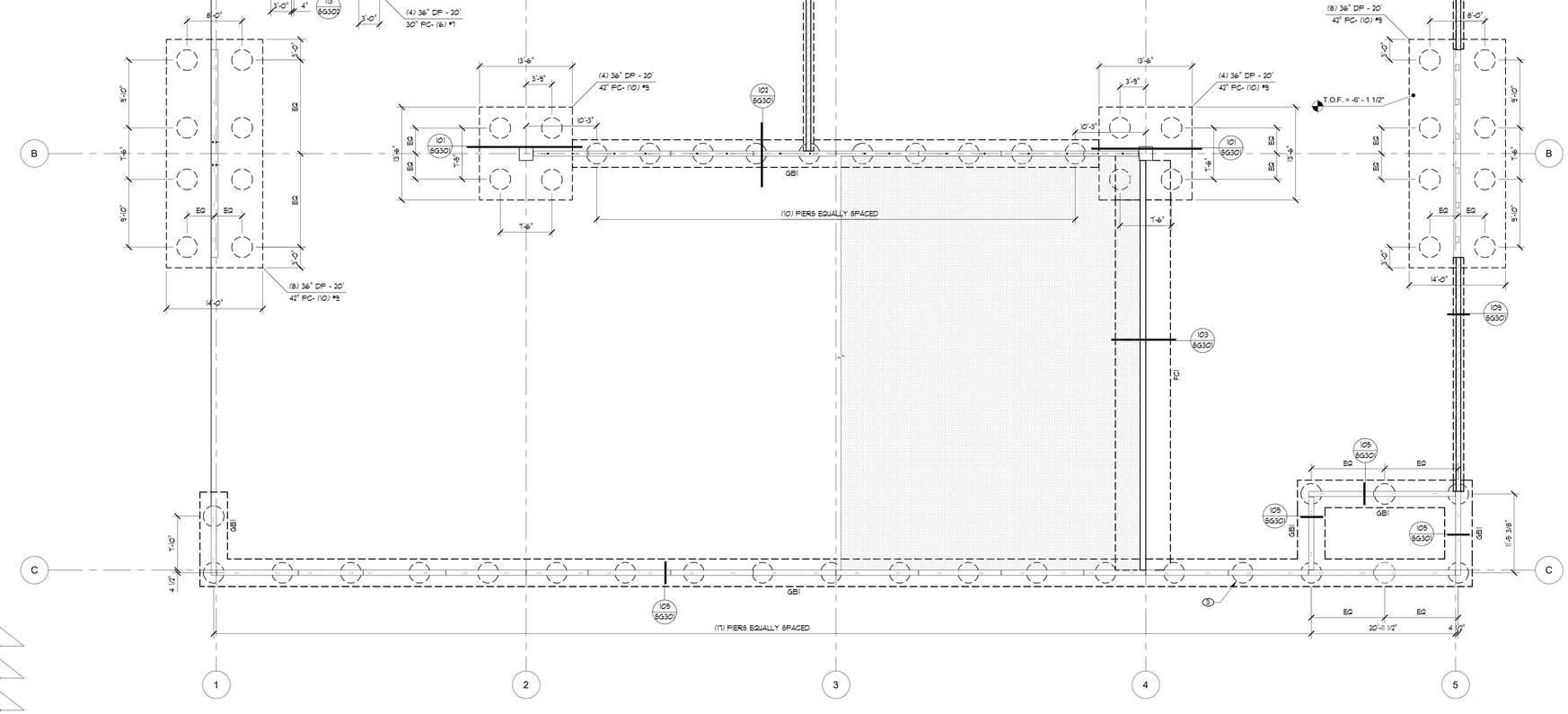
B. PIERS SHOWN ON PLAN SHALL BE 3'-0" DIAMETER AND REINFORCED w/ (14) #8 CAGE w/ #4 HOOP TIES AT 12" o.c. PROVIDE 3" CLR. MIN. TO ALL REINFORCING PIER DEPTH (MEASURED FROM BOTTOM OF PIER CAP) SHALL BE 20'-0"

C. TYPICAL TOP OF CAP AND GRADE BEAMS SHALL BE 2'-0" BELOW FINISH FLOOR, U.N.O.

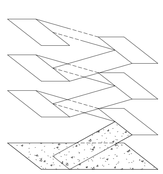
D. SEE DETAIL 11/ FOR TYPICAL PIER CAP



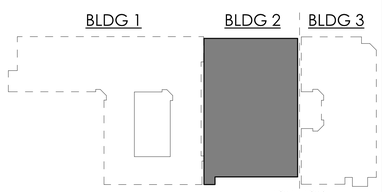
1. QUANTITY OF DRILLED PIERS
2. PIER DIAMETER (INCHES)
3. PIER DEPTH (FEET) MEASURED FROM BOTTOM OF PIER CAP
4. PIER CAP THICKNESS (INCHES)
5. QUANTITY AND SIZE OF REINFORCING OVER PIERS PER TYPICAL PIER CAP DETAIL 11/SG301



1 SG101-B/ FOUNDATION PLAN
1/8" = 1'-0"



KEY PLAN



KEY PLAN
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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST.
PHOENIX, AZ 85004
FOUNDATION PLAN - BLDG 2

Project Status

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ

Registered Professional Engineer
47580
PAUL KRIZAN
ARIZONA, U.S.A.

DATE: 01/12/2022
JOB No: 21011
SHEET: SG101-B

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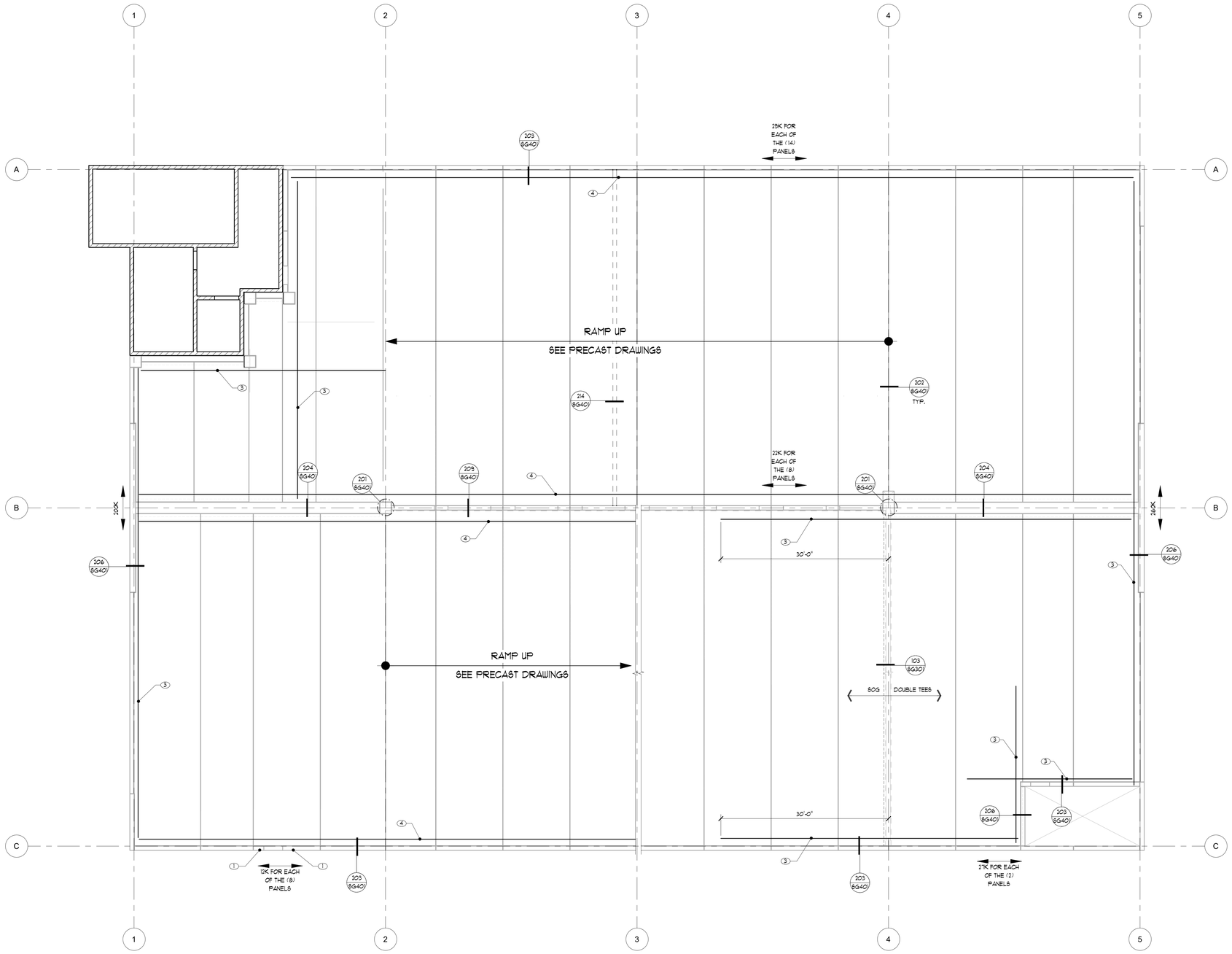


1 SG201-B/ LEVEL 2 FRAMING PLAN
1/8" = 1'-0"

FRAMING PLAN NOTES

A. VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, ETC., w/ ARCH'L. PRIOR TO CONSTRUCTION. RESOLVE DISCREPANCIES WITH ARCHITECT.

B. VERIFY LOCATION AND SIZE OF ALL INSERTS AND OPENINGS IN SLAB WITH ARCH'L, MECH, PLUMBING, AND ELECT. PRIOR TO CONSTRUCTION.

C. SEE TYPICAL DETAILS FOR FRAMING REQUIREMENTS AT OPENINGS IN ROOF. ALL OPENINGS MAY NOT NECESSARILY BE SHOWN ON PLANS.

D. FRAMING MEMBERS SHOWN ARE PRECAST CONCRETE MEMBERS PER THE PRECAST MFR.

E. DOUBLE TEES SHALL BE TOPPED WITH A 3 1/2" CONCRETE TOPPING. REINFORCE TOPPING SLAB w/ #4 AT 12" o.c. E.W. U.N.O. PLACE REINFORCING 1 1/2" CLEAR FROM TOP OF TOPPING SLAB.

F. ALL CONCRETE WALLS ARE PRECAST CONCRETE WALLS PER THE PRECAST MFR, U.N.O. DESIGN ALL WALLS FOR AN OUT OF PLANE SEISMIC FORCE OF 0.20D TIMES THE WEIGHT OF THE WALL.

G. PRECAST MFR. TO COORDINATE EMBED PLATE LOCATIONS IN STAIR SHAFTS WITH STAIR MFR.

H. MISC. ITEMS SUCH AS STAIRS, LANDINGS, RAILINGS, MECH. EQUIPMENT ATTACHMENT TO PRIMARY STRUCTURAL FRAMING, ETC., SHALL BE DESIGNED BY OTHERS AND SUBMITTED FOR REVIEW AS DEFERRED SUBMITTALS PRIOR TO CONSTRUCTION. SEE G.S.N. FOR DEFERRED SUBMITTAL REQUIREMENTS.

I. TYPICAL ROOF DECK SHALL BE 1 1/2" x 18 GA. B-36 DECK PER G.S.N. U.N.O. DECK ATTACHMENT TO ROOF FRAMING, INCLUDING EDGES OF OPENINGS AND DRAG/COLLECTOR ELEMENTS NOTED ON PLAN, SHALL BE AS FOLLOWS U.N.O. :
SUPPORTS PERPEND. TO DECK SPAN: HILTI FASTENERS AT 36/4
SUPPORTS PARALLEL TO DECK SPAN: HILTI FASTENERS AT 12" o.c.
SIDE SEAM CONNECTIONS: VSC II (VERCO DECK ONLY) AT 12" o.c.
OR DELTAGRIP (ASC DECK ONLY) AT 24" o.c.

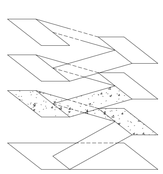
J. XX K ◄——► INDICATES HORIZONTAL SEISMIC FORCES (STRENGTH LEVEL) TO BE DESIGNED FOR IN APPROPRIATE LOAD COMBINATIONS. FORCES SHOWN ARE TOTAL FORCES FOR THE WALLS BELOW THE LEVEL INDICATED.

K. FOR ATTACHMENTS OF TOPPING SLAB TO PRECAST PANELS, DIAPHRAGM FORCES AT EACH LEVEL SHALL BE INCREASED BY THE FOLLOWING FACTORS (PER ASCE7-16 12.10.1.1):

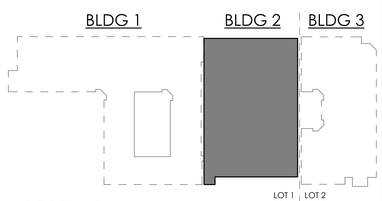
LEVEL	FACTORS
2	2.14
3	1.25
4	1

FRAMING PLAN KEYNOTES

1. PRECAST MFR. TO DESIGN FOR 1000* DL AND 2000* LL AT EACH SIDE OF BRIDGE
2. PRECAST MFR. TO DESIGN FOR ADDITIONAL LOAD FROM GENERATOR (MAX. 3800*) AND 4" HOUSEKEEPING PAD (SEE DETAIL 2/12). REFER TO MECHANICAL PLANS FOR PLAN DIMENSIONS OF PAD
3. (3) #6 CHORD/DRAG BARS SPACE AT 4" o.c. (FIRST BAR SHALL BE 4" FROM PRECAST SLAB EDGE/OPENING
4. (4) #6 CHORD/DRAG BARS SPACE AT 4" o.c. (FIRST BAR SHALL BE 4" FROM PRECAST SLAB EDGE/OPENING
5. (7) #6 CHORD/DRAG BARS SPACE AT 4" o.c. (FIRST BAR SHALL BE 4" FROM PRECAST SLAB EDGE/OPENING



KEY PLAN



KEY PLAN
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LEVEL 2 FRAMING PLAN - BLDG 2

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ

Registered Professional Engineer
47580
PAUL KRIZAN
ARIZONA, U.S.A.

DATE: 01/12/2022
JOB No: 21011
SHEET: SG201-B

21011

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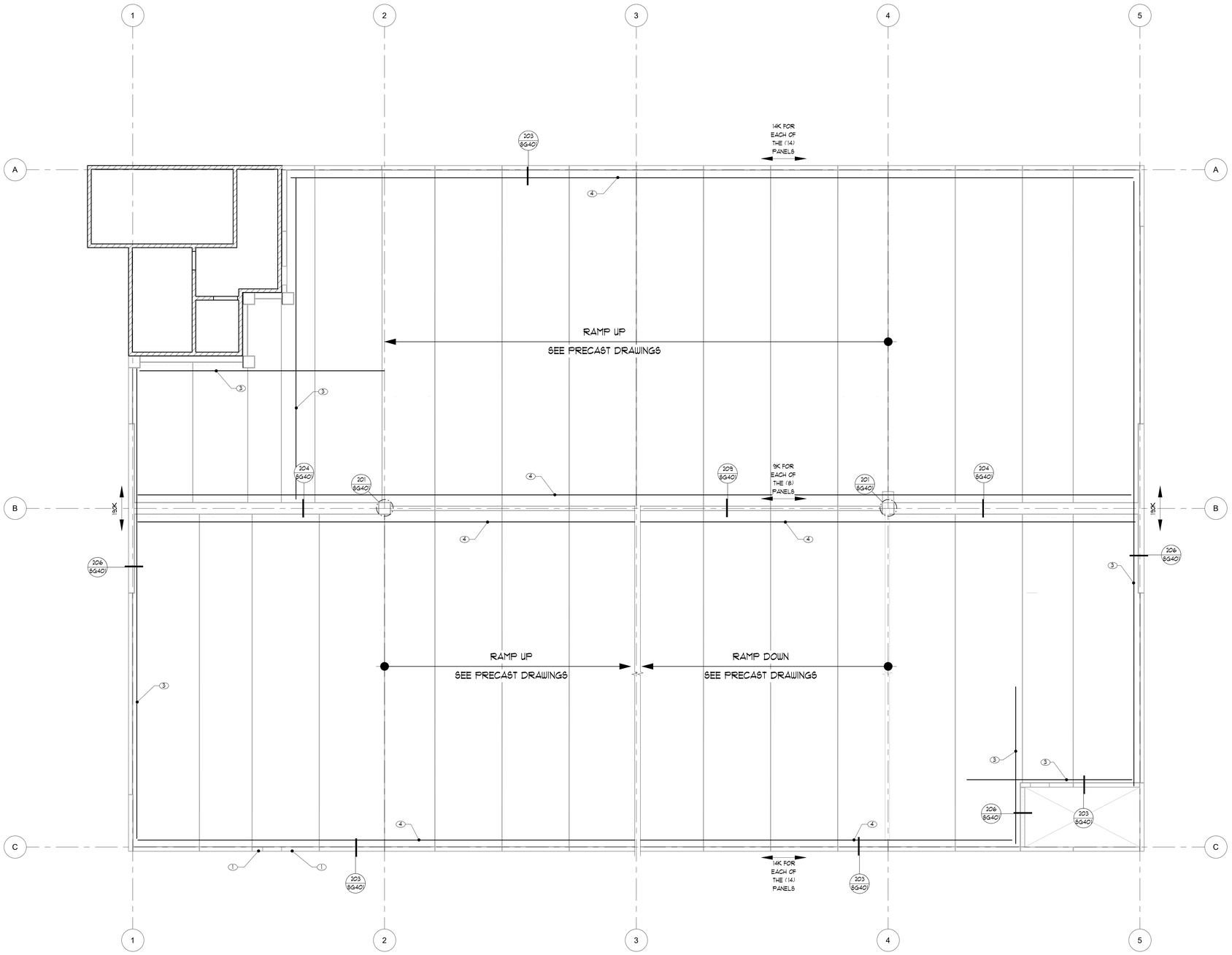
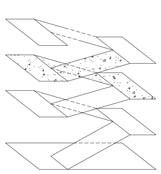


1 SG202-B LEVEL 3 FRAMING PLAN
1/8" = 1'-0"



KEY PLAN

FRAMING PLAN NOTES

A. VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, ETC., w/ ARCH'L. PRIOR TO CONSTRUCTION. RESOLVE DISCREPANCIES WITH ARCHITECT.

B. VERIFY LOCATION AND SIZE OF ALL INSERTS AND OPENINGS IN SLAB WITH ARCH'L, MECH, PLUMBING, AND ELECT. PRIOR TO CONSTRUCTION.

C. SEE TYPICAL DETAILS FOR FRAMING REQUIREMENTS AT OPENINGS IN ROOF. ALL OPENINGS MAY NOT NECESSARILY BE SHOWN ON PLANS.

D. FRAMING MEMBERS SHOWN ARE PRECAST CONCRETE MEMBERS PER THE PRECAST MFR.

E. DOUBLE TEES SHALL BE TOPPED WITH A 3 1/2" CONCRETE TOPPING. REINFORCE TOPPING SLAB w/ #4 AT 12" o.c. E.W. U.N.O. PLACE REINFORCING 1 1/2" CLEAR FROM TOP OF TOPPING SLAB.

F. ALL CONCRETE WALLS ARE PRECAST CONCRETE WALLS PER THE PRECAST MFR, U.N.O. DESIGN ALL WALLS FOR AN OUT OF PLANE SEISMIC FORCE OF 0.20 TIMES THE WEIGHT OF THE WALL.

G. PRECAST MFR. TO COORDINATE EMBED PLATE LOCATIONS IN STAIR SHAFTS WITH STAIR MFR.

H. MISC. ITEMS SUCH AS STAIRS, LANDINGS, RAILINGS, MECH. EQUIPMENT ATTACHMENT TO PRIMARY STRUCTURAL FRAMING, ETC., SHALL BE DESIGNED BY OTHERS AND SUBMITTED FOR REVIEW AS DEFERRED SUBMITTALS PRIOR TO CONSTRUCTION. SEE G.S.N. FOR DEFERRED SUBMITTAL REQUIREMENTS.

I. TYPICAL ROOF DECK SHALL BE 1 1/2" x 18 GA. B-36 DECK PER G.S.N. U.N.O. DECK ATTACHMENT TO ROOF FRAMING, INCLUDING EDGES OF OPENINGS AND DRAG/COLLECTOR ELEMENTS NOTED ON PLAN, SHALL BE AS FOLLOWS U.N.O. :
SUPPORTS PERPEND. TO DECK SPAN: HILTI FASTENERS AT 36/4
SUPPORTS PARALLEL TO DECK SPAN: HILTI FASTENERS AT 12" o.c.
SIDE SEAM CONNECTIONS: VSC II (VERCO DECK ONLY) AT 12" o.c.
OR DELTAGRIP (ASC DECK ONLY) AT 24" o.c.

J. XX K ◄——► INDICATES HORIZONTAL SEISMIC FORCES (STRENGTH LEVEL) TO BE DESIGNED FOR IN APPROPRIATE LOAD COMBINATIONS. FORCES SHOWN ARE TOTAL FORCES FOR THE WALLS BELOW THE LEVEL INDICATED.

K. FOR ATTACHMENTS OF TOPPING SLAB TO PRECAST PANELS, DIAPHRAGM FORCES AT EACH LEVEL SHALL BE INCREASED BY THE FOLLOWING FACTORS (PER ASCE7-16 12.10.1.1):

LEVEL	FACTORS
2	2.14
3	1.25
4	1

FRAMING PLAN KEYNOTES

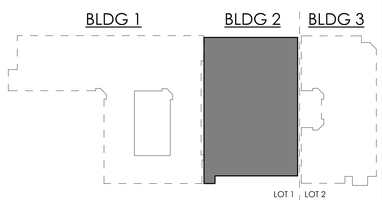
(1) PRECAST MFR. TO DESIGN FOR 1000* DL AND 2000* LL AT EACH SIDE OF BRIDGE

(2) PRECAST MFR. TO DESIGN FOR ADDITIONAL LOAD FROM GENERATOR (MAX. 3800*) AND 4" HOUSEKEEPING PAD (SEE DETAIL 2/12), REFER TO MECHANICAL PLANS FOR PLAN DIMENSIONS OF PAD

(3) (3) #6 CHORD/DRAG BARS SPACE AT 4" o.c. (FIRST BAR SHALL BE 4" FROM PRECAST SLAB EDGE/OPENING

(4) (4) #6 CHORD/DRAG BARS SPACE AT 4" o.c. (FIRST BAR SHALL BE 4" FROM PRECAST SLAB EDGE/OPENING

(5) (7) #6 CHORD/DRAG BARS SPACE AT 4" o.c. (FIRST BAR SHALL BE 4" FROM PRECAST SLAB EDGE/OPENING



KEY PLAN
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THE MORELAND
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PHOENIX, AZ 85004
LEVEL 3 FRAMING PLAN - BLDG 2

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ

Professional Engineer Certificate No. 47580 PAUL KRIZAN Registered Expires 09/30/24 ARIZONA, U.S.A.

DATE: 01/12/2022
JOB No: 21011
SHEET: SG202-B

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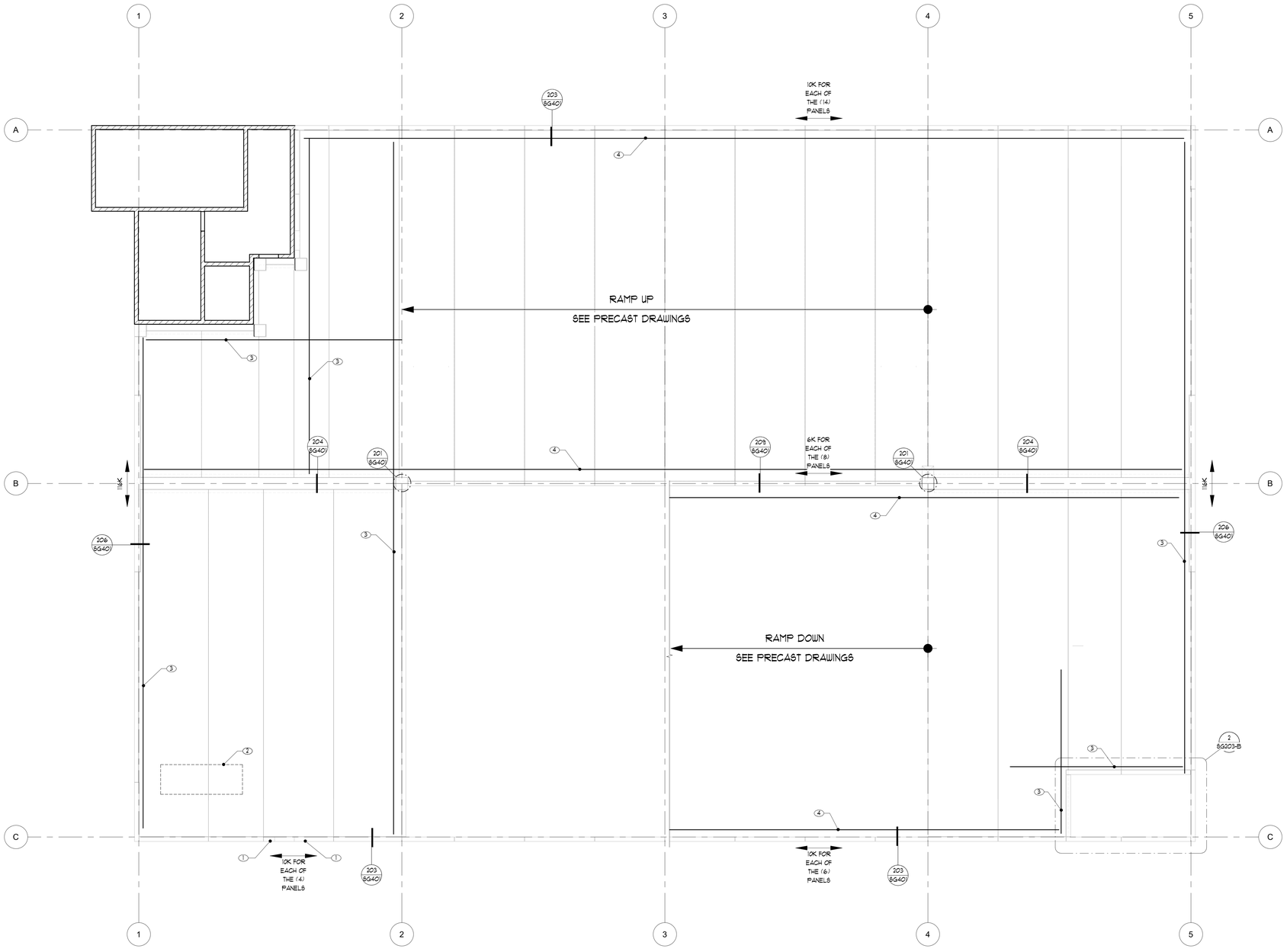
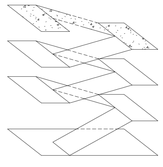
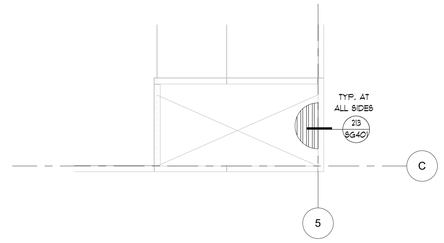


1 SG203-B **LEVEL 4 FRAMING PLAN** 1/8" = 1'-0"



KEY PLAN



2 SG203-B **HIGH ROOF FRAMING PLAN** 1/8" = 1'-0"

FRAMING PLAN NOTES

A. VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, ETC., w/ ARCH'L. PRIOR TO CONSTRUCTION. RESOLVE DISCREPANCIES WITH ARCHITECT.

B. VERIFY LOCATION AND SIZE OF ALL INSERTS AND OPENINGS IN SLAB WITH ARCH'L, MECH, PLUMBING, AND ELECT. PRIOR TO CONSTRUCTION.

C. SEE TYPICAL DETAILS FOR FRAMING REQUIREMENTS AT OPENINGS IN ROOF. ALL OPENINGS MAY NOT NECESSARILY BE SHOWN ON PLANS.

D. FRAMING MEMBERS SHOWN ARE PRECAST CONCRETE MEMBERS PER THE PRECAST MFR.

E. DOUBLE TEES SHALL BE TOPPED WITH A 3 1/2" CONCRETE TOPPING. REINFORCE TOPPING SLAB w/ #4 AT 12" o.c. E.W. U.N.O. PLACE REINFORCING 1 1/2" CLEAR FROM TOP OF TOPPING SLAB.

F. ALL CONCRETE WALLS ARE PRECAST CONCRETE WALLS PER THE PRECAST MFR. U.N.O. DESIGN ALL WALLS FOR AN OUT OF PLANE SEISMIC FORCE OF 0.20 TIMES THE WEIGHT OF THE WALL.

G. PRECAST MFR. TO COORDINATE EMBED PLATE LOCATIONS IN STAIR SHAFTS WITH STAIR MFR.

H. MISC. ITEMS SUCH AS STAIRS, LANDINGS, RAILINGS, MECH. EQUIPMENT ATTACHMENT TO PRIMARY STRUCTURAL FRAMING, ETC., SHALL BE DESIGNED BY OTHERS AND SUBMITTED FOR REVIEW AS DEFERRED SUBMITTALS PRIOR TO CONSTRUCTION. SEE G.8.N. FOR DEFERRED SUBMITTAL REQUIREMENTS.

I. TYPICAL ROOF DECK SHALL BE 1 1/2" x 18 GA. B-36 DECK PER G.8.N. U.N.O. DECK ATTACHMENT TO ROOF FRAMING, INCLUDING EDGES OF OPENINGS AND DRAG/COLLECTOR ELEMENTS NOTED ON PLAN, SHALL BE AS FOLLOWS U.N.O. :
SUPPORTS PERPEND. TO DECK SPAN: HILTI FASTENERS AT 36/4
SUPPORTS PARALLEL TO DECK SPAN: HILTI FASTENERS AT 12" o.c.
SIDE SEAM CONNECTIONS: VSC II (VERCO DECK ONLY) AT 12" o.c.
OR DELTAGRIP (ASC DECK ONLY) AT 24" o.c.

J. XX K ◄——► INDICATES HORIZONTAL SEISMIC FORCES (STRENGTH LEVEL) TO BE DESIGNED FOR IN APPROPRIATE LOAD COMBINATIONS. FORCES SHOWN ARE TOTAL FORCES FOR THE WALLS BELOW THE LEVEL INDICATED.

K. FOR ATTACHMENTS OF TOPPING SLAB TO PRECAST PANELS, DIAPHRAGM FORCES AT EACH LEVEL SHALL BE INCREASED BY THE FOLLOWING FACTORS (PER ASCE7-16 12.10.1.1):

LEVEL	FACTORS
2	2.14
3	1.25
4	1

FRAMING PLAN KEYNOTES

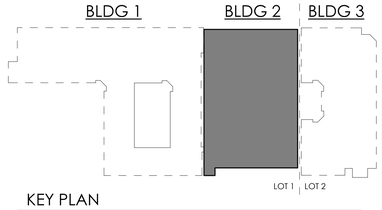
(1) PRECAST MFR. TO DESIGN FOR 1000* DL AND 2000* LL AT EACH SIDE OF BRIDGE

(2) PRECAST MFR. TO DESIGN FOR ADDITIONAL LOAD FROM GENERATOR (MAX. 3800*) AND 4" HOUSEKEEPING PAD (SEE DETAIL 2/12), REFER TO MECHANICAL PLANS FOR PLAN DIMENSIONS OF PAD

(3) (3) #6 CHORD/DRAG BARS SPACE AT 4" o.c. (FIRST BAR SHALL BE 4" FROM PRECAST SLAB EDGE/OPENING

(4) (4) #6 CHORD/DRAG BARS SPACE AT 4" o.c. (FIRST BAR SHALL BE 4" FROM PRECAST SLAB EDGE/OPENING

(5) (7) #6 CHORD/DRAG BARS SPACE AT 4" o.c. (FIRST BAR SHALL BE 4" FROM PRECAST SLAB EDGE/OPENING



KEY PLAN
NTS

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LEVEL 4 FRAMING PLAN - BLDG 2

Project Status

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	P.M. CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ

Registered Professional Engineer
CERTIFICATE NO.
47580
PAUL KRIZAN
ARIZONA, U.S.A.

DATE: 01/12/2022
JOB No: 21011
SHEET: SG203-B
4
21011

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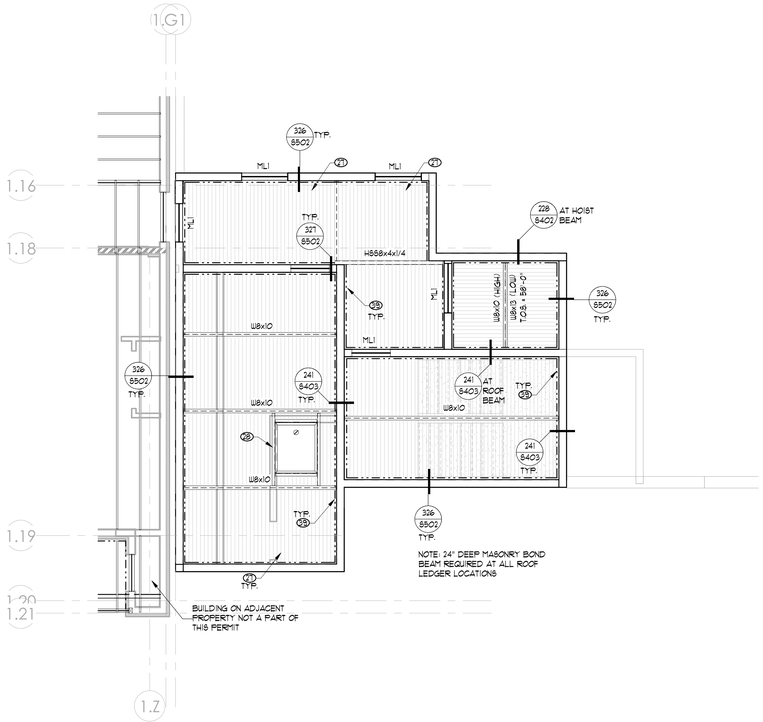
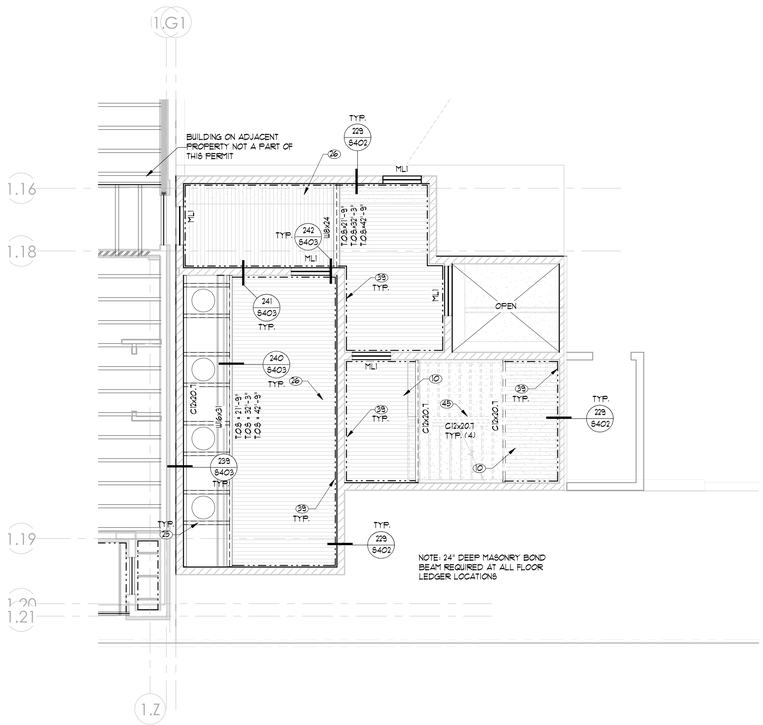


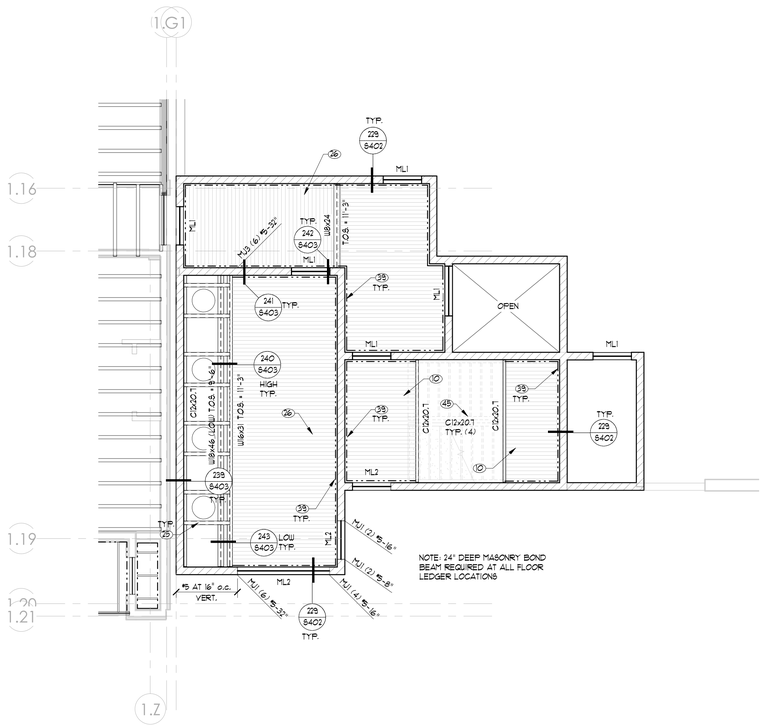
PARTIAL ROOF FRAMING PLAN - TRASH ROOM

3/16" = 1'-0"



PARTIAL 3rd, 4th, AND 5th FRAMING PLAN - TRASH ROOM

3/16" = 1'-0"



PARTIAL SECOND FLOOR FRAMING PLAN - TRASH ROOM

3/16" = 1'-0"

STEEL DECK SCHEDULE

A. FASTENERS FOR ATTACHMENT OF STEEL DECK TO STRUCTURAL STEEL FRAMING SHALL BE AT THE SPACING DEFINED IN THE TABLE BELOW. FASTENER TYPES SHALL BE AS FOLLOWS:
HILTI X-HSN 24 (3/16 IN. UP TO AND INCLUDING 3/8 IN.) ICC ESR-2197 AND ICC ESR-2776
HILTI X-ENP-19 L15 (1/4 IN. OR THICKER) ICC ESR-2197 AND ICC ESR-2776

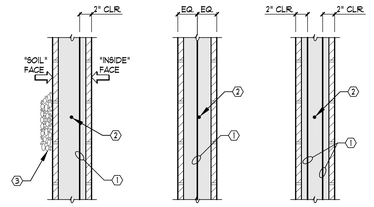
B. 6x6 - W1.4xW1.4 WELDED WIRE MESH REINFORCING SHALL BE INSTALLED IN ALL CONCRETE SLAB OVER STEEL DECK. PLACE REINF. AT THE APPROXIMATE CENTERLINE OF THE CONCRETE DEPTH OVER THE TOP FLUTE OF THE DECK U.N.O.

C. CONCRETE SLAB THICKNESS SPECIFIED IS A MINIMUM THICKNESS. CONTRACTOR MAY POUR UP TO 1/2" ADDITIONAL CONCRETE AT CENTER OF BAY TO ACHIEVE LEVEL FLOOR.

D. NO TOPPINGS SHALL BE ADDED TO FLOOR DECK.

MARK	STEEL DECK			FASTENER TYPE AND PATTERN AT SUPPORTS	FASTENER SPACING ON PARALLEL SUPPORTS	SIDE-LAP CONNECTION TYPE AND SPACING
	TYPE	CONCRETE THICKNESS (FROM TOP OF FLUTE)	GAUGE			
D1	1 1/2" TYPE B FORMLOK	2 1/2" (4" TOTAL DECK THICKNESS)	20	HILTI FASTENERS AT 36/4	24" o.c.	WSCII (VERCO DECK ONLY) AT 36" o.c.
D2	3" TYPE W3 FORMLOK	2" (5" TOTAL DECK THICKNESS)	20	HILTI FASTENERS AT 36/4	12" o.c.	WSCII (VERCO DECK ONLY) AT 12" o.c.
D3	1 1/2" (B-36)	N/A	20	HILTI FASTENERS AT 36/4	12" o.c.	WSCII (VERCO DECK ONLY) AT 24" o.c.

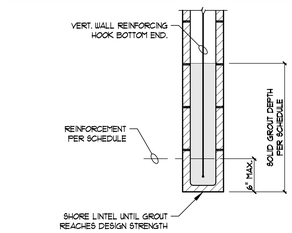
MASONRY WALL (MW) SCHEDULE



① VERT. REINFORCING ② HORIZ. REINFORCING ③ BACKFILL AT "SOIL" FACE AS OCCURS

MARK	NOMINAL THICKNESS	VERT. REINFORCING FULL WALL HEIGHT	HORIZ. REINFORCING	NOTES
MW1	8"	#5 AT 24" o.c.	#5 at 24" o.c.	FULLY GROUTED

MASONRY LINTEL (ML) SCHEDULE



A. EXTEND GROUT, OPEN END MASONRY UNITS AND REINFORCING 2'-0" MIN. PAST EACH EDGE OF OPENING WHERE POSSIBLE. AT WALL CORNERS OR OTHER INTERFERENCE, EXTEND REINFORCEMENT AS FAR AS POSSIBLE INTO ADJACENT MASONRY AND HOOK ENDS WITH STANDARD 90 DEGREE HOOK.

B. ENDS OF LINTEL TO BE BUILT INTO ADJACENT WALL OR PILASTER WITH RUNNING BOND JOINT.

MARK	GROUT DEPTH	REINFORCING	VERTICAL REINFORCING	NOTES
ML-1	16"	(2) #5 AT BOTTOM	PER MASONRY WALL SCHEDULE	.
ML-2	48"	(2) #5 AT BOTTOM	PER MASONRY WALL SCHEDULE	.

FRAMING PLAN NOTES

A. VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, ETC. w/ ARCH'L. PRIOR TO CONSTRUCTION. RESOLVE DISCREPANCIES WITH ARCHITECT.

B. VERIFY LOCATION AND SIZE OF ALL INSERTS AND OPENINGS IN SLAB WITH ARCH'L, MECH, PLUMBING, AND ELECT. PRIOR TO CONSTRUCTION.

C. SEE TYPICAL DETAILS FOR FRAMING REQUIREMENTS AT OPENINGS IN FLOOR OR ROOF. ALL OPENINGS MAY NOT NECESSARILY BE SHOWN ON PLANS.

D. MISC. ITEMS SUCH AS STAIRS, LANDINGS, RAILINGS, MECH. EQUIPMENT ATTACHMENT TO PRIMARY STRUCTURAL FRAMING, ETC. SHALL BE DESIGNED BY OTHERS AND SUBMITTED FOR REVIEW AS DEFERRED SUBMITTALS PRIOR TO CONSTRUCTION. SEE G.8.N. FOR DEFERRED SUBMITTAL REQUIREMENTS.

E. MU1, MU2, MU3, . . . DENOTES MASONRY WALL PER SCHEDULE THIS SHEET. MASONRY WALL SHALL BE MARK "MU1" U.N.O. ON PLAN

F. MJX (X) "X-XX" INDICATES MASONRY JAMB PER MASONRY JAMB SCHEDULE. TYPICAL JAMB SHALL BE MJ1 (2) #5-24" U.N.O.

G. ML1, ML2, ML3, . . . DENOTES MASONRY LINTEL PER SCHEDULE THIS SHEET.

H. MASONRY CONTROL JOINTS (MCJ) SHALL BE PLACED IN MASONRY WALLS. SEE FOUNDATION PLAN NOTES FOR ADDITIONAL INFO.

I. PLACE (1) #5 CONT. IN 24" DEEP (MIN.) GROUTED BOND BEAM AT ELEVATED FLOOR LEVELS AND (1) #5 CONT. IN 24" DEEP (MIN.) GROUTED BOND BEAM AT ROOF LEVEL.

J. WALL FRAMING, SHEAR WALLS, HEADERS, ETC. NOTED ON PLAN ARE FOR FRAMING BENEATH CURRENT PLAN LEVEL U.N.O.

FRAMING PLAN KEYNOTES

(12) CONCRETE OVER STEEL DECK TYPE D1 PER STEEL DECK SCHEDULE THIS SHEET. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(25) HSS4x4x1/4 FOR TRASH CHUTE SUPPORT

(26) CONCRETE OVER STEEL DECK TYPE D2 PER STEEL DECK SCHEDULE THIS SHEET. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(27) STEEL DECK TYPE D3 PER STEEL DECK SCHEDULE THIS SHEET. DECK SPAN SHALL BE ORIENTED IN THE SHORTER FRAMING DIRECTION

(28) FRAMED OPENING FOR ROOF HATCH PER TYPICAL OPENING IN ROOF DETAIL

(29) L4x4x1/4 LEDGER w/ 3/4" DIA x 6" SIMPSON TITEN HD SCREW ANCHORS AT 24" o.c.

(45) REFER TO DETAILS 232 AND 233 FOR TYPICAL STAIR FRAMING

MASONRY JAMB (MJ) SCHEDULE

EXAMPLE DESIGNATION: MJ1 (6) #5 - 32"
① ② ③ ④

① MASONRY JAMB TYPE PER SCHEDULE BELOW

② TOTAL NUMBER OF JAMB BARS AS NOTED ON PLAN. ACTUAL NUMBER OF BARS SPECIFIED ON PLAN MAY BE MORE OR LESS THAN SHOWN IN EXAMPLE PROFILES BELOW

③ JAMB BAR SIZE AS NOTED ON PLAN (EX: #4, #5, #6, ETC.)

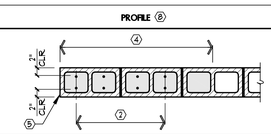
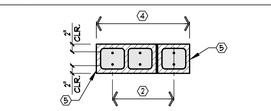
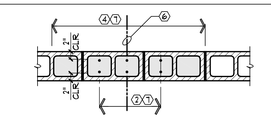
④ SOLID GROUT DISTANCE AS NOTED ON PLAN. MASONRY JAMB TYPE "MJ2" SHALL BE SOLID GROUTED BETWEEN OPENINGS.

⑤ EDGE OF WALL OPENING

⑥ CENTER OF BEAM OR GIRDER BEARING LOCATION

⑦ CENTER JAMB REINFORCING AND SOLID GROUT ON BEAM OR GIRDER BEARING LOCATION

⑧ PROFILES SHOWN IN SCHEDULE BELOW ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL BAR QUANTITY, SIZE, AND GROUT DISTANCE SHALL CONFORM TO ACTUAL PLAN DESIGNATIONS.

MARK	PROFILE ⑧
MJ1	
MJ2	
MJ3	

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PARTIAL FRAMING PLANS - BLDG 2

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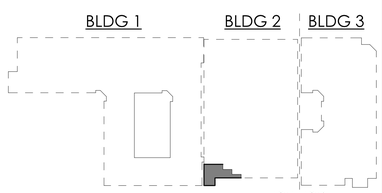
REVISIONS

MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT



KEY PLAN
NTS

REVIEWED BY: PK
DRAWN BY: JLJ

Registered Professional Engineer
CERTIFICATE NO.
47580
PAUL
KRIZAN
ARIZONA U.S.A.

DATE: 01/12/2022
JOB No: 21011
SHEET: SG204-B 4

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BIM 360://2091 The Moreland/Deck Park Vista Redevelopment_Garage_Struct.rvt
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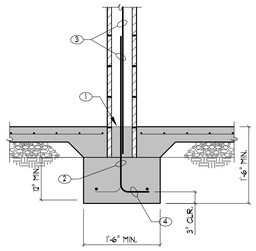
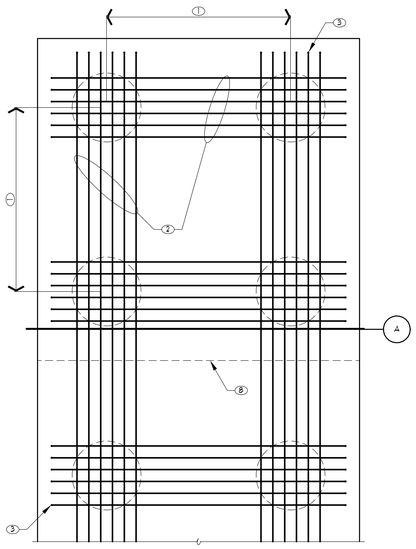


1. GROUT SOLID BELOW FINISH FLOOR LINE
2. DOWEL TO MATCH AND LAP VERT. REINFORCING. ALTERNATE BENDS
3. #4 VERT. AT 24" o.c.
4. ALTERNATE BENDS

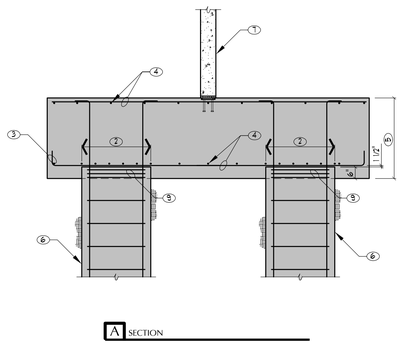
110 INTERIOR MASONRY WALL AT FOOTING
HRO-01 220818 — NO SCALE

1. PIER SPACING PER PLANS
2. REINFORCING OVER PIER PER PLAN, TYP. SPACE EQUALLY OVER PIER
3. ALL BOTTOM REINFORCING TO HAVE 90° HOOK AT ENDS. HOOK NOT REQ'D WHERE REINFORCING IS CONTINUOUS BEYOND PIER
4. #5 AT 6" o.c., TOP AND BOTTOM
5. PIER CAP THICKNESS PER PLAN
6. PIER DIMENSIONS AND REINFORCING PER PLAN. PROVIDE 90° HOOK IN LONGITUDINAL REINFORCING w/ PIER CAP
7. PRECAST WALL PER PRECAST MFR.
8. EDGE OF SQUARE CAP, AS OCCURS
9. (3) #4 AT 2" FROM TOP OF PIER AT 2" o.c.

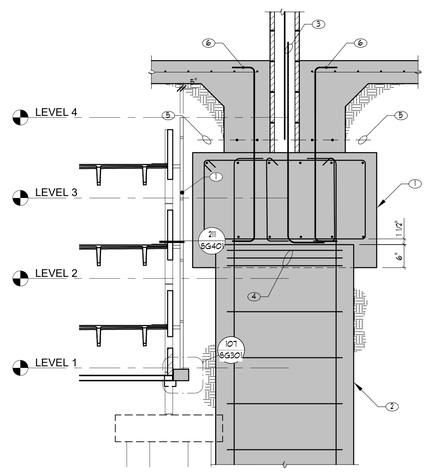


PLAN VIEW - (ONLY SHOWING ADDED REBAR AT PIERS)

111 TYPICAL PIER CAP
111-201881 — NO SCALE

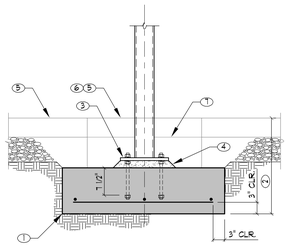


1. H888x9x3/8 COLUMNS AT 8'-0" o.c. MAX.
2. GRADE BEAM PER PLAN
3. PIER DIMENSIONS AND REINFORCING PER PLAN. PROVIDE 90° HOOK IN LONGITUDINAL REINFORCING w/ GRADE BEAM
4. VERT. DOWEL TO MATCH AND LAP w/ VERT. WALL REINFORCING
5. (3) #4 AT 2" FROM TOP OF PIER AT 2" o.c.
6. (2) #5 CONT.
7. #5 DOWELS AT 18" o.c.



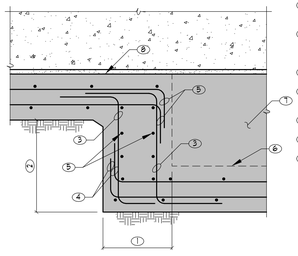
106 SCREEN WALL SECTION
106-201881 — NO SCALE

1. 3'-0" x 3'-0" x 12" FOOTING w/ (4) #4 EACH WAY ON BOTTOM
2. SEE FOUNDATION PLAN NOTES OR PLAN(S) FOR MIN. EMBEDMENT OR T.O.F. ELEVATION
3. 3/4" x 12" x 1'-0" w/ (4) 3/4" DIA. A.R.
4. GROUT BELOW BASE PLATE PER G.S.N. AND APPLICABLE COLUMN BASE PLATE DETAIL
5. SLAB ON GRADE (AS OCCURS) AND CLOSURE POUR BY OTHERS. CLOSURE POUR SHALL PROVIDE 3" MIN. CLR. COVER TO BASE PLATE AND ANCHOR RODS
6. PLACE CLOSURE POUR AFTER COMPLETION OF STRUCTURAL FRAMING ABOVE (i.e., ELEVATED FLOOR/ ROOF FRAMING, ELEVATED SLABS AND DECKS, ETC.)
7. LINE OF SLAB BEYOND



107 STEEL COLUMN AT FOOTING
107-201881 — NO SCALE

1. WIDTH EQUAL TO THICKEST FOOTING THICKNESS OR 18", WHICHEVER IS GREATER
2. WHERE STEP EXCEEDS 48", USE MULTIPLE STEPS
3. REINFORCING AT STEP TO MATCH AND LAP WITH LONGITUDINAL FOOTING BARS
4. HOOK ENDS
5. REINFORCING AT STEP TO MATCH TRANSVERSE FOOTING BARS
6. LINE OF TOP OF ELEVATOR PIT BEYOND
7. STEM WALL ABOVE FOOTING
8. TOP OF FOOTING/TOP OF STEM WALL



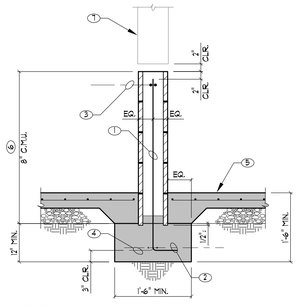
108 TYPICAL STEPPED FOOTING
412-152422 — NO SCALE

1. #4 VERT. AT 48" o.c. w/ STANDARD HOOK INTO FOOTING
2. (2) #4 CONT.
3. (2) #4 CONT. IN 8" MIN. BOND BEAM IN LIEU OF DUR-O-WAL. PROVIDE 2" MIN. GROUT COVER ALL AROUND
4. ALTERNATE BENDS
5. EXTERIOR PAVEMENT BY OTHERS
6. FIELD VERIFY HEIGHT. (4'-0" MAX.)
7. PRECAST SPANDREL BY PRECAST MFR.

A. SEE G.S.N. FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED

B. ALL REBAR LAP LENGTHS PER SCHEDULE, U.N.O.

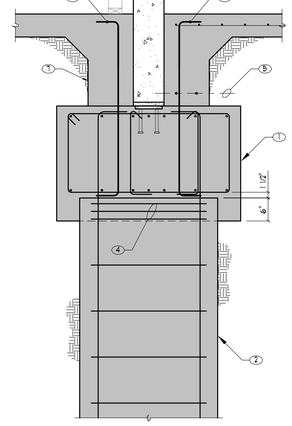
C. FENCE WALL SHALL NOT BE USED AS A FLOOD WALL OR OTHERWISE LOADED UNLESS SPECIFICALLY NOTED. SEE G.S.N. FOR CLARIFICATION.



109 MASONRY WALL AT SPANDREL
109-201881 — NO SCALE

104 MASONRY WALL AT GRADE BEAM
104-201881 — NO SCALE

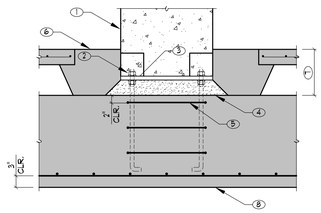
1. GRADE BEAM PER PLAN
2. PIER DIMENSIONS AND REINFORCING PER PLAN. PROVIDE 90° HOOK IN LONGITUDINAL REINFORCING w/ GRADE BEAM
3. APARTMENT BUILDING WALL, AS OCCURS
4. (3) #4 AT 2" FROM TOP OF PIER AT 2" o.c.
5. (2) #5 CONT.
6. P/C PANEL PER MFR.
7. FOOTING AND SLAB PER BUILDING STRUCTURAL PLANS FOR LOT 1
8. #5 DOWELS AT 18" o.c.



105 P/C WALL AT GRADE BEAM
105-201881 — NO SCALE

1. PRECAST COLUMN BY P/C MFR.
2. ANCHOR BOLTS BY P/C MFR.
3. BASE PLATE BY P/C MFR.
4. GROUT PER G8N
5. (3) #3 TIES, EQUALLY SPACED
6. CLOSURE POUR AS OCCURS. PLACE AFTER STRUCTURAL DEAD LOAD IS APPLIED
7. TOP OF PIER CAP PER PLAN
8. PIER CAP, REINF., ETC. PER PLAN

A. VERIFY TIES/REINFORCING w/ ANCHOR BOLT PLACEMENT PER P/C MFR.

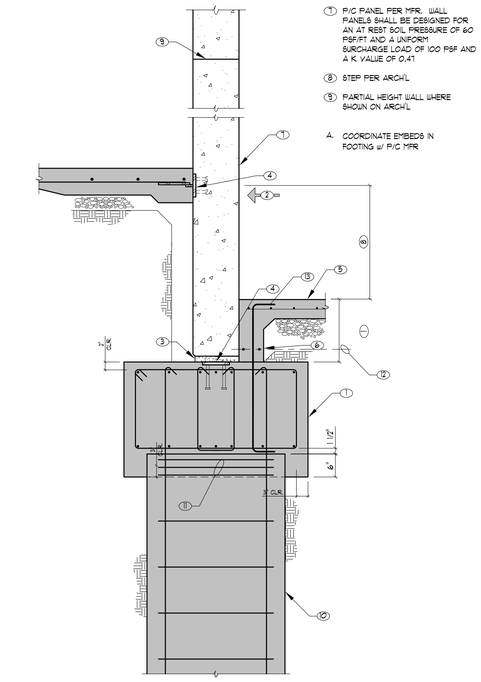


101 PRECAST COLUMN AT FOUNDATION
401-152422 — NO SCALE

9. PIER DIMENSIONS AND REINFORCING PER PLAN. PROVIDE 90° HOOK IN LONGITUDINAL REINFORCING w/ GRADE BEAM
10. (3) #4 AT 2" FROM TOP OF PIER AT 2" o.c.
11. (2) #5 CONT.
12. #5 DOWELS AT 18" o.c.

1. SEE PLAN OR G8N FOR TOP OF GRADE BEAM ELEVATION
2. SHORE WALL UNTIL SLAB ON GRADE HAS REACHED A STRENGTH OF 3000 PSI
3. GROUT PER G8N. VIBRATE UNDER WALL TO ENSURE FULL BEARING CONTACT
4. EMBED PLATE AND ANCHORAGE TO SLAB/FOUNDATION/WALL PER P/C WALL MFR.
5. SLAB ON GRADE AS OCCURS
6. PROVIDE 3" MIN. COVER ON ALL STEEL ELEMENTS
7. P/C PANEL PER MFR. WALL PANELS SHALL BE DESIGNED FOR AN AT REST SOIL PRESSURE OF 60 PSF/FT AND A UNIFORM SURCHARGE LOAD OF 100 PSF AND A K VALUE OF 0.47
8. STEP PER ARCH'L
9. PARTIAL HEIGHT WALL WHERE SHOWN ON ARCH'L

A. COORDINATE EMBEDS IN FOOTING w/ P/C MFR



102 P/C WALL AT GRADE BEAM
102-141480 — NO SCALE

1. 1'-6" MIN. EMBEDMENT
2. SHORE WALL UNTIL SLAB ON GRADE HAS REACHED A STRENGTH OF 3000 PSI
3. 8" CONCRETE WALL w/ #5 VERT. AT 12" o.c. AND #5 HORIZ. AT 12" o.c.
4. #5 DOWELS AT 12" o.c. DOWEL TO LAP w/ SLAB REINF. AND EXTEND 3'-0" BELOW FOUR JOINT
5. SLAB ON GRADE
6. DOWELS TO MATCH AND LAP WALL REINF.
7. EXPANSION JOINT PER ARCH'L
8. FOOTING PER PLAN
9. DOUBLE TEE BY OTHERS
10. CONCRETE TOPPING AND REINFORCING PER PLAN
11. FOUR JOINT

103 RETAINING WALL AT RAMP
403-152422 — NO SCALE

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4

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MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ

Registered Professional Engineer
Certificate No.
47580
PAUL KRIZAN
Date Signed 04/27/2023
ARIZONA, U.S.A.

DATE: 01/12/2022
JOB No: 21011
SHEET: SG301

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BIM 360://2091 The Moreland/Deck Park Vista Redevelopment_Garage_Struct.rvt
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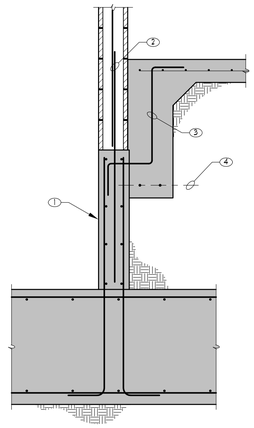
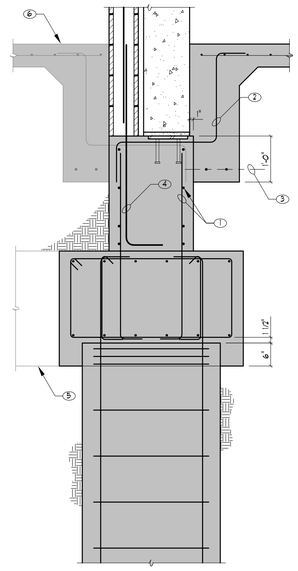


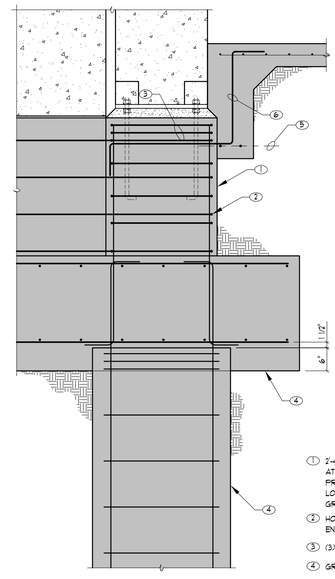
1. 8" STEM WALL w/ #4 AT 12" o.c. EACH FACE, EACH WAY. PROVIDE 90° HOOK IN LONGITUDINAL REINFORCING w/ PIER CAP
2. VERT. DOWEL TO MATCH AND LAP w/ VERT. WALL REINFORCING
3. #5 DOWELS TO ALIGN w/ VERT. REINFORCING IN STEM WALL
4. (2) #5 CONT.

114 MASONRY AT ELEVATOR SHAFT
11-20-1881 NO SCALE



1. #5 AT 10" o.c. EACH FACE, EACH WAY
2. #5 DOWELS TO ALIGH w/ VERT. REINFORCING IN STEM WALL
3. (2) #5 CONT.
4. VERT. DOWEL TO MATCH AND LAP w/ VERT. WALL REINFORCING
5. CONT. FOOTING, AS OCCURS
6. SLAB AS OCCURS ON BOTH SIDES. OMIT AT ELEVATOR PIT

112 P/C AND MASONRY WALL AT STEM WALL
12-20-1881 NO SCALE



1. 2'-4" SQUARE PEDESTAL w/ #4 TIES AT 12" o.c. AND (8) #5 VERT. PROVIDE 90° HOOK IN LONGITUDINAL REINFORCING w/ GRADE BEAM
2. HOOK STEM WALL REINFORCING AT END OF PEDESTAL AS OCCURS
3. (3) #4 CLOSED TIES AT 2" o.c.
4. GRADE BEAM AND PIER PER PLANS
5. (2) #5 CONT.
6. #5 DOWELS AT 8" o.c.

113 P/C AT PEDESTAL
13-20-1881 NO SCALE

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DATE: 01/12/2022
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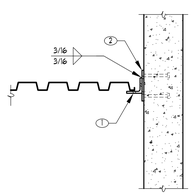
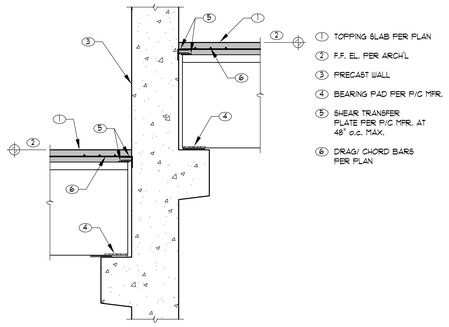


① L4x4x1/4 ANGLE LEDGER
② EMBED PLATE PER P/C MFR., LOCATE WITHIN 6" FROM CORNERS AND AT 24" o.c. MAX IN BETWEEN

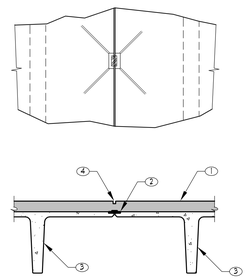
A. STEEL DECK ORIENTATION MAY BE AT 90° TO THAT SHOWN
B. ATTACH STEEL DECK TO LEDGER PER G.S.N.

213 STEEL DECK AT P/C WALL
S01-10422 NO SCALE



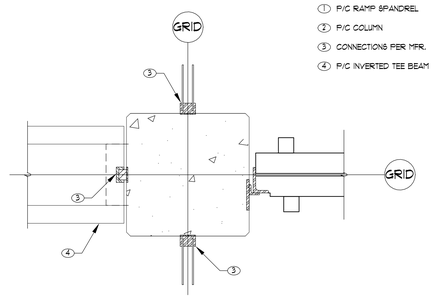
① TOPPING SLAB PER PLAN
② F.F. EL. PER ARCH'L
③ PRECAST WALL
④ BEARING PAD PER P/C MFR.
⑤ SHEAR TRANSFER PLATE PER P/C MFR. AT 48" o.c. MAX.
⑥ DRAG/ CHORD BARS PER PLAN

209 TEE TO RAMP WALL
S05-81388 NO SCALE



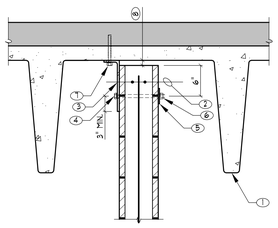
① TOPPING SLAB PER PLAN
② SHEAR PLATE PER P/C MFR. SPACED PER MFR.
③ P/C DOUBLE TEES
④ LOCATE SAW CUT JOINT AT DOUBLE TEE EDGES, TYP.

205 TYPICAL P/C TEE TO TEE CONNECTION
205-150871 NO SCALE



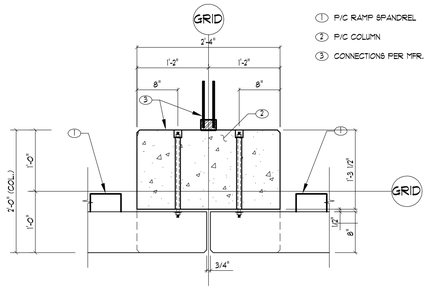
① P/C RAMP SPANDREL
② P/C COLUMN
③ CONNECTIONS PER MFR.
④ P/C INVERTED TEE BEAM

201 BEAM AND LITE WALL AT COLUMN
201-201881 NO SCALE



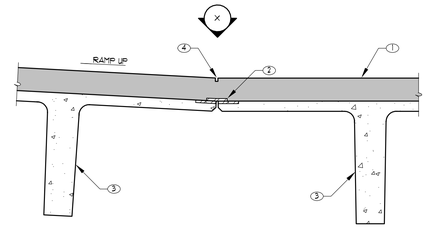
① P/C DOUBLE TEE
② (2) #5 CONT.
③ 1/2" x 14" LONG BENT PLATE SPACED AT 6'-0" MAX o.c.
4" AS REQ'D
④ (2) 3/4" DIA. A370 THRU BOLTS SPACED 10" APART. CENTER BOLTS IN 3" LONG VERTICALLY SLOTTED HOLE
⑤ 1/4" x 3" SQ. PLATE WASHER
⑥ FINGER TIGHTEN NUT AND SPOIL THREADS
⑦ (2) 1/2" DIA. SIMPSON TITEN HD SCREWS ANCHORS AT 9" o.c. w/ 3 1/4" MIN. EMBEDMENT. CENTER BOLT IN 3" LONG SLOTTED HOLE. SLOT TO BE PARALLEL w/ MASONRY WALL
⑧ COORDINATE W/ P/C MFR. FOR EXPECTED DEFLECTION OF DOUBLE TEE. 2" MIN.

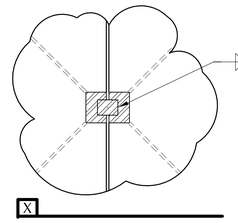
214 MASONRY NON-BEARING WALLS AT DOUBLE TEES
214-201881 NO SCALE



① P/C RAMP SPANDREL
② P/C COLUMN
③ CONNECTIONS PER MFR.

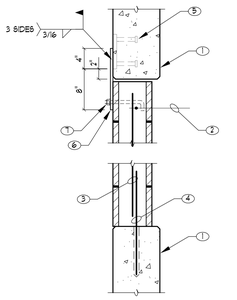
210 SPANDREL TO COLUMN
S10-81388 NO SCALE





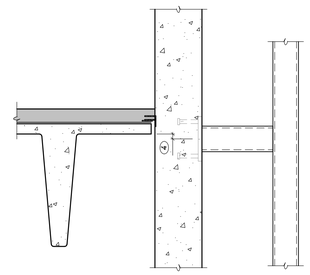
① TOPPING SLAB PER PLAN
② SHEAR PLATE PER P/C MFR. SPACED PER MFR.
③ P/C DOUBLE TEES
④ LOCATE SAW CUT JOINT AT DOUBLE TEE EDGES, TYP.

202 P/C TEE TO TEE CONNECTION
202-141480 NO SCALE



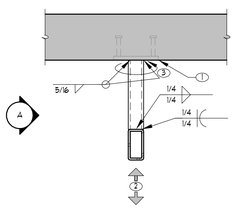
① PRECAST SPANDREL
② #5 IN CONT. BOND BEAM
③ #5 IN GROUTED CELL AT 32" o.c.
④ #5 w/ LENTON TAPERED THREADS
⑤ EMBED PLATE
⑥ PL1/2 x4" x1'-0" w/ 11/16" DIA. x1 1/4" TALL SLOT FOR ANCHOR BOLT
⑦ 5/8" DIA. J-BOLT AT 32" o.c. TO ALIGN w/ EMBED PLATE IN PRECAST SPANDREL. CENTER IN VERTICAL SLOT

215 MASONRY INFILL AT SPANDREL PANELS
215-201881 NO SCALE

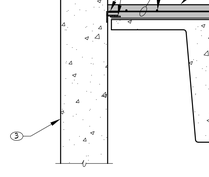


① EMBED PLATE PER PRECAST MFR.
② PRECAST MFR. TO DESIGN EMBED PLATE AND PRECAST WALL FOR 41.0CF HORIZONTAL WIND FORCE (STENGTH LEVEL)
③ PRECAST MFR. TO DESIGN EMBED PLATE AND PRECAST WALL FOR 422K-FT MOMENT WIND FORCE (STRENGTH LEVEL)
④ LOCATE CENTER OF EMBED PLATE WITHIN 1'-0" FROM BOTTOM OF DOUBLE TEE'S HORIZONTAL FLANGE AND 1'-0" FROM TOP OF TOPPING SLAB

A SECTION

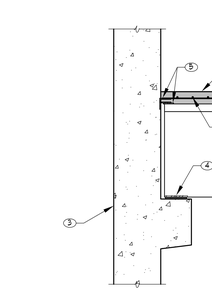


211 SCREEN WALL COLUMN BRACE
211-201881 NO SCALE



① SHEAR PLATE WELD, SIZE AND NUMBER OF BOLTS PER TYPICAL SHEAR PLATE CONNECTION SCHEDULE
② EMBED PLATE, AT LEAST EQUAL TO DEPTH OF BEAM
③ P/C MFR TO DESIGN EMBED PLATE FOR 10.0K VERTICAL REACTION (ULTIMATE LOAD)

208 STEEL BEAM AT P/C PANEL
214-141480 NO SCALE



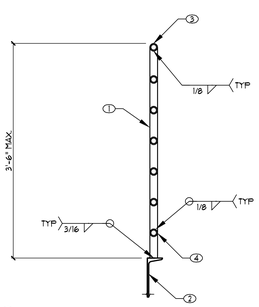
① TOPPING SLAB PER PLAN
② F.F. EL. PER ARCH'L
③ PRECAST WALL
④ BEARING PAD PER P/C MFR.
⑤ SHEAR TRANSFER PLATE PER P/C MFR. AT 48" o.c. MAX.
⑥ DRAG/ CHORD BARS PER PLAN

206 TEE TO WALL TYP.
206-141480 NO SCALE

① TOPPING SLAB PER PLAN
② F.F. EL. PER ARCH'L
③ PRECAST WALL
④ BEARING PAD PER P/C MFR.
⑤ SHEAR TRANSFER PLATE PER P/C MFR. AT 48" o.c. MAX.
⑥ DRAG/ CHORD BARS PER PLAN

203 TEE TO WALL TYP.
203-141480 NO SCALE

4" MIN.
#3 @ 12" o.c.
#3 @ 12" o.c.
#3 @ 12" o.c

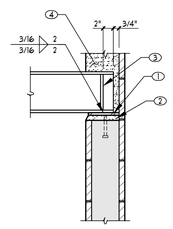


1. ROUND HSS1.90" OD x0.125" POST AT 4'-0" o.c.
2. STEEL STRINGER PER PLAN
3. ROUND HSS1.90" OD x0.125" CONT. TOP RAIL
4. ROUND HSS1.50" OD x0.120" INFILL RAIL, TYP.

A. ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH.

233 STAIR GUARDRAIL SECTION

233-201881 NO SCALE



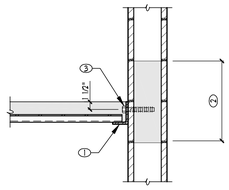
1. PL 1/2" x 6" x 0'-8" w/ (2) 3/4" DIA. x 4" NELSON STUDS



2. 1" +/- DRYPACK
3. 3/8" STIFFENER PLATE NEAR FACE AND FAR FACE
4. REMOVE FACE SHELLS ABOVE AS REQUIRED TO ACCOMMODATE BEAM INSTALLATION. GROUT VOID SOLID AFTER INSTALLATION IS COMPLETE

228 HOIST BEAM AT MASONRY WALL

228-201881 NO SCALE



1. CONT. LEDGER PER PLAN w/ 7/8" DIA. HOLES FOR 3/4" DIA. ANCHORS
2. MIN. BOND BEAM AT FLOOR LEVEL PER G.S.N. OR FRAMING PLAN NOTES
3. ANCHOR TYPE AND SPACING PER PLAN

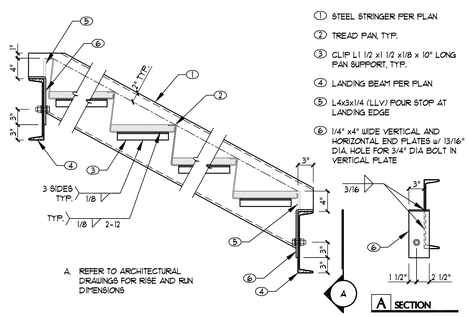
A. ATTACH STEEL DECK TO LEDGER PER FRAMING PLAN NOTES.

B. STEEL DECK ORIENTATION MAY BE AT 90° TO THAT SHOWN

C. WALL VERTICAL REINFORCING NOT SHOWN FOR CLARITY

229 STEEL LEDGER AT MASONRY WALL

229-181421 NO SCALE



1. STEEL STRINGER PER PLAN
2. TREAD PAN, TYP.
3. CLIP L1 1/2 x1 1/2 x1/8 x 10" LONG PAN SUPPORT, TYP.
4. LANDING BEAM PER PLAN
5. L4x3x1/4 (LLV) POUR STOP AT LANDING EDGE
6. 1/4" x4" WIDE VERTICAL AND HORIZONTAL END PLATES w/ 13/16" DIA. HOLE FOR 3/4" DIA BOLT IN VERTICAL PLATE

A. REFER TO ARCHITECTURAL DRAWINGS FOR RISE AND RUN DIMENSIONS

232 TYPICAL STAIR STRINGER AND TREAD SUPPORT

232-201881 NO SCALE

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Registered Professional Engineer
CERTIFICATE NO.
47580
PAUL KRIZAN
ARIZONA, U.S.A.

DATE: 01/12/2022
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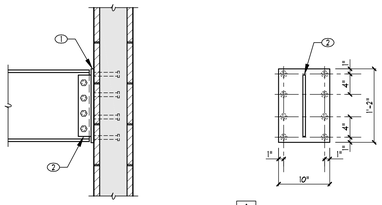


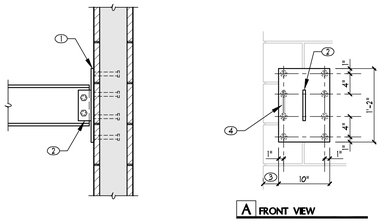
① PL1/2 x10" x1'-2" w/ (8) 3/4" DIA. x5" NELSON STUDS

② SHEAR PLATE SIZE AND NUMBER OF BOLTS PER TYPICAL SHEAR PLATE CONNECTION SCHEDULE

A FRONT VIEW

241 STEEL BEAM AT MASONRY WALL

241-201881 NO SCALE



① PL1/2 x10" x1'-2" w/ (8) 3/4" DIA. x5" NELSON STUDS

② SHEAR PLATE SIZE AND NUMBER OF BOLTS PER TYPICAL SHEAR PLATE CONNECTION SCHEDULE

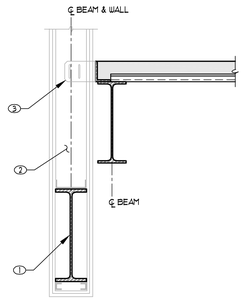
③ 3" MIN. FROM MASONRY WALL CORNER WHERE OCCURS

④ OFFSET SHEAR PLATE POSITION AT MASONRY WALL CORNER CONDITION

A FRONT VIEW

242 STEEL BEAM AT MASONRY WALL

242-201881 NO SCALE



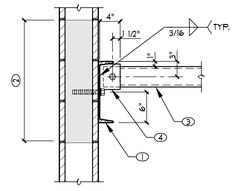
① STEEL BEAM PER PLAN w/ SEPARATE GYP BOARD WRAPPING PER ARCH'L REQUIREMENTS

② 600S162-54 COLD-FORMED METAL STUDS AT 24" o.c.

③ BYPASS FRAMING SLIDE CLIP AT EACH STUD AT EACH FLOOR LEVEL

243 SHAFT WALL AT STEEL BEAM

243-201881 NO SCALE



① CONT. LEDGER PER PLAN w/ 7/8" DIA. HOLES AT 24" o.c. FOR 3/4" DIA. x 6" TITEN HD SCREW ANCHORS

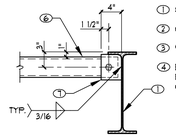
② MIN. BOND BEAM AT FLOOR LEVEL PER G.S.N.

③ STEEL TUBE PER PLAN w/ 13/16" DIA. HOLE FOR THRU BOLT

④ PL1/4 x4" x0'-5" NEAR FACE AND FAR FACE OF STEEL TUBE w/ 13/16" DIA. HOLE FOR 3/4" DIA. BOLT

239 STEEL LEDGER AT MASONRY WALL

239-201881 NO SCALE



A SECTION AT STEEL TUBE

① STEEL BEAM PER PLAN

② CONT. L5x3 1/2 x1/4 POUR STOP

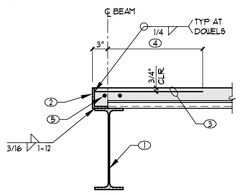
③ ¾ DOWELS AT 24" o.c.

④ EXTEND DOWELS 2'-8" MIN. BEYOND CENTERLINE OF BEAM OR JOIST

⑤ 2-#4 BARS CONTINUOUS AROUND SLAB PERIMETER

⑥ STEEL TUBE PER PLAN w/ 13/16" DIA. HOLE FOR THRU BOLT

⑦ PL1/4 x4" x0'-5" NEAR FACE AND FAR FACE OF STEEL TUBE w/ 13/16" DIA. HOLE FOR 3/4" DIA. BOLT



240 CONCRETE DECK AT STEEL BEAM

240-201881 NO SCALE

SPS+ ARCHITECTS
SPS+ ARCHITECTS LLP
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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST.
PHOENIX, AZ 85004
FRAMING DETAILS - BLDG 2

Project Status

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REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	PLAN CHECK COMMENTS
4	04/14/23	LOT SPLIT

REVIEWED BY: PK
DRAWN BY: JLJ



DATE: 01/12/2022
JOB No: 21011
SHEET: S403

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wrightengineers.com
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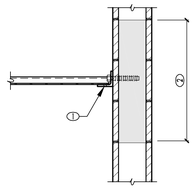
BIM 360://2091 The Moreland/Deck Park Vista Redevelopment_Garage_Struct.rvt
4/27/2023 2:34:54 PM

21011



① CONT. LEDGER PER PLAN w/ 7/8" DIA. HOLES FOR 3/4" DIA. ANCHORS. ANCHOR TYPE AND SPACING PER PLAN

② MIN. BOND BEAM AT ROOF LEVEL PER G.S.N.

A. STEEL DECK ORIENTATION MAY BE AT 90° TO THAT SHOWN

B. ATTACH STEEL DECK TO LEDGER PER G.S.N.

C. WALL VERTICAL REINFORCING NOT SHOWN FOR CLARITY

326 STEEL DECK AT MASONRY WALL

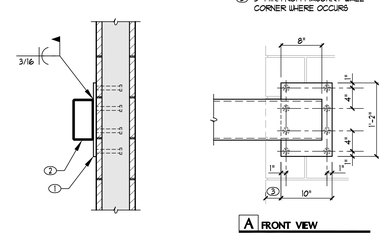
326-201881

NO SCALE

① PL1/2 x10" x1'-2" w/ (8) 3/4" DIA. x5" NELSON STUDS

② STEEL TUBE PER PLAN

③ 3" MIN. FROM MASONRY WALL CORNER WHERE OCCURS



A FRONT VIEW

327 STEEL TUBE AT MASONRY WALL

327-201881

NO SCALE

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FRAMING DETAILS - BLDG 2

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REVIEWED BY: PK
DRAWN BY: JLJ



DATE: 01/12/2022
JOB No: 21011
SHEET: S502

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wrightengineers.com
ENGINEERED IN THE USA
Las Vegas | Orange County | Phoenix | Salt Lake City | Dallas

21011

THE MORELAND PG
PHOENIX, AZ

GENERAL CONTRACTOR NOTES:

A. THE COLUMN ANCHOR BOLTS SHALL BE WITHIN ¼" OF THE CORRECT PLACEMENT AND SHALL BE PLUMB AND TRUE.
B. THE #11 DOWEL BARS FOR ERICO'S SHALL BE WITHIN 1/8" OF THE CORRECT PLACEMENT AND SHALL BE PLUMB AND TRUE.
C. ALL EMBEDS CAST INTO THE FOUNDATION SHALL BE WITHIN 1/2" OF THE CORRECT PLACEMENT.
D. THE GENERAL CONTRACTOR SHALL PROTECT THE ANCHOR BOLTS FROM DAMAGE AND RUST. IN THE EVENT THAT THE ANCHOR BOLTS NEED TO BE CLEANED OR RE-THREADED, THE GENERAL CONTRACTOR SHALL COMPLETE THIS PROCESS IN ADVANCE SO AS NOT TO HINDER THE ERECTION PROCESS.
E. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS.
F. DO NOT SCALE THESE DRAWINGS.
G. PRECAST TEES AND BEAMS HAVE BEEN DESIGNED TO ACT IN COMPOSITE ACTION WITH THE TOPPING. FOR ADDITIONAL INFORMATION, SEE THE PRECAST DESIGN CALCULATIONS.
H. TOPPING REINFORCEMENT NEEDS TO BE DESIGNED FOR ALL EXPECTED LOADS (SEE NOTE ``C", DESIGN LOADS).
I. OPENINGS SMALLER THAN 10" IN DIAMETER OR 10" SQUARE ARE TO BE CUT IN PLACE BY GENERAL CONTRACTOR. NO HOLES MAY BE CUT OR DRILLED IN PRECAST PRODUCTS WITHOUT EXPRESS APPROVAL FROM CORESLAB STRUCTURES (ARIZ.) INC. ENGINEERING DEPARTMENT.
J. DO NOT BACKFILL ANY WALLS UNTIL TOPPING HAS BEEN PLACED & CURED.
K. CONSTRUCTION MATERIALS WHEN PLACED ON FLOOR DURING CONSTRUCTION SHALL BE SPREAD OUT SO THAT THE ASSOCIATED LOAD DOES NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. IF THE FLOOR RECEIVES A CONCRETE TOPPING AND THE TOPPING HAS NOT BEEN PLACED, PROVIDE ADDITIONAL BRACING WHERE THE SYSTEM HAS NOT ATTAINED THE DESIGNATED DESIGN STRENGTH.
L. ANY BRACING INSTALLED BY CORESLAB STRUCTURES SHALL NOT BE REMOVED OR RELOCATED WITHOUT APPROVAL FROM THE CORESLAB STRUCTURES' DESIGN ENGINEER OR ERECTION SUPERVISOR.
M. PLACE CIP/CMU WALL BRACES SO AS NOT TO INTERFERE WITH CORESLAB STRUCTURES' ERECTION OF PRECAST PRODUCTS; THE PLACEMENT OF BRACES NEEDS TO BE COORDINATED WITH CORESLAB STRUCTURES' ERECTION DEPARTMENT.

ERECTION NOTES:

A. ERECT ALL CORESLAB'S PRODUCTS WITH UNIT MARK NUMBER ORIENTED AS SHOWN ON PLANS.
B. GROUT BETWEEN COLUMN AND FOOTING FOR COLUMN BASE POCKETS SHALL HAVE A MIN. STRENGTH OF 6000 PSI.
C. THE GROUTING OF HORIZONTAL JOINTS BETWEEN WALLS SHALL HAVE A MINIMUM STRENGTH OF 6000 PSI.
D. GROUTING UNDER COLUMN BASE PLATES AND AT THE POCKETS FOR ANCHOR BOLTS SHALL BE DONE IMMEDIATELY AFTER ERECTION OF COLUMNS.
E. ALL CONNECTIONS BETWEEN P/C MEMBERS SHALL BE COMPLETED BEFORE ERECTING THE FLOOR ABOVE.
F. ERECT ALL BEAMS (DT'S, HC, SPANDRELS ETC.) TO OBTAIN APPROXIMATELY THE SAME BEARING LENGTH AT BOTH ENDS. ENGINEERING SHALL BE NOTIFIED WHEN BEARING LENGTHS ARE SIGNIFICANTLY LESS THAN SHOWN ON PLANS.
G. USE ALL LIFTING MECHANISMS PROVIDED FOR ERECTION OF P/C PRODUCTS OR AS SHOWN ON ERECTION DRAWINGS AND COORDINATED WITH ENGINEERING.
H. THE ERECTOR SHALL ADEQUATELY BRACE AND SECURE ALL MEMBERS DURING ERECTION, UNTIL ALL FINAL CONNECTIONS ARE MADE.
I. THE STABILITY OF THE STRUCTURE DURING ERECTION IS THE SOLE RESPONSIBILITY OF THE ERECTOR.

DESIGN NOTES

A. CORESLAB STRUCTURES IS RESPONSIBLE ONLY FOR THE DESIGN AND FABRICATION OF IT'S OWN PRODUCTS.
B. ALL SECTION ARE LOCATED ON PC DRAWING SHEETS.
C. DESIGN OF ALL STEEL IN C.I.P. TOPPING TO MEET WHEEL LOAD, DIAPHRAGM ACTION, AND ANY OTHER STRUCTURAL REQUIREMENTS IS TO BE PROVIDED BY THE ENGINEER ON RECORD.
D. DESIGN CRITERIA: 2018 IBC WITH CITY OF SCOTTSDALE AMENDMENTS.
E. DESIGN LOADS:

SEISMIC LOADS: PER STRUCTURAL DRAWINGS
RISK CATEGORY II
SITE CLASS C
Ss = 0.185
S1 = 0.066
SEISMIC DESIGN CATEGORY A
ORDINARY REINFORCED PRECAST SHEARWALLS
R = 4.0
Cs = 0.01
BASE SHEAR = 372KIPS

WIND LOADS: PER STRUCTURAL DRAWINGS
BASIC WIND SPEED = 105 MPH
RISK CATEGORY II
EXPOSURE CATEGORY C

THE FOLLOWING LOAD COMBINATIONS HAVE BEEN USED IN ANALYSIS, AS APPLICABLE (Section 2.3.2, ASCE 7-16)

1.4D
1.2D + 1.6L + 0.5S
1.2D + 1.6S + L
1.2D + 1.0E + L + 0.2S
1.2D + 1.0W + L + 0.5S
0.9D + 1.0E
0.9D + 1.0W

DEAD LOADS:

3 1/4" TOPPING (150 PCF) = 40.625 PSF
SUPER IMPOSED DEAD LOAD - 5 PSF

LIVE LOADS:

GARAGE LIVE LOAD (NON-REDUCABLE) = 40 PSF
BUMPER LOAD (ULTIMATE @ 18" OR 27" A.F.F.) = 10000 LBS
POINT LOAD (SERVICE) = 3000 LBS (APPLIED OVER 4.5" x 4. 5" AREA)
STAIR/LOBBY LIVE LOAD = 100 psf

P/C MEMBERS LOADS:

12DT28 - (UNIT WEIGHT = 150 PCF) = 49.4 PSF
26IT35 (UNIT WEIGHT = 150 PCF) = 613 PLF
38IT38 (UNIT WEIGHT = 150 PCF) = 1050 PLF
24COL24 (150 PCF) = 600 PLF
8SP127 (UNIT WEIGHT = 150 PCF) = 1059 PLF
8" WALL (150 PCF) = 100 PSF
10" WALL (150 PCF) = 125 PSF

F. ALL REINFORCING BARS (# 6 AND SMALLER) TO BE WELDED FOR FABRICATION OF ASSEMBLIES TO BE GRADE 60, A-706.

G. CORESLAB STRUCTURES RESERVES THE RIGHT TO SUBSTITUTE STRAND PATTERN FOR OTHERS OF EQUAL OR GREATER CAPACITY TO FACILITATE PRODUCTION REQUIREMENTS.

H. EMBEDS IN THE C.I.P. SHALL BE POSITIONED BY CONTRACTOR WITHIN +/- 1/8" OF THE DIMENSIONS SHOWN ON PRECAST DRAWINGS.

I. CONCENTRATED LOADS DURING ERECTION SHALL BE DISTRIBUTED NOT TO EXCEED THE LIVE LOAD LOADING.

PRESTRESSING TENDONS

STRAND: ASTM A 416/A 416M, GRADE 270, UNDERCOATED, 7-WIRE, LOW-RELAXATION STRAND

WRIGHT ENGINEERS
[X] NO EXCEPTIONS TAKEN
[ ] SEE NOTATIONS
[ ] REJECTED
[ ] REVISE and RESUBMIT
[ ] SUBMIT SPECIFIED ITEM
JPE — REVIEWED BY
03/28/2022 — DATE
Structural review is provided as an aid to the contractor, is only to check for general conformance with the contract documents prepared by Wright, and does not modify the contractor's duty to comply with the contract documents. Responsibility for correctness rests solely with the contractor. Structural review does not include review of dimensions, quantities, fabrication, or construction or fabrication means or methods. Deviations from the contract documents, omission of items, or items shown incorrectly shall not be considered approved unless specifically noted as such in writing by Wright.

REVISION 1

DRAWING INDEX

SHEET NO.	DRAWING TITLE	REV. NO.
PC-0.0	COVER SHEET	1
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PC-1.2	BLOWUP FOUNDATION PLAN	1
PC-1.3	FOUNDATION DETAILS	1
PC-2.1	LEVEL 1 FLOOR PLAN	1
PC-2.2	LEVEL 2 FLOOR PLAN	1
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PC-2.4	LEVEL 4 FLOOR PLAN	1
PC-3.1	PRECAST ELEVATIONS	1
PC-3.2	PRECAST ELEVATIONS	1
PC-3.3	PRECAST ELEVATIONS	1
PC-3.4	STAIR TOWER PLANS & ELEVATION	1
PC-4.1	DETAILS	1
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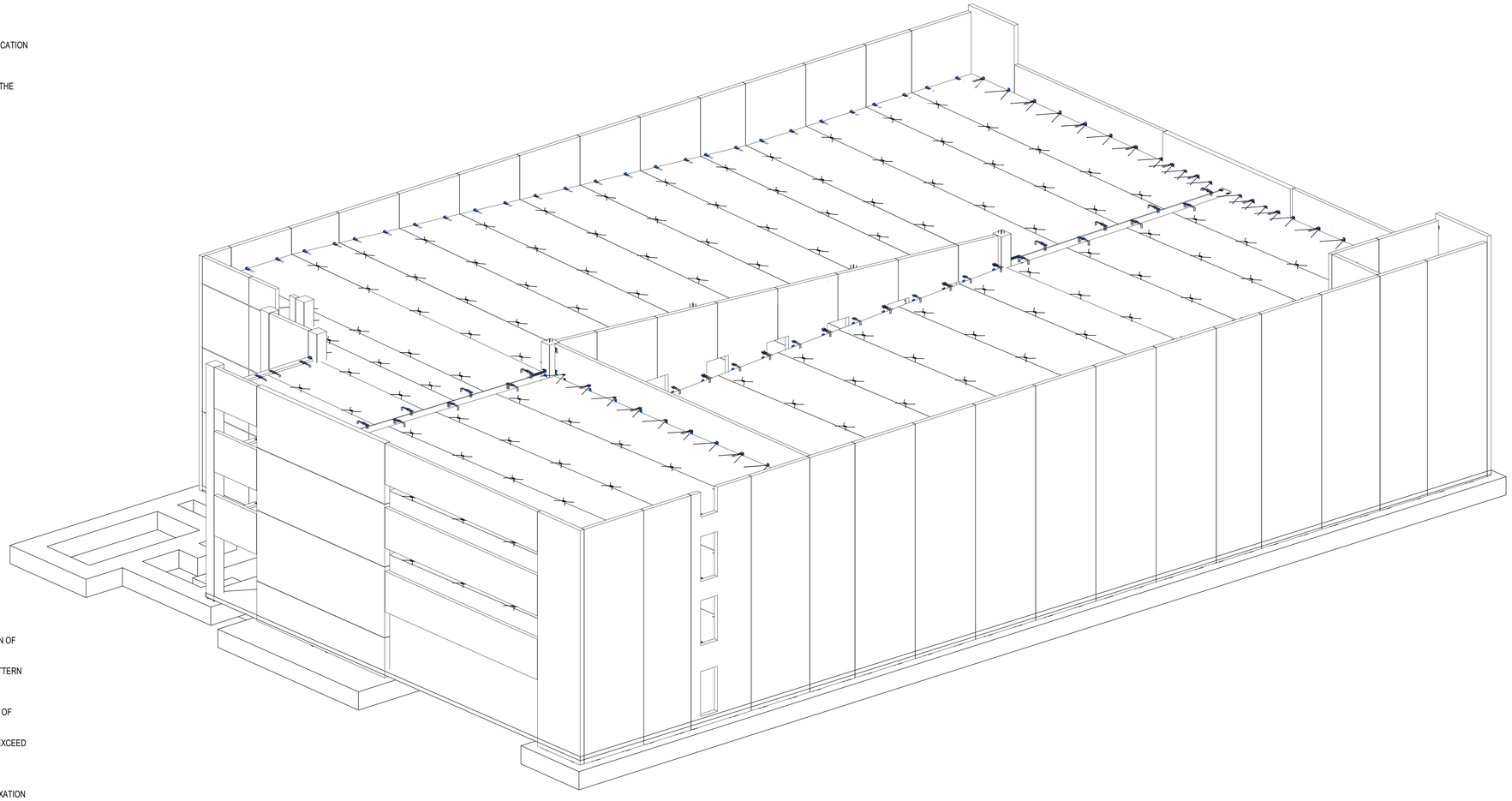
PC-6.2	STANDARD EMBEDS	1
PC-6.3	STANDARD EMBEDS	1
PC-6.4	SPECIAL PARTS	1
PC-6.5	SPECIAL PARTS	1
PC-6.6	SPECIAL PARTS	1
PC-7.1	DESIGN SUMMARIES	1
PC-7.2	DESIGN SUMMARIES	1



CORESLAB STRUCTURES (ARIZ.) INC.
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(602) 237-3875

THE MORELAND PG
HIGH STREET RESIDENTIAL
PHOENIX, AZ

COVER SHEET

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY: TXI

Registered Professional Engineer Specialty Structural
CERTIFICATE NO. 54018
JEFFREY R. CARLSON
STATE OF ARIZONA
Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET: PC-0.0

21027

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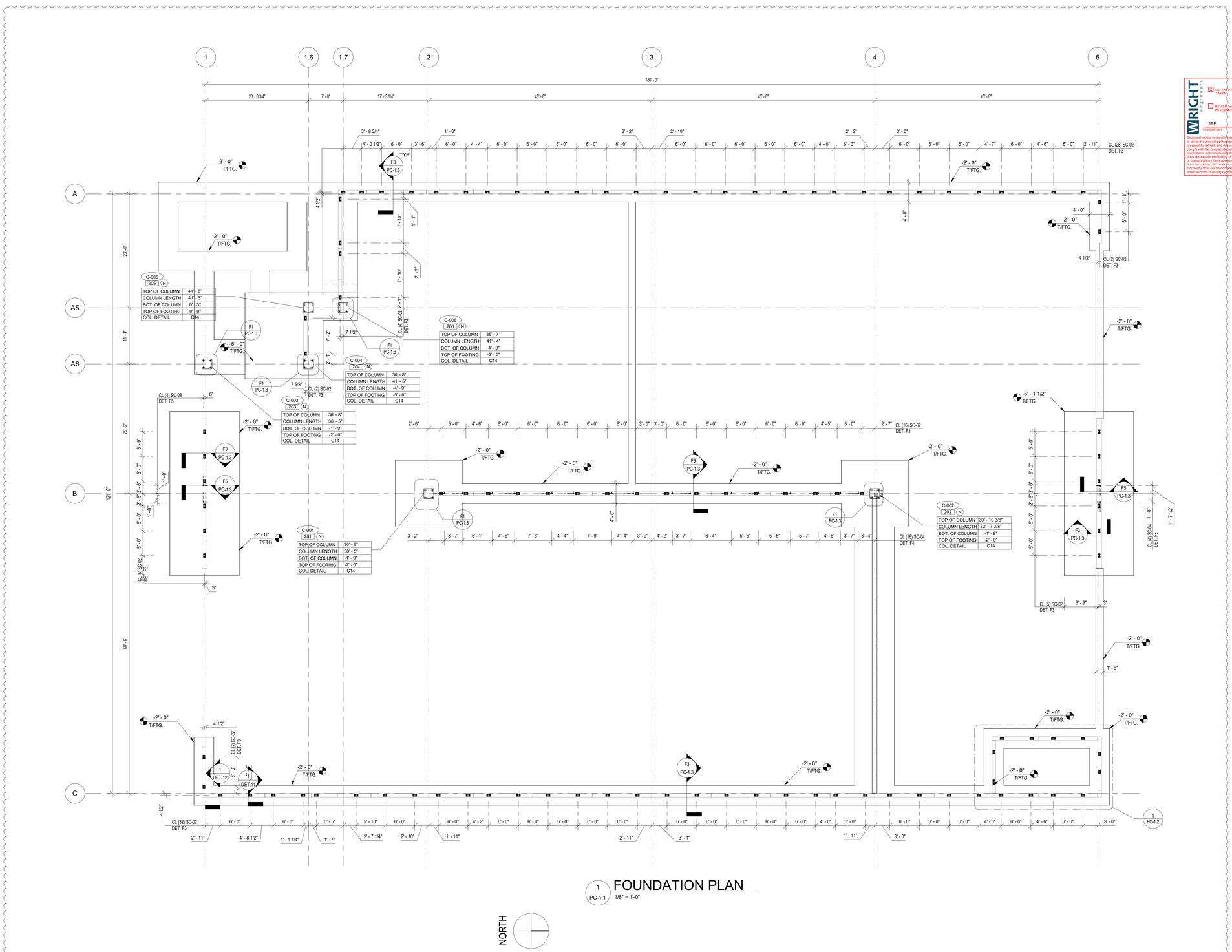
REVISION 1



1 PC-1.1 FOUNDATION PLAN
1/8" = 1'-0"

NORTH

WRIGHT ENGINEERS
☒ NO EXCEPTIONS TAKEN ☐ SEE NOTATIONS ☐ REJECTED ☐ REVISE and RESUBMIT ☐ SUBMIT SPECIFIED ITEM
JPE REVIEWED BY 03/28/2022 DATE

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PHOENIX, AZ

FOUNDATION PLAN

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY: TXI

Registered Professional Engineer Stamp
CERTIFICATE NO. 54018
JEFFREY R. CARLSON
STATE OF ARIZONA U.S.A.
Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET: PC-1.1

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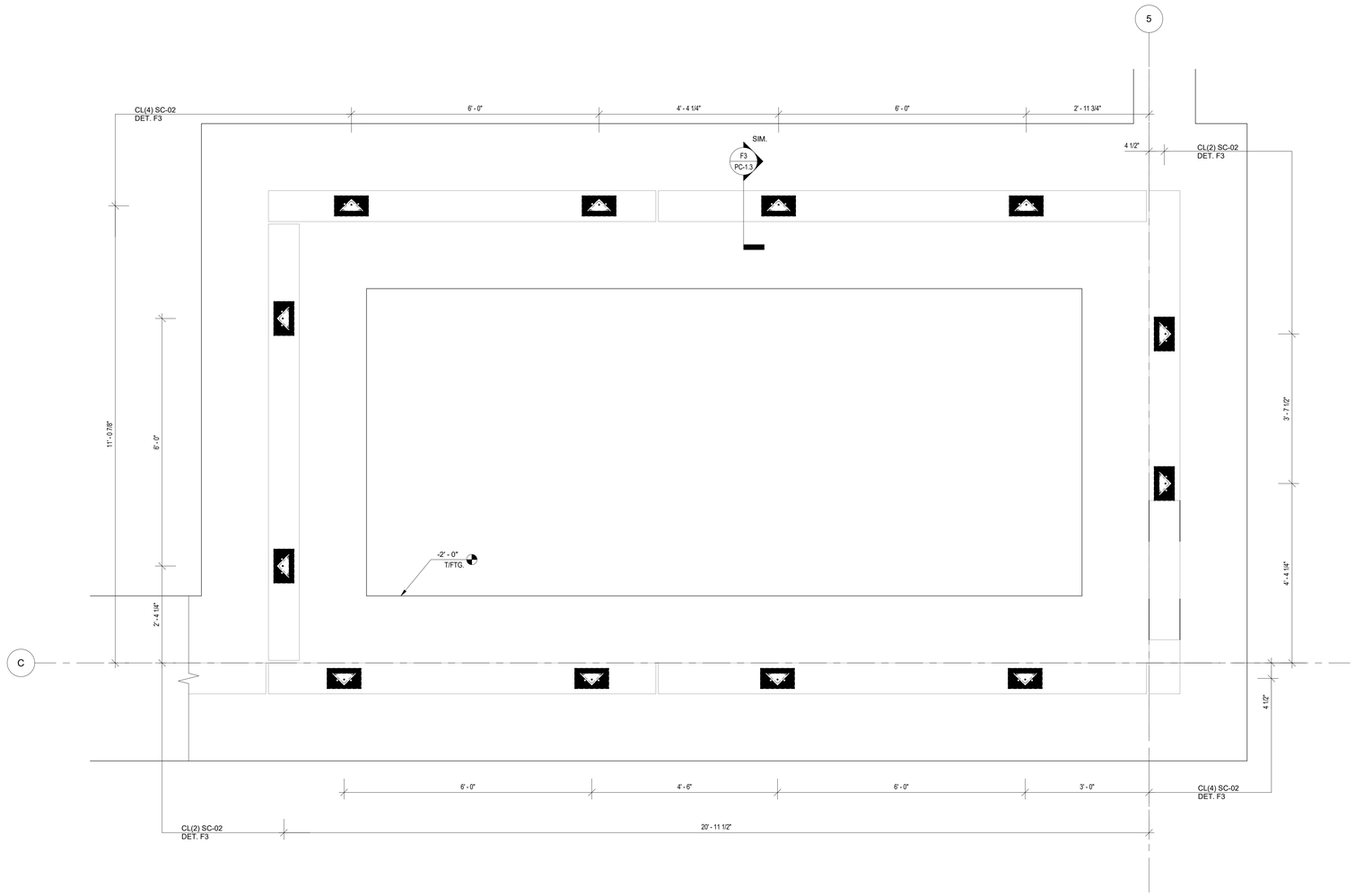

1 PC-1.2 BLOWUP FOUNDATION STAIR
3/4" = 1'-0"

WRIGHT ENGINEERS
☒ NO EXCEPTIONS TAKEN ☐ SEE NOTATIONS
☐ REJECTED
☐ REVISE and RESUBMIT ☐ SUBMIT SPECIFIED ITEM
JPE 03/28/2022
REVIEWED BY DATE
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BLOWUP FOUNDATION PLAN

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
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CERTIFICATE NO.
54018
JEFFREY R. CARLSON
ARIZONA USA
Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET:
PC-1.2
21027

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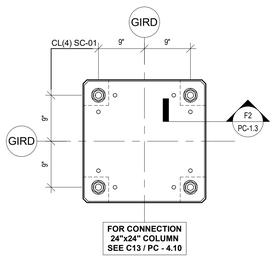

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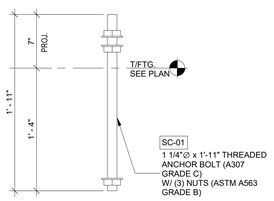

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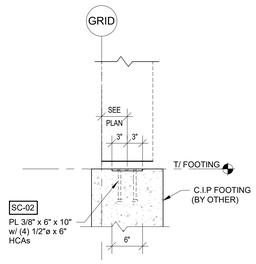

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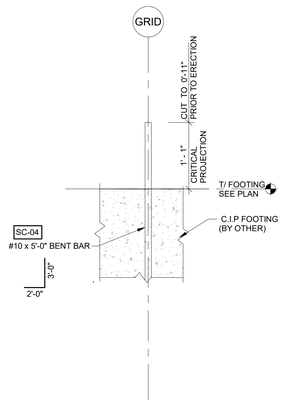

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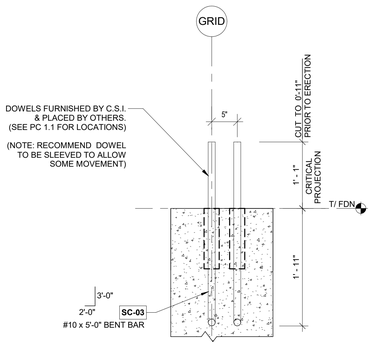

F5

WRIGHT engineers

- [x] NO EXCEPTIONS TAKEN
- [ ] SEE NOTATIONS
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- [ ] SUBMIT SPECIFIED ITEM

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03/28/2022 — DATE

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(602) 237-3875

THE MORELAND PG
HIGH STREET RESIDENTIAL
PHOENIX, AZ

FOUNDATION DETAILS

Project Status

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REVIEWED BY: RBM
DRAWN BY: TXI

Registered Professional Engineer (Structural)
CERTIFICATE NO. 54018
JEFFREY R. CARLSON
Date Signed 03/25/22
ARIZONA, U.S.A.

Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET:
PC-1.3

21027

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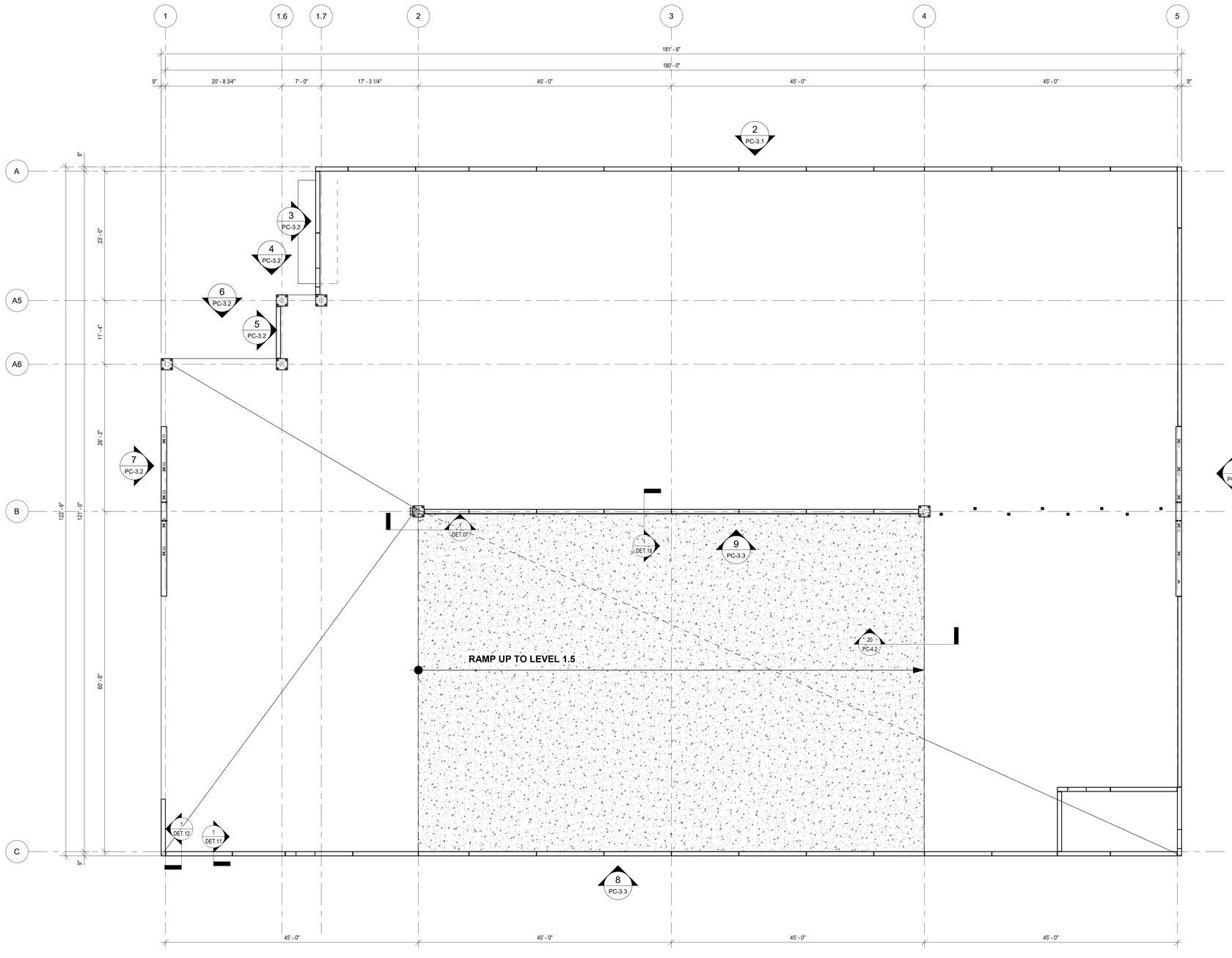


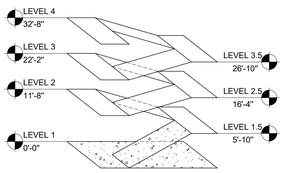
NORTH

1 PC-2.1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

T/DT XX' - XX" ELEVATIONS SHOWN ARE TO TOP OF DOUBLE TEE

T/FF XX' - XX" ELEVATIONS SHOWN ARE TO TOP OF C.I.P. TOPPING

◆ DENOTES " RABBIT EAR" PART#P-60/E-47 CONNECTION #C20/ PC-5.2



KEY PLAN

WRIGHT ENGINEERS

☒ NO EXCEPTIONS TAKEN ☐ SEE NOTATIONS
☐ REJECTED
☐ REVISE and RESUBMIT ☐ SUBMIT SPECIFIED ITEM

JPE 03/28/2022
REVIEWED BY DATE

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CORESLAB STRUCTURES (ARIZ) INC.
5026 South 43rd Avenue
P.O. Box 18150
Phoenix, Arizona 85005
(602) 237-3875

THE MORELAND PG
HIGH STREET RESIDENTIAL
PHOENIX, AZ

LEVEL 1 FLOOR PLAN

Project Status

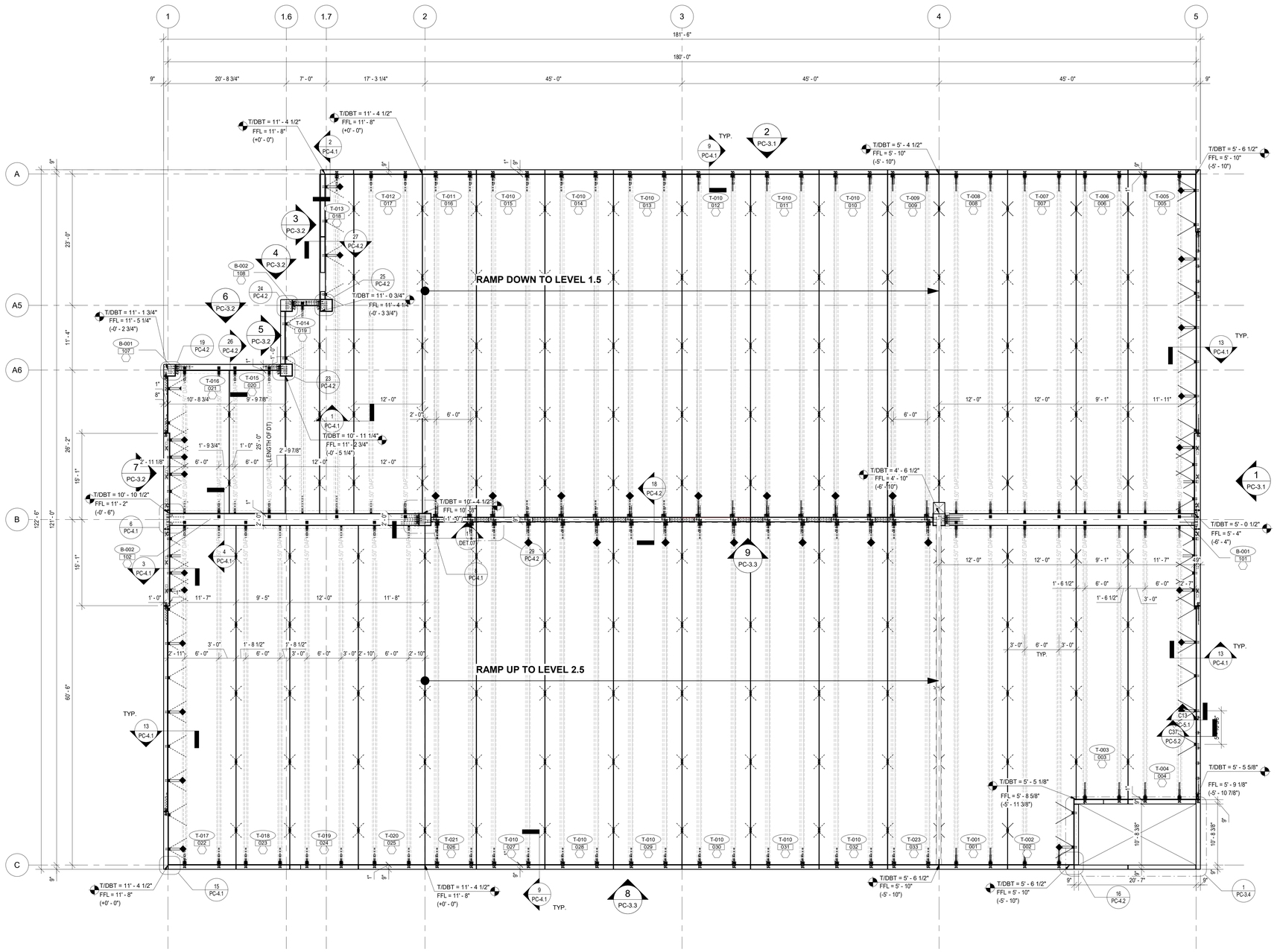
REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY: TXI

Registered Professional Engineer Structural
CERTIFICATE NO.
54018
JEFFREY R. CARLSON
STATE OF ARIZONA U.S.A.
Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET:
PC-2.1
21027

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

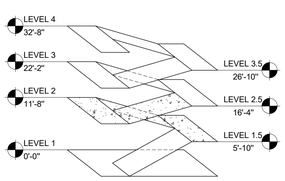


NORTH

1 PC-2.2 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

T/DT XX' - XX" ELEVATIONS SHOWN ARE TO TOP OF DOUBLE TEE
T/FF XX' - XX" ELEVATIONS SHOWN ARE TO TOP OF C.I.P. TOPPING

◆ DENOTES " RABBIT EAR" PART#P-60/E-47 CONNECTION #C20/ PC-5.2



KEY PLAN

WRIGHT ENGINEERS

- [X] NO EXCEPTIONS TAKEN
- [ ] SEE NOTATIONS
- [ ] REJECTED
- [ ] REVISE and RESUBMIT
- [ ] SUBMIT SPECIFIED ITEM

JPE — REVIEWED BY — 03/28/2022 — DATE

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Phoenix, Arizona 85005
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THE MORELAND PG
HIGH STREET RESIDENTIAL
PHOENIX, AZ

LEVEL 2 FLOOR PLAN

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY: TXI

Registered Professional Engineer Standard
CERTIFICATE NO.
54018
JEFFREY R. CARLSON
Date Signed
ARIZONA, U.S.A.
Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET: PC-2.2

21027

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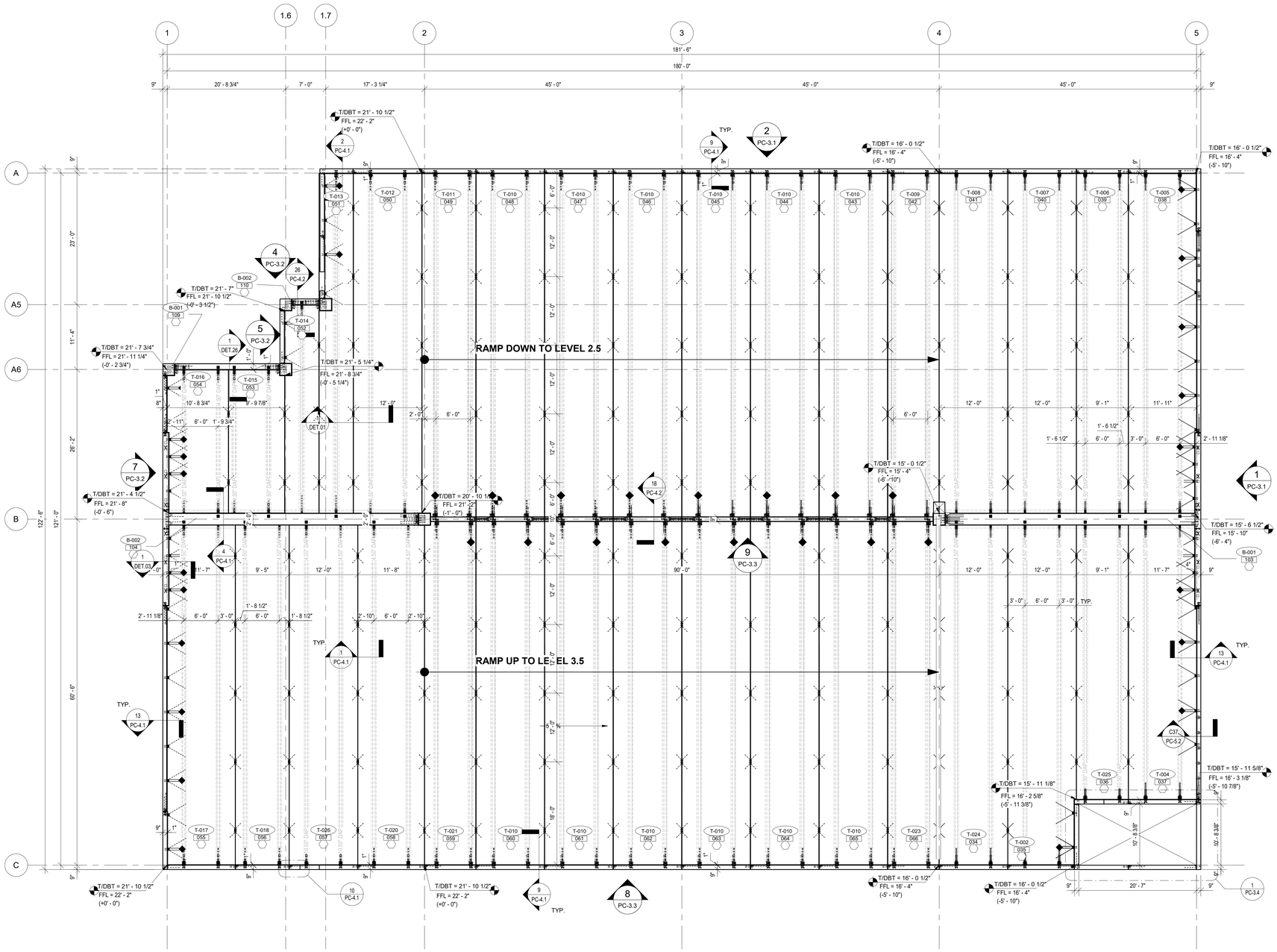
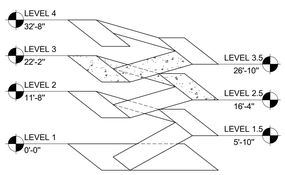


1 PC-2.3 LEVEL 3 FLOOR PLAN

1/8" = 1'-0"

NORTH



KEY PLAN

T/DT XX' - XX" — ELEVATIONS SHOWN ARE TO TOP OF DOUBLE TEE

T/FF XX' - XX" — ELEVATIONS SHOWN ARE TO TOP OF C.I.P. TOPPING

◆ DENOTES " RABBIT EAR" PART#P-60/E-47 CONNECTION #C20/ PC-5.2

WRIGHT ENGINEERS

☒ NO EXCEPTIONS TAKEN ☐ SEE NOTATIONS ☐ REJECTED ☐ REVISE and RESUBMIT ☐ SUBMIT SPECIFIED ITEM

JPE — REVIEWED BY — 03/28/2022 — DATE

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THE MORELAND PG
HIGH STREET RESIDENTIAL
PHOENIX, AZ

LEVEL 3 FLOOR PLAN

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY: TXI

Registered Professional Engineer Standard
CERTIFICATE NO.
54018
JEFFREY R. CARLSON
Registered
ARIZONA, U.S.A.

Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET: PC-2.3

21027

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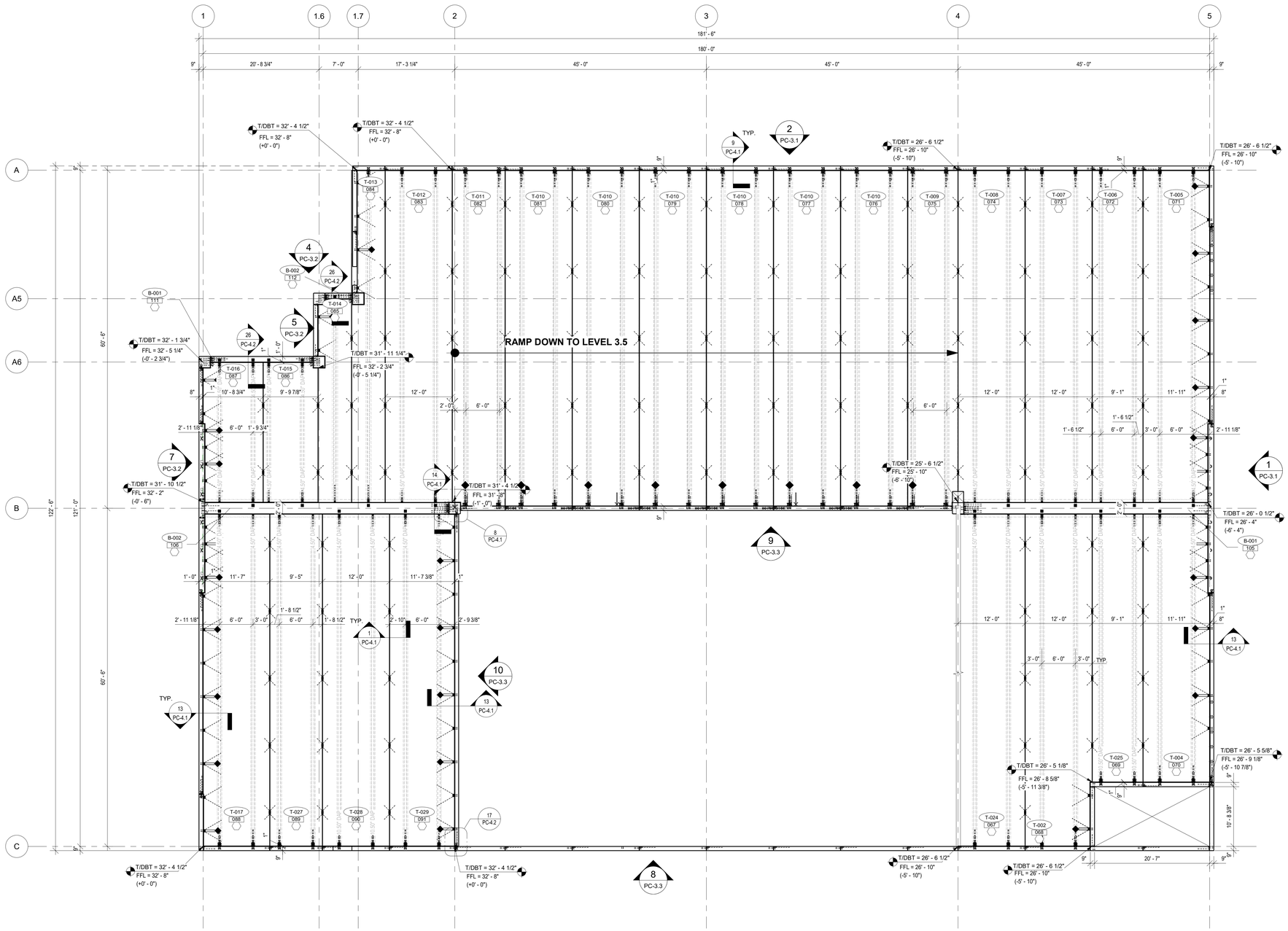
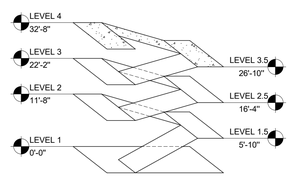


NORTH

1 PC-2.4 LEVEL 4 FLOOR PLAN
1/8" = 1'-0"



KEY PLAN

T/DT XX' - XX" — ELEVATIONS SHOWN ARE TO TOP OF DOUBLE TEE
T/FF XX' - XX" — ELEVATIONS SHOWN ARE TO TOP OF C.I.P. TOPPING

◆ DENOTES " RABBIT EAR" PART#P-60/E-47 CONNECTION #C20/ PC-5.2

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WRIGHT ENGINEERS
☒ NO EXCEPTIONS TAKEN ☐ SEE NOTATIONS ☐ REJECTED ☐ REVISE and RESUBMIT ☐ SUBMIT SPECIFIED ITEM
JPE — REVIEWED BY — 03/28/2022 — DATE
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THE MORELAND PG
HIGH STREET RESIDENTIAL
PHOENIX, AZ

LEVEL 4 FLOOR PLAN

Project Status

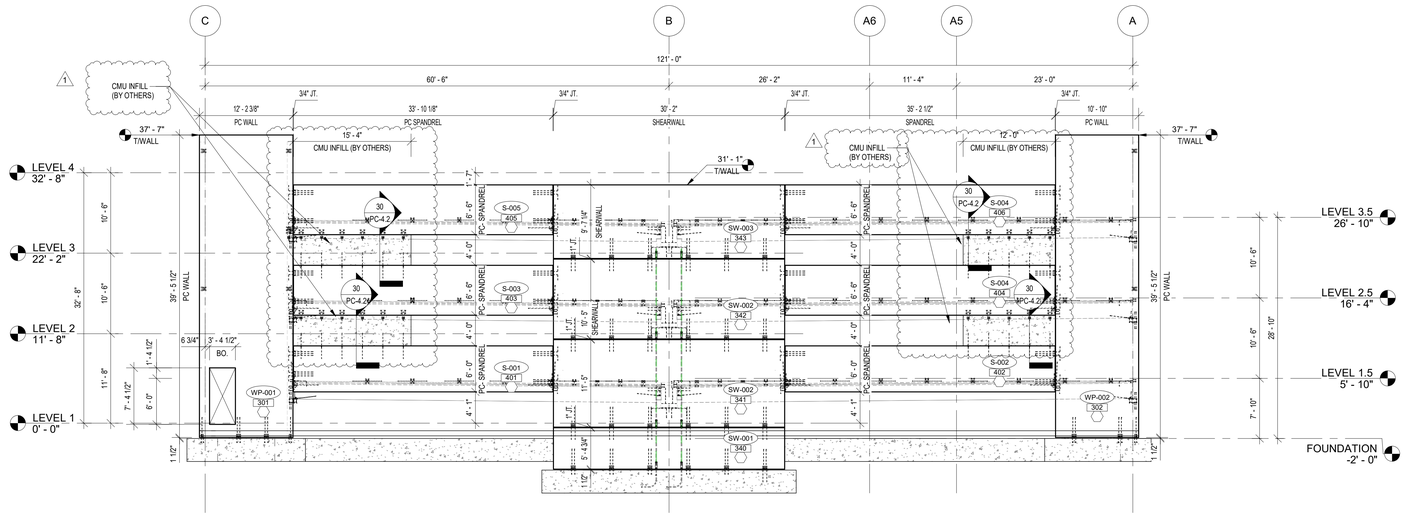
REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY: TXI

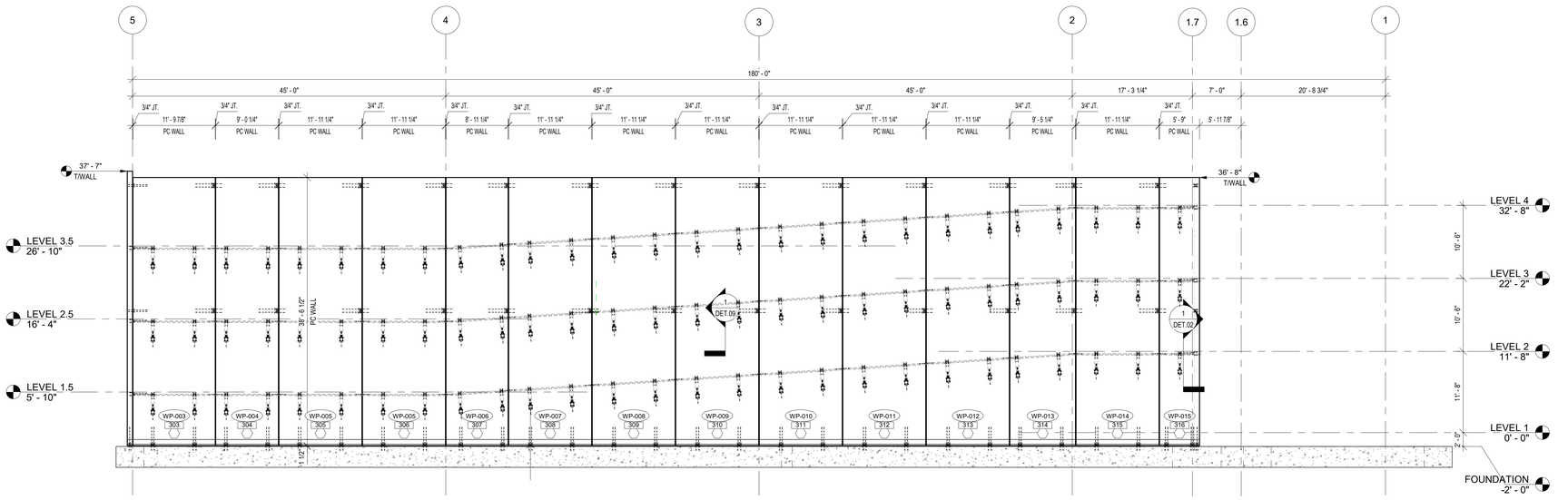
Registered Professional Engineer Statement
CERTIFICATE NO. 54018
JEFFREY R. CARLSON
Renewal 12/31/2022
ARIZONA U.S.A.
Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET: PC-2.4
21027

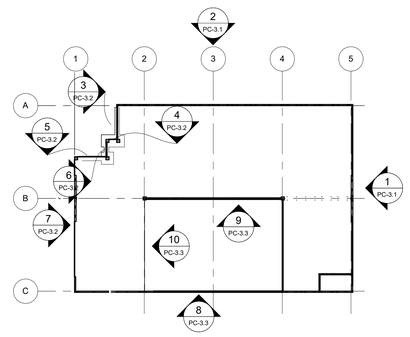
REVISION 1



1 PC-3.1 NORTH ELEVATION
1/8" = 1'-0"



2 PC-3.1 WEST ELEVATION
1/8" = 1'-0"



KEY PLAN

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THE MORELAND PG
HIGH STREET RESIDENTIAL
PHOENIX, AZ

PRECAST ELEVATIONS

Project Status

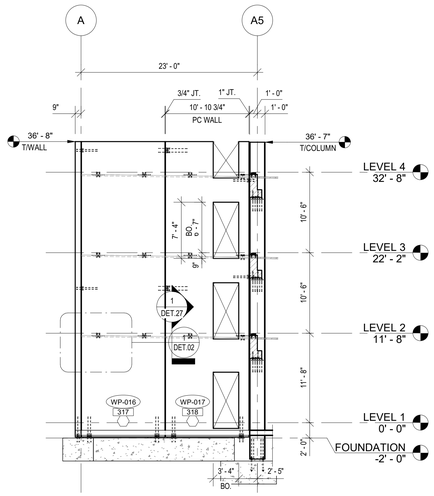
REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY: TXI

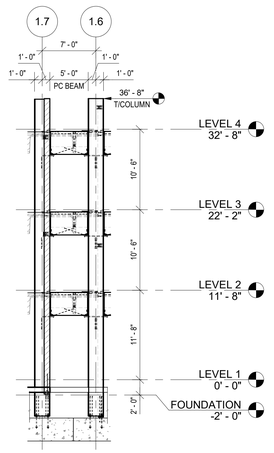
Registered Professional Engineer Stamp
CERTIFICATE NO. 54018
JEFFREY R. CARLSON
Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET: PC-3.1

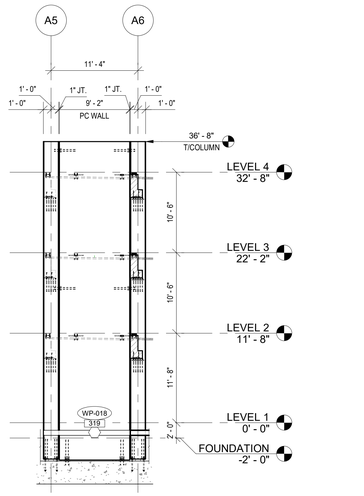
21027



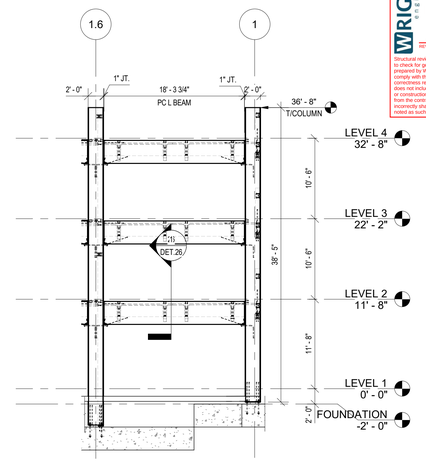
3 PC-3.2 PARTIAL SOUTH ELEV. NEAR GRID 1
1/8" = 1'-0"



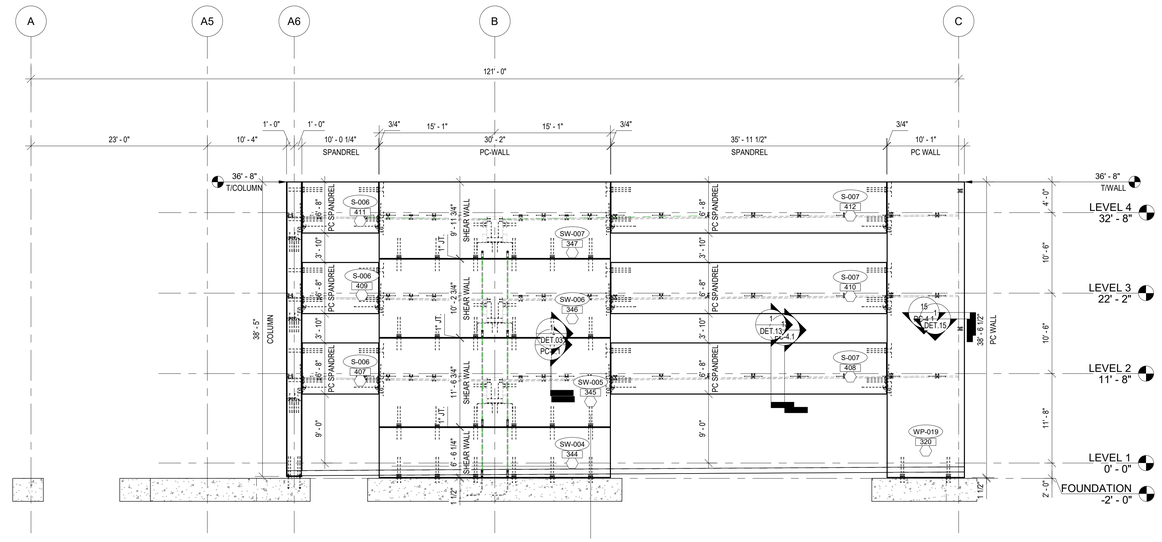
4 PC-3.2 PARTIAL WEST ELEV. NEAR GRID A
1/8" = 1'-0"



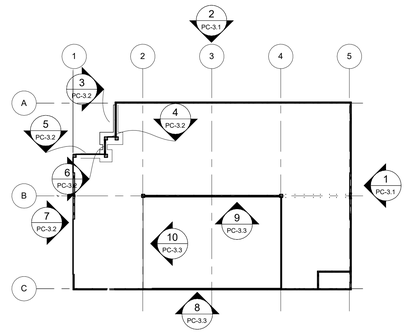
5 PC-3.2 PARTIAL SOUTH ELEV. NEAR GRID 1
1/8" = 1'-0"



6 PC-3.2 PARTIAL WEST ELEV. NEAR GRID A
1/8" = 1'-0"



7 PC-3.2 SOUTH ELEVATION
1/8" = 1'-0"



KEY PLAN

WRIGHT ENGINEERS
NO EXCEPTIONS TAKEN
SEE NOTATIONS
REJECTED
REVISE and RESUBMIT
SUBMIT SPECIFIED ITEM
JPE
REVIEWED BY
03/28/2022
DATE
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(602) 237-3875

THE MORELAND PC
HIGH STREET RESIDENTIAL
PHOENIX, AZ

PRECAST ELEVATIONS

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY: TXI

Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET: PC-3.2
21027

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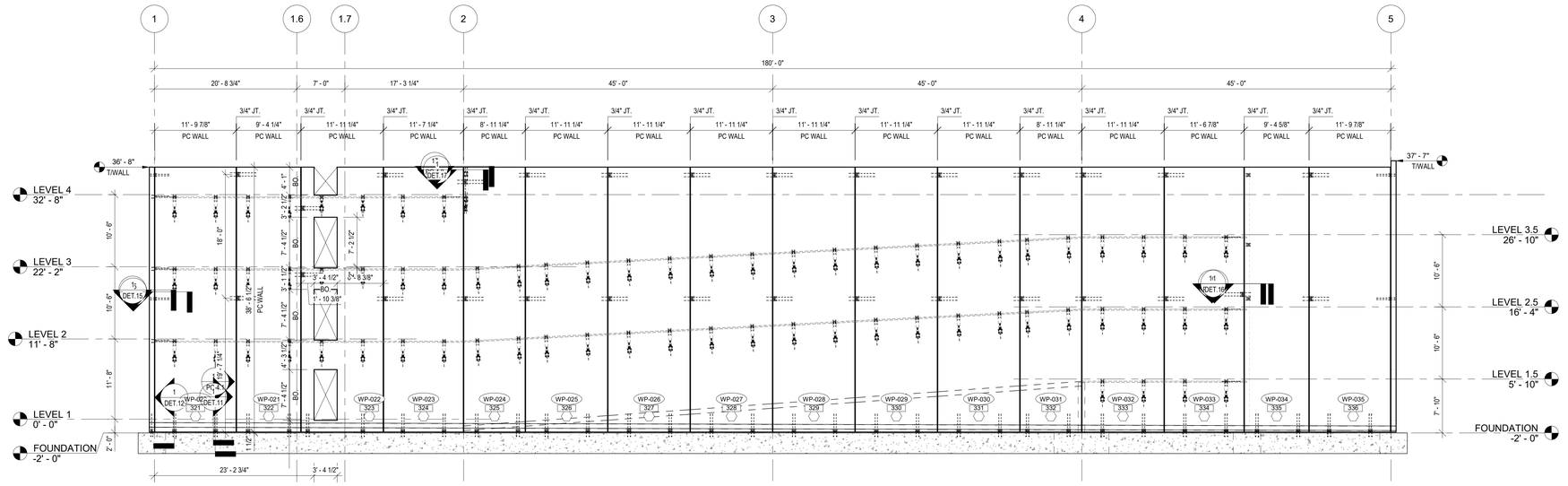
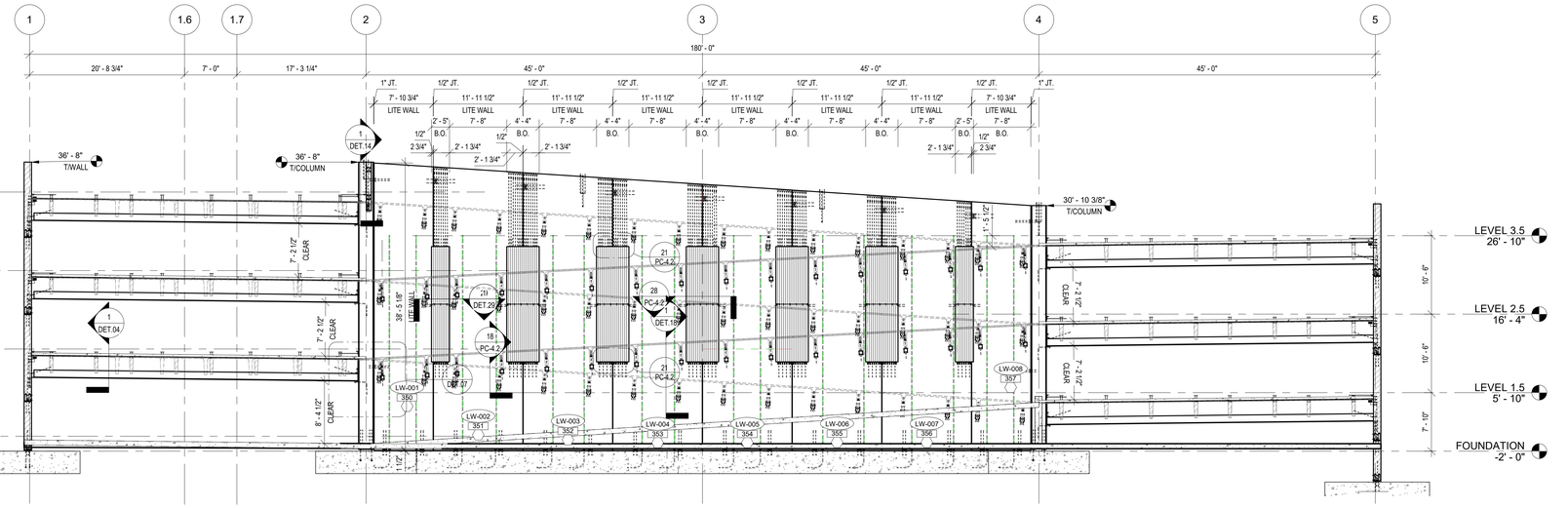
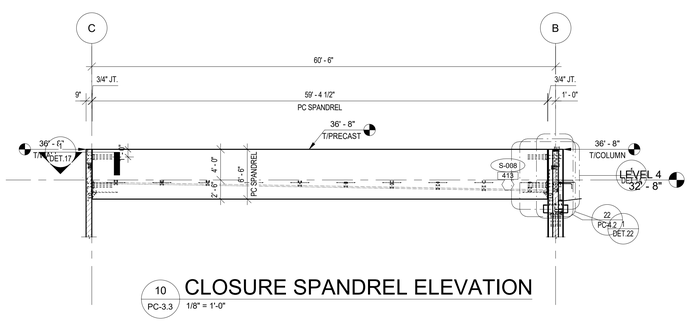


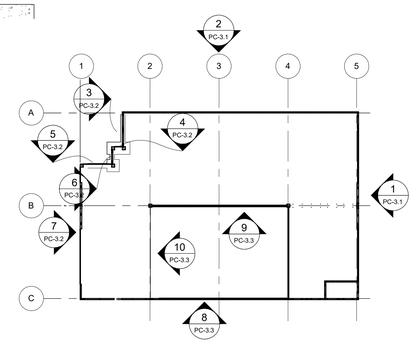
8 PC-3.3 **EAST ELEVATION**
1/8" = 1'-0"



9 PC-3.3 **INTERIOR ELEVATION ALONG GRID B**
1/8" = 1'-0"



10 PC-3.3 **CLOSURE SPANDREL ELEVATION**
1/8" = 1'-0"



KEY PLAN

WRIGHT ENGINEERS

☒ NO EXCEPTIONS TAKEN ☐ SEE NOTATIONS ☐ REJECTED ☐ REVISE and RESUBMIT ☐ SUBMIT SPECIFIED ITEM

JPE — REVIEWED BY — 03/28/2022 — DATE

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Phoenix, Arizona 85005
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THE MORELAND PC
HIGH STREET RESIDENTIAL
PHOENIX, AZ

PRECAST ELEVATIONS

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY: TXI

Registered Professional Engineer Structural
CERTIFICATE NO. 54018
JEFFREY N. CARLSON
Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET: PC-3.3

21027

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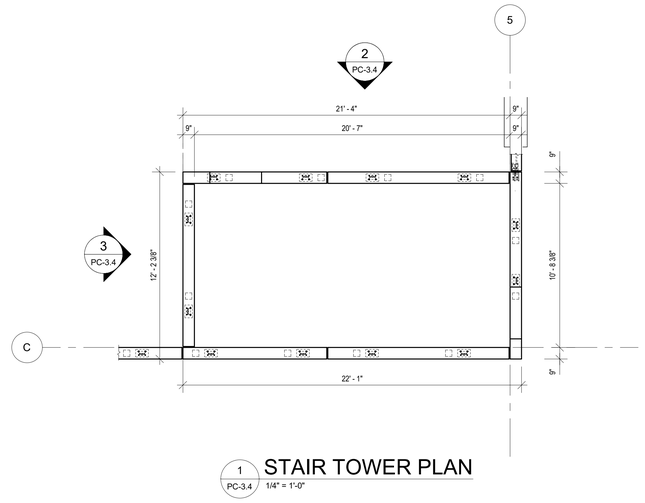
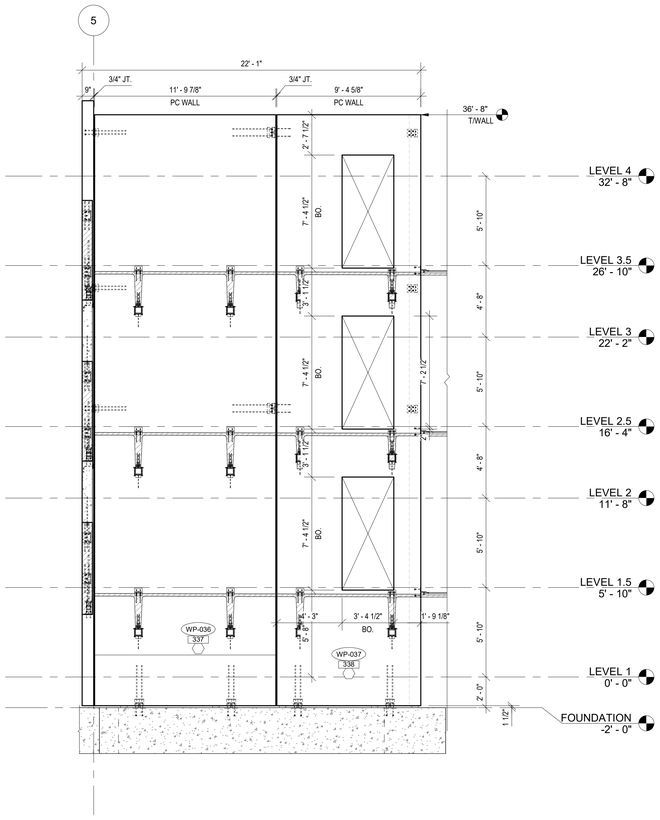
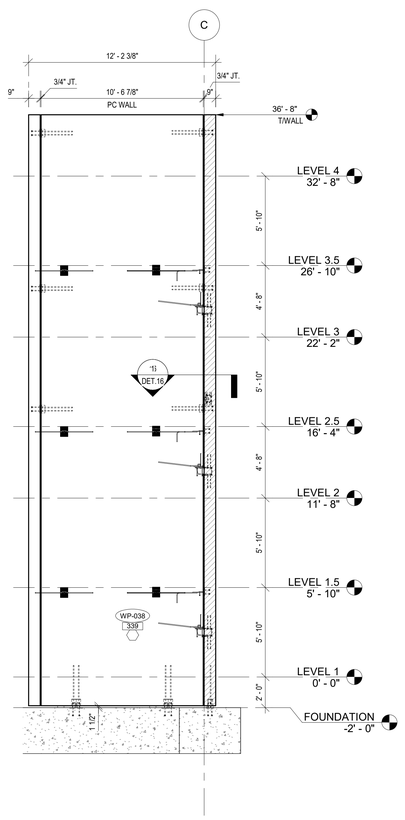


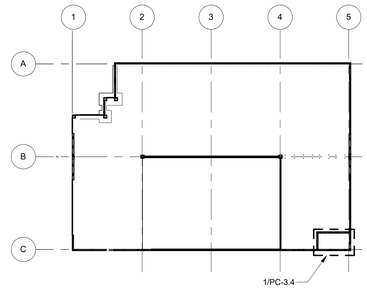
1 PC-3.4 STAIR TOWER PLAN
1/4" = 1'-0"



2 PC-3.4 STAIR TOWER ELEVATION
1/4" = 1'-0"



3 PC-3.4 STAIR TOWER ELEVATION
1/4" = 1'-0"



KEY PLAN

WRIGHT engineers

☒ NO EXCEPTIONS TAKEN
☐ SEE NOTATIONS
☐ REJECTED
☐ REVISE and RESUBMIT
☐ SUBMIT SPECIFIED ITEM

JPE — REVIEWED BY
03/28/2022 — DATE

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P.O. Box 18150
Phoenix, Arizona 85005
(602) 237-3875

THE MORELAND PG
HIGH STREET RESIDENTIAL
PHOENIX, AZ

STAIR TOWER PLANS & ELEVATION

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY: TXI

Registered Professional Engineer (Structural)
CERTIFICATE NO. 54018
JEFFREY R. CARLSON
ARIZONA, U.S.A.
Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET:
PC-3.4
21027

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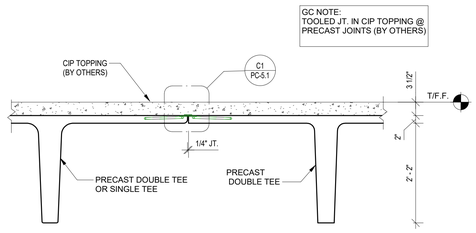

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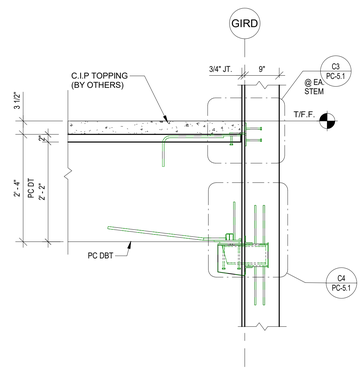

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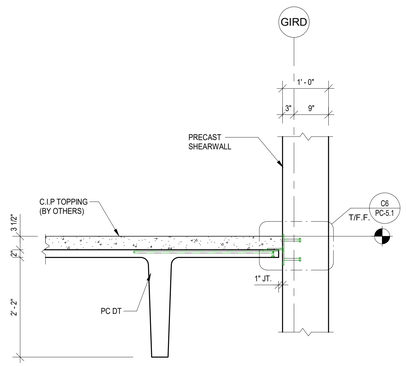

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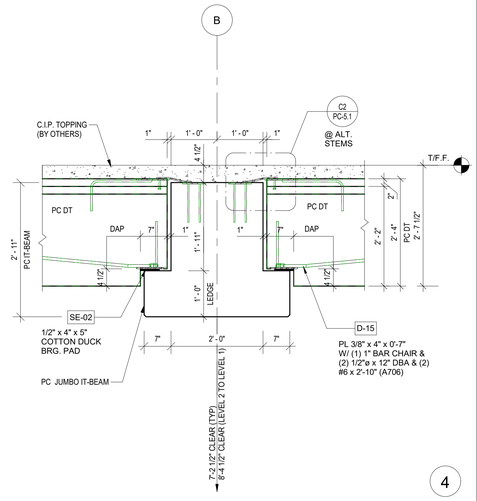

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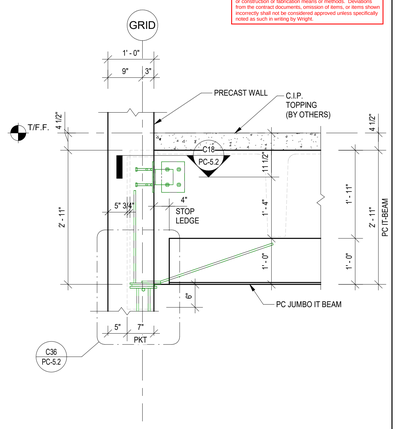

5

WRIGHT engineers
[X] NO EXCEPTIONS TAKEN
[ ] SEE NOTATIONS
[ ] REJECTED
[ ] REVISE and RESUBMIT
[ ] SUBMIT SPECIFIED ITEM
JPE — REVIEWED BY
03/29/2022 — DATE
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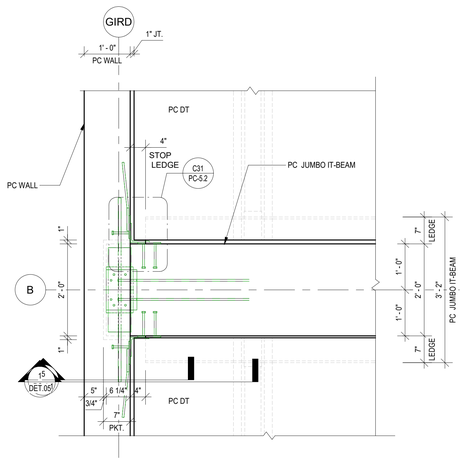
5026 South 43rd Avenue
P.O. Box 18150
Phoenix, Arizona 85005
(602) 237-3875
CORESLAB STRUCTURES (ARIZ) INC.



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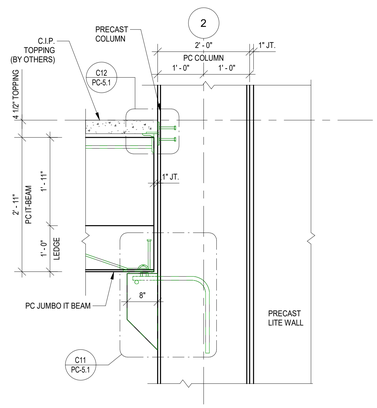

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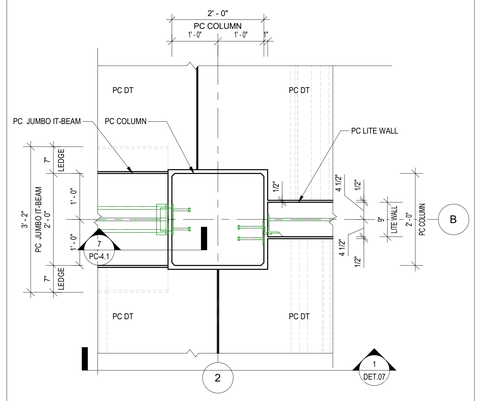

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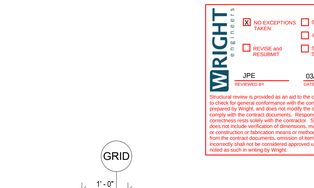

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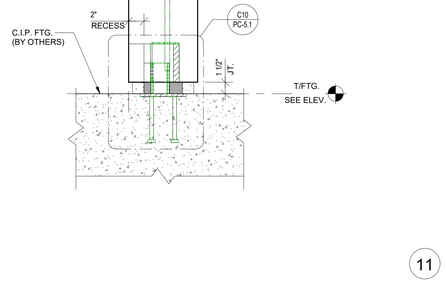

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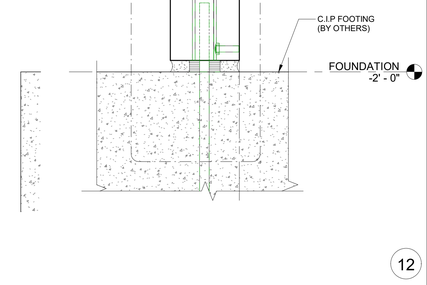

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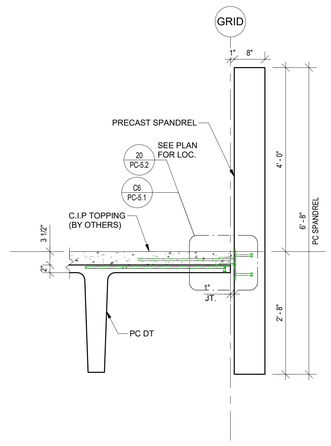

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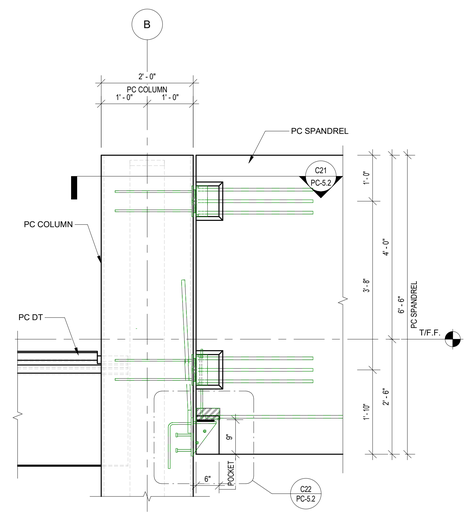

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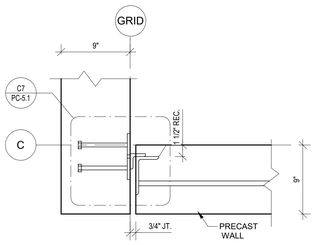

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THE MORELAND PC
HIGH STREET RESIDENTIAL
PHOENIX, AZ

DETAILS

Project Status

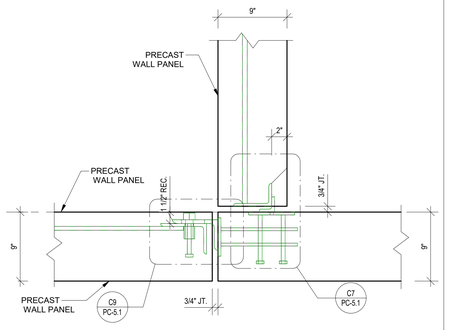
REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY: TXI

Registered Professional Engineer — CERTIFICATE NO. 54018 — JEFFREY R. CARLSON — ARIZONA, U.S.A.
Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET: PC-4.1
21027

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"



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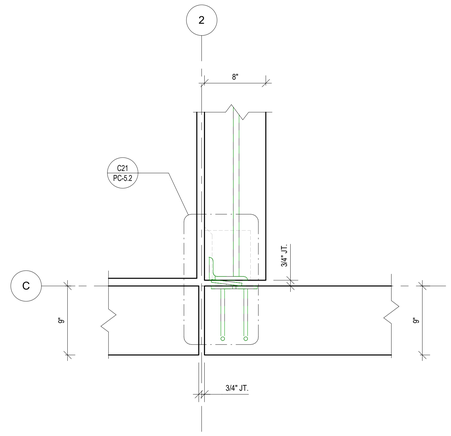

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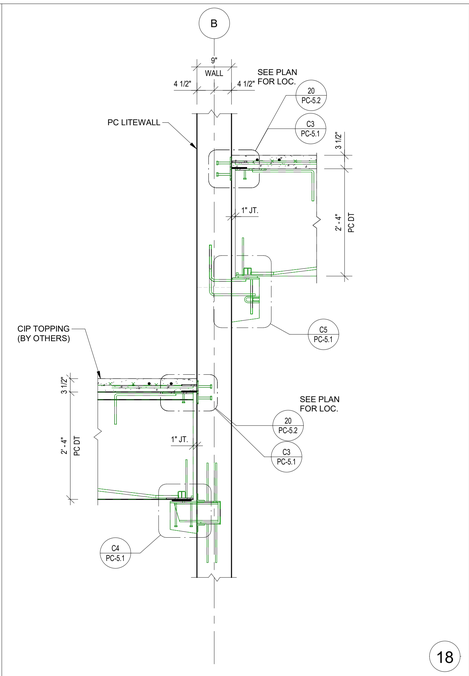

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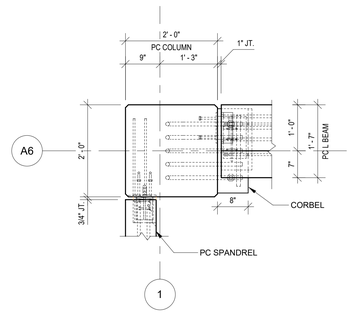

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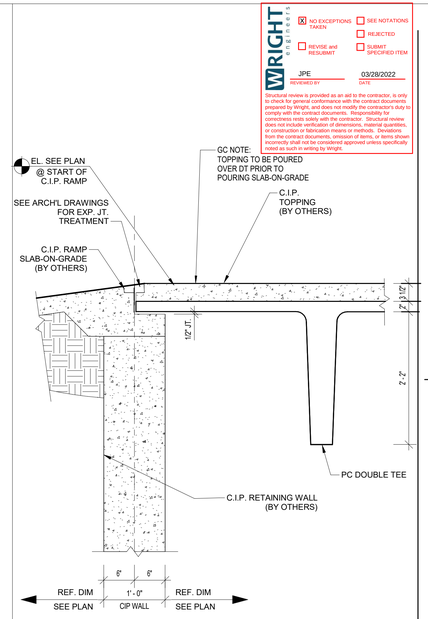

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WRIGHT engineers
[X] NO EXCEPTIONS TAKEN
[ ] SEE NOTATIONS
[ ] REJECTED
[ ] REVISE and RESUBMIT
[ ] SUBMIT SPECIFIED ITEM
JPE
REVIEWED BY
03/28/2022
DATE
Structural review is provided as an aid to the contractor, is only to check for general conformance with the contract documents prepared by Wright, and does not modify the contractor's duty to comply with the contract documents. Responsibility for construction means, methods, techniques, sequences, review does not include verification of dimensions, material quantities, or construction or fabrication means or methods. Deviations from the contract documents, omission of items, or items shown incorrectly shall not be considered approved unless specifically noted as such in writing by Wright.

CORESLAB STRUCTURES (ARIZ) INC.
5026 South 43rd Avenue
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Phoenix, Arizona 85005
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21

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23

24

25

THE MORELAND PC
HIGH STREET RESIDENTIAL
PHOENIX, AZ

DETAILS

26

27

28

29

REVISION 1

30

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY: TXI

Registered Professional Engineer Stamp
CERTIFICATE NO. 54018
JEFFREY R. CARLSON
Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET:
PC-4.2

21027

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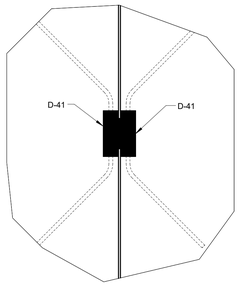
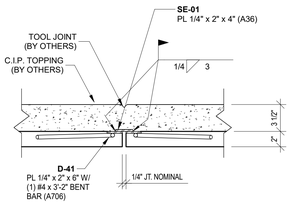


PLAN VIEW



ELEVATION VIEW

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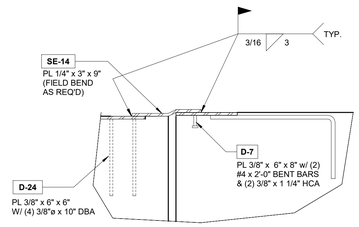

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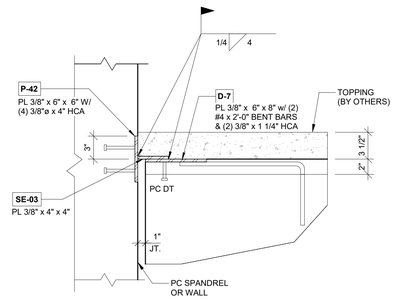

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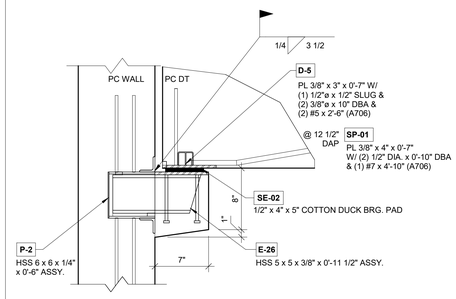

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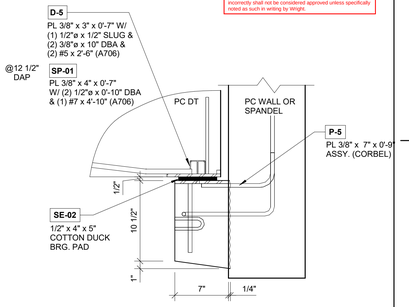

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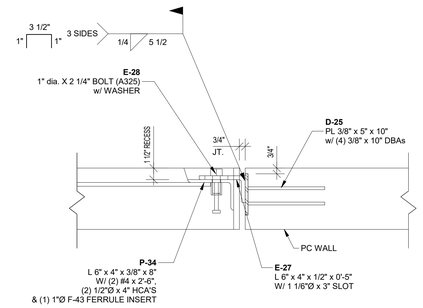

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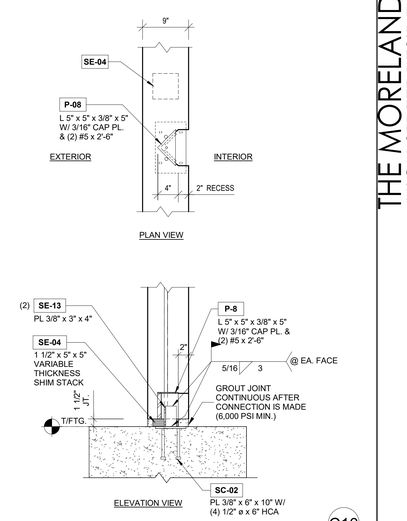

C10

C11

C12

REVISION 1

C13

C14

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(602) 237-3875
CORESLAB STRUCTURES (ARIZ) INC.

WRIGHT ENGINEERS

[X] NO EXCEPTIONS TAKEN
[ ] SEE NOTATIONS
[ ] REJECTED
[ ] REVISE and RESUBMIT
[ ] SUBMIT SPECIFIED ITEM

JPE — REVIEWED BY
03/28/2022 — DATE

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THE MORELAND PC
HIGH STREET RESIDENTIAL
PHOENIX, AZ

CONNECTIONS

Project Status

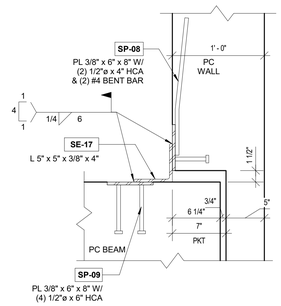
REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY: TXI

Professional Engineering Seal — CERTIFICATE NO. 84018 — JEFFREY R. CARLSON — Registered Professional Engineer — ARIZONA, U.S.A.
Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET: PC-5.1

21027



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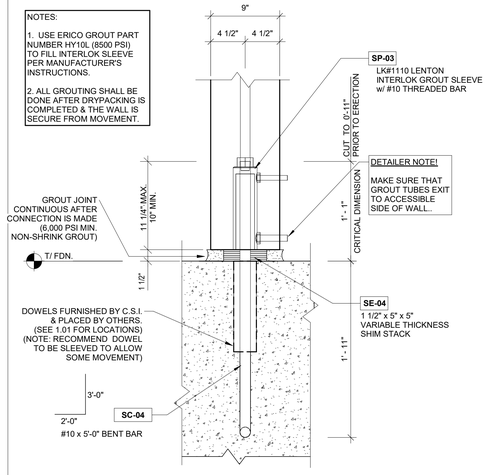

C19

WRIGHT GROUP
☒ NO EXCEPTIONS TAKEN ☐ SEE NOTATIONS ☐ REJECTED ☐ REVISE and RESUBMIT ☐ SUBMIT SPECIFIED ITEM
JPE REVIEWED BY 03/28/2022 DATE
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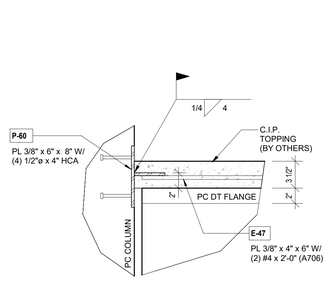

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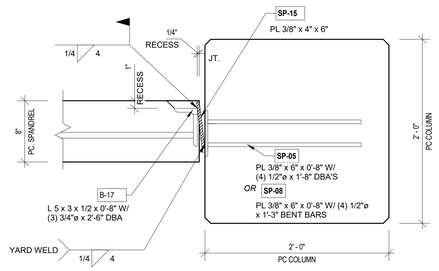

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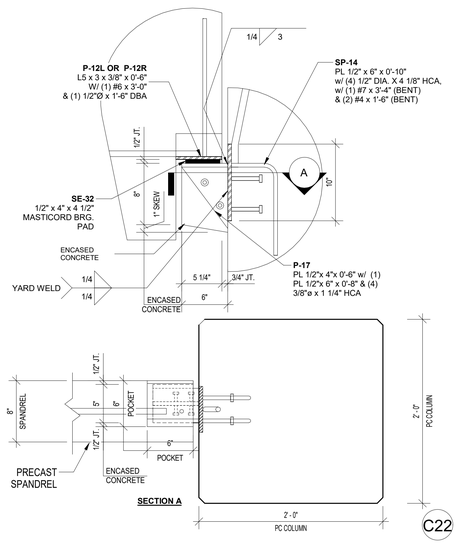

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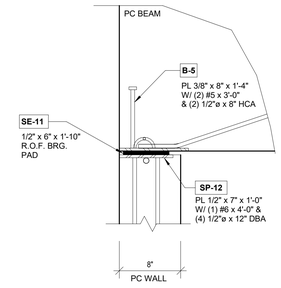

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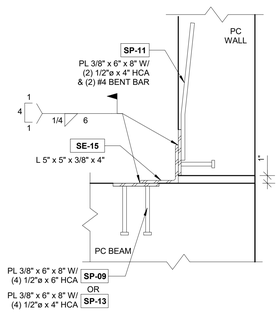

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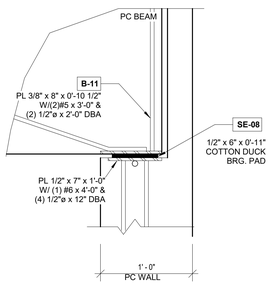

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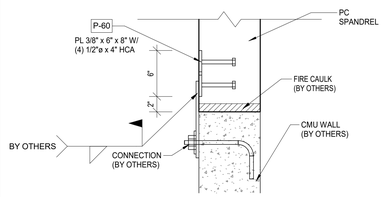

REVISION 1

C37

THE MORELAND PG
HIGH STREET RESIDENTIAL
PHOENIX, AZ

CONNECTIONS

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY:

Registered Professional Engineer Board
CERTIFICATE NO.
54018
JEFFREY R. CARLSON
Registered
ARIZONA, U.S.A.
Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET:
PC-5.2

21027

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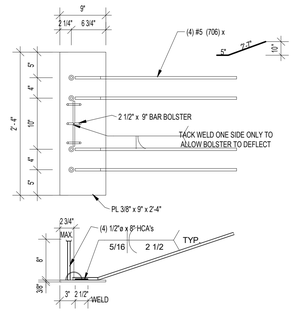

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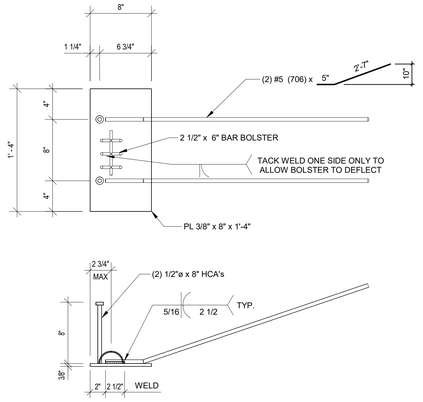

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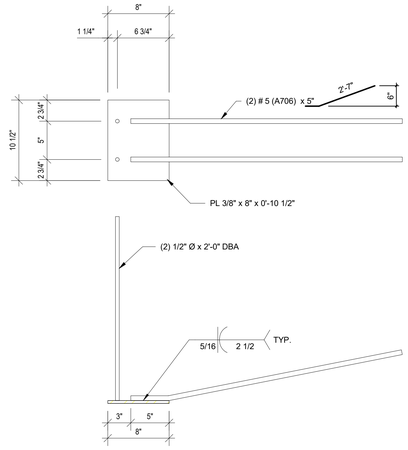

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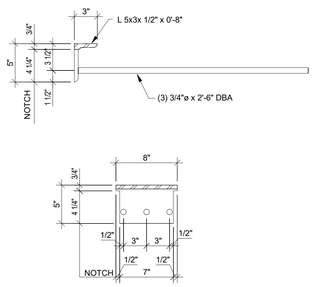

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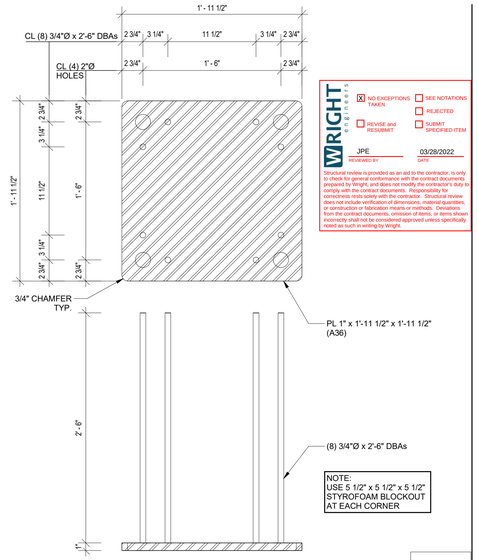

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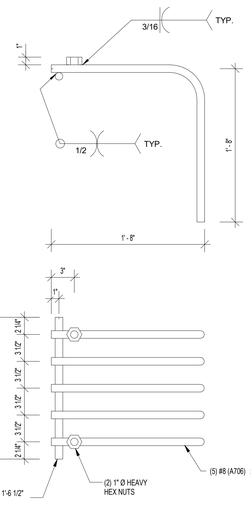
5026 South 43rd Avenue
P.O. Box 18150
Phoenix, Arizona 85005
(602) 237-3875
CORESLAB STRUCTURES (ARIZ) INC.



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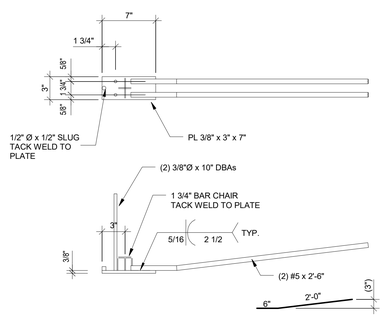

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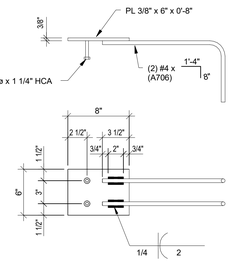

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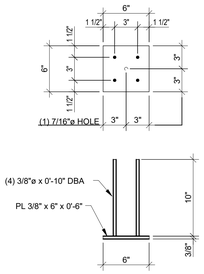

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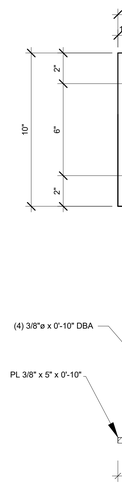

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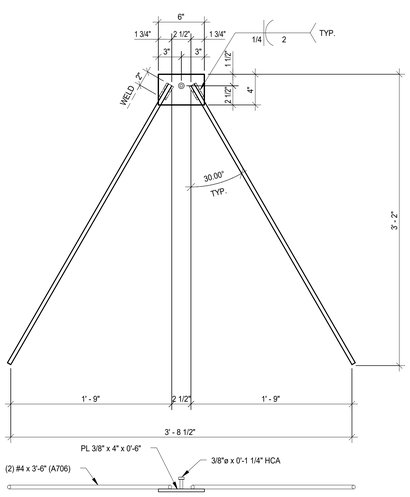

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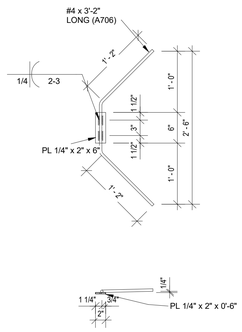

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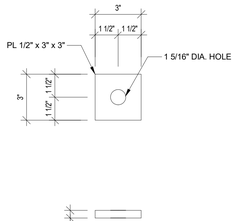
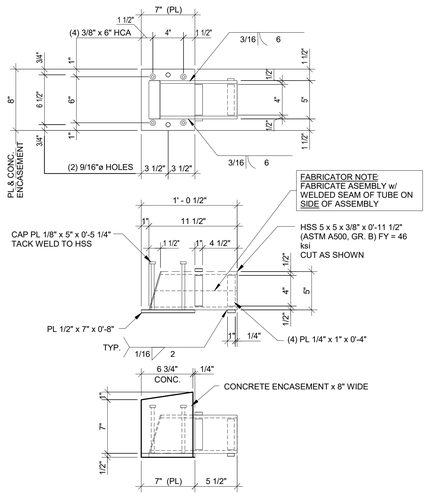


E-5



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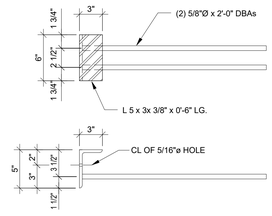


B-13

THE MORELAND PG
HIGH STREET RESIDENTIAL
PHOENIX, AZ

STANDARD EMBEDS

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

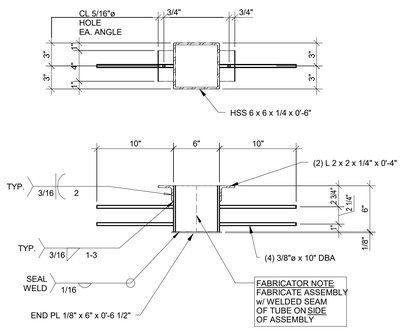
REVIEWED BY: RBM
DRAWN BY: TXI

Registered Professional Engineer Document CERTIFICATED 54018 JEFFREY R. CARLSON Expires: December 31, 2024 03/25/2022 ARIZONA, U.S.A.

DATE: 01.07.2022
JOB No: 21027
SHEET:
PC-6.1
21027

WRIGHT ENGINEERS
☒ NO EXCEPTIONS TAKEN ☐ SEE NOTATIONS ☐ REJECTED ☐ REVISE and RESUBMIT ☐ SUBMIT SPECIFIED ITEM
JPE 03/28/2022
REVIEWED BY DATE
Structural review is provided as an aid to the contractor, is only to check for general conformance with the contract documents prepared by Wright, and does not modify the contractor's duty to perform the work in accordance with the contract documents. correctness rests solely with the contractor. Structural review does not include verification of dimensions, material quantities, or construction or fabrication means or methods. Deviations from the contract documents, omission of items, or items shown incorrectly shall not be considered approved unless specifically noted as such in writing by Wright.

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"



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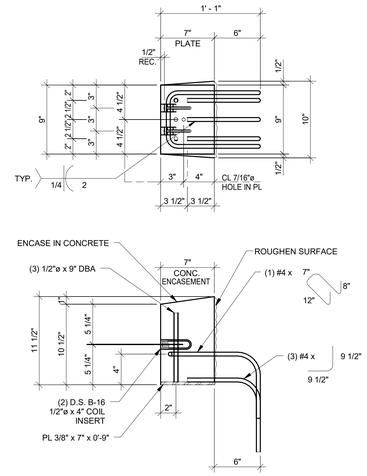

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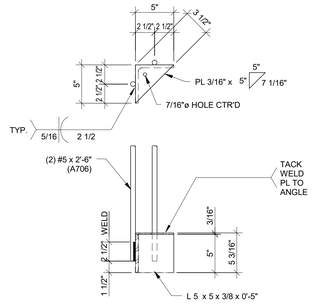

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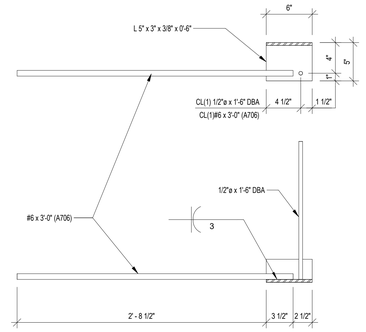

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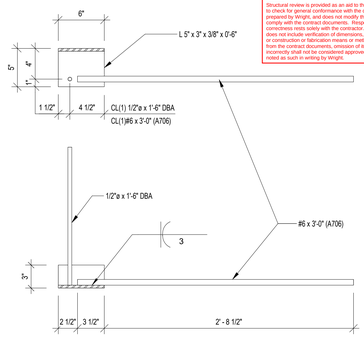

P-12R

WRIGHT engineers
[X] NO EXCEPTIONS TAKEN
[ ] SEE NOTATIONS
[ ] REJECTED
[ ] REVISE and RESUBMIT
[ ] SUBMIT SPECIFIED ITEM
JPE
REVIEWED BY
03/28/2022
DATE
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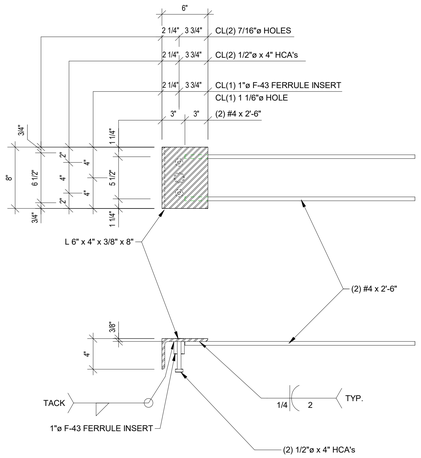
CORESLAB STRUCTURES (ARIZ) INC.
5026 South 43rd Avenue
P.O. Box 18150
Phoenix, Arizona 85005
(602) 237-3875

THE MORELAND PG
HIGH STREET RESIDENTIAL
PHOENIX, AZ

STANDARD EMBEDS



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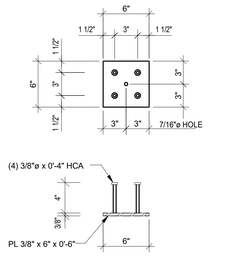

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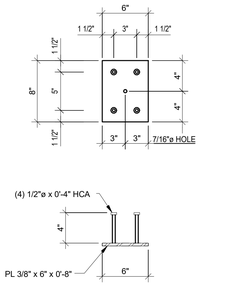

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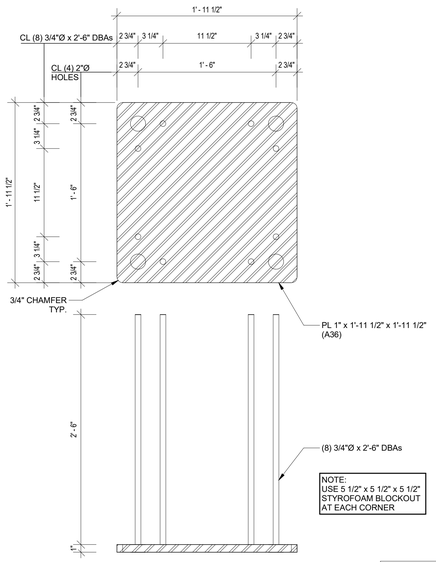

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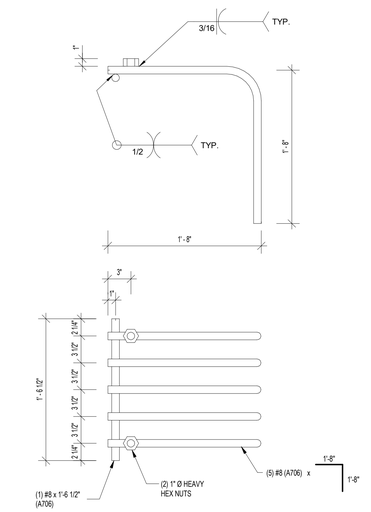

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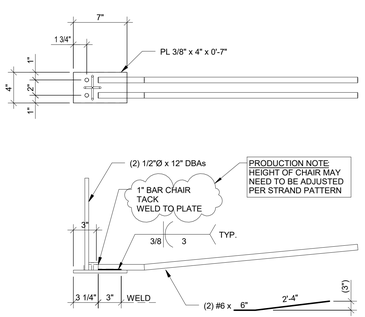

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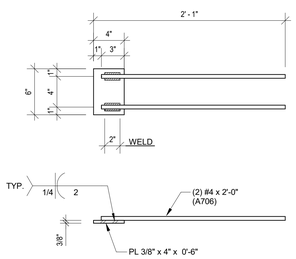

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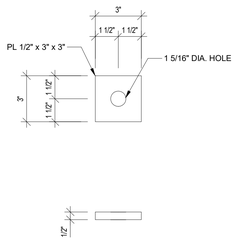

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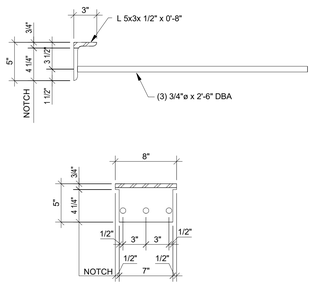

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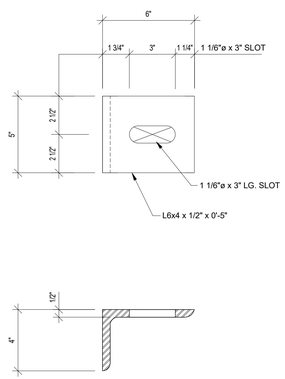


E-27

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

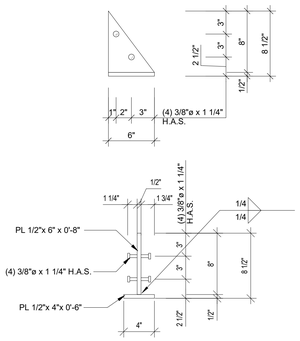
REVIEWED BY: RBM
DRAWN BY: TXI

Registered Professional Engineer CERTIFICATE NO. 54018 JEFFREY R. CARLSON ... Expires: December 31, 2024 03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET:
PC-6.2
21027

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

353



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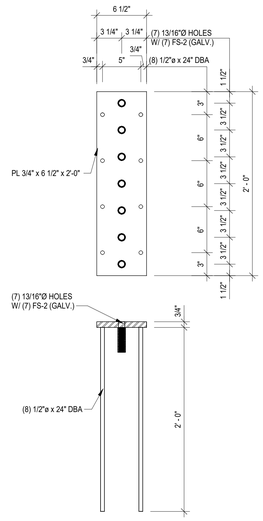
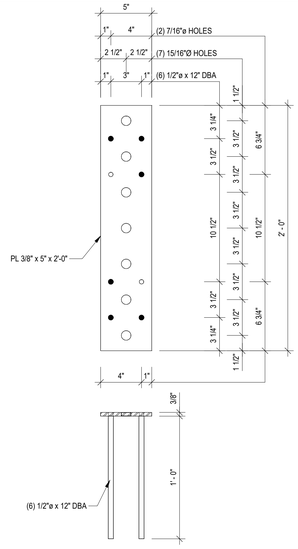


P-44G



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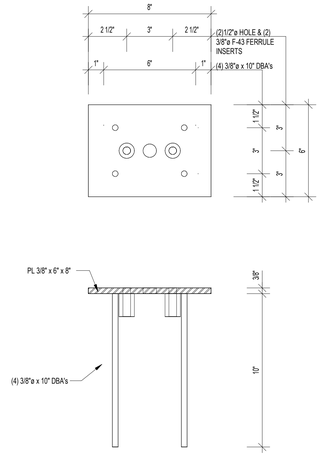

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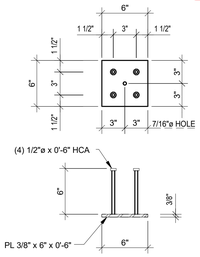


P-54

WRIGHT ENGINEERS
☒ NO EXCEPTIONS TAKEN ☐ SEE NOTATIONS
☐ REJECTED
☐ REVISE and RESUBMIT ☐ SUBMIT SPECIFIED ITEM
JPE REVIEWED BY: 03/28/2022 DATE
Structural review is provided as an aid to the contractor, is only to check for general conformance with the contract documents prepared by Wright, and does not modify the contractor's duty to comply with the contract documents. Responsibility for correctness rests solely with the contractor. Structural review does not include review of temporary bracing, shoring systems, or construction or fabrication means or methods. Deviations from the contract documents, omission of items, or items shown incorrectly shall not be considered approved unless specifically noted as such in writing by Wright.

CORESLAB STRUCTURES (ARIZ) INC.
5026 South 43rd Avenue
P.O. Box 18150
Phoenix, Arizona 85005
(602) 237-3875

THE MORELAND PC
HIGH STREET RESIDENTIAL
PHOENIX, AZ

STANDARD EMBEDS

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY: TXI

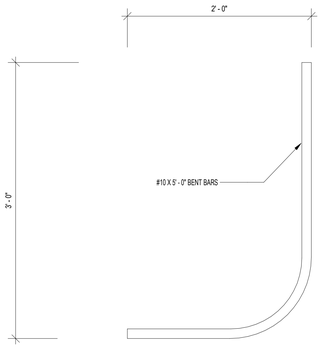
Professional Engineer Registered
CERTIFICATE NO.
54018
JEFFREY R. CARLSON
ARIZONA U.S.A.
Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET:
PC-6.3

21027

"Under Phoenix City Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

354



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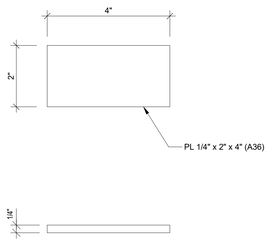

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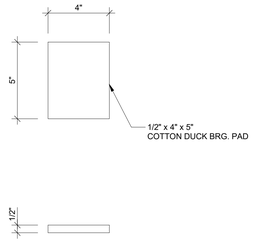

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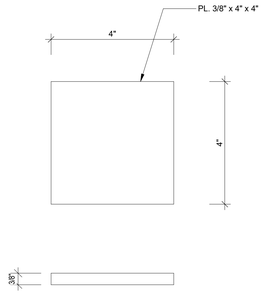

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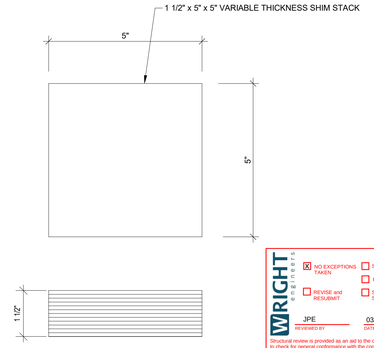

WRIGHT engineers

- [x] NO EXCEPTIONS TAKEN
- [ ] SEE NOTATIONS
- [ ] REJECTED
- [ ] REVISE and RESUBMIT
- [ ] SUBMIT SPECIFIED ITEM

JPE — REVIEWED BY
03/28/2022 — DATE

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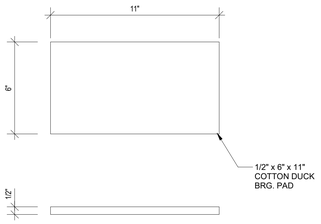
SE-04



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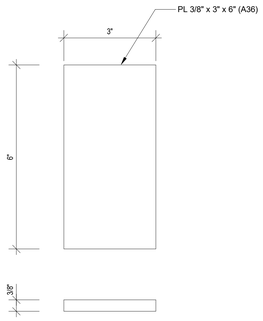

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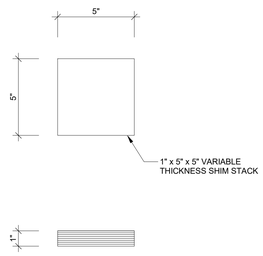

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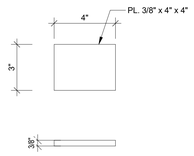

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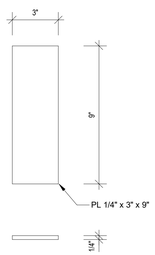

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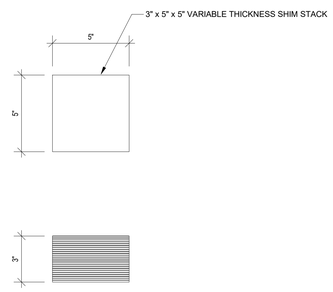

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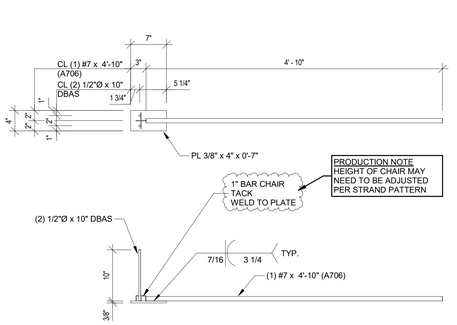

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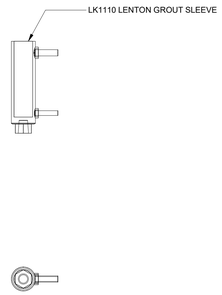

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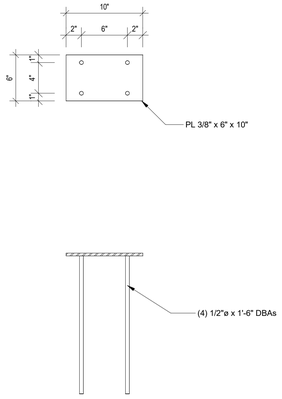

SP-04

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CORESLAB STRUCTURES (ARIZ) INC.
5026 South 43rd Avenue
P.O. Box 18150
Phoenix, Arizona 85005
(602) 237-3875

THE MORELAND PG
HIGH STREET RESIDENTIAL
PHOENIX, AZ

SPECIAL PARTS

Project Status

REVISIONS

MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

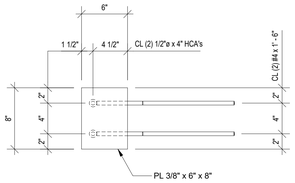
REVIEWED BY: RBM
DRAWN BY: TXI

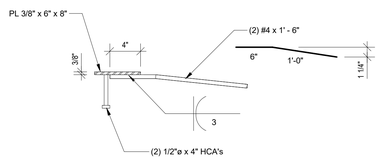
Registered Professional Engineer (Structural) CERTIFICATE NO. 54018 JEFFREY R. CARLSON Date Signed 03/25/22 ARIZONA U.S.A.

Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET:
PC-6.4

21027





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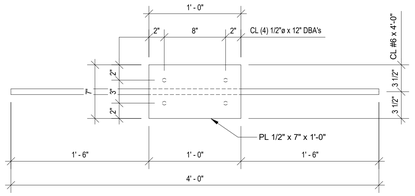

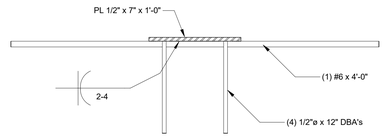

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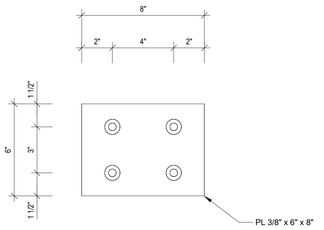

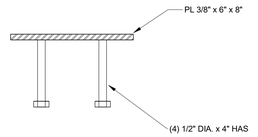

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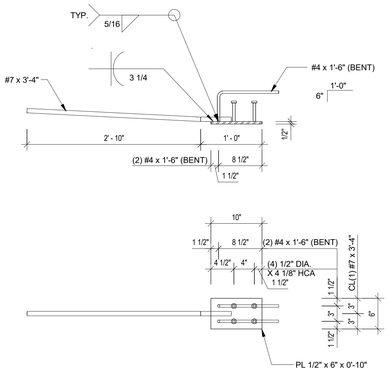

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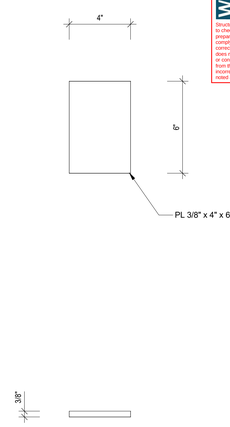

SP-15

WRIGHT engineers
5026 South 43rd Avenue
P.O. Box 18150
Phoenix, Arizona 85005
(602) 237-3875
CORESLAB STRUCTURES (ARIZ) INC.

X NO EXCEPTIONS TAKEN | SEE NOTATIONS | REJECTED | REVISE and RESUBMIT | SUBMIT SPECIFIED ITEM

JPE
REVIEWED BY
03/28/2022
DATE

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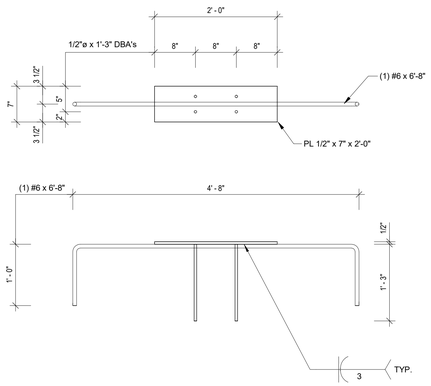
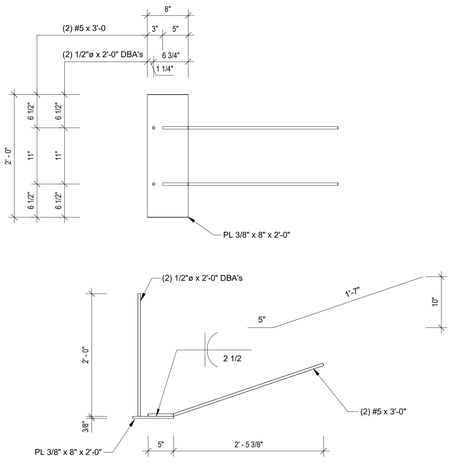


SP-31



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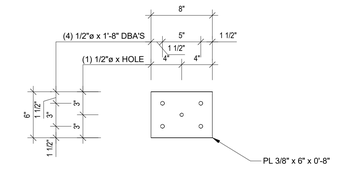

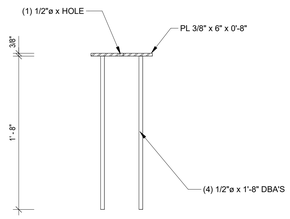

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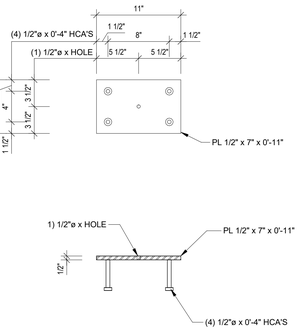

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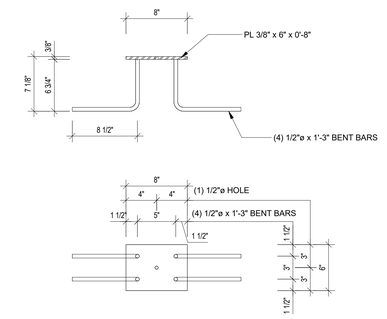

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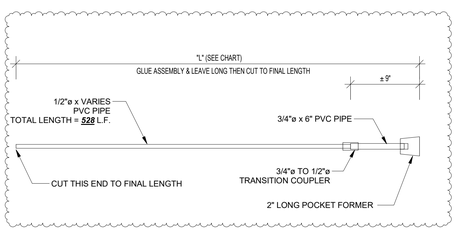

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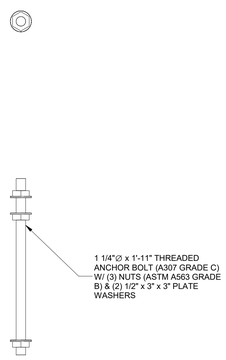

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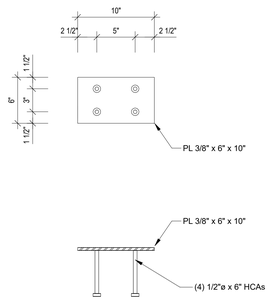

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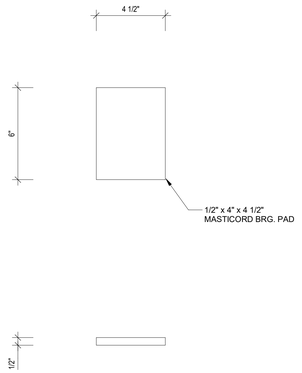

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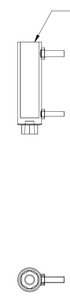


SP-03

THE MORELAND PC
HIGH STREET RESIDENTIAL
PHOENIX, AZ

SPECIAL PARTS

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

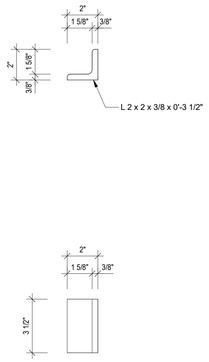
REVIEWED BY: RBM
DRAWN BY: TXI

Registered Professional Engineer Statement of Compliance CERTIFICATE NO. 54018 JEFFREY R. CARLSON ... Expires: December 31, 2024 03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET:
PC-6.5
21027

"Under Phoenix City Code, Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

356



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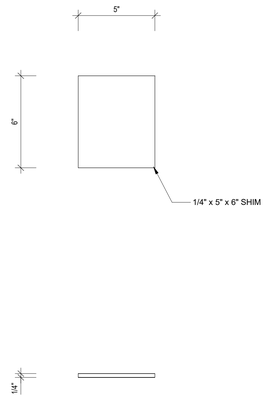

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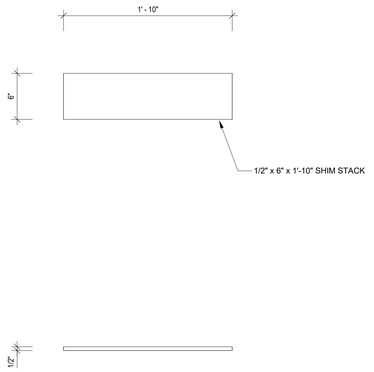

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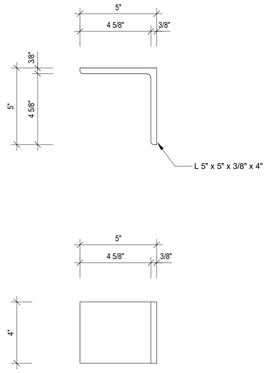

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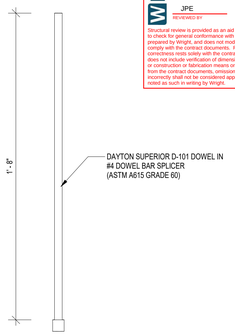

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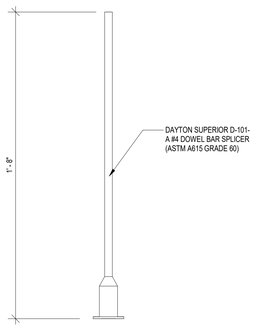

SP-30

WRIGHT engineers

☒ NO EXCEPTIONS TAKEN
☐ REVISE and RESUBMIT
☐ SEE NOTATIONS
☐ REJECTED
☐ SUBMIT SPECIFIED ITEM

JPE — REVIEWED BY
03/28/2022 — DATE

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CORESLAB STRUCTURES (ARIZ) INC.
5026 South 43rd Avenue
P.O. Box 18150
Phoenix, Arizona 85005
(602) 237-3875

THE MORELAND PG
HIGH STREET RESIDENTIAL
PHOENIX, AZ

SPECIAL PARTS

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM
DRAWN BY: TXI

Registered Professional Engineer (Structural)
CERTIFICATE NO. 54018
JEFFREY R. CARLSON
Date Signed
ARIZONA, U.S.A.

Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022
JOB No: 21027
SHEET:
PC-6.6

21027

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2000

CORESLAB STRUCTURES INC.

Job Title THE MORELAND PG By WT Date 11.08.2021 Job No. 21083

Subject TYPICAL 12DT28 Checked By Date Sheet Of

STRAND A

(10) -0.6◊ STRAND

AT 0.75 F PU

LOW LAX

AGGREGATE

■ STONE - 150 PCF
☐ SEMI-LIGHT WT. - 122 PCF
☐ LIGHT WEIGHT - 118 PCF

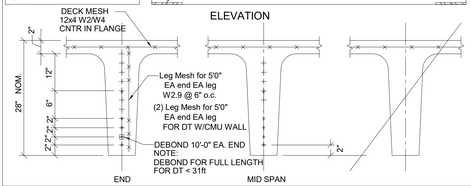
VARIABLE TT 28 BED NO. POUR NO.

MAX. LENGTH 60' MIN. LENGTH 30.9'

Detailers: please see sheet 2013 for dap detail

D-05 BRG. PL (TYP.)

ELEVATION



INITIAL TENSION= 439 KIPS — 0.6◊ STRAND 43.9 KIPS EA. STRAND; 3/8◊ STRAND KIPS EA. STRAND

RELEASE STRENGTH= 4000 PSI FINAL STRENGTH= 7000 PSI

MIN. RELEASE STRENGTH WITH WEIGHTS= N.A.

HOLD DOWN FORCE / LEG= N.A.

INITIAL CAMBER= 1½ INCH

NOTES: 1 - ESTIMATED ERECTION CAMBER = INCH 2½

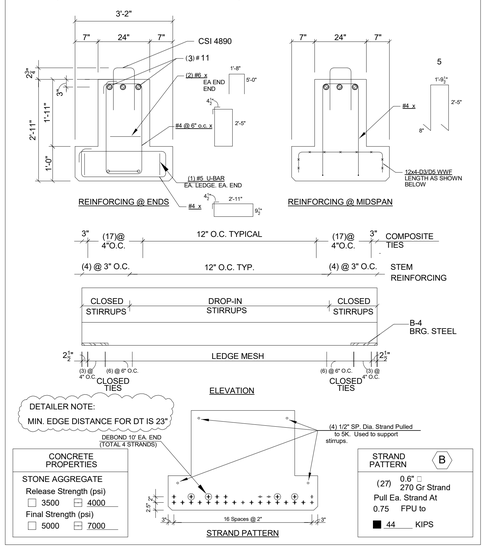
2 - DRAFTING TO ADD ½" TO CAST LENGTH FOR ELASTIC SHORTENING

3000

CORESLAB STRUCTURES INC.

Job Title The Moreland PG By WT Date 11.08.2021 Job No. 21083

Subject SUPER JUMBO IT BEAM Checked By Date Sheet Of



CONCRETE PROPERTIES

STONE AGGREGATE

Release Strength (psi) ☐ 3500 ☒ 4000

Final Strength (psi) ☐ 5000 ☒ 7000

STRAND PATTERN B

(27) 0.6" □ 270 Gr Strand

Pull Ea. Strand At 0.75 FPU to

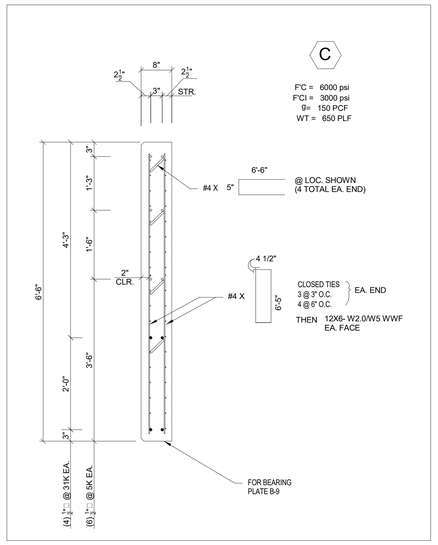
■ 44 KIPS

4000

CORESLAB STRUCTURES INC.

Job Title THE MORELAND PG By WT Date 11.17.2021 Job No. 21083

Subject 8SP78 NON-LOAD BEARING Checked By Date Sheet Of



WRIGHT ENGINEERS

☒ NO EXCEPTIONS TAKEN ☐ SEE NOTATIONS ☐ REJECTED ☐ REVISE and RESUBMIT ☐ SUBMIT SPECIFIED ITEM

JPE 03/28/2022

REVIEWED BY DATE

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6000

CORESLAB STRUCTURES INC.

12" HORIZONTAL WALL PATTERN SHEET

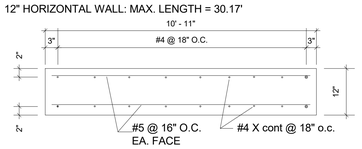
JOB NAME The Moreland PG DATE 11.23.2021 JOB NO. 21083

REINF. PATTERN

TYPE: E

f'c = 6000 PSI
f'ci = 3500 PSI
y c = 150 PCF
fy = 60000 PSI

12" HORIZONTAL WALL: MAX. LENGTH = 30.17'



Provide (2) #10 EA. Face of the Wall where IT beam occurs

6100

CORESLAB STRUCTURES INC.

9" VERTICAL WALL PATTERN SHEET

JOB NAME The Moreland PG DATE 11.29.2021 JOB NO. 21083

PRESTRESS PATTERN

TYPE: F

f'c = 6000 PSI
f'ci = 3500 PSI
y c = 150 PCF
fy = 60000 PSI

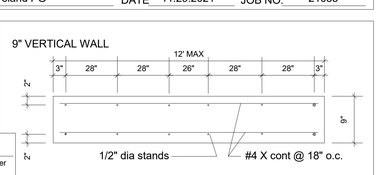
STRAND PATTERN

(12) 1/2" Diameter 270 ksi Strand

Pull Ea. Strand To:

- 0.75 f_{pu}
- 30.9 Kips

9" VERTICAL WALL



5000

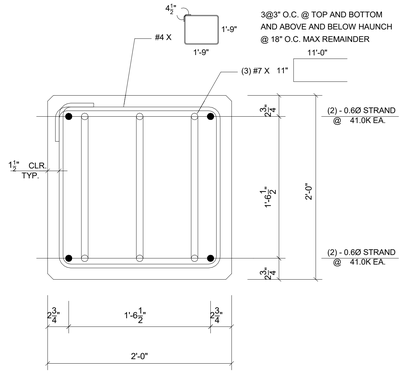
CORESLAB STRUCTURES INC.

Job Title THE MORELAND PG By WT Date 11.17.2021 Job No. 21083

Subject Interior Columns Checked By Date Sheet Of

G

F'C = 6000 PSI
F'CI = 3500 PSI
Y.C = 150 PCF
WT = 600 PLF



5026 South 43rd Avenue
P.O. Box 18150
Phoenix, Arizona 85005
(602) 237-3875

CORESLAB STRUCTURES (ARIZ) INC.

THE MORELAND PG
HIGH STREET RESIDENTIAL
PHOENIX, AZ

DESIGN SUMMARIES

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM

DRAWN BY: TXI

Registered Professional Engineer Structural
CERTIFICATE NO.
54018
JEFFREY R. CARLSON
ARIZONA U.S.A.

Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022

JOB No: 21027

SHEET:

PC-7.1

21027

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2200

CORESLAB STRUCTURES INC.

Job Title THE MORELAND PG By WT Date 12.08.2021 Job No. 21083

Subject SINGLE STEM 6DT28 Checked By Date Sheet Of

STRAND H

(3) -0.6φ STRAND

AT 0.75 F PU

LOW LAX

VARIABLE TT 28 BED NO. POUR NO.

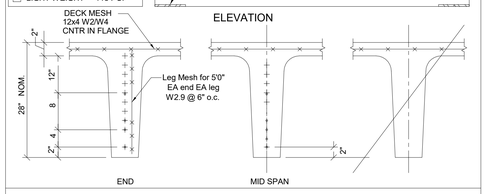
MAX. LENGTH 36.3' MIN. LENGTH -

Detailers: please see sheet 2210 for dap detail

D-05 BRG. PL (TYP.)

AGGREGATE

- ■ STONE - 150 PCF
- □ SEMI-LIGHT WT. - 122 PCF
- □ LIGHT WEIGHT - 118 PCF



INITIAL TENSION= 439 KIPS — 0.6φ STRAND 43.9 KIPS EA. STRAND; 3/8φ STRAND ____ KIPS EA. STRAND

RELEASE STRENGTH= 3500 PSI FINAL STRENGTH= 6000 PSI

MIN. RELEASE STRENGTH WITH WEIGHTS= N.A.

HOLD DOWN FORCE / LEG= N.A.

INITIAL CAMBER= $1\frac{1}{2}$ INCH

NOTES: 1 - ESTIMATED ERECTION CAMBER = INCH $2\frac{1}{4}$

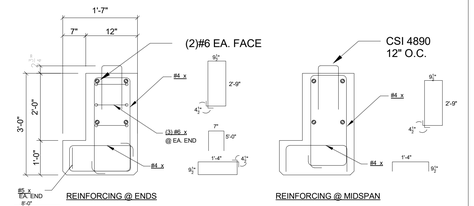
2 - DRAFTING TO ADD $\frac{1}{8}$" TO CAST LENGTH FOR ELASTIC SHORTENING

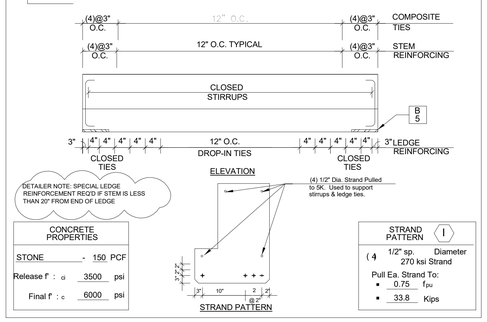
3100

CORESLAB STRUCTURES INC.

Job Title The Moreland PG By WT Date 12.09.2021 Job No. 21083

Subject 19L36 Checked By Date Sheet Of





CONCRETE PROPERTIES

STONE - 150 PCF

Release f'ci 3500 psi

Final f'c 6000 psi

STRAND PATTERN I

(4) 1/2" sp. Diameter 270 ksi Strand

Pull Ea. Strand To:

- 0.75 f_{pu}
- 33.8 Kips

WRIGHT engineers

☒ NO EXCEPTIONS TAKEN ☐ SEE NOTATIONS ☐ REJECTED ☐ REVISE and RESUBMIT ☐ SUBMIT SPECIFIED ITEM

JPE 03/28/2022

REVIEWED BY DATE

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CORESLAB STRUCTURES (ARIZ) INC.

THE MORELAND PG
HIGH STREET RESIDENTIAL
PHOENIX, AZ

DESIGN SUMMARIES

Project Status

REVISIONS		
MARK	DATE	DESCRIPTION
1	03/25/22	CITY COMMENTS

REVIEWED BY: RBM

DRAWN BY: TXI

Registered Professional Engineer (Structural) CERTIFICATE NO. 54018 JEFFREY R. CARLSON STATE OF ARIZONA

Expires: December 31, 2024
03/25/2022

DATE: 01.07.2022

JOB No: 21027

SHEET:

PC-7.2

21027

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SHEETMETAL / DUCTWORK NOTES

A. ALL SHEET METAL DUCTWORK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH IMC, ASHRAE AND THE LATEST ADDITION OF SMACNA.

B. FIRE DAMPERS SHALL BE INSTALLED PER SMACNA "15D" FIRE DAMPER GUIDE OR APPROVED UL INSTALLATION INSTRUCTIONS AND THE INTERNATIONAL MECHANICAL CODE. FIRE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS IN UL 555 AND SHALL BE LABELED FOR INSTALLATION IN DYNAMIC SYSTEMS AS REQUIRED IN ACCORDANCE WITH UL 555.

C. ALL GRAVITY BACKDRAFT DAMPERS (NOT FURNISHED WITH EQUIPMENT) SHALL BE EQUAL TO RUSKIN "BD6" WITH BLADE SEALS AND JAMB SEALS.

D. ALL MOTORIZED DAMPERS SHALL BE EQUAL TO RUSKIN "CD36" WITH BLADE SEALS AND STAINLESS STEEL JAMB WITH JAMB SEALS.

E. ALL MANUAL VOLUME DAMPERS SHALL BE EQUAL TO RUSKIN "MDRS OR MD25" WITH LOCKING QUADRANTS.

F. ALL OPENINGS IN EXTERIOR WALLS, FLOORS, AND FOUNDATIONS SHALL BE SLEEVED WITH STEEL SCHEDULE 40 PIPE AND SEALED WATER TIGHT.

G. AFTER INSTALLATION OF PIPE OR DUCT THROUGH FLOORS AND FIRE RATED WALLS, FILL SPACE AROUND PIPES OR DUCT WITH CHASE FOAM SEALANT AS MANUFACTURED BY CHASE FOAM TECHNOLOGY CORPORATION OR EQUAL. ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH UL LISTING. RATING OF FIRE STOPPING SHALL MEET OR EXCEED THE RATING OF THE FLOORS AND FIRE WALLS IN WHICH IT IS USED.

H. ALL DUCTWORK SHALL BE SUPPORTED FROM BOTTOM CHORD OF STRUCTURAL STEEL. NO HANGING WILL BE ALLOWED FROM BOTTOM OF DECK AND DUCTWORK LAYING ON TOP OF LIGHTS OR CEILING.

I. PROVIDE FLEXIBLE CANVAS DUCT CONNECTIONS AT ALL SUPPLY AIR, RETURN AIR, OUTDOOR AIR AND EXHAUST AIR DUCT CONNECTIONS AT ALL VIBRATING EQUIPMENT (EQUIPMENT WITH FANS).

J. PROVIDE FIRE CAULKING AT ALL FIRE RATED WALL PARTITIONS. REFER TO ARCHITECTURAL DRAWINGS FOR WALL RATINGS.

K. PROVIDE TURNING VANES IN ALL 90'S AND TEES.

L. BENDS IN RIGID DUCTWORK SHALL BE AT A MINIMUM RADIUS TO DIAMETER RATIO OF 1.0.

M. ALL DAMPERS THAT COMMUNICATE DIRECTLY WITH THE OUTDOORS SHALL BE TWO-POSITION SPRING RETURN CLOSE (N.C.) IN THE EVENT OF A POWER FAILURE.

N. FACTORY MADE FLEXIBLE DUCTWORK SHALL BE CLASS 1 LISTED AND HAVE MOISTURE BARRIER AND R-6 INSULATION. MAXIMUM LENGTH OF FLEXIBLE DUCTWORK IS 6'-0". SHEET METAL DUCT WITH R-6 WRAP INSULATION SHALL BE PROVIDED FOR LONGER DISTANCES.

O. PROVIDE SPIN-IN FITTINGS WITH MANUAL VOLUME DAMPERS LOCKING QUADRANT AND POSITION INDICATOR AT ALL BRANCH DUCTS TO SUPPLY AND EXHAUST AIR DEVICES FROM RECTANGULAR DUCTS. PROVIDE IN-LINE OPPOSED BLADE MANUAL VOLUME DAMPERS LOCKING QUADRANT AND POSITION INDICATOR WHERE A SPIN-IN FITTING IS NOT POSSIBLE.

P. PROVIDE DUCT ACCESS DOORS AT ALL FIRE AND SMOKE DAMPERS. PROVIDE MULTIPLE DOORS AS REQUIRED BY MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE WALL/CEILING ACCESS DOORS TO GENERAL CONTRACTOR FOR INSTALLATION.

Q. ALL NEW RECTANGULAR SUPPLY AIR DUCTWORK SHALL HAVE INSULATION IN COMPLIANCE WITH NFPA 90A AND AS DEFINED WITHIN THE CONSTRUCTION DOCUMENTS.

R. INSTALL ROOF MOUNTED DUCTWORK IN ACCORDANCE WITH ARI B-1997. DUCTWORK RUNNING ABOVE ROOF 48" WIDE OR LESS SHALL HAVE BOD AT LEAST 24" ABOVE ROOF AND DUCTWORK WIDER THAN 48" SHALL HAVE BOD AT LEAST 48" ABOVE ROOF.

S. INSTALL DUCT PRESSURE RELIEF DOORS ON VAV AHU SUPPLY DUCT SYSTEMS SERVING VAV TERMINAL UNITS. DOORS SHALL BE SIZED TO OPEN AT 1.5 TIMES THE PEAK BALANCED SUPPLY FAN ESP.

T. TRANSITION DUCTWORK AS NECESSARY TO ALLOW DUCT CONNECTION TO ALL EQUIPMENT, LOUVERS, FANS, AND HOODS.

U. ALL 90° RECTANGULAR ELBOWS, 2" PRESSURE CLASS AND BELOW, SHALL BE EQUIPPED WITH SINGLE THICKNESS TURNING VANES MOUNTED TO A PREFABRICATED VANE RAIL, UNLESS INDICATED OTHERWISE ON THE DRAWINGS.

V. ALL RECTANGULAR 90° ELBOWS, 3" PRESSURE CLASS AND HIGHER, SHALL BE RADIUS TYPE, EQUIPPED WITH 3 SPLITTER VANES FOR DUCT 40" AND WIDER, AND TWO SPLITTER VANES FOR DUCTS 39" WIDE AND SMALLER.

W. MANUAL SPLITTER DAMPERS ARE NOT ACCEPTABLE.

X. PROVIDE 45° FLARED TAKEOFFS FOR ALL RECTANGULAR BRANCH DUCT CONNECTIONS TO THE MAIN DUCT.

Y. PROVIDE ACCESS DOORS IN ALL DUCT SYSTEMS OR PLENUMS WHERE REQUIRED TO ACCESS AND MAINTAIN MOTORIZED OR AUTOMATIC DAMPER BLADES AND LINKAGES (NOT REQUIRED FOR FIXED POSITION BALANCING DAMPERS).

Z. WHERE DAMPER ACTUATORS ARE MOUNTED TO DUCTWORK OR PLENUMS PROVIDE A HEAVY GAGE BASE PLATE, ANGLE STIFFENERS OR MOUNTING AS REQUIRED TO ELIMINATE DEFLECTION OF DUCTWORK DURING ACTUATOR OPERATION.

AA. ALL DUCTWORK SIZES SHOWN ARE EXTERNAL DIMENSIONS. ALLOWANCE HAS BEEN MADE FOR 1" DUCT LINER WHERE AND IF REQUIRED. SEE DUCTWORK SCHEDULE ON DRAWINGS.

GENERAL NOTES

A. UNLESS NOTED OTHERWISE, THE MECHANICAL / BAS (BUILDING AUTOMATION SYSTEM) CONTROL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL NECESSARY TEMPERATURE CONTROLS, CONTROLLERS, CONTROL INTERFACE DEVICES (DEVICES ALLOWING DIFFERENT CONTROL COMPONENTS TO COMMUNICATE WITH EACH OTHER), DAMPERS, CONTROL VALVES, THERMOSTATS, SENSORS, RELAYS, SWITCHES, ACTUATORS, TRANSFORMERS, AND CONTROL WIRING AND CONDUIT SYSTEMS REQUIRED TO PROVIDE THE SPECIFIED SEQUENCE OF OPERATIONS.

B. INSTALL ALL MECHANICAL SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

C. SYSTEMS SHOWN ARE DIAGRAMMATIC AND GIVE THE GENERAL ARRANGEMENT ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD.

D. COORDINATE INSTALLATION OF EQUIPMENT AND MATERIALS WITH ALL TRADES.

E. ALL LINTELS, FRAMING, FURRING, PATCHING, AND PAINTING REQUIRED SHALL BE PROVIDED BY G.C. COORDINATE WITH G.C.

F. ALL MATERIALS INSTALLED IN PLENUMS SHALL BE RATED AND LABELED FOR SUCH USE.

G. PROVIDE ACCESS TO ALL EQUIPMENT, VALVES, DAMPERS, ETC. CONCEALED WITHIN INACCESSIBLE CEILING OR WALLS. COORDINATE ALL ACCESS DOOR LOCATIONS WITH ARCHITECTURAL PLANS AND GENERAL CONTRACTORS. ALL LOCATIONS MUST BE APPROVED BY ARCHITECT AND OWNER. ALL ACCESS PANELS FOR MECHANICAL WORK SHALL BE PROVIDED BY MECHANICAL CONTRACTOR.

H. ALL PIPING, DUCTWORK, AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

I. ALL EQUIPMENT PROVIDED MUST COMPLY WITH ASHRAE STANDARD 90.1.

J. ALL CONSTRUCTION SHALL CONFORM TO NFPA 90A FOR FIRE AND SMOKE RATINGS.

K. ALL AIR MOVING EQUIPMENT HANDLING OVER 2,000 CFM OF AIR SHALL HAVE A SMOKE DETECTOR WIRED TO SHUT DOWN THAT PIECE OF EQUIPMENT IN CASE OF FIRE.

L. M.C. TO COORDINATE DUCT-MOUNTED RETURN AIR OPENING SMOKE DETECTOR INSTALLATION PER MANUFACTURER'S REQUIREMENTS AND WITH E.C. DETECTOR TO BE INSTALLED BY E.C. SIGNAL CIRCUIT AND POWER BY E.C. INTERLOCK WIRING BETWEEN DETECTOR AND EQUIPMENT FIRE ALARM CONTRACTOR.

M. GENERAL CONTRACTOR SHALL PROVIDE A UNIFORM LEVEL SUPPORT INCLUDING FRAMING FOR ALL ROOF MOUNTED EQUIPMENT. ROOF CURBS SHALL BE PROVIDED BY MECHANICAL CONTRACTOR IN ACCORDANCE WITH THE SPECIFICATIONS.

N. ALL POWER WIRING, DISCONNECT SWITCHES, AND MOTOR STARTERS SHALL BE FURNISHED AND INSTALLED BY E.C., UNLESS THEY ARE INCLUDED WITH THE EQUIPMENT AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS. ALL AUXILIARY ELECTRIC HEATING EQUIPMENT (I.E. ELECTRIC WALL HEATERS, ELECTRIC BASEBOARD HEATERS, ETC.) SHALL BE FURNISHED BY M.C. AND INSTALLED BY E.C.

O. PROVIDE LISTED, FIRE-RATED ASSEMBLIES IN ALL PENETRATIONS THROUGH FIRE-RATED MEMBRANES. RATING OF ASSEMBLY SHALL MEET RATING OF MEMBRANE.

P. SLEEVE AND FIRESTOP ALL PIPING PENETRATIONS THROUGH RATED WALLS.

Q. COORDINATE ALL ROUGH-IN LOCATIONS AND SIZES WITH FINAL EQUIPMENT SUBMITTALS PRIOR TO INSTALLATION.

R. MECHANICAL CONTRACTOR SHALL FURNISH GENERAL CONTRACTOR WITH ALL REQUIRED DIMENSIONS AND ROOF OPENINGS FOR ALL CURBS.

S. ALL ROOF CURBS SHALL BE INTERNALLY INSULATED WITH 1.5" THICK MIN INSULATION BOARD.

T. INSTALL MANUAL AIR VENTS AT ALL SYSTEM HIGH POINTS AND IN ALL PORTIONS OF PIPING IN WHICH AIR MAY BECOME TRAPPED. PITCH ALL PIPING TOWARD MANUAL AIR VENTS.

U. PROVIDE P-TRAPS WITH CLEANOUT ON ALL AIR HANDLING EQUIPMENT CONDENSATE DRAIN CONNECTIONS. SEE DETAILS ON DRAWINGS.

V. MOUNT WALL MOUNTED THERMOSTATS, TEMPERATURE SENSORS AND CARBON DIOXIDE SENSORS 5'-0" ABOVE FINISHED FLOOR. DO NOT MOUNT THERMOSTATS OR TEMPERATURE SENSORS IN DIRECT SUNLIGHT OR NEAR HEAT PRODUCING EQUIPMENT.

W. ALL COVERS AND TRIM ON SENSORS LOCATED IN OCCUPIED SPACES TO BE WHITE.

X. THE M.C. SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL INTERFACE WIRING REQUIRED BETWEEN THE TEMPERATURE CONTROL SYSTEM AND THE FIRE ALARM SYSTEM. THE FIRE ALARM CONTRACTOR SHALL PROVIDE THE INTERFACE TERMINALS AS A PART OF THE FIRE ALARM SYSTEM AS REQUIRED TO PROVIDE THE SPECIFIED SEQUENCE OF OPERATION.

Y. WHERE AUXILIARY CONTACTS ARE REQUIRED IN STARTERS PROVIDED BY THE E.C., THE M.C. SHALL COORDINATE THE QUANTITY AND TYPE OF CONTACTS WITH THE E.C. PRIOR TO PURCHASE.

Z. THE E.C. SHALL PROVIDE CIRCUIT BREAKERS IN THE ELECTRICAL PANELS THAT ARE SPECIFICALLY DEDICATED FOR THE TEMPERATURE CONTROL SYSTEM. COORDINATE THE QUANTITY AND SIZES WITH THE BAS CONTRACTOR. SEE ELECTRICAL DRAWINGS FOR LOCATION.

AA. ALL CONTROL CONDUIT SHALL BE CONCEALED WITHIN THE WALL OR CEILING CAVITY WITH THE EXCEPTION OF MECHANICAL ROOMS, ELECTRICAL ROOMS, OR WHERE NOTED OTHERWISE. CONDUIT MAY BE EXPOSED AT THE CEILING LEVEL OF AREAS WITHOUT CEILINGS (EXPOSED STRUCTURE). COORDINATE THE ROUGH-IN OF CONDUIT AND JUNCTION BOXES IN MASONRY WALLS WITH THE G.C. SURFACE MOUNTED RACEWAYS OR EXPOSED CABLE ARE NOT ACCEPTABLE UNLESS SPECIFICALLY NOTED OTHERWISE.

BB. ALL VALVE ACTUATORS FOR PIPE SYSTEMS SERVING EQUIPMENT THAT CONDITIONS OUTDOOR AIR SHALL BE SPRING RETURN TYPE TO OPEN IN THE EVENT OF A POWER FAILURE.

CC. ALL DAMPERS ON THE INLET OR OUTLET OF THE FAN SHALL BE OPEN PRIOR TO STARTING THE FAN. PROVIDE ANY TIME DELAYS OR END SWITCHES AS REQUIRED.

DD. PROVIDE CLEAR PLASTIC VENTED IMPACT RESISTANT LOCKABLE GUARDS ON ALL WALL MOUNTED THERMOSTATS OR SENSORS WITH ADJUSTABLE SET-POINTS LOCATED IN ALL SLEEPING BAYS, CORRIDORS, COMMON TOILET ROOMS, VESTIBULES AND STAIRWELLS.

EE. COORDINATE ALL WORK WITH OTHER TRADES. REWORK OF PIPING, DUCTWORK, EQUIPMENT LOCATION, CONDUIT, ETC. AS A RESULT OF POOR PLANNING. COORDINATION OR SCHEDULING SHALL BE THE RESPONSIBILITY OF THE INVOLVED CONTRACTORS. NOTIFY THE ARCHITECT/ENGINEER OF ANY CONFLICTS PRIOR TO START OF WORK.

FF. THE M.C. SHALL BE RESPONSIBLE FOR THE COORDINATION OF ANY FRAMING REVISIONS, EQUIPMENT LOCATIONS, ADDITION OF CONTROLS, ELECTRICAL CIRCUITING REVISIONS, ETC. THAT RESULT FROM USING EQUIPMENT OTHER THAN THOSE INDICATED ON THE DRAWINGS.

GG. THE M.C. SHALL HAVE THE FINAL RESPONSIBILITY FOR SYSTEM START UP, TRAINING, WARRANTY AND TURN OVER TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTRUCTING THE OWNER ON ANY ROUTINE MAINTENANCE REQUIRED DURING THE WARRANTY PERIOD.

HH. THE M.C. SHALL PROVIDE ALL FIRESTOPPING FOR DUCT AND PIPE PENETRATIONS THAT PENETRATE FIRE RATED ASSEMBLIES. SEE ARCHITECTURAL DRAWINGS OR REFER TO THE OWNERS RECORD DRAWINGS FOR LOCATIONS OF FIRE RATED ASSEMBLIES. ALL FLOOR PENETRATIONS SHALL BE FIRESTOPPED AND SEALED WATER TIGHT WITH A FLEXIBLE SEALANT.

GENERAL NOTES CONT.

II. THE M.C. SHALL COORDINATE ANY ROOF PATCHING FOR ANY MECHANICAL ROOF PENETRATIONS NOT SPECIFICALLY IDENTIFIED ON THE ARCHITECTURAL DRAWINGS. ALL PATCHING SHALL BE PROVIDED BY G.C. AND BE PERFORMED IN A MANNER CONSISTENT WITH THE ROOF SYSTEMS CURRENT WARRANTY REQUIREMENTS AND MANUFACTURERS RECOMMENDATIONS.

JJ. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE SERVICE ACCESS FOR ALL EQUIPMENT WITH OTHER TRADES TO MAINTAIN PROPER CLEARANCES FOR EQUIPMENT MAINTENANCE AND OPERATION. MAINTAIN AT LEAST 36" CLEAR IN FRONT OF ALL POWER AND CONTROL PANELS.

KK. COORDINATE THE EXACT SUPPORT PAD SIZE AND EQUIPMENT MOUNTING REQUIREMENTS WITH ALL INVOLVED CONTRACTORS PRIOR TO CONSTRUCTION. REFER TO FINAL EQUIPMENT SHOP DRAWINGS PROVIDED BY THE MANUFACTURER FOR EQUIPMENT SIZES AND MOUNTING REQUIREMENTS. PROVIDE SEISMIC RESTRAINTS AND SNUBBERS WHERE INDICATED. FOLLOW THE MANUFACTURERS REQUIREMENTS FOR ANCHOR BOLT TYPE, SIZE, EMBEDMENT, HOLE SIZE, ETC. SPECIFIC APPLICATION UNLESS INDICATED OTHERWISE.

LL. PROVIDE LAMINATED EQUIPMENT IDENTIFICATION TAG LABELS SECURED TO ALL MECHANICAL EQUIPMENT. PROVIDE WHITE ROUND PLASTIC CEILING MARKER (TACK) IN LAY IN CEILINGS TO IDENTIFY WHERE ABOVE CEILING EQUIPMENT IS LOCATED.

MM. PITCH ALL CONDENSATE PIPING NO LESS THAN 1/8" PER 1'-0" TOWARD THE FLOOR & ROOF DRAINS OR SPLASH BLOCKS.

NN. FLEXIBLE CONNECTIONS ON EQUIPMENT SHALL NOT BE USED TO CORRECT MISALIGNMENT OF EQUIPMENT AND PIPING.

OO. ALL WORK TO COMPLY WITH THE 2018 INTERNATIONAL MECHANICAL CODE AND ALL CITY OF PHOENIX ADOPTED CODES AND AMENDMENTS, SEC. 106.3.1

PP. THE MECHANICAL DESIGN IS INTENDED SO THE AIR CONDITIONING SYSTEM WILL OPERATE CONTINUOUSLY TO MAINTAIN CURRENT VENTILATION REQUIREMENTS DURING OCCUPANCY, IMC 403.2, 403.3, 405.1.

QQ. ALL MECHANICAL SYSTEMS TO BE INSPECTED BY AHJ PRIOR TO CONCEALMENT WITHIN WALLS OR CEILINGS, IMC 107.2.

RR. CONTRACTOR TO SUBMIT FINAL AIR BALANCE REPORT TO BUILDING INSPECTOR FOR REVIEW AND APPROVAL, IMC 403.7.

SS. ALL MECHANICAL AIR CONDITIONING EQUIPMENT TO HAVE A MINIMUM EER RATING PER 2018 IEC, TABLE C403.2.3 OR C406.2.1. SUBMIT MECHANICAL AIR CONITIONING EQUIPMENMT TO OWNER OR ENGINEER FOR REVIEW AND APPORVAL PRIOR TO ORDER.

TT. DUCTS AND AIR TRANSFER OPENINGS THAT PENETRATE FIRE PARTIOTIONS SHALL BE PROTECTED WITH LISTED FIRE DAMPERS IN ACCORDANCE WITH IMC 607.5.3.

UU. DUCTS AND AIR TRASFER OPENING THAT PENETRATE SHAFT ENCLOSURES SHALL BE PROTECTED WITH APPROVED FIRE AND SMOKE DAMPERS IN ACCORDANCE WITH IMC 607.5.5 AS LONG AS IT DOESN'T INTERFERE WITH AN ENGINEER DESIGNED SMOKE CONTROL SYSTEM.

VV. MANUFACTURERS NOTED ON PROJECT DRAWING SCHEDULES ARE DEFINED TO COMMUNICATE THE BASIS OF DESIGN ONLY. THEY ARE NOT DEFINED AS A "SOLE" OR "RECOMMENDED" SUPPLIER. OTHER MANUFACTURERS MAY BE PROPOSED BY CONTRACTOR AND WILL BE SUBJECT TO THE STANDARD AND LEVEL OF QUALITY INTENDED BY THE REQUIREMENTS OF THE SPECIFICATIONS AND PROJECT DRAWINGS.

WW. AIR BALANCE REPORT REQUIRED TO BE SUBMITTED TO INSPECTOR.

SYMBOLS

- BALL, GATE OR BUTTERFLY / SHUT-OFF VALVE
- GATE VALVE
- BUTTERFLY VALVE
- S SOLENOID VALVE
- CHECK VALVE
- ANGLE GLOBE VALVE
- M MOTOR OPERATED VALVE
- M MAGNETIC STOP VALVE
- NEEDLE VALVE
- PLUG VALVE
- UNION
- THREE-WAY CONTROL VALVE
- TWO-WAY CONTROL VALVE
- PUMP
- FLOAT VALVE
- THERMOMETER
- MANUAL AIR VENT
- MANUAL AIR BALANCE DAMPER
- M MOTORIZED DAMPER
- 10 KEYED NOTE SYMBOL
- EXISTING TO NEW INTERFACE
- AV AUTOMATIC AIR VENT
- PRESSURE REGULATING VALVE
- TEMPERATURE / PRESSURE RELIEF VALVE
- SAFETY VALVE
- CIRCUIT SETTER
- STRAINER
- BLOWOFF STRAINER
- FD FIRE DAMPER
- PRESSURE GAUGE
- PRESSURE GAUGE AND COCK
- UNDERCUT DOOR (MINIMUM 1/2")
- C CARBON DIOXIDE DETECTOR
- M CARBON MONOXIDE DETECTOR
- T SPACE TEMPERATURE SENSOR
- H SPACE HUMIDITY SENSOR
- E EMERGENCY SHUTOFF SWITCH
- S SWITCH
- SUPPLY DUCT UP
- SUPPLY DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- EXHAUST DUCT UP
- EXHAUST DUCT DOWN
- FLEXIBLE DUCTWORK
- # KEYED NOTE

S1C | 150 | 8"Ø

- TYPE OF SERVICE: S=SUPPLY, R=RETURN, E=EXHAUST, T=TRANSFER
- SCHEDULE DEVICE NO.
- AIR QUANTITY (CFM)
- NECK SIZE
- TYPE OF HOST: C=CEILING, W=WALL, D=DUCT

1 / M-401 - ENLARGED PLAN CALLOUT

PIPE LEGEND

GWS	GEOTHERMAL WATER SUPPLY
GWR	GEOTHERMAL WATER RETURN
CHWS	CHILLED WATER SUPPLY PIPE
CHWR	CHILLED WATER RETURN PIPE
CWS	CONDENSER WATER SUPPLY PIPE
CWR	CONDENSER WATER RETURN PIPE
DCW	DOMESTIC COLD WATER PIPE
HWS	HEATING HOT WATER SUPPLY PIPE
HWR	HEATING HOT WATER RETURN PIPE
DTS	DUAL TEMPERATURE SUPPLY PIPE
DTR	DUAL TEMPERATURE RETURN PIPE
DHW	DOMESTIC HOT WATER PIPE
V	VENT PIPE
G	NATURAL GAS PIPE
LPG	LIQUID PROPANE GAS PIPE
FOS	FUEL OIL SUPPLY PIPE
FOR	FUEL OIL RETURN PIPE
RL	REFRIGERANT LIQUID PIPE
RS	REFRIGERANT SUCTION PIPE
RHG	REFRIGERANT HOT GAS PIPE
LPS	LOW PRESSURE STEAM PIPE
MPS	MEDIUM PRESSURE STEAM PIPE
HPS	HIGH PRESSURE STEAM PIPE
CR	CONDENSATE RETURN PIPE
FW	FEED WATER PIPE
	PIPE DOWN
	PIPE UP
	TEE DOWN
	TEE UP
	PIPE BREAK CONTINUATION
	CAPPED PIPE
	PIPE SUPPORT
	PIPE GUIDE

DESIGN CONDITIONS

COOLING: 75°F INDOOR AT 107°F DB / 71°F WB OUTDOOR
HEATING: 70°F INDOOR AT 34°F DB OUTDOOR
SPACE RELATIVE HUMIDITY: 30-50% RH
ROOF - "U" VALUE = 0.0174 , INSULATION R-VALUE= 57.42
WALL - "U" VALUE = 0.03887 , INSULATION R-VALUE =25.73
GLASS TRANSMISSION "U" = 0.31
GLASS SHADING COEFFICIENT = 0.29
PARTITION - "U" VALUE = 0.50
INFILTRATION RATE = 0.50 CFM/SF
LIGHTING LOAD = 0.45 W/SF
OUTDOOR AIR = VENTILATION LOAD

CODES AND STANDARDS

INTERNATIONAL MECHANICAL CODE (IMC) - 2018
ASHRAE 90.1 (2010)
ASHRAE 62.1 (2007)

MECHANICAL DRAWING INDEX BLDG 2

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M002.1-B	MECHANICAL SPECIFICATIONS
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M102.1-B	MECHANICAL 2ND FLOOR PLAN
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M501.1-B	MECHANICAL DETAILS
M601.1-B	MECHANICAL SCHEDULES

SEISMIC RESTRAINTS

ALL SEISMIC RESTRAINTS SHALL BE APPLIED WHERE REQUIRED PER ASCE 7, IBC, AND SMACNA SEISMIC RESTRAINT MANUAL.

SEISMIC-RESTRAINT LOADING:

SEISMIC DESIGN CATEGORY: B
SEISMIC DESIGN SITE CLASS AS DEFINED IN THE IBC: B
SEISMIC OCCUPANCY CATEGORY AS DEFINED IN THE IBC: III
SEISMIC COMPONENT IMPORTANCE FACTOR: NAT. GAS=1.5, ALL OTHER=1.0
MAPPED SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS (0.2 SECOND): 0.307
MAPPED SPECTRAL RESPONSE ACCELERATION AT 1-SECOND PERIOD: 0.251

EXACT SEISMIC RESTRAINT MOUNTING, SIZE, QUANTITY, TYPE, AND LOCATION OF RESTRAINT SHALL BE DETERMINED BY THE RESTRAINT MANUFACTURER'S PROFESSIONAL DESIGN ENGINEER BASED ON EQUIPMENT THAT WILL BE INSTALLED IN THE CORRESPONDING SEISMIC DESIGN CATEGORY WHERE BUILDING IS LOCATED.

THE SEISMIC CONTROL PRODUCT MANUFACTURER'S PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE SEISMIC DESIGN CALCULATIONS OF THE SEISMIC RESTRAINT SYSTEM AND SHALL SELECT SEISMIC RESTRAINT COMPONENTS REQUIRED FOR THE MECHANICAL SYSTEM.

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MECHANICAL ABBREVIATIONS, NOTES, AND SYMBOLS

IFP

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: KMQ

Registered Professional Engineer (Mechanical) CERTIFICATE NO. 618.. MATTHEW .. SPENCER Date Signed ARIZONA U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: M001.1-B
3056-20-02

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MECHANICAL SPECIFICATIONS

MECHANICAL GENERAL

A. INSTALL ALL EQUIPMENT AND MECHANICAL SYSTEMS IN ACCORDANCE WITH EQUIPMENT AND MECHANICAL SYSTEMS MANUFACTURER'S RECOMMENDATIONS.

B. CONTRACTOR SHALL PROVIDE FULL SUBMITTALS ON ALL MECHANICAL EQUIPMENT, SYSTEMS, AND COMPONENTS FOR ENGINEERING APPROVAL.

C. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING LAYOUT AND SIZING OF MECHANICAL SYSTEMS TO SHOW COMPLIANCE WITH CONSTRUCTION DOCUMENTS. SHOP DRAWINGS SHALL CLEARLY INDICATE/NOTE WHERE CONTRACTOR INTENDS TO DEVIATE FROM WHAT IS INDICATED ON THESE CONSTRUCTION DOCUMENT PLANS. SHOP DRAWINGS SHALL ALSO INDICATE CONTRACTOR'S DEMARKATION OF THIS TI DESIGN PACKAGE SCOPE WHERE CONNECTING TO OR AT BOUNDARY OF CORE AND SHELL DESIGN PACKAGE SCOPE.

D. PROVIDE MECHANICAL SYSTEM START UP SERVICES TO VERIFY PROPER OPERATION OF ALL SYSTEMS WITH OWNER'S REPRESENTATIVE WITNESS.

E. PROVIDE MANUFACTURER'S STANDARD WARRANTY ON ALL MECHANICAL SYSTEMS, AND ALL MECHANICAL SYSTEMS SHALL BE COVERED WITH WARRANTY FOR PARTS AND LABOR FOR A PERIOD NOT LESS THAN ONE YEAR FROM SUBSTANTIAL COMPLETION.

F. MECHANICAL EQUIPMENT SHALL NOT BE USED TO PROVIDE TEMPORARY HVAC TO BUILDING WHILE UNDER CONSTRUCTION UNTIL PERIOD OF FINAL FINISH OCCURS (AFTER DRYWALL SANDING IS COMPLETE) WITHOUT OWNER PERMISSION. PROVIDE PROTECTIVE COVER OVER ALL OPENINGS INTO MECHANICAL EQUIPMENT AND DUCTWORK UNTIL THIS TIME.

G. PERMITS AND FEES – CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES REQUIRED FOR THE WORK.

H. FIRE AND SMOKE RATINGS OF MATERIALS: INSULATION, JACKETS OR FACINGS, AND ADHESIVES WITHIN THE BUILDING, SHALL HAVE A NONCOMBUSTIBLE FIRE AND SMOKE HAZARD SYSTEM RATING AND LABEL AS TESTED BY ASTM E 84, NFPA 255, AND U.L. 723 NOT EXCEEDING FLAME SPREAD 25, FUEL CONTRIBUTED 50, SMOKE DEVELOPED 50. IN ADDITION, ALL INSULATION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CODE.

I. RECORD DRAWINGS - CONTRACTOR SHALL KEEP RECORDS OF ALL CHANGES FROM THAT ACTUALLY SHOWN ON THE ISSUED FOR CONSTRUCTION DRAWINGS. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL TRANSMIT THESE CHANGES TO A RECORD SET OF DRAWINGS AND ON ELECTRONIC MEDIA IN PDF FORMAT. THE SET OF DRAWINGS SHALL INCLUDE ALL DRAWINGS, EVEN IF NO CHANGES WERE MADE. EACH "RECORD DRAWING" SHALL BE SO LABELED, DATED AND SIGNED BY THE CONTRACTOR.

J. IRON WORK (MISCELLANEOUS) - FURNISH AND INSTALL ALL NECESSARY BRACKETS, ANCHORS, CLAMPS, SPECIAL HANGERS, ETC., AS SHOWN OR REQUIRED FOR INSTALLATION OF ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT. ALL EXTERIOR METALS SHALL BE GALVANIZED.

K. PAINT ALL EXPOSED STEEL (NON-GALVANIZED OR NON-STAINLESS STEEL) COMPONENTS WITH TWO COATS OF RUST PROHIBITIVE PAINT.

L. CLEANING - THOROUGHLY CLEAN ALL DUCTWORK, PIPE, AND EQUIPMENT FURNISHED UNDER THIS CONTRACT, UPON COMPLETION OF THE WORK.

M. PROTECT MECHANICAL EQUIPMENT AND MECHANICAL SYSTEMS FROM DAMAGE OF MOISTURE AND DIRT DURING CONSTRUCTION.

N. COORDINATION OF WORK - COORDINATE WORK WITH THE ACTIVITIES AND FUNCTIONS OF THE OWNER AT ALL TIMES.

O. OPERATING MANUALS - THIS CONTRACTOR SHALL, BEFORE FINAL APPROVAL OF THE INSTALLATION, SUBMIT TO THE ARCHITECT FOR APPROVAL TWO (2) COPIES OF DESCRIPTIVE LITERATURE, INSTALLATION, MAINTENANCE AND OPERATION MANUALS INCLUDING PARTS LISTS OF EACH ITEM OF EQUIPMENT. ANY REQUIRED SPARE PARTS, KEYS, SOFTWARE, PASSWORDS AND COPIES OF WARRANTIES SHALL BE PROVIDED AT THIS TIME TO OWNER.

SHEETMETAL (SEE DUCT SCHEDULE ON PLANS FOR REQUIRED DUCT AND INSULATION SYSTEMS)

A. ALL SHEETMETAL DUCTWORK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE LATEST ADDITIONS OF SMACNA, LOCAL APPLICABLE CODE, AND INTERNATIONAL MECHANICAL CODE.

B. SEAM AND JOINT SEALING:

1. GENERAL: SEAL DUCT SEAMS AND JOINTS AS FOLLOWS:
   a. AS INDICATED ON DUCTWORK SCHEDULE
   b. SEAL EXTERNALLY INSULATED DUCTS PRIOR TO INSULATION INSTALLATION.

C. ALL HIGH PRESSURE SUPPLY AIR FLEXIBLE DUCT SHALL BE THERMAFLEX "M-KC" INSULATED FLEXIBLE DUCTWORK WITH FIBERGLASS INSULATION AND VAPOR BARRIER.

D. ALL LOW PRESSURE SUPPLY AIR FLEXIBLE DUCT SHALL BE THERMAFLEX "KP" LOW PRESSURE INSULATED FLEXIBLE DUCTWORK WITH FIBERGLASS INSULATION AND VAPOR BARRIER. DUCTWORK COVERING SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ADDITION OF THE INTERNATIONAL MECHANICAL CODE.

E. EXHAUST AIR FLEXIBLE DUCTWORK SHALL BE THERMAFLEX "S-LD" NON-INSULATED FLEXIBLE DUCTWORK.

F. ALL DUCTWORK CONVEYING AIR BELOW AMBIENT TEMPERATURES TO BE SEALED TO PROVIDE THE PROPER VAPOR BARRIER.

G. ALL HARD ROUND LOW VELOCITY SUPPLY AIR DUCTWORK TO DIFFUSERS TO BE HARD ROUND GALVANIZED DCUTWORK MINIMUM 26 GAUGE.

H. ALL ROUND JOINTS SHALL BE WIRE-STRAPPED AND SEALED WITH MECHANICAL MEANS OF JOINT RESTRAINT.

I. ALL MEDIUM VELOCITY, MEDIUM PRESSURE SUPPLY AIR DUCTWORK AND ALL EXHAUST AIR DUCTWORK JOINTS AND LONGITUDINAL SEAMS SHALL BE SEALED AIR TIGHT WITH KINGCO "10-526" LATEX DUCT SEALER OR UTILIZE LINDAB FITTINGS.

J. ALL BACKS OF DIFFUSERS LOCATED IN RESTROOMS & UNCONDITIONED PLENUMS SHALL BE INSULATED WITH 1/2" THICK 2# DENSITY DUCT LINING. INSULATED BY THE SHEETMETAL CONTRACTOR.

K. ALL OPENINGS IN EXTERIOR WALLS, FLOORS, AND FOUNDATIONS SHALL BE SLEEVED WITH STEEL SCHEDULE 40 PIPE AND SEALED WATER TIGHT.

L. AFTER INSTALLATION OF PIPE THROUGH FLOORS AND FIRE RATED WALLS, FILL SPACE AROUND PIPES WITH CHASE FOAM SEALANT AS MANUFACTURED BY CHASE FOAM TECHNOLOGY CORPORATION OR EQUAL. ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS AND IN ACCORDANCE WITH UL LISTING. RATING OF FIRESTOPPING SHALL MEET OR EXCEED THE RATING OF THE FLOORS AND FIRE WALLS IN WHICH IT IS USED.

M. PROVIDE FLEXIBLE CANVAS CONNECTIONS AT ALL SUPPLY AIR, RETURN AIR, FRESH AIR, AND EXHAUST AIR DUCT CONNECTIONS AT ALL VIBRATING EQUIPMENT (I.E. EF'S, RTU'S, FTU'S, ETC.). FLEXIBLE CANVAS CONNECTORS SHALL BE ULLISTED, FIRE-RETARDANT NEOPRENE COATED WOVEN GLASS FIBER FABRIC.

N. ALL MOTORIZED DAMPERS SHALL BE EQUAL TO RUSKIN #CD36 WITH BLADE SEALS AND STAINLESS STEEL JAMB WITH JAMB SEALS. PROVIDE DAMPER INSPECTION DOORS AS NECESSARY TO INSPECT DAMPER LINKAGE IN ALL IN-DUCT MOTORIZED DAMPERS.

O. ANY MANUAL VOLUME DAMPERS IN UTILITY AREAS TO BE EQUAL TO RUSKIN #MD25 WITH LOCKING QUADRANTS.

P. PROVIDE ACCESS DOORS AT ALL FIRE DAMPERS AND BALANCING DAMPERS AS REQUIRED.

DUCT INSULATION TYPES (SEE DUCT SCHEDULE ON PLANS FOR REQUIRED DUCT AND INSULATION SYSTEMS)

A. FGW – FIBERGLASS WRAP

1. MINERAL-FIBER BLANKET THERMAL INSULATION: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 553, TYPE II, WITHOUT FACING AND WITH ALL-SERVICE JACKET MANUFACTURED FROM KRAFT PAPER, REINFORCING SCRIM, ALUMINUM FOIL, AND VINYL FILM.

B. FB – FIBERGLASS BOARD

1. MINERAL-FIBER BOARD THERMAL INSULATION: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 612, TYPE IB, WITHOUT FACING AND WITH ALL-SERVICE JACKET MANUFACTURED FROM KRAFT PAPER, REINFORCING SCRIM, ALUMINUM FOIL, AND VINYL FILM.

C. FPW – FIREPROOFING DUCT WRAP:

1. FLEXIBLE, FOIL-ENCAPSULATED, NON-COMBUSTIBLE, INORGANIC, FIRE BARRIER BLANKET SYSTEM, 'K' VALUE: 0.41 AT 500° F. 2 INCH THICKNESS, 2-HOUR ENCLOSURE RATING, MINIMUM CLEARANCE TO COMBUSTIBLES: 0 INCHES.

DUCT JACKET TYPES (SEE DUCT SCHEDULE ON PLANS FOR REQUIRED DUCT AND INSULATION SYSTEMS)

A. FSK – FSK JACKET:

1. ALUMINUM-FOIL-FACE, FIBERGLASS-REINFORCED SCRIM WITH KRAFT-PAPER BACKING.

B. ASJ: - ALL SERVICE JACKET:

1. WHITE, KRAFT-PAPER, FIBERGLASS-REINFORCED SCRIM WITH ALUMINUM-FOIL BACKING.

C. ABA – ADHESIVE BACKED ALUMINUM:

1. SELF-ADHESIVE OUTDOOR JACKET: 60-MIL THICK, LAMINATED VAPOR BARRIER AND WATERPROOFING MEMBRANE, CONSISTING OF A RUBBERIZED BITUMINOUS RESIN ON A CROSSLAMINATED POLYETHYLENE FILM COVERED WITH WHITE ALUMINUM-FOIL FACING.

DUCT LINER TYPES (SEE DUCT SCHEDULE ON PLANS FOR REQUIRED DUCT AND INSULATION SYSTEMS)

A. MFF – MATT FACED FIBERGLASS:

1. FLEXIBLE, GLASS MATT REINFORCED NON-COMBUSTIBLE BLANKET.
2. "K" VALUE: ASTM C518, 0.28 AT 75°F.
3. MAXIMUM SERVICE TEMPERATURE: 250°F.
4. DENSITY: 1.5 LB/CU FT.
5. BLACK PIGMENTED COATING, BACTERIA AND FUNGI RESISTANT, ON AIR SIDE.

D. GENERAL DUCT INSULATION REQUIREMENTS:

1. INSTALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. INSTALL INSULATION ONLY AFTER ALL DUCTWORK IS SEALED, LEAK AND PRESSURE TESTED, AND IS CLEAN, DRY, AND FREE OF OXIDIZATION.
3. WHERE EXISTING INSULATED EXISTS, NEW INSULATION SHALL EXTEND TO MEET AND BE CONTINUOUS WITH EXISTING INSULATION.
4. DUCTWORK INSULATED WITH GLASS FIBER FLEXIBLE WRAP SHALL BE FINISHED WITH TAPE AND VAPOR BARRIER JACKET, AND BE CONTINUOUS THROUGH WALLS, SLEEVES, HANGERS, AND OTHER DUCT PENETRATIONS.
5. INSULATE ENTIRE SYSTEM INCLUDING FITTINGS, JOINTS, FLANGES, FLEXIBLE CONNECTIONS, AND EXPANSION JOINTS.
6. FOR EXTERIOR APPLICATIONS, COVER INSULATION WITH CAULKED ALUMINUM JACKET WITH SEAMS LOCATED ON BOTTOM SIDE OF HORIZONTAL DUCT SECTIONS.
7. FOR LINED DUCTWORK, INSULATION SHALL BE ADHERED AND WITH ADHESIVE. SECURED WITH MECHANICAL LINER FASTENERS (RE: SMACNA STANDARDS), AND HAVE SEALED AND SMOOTH JOINTS, BUTTERED EXPOSED EDGES WITH BLACK MASTIC, AND ADHESIVE SEALED LINER SURFACE PENETRATIONS.
8. EXPOSED EXTERIOR ELASTOMERIC INSULATION SHALL BE FINISHED WITH TWO (2) COATS OF WB ARMAFLEX OR RUBATEX 374 WATERPROOF FINISH FOR WEATHER, UV, AND OZONE PROTECTION.

PIPING SPECIFICATIONS (SEE PIPING SCHEDULE ON PLANS FOR REQUIRED PIPE AND INSULATION SYSTEMS)

A. CONDENSATE DRAIN PIPING:

1. CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PVC. FITTINGS SHALL BE SCHEDULE 40 PVC. JOINTS SHALL BE CLEANED AND GLUED TOGETHER. PROVIDE DRAIN TRAP WITH MINIMUM 2" AIR GAP ON ALL DRAIN THROUGH EQUIPMENT. PAINT CONDENSATE PIPING EXPOSED TO THE WEATHER FOR UV PROTECTION.
2. CONDENSATE DRAIN PIPING IN AIR PLENUMS SHALL BE TYPE "L" COPPER PIPE WITH WROUGHT COPPER FITTINGS. JOINTS SHALL BE MADE WITH A GOOD GRADE OF 95-5 TIN ANTIMONY SOLDER.

B. COLD WATER (MAKE UP WATER) PIPING:

1. COLD WATER MAKE UP PIPING SHALL BE ASTM B88, TYPE "L" COPPER PIPE WITH WROUGHT COPPER FITTINGS. JOINTS SHALL BE MADE WITH A GOOD GRADE OF 95/5 SOLDER AND FLUX.

C. PLASTIC PIPE:

1. CPVC PLASTIC PIPE: ASTM F 441/F 441M, SCHEDULES 40 AND 80, PLAIN ENDS.
2. CPVC PLASTIC PIPE FITTINGS: SOCKET-TYPE PIPE FITTINGS, ASTM F 438 FOR SCHEDULE 40 PIPE; ASTM F 439 FOR SCHEDULE 80 PIPE.
3. PVC PLASTIC PIPE: ASTM D 1785, SCHEDULES 40 AND 80, PLAIN ENDS.
4. PVC PLASTIC PIPE FITTINGS: SOCKET-TYPE PIPE FITTINGS, ASTM D 2466 FOR SCHEDULE 40 PIPE; ASTM D 2467 FOR SCHEDULE 80 PIPE.
5. SOLVENT CEMENT FOR CPVC PIPING: ASTM F 493
6. SOLVENT CEMENT FOR PVC PIPING: ASTM D 2564. INCLUDE PRIMER ACCORDING TO ASTM F 656.
7. CPVC PIPING: JOINT ACCORDING TO ASTM D 2846/D 2846M APPENDIX.
8. PVC PRESSURE PIPING: JOIN ASTM D 1785 SCHEDULE NUMBER PVC PIPE AND PVC SOCKET FITTINGS ACCORDING TO ASTM D 2672. JOIN OTHER-THAN SCHEDULE NUMBER PVC PIPE AND SOCKET FITTINGS ACCORDING TO ASTM D 2855.
9. PVC NONPRESSURE PIPING: JOIN ACCORDING TO ASTM D 2855.

D. COPPER PIPING:

1. TYPE L OR K ASTM B88 HARD DRAWN TUBING OR TYPE K SOFT ANNEALED TUBING.
2. FITTINGS: ASME B16.22 WROUGHT COPPER OR ASME B16.18 CAST BRASS PRESSURE RATED SOLDER JOINT (ASTM B32, SOLDER, GRADE 95TA), OR THREADED BRASS COMPRESSION OR FLARE FITTING.

F. REFRIGERANT PIPING:

1. REFRIGERANT SUCTION, AND LIQUID PIPING (RS, RL) SHALL BE ASTM B88, TYPE "L" ACR HARD DRAWN SEAMLESS COPPER (DEHYDRATED-NITROGEN) PIPE WITH WROUGHT COPPER FITTINGS. JOINTS SHALL BE MADE WITH A GOOD GRADE OF 6% SIL-FOS BRAZING ALLOY.
2. ALL REFRIGERANT PIPING SHALL BE INSTALLED IN ACCORDANCE WITH GOOD INSTALLATION PROCEDURES (I.E. DRY-NITROGEN SHALL BE INTRODUCED INTO PIPING AS THE BRAZING PROCESS IS BEING DONE.).
3. PITCH REFRIGERANT PIPING IN DIRECTION OF REFRIGERANT FLOW. A MINIMUM OF PITCH IN THE HORIZONTAL TO BE 1" (INCH) EVERY 20' (FEET).
4. UTILIZE LONG RADIUS WROUGHT COPPER FITTING AND WROUGHT COPPER FITTINGS TO MATCH BUILDING CONDITIONS TO MINIMIZE REFRIGERATION PIPING PRESSURE LOSSES.
5. AFTER INSTALLATION OF THE REFRIGERANT PIPING, THE MECHANICAL CONTRACTOR SHALL PRESSURIZE THE SYSTEM TO 250 POUNDS WITH DRY-NITROGEN AND CHECK FOR LEAKS. FIX AND REPAIR AS NECESSARY.
6. PURGE ALL REFRIGERANT PIPING (EXCEPT PREINSULATED LINESETS) WITH NITROGEN BEFORE PRESSURE TESTING PIPE.
7. THE MECHANICAL CONTRACTOR WILL THEN EVACUATE SYSTEM TO 30 MICRONS AND HOLD FOR A MINIMUM OF 8 HOURS. THEN CHARGE SYSTEM WITH REFRIGERANT AS SPECIFIED BY THE UNIT MANUFACTURER.
8. THE MECHANICAL CONTRACTOR MAY USE PREINSULATED LINESETS ON SYSTEMS WITH A TOTAL CAPACITY OF 5 TONS OR LESS.

PIPE INSULATION TYPES (SEE PIPING SCHEDULE ON PLANS FOR REQUIRED PIPE AND INSULATION SYSTEMS)

A. FG - FIBERGLASS PIPE COVERING: ONE PIECE OR HALF SECTIONAL OR SEMI-RIGID WRAP FIBERGLASS INSULATION: JACKETED WITH OWNES CORNING FIBERGLASS, OR EQUAL, ASJ ALL SERVICE VAPOR BARRIER JACKET.

B. CG - CELLULAR GLASS: ABOVE GROUND RIGID CELLULAR GLASS INSULATION; PITTSBURGH CORNING FOAMGLASS INSULATION, OR EQUAL.

C. PU - POLYURETHANE FOAM: PART OF UNDERGROUND CONDUIT SYSTEM COMPLETE INSULATED AND WATERPROOF ASSEMBLY.

D. EFSI - ELASTOMERIC FOAM SHEET INSULATION, PER ASTM C534, TYPE II, CLOSED CELL ELASTOMERIC MATERIAL, K VALUE: ASTM C518, 0.28 AT 75° F, MAXIMUM SERVICE TEMPERATURE: 180° F.

PIPE INSULATION JACKET TYPES (SEE PIPING SCHEDULE ON PLANS FOR REQUIRED PIPE AND INSULATION SYSTEMS):

A. ASJ - ALL SERVICE JACKET: WHITE, KRAFT-PAPER, FIBERGLASS-REINFORCED SCRIM WITH ALUMINUM-FOIL BACKING.

B. HDPE - HIGH DENSITY POLYETHYLENE: PART OF UNDERGROUND CONDUIT SYSTEM COMPLETE INSULATED AND WATERPROOF ASSEMBLY.

C. PVC - POLYVINYL CHLORIDE: COVER MADE OUT OF WHITE 0.20 PVC WITH SELF-SEALING LAP WITH PEEL AND STICK ADHESIVE STRIP.

PIPE INSULATION GENERAL NOTES:

A. ALL INSULATION SHALL HAVE A MAXIMUM FLAME SPREAD OF 25 AND SMOKE RATING OF 50 OR LESS IN ACCORDANCE WITH ASTM E-84. ALL INSULATION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CODE, AND SDC MODULE 1, SECTION 4- 2.1.3.

B. INSULATION LOCATED OUTDOORS SHALL HAVE AN ALUMINUM JACKET FOR WEATHERPROOFED INSTALLATION.

C. INSULATE ALL PIPING AS INDICATED IN THE INSULATION SCHEDULE ON THE DRAWINGS.

D. ALL FIBERGLASS INSULATED EXPOSED TO OUTSIDE WEATHER CONDITIONS SHALL HAVE A "UVR" PVC JACKET; 0.20 MIL THICKNESS OR ALUMINUM JACKET COVERING.

E. INSULATION PIPE SHIELDS TO BE PROVIDED BY THE INSULATION CONTRACTOR. INSULATION SADDLES TO BE PROVIDED BY THE PIPING CONTRACTOR.

F. REFER TO HVAC DUCTWORK SPECIFICATION FOR ADDITIONAL DUCT INSULATION REQUIREMENTS.

G. PROVIDE PVC JACKET ON ALL INSULATION WITHIN 10 FEET OF THE FINISHED FLOOR.

H. PROVIDE A REMOVABLE JACKET ON ALL HEAT TREATED PIPES. INSULATE HEAT TREATED PIPES WITH 3/4" THICK CLOSED CELL FOAM PLASTIC INSULATED WITH #520 ADHESIVE.

HANGERS AND SUPPORTS

A. PIPE SHALL BE SUPPORTED BY CLEVIS OR TRAPEZE HANGERS WITH SUSPENSION RODS HAVING DOUBLE NUTS.

B. COMPLY WITH MSS SP-58, MSS SP-69 AND MSS SP-89.

C. BRACKETS OR CLAMPS MAY BE USED WHERE PIPE RUNS ALONG WALLS, COLUMNS, OR CEILINGS BUT MUST ALLOW FOR EXPANSION AND CONTRACTION.

D. RADIAL SUPPORTS SHALL BE RIGID TYPE. IF WALL BRACKETS OR LONGITUDINAL SUPPORTS ARE USED ON STRAIGHT LENGTHS OVER 20 FEET LONG, THEY SHALL BE OF THE FLEXIBLE TYPE TO PROVIDE FOR THERMAL EXPANSION AND CONTRACTION.

E. HANGERS SHALL BE PROPERLY ISOLATED TO PREVENT NOISE TRANSMISSION (WITH A THIN LAYER OF RESILIENT MATERIAL BETWEEN THE PIPE AND SUPPORT).

F. HANGERS AND SUPPORTS SHALL BE PLACED WITHIN 2 FEET FROM EACH CHANGE IN DIRECTION.

G. WHEN PIPES ARE TO BE INSULATED, THE SIZE AND POSITION OF HANGER SHALL BEAR ON THE OUTSIDE OF THE INSULATION.

H. ALL HANGERS SUPPORTING COPPER PIPE SHALL BE COPPER PLATED TO PROVIDE A GALVANIC SEPARATION.

I. SUPPORT GAS PIPING ON THE ROOF AT 10'-0" MAXIMUM SPACING.

J. SUPPORT CONDENSATE PIPING ON THE ROOF AT 4'-0 MAXIMUM SPACING.

K. MAXIMUM HANGER SPACING AND MINIMUM HANGER ROD SIZES:

PVC PIPE SIZE (INCH)	MIN ROD DIAM. (INCH)	HANGAR SPACING
UP TO 1"	3/8"	4' - 0"
1-1/4"	3/8"	4' - 0"
1-1/2"	3/8"	5' - 0"
2"	1/2"	4' - 0"

PIPE SLEEVES

A. SLEEVES SHALL BE PLACED IN WALLS, ROOF, CEILINGS, AND FLOORS THROUGH WHICH PIPES PASS AND SHALL EXTEND 1" ON EACH SIDE.

B. SLEEVES SHALL BE MADE OF PIPE OR FORMED GALVANIZED STEEL.

C. THE SPACE BETWEEN THE PIPE AND THE SLEEVE MUST BE FILLED WITH INSULATION AND A RESILIENT MATERIAL.

D. PIPING MUST NOT ENCOUNTER THE WALLS, ROOF, CEILING, OR FLOOR.

ROOF, FLOOR, AND EXTERIOR WALL PENETRATIONS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEALING OF ALL ROOF, WALL, AND FLOORS PENETRATIONS REQUIRED BY THE CONTRACTOR IN THE PERFORMANCE OF THIS WORK. THIS SHALL INCLUDE ALL INSULATED AND UNINSULATED PIPING INSTALLED BY THE CONTRACTOR. FOR UNINSULATED PIPING, THE CONTRACTOR SHALL APPLY A MINIMUM OF THREE LINEAR FEET OF 2" THICK PIPE COVERING TO THE PIPING ON EACH SIDE OF A WALL, ROOF, OR FLOOR.

CONNECTION OF DISSIMILAR METALS.

A. PROVIDE DIELECTRIC CONNECTORS/UNIONS/FLANGES OR MAHONEY KITS AT THE CONNECTION OF DISSIMILAR METALS.

MECHANICAL EQUIPMENT AND SYSTEMS:

A. ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE THE BASIS OF DESIGN LISTED ON DRAWINGS OR SHALL BE AN APPROVED EQUAL IN LEVEL OF PERFORMANCE, QUALITY, DURABILITY, CONSTRUCTION, CAPACITY, CONFIGURATION, DIMENSIONALLY AND OTHER REQUIREMENTS AND SAME FEATURES, CONTROL AND BENEFITS OF BASIS OF DESIGN LISTED ON DRAWINGS.

B. INSTALL ALL MECHANICAL EQUIPMENT AND SYSTEMS IN ACCORDANCE WITH THEIR MANUFACTURER'S RECOMMENDATIONS.

TESTING AND BALANCING:

A. CONTRACTOR SHALL PROVIDE INDEPENDENT TABB OR NEBB CERTIFIED TESTING & BALANCING.

B. ALL HDYRONIC SYSTEMS SHALL BE TESTED. CONTRACTOR SHALL SUBMIT TAB PLAN COMPLETE WITH TESTING PROCEDURES AND EQUIPMENT SPECIFIC TESTING.

C. CONTRACTOR SHALL PERFORM DUCT PRESSURE TESTING PER CODE REQUIREMENTS.

D. CONTRACTOR SHALL PRESENT BOTH PRELIMINARY AND AS-CORRECTED TAB REPORTS FOR ENGINEERING APPROVAL.

E. TAB SHALL BE PROVIDED IN ACCORDANCE WITH NEBB TAB SPECIFICATIONS FOR THE HVAC SYSTEMS. ALL AIRFLOW AND WATER FLOW SHALL BE MEASURED AND BALANCED AT THE HVAC EQUIPMENT AND AT ALL TERMINAL END USE DEVICES (SUPPLY AND EXHAUST AIR DEVICES) AND TERMINAL EQUIPMENT COILS. ALL AIRFLOW AND WATER FLOW RATES SHALL BE BALANCED TO WITHIN ±10% OF VALUE LISTED ON PLANS (HOWEVER EXHAUST SYSTEMS SHALL NOT BE BALANCED TO GREATER THAN VALUE SHOWN ON PLANS). PRESSURE DROP ACROSS PUMPS AND COILS SHALL BE MEASURED AS WELL AS EXTERNAL AND TOTAL STATIC PRESSURE FOR FAN SYSTEMS. ELECTRIC HEATING ELEMENTS SHALL BE TESTED TO CONFIRM ENERGIZING OF ALL HEATING ELEMENTS AND DISCHARGE TEMPERATURE FOR MIN AND MAX STAGE OF HEAT.

SEISMIC RESTRAINTS:

A. ALL SEISMIC RESTRAINTS SHALL BE APPLIED WHERE REQUIRED PER ASCE 7, IBC AND SMACNA SEISMIC RESTRAINT MANUAL.

B. REFER TO THE PLUMBING NOTES & SYMBOLS SHEET FOR MECHANICAL AND PLUMBING SEISMIC RESTRAINT REQUIREMENTS.

C. EXACT SEISMIC RESTRAINT MOUNTING, SIZE, QUANTITY, TYPE AND LOCATION OF RESTRAINT SHALL BE DETERMINED BY THE RESTRAINT MANUFACTURER'S PROFESSIONAL DESIGN ENGINEER BASED ON EQUIPMENT THAT WILL BE INSTALLED IN THE CORRESPONDING SEISMIC DESIGN CATEGORY WHERE BUILDING IS LOCATED.

D. THE SEISMIC CONTROL PRODUCT MANUFACTURER'S PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE SEISMIC DESIGN CALCULATIONS OF THE SEISMIC RESTRAINT SYSTEM AND SHALL SELECT SEISMIC RESTRAINT COMPONENTS REQUIRED FOR THE MECHANICAL SYSTEM.

FIRE DAMPER:

A. FIRE DAMPER RATING:

1. LESS THAN 3 HOUR RATED WALL: 1-1/2 HOUR RATING
2. 3 HOUR RATED WALL OR GREATER: 3 HOUR RATING

B. SHALL BE CONSTRUCTED OF 20 GAUGE GALVANIZED STEEL.

C. SHALL HAVE A HIGH TEMPERATURE LIMIT OF 350 DEG F.

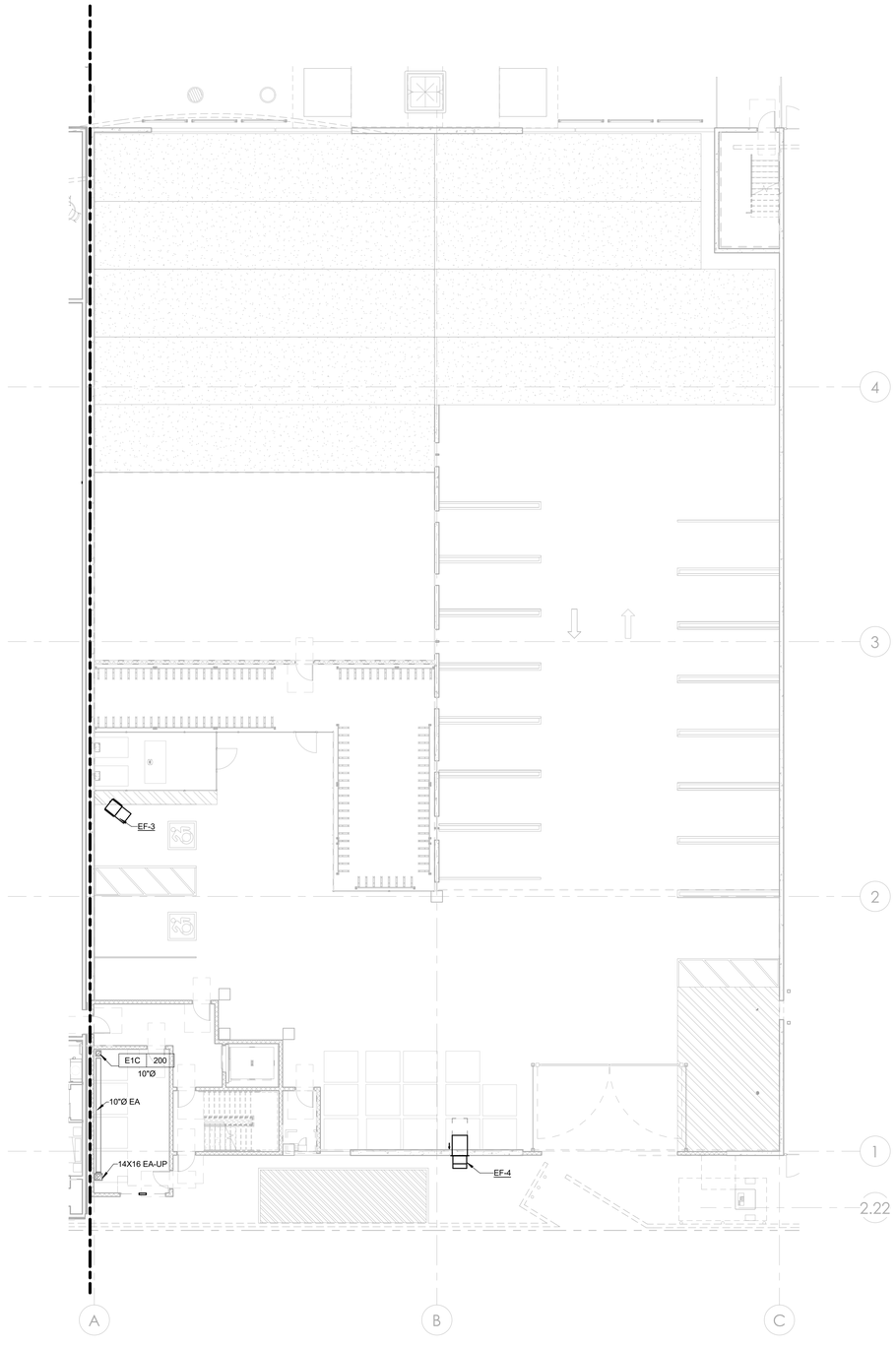
D. FIRE DAMPER SHALL BE MANUFACTURED BY NAILOR, RUSKIN, OR ENGINEER APPROVED EQUAL.

FIRE/SMOKE DAMPER:

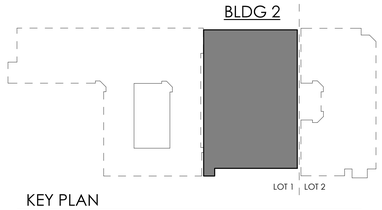
A. FIRE/SMOKE DAMPER RATING:
   a. LESS THAN 3 HOUR RATED WALL: 1-1/2 HOUR RATING
   b. 3 HOUR RATER WALL OR GREATER: 3 HOUR RATING
B. SHALL BE CONSTRUCTED OF 20 GUAGE GALVANIZED STEEL.
C. SHALL HAVE A HIGH TEMPERATURE LIMIT OF 350 DEG F.
D. FIRE/SMOKE DAMPER SHALL BE MANUFACTURED BY NAILOR, RUSKIN, OR ENGINEER APPROVED EQUAL.

MECHANICAL ABBREVIATIONS LEGEND

A	AMPS
ACC	AIR COOLED CONDENSING UNIT
ACR	ACR COPPER REFRIG PIPE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ACCESS PANEL
APD	AIR PRESSURE DROP
AS	AIR SEPARATOR
ASJ	ALL SERVICE INSULATION JACKET
B	HOT WATER BOILER
BAS	BUILDING AUTOMATION SYSTEM
BDD	BACKDRAFT DAMPER
BHP	BRAKE HORSE POWER
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BR	BRAZED
C-AL	CORRUGATED ALUMINUM
CAL	CALCIUM SILICATE INSULATION
CC	COOLING COIL
CCP	CALCIUM CARBONATE POWDER
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHP	CHILLED WATER PUMP
CHW	CHILLED WATER
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CL	CENTERLINE
CLP	CENTERLINE OF PIPE
CMC	CEILING MOUNTED CENTRIFUGAL FAN
CO2	CARBON DIOXIDE SENSOR
CONC.	CONCRETE
CPVC	CHLORINATED PVC
CS	CARBON STEEL
CT	COOLING TOWER
CU	COPPER
CW	CONDENSER WATER
CWP	CONDENSER WATER PUMP
D	DRAIN
DB	DECIBELS
DCW	DOMESTIC COLD WATER
DDC	DIRECT DIGITAL CONTROLS
DHW	DOMESTIC HOT WATER
DMPR	DAMPER
DP	DIFFERENTIAL PRESSURE
DS	DUCT SILENCER (SOUND ATTENUATOR
DT	DUAL TEMPERATURE
DTP	DUAL TEMPERATURE PUMP
DTR	DUAL TEMPERATURE RETURN
DTS	DUAL TEMPERATURE SUPPLY
DWP	DEW POINT
E-AL	EMBOSSED ALUMINUM
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
EDB	ENTERING DRY BULB TEMPERATURE
EF	EXHAUST FAN
EH	ELECTRIC HEATER
EM	EQUIPMENT MANUFACTURER
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWB	ENTERING WET BULB TEMPERATURE
EWT	ENTERING WATER TEMPERATURE
EX	EXISTING
EXH	EXHAUST
F	FURNACE
F/SD	FIRE/SMOKE DAMPER
FAC	FIRE ALARM CONTRACTOR
FCU	FANCOIL UNIT
FD	FIRE DAMPER
FFJ	FOIL FACED JACKET
FG	FIBERGLASS
FGB	FIBERGLASS BOARD INSULATION
FGW	FIBERGLASS WRAP
FLA	FULL LOAD AMPS
FLG	FLANGE
FLGD	FLANGED
FMG	FOAM GLASS
FPM	FEET PER MINUTE
FPP	FAN POWERED PARALLEL VAV
FPS	FAN POWERED SERIES VAV
FS	FLOW SWITCH
FW	FEED WATER
G	NATURAL GAS
GA	GAGE (GAUGE)
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GRV	GROOVED PIPE
GS	GALVANIZED STEEL
GWR	GEOTHERMAL WATER RETURN
GWS	GEOTHERMAL WATER SUPPLY
H	HUMIDIFIER (HUMIDITY)
HF	HEAT FUSION
HG	HOT GAS (REFRIGERANT)
HOA	HAND-OFF-AUTO SWITCH
HP	HORSE POWER
HS	HUMIDITY SENSOR
HW	HEATING HOT WATER
HWP	HOT WATER PUMP
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
ILC	INLINE CENTRIFUGAL FAN
L	WALL LOUVER
LAT	LEAVING AIR TEMPERATURE
LDB	LEAVING DRY BULB TEMPERATURE
LP	LIQUID PROPANE
LVR	LOUVER
LWB	LEAVING WET BULB TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
M	MOTORIZED
MA	MIXED AIR
MAT.	MATERIAL
MBH	1000 BTUH
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPS
MD	MANUAL DAMPER
MFF	MATT FACED FIBERGLASS
MI	MALLEABLE I



1 **MECHANICAL 1ST FLOOR BLDG 2**
3/32" = 1'-0"



KEY PLAN
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MECHANICAL 1ST FLOOR PLAN

IFP

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: KMQ

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 61824
Date Signed
ARIZONA, U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: M101.1-B
3056-20-02

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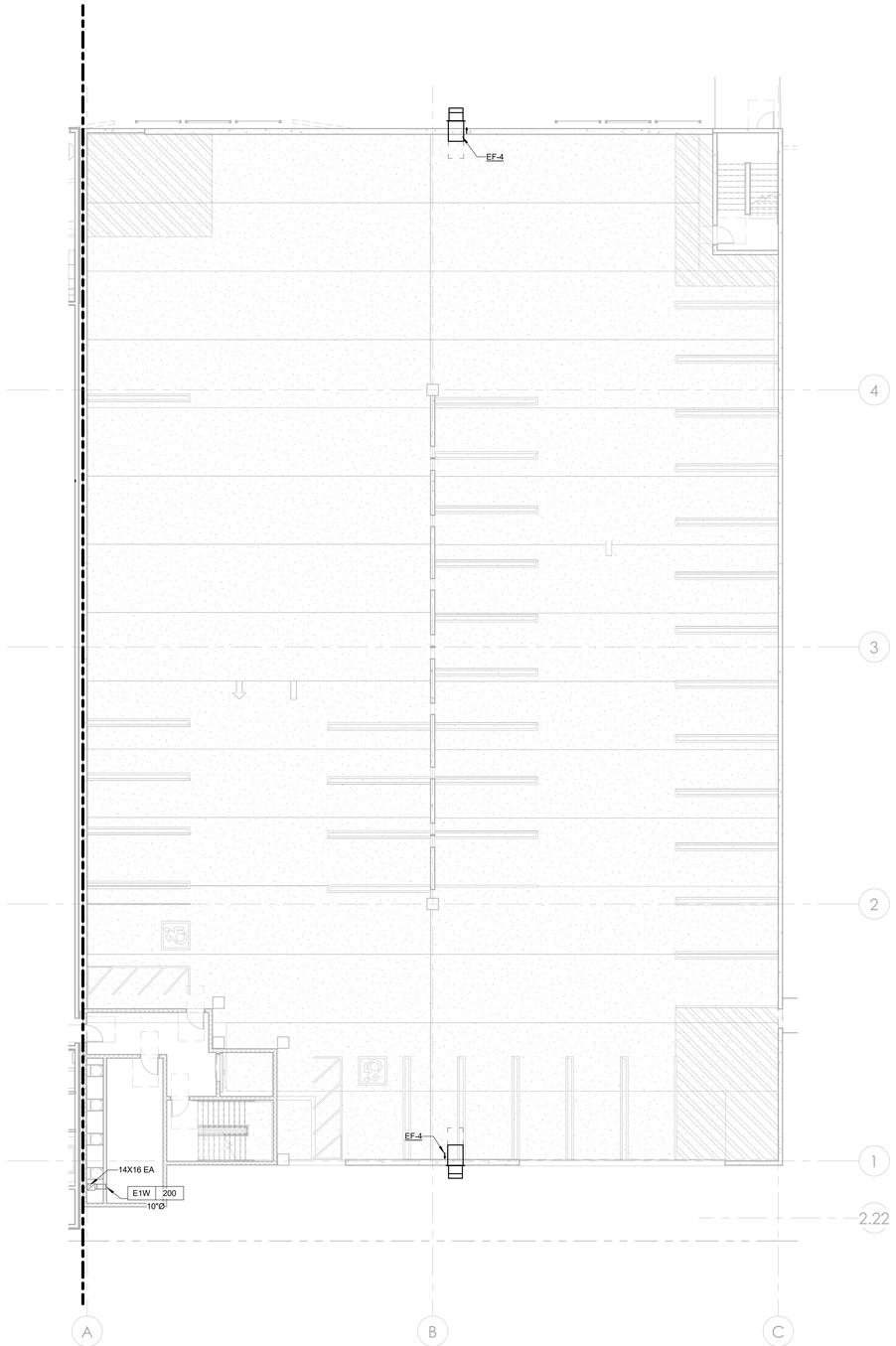
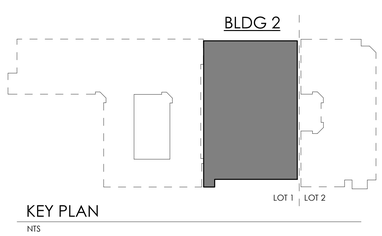


1 MECHANICAL 2ND FLOOR BLDG 2
3/32" = 1'-0"



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MECHANICAL 2ND FLOOR PLAN

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: KMQ

Certificate No. 57777 — Matthew B. Simon — Date Signed — Arizona U.S.A.

4/21/2023
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DATE: 9/16/2022
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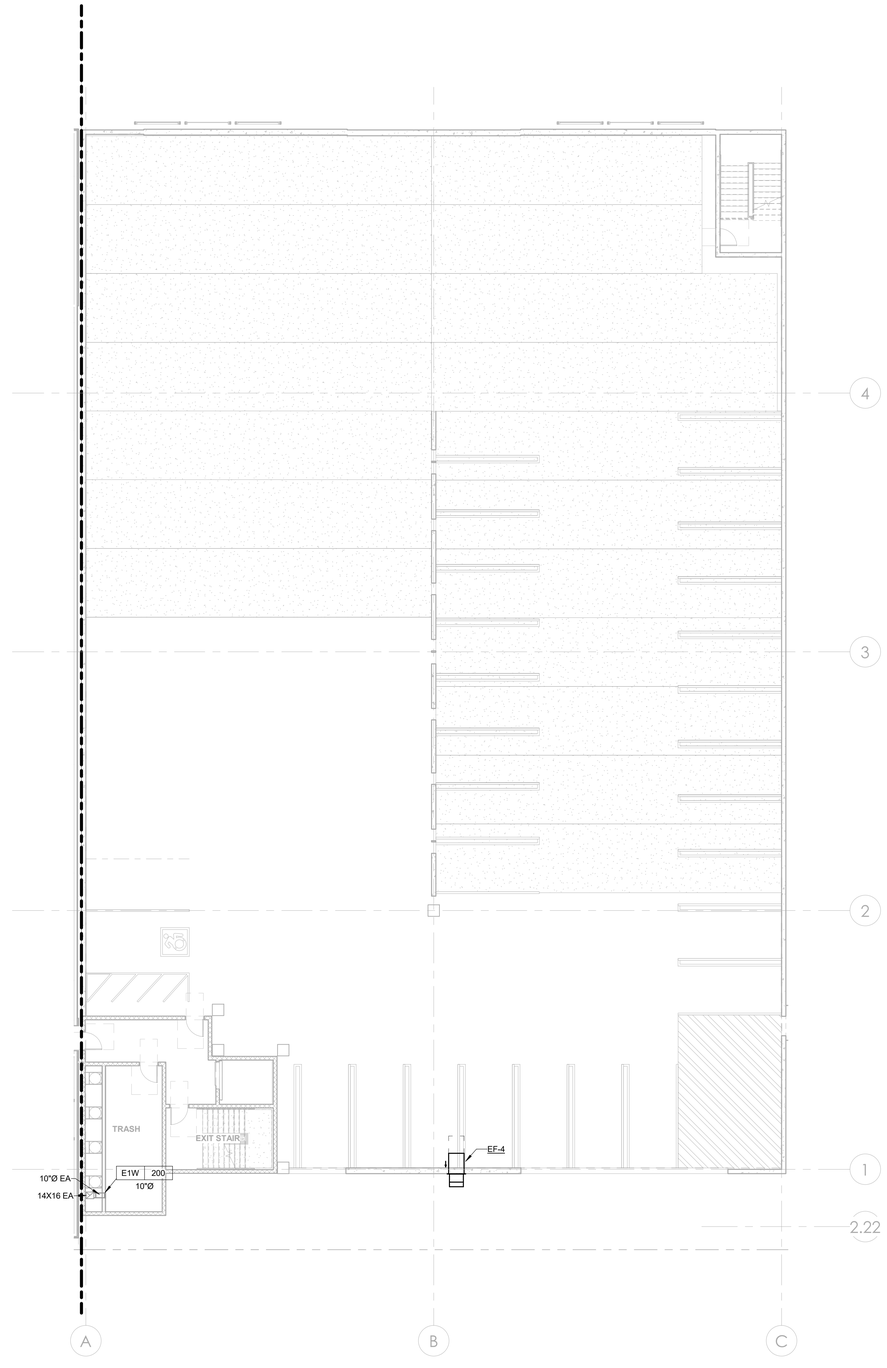
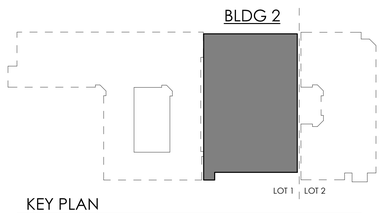


1 MECHANICAL 3RD FLOOR BLDG 2
3/32" = 1'-0"



KEY PLAN
NTS

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THE MORELAND
NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
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MECHANICAL 3RD FLOOR PLAN

IFP

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: KMQ

CERTIFICATE No. 33,121
Matthew B. Sparrow
Date Signed
ARIZONA U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
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SHEET: M103.1-B
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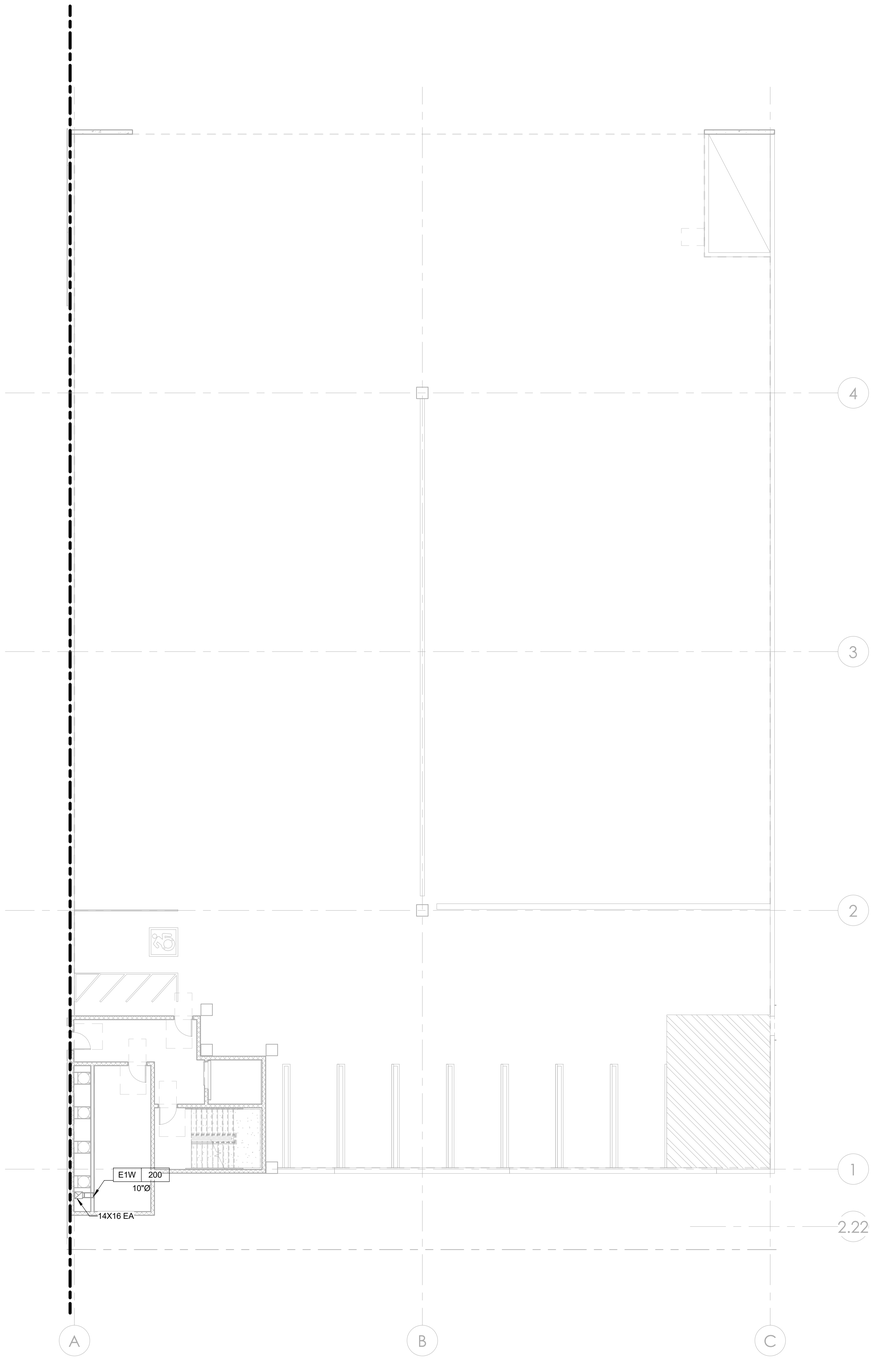
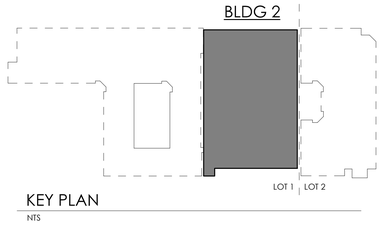


1 **MECHANICAL 4TH FLOOR BLDG 2**
3/32" = 1'-0"



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Certificate No. 69261 Matthew B. Spinner Date Signed Arizona U.S.A. Registered Professional Engineer

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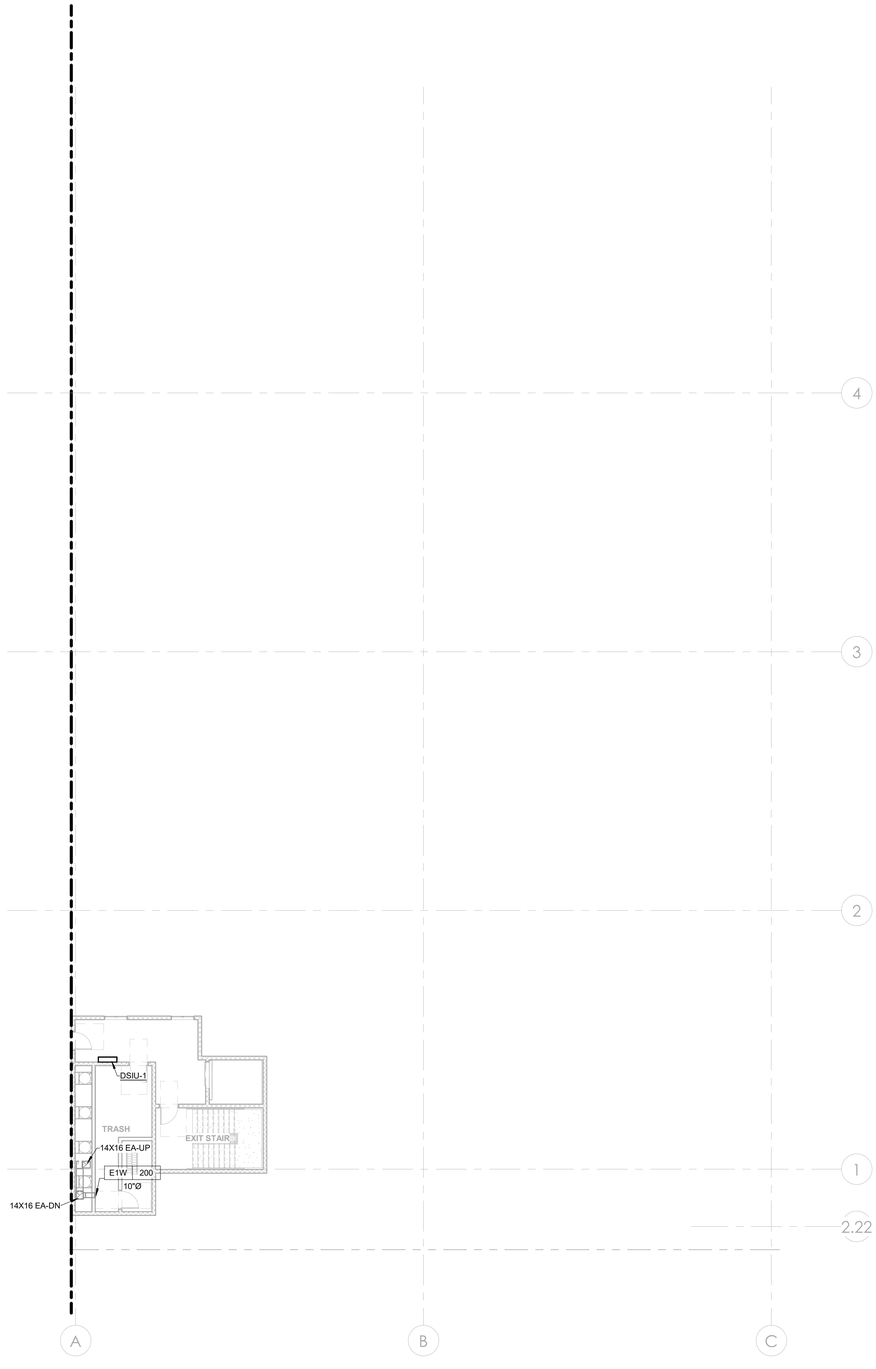
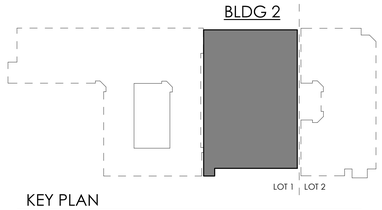


1 **MECHANICAL 5TH FLOOR BLDG 2**
3/32" = 1'-0"



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Matthew Benjamin Simpson
Registered Professional Engineer
CERTIFICATE NO. 61
Date Signed
ARIZONA, U.S.A.

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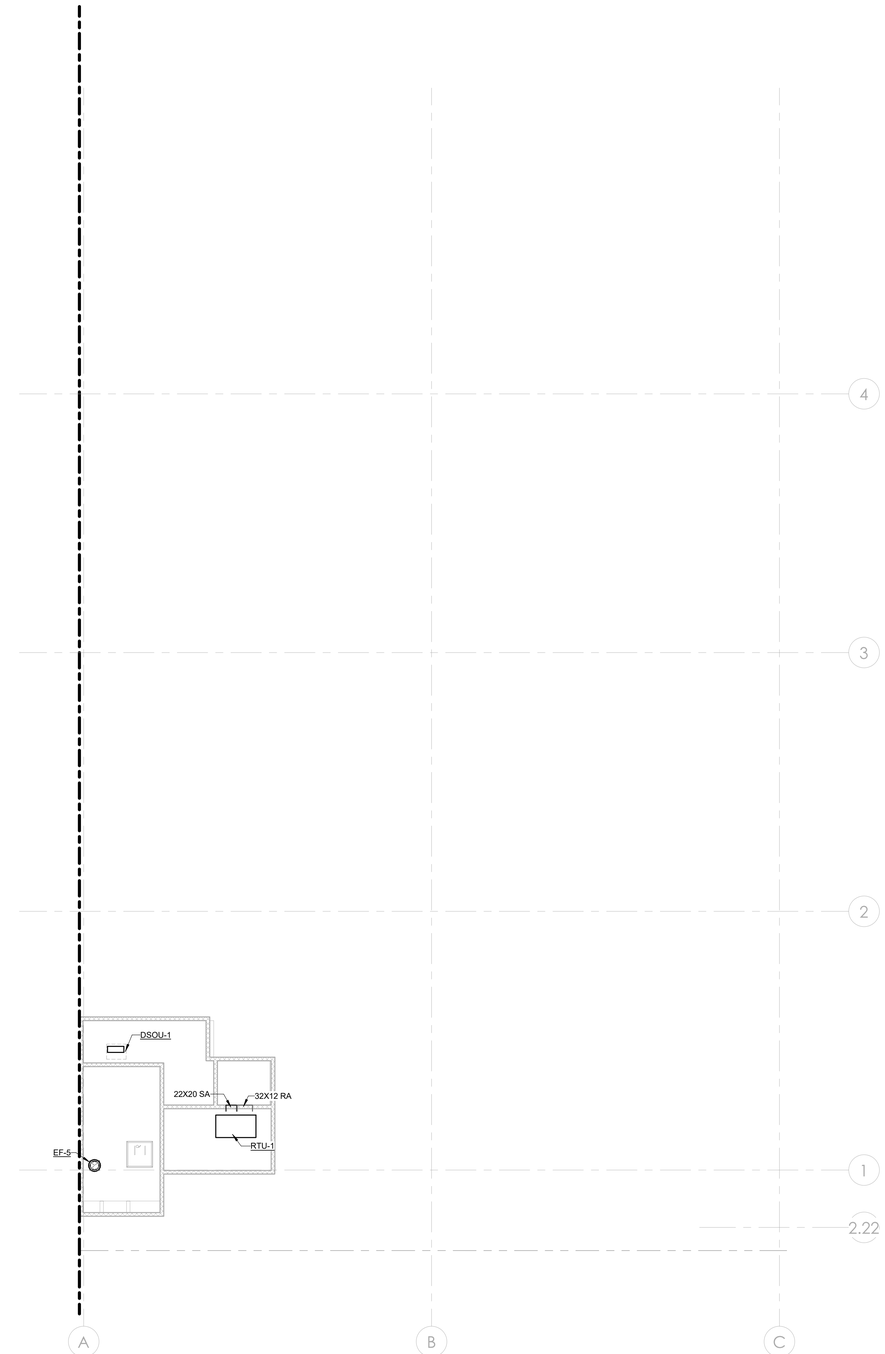
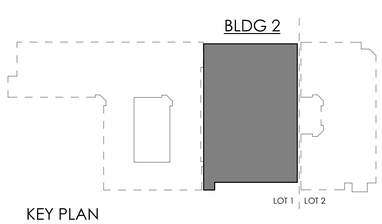


1 MECHANICAL ROOF PLAN BLDG 2
3/32" = 1'-0"



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Certificate No. 69162 — Matthew B. Spencer — Date Signed — Arizona, U.S.A.

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ROOFTOP UNIT SCHEDULE - DX COOLING ONLY - BLDG 2

				SUPPLY FAN					DX COOLING COIL										ELECTRICAL DATA				DISCONNECT			
Type Mark	MANUFACTURER	MODEL	SERVES	SUPPLY CFM	OA CFM	QTY	HP	ESP (IN. WC)	TOTAL (BTU/H)	SENS. (BTU/H)	REFRIG	EER	DX OA (°F)	QTY COMPR.	EAT DB (°F)	EAT WB (°F)	LAT DB (°F)	LAT WB (°F)	APD (IN. W.C.)	MCA	MOCP	VOLTAGE	PHASE	FURNISHED BY	INSTALLED BY	WEIGHT (LBS.)	NOTES
RTU-1	LENNOX	LCH036H4*N1P	SINGLE CAR ELEVATOR	1,200	1,200	1	0.5	0.8	31	25	R-410A	12.8	115.0	1	110.2	76.1	60.5	60.5	0.8	20.0	25.0	208	3	EC	EC	543	1-9

DUCTLESS SPLIT AC / HP SYSTEM - INDOOR UNIT

								HOT GAS LINE	SUCTION LINE	ELECTRICAL DATA				DISCONNECT			
EQUIP. TAG	MANUFACTURER	MODEL	SERVES	SUPPLY CFM	COOL MBH	SEER	REFRIG.	(IN.)	(IN.)	MCA	VOLTAGE	PHASE	FURNISHED BY	INSTALLED BY	WEIGHT (LBS.)	NOTES
DSIU-1	DAIKIN	FTK24NMVJU	ELEVATOR HALLWAY	579	21	18	R-410A	3/8"	1/4"	0.4	208	1	EC	EC	27	1

DUCTLESS SPLIT AC / HP SYSTEM - OUTDOOR UNIT

							REFRIGERANT			ELECTRICAL DATA				DISCONNECT			
EQUIP. TAG	MANUFACTURER	MODEL	SERVES	TONS	COOL MBH	SEER	TYPE	HOT GAS LINE (IN.)	SUCTION LINE (IN.)	MCA	MOCP	VOLTAGE	PHASE	FURNISHED BY	INSTALLED BY	WEIGHT (LBS.)	NOTES
DSOU-1	DAIKIN	RX09NMVJU	ELEVATOR HALLWAY	2	21	18	R410-A	5/8"	1/4"	18.3	20.0	208	1	EC	EC	108	1,2

EXHAUST FAN - BLDG 2

						ELECTRICAL DATA				DISCONNECT			
Type Mark	MANUFACTURER	MODEL	SERVES	CFM	ESP (IN. W.C.)	MOTOR HP	FLA	VOLTAGE	PHASE	FURNISHED BY	INSTALLED BY	WEIGHT (LBS.)	NOTES
EF-3	GREENHECK	GJI-25-LP	GARAGE TRANSFER AIR	2,120	0.3	0.67	2.8	208	1	EC	EC	110	1-6
EF-4	GREENHECK	SB-2L24-7	GARAGE EXHAUST	5,380	0.3	0.75	10.1	208	1	EC	EC	70	1-6
EF-5	GREENHECK	G-099-A	TRASH ROOM	1,000	0.6	0.25	1.0	208	1	EC	EC	24	1-6

NOTES:
1. SEE SEQUENCE OF OPERATIONS FOR FAN OPERATION.
2. PROVIDE WITH FAN MANUFACTURER'S DISCHARGE GRAVITY BACKDRAFT DAMPER, WHITE CEILING GRILLLE, AND VIBRATION ISOLATION KIT.
3. PROVIDE WITH VIBRATION ISOLATORS, GRAVITY BACKDRAFT DAMPER, INLET GUARD, AND THERMOSTAT MOUNTED IN THE ROOM.
4. INCLUDE OSHA SAFETY GUARD.
5. UNIT TO OPERATE CONTINUOUSLY.
6. MIN 12" HIGH INSULATED ROOF CURB AND ALUMINUM BIRD SCREEN.

SEQUENCE OF OPERATIONS

GENERAL

THE MECHANICAL CONTROL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL NECESSARY TEMPERATURE CONTROLS, CONTROLLERS, CONTROL INTERFACE DEVICES (DEVICES ALLOWING DIFFERENT CONTROL COMPONENTS TO COMMUNICATE WITH EACH OTHER), DAMPERS, CONTROL VALVES, THERMOSTATS, SENSORS, RELAYS, SWITCHES, ACTUATORS, TRANSFORMERS, AND CONTROL WIRING & CONDUIT (REGARDLESS OF VOLTAGE) SYSTEMS REQUIRED TO PROVIDE THE SPECIFIED SEQUENCE OF OPERATIONS.
BOTTOM OF ALL TEMPERATURE SENSORS, THERMOSTATS, CONTROL PANELS, WALL MOUNTED CARBON DIOXIDE SENSOR AND WALL SWITCHES SHALL BE LOCATED 48" A.F.F. TEMPERATURE CONTROL DEVICES MAY BE INSTALLED UP TO 60" A.F.F IF NEEDED.
ALL SWITCHES AND WALL MOUNTED SENSORS AND THERMOSTATS SHALL BE WHITE IN COLOR. TEMPERATURE SENSORS AND THERMOSTATS SHALL BE PROVIDED WITH A MEANS OF LOCAL SET POINT ADJUSTMENT (PROVIDE ADDITIONAL FUNCTIONS AS NOTED ELSEWHERE). PROVIDE ADHESIVE BASED LABEL ON TEMPERATURE SENSORS AND THERMOSTATS INDICATING EQUIIPMENT TAG IF EQUIPMENT SERVED BY SENSOR OR THERMOSTAT.
ALL CONTROL SET POINTS AND LIMITS LISTED IN SEQUENCE OF OPERATIONS SHALL BE ADJUSTABLE AND SHALL BE SET UP FOR EASY ADJUSTMENT BY OWNER.
ALL DDC BUILDING CONTROL MODULES SHALL BE PROVIDED WITH ELECTRICAL SURGE PROTECTION.

EXHAUST FANS

ALL EXHAUST FANS SCHEDULED WITH TWO POSITION MOTORIZED DAMPERS, MOTORIZED DAMPERS SHALL OPEN PRIOR TO EXHAUST FAN ACTIVATION AND REMAIN OPEN WHILE EXHAUST FAN IS RUNNING. DAMPER SHALL CLOSE WHEN FAN IS OFF.
EXHAUST FANS SHALL OPERATE SAME AS OCCUPIED MODE DURING ECONOMIZER MODE.

EXHAUST FANS EF-5 CONTINUOUS OPERATION

OCCUPIED MODE: FAN SHALL ACTIVATE DURING OCCUPIED HOURS. FAN SHALL RUN CONTINUOUSLY.
UNOCCUPIED MODE: FAN SHALL SHUT OFF.

CARBON MONOXIDE (CO) DETECTION EXHAUST (EF-3 AND EF-4)

ANY TIME THE ROOM CO DETECTOR DETECTS CO LEVELS ABOVE ALARM SET POINT LEVEL, EXHAUST FAN SHALL RUN (REGARDLESS IF OCCUPIED OR UNOCCUPIED MODE). EXHAUST FAN SHALL RETURN TO NORMAL SEQUENCE OF CONTROL OPERATION SPECIFIED FOR THAT FAN ONCE CO LEVELS IN SPACE ARE BELOW SET POINT (IF NO OTHER SEQUENCE SPECIFIED FOR FAN OTHER THAN CO ALARM MODE, FAN SHALL BE OFF WHEN CO BELOW ALARM SET POINT).
THE EXHAUST FAN'S ASSOCIATED EXTERIOR WALL OUTDOOR AIR INTAKE LOUVER MOTORIZED DAMPER OR ROOF MOUNTED OUTDOOR AIR INTAKE HOOD MOTORIZED DAMPER SHALL BE INTERLOCKED TO OPEN UPON ACTIVATION OF EXHAUST FAN AND DAMPER SHALL CLOSE WHEN FAN IS OFF.

CONSTANT VOLUME ROOF TOP UNITS WITH DX COOLING ONLY, OUTDOOR AIR INTAKE (RTU-1)

SUPPLY FAN:
SHALL OPERATE INTERMITTENTLY TO SATISFY SPACE THERMOSTAT SET POINTS

OUTDOOR AIR DAMPER:
OCCUPIED PERIODS: SHALL OPEN TO BALANCED POSITION SET POINT WHEN SUPPLY FAN IS RUNNING TO PROVIDE DESIGN OUTDOOR AIR FLOW. WHEN SUPPLY FAN IS OFF THE OA DAMPER SHALL CLOSE.
UNOCCUPIED PERIODS: SHALL BE CLOSED.
OA DAMPER SHALL CLOSE UPON POWER LOSS (FAIL CLOSE).

RETURN AIR DAMPER:
OCCUPIED PERIODS: SHALL OPEN TO BALANCED POSITION SET POINT PROVIDING AIRFLOW EQUAL TO SUPPLY AIR FLOW MINUS THE OUTDOOR AIR FLOW.
UNOCCUPIED PERIODS: SHALL BE FULLY OPEN.
DAMPER SHALL FAIL OPEN.

DX COOLING:
UPON A CALL FOR COOLING FROM SPACE THERMOSTAT THE RTU DX COMPRESSORS AND CONDENSER FANS SHALL OPERATE UNTIL SPACE COOLING SET POINT HAS BEEN SATISFIED. RTU DDC CONTROLLER SHALL STAGE COMPRESSORS INCONJUNCTION WITH HOT BAS BYPASS OR RAWAL UNLOADING VALVES TO MAINTAIN COOLING SET POINT AT PART LOAD CONDITIONS. DX COOLING SHALL CYCLE SHALL START WITH JUST ONE COMPRESSOR OPERATION AND INCREASE AS NECESSARY. WHEN SPACE COOLING SET POINT IS SATISFIED DX COMPRESSORS AND CONDESING UNIT FANS SHALL BE OFF.

SAFETIES:
WHEN UNIT LEAVING AIR TEMPERATURE FALLS BELOW 35°F THE RTU OUTDOOR AIR DAMPER SHALL CLOSE AND ALARM SHALL BE SENT TO RTU CONTROL PANEL. WHEN EITHER RTU SUPPLY DUCT OR RETURN DUCT SMOKE DETECTOR DETECTS ANY SMOKE, THE RTU SHALL BE SHUT DOWN AND ALARM SIGNAL TO RTU CONTROL PANEL AND FIRE ALARM SYSTEM.

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MECHANICAL SCHEDULES

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Matthew B. Spencer — Certificate No. 61615 — Registered Professional Engineer — State of Arizona, U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
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SHEET: M601.1-B
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SYMBOLS & ABBREVIATIONS

SANITARY WASTE LINE
VENT LINE
COLD WATER
HOT WATER
HOT WATER RETURN
G — NATURAL GAS
CD — CONDENSATE DRAIN
NPW — NON-POTABLE WATER
INW — INDUSTRIAL WASTE
PIPE SUPPORT
PIPE GUIDE
BALL OR GATE VALVE
DRAIN VALVE
UNION
CHECK VALVE
THERMOMETER
PRESSURE GAUGE
PIPE UP
PIPE DOWN
CIRCUIT SETTER/BALANCING VALVE
CONNECT TO EXISTING
1 — REVISION
1 — KEYED NOTE
S1 — ISOMETRIC DRAWING REFERENCE

AHJ	-	AUTHORITY HAVING JURISDICTION
AFF	-	ABOVE FINISHED FLOOR
BAS	-	BUILDING AUTOMATION SYSTEM
BFP	-	BACKFLOW PREVENTER
CA	-	COMPRESSED AIR
CD	-	CONDENSATE DRAIN
CI	-	CAST IRON
CO	-	CLEANOUT
CP	-	CIRCULATING PUMP
CS	-	CIRCUIT SETTER
CW	-	COLD WATER
DCW	-	DOMESTIC COLD WATER
DCP	-	DOMESTIC CIRCULATING PUMP
DHW	-	DOMESTIC HOT WATER
DHWR	-	DOMESTIC HOT WATER RETURN
DN	-	DOWN
DWH	-	DOMESTIC WATER HEATER
DWV	-	DRAIN, WASTE, AND VENT
EC	-	ELECTRICAL CONTRACTOR
EM	-	EQUIPMENT MANUFACTURER
ET	-	EXPANSION TANK
EWC	-	ELECTRIC WATER COOLER
FCO	-	FLOOR CLEANOUT
FD	-	FLOOR DRAIN
FP	-	FIRE PROTECTION
FPT	-	FEMALE PIPE THREAD
FS	-	FLOOR SINK
GC	-	GENERAL CONTRACTOR
GD	-	GARBAGE DISPOSER
HB	-	HOSE BIBB
HW	-	HOT WATER
HWR	-	HOT WATER RETURN
IB	-	ICE MAKER WATER BOX
ICW	-	INDUSTRIAL COOLING WATER
IE	-	INVERT ELEVATION
INW	-	INDUSTRIAL WASTE
L	-	LAVATORY
MAX	-	MAXIMUM
MC	-	MECHANICAL CONTRACTOR
MIN	-	MINIMUM
MPT	-	MALE PIPE THREAD
MSB	-	MOP SINK BASIN
MV	-	MIXING VALVE
NC	-	NORMALLY CLOSED
NG	-	NATURAL GAS
NPW	-	NON-POTABLE WATER
NTS	-	NOT TO SCALE
PC	-	PLUMBING CONTRACTOR
PRV	-	PRESSURE RELIEF VALVE
RDN	-	RADON
RI	-	ROUGH-IN
SAN	-	SANITARY
SD	-	STORM DRAIN
SH	-	SHOWER
SK	-	SINK
SS	-	SANITARY SEWER
ST	-	STORM WATER
TAB	-	TESTING, ADJUSTING, AND BALANCING
TMV	-	THERMOSTATIC MIXING VALVE
U	-	URINAL
UNO	-	UNLESS NOTED OTHERWISE
V	-	VENT
VTR	-	VENT THROUGH ROOF
VFB	-	VENT FROM BELOW
W	-	WASTE
WC	-	WATER CLOSET
WCO	-	WALL CLEANOUT
WF	-	WATER FILTER
WH	-	WALL HYDRANT
WS	-	WATER SOFTENER
YCO	-	YARD CLEANOUT
YH	-	YARD HYDRANT

GENERAL NOTES

A. INSTALL ALL PLUMBING SYSTEMS TO COMPLY WITH THE INTERNATIONAL PLUMBING CODE.
B. INVERT ELEVATIONS ARE BASED ON FINISHED FLOOR ELEVATION OF 100.0'.
C. INSTALL ALL PLUMBING SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
D. INSTALL ALL BURIED PIPING 12" BELOW ESTABLISHED FROST LINE OF THE AREA THIS PROJECT IS LOCATED. COORDINATE INVERT ELEVATIONS OF ALL BUILDING SERVICE PIPING WITH SITE CIVIL/ELECTRICAL WORK.
E. PROVIDE WATER TEST FOR DRAINAGE SYSTEM WITH ALL APPROPRIATE PERSONS IN ATTENDANCE. THE SYSTEM SHALL BE WATER TIGHT AT ALL POINTS.
F. ALLOW FOR EXPANSION AND CONTRACTION DURING INSTALLATION OF PIPING. INSTALL HANGERS AND SUPPORTS PER APPLICABLE CODE (MINIMUM) AND MANUFACTURER'S RECOMMENDATIONS, WHICHEVER IS MORE STRINGENT. COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR CONNECTIONS OF MAIN SERVICES AND SUPPORT OF UTILITY EQUIPMENT. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NEVER INVERTED.
G. UNLESS NOTED OTHERWISE, ALL WASTE PIPING TO BE SLOPED 1/8" PER 1 FOOT. SLOPE WATER PIPING AND ARRANGE TO DRAIN AT LOW POINTS.
H. PROVIDE WATER TEST ON WATER SUPPLY SYSTEM WITH ALL APPROPRIATE PERSONS IN ATTENDANCE. PROVIDE WATER BALANCING TEST REPORT FOR ANY HOT WATER CIRCULATING SYSTEM. ENSURE ALL WATER SUPPLY SYSTEMS ARE PH BALANCED AND DISINFECTED PROPERLY IN ACCORDANCE WITH THE PLUMBING CODE(S) BEFORE FINAL ACCEPTANCE.
I. COORDINATE ALL VALVE AND EQUIPMENT ACCESS DOORS WITH ARCHITECTURAL PLANS AND GC. ALL ACCESS DOORS FOR PLUMBING WORK TO BE FURNISHED AND INSTALLED BY PC UNLESS NOTED OTHERWISE ON THESE OR ARCHITECTURAL DRAWINGS.
J. PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS. PIPING NOT TO BE LOCATED IN THE DEDICATED ELECTRICAL SPACE 6'-0" ABOVE THE ELECTRICAL PANELS. DRIP PANS ARE REQUIRED IF PIPING MUST ENTER THE ELECTRICAL SPACE. DRIP PANS ARE TO BE FURNISHED AND INSTALLED BY PC.
K. PROVIDE DIELECTRIC UNIONS OR DIELECTRIC SEPARATION CONNECTOR FOR CONNECTIONS OF DISSIMILAR MATERIALS.
L. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS.
M. COORDINATE INSTALLATION OF PIPING WITH DUCTWORK, SPRINKLERS, ELECTRICAL, STRUCTURAL, AND GC.
N. MAKE ALL FINAL CONNECTIONS TO FIXTURES.
O. INSTALL PIPING AS CLOSE TO STRUCTURE AS POSSIBLE TO ALLOW INSTALLATION OF MECHANICAL AND ELECTRICAL SYSTEMS. COORDINATE EXACT LOCATION WITH OTHER ABOVE CEILING / OVERHEAD TRADES PRIOR TO WORK.
P. ALL HOUSEKEEPING PADS (4" THICK CONCRETE AND 4" LARGER THAN FOOTPRINT OF EQUIPMENT AT A MINIMUM) FOR EQUIPMENT SHALL BE PROVIDED AND INSTALLED BY PC. REFER TO STRUCTURAL DRAWINGS FOR REINFORCING DETAILS WHEN STRUCTURAL DRAWINGS PROVIDED.
Q. CONTRACTOR TO VERIFY INVERT ELEVATIONS RELATIVE TO FOOTINGS AND CROSSING LINES PRIOR TO WORK.
R. INSULATE ALL DOMESTIC HOT WATER, COLD WATER, AND HOT WATER RETURN PER SPECIFICATIONS.
S. ROUTING AND FINAL COORDINATION IS BY INSTALLING CONTRACTOR. PIPING SHOWN IS DIAGRAMMATIC IN NATURE ONLY.
T. CONTRACTOR TO VERIFY FOOTINGS PRIOR TO EXCAVATION.
U. ALL PIPING, VALVES, AND PIPING COMPONENTS INSTALLED IN DOMESTIC WATER LINES SHALL BE RATED FOR POTABLE WATER USE EXCEPT WHERE PIPING SYSTEMS ARE INDICATED FOR NON-POTABLE WATER USE.
V. PROVIDE INSULATION KIT ON ALL EXPOSED UNDER LAVATORY DRAIN AND WATER LINES.
W. ALL VENTS, EXHAUST, RELIEF, & FLUE OUTLETS TO BE INSTALLED MINIMUM 10' FROM ANY OUTDOOR AIR INTAKES.
X. CONTRACTOR SHALL PROVIDE INDEPENDENT TABB OR NEBB CERTIFIED TESTING & BALANCING TO BALANCE DHWR BALANCE VALVES. TAB CONTRACTOR SHALL PRESENT BOTH PRELIMINARY AND AS-CORRECTED TAB REPORTS FOR ENGINEERING APPROVAL.
Y. PROVIDE PIPE SLEEVES FOR ANY THRU CONCRETE/MASONRY WALL PIPE PENETRATIONS. PROVIDE MECHANICAL LINK SEAL OR HYDRAULIC CEMENT AROUND ANY THRU BELOW GRADE CONCRETE/MASONRY PENETRATION INTO BUILDING.
Z. PROVIDE FIRESTOPPING AROUND ALL PLUMBING PENETRATIONS THRU FIRE RATED WALLS FILLING ANNUAL SPACE AROUND PENETRATION. SEE ARCHITECTURAL LIFE SAFETY PLANS FOR RATED WALL LOCATIONS.
AA. PROVIDE QUARTER TURN BALL, STOP OR BUTTERFLY TYPE VALVES FOR SHUT-OFF ISOLATION VALVES AT PIPING CONNECTION TO ALL EQUIPMENT, PLUMBING FIXTURES, WATER SHUT OFF TO GANG TOILET ROOMS, WATER RISERS BETWEEN FLOORS AND WATER SERVICE ENTRANCES OR WHERE INDICATE DRAWINGS.
BB. PROVIDE GLOBE OR VENTURI PORT BALL VALVES FOR THROTTLING, BYPASS, OR MANUAL FLOW BALANCE / CONTROL SERVICES. PROVIDE POSITION INDICATOR, MEMORY LOCKING POSITION AND TEST PORTS WITH VALVE. PROVIDE FLOW BALANCE / CONTROL VALVES WHERE INDICATED.
CC. ALL PIPING SHALL BE INSTALLED CLEAR OF DOORS & WINDOWS.
DD. SEE INTERNATIONAL FUEL GAS CODE TABLE 402.4(2) FOR GAS PIPE SIZING.

CODES AND STANDARDS

2018 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FUEL GAS CODE

SEISMIC RESTRAINTS

ALL SEISMIC RESTRAINTS SHALL BE APPLIED WHERE REQUIRED PER ASCE 7, IBC, AND SMACNA SEISMIC RESTRAINT MANUAL.

SEISMIC-RESTRAINT LOADING:

SEISMIC DESIGN CATEGORY: B
SEISMIC DESIGN SITE CLASS AS DEFINED IN THE IBC: B
SEISMIC OCCUPANCY CATEGORY AS DEFINED IN THE IBC: III
SEISMIC COMPONENT IMPORTANCE FACTOR: NAT. GAS=1.5, ALL OTHER=1.0
MAPPED SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS (0.2 SECOND): 0.307
MAPPED SPECTRAL RESPONSE ACCELERATION AT 1-SECOND PERIOD: 0.251

EXACT SEISMIC RESTRAINT MOUNTING, SIZE, QUANTITY, TYPE, AND LOCATION OF RESTRAINT SHALL BE DETERMINED BY THE RESTRAINT MANUFACTURER'S PROFESSIONAL DESIGN ENGINEER BASED ON EQUIPMENT THAT WILL BE INSTALLED IN THE CORRESPONDING SEISMIC DESIGN CATEGORY WHERE BUILDING IS LOCATED.

THE SEISMIC CONTROL PRODUCT MANUFACTURER'S PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE SEISMIC DESIGN CALCULATIONS OF THE SEISMIC RESTRAINT SYSTEM AND SHALL SELECT SEISMIC RESTRAINT COMPONENTS REQUIRED FOR THE MECHANICAL SYSTEM.

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NATIVE AMERICAN CONNECTIONS
1125 N. 3RD ST
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PLUMBING ABBREVIATIONS, NOTES, AND SYMBOLS

IFP

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: KMQ

Registered Professional Engineer (Mechanical) CERTIFICATE NO. 618.. MATTHEW B. SPENCER Date Signed ARIZONA U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET:
P001.1-B
3056-20-02

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PLUMBING SPECIFICATIONS

GENERAL:

A. INSTALL ALL BURIED PIPING BELOW ESTABLISHED FROST LINE OF THE AREA THIS PROJECT IS LOCATED. COORDINATE INVERT ELEVATIONS OF ALL BUILDING SERVICE PIPING WITH SITE/CIVIL WORK.

B. INSTALL ALL PLUMBING SYSTEMS AND COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

C. PROVIDE WATER TEST FOR DRAINAGE SYSTEM WITH ALL APPROPRIATE PERSONS IN ATTENDANCE. THE SYSTEM SHALL BE WATER TIGHT AT ALL POINTS.

D. ALLOW FOR EXPANSION AND CONTRACTION DURING INSTALLATION OF PIPING. INSTALL HANGERS AND SUPPORTS PER APPLICABLE CODE (MINIMUM) AND MANUFACTURER'S RECOMMENDATIONS, WHICHEVER IS MORE STRINGENT.

E. COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR CONNECTIONS OF MAIN SERVICES AND SUPPORT OF UTILITY EQUIPMENT. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NEVER INVERTED.

F. UNLESS NOTED OTHERWISE, ALL WASTE PIPING TO BE SLOPED AT 1/8" PER 1 FOOT. SLOPE WATER PIPING AND ARRANGE TO DRAIN AT LOW POINTS.

G. PROVIDE WATER TEST ON WATER SUPPLY SYSTEM WITH ALL APPROPRIATE PERSONS IN ATTENDANCE. PROVIDE WATER BALANCING TEST REPORT FOR THE HOT WATER CIRCULATING SYSTEM. ENSURE ALL WATER SUPPLY SYSTEMS ARE PH BALANCED AND DISINFECTED PROPERLY BEFORE FINAL ACCEPTANCE. COORDINATE REQUIREMENTS WITH AHJ.

H. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ALL ACCESS PANELS.

I. PROVIDE SLEEVES AND FIRESTOPPING WHERE APPLICABLE. INSTALL BALL OR BUTTERFLY VALVES FOR SHUT-OFF AND TO ISOLATE EQUIPMENT, PART OF SYSTEMS OR VERTICAL RISERS. INSTALL GLOBE OR BUTTERFLY VALVES FOR THROTTLING, BYPASS OR MANUAL FLOW CONTROL SERVICES. PROVIDE FLOW CONTROLS WHERE INDICATED.

J. PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS. PIPING NOT TO BE LOCATED IN THE DEDICATED ELECTRICAL SPACE 6'-0" ABOVE THE ELECTRICAL PANELS. DRIP PANS ARE REQUIRED IF PIPING MUST ENTER THE ELECTRICAL SPACE.

K. PROVIDE DIELECTRIC UNIONS FOR CONNECTIONS OF DISSIMILAR MATERIALS.

L. INSTALL ALL PLUMBING SYSTEMS IN ACCORDANCE WITH THE REQUIRED PLUMBING CODES ON THESE DRAWINGS. INTERNATIONAL PLUMBING CODE REQUIREMENTS SHALL GOVERN WHEN ANY DISCREPANCY WITH REQUIREMENTS INDICATED ON THESE PLANS OCCUR.

M. PROVIDE MANUFACTURER'S STANDARD WARRANTY ON ALL PLUMBING SYSTEMS, BUT ALL PLUMBING SYSTEMS SHALL BE COVERED WITH WARRANTY FOR PARTS AND LABOR FOR A PERIOD NOT LESS THAN ONE YEAR FROM SUBSTANTIAL COMPLETION.

N. TEST HOT AND COLD WATER LINES FOR LEAKS IN ACCORDANCE WITH THE PLUMBING CODES REQUIRED ON THESE DRAWINGS.

O. CONTRACTOR SHALL PROVIDE FULL SUBMITTALS ON ALL PLUMBING EQUIPMENT, SYSTEMS AND COMPONENTS FOR ENGINEERING APPROVAL.

P. PROVIDE PLUMBING SYSTEM START UP SERVICES TO VERIFY PROPER OPERATION OF ALL SYSTEMS WITH OWNER'S REPRESENTATIVE WITNESS.

Q. PROTECT PIPING, PIPING COMPONENTS, EQUIPMENT AND OTHER PLUMBING SYSTEMS FROM DAMAGE OF MOISTURE AND DIRT DURING CONSTRUCTION.

R. COORDINATE ANY UTILITY OUTAGES WITH OWNER A MINIMUM OF ONE WEEK PRIOR TO INTERRUPTION.

S. DO NOT ENCLOSE, COVER, OR PUT INTO OPERATION WATER DISTRIBUTION PIPING SYSTEM UNTIL IT HAS BEEN INSPECTED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.

T. TEST AND CLEAN ALL PIPING SYSTEMS IN ACCORDANCE WITH THE PLUMBING CODE INDICATED TO BE FOLLOWED ON THESE DRAWINGS.

U. DISINFECT ALL WATER DISTRIBUTION PIPING IN ACCORDANCE WITH THE PLUMBING CODE INDICATED TO BE FOLLOWED ON THESE DRAWINGS.

V. SEAL JOINTS BETWEEN PLUMBING FIXTURES AND WALLS, FLOORS, AND COUNTERS USING SANITARY-TYPE, 1-PART, MILDEW-RESISTANT, SILICONE SEALANT. MATCH SEALANT COLOR TO FIXTURE COLOR.

W. RECORD DRAWINGS - CONTRACTOR SHALL KEEP RECORD OF ALL CHANGES FROM THAT ACTUALLY SHOWN ON THE ISSUED FOR CONSTRUCTION DRAWINGS. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL TRANSMIT THESE CHANGES TO A RECORD SET OF DRAWINGS AND ON ELECTRONIC MEDIA IN PDF FORMAT. THE SET OF DRAWINGS SHALL INCLUDE ALL DRAWINGS, EVEN IF NO CHANGES WERE MADE. EACH "RECORD DRAWING" SHALL BE SO LABELED, DATED AND SIGNED BY THE CONTRACTOR.

X. COORDINATION OF WORK - COORDINATE WORK WITH THE ACTIVITIES AND FUNCTIONS OF THE OWNER AT ALL TIMES.

Y. OPERATING MANUALS - THIS CONTRACTOR SHALL, BEFORE FINAL APPROVAL OF THE INSTALLATION, SUBMIT TO THE ARCHITECT FOR APPROVAL TWO (2) COPIES OF DESCRIPTIVE LITERATURE, INSTALLATION, MAINTENANCE AND OPERATION MANUALS INCLUDING PARTS LISTS OF EACH ITEM OF EQUIPMENT. ANY REQUIRED SPARE PARTS, KEYS, SOFTWARE, PASSWORDS AND COPIES OF WARRANTIES SHALL BE PROVIDED AT THIS TIME TO OWNER.

Z. FURNISH AND INSTALL ALL NECESSARY BRACKETS, ANCHORS, CLAMPS, SPECIAL HANGERS, ETC., AS SHOWN OR REQUIRED FOR INSTALLATION OF ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT. ALL EXTERIOR METALS SHALL BE GALVANIZED.

AA. PERMITS AND FEES – CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES REQUIRED FOR THE WORK.

SERVICE ENTRANCE REQUIREMENTS

A. EXTEND BUILDING SANITARY DRAIN PIPING AND CONNECT TO SANITARY SEWER PIPING OF SIZE AND IN LOCATION INDICATED FOR SERVICE ENTRANCE TO BUILDING. INSTALL CLEANOUT AND EXTENSION TO GRADE AT CONNECTION OF BUILDING SANITARY DRAIN AND BUILDING SANITARY SEWER.

B. EXTEND BUILDING STORM DRAIN PIPING AND CONNECT TO BUILDING STORM SEWER AND FOUNDATION DRAIN PIPING OF SIZE AND IN LOCATION INDICATED FOR SERVICE ENTRANCE TO BUILDING. INSTALL CLEANOUT AND EXTENSION TO GRADE AT CONNECTION OF BUILDING STORM DRAIN AND BUILDING STORM SEWER.

C. INSTALL SLEEVE AND MECHANICAL SLEEVE SEAL AT SERVICE PENETRATIONS THROUGH FOUNDATION WALL FOR WATERTIGHT INSTALLATION.

D. INSTALL UNDERGROUND, PE, WATER SERVICE PIPING, WARNING TAPE ACCORDING TO ASTM D2774.

E. EXTEND WATER DISTRIBUTION PIPING TO WATER SERVICE CONNECTION AND CONNECT IN LOCATION INDICATED FOR SERVICE TO BUILDING.

VALVES:

A. GATE VALVES

1. GATE VALVES, 2-INCH AND SMALLER: MSS SP-80; CLASS 125.

2. GATE VALVES, 2-1/2 INCH AND LARGER: MSS SP-70; CLASS 125.

B. BALL VALVES

1. BALL VALVES, 4 INCHES AND SMALLER: MSS SP-110, CLASS 150, 600-PSI CWP, ASTM B 584

C. BUTTERFLY VALVES

1. BUTTERFLY VALVES: 2" THROUGH 12" MSS SP-67, 200-PSI CWP

D. CHECK VALVES

1. SWING CHECK VALVES, 2-1/2 INCHES AND SMALLER: MSS SP-80; CLASS 125

2. SWING CHECK VALVES, 3 INCHES AND LARGER: MSS SP-71, CLASS 125

PIPE INSULATION TYPES (SEE PIPING SCHEDULE ON PLANS FOR REQUIRED PIPE AND INSULATION SYSTEMS)

A. FG - FIBERGLASS PIPE COVERING: ONE PIECE OR HALF SECTIONAL OR SEMI-RIGID WRAP FIBERGLASS INSULATION: JACKETED WITH OWNES CORNING FIBERGLASS, OR EQUAL, ASJ ALL SERVICE VAPOR BARRIER JACKET.

B. CG - CELLULAR GLASS: ABOVE GROUND RIGID CELLULAR GLASS INSULATION; PITTSBURGH CORNING FOAMGLASS INSULATION, OR EQUAL.

C. PU - POLYURETHANE FOAM: PART OF UNDERGROUND CONDUIT SYSTEM COMPLETE INSULATED AND WATERPROOF ASSEMBLY.

D. EFSI - ELASTOMERIC FOAM SHEET INSULATION, PER ASTM C534, TYPE II, CLOSED CELL ELASTOMERIC MATERIAL, K VALUE: ASTM C518, 0.28 AT 75° F, MAXIMUM SERVICE TEMPERATURE: 180° F.

PIPE INSULATION JACKET TYPES (SEE PIPING SCHEDULE ON PLANS FOR REQUIRED PIPE AND INSULATION SYSTEMS):

A. ASJ - ALL SERVICE JACKET: WHITE, KRAFT-PAPER, FIBERGLASS-REINFORCED SCRIM WITH ALUMINUM-FOIL BACKING.

B. HDPE - HIGH DENSITY POLYETHYLENE: PART OF UNDERGROUND CONDUIT SYSTEM COMPLETE INSULATED AND WATERPROOF ASSEMBLY.

1. PVC - POLYVINYL CHLORIDE: COVER MADE OUT OF WHITE 0.20 PVC WITH SELF-SEALING LAP WITH PEEL AND STICK ADHESIVE STRIP.

PIPE INSULATION GENERAL NOTES:

A. ALL INSULATION SHALL HAVE A MAXIMUM FLAME SPREAD OF 25 AND SMOKE RATING OF 50 OR LESS IN ACCORDANCE WITH ASTM E84 AND NFPA 255.

B. CELLULAR FOAM INSULATION TO CONFORM TO ASTM C534. INSTALL PER MANUFACTURER'S INSTRUCTIONS. PROVIDE INSULATION SHIELDS AND SADDLES. INSULATE ENTIRE SYSTEM, INCLUDING FITTINGS, VALVES, UNIONS, FLANGES, STRAINERS, FLEXIBLE CONNECTIONS, PUMP BODIES, AND EXPANSION JOINTS. PROVIDE PVC FITTING COVERS OVER ALL MOLDED INSULATION.

C. PROPERLY MARK AND SHOW DIRECTION OF ALL PIPING.

D. REFER TO PIPE/INSULATION SCHEDULE FOR MORE INFORMATION.

PIPING SPECIFICATIONS - REFER TO PIPE/INSULATION SCHEDULE

SANITARY SEWER, VENT AND STORM DRAIN PIPING:

A. BURIED, BELOW SLAB OR WITHIN FIVE FEET OF BUILDING AND ABOVE GROUND.

1. PVC SCHEDULE 40 DWV PIPING IN ACCORDANCE WITH ASTM D-1785 AND ASTM D-2665.
   a. FITTINGS: PVC SCHEDULE 40 DWV.
   b. JOINTS: SOLVENT WELDING.

2. BELOW SLAB CAST IRON PIPE: ASTM A74, SERVICE WEIGHT.
   a. FITTINGS: CAST IRON.
   b. JOINTS: HUB-AND-SPIGOT.

3. ABOVE SLAB CAST IRON PIPE: ASTM A74, SERVICE WEIGHT.
   a. FITTINGS: CAST IRON.
   b. JOINTS: ASTM C564, NEOPRENE GASKET SYSTEMS.

4. ABOVE SLAB CAST IRON PIPE: CISPI 301, HUBLESS, SERVICE WEIGHT.
   a. FITTINGS: CAST IRON.
   b. JOINTS: NEOPRENE GASKETS AND STAINLESS STEEL CLAMP AND SHIELD ASSEMBLIES.

WATER PIPING:

A. BURIED, WITHIN FIVE FEET OF BUILDING.

1. COPPER: ASTM B88, TYPE K, HARD DRAWN.
   a. FITTINGS: ASTM B16.18, CAST BRONZE OR ASME B16.22, WROUGHT COPPER AND BRONZE.
   b. JOINTS: ASTM B32, SOLDER, GRADE 95TA.
   c. STAINLESS STEEL SLEEVE SHALL BE PROVIDED AS PIPING PENETRATES FLOOR TO PROTECT FROM UNNECESSARY ABUSE.

2. DUCTILE IRON PIPE: AWWA C151, RESTRAINED JOINT BELL AND SPIGOT WITH COMPRESSION GASKET PIPING SYSTEM. DUCTILE IRON PIPE TO BE EXTERNALLY ZINC COATED WITH INTERNAL CEMENT LINER WITH PROTECTIVE LINING RATED FOR USE WITH DRINKING WATER (PER NSF/ANSI 61).
   a. FITTINGS: DUCTILE IRON, STANDARD THICKNESS.
   b. JOINTS: AWWA C111 RUBBER GASKET.

B. ABOVE GRADE

1. COPPER: ASTM B88, TYPE L OR K, HARD DRAWN.
   a. FITTINGS: ASME B16.18, CAST BRONZE, OR ASME B16.22, WROUGHT.
   b. JOINTS: ASTM B32, SOLDER, GRADE 95TA.

2. CROSS-LINKED POLYETHYLENE (PEX) TUBING, TYPE A: ASTM F876, ASTM F877.
   a. FITTINGS: ENGINEERED POLYMER (EP), LEAD FREE BRASS PERMITTED ONLY FOR TRANSITION FITTINGS, ASTM F1960. OR CRIMP ASTM F1807.
   b. JOINTS: ENGINEERED POLYMER (EP). OR COLD EXPANSION ASTM F1960.

3. CPVS SCHEDULE 80 ON HIGH PRESSURE AND SCHEDULE 40 ON LOW PRESSURE.
   a. FITTINGES: CPVD SCHEDULE 80 ON HIGH PRESSURE AND SCHEDULE 40 ON LOW PRESSURE.
   b. JOINTS: SOLVENT WELDING.

NATURAL GAS PIPING:

A. BLACK STEEL: ASTM A-53, SCHEDULE 40, PLAIN ENDS FOR WELDING.

B. BLACK T&C PIPE: ASTM A-53 SCHEDULE 40, THREADED AND COUPLED.

C. FITTINGS FOR WELDED STEEL PIPE: STANDARD WEIGHT BUTTWELD FITTINGS.

D. FITTINGS FOR THREADED PIPE: STANDARD 150# BLACK MALEABLE IRON THREADED FITTINGS.

E. UNIONS SHALL BE INSTALLED AT ALL GAS EQUIPMENT CONNECTIONS. UNIONS SHALL BE ALL IRON CLASS 150.

F. DIRT LEGS SHALL BE INSTALLED AT ALL GAS EQUIPMENT CONNECTIONS, THE METER, AND ALL GAS PIPE LOW POINTS. DIRT LEGS SHALL BE A MINIMUM OF SIX INCHES.

G. A GAS COCK SHALL BE INSTALLED AT ALL GAS EQUIPMENT CONNECTIONS UPSTREAM OF GAS REGULATOR. 2-1/2" AND SMALLER SHALL BE 300# PLUG VALVES WITH DUCTILE IRON BODY AND PLUG, NON-LUBRICATED, TFE SLEEVE AND DIAPHRAGM, BOLTED BONNET, THREADED ENDS WITH HAND OPERATED LEVER.

H. A GAS REGULATOR SHALL BE INSTALLED AT ALL GAS EQUIPMENT CONNECTIONS. GAS REGULATOR SHALL BE EITHER A "SPRAGUE" OR "MAXITROL" NON-VENTING REGULATOR OR APPROVED EQUAL. EACH VENTED REGULATOR TO HAVE AN INDEPENDENT 3/4" VENT ROUTED TO THE EXTERIOR WALL WITH A SCREENED VENT ELBOW.

ALL GAS PIPING EXPOSED TO THE WEATHER SHALL BE PAINTED WITH "RUSTOLEUM" PAINT BY THE GENERAL CONTRACTOR PER NFPA 54 LATEST EDITION. ALL GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 54 LATES EDITION.

BELOW GRADE / SLAB PIPING WORK:

A. EXCAVATION, TRENCHING AND BACKFILL TO BE IN ACCORDANCE WITH CIVIL CONTRACTOR CONSTRUCTION DOCUMENTS (WHERE PROVIDED).

B. GRADE TRENCH BOTTOM TO PROVIDE SMOOTH, FIRM, STABLE, AND ROCK FREE FOUNDATION THROUGHOUT LENGTH OF PIPING.

C. SHAPE BOTTOM OF TRENCH TO FIT BOTTOM OF PIPING.

D. FILL UNEVENNESS WITH TAMPED-SAND OR CLEAN 3/8-INCH LIMESTONE CHIP BEDDING AND PROPERLY COMPACT BEDDING (WITH AT LEAST 4" DEPTH). SEE MANUFACTURER'S SPECIFIC BURY REQUIREMENTS FOR SELECTED PRODUCT.

E. REMOVE UNSTABLE, SOFT, AND UNSUITABLE MATERIALS AT SURFACE ON WHICH PIPING IS TO BE LAID BELOW SLAB.

F. BACKFILL WITH CLEAN 3/8-INCH LIMESTONE CHIP, TO REQUIRED WATER SUPPLY PIPE INSTALLATION DEPTH PROPERLY COMPACT BEDDING. SEE MANUFACTURER'S SPECIFIC BURY REQUIREMENTS FOR SELECTED PRODUCT.

G. DRAINAGE PIPING TO BE PROVIDED GRANULAR BACKFILL, A MINIMUM OF TWO TIMES THE PIPE'S DIAMETER, USING 3/8" CLEAN GRAVEL (CA-16) BACKFILL ALL AROUND PIPE.

H. SOIL SHALL BE FREE OF CONTAMINANTS (I.E., PETROLEUM PRODUCTS INSECTICIDES, ETC.)

I. MINIMUM DEPTH OF BACKFILL COVERING TO BE 12" FOR ALL PIPING

J. INSTALL COPPER TUBING UNDER BUILDING SLAB ACCORDING TO CDA' "COPPER TUBE HANDBOOK."

K. INSTALL DUCTILE-IRON PIPING UNDER BUILDING SLAB WITH RESTRAINED JOINTS ACCORDING TO AWWA C600 AND AWWA M41.

L. INSTALL ALL BELOW GRADE/SLAB PIPING SYSTEMS PER SYSTEM MANUFACTURER'S RECOMMENDATIONS.

HANGERS AND SUPPORTS

A. PIPE SHALL BE SUPPORTED BY CLEVIS OR TRAPEZE HANGERS WITH SUSPENSION RODS HAVING DOUBLE NUTS.

B. COMPLY WITH MSS SP-58, MSS SP-69 AND MSS SP-89

C. BRACKETS OR CLAMPS MAY BE USED WHERE PIPE RUNS ALONG WALLS, COLUMNS, OR CEILINGS BUT MUST ALLOW FOR EXPANSION AND CONTRACTION.

D. RADIAL SUPPORTS SHALL BE RIGID TYPE. IF WALL BRACKETS OR LONGITUDINAL SUPPORTS ARE USED ON STRAIGHT LENGTHS OVER 20 FEET LONG, THEY SHALL BE OF THE FLEXIBLE TYPE TO PROVIDE FOR THERMAL EXPANSION AND CONTRACTION.

E. HANGERS SHALL BE PROPERLY ISOLATED TO PREVENT NOISE TRANSMISSION (WITH A THIN LAYER OF RESILIENT MATERIAL BETWEEN THE PIPE AND SUPPORT).

F. HANGERS AND SUPPORTS SHALL BE PLACED WITHIN 2 FEET FROM EACH CHANGE IN DIRECTION.

G. WHEN PIPES ARE TO BE INSULATED, THE SIZE AND POSITION OF HANGER SHALL BEAR ON THE OUTSIDE OF THE INSULATION.

H. ALL HANGERS SUPPORTING COPPER PIPE SHALL BE COPPER PLATED TO PROVIDE A GALVANIC SEPARATION.

I. INCLUDE A SAFETY FACTOR OF 5 FOR SUPPORT AND HANGER DESIGN.

J. MAXIMUM HANGER SPACING AND MINIMUM HANGER ROD SIZES:

COPPER PIPE SIZE (INCH)	MIN. ROD DIAM. (INCH)	HANGER SPACING
UP TO 1"	3/8"	5' - 0"
1-1/2"	3/8"	8' - 0"
2"	3/8"	5' - 0"
2-1/2"	1/2"	9' - 0"
3"	1/2"	10' - 0"
4"	5/8"	12' - 0"
6"	3/4"	14' - 0"
8"	3/4"	16' - 0"
CAST IRON PIPE SIZE (INCH)	MIN. ROD DIAM. (INCH)	
UP TO 1"	3/8"	4' - 0"
1-1/2"	3/8"	5' - 0"
2"	3/8"	4' - 0"
2-1/2"	1/2"	6' - 0"
3"	1/2"	6' - 0"
4"	5/8"	6' - 0"
6"	3/4"	7' - 0"
8"	3/4"	8' - 0"
10"	7/8"	8' - 0"
12"	7/8"	9' - 0"
PVC PIPE SIZE (INCH)	MIN. ROD DIAM. (INCH)	
UP TO 1"	3/8"	4' - 0"
1-1/4"	3/8"	4' - 0"
1-1/2"	3/8"	5' - 0"
2"	1/2"	4' - 0"
2-1/2"	1/2"	6' - 0"
3"	1/2"	6' - 0"
4"	5/8"	6' - 0"

PIPE SLEEVES

A. SLEEVES SHALL BE PLACED IN WALLS, ROOF, CEILINGS, AND FLOORS THROUGH WHICH PIPES PASS AND SHALL EXTEND 1" ON EACH SIDE.

B. SLEEVES SHALL BE MADE OF PIPE OR FORMED GALVANIZED STEEL OR FORMED PLASTIC SLEEVES (HILTI).

C. THE SPACE BETWEEN THE PIPE AND THE SLEEVE MUST BE FILLED WITH INSULATION AND A RESILIENT MATERIAL.

D. PIPING MUST NOT ENCOUNTER THE WALLS, ROOF, CEILING, OR FLOOR.

ROOF, FLOOR, AND EXTERIOR WALL PENETRATIONS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEALING OF ALL ROOF, WALL, AND FLOORS PENETRATIONS REQUIRED BY THE CONTRACTOR IN THE PERFORMANCE OF THIS WORK. THIS SHALL INCLUDE ALL INSULATED AND UNINSULATED PIPING INSTALLED BY THE CONTRACTOR. FOR UNINSULATED PIPING, THE CONTRACTOR SHALL APPLY A MINIMUM OF THREE LINEAR FEET OF 2" THICK PIPE COVERING TO THE PIPING ON EACH SIDE OF A WALL, ROOF, OR FLOOR.

CONNECTION OF DISSIMILAR METALS

A. PROVIDE DIELECTRIC CONNECTORS/UNIONS/FLANGES OR MAHONEY KITS AT THE CONNECTION OF DISSIMILAR METALS.

PLUMBING EQUIPMENT AND FIXTURES

A. ALL PLUMBING FIXTURES, PLUMBING EQUIPMENT AND OTHER PLUMBING ITEMS SHALL BE THE BASIS OF DESIGN LISTED ON DRAWINGS OR SHALL BE AN APPROVED EQUAL IN LEVEL OF PERFORMANCE, QUALITY, DURABILITY, CONSTRUCTION, CAPACITY, REQUIREMENTS AND SAME FEATURES AND BENEFITS OF BASIS OF DESIGN LISTED ON DRAWINGS.

B. INSTALL ALL PLUMBING FIXTURES, PLUMBING EQUIPMENT AND OTHER PLUMBING ITEMS IN ACCORDANCE WITH THEIR MANUFACTURER'S RECOMMENDATIONS.

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1790 W. SAHUARO DR., TUCSON, AZ 85745, P: 520.428.1180

THE MORELAND
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PHOENIX, AZ 85004
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MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: KMQ

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P002.1-B
3056-20-02

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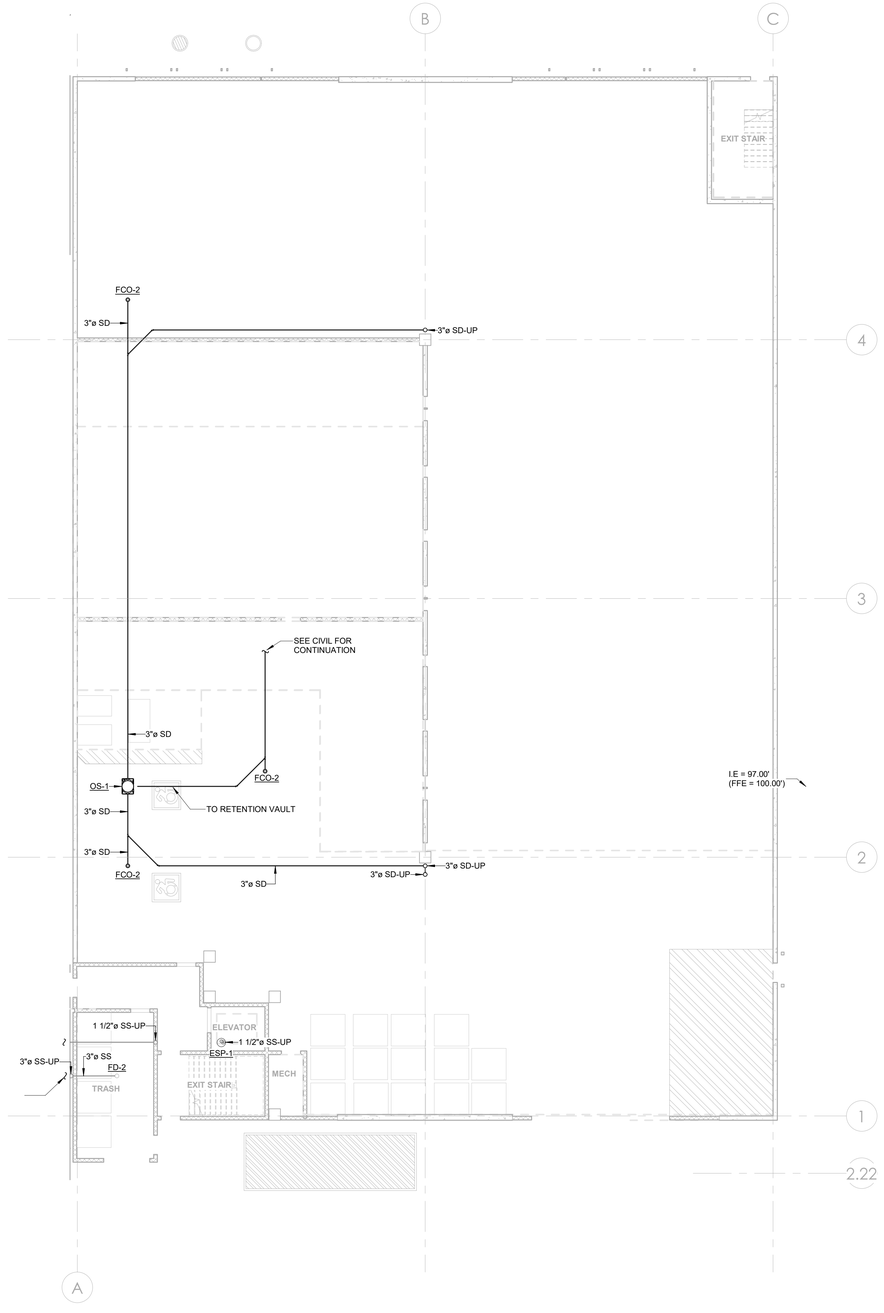
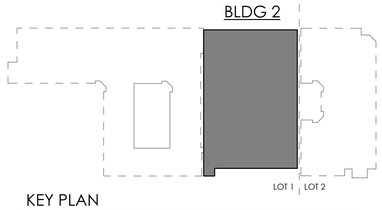


1 PLUMBING UNDERGROUND BLDG 2 - SANITARY
3/32" = 1'-0"



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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: KMQ

Professional Engineer CERTIFICATE Matthew B. Lyman Date Signed Arizona, U.S.A.

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056.20.02

SHEET: P100.1-B

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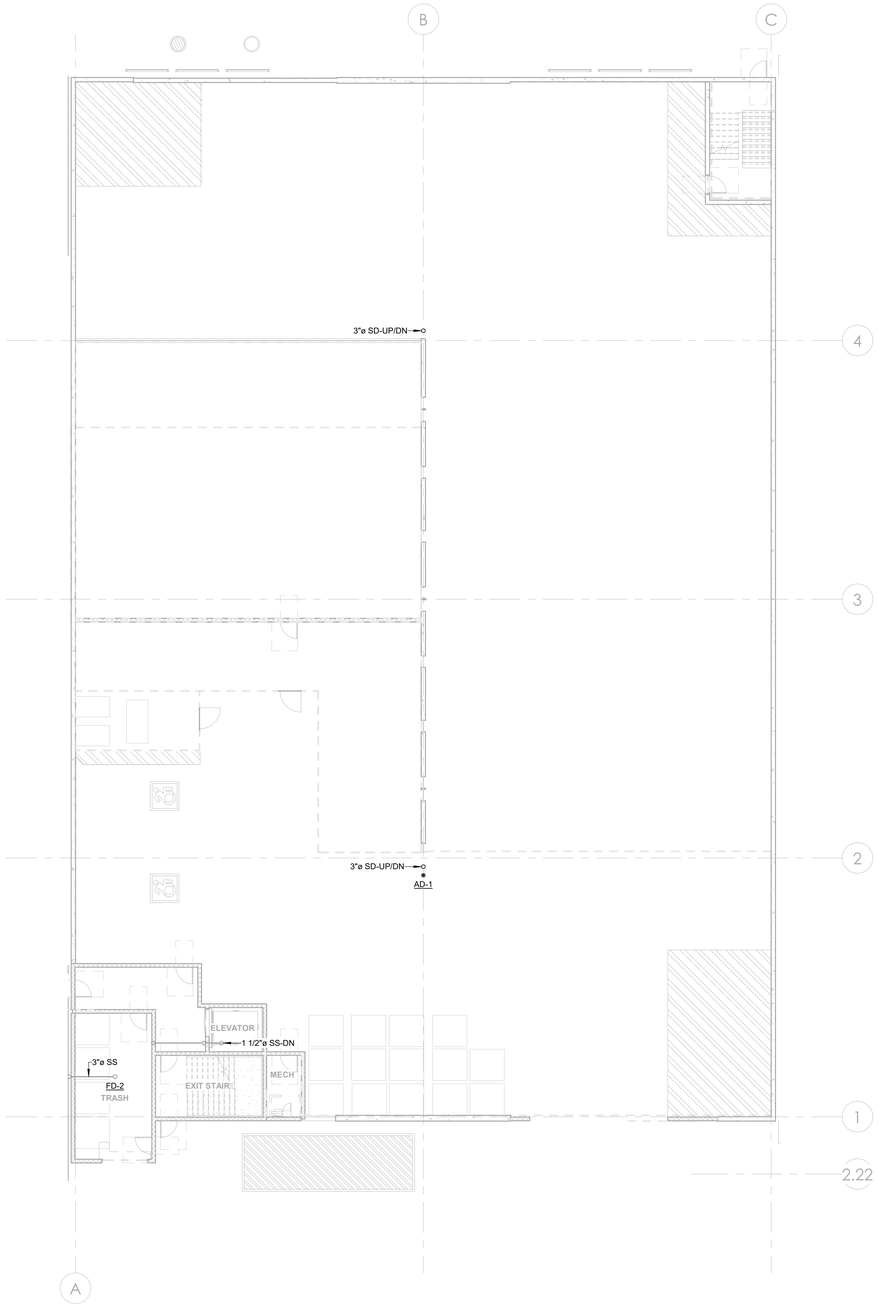

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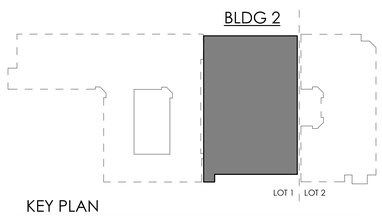

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: KMQ

Registered Professional Engineer Certificate No. 43926 Matthew B. Spencer Date Signed Arizona U.S.A.

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P101.1-B

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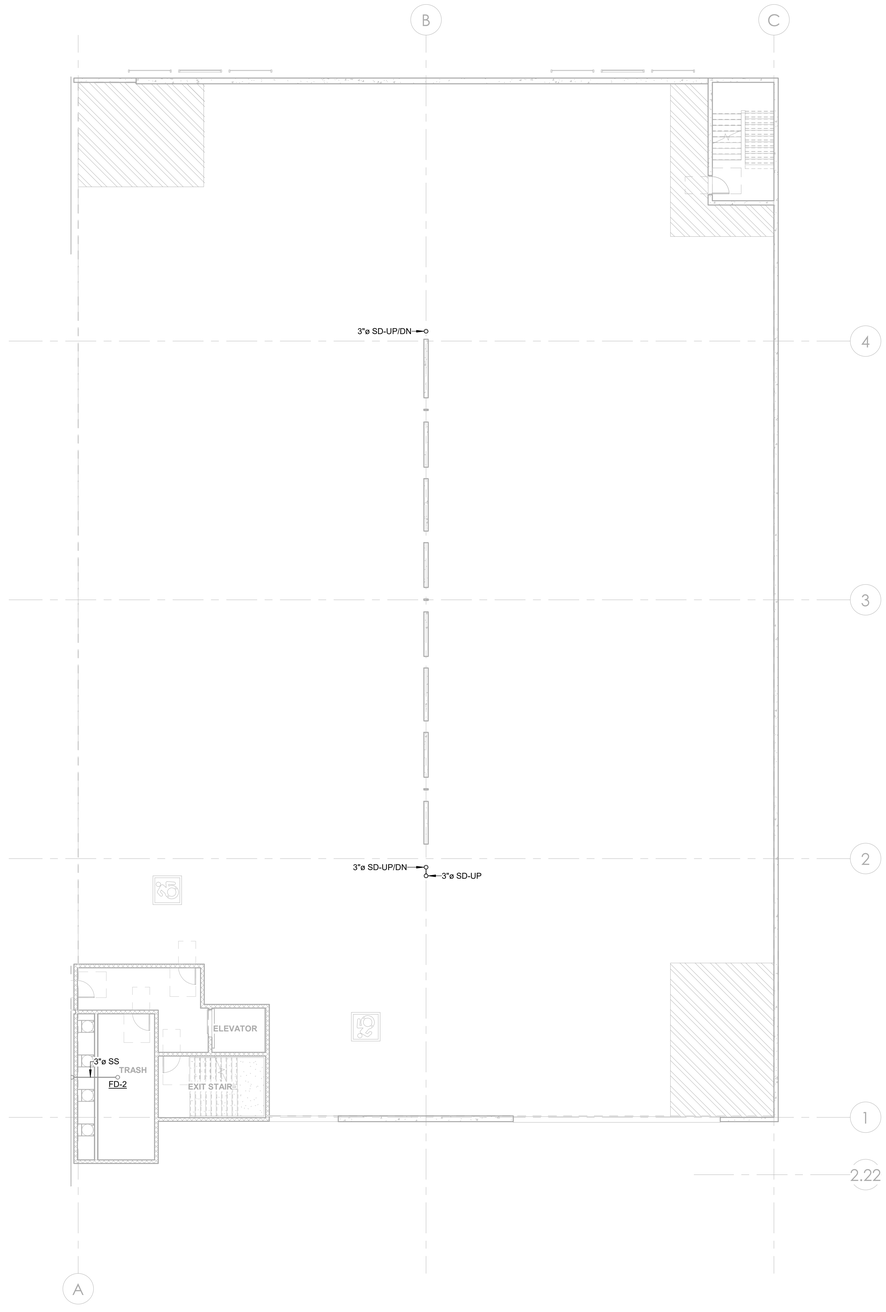
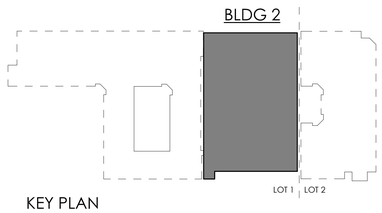


1 PLUMBING 2ND FLOOR BLDG 2- SANITARY
3/32" = 1'-0"



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MARK	DATE	DESCRIPTION
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REVIEWED BY: MBS
DRAWN BY: KMQ

Matthew B. Spicer — Certificate No. 69478 — Registered Professional Engineer — Arizona, U.S.A. — 4/21/2023
LICENSE EXPIRES 6/30/2025

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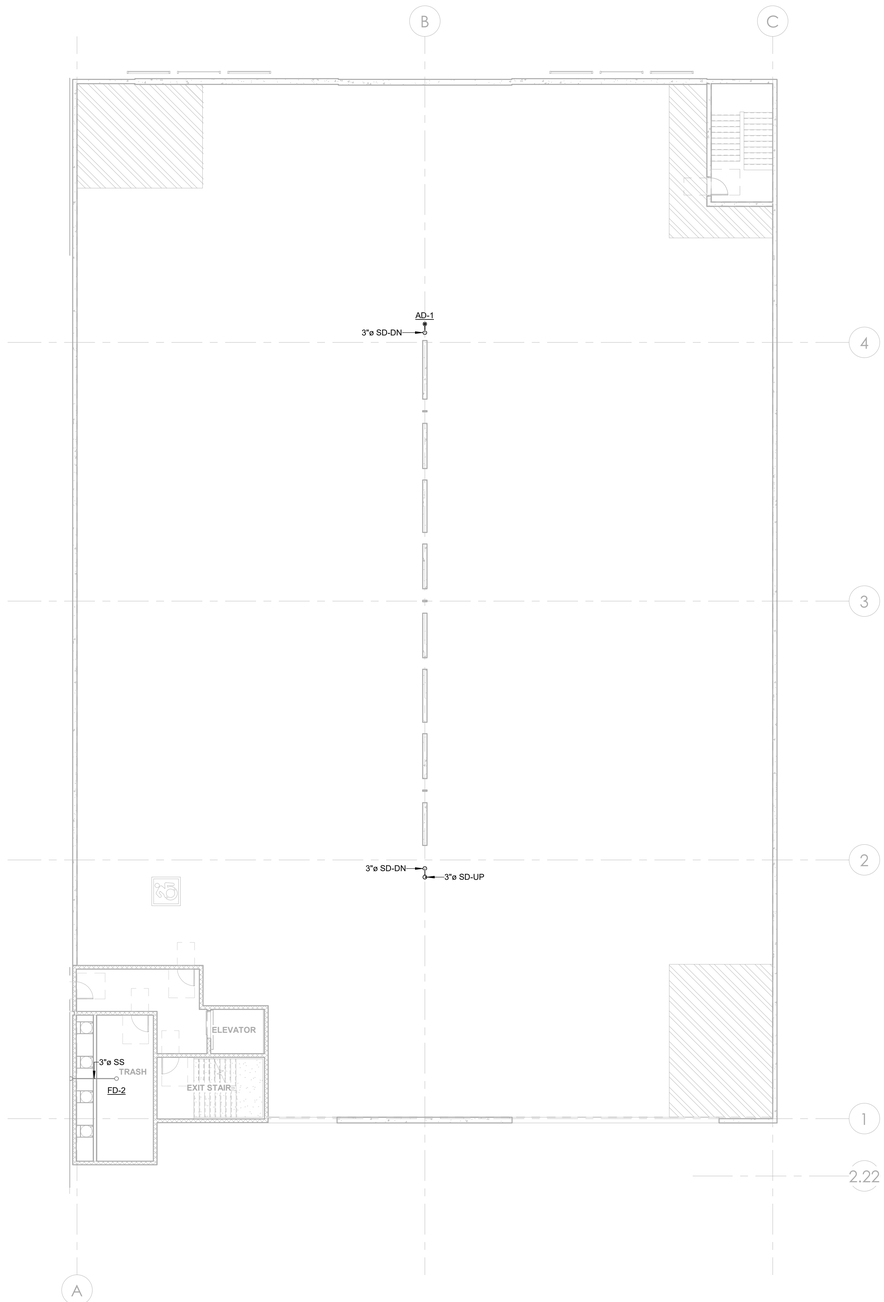

1 PLUMBING 3RD FLOOR BLDG 2 - SANITARY
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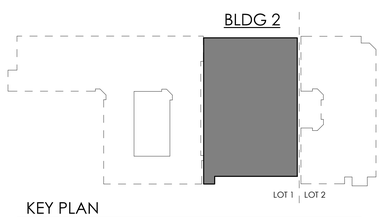

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REVISIONS

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REVIEWED BY: MBS
DRAWN BY: KMQ

Certificate of Registration — Professional Engineer — Matthew B. Simon — Arizona U.S.A. — Date Signed

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
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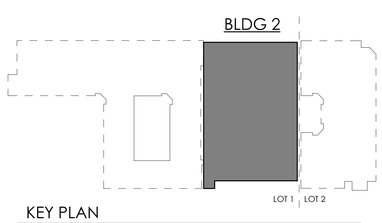

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: KMQ

Arizona Professional Engineering Certificate 61668 — Matthew B. Spinner — Date Signed — Arizona U.S.A.

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056.20.02
SHEET: P104.1-B

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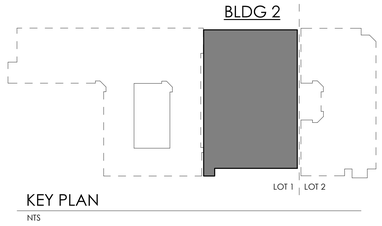
1 PLUMBING 5TH FLOOR BLDG 2 - SANITARY
3/32" = 1'-0"



KEY PLAN
NTS

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: KMQ

Certificate No. 69161 Registered Professional Engineer Matthew B. Spencer Date Signed 4/21/2023 Arizona U.S.A.

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
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SHEET: P105.1-B

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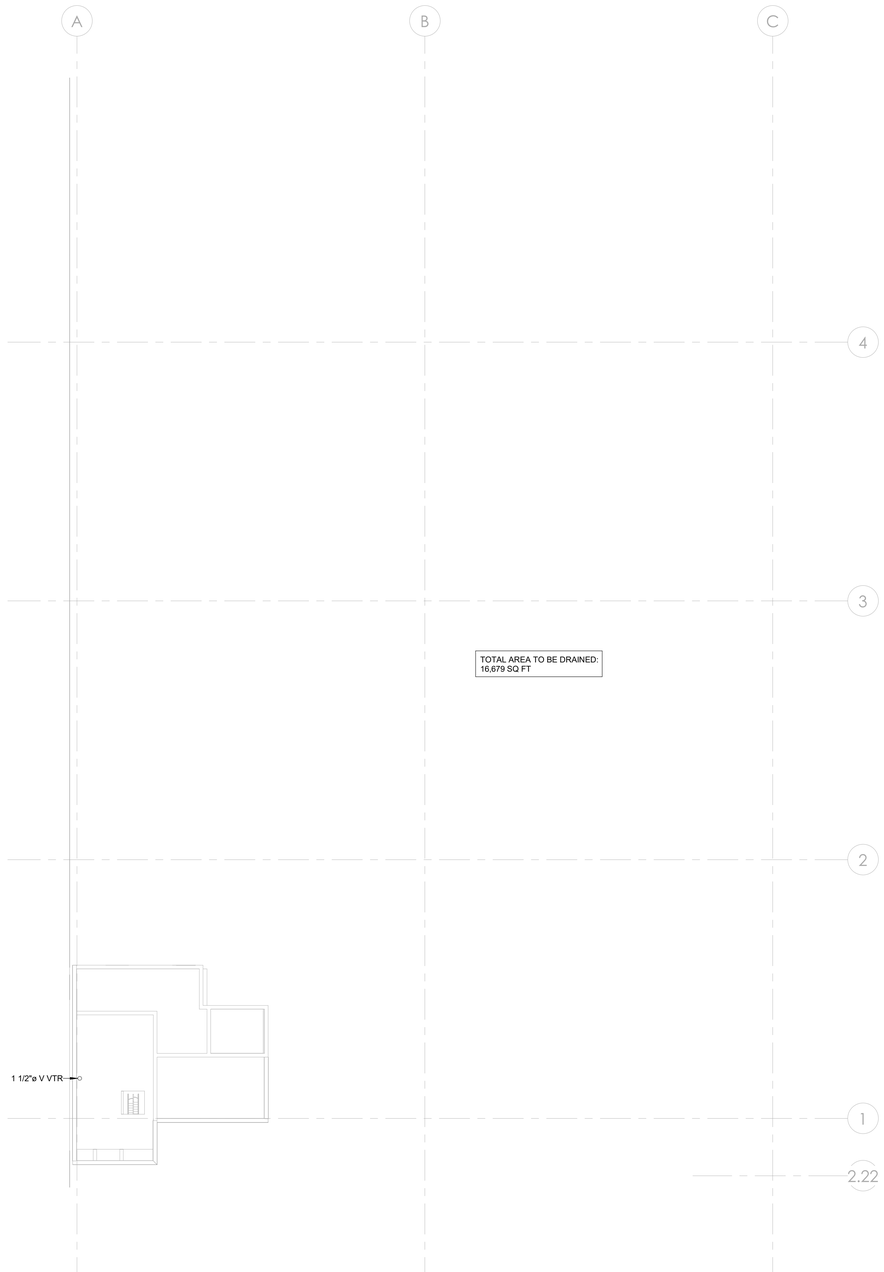

1 PLUMBING ROOF BLDG 2 - SANITARY
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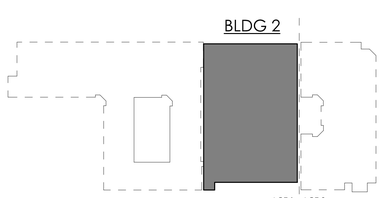

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MARK	DATE	DESCRIPTION
1	3/23/2022	CITY COMMENTS
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: KMQ

CERTIFICATE NO. 61615 REGISTERED PROFESSIONAL ENGINEER Matthew B. Simpson Date Signed Arizona, U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB NO: 3056-20-02
4
SHEET: P106.1-B
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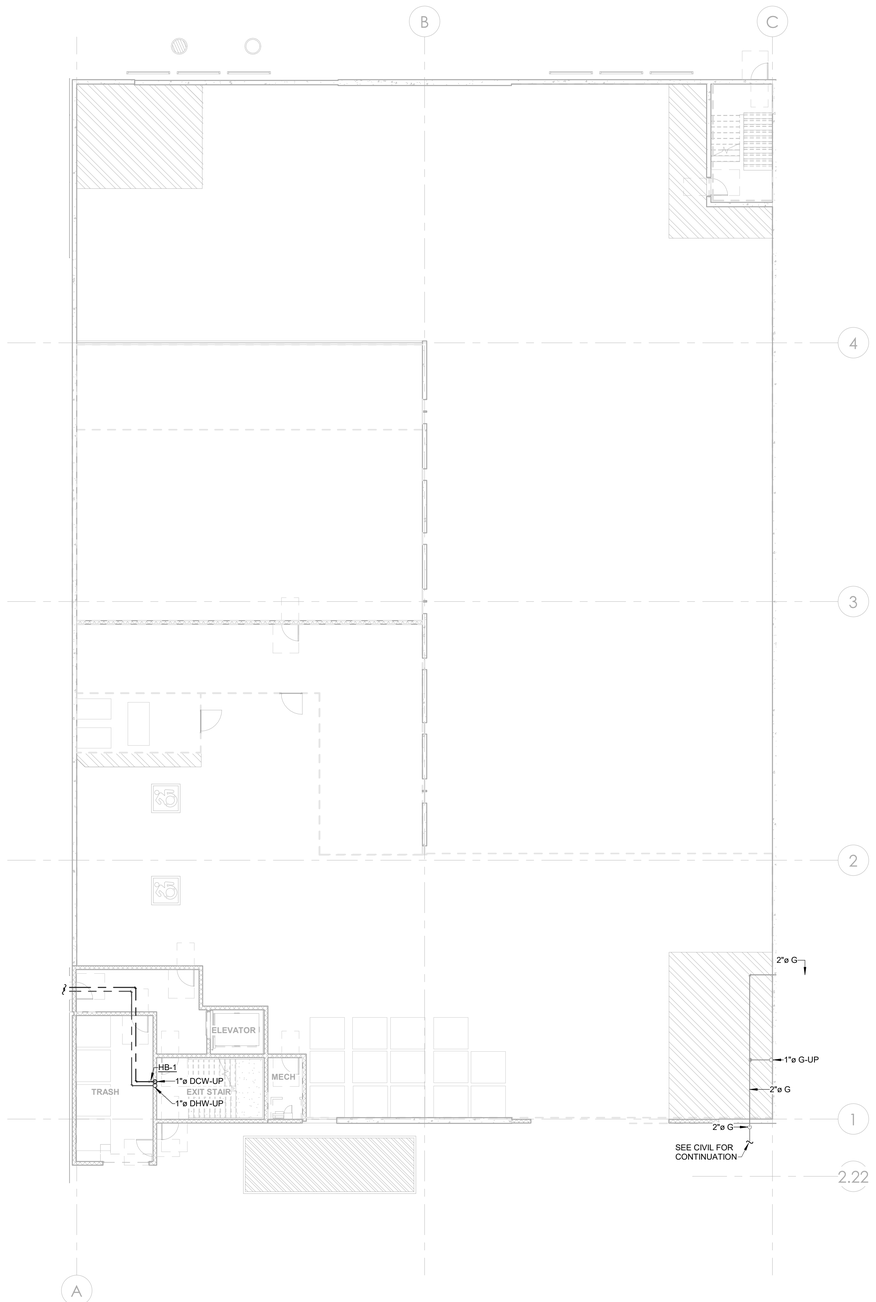
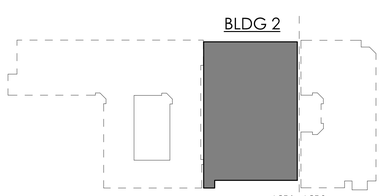


1 PLUMBING 1ST FLOOR BLDG 2 - DOMESTIC
3/32" = 1'-0"



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REVISIONS

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4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: KMQ

Registered Professional Engineering CERTIFICATE
Matthew B. Spinner
Date Signed
Arizona, U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

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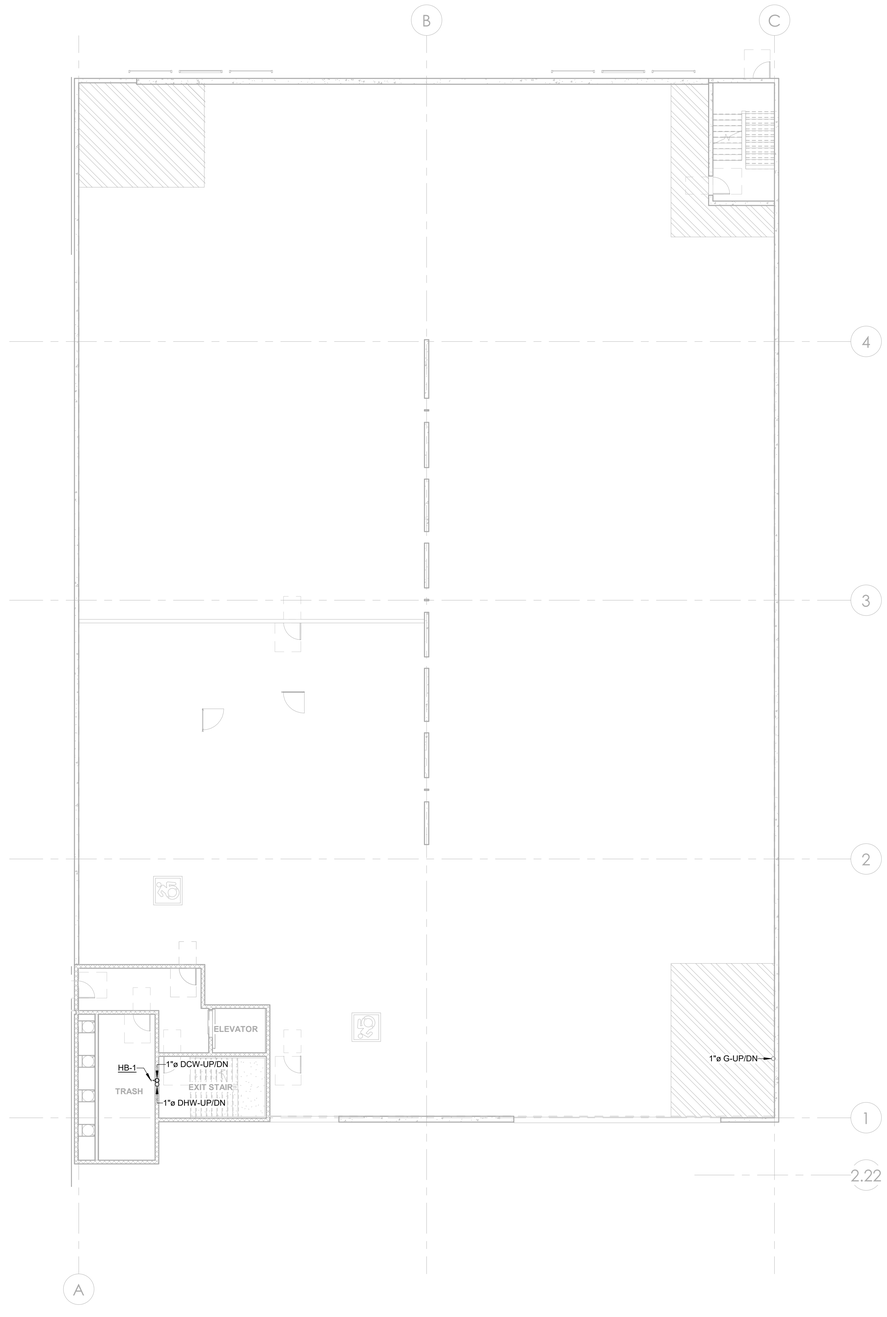

1 PLUMBING 2ND FLOOR BLDG 2- DOMESTIC
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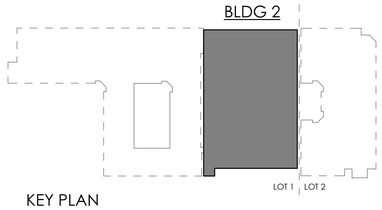

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1 PLUMBING 3RD FLOOR BLDG 2 - DOMESTIC
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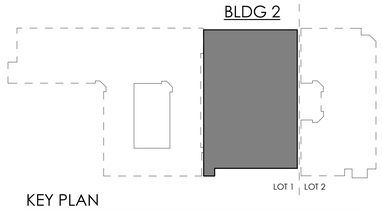

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PLUMBING 3RD FLOOR-DOMESTIC

IFP

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: KMQ

Registered Professional Engineer Certificate Matthew B. Spencer Date Signed Arizona U.S.A.

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P203.1-B

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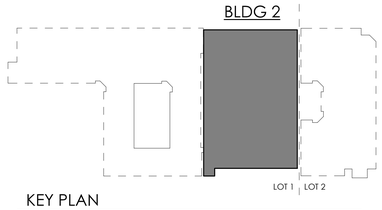
1 PLUMBING 4TH FLOOR BLDG 2 - DOMESTIC
3/32" = 1'-0"



KEY PLAN
NTS

PLUMBING GENERAL NOTES - FLOOR

A REFER TO PLUMBING LEGEND, SYMBOLS, NOTES, AND ABBREVIATIONS FOR MORE INFORMATION.
B CONTRACTOR SHALL READ AND UNDERSTAND ALCHITECTURAL AND PLUMBING DRAWINGS RELATED TO THE PROJECT AND PERFORM WORK TO ALL RELATIVE PLUMBING CODES AND STANDARDS.
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PLUMBING 4TH FLOOR-DOMESTIC

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REVIEWED BY: MBS
DRAWN BY: KMQ

Certificate of Professional Engineer (Registrant) — Matthew B. Spinner — Date Signed — Arizona, U.S.A.

4/21/2023
LICENSE EXPIRES 6/30/2025

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4
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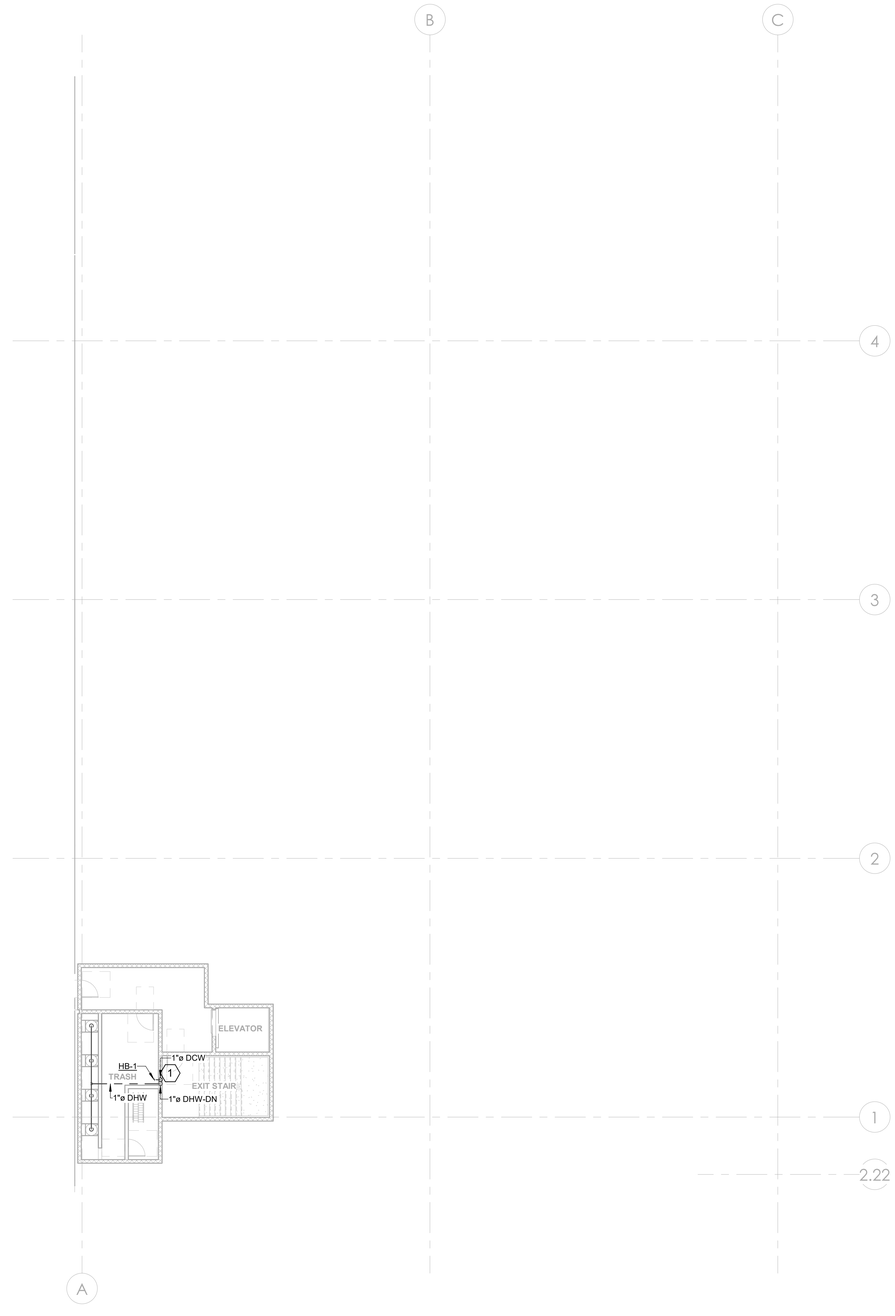
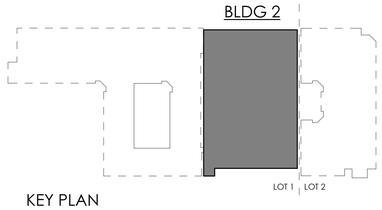


1 PLUMBING 5TH FLOOR BLDG 2 - DOMESTIC
3/32" = 1'-0"



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REVIEWED BY: MBS
DRAWN BY: KMQ

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LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
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SHEET: P205.1-B

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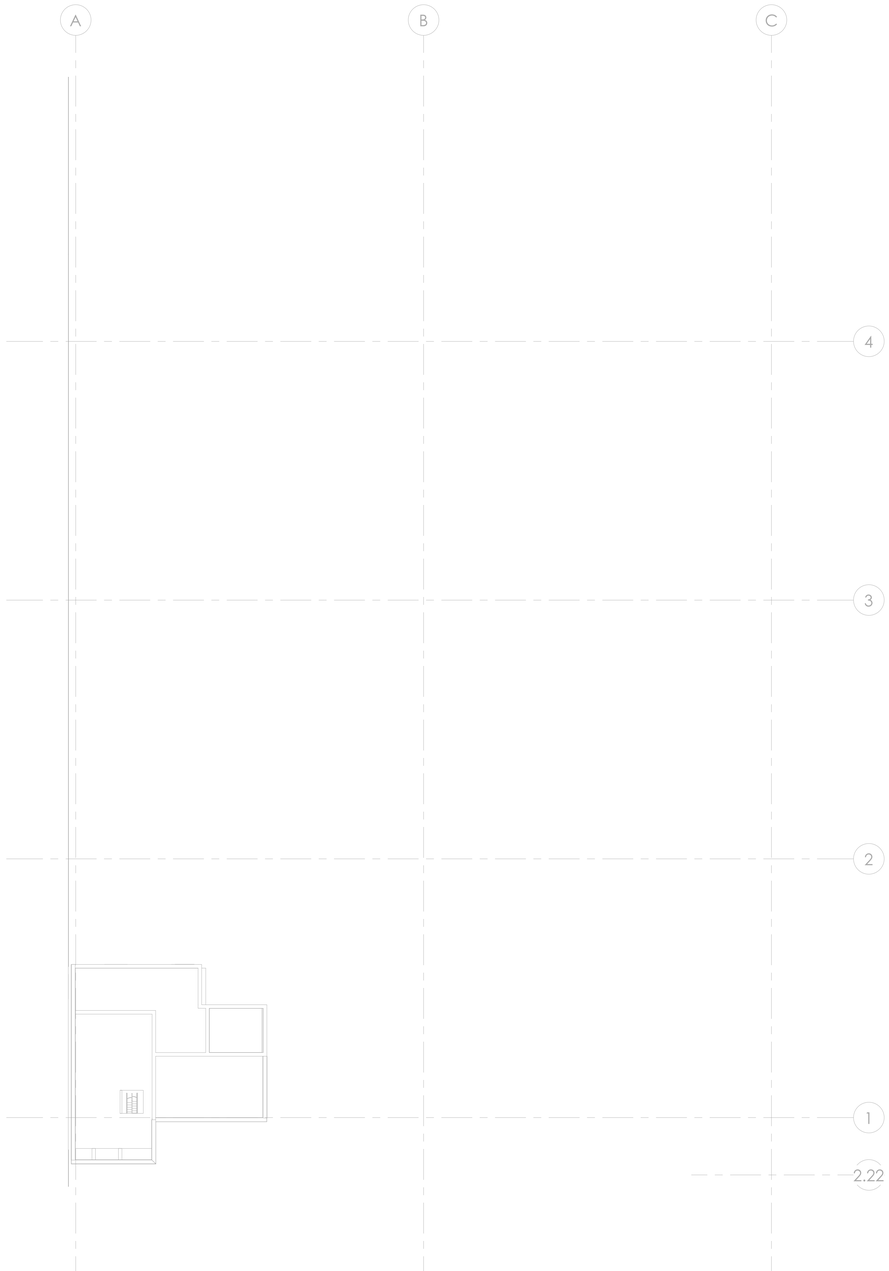
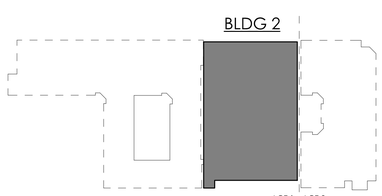


1 **PLUMBING ROOF BLDG 2 - DOMESTIC**
3/32" = 1'-0"



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Under Florida Plumbing Code Section 2-28, these plans are for official use only and may not be shared with others unless permitted by contract to fulfill Consultant's obligations to City"

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SPS+ ARCHITECTS LLP
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REVISIONS

MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: KMQ

Matthew B. Spencer — Certificate No. 61615 — Registered Professional Engineer — State of Arizona, U.S.A.

4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: P206.1-B
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BLDG 2 GAS PIPING...	
SIZE	LENGTH
1 1/2"ø	5'
1 1/4"ø	5'
1"ø	46'
2"ø	254'
3/4"ø	75'

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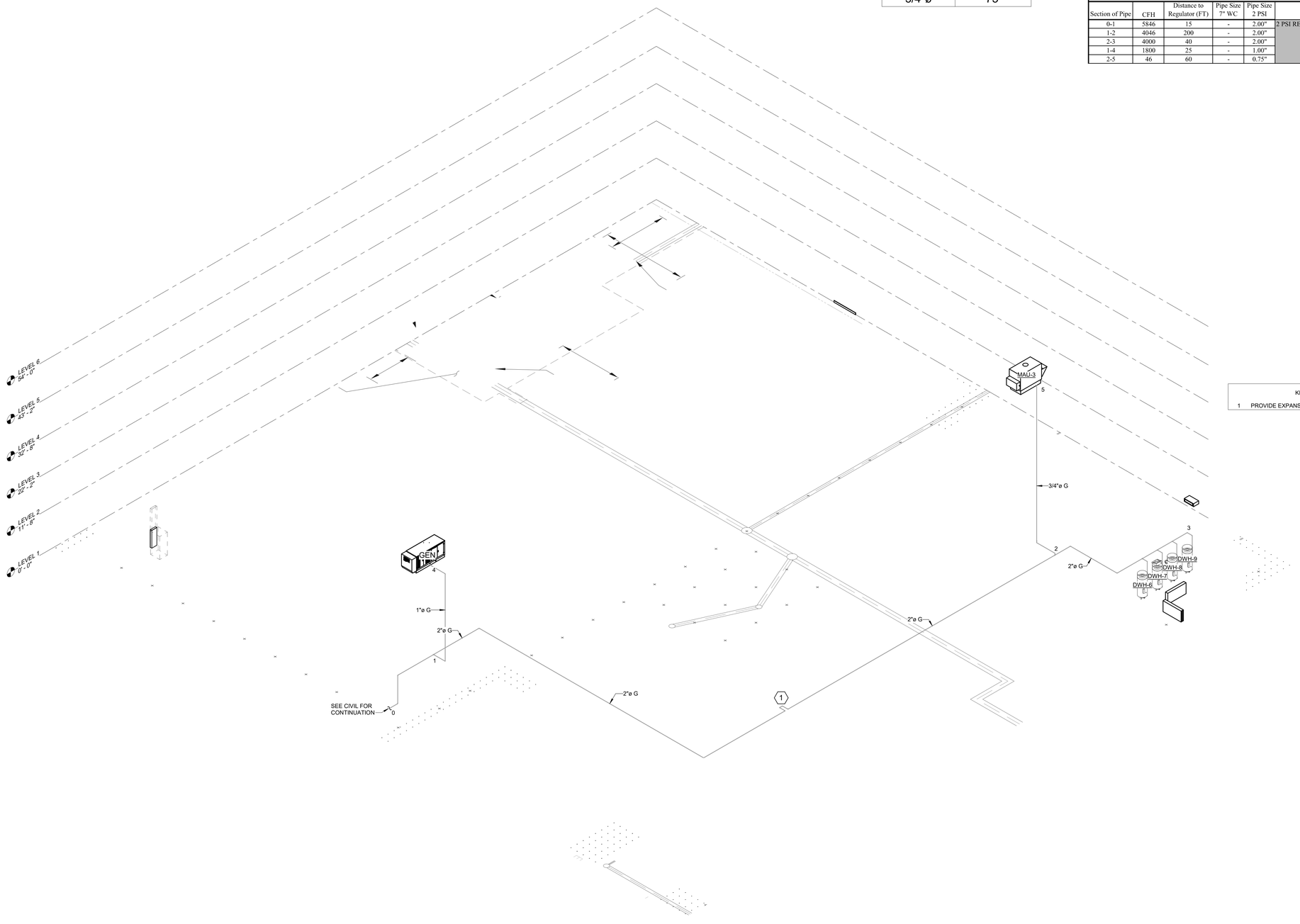
JOB: THE MORELAND
JOB #: 3056-20-02
CUSTOMER: NAC
DESIGNER: CFK
DATE: 11/1/2021

Gas Pipe Sizing Calculations

2021 INTERNATIONAL PLUMBING CODE

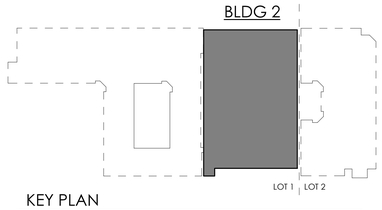
Section of Pipe	CFH	Distance to Regulator (FT)	Pipe Size 7" WC	Pipe Size 2 PSI	
0-1	5846	15	-	2.00"	2 PSI REGULATOR
1-2	4046	200	-	2.00"	
2-3	4000	40	-	2.00"	
1-4	1800	25	-	1.00"	
2-5	46	60	-	0.75"	



KEYNOTE LEGEND

1 PROVIDE EXPANSION LOOP.

1 BLDG 2 ISOMETRIC - GAS
NTS



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PLUMBING ISOMETRICS

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REVISIONS		
MARK	DATE	DESCRIPTION
1	3/25/2022	CITY COMMENTS
4	4/21/2023	LOT SPLIT

REVIEWED BY: MBS
DRAWN BY: CFK

Certificate No. 69161 Registered Professional Engineer Matthew B. Spencer Date Signed Arizona U.S.A.

4/21/2023
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SHEET: P900.1-B

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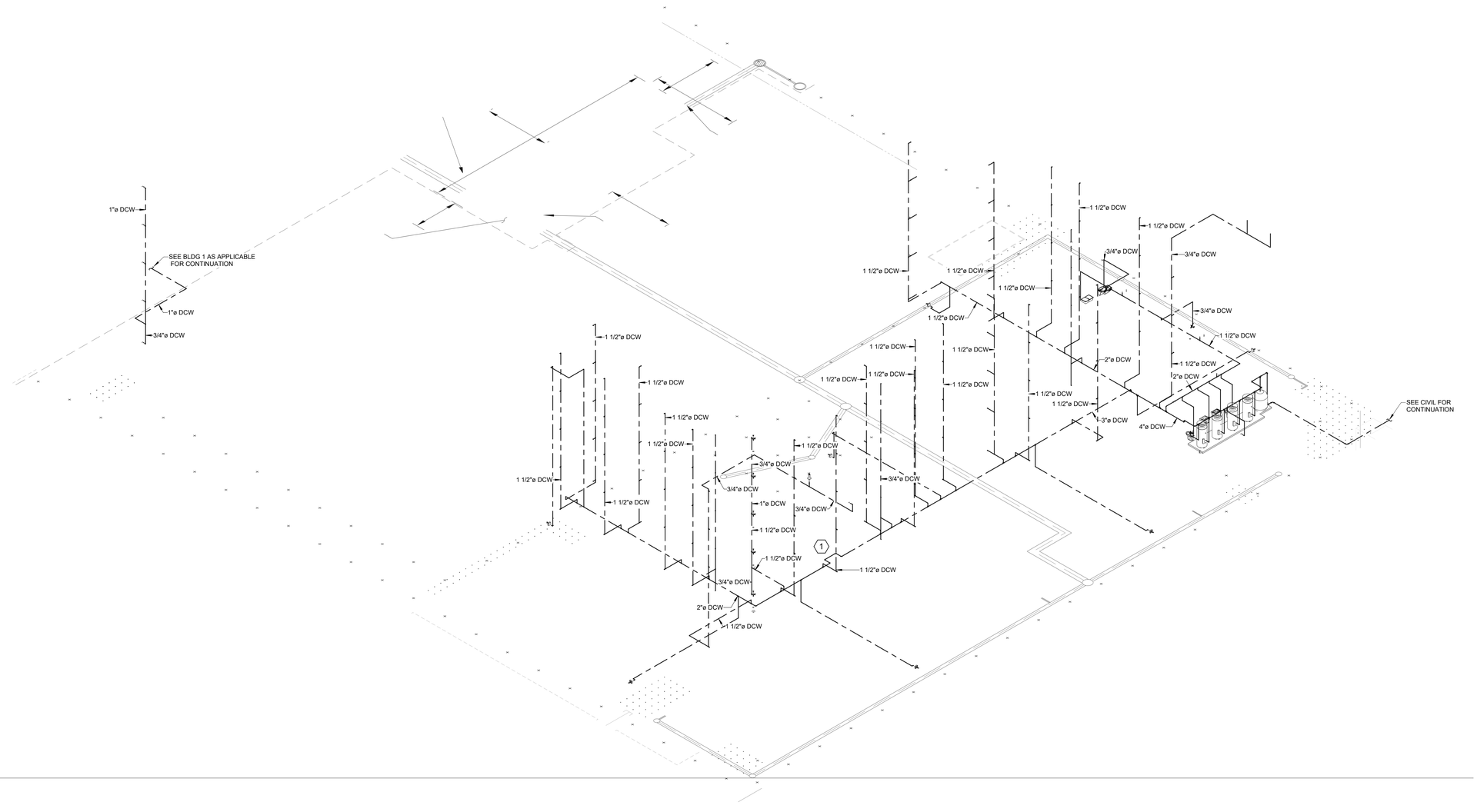
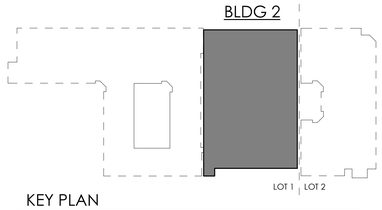


1 BLDG 2 DOMESTIC CW ISOMETRIC

NTS



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Registered Professional Engineer CERTIFICATE NO. 35197 Matthew B. Spencer Date Signed Arizona, U.S.A.

4/21/2023
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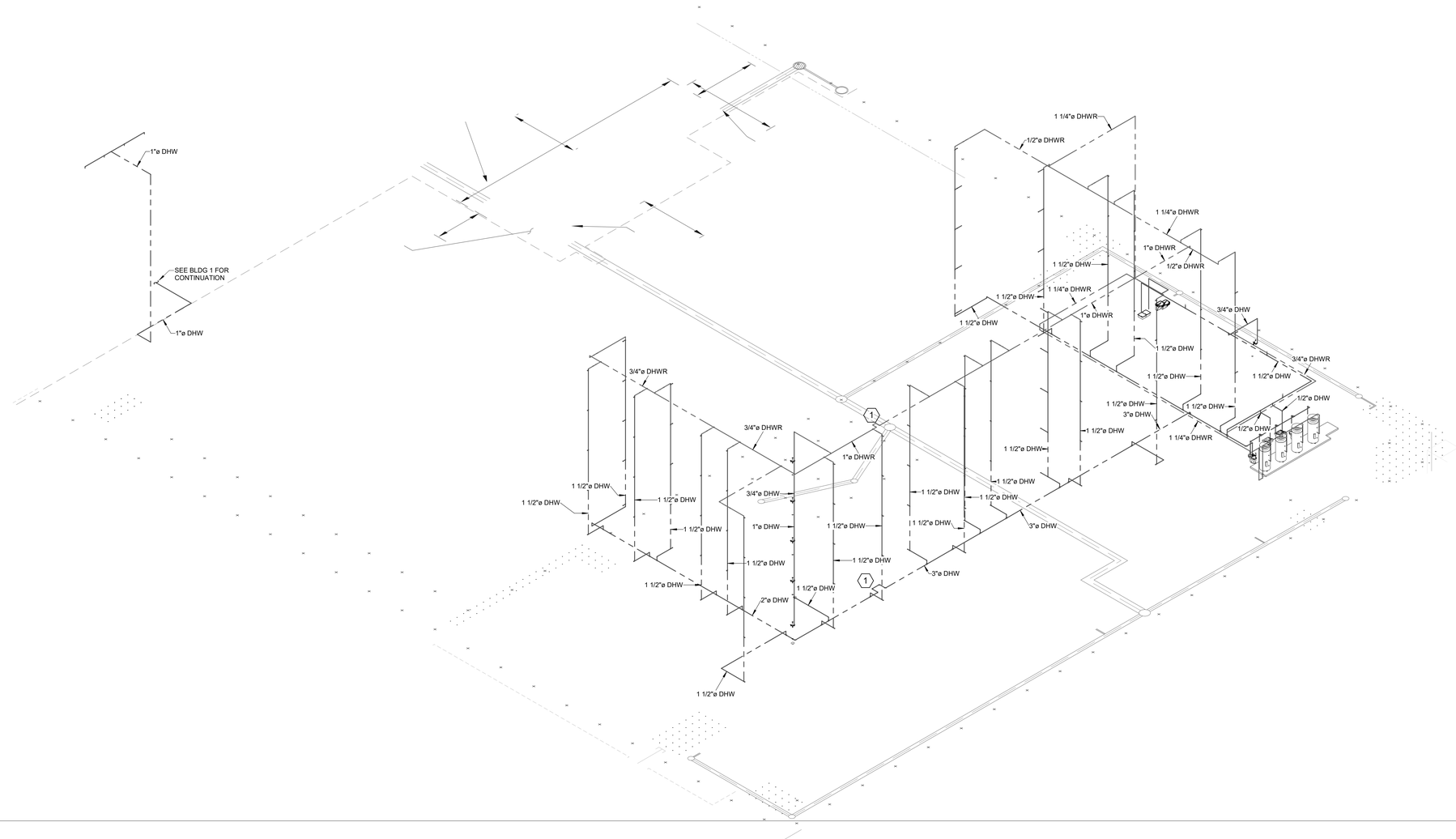
1"ø DHW
SEE BLDG 1 FOR CONTINUATION
1"ø DHW
1 1/4"ø DHWR
1/2"ø DHWR
1 1/4"ø DHWR
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1/2"ø DHWR
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1 1/2

POWER SYMBOLS

MARK	DESCRIPTION
	DUPLEX RECEPTACLE (+18" AFF UNO)
	QUAD RECEPTACLE (+18" AFF UNO)
	SPECIAL RECEPTACLE. REFER TO ELECTRICAL EQUIPMENT REQUIREMENT SCHEDULE OR ROOM DATA CRITERIA SHEETS FOR EXACT VOLTAGE AND PHASE.
	SPECIAL RECEPTACLE. NEMA TYPE XX
IT	SPECIAL RECEPTACLE. 30 AMP, SINGLE PHASE FOR DATA RACKS.
J J	JUNCTION BOX, WALL, CEILING OR ABOVE CEILING MOUNTED
	DISCONNECT SWITCH
	MOTOR STARTER
	PUSH BUTTON
	CONCRETE RECESSED FLOOR BOX WITH DUPLEX RECEPTACLE.
	CONCRETE RECESSED FLOOR BOX COMBO - QUAD RECEPTACLE AND NIPR NET OUTLET. SEE T-001 FOR TELECOM REQUIREMENTS.
	CEILING MOUNTED DUPLEX RECEPTACLE
	PANELBOARD (WITH NEC WORKING CLEARANCE)

SUBSCRIPTS

AC	INDICATES RECEPTACLE ABOVE COUNTER, MOUNTED 44" A.F.F. OR 6" ABOVE COUNTERTOP / BACKSPLASH
AF	INDICATES ARC FAULT CIRCUIT INTERRUPTING DEVICE
D	INDICATES RECEPTACLE ON DEDICATED CIRCUIT
E	CONNECT TO GENERATOR BACKED PANELBOARD
GFCI	INDICATES GROUND FAULT CIRCUIT INTERRUPTING DEVICE
H	HOSPITAL GRADE
IG	ISOLATED GROUND - EXTEND REDUNDANT GROUND CONDUCTOR FROM DEVICE'S GROUND TERMINAL TO THE SERVICE GROUND BUS, UNCONNECTED TO THE GROUND BUS OF INTERMEDIATE PANELS
R	INDICATES OUTLET TO SERVE REFRIGERATOR
TR	INDICATES TAMPER RESISTANT OUTLET
TV	TELEVISION OUTLET MOUNTED AT 60" A.F.F. U.N.O
WP	INDICATES WEATHER PROOF OUTLET

CONDUIT CONCEALED IN WALLS, CEILING OR FLOOR

CONDUIT BELOW GRADE

NEUTRAL CONDUCTOR
LINE OR SWITCH LEG
GROUND CONDUCTOR

LIGHTING SYMBOLS

MARK	DESCRIPTION
	2'x4' RECESSED LIGHT FIXTURE
	EMERGENCY 2'x4' RECESSED LIGHT FIXTURE. REFER TO PANEL SCHEDULE AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION.
	2'x4' SURFACE LIGHT FIXTURE
	EMERGENCY 2'x4' SURFACE LIGHT FIXTURE. REFER TO PANEL SCHEDULE AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION.
	1'x4' SURFACE LIGHT FIXTURE
	EMERGENCY 1'x4' SURFACE LIGHT FIXTURE. REFER TO PANEL SCHEDULE AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION.
	RECESSED DOWNLIGHT
	EMERGENCY RECESSED DOWNLIGHT. REFER TO PANEL SCHEDULE AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION.
	RECESSED DOWNLIGHT WALL WASHER
	INDUSTRIAL STRIP LIGHT FIXTURE
	EMERGENCY INDUSTRIAL STRIP LIGHT FIXTURE. REFER TO PANEL SCHEDULE AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION.
	SURFACE MOUNT STAIRWELL LIGHT FIXTURE
	EMERGENCY SURFACE MOUNT STAIRWELL LIGHT FIXTURE
	SURFACE MOUNT WALL LIGHT FIXTURE
	EMERGENCY SURFACE MOUNT WALL LIGHT FIXTURE. REFER TO PANEL SCHEDULE AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION.
	WALL SCONCE AND/OR WALL PACK LIGHT FIXTURE
	EMERGENCY WALL SCONCE AND/OR WALL PACK LIGHT FIXTURE. REFER TO PANEL SCHEDULE AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION.
	EXIT LIGHT FIXTURE (SHADED AREA DEPICTS LIGHTED FACE DIRECTION) (ARROW INDICATES CHEVRON DIRECTION)
	EXIT LIGHT FIXTURE W/ EMERGENCY REMOTE HEADS (SHADED AREA DEPICTS LIGHTED FACE DIRECTION) (ARROW INDICATES CHEVRON DIRECTION)
OC	OCCUPANCY SENSOR *, CEILING MOUNTED
OC	CORRIDOR OCCUPANCY SENSOR *, CEILING MOUNTED
OC	WALL/CORNER MOUNTED OCCUPANCY SENSOR
$	SINGLE POLE LIGHT SWITCH - WALL MOUNTED
$^{3}	THREE-WAY LIGHT SWITCH - WALL MOUNTED
$^{D}	DIMMER LIGHT SWITCH - WALL MOUNTED
$^{OC}	OCCUPANCY SENSOR * - WALL MOUNTED SWITCH
$^{OCD}	OCCUPANCY SENSOR / DIMMER * - WALL MOUNTED SWITCH
$^{B}	3-BUTTON PRESET
*	OCCUPANCY SENSOR SHALL MEET NFPA 101, 7.8.1.2.2 AND BE LISTED, EQUIPPED FOR FAIL-SAFE OPERATION AND EVALUATED FOR THIS PURPOSE. TIMERS SET FOR A MINIMUM OF 15 MINUTES DURATION (IN EGRESS AREAS), AND THE MOTION SENSOR SHALL BE ACTIVATED BY ANY OCCUPANT MOVEMENT IN THE AREA SERVED.
$$	BI-LEVEL SWITCH IN 2-GANG BOX * - WALL MOUNTED
PP	LIGHTING CONTROL DEVICE - POWER PACK
TC	TIME CLOCK
PC	PHOTOCELL - SENSORSWITCH CM (OR APPROVED EQUAL)

ABBREVIATIONS

AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ATBIS	AUTOMATIC TRANSFER BYPASS SWITCH
ATS	AUTOMATIC TRANSFER SWITCH
BAS	BUILDING AUTOMATION SYSTEM
BOT	BOTTOM OF TRAY (CABLE TRAY)
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CLG	CEILING
CT	CABLE TRAY
D	DRYER
EC	ELECTRICAL CONTRACTOR
EM	EQUIPMENT MANUFACTURERS
FHC	FRACTIONAL HORSEPOWER CONTROLLER
FMS	FACILITY MANAGEMENT SYSTEMS CONTRACTOR
FS	FUSIBLE SWITCH
GB	GROUNDING BAR
GF	GROUND FAULT
GFE	GOVERNMENT FURNISHED EQUIPMENT
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFGI	GOVERNMENT FURNISHED GOVERNMENT INSTALLED
GND	GROUND
HOA	HAND - OFF - AUTOMATIC
IG	ISOLATED GROUND
IT	INFORMATION TECHNOLOGY
JB	JUNCTION BOX
JSN	JOINT SCHEDULE NUMBER
KV	KILOVOLT(S)
KVA	KILOVOLT AMPERE(S)
KVAR	KILOVOLT AMPERE(S) REACTIVE
KW	KILOWATTS
LOC	LOCAL OPERATING CONSOLE
MC	MECHANICAL CONTRACTOR
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CONTROL PROTECTOR
MGEB	MAIN GROUNDING ELECTRODE BUSBAR
MLO	MAIN LUGS ONLY
MNS	MASS NOTIFICATION SYSTEM
M/O	MAGNETIC ONLY CIRCUIT BREAKER
MTD	MOUNTED
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NTS	NOT TO SCALE
OC	ON CENTER
OFE	OWNER FURNISHED EQUIPMENT
OHC	OVERHEAD CABLE TV
OHE	OVERHEAD ELECTRICAL
PNL	PANEL
PSP	POWER SERVICE POINT
RSC	RIGID STEEL CONDUIT
S/N	SOLID NEUTRAL BAR
TC	TEMPERATURE CONTROLS CONTRACTOR
TEL	TELEPHONE
T/M	THERMAL MAGNETIC CIRCUIT BREAKER
TR	TAMPER RESISTANT
TYP	TYPICAL
UG	UNDERGROUND (TYPICALLY POWER, UNO)
UGE	UNDERGROUND ELECTRIC
UGF	UNDERGROUND FIBER (TYPICALLY ON CONDUIT)
UGS	UNDERGROUND SPARE CONDUIT
UGT	UNDERGROUND TELECOMMUNICATIONS
U.N.O.	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W/O	WITHOUT
V	VOLT(S)
W/	WITH
WP	WEATHERPROOF
XP	EXPLOSION PROOF
+_"	HEIGHT ABOVE FINISHED FLOOR

TYPICAL MOUNTING HEIGHTS

9'-0"	BATTERY LIGHTING UNITS AND REMOTE WALL MTD LIGHT HEADS (OR 1'-0" BELOW FINISHED CEILING AT TOP OF UNIT).
8'-6"	PENDANT-HUNG INDUSTRIAL AND STRIP LIGHTING FIXTURE
CENTERED ABOVE DOOR OR WINDOW OPENING	WARNING AND SIGNALING FIXTURES/SIGNS
8'-0"	VISUAL FIRE ALARM SIGNALING DEVICES. MOUNT SUCH THAT ENTIRE LENS IS NOT LESS THAN 80" AND NOT GREATER THAN 96" AFF. WHERE ARCHITECTURAL APPURTENANCES INTERFERE WITH DEVICES, MOUNTING HEIGHT OF 96" A.F.F. OR 6" BELOW CEILING, WHICHEVER IS LOWER AND REDUCE STROBE COVERAGE BY 50%.
6'-6"	TOP OF FLUSH AND SURFACE MOUNTED ELECTRICAL LIGHTING OR POWER PANELBOARDS AND TELEPHONE CABINETS.
6'-0"	TOP OF HIGHEST ELECTRICAL SAFETY DISCONNECT SWITCHES, MAGNETIC STARTERS, CONTACTORS.
4'-6"	WALL MOUNTED TELEPHONE STATIONS, GFCI RECEPTACLES IN TOILETS (3'-6" AT HANDICAP LOCATIONS) VERIFY EXACT HEIGHT PRIOR TO ROUGH IN
4'-0"	TOP OF HIGHEST ELECTRICAL SAFETY DISCONNECT SWITCHES, MAGNETIC STARTERS, CONTACTORS FOR ALL UNIT PANELS. UNIT PANELS SHALL MEET ADA REQUIREMENTS.
3'-10"	WALL MTD LIGHT SWITCHES, MANUAL MOTOR STARTERS, THERMOSTATS, FIRE ALARM PULL STATIONS GFCI RECEPTACLES IN TOILET ROOMS OR FOR SEPARATE SINKS NOT IN CASEWORK.
2'-0"	ELECTRICAL RECEPTACLES WITHIN MECHANICAL, ELECTRICAL, AND ELEVATOR EQUIPMENT ROOMS.
18"	ELECTRICAL RECEPTACLES, TELEPHONE OUTLETS, COMMUNICATIONS OUTLETS
0'-0"	FINISHED FLOOR (RAISED FLOOR)

MOUNTING HEIGHT NOTES

A. MOUNTING HEIGHT IS TO CENTER OF OUTLETS, UNLESS NOTED OTHERWISE. IN MASONRY CONSTRUCTION, THE ABOVE MOUNTING HEIGHTS SHALL BE USED FOR REFERENCE TO NEAREST BLOCK OR BRICK COURSING.

B. THE ABOVE MOUNTING HEIGHTS SHALL BE ADHERED TO UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE IN THE DRAWINGS OR IN THE SPECIFICATIONS.

C. A +XX" BESIDE A DEVICE INDICATES THAT THE DEVICE IS MOUNTED ABOVE FINISHED FLOOR. COORDINATE WITH ARCHITECTURAL DETAILS AND CASEWORK.

AMERICAN WITH DISABILITY ACT (ADA) NOTES

A. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTAT AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OPERABLE PARTS OF THE CONTROLS LOCATED NO HIGHER THAN 48", AND NO LOWER THAN 15" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44" FOR FORWARD APPROACH, OR 46" FOR SIDE APPROACH. PROVIDED THE OBSTRUCTION IS NO MORE THAN 24" IN DEPTH. OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH A CONTROL.

SEISMIC RESTRAINTS

ALL SEISMIC RESTRAINTS SHALL BE APPLIED WHERE REQUIRED PER ASCE 7, IBC, AND SMACNA SEISMIC RESTRAINT MANUAL.

SEISMIC-RESTRAINT LOADING:

SEISMIC DESIGN CATEGORY: B
SEISMIC DESIGN SITE CLASS AS DEFINED IN THE IBC: B
SEISMIC OCCUPANCY CATEGORY AS DEFINED IN THE IBC: III
SEISMIC COMPONENT IMPORTANCE FACTOR: NAT. GAS=1.5, ALL OTHER=1.0
MAPPED SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS (0.2 SECOND): 0.307
MAPPED SPECTRAL RESPONSE ACCELERATION AT 1-SECOND PERIOD: 0.251

EXACT SEISMIC RESTRAINT MOUNTING, SIZE, QUANTITY, TYPE, AND LOCATION OF RESTRAINT SHALL BE DETERMINED BY THE RESTRAINT MANUFACTURER'S PROFESSIONAL DESIGN ENGINEER BASED ON EQUIPMENT THAT WILL BE INSTALLED IN THE CORRESPONDING SEISMIC DESIGN CATEGORY WHERE BUILDING IS LOCATED.

THE SEISMIC CONTROL PRODUCT MANUFACTURER'S PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE SEISMIC DESIGN CALCULATIONS OF THE SEISMIC RESTRAINT SYSTEM AND SHALL SELECT SEISMIC RESTRAINT COMPONENTS REQUIRED FOR THE MECHANICAL SYSTEM.

GENERAL NOTES

A. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, 2017 EDITION, OHIO BUILDING CODE 2017, AND INTERNATIONAL BUILDING CODE 2015 EDITION. WORK SHALL ALSO BE IN ACCORDANCE WITH STATE AND LOCAL CODES AND ORDINANCES.

B. ALL HOMERUNS SHALL BE #12 PHASE WIRES, #12 NEUTRAL WIRE, #12 GROUND WIRE WITH 1/2" CONDUIT, U.N.O.

C. FOR 120V, 20A HOMERUN CIRCUITS THAT EXCEED 75 FEET IN FEEDER LENGTH WITH 13 AMPS LOAD OR GREATER, OVERSIZE CONDUCTOR TO #10 DUE TO VOLTAGE DROP. MAX. BRANCH CIRCUIT VOLTAGE DROP LIMITED TO 3%.

D. PROVIDE UL LISTED AND APPROVED ASSEMBLIES AT ALL PENETRATIONS AND/OR SLEEVES THROUGH FLOOR SLABS AND RATED WALLS TO MAINTAIN THE RATING OF THE MEMBRANE(S) PENETRATED, USE UL LISTED METHODS AND MATERIALS. PROVIDE FIRE STOPPING PER NFPA 101 FOR ALL PENETRATIONS THROUGH RATED WALLS.

E, REFER TO MECHANICAL PLANS FOR EXACT LOCATIONS OF MECHANICAL EQUIPMENT. COORDINATE SERVICES TO MECHANICAL EQUIPMENT WITH FINAL FIELD CONDITIONS. VERIFY MECHANICAL EQUIPMENT WITH SHOP DRAWINGS PRIOR TO ROUGH-IN. SEE EQUIPMENT REQUIREMENTS SCHEDULE FOR ADDITIONAL INFORMATION.

F. A GREEN INSULATED COPPER GROUND CONDUCTOR SHALL BE RAN WITH ALL BRANCH CIRCUITS SERVING HOUSE LOADS.

G. ALL BOXES, CONDUIT, AND PULL WIRES FOR SECURITY AND VOICE/DATA SYSTEMS SHALL BE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR, INCLUDING ANY 120V CONNECTIONS.

H. REFER TO TELECOMMUNICATIONS DRAWINGS FOR SECURITY CAMERA AND SWITCH LOCATIONS. PROVIDE CONDUITS, POWER CIRCUITS, AND J-BOXES AS REQUIRED.

I. ALL INTERIOR SWITCHBOARDS/METERBANKS SHALL BE MOUNTED ON 4" HOUSEKEEPING PADS.

J. PROVIDE TYPED/PRINTED PERMANENT LABELS FOR ALL SWITCHBOARDS, METERBANKS, PANELS , TRANSFORMERS, PANELBOARDS, AND DISCONNECTS INDICATING DESIGNATION, VOLTAGE, PHASE, AND WHERE IT IS FED FROM.

K. ALL GENERAL PURPOSE OUTLETS SERVING HOUSE LOADS SHALL BE 20A U.N.O. ALL DEVICES, SWITCHES, AND FACEPLATES SHALL BE WHITE U.N.O.

L. ALL BRANCH CIRCUIT CONNECTIONS AT PANELS AND FEEDER CONNECTIONS AT SWITCHBOARDS/METERBANKS SHALL BE ROUTED IN CONDUIT AND NOT MC. IT WILL BE ACCEPTABLE TO TRANSITION TO MC OVERHEAD. ALL WIRING, INCLUDING GROUND WIRES BELOW 10' AFF SHALL BE ROUTED IN CONDUIT.

M. ALL MICROWAVES AND VENDING MACHINES SHALL BE PROVIDED WITH A SINGLE 120V/20A RECEPTACLE AND BE PROTECTED WITH A GFCI CIRCUIT BREAKER OR HAVE A SINGLE 20A GFCI DEVICE WHERE EASILY ACCESSIBLE.

N. ALL RECEPTACLES SERVING HOUSE LOADS SHALL BE PERMANENTLY LABELED WITH PANEL AND BRANCH CIRCUIT. (P-TOUCH OR SIMILAR TYPE LABEL). LABEL ALL WIRES WITH CIRCUIT DESIGNATION.

O. COORDINATE ALL DEVICE FACEPLATE COLORS WITH ARCHITECT AND INTERIOR DESIGNER.

P. ALL DWELLING UNIT RECEPTACLES FOR 15- AND 20- AMPERE, 125-VOLT AND 250-VOLT NONLOCKING-TYPE RECEPTACLES TO BE TAMPER-RESISTANT TYPE.

ELECTRICAL DRAWING INDEX - BLDG 2	
SHEET NUMBER	SHEET NAME
E001.1-B	ELECTRICAL SYMBOLS AND NOTES
E002.1-B	ELECTRICAL SPECIFICATIONS
E003.1-B	ELECTRICAL SCHEDULES
E004.1-B	ELECTRICAL SCHEDULES
E005.1-B	ELECTRICAL SITE PLAN
E006.1-B	ELECTRICAL SITE LIGHTING PLAN
E007.1-B	ELECTRICAL DETAILS
E101.1-B	ELECTRICAL 1ST FLOOR POWER PLAN
E102.1-B	ELECTRICAL 2ND FLOOR POWER PLAN
E103.1-B	ELECTRICAL 3RD FLOOR POWER PLAN
E104.1-B	ELECTRICAL 4TH FLOOR POWER PLAN
E105.1-B	ELECTRICAL 5TH FLOOR POWER PLAN
E106.1-B	ELECTRICAL ROOF POWER PLAN
E201.1-B	ELECTRICAL 1ST FLOOR LIGHTING PLAN
E202.1-B	ELECTRICAL 2ND FLOOR LIGHTING PLAN
E203.1-B	ELECTRICAL 3RD FLOOR LIGHTING PLAN
E204.1-B	ELECTRICAL 4TH FLOOR LIGHTING PLAN
E205.1-B	ELECTRICAL 5TH FLOOR LIGHTING PLAN
E500.1-B	ELECTRICAL PANEL SCHEDULES
E800.1-B	ELECTRICAL PHOTOMETRIC PLAN

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ELECTRICAL SYMBOLS AND NOTES

IFP

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: SAV

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 71300
JOSEPH REMSON
Date Signed
ARIZONA U.S.A.
4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET:
E001.1-B
3056-20-02

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ELECTRICAL SPECIFICATIONS

GENERAL PROJECT NOTES:

THESE DOCUMENTS ARE INTENDED TO DEPICT AND DETAIL THE DESIGN INTENT OF THE REQUIRED ELECTRICAL SYSTEMS ASSOCIATED WITH THE SCOPE OF CONSTRUCTION FOR THIS PROJECT. THE PRECISE MEANS, METHODS, AND EXECUTION OF THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR(S).

ELECTRICAL SPECIFICATIONS:

GENERAL REQUIREMENTS

WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE LOCAL, FEDERAL, AND STATE LAWS, CODES, REGULATIONS, AND ORDINANCES.

CODES

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFORM TO:

ALL LOCAL CODES AND ORDINANCES
NATIONAL ELECTRICAL CODE (NEC) (NFPA 70)
NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA)
NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) – STANDARDS OF INSTALLATION
UNDERWRITERS LABORATORIES (UL)
AMERICANS WITH DISABILITIES ACT (ADA)

IF DIFFERENT REQUIREMENTS ARE FOUND, MAKE ENGINEER AWARE TO ENSURE DESIGN MODIFICATIONS ARE NOT NECESSARY.

SITE CONDITIONS

CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO INFORM HIMSELF OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. ACCEPTANCE OF CONTRACT IMPLIES UNDERSTANDING OF SITE CONDITIONS.

THE CONTRACTOR SHALL REFER TO ALL PROJECT DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMISSION OF BID. APPLICABLE REFERENCE DRAWINGS INCLUDE BUT ARE NOT LIMITED TO CIVIL, ARCHITECTURAL, STRUCTUAL, MECHANICAL, PLUMBING, AND FIRE PROTECTION.

WORK INCLUDED

CONTRACTOR SHALL FURNISH LABOR, MATERIAL, EQUIPMENT, AND SERVICES TO COMPLETE ELECTRICAL WORK AS INDICATED ON DRAWINGS AND AS SPECIFIED HEREIN. FURNISH AND INSTALL COMPONENT PARTS OF THE ELECTRICAL SYSTEMS AS SPECIFIED AND INDICATED, INCLUDING PARTS AND ACCESSORIES NECESSARY OR CUSTOMARY FOR PROPER OPERATION, WHETHER OR NOT SPECIFICALLY INDICATED.

CONTRACTOR SHALL FURNISH AND INSTALL STARTERS, VFD'S, DISCONNECT SWITCHES AND WIRING FOR MOTORS AND EQUIPMENT, UNLESS OTHERWISE NOTED ON THE ELECTRICAL EQUIPMENT REQUIREMENTS SCHEDULE.

CONTRACTOR SHALL PROVIDE TEMPORARY ELLECTRICAL SERVICE INCLUDING SERVICE PANEL AND RELATED WORK AS REQUIRED FOR THIS PROJECT.

CLARITY OF PLANS OR SPECIFICATIONS

IF CONTRACTOR DOES NOT CLEARLY UNDERSTAND THE PLANS AND SPECIFICATIONS OR IS NOT SURE OF THEIR MEANING OR DESIGN INTENT, THE CONTRACTOR OBTAIN THE ENGINEER'S WRITTEN EXPLANATION AND INTERPRETATIONS PRIOR TO BIDDING. IN THE CASE OF ANY INCONSISTENCY BETWEEN DRAWINGS/SPECIFICATIONS OR OTHER DOCUMENTS, THE GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ENGINEER'S INTERPRETATION.

INSPECTION AND TESTS
FURNISH ARCHITECT AND/OR OWNER WITH CERTIFATE OF INSPECTION AND APPROVAL BY LOCAL AUTHOITIES AND EQUIRED TEST REPORTS PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ALL WORK SHALL BE INSPECTED AND TESTED IN PER LOCAL CODE REQUIREMENTS.

SUBMITTALS

SHOP DRAWINGS SHOWING NAME AND ADDRESS OF THE MANUFACTURER GIVING ALL DETAILS, DIMENSIONS, CONSTRUCTION DETAILS AND PERFORMANCE CHARACTERISTICS SHALL BE SUBMITTED FOR ELECTRICAL EQUIPMENT AND MATERIALS. IF MANUFACTURER'S CUT SHEETS ARE SUBMITTED, EACH SPECIFIC ITEM TO BE INSTALLED SHALL BE INDICATED.

RECORD DRAWINGS

PROVIDE RECORD DOCUMENTS TO ARCHITECT/ENGINEER DESIGNATING ANY DEVIATIONS MADE FROM THE DRAWINGS DURING INSTALLATION. PROVIDE (1) COMPLETE COPY OF ALL DRAWING SHEETS, REGARDLESS OF WHETHER OR NOT THERE WERE ANY DEVIATIONS FROM THE ENGINEER'S DRAWINGS. PROVIDE MARKED UP PANEL SCHEDULES AND A COPY OF THE CLEAN, TYPE-WRITTEN PANEL SCHEDULES PROVIDED ON SITE TO THE ARCHITECT/ENGINEER. CONTRACTOR IS RESPONSIBLE FOR CLARIFYING AND CORRECTING DOCUMENTATION OF ANY DISCREPANCIES BETWEEN PANEL SCHEDULES AND FIELD NOTES.

REQUEST FOR INFORMATION

PROVIDE WRITTEN DOCUMENTATION FOR REQUESTS FOR INFORMATION (RFI). RFIS ARTO BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE GENERAL CONTRACTOR. PROVIDE BACKGROUND INFORMATION TO DESCRIBE THE SITUATION AND SUGGEST A SOLUTION TO FACILITATE RESPONSE TIME WHERE POSSIBLE.

OPERATING MANUALS

THIS CONTRACTOR SHALL, BEFORE FINAL APPROVAL OF THE ELECTRICAL INSTALLATION, OBTAIN AND SUBMIT TO THE ENGINEER FOR APPROVAL FOUR (4) COPIES OF DESCRIPTIVE LITERATURE, MAINTENANCE AND OPERATION DATA AND PARTS LISTS OF EACH ITEM OF EQUIPMENT INSTALLED.

WARRANTY

CONTRACTOR SHALL WARRANTY ELECTRICAL WORK FOR DEFECTS WHICH MAY DEVELOP WITHIN ONE (1) YEAR AFTER FINAL ACCEPTANCE BY THE OWNER.

PERMITS AND FEES

CONTRACTOR SHALL PAY FOR PERMITS, LICENSES AND INSPECTIONS IN CONJUNCTION WITH THIS WORK.

CLEANING

THOROUGHLY CLEAN LIGHT FIXTURES, PANELBOARDS, BOXES, AND EQUIPMENT FURNISHED UNDER THIS CONTRACT UPON COMPLETION OF THE WORK.

COORDINATION OF WORK

CONTRACTOR SHALL COORDINATE ELECTRICAL WORK WITH OTHER TRADES AND WITH OWNER'S ACTIVITIES AND FUNCTIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND RE-FINISHING OF EXISTING WALLS, FLOORS, SOLID AND SUSPENDED CEILINGS, ETC., WHERE REQUIRED BY THE SCOPE OF THE PROJECT WITH MATERIALS AND METHODS TO MATCH EXISTING AND AS APPROVED BY THE OWNER AND ARCHITECT.

ITEMS SUCH AS CONDUIT, FITTINGS, ETC., SHALL NOT BE INSTALLED IN CONFLICT WITH EQUIPMENT. COORDINATE ALL PATCHWORK WITH GENERAL CONTRACTOR. STRUCTURAL SYSTEMS ARE NTO TO BE CUT OR PATCHED UNLESS AT THE DIRECTION OF THE ARCHITECT.

THE OWNER SHALL BE NOTIFIED IN WRITING PRIOR TO ANY WORK REQUIRING A UTILITY SHUTDOWN. ANY SERVICES INTERRUPTED BY TRENCHING, EXCAVATING, OR FLOOR CUTTING SHALL BE REPAIRED BY THE CONTRACTOR AS NO ADDITIONAL COST TO THE ENGINEER, ARCHITECT, OR OWNER. EXISTING UNDERGROUND SERVICES NOT INDICATED ON DRAWINGS TO BE RELOCATED SHALL BE BROUGHT TO ARCHITECT/ENGINEER'S ATTENTION.

DAMAGE TO WORK BY OTHERS

CAREFULLY LAY OUT WORK IN ADVANCE AND COORDINATE WORK WITH OTHER TRADES SO AS TO ELIMINATE DAMAGE TO WORK INSTALLED BY OTHER CONTRACTORS. IN EVENT OF DAMAGE TO WORK INSTALLED BY OTHERS, MAKE COMPLETE REPAIRS OF ANY DAMAGE AT NO COST TO OWNER.

ACCESS TO EQUIPMENT

EQUIPMENT AND CONTROL DEVICES SHALL BE SO LOCATED AS TO PROVIDE FOR EASY ACCESS FOR OPERATION, ADJUSTMENTS, REPAIR, AND MAINTENANCE.

IDENTIFICATION

EQUIPMENT SHALL HAVE PHENOLIC LABELS SECURELY FASTENED ON THE EQUIPMENT ENCLOSURE IN PLAIN SIGHT. PROVIDE IDENTIFICATION FOR THE FOLLOWING PIECES OF EQUIPMENT WITHIN SCOPE OF WORK:

ELECTRICAL DISTRIBUTION SWITCHBOARDS AND PANELBOARDS
PANELBOARDS, ELECTRICAL CABINETS AND ENCLOSURES
TRANSFORMERS
DISCONNECT SWITCHES
ENCLOSED CIRCUIT BREAKERS
REMOTE CONTROL DEVICES
POWER GENERATING UNITS
POWER TRANSFER EQUIPMENT
FIRE ALARM CONTROL PANEL AND REMOTE POWER SUPPLIES

EXCAVATION AND BACKFILL

CONTRACTOR SHALL PROVIDE CUTTING, EXCAVATION, AND BACKFILLING REQUIRED FOR ELECTRICAL WORK. BACKFILL SHALL BE CLEAN STRUCTURAL FILL AND SHALL BE PREPARED IN LAYERS OF EIGHT (8) INCHES OR LESS WITH EACH LAYER TAMPED. BACKFILL AND COMPACT AREAS OF SETTLEMENT TO MATCH SURROUNDING AREAS. REMOVE ALL EXCESS EXCAVATION MATERIALS FROM THE SITE. EXCAVATIONS SHALL BE MAINTAINED FREE OF STANDING WATER AND SHALL BE PROPERLY PROTECTED.

PROVIDE MINIMUM 6" WIDE WARNING TAPE WITH CONTINUOUS-PRINTED IDENTIFICATION AND EMBEDDED METALLIC STRIP OR CORE OVER BURIED WORK.

ELECTRICAL EQUIPMENT

ELECTRICALLY OPERATED SYSTEMS, ELEMENTS, EQUIPMENT AND COMPONENTS SHALL BE UL LISTED FOR THE APPLICATION OR PURPOSE TO WHICH THEY ARE INSTALLED. EXTERIOR AND/OR WET AREA LOCATIONS SHALL BE PROVIDED WITH EQUIPMENT THAT IS SUITABLE FOR WET AREAS.

MANUFACTURER QUALIFICATIONS: COMPANY SPECIALIZING IN MANUFACTURING RELEVANT PRODUCTS WITH NOT LESS THAN THREE YEARS OF EXPERIENCE.

CONDUIT

CONDUIT SHALL BE ELECTRICAL METALLIC TUBING (EMT) ABOVE CEILINGS, EXPOSED IN UTILITY AND STORAGE SPACES AND IN WALLS. MC CABLE MAY BE USED AS APPROVED BY THE AHJ IN LOCATIONS NOT EXPOSES TO OCCUPANTS. RIGID CONDUIT SHALL BE USED WHERE STUBBED UP FROM FLOOR SLAB, WHERE ON BUILDING EXTERIOR, AND OTHER AREAS WHERE SUBJECT TO PHYSICAL ABUSE.

ABOVE SLAB: 1/2" MINIMUM.
BELOW SLAB: 1" MINIMUM
UNDERGROUND CONDUIT: 1" MINIMUM, SCHEDULE 40 PVC

SURFACE MOUNTED RACEWAY

USE SURFACE MOUNTED RACEWAY TO PROVIDE ADDITIONAL POWER AND DATA LOCATIONS ONLY WHERE INDICATED. SURFACE MOUNTED RACEWAY SHALL BE CONSTRUCTED OF STEEL, TWO CHANNEL DIVIDED RACEWAY WITH (1) CHANNEL DEDICATED FOR DATA AND (1) CHANNEL DEDICATED FOR POWER. PROVIDE DEVICES AS SHOWN ON PLANS.

CONDUCTORS

INSULATION SHALL BE 600V TYPE THHN/THWN OR THWN-2. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG. CONDUCTORS SHALL BE COPPER. OR CONDUCTORS #4 OR SMALLER SHALL BE COPPER. CONDUCTORS LARGER THAN #4 MAY BE COPPER OR ALUMINUM, SIZED PER N.E.C.

POWER AND LIGHTING BRANCH CIRCUIT WIRING SHALL BE THHN/THWN, #12 AWG COPPER MINIMUM.

HOMERUNS SHALL BE #10 PHASE WIRES, #10 NEUTRAL WIRE, AND #12
GROUND WIRE WITH 3/4" CONDUIT MINIMUM OR MC CABLE AS APPROVED BY
THE AUTHORITY HAVING JURISDICTION.

CONTRACTOR IS RESPONSIBLE FOR UPSIZING HOMERUNS FOR VOLTAGE DROP. VOLTAGE DROP SHALL BE HELD TO A MAXIMUM OF 2 PERCENT FOR FEEDERS AND 3 PERCENT FOR BRANCH CIRCUITS.

FOR 120V, 20A HOMERUN CIRCUITS THAT EXCEED 75 FEET IN FEEDER LENGTH
WITH 13 AMP LOAD OR GREATER, OVERSIZE CONDUCTOR TO #10 DUE TO
VOLTAGE DROP.

BOXES
LUMINAIRE AND EQUIPMENT SUPPORTING MUSTED SHALL BE RATED FOR WEIGHT OF EQUIPMENT SUPPORTED; INCLUDE 1/2" MALE FIXTURE STUDS WHERE REQUIRED.

GROUNDING

ELECTRICAL DEVICES SHALL BE GROUNDED PER ARTICLE 250 OF THE N.E.C. FEEDER AND BRANCH CIRCUITS SHALL HAVE INSULATED GREEN GROUND WIRE INSTALLED. PROVIDE AN INSULATED EQUIPMENT GROUNDING CONDUCTOR FOR CIRCUITS TO SINGLE-PHASE MOTOR AND APPLIANCE BRANCH CIRCUITS, THREE-PHASE MOTOR AND APPLIANCE BRANCH CIRCUITS
AND FLEXIBLE RACEWAY RUNS.

PROVIDE INSULATED EQUIPMENT GROUNDING CONDUCTORS FROM GROUNDING ELECTRODE SYSTEM TO EACH SERVICE LOCATION, TERMINAL CABINET, WIRING CABINET AND CENTRAL EQUIPMENT LOCATION SERVING TELEPHONE, ALARM, ACCESS CONTROL, DATA, INTERCOM, CCTV AND OTHER SUCH SYSTEMS.

USE EXOTHERMIC-WELDED CONNECTIONS AT STRUCTURAL STEEL AND FOR UNDERGROUND CONNECTIONS.

DEVICES

SWITCHES, RECEPTACLES AND COVER PLATES SHALL BE WHITE, OR AS DIRECTED BY THE OWNER.

THE OWNER RESERVES THE RIGHT TO RELOCATE ANY DEVICE OR OUTLET, PRIOR TO ITS INSTALLATION, WITHIN A 10 FOOT RADIUS OF ITS INDICATED LOCATION WITHOUT EXTRA COST TO THE OWNER.

SWITCHES

TOGGLE SWITCHES SHALL BE WHITE AND SHALL BE RATED 20 AMPERES 120/277 VOLT, A.C. TYPE AS MANUFACTURED BY LEVITON. EQUIVALENT DEVICES BY PASS & SEYMOUR, EAGLE, SLATER OR HUBBELL SHALL BE ACCEPTABLE.

SINGLE POLE SWITCH #1221-X NO. 1221-I
THREE-WAY SWITCH #1223-X NO. 1223-I

RECEPTACLES

DUPLEX RECEPTACLE OUTLETS SHALL BE SPECIFICATION GRADE AND RATED 20 AMPERES, 120V, NEMA 5-20R, AS MANUFACTURED BY LEVITON. EQUIVALENT DEVICES BY EAGLE, P&S, SLATER OR HUBBELL SHALL BE ACCEPTABLE.

DUPLEX OUTLET #5362-X NO. 5362-I
GFCI OUTLET #6898-X
ISOLATED GROUND OUTLET: #5362-X NO. 6898-I

PROVIDE GFI RECEPTACLES AS INDICATED BY CODE. FOR RECEPTACLES LOCATED BEHIND EQUIPMENT THAT REQUIRES GFCI PROTECTION, PROVIDE GFCI CIRCUIT BREAKERS.

RECEPTACLES SHALL BE 20A RATED, NEMA 5-20R UNLESS NOTED OTHERWISE.

COVER PLATES

COVER PLATES SHALL BE SMOOTH FINISH TO MATCH THE SWITCH OR RECEPTACLE.

WEATHER PROOF COVER PLATES (CONTINUOUS USE) SHALL BE GASKETED, TOP HINGED, FULL PLUG PROTECTION EQUAL TO "TAYMAC".

WEATHER PROOF COVER PLATES (NON-CONTINUOUS USE) SHALL BE GASKTED CAST METAL WITH HINGED GASKETED DEVICE COVER.

ENCLOSURES AND CABINETS

PROVIDE NEMA TYPE 1 OR 3R STEEL WITH HINGED COVER AS REQUIRED BY APPLICATION.

RECESSED BACKBOXES MAY BE GALVANIZED STEEL.

PROVIDE METAL BARRIERS TO SEPARATE COMPARTMENTS CONTAINING CONTROL WIRING OERATING AT LESS THAN 50V FROM POWER WIRING.

FUSES

FURNISH AND INSTALL FUSES SIZED ACCORDING TO THE LOAD NAMEPLATES OR AS INDICATED ON THE DRAWINGS.

FUSES SHALL NOT BE INSTALLED IN SWITCHES UNTIL EQUIPMENT IS READY TO BE ENERGIZED TO PREVENT DAMAGE IN SHIPMENT AND TO PREVENT WATER DAMAGE.

ALL FUSES SHALL BE OF THE SAME MANUFACTURER TO ASSURE SELECTIVE COORDINATION. FUSES 601 AMPERES AND ABOVE SHALL BE U.L. CLASS L HI-CAP TIME-DELAY FUSES. FUSES ON POWER FEEDERS SHALL BE FUSETRON DUAL-ELEMENT FUSES IN THE 0-60 AMPERE SIZES (FRN FOR 250 VOLTS, "FRS" FOR 600 VOLTS) AND LOW-PEAK DUAL-ELEMENT FUSES IN THE 70 TO 600 AMPERES SIZES (LPN FOR 250 VOLTS, "LPS" FOR 600 VOLTS).

FUSES SHALL BE AS MANUFACTURED BY BUSSMANN MANUFACTURING COMPANY.

LIGHTING FIXTURES

FURNISH AND INSTALL LIGHTING FIXTURES FOR LIGHTING SYSTEMS AS SHOWN ON THE PLANS, SPECIFIED IN THE "LIGHT FIXTURE SCHEDULE" AND DESCRIBED HEREIN.

LIGHTING FIXTURES SHALL BE COMPLETE WITH ALL NECESSARY AND RELATED PARTS, INCLUDING LAMPS, CANOPIES, SUSPENSIONS OF PROPER LENGTH, HICKEYS, CASINGS, SOCKETS, HOLDERS, REFLECTORS, BALLASTS, BALLAST FUSING, DIFFUSING MATERIALS, LOUVERS, PLASTER FRAMES, YOKES, CEILING CLIPS FOR SEISMIC, AND ANY OTHER PART OR DEVICE REQUIRED FOR PROPER INSTALLATION AND TO MEET THE DESIGN INTENT. MINIMUM THICKNESS FOR ACRYLIC DIFFUSERS SHALL BE .125 INCHES. BALLASTS SHALL BE HIGH POWER FACTOR, SOUND RATING "A."

ELECTRONIC BALLASTS AND/OR DRIVERS SHALL HAVE A 5-YEAR EXTENDED WARRANTY AND TOTAL HARMONIC DISTORTION LESS THAN 10%.

FLUORESCENT LAMPS SHALL BE OF THE LOW-MERCURY TYPE WITH COLOR TEMPERATURE OF 4100 DEGREES KELVIN AND A COLOR RENDERING INDEX OF 82 OR GREATER.

LIGHTING CONTROLS

REFER TO LIGHTING CONTROLS AS DEFINED ON LIGHTING PLANS, LIGHTING CONTROL SCHEDULE, AND WIRING DIAGRAMS.

SWITCHBOARDS AND PANELBOARDS

SWITCHBOARDS AND PANLBOARDS SHALL HAVE ALUMINUM BUS BARS. SWITCHBOARDS AND PANLBOARDS SHALL HAVE 100% RATED NEUTRAL BUSES.

SWITCHBOARDS AND PANELBOARDS SHALL HAVE BOLT-ON TYPE CIRCUIT BREAKERS, AMBIENT COMPENSATED, THERMAL MAGNETIC TRIP, QUICK-MAKE AND QUICK-BREAK. TOGGLE MECHANISM SHALL BE OVER CENTER TYPE WITH TRIP-FREE POSITIVE OPERATION. MULTI-POLE BREAKERS SHALL BE COMMON TRIP TYPE. BREAKERS 125 AMPS AND LARGER SHALL HAVE ELECTRONIC TRIP FEATURES.

120/208 VOLT PANELS SHALL BE TYPE NQOD, THREE-PHASE, 4-WIRE. BREAKERS SHALL BE TYPE QOB-H RATED WITH KAIC RATING AS INDICATED ON ONE-LINE DRAWING.

HANDLE LOCK-ONS SHALL BE FURNISHED AND INSTALLED ON CIRCUITS AS INDICATED ON THE DRAWINGS AND NECESSARY BY CODE. CIRCUIT BREAKERS SHALL BE THE GFCI TYPE WHERE SHOWN ON THE DRAWINGS, PANEL SCHEDULES OR AS REQUIRED BY CODE.

PANELBOARDS FOR LIGHTING AND POWER DISTRIBUTION SHALL HAVE A MINIMUM OF 20% SPARE BREAKERS.

BALANCE DESIGN LOAD ACROSS ALL PANELBOARDS. CONFIRM LOADING PRIOR TO FINAL COMPLETION.

PROVIDE A TYPED CIRCUIT DIRECTORY IN EACH SWITCHBOARD AND PANELBOARD UPON COMPLETION OF WORK. HAND WRITTEN DIRECTORIES ARE NOT ACCEPTABLE. CIRCUIT DESCRIPTIONS SHALL INCLUDE ROOM NUMBER AND TYPE OF LOAD SERVED.

PROVIDE ARC-FLASH LABELS ON ALL PANELBOARDS.

PANELBOARDS SHALL BE MANUFACTURED BY EATON, GENERAL ELECTRIC, SIEMENS OR SQUARE D.

SURGE PROTECTION DEVICES (SPD)

PROVIDE SPDS FOR LOW-VOLTAGE POWER SYSTEMS, CONTROLS, SECURITY SYSTEMS AND COMMUNICATIONS SYSTEMS. CLAMPING VOLTAGE SHALL BE 120% OF NOMINAL PEAK LINE VOLTAGE. COMPLY WITH THE FOLLOWING STANDARDS: UL 1283; UL 1449, 3RD EDITION; IEEE C62.41; IEEE C62.45; NEMA LS 1.

PROVIDE PANELBOARD SUPPRESSORS OF MODULAR DESIGN WITH FIELD-REPLACEABLE MODULES, SINE-WAVE-TRACKING TYPE THAT INCLUDE:
FUSES RATED AT 200KA INTERRUPTING CAPACITY, BOLTED COMPRESSION LUGS FOR INTERNAL WIRING, INTEGRAL DISCONNECT SWITCH, REDUNDANT SUPPRESSION CIRCUITS AND REPLACEABLE MODULES, COPPER BUS BARS FOR BOLTED CONNECTIONS TO PHASE BUSES, NEUTRAL BUS AND GROUND BUS, LED ANNUNCIATOR FOR POWER AND PROTECTION STATUS, AUDIBLE ALARM, WITH SILENCING SWITCH, ONE SET OF DRY CONTACTS RATED AT 5A AND 250 VAC FOR REMOTE MONITORING, SURGE EVENT OPERATIONS COUNTER.

PROTECTION MODES AND UL 1449, 3RD EDITION, SVR FOR GROUNDED WYE CIRCUITS SHALL BE 800 V FOR 480Y/277, 3-PHASE, FOUR-WIRE CIRCUITS
1. PHASE TO PHASE
2. PHASE TO NEUTRAL
3. PHASE TO GROUND

PEAK SINGLE IMPULSE SURGE CURRENT RATING:
1. SERVICE ENTRANCE: 80 KA PER MODE
2. PANELBOARDS: 60 KA PER MODE

PROVIDE MULTIPOLE CIRCUIT BREAKER AS A DEDICATED DISCONNECT FOR EACH SPD DEVICE. SPD SHALL BE INTEGRATED WITHIN SWITCHBOARDS AND PANELBOARDS.

UTILITY SERVICE ENTRANCE

METERS SHALL BE FURNISHED BY THE UTILITY COMPANY UNLESS NOTED OTHERWISE. MAXIMUM METER CENTLINE HEIGHT SHALL NOT EXCEED 6'-3" ABOVE THE SURFACE ON WHICH THE METER READER STAND UNLESS NOTED OTHERWISE ON DRAWINGS. INCLUDE PROVISIONS FOR PADLOCKING AND SEALING AS REQUIRED BY THE UTILITY COMPANY. PROVIDE TRANSFORMER PAD PER UTILITY COMPANY REQUIREMENTS.

AUTOMATIC TRANSFER SWITCH

PROVIDE AN AUTOMATIC TRANSFER SWITCH TO INITIATE A SIGNAL TO THE GENERATOR UPON LOSS OF UTILITY POWER. WHEN THE GENERATOR SYSTEM IS RUNNING AND PROVIDING SPECIFIED VOLTAGE AND FREQUENCY, THE TRANSFER SWITCH SHALL TRANSFER THE LOAD TO THE GENERATOR SYSTEM. THE GENERATOR SHALL AUTOMATICALLY START AND ACCEPT LOAD WITHIN THE NFPA REQUIRED TIME FRAME.

UPON RESTORATION OF THE UTILITY ELECTRICAL POWER SUPPLY, THE TRANSFER SWITCH SHALL, AFTER AN ADJUSTABLE TIME DELAY, TRANSFER LOAD BACK TO NORMAL POWER SUPPLY AND SIGNAL THE GENERATOR SYSTEM TO STOP.

THE AUTOMATIC TRANSFER SWITCH SHALL ALSO PROVIDE FOR PERIODIC TESTING OF THE GENERATOR AND AUTOMATIC TRANSFER SYSTEM.

THE AUTOMATIC TRANSFER SWITCH SHALL HAVE 3 SECOND WITHSTAND; CLOSING AND INTERRUPTING RATINGS OF 18,000 AIC AT 480VOLTS. THE TRANSFER SWITCH SHALL BE 100% EQUIPMENT RATED FOR CONTINUOUS DUTY AS SHOWN ON THE DRAWINGS AND SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF UL 1008 FOR EMERGENCY SYSTEM TOTAL LOAD. THE AUTOMATIC TRANSFER SWITCH SHALL BE FULLY RATED TO PROTECT ALL TYPES OF LOADS, INDUCTIVE AND RESISTIVE, FROM LOSS OF CONTINUITY OF POWER, WITHOUT DERATING, EITHER OPEN OR ENCLOSED. PROVIDE TRANSFER SWITCH FROM SAME MANUFACTURER AS GENERATOR OR ELECTRICAL PANELBOARDS PROVIDED.

SWITCH SHALL BE WALL MOUNT CONSTRUCTION. THE SWITCHING PANEL SHALL CONSIST OF COMPLETELY ENCLOSED CIRCUIT BREAKER BASED ASSEMBLIES AND A SEPARATE CONTROL OR TRANSFORMER PANEL. CONTROL POWER FOR ALL TRANSFER OPERATIONS SHALL BE DERIVED FROM THE LINE SIDE OF THE SOURCE TO WHICH THE LOAD IS BEING TRANSFERRED. PROVIDE AN AUTOMATIC OPEN-TRANSITION TRANSFER SWITCH WITH REMOTE ANNUNCIATION AND CONTROL. TRANSFER SWITCH SHALL BE POSITIVELY INTERLOCKED BOTH MECHANICALLY AND ELECTRICALLY TO PREVENT SIMULTANEOUS CLOSING OF BOTH SOURCES UNDER EITHER AUTOMATIC OR MANUAL OPERATION. MAIN CONTACTS SHALL BE MECHANICALLY LOCKED IN POSITION IN BOTH NORMAL AND EMERGENCY POSITIONS.

THE TRANSFER SWITCH SHALL HAVE A MICROPROCESSOR-BASED CONTROLLER. THE CONTROLLER SHALL BE HARDENED AGAINST POTENTIAL PROBLEMS FROM TRANSIENTS AND SURGES. OPERATION OF THE TRANSFER SWITCH AND MONITORING OF BOTH SOURCES SHALL BE MANAGED BY THE CONTROLLER. CONTROLLER SHALL BE PROVIDED WITH SCHEDULED MONTHLY TESTING CAPABILITIES AS REQUIRED BY NFPA 110.

TERMINAL BLOCKS SHALL CONFORM TO NEMA ICS 4. TERMINAL FACILITIES SHALL BE ARRANGED FOR ENTRANCE OF EXTERNAL CONDUCTORS FROM THE TOP OR BOTTOM OF THE ENCLOSURE. THE MAIN TRANSFER SWITCH TERMINALS SHALL BE SUITABLE FOR THE TERMINATION OF CONDUCTORS SHOWN ON THE PLANS.

PROVIDE THE SERVICES OF A FACTORY TRAINED REPRESENTATIVE TO PERFORM ALL TESTING AND PREPARATION WORK. THE GENERATOR SYSTEM SHALL BE FULLY TESTED TO VERIFY THAT IT IS OPERATING WITHIN MANUFACTURERS TOLERANCES AND THAT IT IS OPERATING AS SPECIFIED. THE TEST SHALL BE FULLY DOCUMENTED AND SUBMITTED AS SPECIFIED IN SUBMITTALS PARAGRAPH.

THE FACTORY-AUTHORIZED SERVICE REPRESENTATIVE SHALL DEMONSTRATE OPERATION, ADJUSTMENT AND MAINTENANCE OF THE SYSTEM AND TRAIN OWNER PERSONNEL. COORDINATE TRAINING SO FACTORY-AUTHORIZED PERSONNEL FROM ALL RELATED EQUIPMENT SHALL BE SIMULTANEOUSLY ON-SITE FOR TRAINING AND TESTING (INCLUDING ENGINE-GENERATOR AND AUTOMATIC TRANSFER SWITCH).

AUTOMATIC TRANSFER SWITCH SHALL BE ASCO, EATON, LEXINGTON OR SAME MANUFACTURER AS GENERATOR SET.

LOW VOLTAGE SYSTEM ROUGH-IN

PROVIDE BACK-BOX ROUGH-INS AND CONDUIT STUB-UPS TO ACCESSIBLE LOCATIONS ABOVE CEILING FOR LOW VOLTAGE SYSTEMS. INSTALL ROUGH-INS IN THE LOCATIONS NOTED ON DRAWINGS. WIRING SHALL BE IN CONDUIT IN WALLS AND IN CONDUIT WHERE NOT CONCEALED ABOVE LAY-IN CEILINGS. REFER TO SYMBOL LEGEND SHEET FOR ADDITIONAL INFORMATION. INSTALLATION OF CABLE, TERMINATIONS, JACKS, AND RACK MOUNTED ACTIVE EQUIPMENT SHALL BE PROVIDED BY OTHERS.

RESIDENTIAL PROJECT REQUIREMENTS

PROVIDE A RESIDENTIAL METER MODULE WITH MAIN CIRCUIT BREAKER AS INDICATED ON DRAWINGS. COORDINATE WITH ALL UTILITY REQUIREMENTS.

PROVIDE ARC FAULT CIRCUIT BREAKERS TO BREAKERS NOT SERVING GFCI RECEPTACLES PER NEC 210.12(A). PROVIDE RECEPTACLES WITH SPACING IN ACCORDANCE WITH NEC 210.52(A) SO THAT AT NO POINT ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FT FROM THE RECEPTACLE OUTLET.

FOR RESIDENTICAL LOAD CENTERS, PROVIDE A 208Y/120V SINGLE PHASE PANEL.

ELEVATOR

INSTALLATION OF ELEVATOR COMPONENTS SHALL COMPLY WITH ALL APPLICABLE ASME AND LIFE SAFETY CODES.

PROVIDE POWER FOR ___HP ELEVATOR AS SHOWN ON DRAWINGS AND ELECTRICAL EQUIPMENT REQUIREMENTS SCHEDULE. PROVIDE SHUNT TRIP BREAKER FOR ELEVATOR FEED (WHEN SPRINKLERS ARE PRESENT) IN ORDER TO REMOVE POWER FROM ELEVATOR CONTROLS BEFORE ANY SPRINKLER IS ACTIVATED IN THE ELEVATOR MACHINE ROOM AND HOISTWAY OVERHEAD.

PROVIDE ELEVATOR MACHINE ROOM LIGHTING TO MEET THE MINIMUM 19 FC REQUIREMENT PER ASME A17.1 2.7.9.1.

PROVIDE ELEVATOR PIT LIGHTING TO MEET THE MINIMUM 10 FC REQUIREMENT PER ASME A17.1 2.2.5. IF THERE IS MORE THAN ONE LEVEL OF AN ELEVATOR PIT, A THREE-WAY SWITCH SHALL BE PROVIDED IN BOTH THE PIT AREAS TO OPERATE ALIGHT FIXTURE LOCATED IN BOTH LOCATIONS. PROVIDE A LIGHT FIXTURE INSTALLED IN EACH PIT LEVEL.

COORDINATE WITH ELEVATOR CONTRACTOR TO PROVIDE INSTALLATION OF CONTROL DEVICES AND ACCESSORIES SUCH AS ELEVATOR PIT SWITCHES AND ELEVATOR CONTROL PANEL.

PROVIDE GFI RECEPTACLES IN ALL ELEVATOR MACHINE ROOMS, MACHINERY SPACES, AND ELEVATOR PIT AREAS PER ASME A17.1, NEC 620(C) & 620.24(C).

PROVIDE EMERGENCY POWER TO ALL ELEVATOR MACHINE ROOM LIGHTING AND TO ALL ELEVATOR CAR LIGHTING DISCONNECTS LOCATED IN ELEVATOR MACHINE ROOMS.

A SEPARATE BRANCH CIRCUIT SHALL SUPPLY THE CAR LIGHTS, RECEPTACLE(S), AUXILIARY LIGHTING POWER SOURCE, AND VENTILATION ON EACH ELEVATOR CAR. THE BRANCH CIRCUIT SHALL BE FUSED/BREAKER AND LOCKABLE AND SUPPLIED IN ALL ELEVATOR MACHINE ROOMS. ONE DISCONNECT SHALL BE PROVIDED FOR EACH ELEVATOR. PROVIDE A LABEL STATING THE LOCATION OF THE SUPPLY SIDE OCPD ON THE DISCONNECT PER NEC 620.22(A) AND 620.51(D).

A SEPARATE BRANCH CIRCUIT SHALL SUPPLY THE ELEVATOR MACHINE ROOM SPACE LIGHTING AND RECEPTACLES PER NEC 620.23(A).

PROVIDE SEPARATE BRANCH CIRCUITS TO: PIT LIGHTING & RECPETACLES, AND A SEPARATE BRANCH CIRCUIT FOR THE PIT SUMP PUMP PER NEC 620.24.

IF ELEVATOR IS TO OPERATE ON BUILDING EMERGENCY POWER, THE HVAC UNIT SHALL ALSO BE PROVIDED WITH BUILDING EMERGENCY POWER TO MEET THE TEMPERATURE REQUIREMENTS FOR THE ELEVATOR CONTROLLER.

MAIN LINE BREAKER OR DISCONNECT (LOCAKBLE, FUSED OR BREAKER, UL LISTED) SHALL BE SUPPLIED IN ALL ELEVATOR MACHINE ROOMS IN SIGHT OF ELEVATOR MOTOR AND CONTROLLER AND ADJACENT TO MACHINE ROOM ENTRY DOOR, ONE DISCONNECT REQUIRED FOR EACH ELEVATOR. PROVIDE A LABEL ON THE DISCONNECT STATING LOCATION OF OVERCURRENT PROTECTION DEVICE PER NEC 620-51.

HYDRAULIC ELEVATOR: PROVIDE A MAIN LINE DISCONNECT AUXILIARY CONTACT FOR EMERGENCY BATTERY LOWERING OPERATION PER NEC 620-91.

PROVIDE CONDUIT IN ELEVATOR MACHINE ROOMS TO THE ELEVATOR CONTROLLER FOR EMERGENCY PHONE AND DATA LINES IN COORDINATION WITH THE ELEVATOR CONTRACTOR.

EQUIPMENT INSTALLATION

PROVIDE ANCHORS, FASTENERS, AND

MECHANICAL EQUIPMENT - ELECTRICAL REQUIREMENTS SCHEDULE - BLDG 2 GARAGE

								STARTER						DISCONNECT					CONTROL DEVICE			FEEDER INFORMATION						
Type Mark	DESCRIPTION	HP	VOLTAGE	PHASE	MCA	MOCP	ENCLOSURE TYPE	FURNISHED BY	INSTALLED BY	TYPE	SIZE	AUXILIARY CONTACTS	LOCATION	FURNISHED BY	INSTALLED BY	TYPE	SWITCH/ FUSE SIZE	LOCATION	FURNISHED BY	WIRED BY	TYPE	(L.C.) QTY	LINE	(GND) QTY	GROUND	(CNDT) QTY	CONDUIT	REMARKS
DSIU-1	Wall Mounted Unit		208	1	0.4	15.0								EC	EC				MC	MC	TSTAT							
DSOU-1	Wall Mounted Unit		208	1	18.3	20.0								EC	EC				MC	MC	TSTAT							
EF-3	EXHAUST FAN	0.67	208	1	2.8	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
EF-4	EXHAUST FAN	0.75	208	1	3.0	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
EF-5	EXHAUST FAN	0.25	208	1	1.5	15.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	15A/2P	AT UNIT	MC	MC	TSTAT	2	#12	1	#12	1	3/4"	
RTU-1	ROOFTOP UNIT		208	3	20.0	25.0	NEMA 1	-	-	-	-	-	-	EC	EC	NF	25A/3P	AT UNIT	MC	MC	TSTAT	2	#10	1	#10	1	3/4"	

STARTER TYPES:
FVNR FULL VOLTAGE NON-REVERSING
FVR FULL VOLTAGE REVERSING
2-SPD TWO SPEED
VFD VARIABLE FREQUENCY DRIVE
RVS REDUCED VOLTAGE

COMBINATION DISCONNECT TYPES:
FS FUSED SWITCH
NFS NON-FUSED SWITCH
MCP MOTOR CIRCUIT PROTECTOR
CB CIRCUIT BREAKER
CP CORD AND PLUG

CONTROL DEVICES:
HOA HAND-OFF-AUTO SWITCH
RP RED (RUN) PILOT LIGHT
GP GREEN (POWER) PILOT LIGHT
0/0 ON-OFF SELECTOR SWITCH
S/S STOP-START PUSHBUTTONS
TSTAT THERMOSTAT
MRTS MOTOR RATED TOGGLE SWITCH

ABBREVIATIONS:
EC ELECTRICAL CONTRACTOR
MC MECHANICAL CONTRACTOR
GC GENERAL CONTRACTOR
TC TEMPERATURE CONTROL
OWN OWNER

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: SAV

Registered Professional Engineer (Electrical) CERTIFICATE NO. 71300 JOSEPH REMSON Date Signed 4/21/2023 ARIZONA, U.S.A.
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E003.1-B
3056-20-02

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GENERAL NOTES:

A. CONTRACTOR SHALL REFER TO SPECIFICATIONS REGARDING PROVIDING ADDITIONAL SPARE LAMPS, LENSES, AND GLOBES.

B. ALTERNATIVE FIXTURES ARE ACCEPTABLE. ANY ALTERNATIVE FIXTURE SHALL BE SUBMITTED TO OWNER, ARCHITECT AND ENGINEER FOR REVIEW BEFORE SUBMITTAL.

LIGHTING FIXTURE SCHEDULE

TYPE	LOCATION	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNTING	LAMP	VOLTAGE	WATT	NOTES
A	BUILDING	LITHONIA	WF6-LED-30K40K50K-90CRI-MW	6 IN SURFACE DOWN LIGHT	SURFACE	LED	120	14	
B	BUILDING	LITHONIA	WF6-LED-30K40K50K-90CRI-MW	6 IN SURFACE DOWN LIGHT; DAMP LOCATION	SURFACE	LED	120	14	
C	BUILDING	LITHONIA	BLC LED-2X4-5000LM-80CRI-40K-ADSM-MMIN10-ZT-MVOLT	ACT TILE LIGHT 2X4	SURFACE	LED	120	32	
D	BUILDING	LITHONIA	ZL1D-L48-SMR-5000LM-FST-MVOLT-40K-90CRI	UTILITY LIGHT FIXTURE	AIR CRAFT CABLE	LED	120	41	
DE	BUILDING	LITHONIA	ZL1D-L48-SMR-5000LM-FST-MVOLT-40K-90CRI-E7W	EMERGENCY UTILITY LIGHT FIXTURE	AIR CRAFT CABLE	LED	120	41	1
EM	BUILDING	LITHONIA	EU2L M12	LED EMERGENCY LIGHT WITH TWO HEADS	SURFACE	LED	120	2	1
EM2	BUILDING	LITHONIA	ELM4L LTP	LED EMERGENCY LIGHT WITH TWO HEADS - OUTDOOR RATED	SURFACE	LED	120	8	1
FE	BUILDING	LITHONIA	ZL1D-L48-SMR-5000LM-FST-MVOLT-40K-90CRI-E7W	LED ELEVATOR LIGHTS	SURFACE	LED	120	41	1
G	BUILDING	LITHONIA	VCPG-LED-P4-50K-T5M-MVOLT-PM	LED PARKING GARAGE LIGHT	SURFACE	LED	120	56	
GE	BUILDING	LITHONIA	VCPG-LED-P4-50K-T5M-MVOLT-PM-E10WH	LED PARKING GARAGE LIGHT	SURFACE	LED	120	56	1
GP	BUILDING	LUMARK	PRV-C60-D-UNV-T4-WM-BZ	LED POLE LIGHT FIXTURE	POLE	LED	120	153	
H	BUILDING	SENSOR SWITCH	WL4-30L-MVOLT-EZ1-LP840-MSD7-DIM10	LED STAIRWELL LIGHTING	SURFACE	LED	120	40	
HE	BUILDING	SENSOR SWITCH	WL4-40L-MVOLT-EZ1-EL7L-LP840-MSD7-DIM50	EMERGENCY LED STAIRWELL LIGHTING	SURFACE	LED	120	40	1
UA	UNIT	LITHONIA	WF6-LED-30K40K50K-90CRI-MW	6 IN SURFACE DOWN LIGHT	SURFACE	LED	120	14	
UB	UNIT	LITHONIA	WF6-LED-30K40K50K-90CRI-MW	6 IN SURFACE DOWN LIGHT; DAMP LOCATION	SURFACE	LED	120	14	
UD	UNIT	LITHONIA	WF6-LED-30K40K50K-90CRI-MW	6 IN SURFACE DOWN LIGHT; DAMP LOCATION	SURFACE	LED	120	14	
UF	UNIT	OXYGEN LTG	3-102-6	CEILING FAN	PENDANT	LED	120	60	
UV	UNIT	LITHONIA	FMVTSL-24IN-MVOLT-30K-90CRI-BN	BATHROOM OVER THE SINK VANITY LED LIGHT	SURFACE	LED	120	18	
X1	BUILDING	LITHONIA	WLTE EL	LED EXIT SIGN WITH CHEVRON ARROWS - OUTDOOR RATED	UNIVERSAL	LED	120	2.7	1
X2	BUILDING	LITHONIA	EXRG M6	LED EXIT SIGN WITH CHEVRON ARROWS	UNIVERSAL	LED	120	1	1

NOTES:

1. BATTERY PACKS IN FIXTURES FOR INTERIOR EGRESS EMERGENCY LIGHTING.

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ELECTRICAL SCHEDULES

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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

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DRAWN BY: SAV

71300
JOSEPH
REMSON
REGISTERED
ARIZONA, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB NO: 3056-20-02
4
SHEET: E004.1-B
3056-20-02

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GENERAL NOTES

A. REFER TO E001B FOR ELECTRICAL SYMBOLS AND NOTES.

B. REFER TO E002B FOR ELECTRICAL SPECIFICATIONS.

C. REFER TO E008B FOR ELECTRICAL RISER DIAGRAM.

D. ALL UTILITY ROUGH-IN WORK SHALL MEET ARIZONA PUBLIC SERVICE (APS) ELECTRICAL SERVICE REQUIREMENTS.

E. APS SHALL PROVIDE INCOMING PRIMARY FEEDERS FROM THE EXISTING APS CABINET TO THE BUILDING TRANSFORMERS. APS SHALL ALSO PROVIDE THE BUILDING TRANSFORMERS

F. APS SHALL PROVIDE THE SECONDARY FEEDERS FROM THE BUILDING TRANSFORMERS TO THE DISTRIBUTION PANELS IN THE BUILDING.

G. REFER TO THE FINAL APS DESIGN PLANS WHEN AVAILABLE FOR MORE DETAILS ON INCOMING SERVICE AND APS EQUIPMENT ON THE SITE.

H. TEST GROUND FAULT PROTECTION (GFP) PER NEC 215.10 AND 230.95.

I. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT CIRCUIT NUMBERS IN FIELD AND PROVIDE TYPEWRITTEN PANEL SCHEDULE AT EACH LOCATION.

J. CONTRACTOR SHALL PROVIDE CONCRETE ENCASED DUCTBANK FOR ALL PRIMARY AND SECONDARY CONDUIT. CONCRETE DUCTBANK SHALL BE INSTALLED PER APS CONSTRUCTION STANDARDS.

K. NO MORE THAN 360 DEGREES OF BENDS BETWEEN PULLING POINTS PER NEC 362.26, 342.26, 344.26, 352.26, 358.26, 350.26, AND 356.26.

L. PROVIDE AND INSTALL A PERMANENT PLAQUE OR DIRECTORY AT EACH SERVICE DISCONNECT LOCATION DENOTING ALL OTHER SERVICES, FEEDERS, AND BRANCH CIRCUITS SUPPLYING THAT BUILDING OR STRUCTURE AND THE AREA SERVED BY EACH, IN COMPLIANCE WITH NEC 230.2(E).

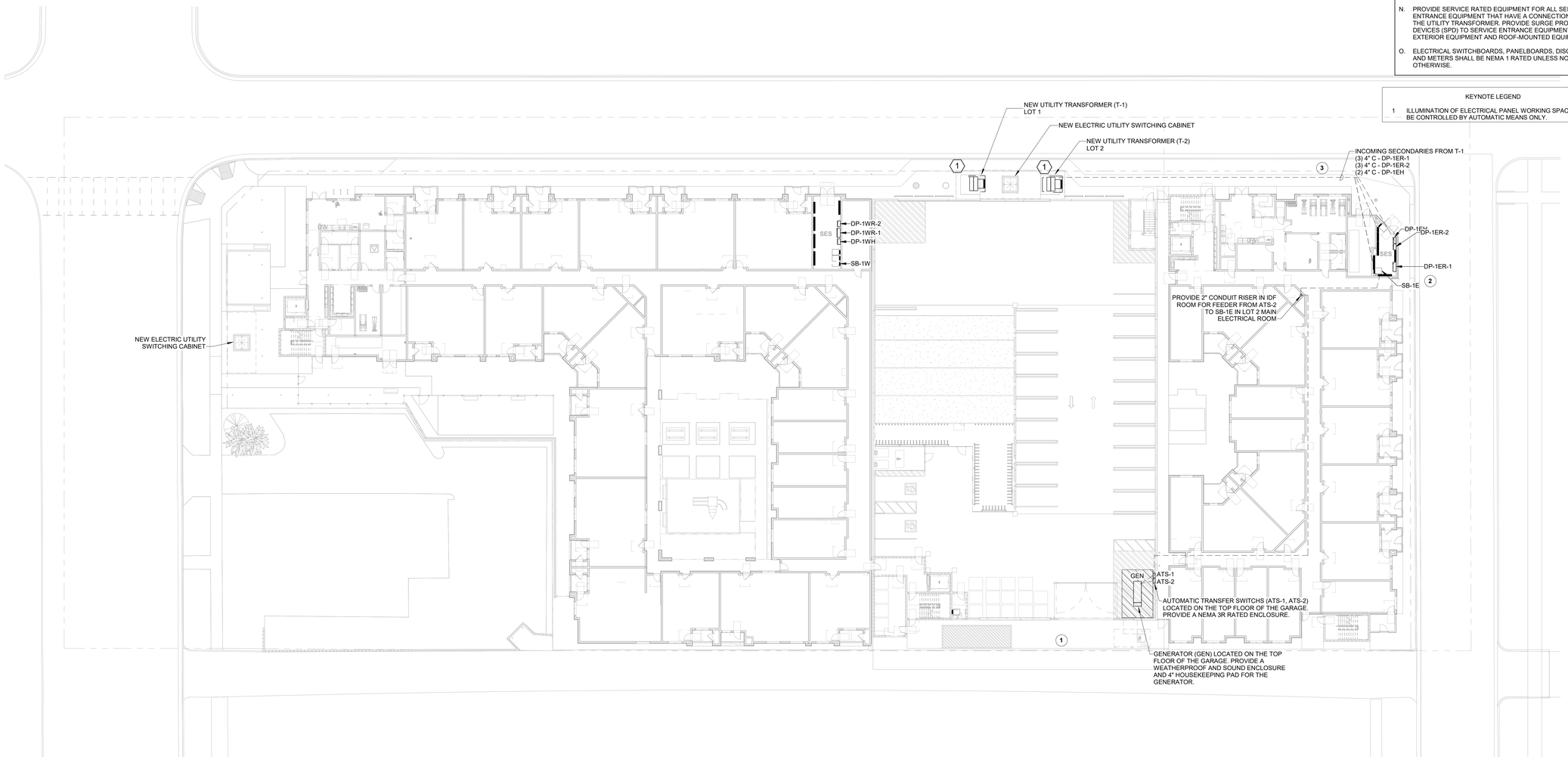
M. CONTRACTOR SHALL VERIFY THAT VOLTAGE DROP DOES NOT FALL BELOW 3% FOR ALL FEEDERS. CONTRACTOR SHALL INCREASE SIZE OF CONDUCTORS IF VOLTAGE DROP CALCULATIONS SHOW HIGHER THAN 3%., GROUND CONDUCTOR SHALL BE SIZED PER NEC 250.122.

N. PROVIDE SERVICE RATED EQUIPMENT FOR ALL SERVICE ENTRANCE EQUIPMENT THAT HAVE A CONNECTION WITH THE UTILITY TRANSFORMER. PROVIDE SURGE PROTECTIVE DEVICES (SPD) TO SERVICE ENTRANCE EQUIPMENT, EXTERIOR EQUIPMENT AND ROOF-MOUNTED EQUIPMENT.

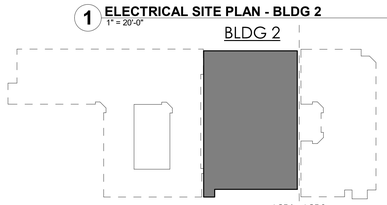
O. ELECTRICAL SWITCHBOARDS, PANELBOARDS, DISCONNECTS AND METERS SHALL BE NEMA 1 RATED UNLESS NOTED OTHERWISE.

KEYNOTE LEGEND

1 ILLUMINATION OF ELECTRICAL PANEL WORKING SPACE CANNOT BE CONTROLLED BY AUTOMATIC MEANS ONLY.



1 ELECTRICAL SITE PLAN - BLDG 2
1" = 20'-0"



KEY PLAN
NTS

0 10' 20' 40'
SCALE: 1" = 20'-0"

N

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ELECTRICAL SITE PLAN

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MARK	DATE	DESCRIPTION
1	3/23/2022	CITY COMMENTS
4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: SAV

71300
JOSEPH REMSON
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
ARIZONA, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E005.1-B
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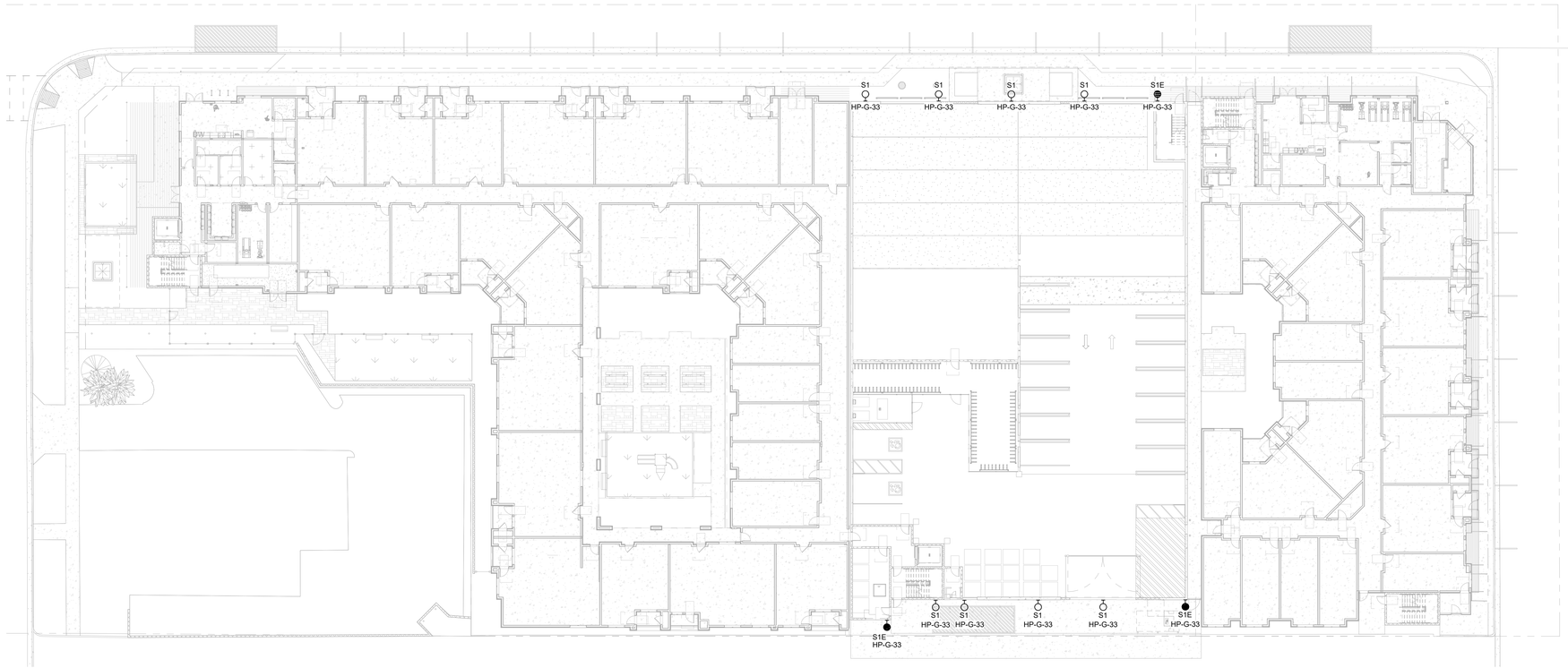
GENERAL NOTES

A. REFER TO ARCHITECT DRAWINGS FOR SITE PLAN DETAILS.

B. REFER TO SHEET E800B FOR SITE LIGHTING PHOTOMETRIC CALCULATIONS.



1 **ELECTRICAL SITE LIGHTING PLAN - BLDG 2**
1" = 20'-0"

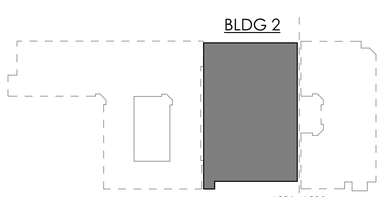
SITE LIGHTING FIXTURE SCHEDULE								
TYPE	DESCRIPTION	MOUNTING	LAMP	VOLT	WATT	MFR	CATALOG NUMBER	NOTE
S1	LOW-PROFILE LED WALL FIXTURE	WALL	LED	120	11	LITHONIA	WPX1 LED P1 40K MVOLT	1
S1E	LOW-PROFILE LED WALL FIXTURE	WALL	LED	120	11	LITHONIA	WPX1 LED P1 40K MVOLT E4WH	1,2
S2	LED POST TOP FIXTURE	POLE	LED	120	100	LITHONIA	MRP-LED-42C-700-50K-SR5-MVOLT-FV	1
S3	LED BOLLARD	BOLLARD	LED	120	14	HUBBELL	PA7R-CL3-12L-020-4K7-UNV	1

NOTES:

1. REFER TO SHEET E800B - ELECTRICAL PHOTOMETRIC PLAN FOR MOUNTING HEIGHT (MH:XX).
2. BATTERY PACKS IN FIXTURES FOR EXTERIOR EGRESS EMERGENCY LIGHTING.

SITE LIGHTING SYMBOLS

MARK	DESCRIPTION
	WALL SCONCE AND/OR WALL PACK LIGHT FIXTURE
	WALL SCONCE AND/OR WALL PACK LIGHT FIXTURE W/ BATTERY PACK
	BOLLARD LIGHT FIXTURE
	POLE LIGHT FIXTURE



KEY PLAN
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ELECTRICAL SITE LIGHTING PLAN

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REVISIONS		
MARK	DATE	DESCRIPTION
	7/6/2022	LIGHTING REVISIONS
	9/16/2022	POWER REVISIONS
4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: SAV

71300
JOSEPH REMSON
ARIZONA, U.S.A.
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DATE: 9/16/2022
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0 10' 20' 40'
SCALE: 1" = 20'-0"

N

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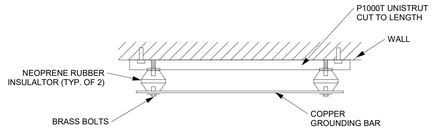
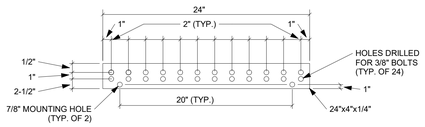
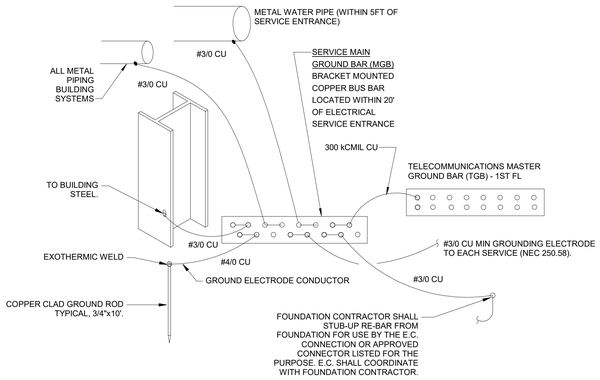


SEGB & TMGB GROUND BAR MOUNTING DETAIL



SEGB & TMGB GROUND BAR DETAIL
24"x4"x1/4"

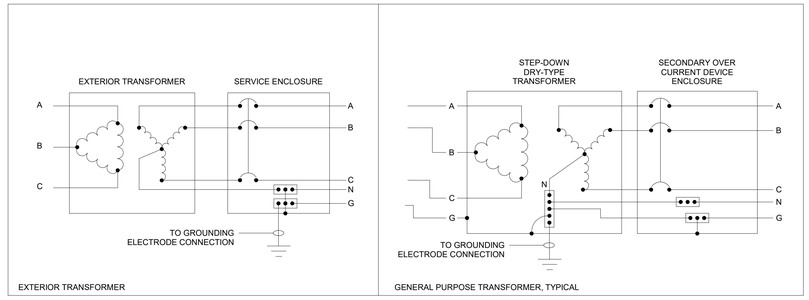
1 SEGB & TMGB GROUND BAR DETAIL
NTS



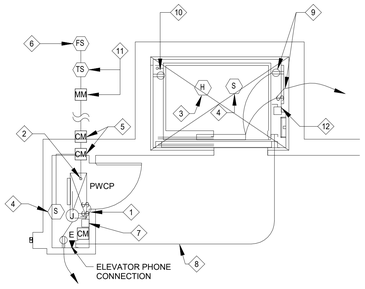
NOTES:

1. ALL GROUND BUS CONNECTIONS TO BE MADE WITH 2-HOLE COMPRESSION TYPE CONNECTORS. BUS SHALL BE INSULATED FROM ITS SUPPORT AND SHALL MAINTAIN A 2" SPACING FROM WALL.
2. ALL WIRING SHALL BE COPPER AND TYPE THHN/THWN GREEN INSULATION WHERE REQUIRED.
3. GROUND RODS ARE TO BE LOCATED AT SERVICE ENTRANCE WITH SIZE AS NOTED.
4. ALL GROUNDING AND BONDING SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF NFPA 70 THE "NATIONAL ELECTRICAL CODE".

2 GROUNDING SYSTEM DETAIL
NTS



GENERAL NOTE: SEE ONE-LINE DIAGRAM AND DETAILS FOR CONDUCTOR SIZES

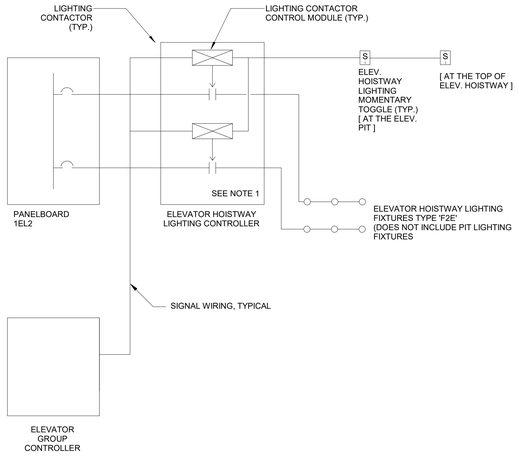


NOTE: DETAIL SHOWN IS SCHEMATIC ONLY AND DOES NOT NECESSARILY REPRESENT ACTUAL FLOOR PLAN LAYOUT

ELEVATOR DETAIL KEYED NOTES

1. PROVIDE FOR EACH CAR A LOCKABLE DISCONNECT SWITCH SQUARE-D CLASS 2510 #FG5 OR EQUAL W/17.5A OVERLOAD, WITH NAMEPLATE FOR "LIGHT/ACCESSORIES". (PROVIDE ONLY 20A SINGLE POLE SWITCH, PLATE AND ARROW HART #7949 SWITCH GUARD FOR EACH CAR IF BRANCH CIRCUIT PROTECTION IS PROVIDED IN PWCP).
2. ALL FIRE ALARM CONNECTIONS TO PWCP SHALL BE BY ELEVATOR SUBCONTRACTOR.
3. ADDRESSABLE HEAT DETECTOR MOUNTED WITHIN 2'-0" OF EACH SPRINKLER HEAD AT TOP AND BOTTOM OF SHAFT AND IN MACHINE ROOM.
4. ADDRESSABLE SMOKE DETECTOR IN MACHINE ROOM AND AT TOP OF ELEVATOR SHAFT.
5. ELEVATOR RECALL ADDRESSABLE CONTROL MODULES FOR PRIMARY AND ALTERNATIVE FLOOR SELECTION.
6. WATER FLOW SWITCH WITH ADDRESSABLE MONITOR MODULES FOR ALARM AND ELEVATOR SHUTDOWN.
7. ELEVATOR DISCONNECT SWITCH WITH SHUNT TRIP INTERFACE WITH FIRE ALARM SYSTEM.(BUSSMAN POWER MODULE, OR EQUAL)
8. TELEPHONE WIRING CONDUIT 3/4 INCH EMT WITH INSULATION BUSHING ON BOTH ENDS.
9. AT ACCESS DOORS PROVIDE A 20A SINGLE POLE SWITCH, AND GFCI SERVICE RECEPTACLE ON A DEDICATED 120V CIRCUIT. COORDINATE LOCATION WITH ELEVATOR SUBCONTRACTOR.
10. RECEPTACLE FOR SUMP PUMP IF REQUIRED. CONNECT TO THE LINE SIDE OF THE GFCI RECEPTACLE. COORDINATE EXACT LOCATION WITH ELEVATOR SUBCONTRACTOR.
11. ADDRESSABLE MONITOR MODULE AND TAMPER SWITCH FOR SPRINKLER SOLENOID VALVE.
12. PROVIDE 208V/20A/1P DISCONNECT SWITCH FOR EMERGENCY STOP OF ELEVATOR PER ASME 17.1 RULE 1061F. MOUNT STOP SWITCH AT 18" ABOVE FLOOR LEVEL OF LANDING AND ADJACENT TO PIT ACCESS LADDER. TIE INTO ELEVATOR CONTROLLER.

3 ELEVATOR REQUIREMENT DIAGRAM
NTS



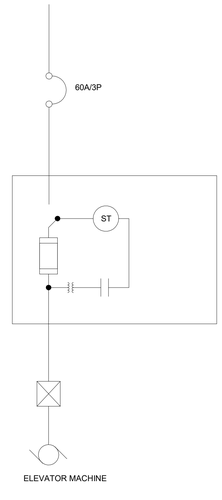
NOTE:

1: EQUIPMENT SHALL CONTAIN THE NECESSARY 240V TERMINALS, LOW VOLTAGE TERMINALS, COILS, ETC TO ACHIEVE THE INDICATED LIGHTING CONTROL. COORDINATE SIGNAL WIRING AND PROTOCOL WITH ELEVATORS EQUIPMENT INSTALLER.

2: ALL SIGNAL WIRING SHALL BE #12 AWG MINIMUM IN 3/4"C. ROUTE: PATH SHALL BE 2-HOUR RATED.

1 ELEVATOR HOISTWAY LIGHTING CONTROL DIAGRAM (BLDG 2)
NTS

4 TRANSFORMER GROUNDING DETAIL
NTS



BUSSMAN POWER MODULE
100 AMP
WITH 60 AMP
CLASS RKI FUSES

ELEVATOR RATINGS:
15HP @ 208V, 3 PHASE
54 MAX ACCEL AMPS

ELEVATOR CONTROL FROM TRANSFER SWITCH

1. ELECTRICAL CONTRACTOR TO PROVIDE 4-#12, 1-#12G, 3/4"C FROM TRANSFER SWITCH TO ELEVATOR CONTROLLER (FOR ONLY ONE ELEVATOR); OR, TO ELEVATOR COMUNICATIONS UNIT (FOR MORE THAN ONE ELEVATOR). COORDINATE WITH ELEVATOR INSTALLER.
2. EACH PAIR OF #12'S ORIGINATE AT A DRY SET OF CONTACTS IN THE TRANSFER SWITCH:

   FIRST PAIR OF CONTACTS: TO CLOSE ON EMERGENCY POWER AND OPEN ON NORMAL POWER.

   SECOND PAIR OF CONTACTS: TO CLOSE 30 TO 60 SECONDS PRIOR TO TRANSFER TO EM. POWER OR BACK TO NORMAL POWER. THIS CONTACT SHOULD REOPEN IMMEDIATELY AFTER ACTUAL TRANSFER OF POWER. THIS IS TO PREVENT TRANSFER OF POWER WHILE ELEVATOR IS MOVING WHICH CAN OCCUR DURING RETURN TO NORMAL OR ON AN OPERATING TEST. COORDINATE WITH TRANSFER SWITCH MANUFACTURER.

2 ELEVATOR DISCONNECT MODULE DETAIL (BLDG 2)
NTS

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ELECTRICAL DETAILS

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MARK	DATE	DESCRIPTION
1	3/23/2022	CITY COMMENTS
4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: SAV

Registered Professional Engineer (Electrical)
CHRISTOPHER A. PAYNE
71300
JOSEPH
REMSON
Date Signed
ARIZONA, U.S.A.

4/21/2023
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RESIDENTIAL UNIT FEEDER SCHEDULE

DISTANCE	FEEDER AND CONDUIT SIZE
1'-192'	(3) 2/0 (AL), (1) #4 G (AL). 2" C
1'-236'	(3) 3/0 (AL), (1) #2 G (AL). 2" C
1'-289'	(3) 4/0 (AL), (1) #2 G (AL). 2-1/2" C'
1'-331'	(3) 250 KCMIL (AL), (1) #1 G (AL). 3" C'

UNIT FEEDER SIZE NOTES

A. CONTRACTOR SHALL VERIFY THAT VOLTAGE DROP DOES NOT RISE ABOVE 3% FOR ALL FEEDERS. GROUND CONDUCTOR SHALL BE UPSIZED PROPORTIONALLY WITH CONDUCTORS ADJUSTED FOR VOLTAGE DROP PER NEC 250.122(B).

B. UNIT PANELS SHALL BE 42 kAIC RATED FOR ANY UNIT THAT FALLS WITHIN 1'-30' FROM THE METERBANK LOCATION. ANY UNIT PANELS FURTHER THAN 30' AND UNDER 80' SHALL BE 22 kAIC RATED. ANY UNIT PANELS FURTHER THAN 80' SHALL BE 10 kAIC RATED.

C. IF CONDUCTORS ARE LARGER THAN THE PANEL LUGS, PROVIDE U/L/ LISTED ILSCO PIGTAIL ADAPTOR CONNECTORS.

D. PENETRATIONS OF RATED WALLS, FLOORS, OR CEILINGS SHALL BE BY AN APPROVED U.L. SYSTEM THAT ADDRESSES THE SPECIFIC ASSEMBLY AND MATERIALS THAT THE CONDUIT IS PENETRATING. SUBMIT U.L. LISTED PENETRATIONS TO ENGINEER AND BUILDING OFFICIAL FOR APPROVAL PRIOR TO START OF WORK.

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Feeder No. (F#)	Nominal Ampacity	Phase		Neutral		Ground *		Conduit	
		Qty.	Size	Qty.	Size	Qty.	Size	Qty.	Size
20	20	3	#12	-	-	1	#12	1	3/4"
20N	20	3	#12	1	#12	1	#12	1	3/4"
30	30	3	#10	-	-	1	#10	1	3/4"
30N	30	3	#10	1	#10	1	#10	1	3/4"
50	50	3	#8	-	-	1	#10	1	3/4"
50N	50	3	#8	1	#8	1	#10	1	3/4"
60	60	3	#6	-	-	1	#10	1	3/4"
60N	60	3	#6	1	#6	1	#10	1	1"
60T	60	3	#4	1	#4	1	#8	1	1 1/4"
80	80	3	#2	-	-	1	#6	1	1 1/4"
80N	80	3	#2	1	#2	1	#6	1	1 1/4"
90	90	3	#1	-	-	1	#6	1	1 1/4"
90N	90	3	#1	1	#1	1	#6	1	1 1/2"
100	100	3	#1	-	-	1	#6	1	1 1/2"
100N	100	3	#1	1	#1	1	#6	1	1 1/2"
100T	100	3	#1	1	#1	1	#6	1	1 1/2"
100T2	100	3	1/0	2	1/0	1	#6	1	2"
110	110	3	1/0	-	-	1	#4	1	1 1/2"
110N	110	3	1/0	1	1/0	1	#4	1	2"
125	125	3	2/0	-	-	1	#4	1	2"
125N	125	3	2/0	1	2/0	1	#4	1	2"
150	150	3	3/0	-	-	1	#4	1	2"
150N	150	3	3/0	1	3/0	1	#4	1	2"
175	175	3	4/0	-	-	1	#4	1	2"
175N	175	3	4/0	1	4/0	1	#4	1	2 1/2"
175T	175	3	4/0	1	4/0	1	#2	1	2 1/2"
175T2	175	3	250 kcmil	2	250 kcmil	1	#2	1	3"
200	200	3	250 kcmil	-	-	1	#4	1	2 1/2"
200N	200	3	250 kcmil	1	250 kcmil	1	#4	1	2 1/2"
225	225	3	300 kcmil	-	-	1	#2	1	2 1/2"
225N	225	3	300 kcmil	1	300 kcmil	1	#2	1	3"
250	250	3	350 kcmil	-	-	1	#2	1	2 1/2"
250N	250	3	350 kcmil	1	350 kcmil	1	#2	1	3"
250T	250	3	350 kcmil	1	350 kcmil	1	1/0	1	3"
250T2	250	3	350 kcmil	2	350 kcmil	1	3/0	1	4"
300	300	3	500 kcmil	-	-	1	#2	1	3"
300N	300	3	500 kcmil	1	500 kcmil	1	#2	1	4"
400	400	6	250 kcmil	-	-	2	#1	2	2 1/2"
400N	400	6	250 kcmil	2	250 kcmil	2	#1	2	3"
400T	400	6	250 kcmil	2	250 kcmil	2	1/0	2	3"
500	500	6	350 kcmil	-	-	2	1/0	2	3"
500N	500	6	350 kcmil	2	350kcmil	2	1/0	2	3"
500T	500	6	350 kcmil	2	350 kcmil	2	3/0	2	3"
600	600	6	500 kcmil	-	-	2	2/0	2	3"
600N	600	6	500 kcmil	2	500 kcmil	2	2/0	2	4"
600T	600	6	500 kcmil	2	500 kcmil	2	4/0	2	4"
800	800	9	500 kcmil	-	-	2	3/0	3	3"
800N	800	9	500 kcmil	3	500 kcmil	3	3/0	3	4"
800T	800	9	500 kcmil	3	500 kcmil	3	4/0	3	4"
1000	1000	9	600 kcmil	-	-	3	4/0	3	4"
1000N	1000	9	600 kcmil	3	600 kcmil	3	4/0	3	4"
1000T	1000	9	600 kcmil	3	600 kcmil	3	250 kcmil	3	4"
1200	1200	12	500 kcmil	-	-	4	250 kcmil	4	4"
1200N	1200	12	500 kcmil	4	500 kcmil	4	250 kcmil	4	4"
1200T	1200	12	500 kcmil	4	500 kcmil	4	250 kcmil	4	4"
1600	1600	15	600 kcmil	-	-	5	350 kcmil	5	4"
1600N	1600	15	600 kcmil	5	600 kcmil	5	350 kcmil	5	4"
1600T	1600	15	600 kcmil	5	600 kcmil	5	400 kcmil	5	4"
2000	2000	18	600 kcmil	-	-	6	400 kcmil	6	4"
2000N	2000	18	600 kcmil	6	600 kcmil	6	400 kcmil	6	4"
2500	2500	30	350 kcmil	-	-	10	600 kcmil	10	3"
2500N	2500	30	350 kcmil	10	350 kcmil	10	600 kcmil	10	4"
3000	3000	27	600 kcmil	-	-	9	600 kcmil	9	4"
3000N	3000	27	600 kcmil	9	600 kcmil	9	600 kcmil	9	4"

NOTES:
1. Scheduled provided for THHN/THWN/THWN-2 conductors; sized for EMT and Rigid PVC.
2. Provide 90°C conductors for feeder #45 and 46.
3. Conductors 20 - 60N to be in copper, rest in aluminum

GENERAL NOTES

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B. REFER TO E002 FOR ELECTRICAL SPECIFICATIONS.

C. REFER TO E005 FOR ELECTRICAL SITE PLAN.

D. REFER TO E500 FOR PANEL SCHEDULES.

E. REFER TO E600 FOR ELECTRICAL FAULT AND SERVICE CALCULATIONS.

F. ALL UTILITY ROUGH-IN WORK SHALL MEET ARIZONA PUBLIC SERVICE (APS) ELECTRICAL SERVICE REQUIREMENTS.

G. TEST GROUND FAULT PROTECTION (GFP) PER NEC 215.10 AND 230.95.

H. PROVIDE SIZE AND INSTALL PULL BOXES PER NEC 314.28.

I. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT CIRCUIT NUMBERS IN FIELD AND PROVIDE TYPEWRITTEN PANEL SCHEDULE AT EACH LOCATION.

J. COORDINATE CONDUIT LENGTH WITH CABLE MANUFACTURERS PULLING TENSION REQUIREMENTS.

K. NO MORE THAN 360 DEGREES OF BENDS BETWEEN PULLING POINTS PER NEC 362.26, 342.26, 344.26, 352.26, 358.26, 350.26, AND 356.26.

L. PROVIDE AND INSTALL A PERMANENT PLAQUE OR DIRECTORY AT EACH SERVICE DISCONNECT LOCATION DENOTING ALL OTHER SERVICES, FEEDERS, AND BRANCH CIRCUITS SUPPLYING THAT BUILDING OR STRUCTURE AND THE AREA SERVED BY EACH, IN COMPLIANCE WITH NEC 230.2(E).

M. PROVIDE GROUNDING FOR THE BUILDING SERVICE PER NEC 250.

N. CONTRACTOR SHALL VERIFY THAT VOLTAGE DROP DOES NOT RISE ABOVE 3% FOR ALL FEEDERS. CONTRACTOR SHALL INCREASE SIZE OF CONDUCTORS IF VOLTAGE DROP CALCULATIONS SHOW HIGHER THAN 3%,. GROUND CONDUCTOR SHALL BE SIZED PER NEC 250.122.

O. PROVIDE SERVICE RATED EQUIPMENT FOR ALL SERVICE ENTRANCE EQUIPMENT THAT HAVE A CONNECTION WITH THE UTILITY TRANSFORMER. PROVIDE SURGE PROTECTIVE DEVICES (SPD) TO SERVICE ENTRANCE EQUIPMENT, EXTERIOR EQUIPMENT AND ROOF-MOUNTED EQUIPMENT.

P. ELECTRICAL SWITCHBOARDS, PANELBOARDS, DISCONNECTS AND METERS SHALL BE NEMA 1 RATED UNLESS NOTED OTHERWISE.

KEYED NOTES

1. REFER TO RESIDENTIAL UNIT FEEDER SCHEDULE FOR FEEDER SIZE FROM THE RESIDENTIAL METER CENTERS TO THE UNIT LOAD CENTERS. REFER TO RESIDENTIAL UNIT FEEDER SCHEDULE FOR SHORT CURRENT RATINGS FOR THE UNIT LOAD CENTERS.

2. PROVIDE LABEL FOR GENERATOR AND ATS INDENTIFYING THEM AS PART OF AN NEC 701 SYSTEM.

3. SECONDARY FEEDERS TO BE PROVIDED BY THE UTILITY COMPANY (APS)

4. PROVIDE #4/0 AL MIN MAIN BONDING JUMPER FOR SERVICE "DP-1WH".

5. PROVIDE #350 KCMIL AL MIN MAIN BONDING JUMPER FOR SERVICE "DP-1WR-2".

6. PROVIDE #500 KCMIL AL MIN MAIN BONDING JUMPER FOR SERVICE "DP-1WR-1".

7. REFER TO BLDG 3 DRAWINGS FOR SECOND ELECTRICAL CONNECTION TO STAND-BY GENERATOR ON LOT 1.

8. REFER TO BLDG 2 DRAWINGS FOR PANEL SCHEDULE FOR "HP-G".

REQUIRED

PBCC 1705.19 - Special Electrical Inspections

- ☐ Ground-Fault Protection GFPE
- ☒ Work in equipment rated at 1,000 amperes or more, or over 600 volts
- ☐ Transformers rated 100 KVA or more, single-phase; or 300 kVA or more, three-phase
- ☒ Conductors that supply equipment rated at 1,000 amperes or more, or over 600 volts
- ☒ Emergency and Standby power systems
- ☐ Selective Coordination – NEC 517, 620, 645, 695, 700, 701, 708
- ☐ Special cases _______________

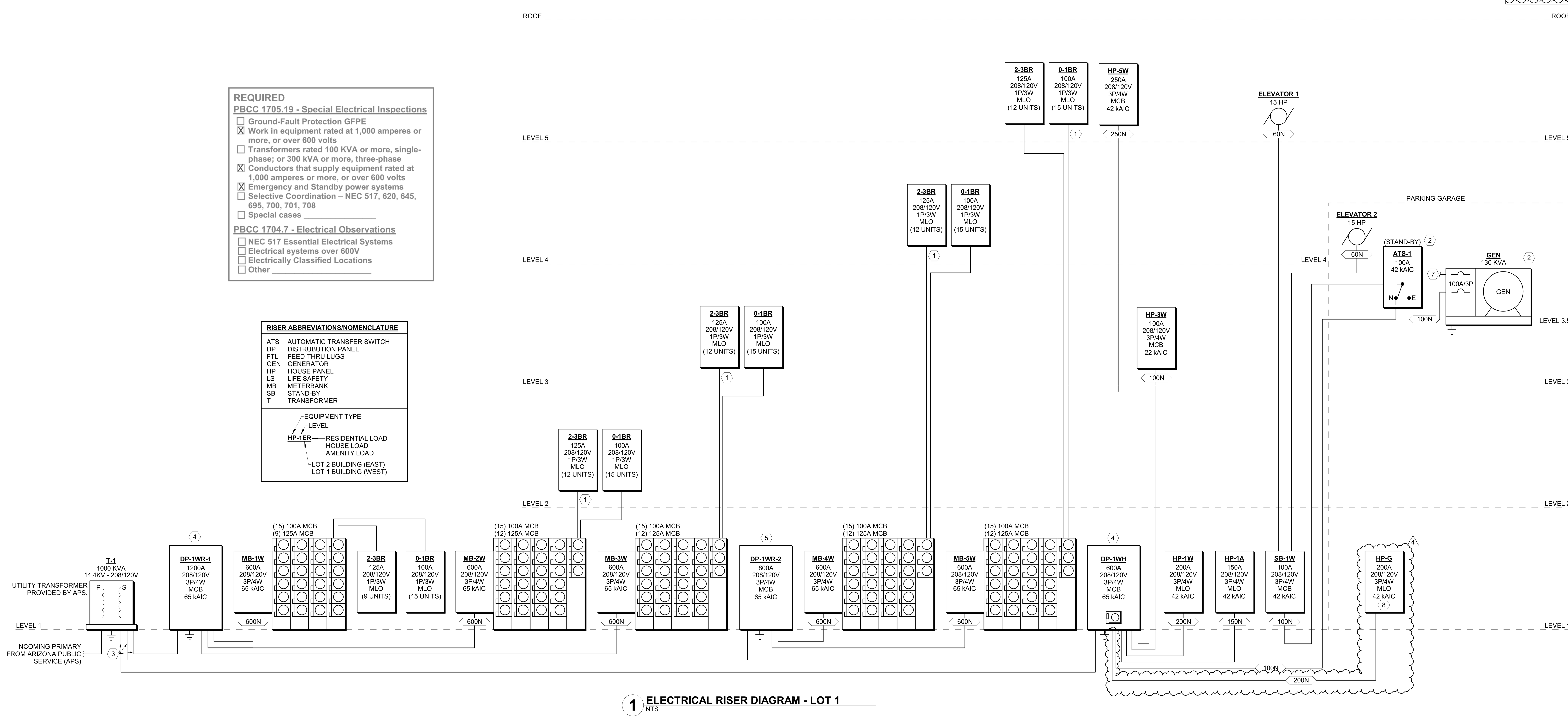
PBCC 1704.7 - Electrical Observations

- ☐ NEC 517 Essential Electrical Systems
- ☐ Electrical systems over 600V
- ☐ Electrically Classified Locations
- ☐ Other ____________________

RISER ABBREVIATIONS/NOMENCLATURE

ATS	AUTOMATIC TRANSFER SWITCH
DP	DISTRUBUTION PANEL
FTL	FEED-THRU LUGS
GEN	GENERATOR
HP	HOUSE PANEL
LS	LIFE SAFETY
MB	METERBANK
SB	STAND-BY
T	TRANSFORMER

HP-1ER: EQUIPMENT TYPE; LEVEL; RESIDENTIAL LOAD / HOUSE LOAD / AMENITY LOAD; LOT 2 BUILDING (EAST) / LOT 1 BUILDING (WEST)



1 ELECTRICAL RISER DIAGRAM - LOT 1
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ELECTRICAL RISER DIAGRAM

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4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: JDJ

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4/21/2023
LICENSE EXPIRES 06/30/2023

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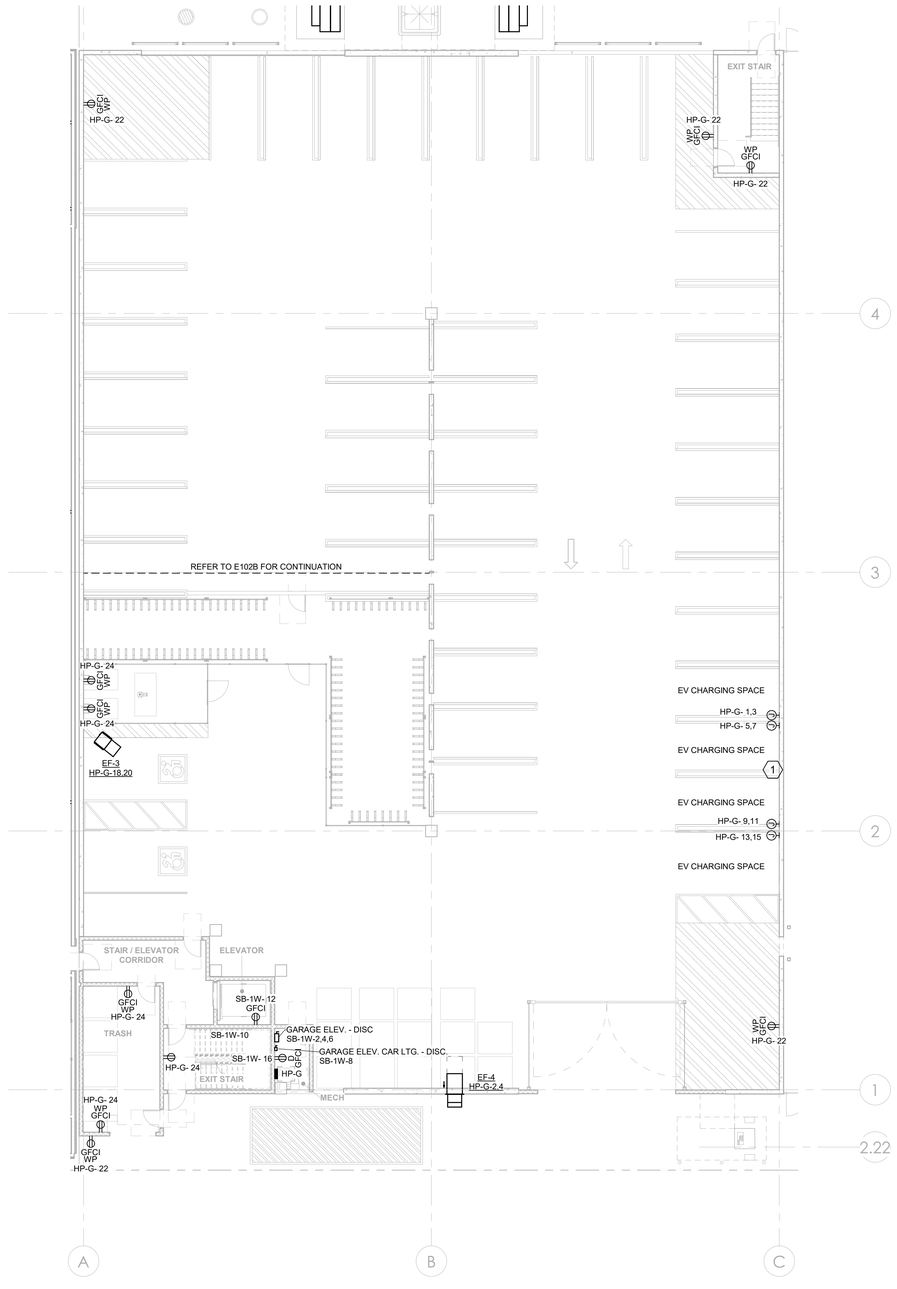
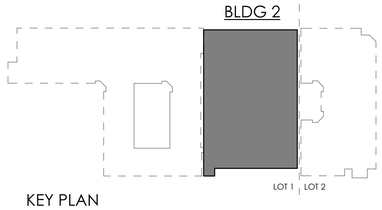


1 ELECTRICAL 1ST FLOOR BLDG 2 - POWER PLAN
3/32" = 1'-0"

BLDG 2



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DRAWN BY: SAV

Professional Engineer (Electrical) CERTIFICATE NO. 71300 JOSEPH REMSON Registered In Arizona U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E101.1-B

0 8' 16' 24'
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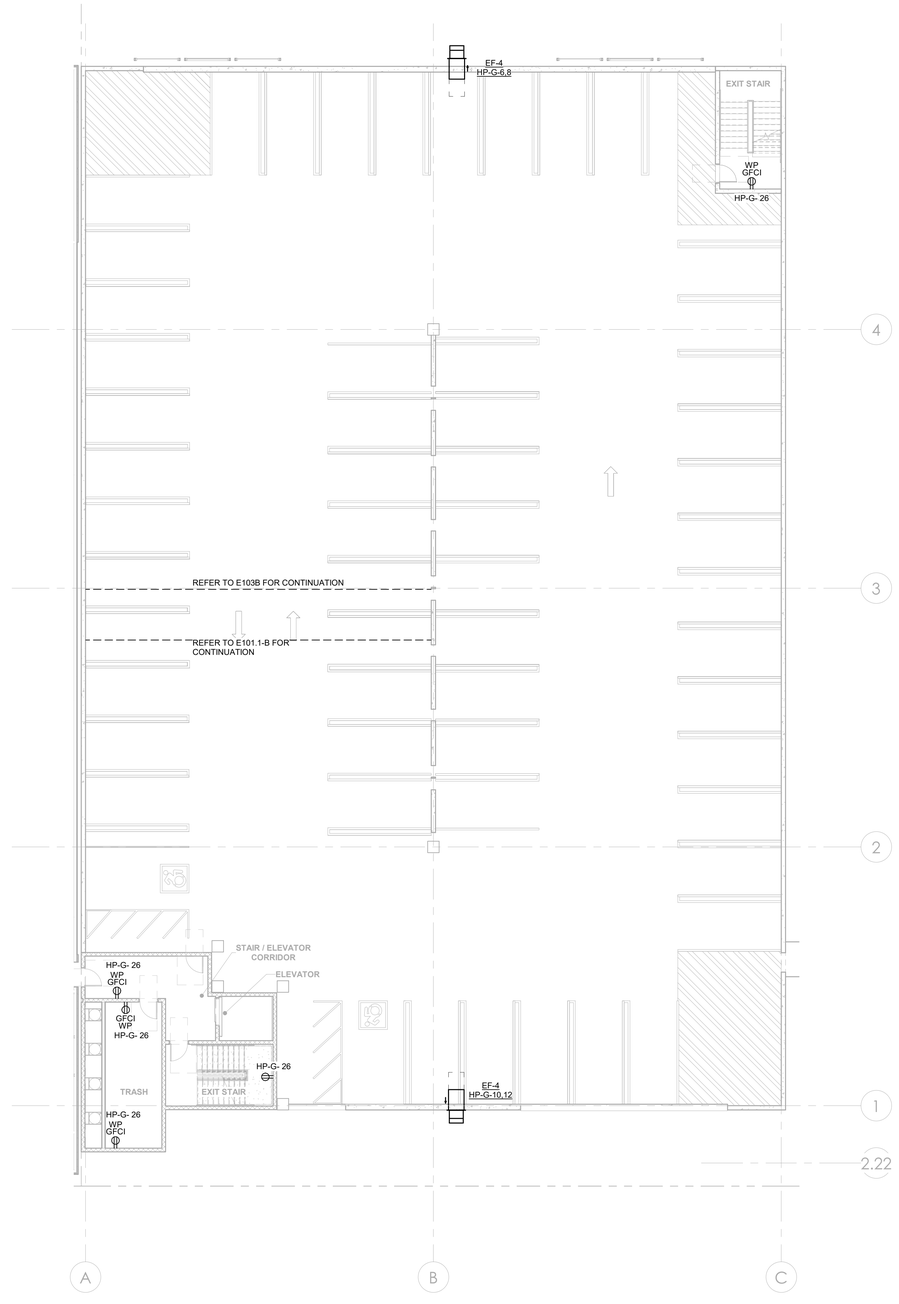
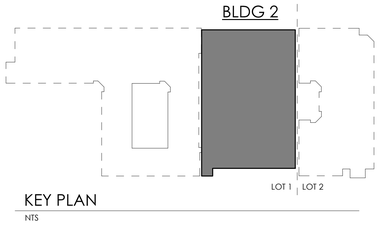


1 ELECTRICAL 2ND FLOOR BLDG 2 - POWER PLAN
3/32" = 1'-0"



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0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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JOSEPH REMSON
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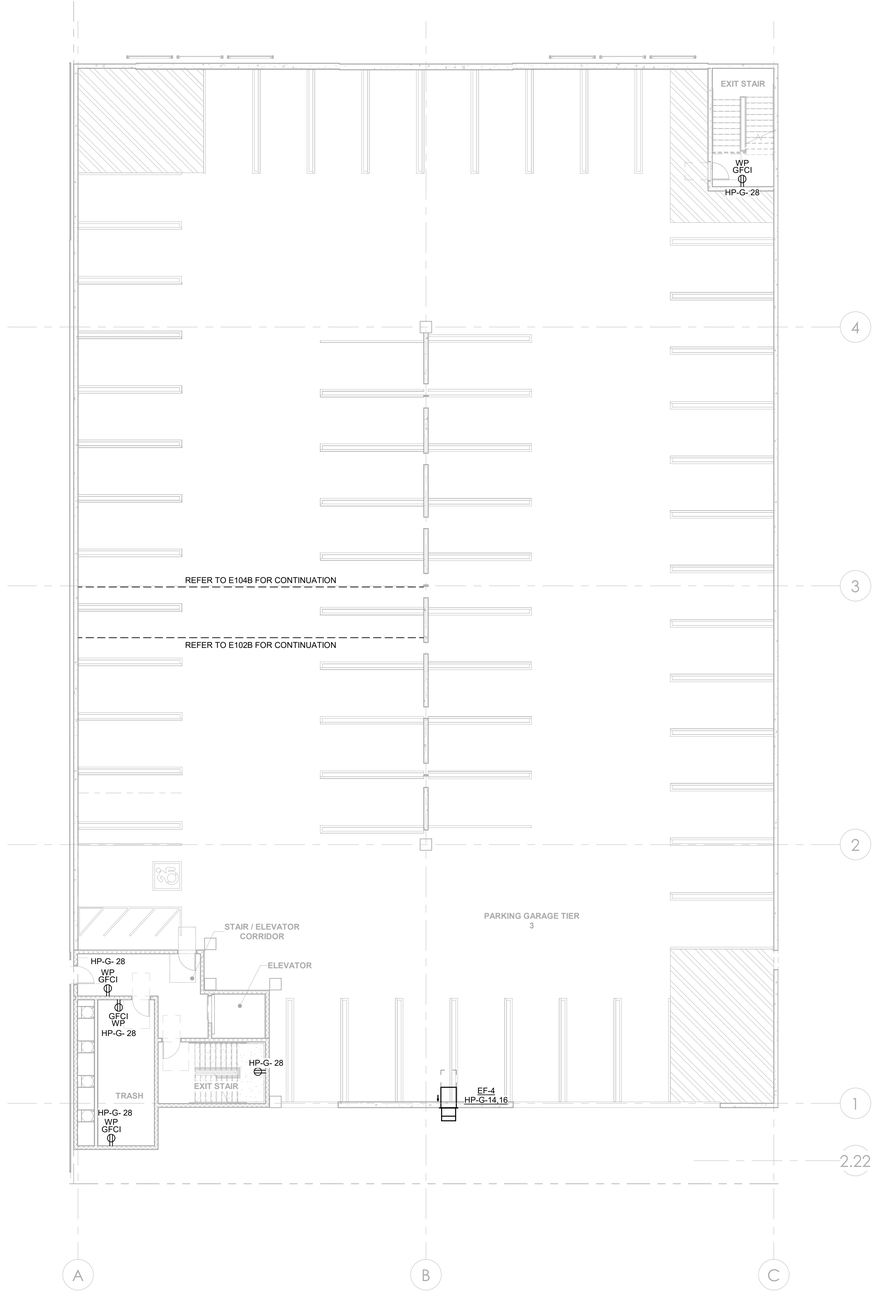
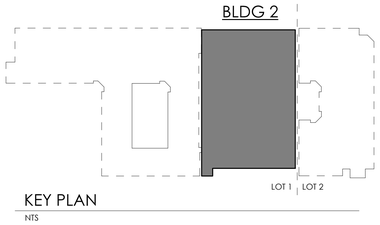


1 ELECTRICAL 3RD FLOOR BLDG 2 - POWER PLAN
3/32" = 1'-0"



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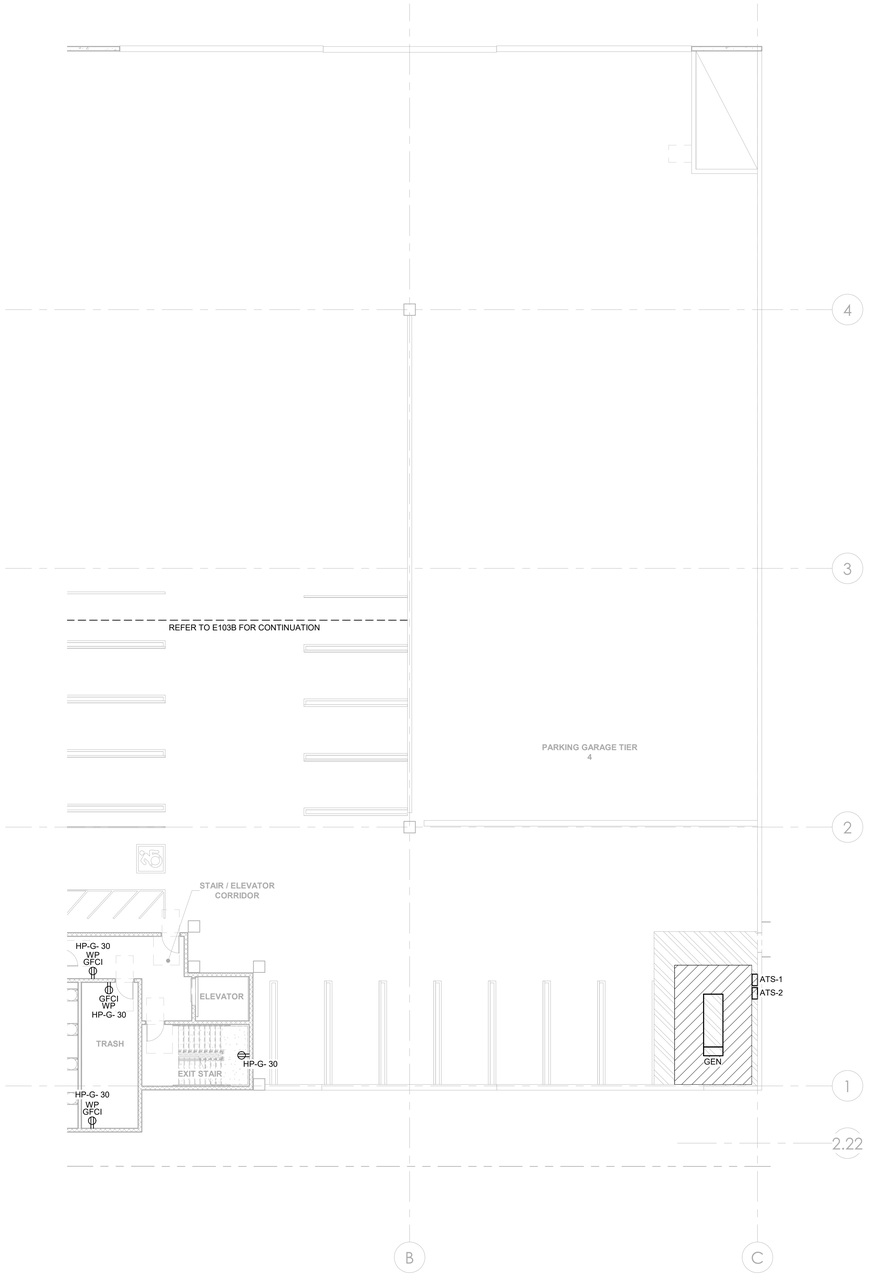

1 ELECTRICAL 4TH FLOOR BLDG 2 - POWER PLAN
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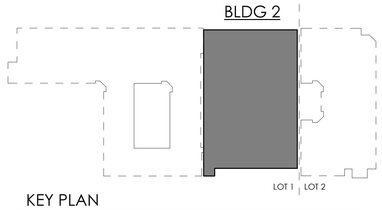

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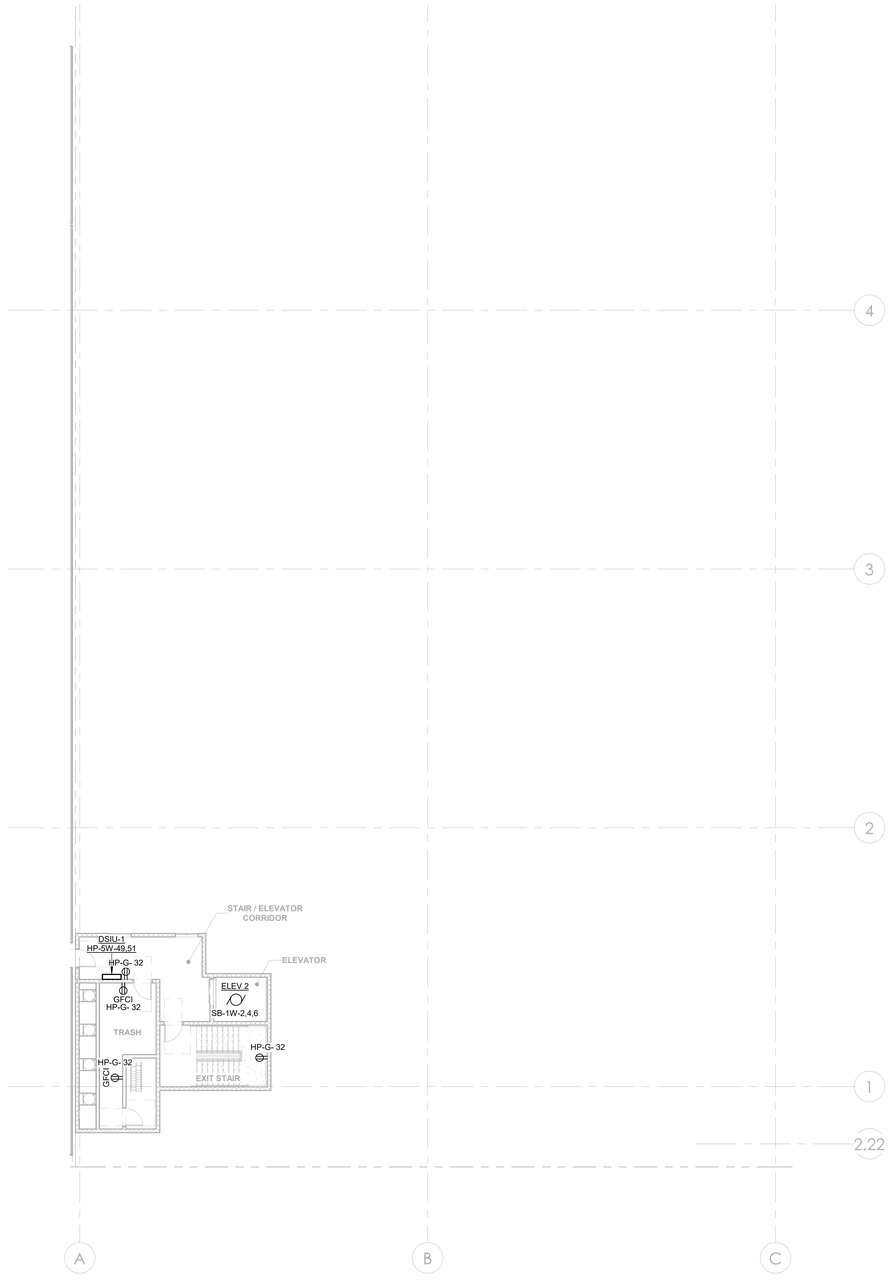

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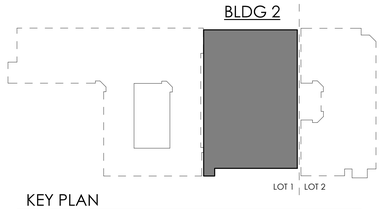

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DRAWN BY: SAV

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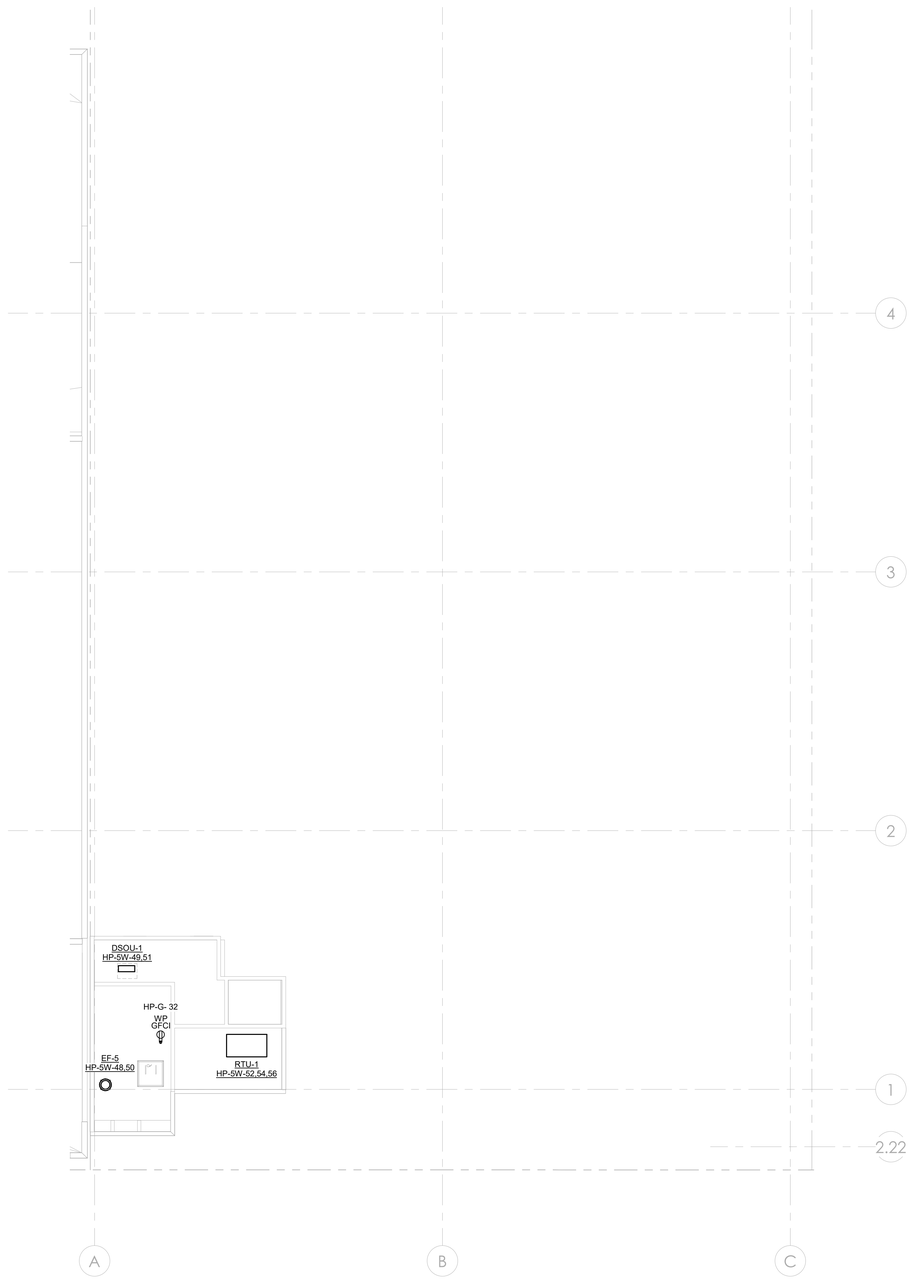
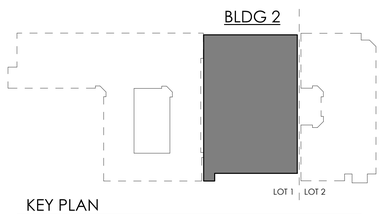


1 ELECTRICAL ROOF BLDG 2 - POWER PLAN
3/32" = 1'-0"



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17900 N 76TH ST, STE 295
SCOTTSDALE, AZ 85255
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ELECTRICAL ROOF POWER PLAN

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REVISIONS		
MARK	DATE	DESCRIPTION
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1	3/25/2022	CITY COMMENTS
4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: SAV

Professional Architect | Engineer (Direct Charge) CERTIFICATE NO. 71300 JOSEPH REMSON Registered ARIZONA, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E106.1-B

0 8' 16' 24'
SCALE: 3/32" = 1'-0"

N

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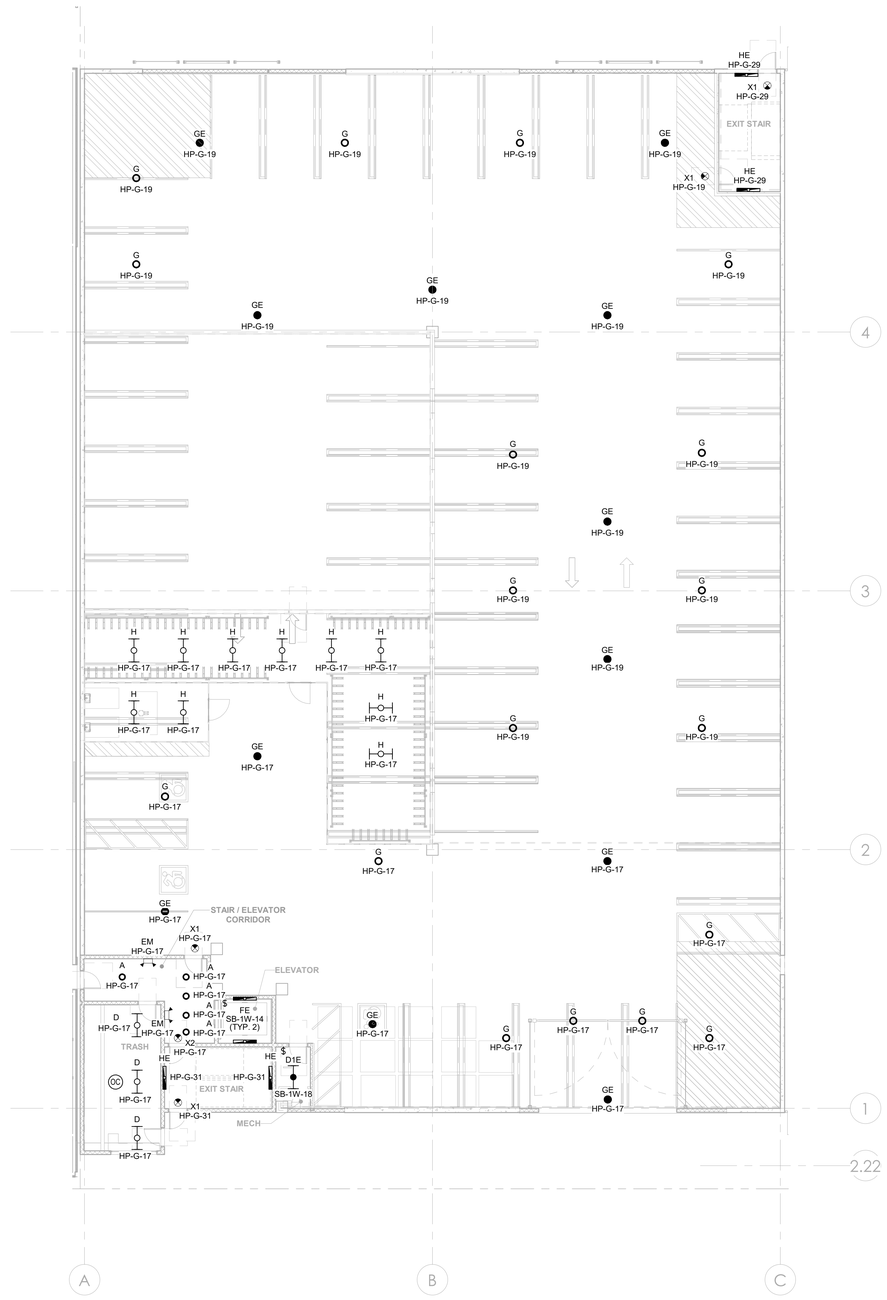
GENERAL NOTES

A. REFER TO E001.1-B FOR ELECTRICAL SYMBOLS AND NOTES.

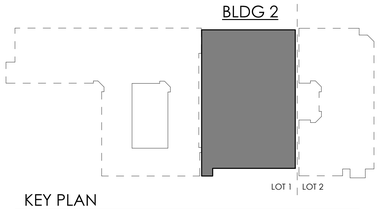
B. REFER TO E002.1-B FOR ELECTRICAL SPECIFICATIONS.

C. REFER TO E005.1-B FOR ELECTRICAL SITE PLAN.

D. SEE ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND EQUIPMENT LOCATIONS.



1 ELECTRICAL 1ST FLOOR BLDG 2 - LIGHTING PLAN
3/32" = 1'-0"



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DRAWN BY: SAV

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CERTIFICATE NO.
71300
JOSEPH REMSON
Date Signed
4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E201.1-B
3056-20-02

0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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401

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B. REFER TO E002.1-B FOR ELECTRICAL SPECIFICATIONS.

C. REFER TO E005.1-B FOR ELECTRICAL SITE PLAN.

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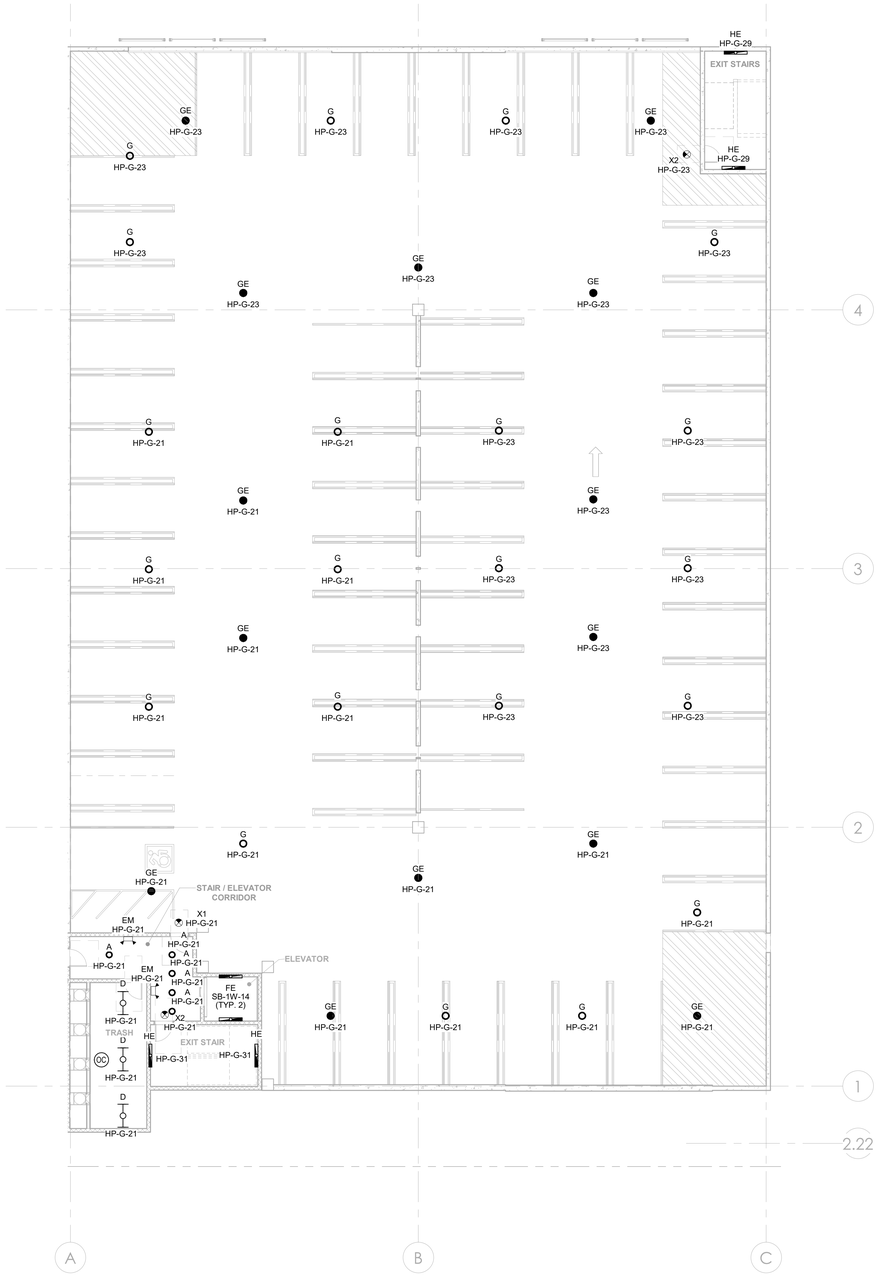
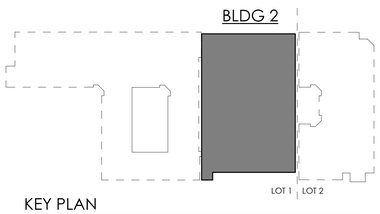


1 ELECTRICAL 2ND FLOOR BLDG 2 - LIGHTING PLAN
3/32" = 1'-0"



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4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: SAV

Registered Professional Engineer (Electrical)
CERTIFICATE NO.
71300
JOSEPH REMSON
Date Signed
ARIZONA, U.S.A.
4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E202.1-B
3056-20-02

0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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B. REFER TO E002.1-B FOR ELECTRICAL SPECIFICATIONS.

C. REFER TO E005.1-B FOR ELECTRICAL SITE PLAN.

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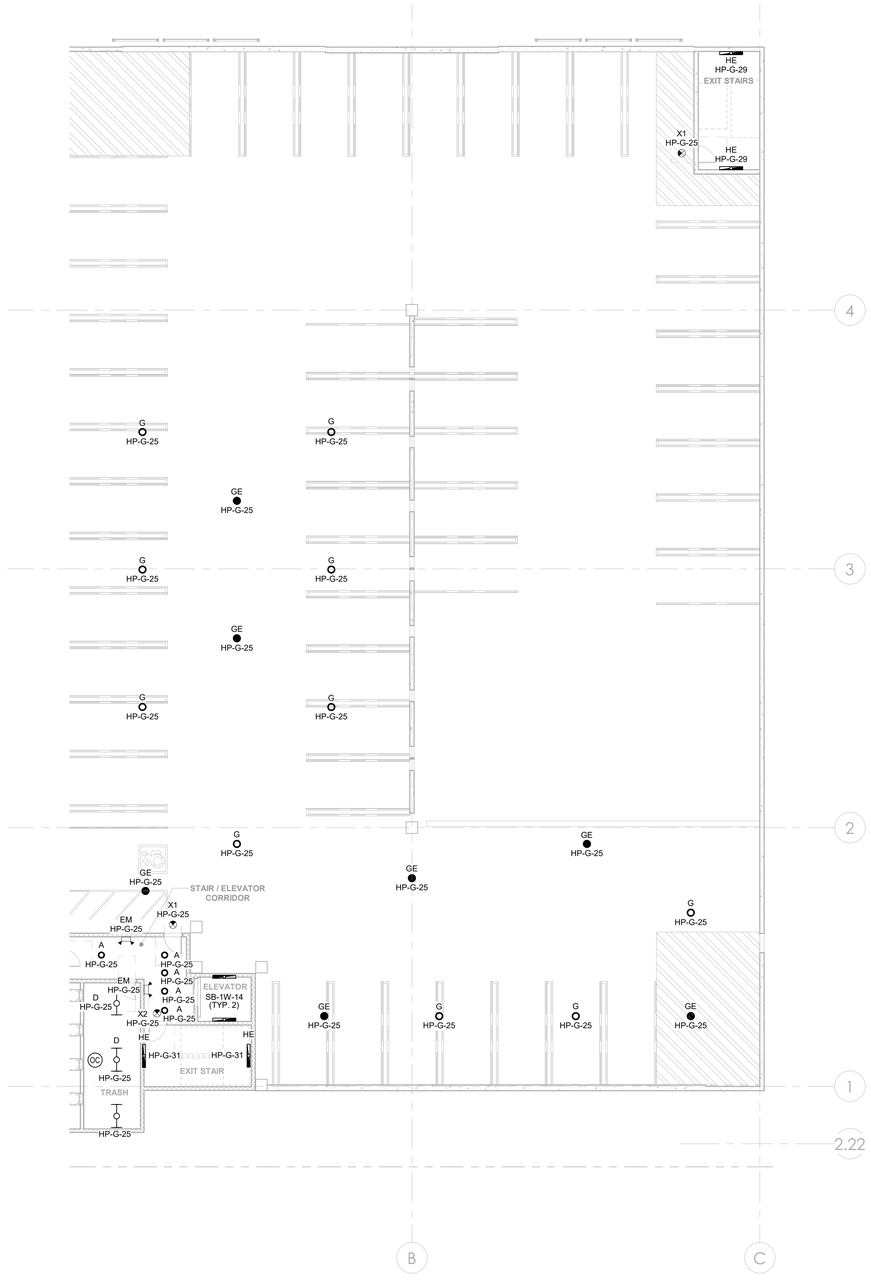
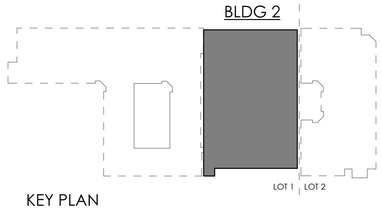


1 ELECTRICAL 3RD FLOOR BLDG 2 - LIGHTING PLAN
3/32" = 1'-0"



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4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: SAV

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 71300
JOSEPH REMSON
Date Signed 4/21/2023
ARIZONA, U.S.A.
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: E203.1-B
3056-20-02

0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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GENERAL NOTES

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B. REFER TO E002.1-B FOR ELECTRICAL SPECIFICATIONS.

C. REFER TO E005.1-B FOR ELECTRICAL SITE PLAN.

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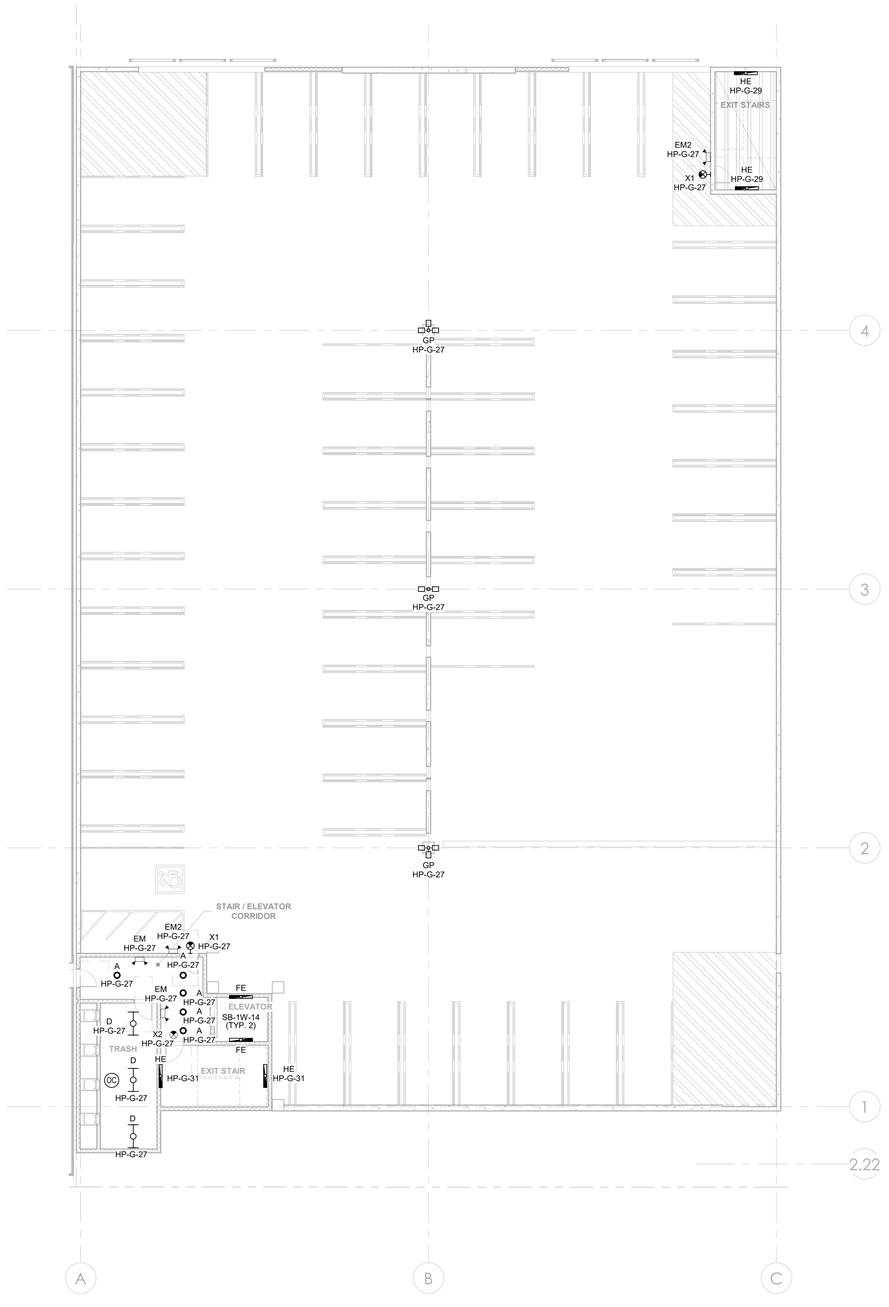
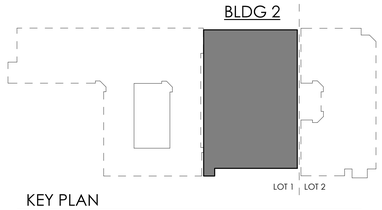


1 ELECTRICAL 4TH FLOOR BLDG 2 - LIGHTING PLAN
3/32" = 1'-0"



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4	4/21/2023	LOT SPLIT

REVIEWED BY: JFR
DRAWN BY: SAV

Registered Professional Engineer (Electrical) CERTIFICATE NO. 71300 JOSEPH REMSON Date Signed 4/21/2023 Arizona, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB No: 3056.20.02

0 8' 16' 24'
SCALE: 3/32" = 1'-0"

N

SHEET: E204.1-B

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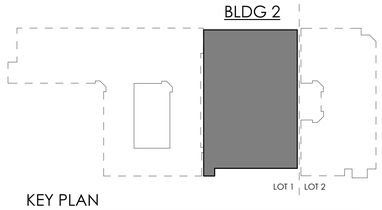
B. REFER TO E002.1-B FOR ELECTRICAL SPECIFICATIONS.

C. REFER TO E005.1-B FOR ELECTRICAL SITE PLAN.

D. SEE ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND EQUIPMENT LOCATIONS.



1 **ELECTRICAL 5TH FLOOR BLDG 2 - LIGHTING PLAN**
3/32" = 1'-0"



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1	3/25/2022	CITY COMMENTS
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REVIEWED BY: JFR
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Registered Professional Engineer (Electrical) CERTIFICATE NO. 71300 JOSEPH REMSON Date Signed 4/21/2023 ARIZONA, U.S.A.

4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
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0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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SHEET: E205.1-B

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Panel: HP-G

Location: MECH 27
Supply From: DP-1WH
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: SEE RISER DIAGRAM
Mains Type: MLO
Mains Rating: 200.0
MCB Rating: MLO

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	EV CHARGING 1	40	2	3328	750					2	20	1ST FLOOR S EF-4	2
3	--	--	--			3328	750			--	--	--	4
5	EV CHARGING 2	40	2					3328	750	2	20	2ND FLOOR N EF-4	6
7	--	--	--	3328	750					--	--	--	8
9	EV CHARGING 3	40	2			3328	750			2	20	2ND FLOOR S EF-4	10
11	--	--	--					3328	750	--	--	--	12
13	EV CHARGING 4	40	2	3328	750					2	20	3RD FLOOR S EF-4	14
15	--	--	--			3328	750			--	--	--	16
17	1ST FLR GARAGE LTG 1	20	1					1322	250	2	20	EF-3	18
19	1ST FLR GARAGE LTG 2	20	1	1123	250					--	--	--	20
21	2ND FLR GARAGE LTG 1	20	1			1254	1620			1	20	EXTERIOR/GARAGE RCPTS	22
23	2ND FLR GARAGE LTG 2	20	1					1121	900	1	20	1ST FLR BIKE/TRASH RCPTS	24
25	3RD FLR GARAGE LTG	20	1	1319	900					1	20	2ND FLR BLDG 2 RCPTS	26
27	4TH FLR GARAGE LTG	20	1			1750	900			1	20	3RD FLR BLDG 2 RCPTS	28
29	N STAIRS BLDG 2 LTG	20	1					515	720	1	20	4TH FLR BLDG 2 RCPTS	30
31	S STAIRS BLDG 2 LTG	20	1	643	900					1	20	5TH FLR BLDG 2 RCPTS	32
33	EXTERIOR BLDG 2 LTG	20	1			144	0			1	20	Spare	34
35	Spare	20	1					0	0	1	20	Spare	36
37	Spare	20	1	0	0					1	20	Spare	38
39	Spare	20	1			0	0			1	20	Spare	40
41	Spare	20	1					0	0	1	20	Spare	42
		Total Load:		17063		17627		12755					
		Total Amps:		147.7		152.4		106.3					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	6000	100.00	6000		
Other	500	100.00	500	**Total Conn. Load:**	47443
Receptacle	5940	100.00	5940	**Total Est. Demand:**	47443
Power	26624	100.00	26624	**Total Conn.:**	131.7
Lighting	9046	100.00	9046	**Total Est. Demand:**	131.7

Notes:

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ELECTRICAL PANEL SCHEDULES

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DRAWN BY: SAV

71300
JOSEPH
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4/21/2023
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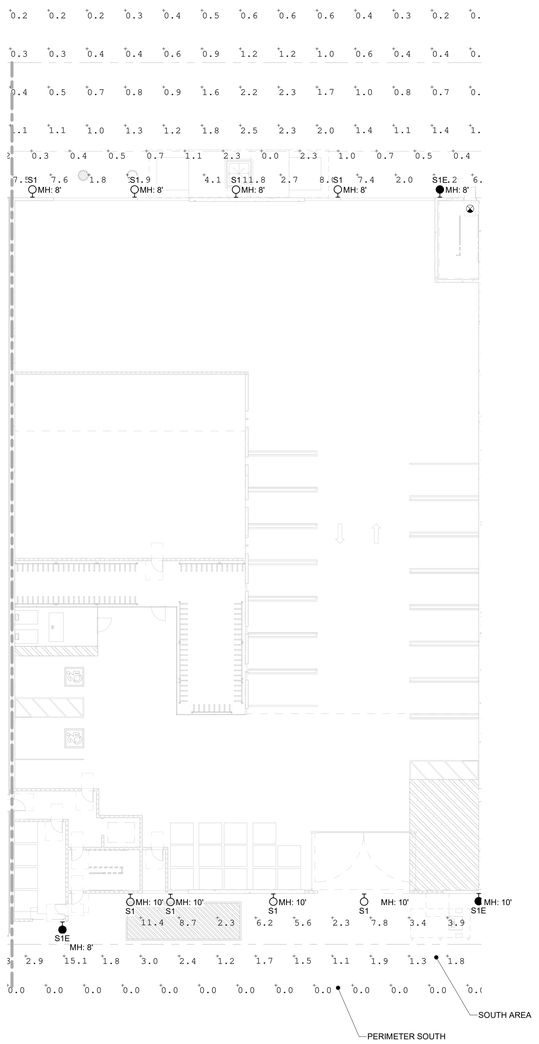
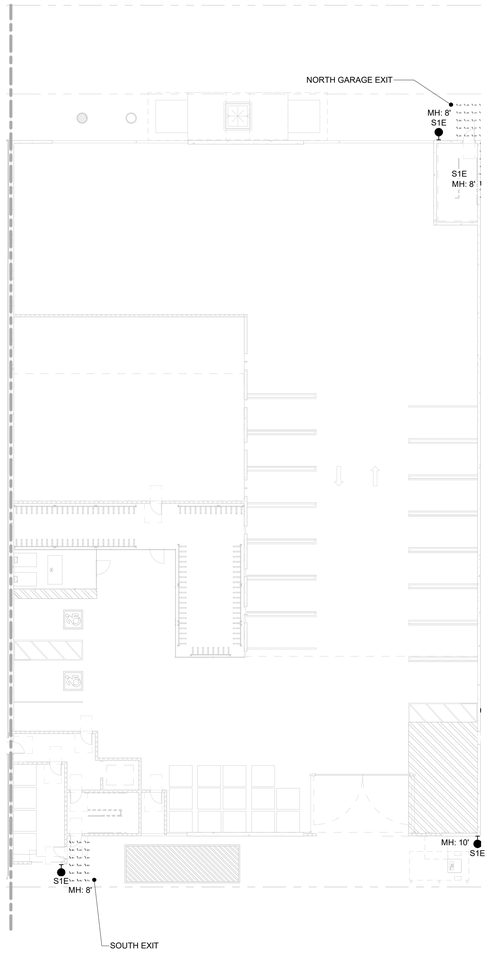


1 **ELECTRICAL PHOTOMETRIC PLAN BLDG 2**
1/16" = 1'-0"

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
5TH STREET	Fc	0.84	4.0	0.0	N.A.	N.A.
CORRIDOR GARGAGE-PH2	Fc	8.11	17.7	1.5	5.41	11.80
COURTYARD PH 1	Fc	7.02	16.8	0.8	8.78	21.00
COURTYARD PH 2	Fc	4.18	8.2	1.0	4.18	8.20
E MORELAND ST	Fc	0.69	2.6	0.1	6.90	26.00
EAST AREA	Fc	6.66	17.0	0.0	N.A.	N.A.
NORTH AREA	Fc	7.75	15.6	1.7	4.56	9.18
PERIMETER EAST	Fc	0.71	3.5	0.0	N.A.	N.A.
PERIMETER NORTH	Fc	0.56	3.0	0.0	N.A.	N.A.
PERIMETER SOUTH	Fc	0.03	0.8	0.0	N.A.	N.A.
PERIMETER SOUTHWEST	Fc	2.62	79.0	0.0	N.A.	N.A.
PERIMETER WEST	Fc	0.12	0.9	0.0	N.A.	N.A.
SOUTH AREA	Fc	5.41	15.1	0.5	10.82	30.20
SOUTH WEST AREA	Fc	7.81	19.9	0.9	8.68	22.11
WEST AREA	Fc	7.35	20.1	1.0	7.35	20.10

NOTES:

1. PERIMETER CALCULATIONS ARE LOCATED AT A HEIGHT OF 6' ABOVE FINISHED FLOOR. THE HEIGHT OF THE CALCULATION POINTS SHALL SIMULATE THE HEIGHT OF A CONCRETE MASONRY WALL. CALCULATIONS SHALL NOT EXCEED 1 FOOT CANDLE (FC) AT THE PERIMETER.
2. PHOTOMETRIC CALCULATION AREAS SHOWN ABOVE ARE SPLIT WITH A DASHED LINE. SEE DESIGNATION CALL OUT IN THE AREA FOR NAMING.

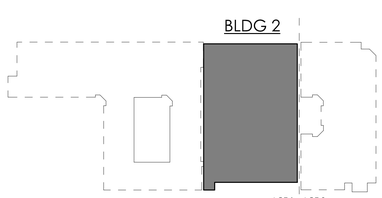


2 **ELECTRICAL EM PHOTOMETRIC PLAN BLDG 2**
1/16" = 1'-0"

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
East Exit	Fc	3.78	4.74	3.13	1.21	1.51
North Exit	Fc	2.89	5.65	1.32	2.19	4.28
North Garage Exit	Fc	2.51	6.07	0.33	7.61	18.39
Northeast Exit	Fc	3.21	6.61	1.02	3.15	6.48
Northwest Exit	Fc	3.03	6.13	1.28	2.37	4.79
South Exit_1	Fc	2.91	6.51	0.72	4.04	9.04
South Garage Exit	Fc	5.54	9.17	1.61	3.44	5.70
Southeast Corner Exit_1	Fc	2.47	4.75	1.22	2.02	3.89
Southeast Exit 1	Fc	3.72	6.62	1.18	3.15	5.61
Southwest Exit	Fc	2.66	6.26	0.23	11.57	27.22
West Exit	Fc	2.07	6.59	0.21	9.86	31.38

NOTES:

1. PERIMETER CALCULATIONS ARE LOCATED AT A HEIGHT OF 6' ABOVE FINISHED FLOOR. THE HEIGHT OF THE CALCULATION POINTS SHALL SIMULATE THE HEIGHT OF A CONCRETE MASONRY WALL. CALCULATIONS SHALL NOT EXCEED 1 FOOT CANDLE (FC) AT THE PERIMETER.
2. PHOTOMETRIC CALCULATION AREAS SHOWN ABOVE ARE SPLIT WITH A DASHED LINE. SEE DESIGNATION CALL OUT IN THE AREA FOR NAMING.



KEY PLAN
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GENERAL NOTES

A. REFER TO ARCHITECT DRAWINGS FOR SITE PLAN DETAILS.
B. THE SOUTHERN AREA OF THE SITE PLANS IS LOCATED ADJACENT TO THE ACCESS ALLEY.

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ELECTRICAL PHOTOMETRIC PLAN

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DRAWN BY: SAV

71300
JOSEPH
REMSON
4/21/2023
LICENSE EXPIRES 06/30/2023

DATE: 9/16/2022
JOB NO: 3056-20-02

0 8' 16' 32'
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SHEET: E800.1-B
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SPRINKLER DESIGN CRITERIA

PLAN DESIGNATION	AREA	NFPA OCCUPANCY	DESIGN CRITERIA	HOSE GPM	SYSTEM TYPE	QUICK RESPONSE SPRINKLER AREA REDUCTION	NOTES
	RESIDENTIAL (R-2) AREAS & ADJOINING CORRIDORS	LIGHT HAZARD	0.10 GPM/SQ. FT. OVER 1500 SQ. FT.	100	WET PIPE	YES	1
	LEASING/OFFICE AREA (B) COMMUNITY, EXERCISE, OFFICE, COMPUTER ROOM, HALL (A-2)	LIGHT HAZARD	0.10 GPM/SQ. FT. OVER 1500 SQ. FT.	100	WET PIPE	YES	
	PARKING GARAGE (S-2)	ORDINARY HAZARD GROUP 1	0.15 GPM/SQ. FT. OVER 1500 SQ. FT.	250	WET PIPE	YES	
	FIRE RISER/ WATER HEATER, MECHANICAL, ELECTRICAL, TRASH, STORAGE,FILE, JANITOR, MAIL, PACKAGE AND ELEVATOR EQUIPMENT ROOMS	ORDINARY HAZARD GROUP 1	0.15 GPM/SQ. FT. OVER 1500 SQ. FT.	250	WET PIPE	YES	

NOTES:
1. RESIDENTIAL SPRINKLERS CAN BE USED IN LIEU OF COMMERCIAL SPRINKLERS IN ACCORDANCE WITH SECTIONS 8.4.5 AND 11.3 OF NFPA 13.

FIRE PROTECTION DRAWING INDEX BLDG 2

FP001.1-B FIRE PROTECTION DESIGN CRITERIA
FP101.1-B FIRE PROTECTION 1ST FLOOR
FP102.1-B FIRE PROTECTION 2ND FLOOR
FP103.1-B FIRE PROTECTION 3RD FLOOR
FP104.1-B FIRE PROTECTION 4TH FLOOR
FP105.1-B FIRE PROTECTION 5TH FLOOR

FIRE PROTECTION DESIGN CRITERIA

PURPOSE:

THE PURPOSE OF THE FIRE PROTECTION DESIGN NARRATIVE AND GENERAL REQUIREMENTS IS TO ASSIST IN DEFINING THE FIRE PROTECTION SUBCONTRACTOR REQUIREMENTS FOR THIS PROJECT. ALSO REFER TO THE FIRE PROTECTION PLANS, ARCHITECTURAL PLANS, SITE/CIVIL PLANS, STRUCTURAL PLANS, AND LIFE SAFETY AND RATED STRUCTURES PLANS FOR THE SCOPE OF THE PROJECT. THESE DOCUMENTS IDENTIFY MAJOR EQUIPMENT LOCATIONS AND DESIGN REQUIREMENTS.

THIS DOCUMENT MAY NOT INCLUDE EVERY ASPECT OF THE WORK INVOLVED TO COMPLETE THIS PROJECT. AS A DESIGN/BUILD SCOPE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT IN COMPLETING THIS PROJECT THEY PROVIDE COMPLETE, CODE COMPLIANT AND OPERABLE SYSTEMS AS INTENDED BY THE DESCRIPTIONS HEREIN.

SCOPE OF WORK:

1. DESIGN AND INSTALL COMPLETE AUTOMATIC SPRINKLER SYSTEM AND STANDPIPE SYSTEM THROUGHOUT THE BUILDING TO COMPLY WITH THE REQUIREMENTS OF THIS DESIGN NARRATIVE AS WELL AS ALL APPLICABLE CODES AND STANDARDS. AUTOMATIC SPRINKLER SYSTEM DESIGN SHALL BE BASED ON NFPA 13. SPRINKLERS SHALL BE PROVIDED FOR ALL COMBUSTIBLE CONCEALED SPACES AS REQUIRED BY NFPA 13. SPRINKLERS SHALL BE PROVIDED BELOW ALL BALCONIES AS REQUIRED BY NFPA 13 AND THE INTERNATIONAL BUILDING CODE.

2. PROVIDE ALL SEISMIC BRACING AND ANCHORING MEETING APPLICABLE REQUIREMENTS AS SET FORTH BY THE LOCAL AUTHORITIES HAVING JURISDICTION (AHJ).

3. PROVIDE COMPLETE SIGNED / SEALED DESIGN, PLANS, HYDRAULIC CALCULATIONS, AND EQUIPMENT SPECIFICATION SHEETS FOR AUTOMATIC SPRINKLER SYSTEMS.

4. UPON COMPLETION OF THE INSTALLATION, PERFORM ALL TEST REQUIRED BY NFPA STANDARDS AND ALL TESTS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.

5. PROVIDE FIRE PROTECTION ABOVE ANY SUSPENDED "CLOUD" CEILINGS WHERE THE PERIMETER OF CEILING IS NOT FRAMED UP TO THE STRUCTURE ABOVE.

THE SCOPE OF WORK DOES NOT INCLUDE:

1. UTILITY COMPANY IMPACT FEES.

2. OFF SITE UTILITY COSTS.

3. UTILITY TAP/CONNECTION FEES (WATER, SANITARY SEWER, STORM SEWER, GAS, AND ELECTRIC).

4. GENERAL CONSTRUCTION ITEMS INCLUDING; PAINTING, CLEANUP.

5. PREMIUM TIME.

6. HOUSEKEEPING PADS (COORDINATE WITH GC)

7. INSTALLATION OF ACCESS PANELS FOR CONTRACTOR WORK (PANELS PROVIDED BY FP SUBCONTRACTOR AND INSTALLED BY GC)

GENERAL NOTES FOR FIRE PROTECTION:

1. FP SUBCONTRACTORS WILL BE REQUIRED TO SUBMIT 100% SHOP DRAWINGS AND HYDRAULIC CALCULATIONS TO THE OWNER, INSURER, AND GENERAL CONTRACTOR FOR REVIEW AND APPROVAL IN CONFORMANCE WITH THIS DOCUMENTATION AND THE REQUIREMENTS, PRIOR TO SUBMITTAL FOR PERMITTING. FP CONTRACTORS SHALL ADDRESS ISSUES BROUGHT FORTH BY THIS REVIEW IN ORDER TO BRING THEM INTO COMPLIANCE WITH THIS DOCUMENT WITHOUT SEEKING ADDITIONAL COMPENSATION.

2. FP SUBCONTRACTOR SHALL VERIFY ALL DESIGN CRITERIA MEETS THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.

3. FP SUBCONTRACTOR WILL BE REQUIRED TO MAINTAIN AND PROVIDE RECORD DRAWINGS AND OWNER'S MANUALS.

4. THE FP SUBCONTRACTOR SHALL COORDINATE AND PRODUCE OVERLAY DRAWINGS OF ALL SUBCONTRACTORS WORK TO INSURE PROPER COORDINATION WITH FINAL REFLECTED CEILING PLANS AND OTHER TRADES WORK. FP CONTRACTOR SHALL FACILITATE SIGN OFF OF COORDINATED DRAWINGS OF ALL SUBCONTRACTORS SUBMITTED TO ENGINEER FOLLOWING COORDINATION PROCESS.

5. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SLEEVES AND BLOCK OUTS FOR THEIR WORK IN FLOORS AND WALLS. ANY REQUIRED CUTTING SHALL ALSO BE THE SUBCONTRACTOR'S RESPONSIBILITY.

6. ALL REQUIRED SEISMIC BRACING AND/OR BLOCKING, FIRESTOPPING AND PROTECTION FOR SUBCONTRACTOR INSTALLED WORK SHALL ALSO BE INCLUDED.

7. FP SUBCONTRACTORS SHALL INCLUDE THE PROJECT SCHEDULE REQUIREMENTS IN THEIR PROPOSAL.

8. FIRE PROTECTION SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ACQUIRING ALL REQUIRED PERMITS.

FP SUBCONTRACTORS SHALL INCLUDE MANUFACTURER'S DATA/CUT/INFORMATIONAL SHEETS FOR ALL PRODUCTS IN THEIR PROPOSAL.

GENERAL REQUIREMENTS FOR FIRE PROTECTION:

1. SPRINKLERS IN ACOUSTICAL CEILINGS OR GYPSU, CEILINGS SHALL BE SEMI-RECESSED PENDENT UNLESS NOTED OTHERWISE. SPRINKLERS IN ACOUSICAL CEILING TILES SHALL BE CENTERED WITHIN 3" OF THE CENTER OF EACH ACOUSTICAL CEILING TILE. SPRINKLERS SHALL BE CENTERED AND ALIGNED IN CORRIDORS AND SPACES. SPRINKLER CONTRACTOR SHALL CARRY ALLOWANCE TO PROVIDE ADDITIONAL SPRINKLERS REQUIRED FROM COORDINATION WITH LIGHTS, DIFFUSERS, GRILLES, SMOKE DETECTORS, CEILING FANS, ETC.

2. CONTRACTOR SHALL BE LICENSED BY ALL APPLICABLE STATE AND LOCAL JURISDICTIONS TO PERFORM THE APPLICABLE WORK.

3. PROVIDE ALL LABOR, MATERIALS AND SERVICES REQUIRED TO PROVIDE A COMPLETE WORKING SYSTEMS AS DEFINED HEREIN. THE DESIGN AND INSTALLATION SHALL BE COORDINATED WITH THE WORK OF ALL OTHER TRADES.

4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL ADOPTED CODES, RULES, REGULATIONS AND STANDARDS ENFORCED BY THE AUTHORITY HAVING JURISDICTION AND THE EDITIONS OF ALL APPLICABLE REQUIREMENTS OF EACH SERVING UTILITY COMPANY.

5. EQUIPMENT AND MATERIALS SPECIFIED SHALL CONFORM TO THE FOLLOWING STANDARDS WHERE APPLICABLE:

A. UNDERWRITER'S LABORATORIES (UL).
B. NFPA

6. ALL WORK SHALL CONFORM TO THE LATEST APPLICABLE VERSION OF THE FOLLOWING CODES AND STANDARDS. SUBCONTRACTOR SHALL CONFIRM ADDITIONAL APPLICABLE CODES AND STANDARDS PER LOCAL AHJ.

A. NFPA 13- STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
B. NFPA 14- STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS
C. NFPA 24- STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
D. 2015 INTERNATIONAL BUILDING CODE
E. 2015 INTERNATIONAL FIRE CODE
F. NFPA 101, LIFE SAFETY CODE
G. ALL OTHER APPLICABLE NFPA CODES
H. AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADA)

7. ALL WORK SHALL BE SEISMICALLY BRACED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS AND PER AHJ.

8. ALL FIRE ALARM DEVICES SHALL BE PROVIDED, INSTALLED AND WIRED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE. WATERFLOW AND TAMPER SWITCHES FOR THE FP RISER SHALL BE PROVIDED BY THE FIRE PROTECTION CONTRACTOR.

9. CONTRACTOR TO PREPARE AND PROVIDE COMPLETE LAYOUT AND DESIGN OF ALL SYSTEMS FOR REVIEW AND ACCEPTANCE BEFORE COMMENCING INSTALLATION. ALL DESIGN DOCUMENTS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE.

GENERAL REQUIREMENTS FOR FIRE PROTECTION PRODUCTS:

1. ALL PIPING AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE NFPA.

2. ALL MATERIAL, EQUIPMENT, VALVES, AND DEVICES SHALL BE UL LISTED.

3. ABOVEGROUND PIPING AND MATERIALS FOR SPRINKLER SYSTEMS:

A. PIPING SHALL BE STEEL MEETING THE STANDARDS LISTED IN NFPA 13 FOR ABOVEGROUND PIPE AND TUBE. ALL STEEL PIPING SHALL BE UL LISTED FOR FIRE PROTECTION USE. ALL EXPOSED FIRE PROTECTION PIPING SHALL BE PAINTED WHITE TO MATCH THE STRUCTURE. USE THE FOLLOWING STEEL PIPE IN THE APPLICATIONS PERMITTED BY THE NFPA 13 AND STATED HEREIN:

- THREADED PIPE: SCHEDULE 40, STANDARD WEIGHT
- GROOVED PIPE: SCHEDULE 10, ROLL GROOVE OR SHOP WELDED ONLY
- ALL PIPING SHALL BE LISTED FOR A MINIMUM OF 300 PSI CONTINUOUS USE AND SHALL HAVE AN INSTALLED UL CORROSION RESISTANCE RATIO (CRR) OF 1.0 OR GREATER.

B. CPVC PIPING MEETING THE REQUIREMENTS OF NFPA 13 CAN BE INSTALLED IN THE RESIDENTIAL AREAS.

C. FITTINGS AND JOINTS SHALL MEET ASTM AND ANSI STANDARDS AND SHALL BE COMPATIBLE WITH THE PIPING USED. THREADED OR CUT GROOVE FITTINGS AND JOINTS ARE NOT PERMITTED ON SCHEDULE 10 PIPING. CUT GROOVE FITTINGS AND JOINTS ARE NOT PERMITTED ON LIGHT-WALL PIPING. THREADED FITTINGS AND JOINTS MAY BE USED ON LIGHT-WALL PIPING PROVIDED THREADS ARE CHECKED WITH ANSI/ASME B1.20.1 THREAD GAUGE. ROLL GROOVE FITTINGS MAY BE USED ON LIGHT-WALL PIPE. ALL FITTINGS AND JOINTS SHALL BE UL LISTED, RATED FOR 175 PSI WORKING PRESSURE.

4. FIRE PROTECTION VALVES: ALL VALVES ARE RATED FOR A MINIMUM WORKING PRESSURE OF 175 PSI:

A. GATE VALVES SHALL BE FLANGED, SCREWED, OR GROOVE-END OS & Y TYPE.
B. BUTTERFLY VALVES SHALL BE FLANGED, GROOVE-END OR FULL-LUG TYPE. VALVE SHALL HAVE MANUAL GEAR OPERATORS WITH POSITION INDICATORS AND TAMPER SWITCH ADAPTERS. WAFER-TYPE BUTTERFLY VALVES ARE NOT ACCEPTABLE FOR FIRE SUPPRESSION SERVICES.
C. SWING-TYPE CHECK VALVES SHALL BE FLANGED, SCREWED, OR GROOVE-END TYPE.
D. DRAIN VALVES SHALL BE BALL VALVE TYPE WITH CAPPED MALE THREAD END.
E. INSPECTOR'S TEST/DRAIN VALVE SHALL BE MANUFACTURED BY AGF MANUFACTURING, OR EQUIVALENT.

5. PIPE SUPPORTS:

A. ALL PIPE HANGERS AND SUPPORTS SHALL COMPLY WITH THE REQUIREMENTS OF THESE SPECIFICATIONS AND NFPA STANDARDS.
B. ALL PIPE HANGERS SHALL BE SUPPORTED FROM APPROVED INSERTS OR BEAM OR JOIST CLAMPS, AS APPLICABLE.
C. HANGER RODS CONSTRUCTED OF ALL-THREAD RODS SHALL BE CADMIUM PLATED.
D. AUTOMATIC SPRINKLER SYSTEMS SHALL MEET ALL APPLICABLE REQUIREMENTS FOR SEISMIC DESIGN LISTED IN NFPA 13 AND LOCAL AHJ.

6. PRESSURE GAUGES:

A. FURNISH AND INSTALL PRESSURE GAUGES WHERE REQUIRED.
B. FOR EACH GAUGE, FURNISH AND INSTALL GAUGE SHUTOFF VALVE AND PROVISION FOR DRAINING GAUGE.
C. PRESSURE GAUGES SHALL HAVE GRADE B ACCURACY, AS DEFINED BY ASME B40.1 AND DIN STANDARDS. GAUGE MOVEMENT SHALL BE BRASS OR BRONZE BOURDON TUBE TYPE. GAUGE SHALL HAVE 3-1/2 INCH STEEL CASE. GAUGE SHALL BE LISTED TO HAVE NO LESS THAN TWICE THE NORMAL OPERATING PRESSURE.

7. SPRINKLERS SHALL BE UL LISTED AS MANUFACTURED BY VIKING, TYCO, RELIABLE OR VICTAULIC:

A. SPRINKLER HEADS IN AREAS WHERE SPRINKLERS ARE NOT VISIBLE SHALL HAVE A ROUGH BRASS FINISH.
B. IN VISIBLE AREAS, SPRINKLERS SHALL BE WHITE WITH WHITE ESCUTCHEONS.
C. ALL SPRINKLERS SHALL BE ORDINARY TEMPERATURE RATED, 155 DEG. F. MINIMUM UNLESS ANOTHER TEMPERATURE RATING IS REQUIRED BY NFPA 13. SPRINKLERS WITH PROPER TEMPERATURE RATINGS SHALL BE PROVIDED FOR AREAS OF HIGH AMBIENT TEMPERATURE, SUCH AS BOILER ROOMS, EQUIPMENT ROOMS, ETC.

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FIRE PROTECTION DESIGN CRITERIA

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Registered Professional Engineer (Mechanical) CERTIFICATE NO. 618.. MATTHEW SPENCER Date Signed ARIZONA U.S.A.
4/21/2023
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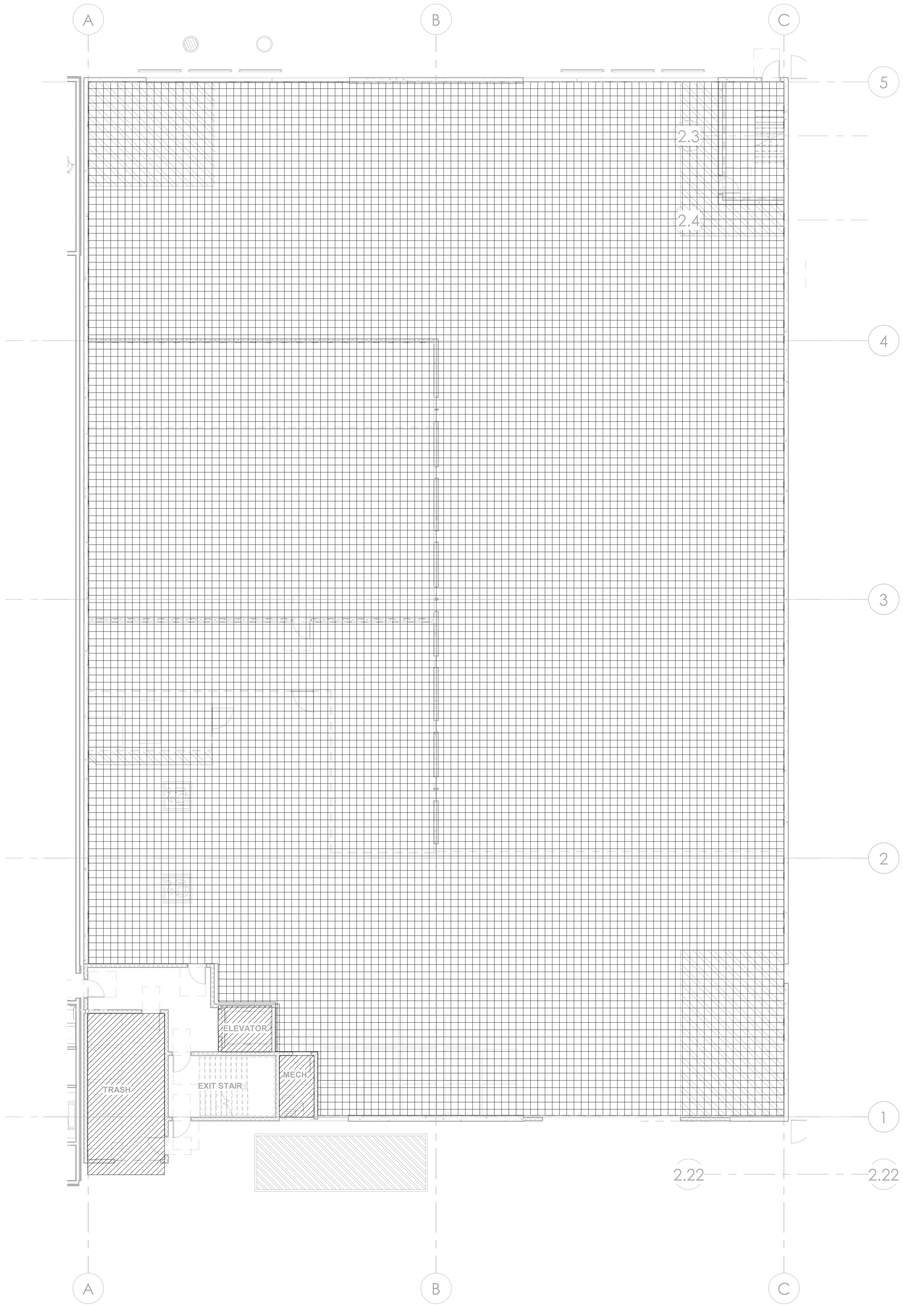

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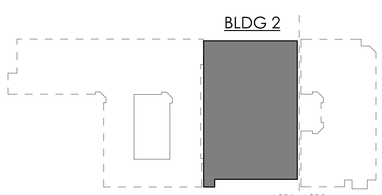

KEY PLAN
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FIRE PROTECTION GENERAL NOTES

A ALL PARKING GARAGE SPRINKLER PIPING SHALL BE INSTALLED ABOVE BOTTOM OF CONCRETE TEES. WHERE PIPING CANNOT BE RAN ABOVE BOTTOM OF THE CONCRETE TEES, SHALL BE INSTALLED TIGHT TO THE BOTTOM OF THE CONCRETE TEES AND SHALL NOT BE LOCATED IN ANY DRIVE AISLES. LOCATE ANY PIPING BELOW THE BOTTOM OF THE CONCRETE TEES CLOSE TO EXTERIOR WALLS OR THE INTERIOR CONCRETE BEAM.

N

0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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FIRE PROTECTION 1ST FLOOR

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4/21/2023
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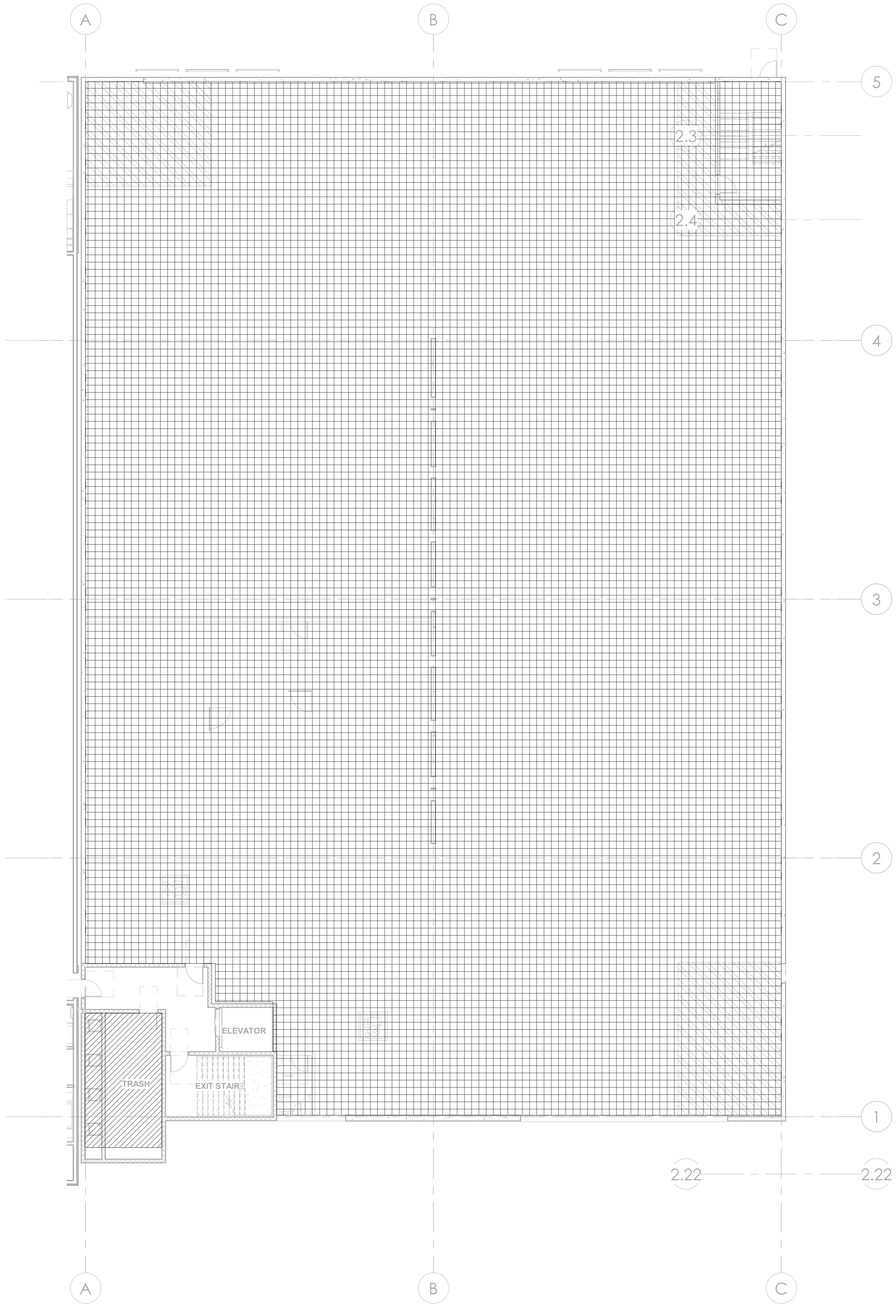

1 FIRE PROTECTION 2ND FLOOR BLDG 2
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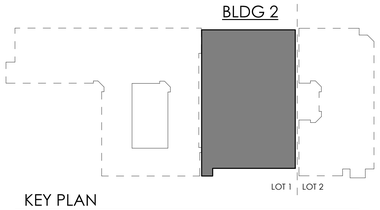

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N

0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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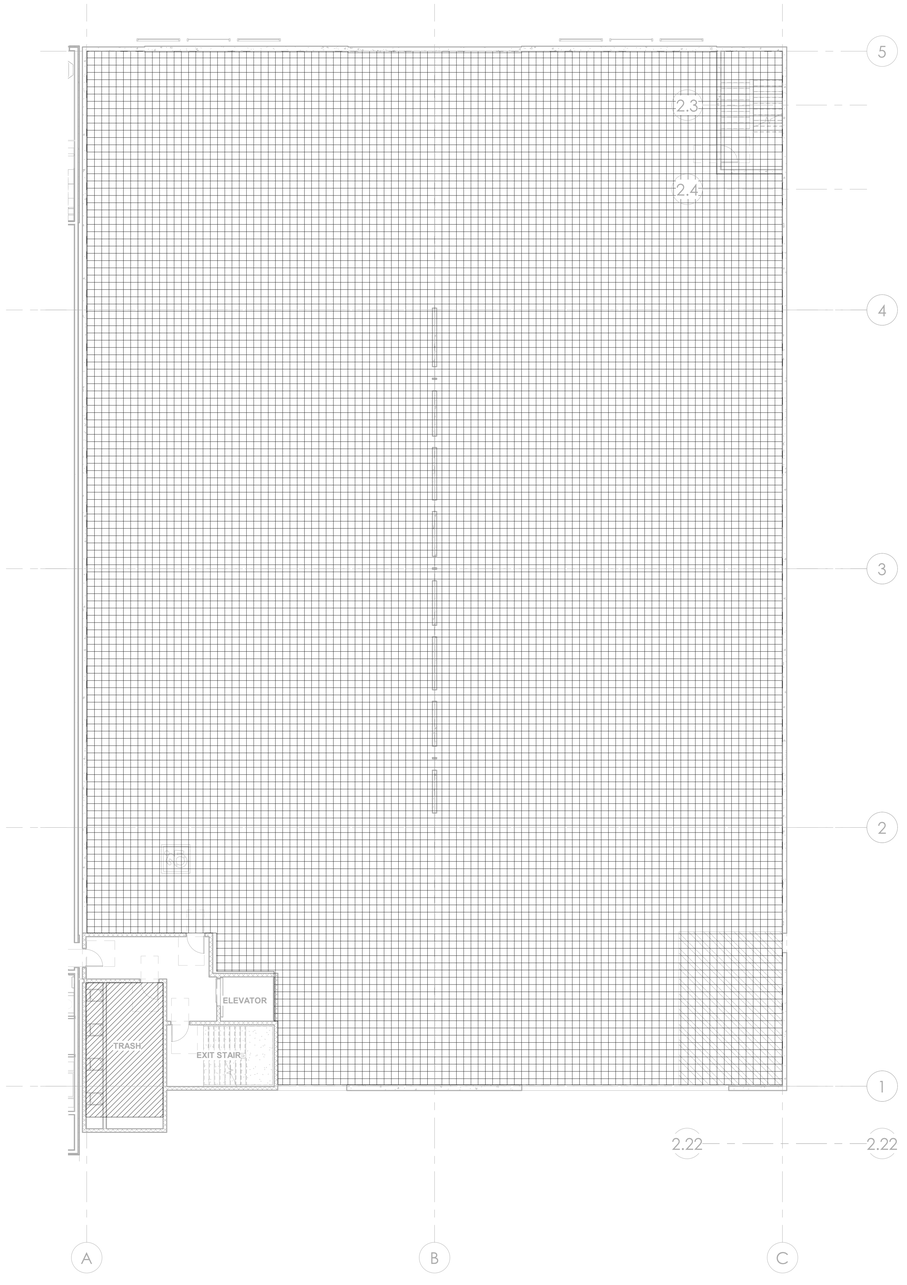

1 **FIRE PROTECTION 3RD FLOOR BLDG 2**
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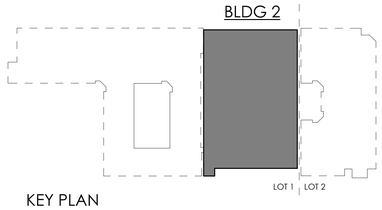

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Matthew Pierson — Certificate No. 61826 — Registered Professional Engineer — State of Arizona, U.S.A. — Date Signed

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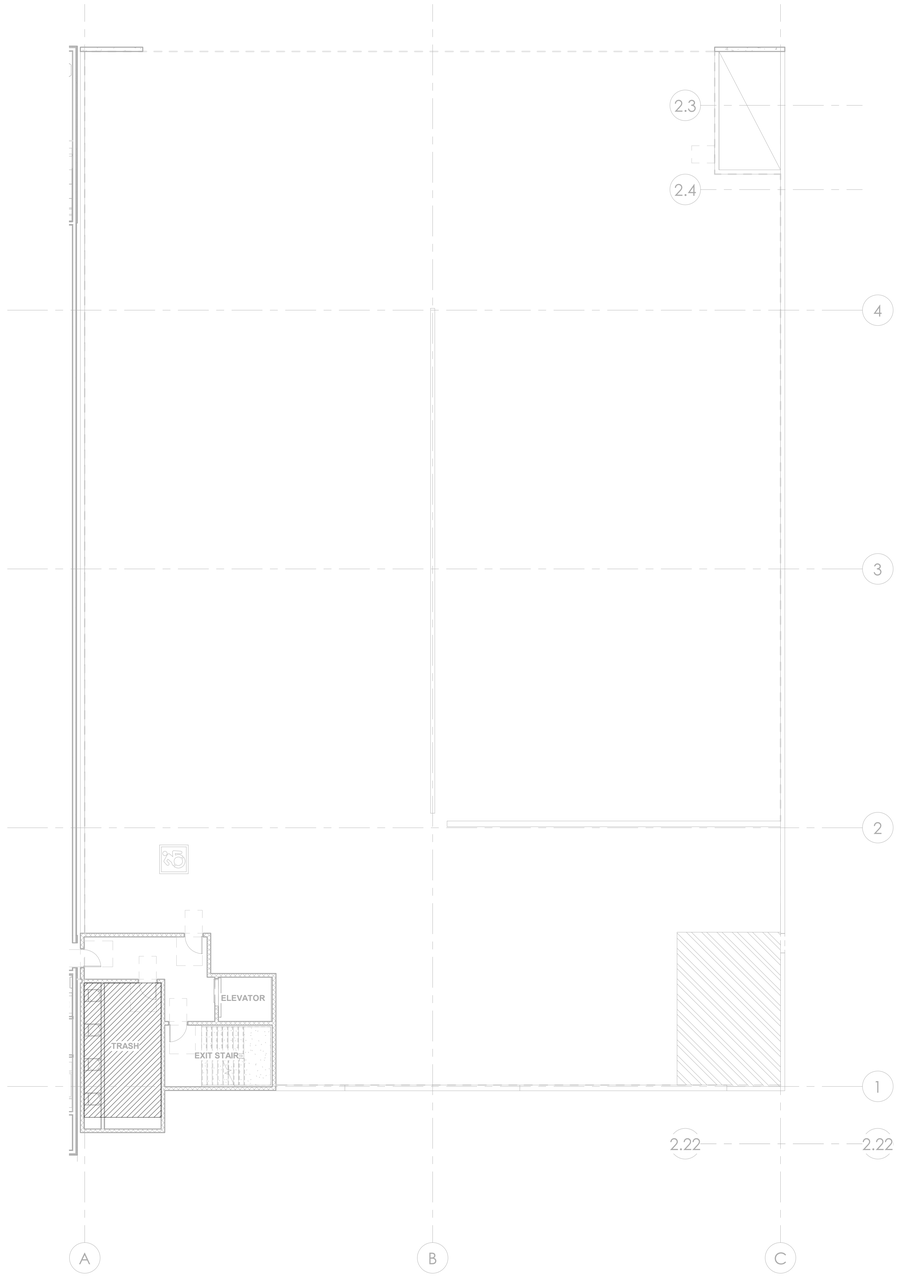
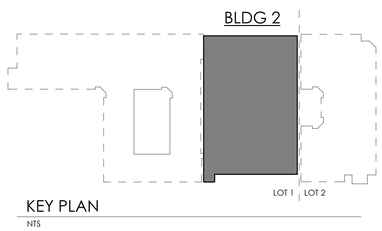


1 **FIRE PROTECTION 4TH FLOOR BLDG 2**
3/32" = 1'-0"



KEY PLAN
NTS

FIRE PROTECTION GENERAL NOTES

A ALL PARKING GARAGE SPRINKLER PIPING SHALL BE INSTALLED ABOVE BOTTOM OF CONCRETE TEES. WHERE PIPING CANNOT BE RAN ABOVE BOTTOM OF THE CONCRETE TEES, SHALL BE INSTALLED TIGHT TO THE BOTTOM OF THE CONCRETE TEES AND SHALL NOT BE LOCATED IN ANY DRIVE AISLES. LOCATE ANY PIPING BELOW THE BOTTOM OF THE CONCRETE TEES CLOSE TO EXTERIOR WALLS OR THE INTERIOR CONCRETE BEAM.

N

0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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FIRE PROTECTION 4TH FLOOR

IFP

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REVISIONS

MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: Checker
DRAWN BY: Author

Matthew Pierson — Certificate No. 69861 — Registered Professional Engineer — State of Arizona, U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
JOB No: 3056-20-02
SHEET: FP104.1-B

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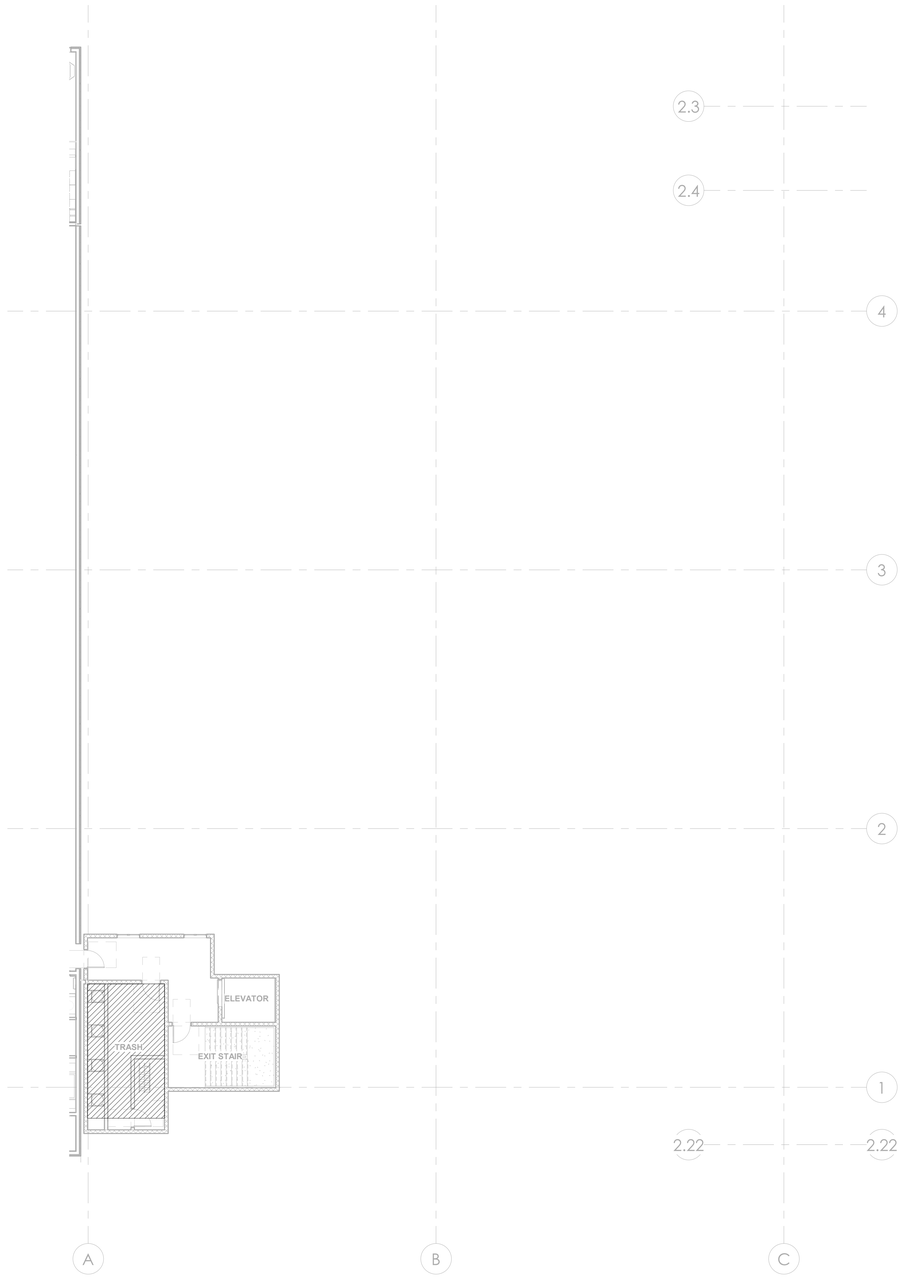
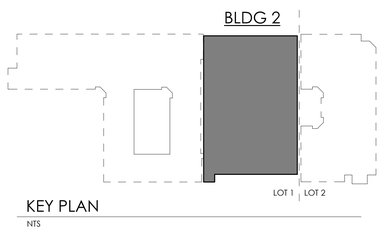


1 FIRE PROTECTION 5TH FLOOR BLDG 2
3/32" = 1'-0"



KEY PLAN
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REVISIONS		
MARK	DATE	DESCRIPTION
4	4/21/2023	LOT SPLIT

REVIEWED BY: Checker
DRAWN BY: Author

Certified Professional Engineer Registration
Matthew Pierson
Date Signed
Arizona U.S.A.
4/21/2023
LICENSE EXPIRES 6/30/2025

DATE: 9/16/2022
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