

HTEAO - SCOTTSDALE, AZ

E/NEC HAYDEN & MCDOWELL ROAD
SCOTTSDALE, AZ 85257



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Date: 1-30-2024
Dwn: RLP Chk: SJK
Project No.: 2363
Issue:

Sheet Name:
COVER

A0.0

*DO NOT SCALE DRAWINGS

INDEX OF DRAWINGS		CONTRACTOR NOTES		CONSTRUCTION SYMBOLS		LOCATION MAPS											
ARCHITECTURAL A0.0 COVER A0.1 LIFE SAFETY PLAN AND DATA A1.0 ARCH SITE PLAN A1.1 SITE DETAILS A2.0 ARCH FLOOR PLAN A2.1 ENLARGED FLOOR PLAN A3.0 REFLECTED CEILING PLAN A4.0 ROOF PLAN A4.1 ROOF DETAILS A5.0 EXTERIOR ELEVATIONS A5.1 EXTERIOR ELEVATIONS A6.0 BUILDING SECTIONS A6.1 BUILDING SECTIONS A6.2 WALL SECTIONS A6.3 WALL SECTIONS A6.4 WALL SECTIONS A6.5 WALL SECTIONS A6.6 SECTION DETAILS A6.7 SECTION DETAILS A6.8 SECTION DETAILS A6.9 SECTION DETAILS A7.0 INTERIOR ELEVATIONS A7.1 INTERIOR ELEVATIONS A7.2 MILLWORK DETAILS A8.0 PARTITION TYPES A9.0 DOOR & WINDOW SCHEDULES A9.1 FINISH PLAN & SCHEDULE A10.1 EQUIPMENT FLOOR PLAN A10.2 EQUIPMENT SCHEDULE AS1 ACCESS STANDARDS AS2 ACCESS STANDARDS AS3 ACCESS STANDARDS AS4 ACCESS STANDARDS AS5 ACCESS STANDARDS CIVIL C1 COVER C2 EXISTING CONDITIONS & DEMOLITION PLAN C3 SITE PLAN C4 GRADING PLAN C5 UTILITY PLAN C6 OPEN SPACE PLAN C7 SITE DETAILS STRUCTURAL S1-1 FOUNDATION PLAN S1-2 ROOF FRAMING PLAN S2-1 FOUNDATION DETAILS S2-2 FOUNDATION DETAILS S3-1 FRAMING DETAILS S3-2 FRAMING DETAILS S4-1 GENERAL NOTES MECHANICAL M0.0 MECHANICAL SCHEDULES M0.1 MECHANICAL DETAILS M0.2 MECHANICAL SPECS M1.1 MECHANICAL LAYOUT ELECTRICAL E0.0 ELECTRICAL GENERAL INFORMATION E1.0 ELECTRICAL SITE PLAN E1.1 ELECTRICAL PHOTOMETRICS E1.2 ELECTRICAL PLANS PLUMBING P0.0 PLUMBING SCHEDULE P0.1 PLUMBING DETAILS P0.2 PLUMBING DETAILS P1.1 DOMESTIC WATER P1.2 SANITARY & VENT LANDSCAPE L0.01 COVER SHEET L2.01 PLANTING PLAN RENDER RENDERING PLAN CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE BEGINNING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY IN WRITING BEFORE WORK BEGINS. CAREFULLY EXAMINE THE CONSTRUCTION SITE TO DETERMINE THE EXTENT OF THE WORK AND THE EXISTING CONDITIONS. NO EXTRA PAYMENTS WILL BE ALLOWED FOR CLAIMS FOR ADDITIONAL WORK THAT COULD HAVE BEEN DETERMINED BY SUCH INSPECTION. CHECK AND VERIFY DOCUMENTS AND FIELD CONDITIONS FOR ACCURACY. CONFIRM THAT EXISTING CONDITIONS ARE AS DOCUMENTED BEFORE BEGINNING CONSTRUCTION. IF ANY QUESTIONS OR CONCERNS ARISE THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM THE ARCHITECT BEFORE PROCEEDING. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN, FOLLOWING THE BEST AND ESTABLISHED PRACTICES OF THE TRADES INVOLVED USING PUBLISHED TRADE ASSOCIATION STANDARDS AND GUIDELINES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK BETWEEN THE TRADES AND FOR THE PROPER SCHEDULING OF WORK AND TRADES ON THE JOB. BUILDING SHALL BE LOCKED AND SECURED AT THE END OF EACH WORKING DAY. PROVIDE TEMPORARY SECURE PROTECTION OF THE BUILDING FROM THE ELEMENTS, VANDALISM, ETC. DURING WORK ON THE EXTERIOR WALL AND/ OR ROOF. THE GENERAL CONTRACTOR SHALL PAY FOR ALL BUILDING FEES AND SECURE ALL NECESSARY PERMITS AS REQUIRED FOR PROPER COMPLETION OF THE WORK. PROVIDE A CERTIFICATE OF OCCUPANCY TO THE OWNER UPON COMPLETION. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURES RECOMMENDED INSTRUCTIONS. ALL WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. SAFETY PRECAUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTORS. GOVERNING CODES AND ORDINANCES SHALL APPLY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN PROJECT, FREE FROM TRASH AND DEBRIS. FLOORS SHALL BE KEPT CLEAN AND SWEEP. ADJACENT WORK SHALL BE PROTECTED FROM ONGOING WORK, DAMAGE, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, AND FINISHES SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY. EXISTING WORK SHALL BE KEPT PROTECTED FROM NEW CONSTRUCTION. ANY DAMAGE TO EXISTING CONDITIONS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. THE EXTERIOR OF THE BUILDING SHALL BE KEPT CLEAN AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT AND/ OR APPLIANCES SPECIFIED UNLESS OTHERWISE NOTED. OWNER SUPPLIED EQUIPMENT SHALL BE INSTALLED BY CONTRACTOR. CONTRACTOR SHALL VERIFY ALL ROUGH DIMENSIONS OF ALL EQUIPMENT BEFORE FABRICATION OF ANY ADJACENT WORK. PROVIDE BLOCKING BEHIND ALL EQUIPMENT. WALL MOUNTED DOOR STOPS, RESTROOM ACCESSORIES, MILLWORK, ETC. TO PROVIDE PROPER AND STRONG ATTACHMENT. SUBMIT SHOP DRAWINGS ON ALL MILLWORK OR OTHER SPECIAL CONSTRUCTION FOR ARCHITECTS OR OWNER'S APPROVAL BEFORE FABRICATIONS. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIT SIGNS AND EMERGENCY LIGHTING AS REQUIRED BY LOCAL CODES. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED TYPE FIRE EXTINGUISHER(S) AS DIRECTED BY THOSE GOVERNMENTAL AGENCIES HAVING JURISDICTION. EXTINGUISHERS SHALL BE PROVIDED WITH WALL MOUNT AND BRACKET. UNITS SHALL BE U.L. RATED 2A-10BC WITH CAPACITY AS REQUIRED. ALL PENETRATIONS OF FIRE RESISTIVE FLOORS OR WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UNDERWRITERS LABORATORIES LISTINGS FOR THROUGH-PENETRATION FIRE STOP SYSTEMS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS FURNISHED BY THE MANUFACTURER OF THE FIRE STOP MATERIAL WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING TO THE ARCHITECT AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE CITY INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION WITH ALL VARIABLES DEFINED. ALL EXITS SHALL BE OPERABLE FROM THE INSIDE OF THE SPACE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE DURING NORMAL BUSINESS HOURS. ALL UTILITIES ARE AVAILABLE AT THE SITE AND SHALL BE AS SHOWN ON THE CIVIL ENGINEER'S PLANS. ALL PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS SHALL SECURE SEPARATE PERMITS FOR THEIR WORK IF REQUIRED BY THE CITY. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C. MANUALLY OPERATED FLUSH EDGE BOLTS, SURFACED MOUNTED BOLTS, AND SURFACE BOLTS ARE PROHIBITED ON EXIT DOORS. IF BOLTS ARE REQUIRED ON ANY EXIT DOOR THEY SHALL BE AUTOMATIC FLUSH BOLTS. 1 A + + NEW PARTITION ROOM NAME 101 ROOM TAG 1 DOOR TAG A WINDOW TAG 1'-0" A.F.F. CEILING TAG REVISION TAG 1 / A1.0 ELEVATION MARK BUILDING SECTION MARK WALL SECTION MARK DETAIL MARK CITY MAP NO SCALE LOCATION MAPS STREET MAP NO SCALE <table><tr><th>OWNER</th><th>ARCHITECT</th><th>CIVIL CONSULTANT</th><th>STRUCT. CONSULTANT</th><th>MEP CONSULTANT</th><th>LANDSCAPE CONSULTANT</th><th>INTERIOR DESIGNER</th><th>CITY OF SCOTTSDALE</th></tr><tr><td>TEAZONA LLC ATTN: CODY HERRICK 4917 GENESIS AVE ENCINO, CA 91316 PHONE: 432-556-8919 CHERRICK@CALTEXFOODS.COM</td><td>STEPHEN J. KRAMER ARCHITECTURE+ DESIGN, INC. STEPHEN J. KRAMER, A.I.A. 114 E CEVALLOS SAN ANTONIO, TX 78204 210-479-8900 PHONE 210-479-8901 FAX SKRAMER@SKRAMER.COM</td><td>PARADISE ENGINEERS LLC SHIVA SHANKAR, P.E. 4733 SHAVANO OAK DR. STE. 103 SAN ANTONIO, TX 78249 919-917-6675 PHONE SSHANKAR@PARADISE-ENGINEERS.COM</td><td>REM ENGINEERS ROBERT E. MARTINEZ 6800 PARK TEN BLVD. #239E SAN ANTONIO, TX 78213 210-320-1199 PHONE robert@remengineeringcorp.com</td><td>CEN-TEX ENGINEERING COOPER GILL, PE 18 SOUTH MAIN ST SUITE 610 TEMPLE, TX 76501 254-314-2011 PHONE COOPER@CENTEXENG.COM</td><td>DESIGN ETHICS LLC BRANDON PAUL 7527 E. 6TH AVE. SCOTTSDALE, AZ 85251 480-225-7077 PHONE BPAUL@DESIGNETHIC.NET</td><td>NOT IN SCOPE</td><td>CITY OF SCOTTSDALE 3939 N. DRINKWATER BLVD. SCOTTSDALE, AZ 85251 480-312-2550 PHONE CITYCOUNCIL@SCOTTSDALEAZ.GOV</td></tr></table>		OWNER	ARCHITECT	CIVIL CONSULTANT	STRUCT. CONSULTANT	MEP CONSULTANT	LANDSCAPE CONSULTANT	INTERIOR DESIGNER	CITY OF SCOTTSDALE	TEAZONA LLC ATTN: CODY HERRICK 4917 GENESIS AVE ENCINO, CA 91316 PHONE: 432-556-8919 CHERRICK@CALTEXFOODS.COM	STEPHEN J. KRAMER ARCHITECTURE+ DESIGN, INC. STEPHEN J. KRAMER, A.I.A. 114 E CEVALLOS SAN ANTONIO, TX 78204 210-479-8900 PHONE 210-479-8901 FAX SKRAMER@SKRAMER.COM	PARADISE ENGINEERS LLC SHIVA SHANKAR, P.E. 4733 SHAVANO OAK DR. STE. 103 SAN ANTONIO, TX 78249 919-917-6675 PHONE SSHANKAR@PARADISE-ENGINEERS.COM	REM ENGINEERS ROBERT E. 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BUILDING CODE INFO & ANALYSIS

PROJECT S.F.:

2121

BUILDING USE:

TEA SALES

CONSTRUCTION TYPE (CHAPTER 6):

TYPE VB

OCCUPANCY CLASSIFICATION (CHAPTER 3):

GROUP B

OCCUPANCY SEPARATION (TABLE 508.4):

NOT APPLICABLE TO SCOPE OF THIS PROJECT

HEIGHT DETERMINATION (SECTION 504.2):

ALLOWABLE BUILDING HEIGHT:

30'-0"

ALLOWABLE BUILDING STORIES:

2 STORIES

ACTUAL BUILDING HEIGHT:

20'-3"

ACTUAL BUILDING STORIES:

1

EXITS REQUIRED (SECTIONS 1005 & 1006):

NUMBER REQUIRED:

2

NUMBER PROVIDED:

3

OVERALL EXIT WIDTH:

108 INCHES PROVIDED

FIRE PROTECTION (CHAPTER 9):

SMOKE DETECTION AND FIRE ALARMS TO BE PROVIDED PER 2018 INTERNATIONAL FIRE CODE

SPRINKLERS (A.F.E.S.):

YES

FIRE ALARMS:

YES

EMERGENCY LIGHTS:

YES

BUILDING AGENCY JURISDICTION:

CITY OF SCOTTSDALE, MARICOPA COUNTY

BUILDING CODES IN EFFECT:

2021 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS

2021 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS

2021 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS

2021 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS

2021 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS

2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS

2020 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS

2021 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH LOCAL AMENDMENTS

2010 ARIZONA ACCESSIBILITY STANDARDS (AAS)

*ALL PENETRATIONS OF FIRE RESISTIVE FLOORS OR WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UNDERWRITERS LABORATORIES LISTINGS FOR THROUGH-PENETRATION FIRE STOP SYSTEMS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS FURNISHED BY THE MANUFACTURER OF THE FIRE STOP MATERIAL WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING TO THE ARCHITECT AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE CITY INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION WITH ALL VARIABLES DEFINED.

MOVED TO SHEET A1.0

OCCUPANT LOAD:					
NAME	AREA	LOAD	FACTOR	OCCUPANCY	
KITCHEN	1096 SF	200 SF	GROSS		5.48
MERCANTILE	922 SF	60 SF	GROSS		15.36
STORAGE	103 SF	300 SF	GROSS		0.34
TOTALS	2121 SF				21.19

FIRE RESISTANCE RATING REQ'T'S:

STRUCTURAL FRAME

INCLUDING COLUMNS, GIRDERS, TRUSSES

0 HOURS

BEARING WALLS

EXTERIOR*

0 HOURS

NONBEARING WALLS & PARTITIONS

EXTERIOR*

0 HOURS

EXTERIOR*

0 HOURS

FLOOR CONSTRUCTION

INCLUDING SUPPORTING BEAMS & JOISTS

0 HOURS

ROOF CONSTRUCTION

INCLUDING SUPPORTING BEAMS & JOISTS

0 HOURS

*FIRE SEPARATION DISTANCE IS GREATER THAN 10' ON ALL SIDES.

BASED ON TABLES 601 AND 602 OF 2021 IBC.

*NOT APPLICABLE TO SCOPE OF THIS PROJECT

EXTERIOR WALL FIRE RESISTIVE RATING (V-B CONST.)

BASED ON FIRE SEPARATION (TABLE 602)

X < 5'

1 HOUR

X = FIRE SEPARATION DISTANCE

5' < X < 10'

1 HOUR

10' < X < 30'

1 HOUR

X > 30'

NO REQUIREMENT

EXIT TRAVEL DISTANCE:

EXIT ACCESS AND CONFIGURATION (SECTION 1007)

BUILDING/SUITE DIAGONAL:

73' - 0"

1/2 OF DIAGONAL:

36' - 6"

EXIT SEPARATION 1:

58' - 8"

MAXIMUM TRAVEL/ COMMON PATH OF TRAVEL DISTANCE

COMMON PATH ALLOWED (TABLE 1006.2.1)

100' - 0"

MAX COMMON PATH

16' - 6"

MAX DISTANCE ALLOWED (TABLE 1017.2)

200' - 0" (B - OCCUPANCY - NON-SPRINKLED)

MAX DISTANCE (MEASURED PER 1017.3)

43' - 0"

SECTION 1020 - CORRIDORS

-NO RATING REQUIRED WITH SPRINKLED BUILDING

-NO CORRIDORS IN BUILDING (ONLY WITHIN SUITE)

*MANUALLY OPERATED FLUSH EDGE BOLTS, SURFACED MOUNTED BOLTS, AND SURFACE BOLTS ARE PROHIBITED ON EXIT DOORS. IF BOLTS ARE REQUIRED ON ANY EXIT DOOR THY SHALL BE AUTOMATIC FLUSH BOLTS.

*ALL EXITS SHALL BE OPERABLE FROM THE INSIDE OF THE SPACE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE DURING NORMAL BUSINESS HOURS.

*ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.

ENERGY SUMMARY

ROOF SOLAR REFLECTANCE: (3-YR AGED)

0.55 MINIMUM (TESTED IN ACCORDANCE WITH ASTM C1549, ASTM E 903 OR ASTM E 1918 OR CRRC-1 STANDARD)

ROOF THERMAL EMITTANCE: (3-YR AGED)

0.75 MINIMUM (TESTED IN ACCORDANCE WITH ASTM C1371 OR ASTM E 408 OR CRRC-1 STANDARD)

ROOF SRI (3-YR AGED):

64 MINIMUM (DETERMINED IN ACCORDANCE WITH ASTM E 1980 USING CONVECTION COEFFICIENT OF 2.1 BTU/H - FT2 - °F)

ROOF R-VALUE:

R- 30 CONTINUOUS RIGID INSULATION

WALL R-VALUE:

R- 19 FIBERGLASS BATT INSULATION
R- 3.8 CONTINUOUS RIGID INSULATION

OPAQUE DOOR U-FACTOR:

SWINGING = 0.37 / NON-SWINGING = 0.31

FENESTRATION U-FACTOR:

FIXED = 0.45 / OPERABLE = .60 / ENTRANCE DOORS = 0.77

FENESTRATION SHGC:

0.30 MAX.

MAX. VERTICAL FENESTRATION: CALCULATION

131 VERT. FEN. S.F. / 785 WALL S.F. = 16%-17% 3U% MAX.

SKYLIGHT DATA:

NO SKYLIGHTS REQUIRED/PROVIDED. B.O. ROOF DECK< 15'-0"
NO SKYLIGHTS REQUIRED/PROVIDED. < 75% CLG. AREA >15'-0"

AIR BARRIER DESIGN METHOD:

REFER TO SECTIONS

*CONTRACTOR MUST INSURE ALL MINIMUM VALUES ARE MET.

PLUMBING FIXTURE COUNT:

FIXTURE REQUIREMENTS (TABLE 2092.1)

TOTAL OCCUPANTS:

22 / 2 (MEN & WOMEN)= 11

TOILET REQUIREMENTS:

1.25 FOR FIRST 50 & 1:50 THEREAFTER OCCUPANTS REQ'D
1 TOILETS PROVIDED

LAVATORY REQUIREMENTS:

1:40 FOR THE FIRST 80 AND 1:80 THEREAFTER OCCUPANTS REQ'D
1 LAVATORIES PROVIDED

DRINKING FOUNTAIN REQ'S (1 MIN):

0 PROVIDED (WATER AND CONTAINERS TO BE PROVIDED BY RESTAURANT)

SERVICE SINK (1 MIN.):

1 PROVIDED

*ALL PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS SHALL SECURE SEPARATE PERMITS FOR THEIR WORK IF REQUIRED BY THE CITY.

CODE ANALYSIS LEGEND:

X SF

OCCUPANT LOAD

(X OCC)

CALCULATED ROOM

↑

PRIMARY EGRESS PATH

↑

SECONDARY EGRESS PATH

—

() HOUR RATED FIRE ASSEMBLY

- - -

BUILDING DIAGONAL

—

EXIT TRAVEL DISTANCE

⊙ - - - →

COMMON PATH OF TRAVEL

>

DIRECTION OF TRAVEL

20

FIRE RATED DOOR (IN MIN.) IF REQ'D

⊙

EMERGENCY EXIT

⌞

EMERGENCY LIGHTING

The diagram is a detailed floor plan of a building, likely a restaurant or food service area, used for a life safety analysis. It shows the layout of various rooms including a RESTROOM, STORAGE, WALK-IN COOLER, RO (Refrigeration), SALES area, PREP AREA, BREW CENTER, DRIVE-THRU, and a large RETAIL area. Key features include:
 - **Exits:** Three exits are marked with arrows and labeled: EXIT 1 (top center), EXIT 2 (right side), and EXIT 3 (bottom center). Each exit has an associated 'OCC. DISCHARGE' value (16, 3, and 3 respectively).
 - **Travel Paths:** Red dashed lines with arrows indicate the primary and secondary egress paths for different areas of the building.
 - **Occupancy Loads:** Various areas are labeled with their occupancy loads: RETAIL (14), SALES (2), PREP AREA (2), BREW CENTER (1), DRIVE-THRU (2), and SERVICE ALLEY (1).
 - **Structural Elements:** Building diagonals are shown as dashed lines, with one labeled 'BUILDING DIAGONAL 73'-0" 1/2 OF BUILDING DIAGONAL 36'-6"'.
 - **Other Features:** A 'WALK-IN COOLER' is shown on the right, and a 'RISER' is indicated near the top right. A 'SERVICE ALLEY' is located at the bottom left.
 - **Scale:** A scale bar at the bottom left indicates '1/4" = 1'-0"'.
 - **Section Marker:** A circled '1' is located at the bottom left of the diagram, corresponding to the sheet title 'LIFE SAFETY PLAN'.

Stephan J. Kramer

ARCHITECTURE

DESIGN

HTEAO - SCOTTSDALE, AZ

E/NEC HAYDEN & MCDOWELL ROAD

SCOTTSDALE, AZ 85257

REGISTERED ARCHITECT

CERTIFICATE NO.

38336

STEPHEN J. KRAMER

DESIGNED 1/30/24

ARIZONA U.S.A.

Expires: 6/30/25

Date: 1-30-2024

Dwn: RLP Chk: SJK

Project No.: 2363

Issue:

1 Revision 1 8.12.2024

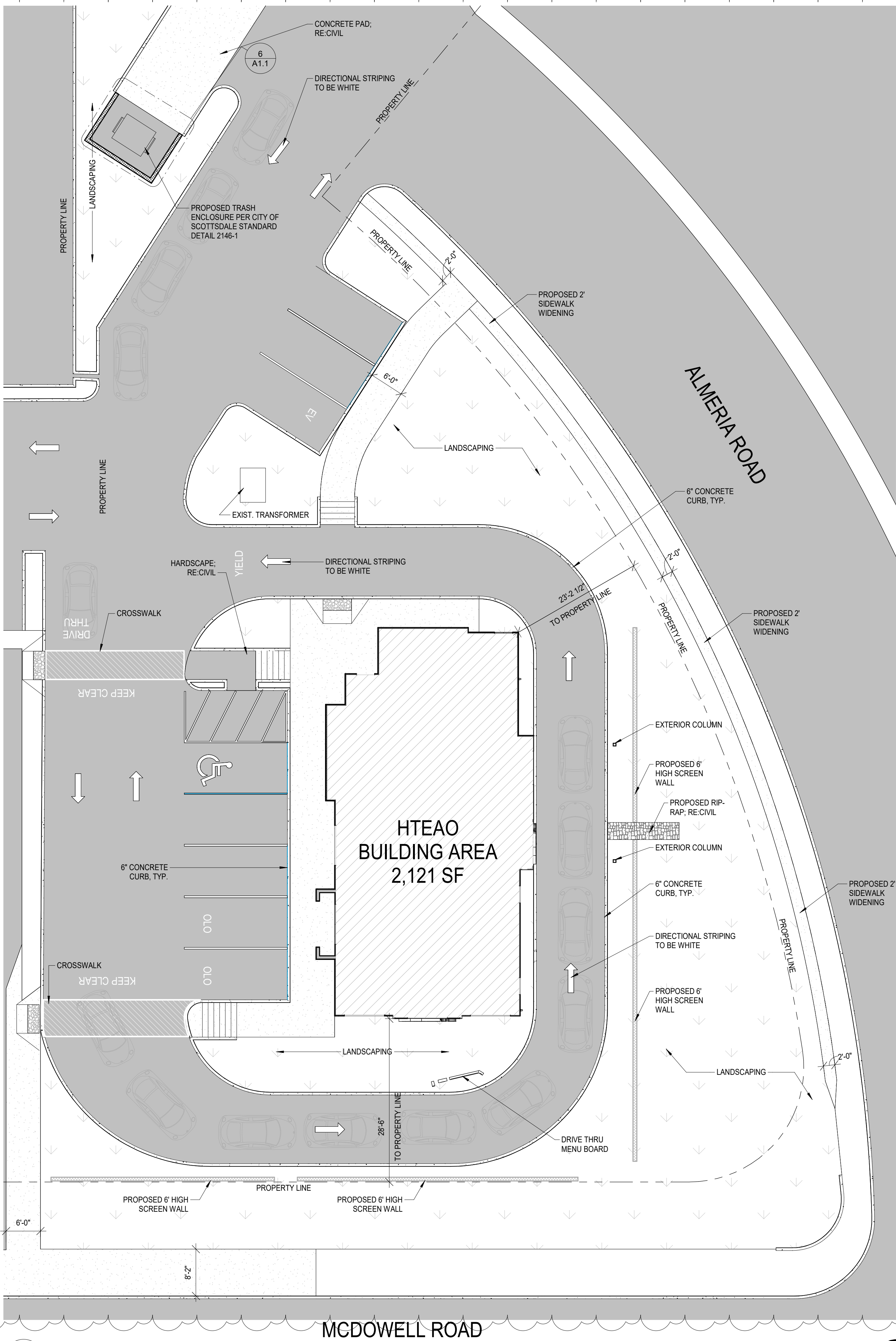
Sheet Name:

LIFE SAFETY PLAN AND DATA

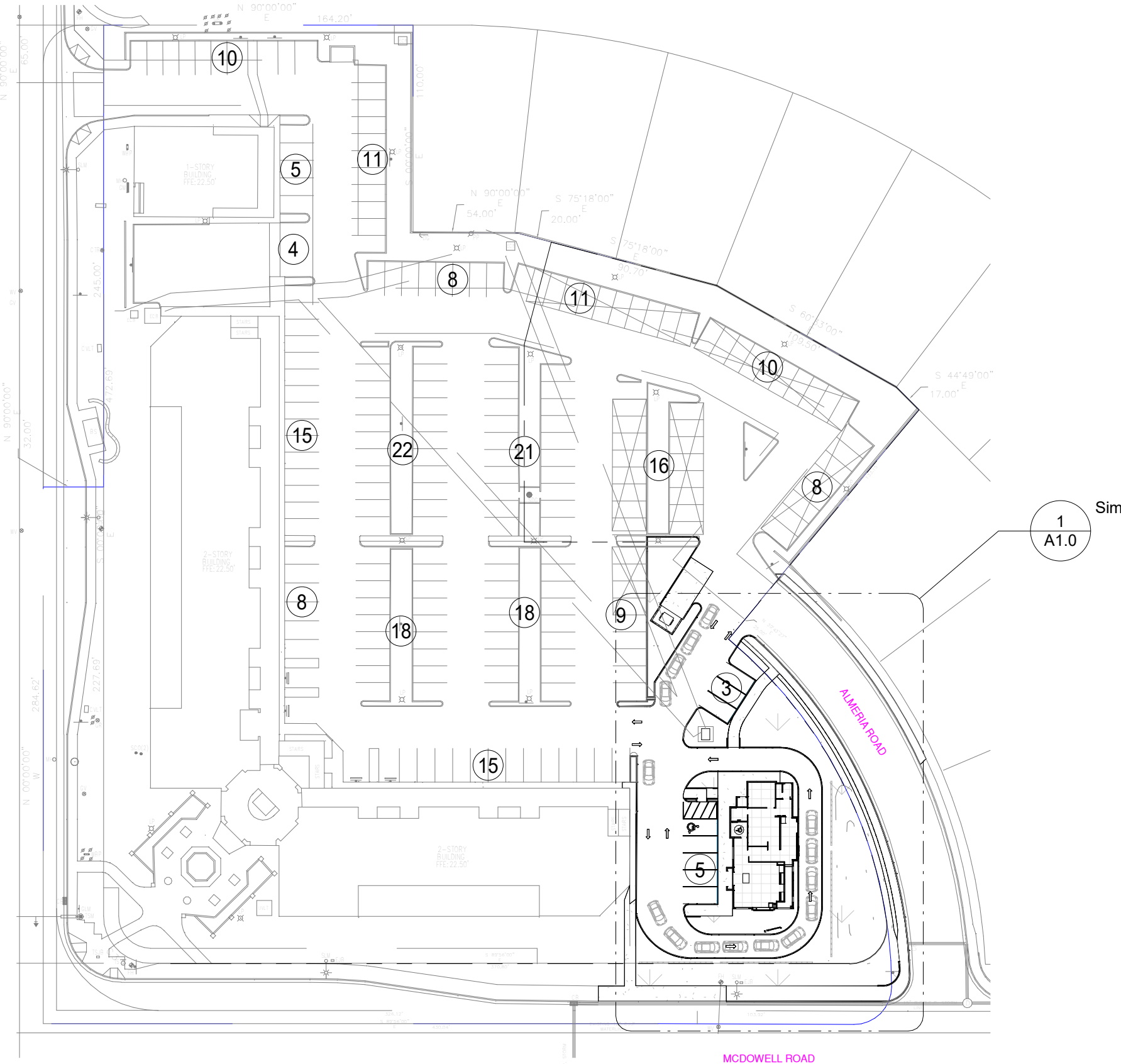
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*DO NOT SCALE DRAWINGS



1 SITE PLAN
SCALE: 3/32" = 1'-0"



2 OVERALL SITE PLAN
SCALE: 1/64" = 1'-0"

SITE INFORMATION

BUILDING ADDRESS:	E/NEC HAYDEN & MCDOWELL ROAD SCOTTSDALE, AZ 85257
LOT AND BLOCK NO:	LOT 19
ZONING:	PNC
FLOOD PLAIN:	NOT APPLICABLE
GROSS FLOOR AREA:	2,121 SF
NET FLOOR AREA:	1,870 SF
LOT COVERAGE (NET):	
ACRES	1.004
TOTAL SITE SQUARE FOOTAGE:	20,735 S.F.
IMPERVIOUS:	*NOT REQUIRED
PERVIOUS:	*NOT REQUIRED
AFFECTED SITE TOTAL AREA:	*NOT REQUIRED
AFFECTED SITE PERVIOUS AREA:	*NOT REQUIRED
FUTURE SITE AREA:	*NOT REQUIRED

ZONING REQUIREMENTS (REFER TO SITE PLAN)

SETBACKS:	
FRONT	20'-0"
REAR	30'-0"
SIDE	15'-0"
SIDE	15'-0"

CITY PARKING REQ'T'S:

SPACES REQUIRED:	1 PER 120SF; 2160 SF / 120 SF = 18 SPACES
SPACES SHOWN:	8 NEW 209 EXISTING

PARKING:

STANDARD SPACES:	7
ACCESSIBLE (SPACES):	1

ADA PARKING SITE REQ'T'S:

1 SPACES REQ'D PER ARIZONA ACCESSIBILITY STANDARDS (AAS)	
2 ACCESS POINTS ARE PROVIDED AND 1 ACCESSIBLE PER VESTING AUTHORITY	

VERIFY ALL INFORMATION PROVIDED WITH CIVIL DRAWINGS, AS REQUIRED.

* REFER TO SHELL FOR MORE INFORMATION.

*ALL UTILITIES ARE AVAILABLE AT THE SITE AND SHALL BE AS SHOWN ON THE CIVIL ENGINEER'S PLANS.

*ALL COMMON AREA AND SITE SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS OF THE ARCHITECTURAL BARRIER ACT (ARTICLE 9102) AND WITH THE UNITED STATES ACCESS BOARD, ADA 1990. REFER TO BUILDING PLAN.

OPEN SPACE CALCS

NET LOT AREA	20,735 SF
BUILDING HEIGHT	20' 3" (MAX 36')
GROSS FLOOR AREA	2,121 SF
FLOOR AREA RATIO (FAR)	2,121 SF / 20,735 SF X 100 = 10.23%

FIRST 12' OF HEIGHT	16% X NET LOT AREA = 0.16 X 20,735 = 3,317.6 SF
NEXT 8.25' OF HEIGHT	8.25' X 0.005 X 20,735 = 855.3 SF

OPEN SPACE REQUIRED	3,317.6 + 855.3 = 4,172.9 SF (20.1%)
FRONT OPEN SPACE	4,145 SF
OPEN SPACE OTHER THAN FRONT	1,772 SF
OPEN SPACE PROVIDED	5,917 SF

PARKING LOT AREA	7,523 SF
PARKING LOT LANDSCAPING REQUIRED	7,526 SF X 15% = 1,128.5 SF
PARKING LOT LANDSCAPING PROVIDED	1,885 SF

GENERAL SITE NOTES

- REFER TO CIVIL PLANS FOR CONSTRUCTION INFORMATION. THIS PLAN IS FOR REFERENCE ONLY.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS PROVIDED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICT BEFORE CONSTRUCTION COMMENCE. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.

SITE PLAN LEGENDS

---	PROPERTY LINE
---	FIRE LANE SHALL READ "NO PARKING FIRE LANE" EVERY 15'.
---	ASPHALT PAVING
---	SODDED AREA
---	CONCRETE, RE: CIVIL



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E/NEC HAYDEN & MCDOWELL ROAD
SCOTTSDALE, AZ 85257



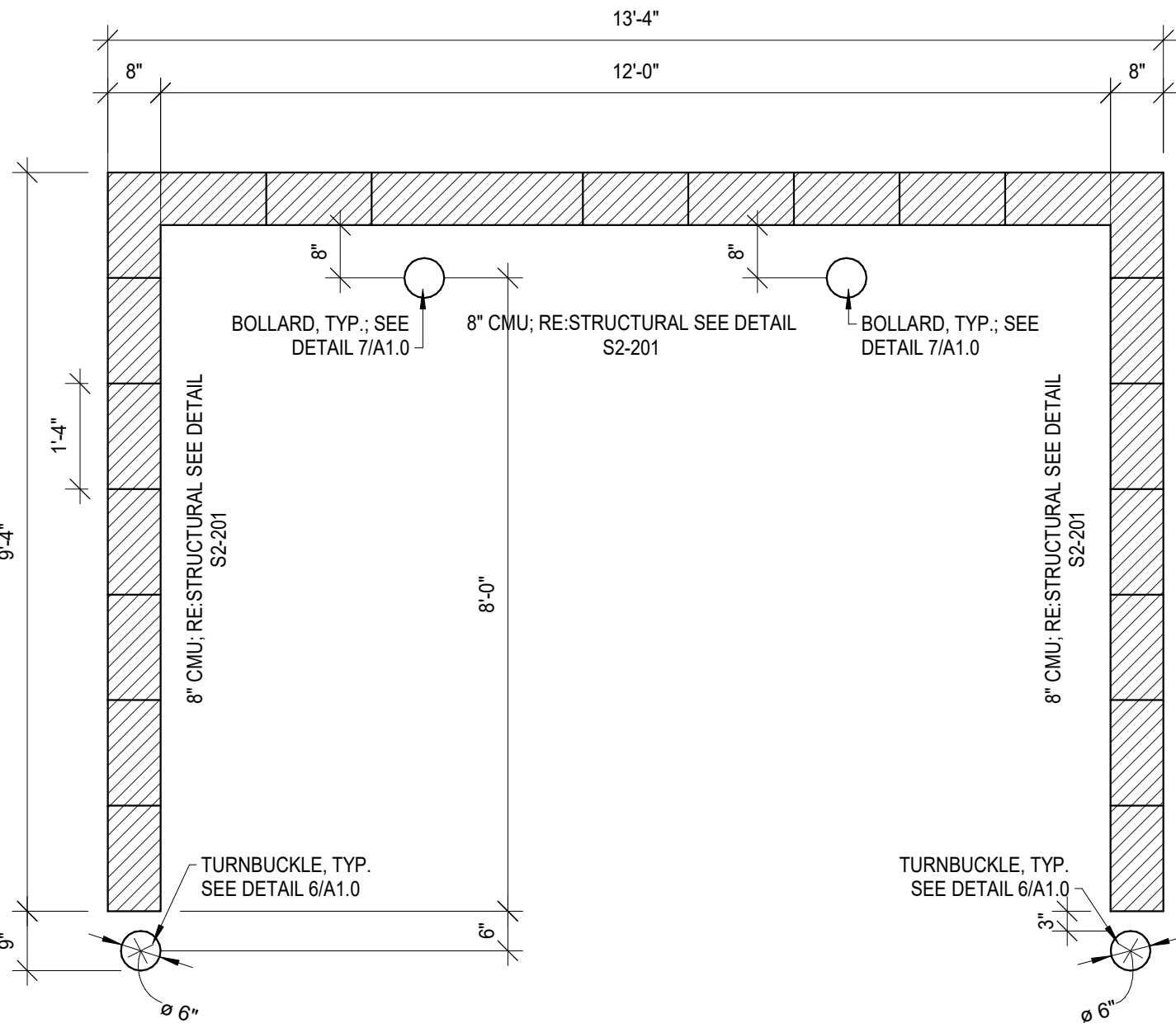
Date: 1-30-2024
Dwn: RLP Chk: SJK
Project No.: 2363
Issue:

1	Revision 1	8.12.2024
2	Revision 2	10.7.2024

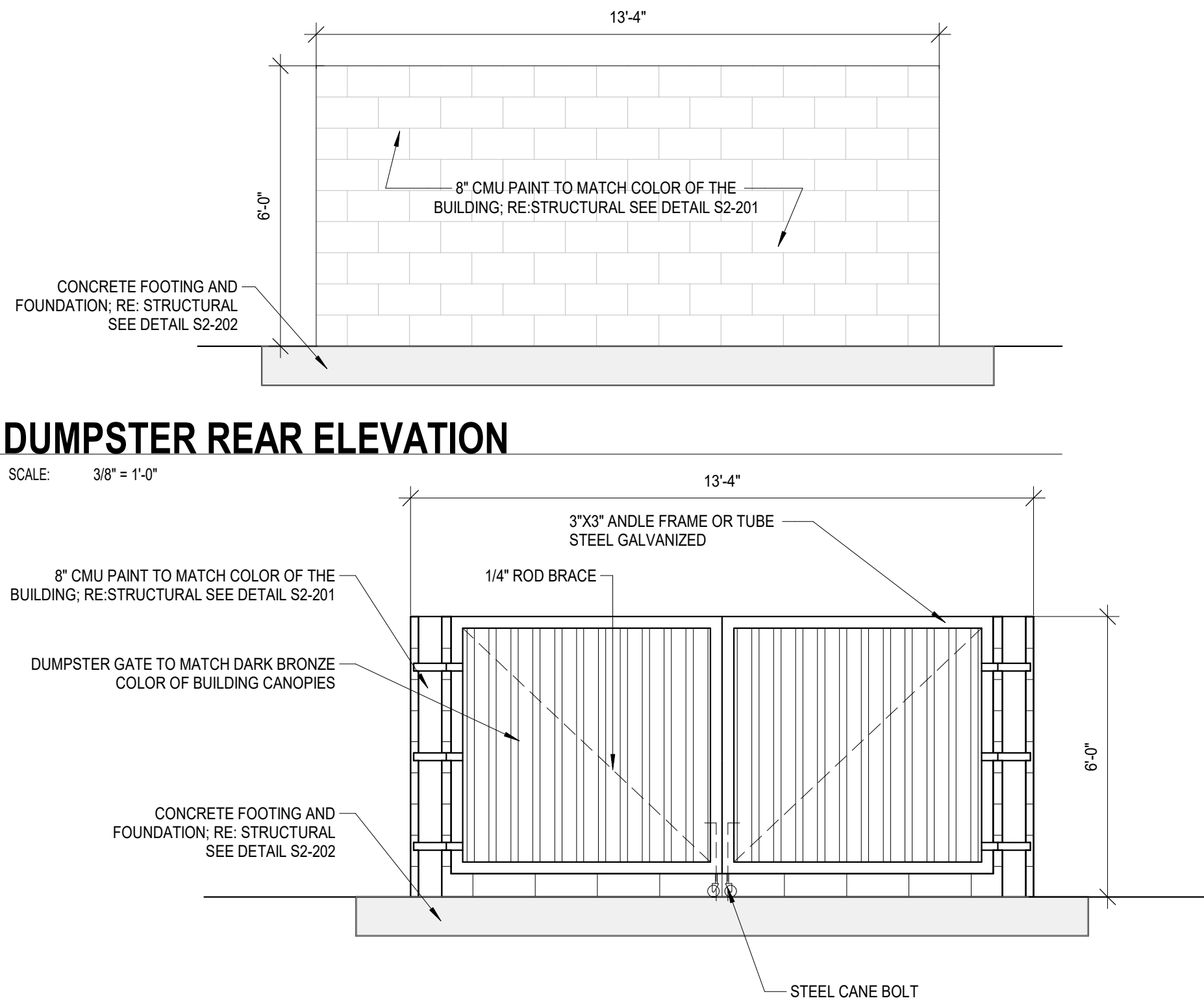
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ARCH SITE
PLAN

A1.0

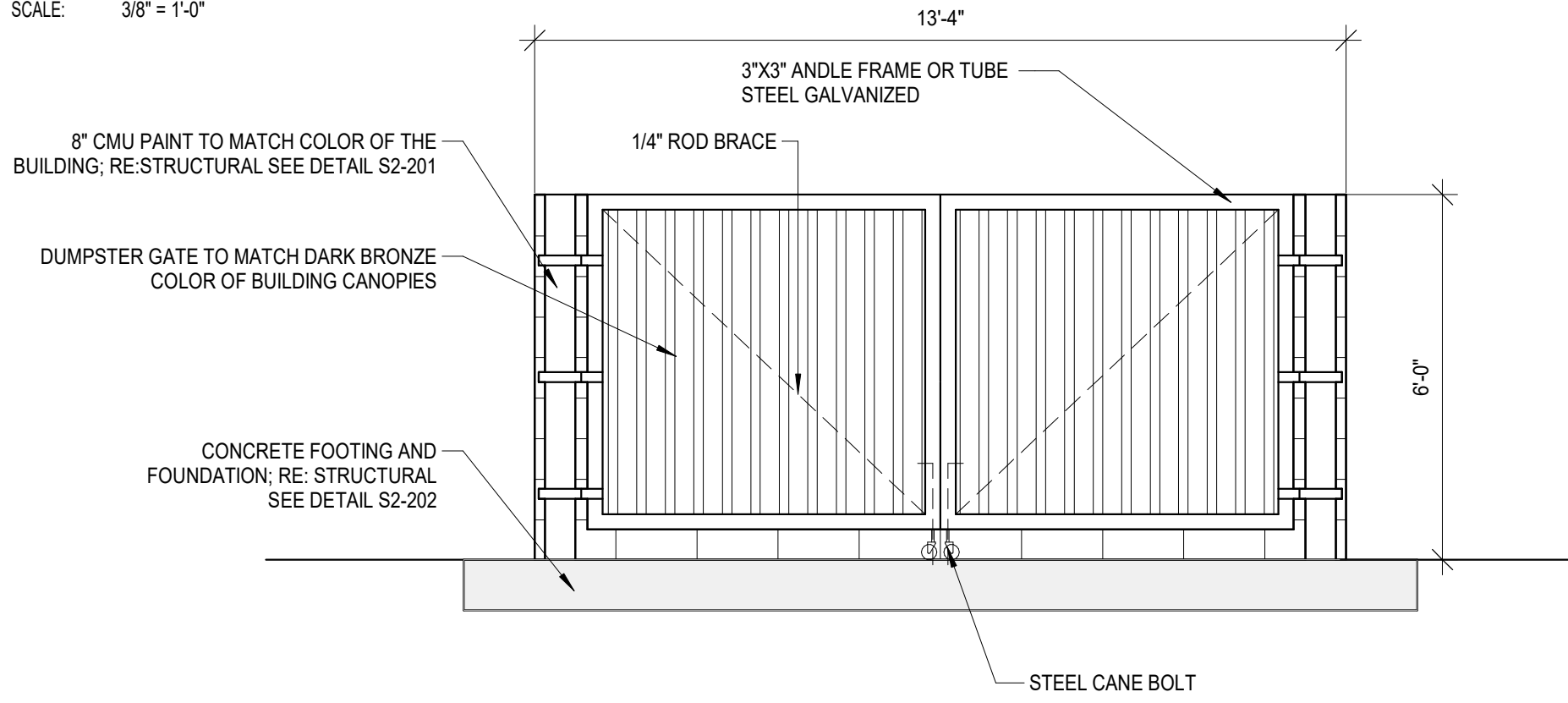
6 DUMPSTER ENCLOSURE FLOOR PLAN



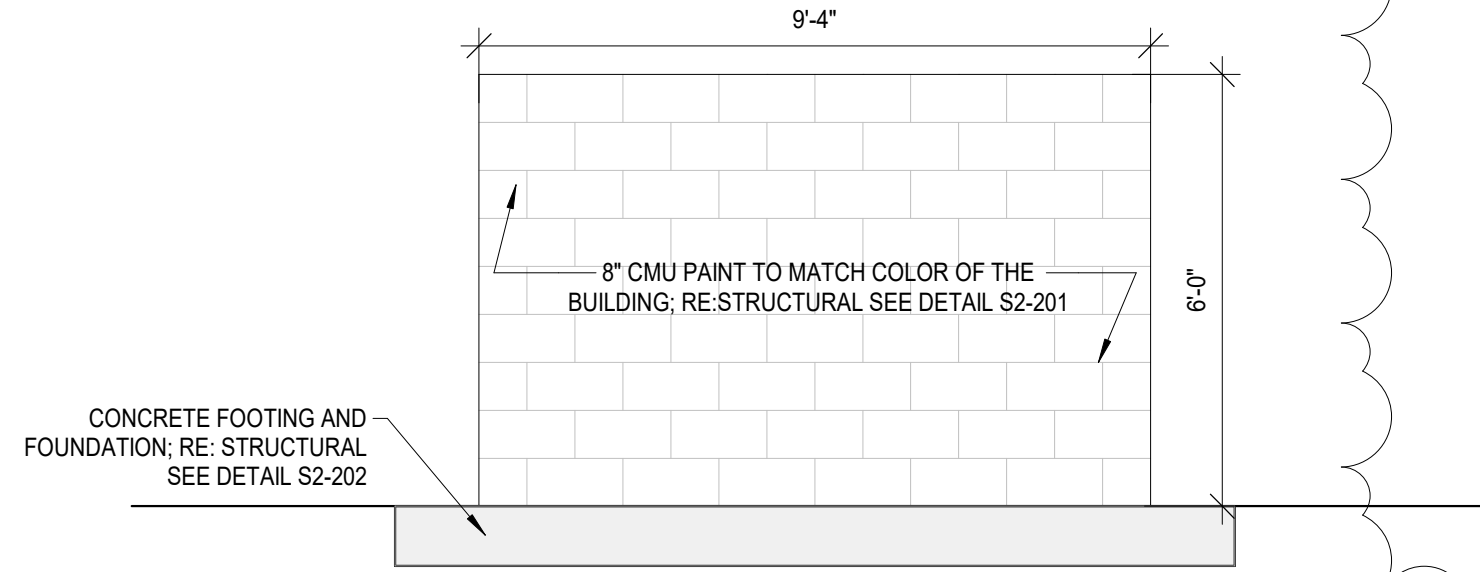
8 DUMPSTER REAR ELEVATION



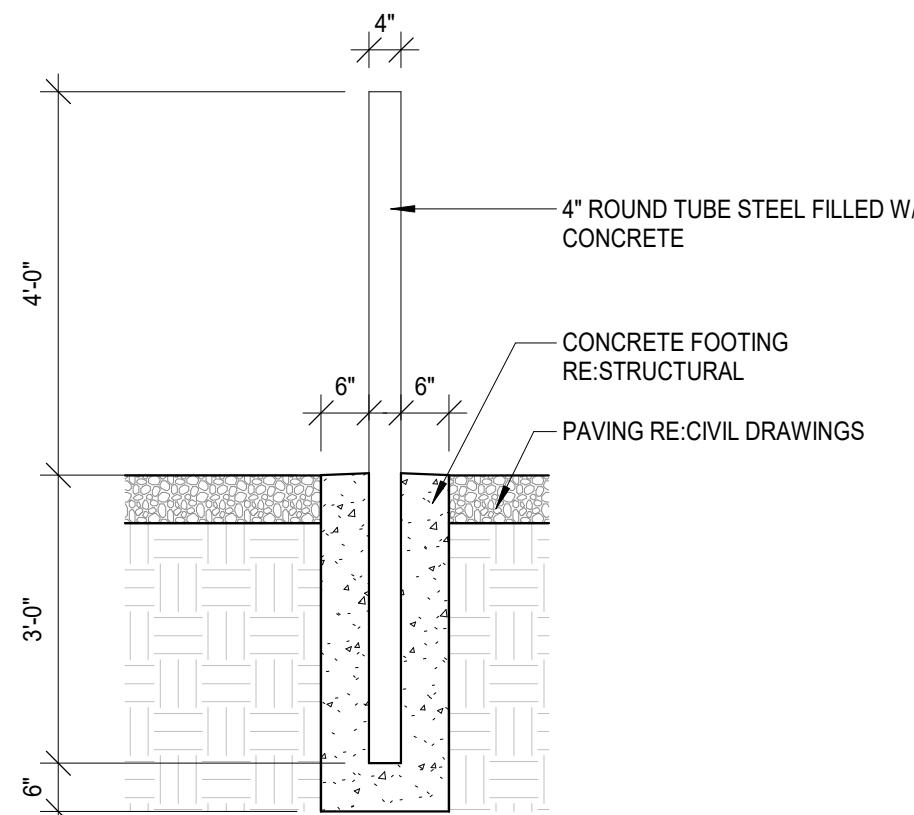
7 DUMPSTER FRONT ELEVATION



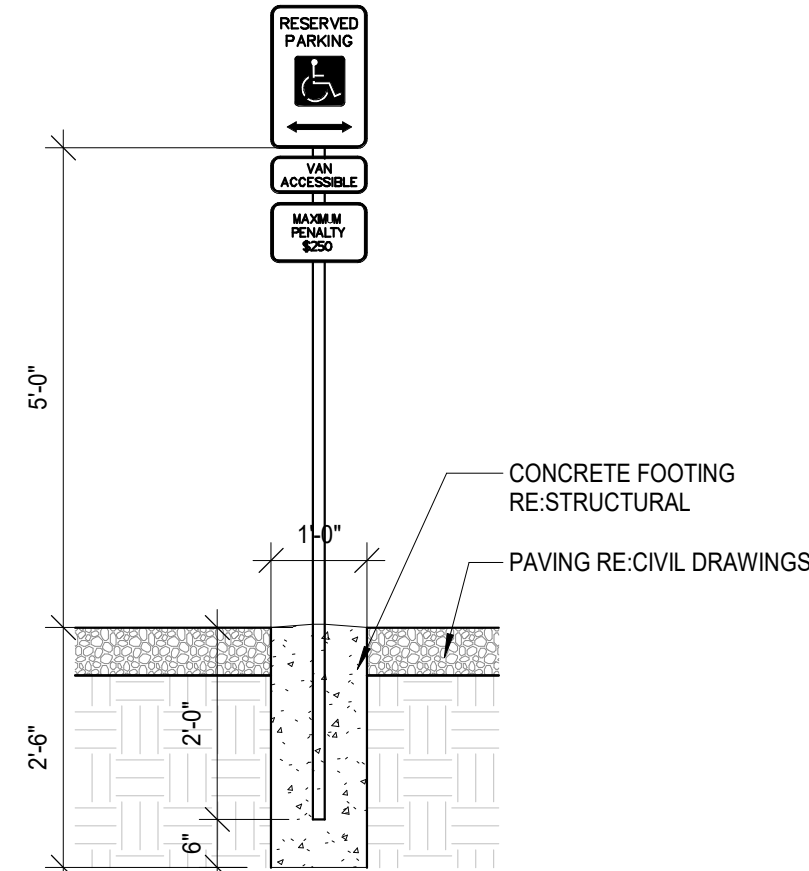
9 DUMPSTER SIDE ELEVATION



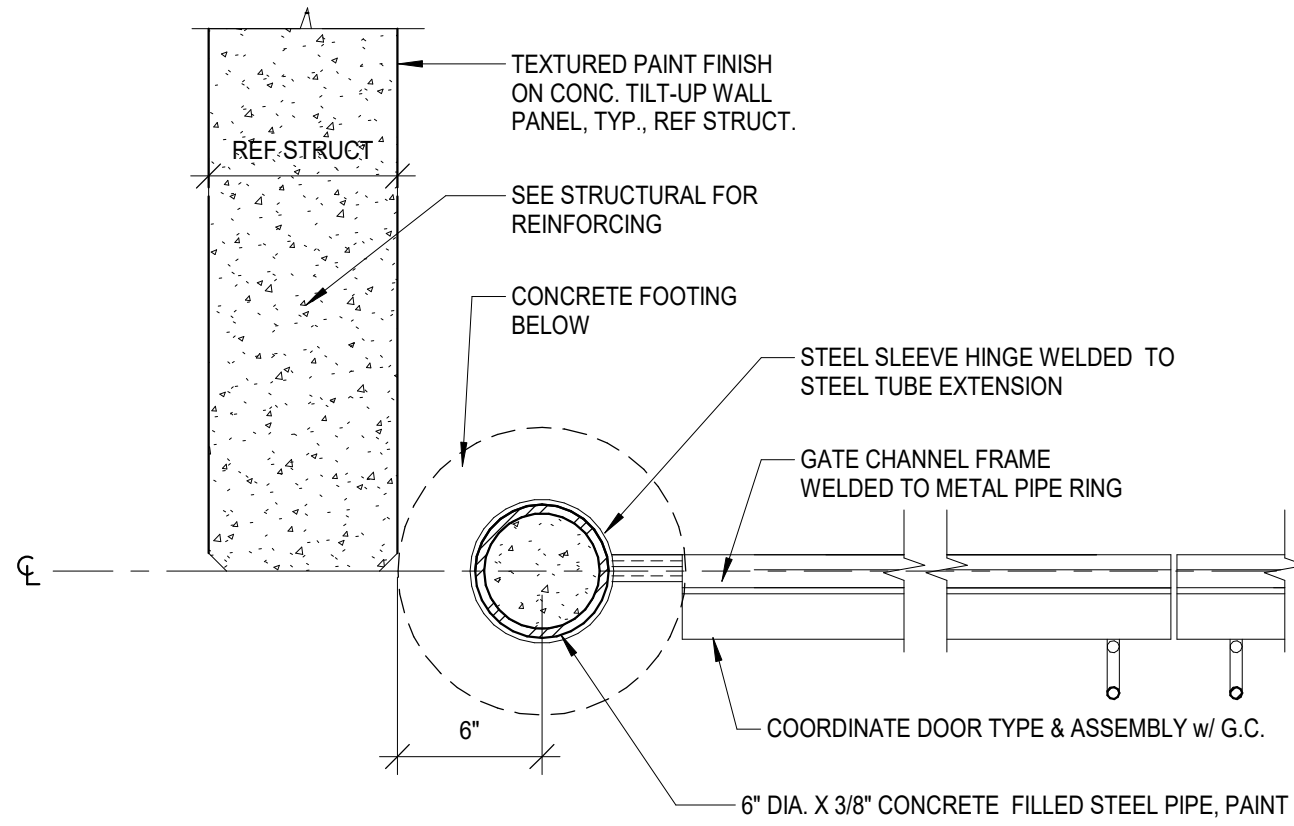
4 TYP. BOLLARD DETAIL



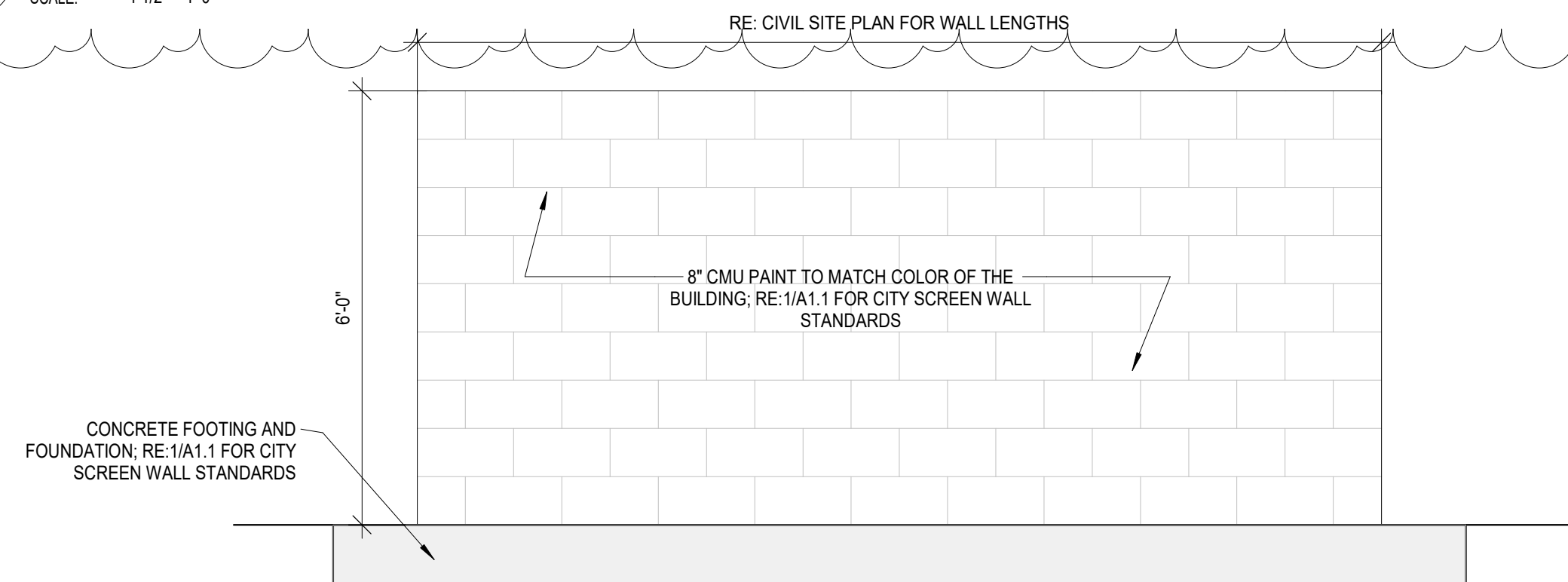
5 TYP. H.C. SIGN DETAIL



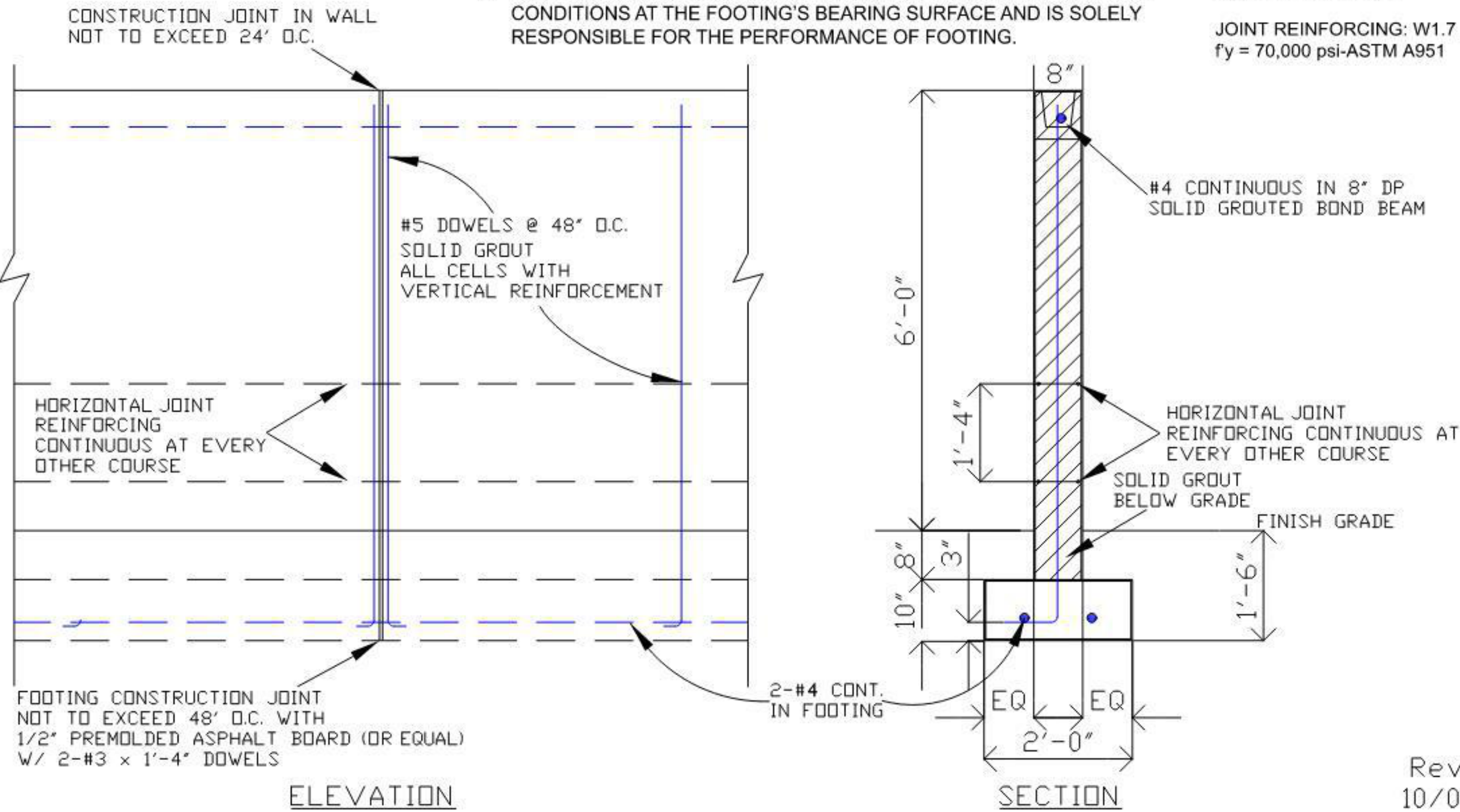
3 GATE JAMB DETAIL



2 SCREEN WALL ELEVATION



1 SCOTTSDALE MIN. 8" MASONRY WALL STANDARD



8" MASONRY WALL PER 2015 IBC

WIND LOAD: 21 psf (ultimate) per ASCE 7-16
CMU: f_m = 1900 psi-ASTM C90
MORTAR: TYPE S-ASTM C270
GROUT: f_c = 2000 psi-ASTM C476
REINFORCING: f_y = 60,000 psi-ASTM A615
CONCRETE: 2500 psi
JOINT REINFORCING: W1.7 LADDER TYPE, f_y = 70,000 psi-ASTM A951

CITY OF SCOTTSDALE MINIMUM STANDARD

GENERAL SITE NOTES

1. REFER TO CIVIL PLANS FOR CONSTRUCTION INFORMATION. THIS PLAN IS FOR REFERENCE ONLY.
2. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS PROVIDED BY OTHERS.
3. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICT BEFORE CONSTRUCTION COMMENCE. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.

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SITE DETAILS

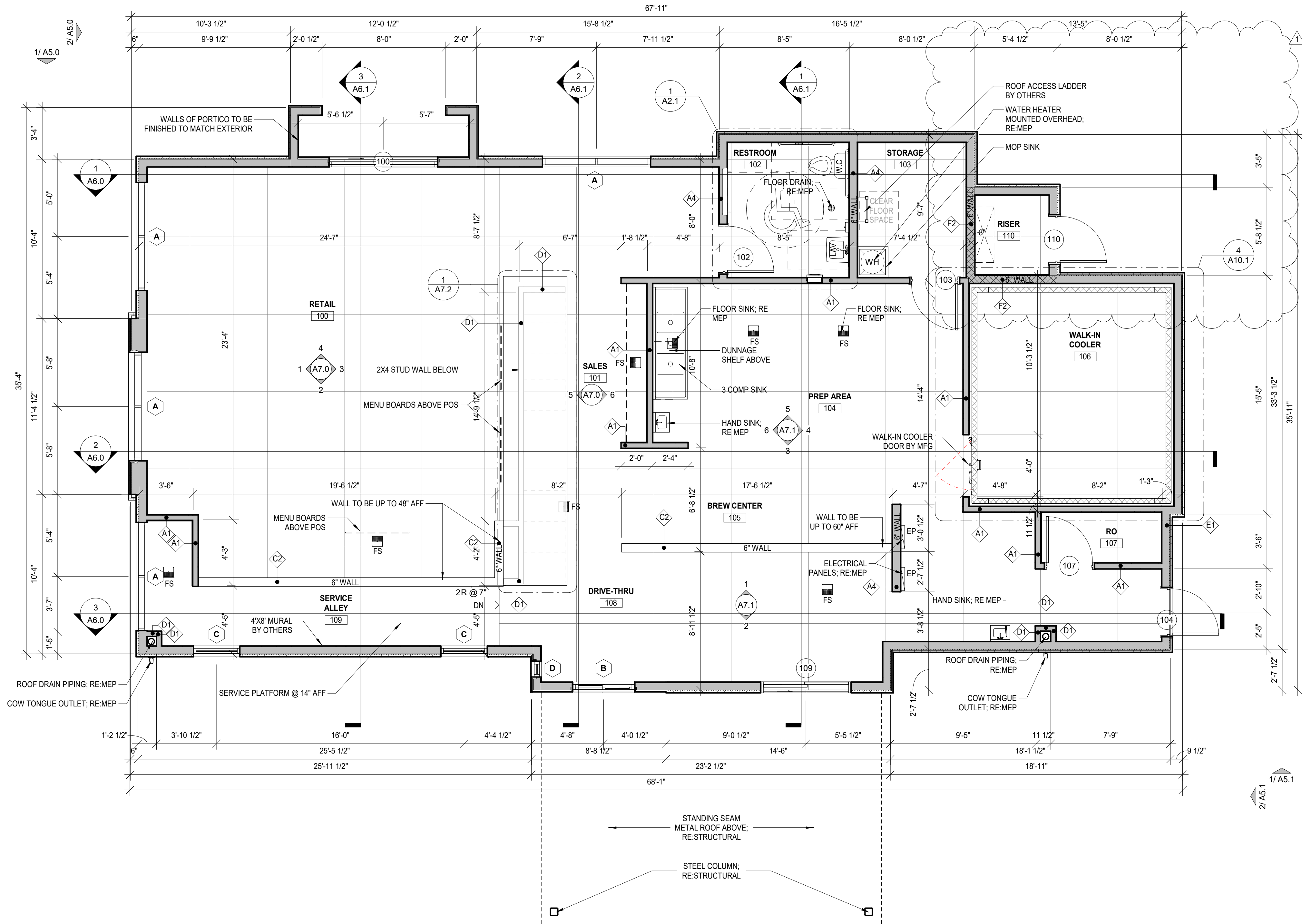
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GENERAL NOTES

- THE DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS HAVE PREFERENCE OVER SCALE AND SHALL BE FIELD VERIFIED AND SHALL BE COORDINATED WITH THE WORK OF ALL TRADES IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR THE COMMENCEMENT OF THE WORK.
- IT IS THE INTENT OF THIS DRAWING TO SHOW MANNER OF ACCOMPLISHING THE WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS & CONDITIONS INCLUDED AS PART OF THE WORK. IF DISCREPANCIES FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR THE COMMENCEMENT OF THE WORK.
- THE CONTRACTOR SHALL VERIFY THE SIZE DIMENSIONS AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS, BASES AND FOUNDATIONS AS WELL AS POWER, WATER AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MANUFACTURER.
- THE CONTRACTOR SHALL ADVISE ALL UTILITY COMPANIES OF THE PROPER WORK AND SHALL COORDINATE ANY WORK REQUIRED FOR THE TIMELY CONNECTION TO THEIR SERVICES TO THE PROJECT.
- PROVIDE WOOD BLOCKING IN WALLS FOR ALL WALL-HUNG ITEMS (CASEWORK, RESTROOM ACCESSORIES, FURNITURE, ELECTRONICS, ETC.)
- DIMENSIONS ARE INDICATED FROM STUD TO STUD UNLESS NOTED OTHERWISE
- CONTACT ARCHITECT IF ANY DISCREPANCIES ARE NOTED BETWEEN ARCHITECTURAL DRAWINGS, ENGINEERING DRAWINGS, OR EXISTING CONDITIONS
- IN NO CASE SHALL INTERIOR PARTITIONS INTERFERE WITH WINDOWS - IF THIS OCCURS, MOVE WALL MINIMALLY TO CORRECT THE PROBLEM. NOTIFY ARCHITECT AND CONTRACTORS THAT WILL BE AFFECTED BY THIS CHANGE
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL WALL FRAMING REQUIREMENTS NOT SCHEDULE BELOW
- ALL PENETRATIONS SHALL BE PROTECTED BY AN APPROVED SOUND ISOLATION SYSTEM UNLESS NOTED OTHERWISE
- PROVIDE MOISTURE RESISTANT, TYPE 'X' GYPSUM WALL BOARD FOR ALL WALLS THAT CONTAIN PLUMBING LINES.
- REFER TO SHEETS AA51-AA55 FOR ACCESSIBILITY STANDARDS
- REFER TO SHEETS A2.1 FOR TYPICAL RESTROOM MOUNTING HEIGHTS OF ACCESSORIES
- SEE MEP DRAWINGS FOR TOILET FIXTURES & PLUMBING
- CONTRACTOR TO FIELD VERIFY ALL OPENINGS & CLEARANCES PRIOR TO FABRICATION OF CASEWORK, TOILET PARTITIONS, ETC.
- ALL SPACES WITH FLOOR DRAINS TO HAVE FINISHED FLOORS SLOPED TO DRAIN. VERIFY WITH ARCHITECT.
- SET ALL ALUMINUM THRESHOLDS IN BED OF SEALANT AT ALL EXTERIOR DOORS.

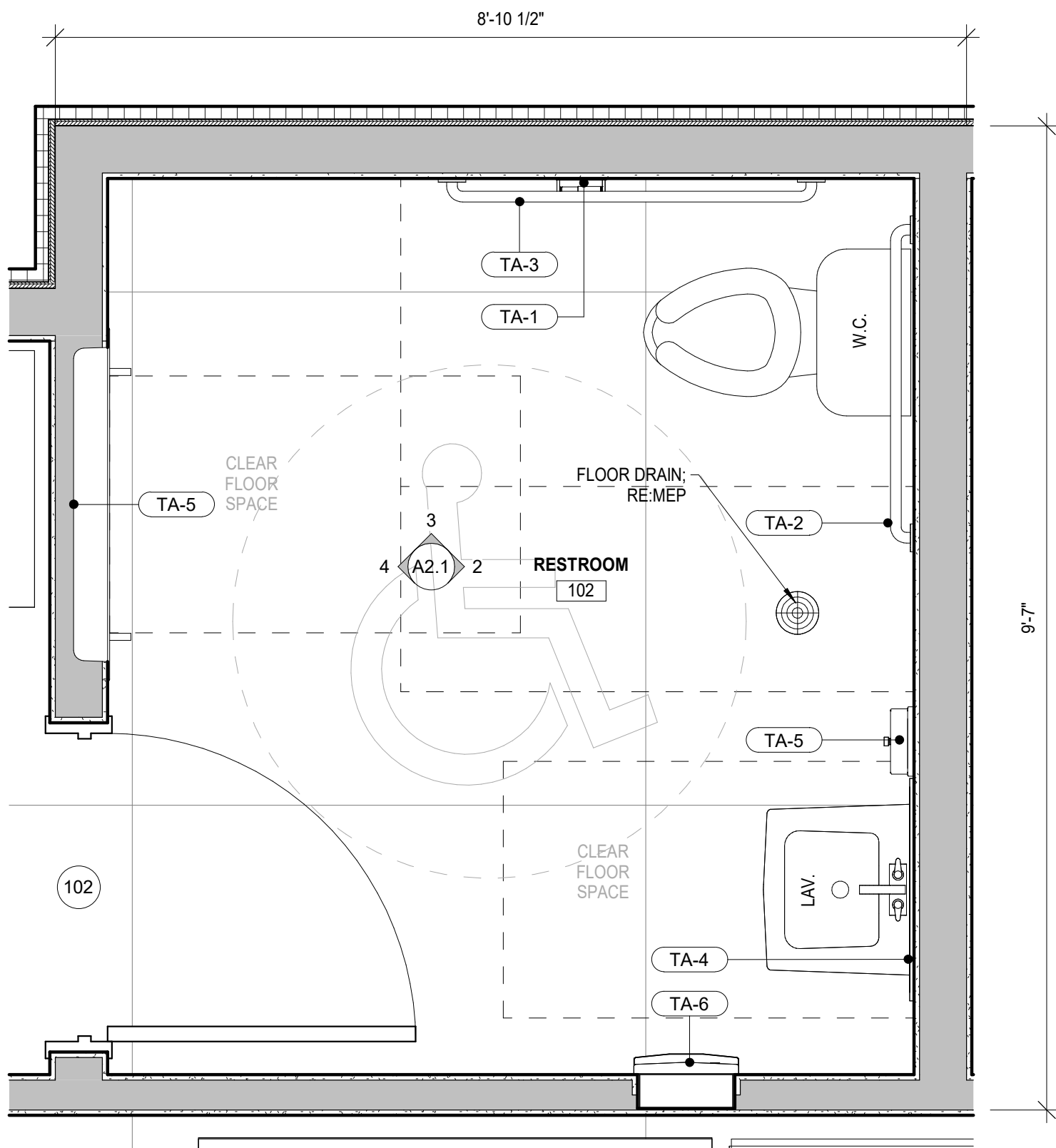
WALL LEGEND

- | | |
|----|---|
| A1 | 2X4 INT. STUD WALL @ 16 O.C., TYP. |
| C2 | 2X6 INT. STUD WALL @ 16 O.C., TYP. GYP. ON BOTH SIDES STEEL AT CORNERS AND WALL ENDS |
| A4 | 2X6 INT. STUD WALL @ 16 O.C., TYP. GYP. ON BOTH SIDES |
| D1 | 2X4 INT. FURR DOWN STUD WALL @ 16 O.C., TYP. GYP. ON ROOM SIDE |
| F2 | 2X6 INT. 1-HR FIRE RATED STUD WALL @ 16 O.C., TYP. GYP. ON BOTH SIDES TO FOLLOW UL U419 DESIGN ASSEMBLY |



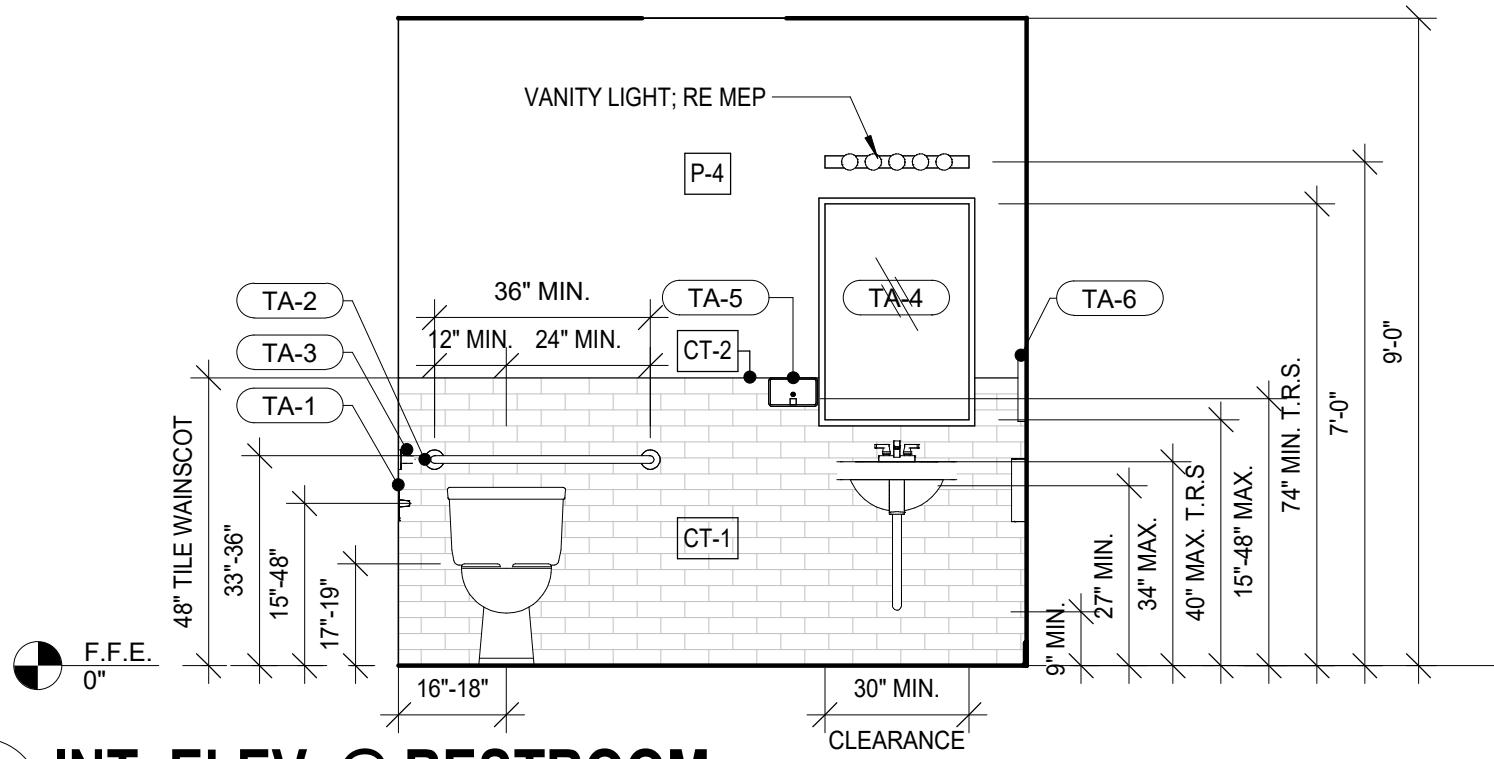
1 FLOOR PLAN

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

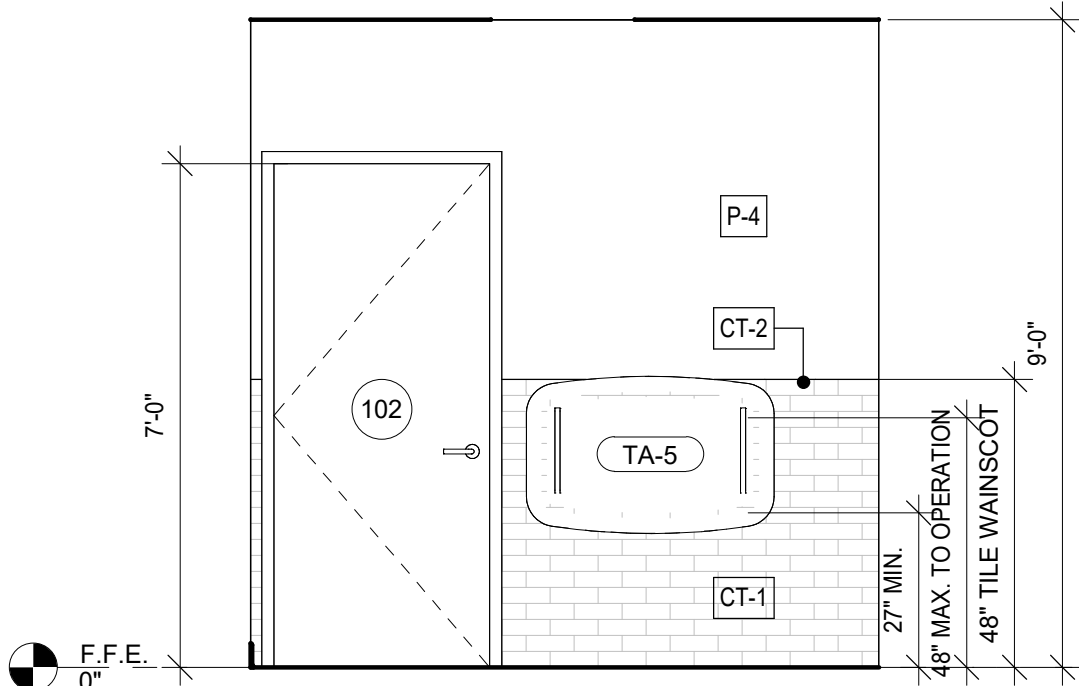


1 ENLARGED RESTROOM PLAN
SCALE: 3/4" = 1'-0"

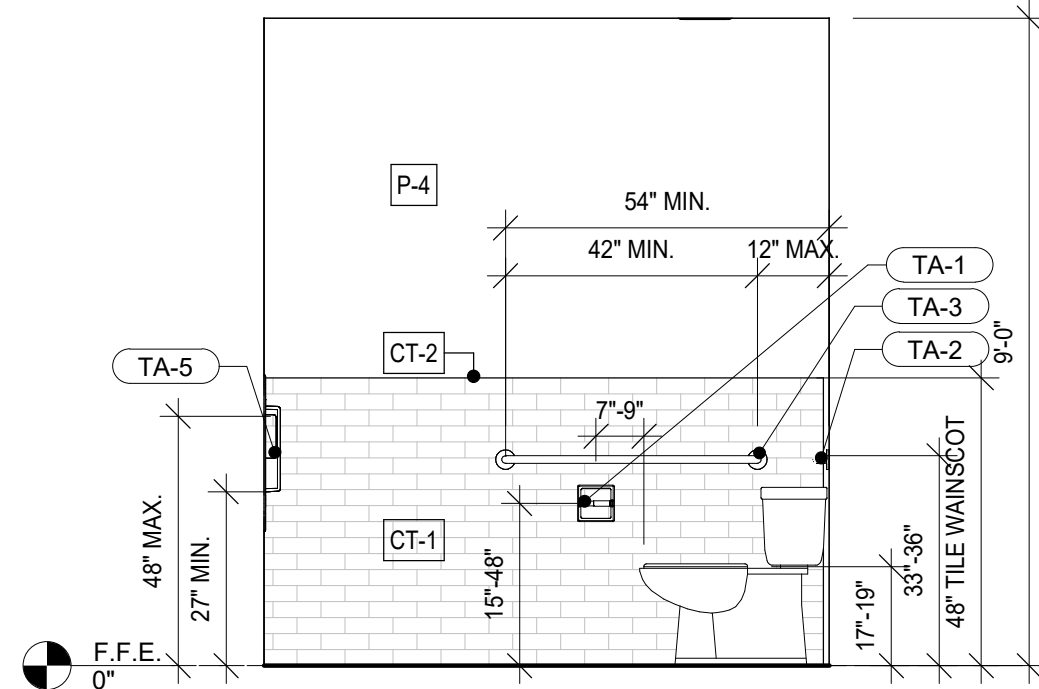
TOILET ACCESSORY SCHEDULE					
TYPE MARK	FAMILY	COUNT	MANUFACTURER	MODEL	COMMENTS
TA-1	TOILET TISSUE DISPENSER	1	BOBRICK WASHROOM ACCESSORIES, INC.	B-667	
TA-2	GRAB-BAR	1	BOBRICK WASHROOM EQUIPMENT, INC.	B-5806x36	
TA-3	GRAB-BAR	1	BOBRICK WASHROOM EQUIPMENT, INC.	B-5806x42	
TA-4	MIRROR	1	BOBRICK WASHROOM EQUIPMENT, INC.	B-1658 2436	
TA-5	SOAP DISPENSER	1	BOBRICK WASHROOM EQUIPMENT, INC.	B-2112	
TA-6	PAPER TOWEL DISPENSER AND WASTE	1	BOBRICK WASHROOM EQUIPMENT, INC.	B-4369	



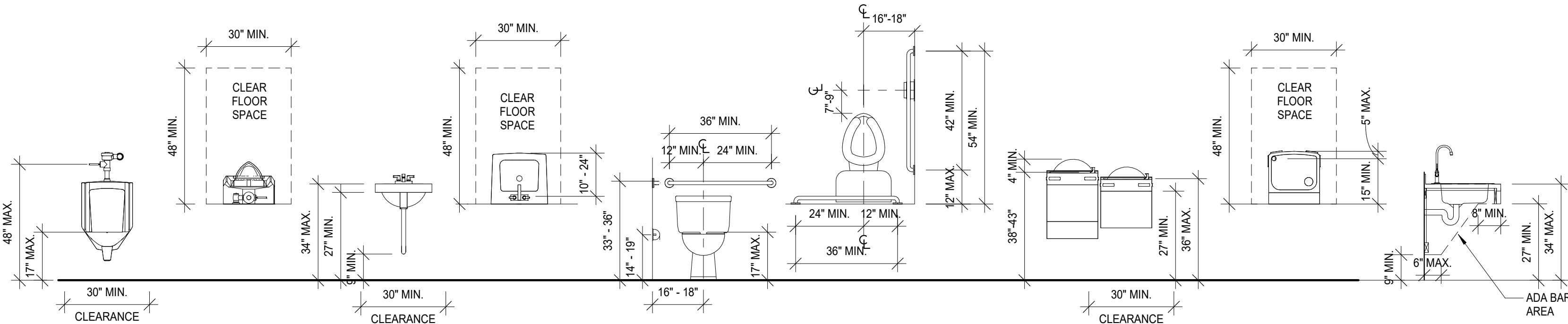
2 INT. ELEV. @ RESTROOM
SCALE: 3/8" = 1'-0"



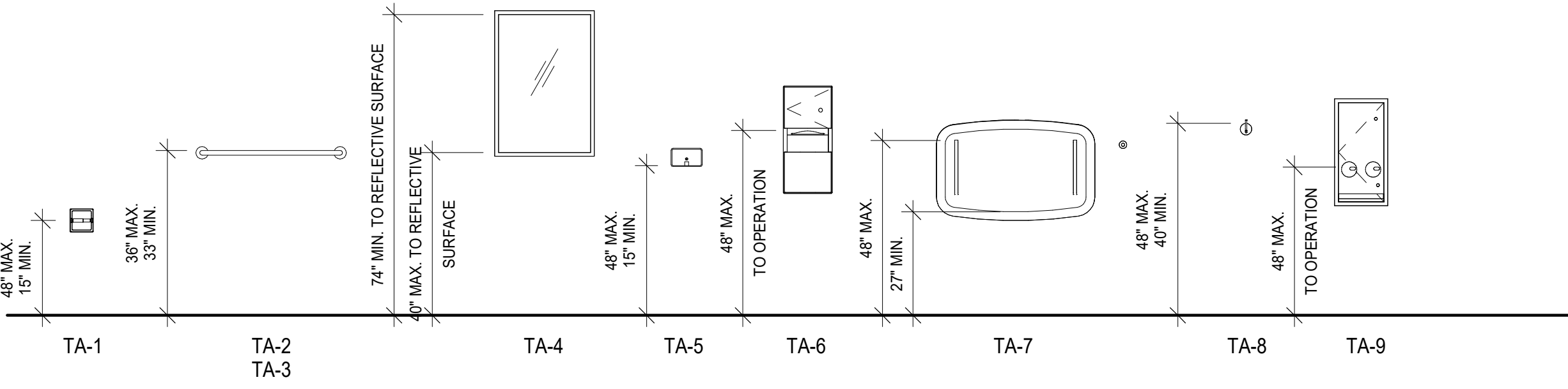
4 INT. ELEV. @ RESTROOM
SCALE: 3/8" = 1'-0"



3 INT. ELEV. @ RESTROOM
SCALE: 3/8" = 1'-0"



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



TYPICAL ADA MOUNTING HEIGHTS
SCALE: 3/8" = 1'-0"

GENERAL NOTES

- THE DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS HAVE PREFERENCE OVER SCALE AND SHALL BE FIELD VERIFIED AND SHALL BE COORDINATED WITH THE WORK OF ALL TRADES IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR THE COMMENCEMENT OF THE WORK.
- IT IS THE INTENT OF THIS DRAWING TO SHOW MANNER OF ACCOMPLISHING THE WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS & CONDITIONS INCLUDED AS PART OF THE WORK. IF DISCREPANCIES FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR THE COMMENCEMENT OF THE WORK.
- THE CONTRACTOR SHALL VERIFY THE SIZES DIMENSIONS AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS, BASES AND FOUNDATIONS AS WELL AS POWER, WATER AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MANUFACTURER.
- THE CONTRACTOR SHALL ADVISE ALL UTILITY COMPANIES OF THE PROPER WORK AND SHALL COORDINATE ANY WORK REQUIRED FOR THE TIMELY CONNECTION TO THEIR SERVICES TO THE PROJECT.
- PROVIDE WOOD BLOCKING IN WALLS FOR ALL WALL-HUNG ITEMS (CASEWORK, RESTROOM ACCESSORIES, FURNITURE, ELECTRONICS, ETC.)
- DIMENSIONS ARE INDICATED FROM STUD TO STUD UNLESS NOTED OTHERWISE
- CONTACT ARCHITECT IF ANY DISCREPANCIES ARE NOTED BETWEEN ARCHITECTURAL DRAWINGS, ENGINEERING DRAWINGS, OR EXISTING CONDITIONS
- IN NO CASE SHALL INTERIOR PARTITIONS INTERFERE WITH WINDOWS - IF THIS OCCURS, MOVE WALL MINIMALLY TO CORRECT THE PROBLEM. NOTIFY ARCHITECT AND CONTRACTORS THAT WILL BE AFFECTED BY THIS CHANGE
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL WALL FRAMING REQUIREMENTS NOT SCHEDULE BELOW
- ALL PENETRATIONS SHALL BE PROTECTED BY AN APPROVED SOUND ISOLATION SYSTEM UNLESS NOTED OTHERWISE
- PROVIDE MOISTURE RESISTANT, TYPE 'X' GYPSUM WALL BOARD FOR ALL WALLS THAT CONTAIN PLUMBING LINES.
- SEE OTHER DRAWINGS FOR ITEMS TO BE INSTALLED (i.e. FIRE EXTINGUISHER CABINETS, WALL PROTECTION, ETC.)
- FLOOR ELEVATIONS ARE INTENDED AS RELATIVE ELEVATIONS - SEE CIVIL DRAWINGS FOR ABSOLUTE ELEVATIONS VALUES
- REFER TO SHEETS AAS1-AAS5 FOR ACCESSIBILITY STANDARDS
- REFER TO SHEETS A2.1 FOR TYPICAL RESTROOM MOUNTING HEIGHTS OF ACCESSORIES
- SEE MEP DRAWINGS FOR TOILET FIXTURES & PLUMBING
- CONTRACTOR TO FIELD VERIFY ALL OPENINGS & CLEARANCES PRIOR TO FABRICATION OF CASEWORK, TOILET PARTITIONS, ETC.
- ALL SPACES WITH FLOOR DRAINS TO HAVE FINISHED FLOORS SLOPED TO DRAIN, VERIFY WITH ARCHITECT.
- SET ALL ALUMINUM THRESHOLDS IN BED OF SEALANT AT ALL EXTERIOR DOORS.



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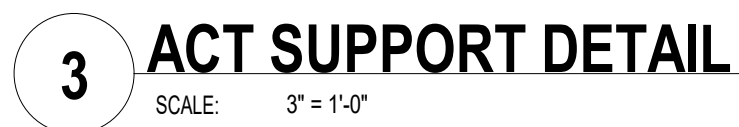


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ENLARGED
FLOOR PLAN

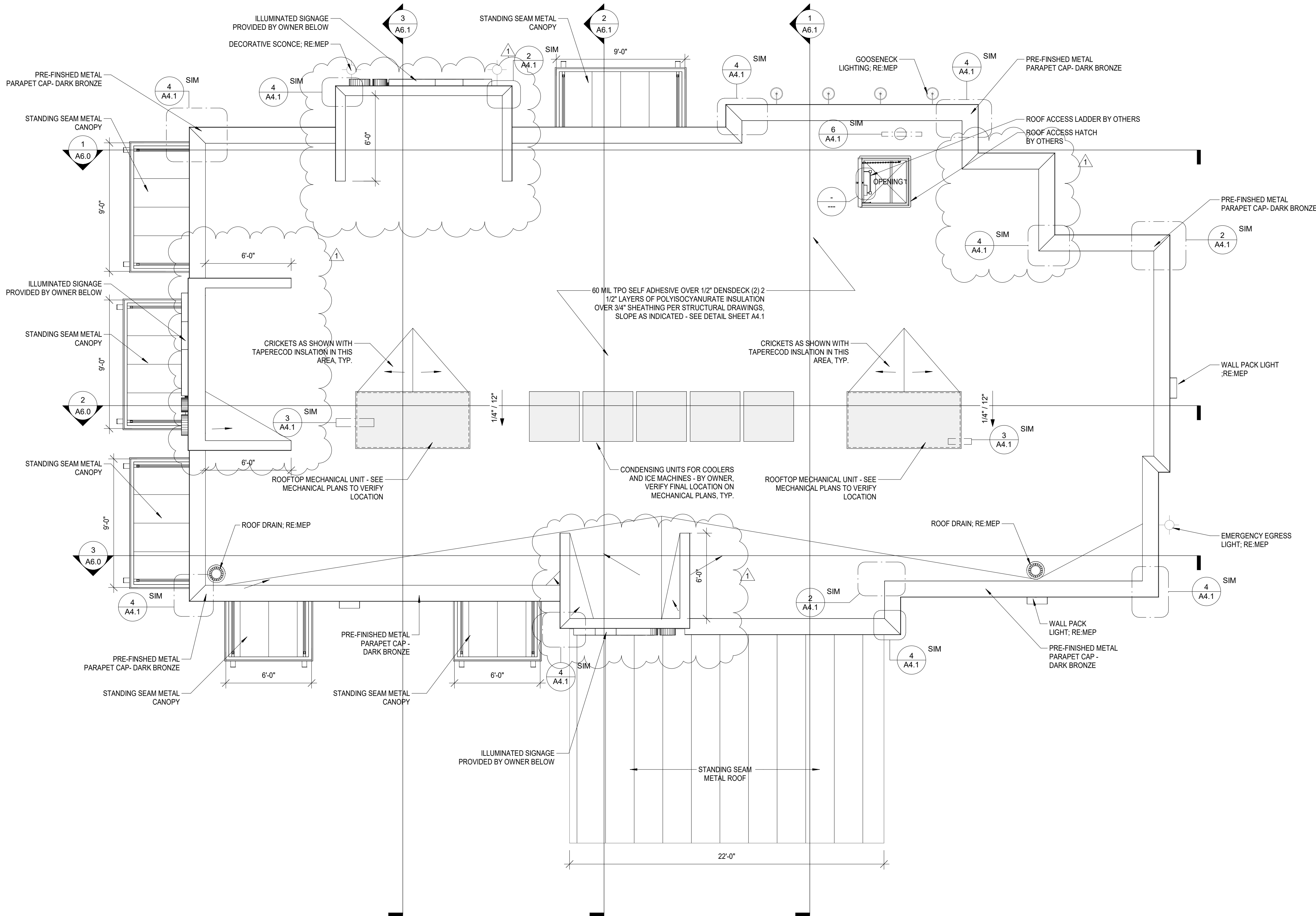
A2.1

*DO NOT SCALE DRAWINGS



ROOF PLAN NOTES

- COORDINATE CURB & ROOFING W/ CURB & ROOF TOP EQUIPMENT.
- ALL ROOF SLOPES SHOWN ARE TO BE REVIEWED AND APPROVED BY THE ROOFING SUPPLIER.
- ALL EQUIPMENT ON ROOF TO BE MOUNTED ON CURBS AND PROPERLY FLASHED PER EQUIPMENT MANUFACTURER'S AND ROOF MANUFACTURER'S RECOMMENDATIONS.
- CRICKETS ARE TO BE PROVIDED WITH SUFFICIENT DEPTH AND SLOPE TO ACCOMMODATE PROPER DRAINAGE ON ROOF AT ALL EQUIPMENT OR PENETRATIONS.
- COORDINATE ALL ROOF PENETRATIONS W/ STRUCTURAL AND MEP CONTRACTOR.
- REFERENCE SHEET A4.1 FOR TYP. ROOFING DETAILS.
- PROVIDE QUANTITY AND LOCATION OF ROOF TOP UNITS PER THE HVAC CONTRACTOR. COORDINATE WITH STRUCTURAL AND ARCHITECTURAL PLANS.
- REFER TO ALL ROOFING MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- ALL ROOF SQUARE FOOTAGES ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL SIZES BEFORE ESTIMATING AND ORDERING.
- REFER TO ELEVATIONS FOR PARAPET HEIGHT.
- ROOF INSULATION & COVER BOARDS:
 - POLYISOCYANURATE BOARD INSULATION: CLOSED CELL POLYISOCYANURATE FOAM WITH BLACK GLASS REINFORCED MAT. LAMINATE TO FACES, COMPLYING W/ ASTM C1289 TYPE II CLASS 1, WITH THE FOLLOWING ADDITIONAL CHARACTERISTICS:
 - SIZE: 48 INCHES BY 96 NOMINAL.
 - EXCEPTION: INSULATION TO BE ATTACHED USING ADHESIVE OR ASPHALT MAY BE NO LARGER THAN 48 INCHES BY 48, NOMINAL.
 - THICKNESS: AS INDICATED ELSEWHERE.
 - COMPRESSIVE STRENGTH: 20 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C1289.
 - OZONE DEPLETION POTENTIAL: ZERO; MADE WITHOUT CFC OR HCFC BLOWING AGENTS.
 - RECYCLED CONTENT: 19 PERCENT POST-CONSUMER & 15 PERCENT POST-INDUSTRIAL, AVERAGE.
 - ACCEPTABLE PRODUCT: ISO 95+ GL POLYISOCYANURATE INSULATION BY FIRESTONE.
- ROOF INSULATION CONT.:
 - MAXIMUM BOARD THICKNESS: 3 INCHES; USE AS MANY LAYERS AS NECESSARY; STAGGER JOINTS IN ADJACENT LAYERS.
 - TAPERED: SLOPE AS INDICATED; PROVIDED MINIMUM R-VALUE AT THINNEST POINTS, PLACE TAPERED LAYER ON BOTTOM.
 - TOTAL R-VALUE: 25 MINIMUM.
 - MAXIMUM THICKNESS: 6 INCHES OR AS ALLOWED BY TRANSITION POINTS IN ROOF SYSTEMS.
 - TOP LAYER: POLYISOCYANURATE FOAM BOARD, NON-COMPOSITE; MECHANICALLY FASTENED.
 - CRICKETS: TAPERED INSULATION OF SAME TYPE AS SPECIFIED FOR TOP LAYER; SLOPE AS INDICATED.



1 ROOF PLAN

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



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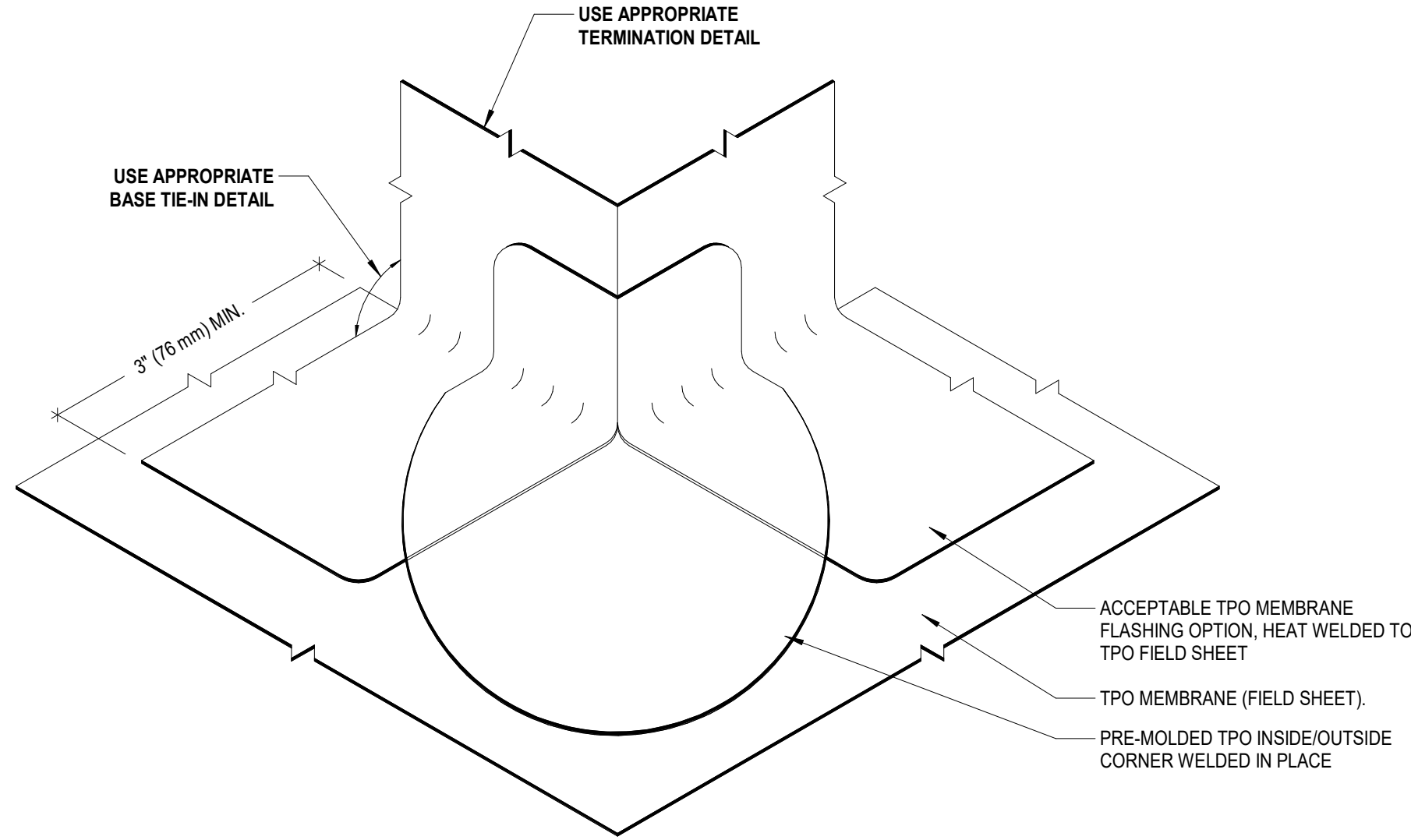


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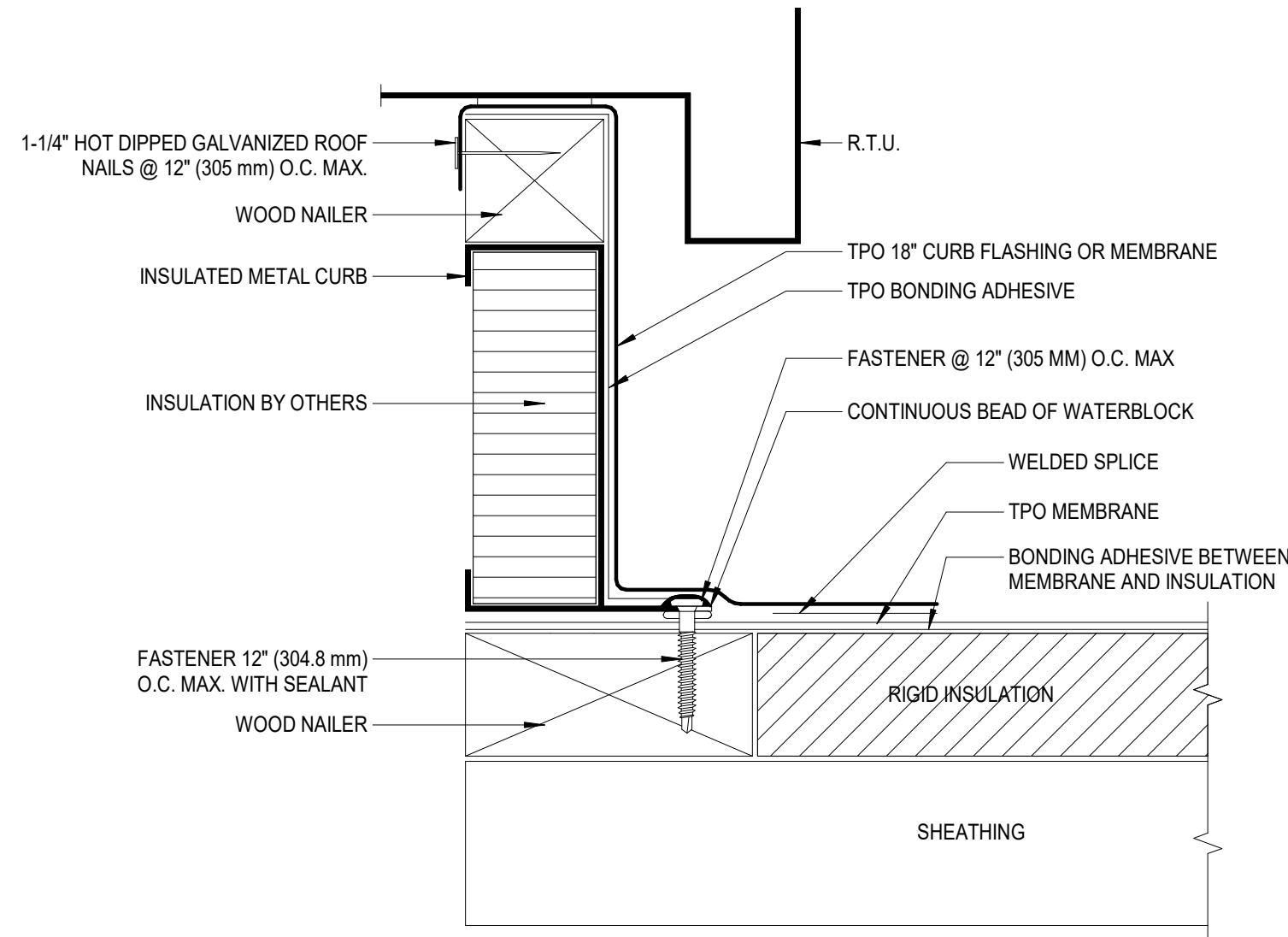
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ROOF PLAN

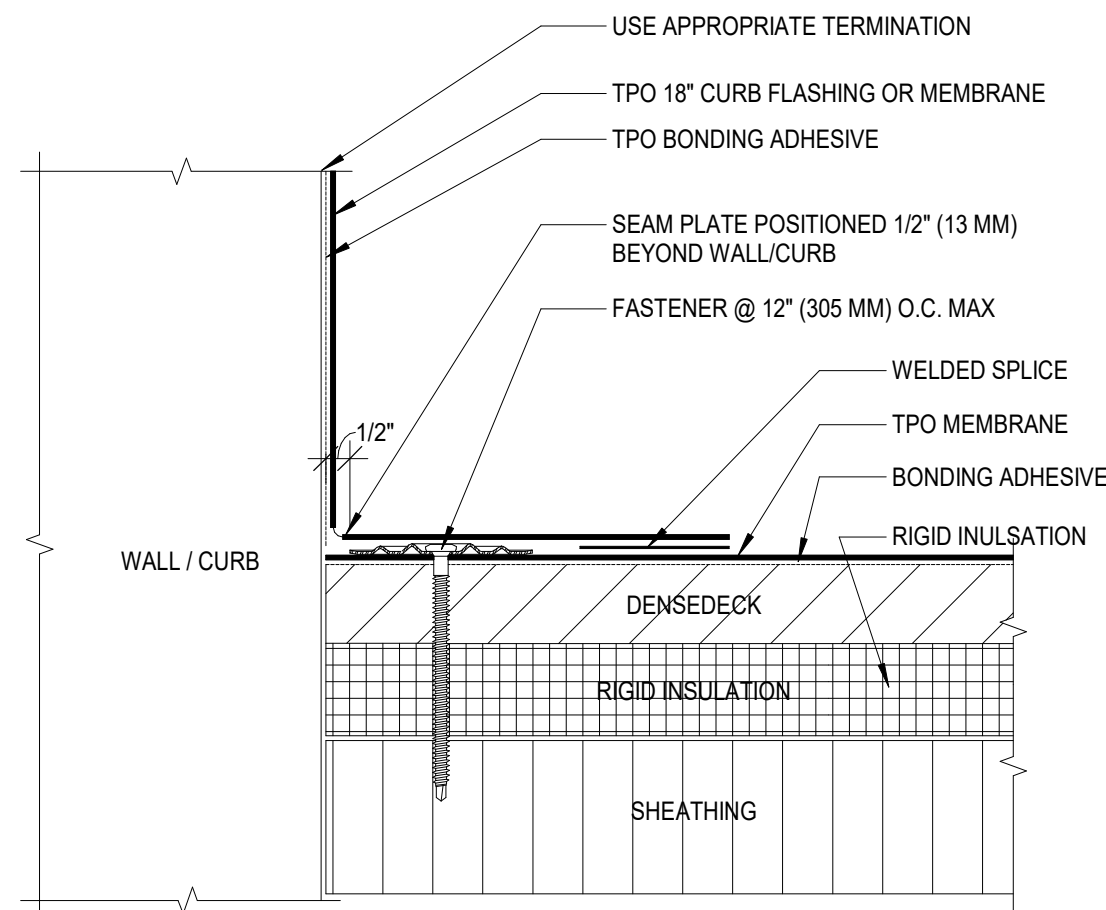
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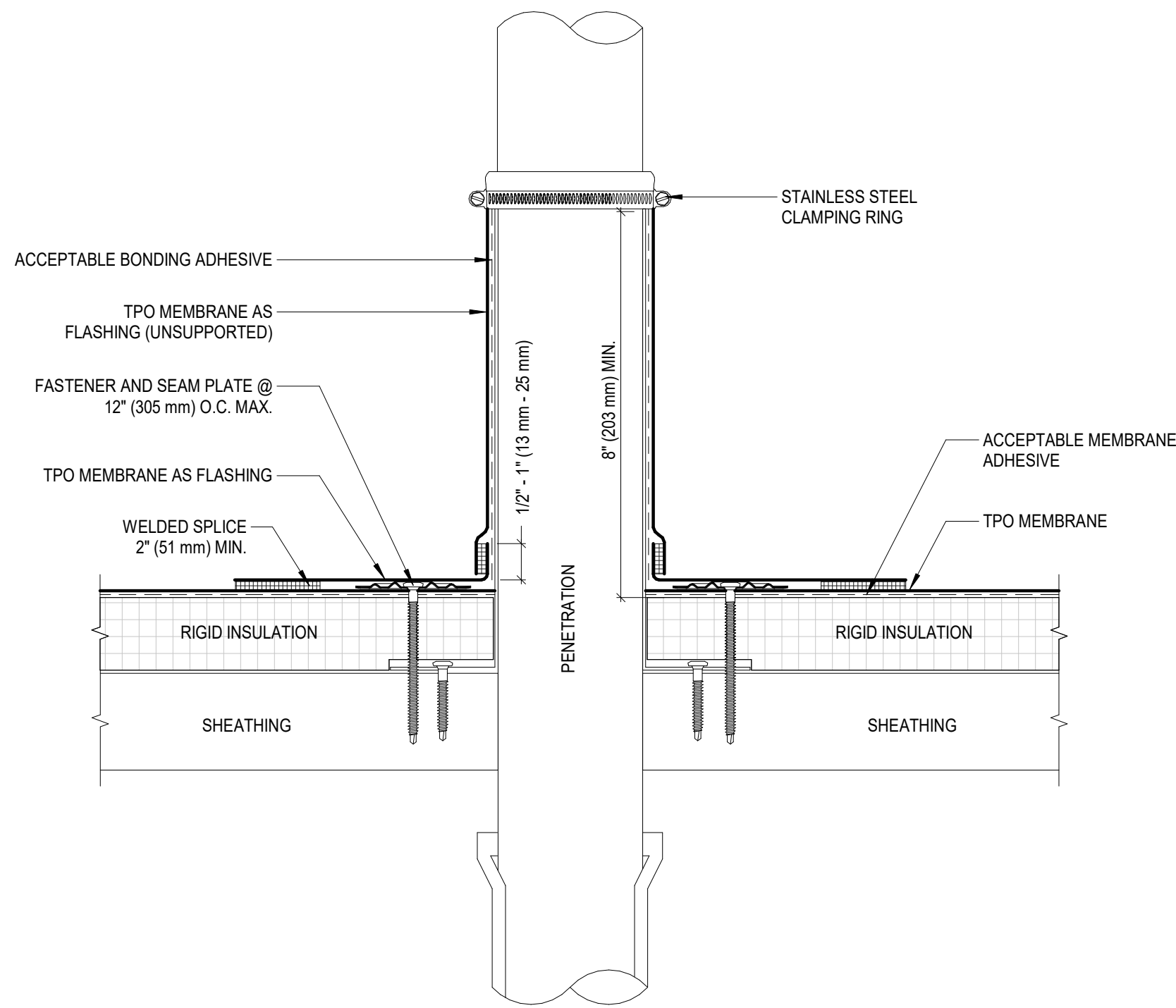
5 ROOF OUTSIDE CORNER
SCALE: 3" = 1'-0"



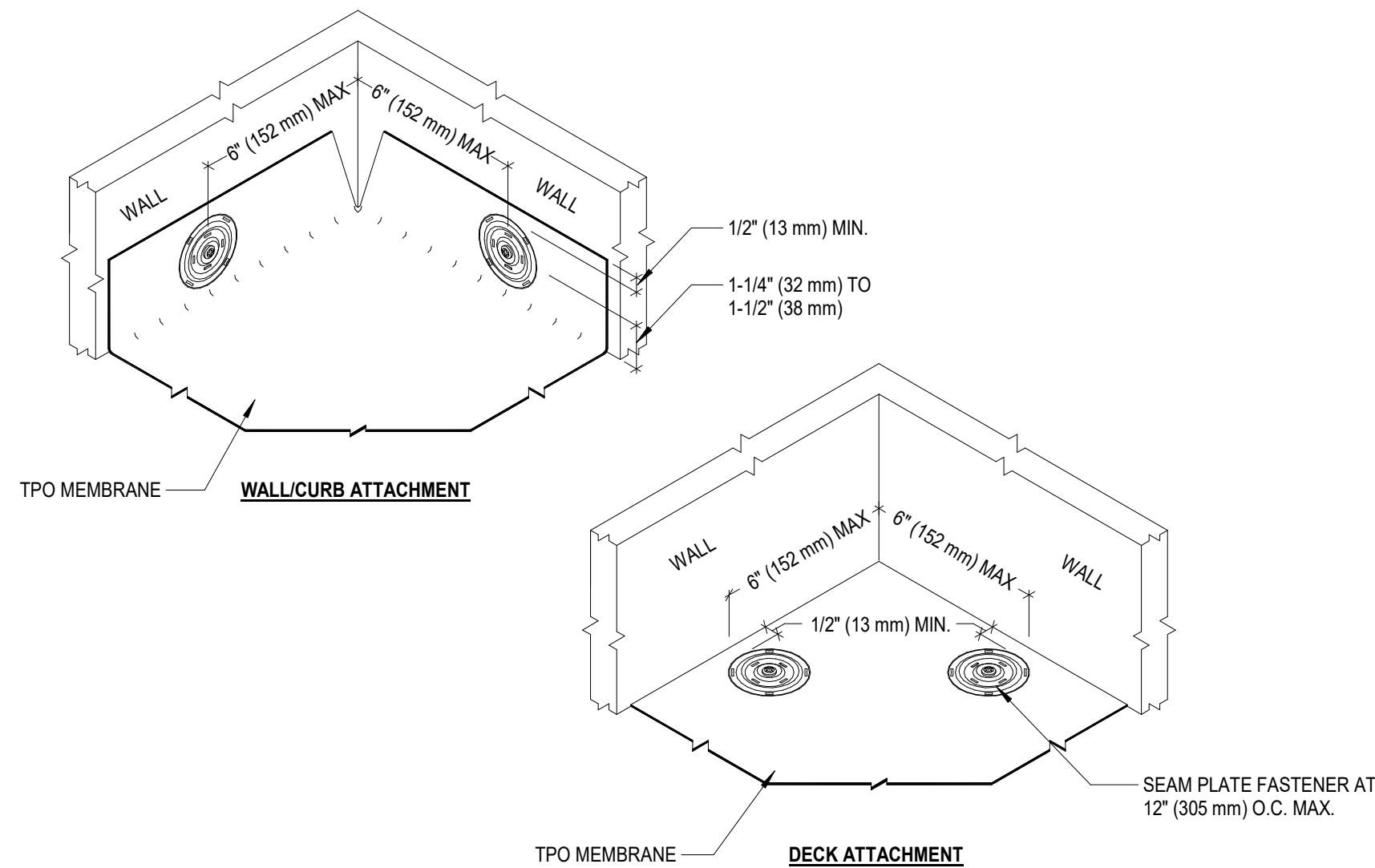
3 TERMINATION @ R.T.U. (UNIT FLANGE ABOVE MEMBRANE)
SCALE: 3" = 1'-0"



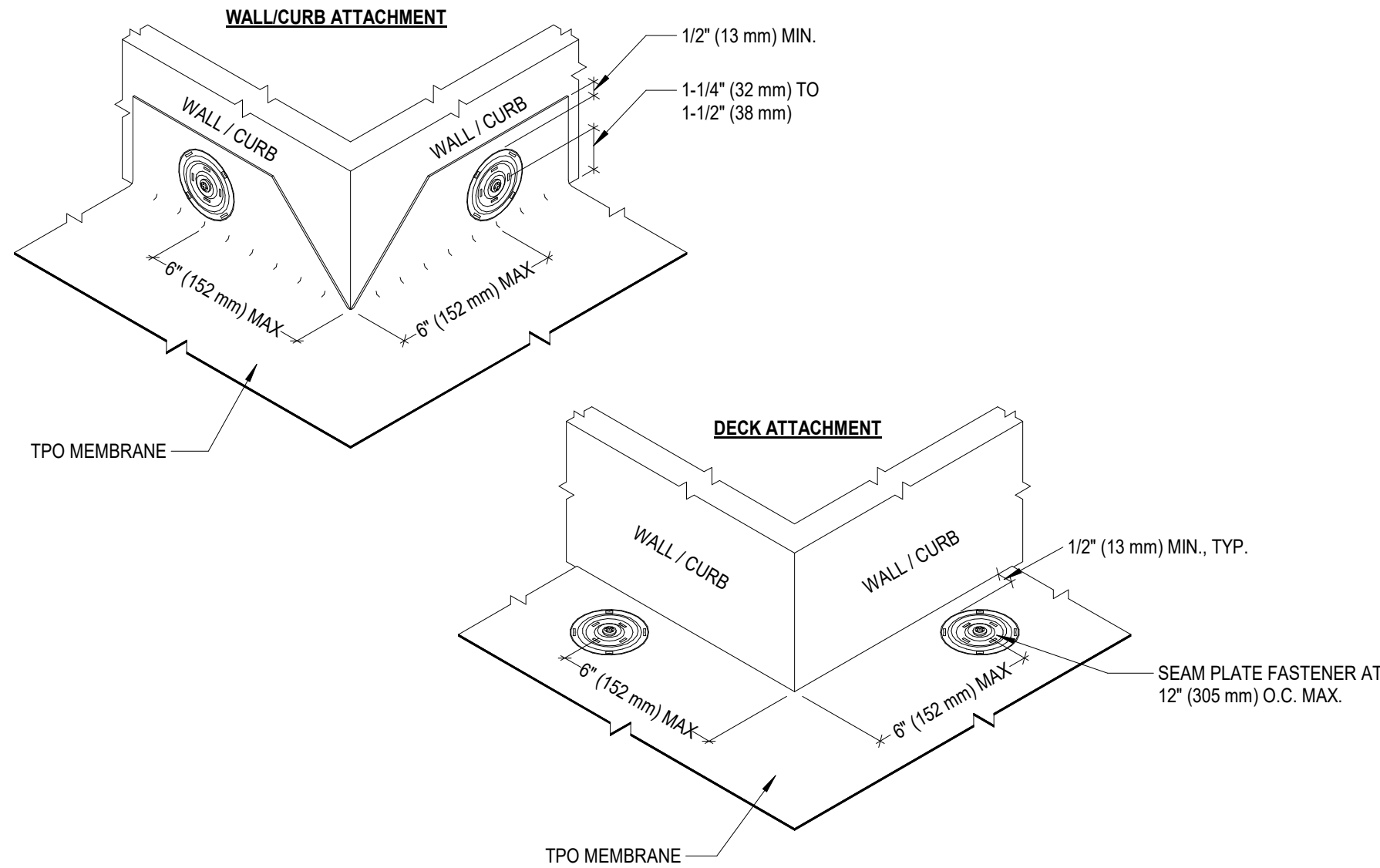
1 BASE TIE-IN WITH HD SEAM PLATES FASTENED TO DECK
SCALE: 3" = 1'-0"



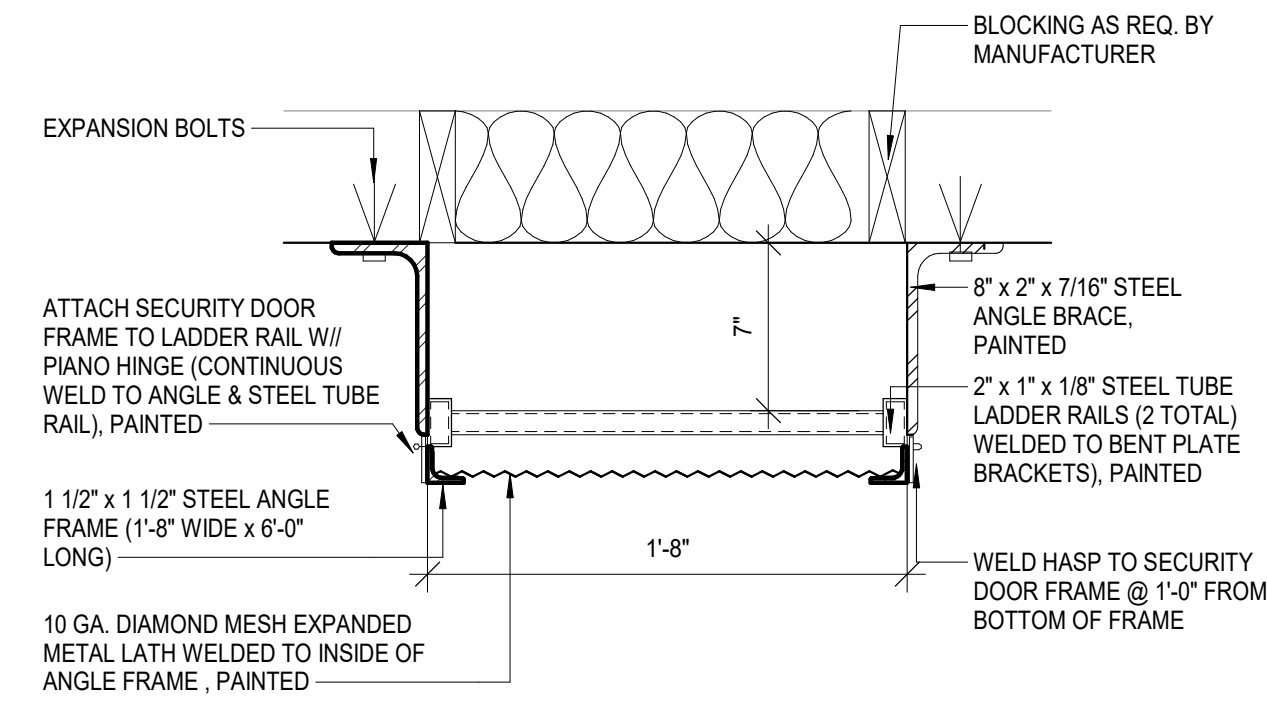
6 PLUMBING VENT STACK
SCALE: 3" = 1'-0"



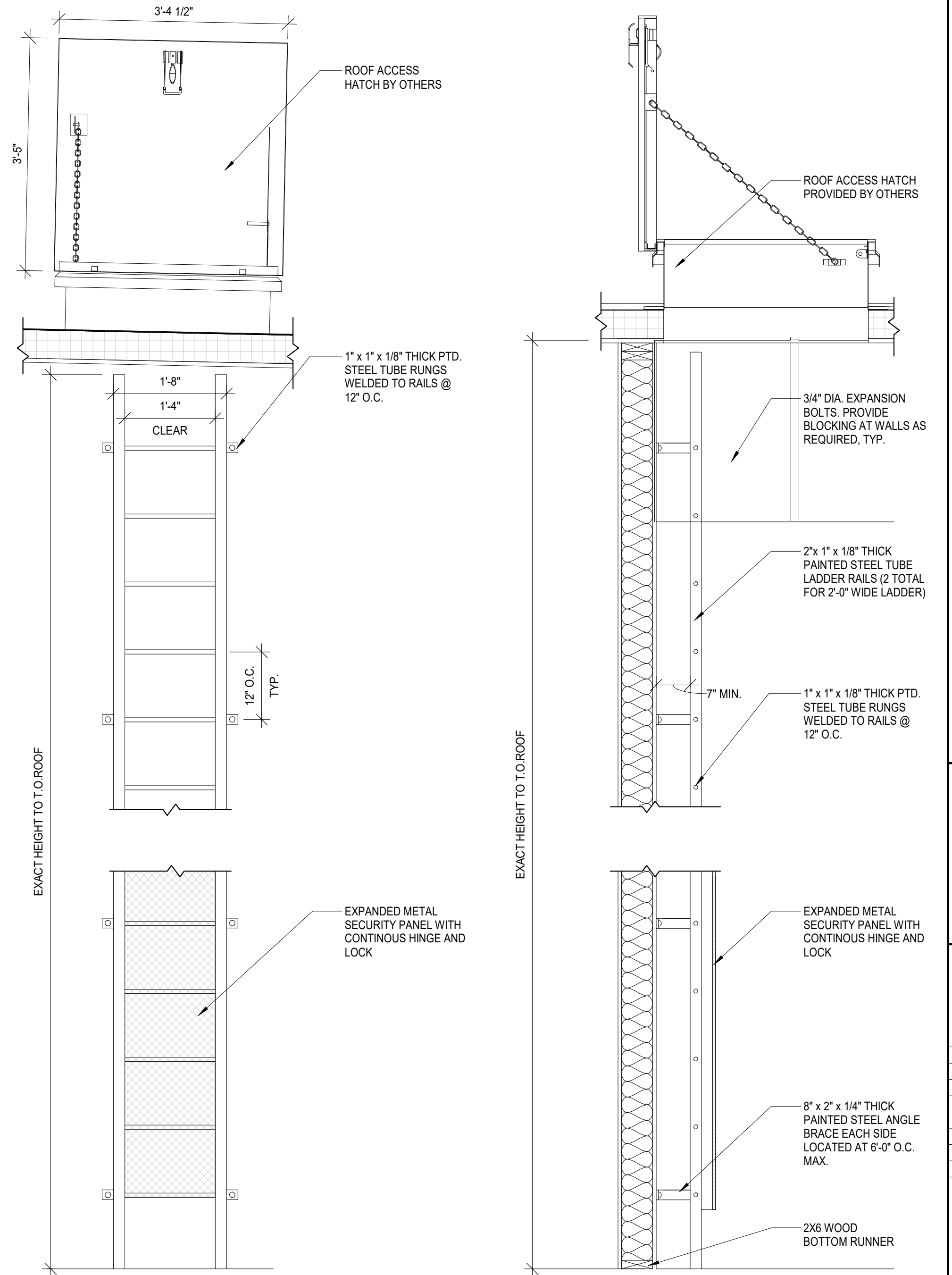
4 MEMBRANE SECUREMENT @ INSIDE CORNER
SCALE: 3" = 1'-0"



2 MEMBRANE SECUREMENT @ OUTSIDE CORNER
SCALE: 3" = 1'-0"



8 ROOF LADDER & GATE PLAN
SCALE: 1 1/2" = 1'-0"



7 ROOF ACCESS LADDER WITH HATCH
SCALE: 3/4" = 1'-0"

GENERAL NOTES

1. THESE DETAILS ARE FOR REFERENCE; RE: FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. RE: MANUFACTURER RECOMMENDATIONS AND REQUIREMENTS FOR PROPER INSTALLATION OF FIRESTONE ROOFING SYSTEMS OR APPROVED EQUAL.



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ROOF
DETAILS

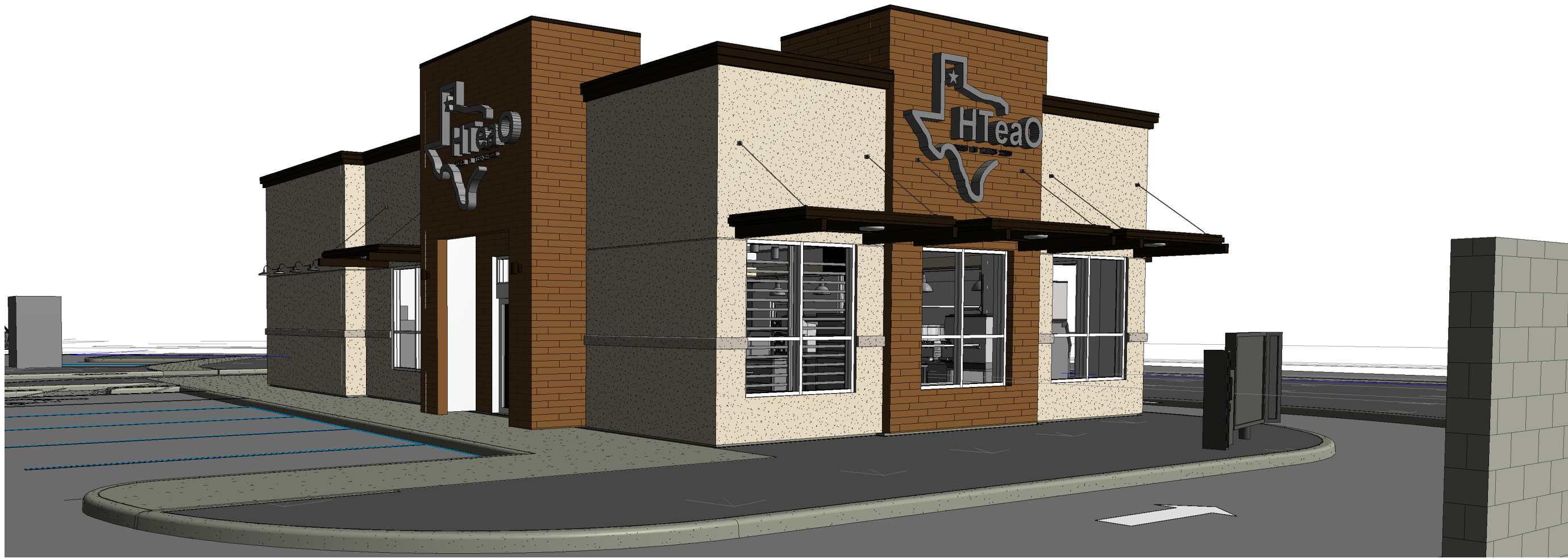
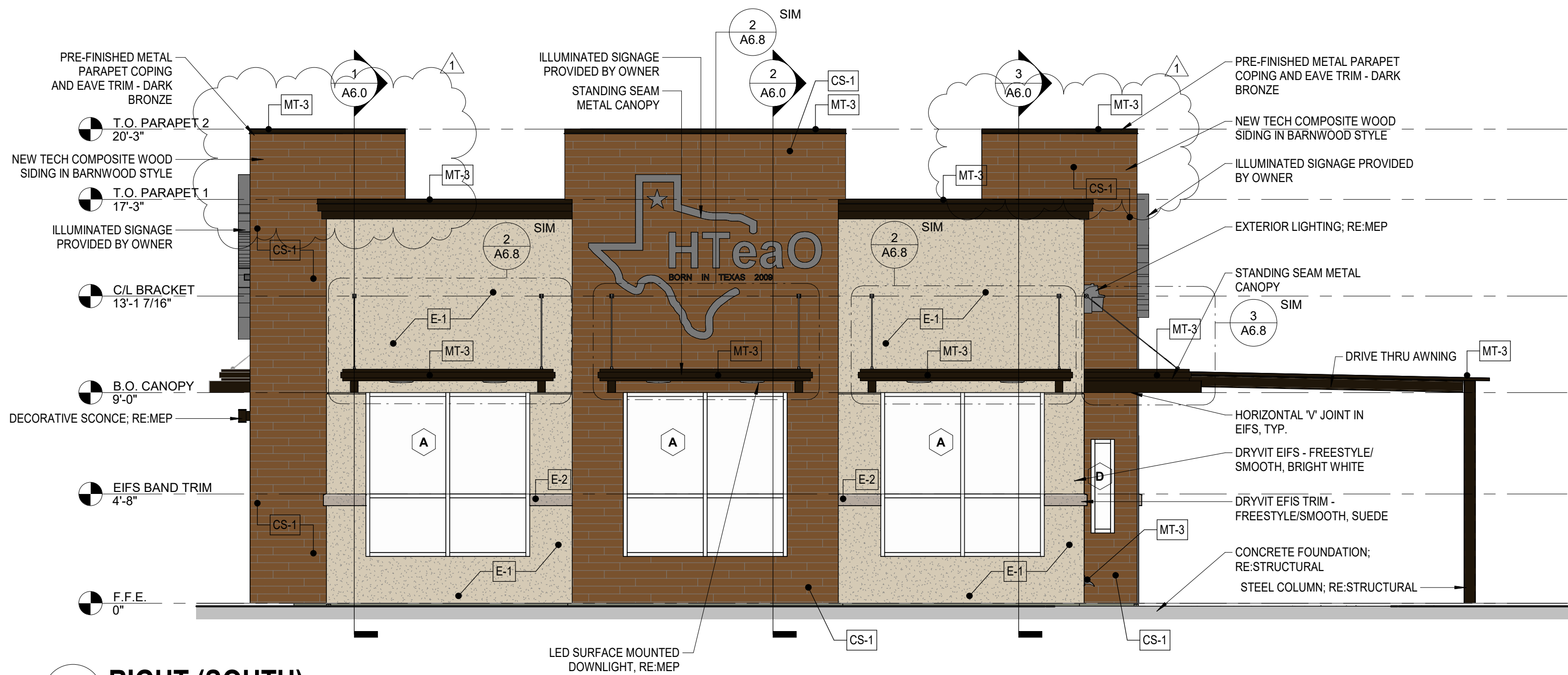
A4.1

GENERAL NOTES

- 1. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
- 2. CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING
- 3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANOR. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
- 4. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.

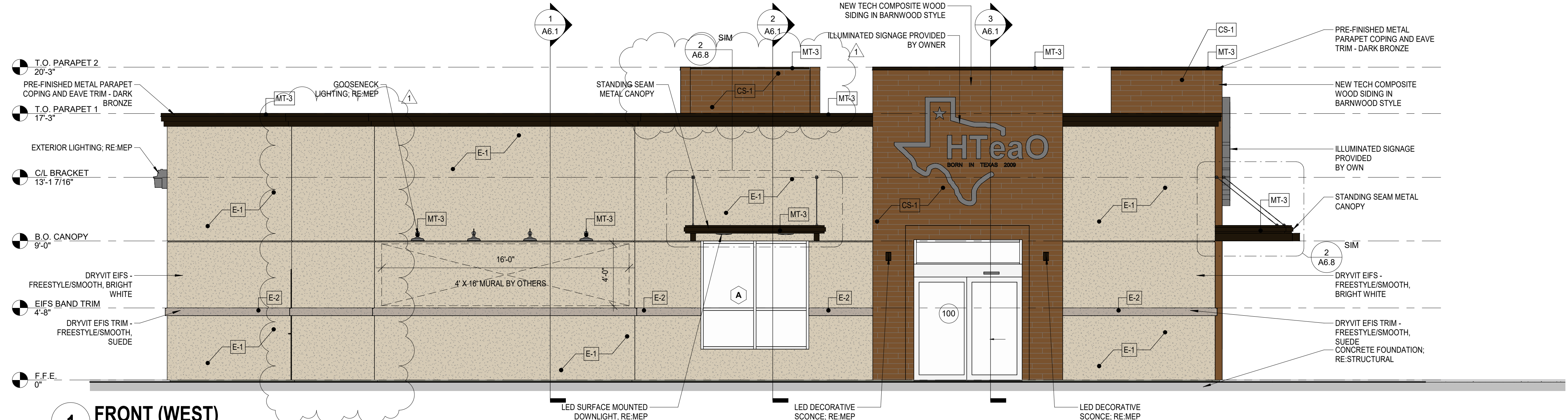


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3 3D View 1
SCALE:

2 RIGHT (SOUTH)
SCALE: 1/4" = 1'-0"



1 FRONT (WEST)
SCALE: 1/4" = 1'-0"



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EXTERIOR
ELEVATIONS

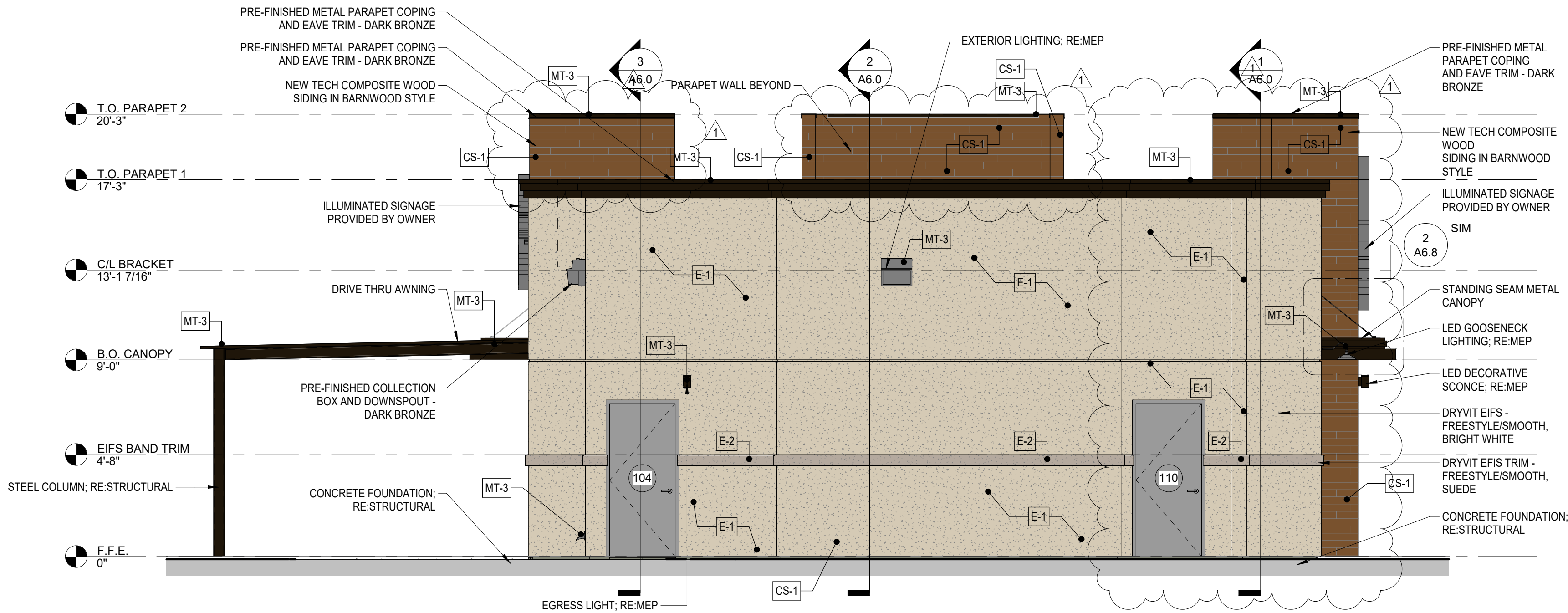
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GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
2. CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANOR. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
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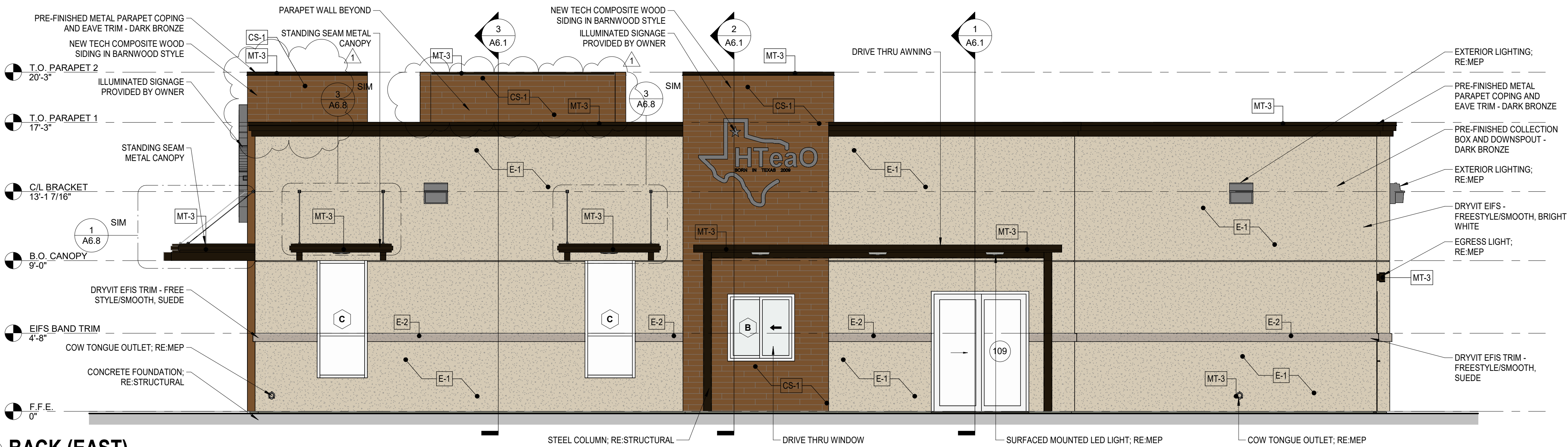


2 LEFT (NORTH)

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

3 3D View 2

SCALE:



1 BACK (EAST)

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

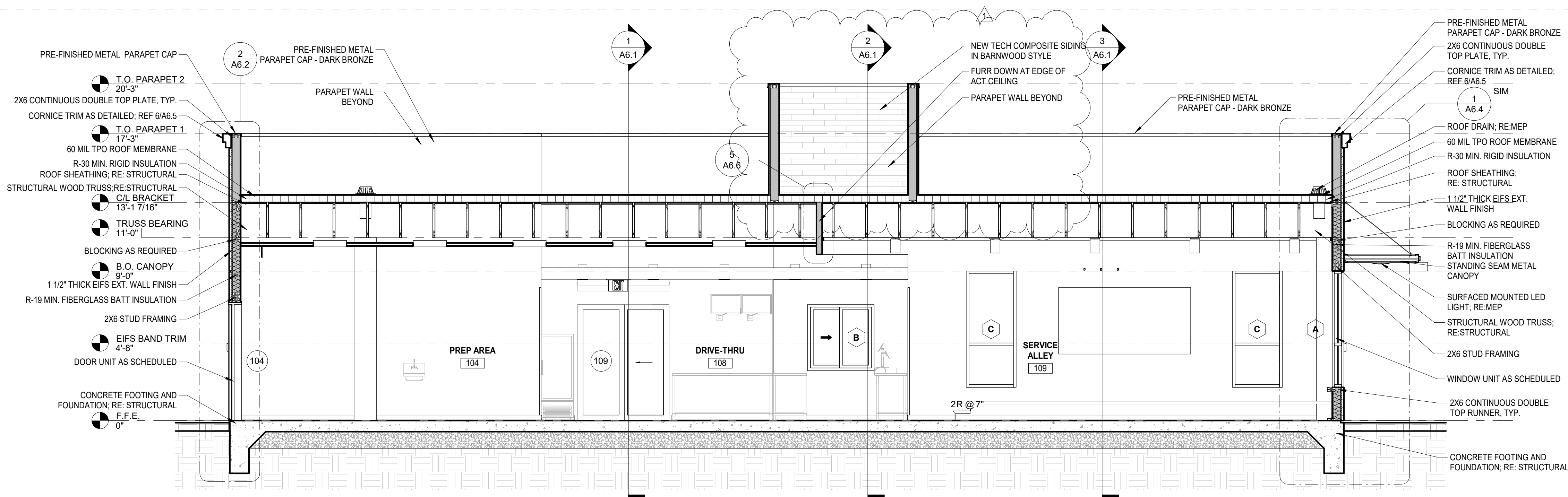


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EXTERIOR
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A5.1

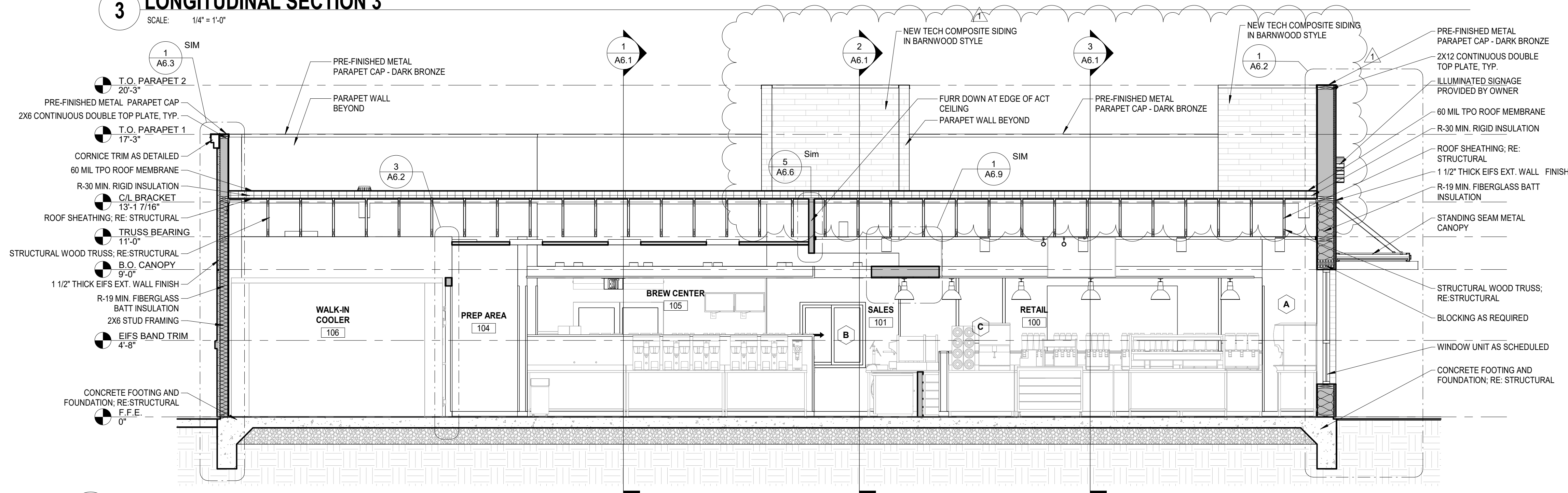


GENERAL NOTES

1. RE: STRUCTURAL FOR ADDITIONAL FOUNDATION AND FRAMING REQUIREMENTS

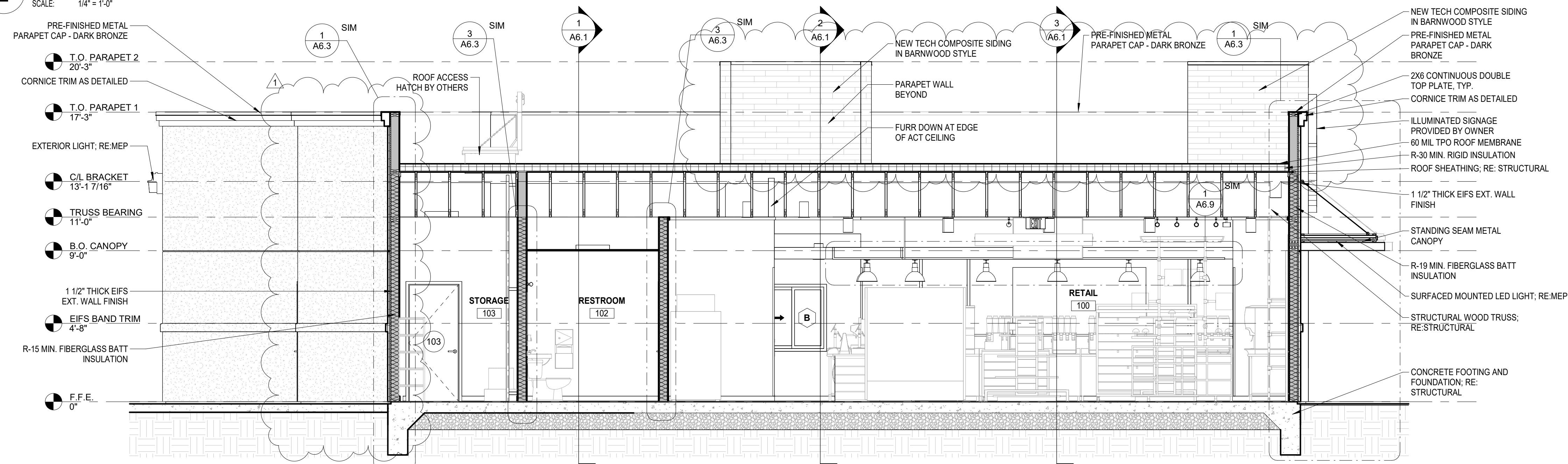
3 LONGITUDINAL SECTION 3

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



2 LONGITUDINAL SECTION 2

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



1 LONGITUDINAL SECTION 1

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

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1 Revision 1 8.12.2024

Sheet Name:
BUILDING
SECTIONS

A6.0

GENERAL NOTES

1. RE: STRUCTURAL FOR ADDITIONAL FOUNDATION AND FRAMING REQUIREMENTS



HTEAO - SCOTTSDALE, AZ
E/NEC HAYDEN & MCDOWELL ROAD
SCOTTSDALE, AZ 85257

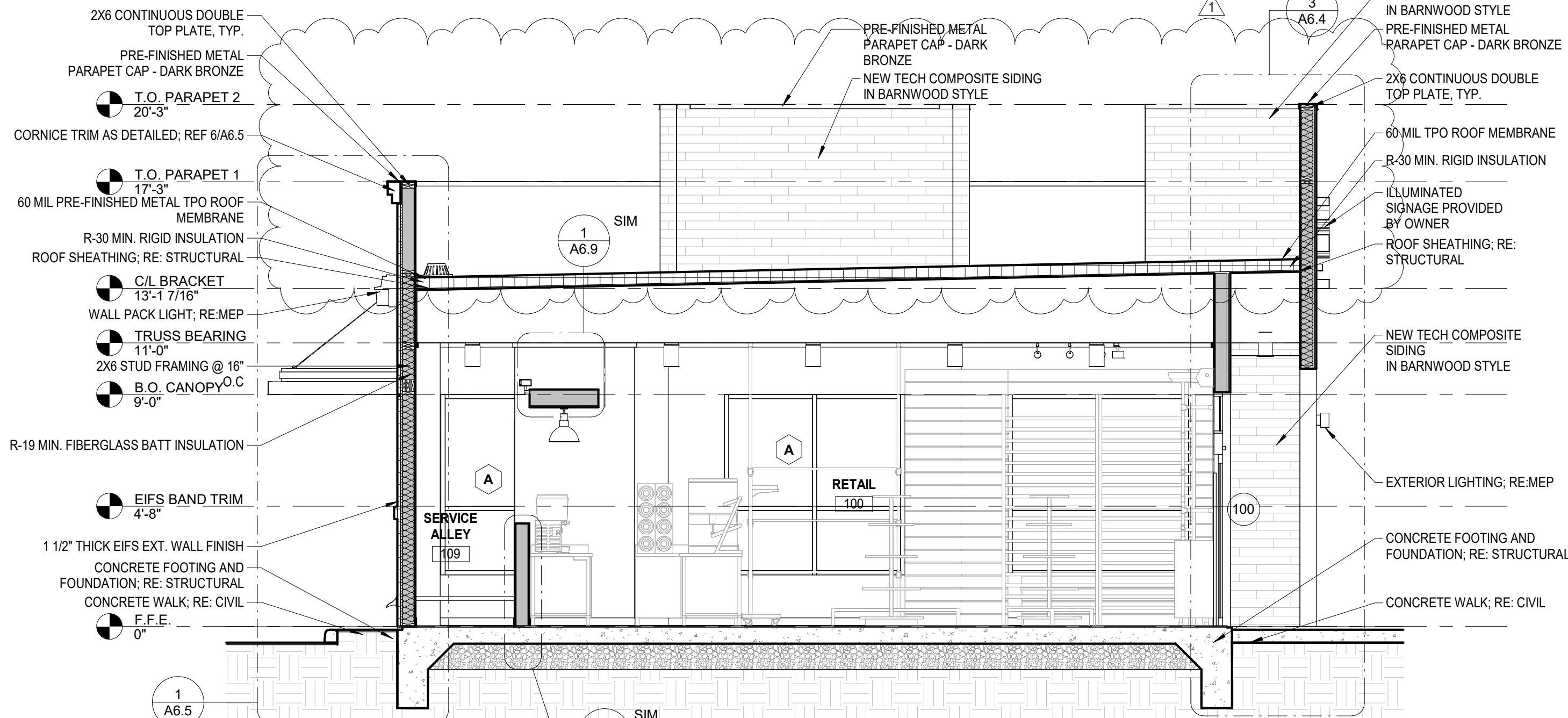


Date: 1-30-2024
Dwn: BRZ Chk: SJK
Project No.: 2363
Issue:

1 Revision 1 8.12.2024

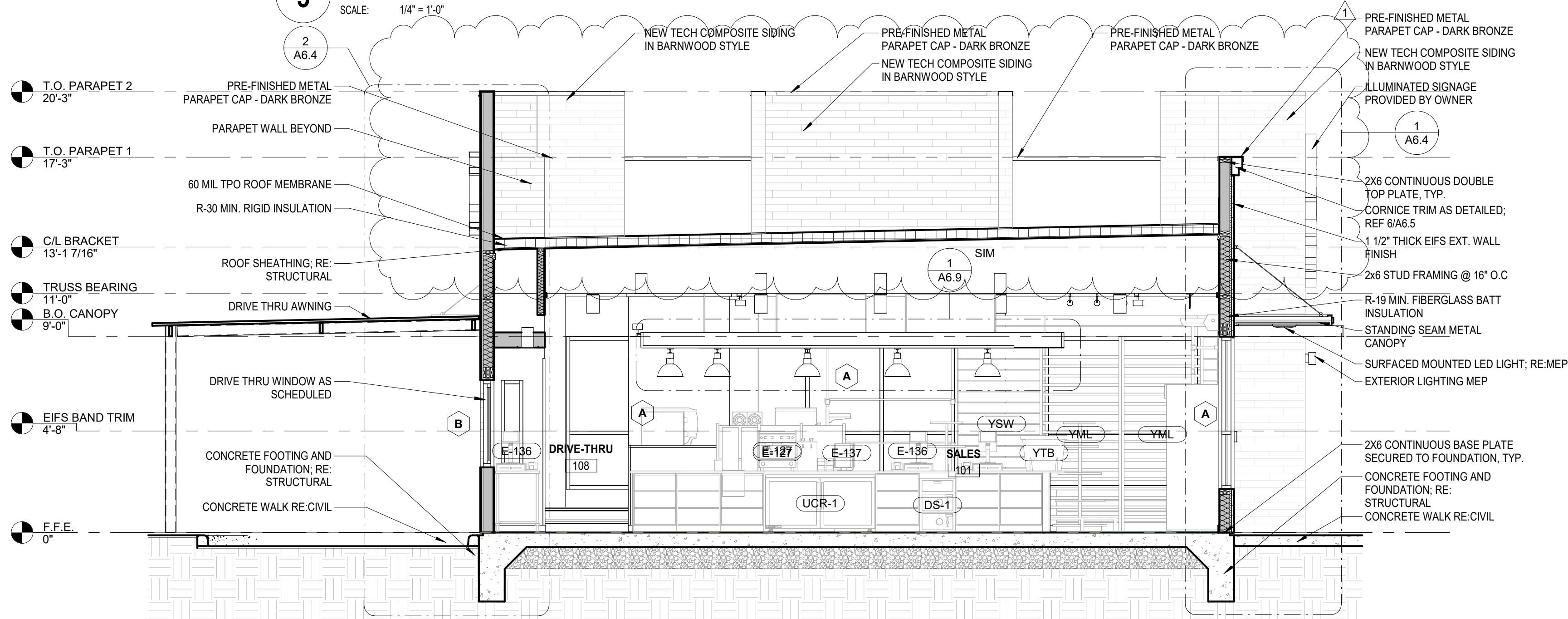
Sheet Name:
BUILDING
SECTIONS

A6.1



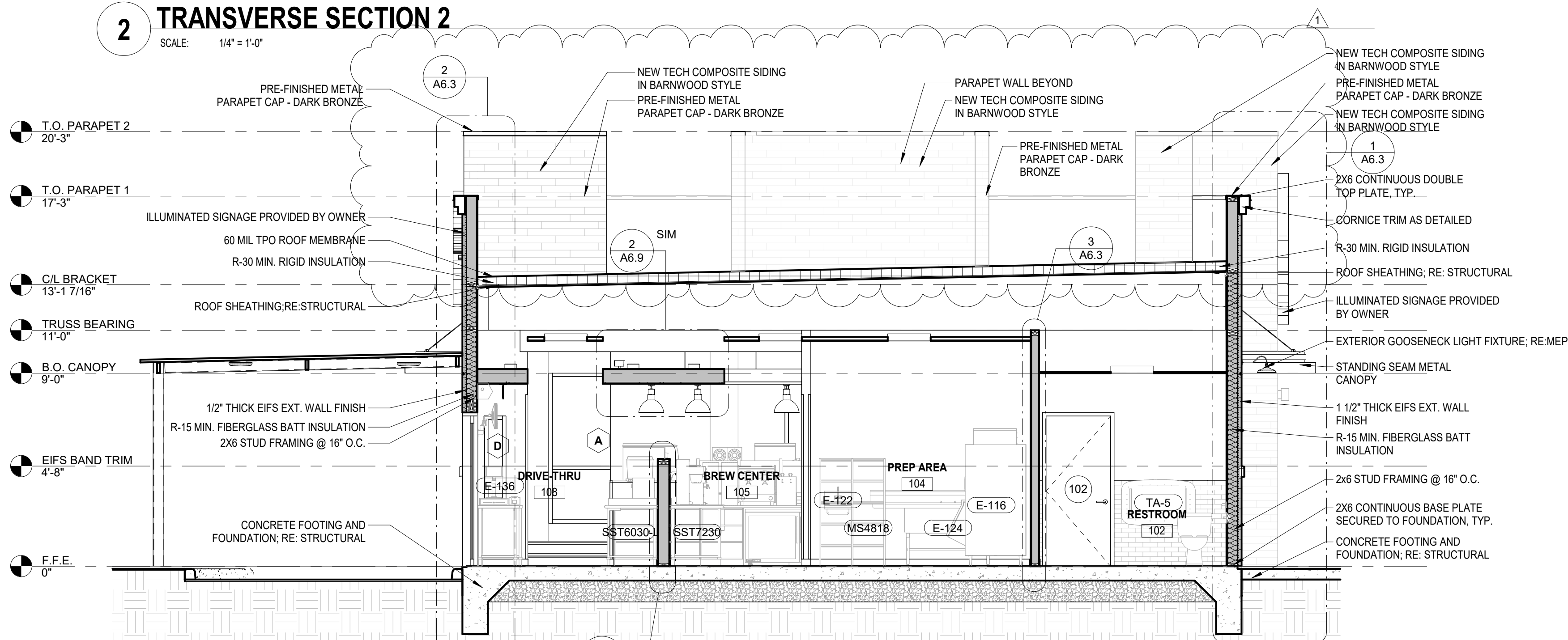
3 TRANSVERSE SECTION 3

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



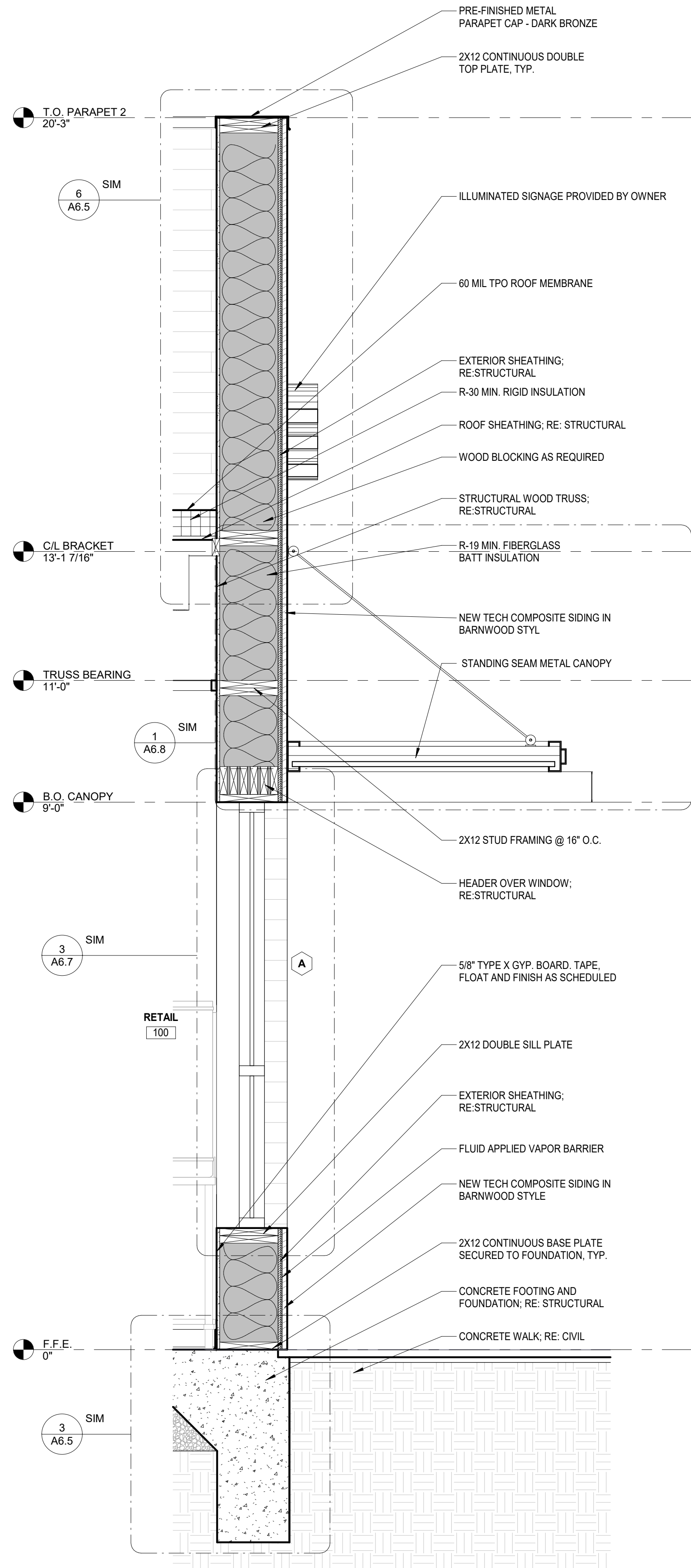
2 TRANSVERSE SECTION 2

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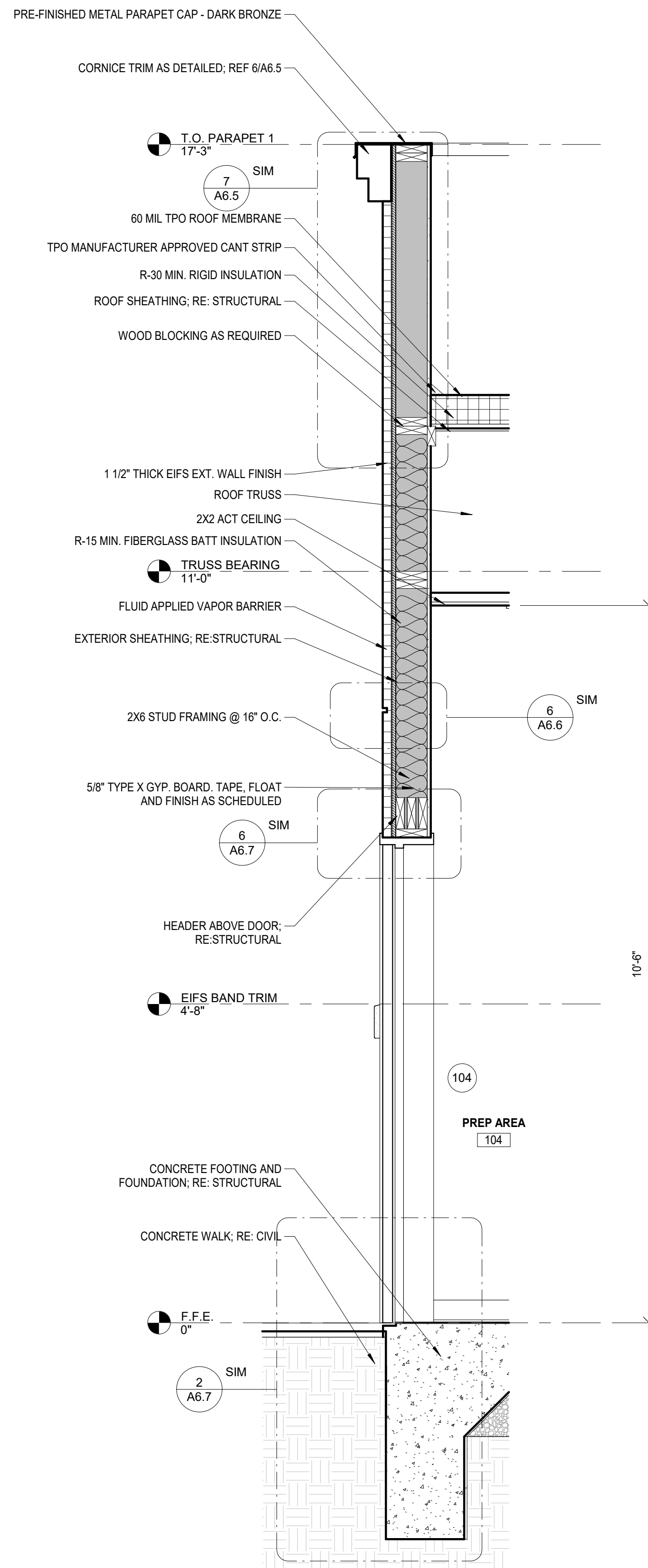


1 TRANSVERSE SECTION 1

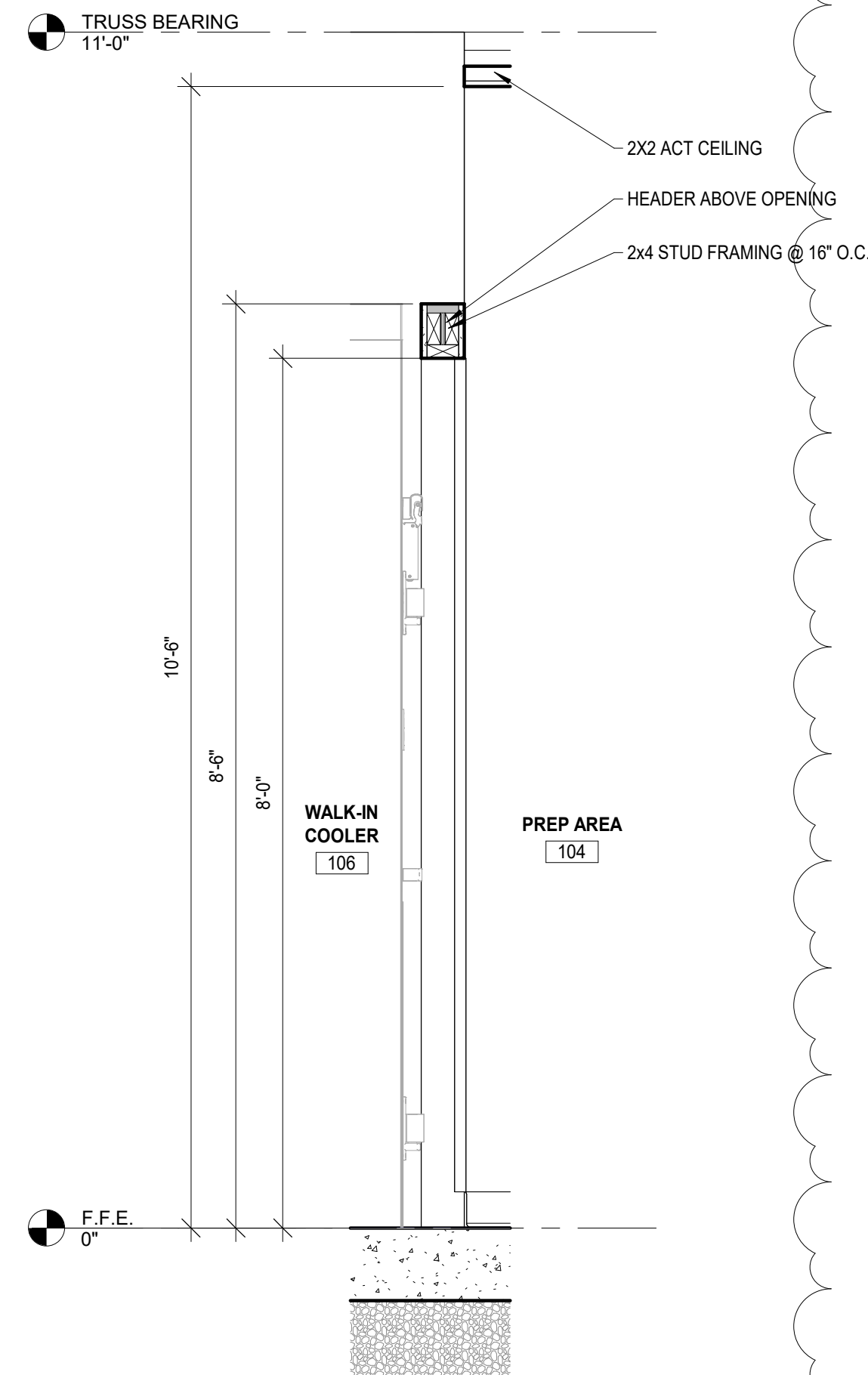
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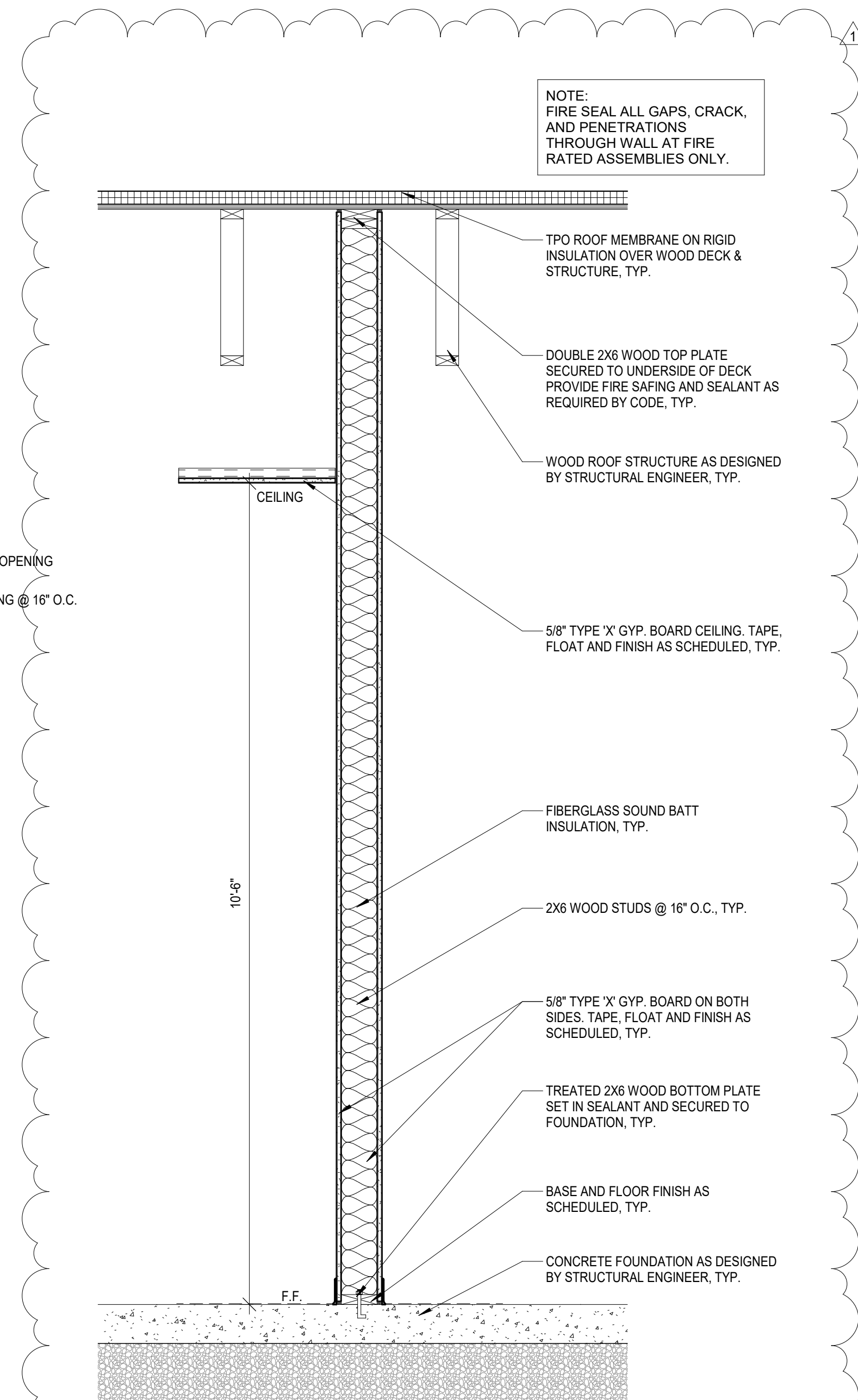
1 WALL SECTION
SCALE: 3/4" = 1'-0"



2 WALL SECTION
SCALE: 3/4" = 1'-0"



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



PARTITION TYPE F2

1-HR
2x6" WOOD STUD
UL U419 DESIGN ASSEMBLY

4 1-HR FIRE RATED WALL SECTION
SCALE: 3/4" = 1'-0"

GENERAL NOTES

1. RE: STRUCTURAL FOR ADDITIONAL FOUNDATION AND FRAMING REQUIREMENTS



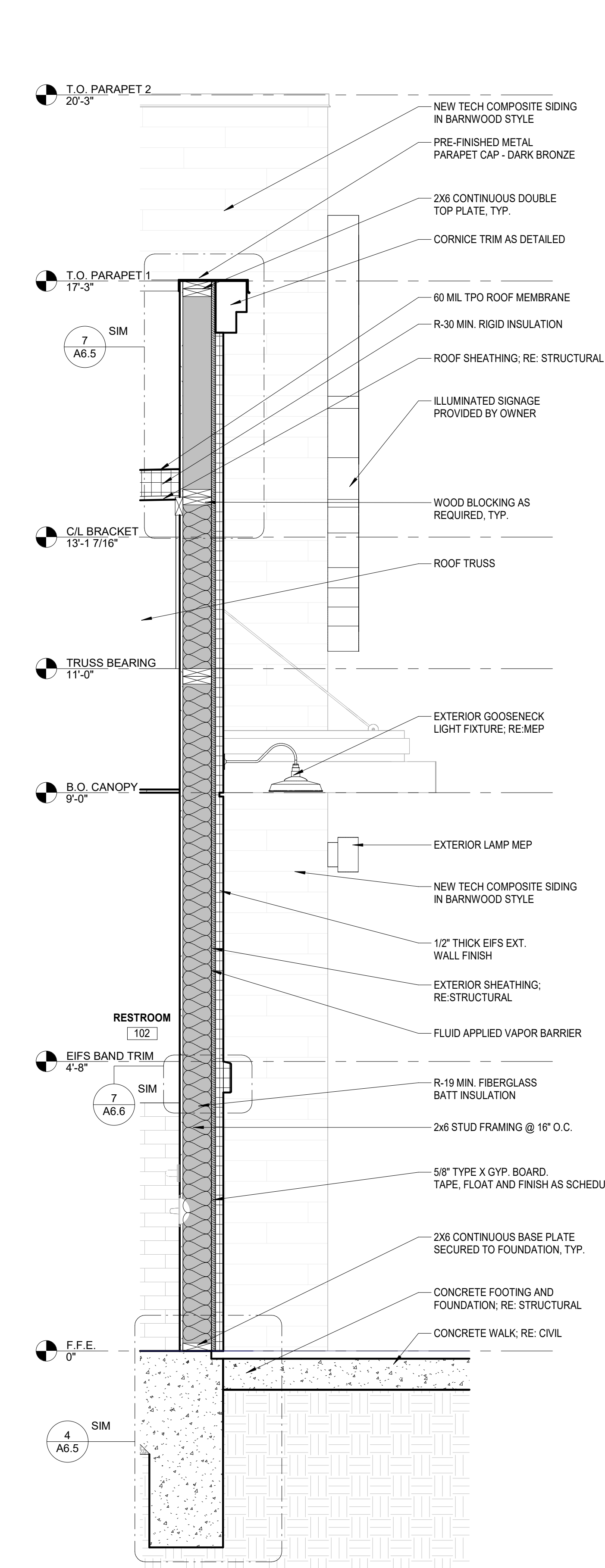
HTEAO - SCOTTSDALE, AZ
E/NEC HAYDEN & MCDOWELL ROAD
SCOTTSDALE, AZ 85257



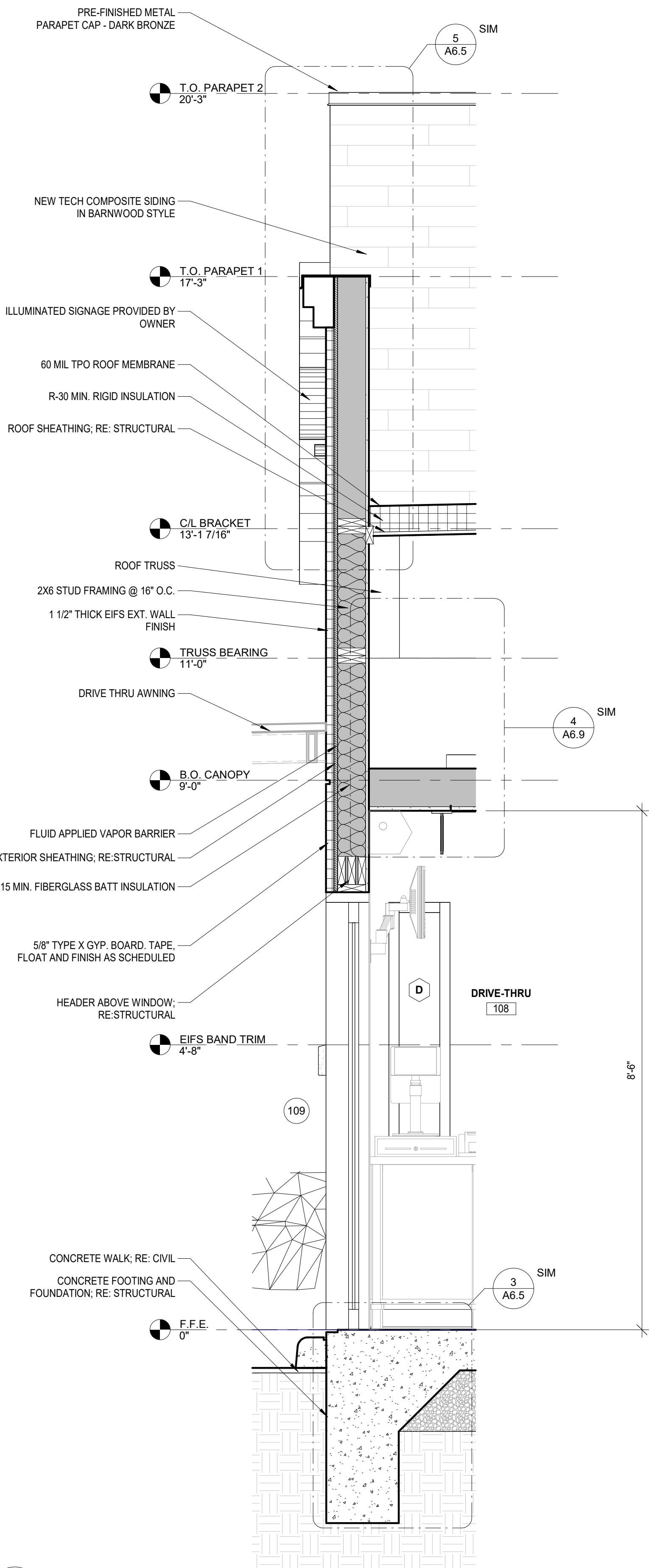
Date: 1-30-2024
Dwn: RLP Chk: SJK
Project No.: 2363
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WALL
SECTIONS

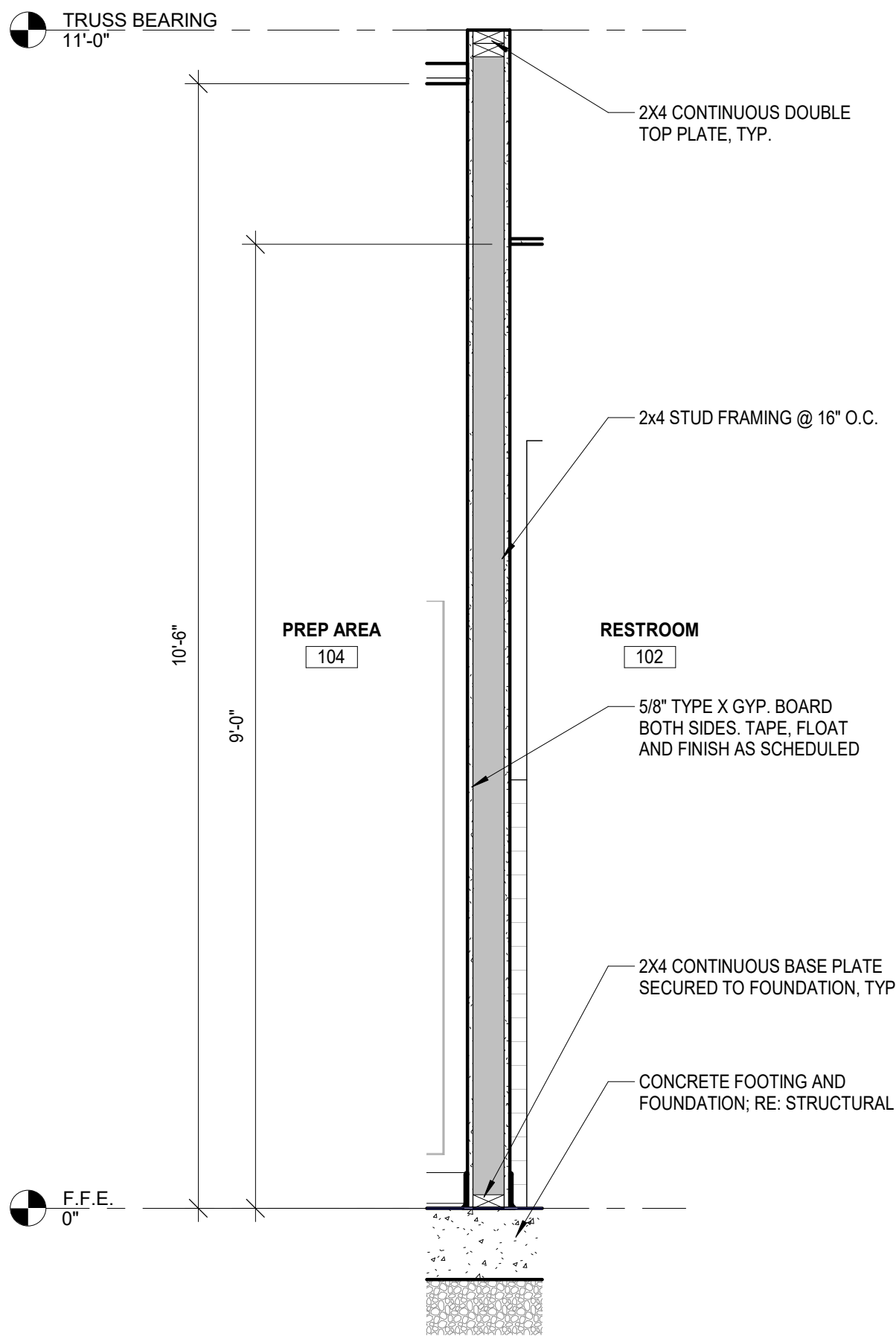
A6.3



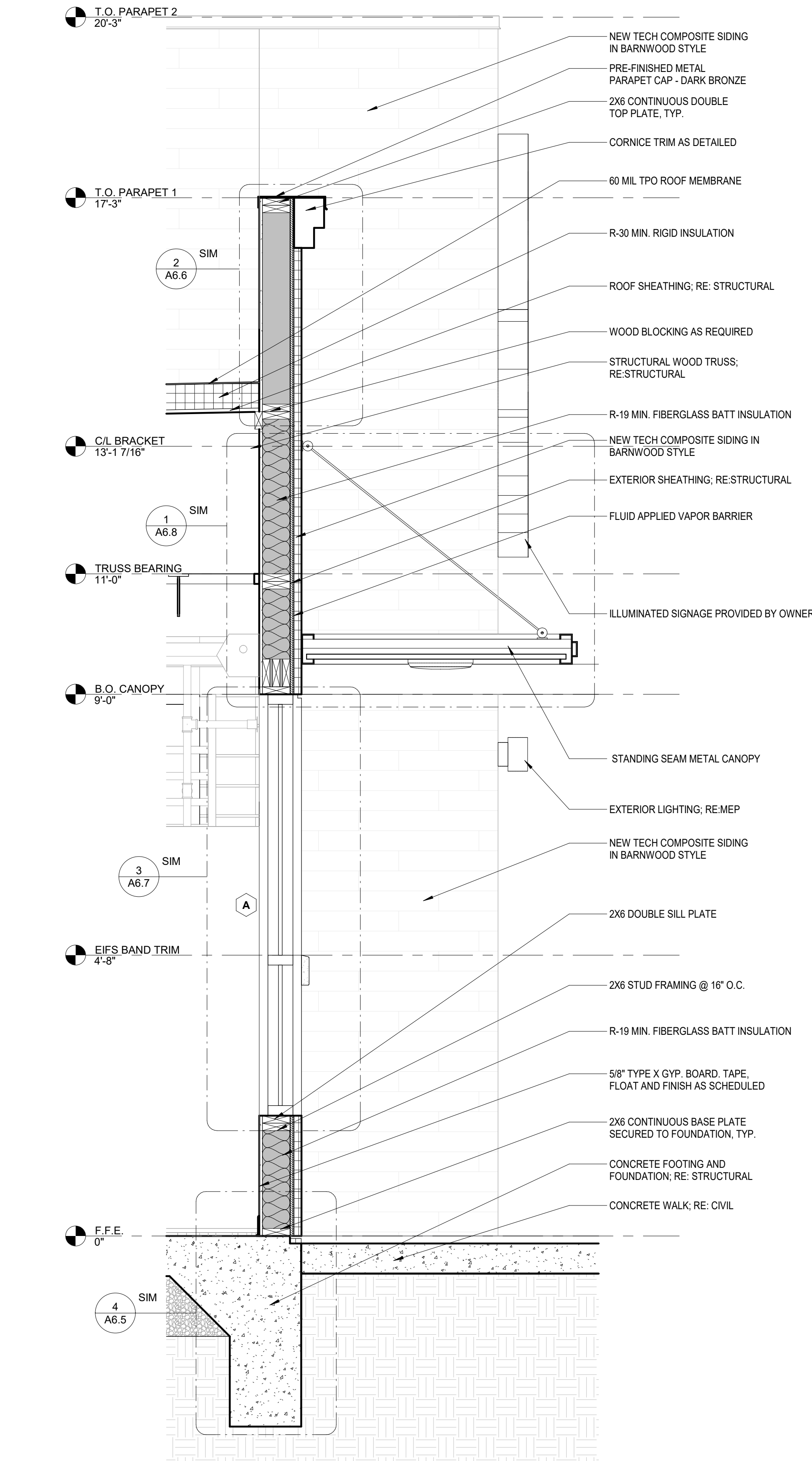
1 WALL SECTION
SCALE: 3/4" = 1'-0"



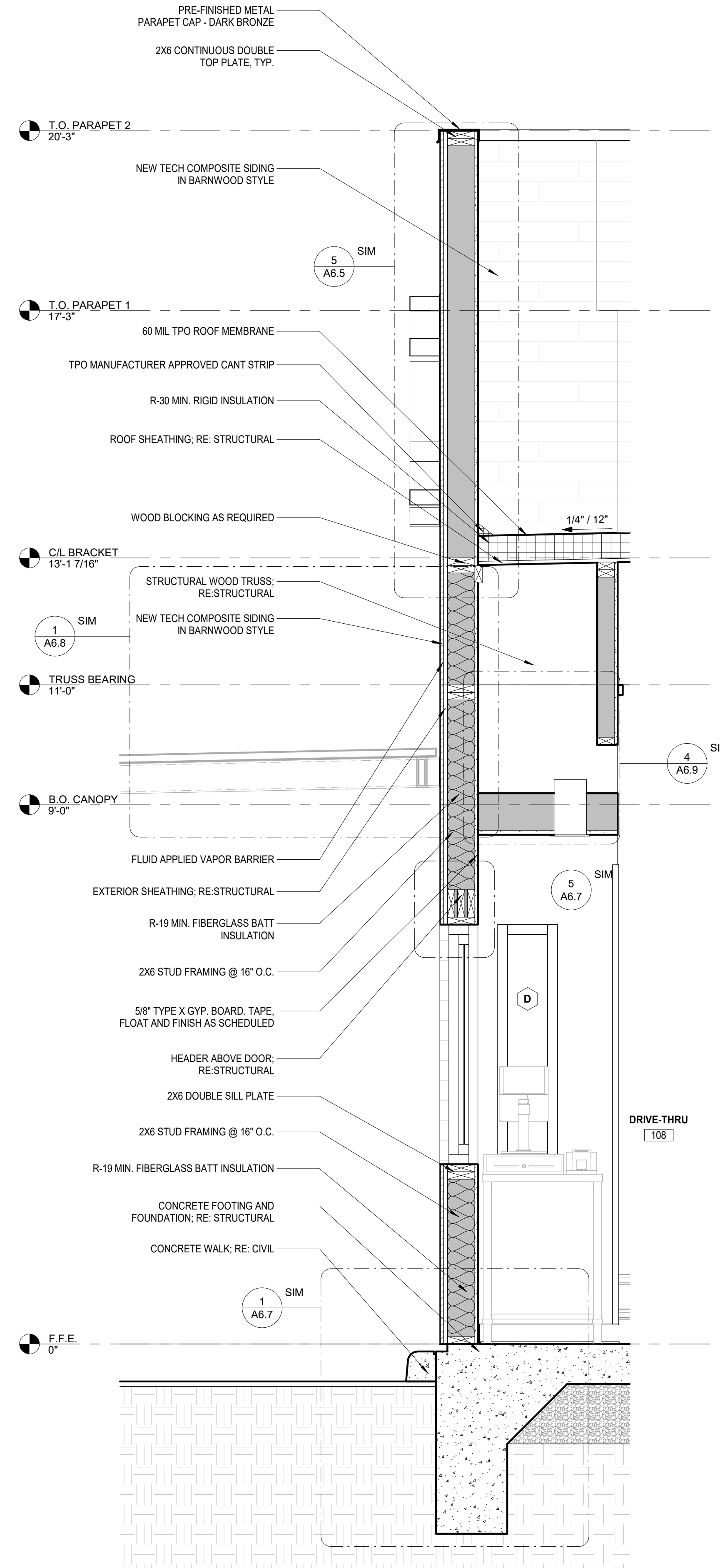
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SCALE: 3/4" = 1'-0"



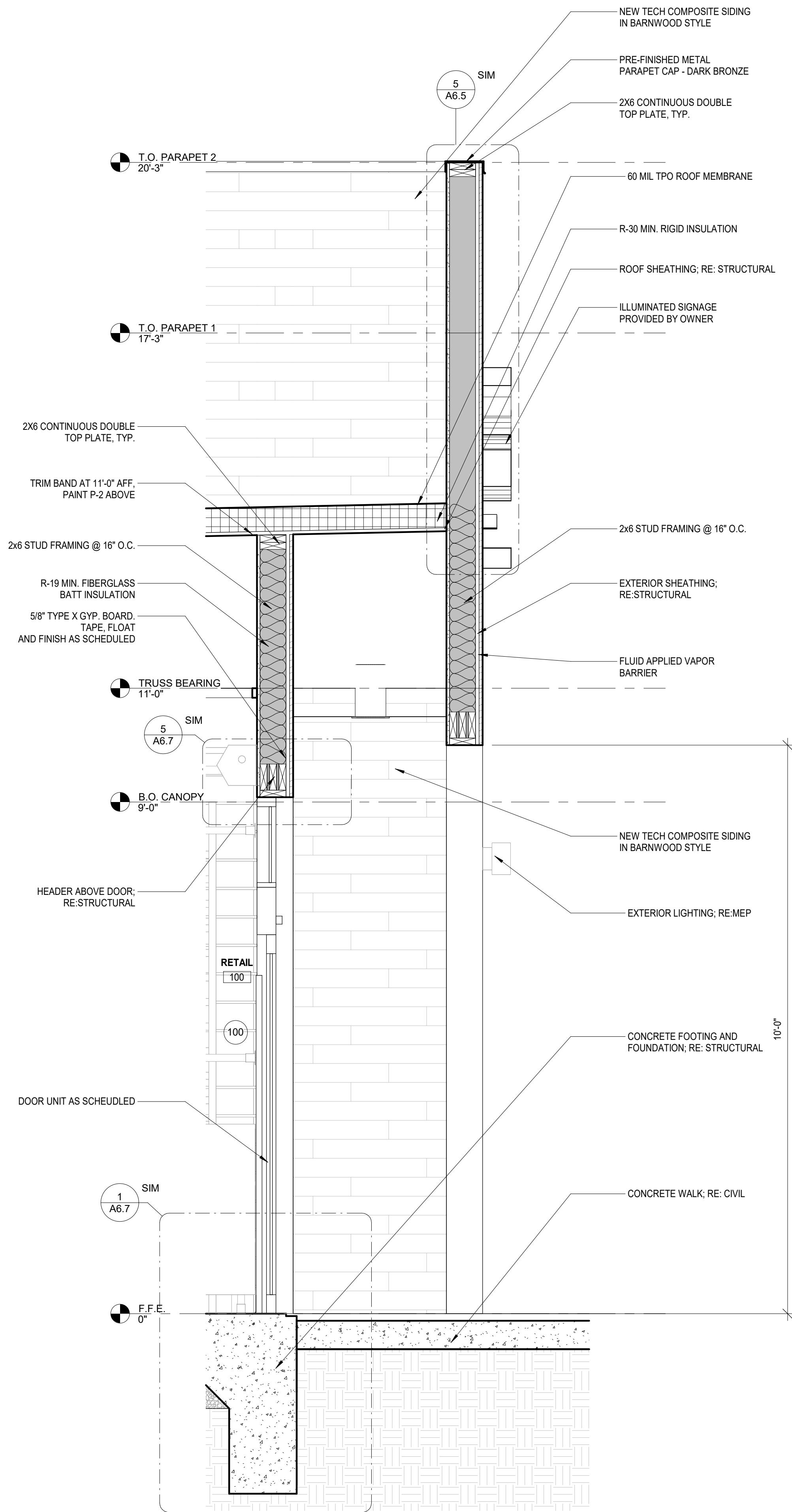
3 WALL SECTION
SCALE: 3/4" = 1'-0"



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



2 WALL SECTION
SCALE: 3/4" = 1'-0"



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

GENERAL NOTES

1. RE: STRUCTURAL FOR ADDITIONAL FOUNDATION AND FRAMING REQUIREMENTS



HTEAO - SCOTTSDALE, AZ
E/NEC HAYDEN & MCDOWELL ROAD
SCOTTSDALE, AZ 85257

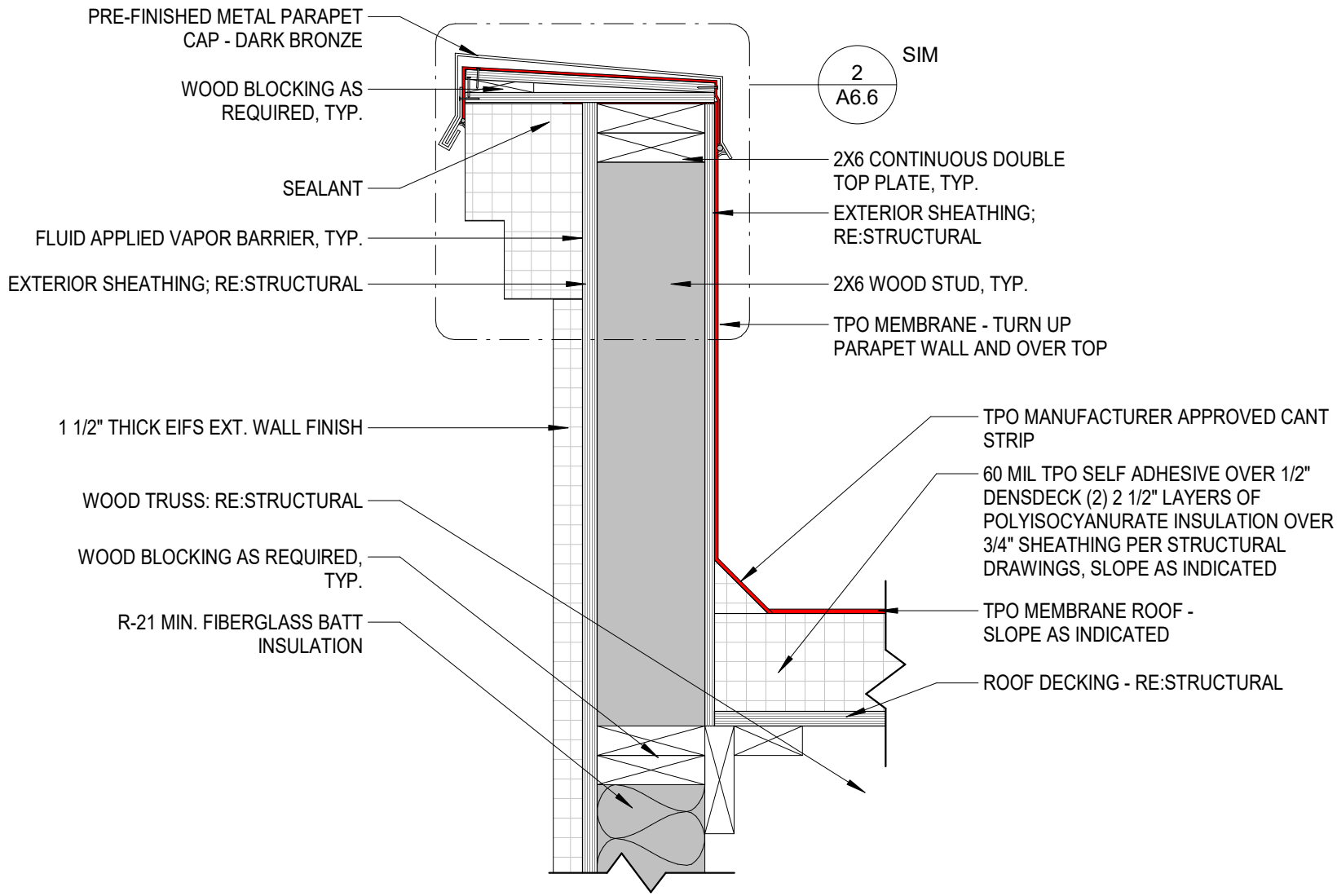


Date: 1-30-2024
Dwn: RLP Chk: SJK
Project No.: 2363
Issue:

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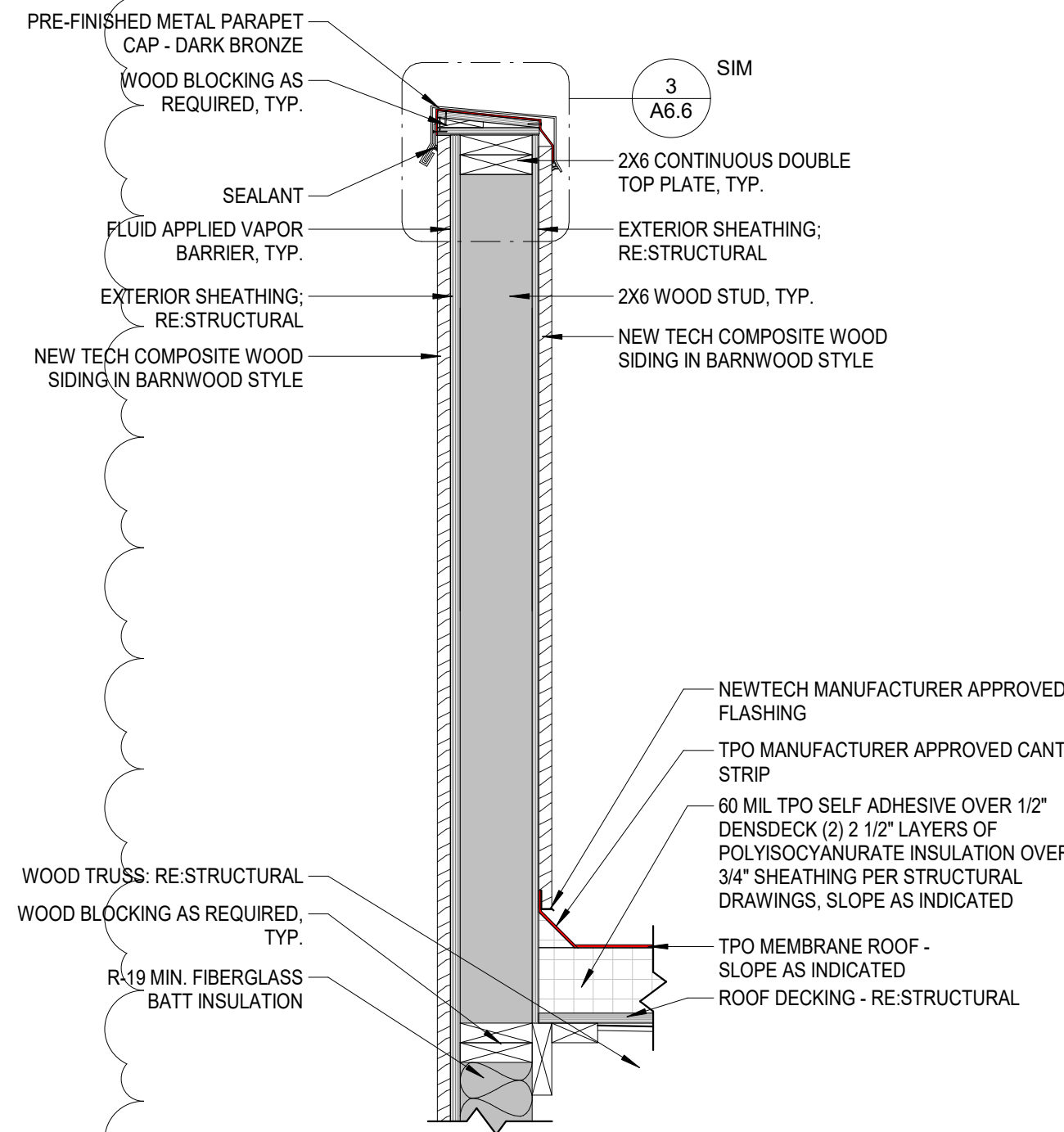
Sheet Name:
WALL
SECTIONS

A6.5



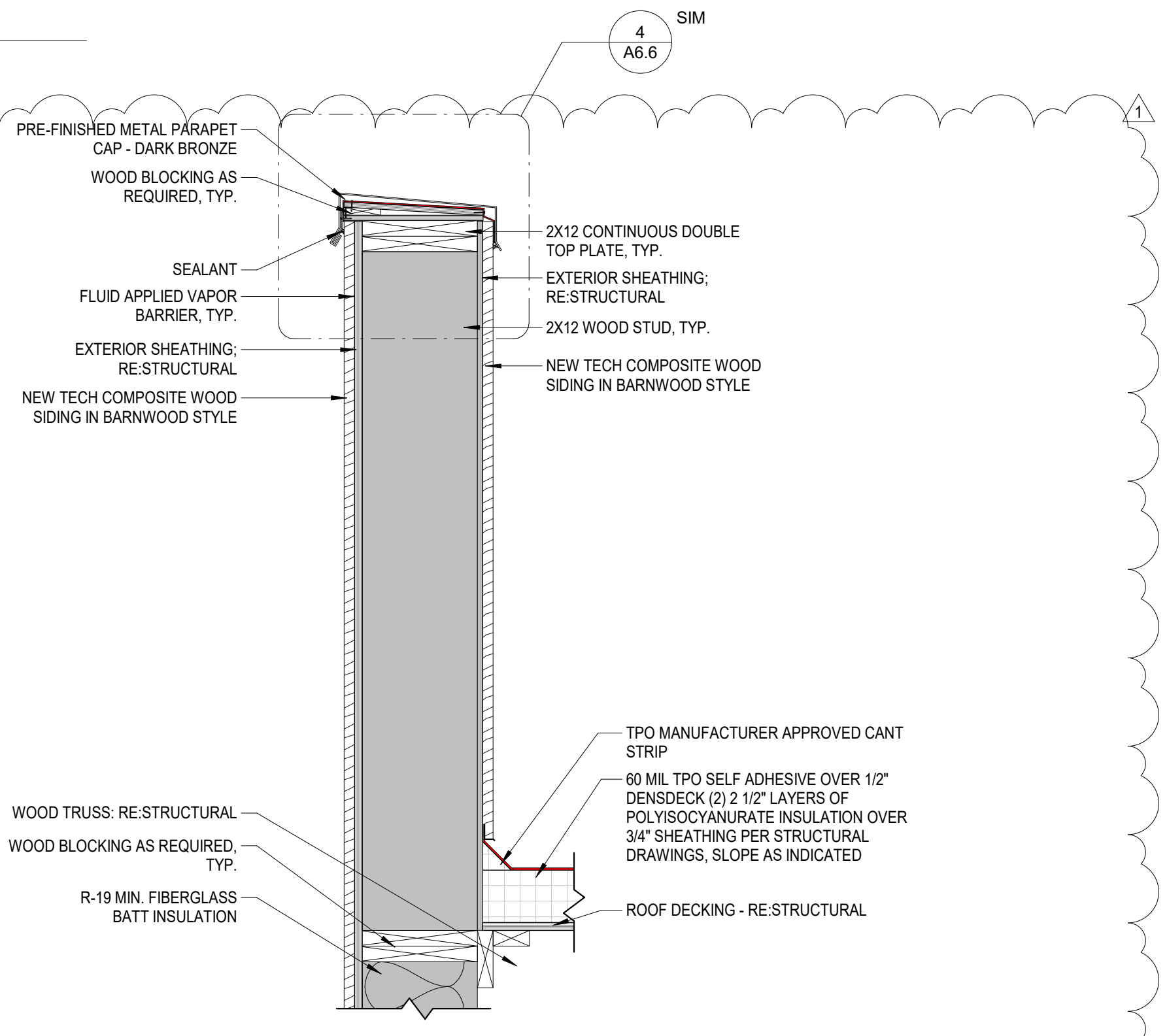
7 LOW PARAPET DETAIL

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



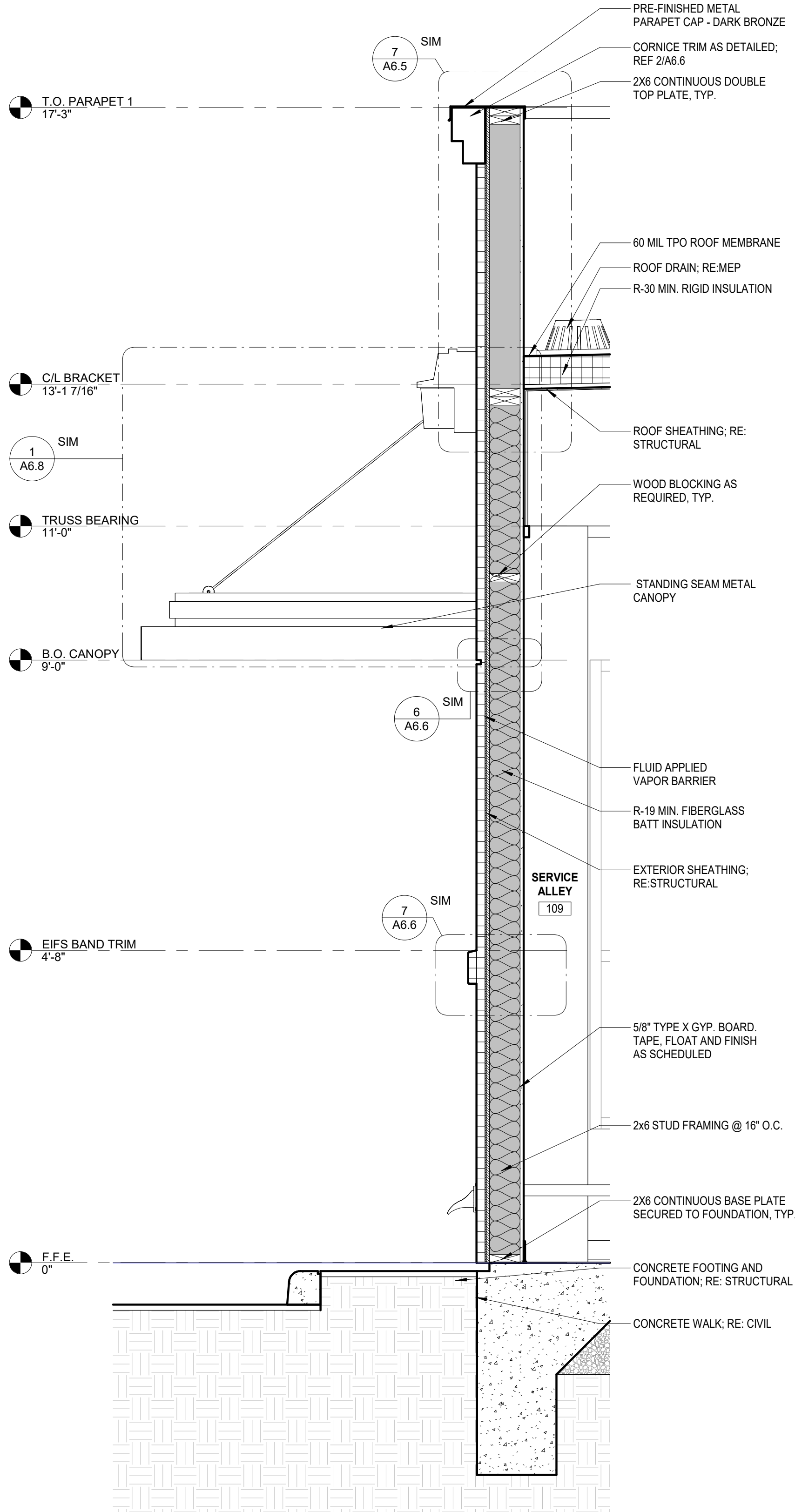
5 HIGH PARAPET DETAIL 1

SCALE: 1" = 1'-0"



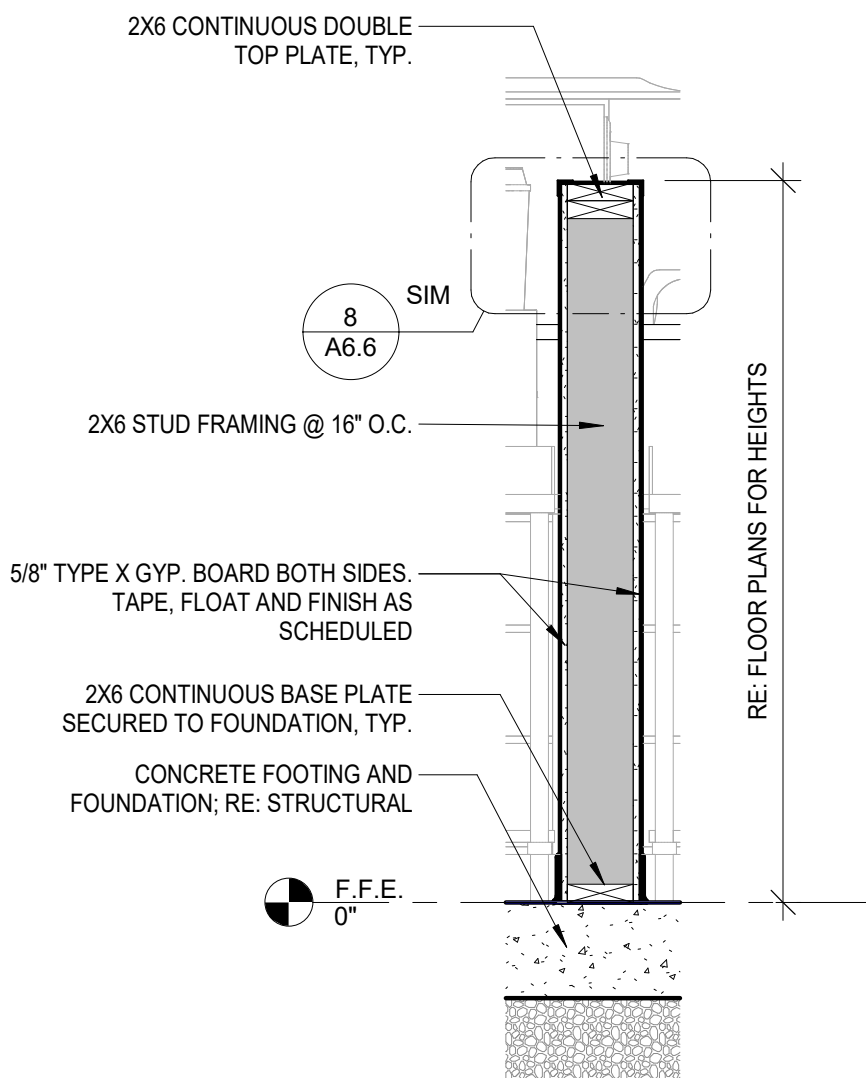
6 HIGH PARAPET DETAIL 2

SCALE: 1" = 1'-0"



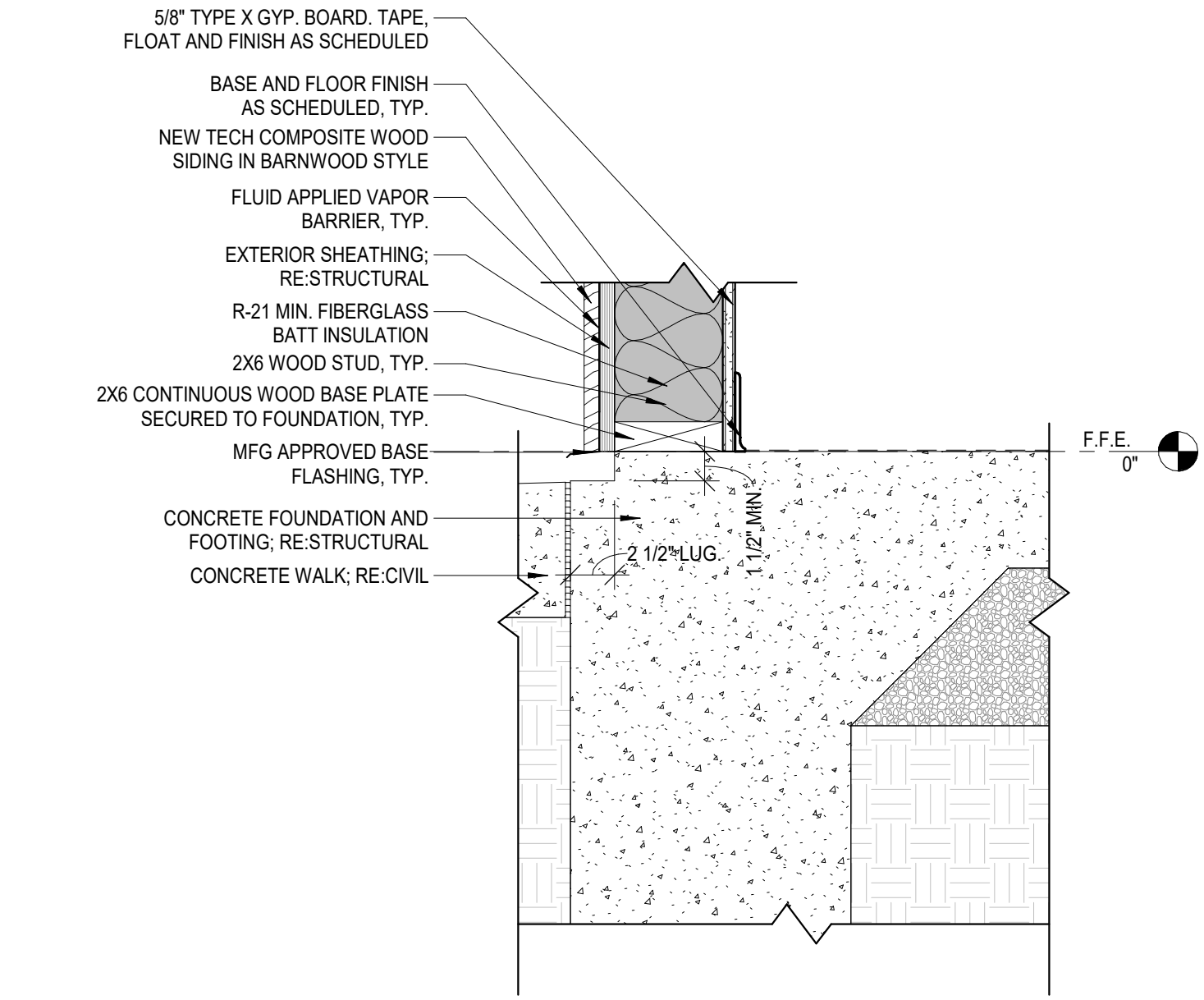
1 WALL SECTION

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



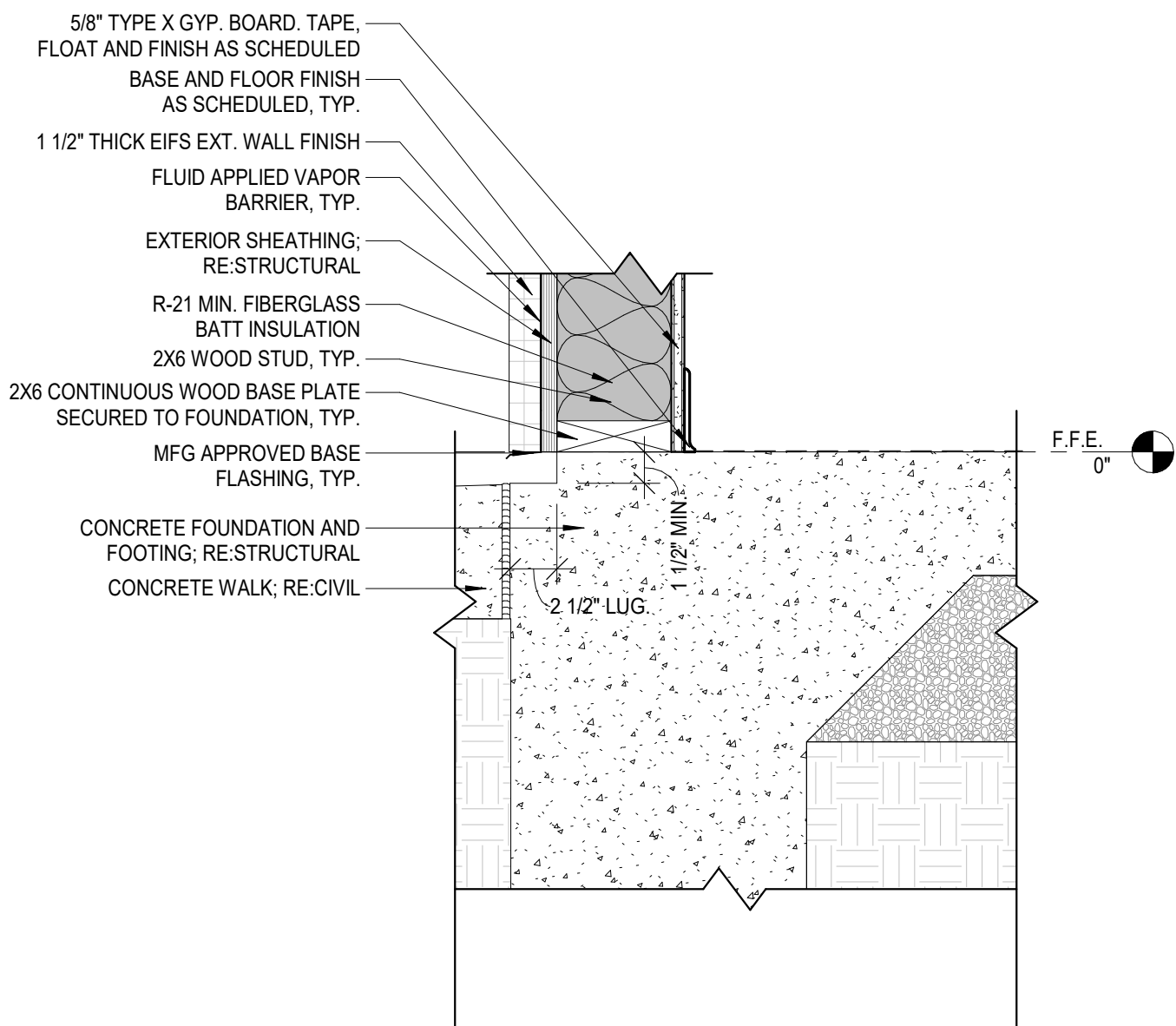
2 WALL SECTION

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



3 TYP. BASE DETAIL 1

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



4 TYP. BASE DETAIL 2

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

GENERAL NOTES

1. RE: STRUCTURAL FOR ADDITIONAL FOUNDATION AND FRAMING REQUIREMENTS



HTEAO - SCOTTSDALE, AZ
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SCOTTSDALE, AZ 85257

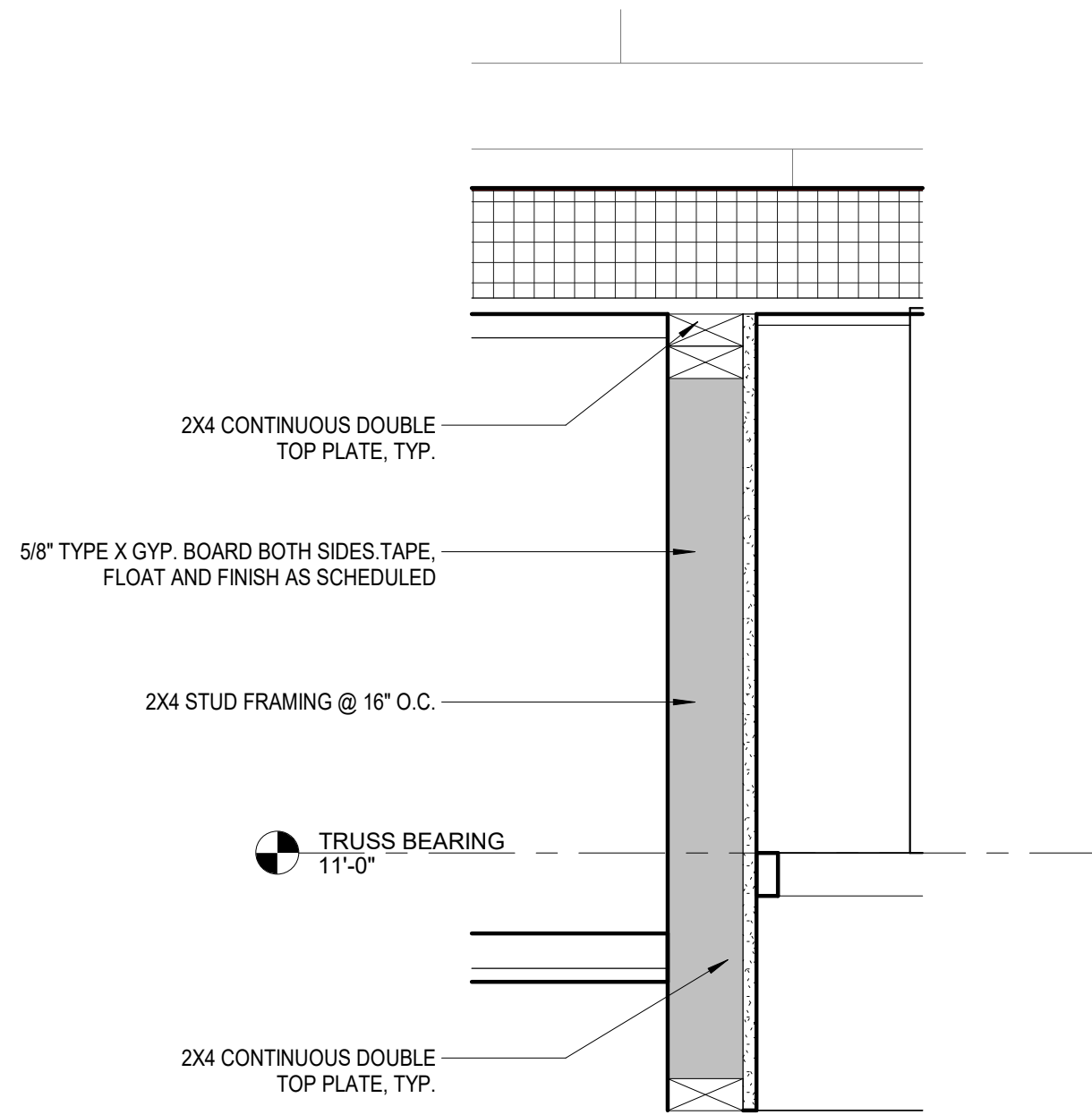


Date: 1-30-2024
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Project No.: 2363
Issue:

1	Revision 1	8.12.2024

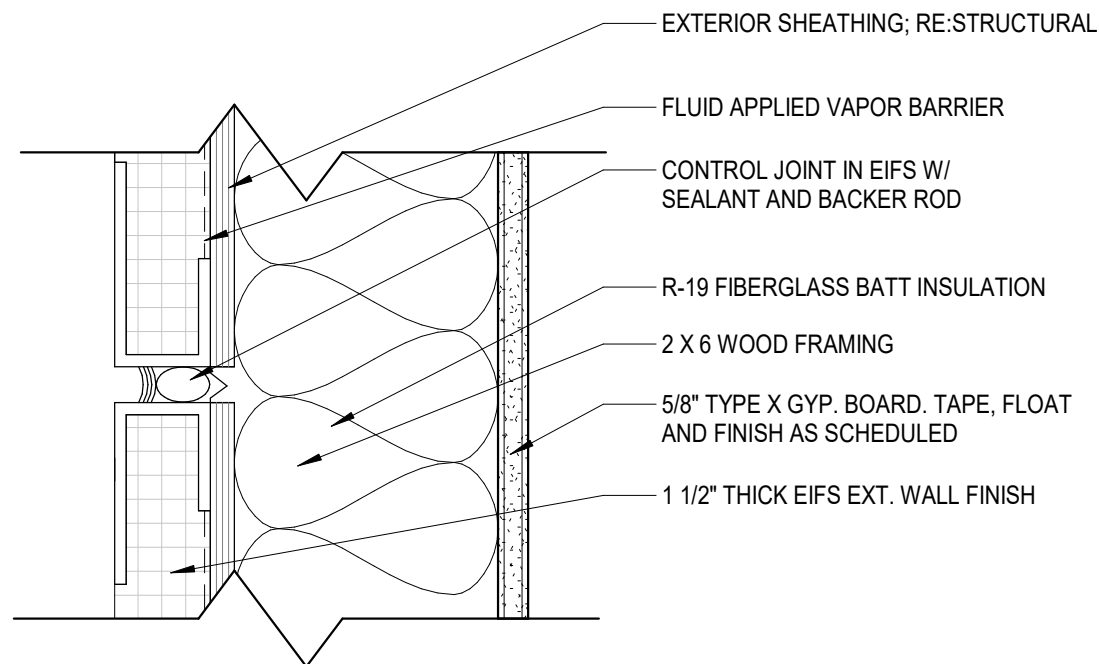
Sheet Name:
SECTION
DETAILS

A6.6



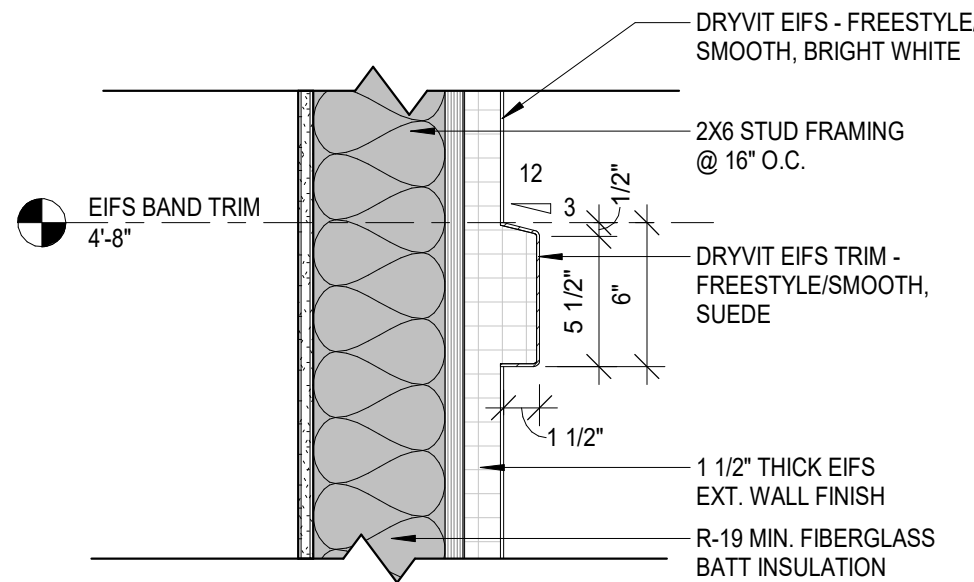
5 FURR DOWN SECTION DETAIL

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



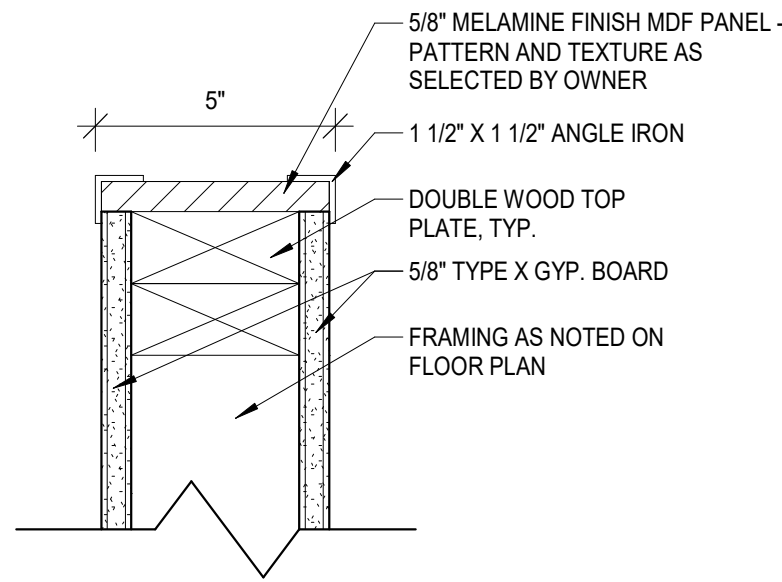
6 CONTROL JOINT

SCALE: 3" = 1'-0"



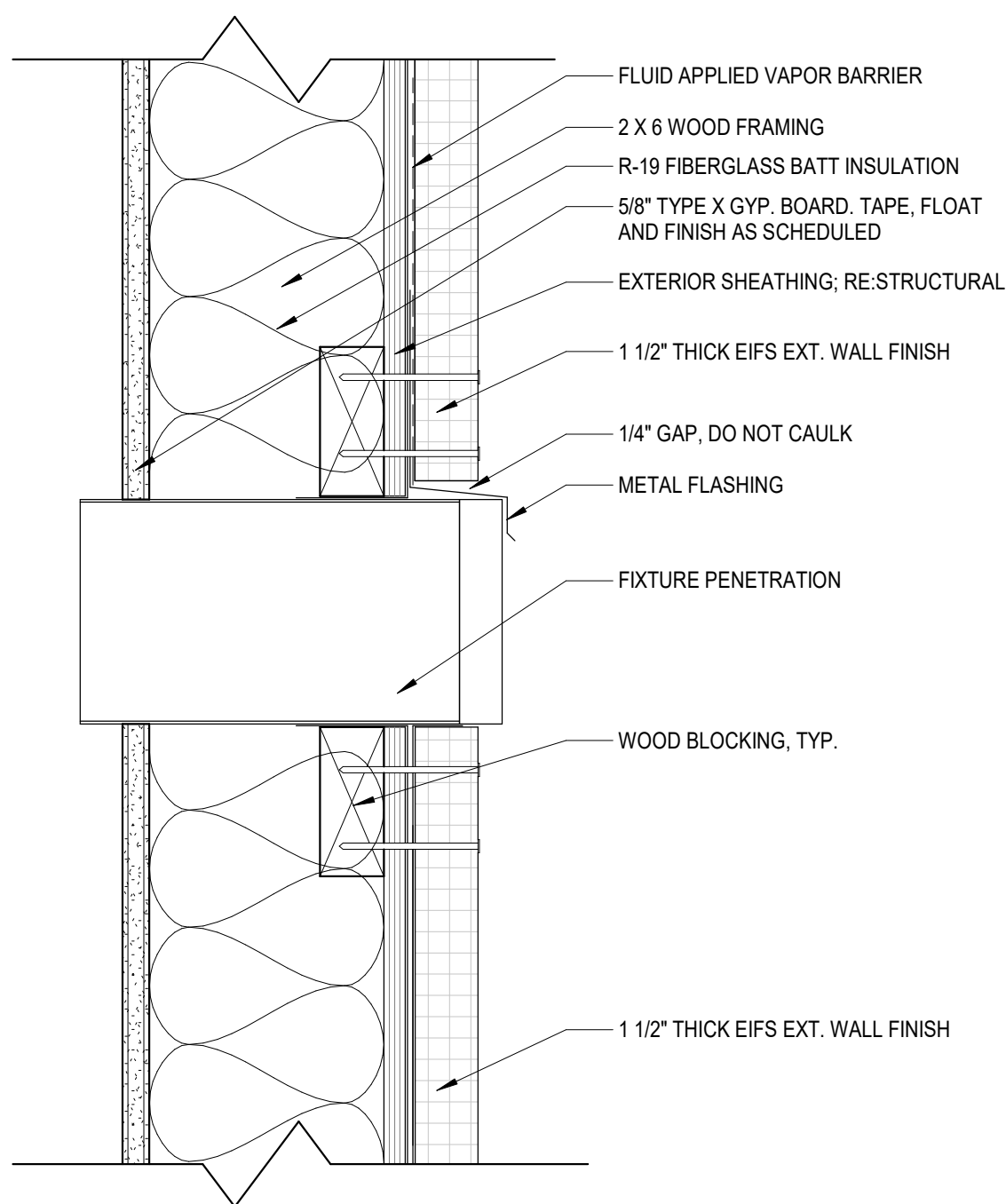
7 EIFS BAND DETAIL

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



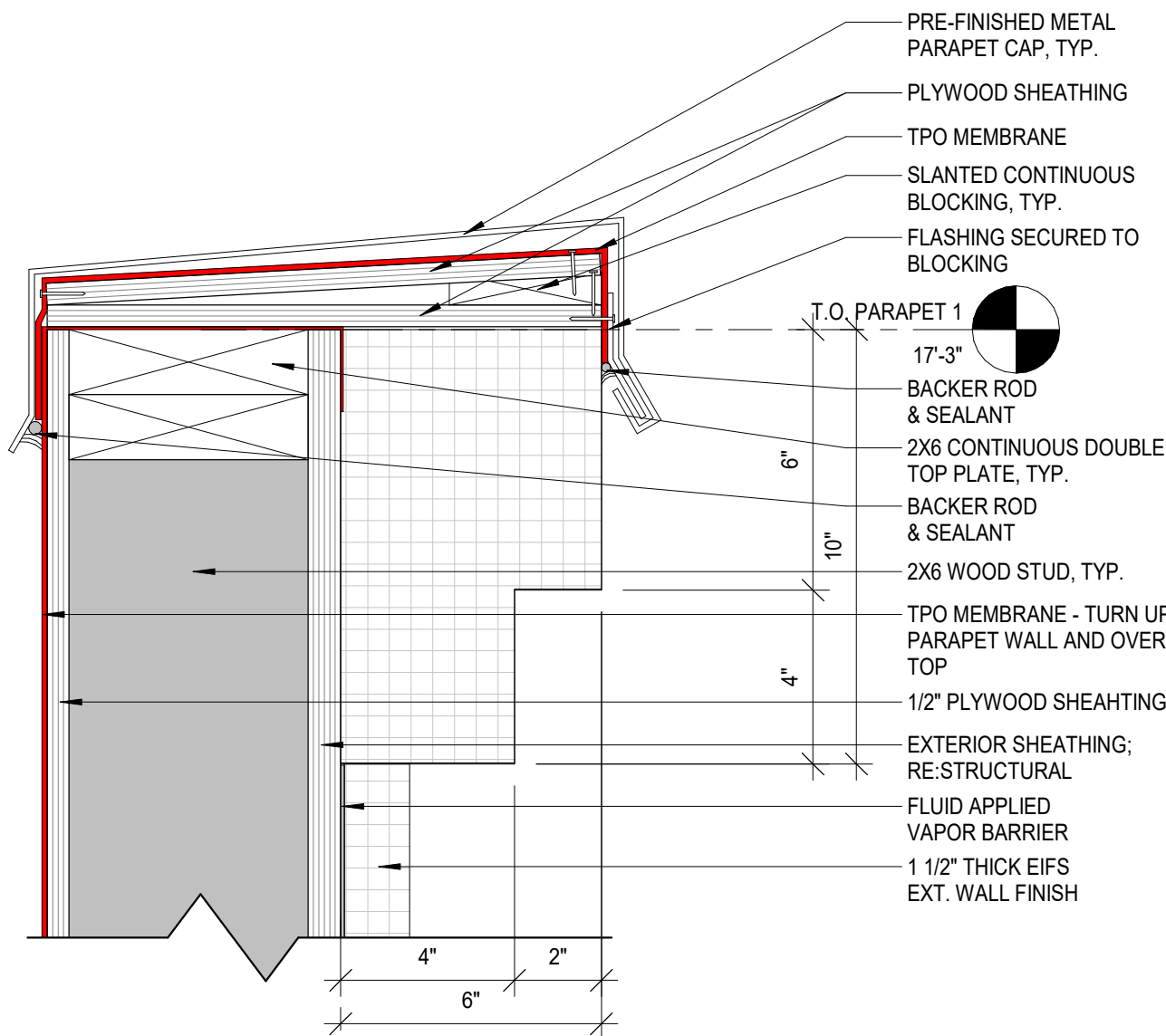
8 LOW WALL CAP DETAIL

SCALE: 3" = 1'-0"



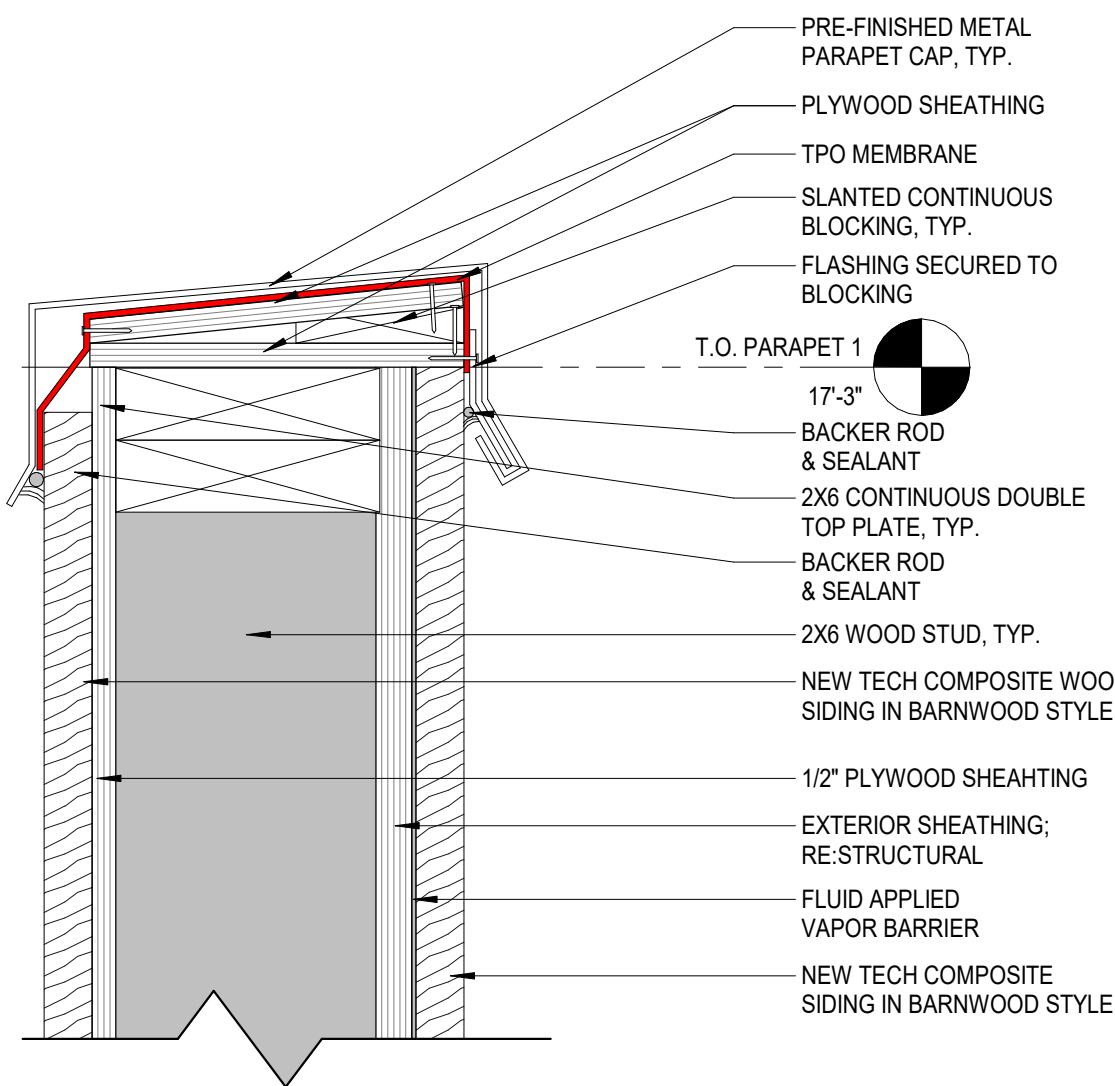
1 FIXTURE PENETRATION

SCALE: 3" = 1'-0"



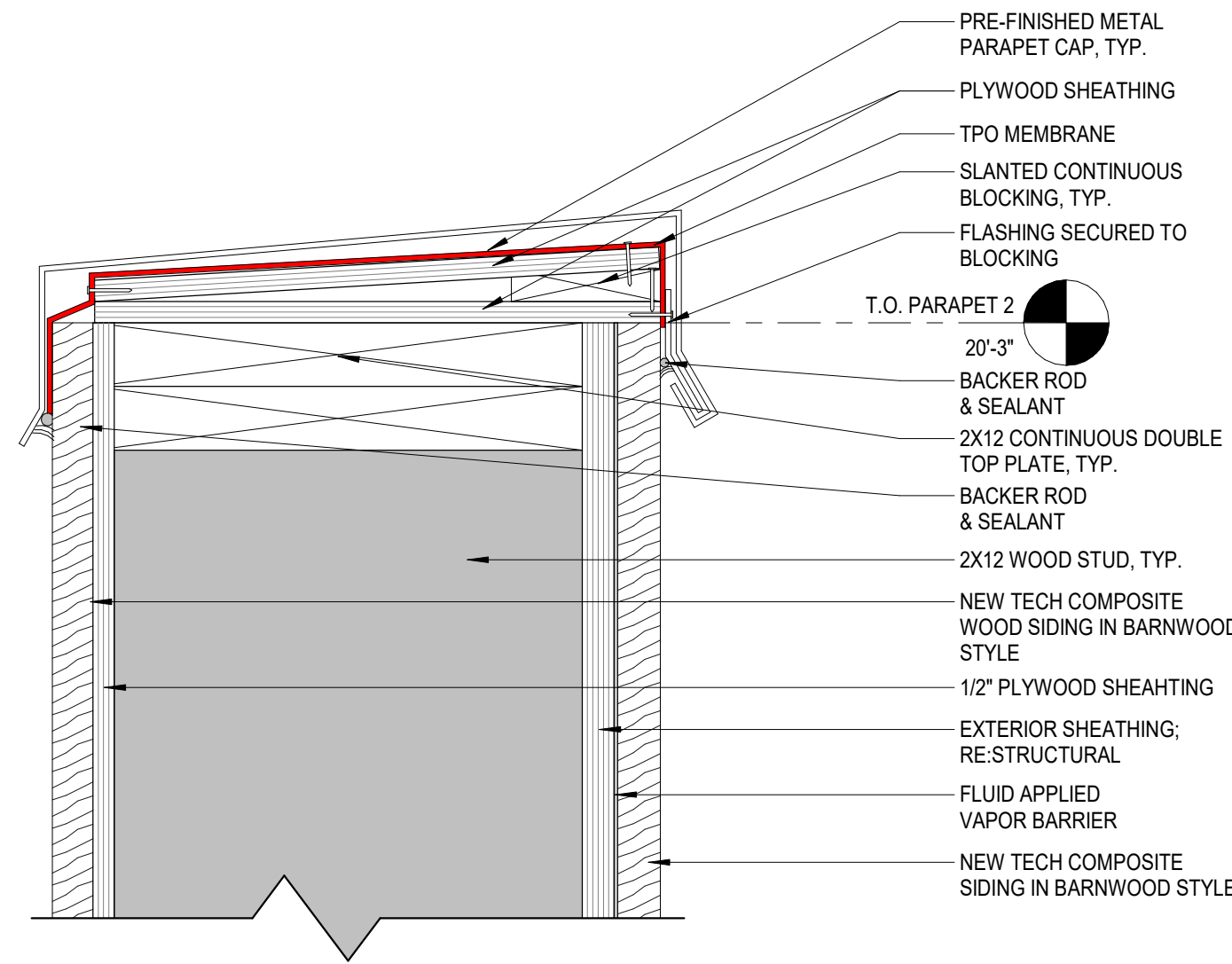
2 CORNICE TRIM DETAIL

SCALE: 3" = 1'-0"



3 PARAPET CAP DETAIL 1

SCALE: 3" = 1'-0"



4 PARAPET CAP DETAIL 2

SCALE: 3" = 1'-0"

GENERAL NOTES

1. RE: STRUCTURAL FOR ADDITIONAL FOUNDATION AND FRAMING REQUIREMENTS



HTEAO - SCOTTSDALE, AZ
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SCOTTSDALE, AZ 85257

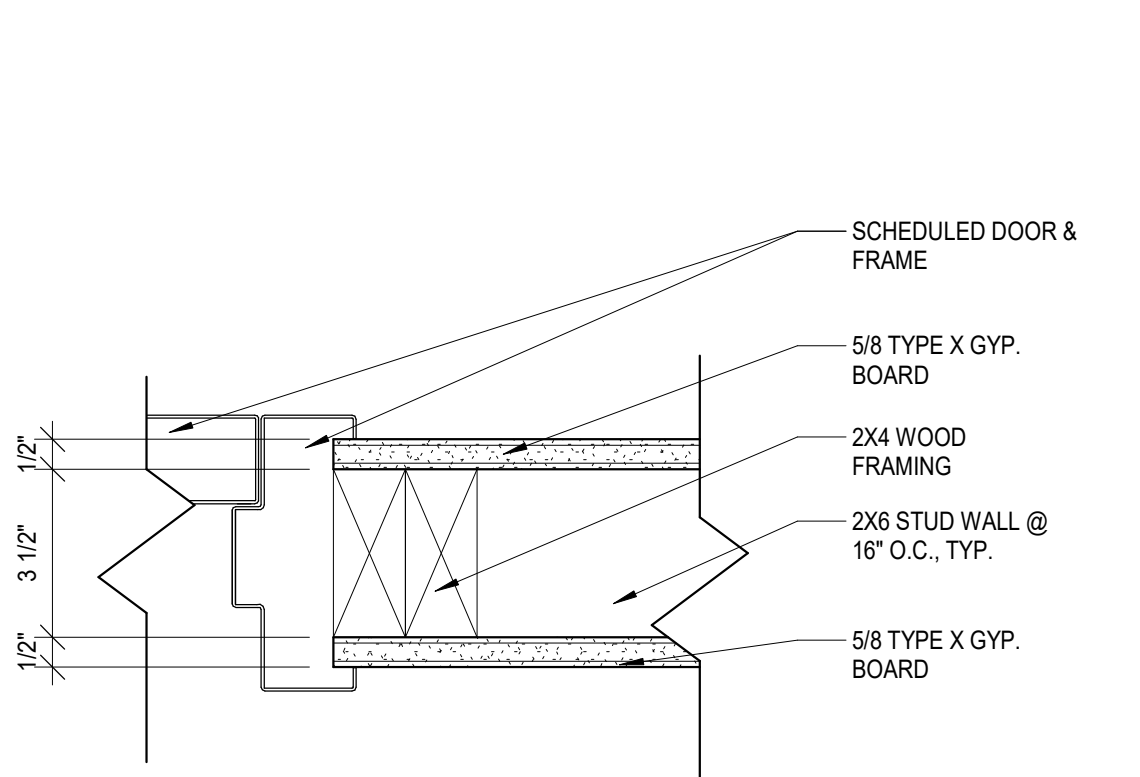


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Dwn: RLP Chk: SJK
Project No.: 2363
Issue:

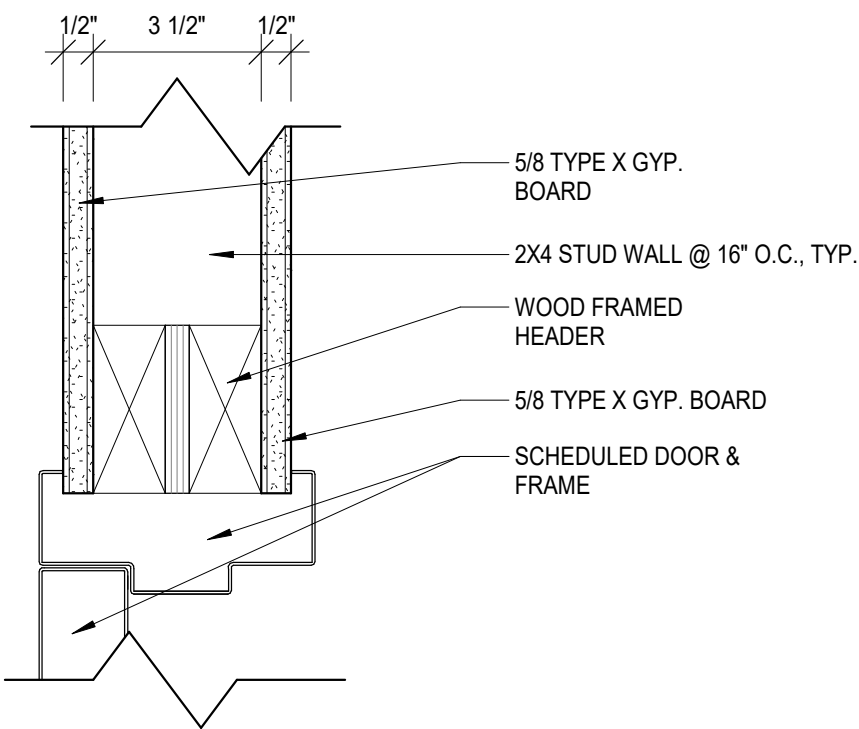
1	Revision 1	8.12.2024

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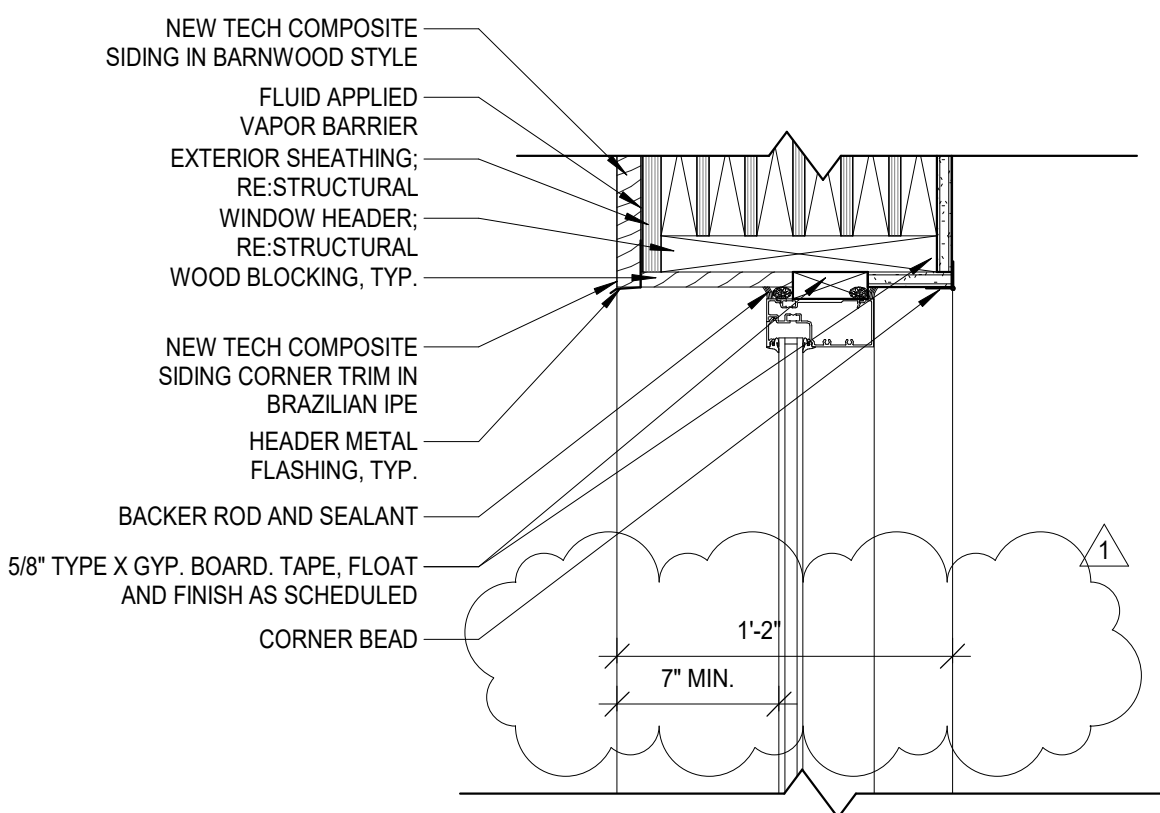
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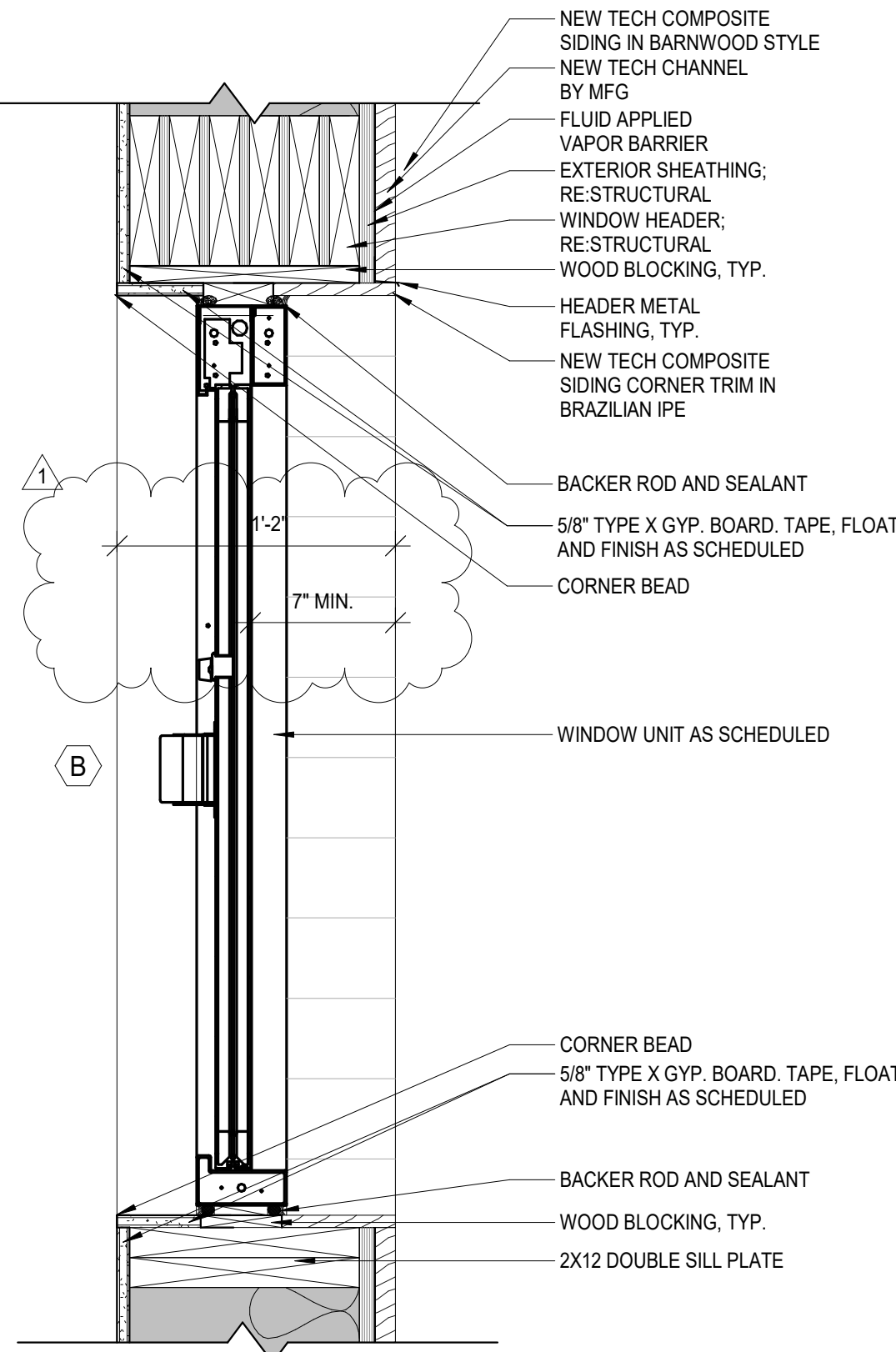
7 TYP. INTERIOR DOOR JAMB @ STUD WALL
SCALE: 3\"/>



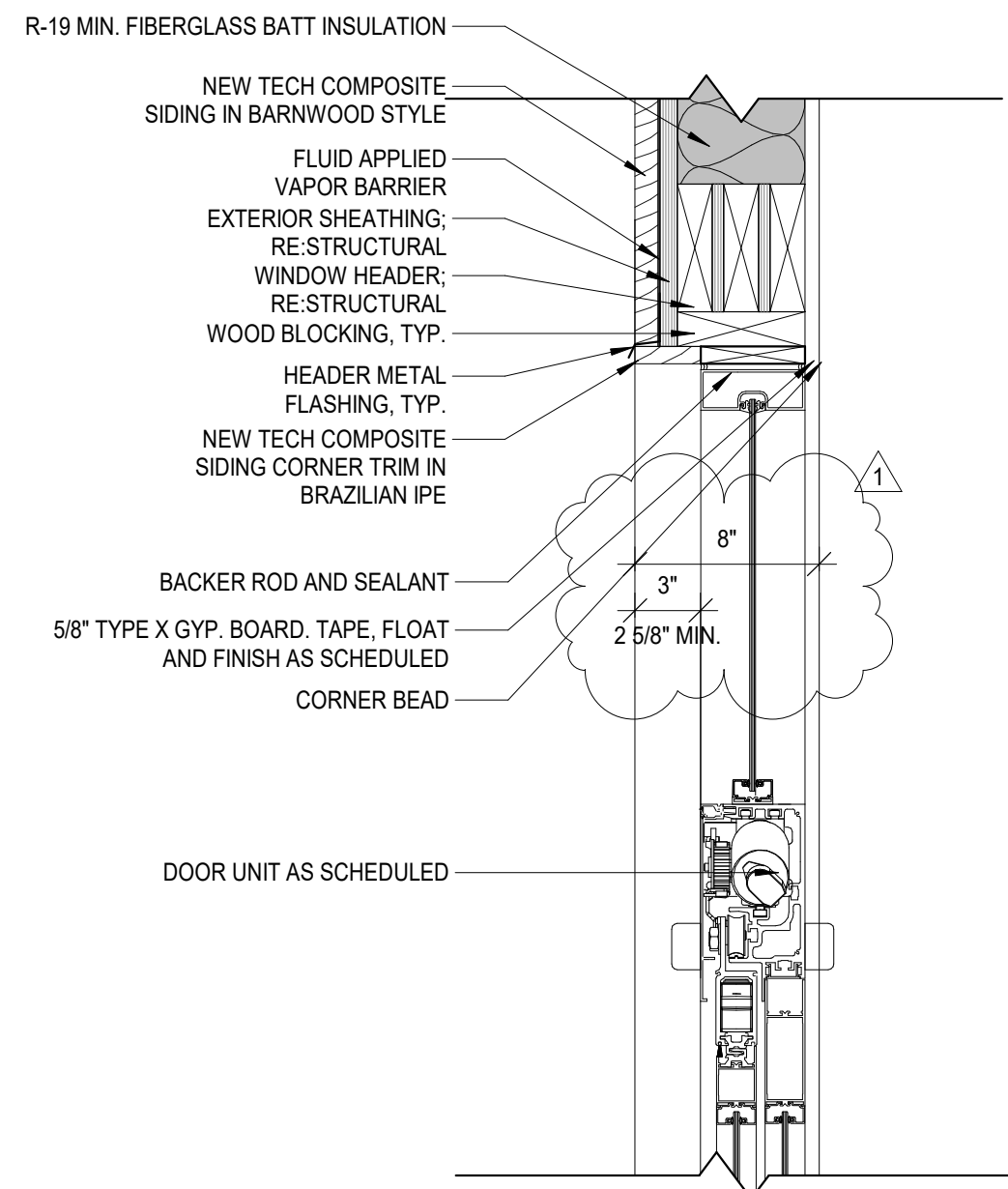
8 TYP. INTERIOR DOOR HEAD @ STUD WALL
SCALE: 3\"/>



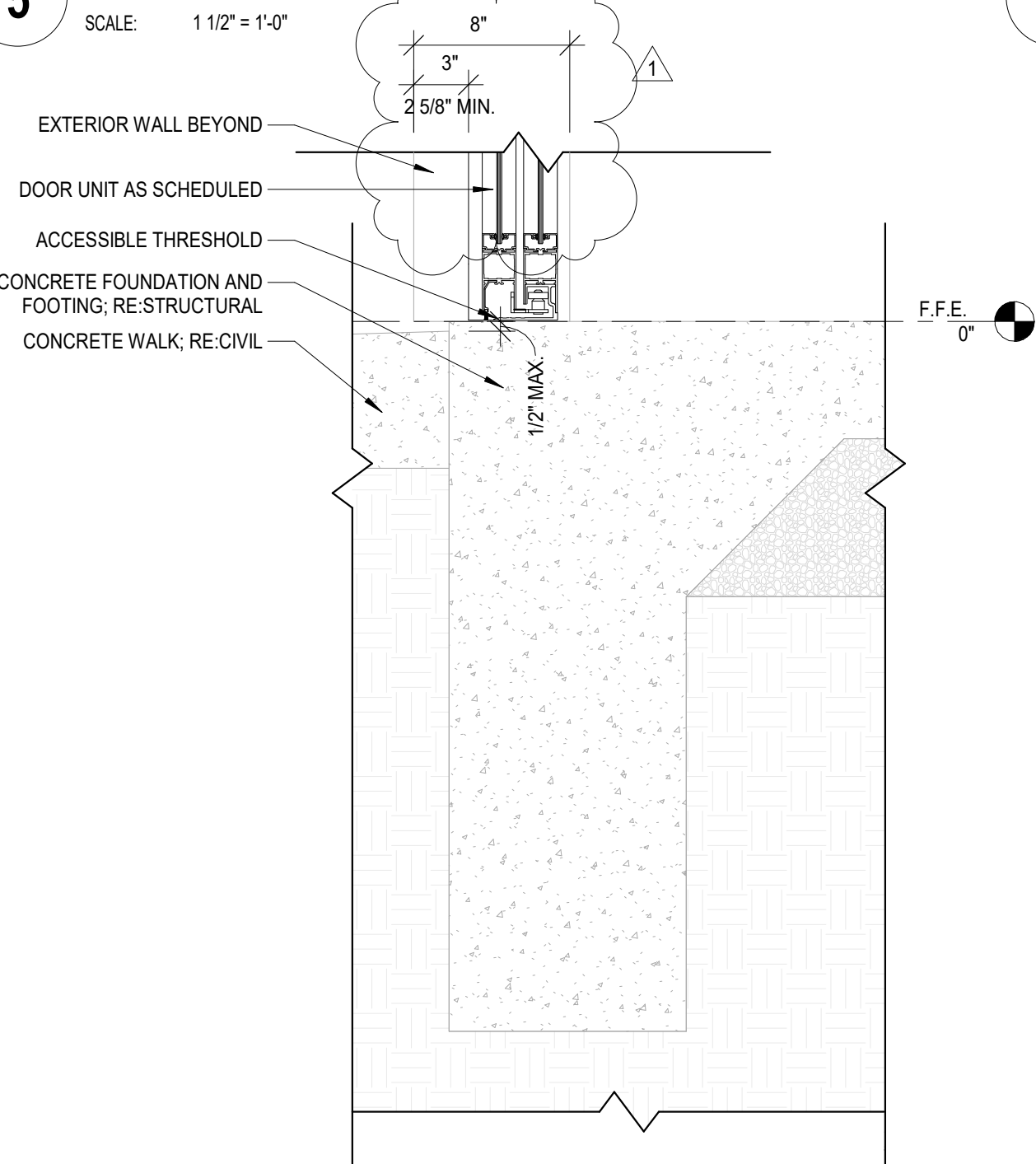
3 TYPE A & C WINDOW SECTION
SCALE: 1 1/2\"/>



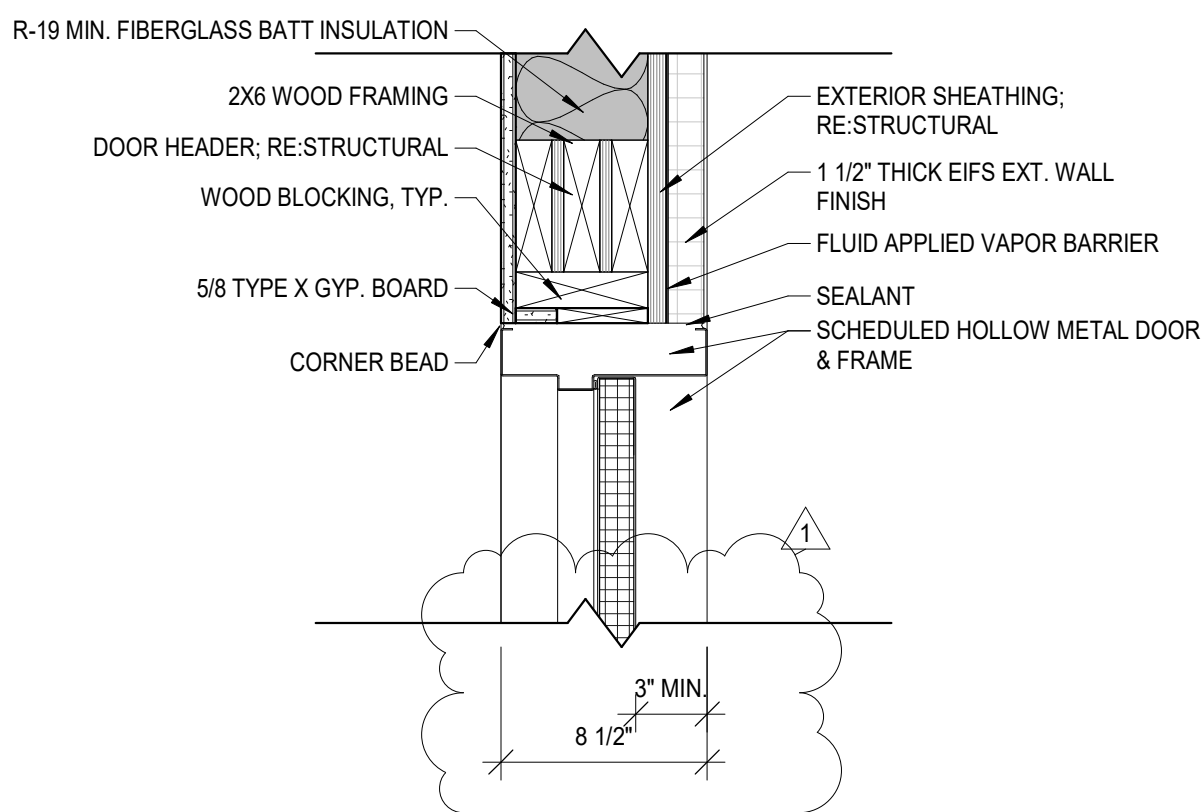
4 TYPE B WINDOW SECTION
SCALE: 1 1/2\"/>



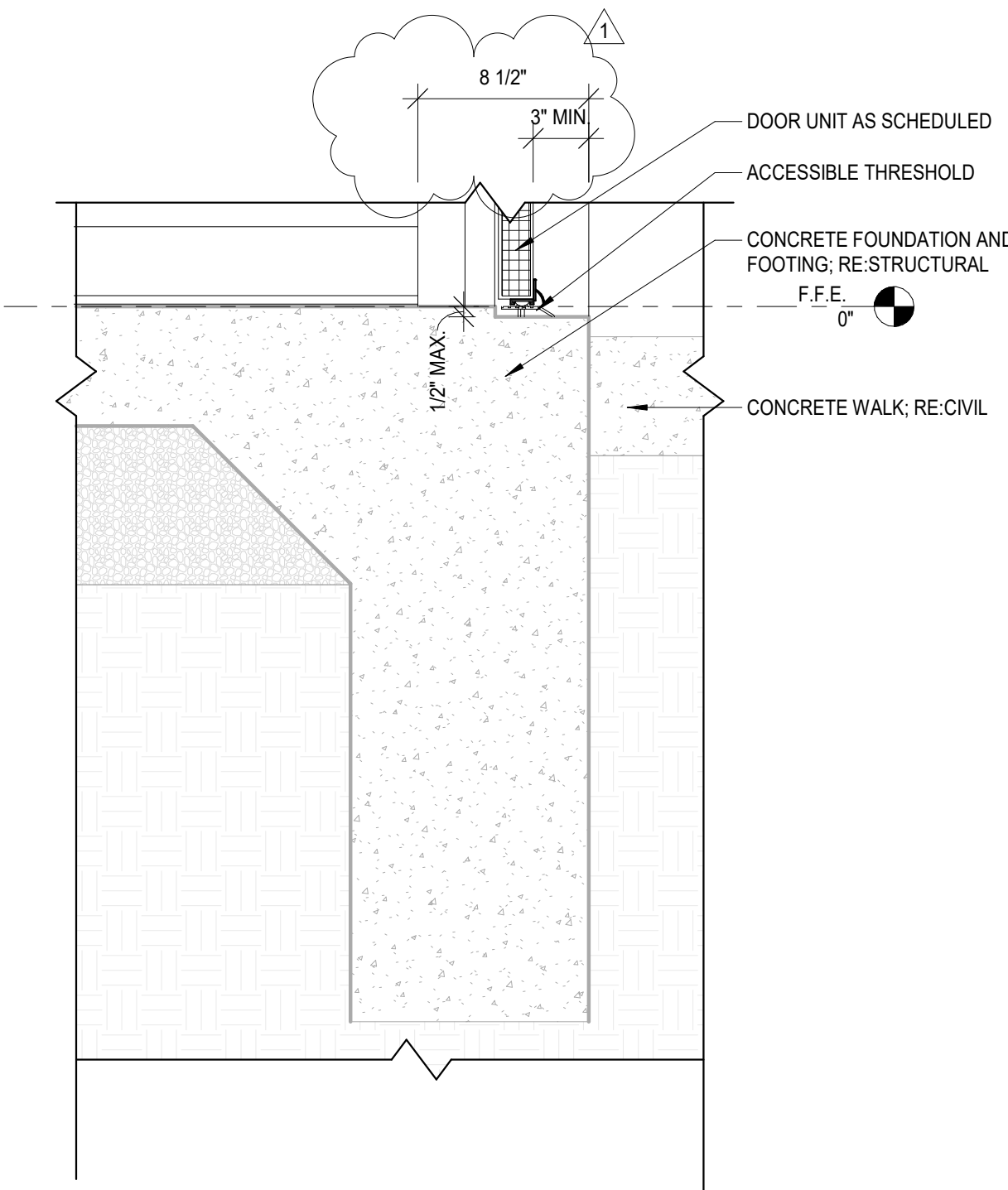
5 SLIDING DOOR HEAD DETAIL
SCALE: 1 1/2\"/>



1 SLIDING DOOR BASE DETAIL
SCALE: 1 1/2\"/>



6 HOLLOW METAL HEAD DETAIL
SCALE: 1 1/2\"/>



2 HOLLOW METAL SILL DETAIL
SCALE: 1 1/2\"/>

GENERAL NOTES

1. RE: STRUCTURAL FOR ADDITIONAL FOUNDATION AND FRAMING REQUIREMENTS



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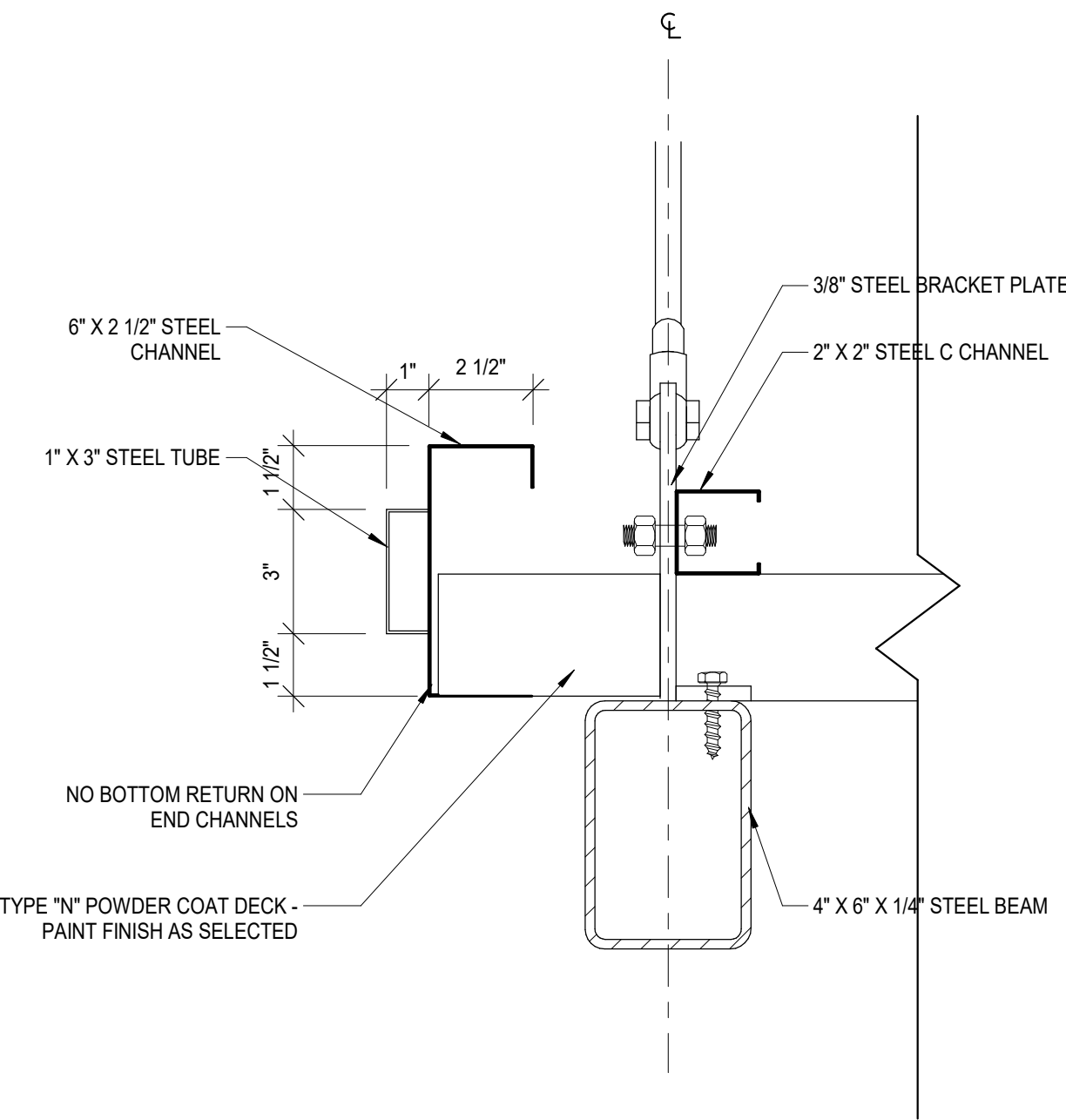


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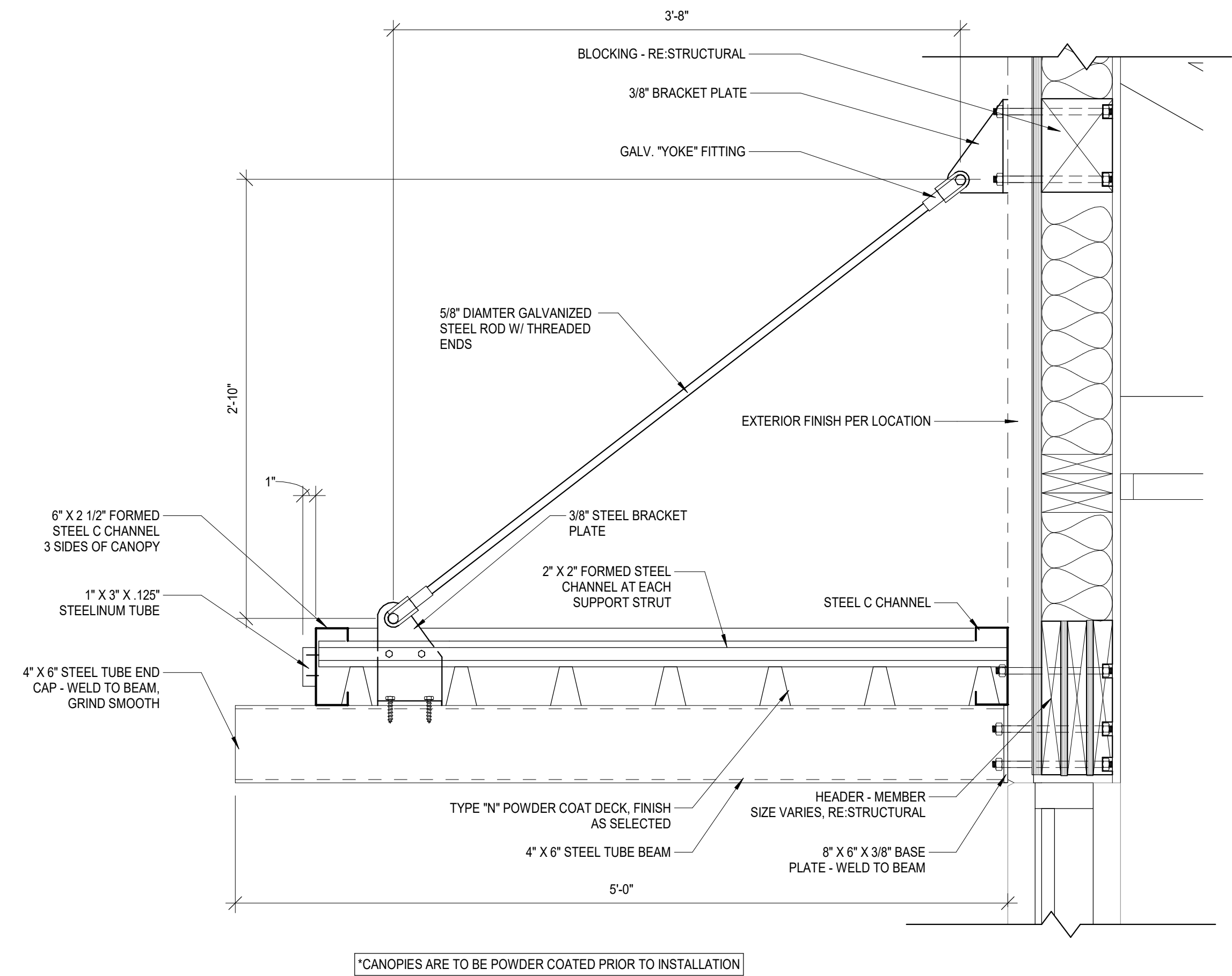
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*DO NOT SCALE DRAWINGS



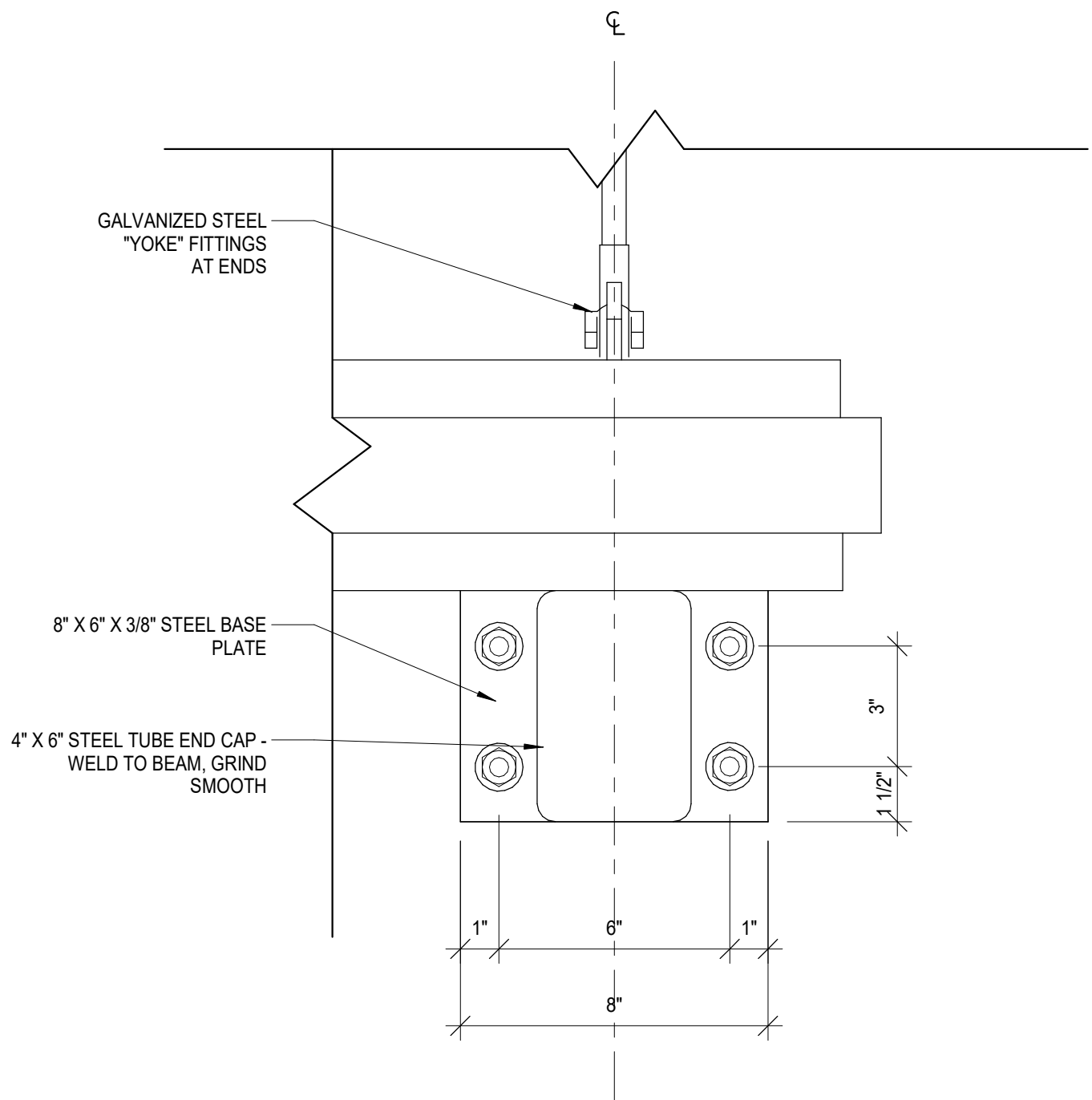
6 CANOPY END TRIM DETAIL

SCALE: 3" = 1'-0"



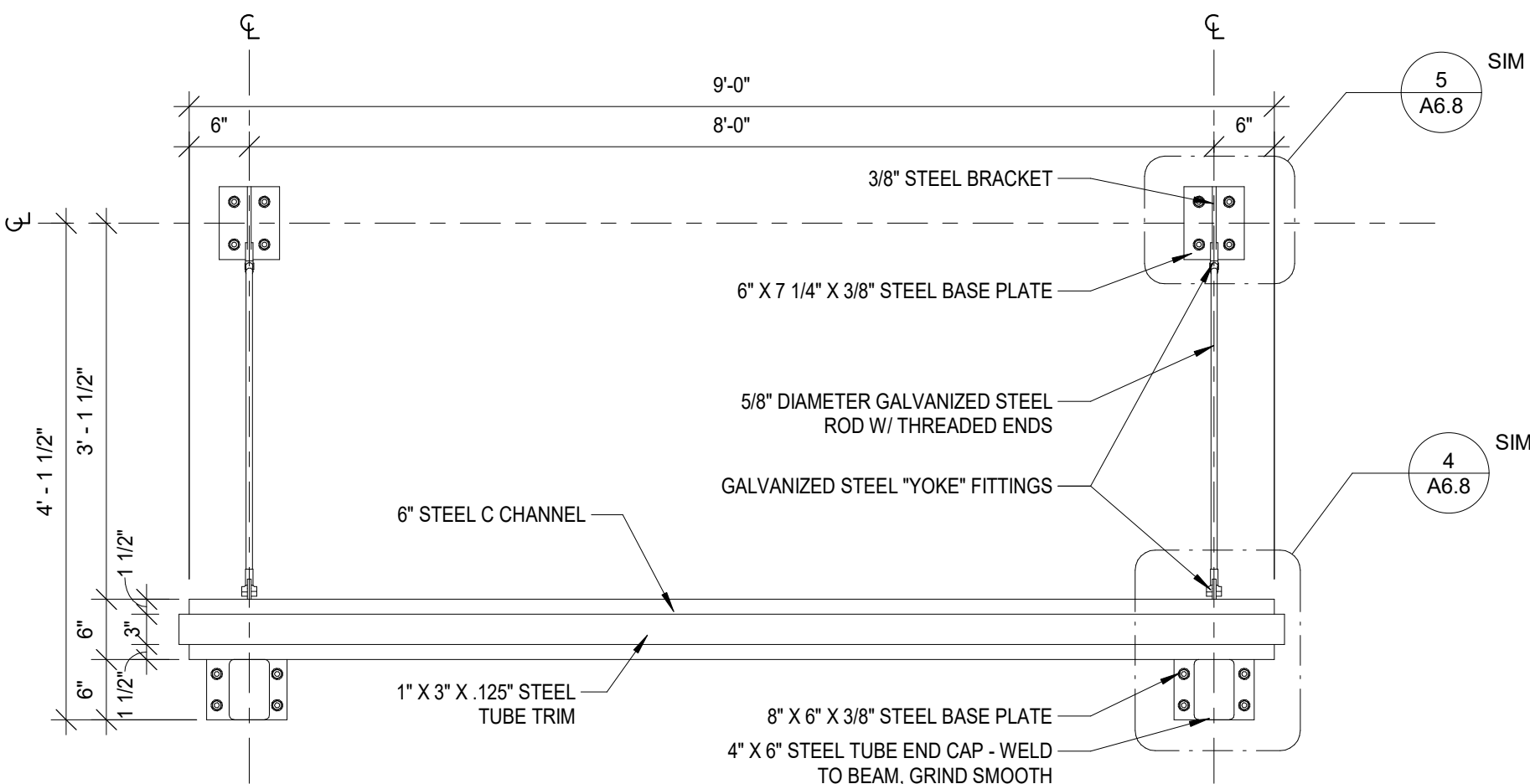
1 TYP. CANOPY SECTION

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



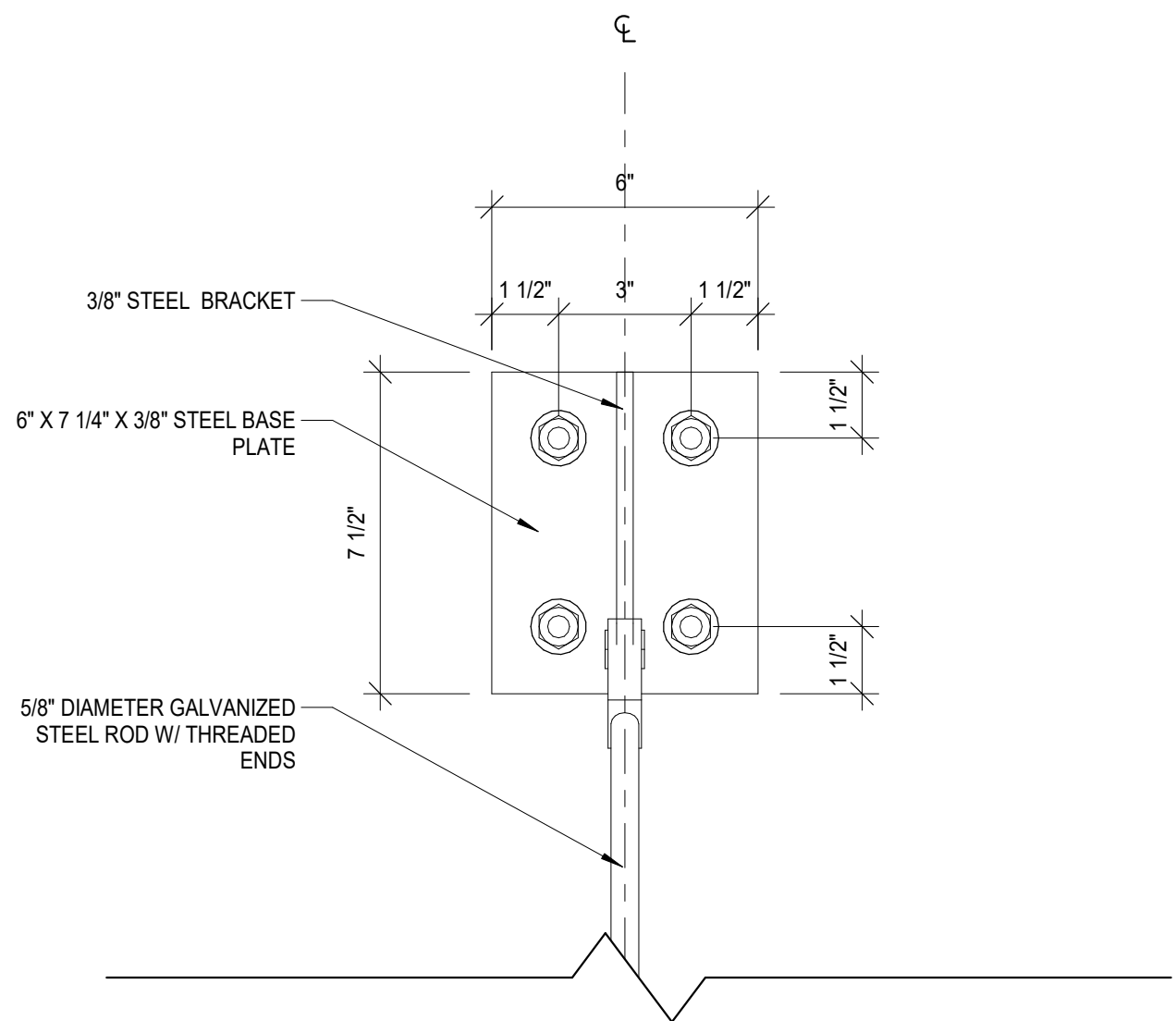
4 CANOPY BOTTOM CONNECTION DETAIL

SCALE: 3" = 1'-0"



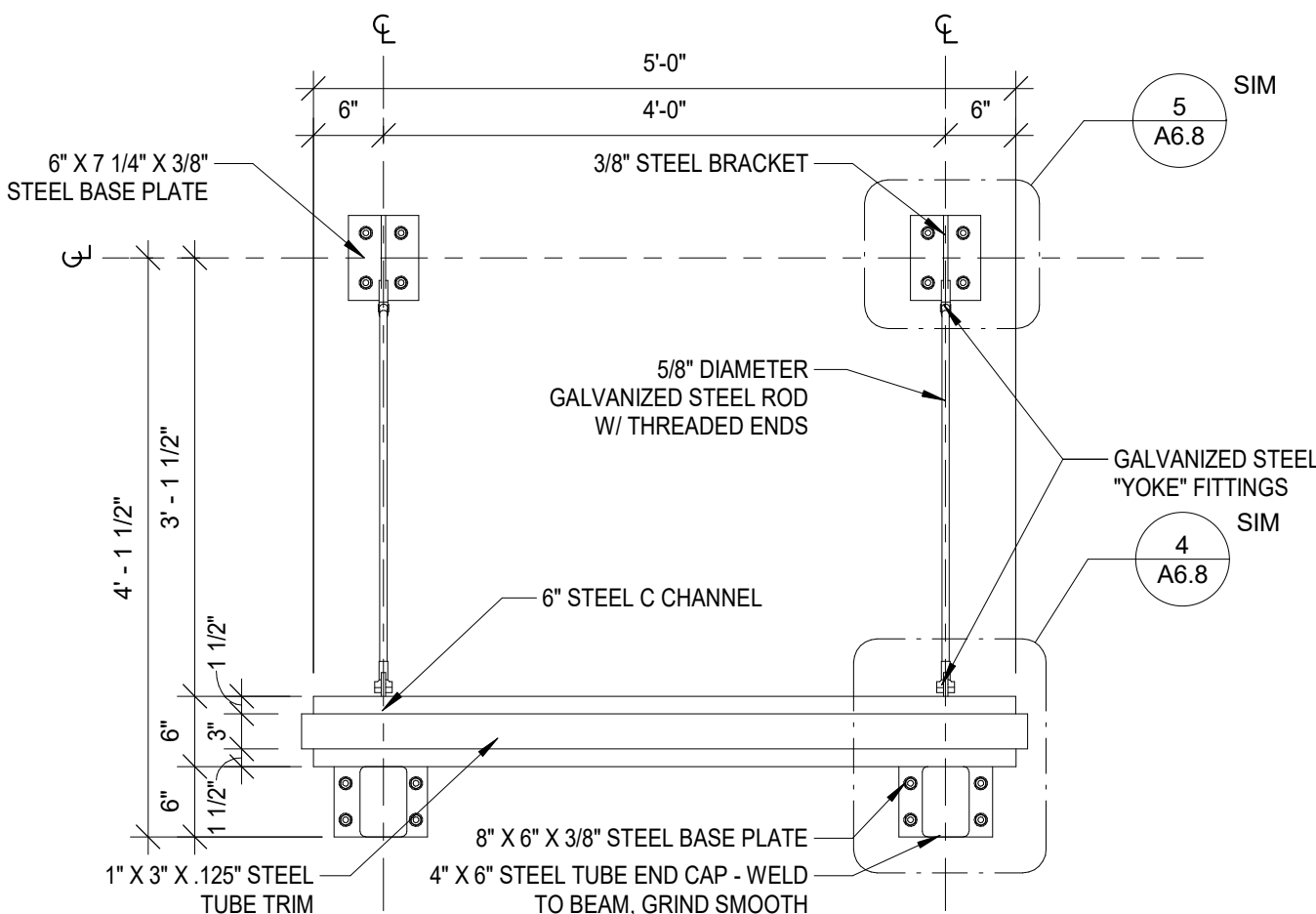
2 9' CANOPY DETAIL

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



5 CANOPY TOP CONNECTION DETAIL

SCALE: 3" = 1'-0"



3 5' CANOPY DETAIL

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

GENERAL NOTES

1. RE: STRUCTURAL FOR ADDITIONAL FOUNDATION AND FRAMING REQUIREMENTS



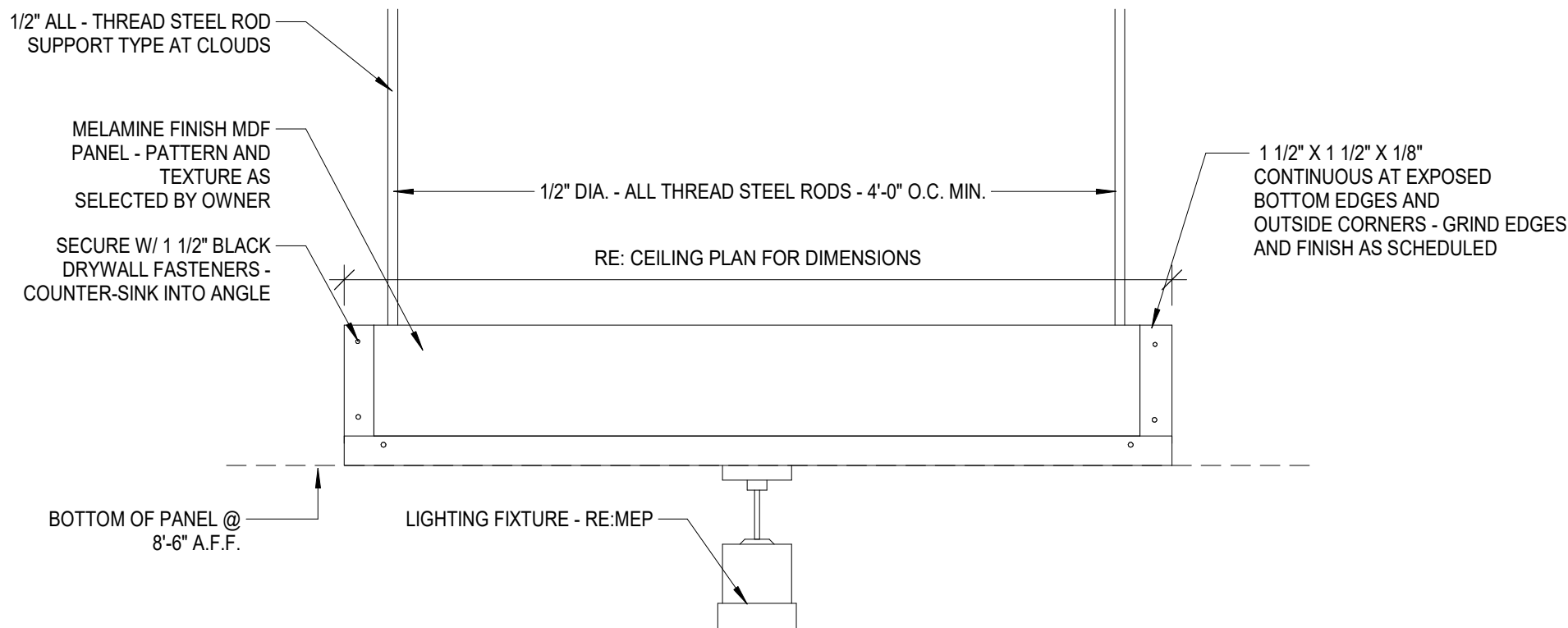
HTEAO - SCOTTSDALE, AZ
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SCOTTSDALE, AZ 85257



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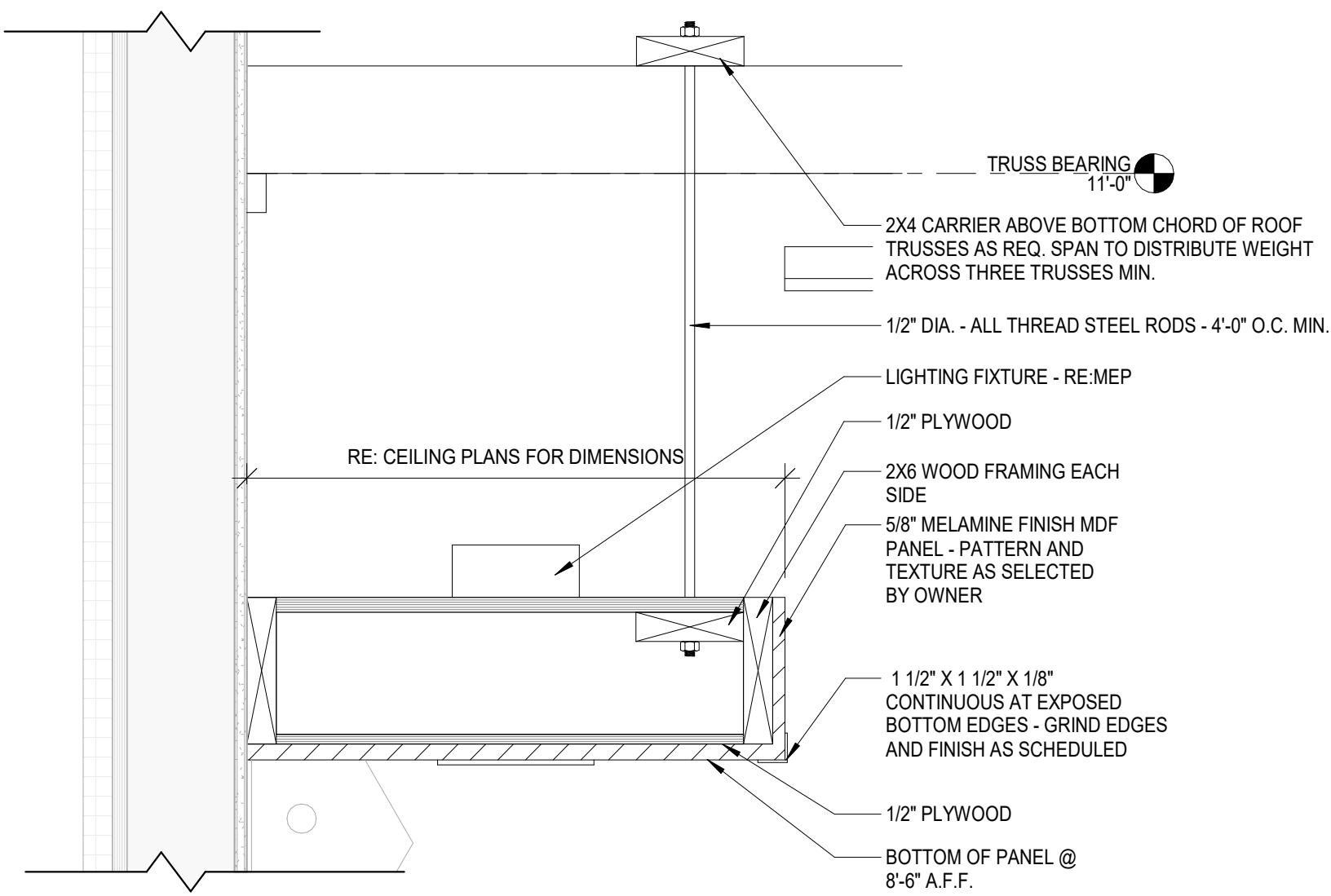
Sheet Name:
SECTION
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A6.9



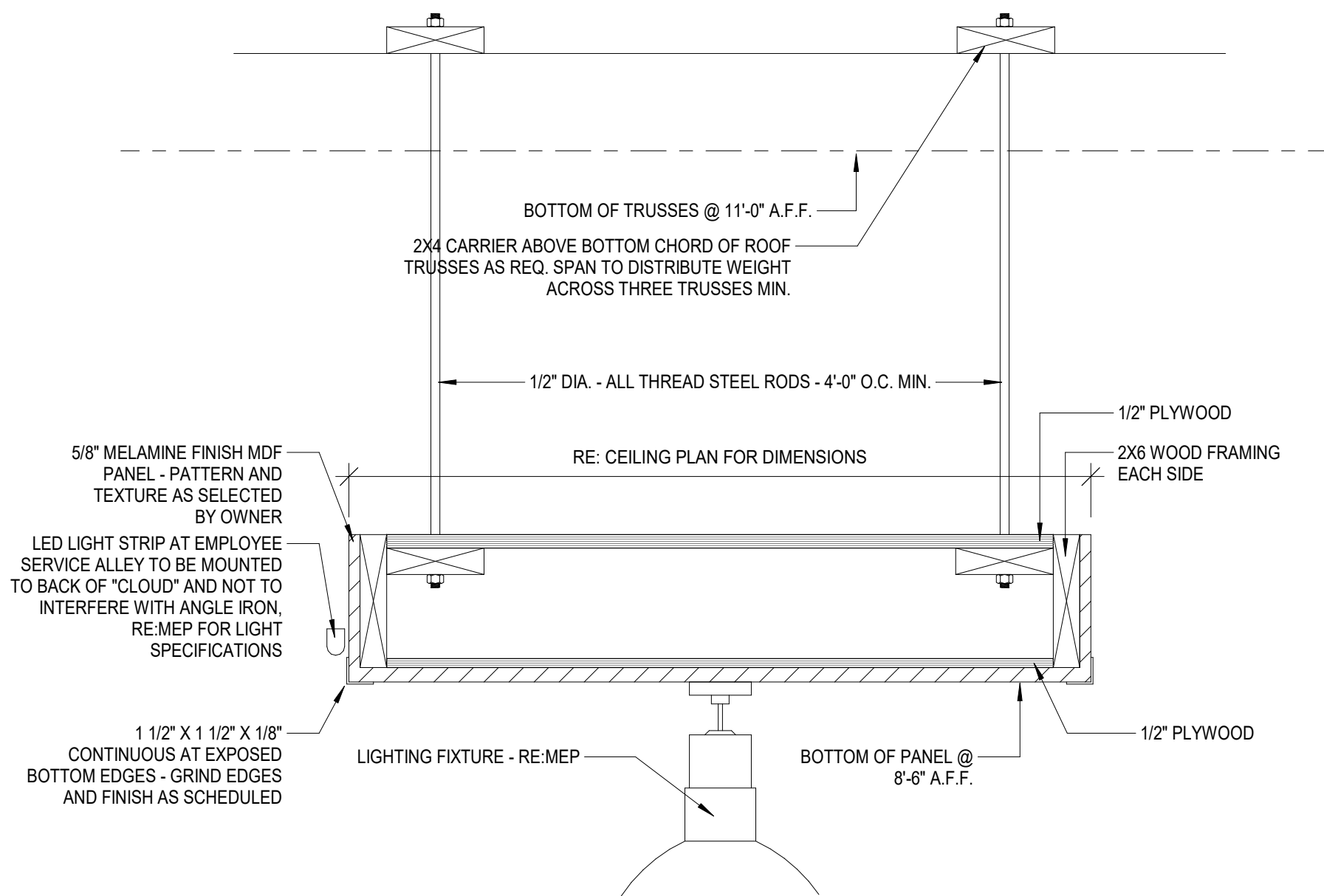
3 CLOUD DETAIL - END VIEW

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



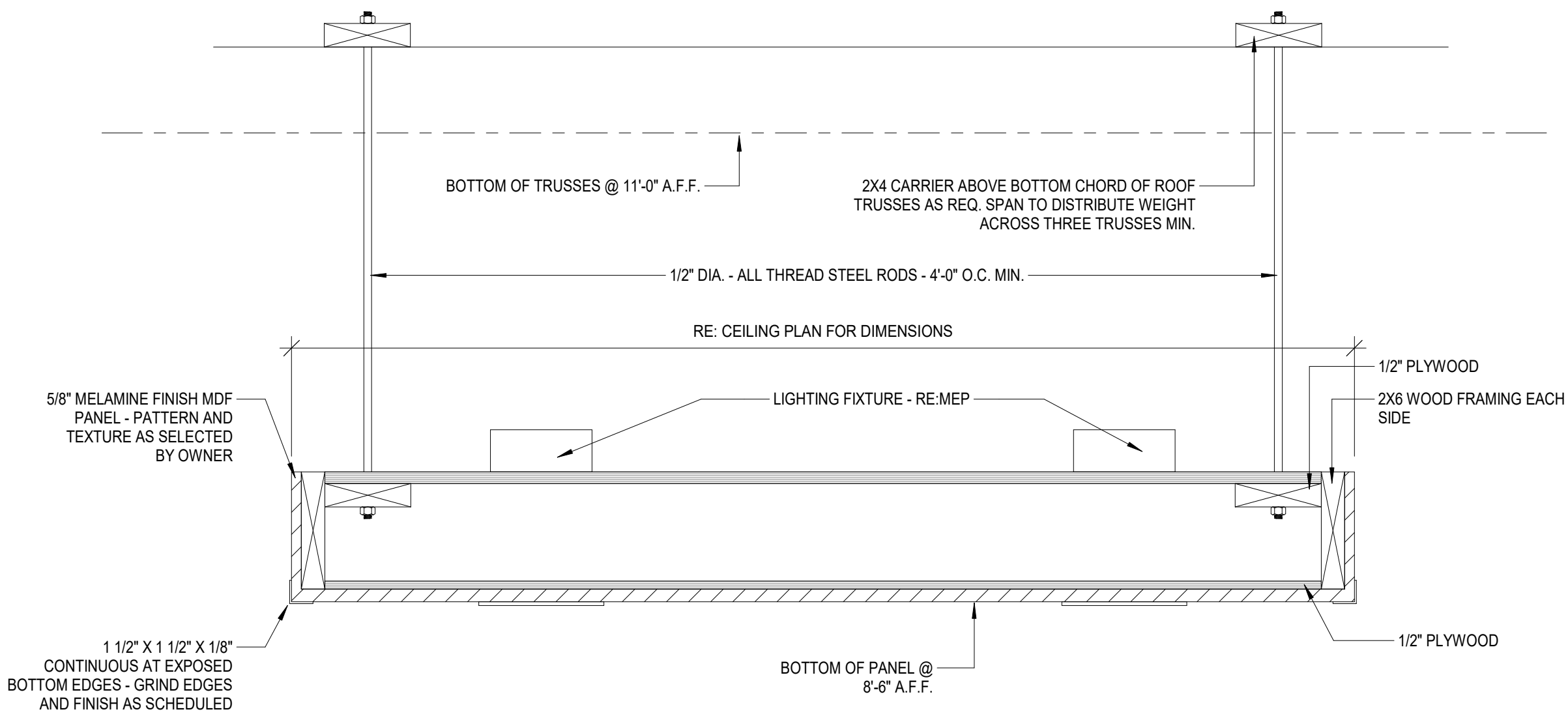
4 CLOUD AT DRIVE-THRU

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



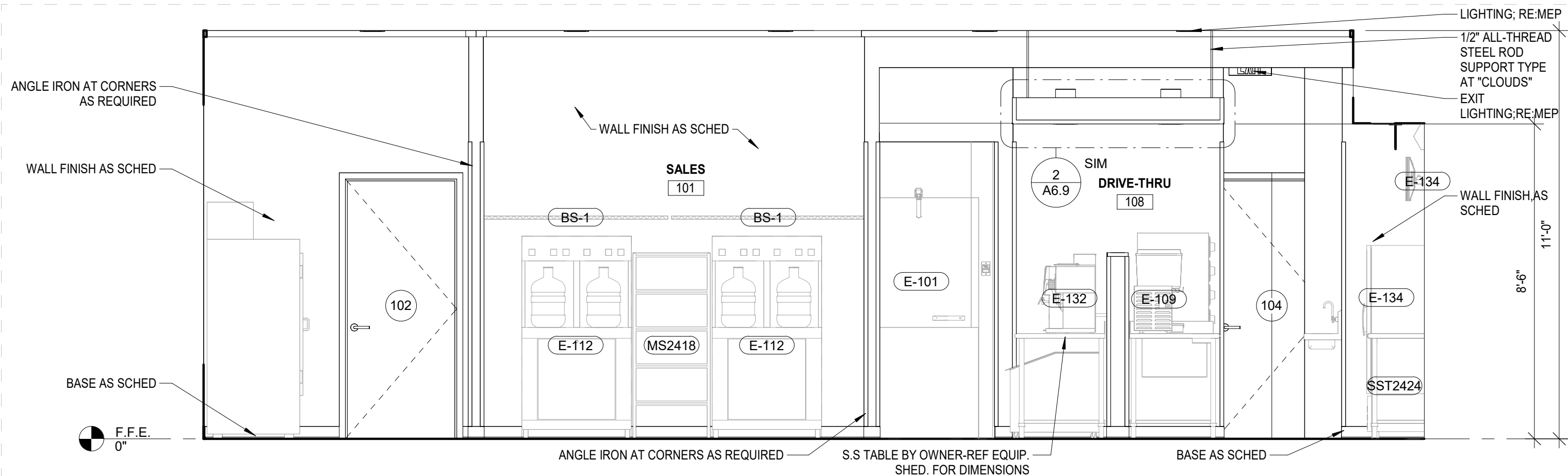
1 CLOUD DETAIL 1

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

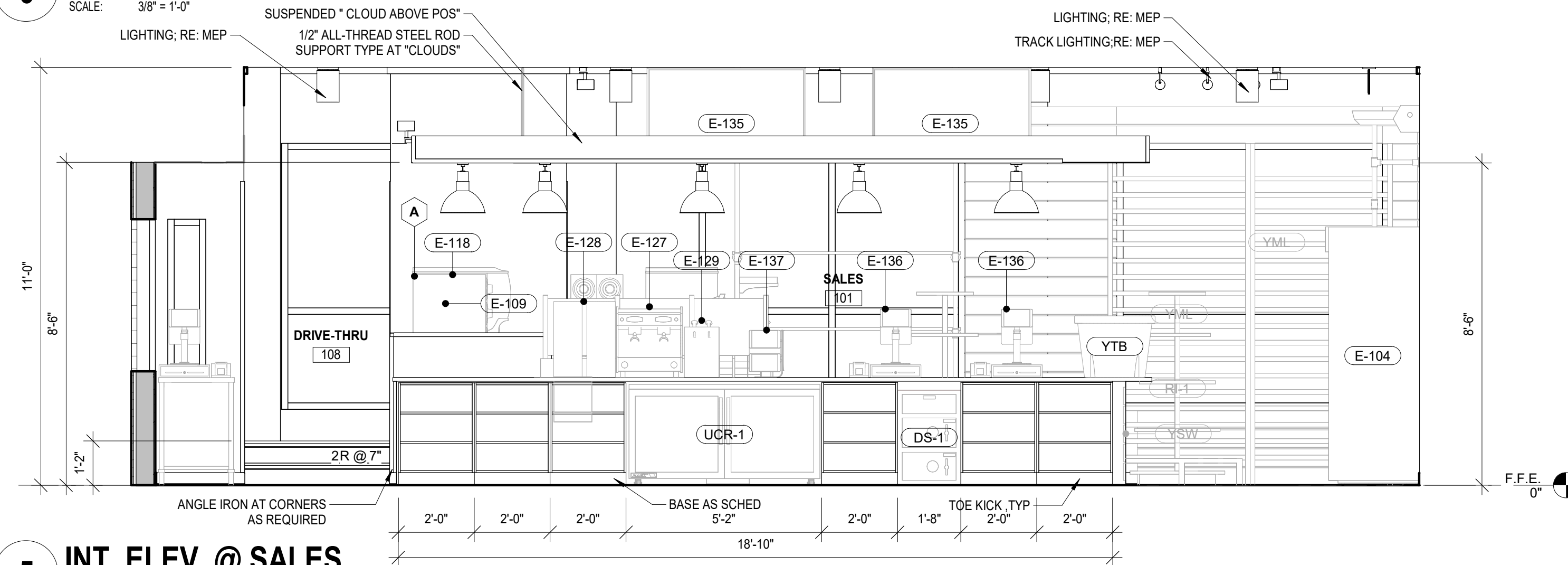


2 CLOUD DETAIL 2

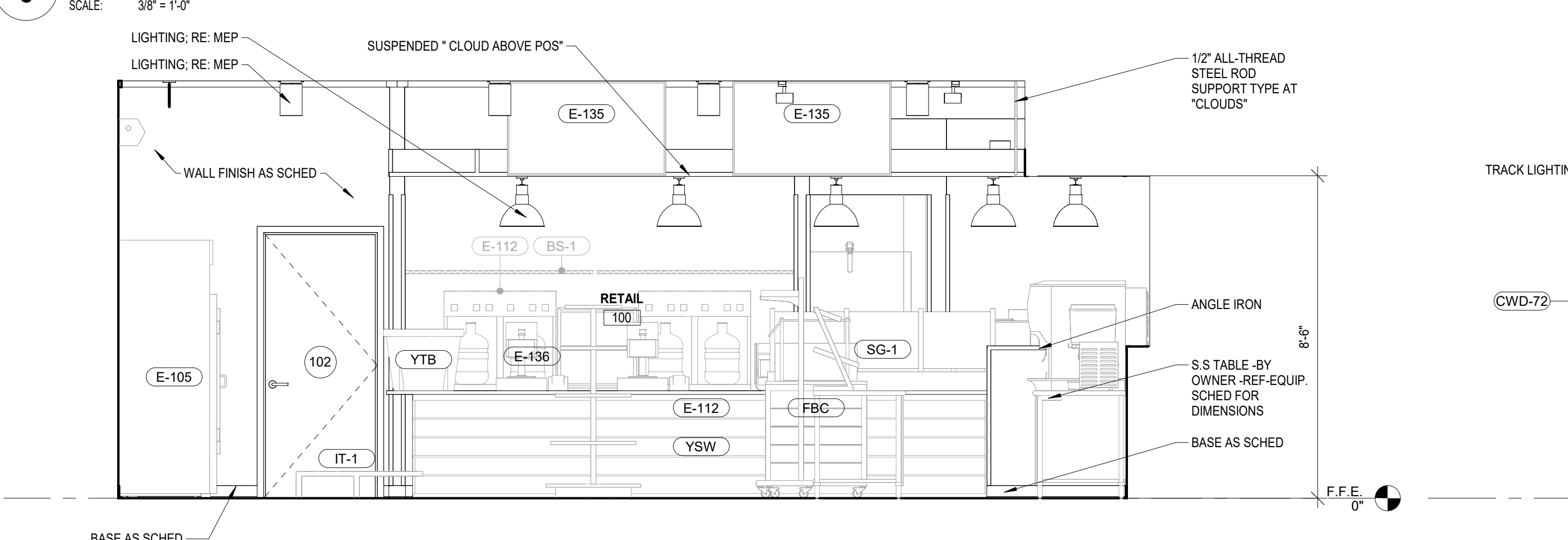
SCALE: 1 1/2" = 1'-0"



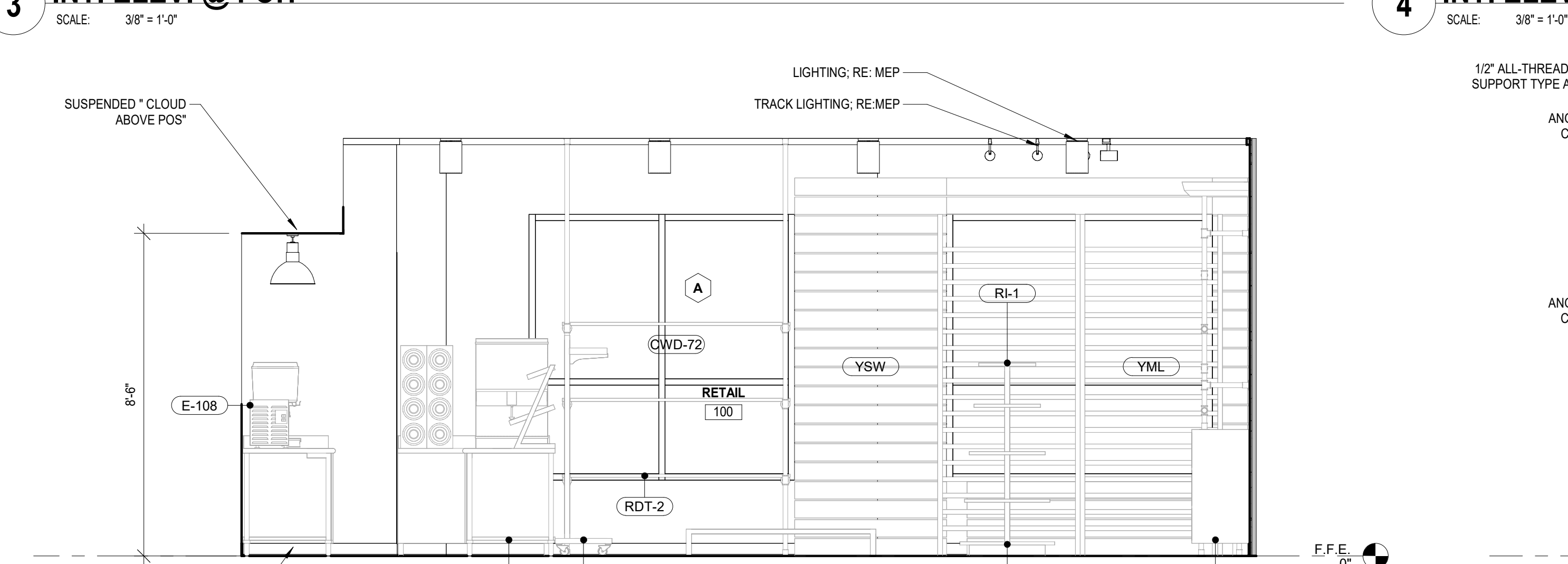
6 INT. ELEV. @ SALES



5 INT. ELEV. @ SALES

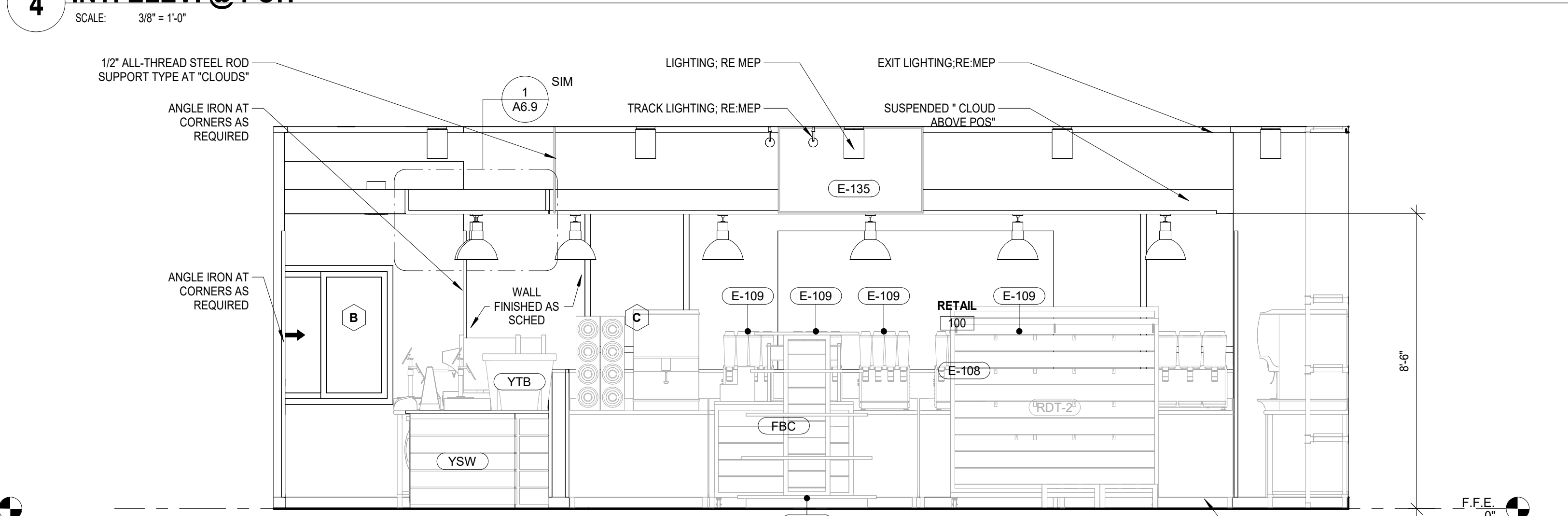


3 INT. ELEV. @ FOH



1 INT. ELEV. @ FOH

4 INT. ELEV. @ FOH



2 INT. ELEV. @ FOH

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL NEW AND EXISTING SURFACES IN SATISFACTORY MANNER. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS. THE GENERAL CONTRACTOR SHALL PREPARE THE EXISTING FLOOR PRIOR TO THE APPLICATION OF FINISH FLOORING. THE EXISTING CONCRETE SLAB MUST BE SMOOTH AND LEVEL TO WITHIN A TOLERANCE OF ONE-EIGHTH INCH PER FOOT. LATEX CEMENT PATCHING COMPOUND SHALL BE UTILIZED (NO ASPHALT BASED COMPOUNDS)
2. ALL SURFACES WHICH ARE TO RECEIVE A PAINT FINISH SHALL BE PRIMED AND FINISHED IN ACCORDANCE WITH THE FINISH MATERIAL MANUFACTURERS SUGGESTIONS / RECOMMENDATIONS.
3. ALL JOINTS IN GYPSUM BOARD WALLS SHALL BE FINISHED WITH PAPER TAPE 2" WIDE AND THREE COATS OF VINYL DRY OR PREMIXED JOINT COMPOUND. ALL OUTSIDE CORNERS SHALL BE FINISHED WITH METAL CORNER BEADS TAPED AND SPACKLED. ALL AREAS TO BE PAINTED SHALL BE SANDED SMOOTH. JUST PRIOR TO THE APPLICATION OF THE FIRST COAT OF PAINT, WIPE SANDED SURFACES WITH DA DAMP CLOTH IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED IN SANDING.
4. THE PAINT CONTRACTOR SHALL REMOVE ALL HARDWARE, SWITCH COVERS, ETC. PRIOR TO PAINTING AND BE RESPONSIBLE FOR THE REINSTALLATION AFTER PAINTING IS COMPLETED.
5. FINISH FLOORING INSTALLATION SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. COORDINATE THE INSTALLATION WITH ALL OTHER TRADES.
6. ALL JOINTS BETWEEN MATERIALS TO BE TIGHT AND CONSTRUCTED IN A NEAT WORKMANLIKE MANNER
7. ALL FINISHES SHALL BE TOUCHED UP TO CORRECT ANY IMPERFECTIONS AFTER INSTALLATION. FIXTURE MANUFACTURER SHALL PROVIDE TO THE GENERAL CONTRACTOR ALL MATERIALS FOR TOUCH UP WORK.
8. THE INTENT OF THE FINISH SPECIFICATIONS IS TO PROVIDE A SATISFACTORY FINISH TO ALL PARTS OF THE WORK. COVER ALL SURFACES THOROUGHLY. IF THE SPECIFIED NUMBER OF COATS DOSE NOT ACCOMPLISH THE INTENT, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICATION OF THE ADDITIONAL COATS OF THE SPECIFIED MATERIAL TO GIVE SATISFACTORY COVERAGE, AT NO ADDITIONAL COST TO OWNER.
9. VINYL TILE INSTALLATION SHALL BE FREE OF BUCKLES, JOINTS OR IMPERFECTIONS, SEAMS SHALL BE IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. UPON COMPLETION, PROVIDE FIFTEEN FULL EXTRA TILES FOR FUTURE USE.
10. CLEAN ALL GLASS SURFACES WITH LIQUID GLASS CLEANER AT PROJECT COMPLETION.
11. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.
12. NOTIFY ARCHITECT OF ANY DISCREPANCIES.



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SCOTTSDALE, AZ 85257



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Sheet Name:
INTERIOR
ELEVATIONS

A7.0

*DO NOT SCALE DRAWINGS

GENERAL NOTES

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8. THE INTENT OF THE FINISH SPECIFICATIONS IS TO PROVIDE A SATISFACTORY FINISH TO ALL PARTS OF THE WORK. COVER ALL SURFACES THOROUGHLY. IF THE SPECIFIED NUMBER OF COATS DOSE NOT ACCOMPLISH THE INTENT, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICATION OF THE ADDITIONAL COATS OF THE SPECIFIED MATERIAL TO GIVE SATISFACTORY COVERAGE, AT NO ADDITIONAL COST TO OWNER.
9. VINYL TILE INSTALLATION SHALL BE FREE OF BUCKLES, JOINTS OR IMPERFECTIONS, SEAMS SHALL BE IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. UPON COMPLETION, PROVIDE FIFTEEN FULL EXTRA TILES FOR FUTURE USE.
10. CLEAN ALL GLASS SURFACES WITH LIQUID GLASS CLEANER AT PROJECT COMPLETION.
11. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.
12. NOTIFY ARCHITECT OF ANY DISCREPANCIES.



Stephen J. Kramer
ARCHITECTURE
DESIGN

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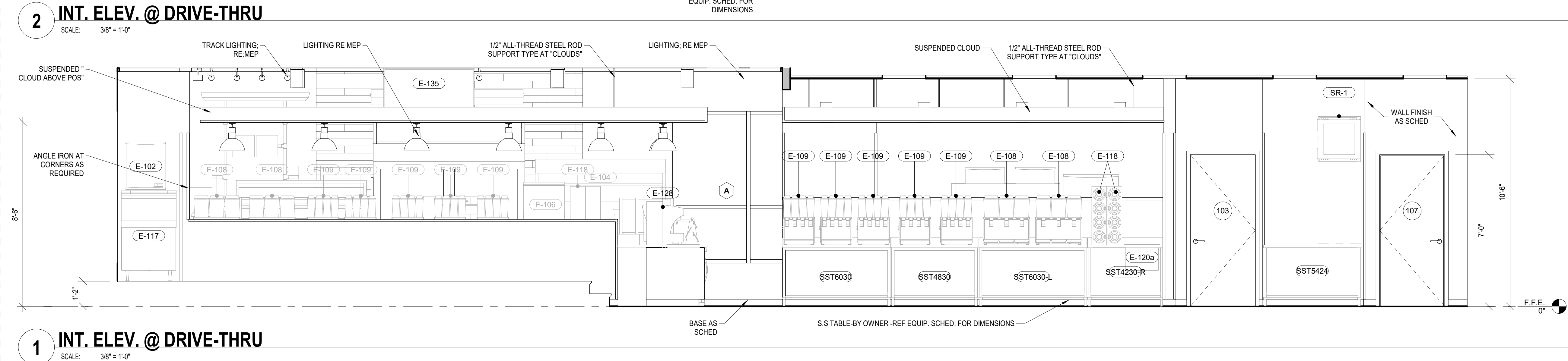
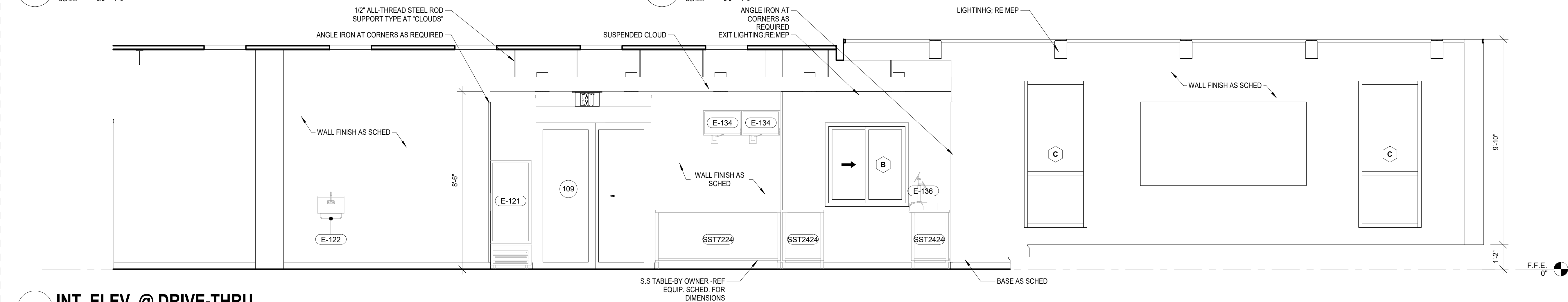
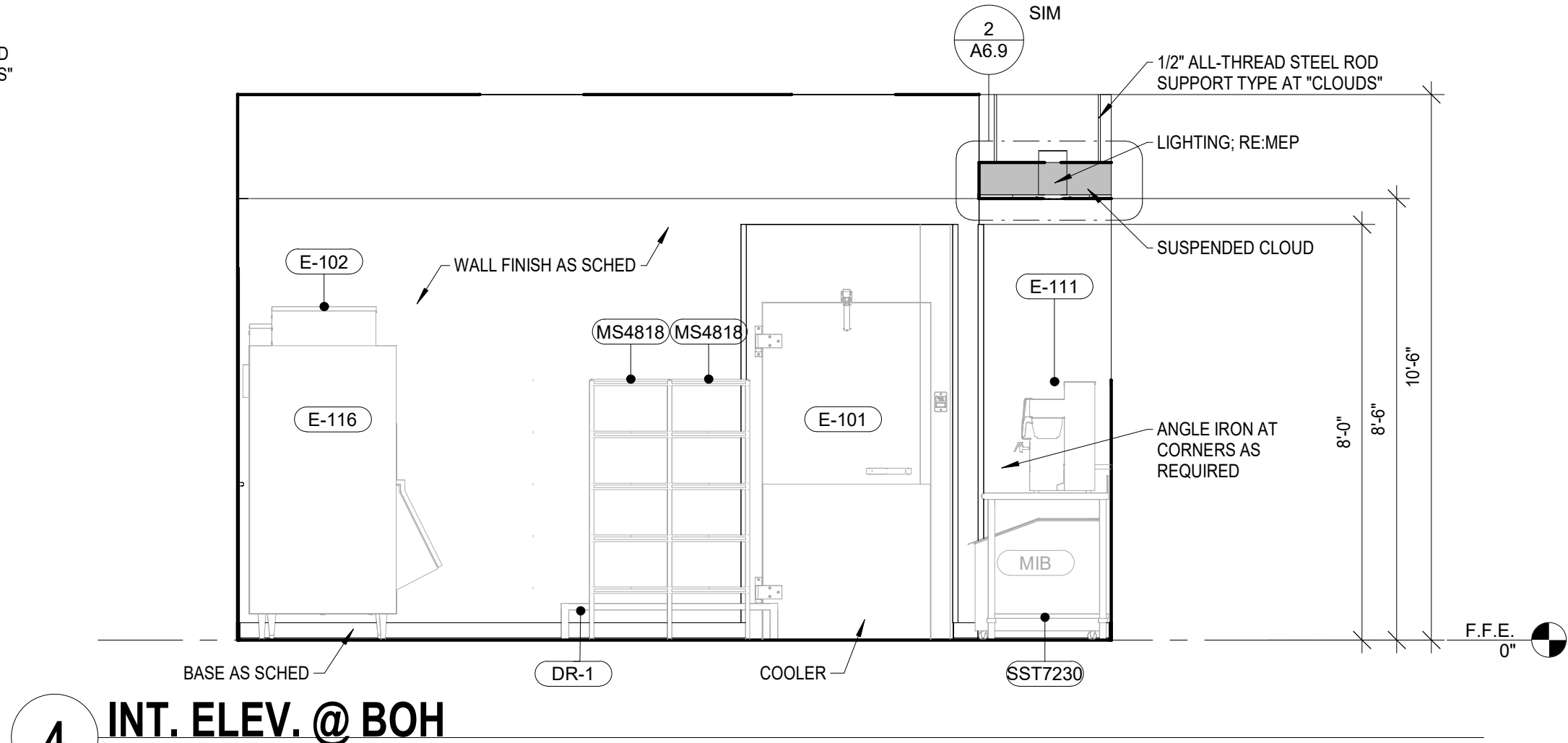
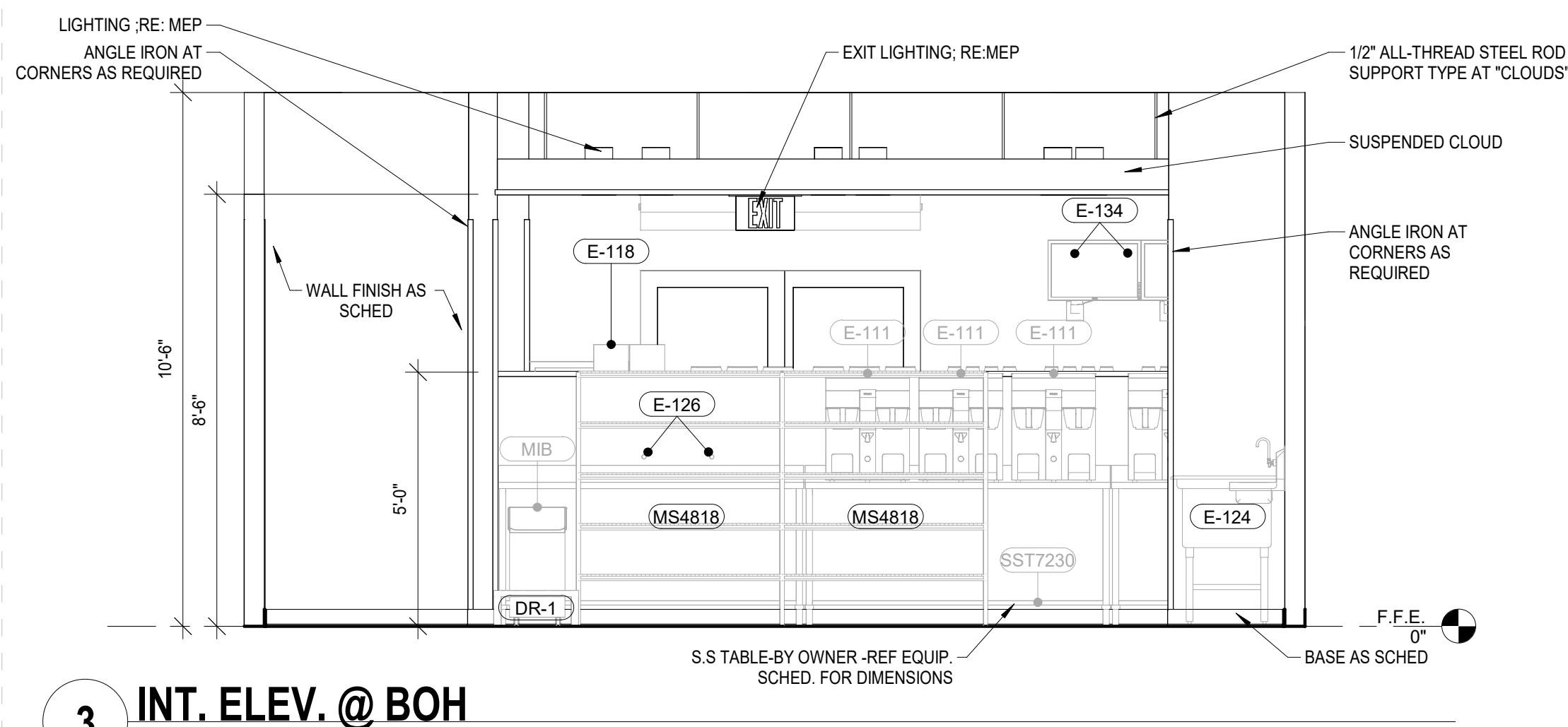
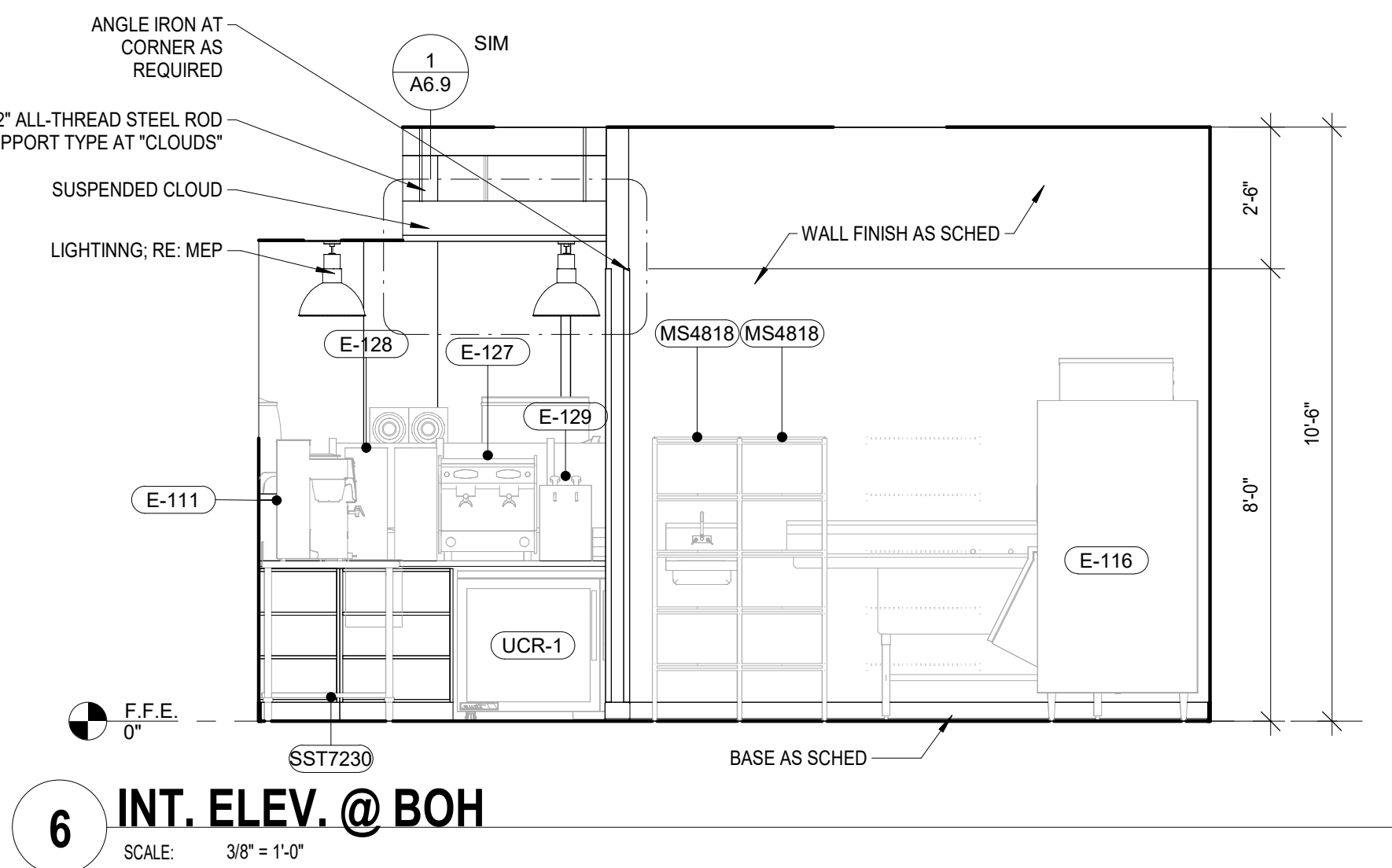
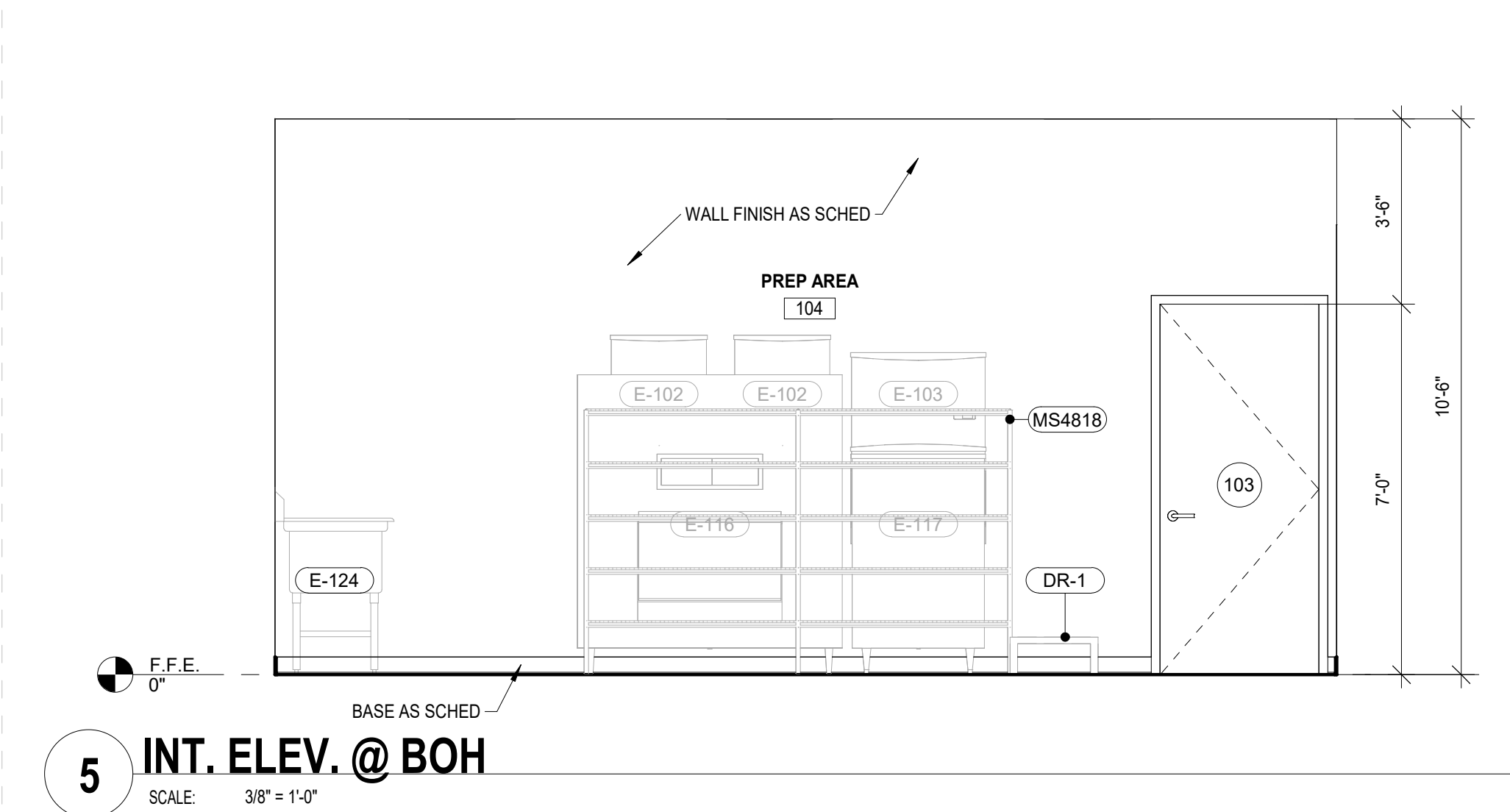


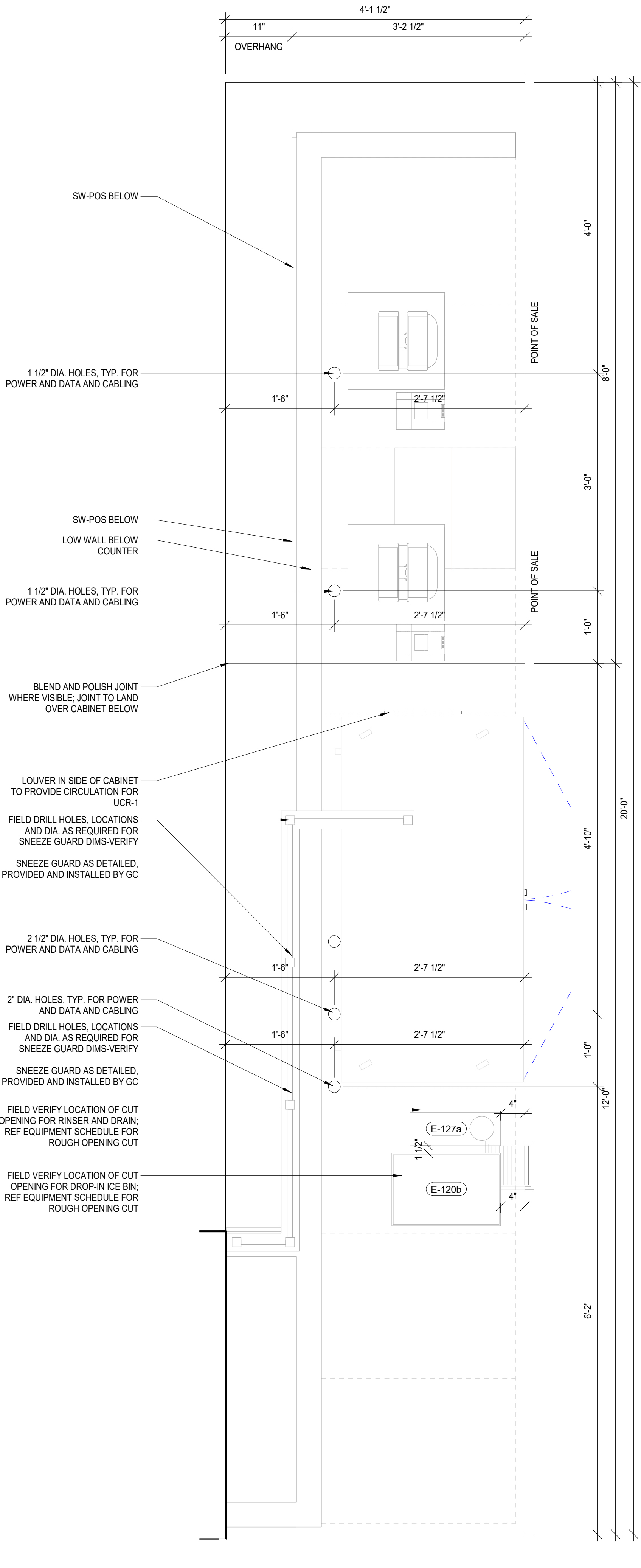
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Dwn: RLP Chk: SJK
Project No.: 2363
Issue:

Sheet Name:
INTERIOR
ELEVATIONS

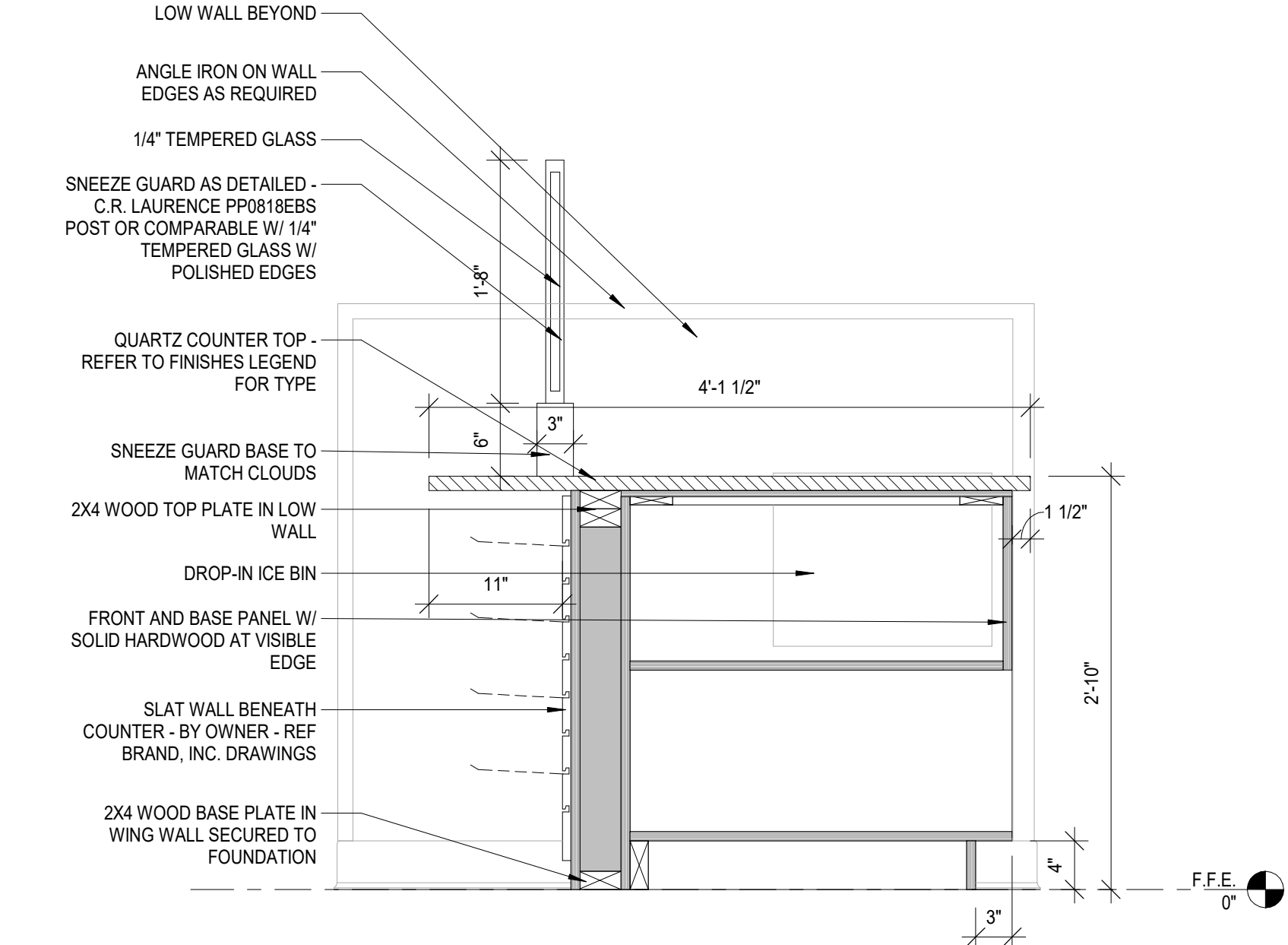
A7.1

*DO NOT SCALE DRAWINGS

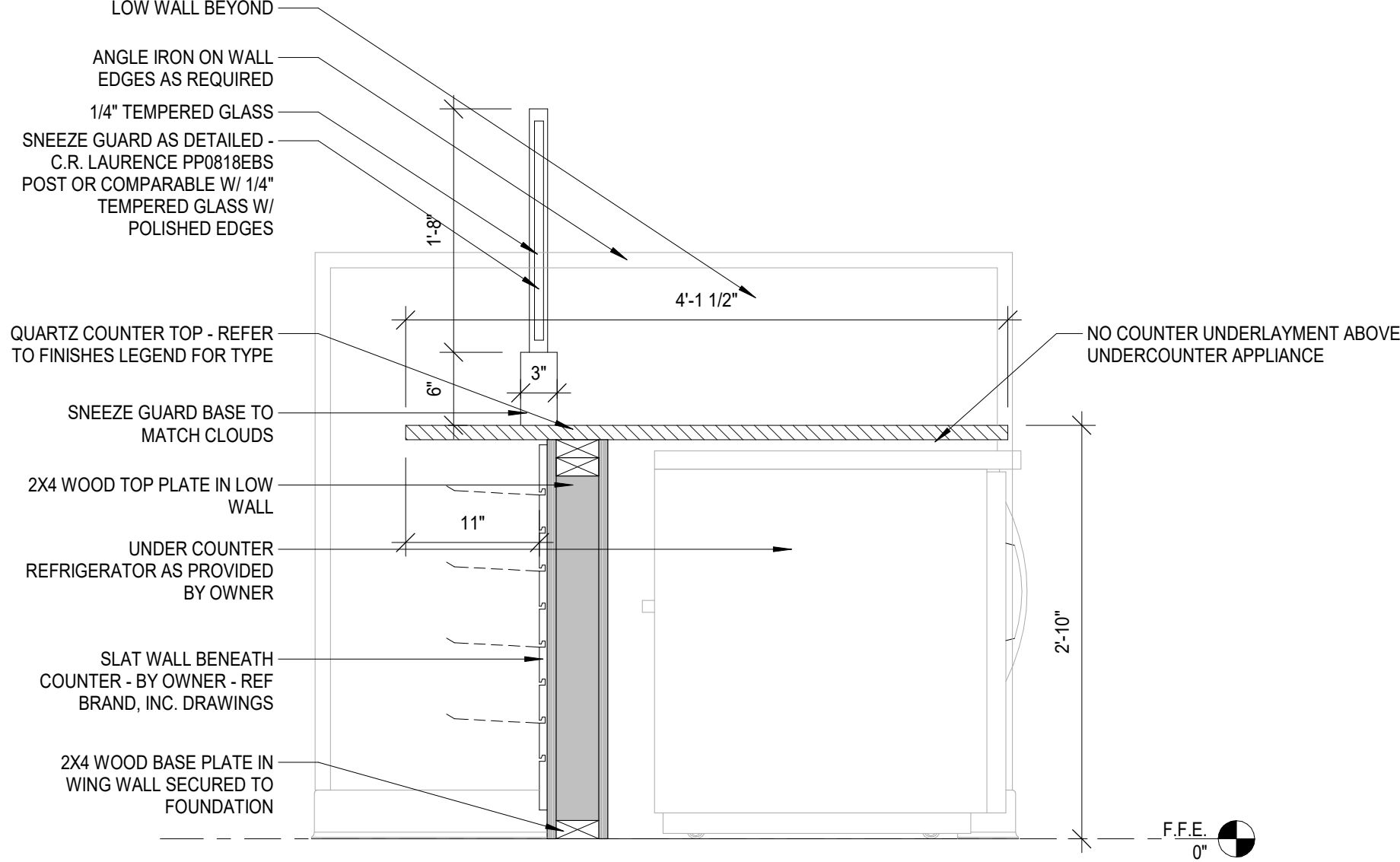




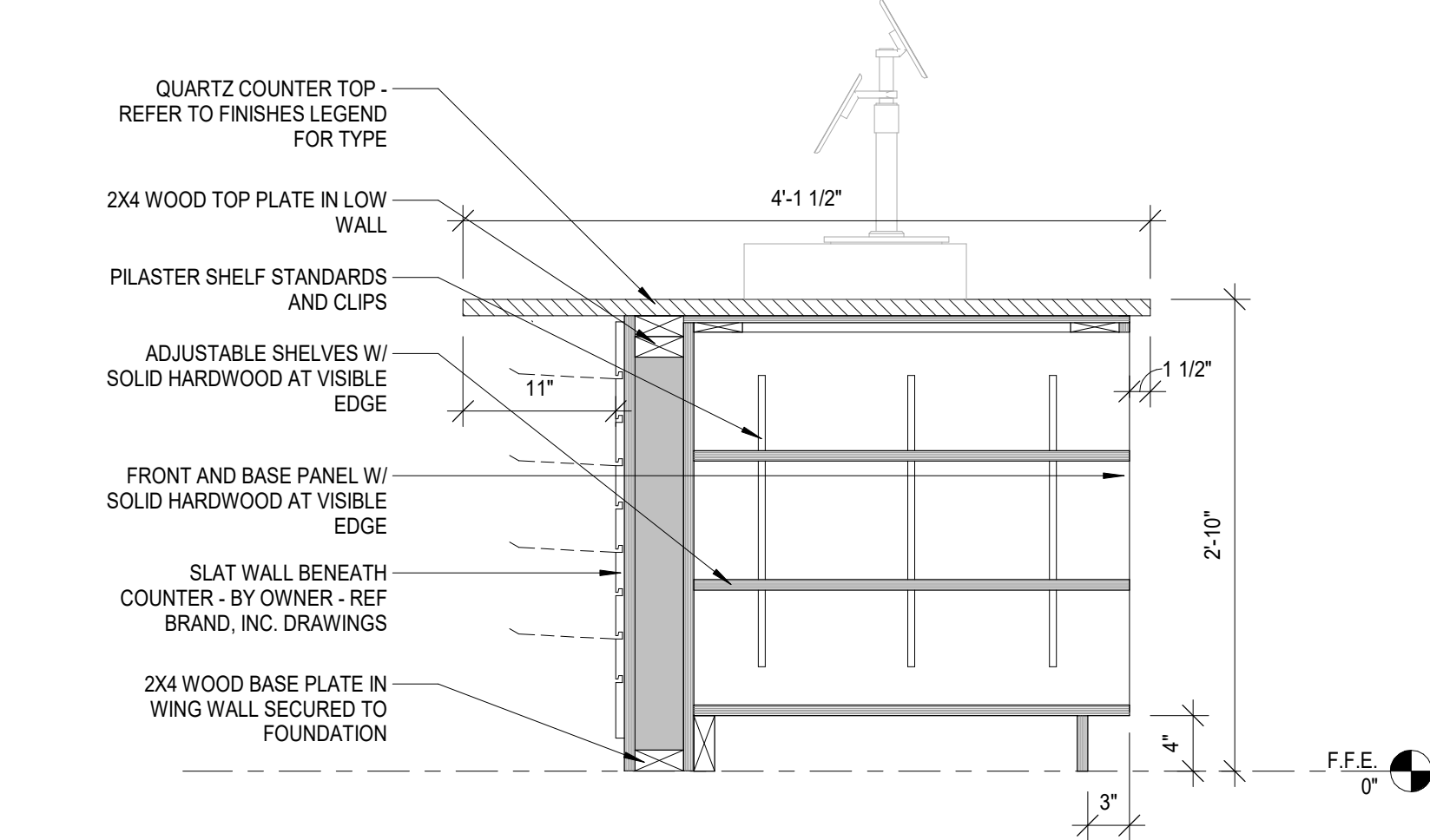
1 ENLARGED COUNTER PLAN
SCALE: 1" = 1'-0"



4 CABINET SECTION @ DROP-IN ICE BIN
SCALE: 1" = 1'-0"



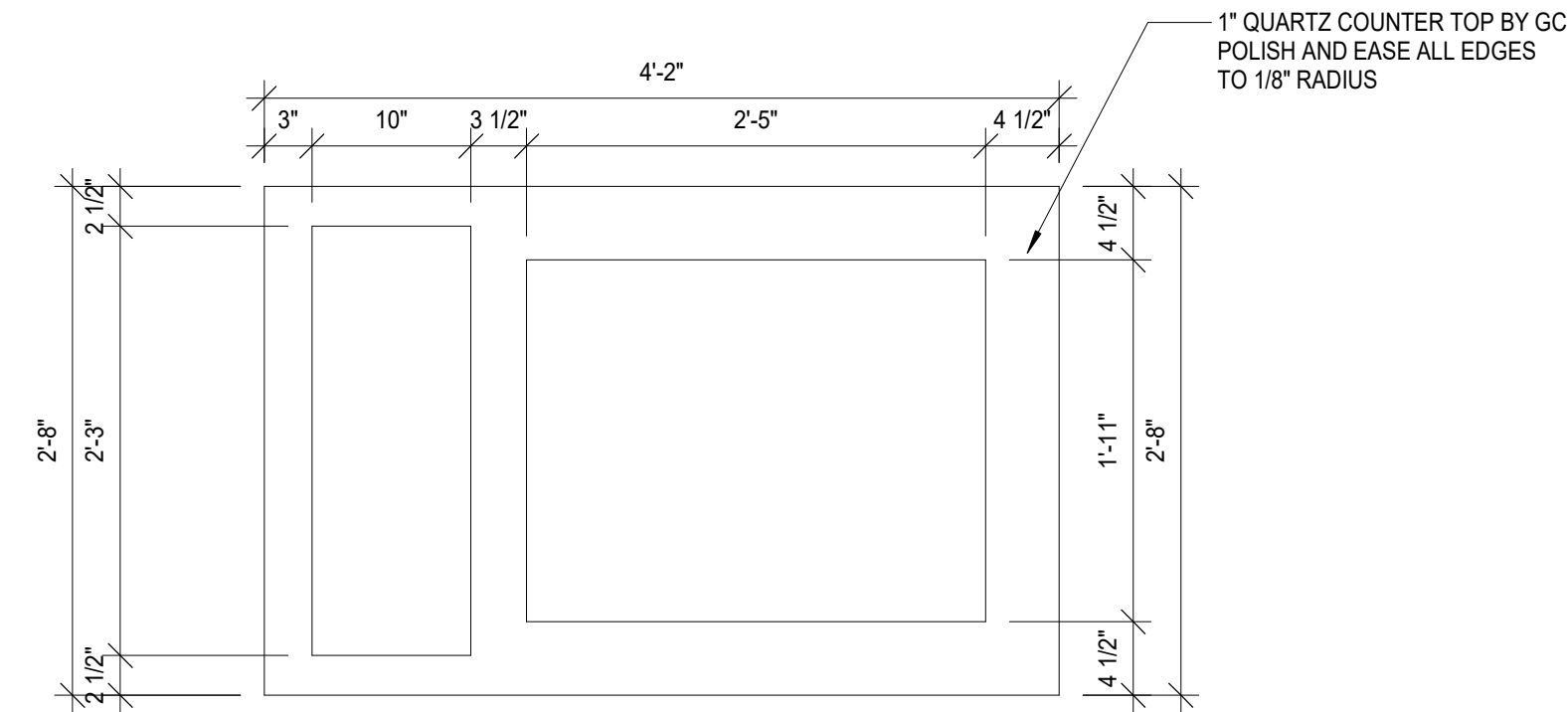
3 CABINET SECTION @ UCR
SCALE: 1" = 1'-0"



2 CABINET SECTION @ POS
SCALE: 1" = 1'-0"

THIS ITEM IS FURNISHED BY THE GENERAL CONTRACTOR. REFER TO FINISH SCHEDULE ON SHEET A9.1 FOR QUARTZ COLOR AND PATTERN

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ASSEMBLY OF FRUIT BAR CART, INCLUDING COMPONENTS FURNISHED BY OTHERS - REFER TO EQUIP. SCHEDULE



5 ENLARGED FRUIT BAR
SCALE: 1" = 1'-0"

MILLWORK NOTES

1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL MILLWORK
2. CONTRACTOR SHALL VERIFY ALL FINISH TO FINISH DIMENSIONS PRIOR TO MANUFACTURING ANY MILLWORK
3. REFER TO ADA COMPLIANCE DETAILS, NOTES & MOUNTING HEIGHTS
4. PROVIDE PLASTIC LAMINATE AT ALL COUNTER TOPS, SPLASHES AND EDGES OR STAINLESS STEEL AS INDICATED.
5. REFER TO SPECS FOR MATERIALS REQUIRED AT ALL CABINET COMPONENTS (I.E. SUB-TOPS, FRONTS SHELVES, ETC.)
6. ALL SHELVING TO BE GRADE A/C 3/4" PLYWOOD SHELVING, PAINTED WITH HARDWOOD EDGES W / 1/4" HARDBOARD BACKING VERTICALS TO BE EITHER 1 3/4" W/ EDGING PLYWOOD OR M2 3/4" PLYWOOD SHEETS, BACK TO BACK WITH A 1" X 2" TRIM DEPENDING ON THE CONSTRUCTION METHOD PROPOSED. ALL ADJUSTABLE SHELVING STANDARDS SHALL BE RECESSED W/ STANDARDS THAT ARE BACK TO BACK ON ONE PLYWOOD SHEET TO BE ALTERNATELY LAPPED BY 1"
7. ALL FIXED SHELVES SHALL BE A/C 3/4" PLYWOOD W/ HARDWOOD EDGES, PAINTED W/ ALL HORIZONTAL & VERTICAL SURFACES MEETING IN CLEAN WELL CRAFTED DADO JOINTS. GLUE AND / OR INVISIBLE TOE NAIL AT ALL SPLICES. REFER TO SPECS.
8. ALL TOE SPACE OF ALL BASE CABINET UNITS, AS WELL AS FULL HEIGHT SHELVING UNITS, PROVIDE A FULL 4" TO ALLOW A 4" VINYL (RUBBER) BASE TO BE APPLIED. (A CONTINUOUS 1/2" PLYWOOD STRIP IN ADDITION TO THE 3 1/2" OF THE 2X4 SHOULD SUFFICE)
9. PAINT ALL EXPOSED SURFACES. REFER TO PAINT SPECIFICATIONS.
10. PROVIDE WD. BLOCKING IN WALLS AS REQUIRED TO SUPPORT MILLWORK
11. PROVIDE ALL PULLS, HINGES, K-V STANDARDS, SLIDES & MISC. HARDWARE ON ALL MILLWORK & CASEWORK. RE: SPECS.
12. PROVIDE LOCKS AT COUNTERTOPS & CABINETS AS NOTED OR RE: SPECS



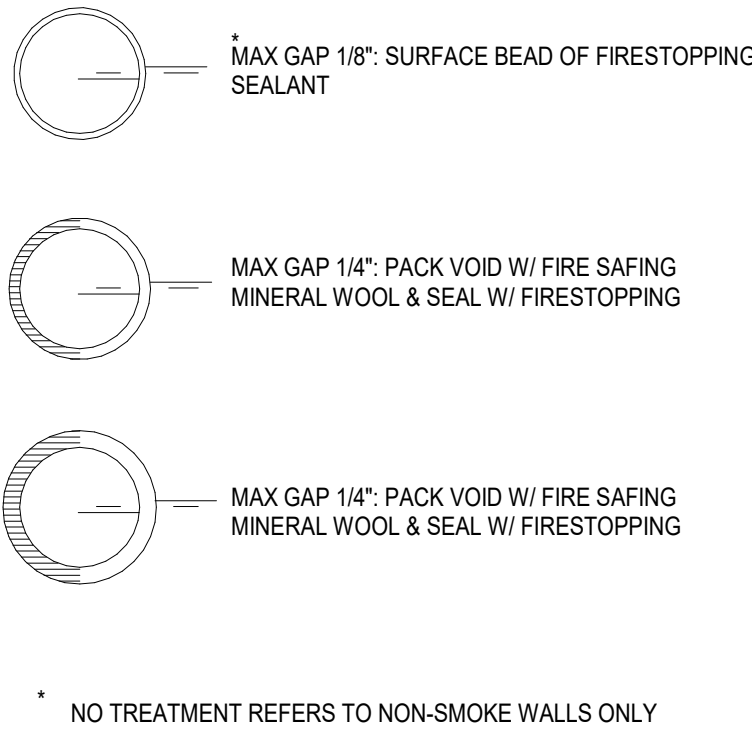
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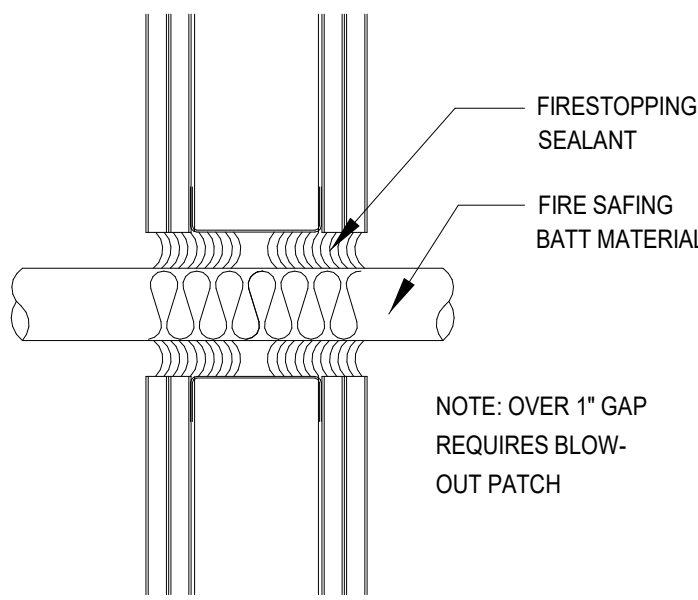
Date: 1-30-2024
Dwn: RLP Chk: SJK
Project No.: 2363
Issue:

Sheet Name:
MILLWORK
DETAILS

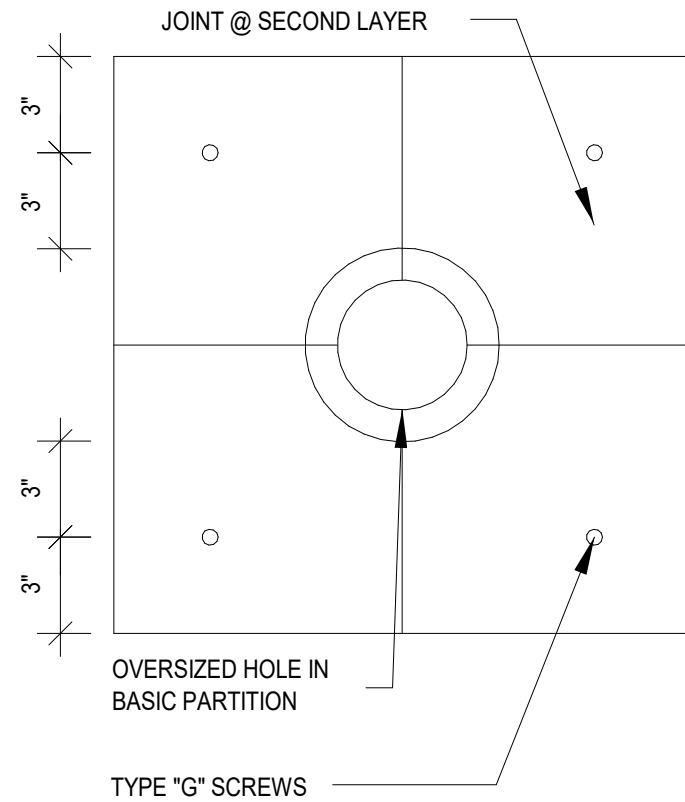
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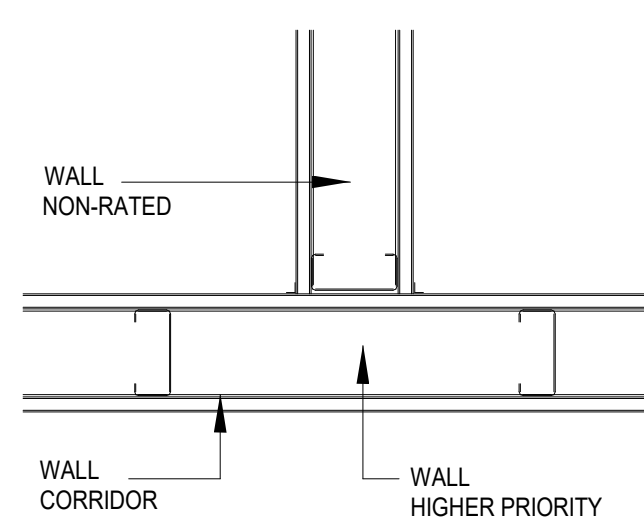
13 PENETRATION FIRESTOPPING



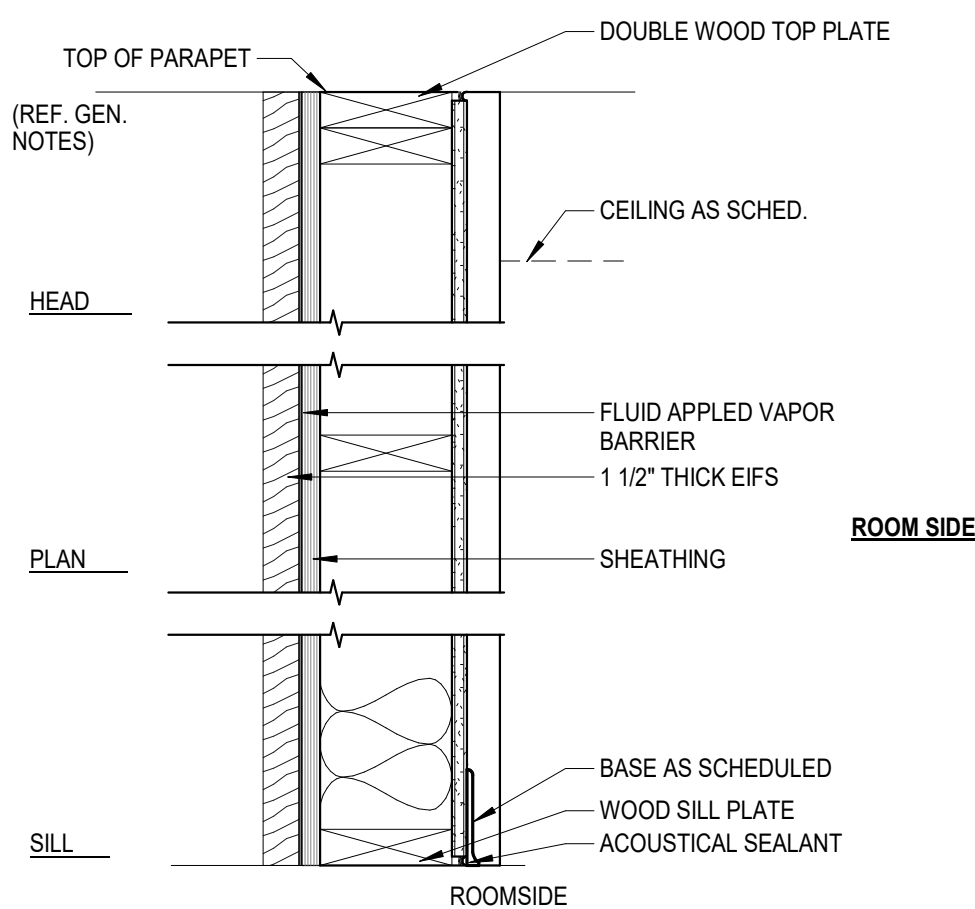
11 PENETRATION FIRESTOPPING



10 PENETRATION PATCH

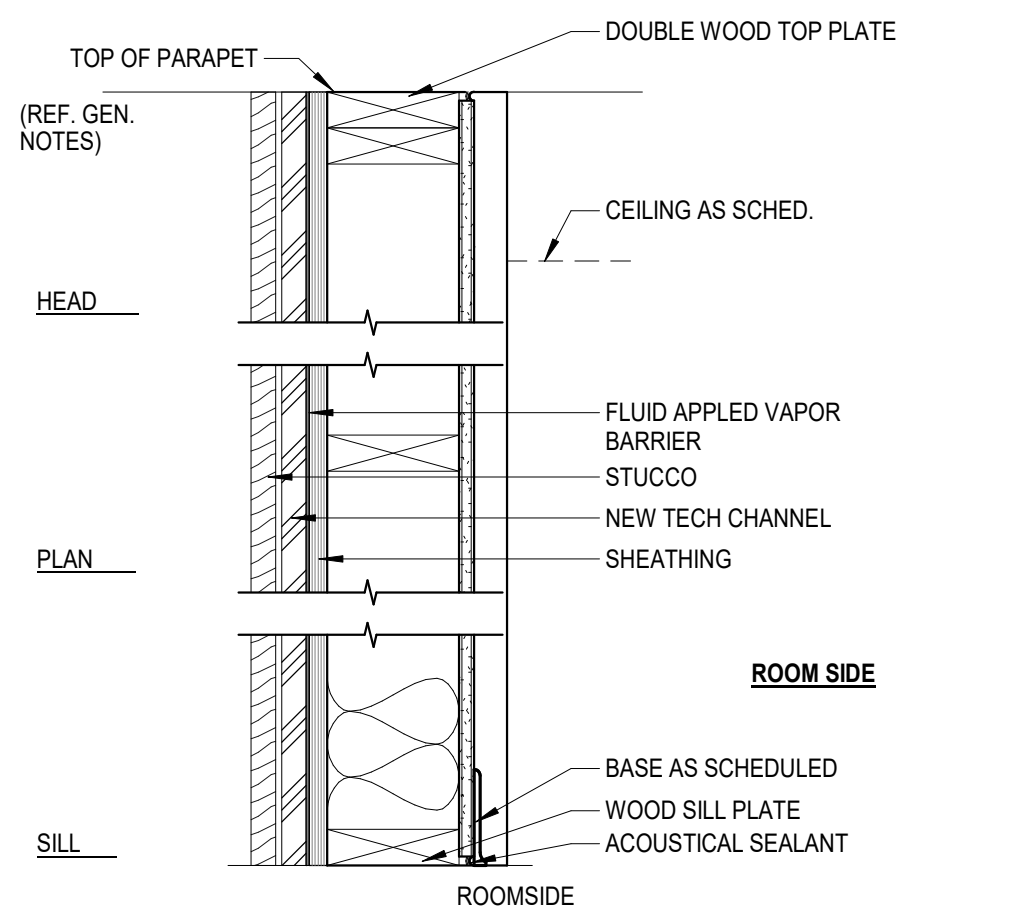


9 WALL PRIORITIES



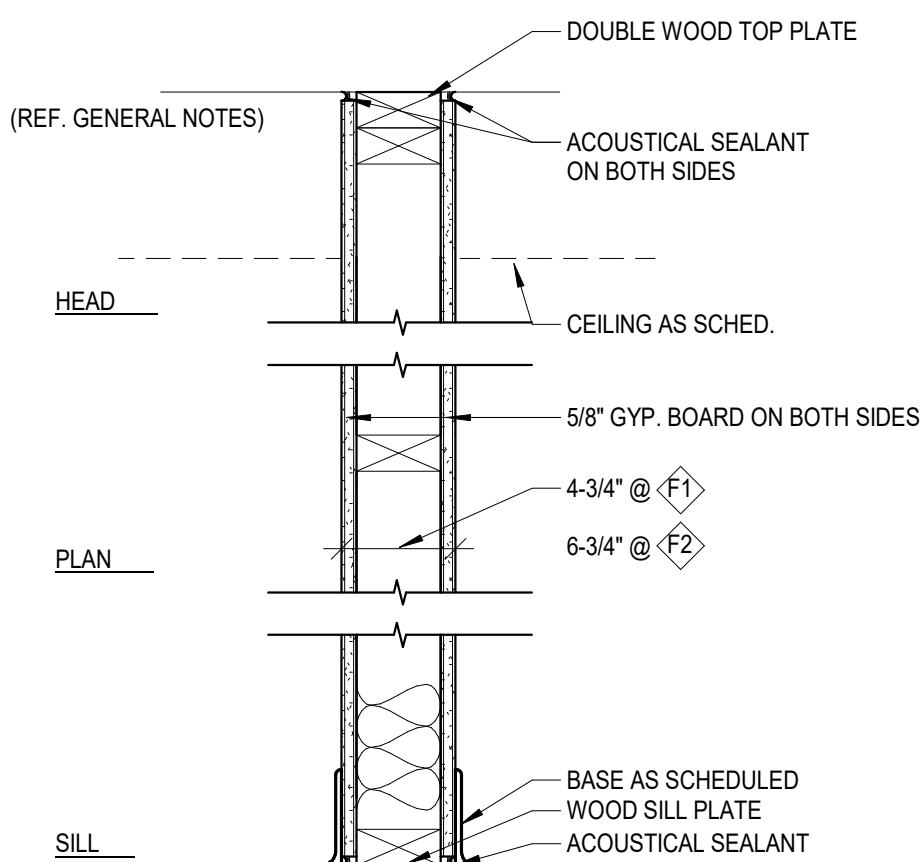
- E1**
- EXTERIOR WALL
 - 6\"/>

FULL HEIGHT PARTITION



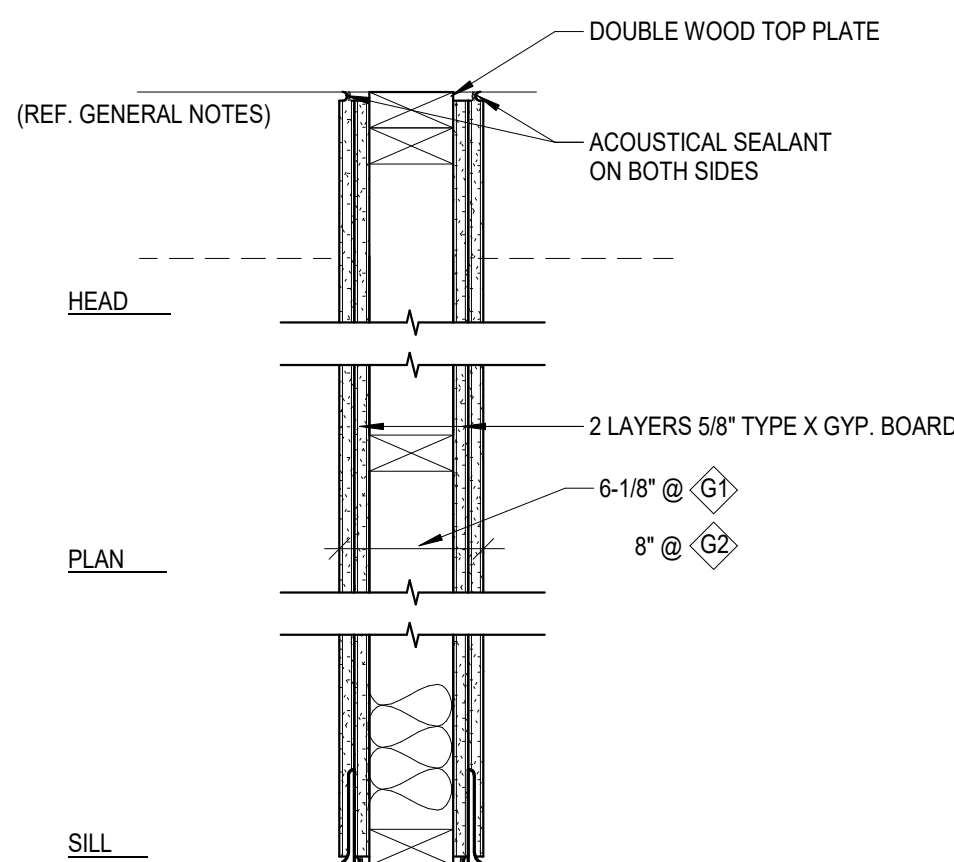
- E2**
- EXTERIOR WALL
 - 6\"/>
- E3**
- 12\"/>

FULL HEIGHT PARTITION



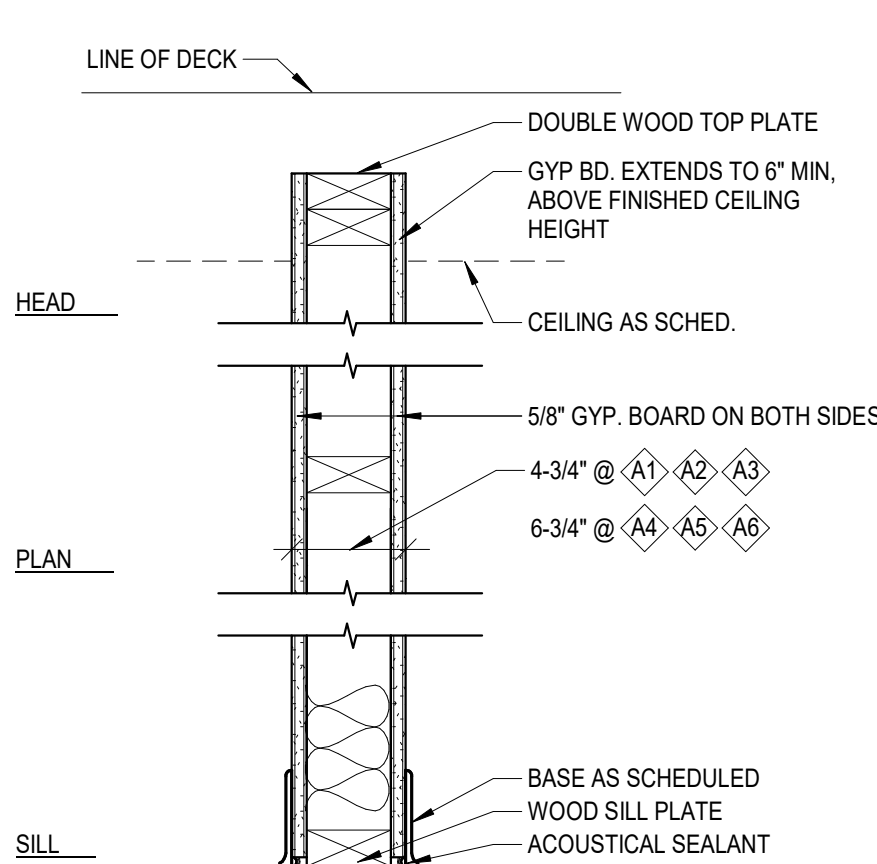
- F1**
- 4\"/>
- F2**
- 6\"/>

FULL HEIGHT PARTITION - 1 HOUR



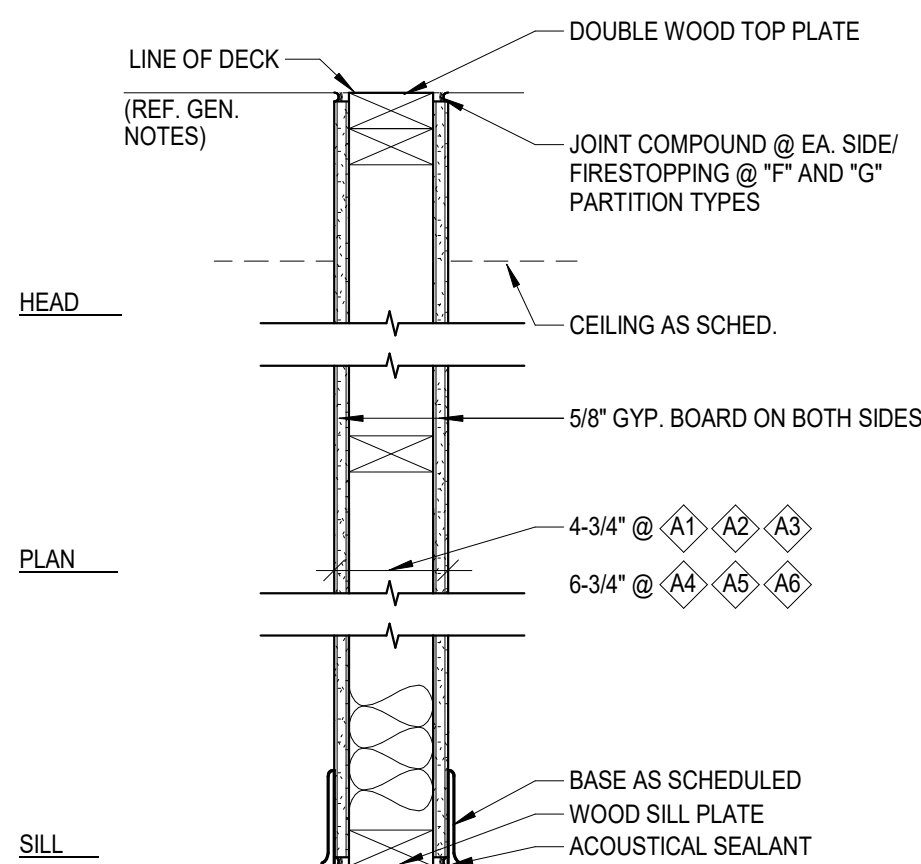
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- 6\"/>

FULL HEIGHT PARTITION - 2 HOUR



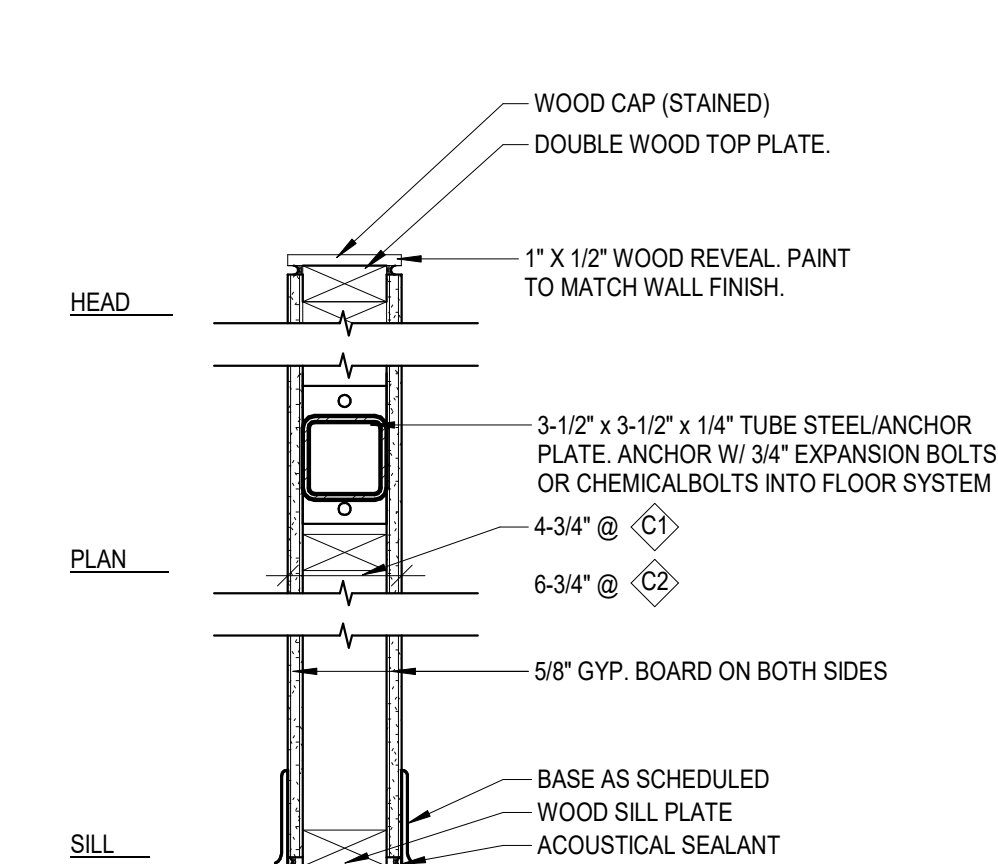
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- 4\"/>
- A2**
- 4\"/>
- A3**
- 4\"/>
- A4**
- 6\"/>
- A5**
- 6\"/>
- A6**
- 6\"/>

PARTIAL HEIGHT PARTITION



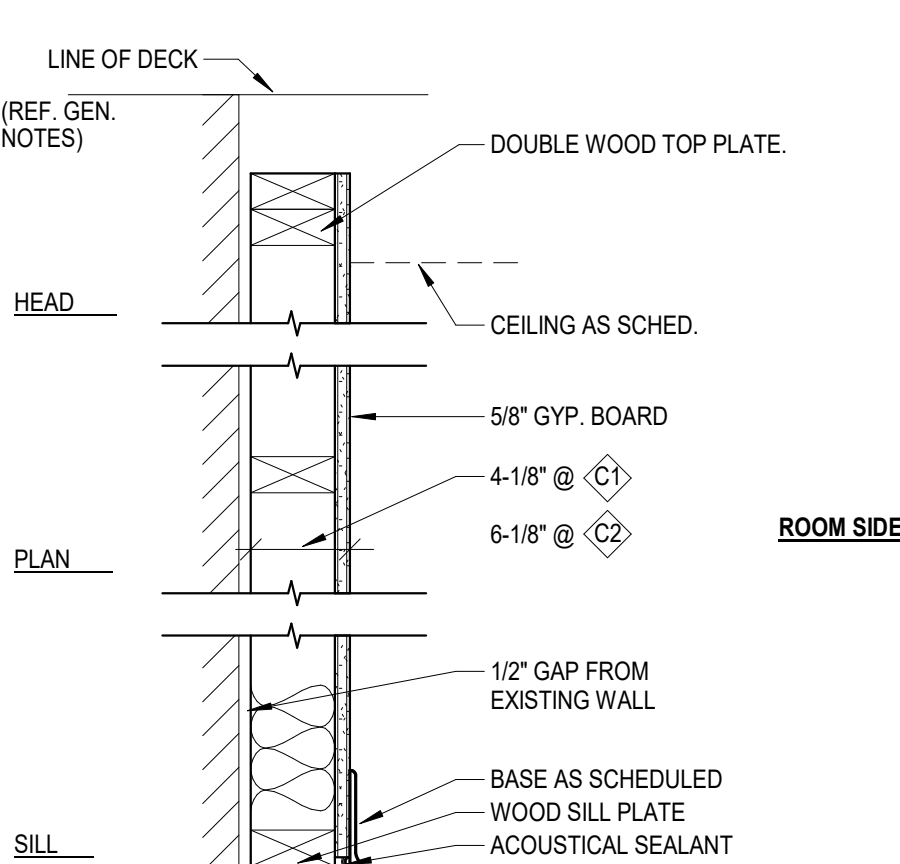
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- 4\"/>
- B2**
- 4\"/>
- B3**
- 4\"/>
- B4**
- 6\"/>
- B5**
- 6\"/>
- B6**
- 6\"/>

FULL HEIGHT PARTITION



- C1**
- 4\"/>
- C2**
- 6\"/>

LOW PARTITION WALL



- D1**
- 4\"/>
- D2**
- 4\"/>

FURR/CHASE WALL ASSEMBLY

PARTITION TYPE NOTES

- REFER TO FLOOR PLANS FOR LOCATION OF WALL TYPES. ALL WALLS ARE TYPE "E", U.N.O.
- REFER TO SCHEDULES & DETAILS FOR FINISHES. WALL TYPES REFER TO BASE WALL ONLY.
- "LINE OF STRUCTURE" AS SHOWN AT THE HEAD CONDITIONS OF EACH WALL TYPE IS DIAGRAMMATIC ONLY AND DOES NOT INDICATE THE EXACT CONSTRUCTION CONDITION. RATED WALL ARE TO TERMINATE AT STRUCTURAL MEMBERS WITH A FIRE RESISTANT RATING GREATER THAN OR EQUAL TO THE WALL RATING. ONLY STRUCTURAL MEMBERS ARE INTEGRAL WITH RATED FLOOR OR ROOF SYSTEM. WALL AT A FIRE RESISTANT RATING GREATER THAN OTHER LOCATIONS SHALL CONTINUE TO RATED FLOOR OR ROOF SYSTEM. WALL AT OTHER LOCATION SHALL CONTINUE TO RATED FLOOR OR ROOF SYSTEM. NO GAP ALLOWED BETWEEN WALL/STRUCTURAL MEMBERS/FLOOR AND/OR ROOF SYSTEM. CONTRACTOR SHALL FRAME AND SHEETROCK ENCASE AS REQUIRED TO ENCLOSE STRUCTURAL MEMBERS. WHERE REQUIRED, APPROPRIATE FRAMING AND GYP. BD. IS TO BE INSTALLED AND OFFSET AROUND STRUCTURAL MEMBERS OR OTHER OBSTRUCTIONS SUCH AS PIPING OR DUCTWORK, TO MAINTAIN THE FIRE RESISTANCE RATING. NON-RATED WALLS THAT CONTINUE TO STRUCTURE ARE TO TERMINATE AT PROPER LOCATIONS TO MAINTAIN THE INTENT OF THE CONTINUOUS PLANE OF ONE LAYER OF GYP. BD. AS A NOISE, SMOKE OR OTHER TYPE OF BARRIER.
- ALL GYP. BD. SHALL BE 5/8" TYPE "X", U.N.O.
- ALL RATED WALLS SHALL BE CONSTRUCTED FIRST. SECONDARY WALL TO ABUT, BUT NOT PENETRATE RATED WALLS.
- APPROPRIATE SUBMITTAL INFORMATION MUST BE PROVIDED TO SUBSTANTIATE THAT THE MATERIALS AND ASSEMBLY USED BY THE CONTRACTOR HAVE BEEN TESTED BY A RECOGNIZED TESTING AGENCY TO MEET THE FIRE RESISTANCE RATING SCHEDULED ON THESE WALL TYPES.
- FIRE STOPPING TO BE PROVIDED AT PENETRATIONS THROUGH RATED WALLS AS SPECIFIED.
- ALL GYPSUM WALL BOARD MUST BE MOISTURE RESISTANT AT THE FOLLOWING LOCATIONS:
 - A. TOILET ROOMS
 - B. WET WALLS
 - C. SHOWERS
- CONCRETE BACKER BOARD HAS NOT BEEN INDICATED ON THE WALL TYPES. AT CONTRACTORS OPTION, CONCRETE BACKER BOARD MAY BE SUBSTITUTED FOR THE THICKEST MORTAR BED OVER THE MOISTURE RESISTANT GYP. BD. AT TILED SHOWER LOCATIONS INDICATED.
- SOUND ATTENUATION BLANKETS SHALL EXTEND THE FULL HEIGHT OF THE WALLS.
- SPACING OF THE METAL STUDS HAS NOT BEEN INDICATED ON THE WALL TYPES. STUD SPACING IS TO BE DETERMINED BY THE HEIGHT OF THE WALL AS SHOWN IN THE TABLE BELOW. EACH STUD GOING TO STRUCTURE AND EXCEEDING ALLOWABLE HEIGHTS SHALL BE BRACED 45 DEGREES DIAGONALLY 12" ABOVE CEILING WITH EQ. SIZE 25 GA. METAL STUDS. ALL METAL STUDS FOR INTERIOR WALLS AS DETAILED ON THIS SHEET ARE TO BE 25 GA. UNLESS NOTED OTHERWISE. THIS TABLE IS TO BE USED FOR THE INTERIOR WALL ONLY AND DOES NOT APPLY TO EXTERIOR STUDS.
- HEIGHT IS DISTANCE FROM THE FLOOR TO THE STRUCTURE, NOT FLOOR TO CEILING
- BRACING AT MIDPOINT REQUIRED FOR ALL WALLS OVER 12'-0" HIGH.
- PLAN DESIGNATION:

STUD SPACING ON CENTER	STUD DEPTH		
	2 1/2" MAX. HEIGHT	3 5/8" MAX. HEIGHT	6" MAX. HEIGHT
1 LAYER 5/8" GYP. BOARD-1 SIDE ONLY			
16	11'-0"	14'-6"	14'-6"
24	9'-9"	12'-9"	12'-9"
1 LAYER 5/8" GYP. BOARD-EACH SIDE			
16	12'-9"	16'-0"	16'-0"
24	10'-9"	13'-6"	13'-6"
2 LAYER 5/8" GYP. BOARD-EACH SIDE			
16	16'-9"	20'-0"	
24	13'-6"	15'-0"	

- FURRING AROUND INTERIOR COLUMNS WILL BE 3 5/8" METAL STUDS W/ 5/8" GYP. BD. AT ROOM SIDE ONLY.
- REFER TO INTERIOR DETAILS FOR ADDITIONAL INFO.
- UL DESIGN NUMBERS REFERS TO FIRE RESISTANCE DIRECTORY: FIRE RESISTANCE (MOST RECENT ISSUE).
- BATT INSULATION TO BE USED AT PERIMETER WALLS OF ALL GUEST ROOMS, OFFICES, TOILET ROOMS.
- U.L. ASSEMBLIES:
 - A. ASSEMBLIES LISTED DO NOT NECESSARILY INDICATE ALL ASSEMBLIES THAT MAY BE USED IN THIS PROJECT. CONTRACTOR MAY PROPOSE ALTERNATE UL LISTED ASSEMBLIES THAT MEET THE SAME REQUIREMENTS BUT HE MAY NOT SUBSTITUTE ASSEMBLIES WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. DRAWINGS, KEYS OR WRITTEN DESCRIPTIONS LOCATED IN THESE CONTRACT DOCUMENTS TO DESCRIBE FIRE RATED ASSEMBLIES FOR BEAMS, FLOORS, ROOFS, COLUMNS, WALLS, PARTITIONS AND THROUGH-PENETRATION FIRESTOP SYSTEMS DO NOT NECESSARILY CALL OUT EACH AND EVERY SPECIFIC REQUIREMENT OF THE DESIGNATED UL LISTED ASSEMBLY IDENTIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY FAMILIARIZE HIMSELF WITH THE REG'S & CONSTRUCT THE FIRE RATED ASSEMBLIES IN STRICT ACCORDANCE WITH THOSE REQUIREMENTS.

- WALL SYSTEMS:**
- UL DESIGN NO. U438
 - UL DESIGN NO. U411
 - UL DESIGN NO. U405
 - UL DESIGN NO. U420

- THROUGH-PENETRATIONS:**
- UL DESIGN NO. C-AJ-1017
 - UL DESIGN NO. C-AJ-1081

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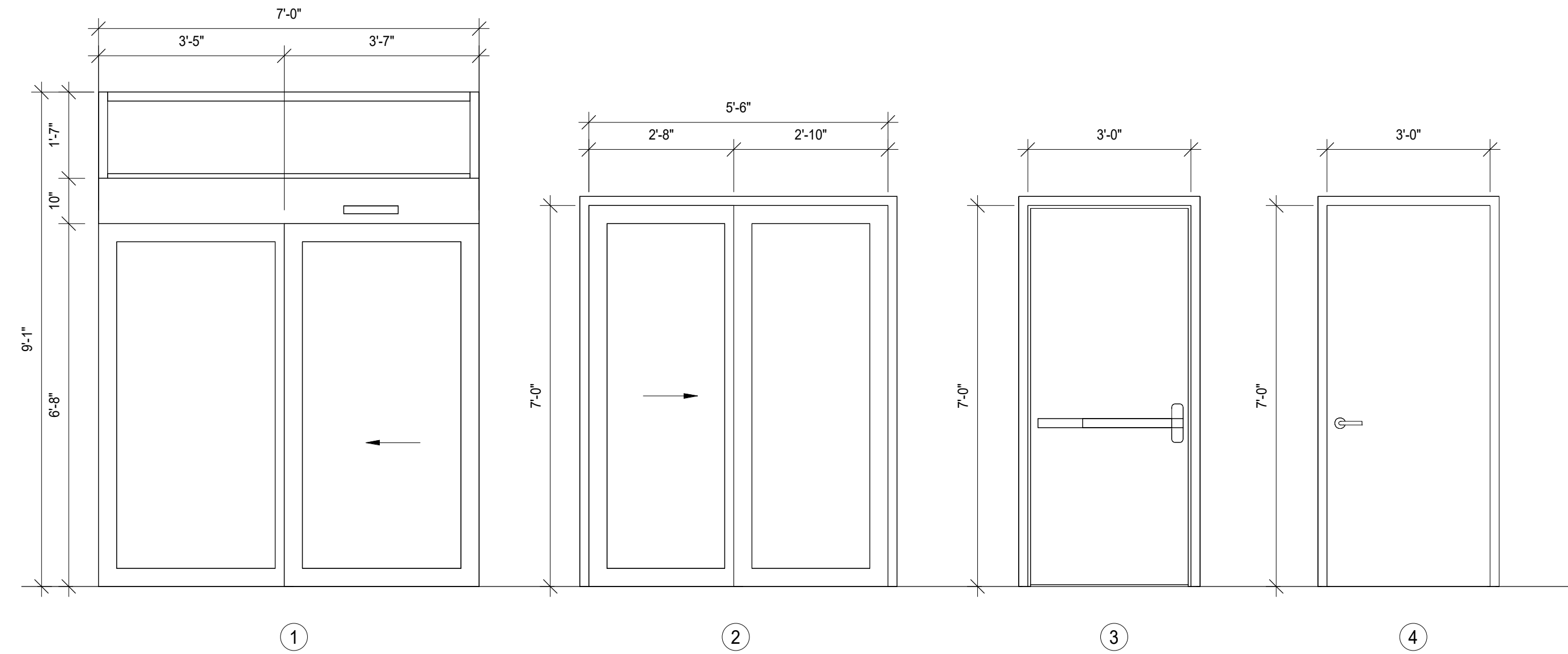


Date: **1-30-2024**
Dwn: **RLP** Chk: **SJK**
Project No.: **2363**
Issue:

Sheet Name:
**PARTITION
TYPES**

A8.0

DOOR SCHEDULE									
MARK	WIDTH	HEIGHT	DOOR			FRAME		DOOR HARDWARE	COMMENTS
			DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR FRAME MATERIAL	DOOR FRAME FINISH		
100	7'-0"	6'-8"	1	ALUMINUM	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	D	AUTOMATED ENTRY DOOR W/ BASIS-OF-DESIGN: DORMA ESA100 - WITH TRANSOM - PROVIDE 10" BOTTOM RAIL PER TAS
102	3'-0"	7'-0"	4	SOLID CORE WOOD	ST-1	PRE-FINISHED TIMELY	P-3	A	PRIVACY DOOR
103	3'-0"	7'-0"	4	SOLID CORE WOOD	ST-1	PRE-FINISHED TIMELY	P-3	B	STORAGE ROOM DOOR
104	3'-0"	7'-0"	3	HOLLOW METAL	P-3	HOLLOW METAL	P-3	C	EXIT DOOR
107	3'-0"	7'-0"	4	SOLID CORE WOOD	ST-1	PRE-FINISHED TIMELY	P-3	B	RO ROOM DOOR
109	5'-6"	7'-0"	2	ALUMINUM	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	D	MANUALLY OPERATED PASS-THRU DOOR - PROVIDE 10" BOTTOM RAIL PER TAS
110	3'-0"	7'-0"	3	HOLLOW METAL	P-3	HOLLOW METAL	P-3	C	RISER ROOM DOOR



DOOR ELEVATIONS

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

- HARDWARE SET:
- A - 3 FULL MORTISE BUTT HINGES, LEVER HANDLES AND PRIVACY LOCKSET
 - B - 3 FULL MORTISE BUTT HINGES, LEVER HANDLES AND KEYED LOCKSET
 - C - 3 FULL MORTISE BUTT HINGES, LEVER HANDLES, PANIC HARDWARE, CLOSER, WEATHERSTRIP, ACCESSIBLE THRESHOLD AND KEYED LOCKSET
 - D - AS DESIGNED PER MANUFACTURER SPECIFICATIONS

NOTE:

PROVIDE PANIC HARDWARE AT ALL EXIT DOORS AS REQUIRED BY CODE.

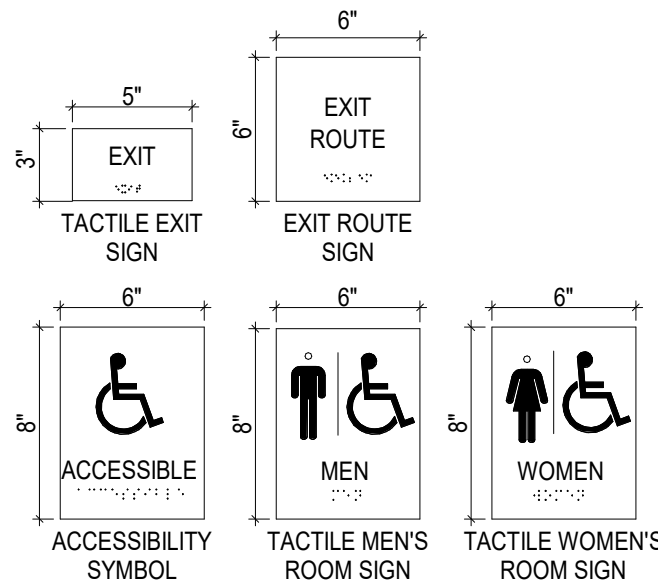
VERIFY ALL ROUGH OPENING SIZES BEFORE ORDERING.

VERIFY ALL DOOR HARDWARE AND FINISHES WITH OWNER PRIOR TO ANY WORK.

PROVIDE TEMPERED GLASS ON DOORS AS REQUIRED BY CODE.

PROVIDE WALL AND FLOOR STOPS AS REQUIRED.

ALL EXTERIOR DOORS ARE TO BE RECESSED A MINIMUM OF 30% FROM THE FACE OF THE DOOR TO THE FACE OF THE EXTERIOR WALL FINISH. REFER TO DETAILS ON SHEET A6.7



GENERAL CONTRACTOR TO VERIFY EXISTING SIGNAGE IN FIELD AND PROVIDE NEW AS REQUIRED TO COMPLY WITH APPLICABLE BUILDING CODES.

ALL SIGNAGE SHALL CONFORM WITH ADA ACCESSIBILITY GUIDELINES, INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR, CONTRAST & RELIEF AND GRADE 2 BRAILLE REQUIREMENTS.

SIGNAGE: AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER APPLICABLE BUILDING CODE.

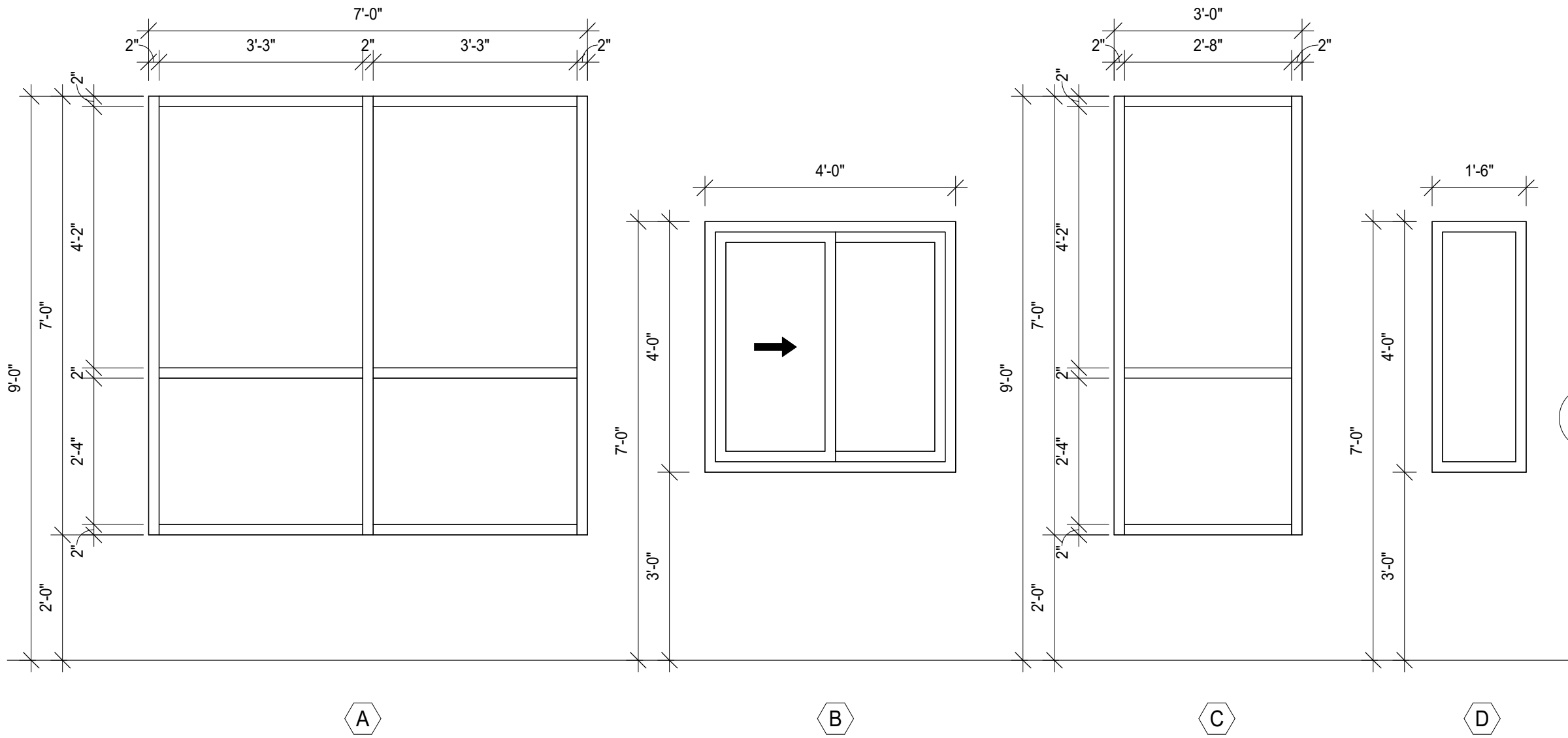
- STRIKE EDGE CLEARANCE AT DOORWAY:
- PROVIDE 18" STRIKE EDGE CLEARANCE ON THE PULL SIDE OF INTERIOR DOORS.
 - PROVIDE 24" STRIKE EDGE CLEARANCE ON THE PULL SIDE OF THE EXTERIOR DOOR.
 - PROVIDE 12" STRIKE EDGE CLEARANCE ON THE PUSH SIDE OF ALL DOORS WHICH HAVE BOTH A LATCH AND A CLOSER.

- TACTILE EXIT SIGNAGE:
- A TACTILE EXIT SIGN WITH THE WORD "EXIT" SHALL IDENTIFY EACH GRADE LEVEL EXTERIOR EXIT DOOR.
 - A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE" SHALL IDENTIFY EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAYS THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN.
 - GENERAL CONTRACTOR TO VERIFY EXISTING SIGNAGE INSTALLATIONS AND PROVIDE NEW AS REQUIRED.
 - CHARACTERS, SYMBOLS AND BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE BACKGROUND, EITHER LIGHT ON DARK BACKGROUNDS OR DARK ON LIGHT BACKGROUND.
 - SIGNS TO INCLUDE BRAILLE AND CHARACTERS AS DEFINED BY CODE.
 - MOUNT SIGNAGE AT 60" A.F.F. TO THE CENTER OF THE SIGN. MOUNTING LOCATION SHALL BE SO THAT A PERSON APPROACHING WITHIN 3' OF SIGN DOES NOT ENCOUNTER PROTRUDING OBJECTS OR WITHIN THE SWING OF A DOOR.

1 ADA SIGNAGE

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

WINDOW SCHEDULE							
TYPE MARK	WIDTH	HEIGHT	SILL HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	COMMENTS
A	7'-0"	7'-0"	2'-0"	-	-	CLEAR ANODIZED	FIXED STOREFRONT WINDOW (4 PANEL)
B	4'-0"	4'-0"	3'-0"	QUIKSERV	IFCS-4040 (RIGHT)	CLEAR ANODIZED	SLIDING SERVICE WINDOW
C	3'-0"	7'-0"	2'-0"	-	-	CLEAR ANODIZED	FIXED STOREFRONT WINDOW (2 PANEL)
D	1'-0"	4'-0"	3'-0"	-	-	CLEAR ANODIZED	FIXED GLASS



WINDOW ELEVATIONS

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

NOTE:

ALL WINDOWS ARE TO BE RECESSED A MINIMUM OF 50% FROM THE FACE OF GLASS TO THE FACE OF THE EXTERIOR WALL FINISH. REFER TO DETAILS ON SHEET A6.7

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL EXTERIOR HOLLOW METAL DOORS TO BE GALVANIZED.
- ALL EXTERIOR HOLLOW METAL UNITS TO CONDITIONED SPACES SHALL BE INSULATED.
- CONTRACTOR TO VERIFY ALL DOOR SIZES PRIOR TO ORDERING.
- REFER TO DOOR HARDWARE SCHEDULE FOR FIRE RATED DOORS.

DOOR NOTES

- ALL DOOR DIMENSIONS SHOWN ON THIS SHEET ARE UNIT SIZES, UNLESS OTHERWISE NOTED.
- ALL INTERIOR DOORS SHALL HAVE APPROPRIATE THRESHOLDS AT DOORWAY WHEN FINISH FLOORING MATERIAL IS DIFFERENT FROM ROOM TO ADJOINING ROOM.
- ALL EXTERIOR DOORS SHALL HAVE ALUMINUM THRESHOLDS, DOOR SWEEPERS & WEATHER STRIPPING ALL AROUND.
- ALL EXISTING AND/OR NEW INSTALLATION SHALL BE IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL NEW DOORS SHALL HAVE HINGES AS RECOMMENDED BY MANUFACTURER.
- CONTRACTOR OR HARDWARE SUPPLIER SHALL SUBMIT A HARDWARE SCHEDULE FOR APPROVAL PRIOR TO INSTALLATION.
- ALL EXTERIOR DOORS ARE TO BE RECESSED A MINIMUM OF 30% FROM THE FACE OF THE DOOR TO THE FACE OF THE EXTERIOR WALL FINISH. REFER TO DETAILS ON SHEET A6.7

WINDOW NOTES

- ALL WINDOW DIMENSIONS SHOWN ON THIS SHEET ARE FRAME SIZES, UNLESS OTHERWISE NOTED. PROVIDE MASONRY OPENING AS PER MANUFACTURER'S RECOMMENDATION.
- ALL WINDOWS SHALL BE THOROUGHLY SEALED, CAULKED AND WATERPROOFED.
- WINDOW SUPPLIER SHALL FIELD VERIFY ALL EXISTING WINDOW OPENINGS AND CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS TO EXISTING MASONRY OPENING SIZES TO ACCOMMODATE AVAILABLE WINDOWS.
- ALL WINDOWS ARE TO BE RECESSED A MINIMUM OF 50% FROM THE FACE OF GLASS TO THE FACE OF THE EXTERIOR WALL FINISH. REFER TO DETAILS ON SHEET A6.7



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SCOTTSDALE, AZ 85257



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Dwn: RLP Chk: SJK
Project No.: 2363
Issue:

1	Revision 1	8.12.2024

Sheet Name:
DOOR &
WINDOW
SCHEDULES

A9.0

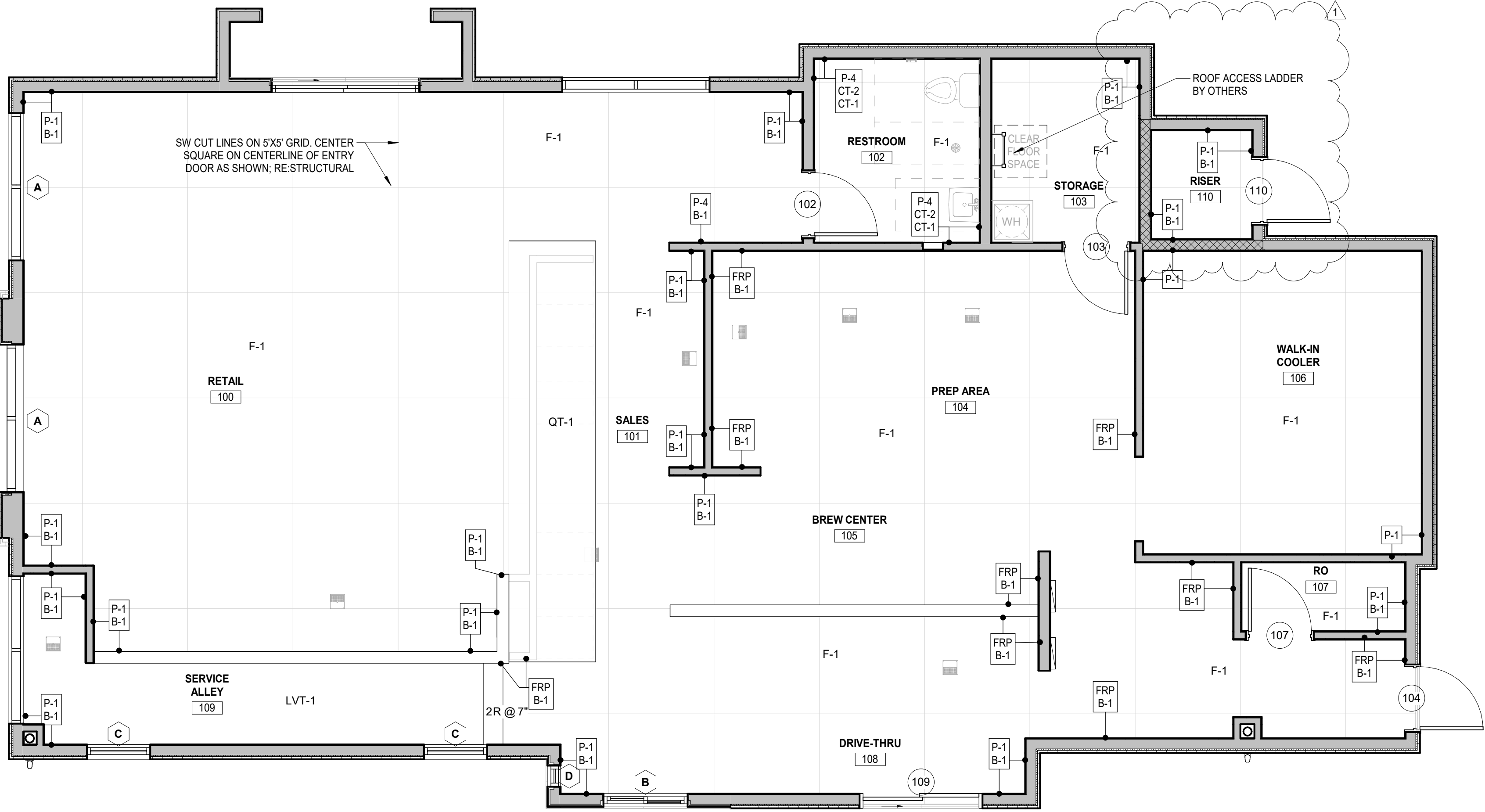
*DO NOT SCALE DRAWINGS

FINISH SCHEDULE										
NUMBER	NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	WALLS:				CEILING:	
					NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING FINISH	CEILING HEIGHT
100	RETAIL	F-1	B-1	P-1	P-1	P-1	P-1	P-1	P-2 REF RCP	EXPOSED REF RCP
101	SALES	F-1	B-1	P-1	P-1	P-1	P-1	P-1	P-4 REF RCP	EXPOSED
102	RESTROOM	F-1	CT-1	CT-1/CT-2/P-4	CT-1/CT-2/P-4	CT-1/CT-2/P-4	CT-1/CT-2/P-4	CT-1/CT-2/P-4	P-4	EXPOSED
103	STORAGE	F-1	B-1	P-1	P-1	P-1	P-1	P-1	ACT-1	10'-6"
104	PREP AREA	F-1	B-1	FRP	FRP	FRP	FRP	FRP	REF RCP	REF RCP
105	BREW CENTER	F-1	B-1	PTD/FRP	P-1	-	FRP	FRP	-	-
106	WALK-IN COOLER	F-1	-	-	-	-	-	-	-	-
107	RO	F-1	B-1	P-1	P-1	P-1	P-1	P-1	-	EXPOSED
108	DRIVE-THRU	F-1	B-1	PTD/FRP	FRP	SEE FINISH PLAN	PTD	SEE FINISH PLAN	REF RCP	REF RCP
109	SERVICE ALLEY	LVT-1	B-1	P-1	P-1	P-1	P-1	P-1	REF RCP	REF RCP
110	RISER	F-1	B-1	P-1	P-1	P-1	P-1	P-1	P-1	10'-6"

MATERIAL SCHEDULE				
KEY NAME	DESCRIPTION	MANUFACTURER	STYLE/PATTERN/COLOR	COMMENTS
B-1	VINYL WALL BASE	-	40 BLACK B (4" H X .80" THICK)	
CS-1	COMPOSITE SIDING	NEWTechWOOD	BRAZILIAN IPE, PERUVIAN TEAK, SPANISH WALNUT, & HAWAIIAN CHARCOAL	EQUAL MIX OF ALL COLORS. CORNERS AND TRIM TO BE BRAZILIAN IPE. TO BE RANDOM LENGTHS AND PATTERNS
CT-1	CERMAIC TILE	-	3'X6' GLAZED WHITE SUBWAY TILE	TILE WAINSCOT UP TO 48" AFF PAINT ABOVE
CT-2	CERAMIC TILE	-	WHITE BULL NOSE TRIM	MATCH CT-1
E-1	EIFS	DRYVIT	102 BRIGHT WHITE / FREESTYLE / SMOOTH	EXTERIOR MAIN COLOR
E-2	EIFS	DRYVIT	105 SUEDE / FREESTYLE / SMOOTH	EXTERIOR BAND TRIM COLOR
F-1	STAINED CONCRETE	CHEM-STONE	ANTIQUE GREEN (MATTE FINISH) WITH CLEAR MATTE SEALER	GC TO PROVIDE ALTERNATE BID FOR PREP AND STAINING OF EXISTING CONCRETE FLOOR
FRP	FIBER REINFORCED PLASTIC	CRANE COMPOSITES	WHITE (GLASSBOARD WITH SURFASEAL)	WET WALL JANITORS CLOSET
G-1	GROUT	LATICRETE	BRIGHT WHITE	
LVT-1	LUXURY VINYL TILE	ARMSTRONG VCT	POLAR WHITE 51941	FOR EMPLOYEE SERVICE ALLEY PLATFORM, INSTALLED BY GC
M-1	"CLOUD" EDGE TRIM	-	NATURAL MILL FINISH STEEL WITH CLEAR COAT FINISH	BOTTOM EDGE TRIM OF CLOUDS
M-2	STAIR EDGING	-	ALUMINUM	PLACED ON STAIRS ENTERING EMPLOYEE SERVICE ALLEY
MT-1	METAL CORNER	-	ANGLE IRON NO FINISH	ON OUTSIDE CORNERS, CLOUDS AND DRIVE-THRU
MT-2	METAL SHEATHING	-	DARK BRONZE	ON DRIVE-THRU 8' AFF. SHOULD HAVE NO FRP. VINYL CORNER BEAD OR PROTRUSION
MT-3	PRE-FINISHED METAL CAP	-	BRIGHT WHITE	PARAPET CAPS, DOWNSPOUTS, AWNINGS AND OTHER EXTERIOR ELEMENTS
P-1	PAINT	SHERWIN-WILLIAMS	AUSTERE GREY SW 6184 - EGG SHELL FINISH	DRYWALL FINISH - LEVEL 5 THROUGHOUT
P-2	PAINT	SHERWIN-WILLIAMS	SW 2936 - "BLACK EMERALD" - EGG SHELL FINISH	PAINT ABOVE TRUSS BEARING LINE, TRUSSES & CEILING
P-3	PAINT	SHERWIN-WILLIAMS	SW 7664 - "STEELY GRAY" - SEMI-GLOSS FINISH	DOOR FRAMES
P-4	PAINT	SHERWIN-WILLIAMS	P1 + SEMI-GLOSS FINISH	BATHROOMS & SELFIE WALL - LOCATION TBD
PL-1	PLASTIC LAMINATE	WILSONART	7997 / 38 EBONY RECON	CABINET, CLOUD & FURR DOWN
QT-1	QUARTZ COUNTERTOP	MSI	ICED WHITE (30MM/3CM - NO STACK)	POS COUNTER & FRUIT BAR
ST-1	WOOD STAIN	SHERWIN-WILLIAMS	SW DARK WALNUT	WOOD DOORS

ROOM FINISH NOTES

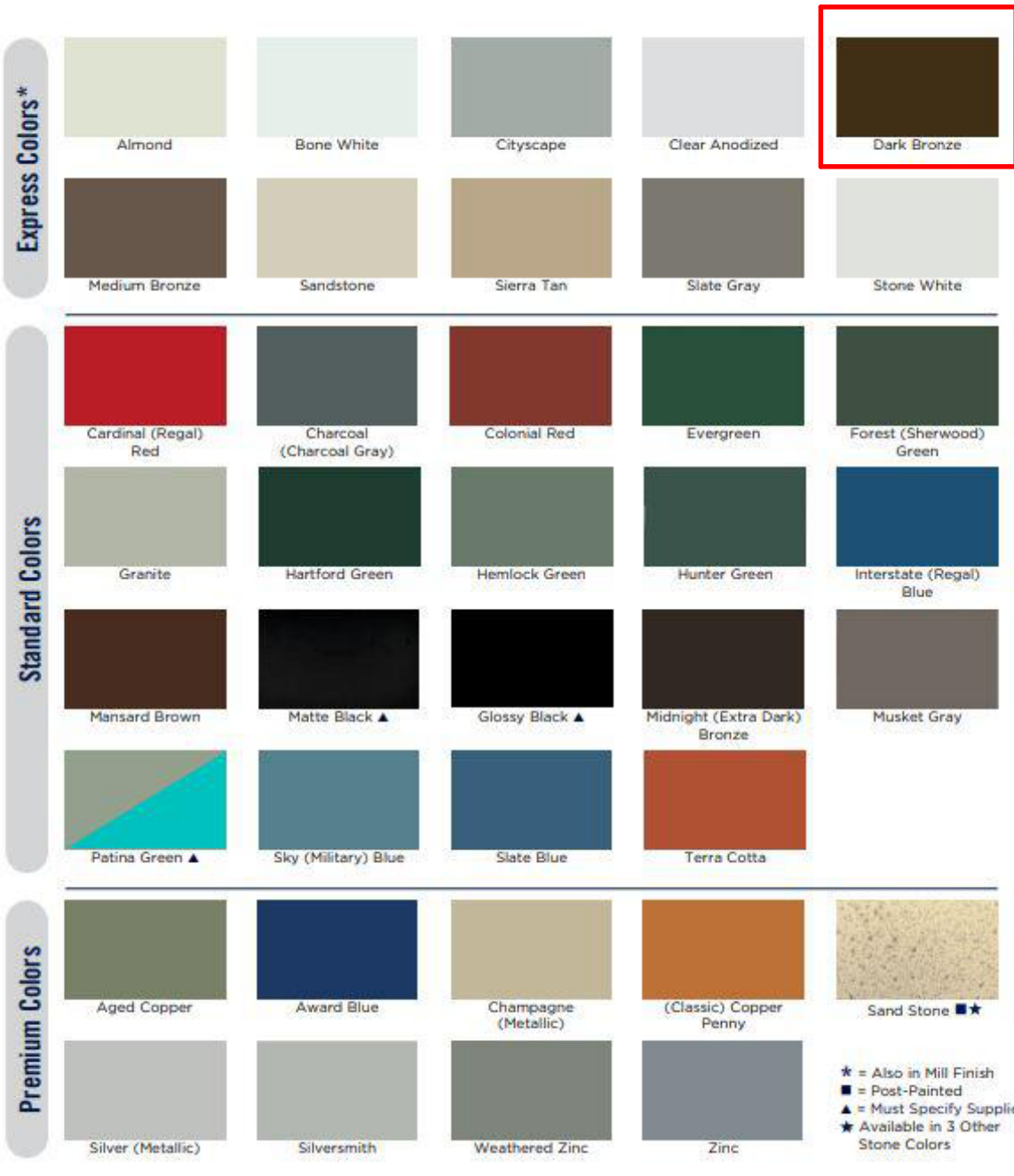
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL NEW AND EXISTING SURFACES IN SATISFACTORY MANNER. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS. THE GENERAL CONTRACTOR SHALL PREPARE THE EXISTING FLOOR PRIOR TO THE APPLICATION OF FINISH FLOORING. THE EXISTING CONCRETE SLAB MUST BE SMOOTH AND LEVEL TO WITHIN A TOLERANCE OF ONE-EIGHTH INCH PER FOOT. LATEX CEMENT PATCHING COMPOUND SHALL BE UTILIZED (NO ASPHALT BASED COMPOUNDS)
- ALL SURFACES WHICH ARE TO RECEIVE A PAINT FINISH SHALL BE PRIMED AND FINISHED IN ACCORDANCE WITH THE FINISH MATERIAL MANUFACTURERS SUGGESTIONS / RECOMMENDATIONS.
- ALL JOINTS IN GYPSUM BOARD WALLS SHALL BE FINISHED WITH PAPER TAPE 2" WIDE AND THREE COATS OF VINYL DRY OR PREMIXED JOINT COMPOUND. ALL OUTSIDE CORNERS SHALL BE FINISHED WITH METAL CORNER BEADS TAPED AND SPACKLED. ALL AREAS TO BE PAINTED SHALL BE SANDED SMOOTH. JUST PRIOR TO THE APPLICATION OF THE FIRST COAT OF PAINT, WIPE SANDED SURFACES WITH DA DAMP CLOTH IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED IN SANDING.
- THE PAINT CONTRACTOR SHALL REMOVE ALL HARDWARE, SWITCH COVERS, ETC. PRIOR TO PAINTING AND BE RESPONSIBLE FOR THE REINSTALLATION AFTER PAINTING IS COMPLETED.
- FINISH FLOORING INSTALLATION SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. COORDINATE THE INSTALLATION WITH ALL OTHER TRADES.
- ALL JOINTS BETWEEN MATERIALS TO BE TIGHT AND CONSTRUCTED IN A NEAT WORKMANLIKE MANNER
- ALL FINISHES SHALL BE TOUCHED UP TO CORRECT ANY IMPERFECTIONS AFTER INSTALLATION. FIXTURE MANUFACTURER SHALL PROVIDE TO THE GENERAL CONTRACTOR ALL MATERIALS FOR TOUCH UP WORK.
- THE INTENT OF THE FINISH SPECIFICATIONS IS TO PROVIDE A SATISFACTORY FINISH TO ALL PARTS OF THE WORK. COVER ALL SURFACES THOROUGHLY. IF THE SPECIFIED NUMBER OF COATS DOSE NOT ACCOMPLISH THE INTENT, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICATION OF THE ADDITIONAL COATS OF THE SPECIFIED MATERIAL TO GIVE SATISFACTORY COVERAGE, AT NO ADDITIONAL COST TO OWNER.
- VINYL TILE INSTALLATION SHALL BE FREE OF BUCKLES, JOINTS OR IMPERFECTIONS, SEAMS SHALL BE IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. UPON COMPLETION, PROVIDE FIFTEEN FULL EXTRA TILES FOR FUTURE USE.
- CLEAN ALL GLASS SURFACES WITH LIQUID GLASS CLEANER AT PROJECT COMPLETION.



EXTERIOR NEWTECH SIDING SELECTION (RANDOM MIX OF ALL)



EIFS FINISH STYLE



EIFS COLOR SELECTION

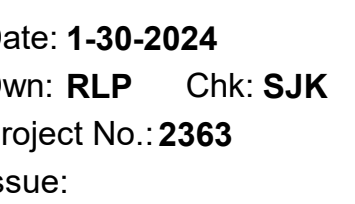
1 FINISH FLOOR PLAN

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

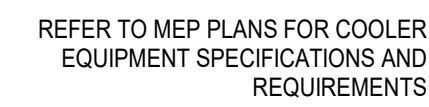
2 FINISH PALLETTE

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

1. SEE MEP DRAWINGS FOR SPECIFICATIONS ON CONNECTIONS OF EQUIPMENT.
2. CONFIRM ALL CONNECTIONS WITH ALL EQUIPMENT CUTSHEETS. NOTIFY ARCHITECT REGARDING ANY DISCREPANCIES.
3. PROVIDE WOOD BLOCKING IN WALLS FOR ALL WALL-HUNG ITEMS (CASEWORK, RESTROOM ACCESSORIES, FURNITURE, ELECTRONICS, ETC.)



A10.1



SPECIALTY EQUIPMENT SCHEDULE																				
ITEM	COUNT	DESCRIPTION	MFG	MODEL	VOLTS	ELECTRICAL				PLUMBING				DIMENSIONS (INCHES U.N.O.)			FURNISHED BY	INSTALLED BY	NOTES	
						PHASE	AMPS	HP	CONNECTION TYPE	CW	HW	RO	DRAIN	GAS	H	W				D
BS-1	2	SHELVING	DESL												72	*	18	DESL	GC	
CWD-72	1	CROCK WALL DISPLAY	DESL												132	72	14			SECURE TO TOP OF VERTICAL MEMBER TO 2X BLOCKING ITEM TO BE PROVIDED BY DESL AND INSTALLED BY GC.
DR-1	1	DUNNAGE RACK													18	36	20	CENTRAL	GC	ALUMINUM
DR-2	2	DUNNAGE RACK													18	60	20	CENTRAL	GC	ALUMINUM
DS-1	1	DEPOSITORY SAFE - 3.6 CU.FT. MESA MFL3020CC	MESA												30	20	20	CENTRAL	GC	ANCHOR SAFE TO FLOOR PER MANUFACTURER INSTRUCTIONS
E-101	1	WALK IN COOLER	US COOLER	CRHCUS	240	3	60	3	NEMA 3R HEAVY DUTY 40A DISCONNECT						8'	14'	12.85'	CENTRAL	GC	WEATHER PROOF GFCI RECEPTACLE WITHIN 25 FEET OF UNIT. REF - MEP PLANS FOR COOLER EQUIPMENT SPECIFICATIONS AND REQUIREMENTS
E-101a	1	WALK IN EVAPORATIVE COIL	BOHN	ADT156AEK	120	1	5.4		SINGLE POLE MOTOR SWITCH AT COIL WITH WEATHER PROOF COVER									CENTRAL	GC	
E-101b	1	WALK IN LIGHTING AND CONTROL	US COOLER	CUSTOM	120	1			ONE 120V CIRCUIT FOR COOLER LIGHTS AND CONTROLS									CENTRAL	GC	
E-102	3	ICE NUGGET MAKER	SCOTSMAN	N1322R-32	280-230	1	18.9			3/8"			3/4" INDIRECT		27	22.9	24	CENTRAL	GC	FEED REMOTE CONDENSER ON ROOF FROM ICE MACHINE POWER
E-103	1	ICE CUBE MACHINE	SCOTSMAN	EH330SL-1	115	1	17.7			3/8"			1/2" INDIRECT		23	30	24	CENTRAL	GC	FEED REMOTE CONDENSER ON ROOF FROM ICE MACHINE POWER
E-104	1	OPEN DISPLAY MERCHANDISER	TURBO AIR	TOM-72EB-N	220	1	18	3/4	NEMA 6-20P PROVIDE 6 FOOT MATCHING CORD						81.125	72	29.875	CENTRAL	GC	
E-105	1	ICE MERCHANDISER	LEER, INC.	L030UAGE	115	1	6.3	1/3	NEMA 5-15P PROVIDE 6 FOOT MATCHING CORD						76.5	36	30	CENTRAL	GC	
E-106	2	ICE DISPENSER	SERVEND	S-150-2705519	120	1	2.8						3/4"		34.9	23	31.1	CENTRAL	GC	
E-108	4	BEVERAGE DISPENSER 3 BOWL	CRATHCO	D35-3	120	1	9	1/3	NEMA 5-15P						27.25	25.63	15.87	CENTRAL	GC	
E-109	10	BEVERAGE DISPENSER 4 BOWL	CRATHCO	E49-3	120	1	6.0	1/5	NEMA 5-15P						25.5	20.5	15	CENTRAL	GC	
E-111	5	FETCO BREWING UNIT	FETCO	CBS-2132XTS-1G	200-240	1	25.5		HARD WIRED						27.75	19.75	20.3	CENTRAL	GC	
E-112	2	WATER JUG FILL STATION	OWNER		110/120	1	10		NEMA 5-20P PROVIDE 6 FOOT MATCHING CORD						65.5	35.4	17.7	OWNER	GC	
E-113	1	WATER DISINFECTION SYSTEM	VIQUA	S8Q-PA	120	1	0.06											RO SUPPLIER	RO SUPPLIER	GC TO PROVIDE ELECTRICAL POWER AND PLUMBING AS REQUIRED
E-114	1	REVERSE OSMOSIS SYSTEM	CULLIGAN	E1-1F	120	1		3/4										RO SUPPLIER	RO SUPPLIER	GC TO PROVIDE ELECTRICAL POWER AND PLUMBING AS REQUIRED
E-115	1	WATER PRESSURE BOOST PUMP	GRUNDFOS	MQ3-35	120	1												RO SUPPLIER	RO SUPPLIER	GC TO PROVIDE ELECTRICAL POWER AND PLUMBING AS REQUIRED
E-116	1	NUGGET ICE BIN	SCOTSMAN	BH1600BB									1"		62	60	34	CENTRAL	GC	
E-117	2	ICE STORAGE BIN	SCOTSMAN	B530P			4						FLOOR SINK		58.5	30	31	CENTRAL	GC	
E-118	6	CUP DISPENSING CABINET	SAN JAMAR	C2804																
E-119	4	RO STORAGE TANK	NORWESCO	140 GALLON											72	24	24	RO SUPPLIER	RO SUPPLIER	GC TO PROVIDE ELECTRICAL POWER AND PLUMBING AS REQUIRED
E-120a	1	DROP-IN ICE BIN	ADVANCE TABCO	D-12-IBL									1" IPS		14	18	12	CENTRAL	GC	CUTOUT SIZE 15.25" X 9.625"
E-120b	1	DROP-IN ICE BIN	ADVANCE TABCO	D-12-IBL									1" IPS		14	18	12	CENTRAL	GC	CUTOUT SIZE 15.25" X 9.625"
E-121	1	SWING DOOR MERCHANDISER	TURBO AIR	TGM-11RV-N6	115	1	2.2	1/5	NEMA 5-15P PROVIDE 6 FOOT MATCHING CORD						62.75	23.63	26	CENTRAL	GC	
E-122	2	HAND SINK	ADVANCE TABCO	HS-GF-SS-14-10-5									1 1/2" IPS		13	17	15.25	CENTRAL	GC	
E-124	1	3 COMP SINK WITH DRAINBOARDS	ADVANCE TABCO	FE-3-1620-18RL-X														CENTRAL	GC	
E-125	2	AIR CURTAIN	BERNER	SLC07-1042A	120		3.4	1/5	NEMA 5-15P						8.5	**	8.5	CENTRAL	GC	OWNER TO ORDER PROPER WIDTH FOR EACH DESIGNATED OPENING. CONTRACTOR TO INSTALL AIR CURTAIN AFTER INSTALLATION OF METAL WALL FOR DRIVE-THRU LOCATION
E-126	2	JUG FILLERS	T&S BRASS AND BRONZE WORKS	B-0605														CENTRAL	GC	
E-127	1	ESPRESSO CAPPUCINO MACHINE (SINGLE HEAD)	EVERSYS	CAMEO CLASSIC C'2m COLOR: EARTH	208	1	15/35		NEMA L6-30 TWIST	3/8"			1.25"		24.8	16.9	23.6	OWNER	GC	REFER TO MANUFACTURER RECOMMENDATIONS FOR WATER REQUIREMENTS. CORPORATE HAS APPROVED HIGH VOLUME OPTION (EVERSYS) PLEASE SEEK APPROVAL BEFORE ORDERING. DEDICATED REVERSE OSMOSIS WATER (50 PPM)
E-127a	1	4.5" RECESSED STAINLESS STEEL RINSER WITH DRIP TRAY AND DRAIN	VEVOR							1/2" TO 3/8" & 3/4" ADAPTERS			1/2" TO 3/8" & 3/4" ADAPTERS		.05	8.6	25.7	OWNER	GC	GLASS WASHER FOR BAR, 25.7"x8.6" (652X218MM) IN SIZE, WITH CUTOUT SIZE OF 24.2"x7.2" (615X182MM). RECOMMENDED WATER PRESSURE 15-30 PSI
E-127b	1	ESPRESSO PARTS NSF COUNTERTOP BAR & CAFE RINSER		W17B-EPPRCT662	120	1	2.0		SINGLE POLE MOTOR SWITCH AT COIL WITH WEATHER PROOF COVER	3/8"			1/2"					OWNER	GC	USED AT STORES WHERE RECESSED COUNTER RINSER CAN NOT BE USED
E-128	2	THERMAL DISPENSER 1.5 GAL D449		W438-L4D15											24	9	9	OWNER	GC	
E-129	1	4 QT. 2 COMPARTMENT STAINLESS STEEL CONDIMENT DISPENSER WITH TWO PUMPS	WINCO	PKTS-2D											16	11	8.75	OWNER	OWNER	
E-130	1	4 TIER SYRUP RACK	WINCO	PKTS-2D											13	4	15.5	OWNER	OWNER	
E-131	1	RUBBER BAR MAT													.05	12	18	OWNER	OWNER	
E-132	1	COFFEE BATCH GRINDER	BUNN	G2-HD BLK	120	1	9.4		NEMA 5-15P						26.5	7.3	15.9			
E-133	2	COFFEE CUP DISPENSER													13	4	15.5			
E-134	2	KITCHEN UNIT DISPLAY																OWNER	VENDOR	GC TO PROVIDE ELECTRICAL POWER DATA, AND PLYWOOD BACKING AS REQUIRED.
E-135	3	MENU BOARDS																OWNER	VENDOR	GC TO PROVIDE ELECTRICAL POWER DATA, AND PLYWOOD BACKING AS REQUIRED.
E-136	3	POS STATIONS													*	30	16	OWNER	VENDOR	GC TO PROVIDE ELECTRICAL POWER DATA, AND PLYWOOD BACKING AS REQUIRED.
E-137	1	ORDER DISPLAY SCREENS													12	12	7	OWNER	VENDOR	GC TO PROVIDE ELECTRICAL POWER DATA, AND PLYWOOD BACKING AS REQUIRED.
FBC	1	FRUIT BAR CART	DESL												54	50	32	DESL	GC	
HTO-M	1	HTEAO MERCHANDISE DISPLAY	DESL												118	72	18	DESL	GC	
IT-1	1	IMPACT TABLE													18	60	40	CENTRAL	GC	ALUMINUM
MIB	1	MOBILE INGREDIENT BIN																CENTRAL	OWNER	
MS2418	1	"METRO" SHELF UNIT - BLUE FINISH	METRO												60	24	18	CENTRAL	GC	
MS3618	1	"METRO" SHELF UNIT - BLUE FINISH	METRO												60	36	18	CENTRAL	GC	
MS4818	16	"METRO" SHELF UNIT - BLUE FINISH	METRO												60	48	18	CENTRAL	GC	
PTS-1	1	PREP TABLE RETAIL SHELF	DESL												26.375	70	13	DESL	GC	
RDT-2	1	RETAIL ROLLING DISPLAY - 5'	DESL												64	72	18	DESL	GC	
RI-1	2	RETAIL ISLAND - 4' X 2'-6"	DESL												61	48	30	DESL	GC	
SG-1	1	POS SNEEZE GUARD	DESL												26	88	22	DESL	GC	
SR-1	1	SERVER RACK																		
SST2424	2	STAINLESS STEEL TABLE													34	24	24	CENTRAL	GC	
SST4230-R	1	STAINLESS STEEL TABLE													34	48	30	CENTRAL	GC	W/ NO DRAINS AND BACK AND RIGHT SIDE SPLASH
SST4830	2	STAINLESS STEEL TABLE													34	48	30	CENTRAL	GC	W/ DRAIN AND BACK SPLASH
SST4830-L	2	STAINLESS STEEL TABLE													34	48	30	CENTRAL	GC	W/ NO DRAINS AND BACK SPLASH; (1) TABLE TO HAVE FINISHED PANEL ON RIGHT SIDE
SST5424	1	STAINLESS STEEL TABLE													34	54	24	CENTRAL	GC	
SST6030	2	STAINLESS STEEL TABLE													34	60	30	CENTRAL	GC	W/ DRAIN AND BACK SPLASH
SST6030-L	1	STAINLESS STEEL TABLE													34	60	30	CENTRAL	GC	W/ DRAIN AND BACK SPLASH
SST6030-R	1	STAINLESS STEEL TABLE													34	60	30	CENTRAL	GC	
SST7224	1	STAINLESS STEEL TABLE													34	72	24	CENTRAL	GC	
SST7230	3	STAINLESS STEEL TABLE													34	72	30	CENTRAL	GC	W/ DRAIN AND BACK SPLASH
SST7230-T	1	STAINLESS STEEL TABLE													34	72	30	CENTRAL	GC	W/ TRASH CUTOUT
UCR-1	1	UNDER COUNTER REFRIGERATOR	TRUE	TUC-60G-LP-HC-FGD01																



Stephen J. Kramer
ARCHITECTURE
DESIGN

HTEAO - SCOTTSDALE, AZ
E/NEC HAYDEN & MCDOWELL ROAD
SCOTTSDALE, AZ 85257



Date: 1-30-2024
Dwn: RLP Chk: SJK
Project No.: 2363
Issue:

1	Revision 1	8.12.2024

Sheet Name:
EQUIPMENT
SCHEDULE

A10.2

NOTE: This is provided for reference only and is not a comprehensive listing of requirements please reference to 2012 TDLR Texas Accessibility Standards for the full code requirements.

302 Floor and Ground Surface

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (113 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

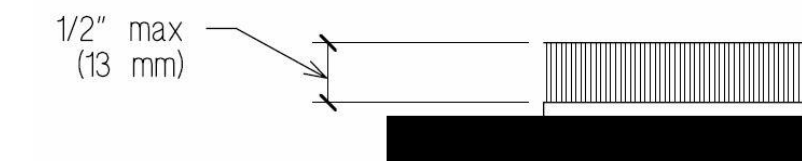


Figure 302.2 Carpet Pile Height

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

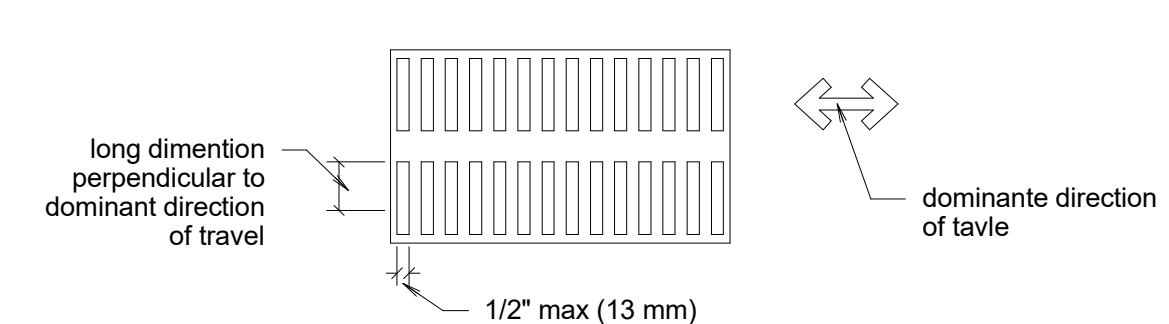


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

303 Changes in Level

303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

- EXCEPTIONS:
1. Animal containment areas shall not be required to comply with 303.
 2. Areas of sport activity shall not be required to comply with 303.

303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

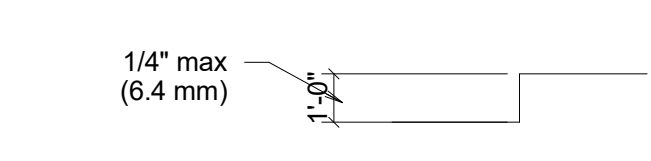


Figure 303.2 Vertical Change in Level

303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

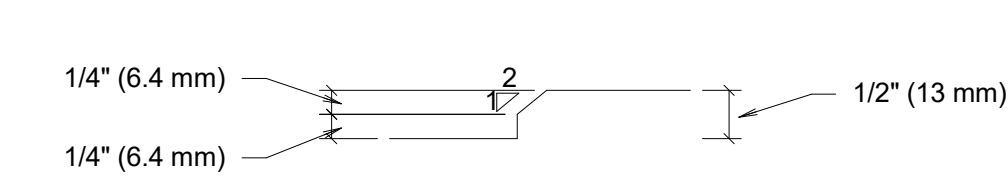


Figure 303.3 Beveled Change in Level

303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

304 Turning Space

304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

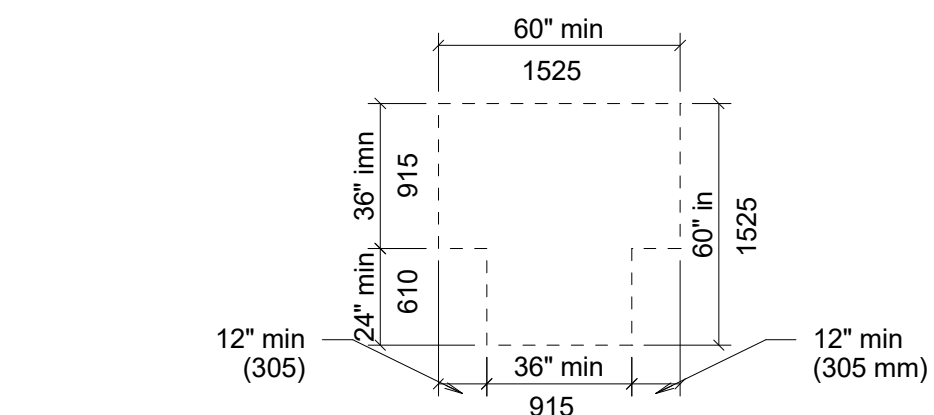


Figure 304.3.2 T-Shaped Turning Space

304.4 Door Swing. Doors shall be permitted to swing into turning spaces.

305 Clear Floor or Ground Space

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

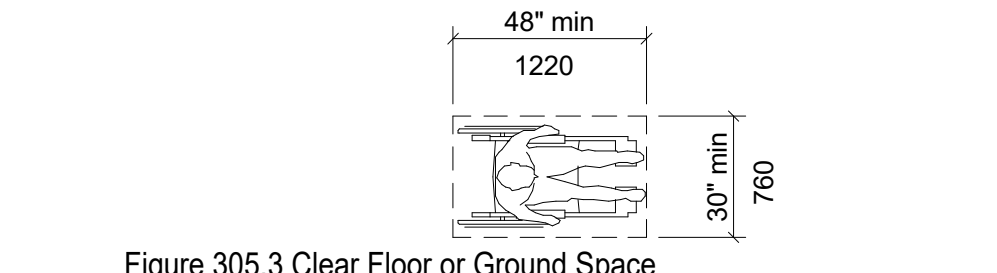


Figure 305.3 Clear Floor or Ground Space

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

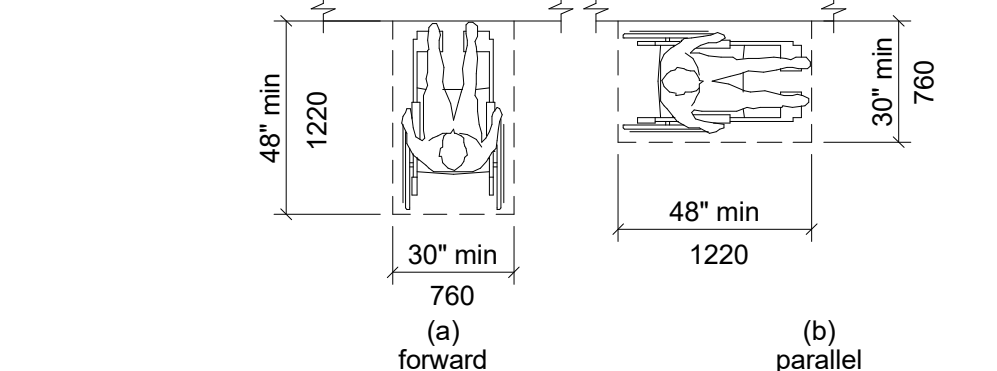


Figure 305.5 Position of Clear Floor or Ground Space

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

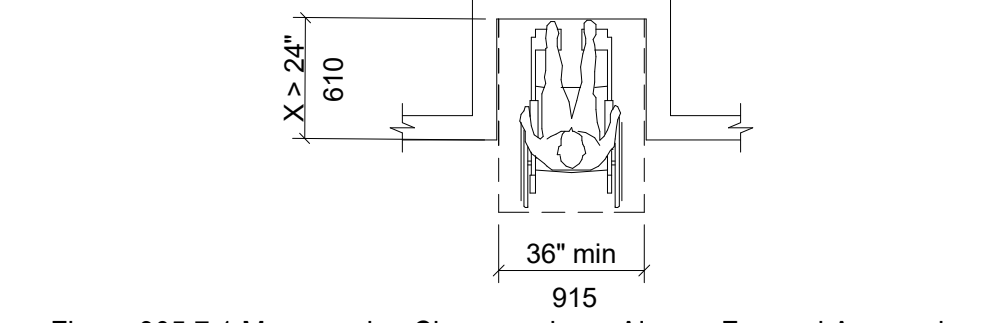


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

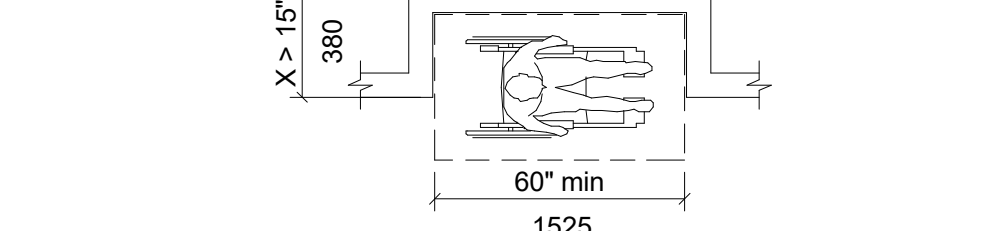


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

306 Knee and Toe Clearance

306.1 General. Where space beneath a element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

306.2 Toe Clearance.

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

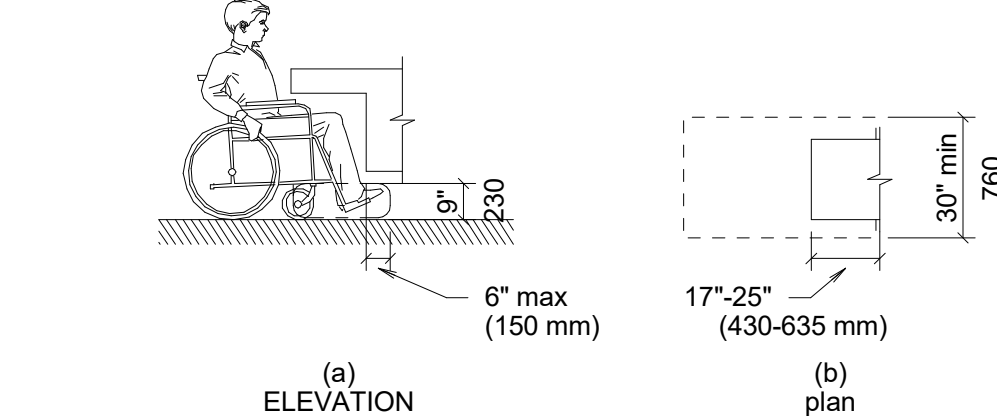


Figure 306.2 Toe Clearance

306.3 Knee Clearance.

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

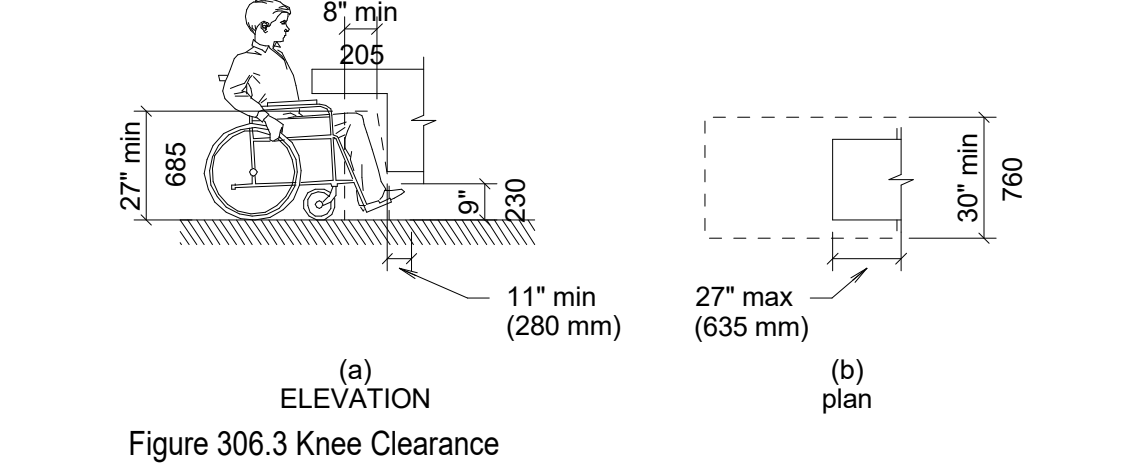


Figure 306.3 Knee Clearance

307 Protruding Objects

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

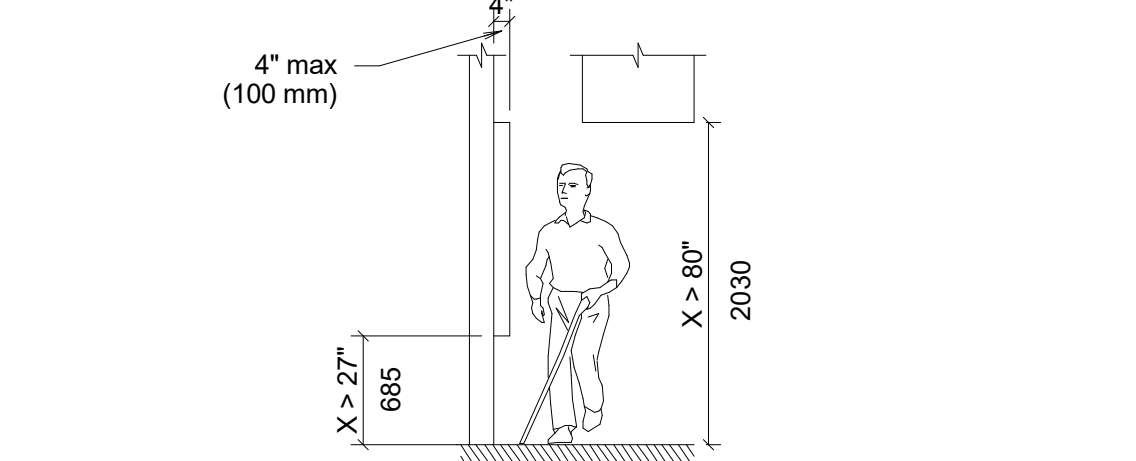


Figure 307.2 Limits of Protruding Objects

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) minimum or 80 inches (2030 mm) maximum above the finish floor or ground.

EXCEPTION: The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.

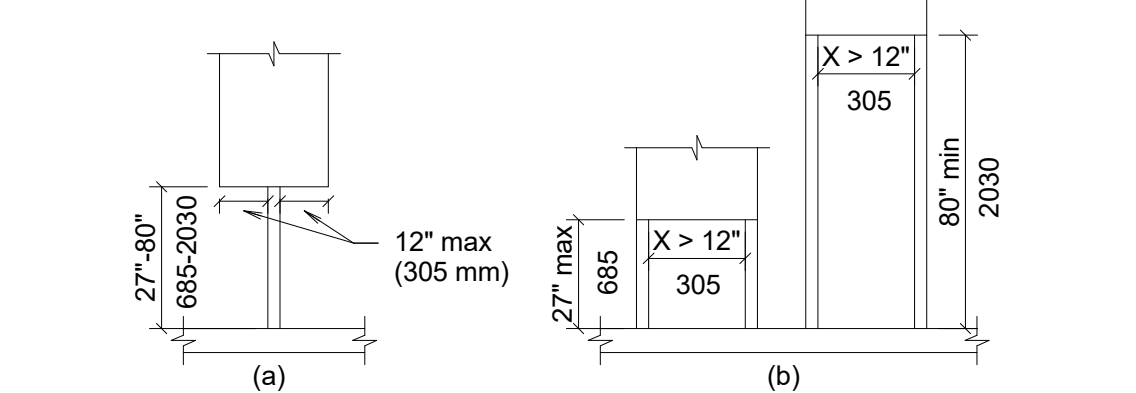


Figure 307.3 Post-Mounted Protruding Objects

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

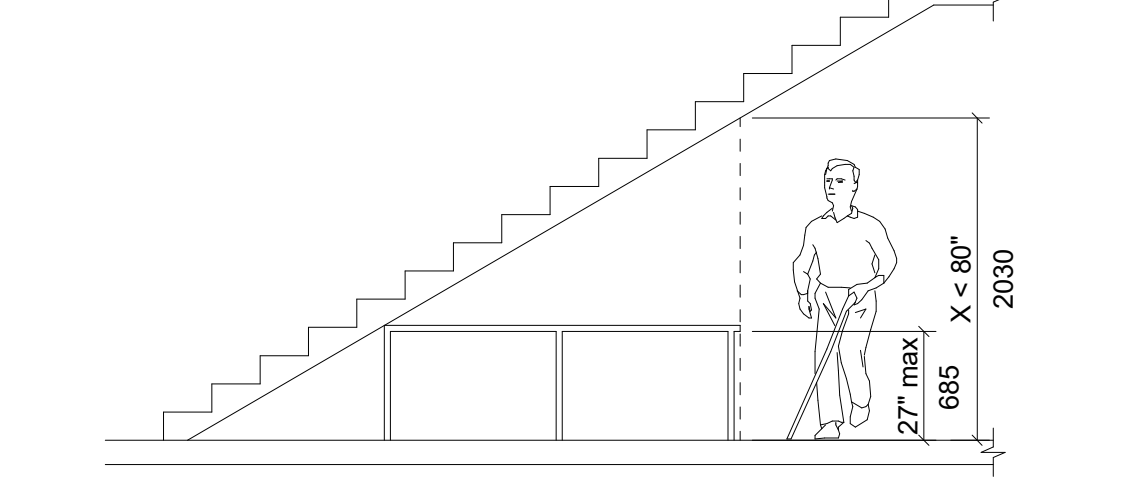


Figure 307.4 Vertical Clearance

307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.

308 Reach Ranges

	Children's Reach Ranges		
	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
Forward or Side Reach	36 in (915 mm)	40 in (1015 mm)	44 in (1120 mm)
High (maximum)	20 in (510 mm)	18 in (455 mm)	16 in (405 mm)
Low (minimum)	20 in (510 mm)	18 in (455 mm)	16 in (405 mm)

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

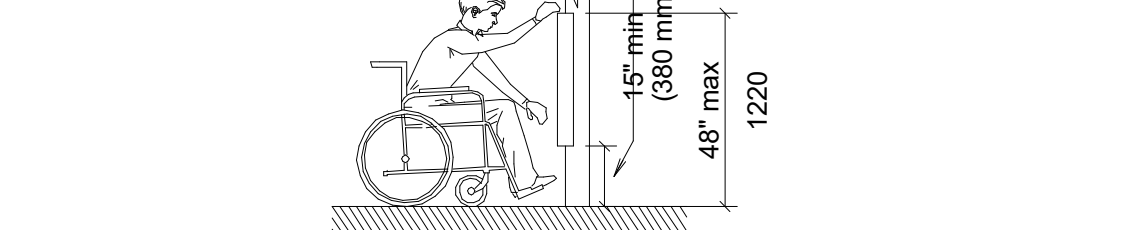


Figure 308.2.1 Unobstructed Forward Reach

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

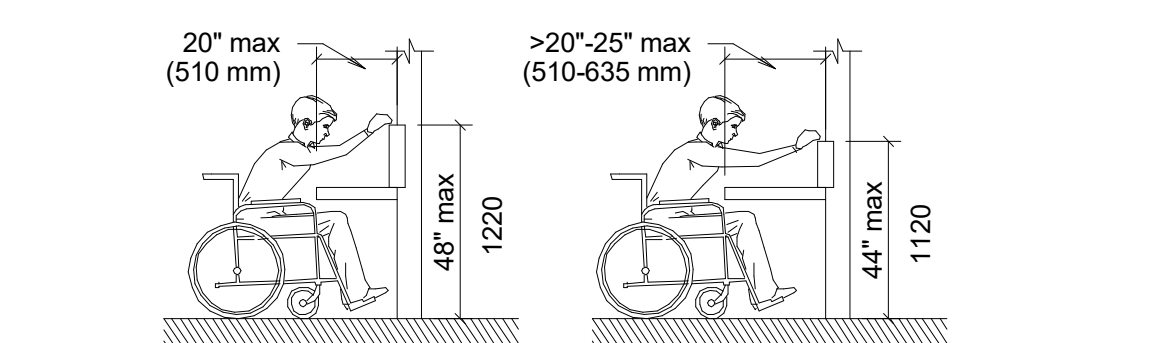


Figure 308.2.2 Obstructed High Forward Reach

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

EXCEPTIONS:

1. An obstruction shall be between the clear floor and ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.
2. Operable parts of fule dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicle way where fule dispensers are installed on existing curbs.

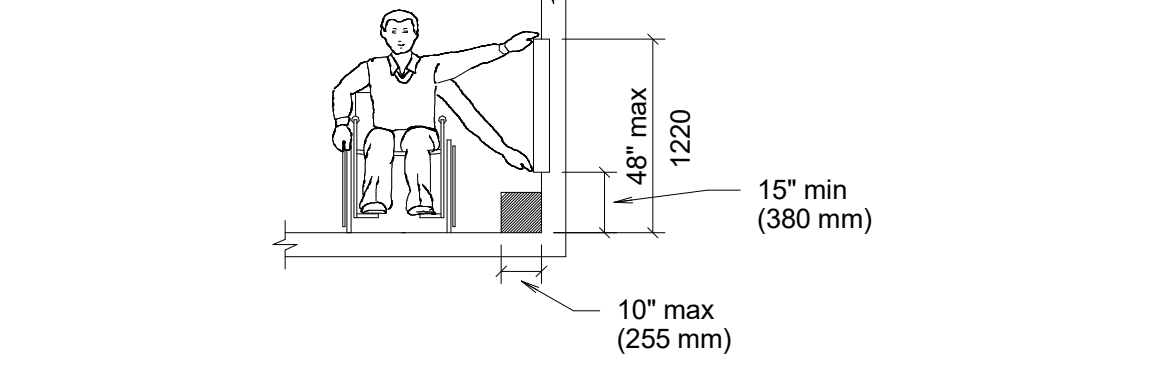


Figure 308.3.1 Unobstructed Side Reach

308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

EXCEPTIONS:

1. The top pf washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.
2. Operable parts of fule dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicle way where fule dispensers are installed on existing curbs.

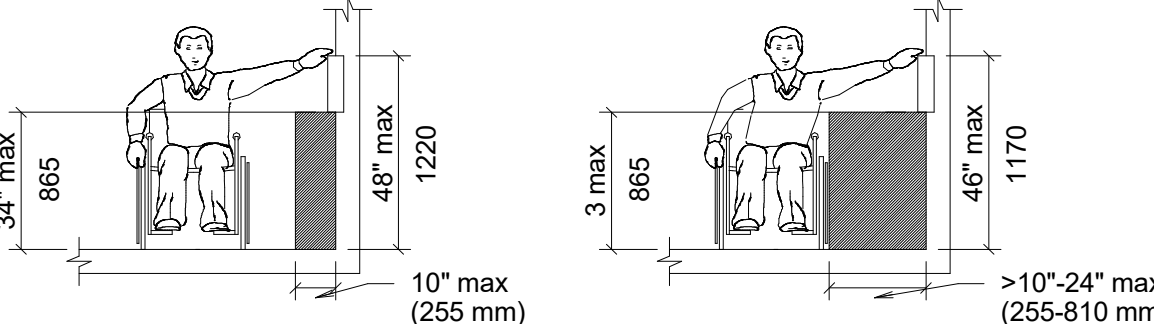


Figure 308.3.2 Obstructure high Side Reach

401 General

401.1 Scope. The provisions of Chapter 4 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

402 Accessible Routes

401.1 General. Accessible route shall comply with 402.

402.2 Components. Accessible routes shall consist of one or more of the following components, walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

403 Walking Surfaces

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

403.3 Slope. 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.

403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.

EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surface shall be 36 inches (915mm) minimum.

EXCEPTION, The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long min (915 mm) wide minimum.

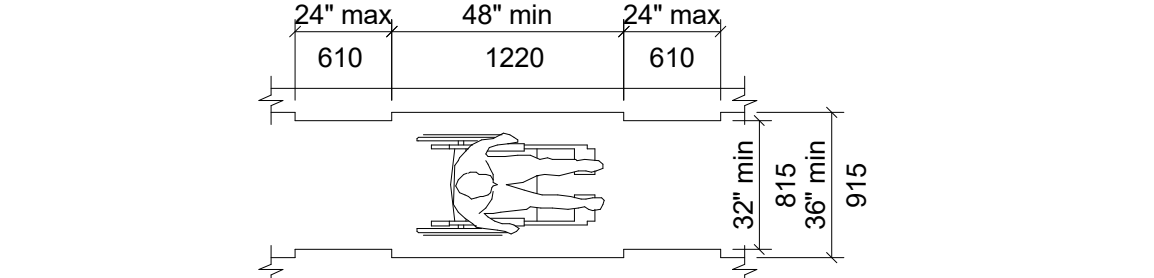


Figure 403.5.5 Clear Width of an Accessible Route

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

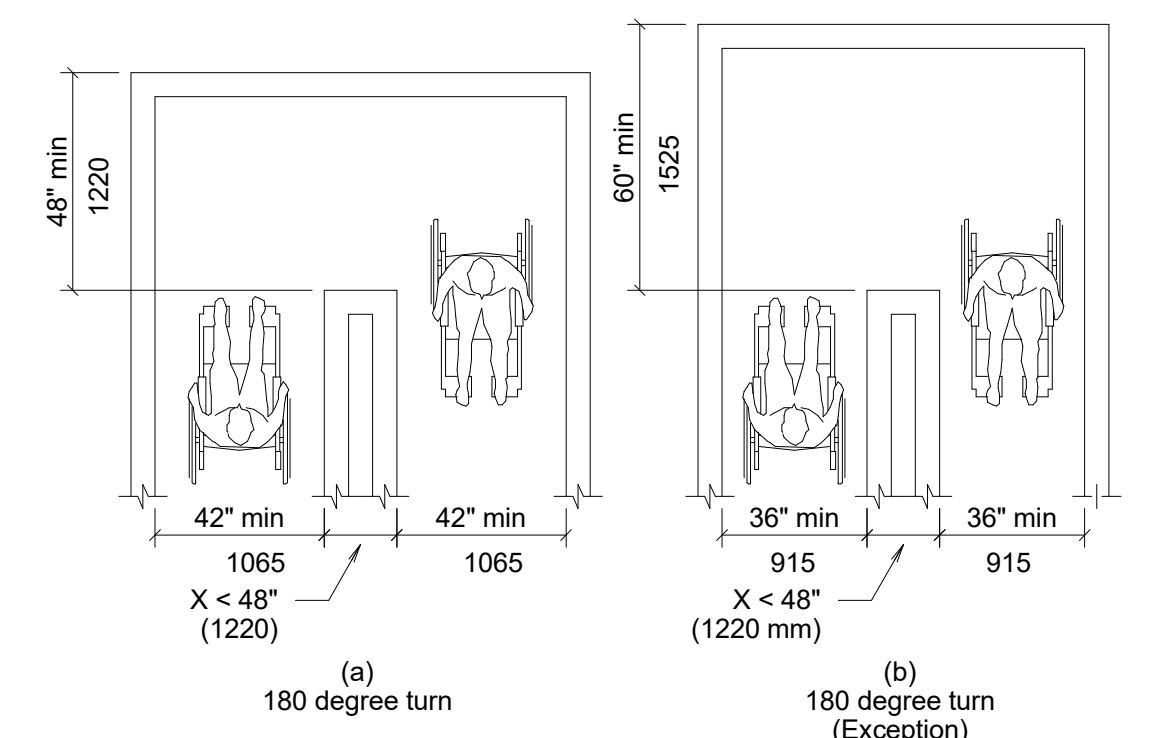


Figure 403.5.2 Clear Width at Turn

403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either: a space 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 48 inches (1220 mm) minimum beyond the intersection.

403.6 Handrails. Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505.

404 Doors, Doorways, and Gates

404.2.1 Revolving Doors, Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

404.2.2 Double-Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4.

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

EXCEPTIONS:

1. In alterations, a projection of 518 inch (16 mm) maximum into the required clear width shall be permitted for the latch side stop.
2. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

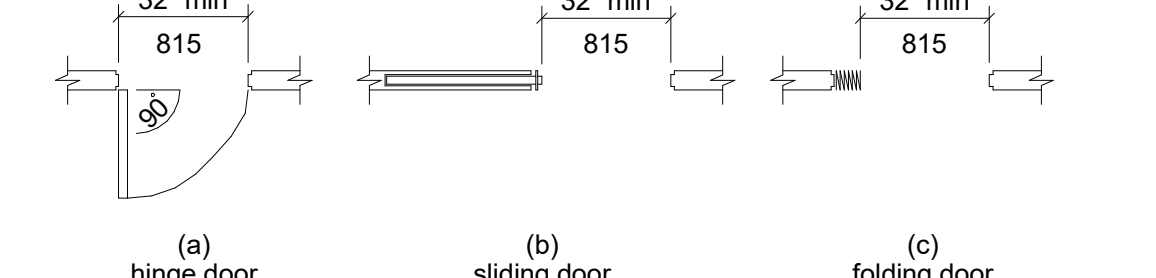


Figure 404.2.3 Clear Width of Doorways

404.2.4 Maneuvering Clearance. Minimum maneuvering clearance at door and gates shall comply with 404.4. Maneuvering shall extend the full width of the doorway and the required latch side or hinge side clearance.

Exeption: Entry door to hosital patient rooms shall not be required to provide clearance beyond the latch side of the door.

404.2.4.1 Swinging Door and gates. Swinging doors and gates shall have maneuvering clearance complying with table 404.2.4.1.

Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates Type of Use

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door and Gate Side	Perpendicular to doorway	Perpendicular to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm)
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm)	22 inches (560 mm)
From latch side	Pull	48 inches (1220 mm)	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm)	24 inches (610 mm)

1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side. 4. Add 6 inches (150 mm) if closer is provided.

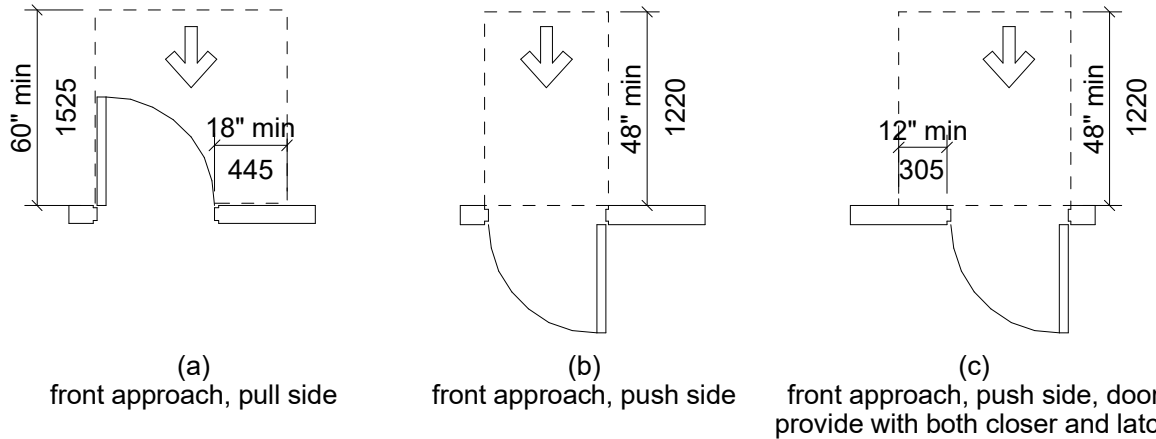


Figure 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates Type of Use

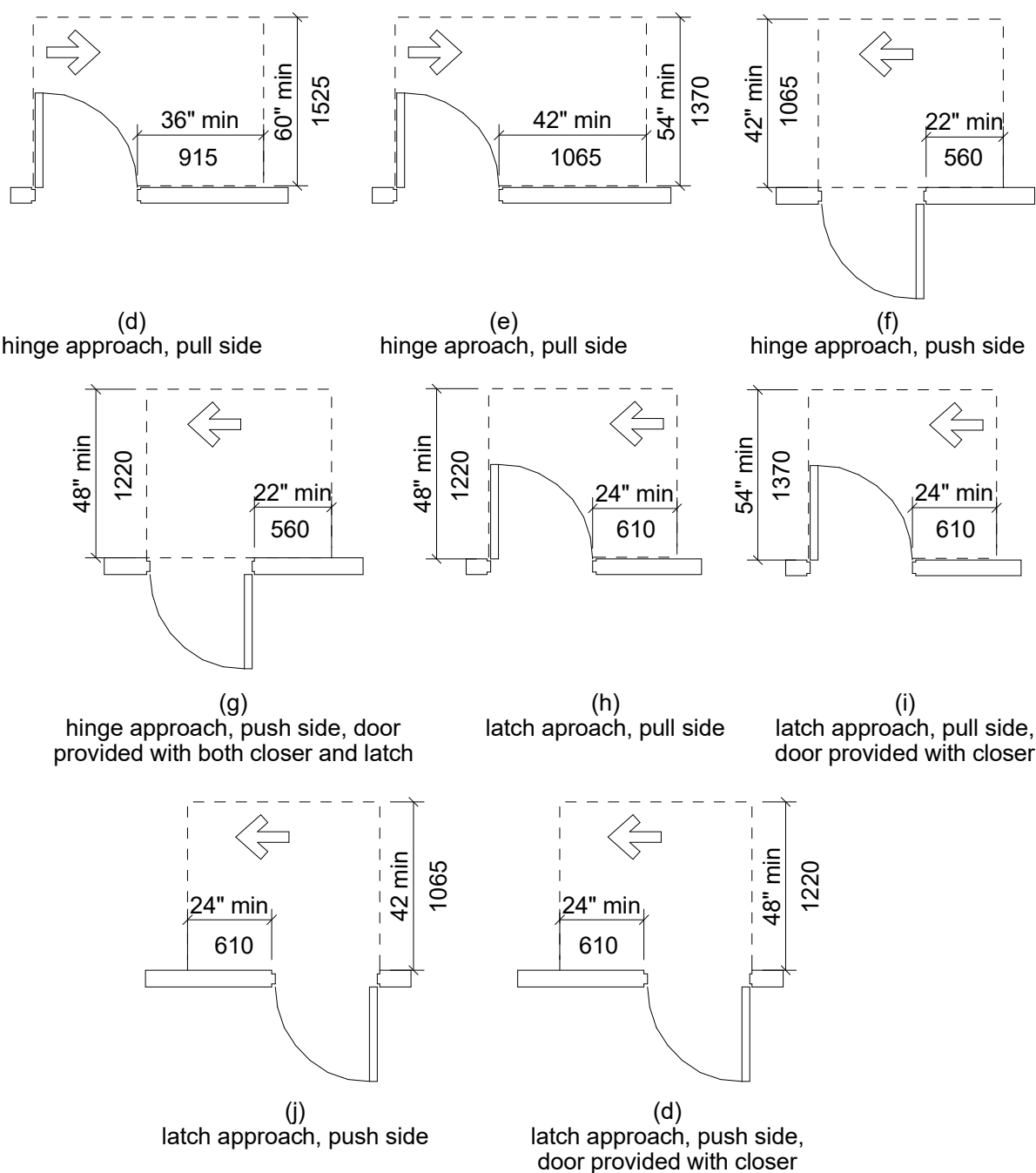


Figure 404.2.4.1 Maneuvering Clearance at Manual Swinging Doors and Gate (continued)

404.2.4.2 Doorways without Doors or Gates, Sliding Doors, and Folding Doors. Doorways less than 36 inches 1915 mm) wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 404.2.4.2.

Table 404.2.4.2 Maneuvering Clearances at Doorways without Doors or Gates, Manual Sliding Doors, and Manual Folding Doors

Approach Direction	Minimum Maneuvering Clearance	
	Perpendicular to Doorway	Perpendicular to Doorway (beyond latch side unless noted)
From front	48 inches (1220 mm)	0 inches (0 mm)
From side	42 inches (1065 mm)	0 inches (0 mm)
From pocket/hinge side	42 inches (1065 mm)	22 inches (560 mm)
From stop/latch side	42 inches (1065 mm)	24 inches (610 mm)

1. Doorway with no door only.
2. Beyond pocket/hinge side.

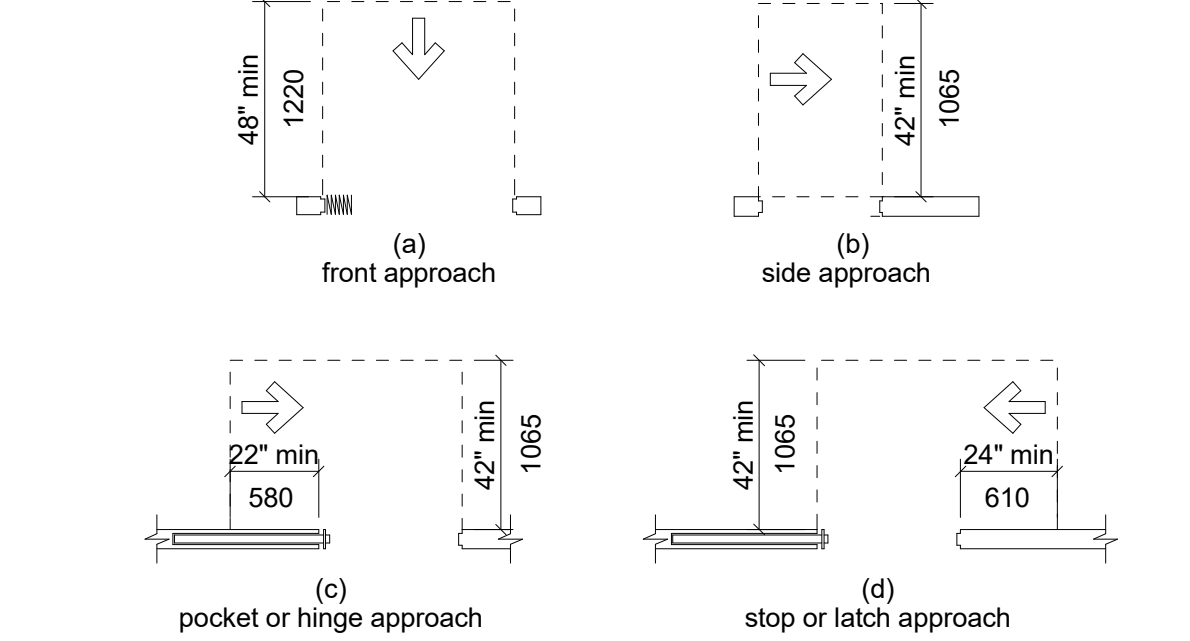


Figure 404.2.4.2 Maneuvering Clearances at Doorways Without Doors, Sliding Doors, Gates, and Folding Doors

404.2.4.3 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured per pendicular to the face of the door or gate.

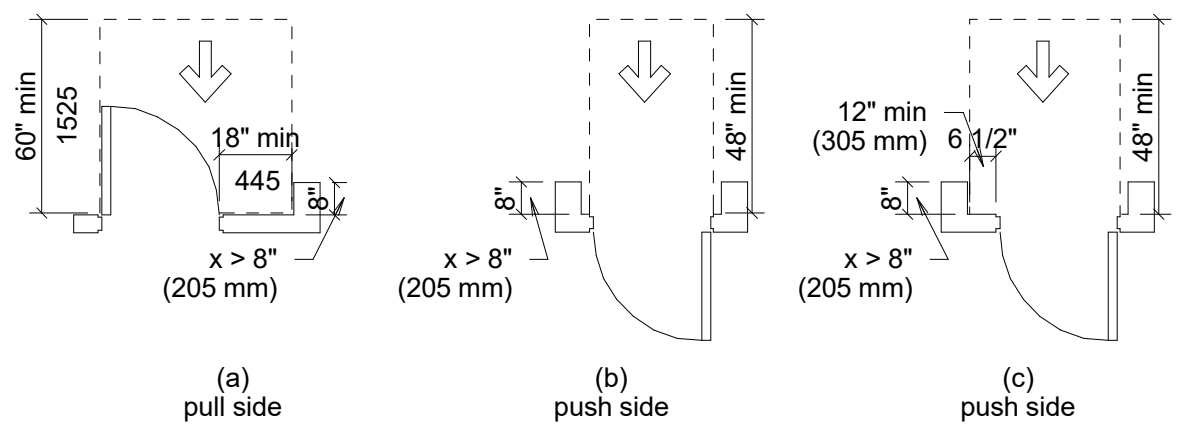


Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates

404.2.5 Thresholds. Thresholds. if provided at doorways. shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

EXCEPTION, Existing or altered thresholds 3/4 inch (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall I not be required to comply with 404.2.5.

404.2.6 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches 11220 mm) minimum plus the width of doors or gates swinging into the space.

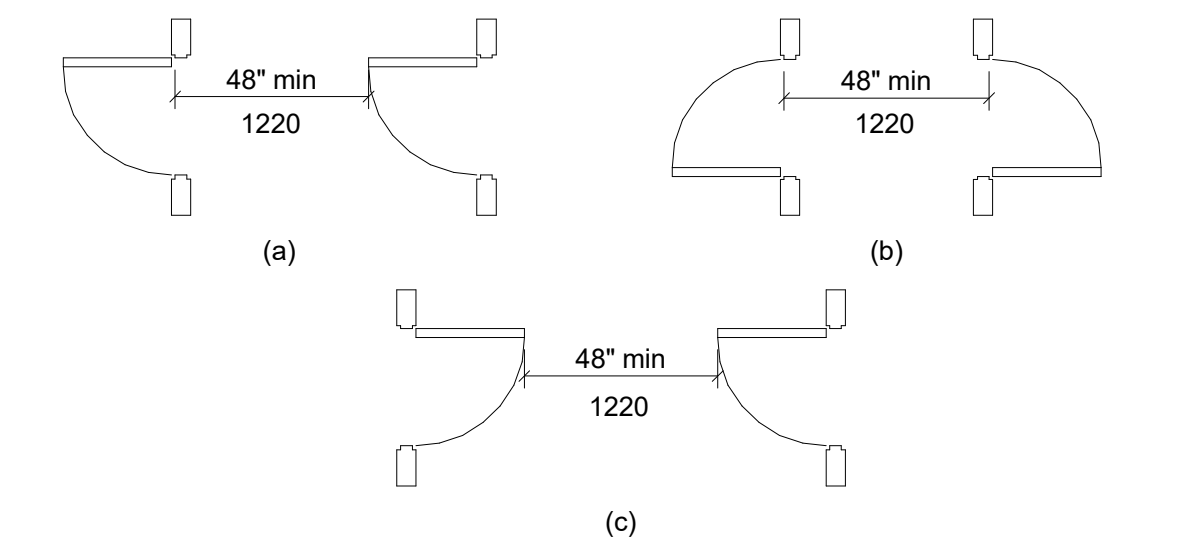


Figure 404.2.6 Doors in Series and Gates in Series

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall I be exposed and usable from both sides.

404.2.8 Closing Speed. Door and gate closing speed shall comply with 404.2.8.

404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinges. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows,

1. interior hinged doors and gates, 5 pounds (22.2 NI maximum.
2. Sliding or folding doors, 5 pounds (22.2 NI maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

EXCEPTIONS,
1. Sliding doors shall not be required to comply with 404.2.10.
2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch 1255 mm) bottom smooth surface height requirement.
3. Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply with 404.2.10.
4. Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed. cavities created by such kick plates are capped.

404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates. containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION, Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

404.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 11. Low-en ergy and powerassisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.1 Clear Width. Doorways shall provide a clear opening of 32 inches (815 mm) minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.

404.3.2 Maneuvering Clearance. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an accessible means of egress shall comply with 404.2.4.

EXCEPTION, Where automatic doors and gates remain open in the power-off condition, compliance with 404.2.4 shall not be required.

404.3.3 Thresholds. Thresholds and changes in level at doorways shall comply with 404.2.5.

404.3.4 Doors in Series and Gates in Series. Doors in series and gates in series shall comply with 404.2.6.

404.3.5 Controls. Manually operated controls shall comply with 309. The clear floor space adjacent to the control shall be located beyond the arc of the door swing.

404.3.6 Break Out Opening. Where doors and gates without standby power are a part of a means of egress, the clear break out opening at swinging or sliding doors and gates shall be 32 inches (815 mm) minimum when operated in emergency mode.

EXCEPTION, Where manual swinging doors and gates comply with 404.2 and serve the same means of egress compliance with 404.3.6 shall not be required.

404.3.7 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

405 Ramps

405.1 General. Ramps on accessible routes shall comply with 405.

EXCEPTION, In assembly areas. aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required. to comply with 405.

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

Slope%	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

1. A slope steeper than 1,8 is prohibited.

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

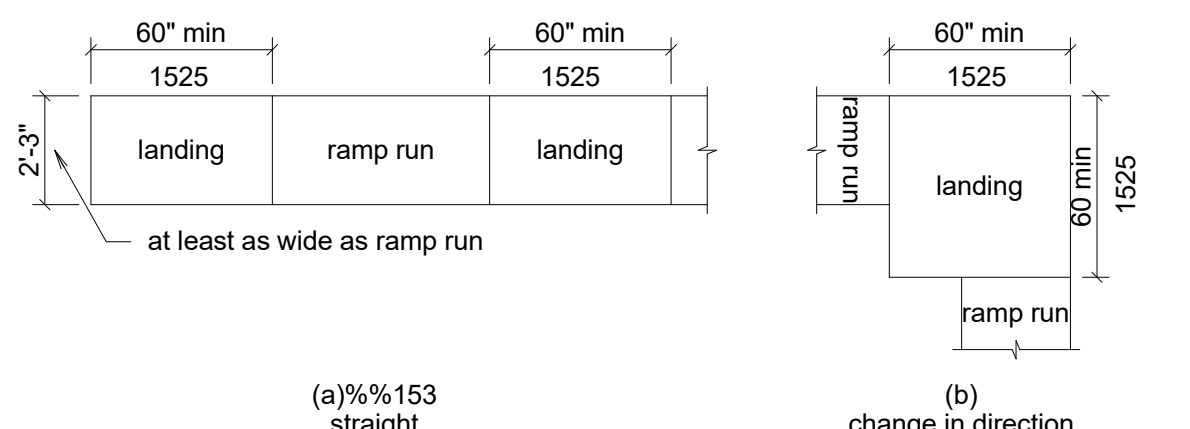


Figure 405.7 Ramp Landings

405.7.2 W/dth. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. The landing clear length shall be 60 inches (1525 mm) long minimum.

405.7.4 Change in Direction. Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.

405.7.5 Doorways. Where doorways are located adjacent to a ramp landing. maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area.

405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.

EXCEPTION, Within employee work areas, handrails shall not be required where ramps that are part of common use circulation paths are designed to permit the installation of handrails complying with 505. Ramps not subject to the exception to 405. be designed to maintain a 36 inch (915 mm) minimum clear width when handrails are installed.

405.9 Edge Protection. Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

EXCEPTIONS:
1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying with 406.3.
2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway.
3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of Y, inch (13 mm) maximum within 10 inches (255 mm) horizontally of the minimum landing area specified in 405.7.

405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12 inches 1305 mm) minimum beyond the inside face of a handrail complying with 505.



Figure 405.9.1 Extended Floor or Ground Surface Edge Protection

405.9.2 curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

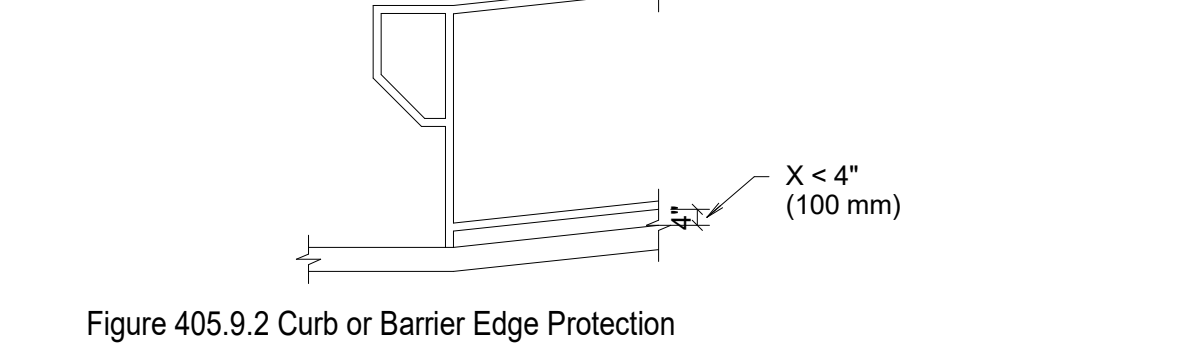


Figure 405.9.2 Curb or Barrier Edge Protection

406 Curb Ramps

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

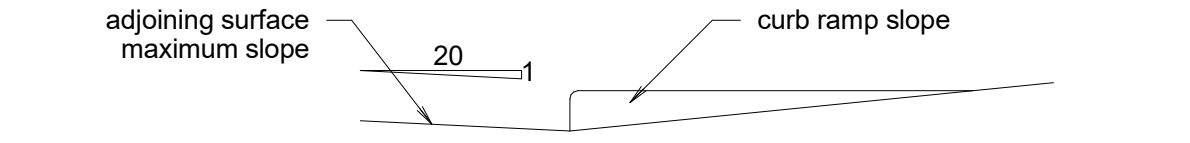


Figure 406.2 Counter Slope of Surfaces Adjacent to Curb Ramps

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

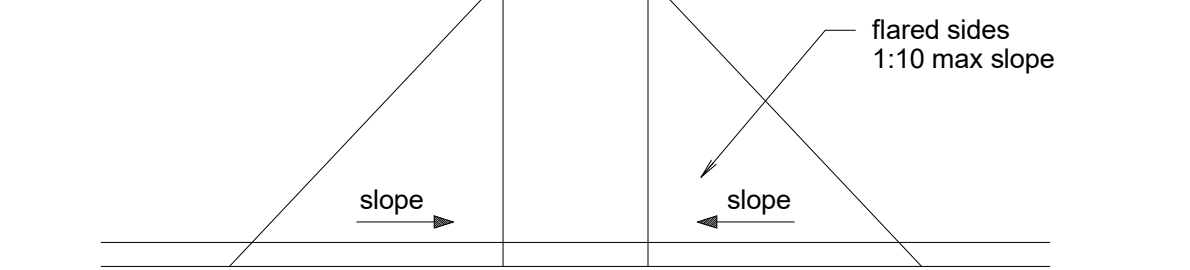


Figure 406.3 Sides of Curb Ramps

406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

EXCEPTION, In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

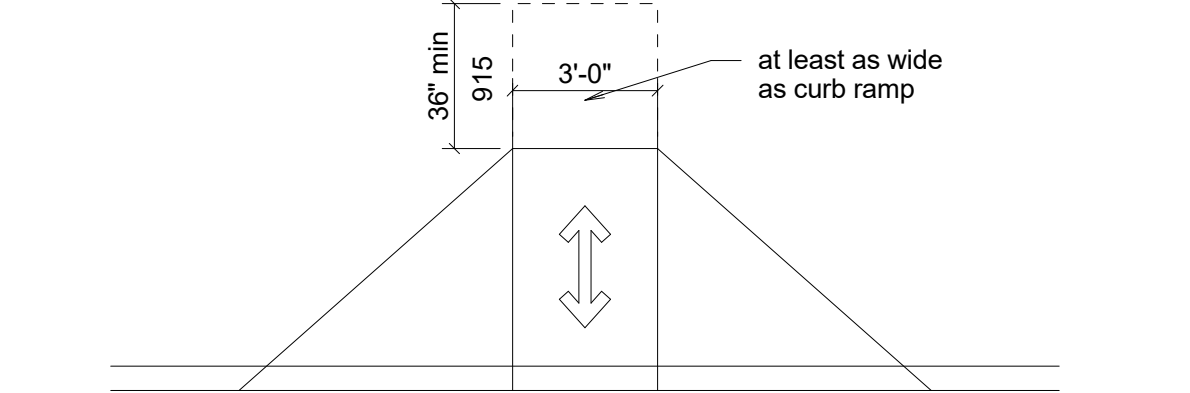


Figure 406.4 Landings at the Top of Curb Ramps

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other welldefined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

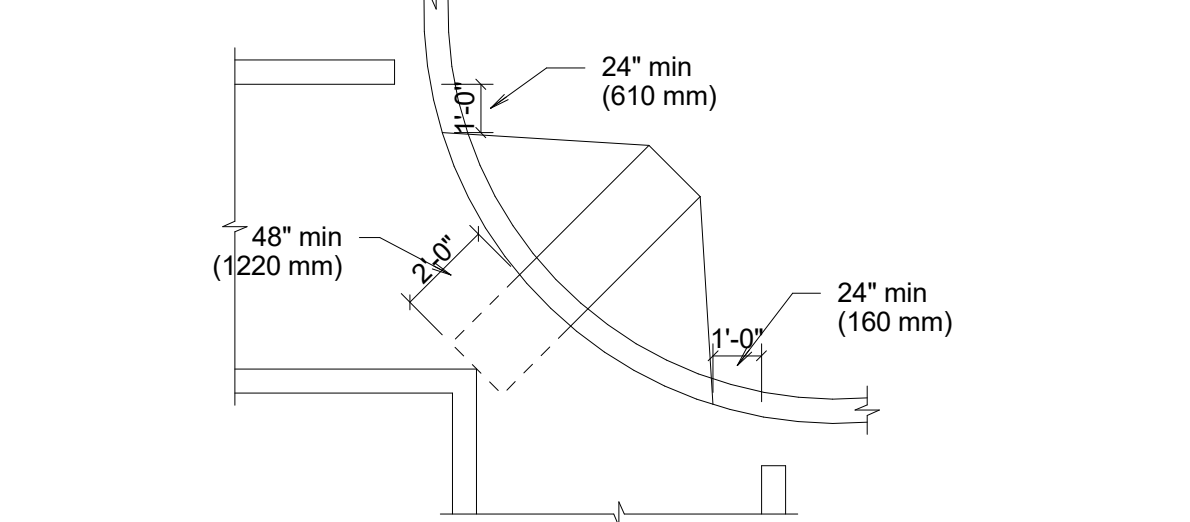


Figure 406.6 Diagonal or Corner Type Curb Ramps

406.7 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area 48 inches 11220 mm) long minimum by 36 inches (915 mm) wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.

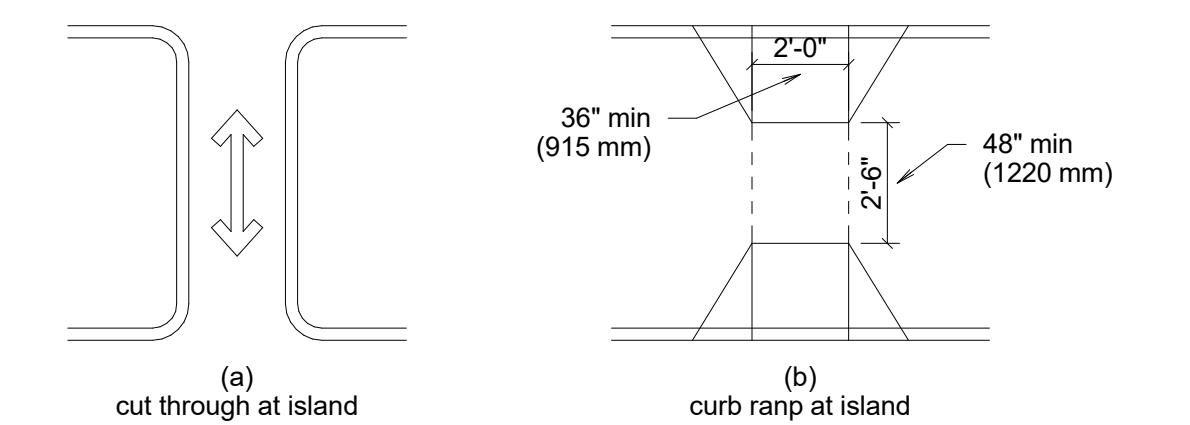


Figure 406.7 Islands in Crossings

407 Elevators

407.2.1 Call Controls. Where elevator call buttons or keypads are provided, they shall comply with 407.2.1 and 309.4. Call buttons shall be raised or flush.

407.2.1.1 Height. Call buttons and keypads shall be located within one of the reach ranges specified in 308, measured to the centerline of the highest operable part.

407.2.1.2 Size. Call buttons shall be 3/4 inch (19 mm) minimum in the smallest dimension.

EXCEPTION: Existing elevator call buttons shall not be required to comply with 407.2.1.2.

407.2.1.3 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided at call controls.

407.2.1.4 Location. The call button that designates the up direction shall be located above the call button that designates the down direction.

EXCEPTION, Destination-oriented elevators shall not be required to comply with 407.2.1.4.

407.2.1.5 Signals. Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.

407.2.1.6 Keypads. Where keypads are provided, keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.2.2 Hall Signals. Hall signals, including in-car signals, shall comply with 407.2.2.

407.2.2.1 Visible and Audible Signals. A visible and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call and the car's direction of travel. Where in-car signals are provided, they shall be visible from the floor area adlacent to the hall call buttons.

407.2.2.2 Visible Signals. Visible signal fixtures shall be centered at 72 inches (1830 mm) minimum above the finish floor or ground. The visible signal elements shall be 2 1/2 inches (64 mm) minimum measured along the vertical centerline of the element. Signals shall be visible from the floor area adjacent to the hall call button.

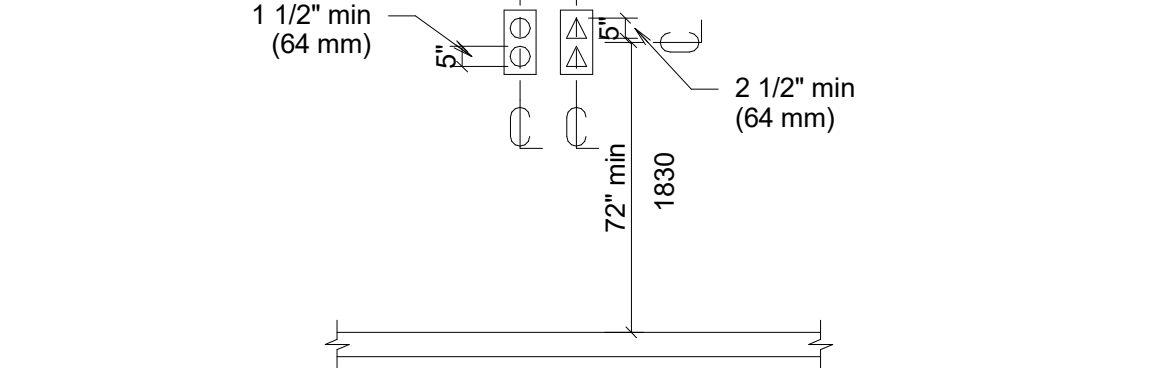


Figure 407.2.2.2 Visible Hall Signals

407.2.2.3 Audible Signals. Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of elevator car travel. Audible signals shall have a frequency of 1500 Hz maximum. Verbal annunciators shall have a frequency of 300 Hz minimum and 3000 Hz maximum. The audible signal and verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the hall call button.

EXCEPTIONS:
1. Destination-oriented elevators shall not be required to comply with 407.2.2.3 provided that the audible tone and verbal announcement is the same as those given at the call button or call button keypad.
2. Existing elevators shall not be required to comply with the requirements for frequency and dB range of audible signals.

407.2.2.4 Differentiation. Each destination-oriented elevator in a bank of elevators shall have audible and visible means for differentiation.

407.2.3 Hoistway Signs. Signs at elevator hoistways shall comply with 407.2.3.

407.2.3.1 Floor Designation. Floor designations complying with 703.2 and 703.4.1 shall be provided on both jambs of elevator hoistway entrances. Floor designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum. A tactile star shall be provided on both iambs at the main entry level.

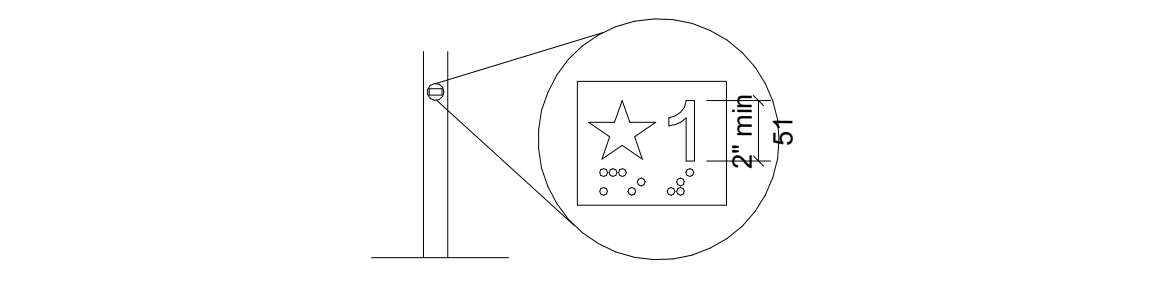


Figure 407.2.3.1 Floor Designations on Jambs of Elevator Hoistway Entrances

407.2.3.2 Car Designations. Destination-oriented elevators shall provide tactile car identification complying with 703.2 on both jambs of the hoistway immediately below the floor designation. Car designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches 151 mm) high minimum.

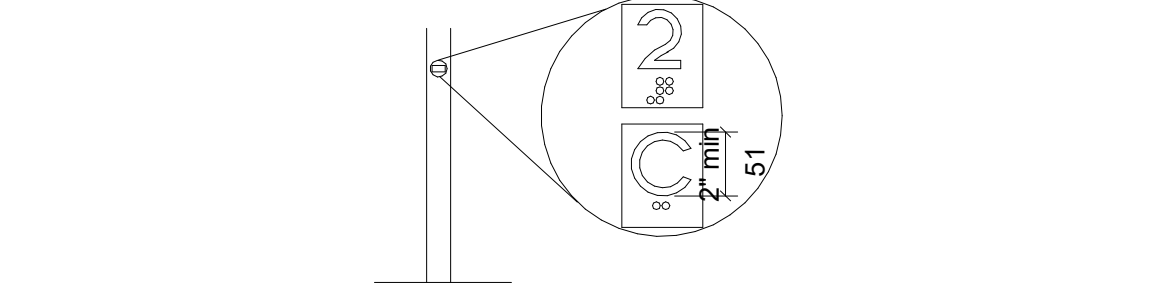


Figure 407.2.3.2 Car Designations on Jambs of Destination-Oriented Elevator Hoistway Entrances

407.3.1 Type. Elevator doors shall be the horizontal sliding type. Car gates shall be prohibited.

407.3.2 Operation. Elevator hoistway and car doors shall open and close automatically.

EXCEPTION, Existing manually operated hoistway swing doors shall be permitted provided that they comply with 404.2.3 and 404.2.9. Car door closing shall not be initiated until the hoistway door is closed.

407.3.3 Reopening Device. Elevator doors shall be provided with a reopening device complying with 407.3.3 that shall stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an oblect or person.

407.3.3.1 Height. The device shall be activated by sensing an obstruction passing through the opening at 5 inches 1125 mm) nominal and 29 inches 1735 mm) nominal above the finish floor.

604 Water Closets and Toilet Compartments

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

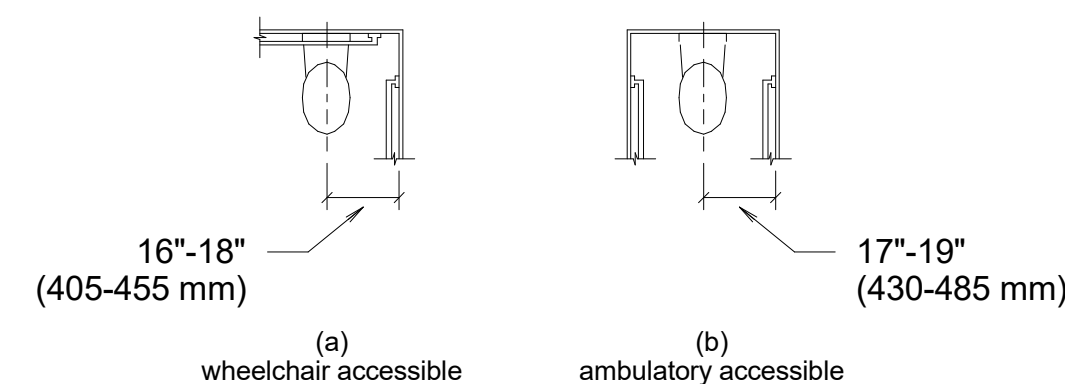


Figure 604.2 Water Closet location

604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

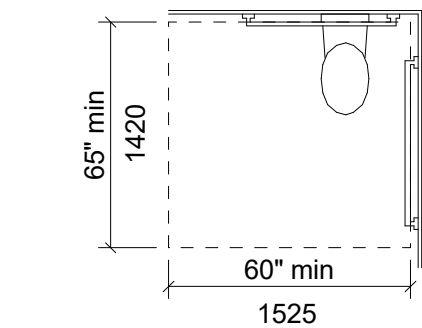


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

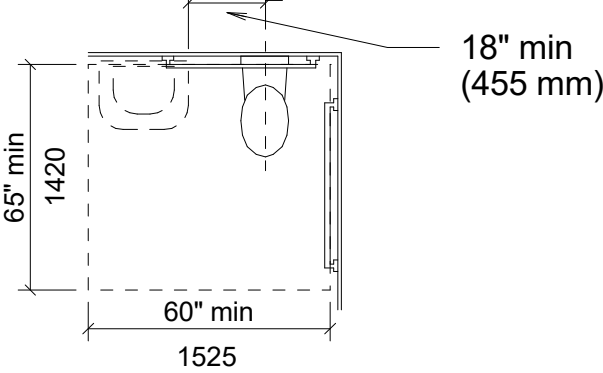


Figure 604.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

604.4 Seats. **The** seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

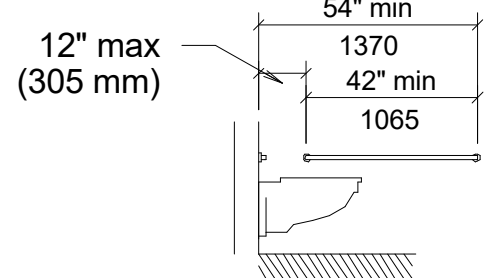


Figure 604.5.1 Side Wall Grab Bar at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

EXCEPTIONS:

- The** rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.
- Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side toilet area.

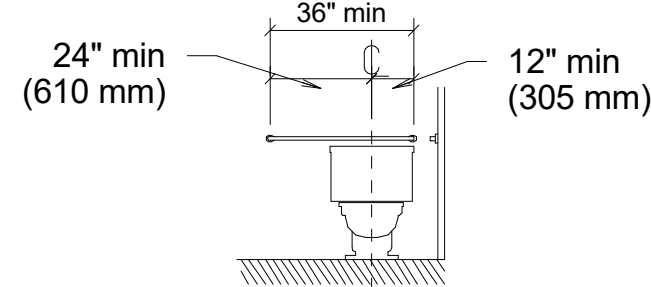


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

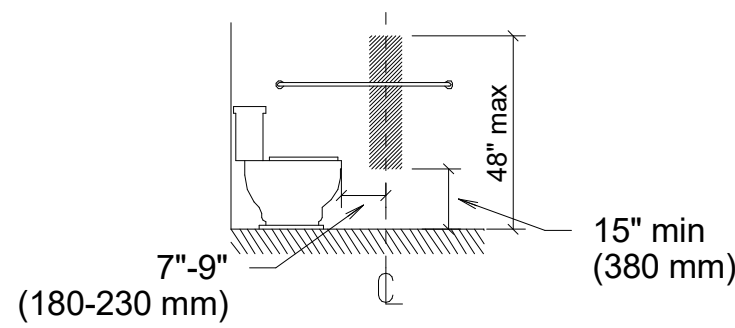


Figure 604.7 Dispenser Outlet Location

604.8 **Toilet** Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and

604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

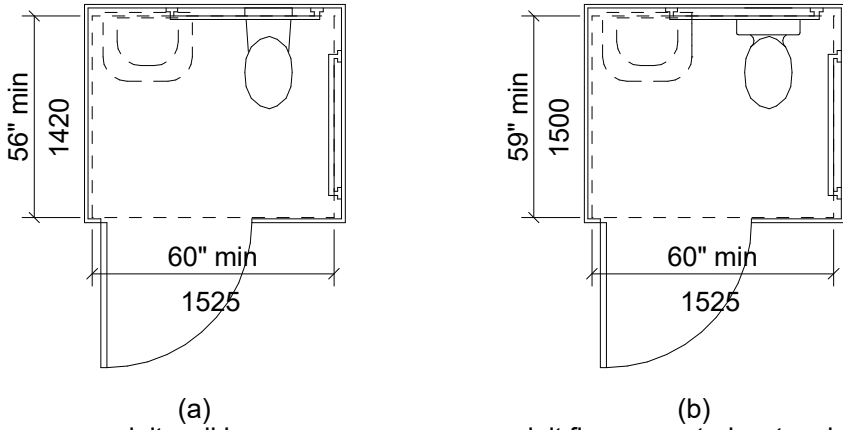


Figure 604.8.1.1 Size of wheelchair Accessible Toilet Compartment

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except **that** if the approach is to **the** latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

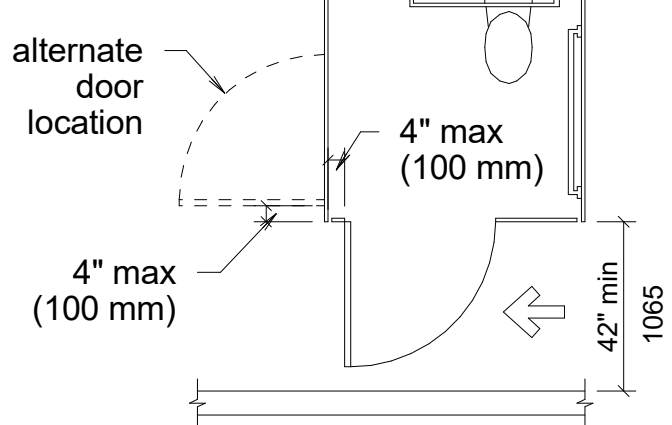


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.5 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with

604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.

604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.

604.8.2.2 Doors. **Toilet** compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. **Toilet** compartment doors shall not swing into the minimum required compartment area.

604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

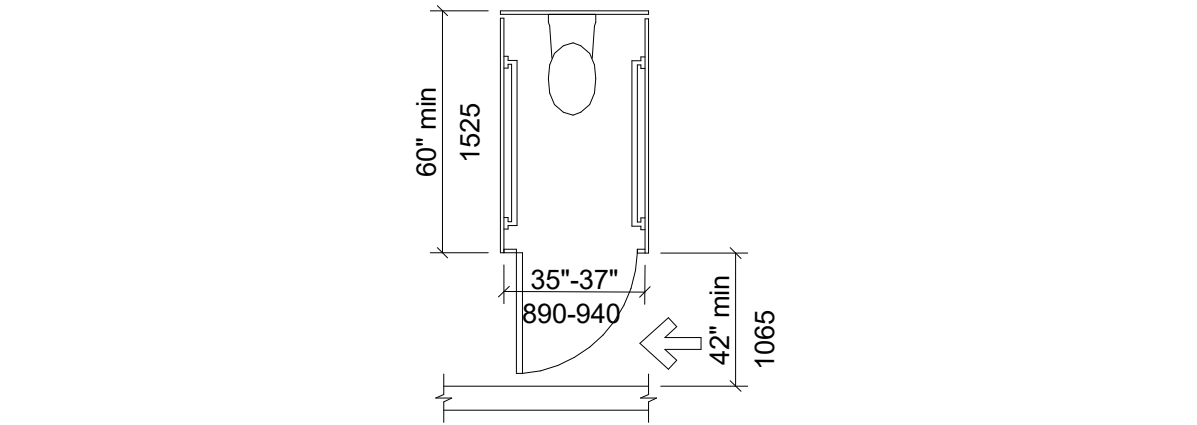


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

604.8.3 Coat **Hooks** and Shelves. Coat hooks shall be located **within** one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604.9 Water Closets and Toilet Compartments for Children's Use. Water closets and toilet compartments for children's use shall comply with 604.9.

Advisory Specifications for Water Closets Serving Children Ages 3 through 12			
	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
Water Closet Centerline	12 inches (305 mm)	12 to 15 inches (305 to 380 mm)	15 to 18 inches (380 to 455 mm)
Toilet Seat Height	11 to 12 inches (280 to 305 mm)	12 to 15 inches (305 to 380 mm)	15 to 17 inches (380 to 430 mm)
Grab Bar Height	18 to 20 inches (455 to 510 mm)	20 to 25 inches (510 to 635 mm)	25 to 27 inches (635 to 685 mm)
Dispenser Height	1 inches (355 mm)	14 to 17 inches (355 to 430 mm)	17 to 19 inches (430 to 485 mm)

604.9.1 Location. The water closet shall be located with a wall or partition to the rear and to one side. **The** centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that t he water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.9.2 Clearance. Clearance around a water closet shall comply with 604.3.

604.9.3 **Height**. The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat.Seats shall not be sprung to return to a lifted position.

604.9.4 Grab Bars. Grab bars for water closets shall comply with 604.5.

604.9.5 **Flush** Controls. Flush controls shall be hand operated or automatic. **Hand** operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.9.6 Dispensers. **Toilet** paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. **There** shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.9.7 **Toilet** Compartments. **Toilet** compartments shall comply with 604.8.

605 Urinals

605.2 **Height** and Depth. Urinals shall be the stall-type or **the** wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

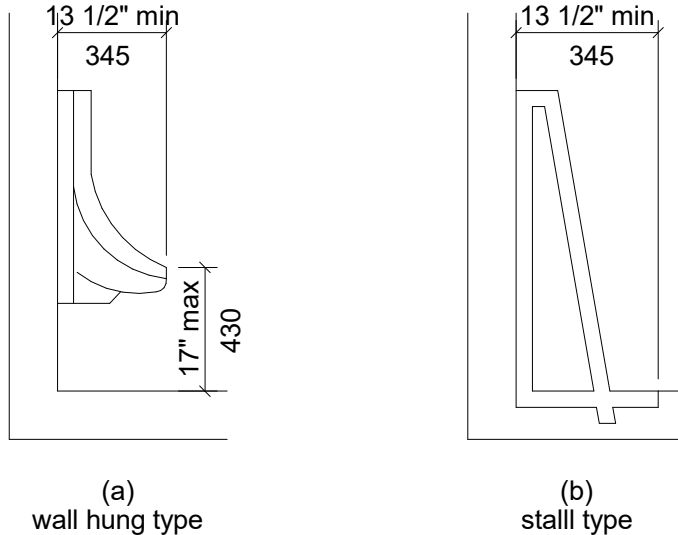


Figure 605.2 Height and Depth of Urinals

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606 Lavatories and Sinks

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

607 Bathtubs

607.2 Clearance. Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with 606 shall be permitted at the control end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the wall at the head end of the bathtub.

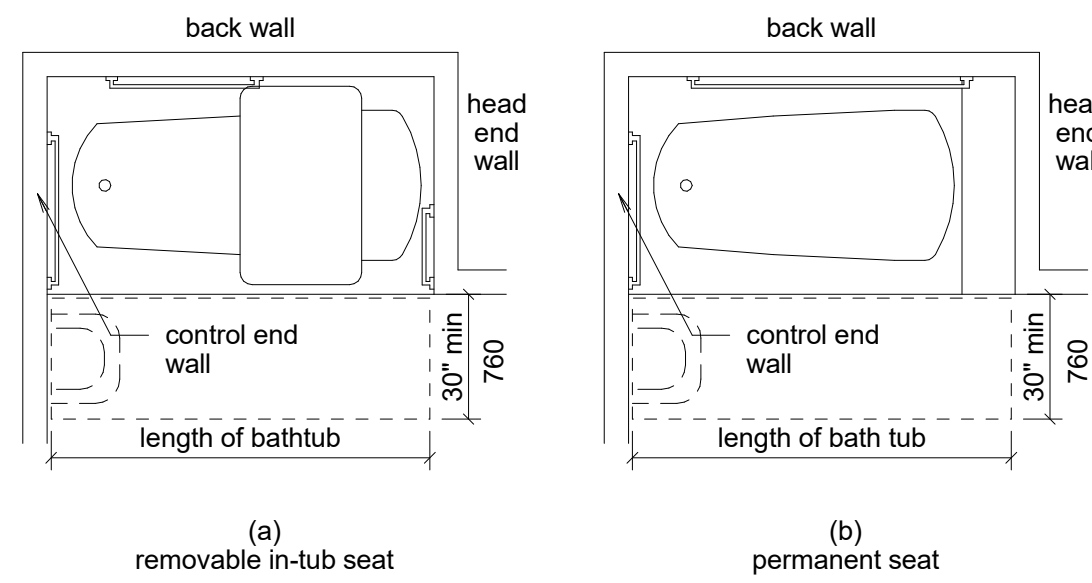


Figure 607.2 Clearance for Bathtubs

607.3 Seat. A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610.

607.4 Grab Bars. Grab bars for bathtubs shall comply with 609 and shall be provided in accordance with 607.4.1 or 607.4.2.

607.4.1 Bathtubs With Permanent Seats. For bathtubs with permanent seats, grab bars shall be provided in accordance with 607.4.1.

607.4.1.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be installed 15 inches (380 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.1.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

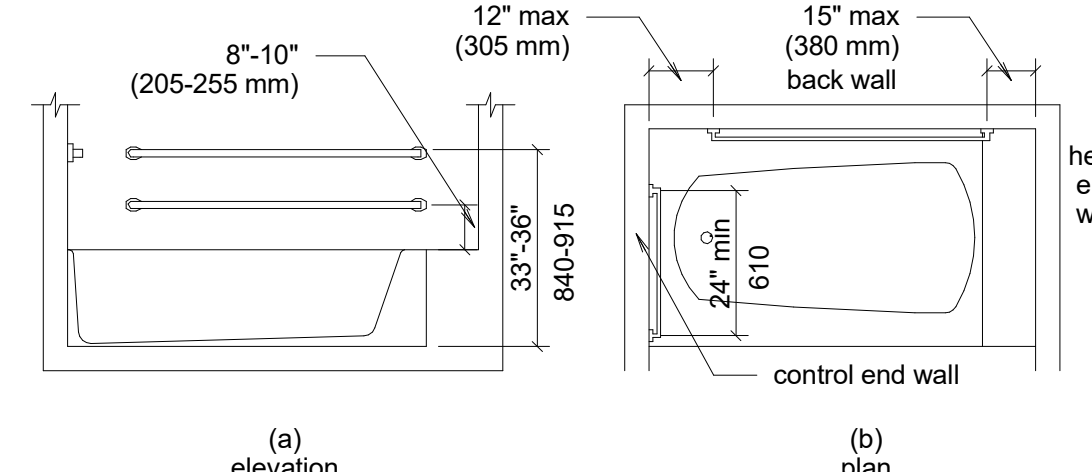


Figure 607.4.1 Grab Bars for Bathtubs with Permanent Seats

607.4.2 Bathtubs Without Permanent Seats. For bathtubs without permanent seats, grab bars shall comply with 607.4.2.

607.4.2.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and other located 8 inches (205 mm) minimum & 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be 24 inches (610 mm) long minimum and shall be installed 24 inches (610 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.2.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

607.4.2.3 Head End Wall. A grab bar 12 inches (305 mm) long minimum shall be installed on the head end wall at the front edge of the bathtub.

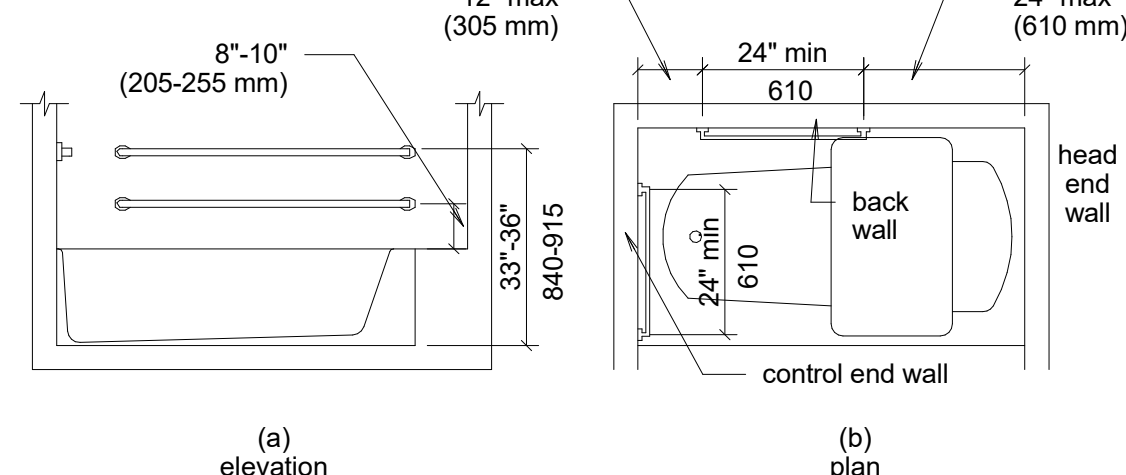


Figure 607.4.1 Grab Bars for Bathtubs with Removable In-Tub Seats

607.5 Controls. Controls, other than drain stoppers, shall be located on an end wall. Controls shall be between the bathtub rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. Controls shall comply with 309.4.

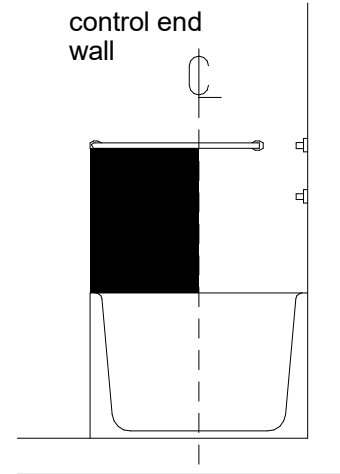


Figure 607.5 Bathtub Control Location

607.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Bathtub shower spray units shall deliver water that is 120F (49C) maximum.

607.7 Bathtub Enclosures. Enclosures for bathtubs shall not obstruct controls, faucets, shower and spray units or obstruct transfer from wheelchairs onto bathtub seats or into bathtubs. Enclosures on bathtubs shall not have tracks installed on the rim of the open face of the bathtub.

608 Shower Compartments

608.2 Size and Clearances for Shower Compartments. Shower compartments shall have sizes and clearances complying with 608.2.

608.2.1 Transfer Type Shower Compartments. Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.

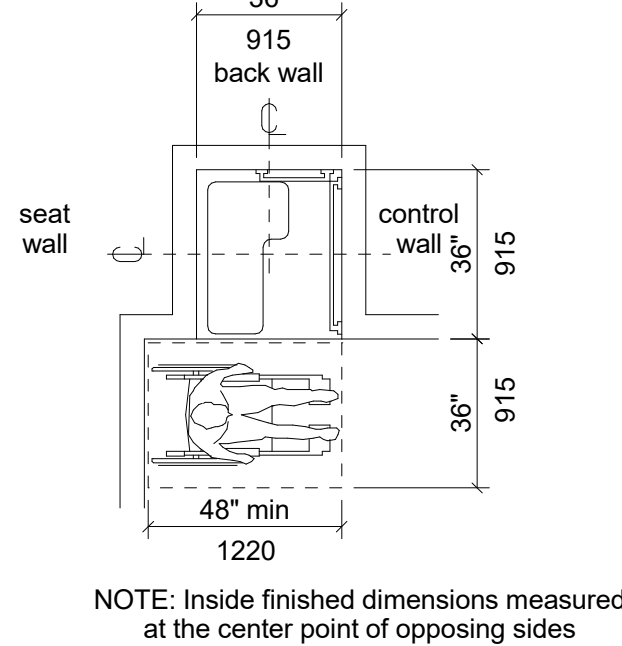


Figure 608.2.1 Transfer Type Shower Compartment Size and Clearance

608.2.2 Standard Roll-In Type Shower Compartments. Standard roll-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment.

608.2.2.1 Clearance. A 30 inch (760 mm) wide minimum by 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment.

EXCEPTION: A lavatory complying with 606 shall be permitted on one 30 inch (760 mm) wide minimum side of the clearance provided that it is not on the side of the clearance adjacent to the controls or, where provided, not on the side of the clearance adjacent to the shower seat.

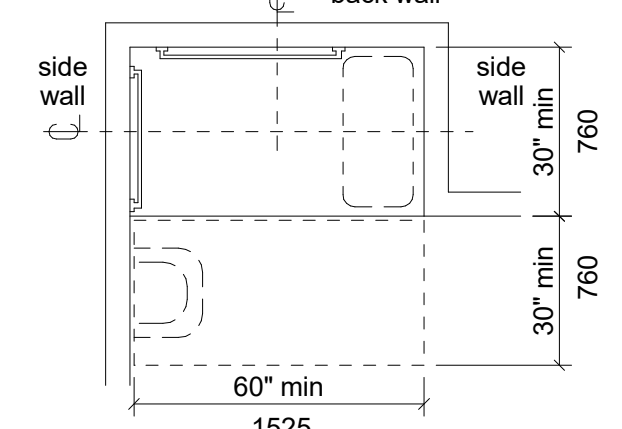


Figure 608.2.2 Standard Roll-In Type Shower Compartment Size and Clearance

608.2.3 Alternate Roll-In Type Shower Compartments. Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides. A 36 inch (915 mm) wide minimum entry shall be provided at one end of the long side of the compartment.

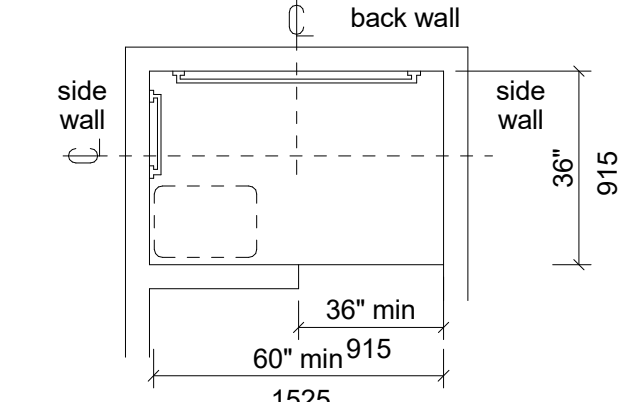


Figure 608.2.3 Alternate Roll-In Type Shower Compartment Size and Clearance

608.3 Grab Bars. Grab bars shall comply with 609 and shall be provided in accordance with 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor.

EXCEPTIONS:

- Grab bars shall not be required to be installed in a shower located in a bathing facility for a single occupant accessed only through a private office, and not for common use or public use provided that reinforcement has been installed in located so as to permit the installation of grab bars complying with 608.3.
- In residential dwelling units, grab bars shall not be required to be installed in showers located in bathing facilities provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complyin 608.3.

608.3.1 Transfer Type Shower Compartments. In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (455 mm) from the control wall.



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STANDARDS

AS4

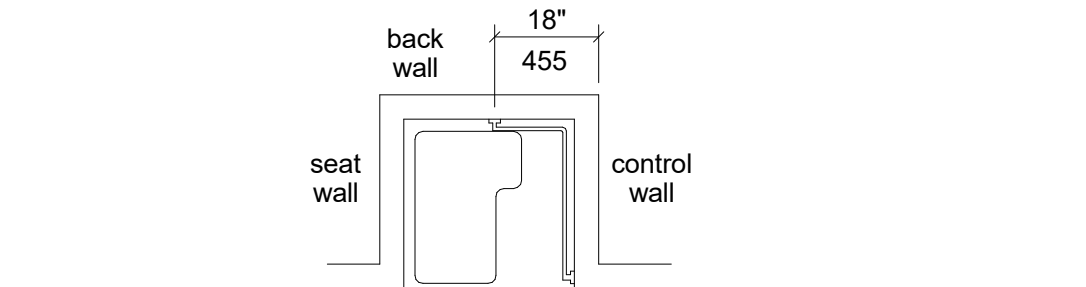


Figure 608.3.1 Grab Bars for Transfer Type Showers

608.3.2 Standard Roll-In Type Shower Compartments. Where a seat is provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

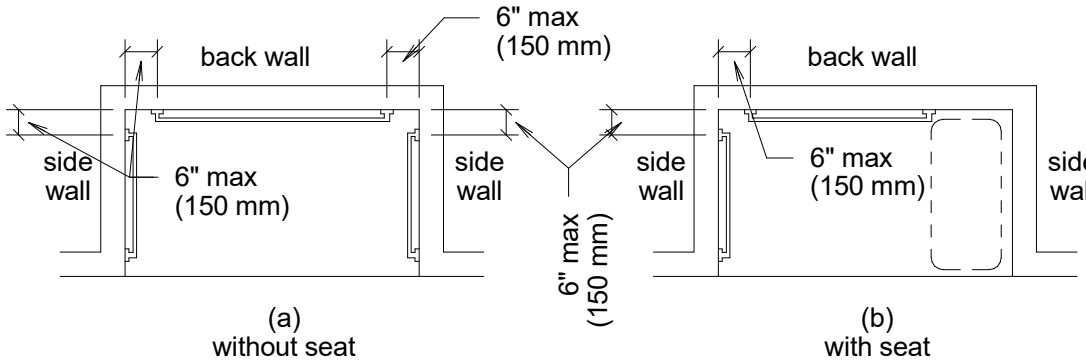


Figure 608.3.2 Grab Bars for Standard Roll-In Type Showers

608.3.3 Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall farthest from the compartment entry. Grab bars shall not be provided above the seat. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

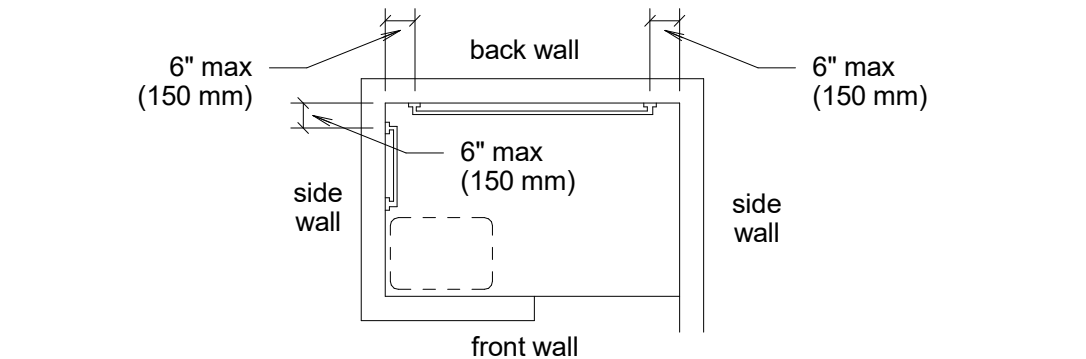


Figure 608.3.3 Grab Bars for Alternate Roll-In Type Showers

608.4 Seats. A folding or non-folding seat shall be provided in transfer type shower compartments. A folding seat shall be provided in roll-in type showers required in transient lodging guest rooms with mobility features complying with 806.2. Seats shall comply with 610.

EXCEPTION: In residential dwelling units, seats shall not be required in transfer type shower compartments provided that reinforcement has been installed in walls so as to permit the installation of seats complying with 608.4.

608.5 Controls. Controls, faucets, and shower spray units shall comply with 309.4.

608.5.1 Transfer Type Shower Compartments. In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening.

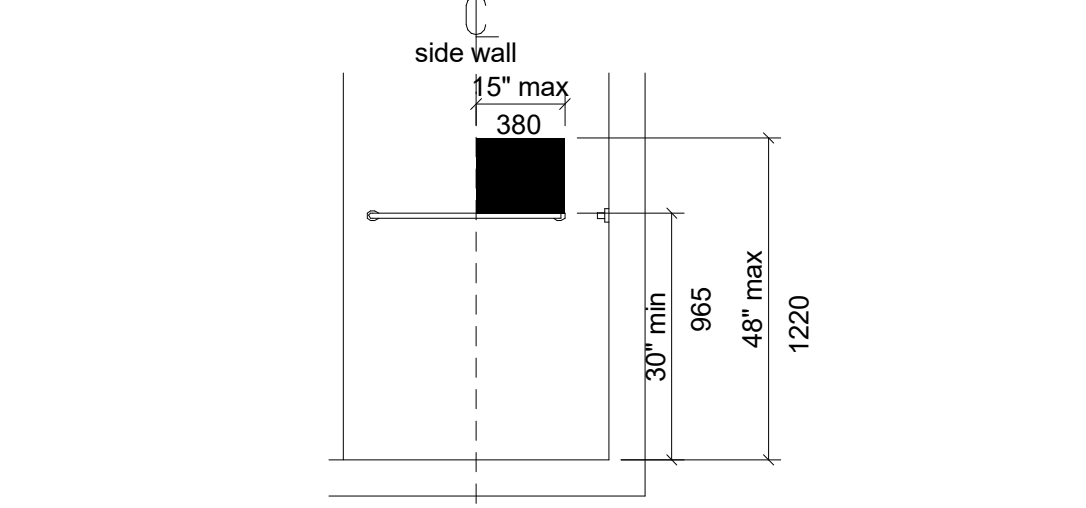


Figure 608.5.1 Transfer Type Shower Compartment Control Location

608.5.2 Standard Roll-In Type Shower Compartments. In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

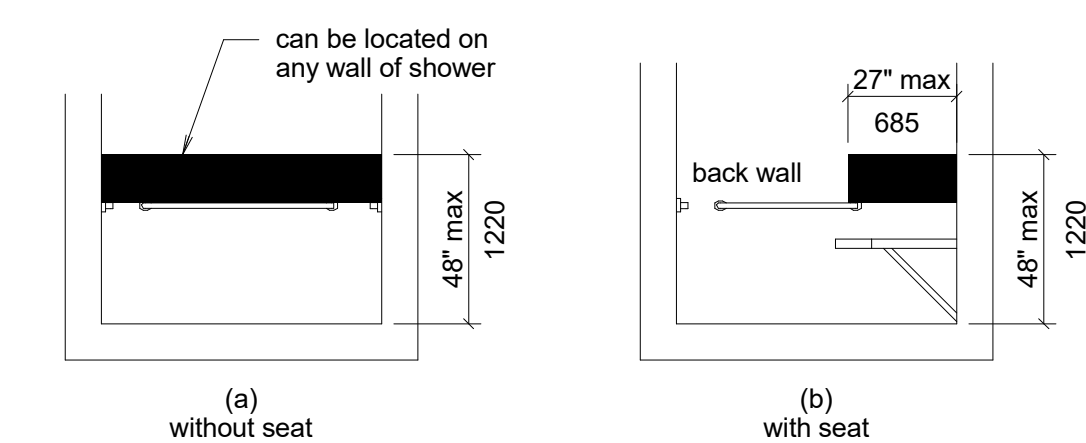


Figure 608.5.2 Standard Roll-In Type Shower Compartment Control Location

608.5.3 Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be located on the side wall adjacent to the seat 27 inches (685 mm) maximum from the side wall behind the seat or shall be located on the back wall opposite the seat 15 inches (380 mm) maximum, left or right, of the centerline of the seat. Where a seat is not provided, the controls, faucets, and shower spray unit shall be installed on the side wall farthest from the compartment entry.

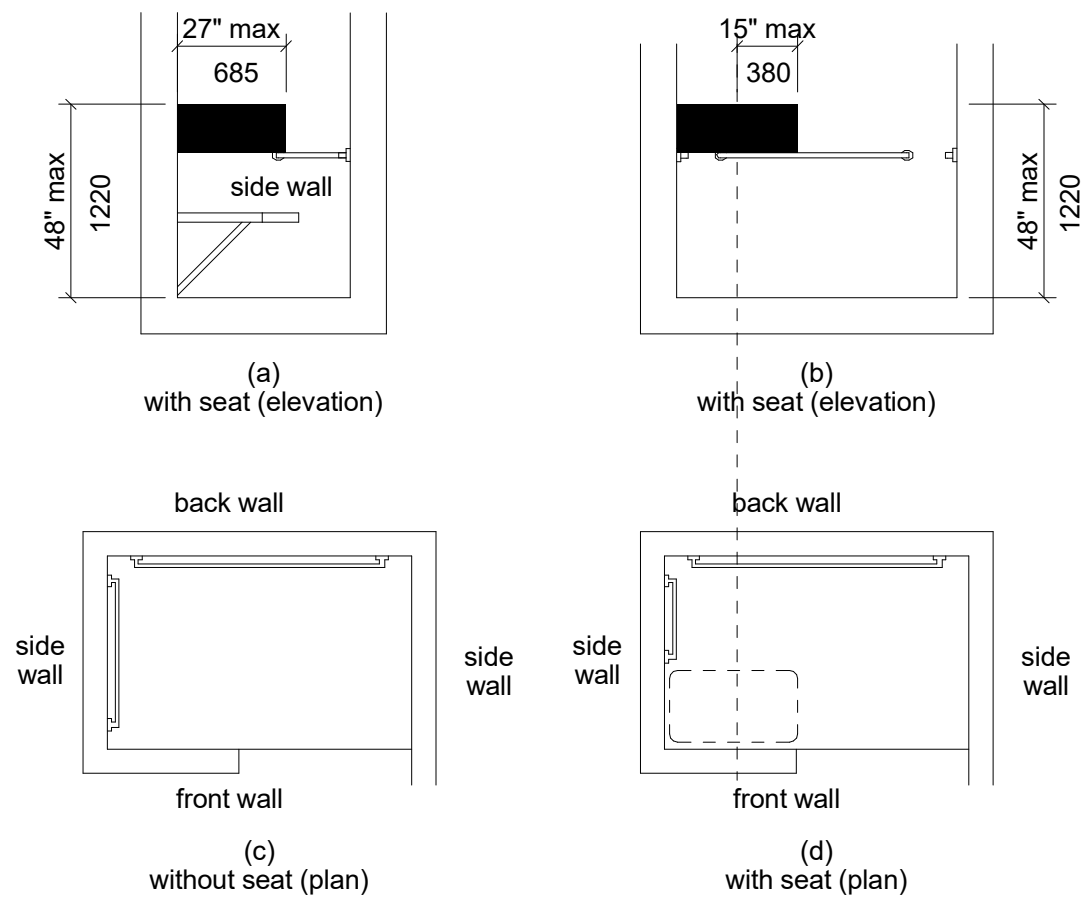


Figure 608.5.3 Alternate Roll-In Type Shower Compartment Control Location

608.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120F (49C) maximum.

EXCEPTION: A fixed shower head located at 48 inches (1220 mm) maximum above the shower finish floor shall be permitted instead of a hand-held spray unit in facilities that are not medical care facilities, long-term care facilities, transient lodging guest rooms, or residential dwelling units.

608.7 Thresholds. Thresholds in roll-in type shower compartments shall be 1/2 inch (13 mm) high maximum in accordance with 303. In transfer type shower compartments, thresholds 1/2 inch (13 mm) high maximum shall be beveled, rounded, or vertical.

608.8 Shower Enclosures. Enclosures for shower compartments shall not obstruct controls, faucets, and shower spray units or obstruct transfer from wheelchairs onto shower seats.

609 Grab Bars

609.2 Cross Section. Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.

609.2.1 Circular Cross Section. Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

609.2.2 Non-Circular Cross Section. Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (100 mm) minimum and 4.8 inches (120 mm) maximum.

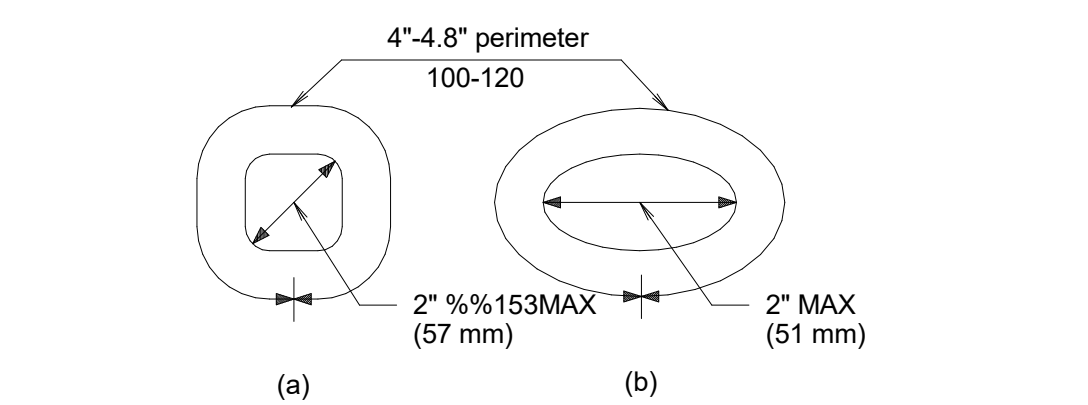


Figure 609.2.2 Grab Bar Non-Circular Cross Section 609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches (38 mm) minimum.

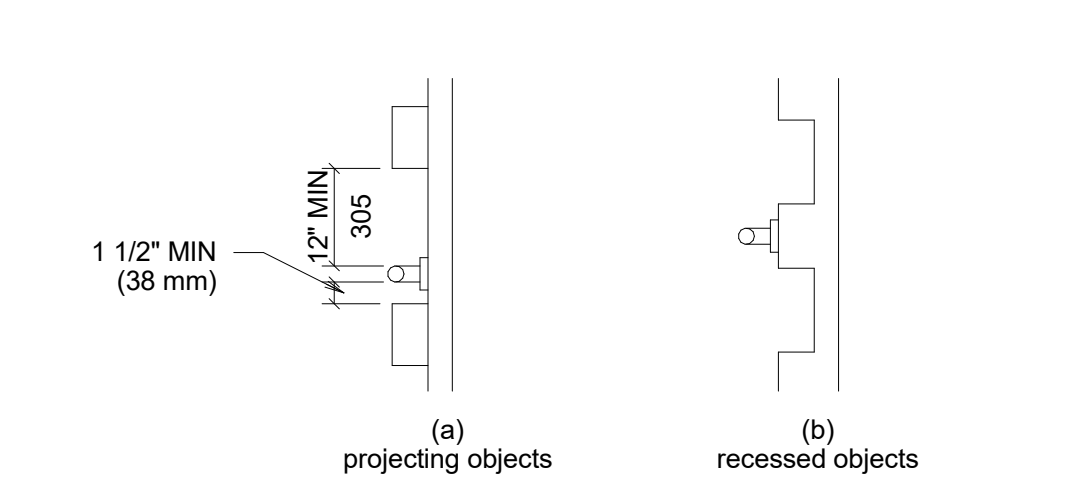


Figure 609.3 Spacing of Grab Bars

609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

609.5 Surface Hazards. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

609.6 Fittings. Grab bars shall not rotate within their fittings.

609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

610 Seats

610.2 Bathtub Seats. The top of bathtub seats shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (380 mm) minimum and 16 inches (405 mm) maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches (380 mm) deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub.

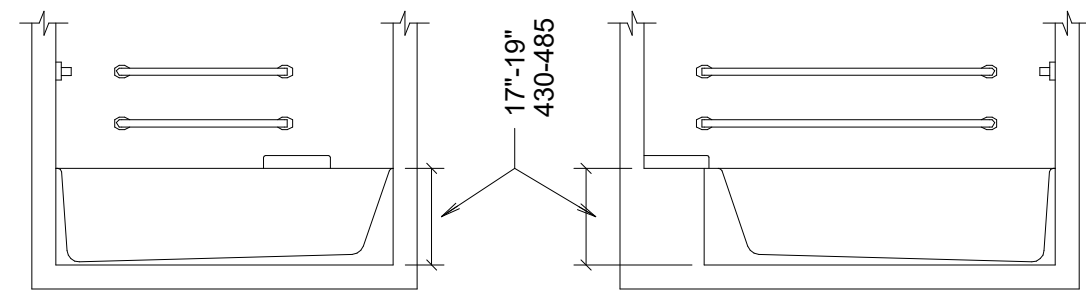


Figure 610.2 Bathtub Seats

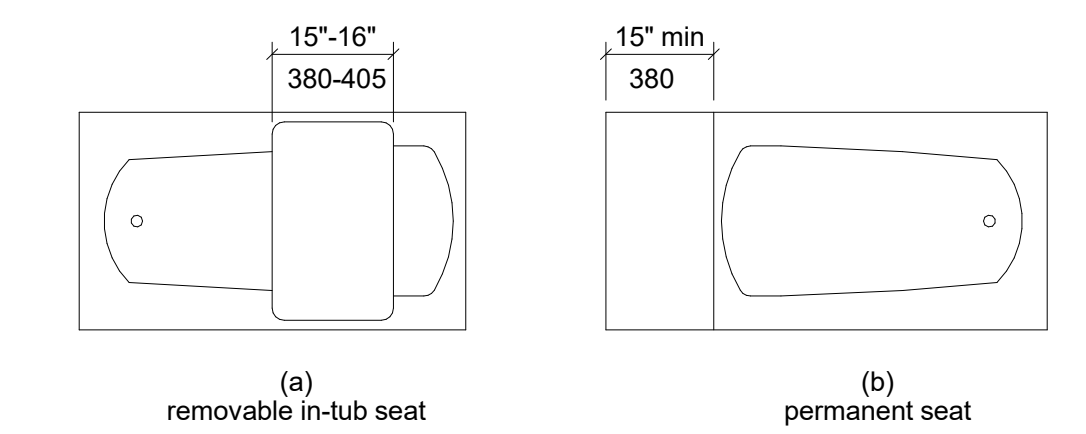


Figure 610.2 Bathtub Seats (continued)

610.3 Shower Compartment Seats. Where a seat is provided in a standard roll-in shower compartment, it shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. Where a seat is provided in an alternate roll-in type shower compartment, it shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches (75 mm) of the compartment entry. In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. The top of the seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. Seats shall comply with 610.3.1 or 610.3.2.

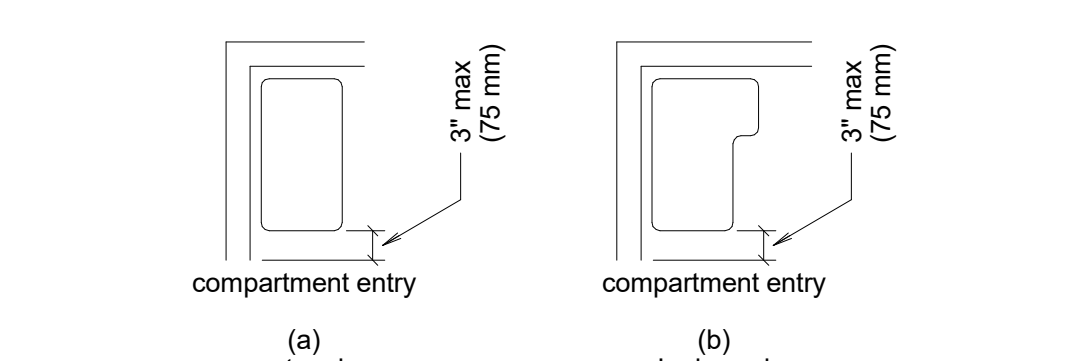


Figure 610.3 Extent of Seat 610.3.1 Rectangular Seats. The rear edge of a rectangular seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The side edge of the seat shall be 1 1/2 inches (38 mm) maximum from the adjacent wall.

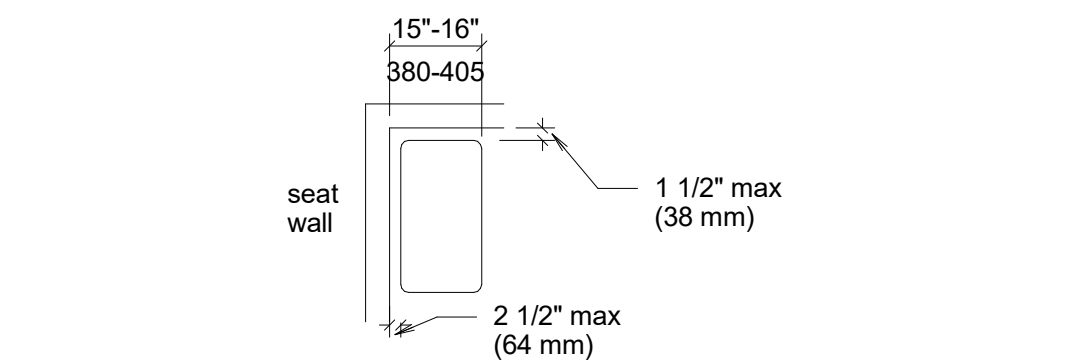


Figure 610.3.1 Rectangular Shower Seat 610.3.2 L-Shaped Seats. The rear edge of an L-shaped seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches (38 mm) maximum from the wall and the front edge shall be 14 inches (355 mm) minimum and 15 inches (380 mm) maximum from the wall. The end of the "L" shall be 22 inches (560 mm) minimum and 23 inches maximum (585 mm) from the main seat wall.

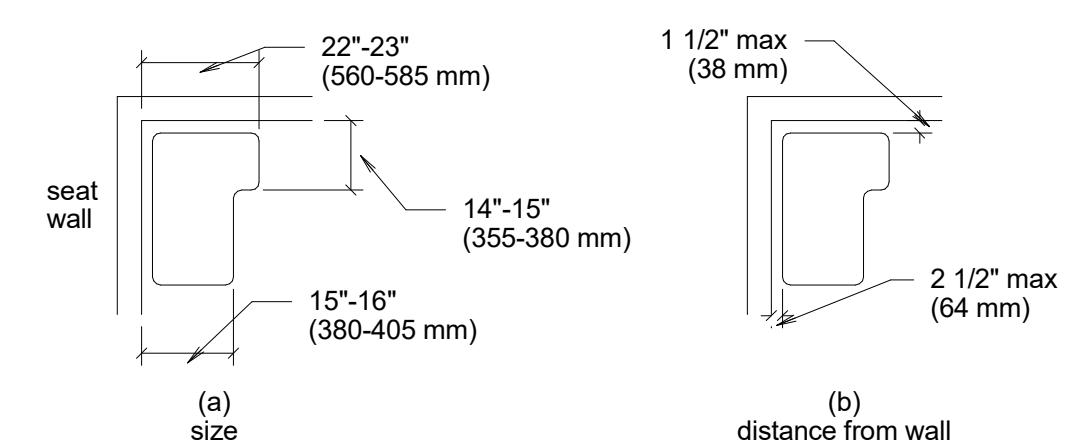


Figure 610.3.2 L-Shaped Shower Seat

610.4 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

611 Washing Machines and Clothes Dryers

611.2 Clear Floor Space. A clear floor or ground space complying with 305 positioned for parallel approach shall be provided. The clear floor or ground space shall be centered on the appliance.

611.3 Operable Parts. Operable parts, including doors, lint screens, and detergent and bleach compartments shall comply with 309.

611.4 Height. Top loading machines shall have the door to the laundry compartment located 36 inches (915 mm) maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches (380 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

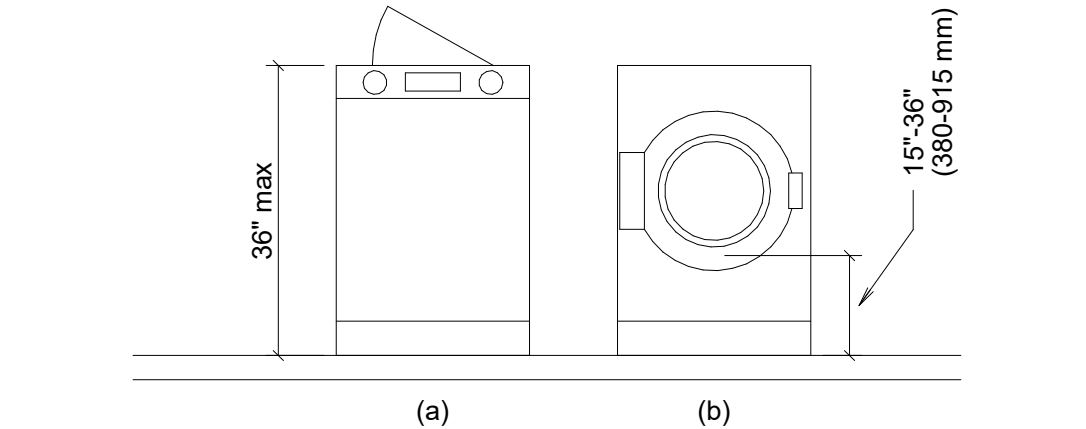


Figure 611.4 Height of Laundry Compartment Opening

702 Fire Alarm Systems

702.1 General. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

EXCEPTION: Fire alarm systems in medical care facilities shall be permitted to be provided in accordance with industry practice.

703 Signs

703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1.

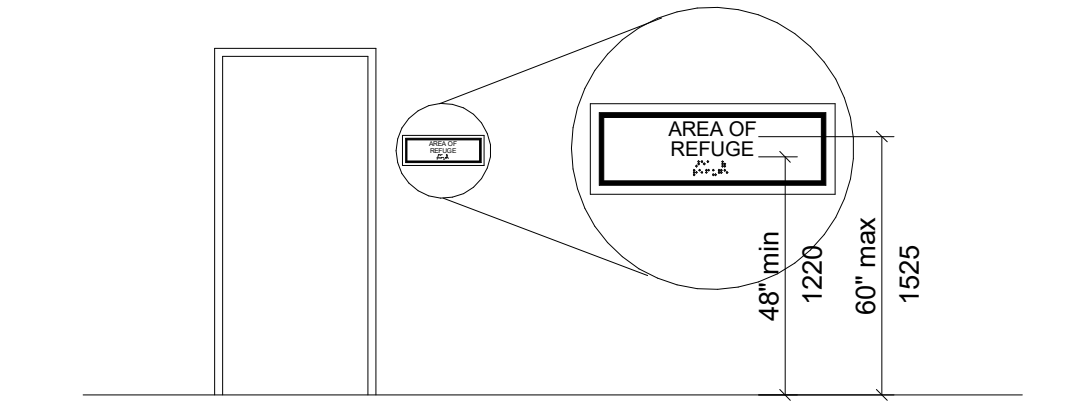


Figure 703.4.1 Height of Tactile Characters Above Finish Floor or Ground

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

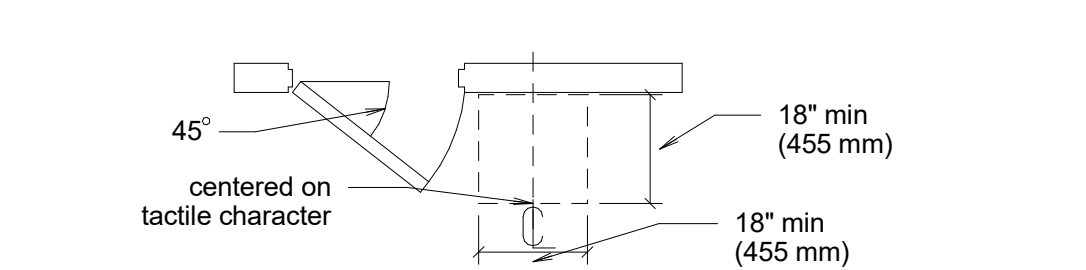


Figure 703.4.2 Location of Tactil Signs at Doors

THE PROJECT ADDRESS IS 8010 E MCDOWELL RD, SCOTTSDALE, AZ 85257.
PARCEL NUMBERS: 131-04-087 F, 131-04-087H, 131-04-087G
TOTAL LOT AREA: 0.47 AC
ZONING: PNC

PARCEL NO. 2
A PORTION OF PARK MCDOWELL UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 48 OF MAPS, PAGE 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF TRACT A IN BLOCK 5 OF SAID PARK MCDOWELL UNIT ONE;
THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, A DISTANCE OF 326.12 FEET ALONG THE NORTH RIGHT OF WAY LINE OF MCDOWELL ROAD TO THE TRUE POINT OF BEGINNING;
THENCE NORTH A DISTANCE OF 168.76 FEET;
THENCE WEST A DISTANCE OF 6.78 FEET;
THENCE NORTH A DISTANCE OF 87.00 FEET;
THENCE WEST A DISTANCE OF 64.00 FEET;
THENCE NORTH A DISTANCE OF 105.00 FEET;
THENCE ON A LINE PERPENDICULAR TO THE NORTH LINE OF LOT 22 IN BLOCK 4 OF SAID PLAT, NORTH 14 DEGREES 42 MINUTES 00 SECONDS EAST, A DISTANCE OF 56.00 FEET TO A POINT ON SAID NORTH LINE OF LOT 22;
THENCE ALONG SAID NORTH LINE AND THE NORTH LINE OF LOT 21 IN BLOCK 4 OF SAID PLAT, SOUTH 75 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 90.70 FEET TO THE CORNER COMMON TO LOTS 6, 7, AND 21 IN BLOCK 4 OF SAID PLAT;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 21, SOUTH 60 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 109.50 FEET TO THE CORNER COMMON TO LOTS 8, 9 AND 20 IN BLOCK 4 OF SAID PLAT;
THENCE CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 20, SOUTH 44 DEGREES 49 MINUTES 00 SECONDS EAST, A DISTANCE OF 17.00 FEET TO THE EAST CORNER OF SAID LOT 20;
THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 20 AND ITS SOUTHERLY PROLONGATION, SOUTH 39 DEGREES 45 MINUTES 00 SECONDS WEST, A DISTANCE OF 133.15 FEET TO A POINT IN THE CENTERLINE OF SAID SAGE DRIVE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 264.86 FEET AND A RADIAL BEARING TO SAID BEGINNING OF SOUTH 39 DEGREES 43 MINUTES 27 SECONDS WEST;
THENCE SOUTHEAST ALONG SAID CURVE WITH A CENTRAL ANGLE OF 00 DEGREES 01 MINUTE 41 SECONDS AN ARC DISTANCE OF 13.85 FEET THROUGH A CHORD BEARING OF SOUTH 50 DEGREES 15 MINUTES 43 SECONDS EAST, A DISTANCE OF 0.13 FEET TO A POINT;
THENCE SOUTH 39 DEGREES 43 MINUTES 27 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID SAGE DRIVE;
THENCE SOUTHEAST ALONG SAID SOUTH RIGHT OF WAY LINE ON A 239.86 FOOT RADIUS CURVE WITH CENTRAL ANGLE OF 50 DEGREES 15 MINUTES 47 SECONDS AN ARC DISTANCE OF 210.42 FEET THROUGH A CHORD BEARING OF SOUTH 25 DEGREES 06 MINUTES 48 SECONDS EAST A DISTANCE OF 203.74 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING TO SAID BEGINNING OF NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST;
THENCE SOUTHWEST ALONG SAID CURVE WITH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC DISTANCE OF 31.42 FEET THROUGH A CHORD BEARING OF SOUTH 45 DEGREES 04 MINUTES 00 SECONDS WEST A DISTANCE OF 28.28 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING A POINT IN THE RIGHT OF WAY OF MCDOWELL ROAD 33.00 FEET DISTANT FROM THE CENTERLINE AS SHOWN ON SAID PARK MCDOWELL UNIT ONE PLAT;
THENCE ALONG SAID NORTH RIGHT OF WAY OF MCDOWELL ROAD, NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 103.92 FEET TO THE TRUE POINT OF BEGINNING.

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, T2N, R4E, USING A BEARING OF NORTH, AS SHOWN ON THE FINAL PLAT OF PARK MCDOWELL UNIT ONE, RECORDED IN BOOK 48, PAGE 24, MARICOPA COUNTY RECORDS.

BENCHMARK IS A BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF HAYDEN ROAD AND MCDOWELL ROAD. ELEVATION: 1221.05' NAVD 88

THE PROPERTY IS LOCATED WITHIN ZONE "X" (DOTTED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C2235M, DATED SEPTEMBER 18, 2020. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL SITE SIGNS SHALL BE PERMITTED UNDER A SEPARATE CITY SUBMITTAL PROCESS.
4. ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.

1. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
2. TEMPORARY SECURITY FENCE LOCATION THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
3. THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES INSPECTION SERVICES DIVISION.
4. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
5. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS
6. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVED OF THE DEVELOPMENT REVIEW BOARD PRIOR TO OBTAINANCE OF A SIGN PERMIT FOR ALL MULTI-TENANT BUILDINGS.
7. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED
8. FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
9. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
10. PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
11. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS ARE STILL REQUIRED)
12. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
13. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
14. ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
15. NO CHAIN LINK FENCING SHALL BE ALLOWED.
16. NO TURF AREAS SHALL BE PROVIDED.
17. NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
18. NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCRATCH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
19. ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
 - a. A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
 - b. THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
 - c. ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
 - d. THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
20. THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

BENCHMARK IS A BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF HAYDEN ROAD AND MCDOWELL ROAD.

ELEVATION: 1221.05' NAVD 88

A map of the area around the proposed site. The site is marked with a star and the word "SITE" in bold capital letters. The site is located at the intersection of Hayzen Rd and Granite Reef Rd. Other roads shown include Scottsdale Rd, Miller Rd, Roosevelt St, Oak St, Murray Ln, Thomas Rd, 87th Terrace, Loop 101, and 92nd St. The map is a grid of roads with the site marked at the intersection of Hayzen Rd and Granite Reef Rd.

VICINITY MAP
SCALE: 1" = 3000'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	OPEN SPACE PLAN
7	SITE DETAILS

CIVIL APPROVAL	
REVIEW & RECOMMENDED APPROVAL BY:	
PAVING	
G&D	
W&S	
RETAINING WALLS	
TRAFFIC	
PLANNING	
FIRE	
ENGINEERING COORDINATION MANAGER	
DATE	

APPROVAL BY:

MARICOPA COUNTY ENVIRONMENTAL SERVICES

DATE _____

SUBMITTED FOR APPROVAL BY:

MAHMOUD SAM DEHAYBI, P.E.

10/04/2024

DATE _____



REVISIONS

NUMBER	DESCRIPTION	DATE
1	1ST IFP SUBMITTAL SET	3/1/24
2	2ND IFP SUBMITTAL SET	8/12/24

1 OF 7

OWNER:

HOH MCDOWELL LLC
WASEEM J. HAMADEH
 Address: 11811 N. TATUM BLVD. #1051
 Phoenix, AZ 85028
 Phone: 602.327.8169
 Email: whamadeh@hohinvestmentgroup.com

ENGINEER:

PARADISE ENGINEERS LLC
SAM DEHAYBI, P.E.
 Address: 5900 Balcones Dr #100
 Austin, TX 78731
 Phone: 520.461.7085
 Email: sdehaybi@paradise-engineers.com

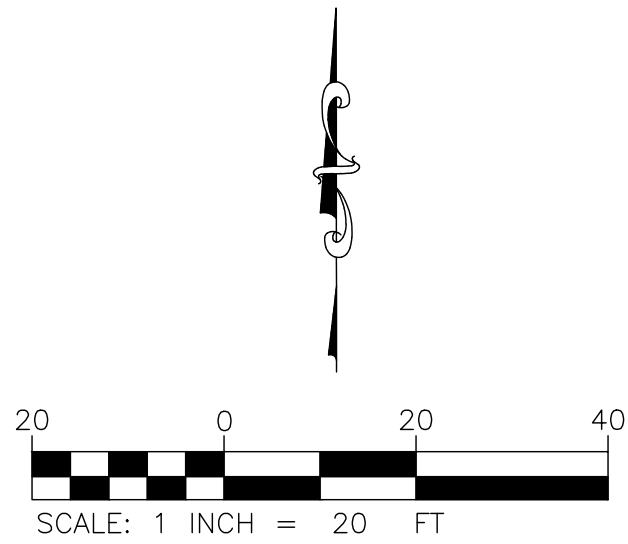
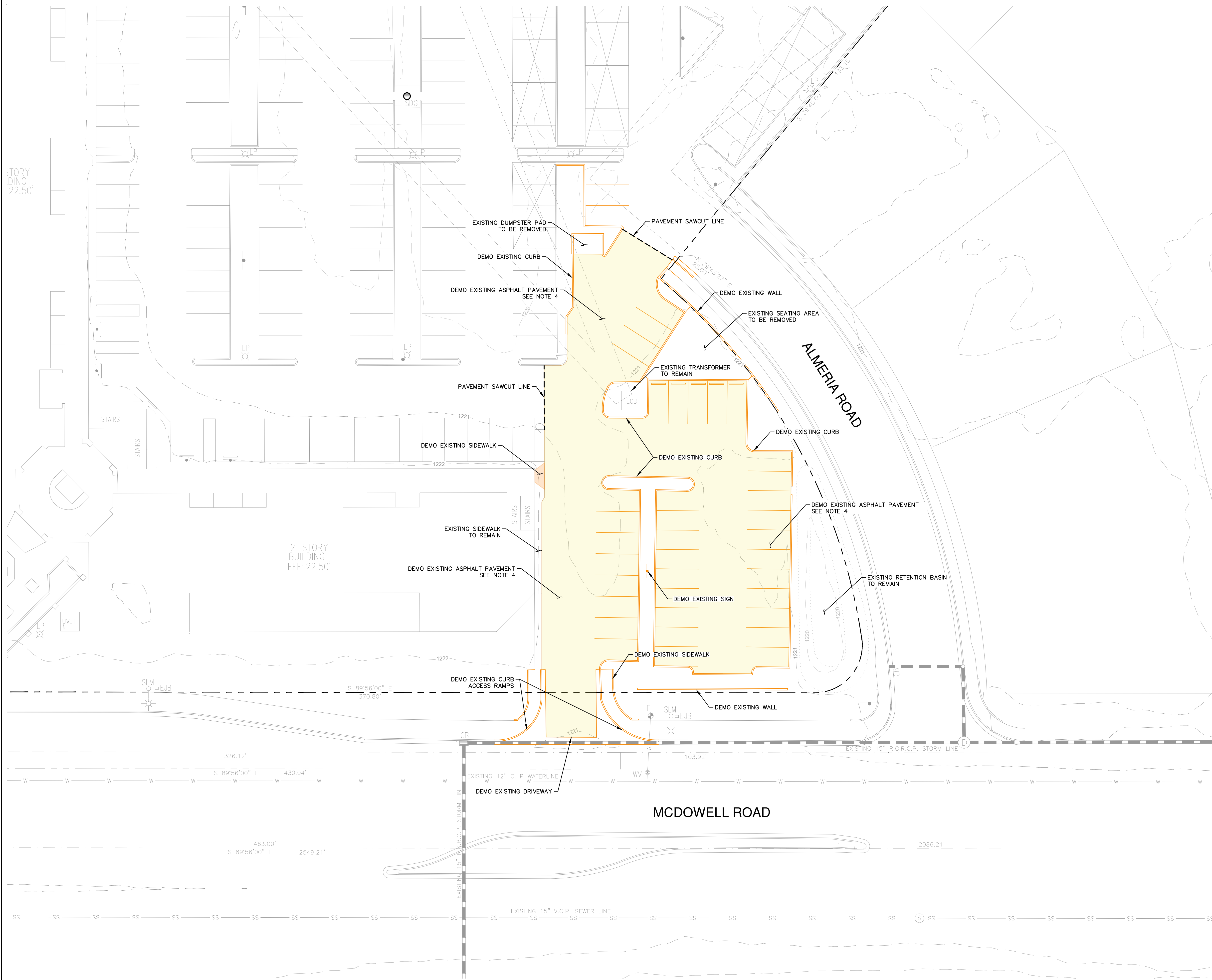
ARCHITECT:

STEPEHN J. KRAMER ARCHITECTURE
BRADY ZYGULSKI
 Address: 114 E. Cevallos
 San Antonio, TX 78204
 Phone: 210.884.5942
 Email: bzygulski@sikramer.com



TBPE FIRM NO. F-23417

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DRAWING LEGEND		
SYMBOL/ABBREVIATION	EXISTING	DEMO
PROPERTY LINE	---	---
RIGHT-OF-WAY LINE	---	---
ADJOINER PROPERTY LINE	---	---
EASEMENT LINE	---	---
WATER LINE	---	---
SANITARY SEWER LINE	---	---
OVERHEAD ELECTRIC LINE	---	---
MAJOR CONTOUR	---	---
MINOR CONTOUR	---	---
VERTICAL CURB	---	---

- NOTES**
- EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY AW LAND SURVEYING INC. ON 11/22/2021.
 - CONTRACTOR SHALL CONTACT ARIZONA 811, LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL LOCATION OF UTILITIES TO AVOID CONFLICTS AND MEET MINIMUM SIZE, SLOPE, AND CODE REQUIREMENTS.
 - THE YELLOW HATCH INDICATES THE EXISTING PAVEMENT BEING IMPACTED BY THIS DEVELOPMENT. THE CONTRACTOR SHALL PRESERVE EXISTING PAVEMENT TO THE GREATEST EXTENT POSSIBLE PER THE OWNER'S RECOMMENDATION. WHERE NEW PAVEMENT IS REQUIRED, PLEASE REFER TO DETAIL ON SHEET 7.



PARADISE
ENGINEERS

REVISIONS		DATE
REVISION	DESCRIPTION	
1	1ST IFP SUBMITTAL	MAR 1, 24
2	2ND IFP SUBMITTAL	AUG 12, 24

EXISTING CONDITIONS & DEMOLITION PLAN

SCOTTSDALE HTEAO
8010 E MCDOWELL RD
SCOTTSDALE, AZ 85257



68794
MAHMOUD
DEHAYBI
Professional Engineer
State of Arizona

DESIGN	DRAWN	CHKD
SS	SS	MSD

JOB No. 2023060

SHEET 2 OF 7

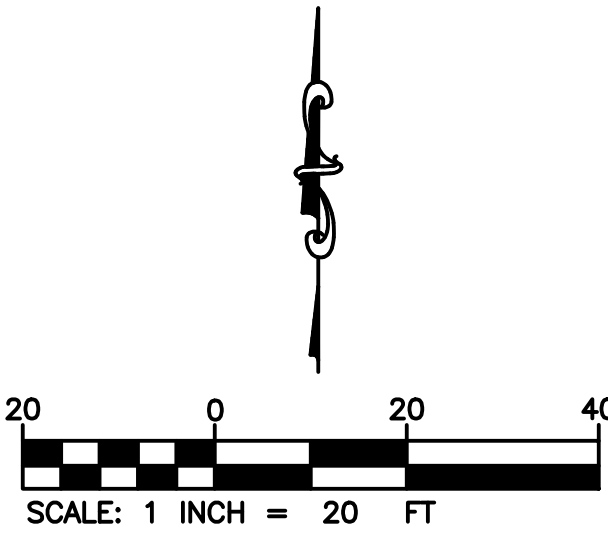
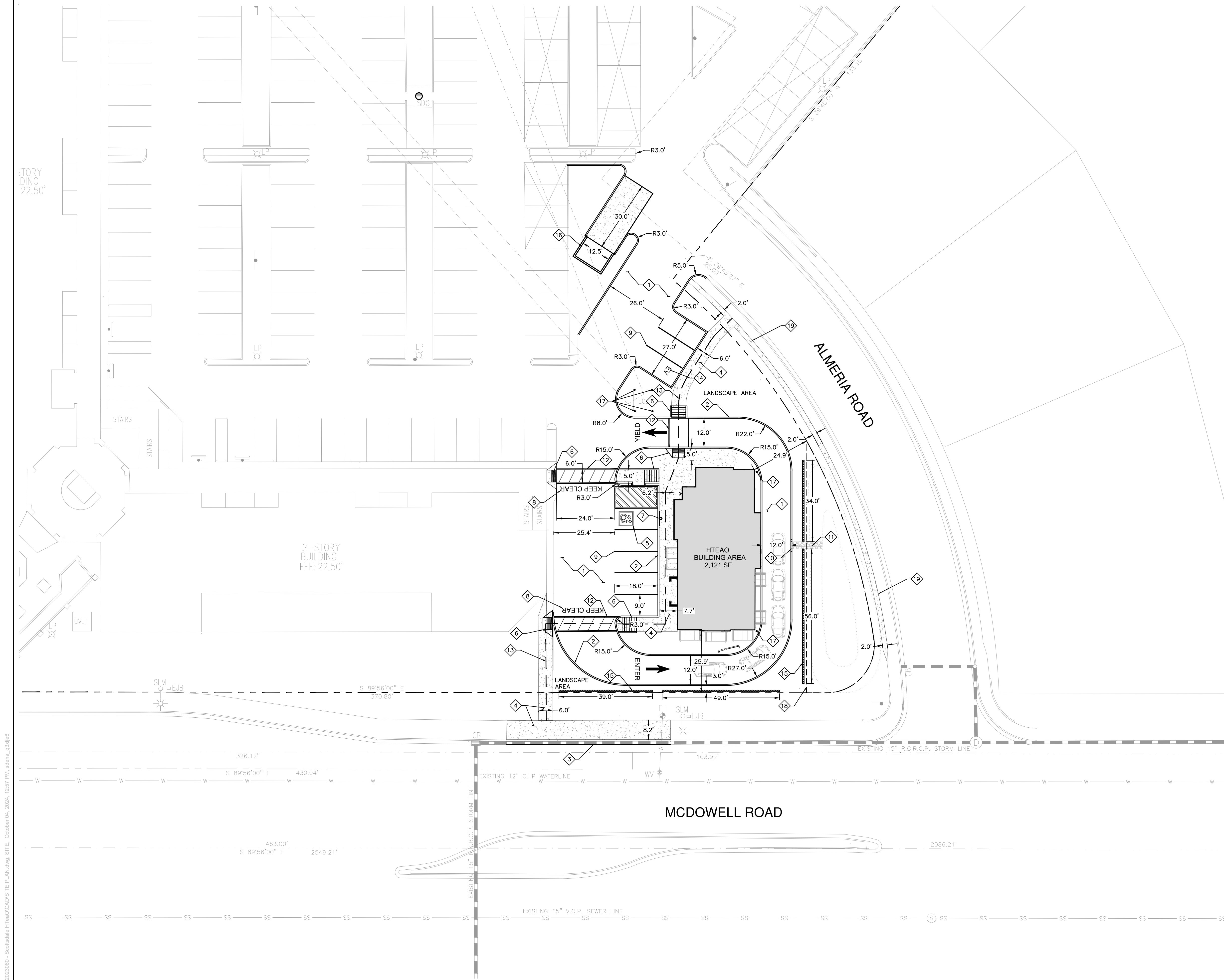
Contact Arizona 811 at least two full working days before you begin excavation



ARIZONA811

Call 811 or click Arizona811.com

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



DRAWING LEGEND
SYMBOL/ABBREVIATION

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY LINE
---	---	ADJOINER PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB LINE

PLAN KEY NOTES

- 4" ASPHALTIC CONCRETE OVER 8" CRUSHED AGGREGATE BASE COURSE, OVER 8" COMPACTED SUBGRADE
- PROPOSED 6" VERTICAL CURB
- PROPOSED 6" VERTICAL CURB & GUTTER
- PROPOSED SIDEWALK, WIDTH PER PLAN
- PROPOSED ADA PARKING
- PROPOSED ADA RAMP
- ADA PARKING SIGN
- STOP BAR & KEEP CLEAR PAVEMENT MARKING
- 4" WIDE WHITE STRIPE
- CURB OPENING PER DETAIL ON SHEET 7
- PROPOSED RIP-RAP, D50 = 6", DEPTH = 12"
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED ADA PEDESTRIAN ROUTE
- PROPOSED FUTURE ELECTRIC VEHICLE PARKING SPOT. CONTRACTOR SHALL SET UP CONDUIT FOR FUTURE USE
- PROPOSED SCREEN WALL. REFER TO ARCHITECTURAL DRAWINGS
- PROPOSED TRASH ENCLOSURE PER CITY OF SCOTTSDALE STANDARD DETAIL 2146-1.
- PROPOSED STEEL GUARD POST PER DETAIL ON SHEET 7.
- PROPOSED DRAINAGE EASEMENT TO BE RECORDED VIA PLAT.
- PROPOSED 2' SIDEWALK WIDENING ALONG ALMERIA ROAD

SITE PLAN NOTES

- ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
- CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
- SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- SUBGRADE TREATMENT SHALL EXTEND ONE (1) FOOT FROM BACK OF CURB.
- CONTRACTOR MUST COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.



REVISIONS		DATE
#	DESCRIPTION	
1	1ST IFP SUBMITTAL	MAR 1, 24
2	2ND IFP SUBMITTAL	AUG 12, 24

SITE PLAN

SCOTTSDALE HTEAO
8010 E MCDOWELL RD
SCOTTSDALE, AZ 85257



DESIGN	DRAWN	CHKD
SS	SS	MSD

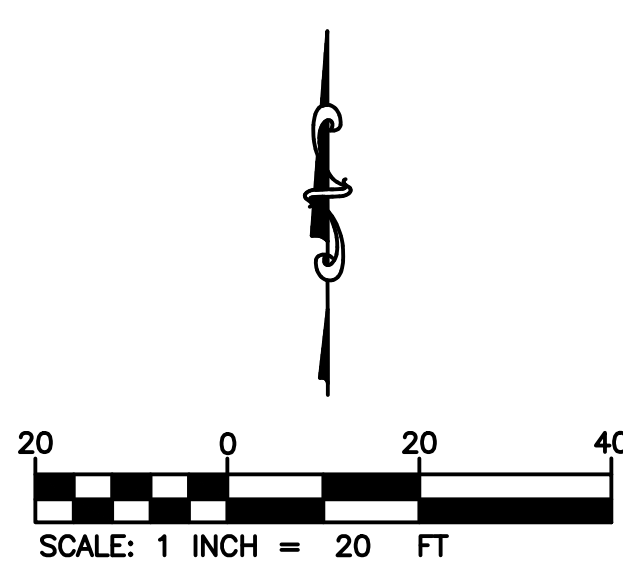
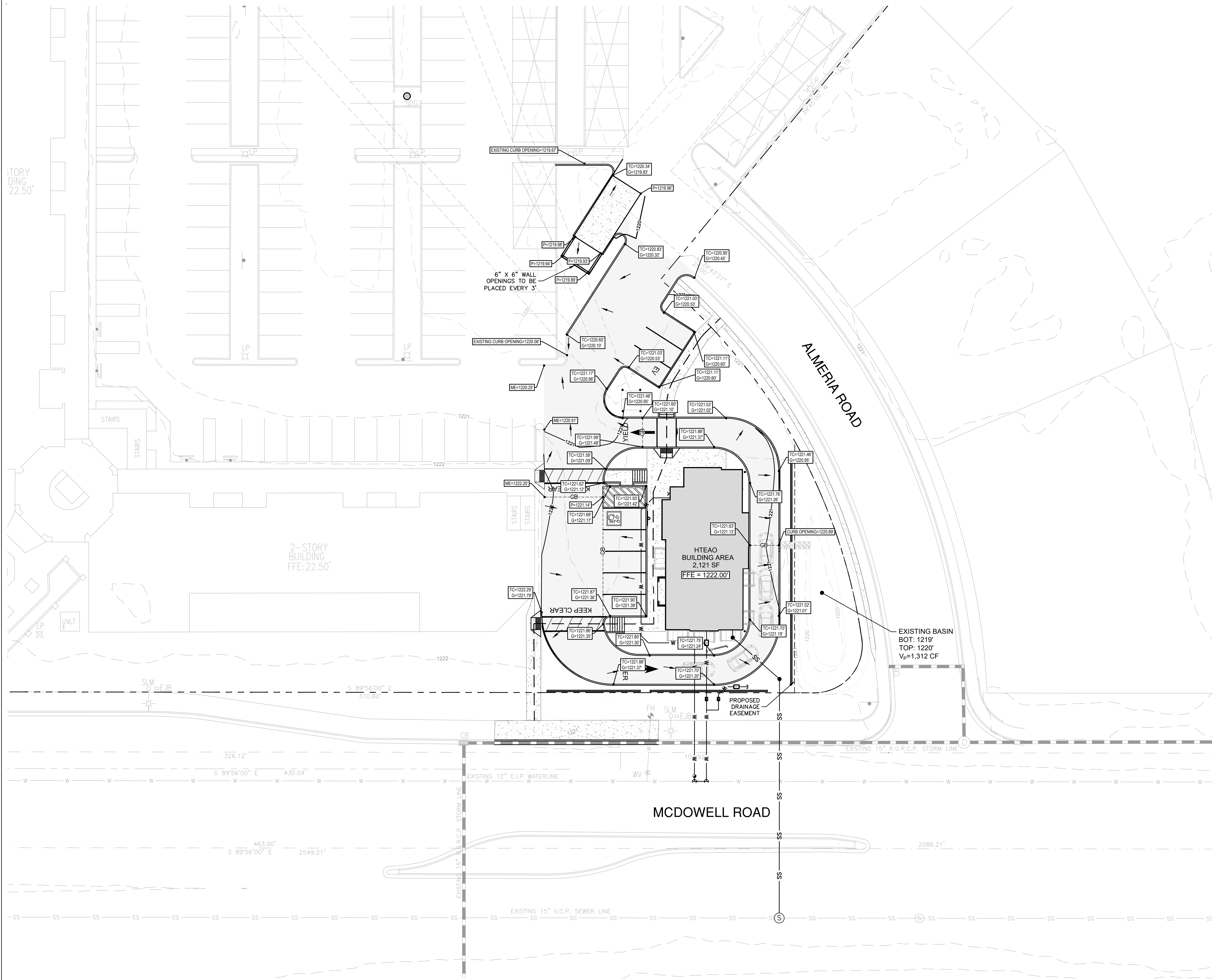
JOB No. 2023060

SHEET
3 OF 7



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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DRAWING LEGEND

SYMBOL/ABBREVIATION		DESCRIPTION
EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	ADJOINER PROPERTY LINE
---	---	EASEMENT LINE
---	---	WATER LINE
---	---	SANITARY SEWER LINE
---	---	OVERHEAD ELECTRIC LINE
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	TOP OF CURB
---	---	GUTTER FLOWLINE
---	---	MATCH EXISTING
---	---	FINISHED FLOOR ELEVATION
---	---	GRADE BREAK LIKE
---	---	STORM DRAIN LINE

GRADING AND STORM DRAINAGE NOTES

- ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CITY OF SCOTTSDALE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL VERIFY EXISTING SITE GRADES AND CONDITIONS IN CONJUNCTION WITH GRADING AND DRAINAGE WORK PRIOR TO BEGINNING OF WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCY PRIOR TO PROCEEDING
 - ALL SPOT ELEVATIONS SHOWN ARE AT THE BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
 - ALL PROPOSED SIDEWALKS MUST BE BUILT WITH A 1.5% CROSS SLOP AWAY FROM THE BUILDING
 - NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
 - ALL CURBED LANDSCAPE ISLANDS MUST BE FILLED TO TOP OF CURB WITH TOPSOIL AND SEEDED.
 - MAXIMUM CUT OR FILL SLOPES IS 3H:1V.
 - IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE, ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERBRUSH, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE MATERIALS.
 - CONTRACTOR SHALL REFER TO SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION REPORT AS PROVIDED BY OWNER FOR RECOMMENDATIONS ASSOCIATED WITH:
 - GENERAL SITE PREPARATION
 - BUILDING PAD PREPARATION
 - SUBGRADE PREPARATION
 - AREAS TO RECEIVE FILL
 - AREAS TO BE OVER-EXCAVATED
 - PAVEMENT SECTIONS
- CONTRACTOR IS TO HAVE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. CONTRACTOR IS TO PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASE MONITORING TO ENSURE THAT ALL COMPACTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING COMPACTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.



PARADISE ENGINEERS

REVISIONS		DATE
REVISION	DESCRIPTION	
1	1ST IFP SUBMITTAL	MAR 1, 24
2	2ND IFP SUBMITTAL	AUG 12, 24

GRADING PLAN

SCOTTSDALE HT&O
8010 E MCDOWELL RD
SCOTTSDALE, AZ 85257



68794
MAHMOUD DEHAYBI
Professional Engineer
STATE OF ARIZONA, U.S.A.

DESIGN	DRAWN	CHKD
SS	SS	MSD

JOB No. 2023060

SHEET 4 OF 7

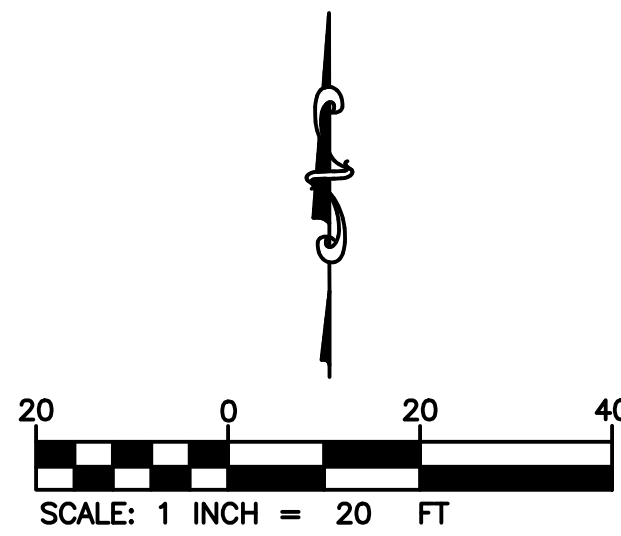
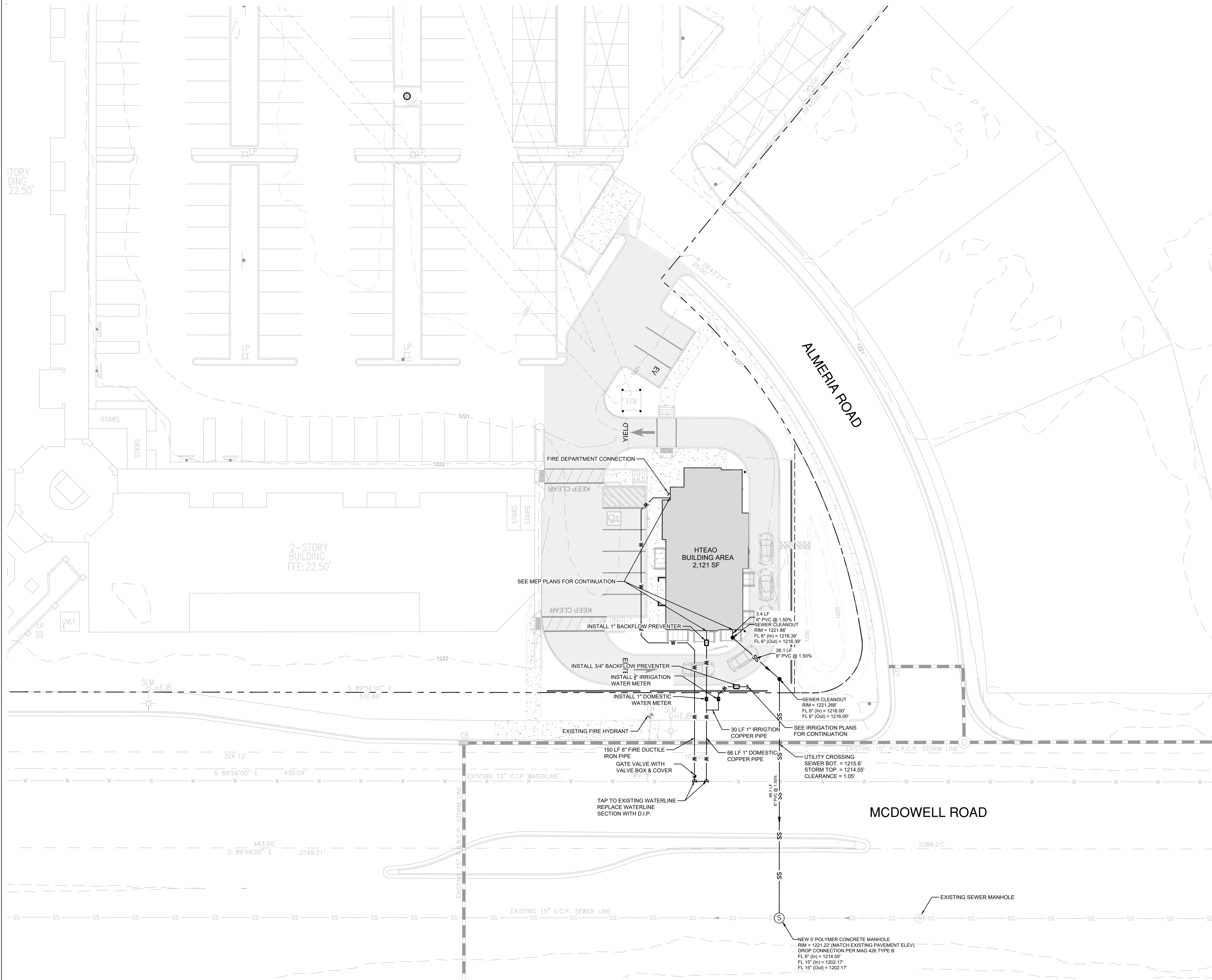
Contact Arizona 811 at least two full working days before you begin excavation



Call 811 or click Arizona811.com

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DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY LINE
---	---	ADJOINER PROPERTY LINE
---	---	EASEMENT LINE
W	W	WATER LINE
WW	WW	SANITARY SEWER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
---	---	STORM DRAIN LINE

UTILITY NOTES

- GENERAL CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- WATER AND WASTE WATER UTILITIES ARE PROVIDED BY CITY OF SCOTTSDALE.
- TRENCH SAFETY SHALL FOLLOW OSHA REQUIREMENTS
- ALL WATERLINES SHALL HAVE A MINIMUM DEPTH OF 48".
- EXISTING SURFACE AND SUBSURFACE STRUCTURE (GAS MAINS, WATER MAINS, STORM SEWERS, TELEPHONE CABLES, ETC.) ARE SHOWN ON THE PLANS IF THEIR LOCATION HAS BEEN DETERMINED, BUT IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGING THESE EXISTING STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS OR TO SHOW THEM IN THEIR EXACT LOCATION. IF ANY STRUCTURE IS DAMAGED BY THE CONTRACTOR IT SHALL BE HIS RESPONSIBILITY TO REPAIR THE DAMAGE AT HIS OWN EXPENSE AND RESTORE THE STRUCTURE TO ITS FUNCTIONAL USE.
- THE CONTRACTOR AND IS RESPONSIBLE FOR TAPPING THE EXISTING WATER LINE. THE CONTRACTOR MUST PROVIDE AND INSTALL THE METER BOX, DOUBLE CHECK BACKFLOW PREVENTER AND ENCLOSURE, AND THE WATER SERVICE LINE FROM THE WATER METER TO THE BUILDING.
- CONTRACTOR SHALL COORDINATE AS REQUIRED WITH CITY OF SCOTTSDALE INSPECTIONS DURING CONSTRUCTION FOR REQUIRED INSPECTIONS.
- CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS INCLUDING ALL RIM ELEVATIONS, INVERT ELEVATIONS, PIPE SIZES, AND PIPE MATERIAL FOR ALL PUBLIC MAINS TO THE ENGINEER AS SOON AS INSTALLATION IS COMPLETE.
- CONTRACTOR SHALL INSTALL THE DOWNSTREAM SANITARY SEWER CONNECTION IN THE RIGHT-OF-WAY PRIOR TO THE INSTALLATION OF THE ON-SITE SERVICE LATERALS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES SHOWN ON THE PLANS BY POT HOLING THE LINES. THE CONTRACTOR SHALL HAVE THE LINES SURVEYED, INCLUDING HORIZONTAL AND VERTICAL LOCATION, AND THE SURVEYED POINTS SENT TO THE PROJECT ENGINEER TO DETERMINE IF ANY UTILITY CONFLICTS WILL AFFECT THE CURRENT SANITARY SEWER DESIGN.

UTILITY PLAN

SCOTTSDALE HTEAO
8010 E MCDOWELL RD
SCOTTSDALE, AZ 85257



DESIGN	DRAWN	CHKD
SS	SS	MSD

JOB No. 2023060

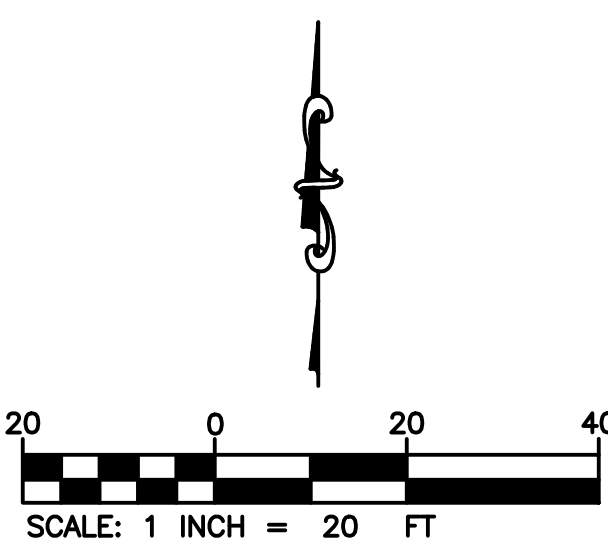
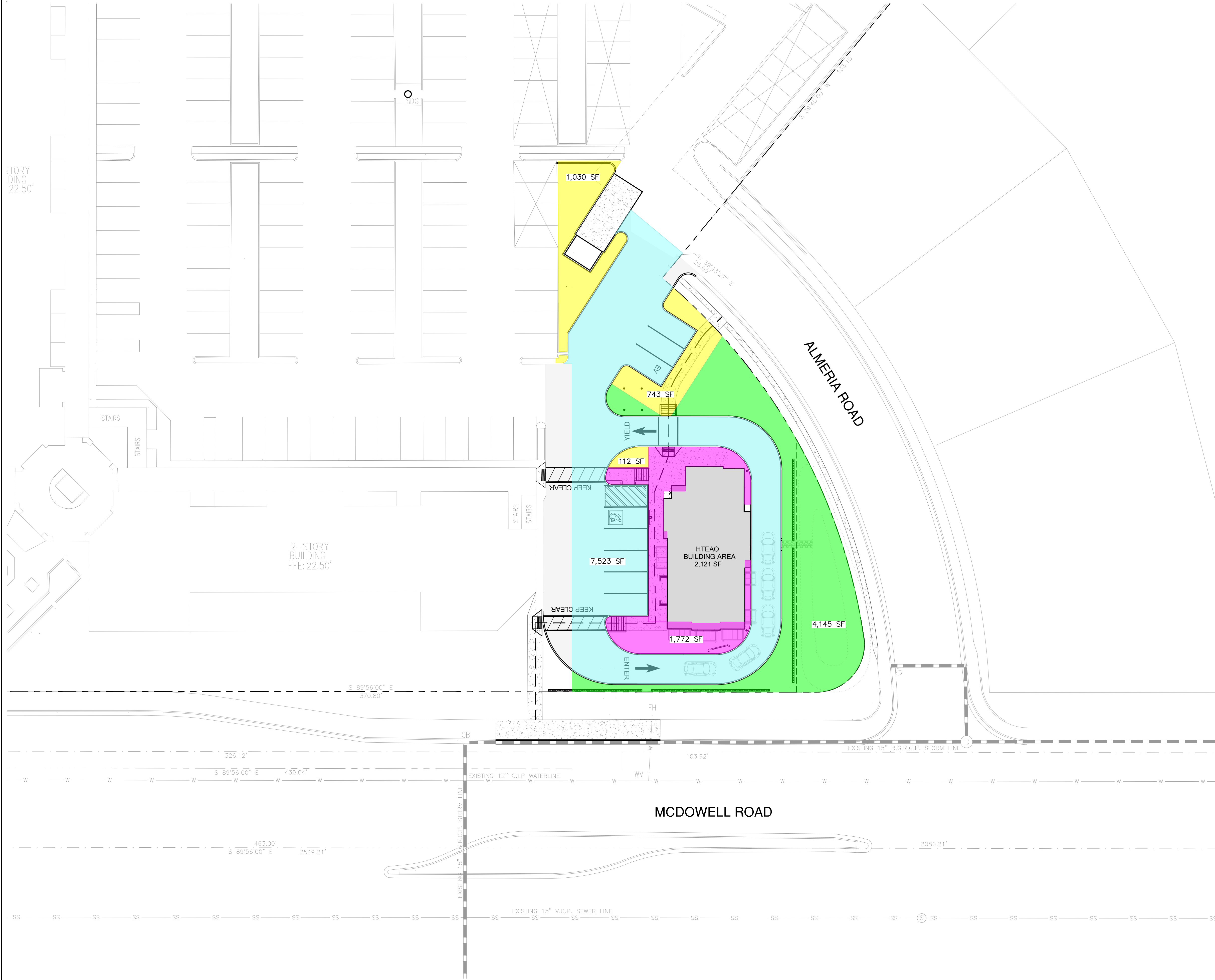
SHEET
5 OF 7



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PRELIMINARY NOT FOR CONSTRUCTION

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DRAWING LEGEND		
SYMBOL/ABBREVIATION		
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY LINE
---	---	ADJOINER PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB LINE
		FRONT OPEN SPACE
		OPEN SPACE OTHER THAN FRONT
		PARKING LOT AREA
		PARKING LOT LANDSCAPING

OPEN SPACE CALCULATIONS	
PROJECT DATA ZONING	PNC
LIMITS OF CONSTRUCTION	20,735 SF
BUILDING HEIGHT	20' 3" (MAX 36')
FIRST 12' OF HEIGHT	16% X NET LOT AREA = 0.16 X 20,735 = 3,317.6 SF
NEXT 8.25' OF HEIGHT	8.25' X 0.005 X 20,735 = 855.3 SF
OPEN SPACE REQUIRED	3,317.6 + 855.3 = 4,172.9 SF (20.1%)
FRONT OPEN SPACE	4,145 SF
OPEN SPACE OTHER THAN FRONT OPEN SPACE	1,772 SF
OPEN SPACE PROVIDED	5,917 SF
PARKING LOT AREA	7,523 SF
PARKING LOT LANDSCAPING REQUIRED	7,526 SF X 15% = 1,128.5
PARKING LOT LANDSCAPING PROVIDED	1,885 SF

REVISIONS	DATE	DESCRIPTION
1	MAR 1, 24	1ST IFP SUBMITTAL
2	AUG 12, 24	2ND IFP SUBMITTAL

OPEN SPACE PLAN

SCOTTSDALE HTEAO
8010 E MCDOWELL RD
SCOTTSDALE, AZ 85257

DESIGN	DRAWN	CHKD
SS	SS	MSD

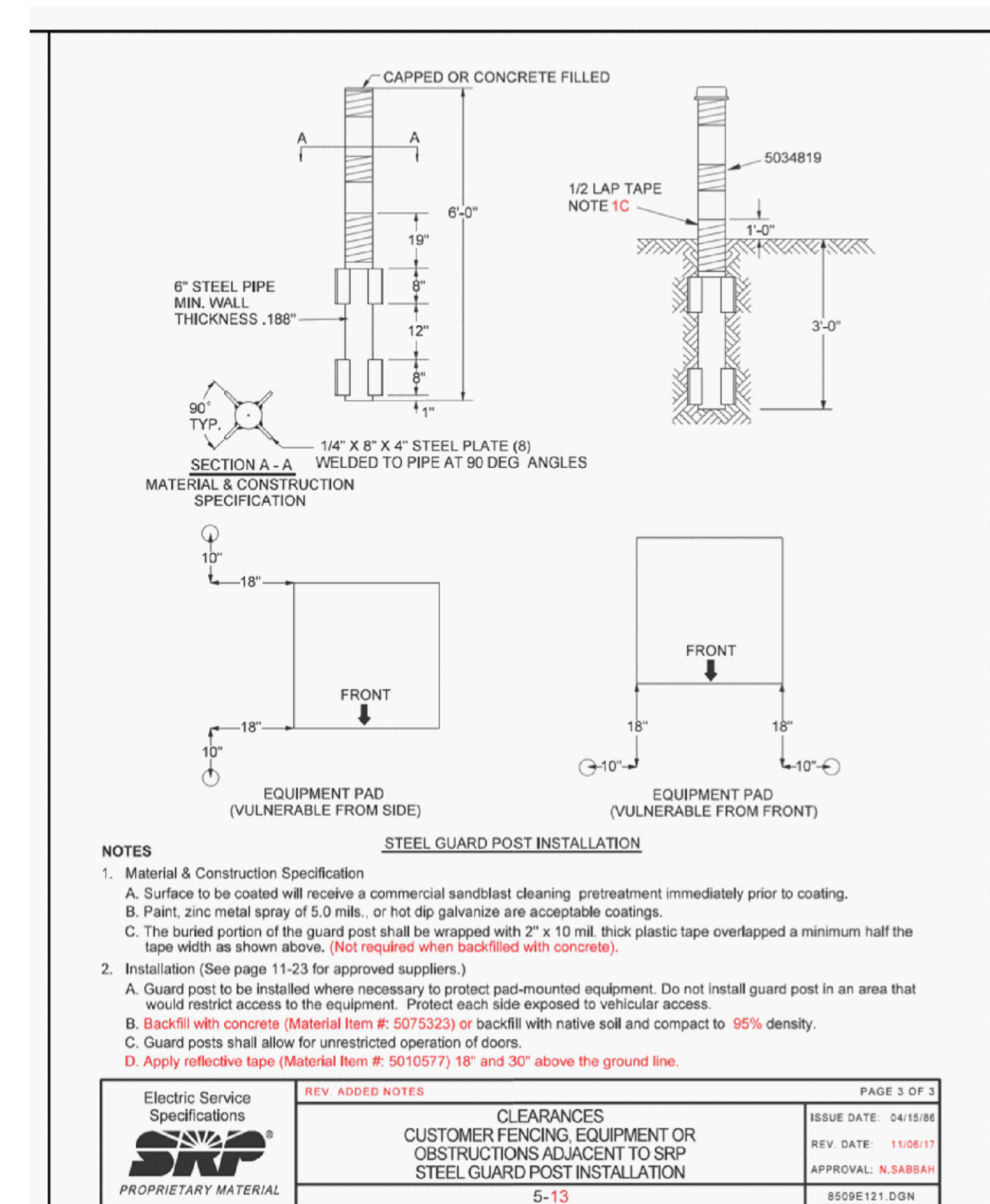
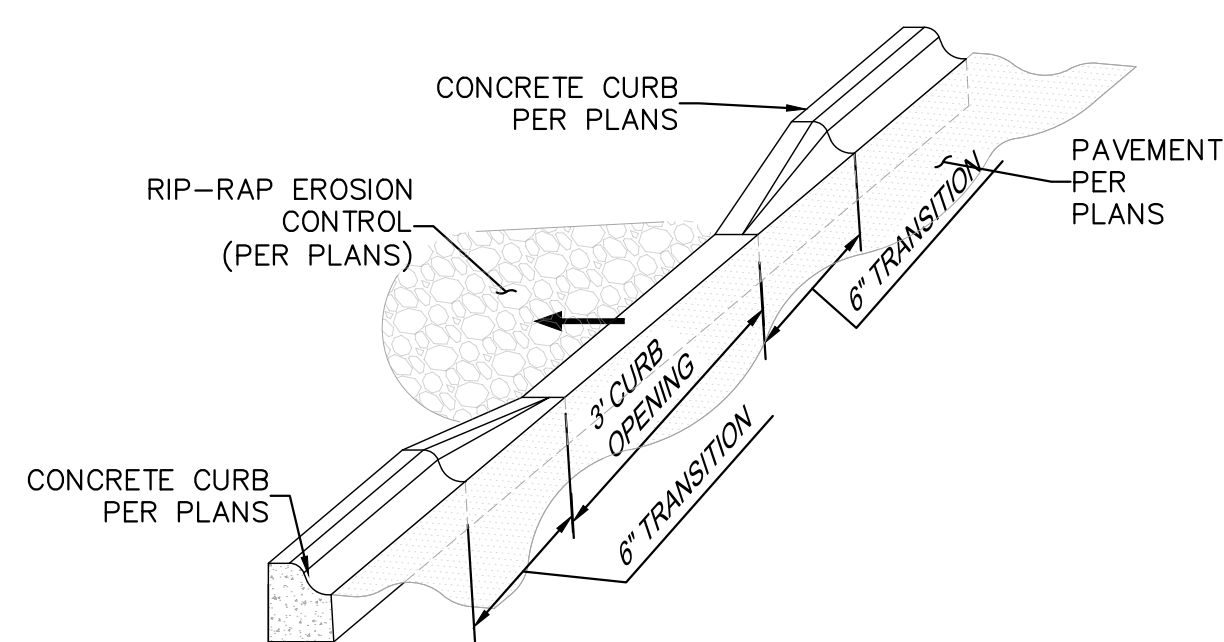
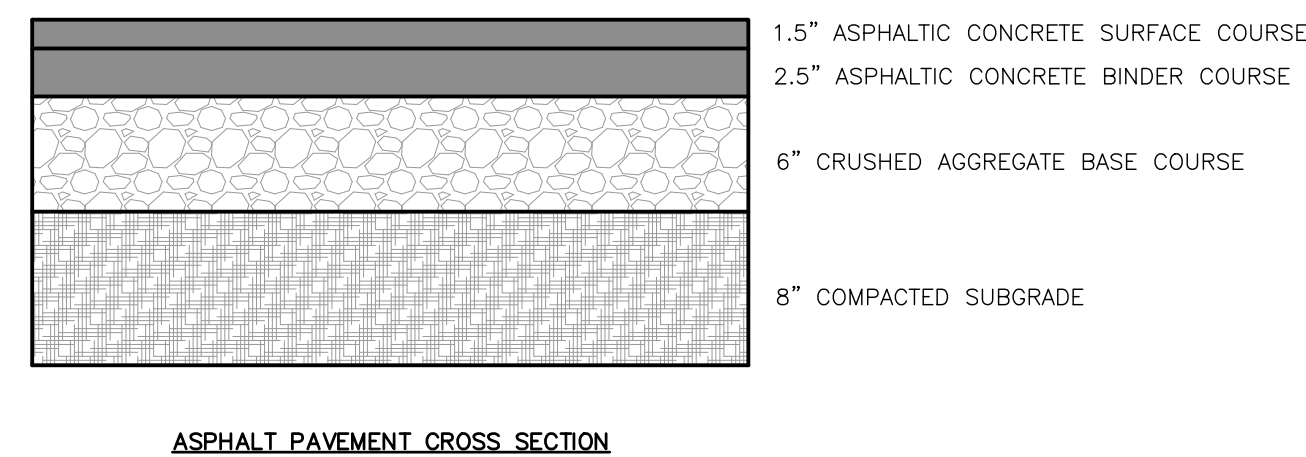
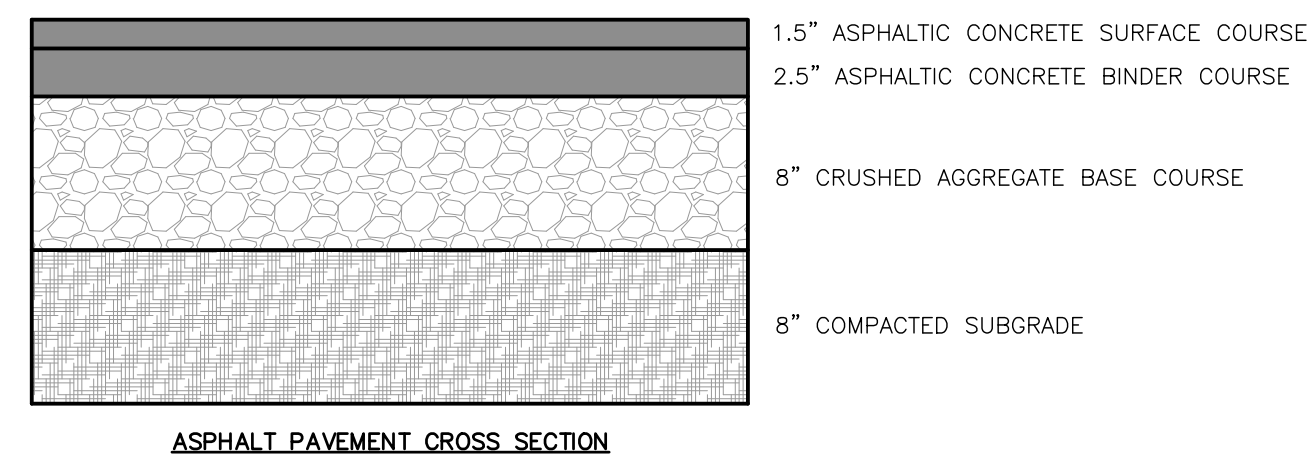
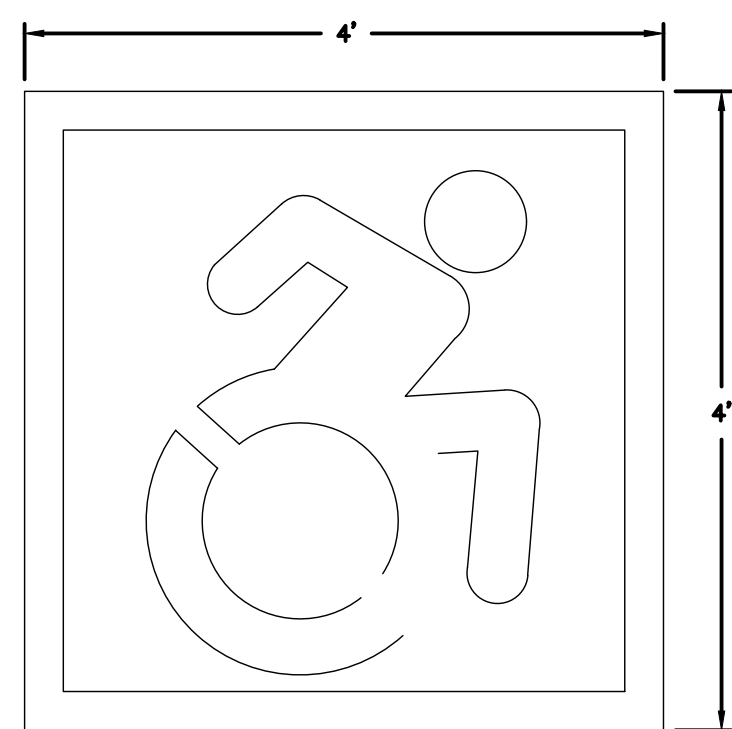
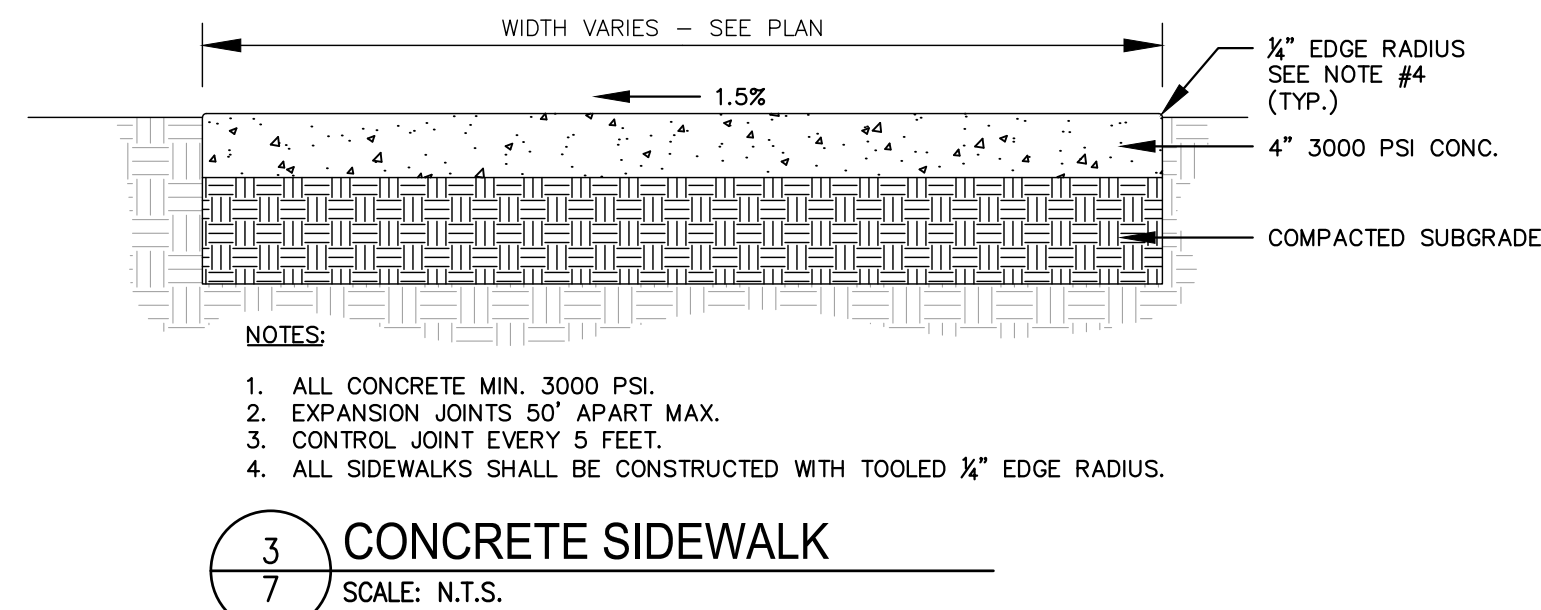
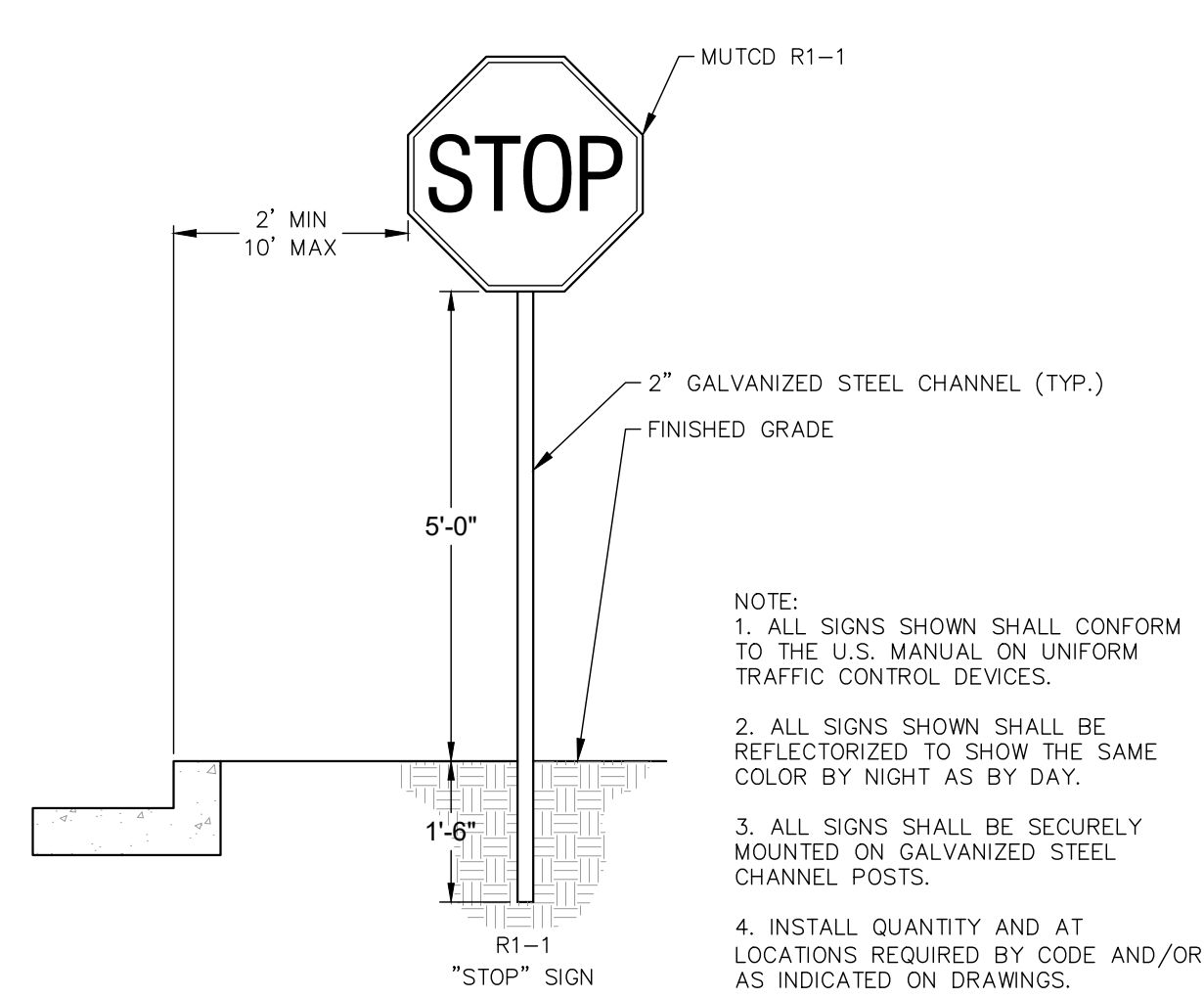
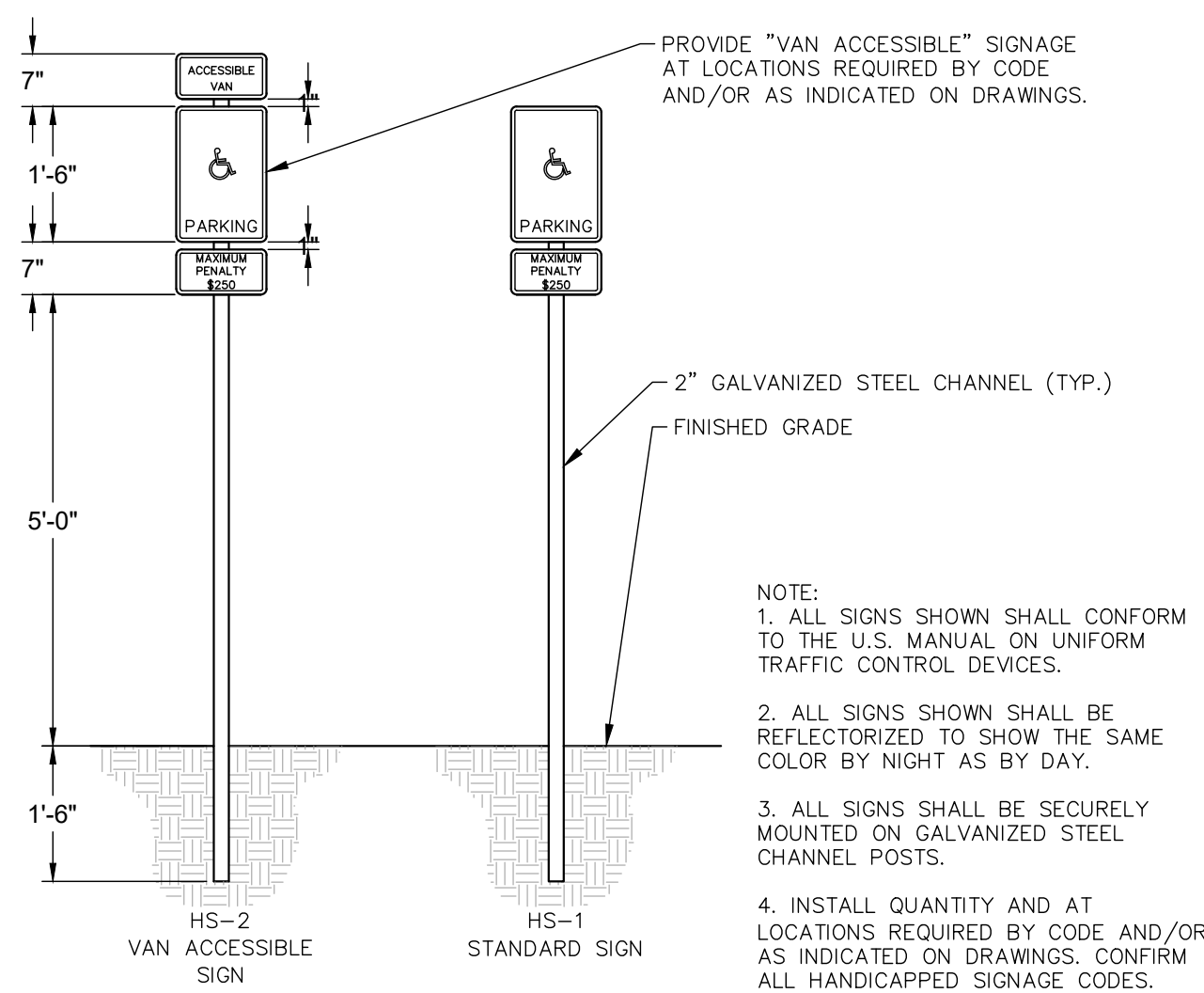
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SHEET 6 OF 7

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Call 811 or click Arizona811.com

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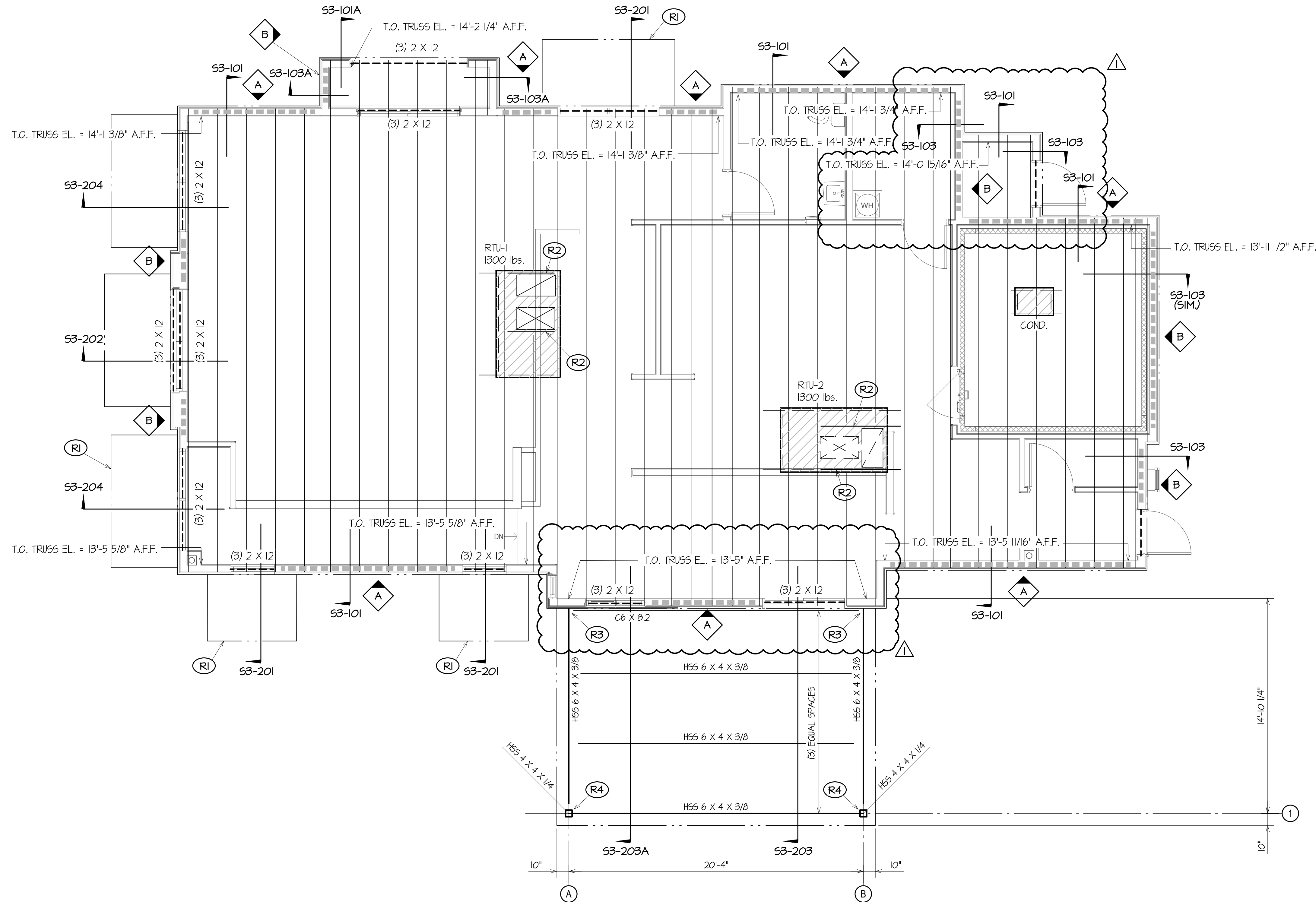
REVISIONS		
REVISION	DESCRIPTION	DATE
1	1ST I/P SUBMITTAL	MAR 1, 24
2	2ND I/P SUBMITTAL	AUG 12, 24

SITE DETAILS

SCOTTSDALE HTEAO
8010 E MCDOWELL RD
SCOTTSDALE, AZ 85257



DESIGN SS	DRAWN SS	CHKD MSD
JOB No. 2023060		
SHEET		
7	OF	7



ROOF FRAMING PLAN
SCALE : 1/4" = 1'-0"
PLAN NORTH
NOT TRUE NORTH

ROOF FRAMING PLAN NOTES :

- ALL HEADERS ABOVE DOORS AND WINDOWS IN 2 X 4 WALLS SHALL BE (2) 2 X 6 WITH (1) 1/2" PLYWOOD SHIM (UNLESS NOTED OTHERWISE).
- ALL HEADERS ABOVE DOORS AND WINDOWS IN 2 X 6 WALLS SHALL BE (3) 2 X 6 WITH (2) 1/2" PLYWOOD SHIM (UNLESS NOTED OTHERWISE).
- SEE ARCH'L. DWGS. FOR ALL ROOF ELEVATIONS, SLOPES AND WALL DIMENSIONS.
- GENERAL CONTRACTOR TO COORDINATE THE ORIENTATION, LOCATION AND WEIGHTS OF ALL RTU'S, CURBS AND ROOF PENETRATIONS WITH M.E.P. SUBMITTALS AND VENT HOODS SUPPORTED FROM THE WOOD TRUSSES WITH THE KITCHEN HOOD MANUFACTURER'S SHOP DRAWINGS. CONTRACTOR SHALL PROVIDE GIRDER TRUSSES AND TRUSS HEADERS AS REQUIRED TO SUPPORT EQUIPMENT.

- CONTRACTOR SHALL SUBMIT PROPOSED DETAILS FOR ANCHORAGE OF ROOFTOP EQUIPMENT TO CURBS AND CURBS TO ROOF FOR ENGINEERS REVIEW.
- SEE SHEAR WALL SCHEDULE ON DETAIL S2-III FOR SHEAR WALL TYPE
- PROVIDE (2) 2 X 4 FRAMING BETWEEN TRUSSES UNDER PERIMETER OF UNIT. ATTACH TO TRUSS EA. END W/ SIMPSON "LU524-2" JOIST HANGER.

ROOF FRAMING PLAN KEYED NOTES :

- (R1) - PRE-ENGINEERED / PRE-MANUFACTURED CANOPY BY OTHERS. (DEFERRED SUBMITTAL) SEE ARCH'L. DWGS. FOR LOCATION. SEE CANOPY MFR'S. SHOP DWGS. FOR CONNECTION TO WALLS. PROVIDE ADDITIONAL BLOCKING IN WALL AS REQUIRED FOR CONNECTION
- (R2) - HEADER TRUSS BY TRUSS MFR.
- (R3) - MITER AND WELD HSS TO CHANNEL.
- (R4) - MITRE AND WELD BEAMS AT CORNER. WELD ACROSS TOP OF COLUMN WITH 3/16" WELD.

NOTE :
ALL DIMENSIONS ARE TO EXTERIOR FACE OF STUD, NOT TO EXTERIOR FINISHES. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

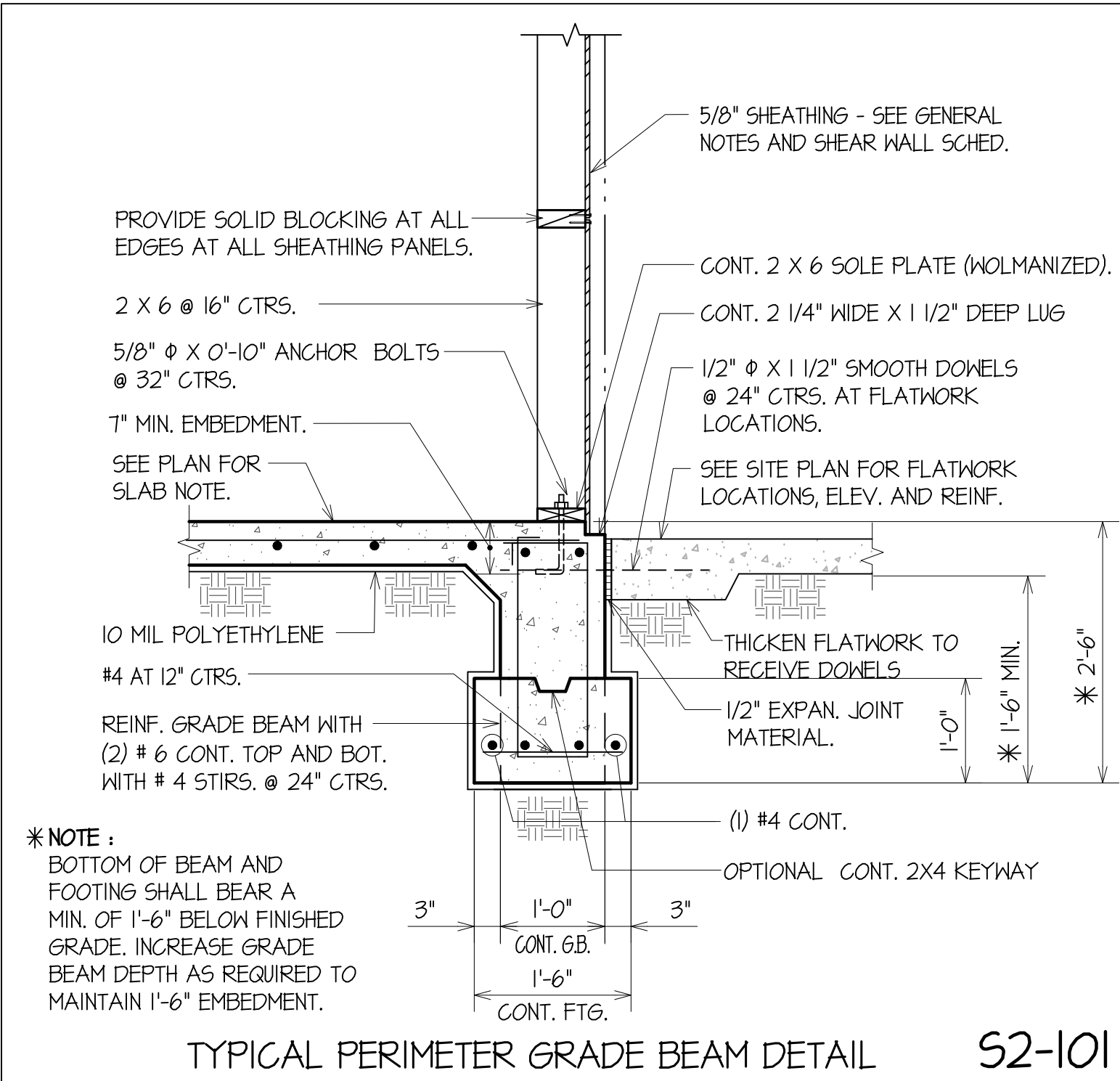
NOTE :
ALL ROOF FRAMING SHALL BE PRE-ENGINEERED WOOD TRUSSES @ 24" CTRS. MAX. EXCEPT WHERE NOTED OTHERWISE. TRUSS LAYOUT SHOWN IS SCHEMATIC. FINAL LAYOUT INCLUDING MULTI-PLY TRUSSES AND HEADER TRUSSES AS REQUIRED AT CONCENTRATED LOAD LOCATIONS AND DUCT OPENINGS TO BE SUBMITTED ON PRE-ENGINEERED TRUSS MFRS. P.E. SEALED SHOP DWGS.

TRUSS MANUFACTURER NOTE :
TRUSS MANUFACTURER SHALL COORDINATE ALL MECHANICAL EQUIPMENT SIZES, WEIGHTS, DUCTS OPENINGS AND LOCATIONS WITH M.E.P. DRAWINGS.

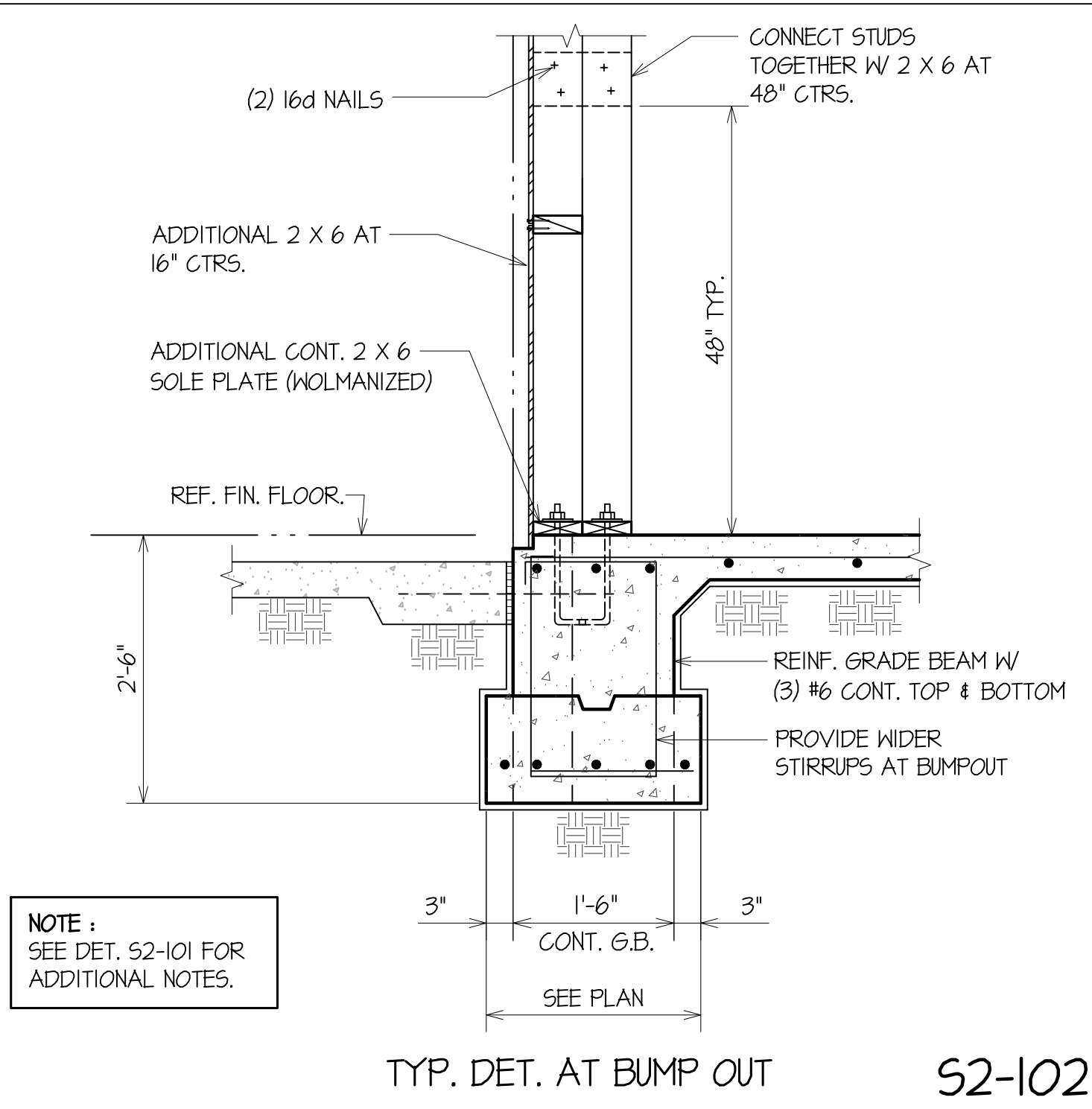
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1 REVISION 1 07/29/24

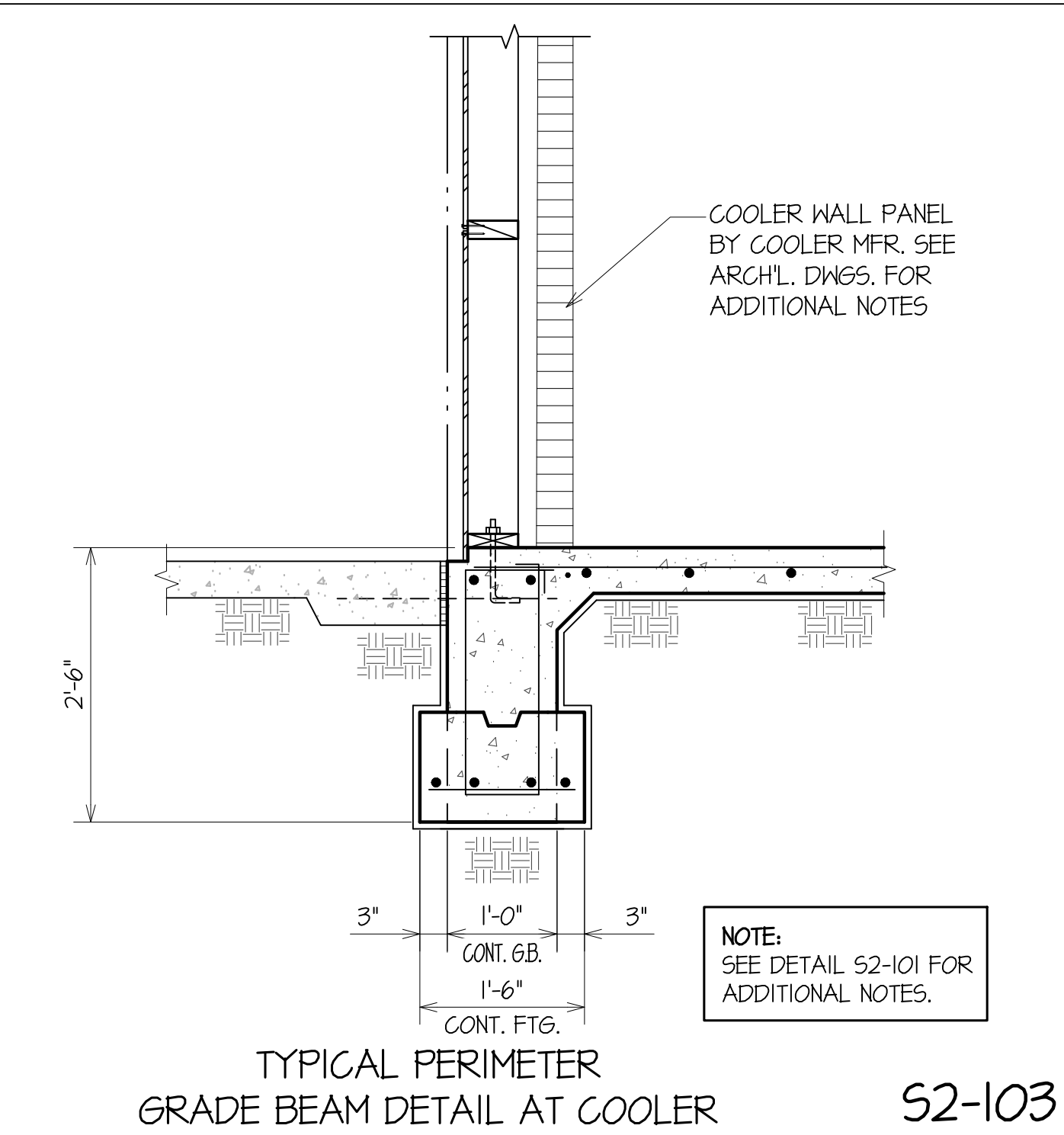
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ROOF FRAMING PLAN



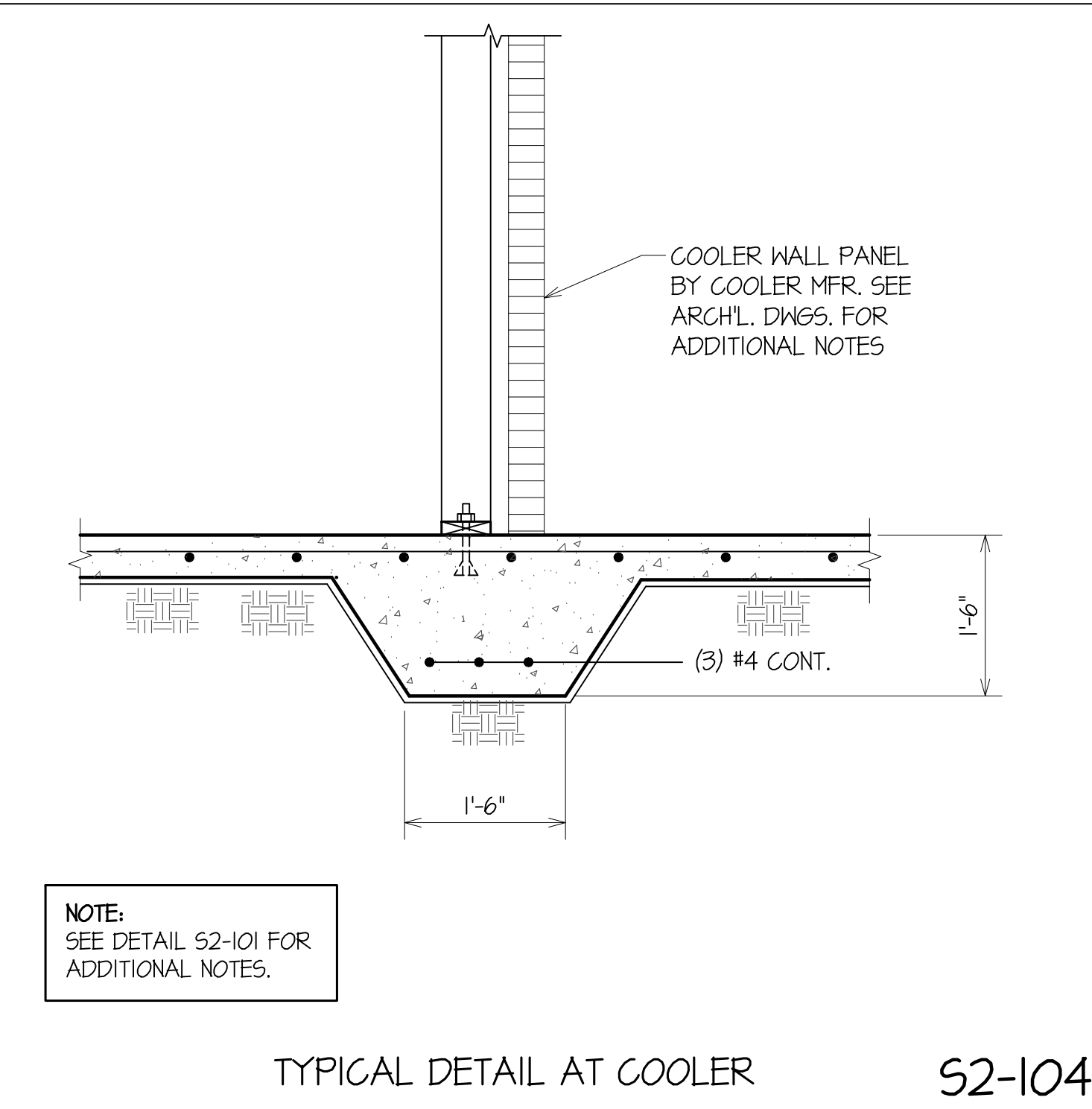
TYPICAL PERIMETER GRADE BEAM DETAIL S2-101



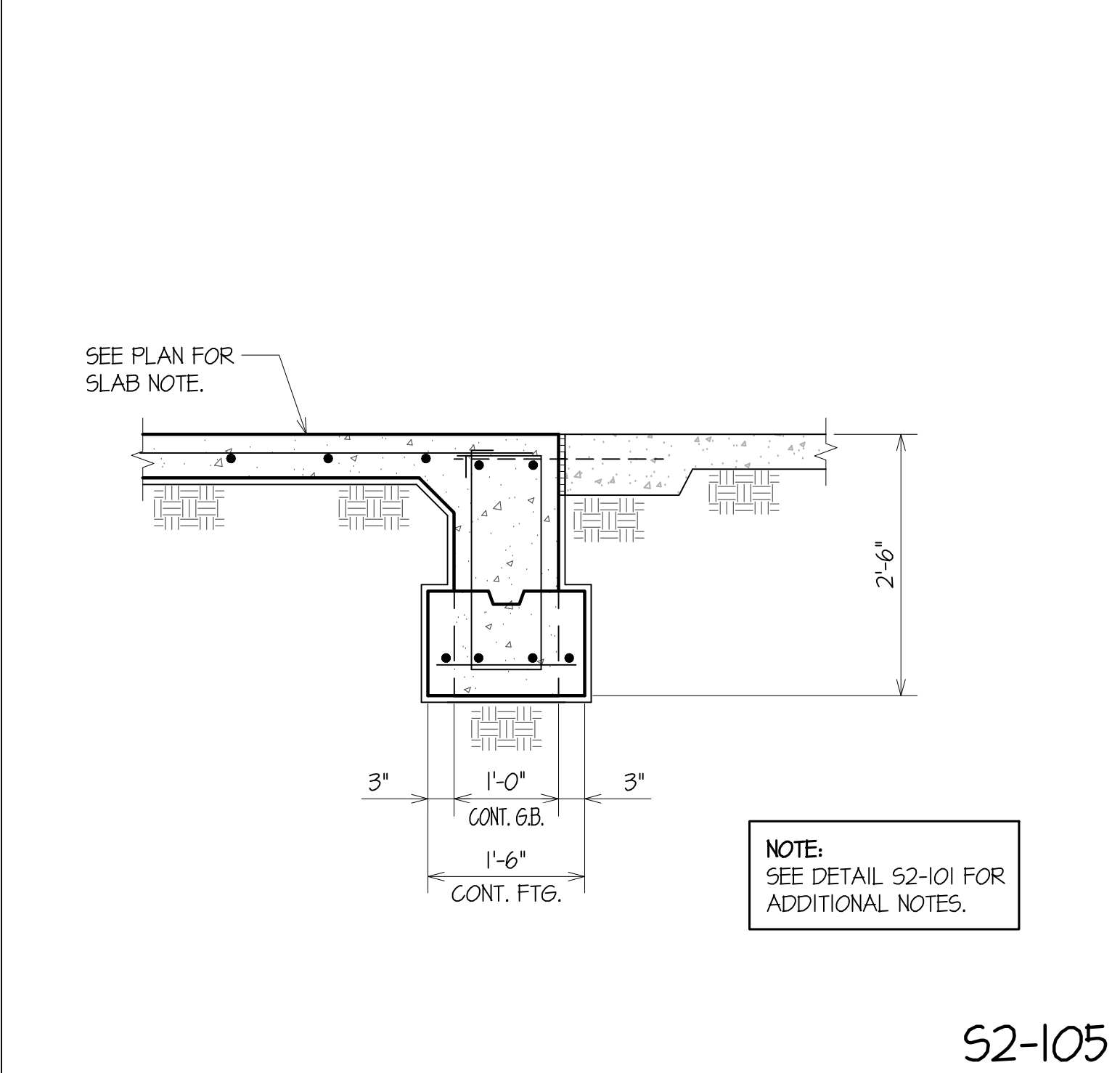
TYP. DET. AT BUMP OUT S2-102



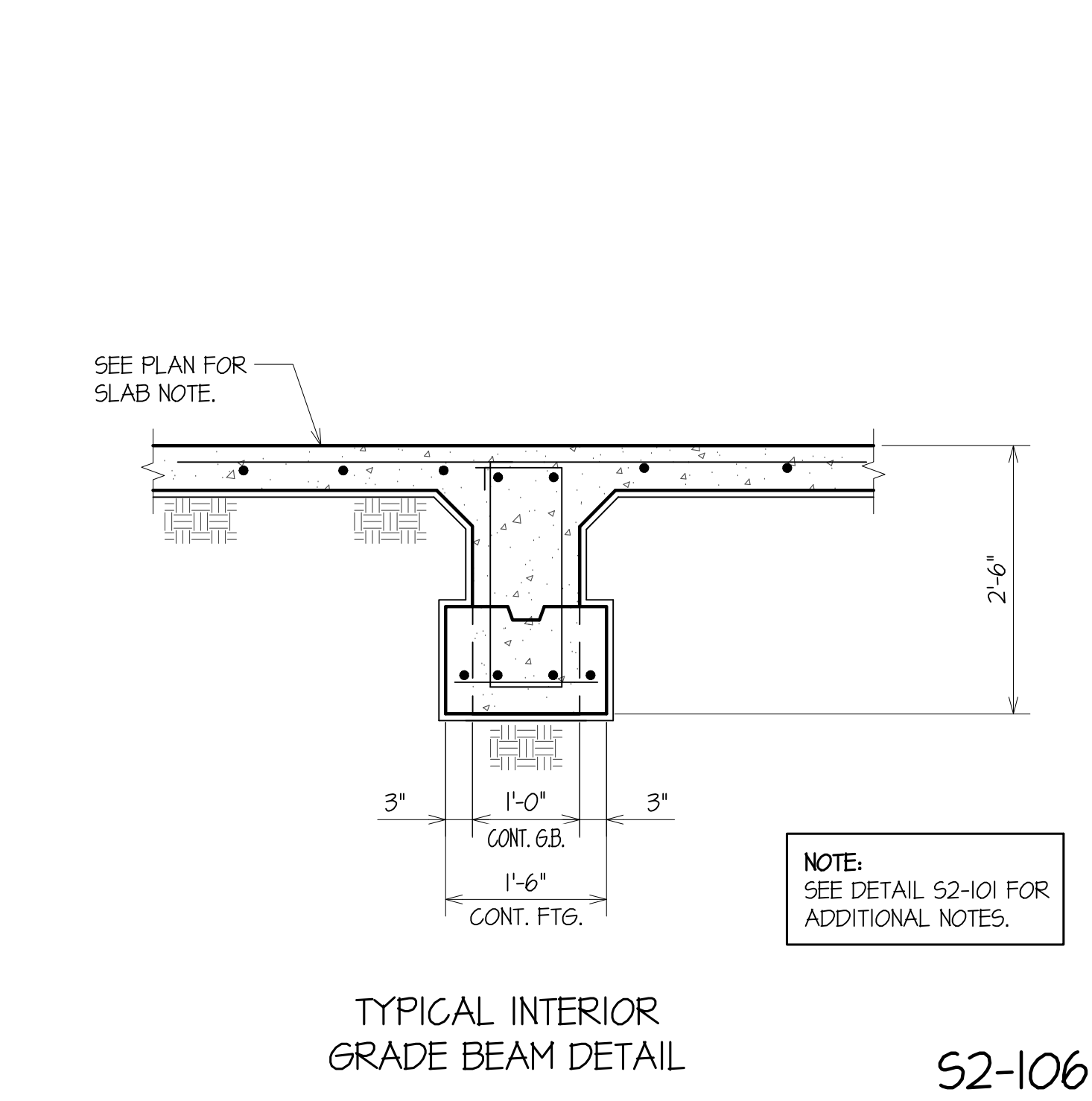
TYPICAL PERIMETER GRADE BEAM DETAIL AT COOLER S2-103



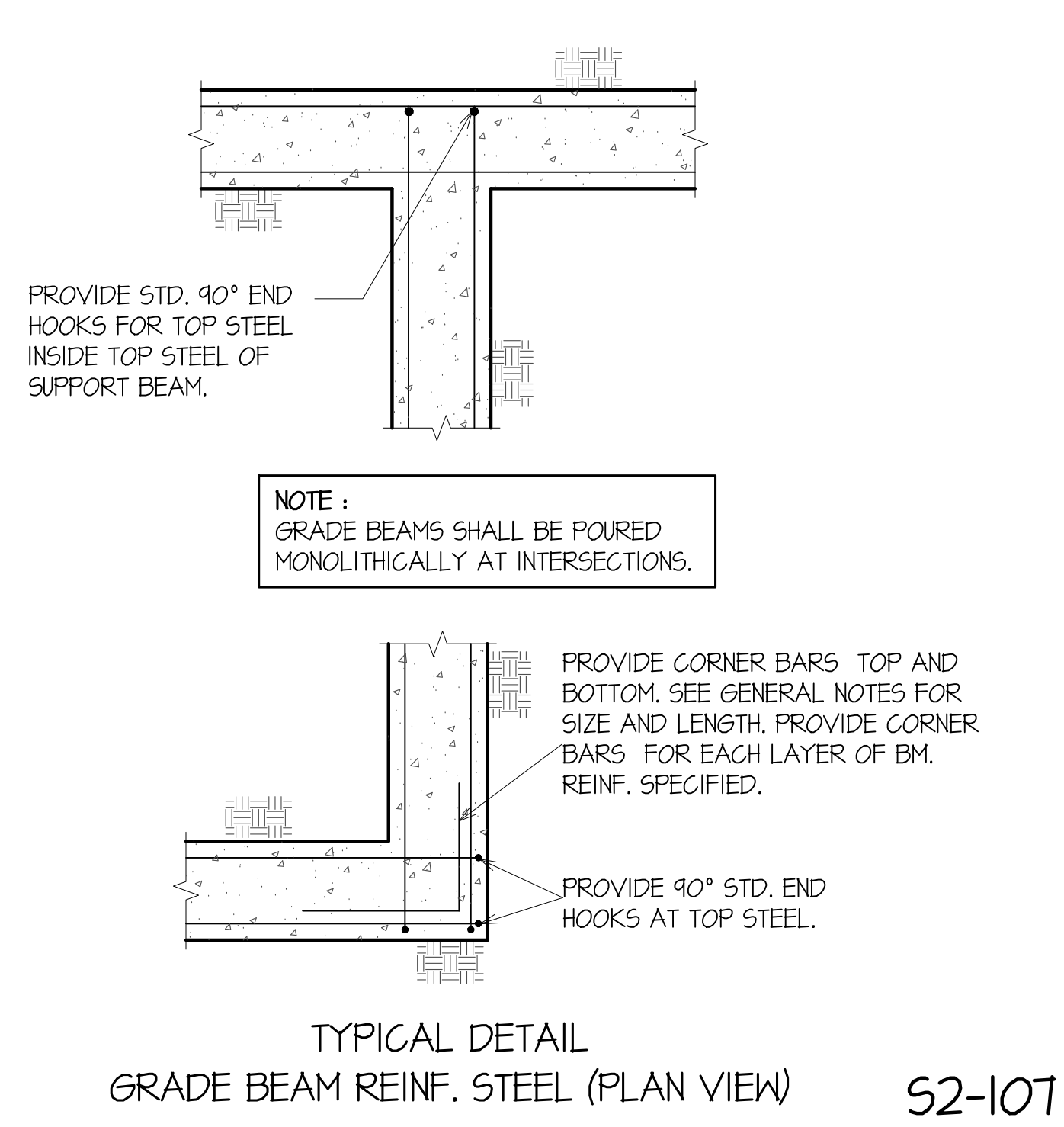
TYPICAL DETAIL AT COOLER S2-104



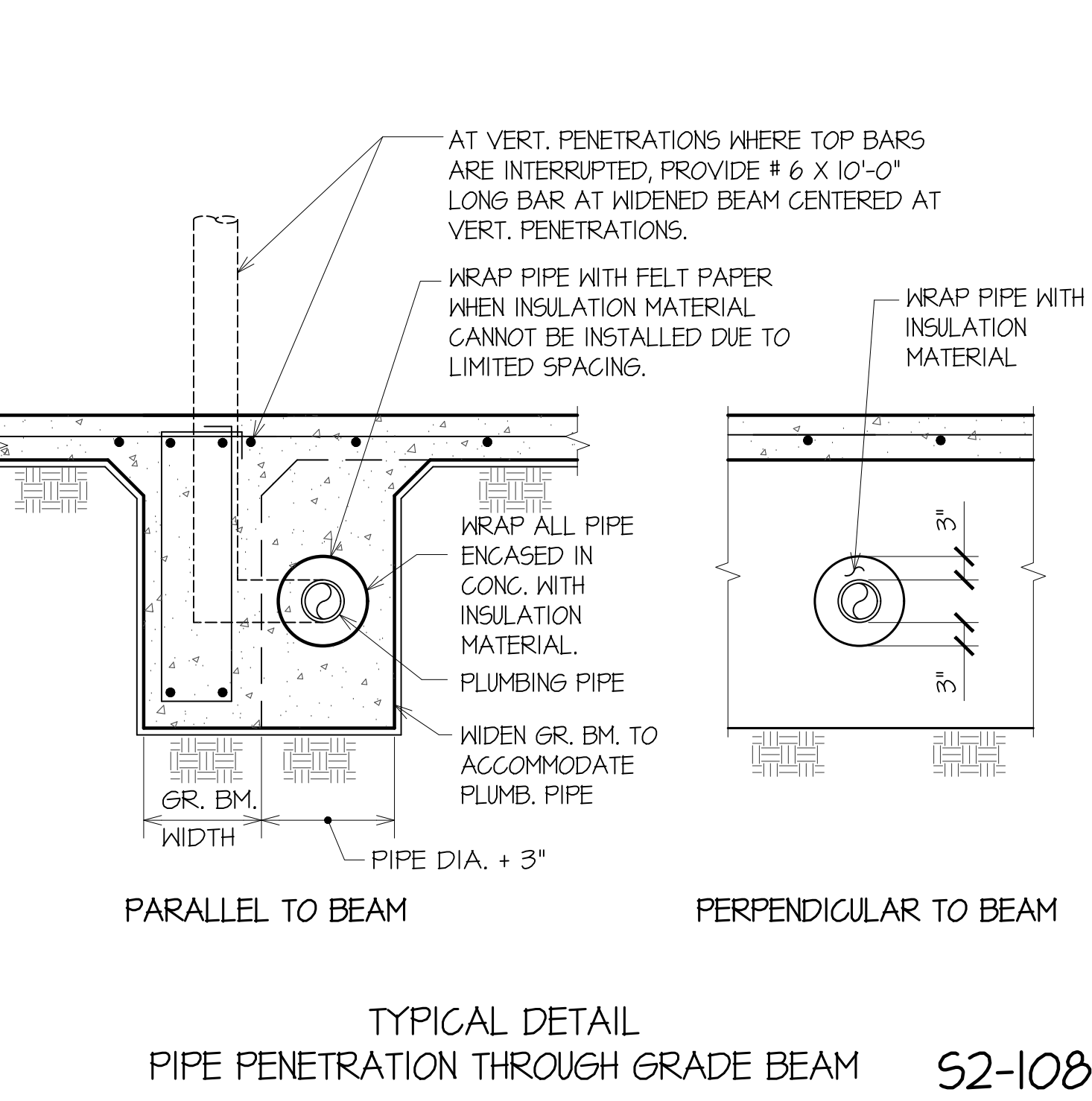
S2-105



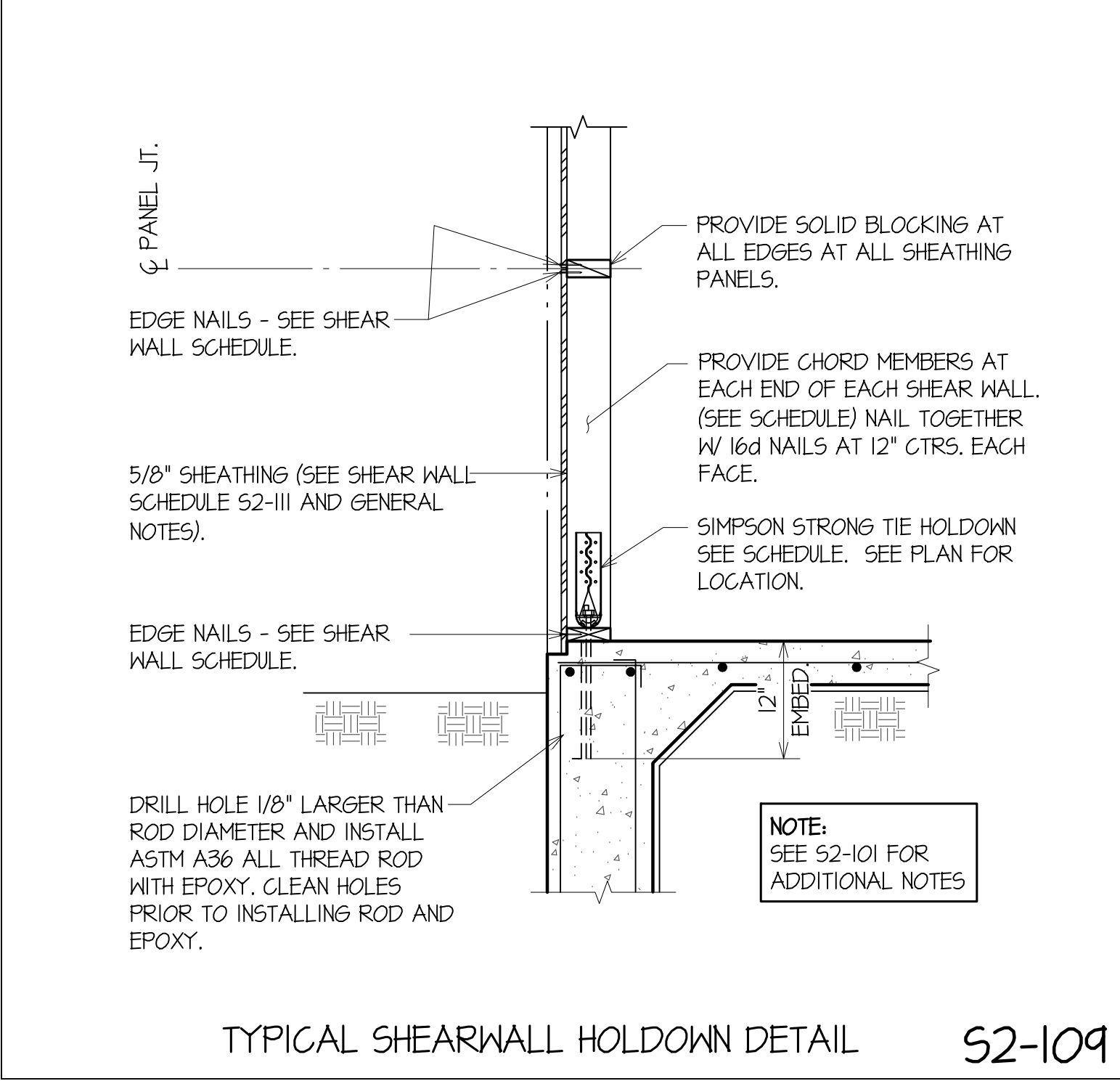
TYPICAL INTERIOR GRADE BEAM DETAIL S2-106



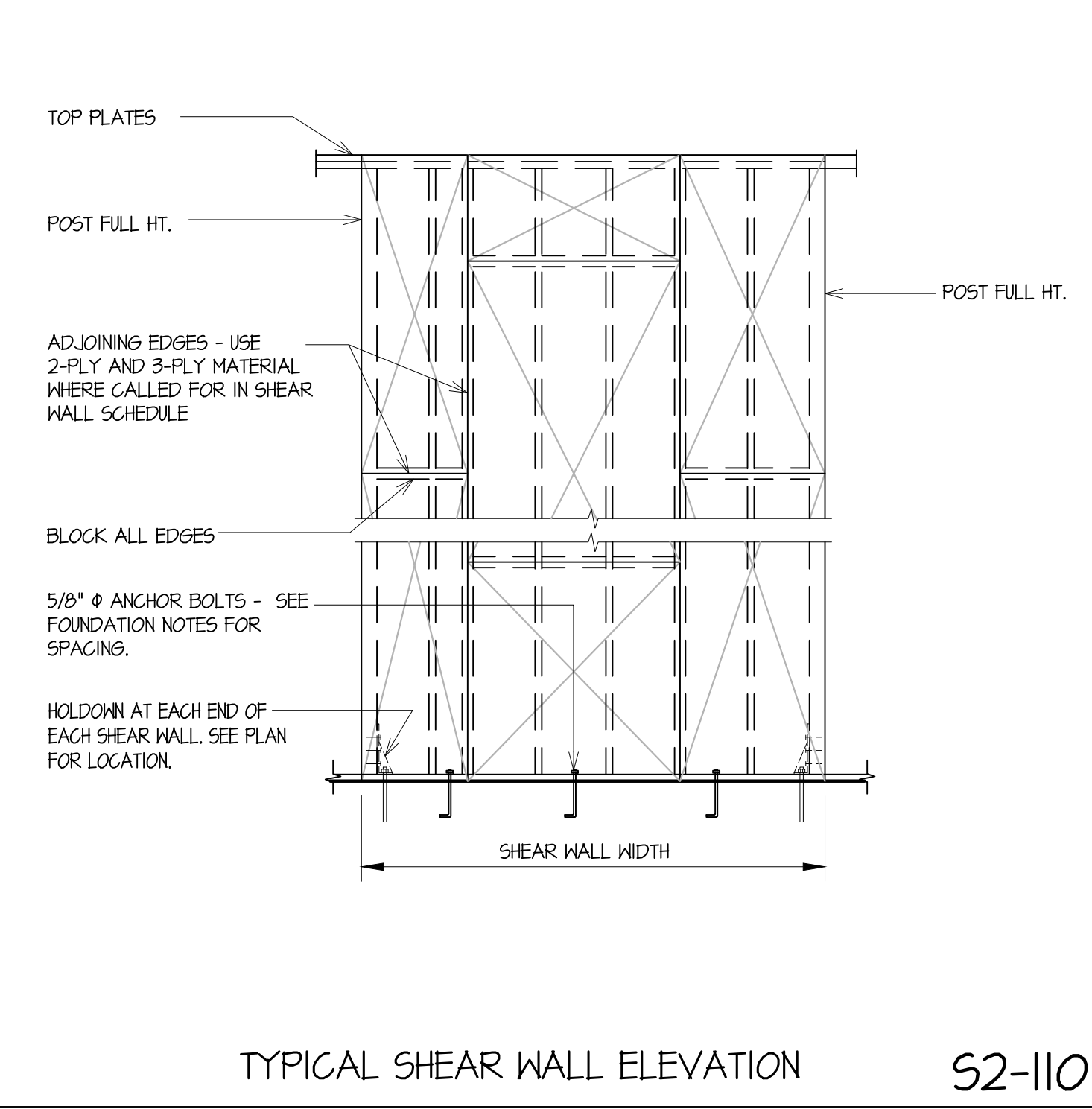
TYPICAL DETAIL GRADE BEAM REINF. STEEL (PLAN VIEW) S2-107



TYPICAL DETAIL PIPE PENETRATION THROUGH GRADE BEAM S2-108



TYPICAL SHEARWALL HOLDOWN DETAIL S2-109



TYPICAL SHEAR WALL ELEVATION S2-110

SHEAR WALL SCHEDULE			
TYPE	DESCRIPTION	NUMBER OF SIDES	ANCHOR TYPE (SEE S2-112)
A	5/8" PLYWOOD STRUCTURAL I BLOCKED WITH 8 d NAILS @ 6" CTRS. AT EDGES.	ONE	TYPE 1
B	5/8" PLYWOOD STRUCTURAL I BLOCKED WITH 8 d NAILS @ 3" CTRS. AT EDGES.	ONE	TYPE 2

NOTES FOR CONVENTIONAL SHEAR WALL CONSTRUCTION :

- NAIL ALL PANELS @ 12" CTRS. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. (ALL PANEL EDGES SHALL BE BLOCKED.)
- NAILS FOR SHEATHING SHALL BE COMMON.
- NAILING APPLIES AT ALL STUDS, PLATES & BLOCKING.
- PROVIDE EDGE NAILS TO STUDS OR POSTS AT HOLDOWN LOCATIONS.
- NO STAPLES ALLOWED.

S2-111

SHEAR WALL ANCHOR SCHEDULE (SEE DET. S2-III)				
TYPE	DESCRIPTION	ANCHOR	POST	POST FASTENER
1	"DTT22-SDS25.5"	1/2" ϕ	(2) 2 X 6	(8) SDS 1/4" X 2 1/2"
2	"HDI-11-SDS2.5"	1" ϕ	6 X 6	(30) SDS 1/4" X 2 1/2"

NOTE :

- INSTALL ALL ANCHORS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

S2-112

RE ENGINEERING

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FIRM NO. 17192-D
REM PROJECT NO. 23-249

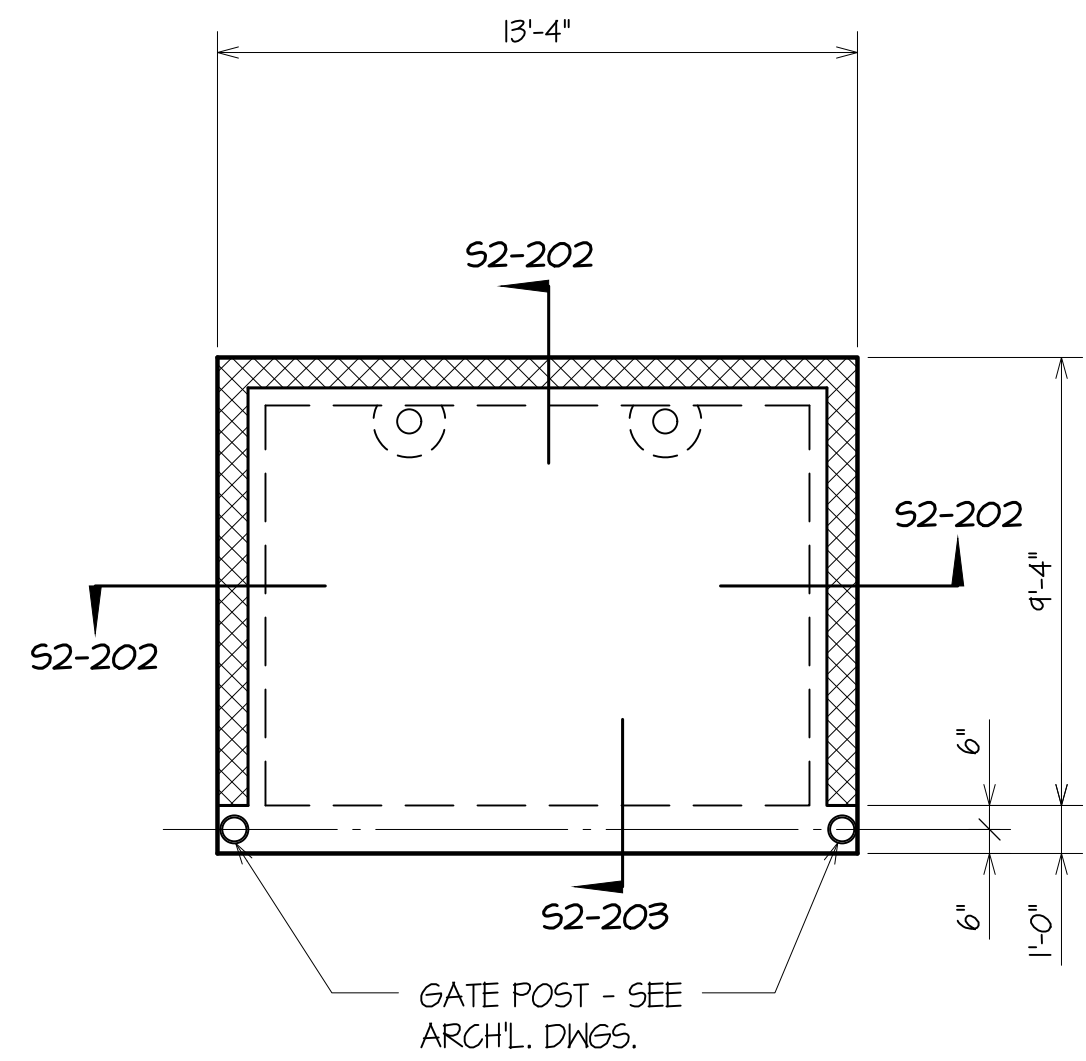
Professional Engineer
Robert E. Martinez
No. 52859
State of Texas
Expires 12-31-23

HTEAO SCOTTSDALE
MCDOWELL ROAD
SCOTTSDALE, ARIZONA 85257

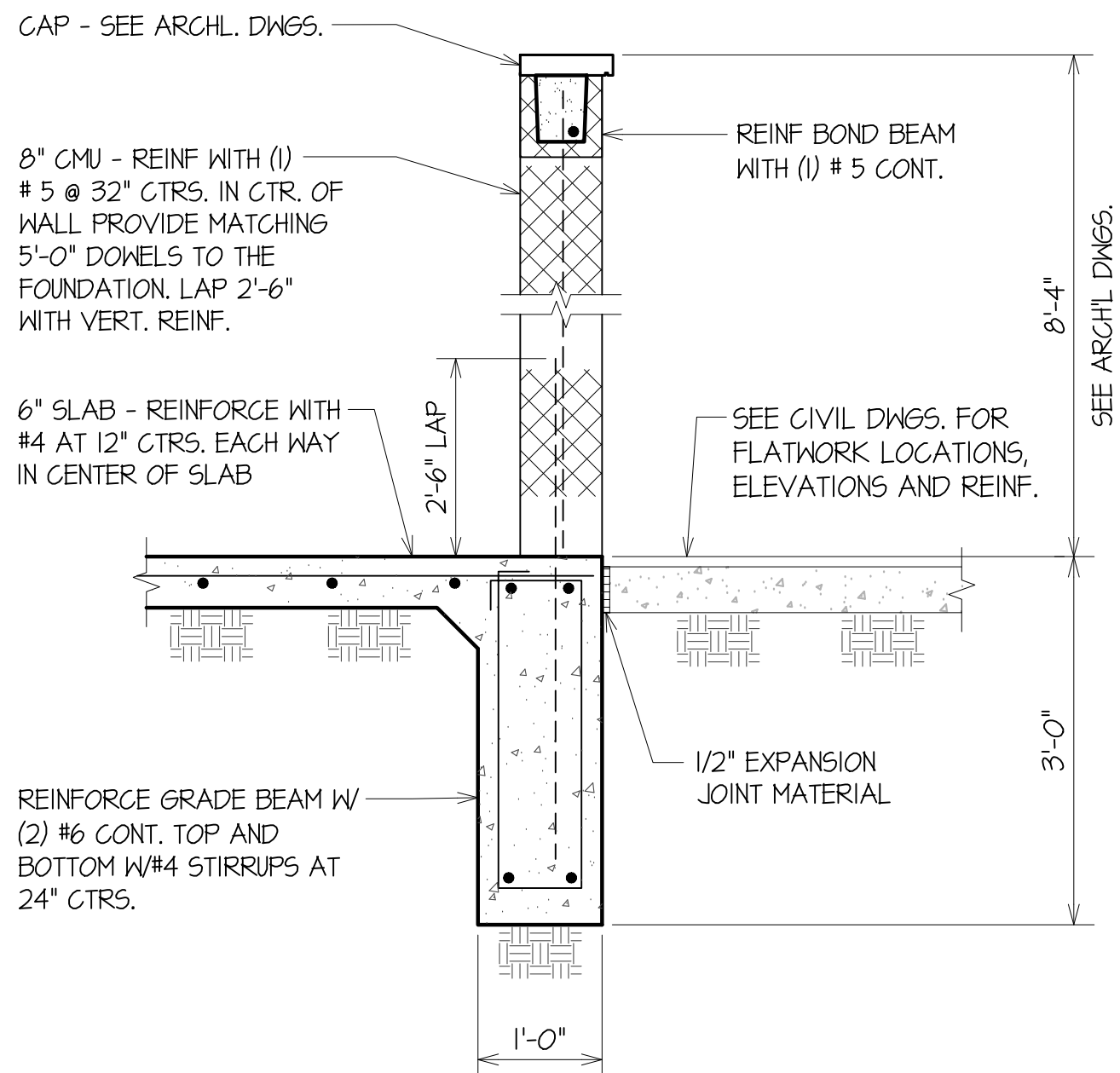
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Dwn: REM STAFF Chk: REM
Project No.: 2363
Issue:

Sheet Name:
**FOUNDATION
DETAILS**

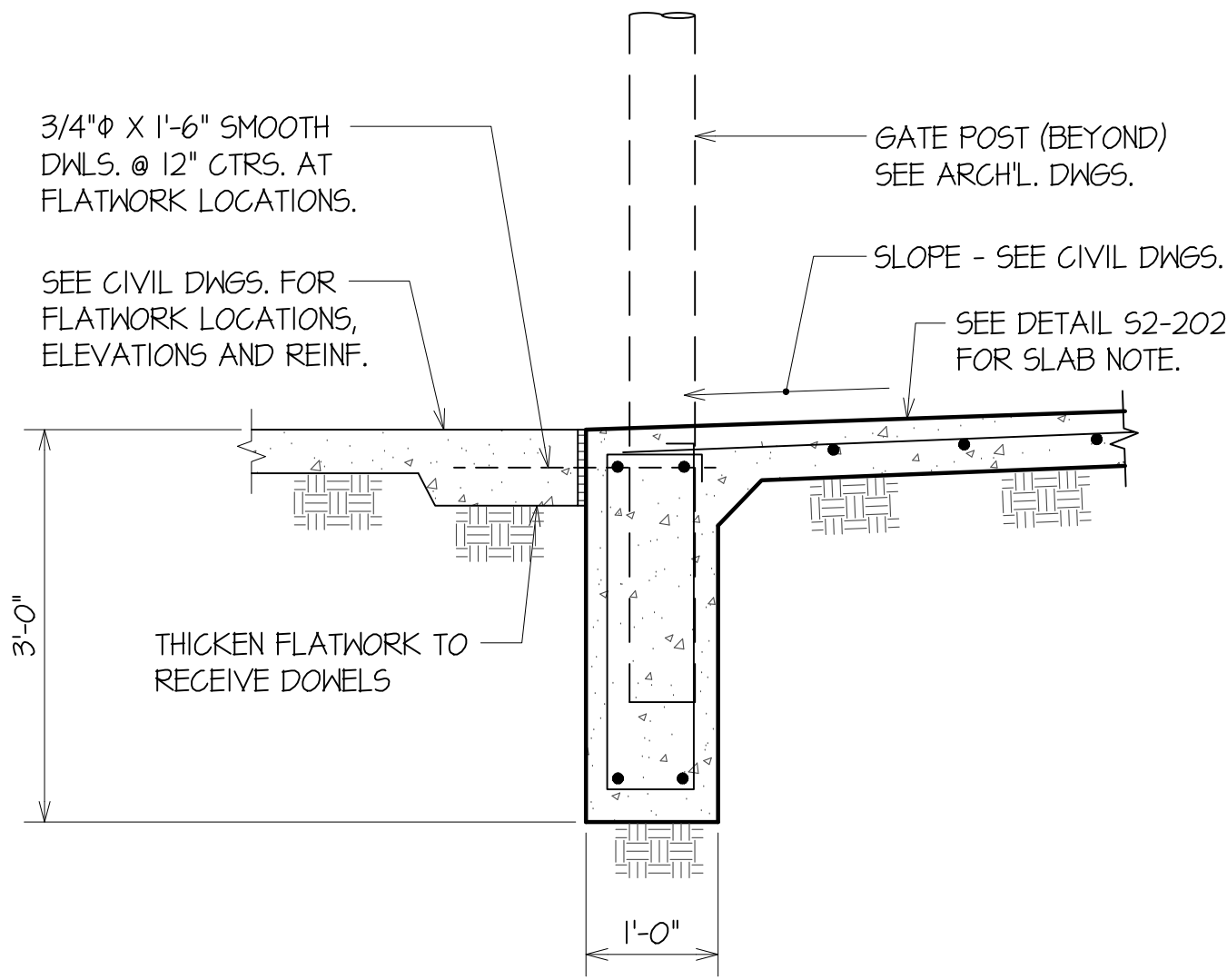
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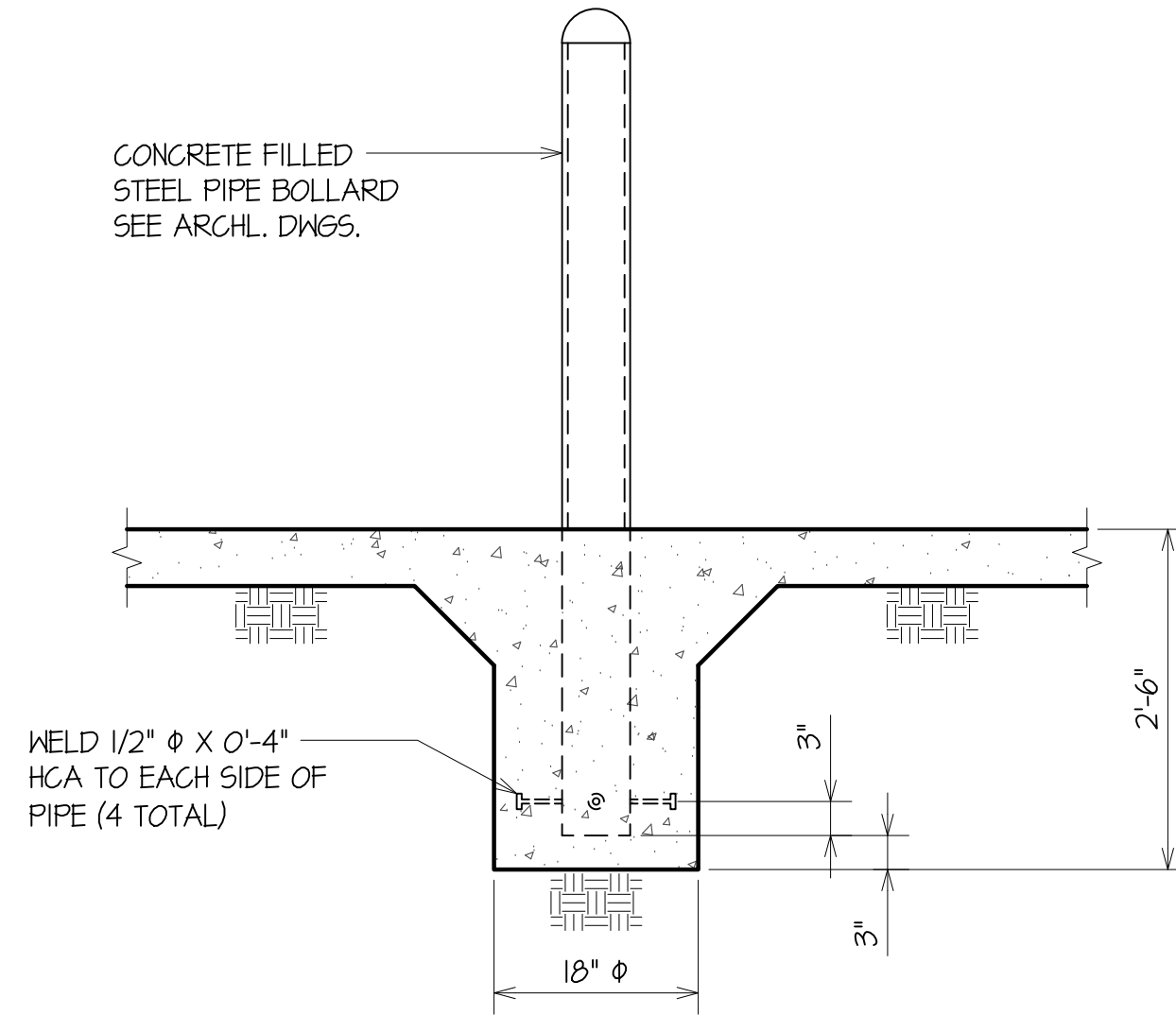
DUMPSTER ENCLOSURE PLAN 52-201



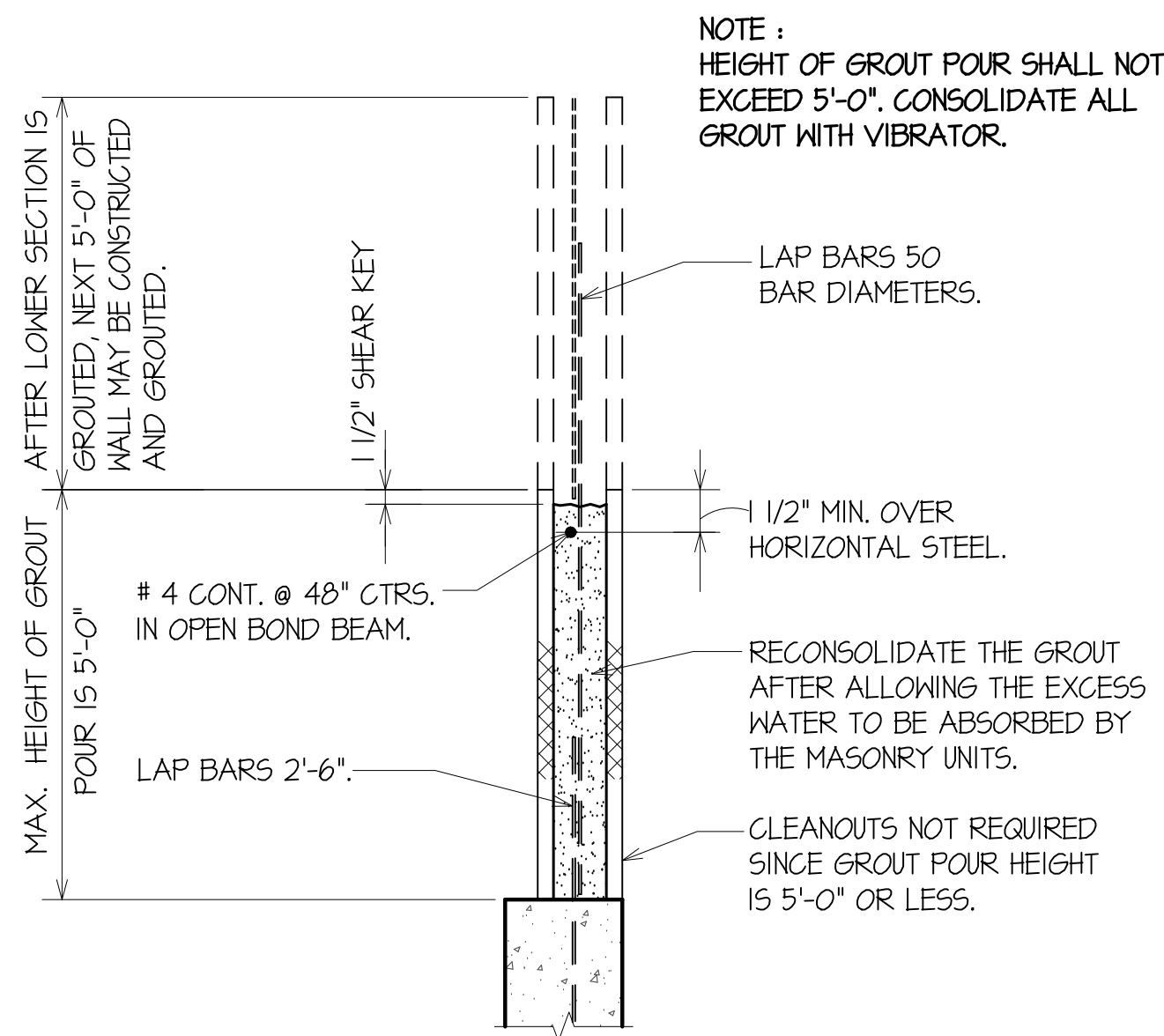
TYPICAL CMU WALL ENCLOSURE DETAIL 52-202



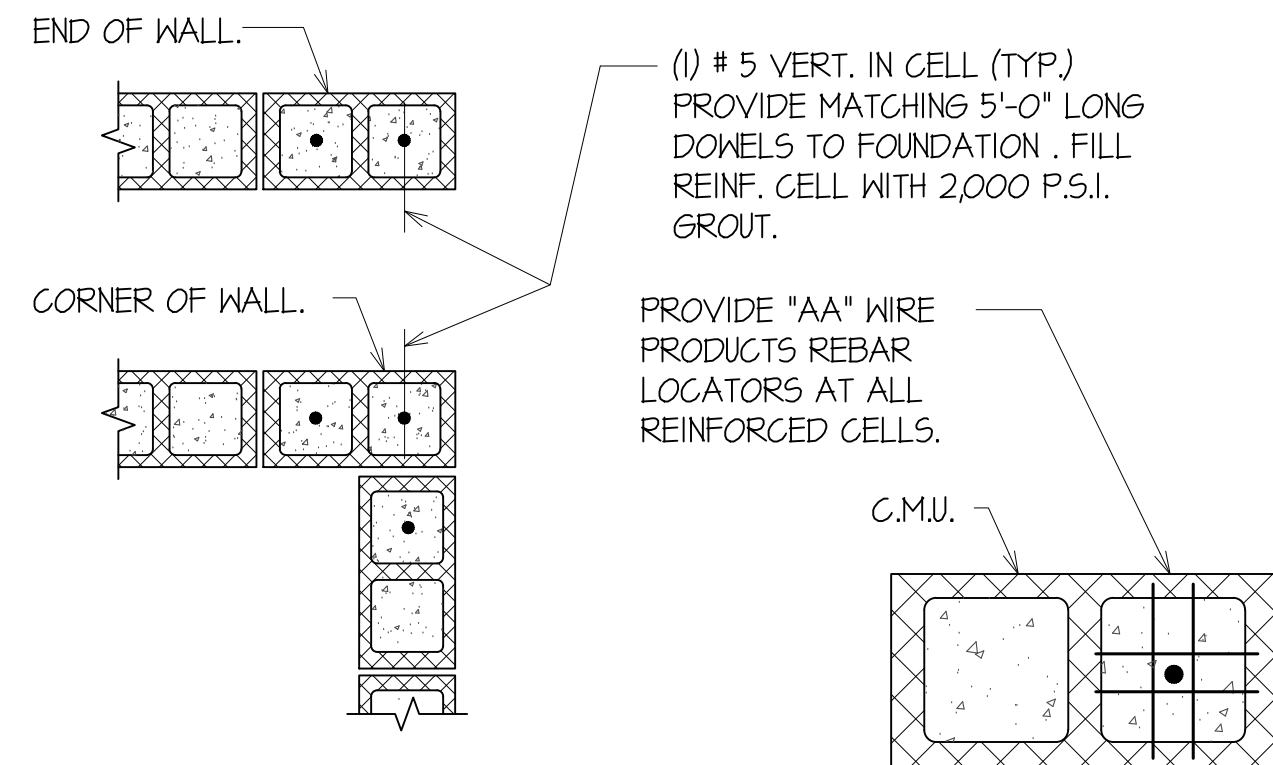
TYPICAL DUMPSTER ENCLOSURE DETAIL 52-203



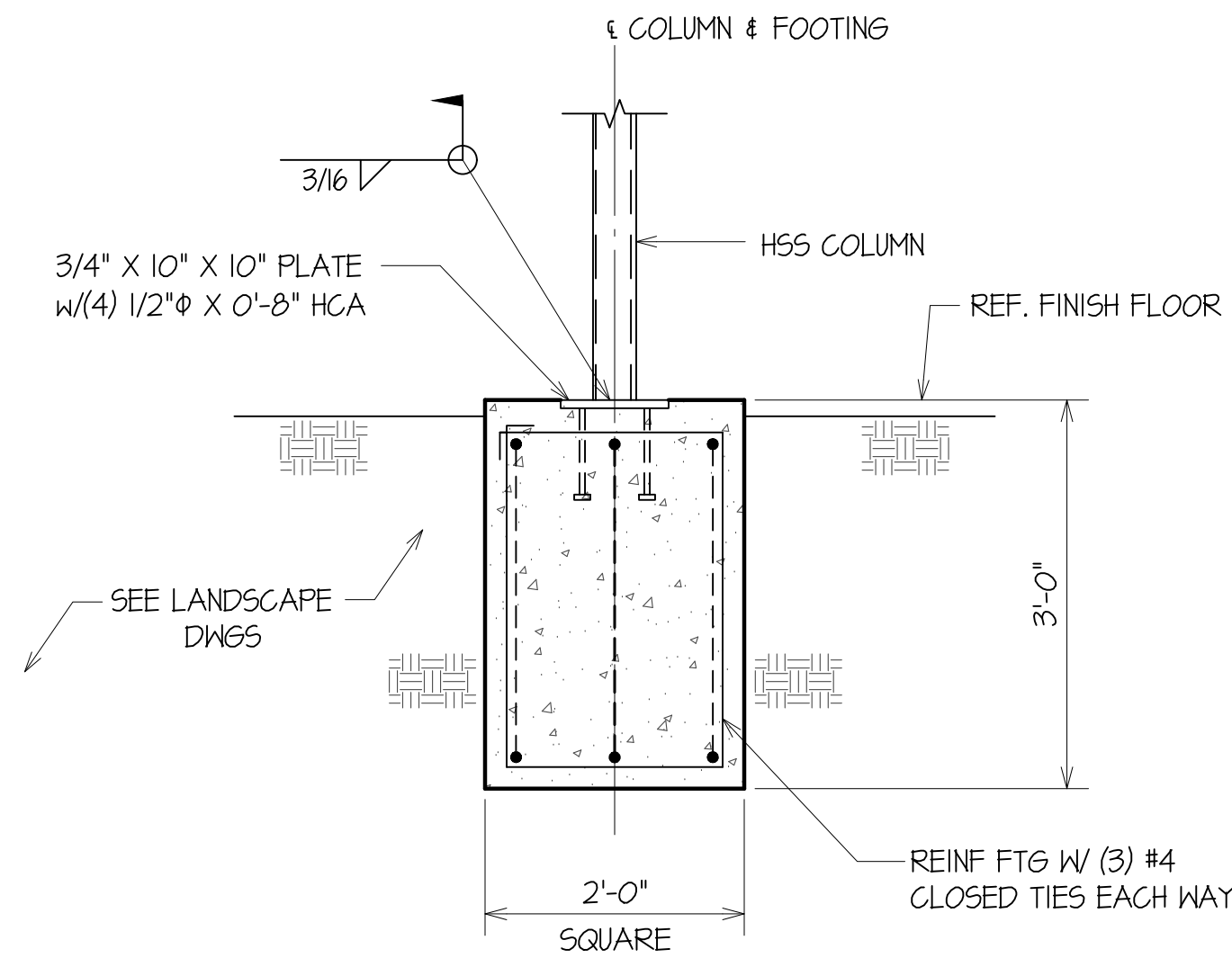
TYPICAL BOLLARD DETAIL 52-204



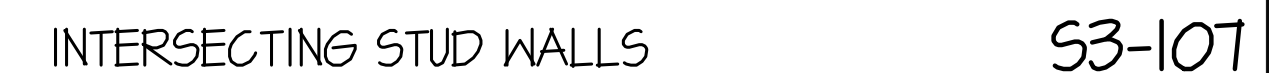
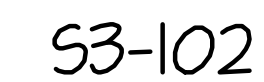
TYPICAL DETAIL LOW LIFT METHOD OF GROUTING BLOCK 52-205

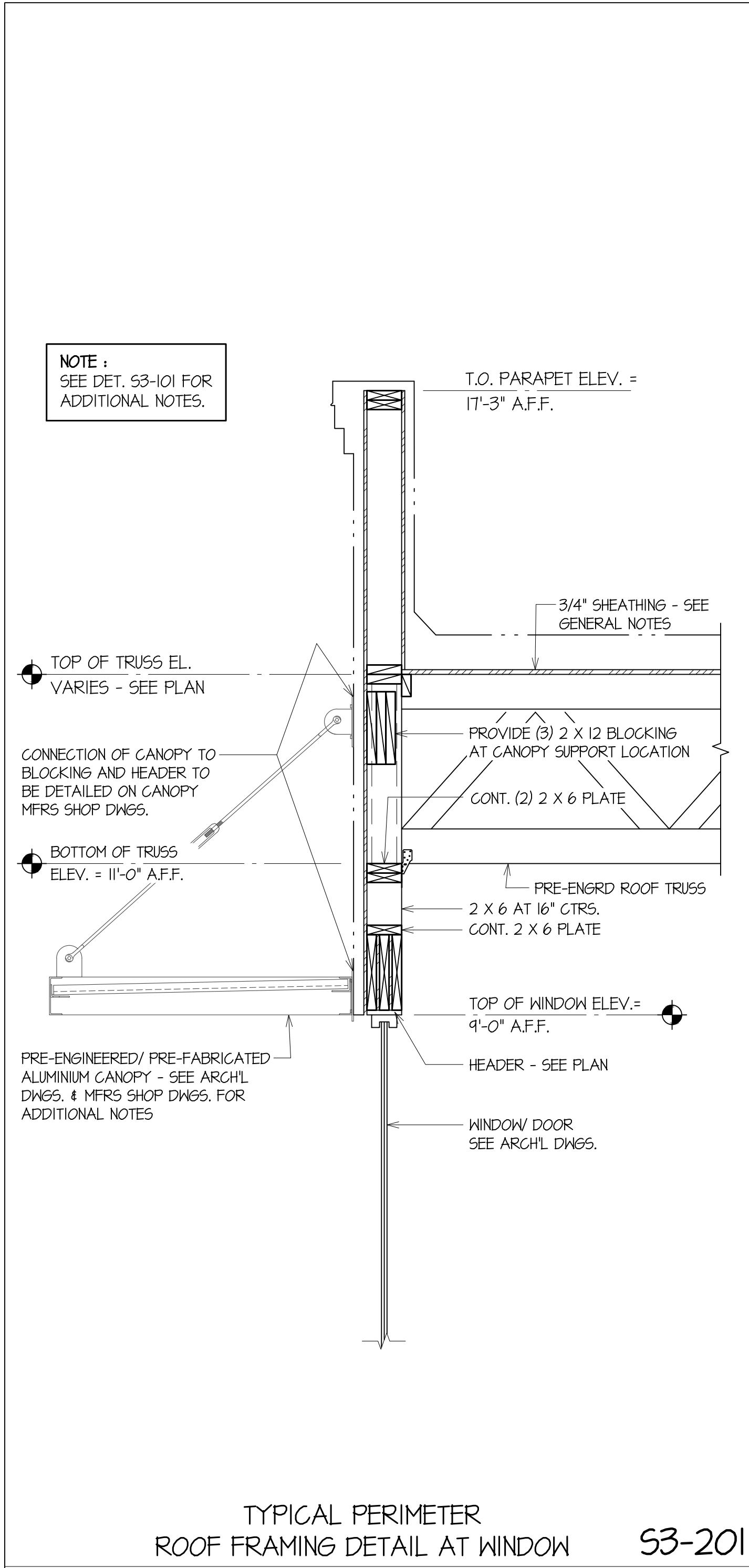


TYPICAL CMU WALLS REINF. DETAIL 52-206



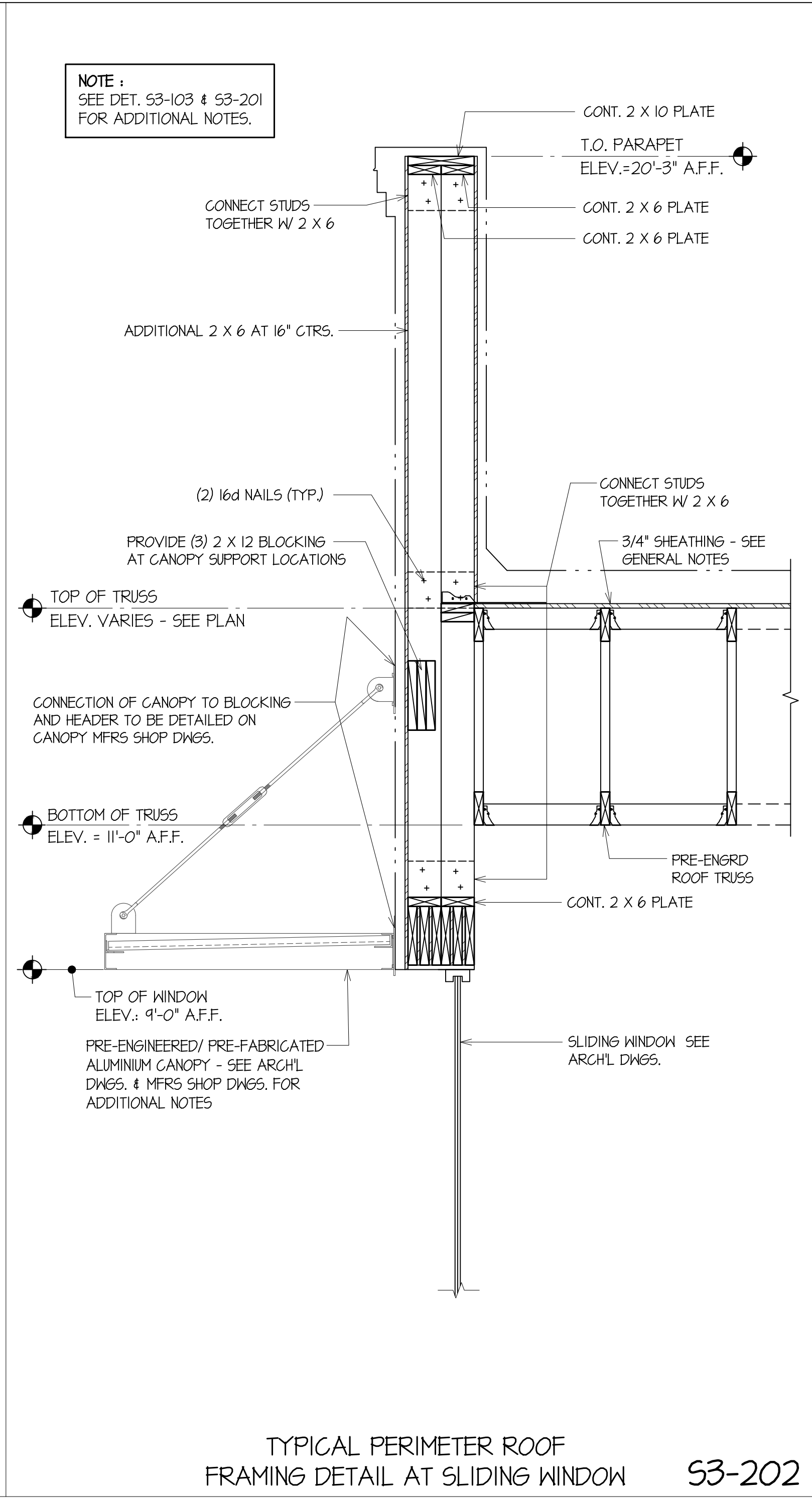
TYPICAL FOOTING DETAIL AT DRIVE THROUGH CANOPY 52-206





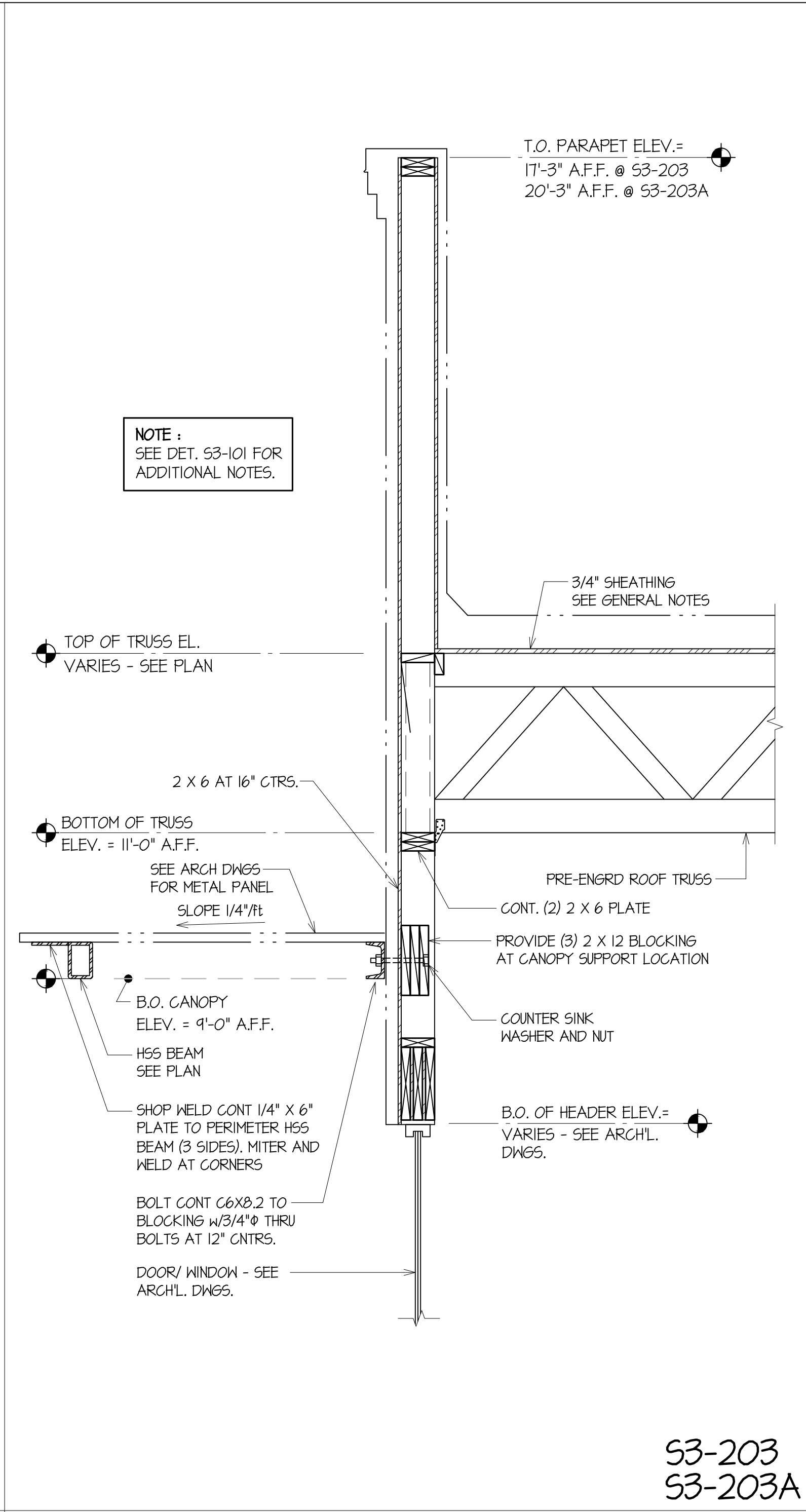
TYPICAL PERIMETER
ROOF FRAMING DETAIL AT WINDOW

53-201

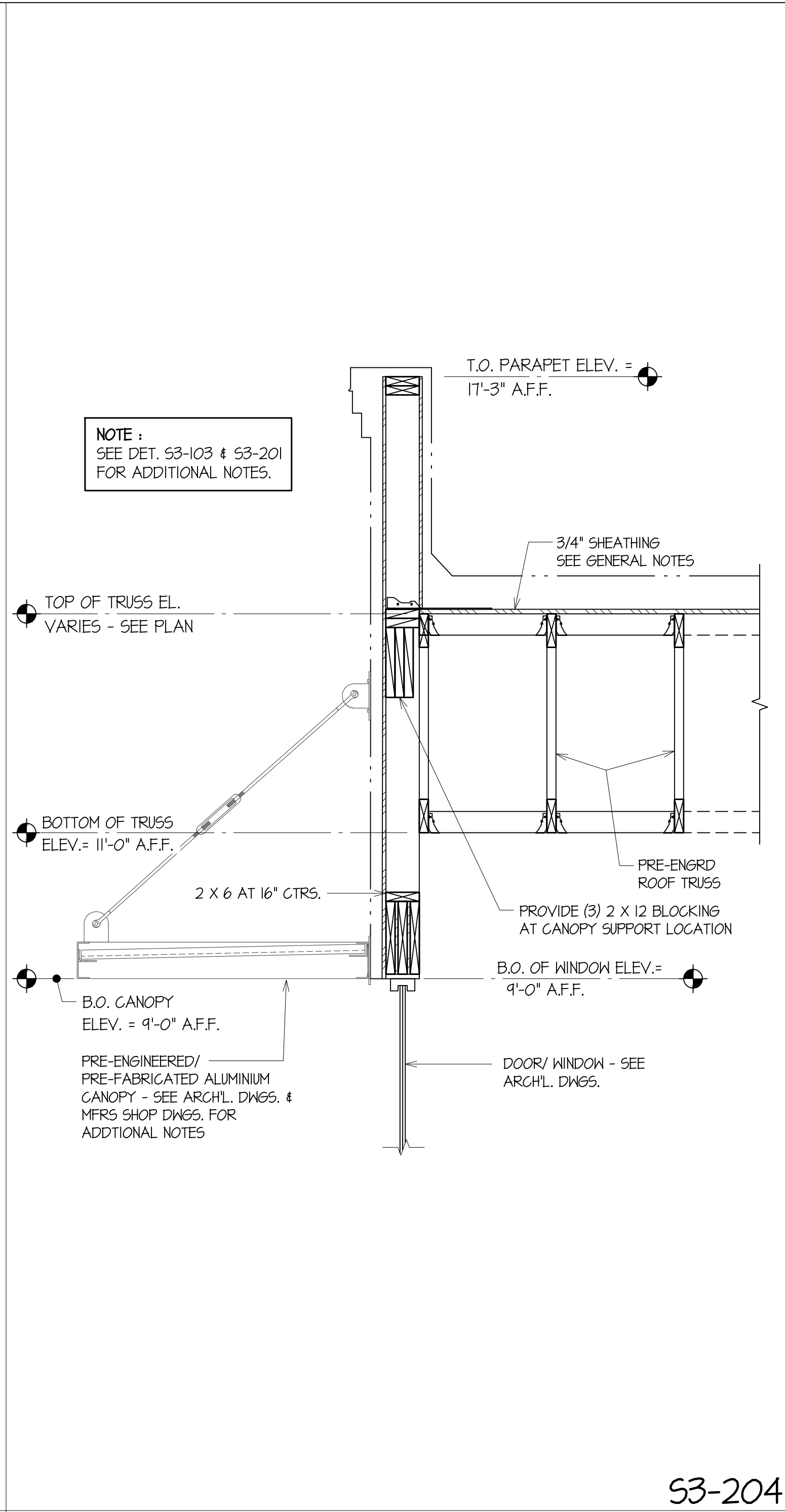


TYPICAL PERIMETER ROOF
FRAMING DETAIL AT SLIDING WINDOW

53-202



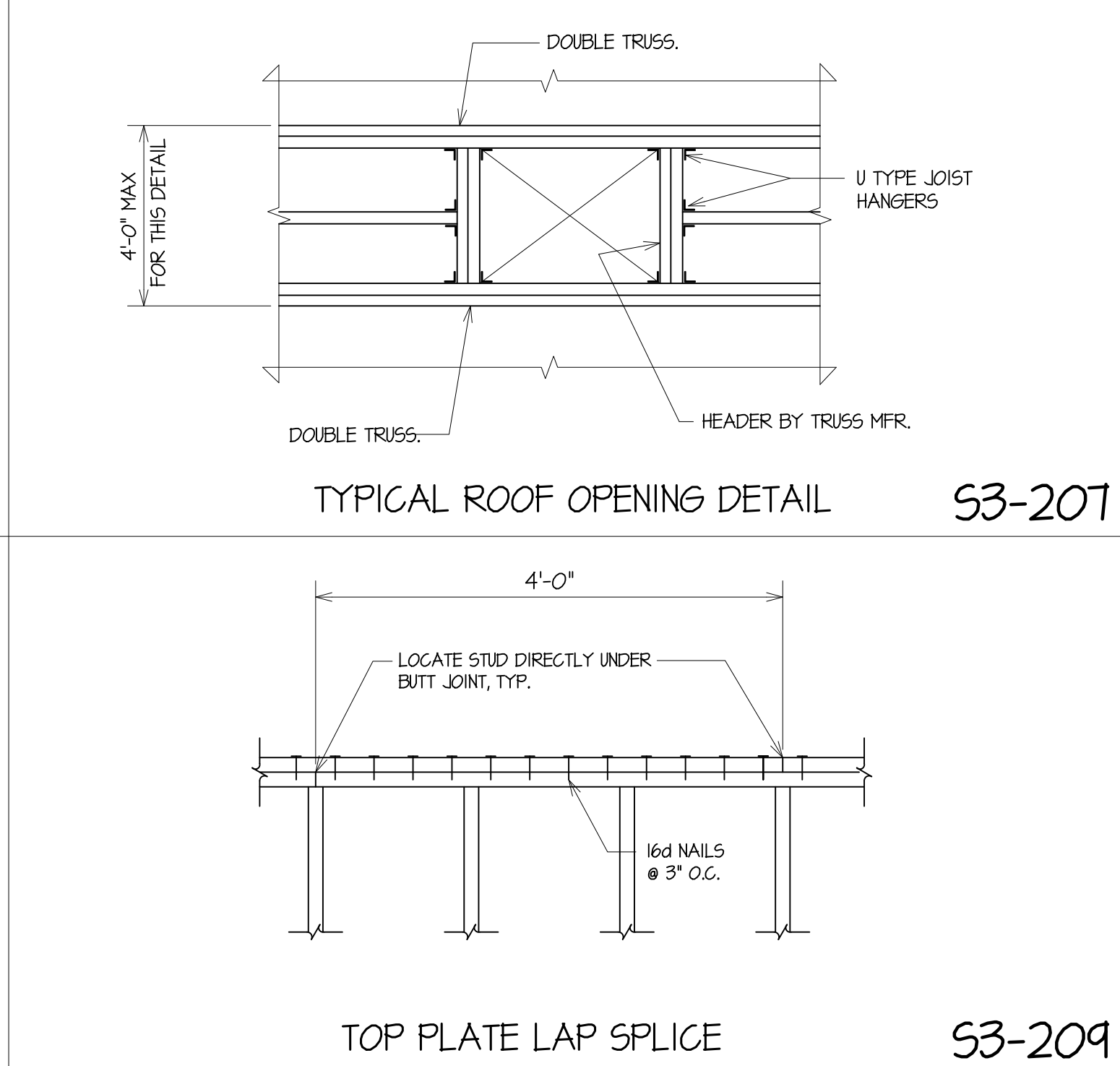
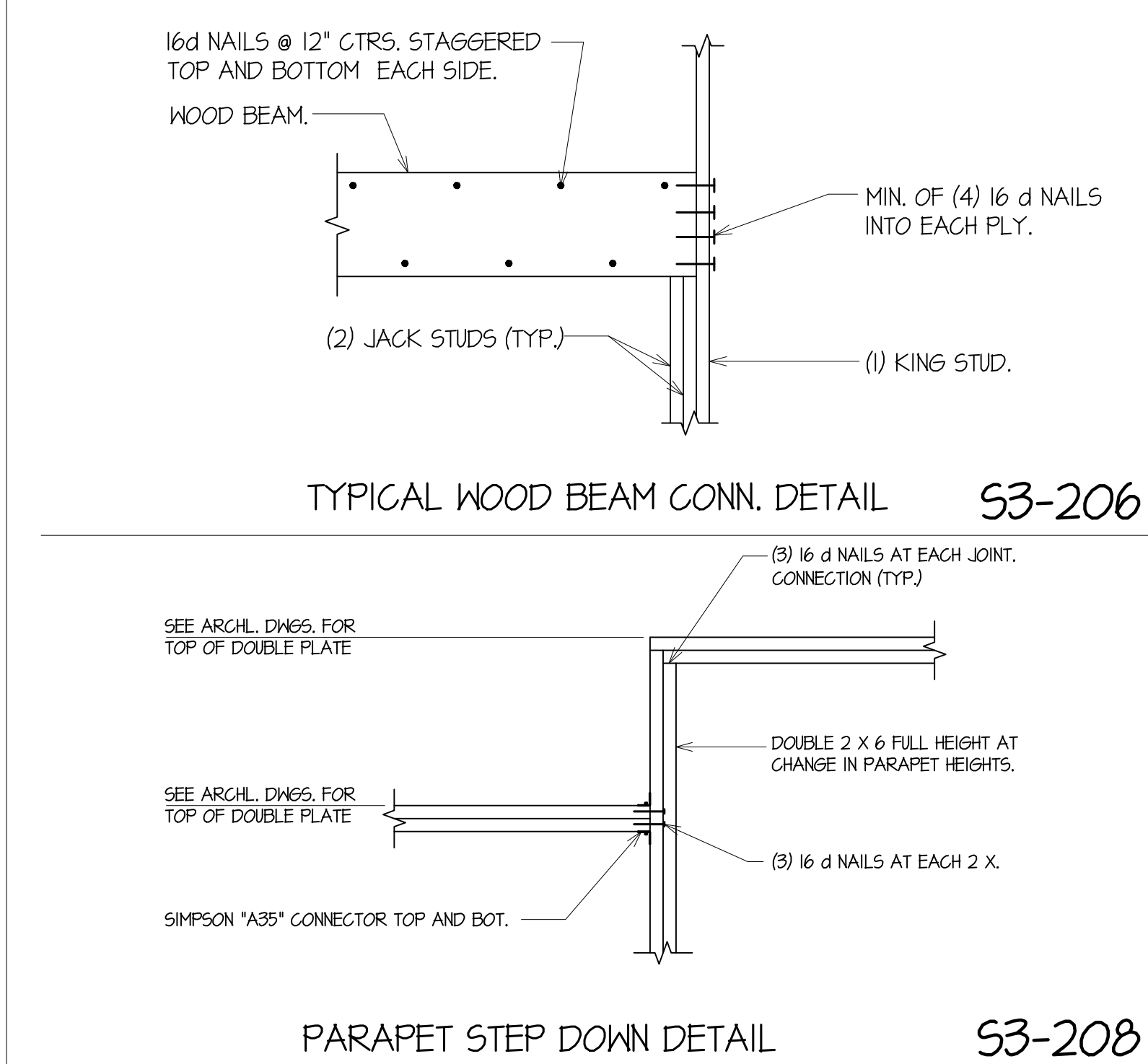
53-203
53-203A



53-204

IBC FASTENING SCHEDULE		
CONNECTION	FASTENER	NUMBER OR SPACING
1. JOIST TO SILL OR GIRDER	3-8d COMMON	TOENAIL
2. BRIDGING TO JOIST	2-8d COMMON	TOENAIL EA. END
3. 1x6 SUBFLOOR OR LESS TO EA. JOIST	2-8d COMMON	FACE NAIL
4. WIDER THAN 1x6 SUBFLOOR TO EA. JOIST	3-8d COMMON	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON	BLIND & FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d @16" O.C.	TYP. FACE NAIL
SOLE PLATE TO JOIST/BLOCKING AT BRACED WALL PANEL	3-16d PER 16" O.C.	BRACED WALL PANELS
7. TOP PLATE TO STUD	2-16d COMMON	END NAIL
8. STUD TO SOLE PLATE	4-8d COMMON (2-16d COMMON)	TOENAIL (END NAIL)
9. DOUBLE STUDS	16d @24" O.C.	FACE NAIL
10. DOUBLE TOP PLATES	16d @16" O.C. (8-16d COMMON)	TYP. FACE NAIL (LAP SPLICE)
11. BLOCKING BETWEEN JOISTS AND RAFTERS TO TOP PLATE	3-8d COMMON	TOENAIL
12. RIM JOIST TO TOP PLATE	8d @6" O.C.	TOENAIL
13. TOP PLATES, LAPS & INTERSECTIONS	2-16d COMMON	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3-8d COMMON	TOENAIL
16. CONTINUOUS HEADER TO STUD	4-8d COMMON	FACE NAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON MIN., TABLE 2308.10.4.1	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON MIN., TABLE 2308.10.4.1	FACE NAIL
19. RAFTER TO PLATE (SECTION 2308.10.1, TABLE 2308.10.1)	3-8d COMMON	TOENAIL
20. 1" DIAGONAL BRACE TO EA. STUD & PLATE	2-8d COMMON	FACE NAIL
21. 1x8 OR LESS SHEATHING TO EA. BEARING WALL	2-8d COMMON	FACE NAIL
22. OVER 1x8 SHEATHING TO EA. BEARING	3-8d COMMON	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON	24" O.C. (FACE NAIL AT TOP AND BOT. STAGGERED ON OPP. SIDES)
24. BUILT-UP GIRDERS AND BEAMS	2-20d COMMON	FACE NAIL @ENDS & @EA. SPLICE
25. 2" PLANKS	16d COMMON	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3-10d COMMON	FACE NAIL
27. JACK RAFTER TO HIP	3-10d COMMON (2-16d COMMON)	TOENAIL (FACE NAIL)
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2-16d COMMON (2-16d COMMON)	TOENAIL (FACE NAIL)
29. JOIST TO BAND JOIST	3-16d COMMON	FACE NAIL
30. LEDGER STRIP	3-16d COMMON	FACE NAIL

53-205



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E
M
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FIRM NO. 17192-D
REM PROJECT NO. 23-249

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Date: 12/22/23
Dwn: REM STAFF Chk: REM
Project No.: 2363
Issue:

Sheet Name:
FRAMING
DETAILS

S3-2

GENERAL NOTES

GENERAL

- GC-1 The contract structural documents represent the finished structure, and, except where specifically shown, do not indicate the method or means of construction. The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, procedures, techniques, and sequence.
- GC-2 The structure has been designed to resist design loads only as a completed structure. Applications of construction loads to the partially completed structure shall be considered by the Contractor and so included in the design of shoring, bracing, formwork, and any other supporting elements provided for construction of the structure. During erection and until all permanent connections are made, the Contractor must provide temporary bracing to brace the structure in all directions.
- GC-3 The Engineer shall not have control or charge of, and shall not be responsible for, construction means, methods techniques, sequences, or procedures for safety precautions and programs in connection with the work, for the acts or omission of the Contractor, Subcontractor, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents.
- GC-4 General Contractor shall check and verify all dimensions, grade conditions, (both new and existing) reporting any discrepancies to the Engineer before proceeding with any phase of the work as the Contractor will be responsible for all work fitting as intended by the construction documents.

STRUCTURAL DESIGN CRITERIA

- SD-1 A. Live loads:
- 1. Roof - 20 PSF (Reduced in accordance with IBC 1607.13.2.1)
 - 2. Public Areas - 100 PSF (Non-Reduceable)
 - 3. Storage Rooms - 125 PSF (Non-Reduceable)
 - 4. Combinations in accordance with IBC 1605.3.1
- B. Wind loads - ASCE 7-16 (IBC 1609.1)
- | | |
|----------------------------------|-----------------------|
| Ultimate Design Wind Speed (MPH) | 101 (Vult) |
| Exposure classification | C |
| Risk Category | II (IBC Table 1604.5) |
- C. Ground Snow Load 0 PSF
- D. Seismic Design Category A
- | | |
|------------|-------|
| Ss | 0.191 |
| S1 | 0.067 |
| Site Class | D |
- SD-2 Future Loads: Unless specifically noted, there are no provisions made for future floors, roofs, or other loads.
- SD-3 Applicable codes:
- A. 2021 International Building Code
 - B. ASCE 7-16
 - C. ACI 318-14
 - D. AISC Fourteenth Edition 2011
 - E. AWS D1.1

GEOTECHNICAL REPORT

- GR-1 Foundation design is based on the geotechnical investigation report by Giles Engineering Associates, Inc. dated October 6, 2023. (Project No. 4G-2308007)
- GR-2 The soil report is available to the General Contractor upon request to the Architect. The information included therein may be used by the General Contractor for his general information only.
- GR-3 Footing design is based on an allowable bearing pressure of 2,000 PSF.

SUBGRADE AND ENGINEERED FLOOR FILL PREPARATION AT SLAB-ON-GRADE FOUNDATIONS

- UF-1 The subgrade and engineered floor fill shall be prepared to a point that extends 5'-0" minimum beyond the limits of the building foundation. Increase this width as needed to include all sidewalks/flatwork directly adjacent to the building foundation. Refer to the geotechnical report for the preparation of the subgrade soils beneath the flatwork/sidewalks beyond this width.
- UF-2 The subgrade and engineered floor fill shall be prepared in accordance with the geotechnical report recommendations provided by Giles Engineering. The subgrade and engineered fill pad shall be tested, inspected and approved by the Testing Lab in writing prior to placing concrete.
- Minimum requirements are as follows:
- A. The existing soils in the building pad area are to be removed to a minimum depth two (2) feet below existing grade. Remove additional existing soils so that a minimum two (2) foot depth of compacted engineered fill material can be installed to the bottom of slab elevation
- B. Following the removal of the existing soils, the top twelve (12) inches of the exposed subgrade shall be scarified, moisture conditioned and re-compacted with heavy vibratory compaction equipment in accordance with the recommendations in section UF-2C below.
- C. The removed soils that are free of organics, debris, trash, deleterious materials, etc. can be re-used as engineered fill. This material must be examined by the Testing Laboratory to verify that it is suitable for use as engineered fill. The engineered fill shall be compacted with heavy vibratory compaction equipment at a moisture content adjusted to above the plastic limit and 2% to 4% above the optimum moisture content and the soil compacted to a minimum in-place density of 90% of its maximum dry density per ASTM D-1557. Additional fill needed to achieve the finished building pad elevation must be a low expansive, low permeability material as well as having a low soluble sulfate content. All proposed fill materials must be submitted to the Testing Lab for approval, prior to their use in the field.
- All fill material must be installed in 8-inch thick maximum loose lifts, moisture conditioned and then compacted to a minimum 90-percent of the Modified Proctor maximum density.

- D. Refer to the Giles Engineering report for the installation of a "capping" material over the engineered fill extending beyond the limits of the foundation that are not covered with flatwork. This is intended to reduce the potential for moisture infiltration into the building pad material. This "capping" material must not be installed in any areas that will support the foundation or flatwork.
- UF-3 Perform all earthwork before trenching for grade beams or mechanical lines.
- UF-4 Maintain subgrade and the fill at optimum insitu moisture content after completion of structural fill placement. This may include drying or wetting processes depending on the introduction or evaporation of moisture due to the weather and construction condition. The Testing Lab shall make a final site visit no sooner than two days prior to the concrete pour in order to verify and approve the subgrade and structural fill condition including moisture content to be fit and in accordance with the contract documents, prior to pour. Contractor shall make all corrective work required to improve the subgrade and structural fill areas which are not acceptable to the Testing Lab prior to placement of concrete.
- UF-5 The finish grading around the building shall be graded to ensure adequate drainage of surface water away from the building. All air conditioning condensate lines and roof gutter downspouts shall be directed to discharge a minimum of ten (10) feet away from the foundation for further removal from the site.
- UF-6 Trenching of grade beams shall be excavated in order to provide the beam cross sections indicated. Beam and slab depths and widths as indicated are minimum acceptable sizes. Larger size beams and slabs formed by less accurate trenching may require additional reinforcing (not shown) which shall be determined by the Engineer during construction review. All loose soil from sides and bottoms of trenches shall be removed. If a toothed bucket is used, excavation with this bucket shall stop six (6) inches above final grade and the excavation completed with a smooth-bucket or by hand labor.
- UF-7 Drain exposed grade beams during construction in the event of inclement weather.

CONCRETE/REINFORCING:

- CR-1 All concrete shall test 3000 PSI at 28 days and shall be in accordance with ACI 301. Flyash shall not exceed 20 percent.
- CR-2 Bar support accessories shall be provided in accordance with the latest ACI manual of standard practice for detailing reinforced concrete structures, except that reinforcing shall be supported on bolsters spaced not more than 4 feet on center. Do not use brick fragments for bar supports.
- CR-3 Mechanical and electrical conduit in slabs shall run under top layer of slab reinforcing. Provide a minimum of 1'-1/2" clear between conduits and between reinforcing and adjacent conduits parallel to reinforcing. Excavate the subgrade and recess the conduits as needed to maintain slab thickness and achieve the minimum clearance.
- CR-4 Where shown on the details, HCA stands for headed concrete anchors. Anchors shall conform to the requirements of ASTM A108, grades 1010, 1015, 1017, or 1020. Studs shall be automatically end welded in the shop or field in accordance with the manufacturer's recommendations. Remove ceramic ferrule prior to placing concrete.
- CR-5 Where expansion bolts (exp. bolt) are shown, they shall be Hilti or Simpson Strong-Tie type or approved equal. All anchors shall be zinc plated meeting the requirements of ASTM B633. Expansion anchors shall be installed using minimum depths, edge distances and spacing (unless otherwise noted), as recommended by the anchor manufacturer and shall be tightened to the torque requirements of the manufacturer.
- CR-6 All reinforcing steel shall be grade 60 and shall conform to the ASTM Specification A615. Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual. Lap continuous unscheduled reinforcing bars 40 bar diameters at splices. Tie wire shall be 18 gage annealed type. Rebar shall not be heated with a torch in the field.
- CR-7 Provide 1-#6 x 4'-0" L-shaped bar top and bottom of exterior face of grade beams at corners.
- CR-8 Reinforcing steel coverage shall be 3".
- CR-9 Provide "Z" transition bars (same size as beam reinforcement) where beam soffit step downs are greater than 6 inches.
- CR-10 Vapor barrier shall be 10 mil polyethylene film for below grade application with a permeance of less than 0.3 US perms (ASTM E96). Vapor barrier shall be continuous with joints lapped a minimum of 12 inches and taped. The vapor barrier shall be installed in accordance with ASTM E1643.
- CR-11 Concrete shall be placed and cured in accordance with ACI 302.1R. Finish tolerance shall be in accordance with ACI 117.
- CR-12 Construct formwork to maintain tolerances outlined in ACI 347. Formwork shall extend a minimum of 6 inches below finished grade at perimeter beams.
- CR-13 Refer to the Architectural Drawings for areas requiring colored concrete and/or special concrete finishes.
- CR-14 Sawcut control joints into slab as early in the concrete placement process as possible as soon as the slab can support the weight of the workers and equipment without damage to the finished concrete surface. Refer to Architectural drawings for joint locations.
- CR-15 Embed plates must be set and tied into the form before placing concrete, not into top of wet concrete. Any embed plates left out will require removal and re-pouring of concrete. Do NOT "wet set" ANY embed plates.

EPOXY

- EX-1 Care shall be taken in placing post-installed anchors to avoid conflicts with existing etc. Holes shall be drilled and cleaned in accordance with the manufacturer's written instructions. Substitution requests for products other than those specified below shall be submitted by the Contractor to the Engineer.
- EX-2 All holes shall be drilled with a "Rotary Hammer" percussion drill. All holes shall have a diameter no larger than 1/8" greater than the diameter of the steel member being installed.

- EX-3 All holes shall be cleaned with compressed air and shall be dry prior to installation of epoxy. Holes shall be free of all deleterious material such as laitance, dust, dirt, and oil.
- EX-4 Steel shall be cleaned to a bright finish with wire brushes prior to installation. Prime surface as required by Manufacturer.
- EX-5 Acceptable Products are HILTI RE 500 V3, HILTI HIT HY200 or Simpson Strong-Tie Set-XP or approved equal. Substitutions may be considered provided complete technical information is furnished to the Engineer and approved prior to commencement of work. In using the above products, follow strictly the manufacturer's specifications and directions for mixing and application. Also heed all label warnings by manufacturer. Make application in accordance with applicable safety laws.

MASONRY/GROUT

- MG-1 Concrete masonry units (CMU) shall be lightweight (105 PCF) Grade N, Type I, moisture controlled units, conforming to the latest edition of ASTM C90. The average compressive strength of three individual units shall be 2,000 PSI. Refer to architectural drawings and/or specifications for unit size, face, color, jointing, etc.
- MG-2 Mortar shall be type "S", utilizing pre-mixed sacks or shall have the proportions of the mix materials verified and approved in the field by the Testing Lab. When pre-mixed sacks are utilized, copies of the sack receipts must be submitted to the Engineer.
- MG-3 Minimum 28-day compressive strength (f'm) of the masonry walls shall be equal to 2,000 PSI.
- MG-4 Reinforce CMU walls where shown on the structural drawings. Fill all reinforced cells with 2,000 PSI grout.
- MG-5 Provide #5 vertical rebars at all corners, ends of walls, each side of control joints and each side of wall openings. See Typical Detail. See architectural drawings for location of control joints.
- MG-6 Dowels into supporting members shall be the same size and spacing as vertical reinforcement. Extend dowels 2'-6" into the supporting members unless noted otherwise.
- MG-7 All reinforcement and dowels shall have a lap splice length of 50 bar diameters unless noted otherwise.
- MG-8 All vertical steel shall be positioned in the wall using "Rebar Positioners" by AA Wire Products Co. unless specifically detailed otherwise.
- MG-9 Provide standard galvanized truss-type horizontal joint reinforcement of 9 gage wire every other course (16" on center) in typical walls and every course (8" on center) in parapet walls. Side rods shall be deformed wire and cross rods shall be plain wire, both complying with ASTM A82. Lap 6" minimum. Provide prefabricated L and T-shaped units at corners and intersections.
- MG-10 Provide a continuous 8" deep concrete filled bond beam at the top of each wall and at the sill of openings. See bond beam schedule. Provide 1-#6 x 4'-0" L-shaped bar at corners.

STRUCTURAL STEEL

- ST-1 All structural steel shall conform to ASTM Specifications A36 except square or rectangular tube shapes shall conform to ASTM A500, grade B. Structural steel details and connections shall conform to the standards of the AISC. Splicing of structural steel members is prohibited. Any member having a splice not shown and detailed on shop drawings will be rejected. All welding shall conform to the American Welding Society Code. Use E70 series electrodes for all structural steel welds. Continuous weld all cap plates and base plates to columns.
- ST-2 Examine the architectural and structural drawings for all items required to be hot-dip galvanized after fabrication.
- ST-3 Provide 3/8" column cap plates - Typical.
- ST-4 Unless noted otherwise on the Architectural Drawings, all structural steel members shall receive the manufacturer's standard primer. General Contractor shall apply touch up paint as needed in the field.

WOOD FRAMING

- WF-1 All lumber and its fastenings shall conform to the National Design Specification for Wood Construction, latest edition, by the National Forest Products Association.
- WF-2 All wood framing shall be Southern Yellow Pine, Grade 2, or approved equivalent unless noted otherwise. No. 3 Grade and STUD Grade are NOT Acceptable.
- WF-3 Provide solid wood blocking at supports, ends of cantilevers, halfway between supports and ends of cantilevers, and 8'-0" on center maximum.
- WF-4 See details for all sill plate anchor bolts. Locate first anchor bolts within 12 inches from all corners.
- WF-5 All wood members in contact with concrete shall be treated lumber.
- WF-6 All rafters and beams in bearing over exterior stud walls shall be secured at all locations of bearing with Hurricane Tie hold downs as manufactured by Simpson Strong-Tie or equal. Simpson Strong-Tie type "H2.5A" holdown as a minimum.
- WF-7 All joist and beam connections with supporting members shall be provided with hangers of appropriate size and gage as manufactured by Simpson Strong-Tie or equal.
- WF-8 Installation and framing construction requirements for all MEP mechanical equipment, unless otherwise addressed in the Engineer's drawings, shall be the sole responsibility of the Contractor. Specific models, and dimensional characteristics of such equipment shall be determined by the Owner and Contractor in accordance with the Architects plans and schedules. The Contractor shall bear full responsibility for insuring that framing and attached components provide the necessary dead and live load support in the manner required by the equipment manufacturer.

- WF-9 All framing anchors, straps, etc. shall be as manufactured by Simpson Strong-Tie.
- WF-10 Provide 2x solid blocking in walls as required for reinforcement of all grab bars, restroom fixtures, plumbing lines, wall bumpers, etc. See Architectural and Kitchen interior elevations for equipment heights and locations. See Architectural building elevations and wall sections for locations of additional blocking requirements for support of awnings and roof access ladder.

PRE-ENGINEERED/PRE-FABRICATED WOOD COMPONENT TRUSSES (DEFERRED SUBMITTAL)

- WT-1 All premanufactured wood trusses, joists, beams and their components shall be ICBO approved. The wood truss manufacturer shall submit calculations and shop drawings to Engineer for review. All calculations and shop drawings and erection drawings shall bear the seal of a Professional Engineer registered in the State of Texas.
- WT-2 Wood chords and webs: Douglas Fir or Southern Pine, maximum moisture content of 15 percent, PS 20, graded to NFPA rules; minimum grade of chord, No. 2; minimum grade of web, No. 2.
- WT-3 Conform to applicable provisions of NFPA National Design Standards for Wood Construction and the City code.
- WT-4 Conform to applicable provisions of TPI Design Specifications for Metal Plate Connected Wood Trusses (Latest Edition).
- WT-5 Design connector plates for 125 percent of design loads.
- WT-6 All top and bottom chords shall be 2x4 or better.
- WT-7 Shop drawings shall indicate all lateral bridging required which shall be supplied by the contractor.
- WT-8 In addition to their own weight, trusses shall be capable of supporting the following minimum superimposed loads, unless otherwise indicated on Drawings:
- ROOF TRUSSES:
- A. Top chord live load: 20 PSF
 - B. Top chord dead load: 15 PSF
 - C. Bottom chord live load: 10 PSF
 - D. Bottom chord dead load: 10 PSF.
 - E. Refer to ALL plans and details for additional loads from mechanical equipment, hoods and furr-downs (headwalls) supported by the trusses.
- WT-9 Deflection of fully loaded trusses shall not exceed the following, unless otherwise indicated on the Drawings:
- A. Live load only: L/240
 - B. Live load plus dead load: L/180
 - C. Roof slope must be minimum of 1/4" per foot after all long term deflection occurs.
- WT-10 Roof NET uplift load = 15 PSF. Provide additional bridging as required.
- WT-11 Refer to details that show truss end verticals extending up to form parapet.

ROOF/WALL SHEATHING

- RW-1 Roof sheathing shall be 3/4" thick APA RATED PLYWOOD or OSB SHEATHING EXP 1, EXP 2 or EXT with a Panel Span Rating of 48/24.
- RW-2 Wall sheathing shall be 5/8" thick APA RATED PLYWOOD or OSB SHEATHING EXP 1, EXP 2 or EXTERIOR with a Panel Span Rating of 40/20.
- RW-3 Unless noted otherwise on the shear wall schedule, panels shall be nailed to supports in accordance with American Plywood Association recommendations.
- RW-4 Install panels with the long dimension of the panel across supports, except where noted, and with panel continuous over two or more spans. Stagger panel joints. Allow 1/8" spacing at panel ends and 1/4" at panel edges. Nail 6" on center along panel edges and 12" on center at intermediate supports. Use 8d common nails. No staples are allowed.

INSPECTION BY THE TESTING LAB

- TL-1 The testing lab shall provide special inspection of the following items in accordance with the code. Re-inspect as required until all items pass inspection. Written reports shall be submitted to the Engineer.
- 1. Subgrade and Select Fill Pad: The prepared subgrade and each lift of select fill material shall be tested, evaluated and reworked as necessary until approved by the Testing Lab prior to placement of additional lifts. Refer to the geotechnical report for the frequency of tests.
 - 2. Concrete: During the taking of test specimens and placing of reinforced concrete.
 - 3. Reinforcing Steel: Inspect all rebar prior to placing concrete.
 - 4. Reinforced CMU: Inspect placing of all masonry units, placement of reinforcement, inspection of grout space, immediately prior to closing of cleanouts, and during all grouting operations.
 - 5. Field Welds: Inspect all field welds.
- TL-2 The testing lab shall provide testing and inspection services for all items listed in Chapter 17 of the International Building Code. Re-inspect as required until all items pass inspection. Written reports shall be submitted to the Engineer.
- TL-3 Periodic site observations by the Testing Lab are solely for the purpose of determining if the work of the Contractor is proceeding in general accordance with the structural contract documents. These limited site observations should not be construed as exhaustive or continuous to check the quality or quantity of the work, but rather periodic in an effort to guard the Owner against defects or deficiencies in the work of the Contractor.
- TL-4 The Contractor shall notify the Testing Lab 48 hours in advance of any concrete placement.
- TL-5 The Contractor shall not place any concrete until all reinforcing steel placement has been reviewed by the Testing Lab AND all corrections made by the Contractor. It is the Contractor's responsibility to ensure that all corrections have been made.
- TL-6 Do not cover up structural framing until it has been reviewed by the Testing Lab.

MISCELLANEOUS

- M-1 Typical Details shall apply to ALL such situations and conditions which are similar to the condition shown on the detail or verbally described in the title of the detail or notes on the detail. Typical Details shall apply regardless of whether or not the detail section mark is cut on the plans.
- M-2 See Architectural/Civil drawings for floor elevations, slopes, and the location of depressed floor areas.
- M-3 The Contractor shall compare Structural sections with Architectural sections and report any discrepancy to the architect prior to fabrication or installing structural members.
- M-4 Changes shall not be made to the drawings without written approval of the Engineer.
- M-5 Shop drawings shall be submitted for all structural items including concrete mix design, rebar, epoxy, structural steel, pre-engineered canopies (deferred submittal) and pre-engineered wood trusses (deferred submittal).
- The Contractor must submit all shop drawings for review a minimum of ten (10) working days prior to their due date back to the supplier. Failure to do so will be the responsibility of the Contractor.

REPRODUCTION NOTE

- R-1 The use of reproductions of these contract drawings by any contractor, subcontractor, erector, fabricator, or material supplier in lieu of preparation of shop drawings signifies his acceptance of all information shown hereon as correct, and obligates himself to any job expense, real or implied, arising due to any errors that may occur hereon.

R

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M



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robert@remengineeringcorp.com
FIRM NO. 17192-D
REM PROJECT NO. 23-249

Expires 12-31-23

HTEAO SCOTTSDALE
McDOWELL ROAD
SCOTTSDALE, ARIZONA 85257

Date: 12/22/23
Dwn: REM STAFF Chk: REM
Project No.: 2363
Issue:

Sheet Name:
GENERAL
NOTES

S4-1

HEAT PUMP ROOFTOP UNIT SCHEDULE

MARK	MFG.	MODEL #	MIN IEER	NOMINAL TONNAGE	EVAPORATOR FAN DATA						COOLING DATA					HEAT PUMP HEATING DATA						UNIT WEIGHT (LBS.)	ELECTRICAL DATA		
					SUPPLY AIRFLOW	OSA AIRFLOW	ESP (IN. WC.)	MAX FAN HP	FAN TYPE	RPM	TOTAL CAPACITY (MBH)	SENSIBLE CAPACITY (MBH)	EAT (DB/WB) (°F)	LAT (DB/WB) (°F)	OSA (DB/WB) (°F)	HEATING MBH @25F	AUX HEAT KW	MIN HEATING STAGES	HEATING EAT (°F)	HEATING LAT (°F)	OSA (°F)		V/PH/HZ	MCA (AMPS)	MOP (AMPS)
RTU-1	DAIKIN	DFH0603	13.4 IEER2	5.0	2,200	140	0.50	1.00	FC	1,050	55.5	46.3	76.7 / 63.9	56.2 / 54.9	102.0 / 76.0	33.6	10.0	2.0	70.0	84.1	25.0	700	208/3	54.8	60.0
RTU-2	DAIKIN	DFH0903	14.0 IEER2	7.5	3,200	185	0.50	2.00	FC	1,050	80.4	64.5	76.6 / 63.9	57.2 / 55.0	102.0 / 76.0	50.8	15.0	2.0	70.0	84.6	25.0	1,100	208/3	82.1	90.0

1) PROVIDE RTU WITH MANUFACTURER'S HAIL GUARDS.

2) PROVIDE CO2 DEMAND CONTROL VENTILATION. LOCATE SENSOR IN RETURN DUCT OF RESPECTIVE UNIT.

3) PROVIDE RTU WITH MODEL 4272C PROGRAMMABLE THERMOSTAT WITH HUMIDITY CONTROL

4) PROVIDE RTU WITH ENTHALPY ECONOMIZER & BUILDING PRESSURIZATION RELIEF.

5) PROVIDE RAWAL APR MODULATING CAPACITY CONTROL VALVE KIT FOR HUMIIDTY CONTROL.

6) CONTACT DERRICK VAN WEST AT 214-846-8668 OR DERRICK.VANWEST@HTS.COM FOR PRICING ASSISTANCE

7) PROVIDE GLOBAL PLASMA SOLUTIONS MODEL FC48 BIPOLAR IONIZATION WITH SELF-CLEANING FEATURE, 24V POWER, MOUNTED INTERNAL WITHIN RTU

DIFFUSER, REGISTERS & GRILLES SCHEDULE

MARK	MFG.	MODEL	SERVES	MATERIAL	DESCRIPTION	FACTORY FINISH	BLOW PATTERN	NOTES
A	TITUS	TMS	SUPPLY	STEEL	SQUARE CONE DIFFUSER	ARCH. TO SPEC.	4-WAY	24x24
B	TITUS	TMS	SUPPLY	STEEL	SQUARE CONE DIFFUSER	ARCH. TO SPEC.	4-WAY	10x4
C	TITUS	350RL	RETURN	STEEL	LOUVERED GRILLE	ARCH. TO SPEC.	N/A	24x24
D	TITUS	300RL	SUPPLY	STEEL	DBL DEFLECTION	ARCH. TO SPEC.	2-WAY	14x6

NOTES:
1. PROVIDE ALL AIR DEVICES WITH FLAT SURFACE MOUNTING KITS AND BORDERS. COORDINATE SELECTIONS WITH OWNER.

EXHAUST FAN SCHEDULE

MARK	MFG.	MODEL	TYPE	SERVICE	AIRFLOW (CFM)	ESP (IN WC)	MTR. POWER	V/PH/HZ	NOTES
EF-1	COOK	GEMINI 188	CEILING	SEE PLAN	50	0.25	108 WATTS	120/1/60	1,2,3
EF-2	COOK	GEMINI 146	CEILING	SEE PLAN	30	0.25	29.4 WATTS	120/1/60	2,3,4

NOTES:
1. FAN SHALL BE INTERLOCKED WITH LOCAL LIGHT OPERATION.
2. PROVIDE SPEED CONTROLLER FOR FAN SPEED ADJUSTMENT.
3. PROVIDE ALL EXHAUST FANS WITH DISCHAGE BACKDRAFT DAMPERS.
4. FAN SHALL BE OPERATED BY LOCAL SWITCH.
5. FAN SHALL BE OPERATED BY LOCAL HYDROGEN GAS DETECTION SYSTEM.

AIR CURTAIN SCHEDULE

MARK	MFG.	MODEL	TYPE	SERVICE	AIR VOL (CFM)	AVG. VEL. (FPM)	POWER REQ.(V)	NOZZ WIDTH (in)	NOTES
AC-1	BERNER	SHD07	WALL	SEE PLANS	1,846	2110.00	120.00	36-116	1,2

NOTES:
1) PROVIDE SPEED CONTROLLER FOR FAN SPEED ADJUSTMENT.
2) AIR CURTAIN SHALL BE PROVIDED WITH MANUFACTURERS INSTALLED DISCHAGE BACKDRAFT DAMPER OR SHUTTER.

MINIMUM VENTILATION RATES PER IMC 2021

SERVED BY	SPACE	SQFT	CFM/SQFT	OCCUPANTS	CFM/OCCUPANT	TOTAL OSA (CFM)	EXHAUST RATE	TOTAL EXHAUST (CFM)
RTU-1	RETAIL	1,019	0.18	5	7.5	221	—	—
RTU-2	BACK OF HOUSE JANITOR RESTROOM	630	0.12	4	7.5	106	—	—
		60	—	—	—	NOTE 1	35 CFM / WC	35.00
		67	—	—	—	NOTE 1	50 CFM / WC	50.00
		TOTAL			327	85		
		TOTAL BLDG. SQFT		1,776	TOTAL BLDG. OSA		327	TOTAL BLDG. EXH.

NOTES:
1) TRANSFER AIR PERMITTED IN ACCORDANCE WITH SECTION 403.2.2 MECHANICAL EXHAUST REQUIRED.



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ENEC HAYDEN & MCDOWELL RD
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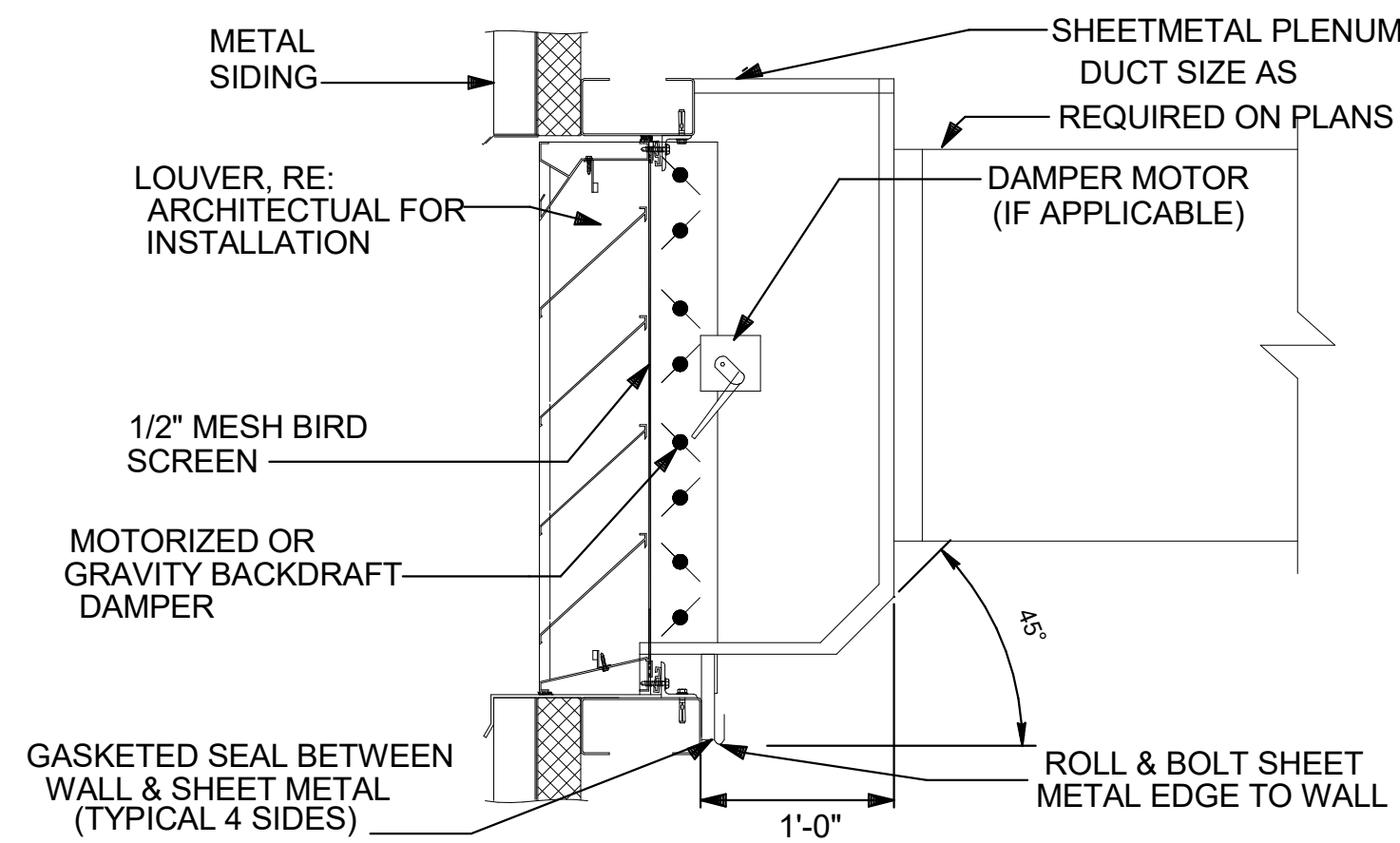


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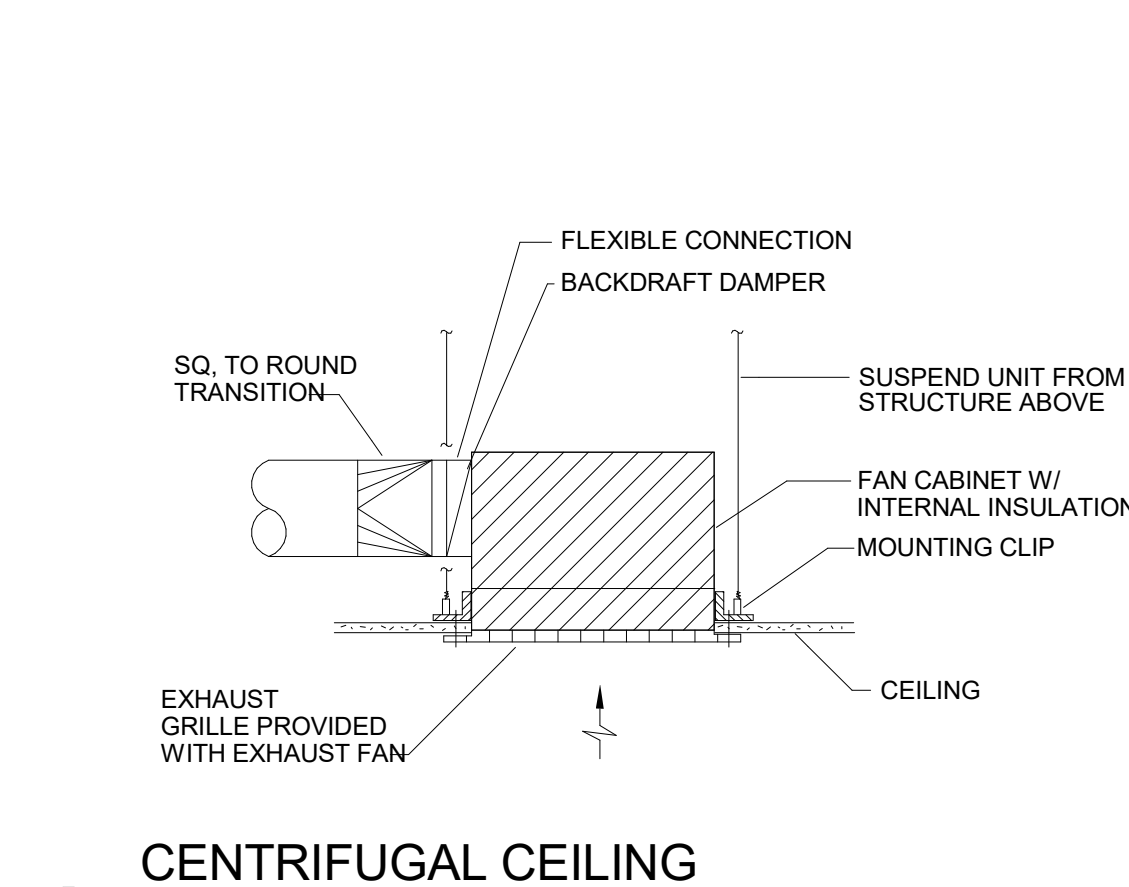
Date: 12/15/2023
Dwn: BF Chk: CG
Project No.: 2363
Issue:

Sheet Name:
MECHANICAL
SCHEDULES

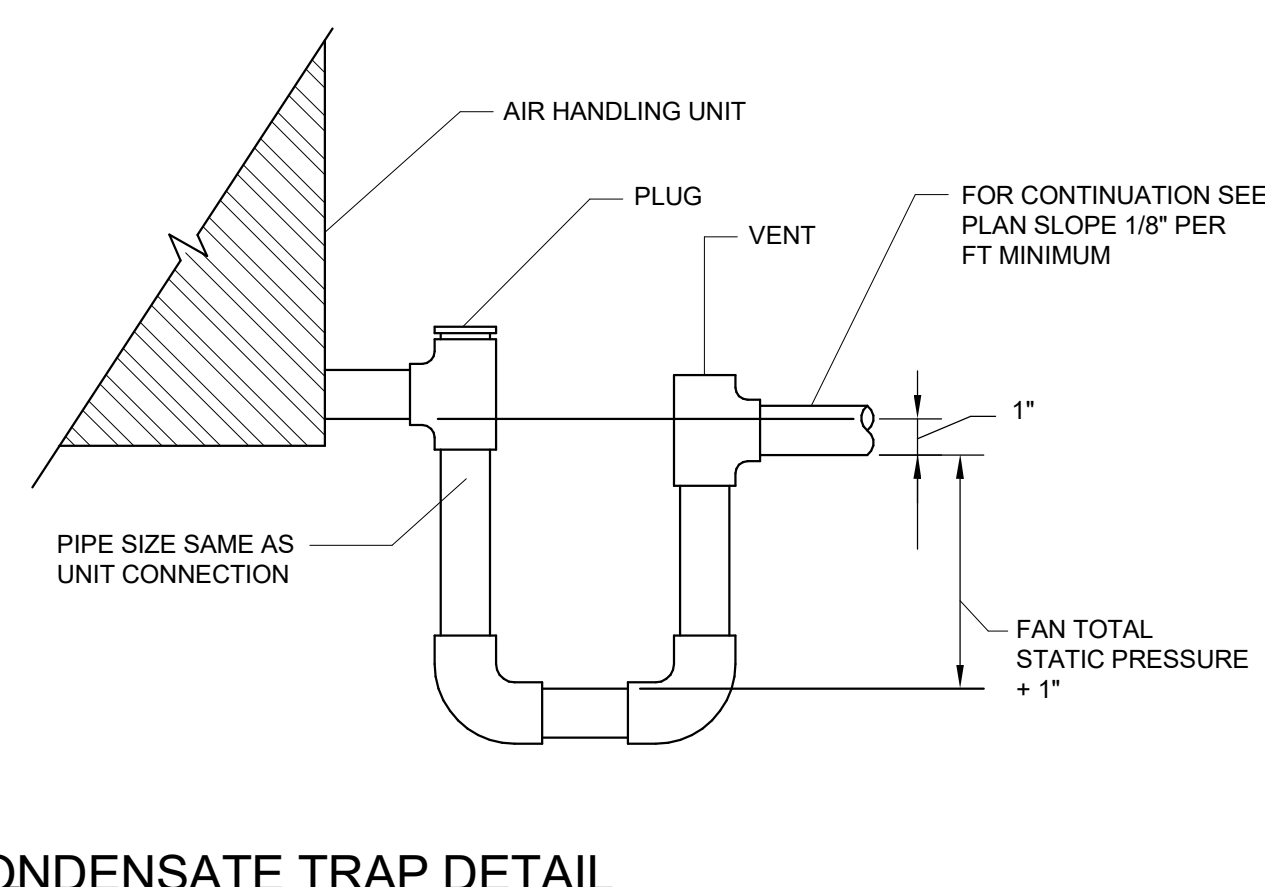
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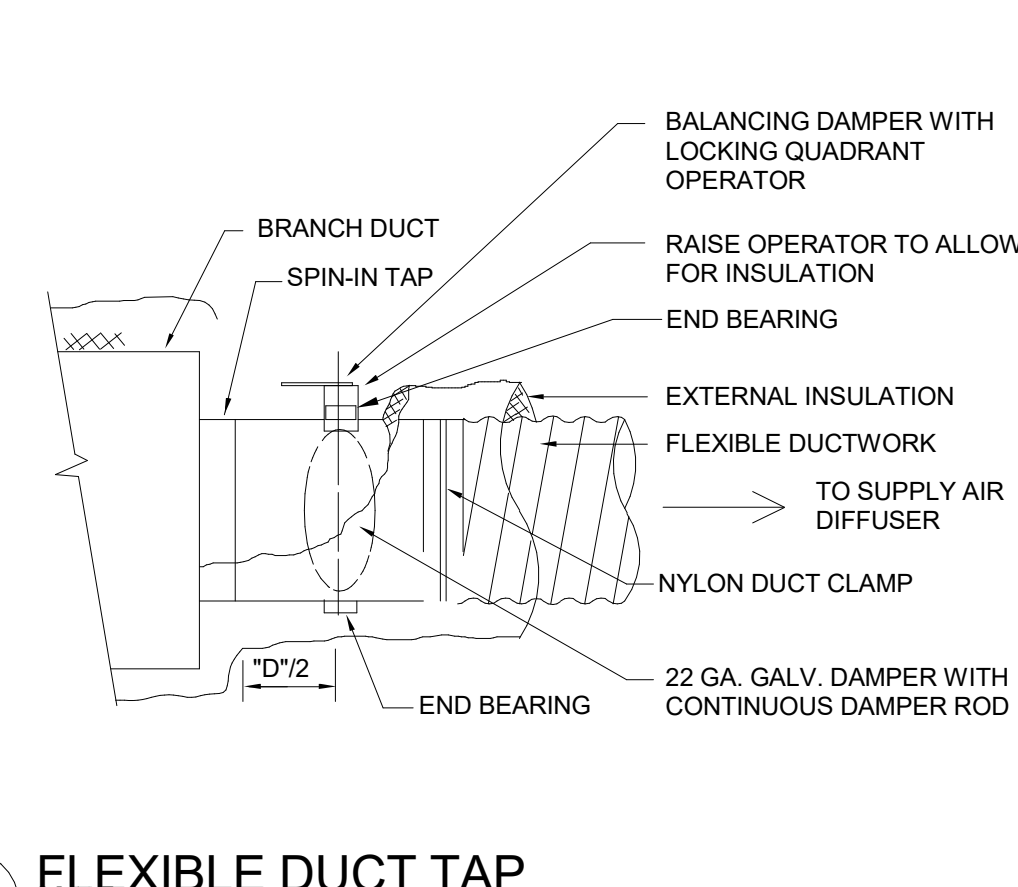
1 INTAKE / DISCHARGE LOUVER DETAILS
NONE



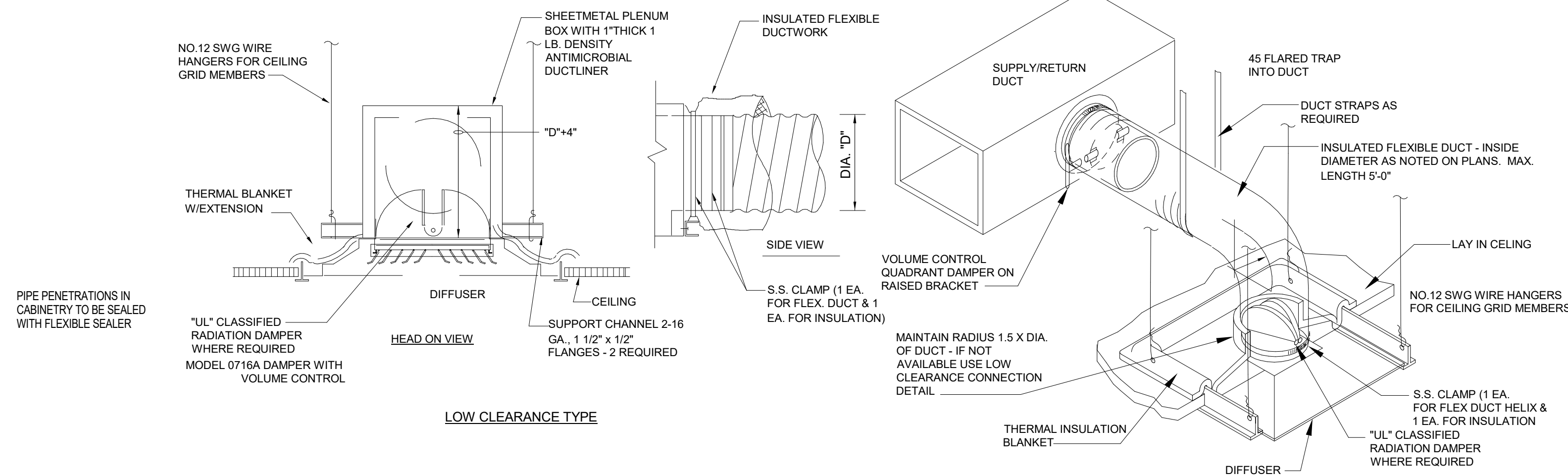
2 CENTRIFUGAL CEILING MOUNTED EXHAUST FAN DETAIL
NONE



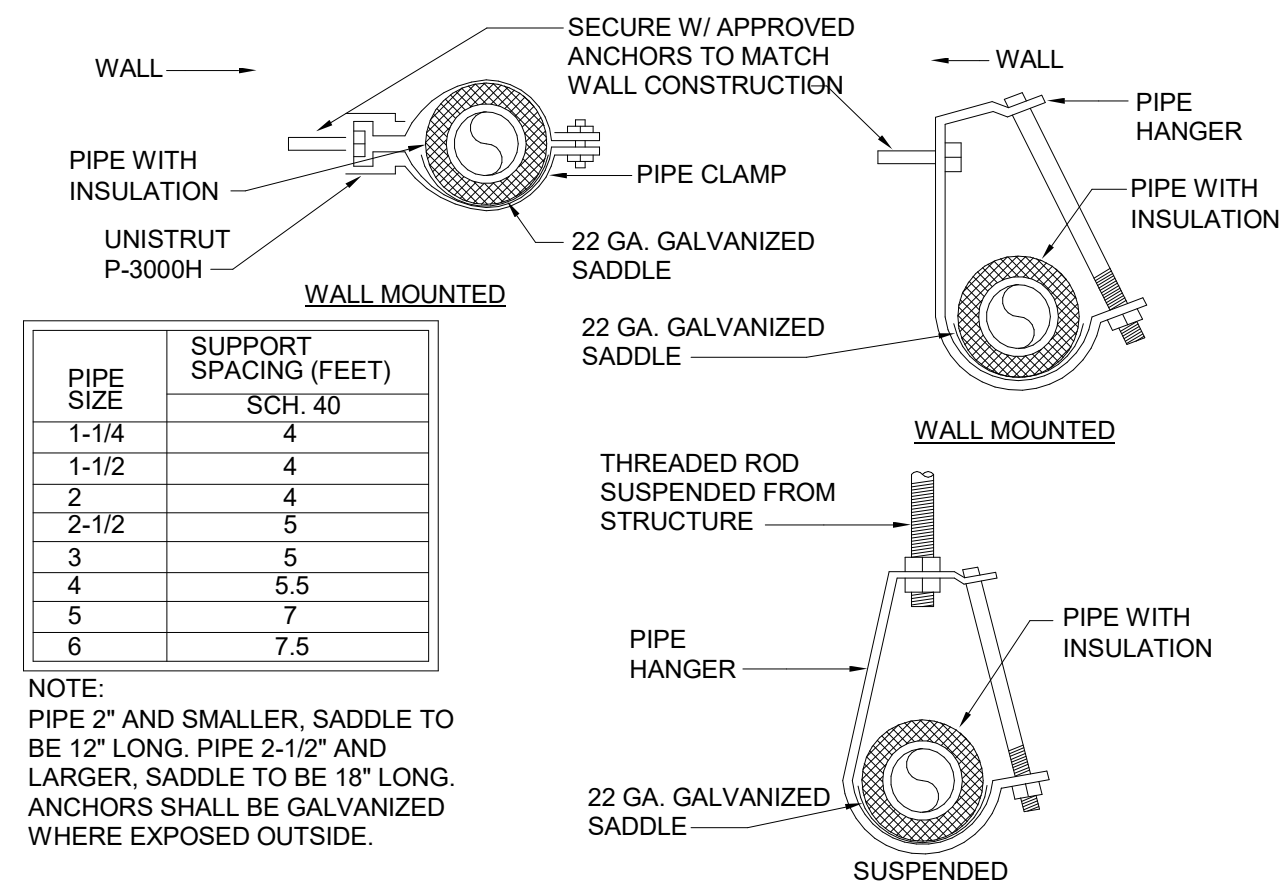
3 CONDENSATE TRAP DETAIL
NONE



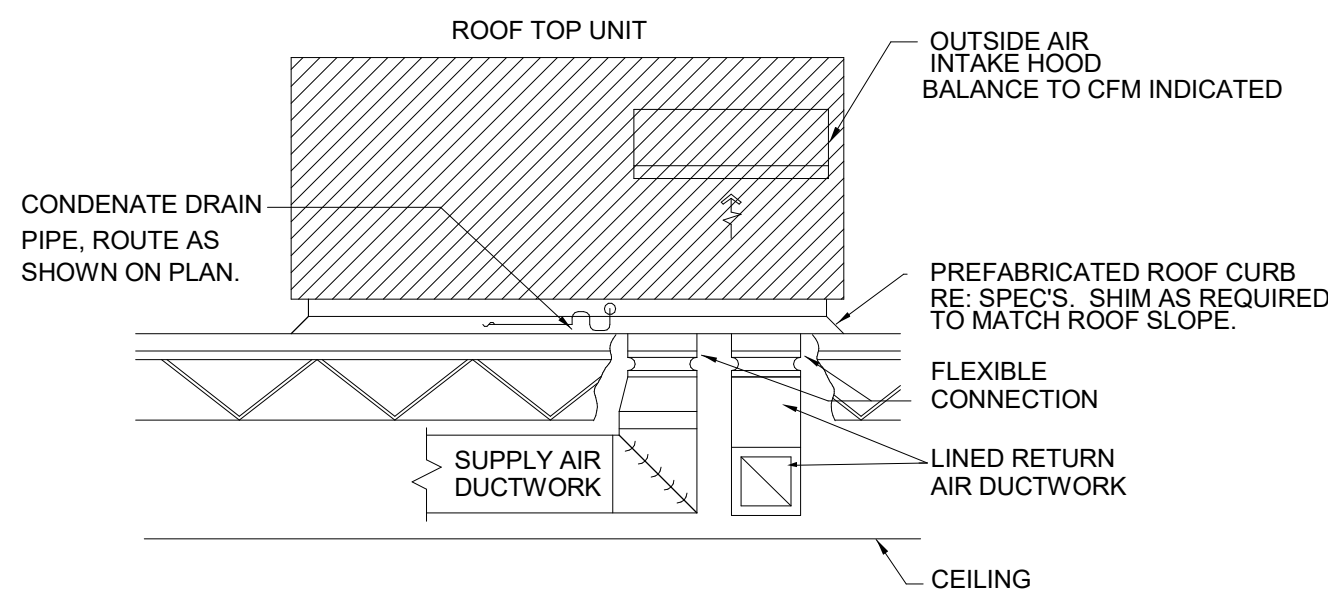
4 FLEXIBLE DUCT TAP
NONE



5 DIFFUSER DETAIL
NONE



6 DRAIN SUPPORT & INSULATION
NONE



7 ROOFTOP UNIT ELEVATION
NONE

MECHANICAL SPECIFICATIONS:

1.1 SCOPE:

- A. THE WORK OF THIS DIVISION CONSISTS OF PROVIDING LABOR, MATERIALS, PRODUCTS, AND IN PERFORMING ALL OPERATIONS REQUIRED FOR THE COMPLETE OPERATING INSTALLATION OF ALL MECHANICAL AND PLUMBING SYSTEMS IN ACCORDANCE WITH THE SPECIFICATIONS AS WELL AS APPLICABLE DRAWINGS, TERMS, CONDITIONS OF THE CONTRACT AND ALL APPLICABLE CODES AND ORDINANCES GOVERNING THE INSTALLATION OF THE VARIOUS MECHANICAL AND PLUMBING SYSTEMS. ALL WORK SHALL BE FULLY CORRELATED WITH THE WORK OF OTHER CRAFTS.
- B. EACH CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS TO DETERMINE THE EXTENT OF WORK PROVIDED UNDER THIS CONTRACT AS WELL AS ASCERTAIN THE DIFFICULTY TO BE ENCOUNTERED IN PERFORMING THE WORK ON THE DRAWINGS AND OUTLINED HEREINAFTER AND IN MAKING CONNECTIONS TO EXISTING UTILITIES. INSTALLING NEW EQUIPMENT AND SYSTEMS AND COORDINATING THE WORK WITH THE OTHER TRADES.
- C. EXAMINATION OF THE SITE: THE CONTRACTOR SHALL THOROUGHLY EXAMINE SITE AND SATISFY HIMSELF AS THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH AFFECT HIS WORK. NO EXTRA COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS.

1.2 REGULATORY REQUIREMENTS:

- A. CODES AND ORDINANCES/PERMIT AND FEES: PERFORM ALL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINATES, THE CURRENT EDITION OF NFPA, THE INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, AND ALL CURRENT SUPPLEMENTS THERETO, AND ANY OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK. PROCURE AND PAY FOR ALL PERMITS, LICENSES, FEES AND CHARGES, AND GIVE ALL NOTICES NECESSARY.
- B. IN CASE OF CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND REQUIREMENTS OF ANY CODE OR AUTHORITIES HAVING JURISDICTION, THE MOST STRINGENT REQUIREMENTS OF THE AFOREMENTIONED SHALL BE GOVERNED.
- C. IN CASE OF CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND REQUIREMENTS OF ANY CODE OR AUTHORITIES HAVING JURISDICTION, THE MOST STRINGENT REQUIREMENTS OF THE AFOREMENTIONED SHALL BE GOVERNED.
- D. INTENT: THE DRAWINGS SHOW GENERAL ARRANGEMENTS AND THE EXTENT OF THE WORK. THE DRAWINGS DO NOT SHOW, IN MINUTE DETAIL, ALL FEATURES OF THE INSTALLATION. FOLLOW THE DRAWINGS AS CLOSELY AS ACTUAL CONSTRUCTION WILL PERMIT. ALL MATERIAL AND LABOR NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE INTENT OF THE SPECIFICATIONS AND DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR WITHOUT INTENT: THE DRAWINGS SHOW GENERAL ARRANGEMENTS AND THE EXTENT OF THE WORK. THE DRAWINGS DO NOT SHOW, IN MINUTE DETAIL, ALL FEATURES OF THE I NSTALLATION. FOLLOW THE DRAWINGS AS CLOSELY AS ACTUAL CONSTRUCTION WILL PERMIT. ALL MATERIAL AND LABOR NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE INTENT OF THE SPECIFICATIONS AND DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR WITHOUT.

1.3 COORDINATION OF WORK:

- A. EACH CONTRACTOR SHALL COMPARE HIS DRAWINGS AND SPECIFICATIONS WITH THOSE OF OTHER TRADES. ALL WORK SHALL BE INSTALLED IN COOPERATION WITH ALL OTHER TRADES INSTALLING INTERRELATED WORK. BEFORE INSTALLATION, ALL TRADES SHALL MAKE PROPER PROVISIONS TO AVOID INTERFERENCES.
- B. EACH CONTRACTOR SHALL COORDINATE THE LOCATION OF HIS SYSTEMS TO THAT ALL OUTSIDE AIR INTAKES, PLUMBING VENTS, AND EXHAUST FANS ARE LOCATED IN SUCH A WAY AS TO PREVENT CROSS-CONTAMINATION. SUCH A DISTANCE SHALL BE NOT LESS THAN 10'-0"
- C. LOCATIONS OF CONDUIT, DUCTS, PIPING, SPRINKLER HEADS AND EQUIPMENT SHALL BE ADJUSTED TO ACCOMMODATE THE WORK WITH INTERFERENCES ANTICIPATED AND ENCOUNTERED. EXACT ROUTING AND LOCATION OF SYSTEMS SHALL BE DETERMINED PRIOR TO FABRICATION OR INSTALLATION.
- D. OFFSETS AND CHANGES OF DIRECTION IN ALL CONDUIT, DUCTS AND PIPING SYSTEMS SHALL BE MADE AS REQUIRED TO MAINTAIN PROPER HEADROOM AND PITCH OF SLOPING LINES.

1.4 REGULATORY REQUIREMENTS:

- A. COMPLY WITH ALL CURRENT LOCAL, STATE, AND NATIONAL CODES, INCLUDING THE AMERICANS WITH DISABILITIES ACT (MOST CURRENT EDITION) AND SECURE AND PAY FOR ALL APPLICABLE COSTS, FEES, PERMITS AND LICENSES. NO ADDITIONAL COSTS SHALL BE PAID BY THE OWNER FOR THESE ITEMS.
- B. PERFORM ALL WORK WITH HIGHEST REGARD TO SAFETY. EXCAVATE BY HAND AND WITH CAUTION TO LOCATE ALL UTILITIES IN THE BOUNDS OF THE AREA TO BE EXCAVATED PRIOR TO MACHINE EXCAVATING. PROCEED WITH SAFETY AND CAUTION SO THAT NO UTILITY IS DAMAGED OR INTERRUPTED.
- C. PRIOR TO BID, VERIFY AND COORDINATE ALL REQUIRED CONNECTIONS AND/OR RELOCATIONS OF UTILITIES WITH UTILITY COMPANIES. PERFORM SUCH WORK IN ACCORDANCE WITH UTILITY COMPANY REGULATIONS. PAY ALL APPLICABLE FEES AND COSTS INCLUDING THOSE FOR ANY EXTENSIONS, RELOCATIONS AND/OR CONNECTIONS.
- D. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ABOVE GROUND AND MARKED UTILITIES.

1.5 SUBMITTALS:

- A. SUBMITTALS SHALL BE COMPLETE FOR SYSTEM(S) INVOLVED. PROVIDE SUBMITTALS FOR ALL HVAC EQUIPMENT.
- B. WHERE EQUIPMENT OF THE ACCEPTABLE MANUFACTURERS REQUIRE DIFFERENT ARRANGEMENT OR CONNECTIONS FROM THOSE SHOWN, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL THE EQUIPMENT TO OPERATE PROPERLY AND IN HARMONY WITH THE ORIGINAL INTENT OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL MAKE ALL NECESSARY CHANGES IN ALL AFFECTED RELATED WORK PROVIDED UNDER OTHER SECTIONS INCLUDING LOCATIONS OF ROUGH-IN CONNECTIONS BY OTHER TRADES: CONDUIT SUPPORTS, INSULATION, ETC. ALL CHANGES SHALL BE MADE AT NO INCREASE IN THE CONTRACT AMOUNT OR ADDITIONAL COSTS TO THE OTHER TRADES AND/OR OWNER.

1.6 GUARANTEE:

- A. ALL EQUIPMENT AND WORK SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE. ANY DEFECTS IN EQUIPMENT OR WORKMANSHIP SHALL BE PROMPTLY REPAIRED OR REPLACED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER. THE GUARANTEE PERIOD OF ANY PART OF THE REPAIRED ITEMS SHALL BE EXTENDED FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUCH REPAIR OR REPLACEMENT.

1.7 COMPLETION:

- A. UPON COMPLETION OF THE MECHANICAL INSTALLATION, DEMONSTRATE TO THE OWNER'S SATISFACTION THAT THE SYSTEMS HAVE BEEN INSTALLED IN A SATISFACTORY MANNER IN ACCORDANCE WITH THE PLANS AND APPLICABLE CODES. SHOW THAT ALL CONTROLS ARE OPERABLE AND ARE PROPERLY ADJUSTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FINAL SYSTEMS BALANCE, THAT ALL SYSTEMS ARE PROPERLY BALANCED, THAT ALL EQUIPMENT OPERATES PROPERLY, THAT FILTERS AND STRAINERS ARE CLEAN, AND THAT ALL COMPONENTS OF ALL SYSTEMS ARE INSTALLED AND ADJUSTED FOR PROPER OPERATION.

PRODUCTS:

2.1 GENERAL:

- A. ALL MATERIALS SHALL BE NEW AND OF THE QUALITY SPECIFIED. MATERIALS SHALL BE FREE FROM DEFECTS. MANUFACTURERS SHALL BE AS SPECIFIED HEREIN, OR BY ADDENDA. ALL PIPING EQUIPMENT, ETC., WHICH NEEDS TO BE INSULATED TO CONSERVE HEAT OR COLD, OR TO PREVENT FREEZING OR CONDENSATION, SHALL BE INSULATED. ALL MATERIALS SHALL HAVE THE UNDERWRITERS LABORATORIES, INC. LABEL. EQUIPMENT LISTED IS FOR BASIS OF DESIGN. ALTERNATE. SUBMISSION WILL BE CONSIDERED AND MUST BE APPROVED BY EOR PRIOR TO CONSTRUCTION.

BASIC MECHANICAL METHODS:

1.1 DIMENSION AND FIT:

- A. CUT MATERIALS ACCURATELY FROM MEASUREMENTS TAKEN ON THE JOB SITE.
- B. DO NOT SPRING OR BEND PIPE TO FIT CONDITIONS OR MAKE JOINTS.

1.2 SERVICEABILITY OF PRODUCTS:

- A. FURNISH ALL PRODUCTS TO PROVIDE THE PROPER ORIENTATION OF SERVICEABLE COMPONENTS TO ACCESS SPACE PROVIDED.
- B. COORDINATE INSTALLATION OF PIPING, DUCTWORK, EQUIPMENT, SYSTEM COMPONENTS, AND OTHER PRODUCTS TO ALLOW PROPER SERVICE OF ALL ITEMS REQUIRING PERIODIC MAINTENANCE OR REPLACEMENT.
- C. REPLACE OR RELOCATE ALL PRODUCTS INCORRECTLY ORDERED OR INSTALLED TO PROVIDE PROPER SERVICEABILITY.
- D. PROVIDE ACCESS DOORS AND ACCESS PANELS IN CEILINGS, WALLS, FLOORS, ETC. FOR ACCESS TO TRAPS, VALVES, PRIMERS, DAMPERS, AUTOMATIC DEVICES, AND ALL SERVICEABLE OR OPERABLE EQUIPMENT IN CONCEALED SPACES.
- E. PROVIDE VIBRATION ISOLATORS ON ALL EQUIPMENT HAVING MOTORS AND SUPPORTED BY BUILDING STRUCTURE.

1.3 ROUTING:

- A. ROUTE ALL PIPELINES AND DUCTWORK PARALLEL WITH BUILDINGS LINES AND AS HIGH AS POSSIBLE.
- B. ROUTE PIPING AND DUCTS TO CLEAR ALL DOORS, WINDOWS, AND OTHER OPENINGS AND TO AVOID ALL OTHER PIPES AND DUCTS, LIGHT FIXTURES AND SIMILAR PRODUCTS.
- C. PROVIDE UNIONS ADJACENT TO ALL EQUIPMENT AND WHERE REQUIRED FOR DISCONNECT AND MAINTENANCE OF EQUIPMENT.
- D. SECURELY FASTEN ALL MECHANICAL/PLUMBING WORK TO THE STRUCTURE TO PREVENT HAZARD HUMAN LIFE AND LIMB, AND TO PREVENT DAMAGE TO PRODUCTS OF CONSTRUCTION UNDER ALL CONDITIONS OF OPERATION.
- E. DO ALL SLEEVING, CUTTING, AND PATCHING OF ROUGH CONSTRUCTION FOR PIPING. ALL CUTTING, REPAIRING AND REQUIRED STRUCTURAL REINFORCING FOR INSTALLATION OF THIS WORK SHALL BE DONE IN CONFORMANCE WITH ARCHITECT'S DIRECTIONS AND ANY DAMAGE CAUSED BY CUTTING SHALL BE REPAIRED EQUAL TO ORIGINAL CONDITIONS. NO CUTTING WITHOUT ARCHITECTS APPROVAL.
- F. PLACE ANY SLEEVES, CHASES, CONCRETE INSERTS, ANCHOR BOLTS, ETC., BEFORE CONCRETE IS POURED, AND BE RESPONSIBLE FOR CORRECT LOCATION AND INSTALLATION OF THESE ITEMS.

VIBRATION AND SEISMIC CONTROL FOR HVAC PIPING AND EQUIPMENT:

1.1 PERFORMANCE REQUIREMENTS:

- A. SEISMIC-RESTRAINT LOADING:
- a. SITE CLASS AS DEFINED IN THE IBC: AS REQUIRED BY LOCAL JURISDICTION.
- b. ASSIGNED SEISMIC USE GROUP OR BUILDING CATEGORY AS DEFINED IN THE IBC: AS REQUIRED BY LOCAL JURISDICTION.
- c. DESIGN SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS (0.2 SECOND).
- d. DESIGN SPECTRAL RESPONSE ACCELERATION AT 1-SECOND PERIOD.

1.2 COMPONENTS:

- A. VIBRATION ISOLATORS:
- a. ISOLATOR PADS: NEOPRENE.
- b. MOUNTS: DOUBLE-DEFLECTION TYPE.
- c. RESTRAINED MOUNTS: ALL DIRECTIONAL MOUNTINGS WITH SEISMIC RESTRAINT; CAST-DUCTILE-IRON HOUSING.
- d. SPRING ISOLATORS: FREESTANDING, LATERALLY STABLE, OPEN-SPRING TYPE.
- e. RESTRAINED SPRING ISOLATORS: FREESTANDING, STEEL, OPEN-SPRING TYPE WITH SEISMIC RESTRAINT.
- f. HOUSED SPRING MOUNTS: DUCTILE-IRON OR STEEL HOUSING, WITH INTEGRAL, VERTICALLY ADJUSTABLE SEISMIC SNUBBERS.
- g. ELASTOMERIC HANGERS: DOUBLE-DEFLECTION TYPE.
- h. SPRING HANGERS: COMBINATION COIL-SPRING AND ELASTOMERIC-INSERT HANGERS WITH SPRING AND INSERT IN COMPRESSION.
- i. SPRING HANGERS WITH VERTICAL-LIMIT STOP: COMBINATION COIL-SPRING AND ELASTOMERIC-INSERT HANGERS WITH SPRING AND INSERT IN COMPRESSION AND WITH VERTICAL-LIMIT STOP.
- j. PIPE RISER RESILIENT SUPPORT: ALL-DIRECTIONAL, ACOUSTICAL PIPE ANCHOR.
- k. RESILIENT PIPE GUIDES.
- B. AIR-MOUNTING SYSTEMS:
- a. AIR MOUNTS: FREESTANDING, SINGLE OR MULTIPLE, COMPRESSED-AIR BELLOWES.
- b. RESTRAINED AIR MOUNTS: HOUSED COMPRESSED-AIR BELLOWES.
- C. RESTRAINED VIBRATION ISOLATION ROOF-CURB RAILS: FACTORY-ASSEMBLED, FULLY ENCLOSED, INSULATED, AIR- AND WATER-TIGHT CURB RAIL, WITH SPRING ISOLATORS MOUNTED ON ELASTOMERIC ISOLATION PADS, AND SNUBBER BUSHINGS.
- D. VIBRATION ISOLATION EQUIPMENT BASES:
- a. STEEL BASE: FACTORY-FABRICATED, WELDED, STRUCTURAL-STEEL BASES AND RAILS.
- b. INERTIA BASE: FACTORY-FABRICATED, WELDED, STRUCTURAL-STEEL BASES AND RAILS READY FOR FIELD-APPLIED, CAST-IN-PLACE CONCRETE.
- E. SEISMIC-RESTRAINT DEVICES:
- a. SNUBBERS: WELDED STRUCTURAL-STEEL SHAPES AND REPLACEABLE RESILIENT ISOLATION WASHERS AND BUSHINGS.
- b. CHANNEL SUPPORT SYSTEM: MFMA-3 SLOTTED STEEL CHANNELS.
- c. RESTRAINT CABLES: STAINLESS-STEEL CABLES.
- d. ANCHOR BOLTS: MECHANICAL TYPE, SEISMIC RATED.
- e. RESILIENT ISOLATION WASHERS AND BUSHINGS: MOLDED NEOPRENE.

1.3 FIELD QUALITY CONTROL:

- A. TESTING: BY CONTRACTOR.

AIR DISTRIBUTION

1.1 FILTERS:

- A. MANUFACTURERS: AAF OR APPROVED EQUIVALENT.
- a. PLEATED FILTERS MERV-8, OR AS NOTED ON THE DRAWINGS.

1.2 DUCTWORK:

- A. MATERIALS:
- a. STEEL DUCTS: GALVANIZED STEEL SHEET, LOCK-FORMING QUALITY, MINIMUM GAUGE PER SMACNA STANDARDS.
- b. INSULATED FLEXIBLE DUCTS: FLEXIBLE DUCT WRAPPED WITH FLEXIBLE GLASS FIBER INSULATION, ENCLOSED BY R-8 METALIZED VAPOR BARRIER JACKET.
- c. SEALANT: NON-HARDENING, WATER RESISTANT, FIRE RESISTIVE, USED ALONE OR WITH TAPE.
- B. METAL DUCTWORK:
- a. FABRICATE AND SUPPORT IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE EXCEPT AS INDICATED.
- b. CONSTRUCT T'S, BENDS, AND ELBOWS WITH RADIUS OF 1-1/2 TIMES WIDTH OF DUCT ON CENTER LINE. WHERE NOT POSSIBLE PROVIDE TURNING VANES.
- c. INCREASE DUCT SIZES GRADUALLY, NOT EXCEEDING 30 DEGREES DIVERGENCE AND 45 DEGREES CONVERGENCE.
- d. CONNECT FLEXIBLE DUCTS TO METAL DUCTS WITH DRAW BANDS.
- e. USE CRIMP JOINTS WITH OR WITHOUT BEAD FOR JOINING ROUND DUCT SIZES 8 INCHES AND SMALLER WITH CRIMP IN DIRECT FLOW OF AIR FLOW.
- f. DUCT SCHEDULE:
- fa. SUPPLY DUCTS CONNECTED TO CONSTANT-VOLUME AIR-HANDLING UNITS, SINGLE ZONE VARIABLE-VOLUME AIR-HANDLING UNITS, AND SECONDARY DUCTWORK AFTER TERMINAL UNITS:
- faa. PRESSURE CLASS: POSITIVE 2-INCH WG.
- fab. MINIMUM SMACNA SEAL CLASS: B
- fac. SMACNA LEAKAGE CLASS FOR RECTANGULAR: 12
- fad. SMACNA LEAKAGE CLASS FOR ROUND: 12
- fb. SUPPLY DUCTS CONNECTED TO VARIABLE-VOLUME AIR-HANDLING UNITS:
- fba. PRESSURE CLASS: POSITIVE 4-INCH WG.
- fbc. SMACNA LEAKAGE CLASS FOR RECTANGULAR: 6
- fbd. SMACNA LEAKAGE CLASS FOR ROUND: 6
- fc. RETURN DUCTS CONNECTED TO VARIABLE AND CONSTANT-VOLUME AIR-HANDLING UNITS:
- fca. PRESSURE CLASS: POSITIVE OR NEGATIVE 2-INCH WG.
- fcb. MINIMUM SMACNA SEAL CLASS: B
- fcc. SMACNA LEAKAGE CLASS FOR RECTANGULAR: 12
- fcd. SMACNA LEAKAGE CLASS FOR ROUND: 12
- fd. EXHAUST DUCTS
- fda. PRESSURE CLASS: POSITIVE OR NEGATIVE 2-INCH WG.
- fdb. MINIMUM SMACNA SEAL CLASS: B IF NEGATIVE, A IF POSITIVE
- fdc. SMACNA LEAKAGE CLASS FOR RECTANGULAR: 12
- fdd. SMACNA LEAKAGE CLASS FOR ROUND: 6
- fe. OUTSIDE AIR DUCTS:
- fea. PRESSURE CLASS: POSITIVE OR NEGATIVE 2-INCH WG.
- feb. MINIMUM SMACNA SEAL CLASS: B
- fec. SMACNA LEAKAGE CLASS FOR RECTANGULAR: 12
- fed. SMACNA LEAKAGE CLASS FOR ROUND: 12
- g. SEISMIC-RESTRAINT DEVICES
1. CHANNEL SUPPORT SYSTEM.
2. GALVANIZED STEEL RESTRAINT CABLES.
3. HANGER ROD STIFFENER: STEEL TUBE OR STEEL SLOTTED-SUPPORT-SYSTEM SLEEVE WITH INTERNALLY BOLTED CONNECTIONS OR REINFORCING STEEL ANGLE CLAMPED TO HANGER ROD.

1.3 VOLUME CONTROL DAMPERS:

- C. PROVIDE ALL BRANCHES AND DUCT TAKE-OFFS, FABRICATE IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE, AND AS INDICATED.
- D. FABRICATE SPLITTER DAMPERS OF MATERIAL SAME GAGE AS DUCT TO 24 INCHES SIZE IN EITHER DIRECTION, OR TWO GAGES HEAVIER FOR LARGER SIZES. SECURE WITH CONTINUOUS HINGE OR ROD. OPERATE WITH MINIMUM 1/4 INCH DIAMETER ROD.
- E. FABRICATE SINGLE BLADE DAMPERS FOR DUCT SIZES TO 12X30 INCH.
- F. EXCEPT IN ROUND DUCTWORK 12 INCHES AND SMALLER, PROVIDE END BEARINGS.
- G. PROVIDE LOCKING, INDICATING QUADRANT REGULATORS ON SINGLE AND MULTI-BLADE DAMPERS. WHERE WIDTH EXCEEDS 30 INCHES PROVIDE REGULATOR AT BOTH ENDS.

1.4 FLEXIBLE DUCT CONNECTIONS:

- A. UL LISTED FIRE-RETARDANT NEOPRENE COATED WOVEN GLASS FIBER FABRIC TO NFPA 90, APPROXIMATELY 3 INCHES (75 MM) WIDE, CRIMPED INTO METAL EDGING STRIP.

1.5 AIR OUTLETS:

- A. MANUFACTURERS: PRICE, TITUS, TUTTLE AND BAILEY, KRUEGER, OR APPROVED EQUIVALENT.
- B. DIFFUSERS/REGISTERS/GRILLES: PROVIDE AIR DEVICE TYPE, OPERATION, COLOR, ETC. AS SCHEDULED.

2.1 INSTALLATION:

- A. INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- B. INSTALL FLEXIBLE CONNECTIONS SPECIFIED BETWEEN FAN INLET AND DISCHARGE DUCTWORK. FLEXIBLE CONNECTORS SHALL NOT BE IN TENSION WHILE RUNNING.
- C. PROVIDE BACK DRAFT DAMPERS ON DISCHARGE OF EXHAUST FANS AND AS INDICATED.
- D. PREVENT PASSAGE OF UNFILTERED AIR AROUND FILTERS WITH FELT, RUBBER, OR NEOPRENE GASKETS.
- E. LOCATE DUCTS WITH SUFFICIENT SPACE AROUND TO ALLOW NORMAL OPERATING AND MAINTENANCE ACTIVITIES.
- F. PROVIDE FLEXIBLE CONNECTIONS IMMEDIATELY ADJACENT TO EQUIPMENT IN DUCTS ASSOCIATED WITH FANS AND MOTORIZED EQUIPMENT.
- G. CHECK LOCATION OF AIR OUTLETS AND INLETS AND MAKE NECESSARY ADJUSTMENTS IN POSITION TO CONFORM TO ARCHITECTURAL FEATURES, SYMMETRY, AND LIGHTING ARRANGEMENTS.
- H. PROVIDE BALANCING DAMPERS ON DUCT TAKE-OFF TO DIFFUSERS, AND GRILLES AND REGISTERS, REGARDLESS OF WHETHER DAMPERS ARE SPECIFIED AS PART OF THE DIFFUSER, OR GRILLE AND REGISTER ASSEMBLY. MECHANICAL INSULATION

MECHANICAL INSULATION:

1.1 SCOPE:

- A. GENERAL: FURNISH ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETE INSTALLATION OF THERMAL INSULATION ON ALL HOT AND COLD PIPING SURFACE AND DUCTWORK INSTALLED UNDER THIS CONTRACT WHICH REQUIRE INSULATIONS FOR HEAT OR COLD CONSERVATION: FREEZE PROTECTION, PREVENTION OF CONDENSATION OR DRIPPINGS; COMFORT FOR OCCUPANTS; EFFICIENCY OR COMPLETE AND EFFECTIVE THROUGHOUT THE PROJECT.
- B. SYSTEMS TO RECEIVE INSTALLATION INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO:
- a. HYDRONIC WATER LINES (GYPPLY AND RETURN).
- b. CONDENSATE DRAINAGE.
- c. HORIZONTAL RAIN LEADERS AND ROOF DRAINS.
- d. REFRIGERANT LINES (BOTH HIGH AND LOW PRESSURES).
- e. PIPING ACCESSORIES AND SPECIALTIES.
- f. DUCTWORK

1.2 PIPE INSULATION:

- A. ALL ABOVE GRADE INSULATION SHALL HAVE COMPOSITE (INSULATION, JACKET OR FACING, ALL ADHESIVE OR CEMENT USED TO ADHERE THE JACKET TO THE
- B. APPROVED MANUFACTURERS: CERTAINEED, OWENS/CORNING, JOHNS-MANVILLE, UPJOHN, ARMSTRONG, OR APPROVED EQUIVALENT.
- C. LOCATE INSULATION AND COVER SEAMS IN LEAST VISIBLE LOCATIONS.
- D. NEATLY FINISH INSULATION AT SUPPORTS, PROTRUSIONS, AND INTERRUPTIONS.
- E. PROVIDE INSULATED DUAL TEMPERATURE PIPES OR COLD PIPES CONVEYING FLUIDS BELOW AMBIENT TEMPERATURE WITH VAPOR BARRIER JACKETS. FINISH WITH GLASS CLOTH AND VAPOR BARRIER ADHESIVE. INSULATE COMPLETE SYSTEM
- F. FOR INSULATED PIPES CONVEYING FLUIDS ABOVE AMBIENT TEMPERATURE, PROVIDE STANDARD JACKETS. BEVEL AND SEAL ENDS OF INSULATION AT EQUIPMENT, FLANGES, AND UNIONS.
- G. PROVIDE INSERT BETWEEN SUPPORT SHIELD AND PIPING ON PIPING 2 INCHES (50 MM) DIAMETER OR LARGER. FABRICATE OF CORK OR OTHER HEAVY DENSITY INSULATING MATERIAL SUITABLE FOR TEMPERATURE, NOT LESS THAN 6 INCHES (150 MM) LONG.
- H. SCHEDULE:
- a. CONDENSATE DRAINS: 1" FLEXIBLE ELASTOMERIC. PROVIDE ALUMINUM JACKETING ON PIPING EXPOSED TO WEATHER.
- b. REFRIGERANT LINES: 1" FLEXIBLE ELASTOMERIC. PROVIDE ALUMINUM JACKETING ON PIPING EXPOSED TO WEATHER.

1.3 DUCTWORK INSULATION:

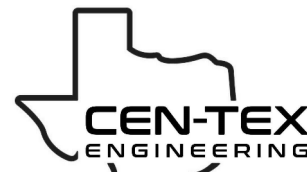
- A. MANUFACTURERS: KNAUF, OR APPROVED EQUIVALENT.
- B. FIBERGLASS BLANKET INSULATION: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 553, TYPE II AND ASTM C 1290, TYPE III WITH FACTORY-APPLIED FSK JACKET. FACTORY-APPLIED JACKET REQUIREMENTS ARE SPECIFIED IN "FACTORY-APPLIED JACKETS" ARTICLE.
- C. INSULATION PINS AND HANGERS:
- a. METAL, ADHESIVELY ATTACHED, PERFORATED-BASE INSULATION HANGERS. BASEPLATE WELDED TO PROJECTING SPINDLE THAT IS CAPABLE OF HOLDING INSULATION, OF THICKNESS INDICATED, SECURELY IN POSITION INDICATED WHEN SELF-LOCKING WASHER IS IN PLACE. COMPLY WITH THE FOLLOWING REQUIREMENTS:
- D. GLASS FIBER BLANKET INSULATION SCHEDULE (UNLESS SPECIFIED ON PLANS):
- i. EXHAUST DUCTS EXPOSED TO OUTDOOR AIR: 1-1/2"
- ii. VENTILATION DUCTS: 2"
- iii. SUPPLY DUCTS: 2"
- iv. RETURN DUCTS IN UNCONDITIONED SPACES: 1-1/2"

1.4 INSTALLATION:

- A. INSTALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- B. CONTINUE INSULATION VAPOR BARRIER THROUGH PENETRATIONS.
- C. MASTICS:
- a. MATERIALS SHALL BE COMPATIBLE WITH INSULATION MATERIALS, JACKETS, AND SUBSTRATES: COMPLY WITH MIL-PRF-19565C, TYPE II.
- i. FOR INDOOR APPLICATIONS, USE MASTICS THAT HAVE A VOC CONTENT OF 50 G/L OR LESS WHEN CALCULATED ACCORDING TO 40 CFR 59, SUBPART D (EPA METHOD 24).

SYSTEM TESTING, ADJUSTING, AND BALANCING

- A. TESTING, ADJUSTING AND BALANCING OF ALL WORK SHALL BE MADE BY AN INDEPENDENT AABC OR NEBB CONTRACTOR WHO IS CURRENTLY LICENSED. THE HVAC CONTRACTOR SHALL INSTALL NEW FILTERS IN ALL UNITS PRIOR TO THE AIR BALANCE. THE COMPLETE AIR BALANCE SHALL TAKE PLACE WITH OUTSIDE AIR DAMPERS IN MINIMUM POSITION.
- B. BALANCE AIR AND WATER QUANTITIES TO WITHIN +/- 5% OF THAT INDICATED ON THE DRAWINGS. ANY REQUIRED CHANGES IN SHEAVES, BELTS, PULLEYS, OR THE ADDITION OF DAMPERS REQUIRED TO ACHIEVE SPECIFIED FLOW RATES SHALL BE PERFORMED BY THE HVAC CONTRACTOR WITH NO ADDITIONAL COST.
- C. THE BALANCE REPORT SHALL INCLUDE AS A MINIMUM THE FOLLOWING INFORMATION:
- a. CERTIFICATION NUMBER AND SIGNATURE OF BALANCING CONTRACTOR.
- D. INSTRUMENTATION LIST WITH LAST CALIBRATION DATES.
- E. MAKE AND MODEL NUMBERS OF ALL HVAC EQUIPMENT.
- f. AIR CFM AND STATIC PRESSURE READINGS (DISCHARGE AND SUCTION) AS MEASURED BY PITOT TUBE DUCT TRAVERSE AT THE UNIT.
- g. MOTOR NAMEPLATE DATA WITH ACTUAL FIELD VOLTAGE AND AMPERAGE READINGS FOR EACH LEG.
- F. MOTOR AND FAN RPM'S, SHEAVE SIZES AND BELT SIZES.
- G. OUTSIDE, RETURN, MIXED AND SUPPLY AIR TEMPERATURES AT FULL COOLING AND HEATING.
- H. WATER BALANCE DATA INCLUDING GPM WITH INLET AND OUTLET TEMPERATURE AND PRESSURE READINGS (WHERE APPLICABLE).
- I. MAKE AND MODEL NUMBERS OF ALL AIR DISTRIBUTION EQUIPMENT.
- J. FINAL BALANCED AIR VOLUMES AT ALL OUTLETS (INCLUDING RETURNS WHERE DUCTED).
- K. INDEXED PLAN WITH DIFFUSER AND RETURN LOCATIONS.
- d. ALL CONTROL SEQUENCES SHALL BE TESTED (INTERLOCKED EQUIPMENT, SMOKE DETECTORS, SMOKE EVACUATION, ECONOMIZER, ETC.) AND OPERATING STATUS RECORDED IN THE REPORT.
- e. THREE COPIES OF THE BALANCE REPORT SHALL BE SUBMITTED THROUGH THE GENERAL CONTRACTOR TO THE TENANT'S CONSTRUCTION MANAGER FOR APPROVAL.
- f. THE BALANCING CONTRACTOR SHALL PERFORM ALL APPLICABLE TESTING AND BALANCING FUNCTIONS AS REQUIRED FOR THE SYSTEM DESIGNED IN THESE DRAWINGS. THE BALANCING CONTRACTOR SHALL RECHECK ANY ITEMS THAT THE TENANT DEEMS NECESSARY AT NO ADDITIONAL COST TO THE TENANT.
- g. CONTROLS CONTRACTOR SHALL PROVIDE, AT NO COST, ALL NECESSARY SOFTWARE AND HARDWARE REQUIRED FOR SYSTEM BALANCE AND VERIFICATION OF CONTROLS. CONTROLS CONTRACTOR SHALL BE PRESENT AND ASSIST TEST & BALANCE CONTRACTOR DURING CONTROLS VERIFICATION. PRIOR TO START OF TEST & BALANCE, THE CONTROLS CONTRACTOR SHALL VERIFY ALL CONTROLS ARE OPERATIONAL AND ALL INPUT VALUES HAVE BEEN ENTERED PER DESIGN DOCUMENTATION. CONTROLS CONTRACTOR SHALL PROVIDE CONTROL SYSTEM START-UP SHEETS VERIFYING CONTROLS OPERATION PRIOR TO THE START OF TEST & BALANCE.
- i. FINAL BALANCE REPORT SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUALS.



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ENEC HAYDEN & MCDOWELL RD
SCOTTSDALE, AZ

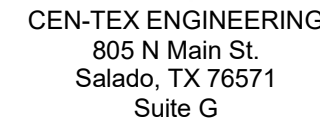


12/15/2023

Date: **12/15/2023**
Dwn: **BF** Chk: **CG**
Project No.: **2363**
Issue:

Sheet Name:
**MECHANICAL
SPECS**

M0.2



Registered Professional Engineer (Petroleum)
 CERTIFICATE NO.
 79621
 COOPER
 GILL
 Date Signed
 ARIZONA, U.S.A.

Date: **12/15/2023**
Dwn: **BF** Chk: **CG**
Project No.: **2363**
Issue:

M1.1

A) CODES, RULES AND REGULATIONS - DESIGN OF SYSTEM
ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES AND CODES.

B) WHEN THE DRAWING CALL FOR MATERIALS OR CONSTRUCTION OF A BETTER QUALITY OR LARGER SIZES THAN REQUIRED BY THE ABOVE MENTIONED CODES AND RULES, WORK SHALL BE AS SPECIFIED OR SHOWN RATHER THAN AS REQUIRED BY CODE. ALL ITEMS OR FEATURES OF THE Q MECHANICAL SYSTEMS REQUIRED BY CODE SHALL BE INCLUDED, EVEN THOUGH NOT SPECIFIED HEREIN.

C) INSTALLATION OF THE SYSTEMS SHALL BE IN ACCORDANCE WITH THE ABOVE MENTIONED CODES AND REGULATIONS AND ALSO SHALL CONFORM TO GOOD, ACCEPTED MECHANICAL PRACTICES.

2. PROVED AND INSTALL VOLUME DAMPERS IN ALL BRANCH DUCTS.

3. FLEXIBLE CONNECTIONS AT SUPPLY AND RETURN AIR OPENINGS OF ALL AIR CONDITIONING UNITS.

4. FLEXIBLE DUCTS TO BE R-8 GLASS-FLEX 15'-0" MAXIMUM IN LENGTH, WHERE APPLICABLE.

5. COORDINATE EXACT LOCATION OF ALL AIR OUTLETS AND INLETS (DIFFUSERS, REGISTERS AND GRILLES) WITH ARCHITECT'S SCHEDULE OF FINISHES, AND VERIFY THEIR LOCATION WITH ARCHITECT ON THE JOB SITE BEFORE INSTALLATION. COLOR AS DIRECTED BY ARCHITECT/OWNER.

6. AUTOMATIC TEMPERATURE CONTROL DEVICE FOR REGULATION OF SPACE TEMPERATURE SHALL BE CAPABLE OF BEING SET FROM 55 TO 85°F, AND HAVE THE ABILITY TO OPERATE THE HEATING AND COOLING IN SEQUENCE. CONTROL SHALL BE ADJUSTABLE TO PROVIDE A RANGE OF UP TO 5°F BETWEEN FULL HEAT AND FULL COOLING.

7. APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE FASTENED IN PLACE.

8. A MAINTENANCE LABEL SHALL BE AFFIXED TO MECHANICAL EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED FOR THE OWNERS USE.

9. PROVIDE ACCESS PANEL FOR ALL CEILING MOUNTED EQUIPMENT & YOUNG PROVIDE ACCESS PANEL FOR ALL CEILING MOUNTED EQUIPMENT.

10. PROVIDE MIN. 10'-0" SEPARATION BETWEEN POINT OF EXHAUST AND ANY PROVIDE MIN. 10'-0" SEPARATION BETWEEN POINT OF EXHAUST AND ANY FRESH AIR INTAKE, OR A/C UNIT OUTSIDE AIR INTAKE.

11. PROVIDE FIRE DAMPERS OR SMOKE/FIRE DAMPERS WHERE DUCT PENETRATES FIRE RATED CEILING OR WALL IF APPLICABLE.

12. TRANSVERSE JOINTS FOR ALL AIR SUPPLY DUCTS INSTALLED WHERE AIR LEAKAGE WOULD BE NON-BENEFICIAL TO THE OCCUPIED AREA, TEMPERATURE REQUIREMENTS SHALL BE SEALED WITH APPROVED MASTIC OR TAPE.

13. ALL DUCT SIZES SHOWN ON THE FLOOR PLANS ARE CLEAR INSIDE DIMENSIONS. CONTRACTOR SHALL ENLARGE DUCTS (IN ORDER TO ACCOMMODATE LINING INSIDE OF DUCT).

14. THE MECHANICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMIT AND FEES. SHOP PRICE ALL MISCELLANEOUS INTERIOR BRACKETS AND HANGERS UNLESS GALVANIZED OR STAINLESS STEEL.

15. ENERGY CONSERVATION STANDARDS FOR NEW NONRESIDENTIAL BUILDINGS HAVE BEEN REVIEWED AND DESIGN SHALL CONTACT LOCAL CODES FOR THEM.

16. EACH SINGLE SYSTEM PROVIDING HEATING OR COOLING AIR IN EXCESS OF 2,000 CFM SHALL BE EQUIPPED WITH AN AUTOMATIC SHUT-OFF. THE SMOKE DETECTOR SHALL BE INSTALLED IN THE MAIN RETURN DUCT AHEAD OF OSA INTAKE. SEE CODE FOR EXEMPTIONS AND LOCAL AUTHORITY FOR CODE INTERPRETATION, OR AS INDICATED ON PLAN.

17. ALL EQUIPMENT SHALL BE INSTALLED ON SUPPORTS AND DUCTS, AND WILL BE INSTALLED ACCORDING TO THEIR LISTING, AND ALL LISTING INFORMATION WILL BE AVAILABLE FOR INSPECTION. REFER TO DETAILS OR GUIDELINES FOR MECHANICAL CONSTRUCTION REQUIREMENTS. INSTALL IN FULL ACCORDANCE WITH PROPER CODES AND GUIDELINES.

18. COORDINATE IN THE FIELD THE EXACT LOCATION OF ALL CEILING MOUNTED GRILLES AND DIFFUSERS WITH LIGHT FIXTURES AND ARCHITECT'S REFLECTANCE INDEX PLAN.

19. ALL EXTERIOR BRACKETS CLAMPS AND HANGERS SHALL BE HOT DIPPED GALVANIZED. COAT ALL CUT ENDS AND WELDS WITH "ZRC" COLD GALVANIZING COMPUTE.

1. PROVIDE PROGRAMMABLE THERMOSTAT. COORDINATE FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION.
2. PROVIDE UNIT WITH MANUFACTURERS SUGGESTED CLEARANCES FOR ACCESS AND MAINTENANCE. CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES PRIOR TO INSTALL OR FABRICATION TO ENSURE PROPER CLEARANCES OF SYSTEMS AND CODE REQUIREMENTS ARE MAINTAINED.
3. TRANSITION TO 1" FIBER FRIE INTERNAL LINER IN ALL EXPOSED SUPPLY DUCTING. CONTRACTOR SHALL COORDINATE FINISH OF ALL DUCTWORK AND AIR DEVICES WITH ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND HEIGHT OF DUCTING WITH LIGHTING TO ENSURE THERE ARE NO CONFLICTS. DUCT COLOR AND HEIGHT SHALL BE COORDINATED WITH ARCHITECT. DIFFUSERS SHALL BE MOUNTED AT A 30 DEGREE ANGLE DOWNWARD FROM HORIZONTAL OF DUCT.
4. ROUTE EXHAUST DUCT THRU ROOF TO ROOF EXHAUST VENT CAP.
5. ROUTE CONDENSATE DRAIN LINE DOWN TO MOP SINK OR SINK TAIL PIECE.
6. PROVIDE COOK PR-12 EXHAUST VENT OR APPROVED EQUIVALENT.



RETURN FLEX DUCT SIZING SCHEDULE	
SIZE	AIRFLOW (CFM)
4"Ø	0 - 50
6"Ø	50 - 100
8"Ø	100 - 200
10"Ø	200 - 300
12"Ø	300 - 400
14"Ø	400 - 500

SUPPLY DIFFUSER NECK	
SIZING SCHEDULE	
SIZE	AIRFLOW (CFM)
4"Ø	0 - 50
6"Ø	50 - 100
8"Ø	100 - 210
10"Ø	210 - 380
12"Ø	380 - 500
14"Ø	500 - 700

CONDENSATE DRAIN SIZING SCHEDULE	
PIPE DIA.	EQUIPMENT CAPACITY
3/4"Ø	UP TO 5 TONS
1"Ø	OVER 5 TONS TO 25 TONS
1-1/4"Ø	OVER 25 TONS TO 60 TONS
1-1/2"Ø	OVER 60 TONS TO 100 TONS
2"Ø	OVER 100 TONS TO 200 TONS

MECHANICAL CONTRACTOR NOTES
PIPING BOTH VERTICAL AND HORIZONTALLY TO ROUTE MECHANICAL SYSTEM.

GRILLE SIZING SCHEDULE

DESIGNATES GRILLE TYPE
(REFERENCE GRILLE
SCHEDULE)

STANDARD GRILLE

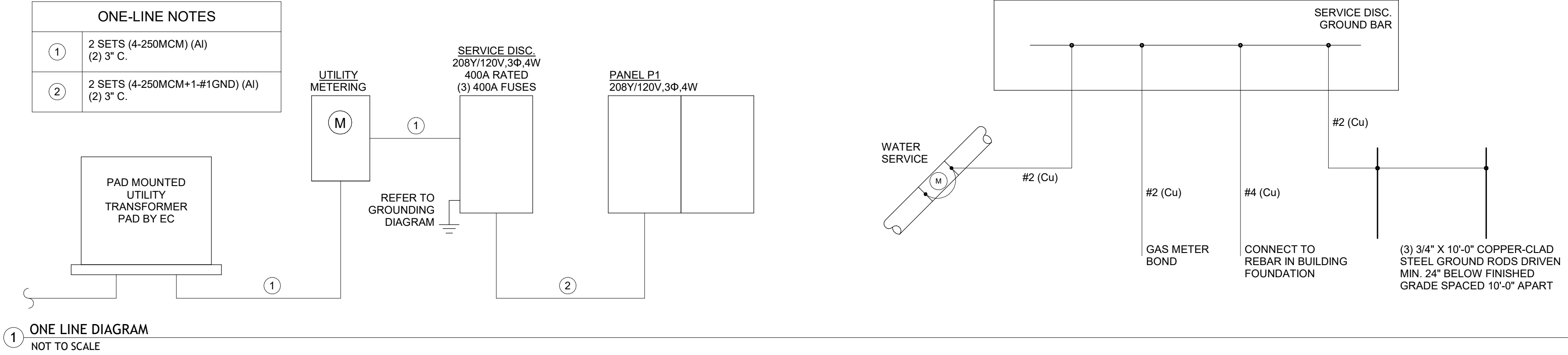


AIR QUANTITY IN CFM
TO TRAVERSE GRILLE

POWER SYMBOLS LIST		LIGHTING CONTROL SYMBOLS LIST		SYSTEMS SYMBOLS LIST	
<td>DUPLEX RECEPTACLE</td> <td></td> <td>SINGLE POLE SWITCH</td> <td rowspan="2"></td> <td>THERMOSTAT</td>	DUPLEX RECEPTACLE		SINGLE POLE SWITCH		THERMOSTAT
	18" - STANDARD MOUNTING HEIGHT XX" - INDICATED MOUNTING HEIGHT AC - ABOVE COUNTER		THREE WAY SWITCH		TELECOMMUNICATION OULTET ROUGH-IN, FLUSH MOUNT ON WALL OR AS NOTED IN PLANS.
<td>DUPLEX RECEPTACLE GFCI</td> <td></td> <td>FOUR WAY SWITCH</td> <td rowspan="2"></td> <td>18" - STANDARD MOUNTING HEIGHT XX" - INDICATED MOUNTING HEIGHT AC - ABOVE COUNTER TV - INDICATES WALL MOUNTED DATA FOR TV. COORDINATE HEIGHT WITH OWNER CLG-TV - INDICATES CEILING MOUNTED DATA FOR TV</td>	DUPLEX RECEPTACLE GFCI		FOUR WAY SWITCH		18" - STANDARD MOUNTING HEIGHT XX" - INDICATED MOUNTING HEIGHT AC - ABOVE COUNTER TV - INDICATES WALL MOUNTED DATA FOR TV. COORDINATE HEIGHT WITH OWNER CLG-TV - INDICATES CEILING MOUNTED DATA FOR TV
	18" - STANDARD MOUNTING HEIGHT XX" - INDICATED MOUNTING HEIGHT AC - ABOVE COUNTER UC - UNDER COUNTER		KEY OPERATED SWITCH		
<td>DUPLEX RECEPTACLE GFCI WEATHERPROOF</td> <td></td> <td>LOW VOLTAGE SWITCH</td> <td rowspan="2"></td> <td>TELECOMMUNICATION OULTET ROUGH-IN FOR CABLE TV, FLUSH MOUNT ON WALL OR AS NOTED IN PLANS.</td>	DUPLEX RECEPTACLE GFCI WEATHERPROOF		LOW VOLTAGE SWITCH		TELECOMMUNICATION OULTET ROUGH-IN FOR CABLE TV, FLUSH MOUNT ON WALL OR AS NOTED IN PLANS.
	18" - STANDARD MOUNTING HEIGHT XX" - INDICATED MOUNTING HEIGHT AC - ABOVE COUNTER		LOW VOLTAGE DIMMING SWITCH		COORDINATE HEIGHT WITH OWNER PRIOR TO ROUGH-IN CLG-TV - INDICATES CEILING MOUNTED DATA FOR TV
<td>DUPLEX USB CHARGING RECEPTACLE</td> <td></td> <td>OCCUPANCY SENSOR, WALL MOUNTED SWITCH</td> <td rowspan="2"></td> <td>EXIT SIGN</td>	DUPLEX USB CHARGING RECEPTACLE		OCCUPANCY SENSOR, WALL MOUNTED SWITCH		EXIT SIGN
	18" - STANDARD MOUNTING HEIGHT XX" - INDICATED MOUNTING HEIGHT AC - ABOVE COUNTER		MANUAL MOTOR STARTER SWITCH WITH MELTING ALLOY TYPE THERMAL OVERLOAD RELAY, TOGGLE OPERATED, SINGLE POLE, SINGLE THROW, RATED 1 HP MAXIMUM AT 120V, NEMA 1 ENCLOSURE, UL LISTED		
<td>DOUBLE DUPLEX RECEPTACLE</td> <td></td> <td>MANUAL MOTOR STARTER SWITCH WITH MELTING ALLOY TYPE THERMAL OVERLOAD RELAY, TOGGLE OPERATED, SINGLE POLE, SINGLE THROW, RATED 1 HP MAXIMUM AT 120V, NEMA 1 ENCLOSURE, UL LISTED</td> <td colspan="2"></td>	DOUBLE DUPLEX RECEPTACLE		MANUAL MOTOR STARTER SWITCH WITH MELTING ALLOY TYPE THERMAL OVERLOAD RELAY, TOGGLE OPERATED, SINGLE POLE, SINGLE THROW, RATED 1 HP MAXIMUM AT 120V, NEMA 1 ENCLOSURE, UL LISTED		
	18" - STANDARD MOUNTING HEIGHT XX" - INDICATED MOUNTING HEIGHT AC - ABOVE COUNTER		OCCUPANCY SENSOR		
<td>DOUBLE DUPLEX RECEPTACLE</td> <td></td> <td>IF ARROW IS SHOWN, OCCUPANCY SENSOR SHALL BE WALL MOUNTED IN CORNER AT THE SAME ELEVATION AS LIGHT FIXTURES</td> <td colspan="2"></td>	DOUBLE DUPLEX RECEPTACLE		IF ARROW IS SHOWN, OCCUPANCY SENSOR SHALL BE WALL MOUNTED IN CORNER AT THE SAME ELEVATION AS LIGHT FIXTURES		
	18" - STANDARD MOUNTING HEIGHT XX" - INDICATED MOUNTING HEIGHT AC - ABOVE COUNTER		PHOTO SENSOR		
<td>DOUBLE DUPLEX GFCI RECEPTACLE</td> <td></td> <td>DAYLIGHT SENSOR, CEILING MOUNTED</td> <td colspan="2"></td>	DOUBLE DUPLEX GFCI RECEPTACLE		DAYLIGHT SENSOR, CEILING MOUNTED		
	18" - STANDARD MOUNTING HEIGHT XX" - INDICATED MOUNTING HEIGHT AC - ABOVE COUNTER		PROGRAMMABLE LIGHTING CONTROL RELAY PANEL		
	SIMPLEX RECEPTACLE				

LIGHT FIXTURE SCHEDULE									
NOTES: 1.ALL LIGHT FIXTURES TO BE PROVIDED AS SPECIFIED. NO SUBSTITUTIONS WITHOUT FULL PHOTOMETRIC STUDY WILL BE CONSIDERED. 2.ALL COLORS SPECIFIED FOR FIXTURES ABOVE IN LIGHTING FIXTURE SCHEDULE SHALL BE COORDINATED WITH OWNER/ARCHITECT PRIOR PURCHASING. 3.GENERAL CONTRACTOR TO PROVIDE EQUIVALENT LIGHTING FIXTURES PER OWNER REQUEST. 4.CONTRACTOR SHALL COORDINATE THE MOUNTING HEIGHT OF ALL FIXTURES WITH THE OWNER PRIOR TO BID, PURCHASE, AND INSTALLATION. 5.OCCUPANCY SENSOR BASED LIGHTING CONTROLS SHALL BE PROVIDED VIA SHOP DRAWING AND MEET THE MOST RECENT EDITION OF ENERGY CODE ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION.									
TYPE	Count	DESCRIPTION	MANUFACTURER	MODEL	MOUNTNG	LAMP	VOLTAGE	WATTAGE	CATALOG #
C1	27	CYLINDER	WLS LIGHTING	C1		LED	120 V	40 W	P5741-31, BLACK
D1	16	CANOPY	NLS LIGHTING	D1	SURFACE	LED	120 V	40 W	44310B-40-4K
EM1	4	EMERGENCY	EELP	EM1	WALL	LED	120 V	5 W	EAR-WH
EM2	1	EMERGENCY	EELP	EM2	WALL	LED	120 V	20 W	REL7LED-OB
EX1	3	EXIT	EELP	EX1	WALL	LED	120 V	5 W	LPRX-R-U-WH-LD11-RL
F1	15	2X2 FLAT PANEL	WLS LIGHTING	F1	LAY-IN	LED	120 V	40 W	NUVO #65-571
P1	8	PENDANT	WLS LIGHTING	P1	STEM	LED	120 V	18 W	W514-18-ST6-S1C-MINT-GREEN
PP1	5			PP1		LED			NV-1-T3-32L-1-40K8-DPS3-BLK-HSS
R1	16	DOWNLIGHT	WLS LIGHTING	R1	RECESSED	LED	120 V	23 W	8120H-23-4K
T1	16	TRACK HEAD	WLS LIGHTING	T1	TRACK	LED	120 V	13 W	NV-1-T3-32L-1-40K8-DPS3-BLK-HSS
V1	1	VANITY	WLS LIGHTING	V1	WALL	LED	120 V	20 W	NUVO TH203 AND TRACK RAIL
W1	3	SCONCE	WLS LIGHTING	W1	WALL	LED	120 V	20 W	LMWC1W8T3K1BZ
W2	3	WALLPACK	ALS LIGHTING	W2	WALL	LED	120 V	20 W	WNA-80
W3	4	GOOSENECK DOWNLIGHT	WLS LIGHTING	W3	WALL	LED	120 V	20 W	44240B-20-4K

PANELBOARD: P1																	
Location: BREW CENTER 105					Volts: 120/208 Wye					A.I.C. Rating: 22,000							
Supply From:					Phases: 3					Mains Type: MCB							
Mounting: RECESSED					Wires: 4					Mains Rating: 400							
Enclosure: NEMA 1										MCB Rating: 400 MCB							
Notes:																	
CKT	Circuit Description	LOAD	TYPE	CB	P	A		B		C		P	CB	TYPE	LOAD	Circuit Description	CKT
1	RTU-1	HVAC		40 A	3	3.5	5					3	50 A		HVAC	RTU-2	2
3	--	--	--	--	--			3.5	5			--	--	--	--	--	4
5	--	--	--	--	--					3.5	5	--	--	--	--	--	6
7	E102 - CONDENSER	P	GFCI	30 A	2	0.8	0.8					2	30 A	GFCI	P	E102 - CONDENSER	8
9	--	--	--	--	--			0.8	0.8			--	--	--	--	--	10
11	E10 - ICE MACHINE	R	GFCI	20 A	1					0.2	0.7	1	20 A	GFCI	R	E104 - TEA MECHANDISER	12
13	E105 - TEA MERCHANDISER	R	GFCI	20 A	1	0.5	0.9					1	20 A		R	AC-1 / AIR CURTAIN	14
15	AC-2 / AIR CURTAIN	R		20 A	1			0.9	0.5			3	60 A		P	CONDENSING UNIT	16
17	E109 & E108 RCPTS	R	GFCI	20 A	1					1.8	0.5	--	--	--	--	--	18
19	E109 & E108 RCPTS	R	GFCI	20 A	1	1.8	0.5					--	--	--	--	--	20
21	E108 - RCPTS	R	GFCI	20 A	1			1.4	1			1	20 A	GFCI	R	E132 - GRINDER	22
23	E108 - RCPTS	R	GFCI	20 A	1					0.7	1.8	1	20 A	GFCI	R	E109 & E108 RCPTS	24
25	E111 - COFFE BREWER	P	GFCI	30 A	2	2.6	1.8					1	20 A	GFCI	R	E109 & E108 RCPTS	26
27	--	--	--	--	--			2.6	1.4			1	20 A	GFCI	R	E108 - RCPTS	28
29	E111 - COFFE BREWER	P	GFCI	30 A	2					2.6	0.7	1	20 A	GFCI	R	E108 - RCPTS	30
31	--	--	--	--	--	2.6	0.7					1	20 A	GFCI	R	TV MENU	32
33	E111 - COFFE BREWER	P	GFCI	30 A	2			2.6	0.4			1	20 A	GFCI	R	POS STATION	34
35	--	--	--	--	--					2.6	0.4	1	20 A	GFCI	R	POS STATION	36
37	E111 - COFFE BREWER	P	GFCI	30 A	2	2.6	0.2					1	20 A		R	RTU MAINT. RCPT	38
39	--	--	--	--	--			2.6	0.7			1	20 A	GFCI	R	CONV. RCPTS	40
41	E111 - COFFE BREWER	P	GFCI	30 A	2					2.6	2.9	2	30 A	GFCI	K	E127 - ESPRESSO MACHINE	42
43	--	--	--	--	--	2.6	2.9					--	--	--	--	--	44
45	POS STATION	R	GFCI	20 A	1			0.2	0.2			1	20 A	GFCI	R	E104 - TEA MECHANDISER	46
47	CONV. RCPTS	R	GFCI	20 A	1					0.4	0.9	1	20 A		L	SALES AREA LTS	48
49	WALK-IN COOLER LTS	P		20 A	1	0.5	0.8					1	20 A		L	EXTERIOR LTS	50
51	EXTERIOR SIGNAGE	P		20 A	1			0.7	1			1	20 A	GFCI	L	FOOD PREP AREA	52
53	EXTERIOR SIGNAGE	P		20 A	1					1	1	1	20 A		P	EXTERIOR SIGNAGE	54
55	EVAP - FAN	P	GFCI	20 A	1	0.6	0.6					1	20 A		L	EXTERIOR LTS	56
57	EXTERIOR DRIVE-THRU SIGN	P		20 A	1			0.6	0.9			1	20 A		L	EXTERIOR LTS	58
59	Spare	--	--	20 A	1					0	0	1	20 A		--	Spare	60
61	Spare	--	--	20 A	1	0	0.2					1	20 A	GFCI	R	WATER SYSTEM	62
63	OSMOSIS REV. RCPT	R	GFCI	20 A	2			1.9	4.1			3	45 A		HVAC	EWH-1	64
65	--	--	--	--	--					1.9	4.1	--	--	--	--	--	66
67	EMERGENCY/EXIT LTS	L		20 A	1	0.1	4.1					--	--	--	--	--	68
69	E10 - ICE MACHINE	R	GFCI	20 A	1			0.2	0			1	20 A	GFCI	P	EF-1 & EF-2	70
71																	72
73																	74
75																	76
77																	78
79																	80
81																	82
83																	84
Total Load:						36.6 kVA		33.8 kVA		35.2 kVA							
Total...						307 A		281 A		295 A							
Legend:																	
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals									
HVAC		37698 VA		100.00%		37698 VA											
Other		210 VA		100.00%		210 VA		Total Conn. Load: 105.6 kVA									
Receptacle		22808 VA		71.92%		16404 VA		Total Est. Demand: 99.2 kVA									
Power		35085 VA		100.00%		35085 VA		Total Conn.: 293 A									
Lighting		4049 VA		100.00%		4049 VA		Total Est. Demand: 275 A									
Kitchen		5800 VA		100.00%		5800 VA											
Notes:																	



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Suite 610

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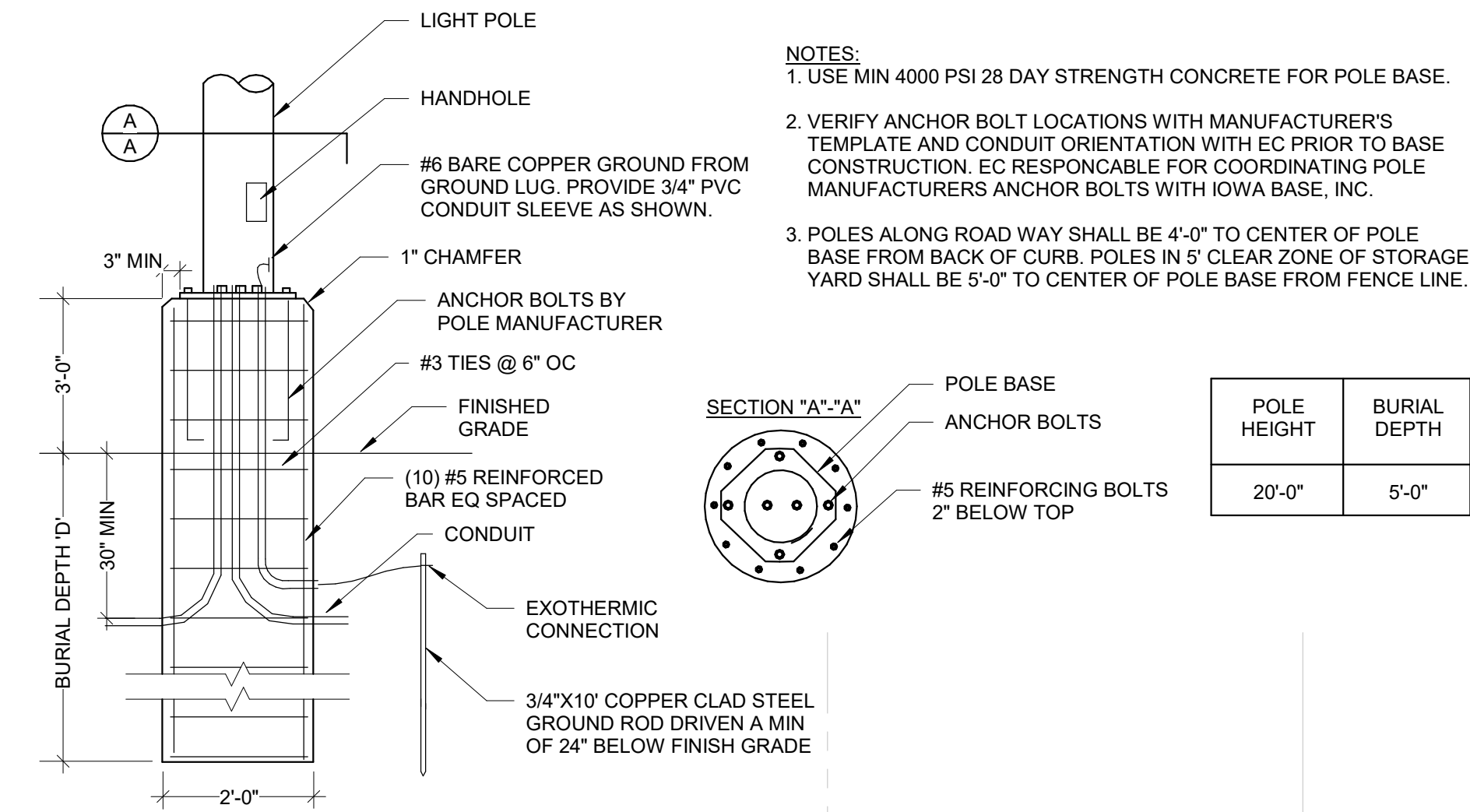
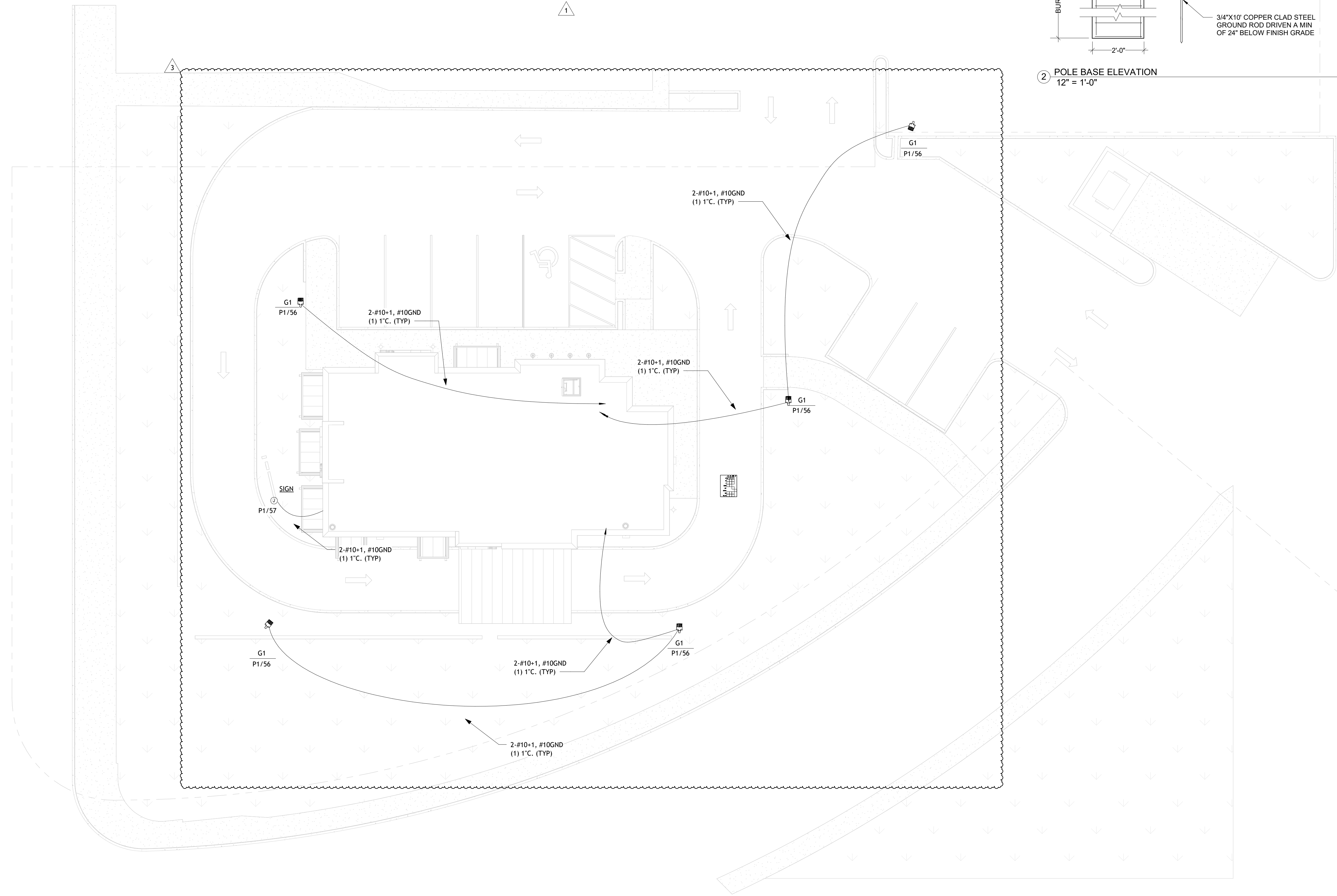


Date: 12/15/2023
Dwn: IL Chk: MP
Project No.: 23-136
Issue: PERMIT

1	City Admin	3.25.24

Sheet Name:
ELECTRICAL
GENERAL
INFORMATION

E0.0



2 POLE BASE ELEVATION
12" = 1'-0"

1 ELECTRICAL SITE PLAN
1" = 10'-0"



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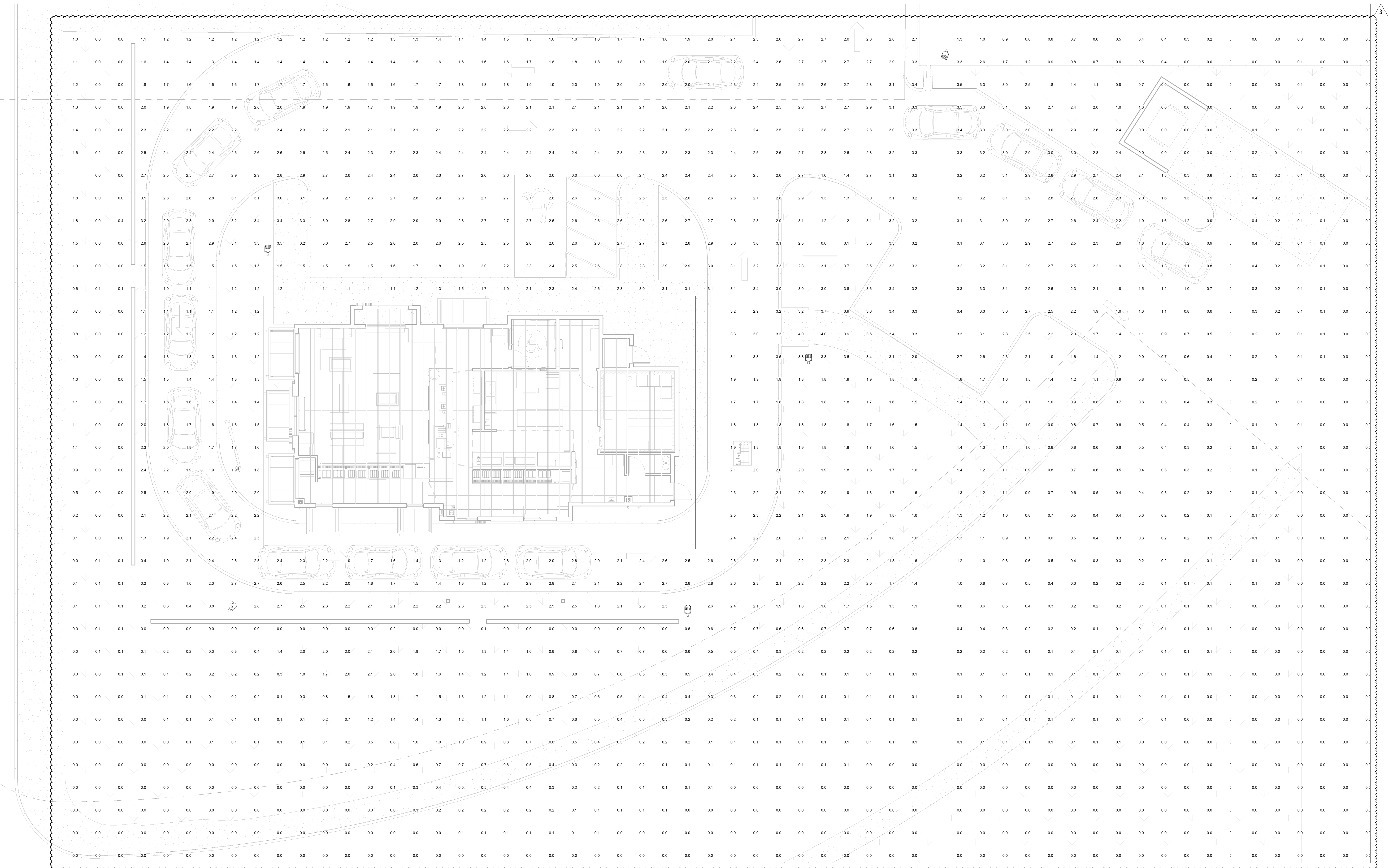
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Issue: PERMIT

1	City Admin	3.25.24
3	Update	7.23.24

Sheet Name:
ELECTRICAL
SITE PLAN

E1.0

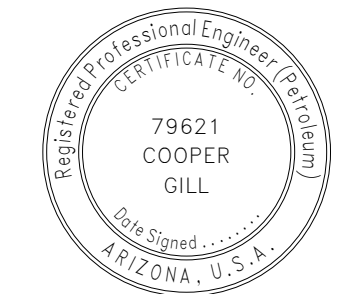
ElumTools General Use Global Illuminance, Direct Illuminance Results - Statistics				
Calculation Points Name	Global Illuminance Max	Global Illuminance Min	Global Illuminance Avg	Global Illuminance Max/Avg
Detail Filled Region	4.6	0.0	0.3	3.6



1 ELECTRICAL PHOTOMETRICS PLAN
1/8" = 1'-0"



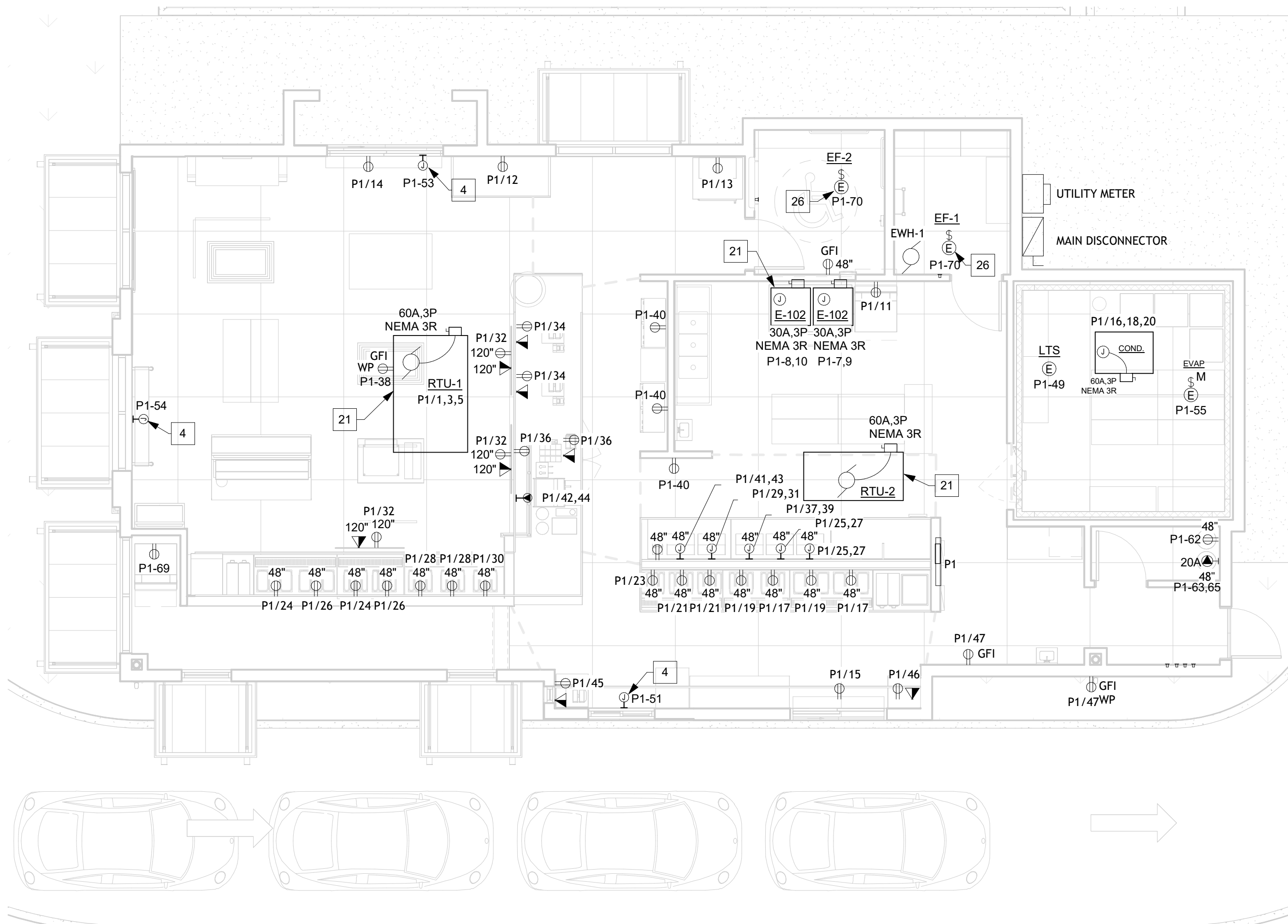
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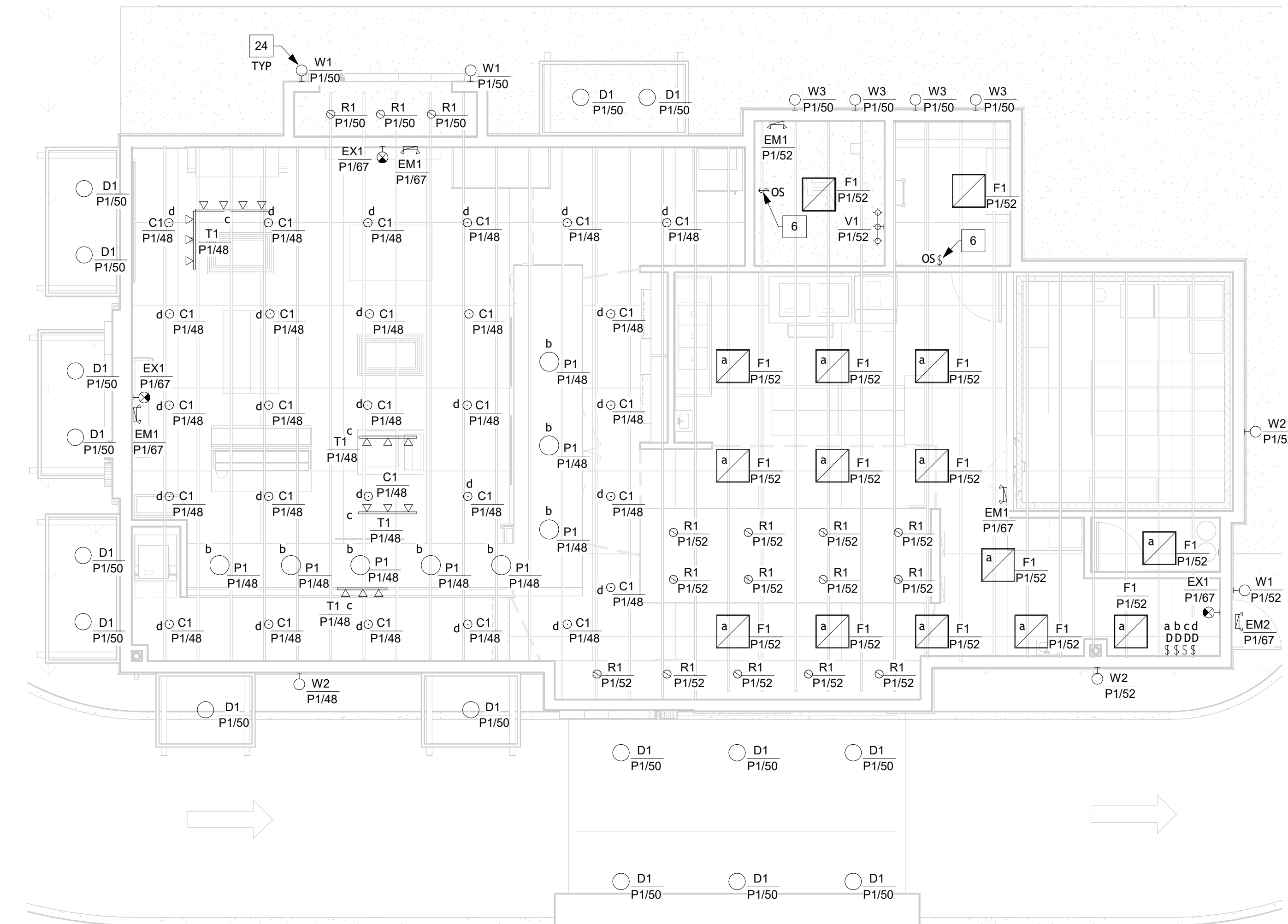
Date:	12/15/2023
Dwn:	IL Chk: MP
Project No.:	23-136
Issue:	PERMIT
1 City Admin	3.25.24
3 Update	7.23.24

Sheet Name:
ELECTRICAL
PHOTO-
METRICS

E1.1



1 ELECTRICAL POWER & DATA PLAN
3/16" = 1'-0"



2 LIGHTING PLAN
3/16" = 1'-0"

KEYNOTES	
#	KEYNOTE
4	INSTALL J-BOX FOR NEW SIGNAGE AT ROOF PARAPET. REFER TO OWNER FOR FINAL LOCATION AND MOUNTING HEIGHT.
6	INSTALL WALL MOUNTED OCCUPANCY SENSOR.
21	CONTRACTOR TO VERIFY FINAL LOCATION WITH OWNER. CONTRACTOR TO VERIFY NEMA TYPE CONNECTOR & OVER CURRENT PROTECTOR DEVICE PRIOR INSTALLATION. REFER TO APPLIANCE SPECIFICATION SHEET.
24	INSTALL WALL MOUNTED SCONCE/LAMPS. CONTRACTOR TO VERIFY WITH OWNER FINAL LOCATION AND SWITCH IDENTIFICATION PRIOR TO INSTALLATION.
26	INSTALL J-BOX FOR EXHAUST FAN. REFER TO OWNER FOR FINAL LOCATION PRIOR INSTALLATION.



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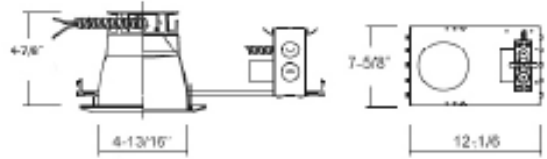
Date: 12/15/2023
Dwn: IL Chk: MP
Project No.: 23-136
Issue: PERMIT

Sheet Name:
ELECTRICAL
PLANS

E1.2

8120H 120V-277V Universal Voltage

4" LED Frame-In



DESCRIPTION

An ideal solution for efficiency, safety, and flexible design aesthetics. The 8120H housing and available trims offer balance, power, and efficiency to bring you the options needed to complete a variety of high-end residential, multi-family, or commercial projects with a reliable and modern LED down light solution.

DESIGN FEATURES

- Electrical**
 - 120V-277V Universal Voltage
 - Housing Output Options:
 - 14W | 1150 lms (delivered)
 - 23W | 1950 lms (delivered)
 - 3000K | 3500K | 4000K
 - 80 CRI | 50,000 hour projected life
 - Dimmable TRIAC, ELV, and 0-10V DC dimming

Housing

- Sturdy aluminum construction
- Suitable for use in new construction applications
- 4-7/8" overall height with trim for use in 2" x 2" joist construction
- Junction Box listed for through branch circuit wiring with (5) 3/4" knockouts and easy opening access plate
- Heavy gauge captive bar hangers included for ceiling joist or suspended "T" construction
- Bar hangers are adjustable to 24" with 4 captive nails included

Available Trims

- 8590HZ- Haze cone reflector
- 8586WH - Haze reflector with White Baffle
- 8587WH - Haze reflector with White Baffle with Lens; Wet Listed
- Beam angle 60°

Emergency (-EM) Option

- RP Lighting 4782EM emergency battery factory installed
- Emergency Battery Output = 9W
- Emergency Lumen Output = 9W x Fixture L/W

Certifications

- cCSAus Listed for damp location (wet trim available)
- Energy Star Listed
- LED Lamp: 5 Year Limited Warranty
- Other Components: 1 Year Limited Warranty

ORDERING GUIDE

Model #		Wattage	CCT	Example: 8120H-14-40-EM	
				Emergency	
8120H					
8120H		-14 : 14W -23 : 23W	-30 : 3000K -35 : 3500K -40 : 4000K	blank -EM	no EM option 3056 EM Battery Pack



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Specifications and dimensions subject to change without notice.

9/8/21 R3 **RP** | LIGHTING + FANS



WNA SERIES SELECTABLE SEMI-CUTOFF WALL PACK

CONSTRUCTION

Cast aluminum frame holds lens and seats to housing gasket with two stainless steel screws. Door assembly hinges to side, cast aluminum housing with three 1/2" conduit entries (on top and sides), for surface conduit.

OPTICS

Borosilicate glass refractor softens LED image and provides uniform distribution and glare control. CCT and output selectable between 3000K – 5000K (80 CRI) configuration settings.

ELECTRICAL

80+ CRI Lumileds LED.
-40°C up to 45°C (-40°F up to 113°F) maximum operating temperature.
150,000h LED at L70 @ 25°C, 120,000h LED LED at L70 @ 40°C.
Driver operates at 120-277V input, 50/60Hz, <20% THD, 0.9 power factor.
WNA-8 model output selectable between 25W / 40W / 60W / 80W. Default setting: 5000K, 80W
WNA-10 model output selectable between 60W / 80W / 100W / 120W. Default setting: 5000K, 120W
0-10V dimming driver, button photocontrol standard.
Optional 10kV surge protector. Optional 347V / 480V Driver.
Optional Self-Diagnostic emergency back up.
Optional Self-Diagnostic Sub-Zero emergency back up.

SENSORS (OPTIONAL)

SENSOR-823 Integral PIR on/off/dimming/photosensing, (120-277V)
SENSOR-820 Integral PIR on/off/dimming/photosensing, (120-480V)
SENSOR-PH-PB-U Integral button style photoctrl, (120-277V)
CONTROL-AV-LVFA AVI-ON Bluetooth Mesh Controller, (AUX-12V)

MOUNTING

Wall mount over electrical box or via surface conduit.

FINISH

Standard: Corrosion resistant Dark Bronze powder coating finish.
Custom Color: Black, Graphite Metallic, Gray, Silver, and White, or custom RAL#

CERTIFICATION

Wet Location listed.
Option for "Assembled in America" upon request.
IDA compliant: with 3000K color temperature selection.
Title 24 compliant: see local ordinance for qualification information.
All luminaires are built to UL1595 standards and bear appropriate cETLus labels.
For Emergency application, equipped with UL524 certified battery packs.
DLC® Premium (DesignLights Consortium Qualified) listed.

WARRANTY

5 year warranty, see Limited Warranty for additional information.

SHIPPING DATA

Product	Measurement	Weight
WNA-80	15"L x 10"W x 9"H	9 lb
WNA-120	15"L x 10"W x 9"H	12 lb



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Page: 2 of 5



General	
Status	Active
Type	Track Head
Wattage	75W
Finish	Black
Base	Medium
ANSI Base	E26
Length (in.)	7
Width (in.)	4.5
Height (in.)	4.5
Indoor or Outdoor Fixture	Indoor
Dimensions	
Extension (in.)	10
Weight (lb.)	0.98
Compliance	
Safety Listing	cETLus
Location Rating	Dry
UL Application	Track
Energy Star	No
California Prop 65	Lead
RoHS Compliant	Yes
Additional Information	
Warranty	1 Year Limited - Fixtures

NUVO TH203 BLACK R80 STRAIGHT CYL

Notes

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Catalog Number	
Project	Type

FEATURES & SPECIFICATIONS

APPLICATION – The high performance luminaire is designed for cutoff applications where long life, low maintenance, and consistent color rendering is required. Areas with limited accessibility due to future location or where heavy pedestrian traffic makes maintenance difficult are ideal applications such as building facade lighting or wall mounted security lighting. The traditional design style of the luminaire allows it to be seamlessly integrated into existing systems when necessary.

CONSTRUCTION – The heavy duty housing is constructed of extruded aluminum. The optical assemblies are seated in place using a silicone gasket for weather light protection. Modular LED bricks wired in parallel for ease of maintenance. ETL listed for wet locations (IP66). Additional IP68 rating available upon request. Stainless steel hardware.

FINISH – A Super Durable Polyester powder coat finish is electrocoatly applied in our state of the art paint facility. Standard colors available: Black, Bronze, US Green, White, Yellow. Custom colors available upon request.

OPTICAL, 0-10VTEM – Made with a state of the art UV stabilized acrylic high performance reflective optical transmitters that can high beamlessly maintain to achieve precise photometric distribution. Available in Type I, II and IV beam configurations.

ELECTRICAL, 0-10VTEM – Available in a 1 pack LED system in 5000K Cool White (+/- 5000K) or 4000K Neutral White color temperatures prearranged with Philips Lumileds LUXEON® LEDs. Available with 60-300V 50/60 Hz Class II power supply. LED's rated over 425,000 hours (TM21 calculated L70) at 25°C ambient temperature with selectable 700mA operation. Lumen Maintenance >90% at 50K hrs.

ORDERING INFORMATION

Choose the bold font options for the appropriate luminaire configuration for your application and enter on the line above each fixture abbreviation. Accessories may be factory installed, depending on the particular accessory chosen, but still be ordered as a separate line item.

EXAMPLE:

LMWC 1 C 8 T3 C 1 BZ

LMWC							
SERIES	# OF BRICKS	COLOR TEMP	# LEDs PER BRICK	OPTICS	DRIVE CURRENT	VOLTAGE	FINISH
1 = 1 Brick	C = Cool White (5000K) N = Neutral White (4000K)	8 = 18 LEDs	T2 = Type II T3 = Type II T4 = Type IV T4A = Type IV Auto	C = 700 mA	1 = 100V-180V 2 = 480V 3 = 347V	BZ = Bronze BK = Black GR = US Green WH = White SP = Spec'd	

ACCESSORIES

(Order as separate line items)

BSP3-277-AC Straight Arm Mount (2)
P1000-SPG 120V Button Type Photoctrl
PC3 277V Button Type Photoctrl
IP68* Additional IP68 Fixture Rating
LOKTAB Tamper Resistant LED Brick Locking Tabs (12)

NOTES

- 1 = 100V-180V is an auto-ranging power supply from 100V to 300V input.
- 2 = Custom RAL color matching is available. Contact your sales representative for additional info.
- 3 = Specify whether the surge supervisor is to be factory installed in the fixture or field installed on each circuit.
- 4 = Additional IP68 rating may not be changed once production has begun on the fixtures.



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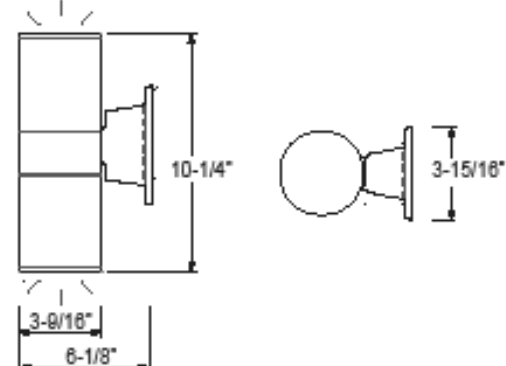
All dimensions and specifications are subject to change without notice.

REV: 3/28/2010-02

Catalog #:		Type
Project:		Date
Prepared by:		

4424 120V

3" LED Architectural Cylinder Up & Downlight



DESCRIPTION

The Outdoor LED Cylinder Family features wet location rated wall mount style cylinders with down light and up & down light options. Choose from energy efficient 13W or 17W AC modules, with finishes available in white, black, brushed nickel, or oil-rubbed bronze. Features Triac dimming down to 5%, using most standard dimmers. Utilizes AC circuit on board technology for cooler operating temperature and extended lifetime.

DESIGN FEATURES

Construction

- Aluminum die-cast with powder coat finish

Electrical

- 120V Direct AC operation with DOB
- Triac dimming down to 5%
- Various wattages of modules available
- Cooler operating temperature without driver
- Stable driving current prevents inrush damage to circuit switches and modules
- Operating temperature: -31°F (-35°C) to 122°F (50°C)
- Available in 80CRI, 3000K & 4000K

Installation

- Easy surface mounting for simple installation using anchors and screws
- J-box mountable

Lens

- Clear acrylic lens protects LEDs while allowing for optimum lumen output
- 37° Beam angle

Finish

- Available in black, brushed aluminum and oil-rubbed bronze

Certifications

- cCSAus for wet location
- 5 year limited warranty
- Wet location rated



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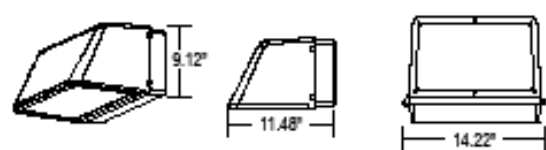
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RP | LIGHTING + FANS

LMWC Medium Cutoff LED Wall Pack

AVAILABLE FIXTURE DIMENSIONS

Dimensions shown are for fixture bodies only. Mounting options must be ordered separately.



MOUNTING ACCESSORIES



LUMINAIRE CHARACTERISTICS

Cool White (5000K) 700 mA Drive Current

# of LED Bricks	# of LEDs per Brick	Color Temp	Delivered Lumens				System Wattage	L70 @ 25°C	Amperage Draw					
			TYPE II	TYPE III	TYPE IV	TYPE 4A			120V	208V	240V	277V	347V	480V
1 BRICK	18	CW	4056 82 UG1	3969 82 UG1	4041 82 UG1	3992 81 UG1	41	>495K	.35A	.20A	.18 A	.15 A	.12 A	.09 A

Neutral White (4000K) 700 mA Drive Current

# of LED Bricks	# of LEDs per Brick	Color Temp	Delivered Lumens				System Wattage	L70 @ 25°C	Amperage Draw					
			TYPE II	TYPE II	TYPE M	TYPE 4A			120V	208V	240V	277V	347V	480V
1 BRICK	18	NW	3969	3968	3954	3964	41	>495K	.35A	.20A	.18 A	.15 A	.12 A	.09 A
			82 UG1	82 UG1	82 UG1	81 UG1								

WARNING: Maintenance performed including the replacement of LED bricks while power is still supplied to the luminaire may result in system failures and will void the warranty.

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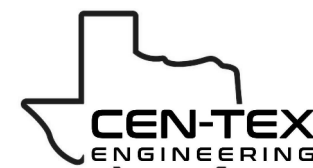
4424 120V

Specification & Ordering

Model #	Dimensions (H x W x D)	Watt	Lumens (delivered)	Lumens (source)	Color Temp
4424	10-1/4" x 3-9/16" x 6-1/8"	13W	845lm	1280lm	3K 3000K
		17W	1105lm	1710lm	4K 4000K

ORDERING

Model #	Finish	Watts	CCT
4424			
4424	BK : Black BA : Brushed Aluminum OB : Oil-rubbed Bronze	-13 : 13W -17 : 17W	-3K : 3000 K -4K : 4000 K



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18 South Main St.
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Suite 610

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Date: **12/15/2023**
Dwn: **IL** Chk: **MP**
Project No.: **23-136**
Issue: **PERMIT**

1	City Admin	3.25.24

Sheet Name:
**LIGHT
FIXTURES
SPECS**

E1.4

PLUMBING SCOPE & SPECIFICATIONS
<u>THE WORK OF THIS SECTION SHALL INCLUDE, BUT NOT LIMITED TO:</u>
A. A DOMESTIC HOT AND COLD WATER DISTRIBUTION SYSTEM TO SERVE ALL FIXTURES, AND EQUIPMENT.
B. SANITARY SOIL WASTE AND VENT SYSTEM TO SERVE ALL FIXTURES, AND EQUIPMENT.
C. NOT USED.
DRAWINGS ARE DIAGRAMMATIC; CONFIRM DIMENSIONS AND LOCATIONS IN THE FIELD. ADVISE OF MAJOR DISCREPANCIES. GUARANTEED LABOR AND MATERIAL FOR ONE YEAR. ADHERE TO ALL APPLICABLE LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND PAY ALL FEES.
<u>VALVES</u>
VALVES SHALL BE MANUFACTURED BY NIBCO, HAMMOND, POWELL, STOCKHAM, WATTS OR EQUIVALENT APPROVED BY THE ENGINEER. BALL VALVES SHALL HAVE CAST BRONZE BODY, BLOWOUT PROOF STEMS, FULL SIZE PORT, 316 STAINLESS STEEL TRIM, TEFLON SEAT, SEAL, AND THRUST WASHERS. VALVES 2" AND SMALLER SHALL BE NBCC T-858-70-66 OR APPROVED EQUIVALENT.
<u>UNIONS</u>
UNIONS IN COPPER OR BRASS LINES SHALL BE BRASS, THREADED PATTERN UNIONS.
<u>EXCAVATION</u>
EXCAVATE TRENCHES FOR UNDERGROUND PIPING TO THE REQUIRED DEPTH. CUT THE BOTTOM OF THE TRENCH OR EXCAVATION TO UNIFORM GRADE. EXCAVATE 6" BELOW GRADE, FILL WITH BEDDING MATERIAL (SAND) AND TAMP WELL. LAY OUT ALIGNMENT OF PIPE TRENCHES TO AVOID OBSTRUCTIONS. PROVIDE ASSURANCE THAT PROPOSED ROUTE OF PIPE WILL NOT INTERFERE WITH BUILDING FOUNDATION BEFORE ANY CUTTING IS BEGUN. SHOULD INTERFERENCE BE FOUND, CONTACT THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
<u>SEWER DEPTH</u>
BUILDING SEWERS THAT CONNECT TO PRIVATE SEWAGE DISPOSAL SYSTEMS SHALL BE A MINIMUM OF 12 INCHES (304 MM) BELOW FINISHED GRADE AT THE POINT OF SEPTIC TANK CONNECTION. BUILDING SEWERS SHALL BE A MINIMUM OF 12 INCHES (304 MM) BELOW GRADE.
<u>BACKFILL</u>
BACKFILL SHALL NOT BE PPLACED UNTIL THE WORK HAS BEEN INSPECTED, TESTED AND APPROVED. USE SUITABLE FRIABLE S AS BACKFILL MATERIAL. DO NOT USE PEAT, SILT MUCK, DEBRIS OR OTHER ORGANIC MATERIAL. DEPOSIT BACKFILL IN UNIFOR LAYERS. PLACE BACKFILL MATERIAL IN UNIFORM LAYERS, 8" MAXIMUM LOOSE MEASURE. COMPACT TO NOT LESS THAN 93% OF MAXIMUM SOIL DENSITY AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
<u>PLUMBING PIPING HANGER SPACING</u>
REFER TO PIPING MANUFACTURER AND IPC REQUIREMENTS. MAXIMUM SPACE SHALL BE 10 FOOT.
<u>CLEANING, TESTIG AND ADJUSTING</u>
THE CONTRACTOR SHALL FURNISHED ALL LABOR, TOOLS, INSTRUCTIONS, AND SUPERVISION REQUIRED FOR THE PERFORMANCE OF ALL TEST, CLEANNING, AND MAKING NECESSARY ADJUSTMENS TO OPERATION OF ALL FIXTURES AND EQUIPMENT.
<u>PIPPING INSULATION</u>
ALL COLD & HOT WATER PIPING, FITTINGS AND VALVES SHALL BE INSULATED WITH NOMINAL 1" WALL THICKNESS FIBERGLASS PIPE INSULATION, OR AN APPROVED EQUAL HAVING FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DENSITY OF 50 OR LESS WHEN TESTED BY ASTM E-84 METHOD.
PIPE INSULATION SHALL BE INSTALLED ACCORDING TO THE PROCEDURES OUTLINED BY THE MANUFACTURERS.
FITTING COVER INSULATION SHALL BE FABRICATED AND INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDED PROCEDURES. SWEAT FITTINGS SHALL BE INSULATED WITH MITER CUT PIECES OF FIBERGLASS PIPE INSULATION THE SAME SIZE AS ON ADJACENT PIPING. THREADED FITTINGS SHALL BE INSULATED WITH SLEEVED FITTING COVERS FABRICATED FROM MITER CUT PIECES OF FIBERGLASS PIPE INSULATION ACCORDING TO THE MANUFACTURER'S SLEEVING SIZE. RECOMMENDATIONS AND SHALL BE OVERLAPPED 2" AND SEALED TO ADJACENT PIPE INSULATION. ALL VALVES SHALL BE INSULATED WITH CUT PIECES OF FIBERGLASS PIPE INSULATION. ALL JOINTS AND MITER CUT PIECES ARE TO BE SEALED PER MANUFACTURER'S RECOMMENDATIONS.
SUPPORTING HANGERS SHALL BE DESIGNED TO RESIST COMPRESSION; SUPPORTING DEVICES SUCH AS SHORT WOOD DOWELS OR WOOD BLOCKS SHALL BE USED IN COMBINATION WITH GALVANIZE SHEET METAL HANGER SHIELDS. THE WOOD SUPPORTING DEVICES SHALL BE THE SAME THICKNESS AS THE INSULATION AND SEALED TO THE INSULATION WITH FACTORY APPROVED CONTACT ADHESIVE.
INSTALL THERMAL INSULATION ON CLEAN, DRY SURFACES AFTER ALL TESTING AND INSPECTION IS COMPLETED. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS AND WITH MANUFACTURER'S INSTRUCTIONS.
<u>CONDENSATE DISPOSAL</u>
CONDENSATE FROM ALL COOLING COILS AND EVAPORATORS SHALL BE CONVEYED FROM THE DRAIN PAN OUTLET TO AN APPROVED PLACE OF DISPOSAL. SUCH PIPING SHALL MAINTAIN A MINIMUM HORIZONTAL SLOPE IN THE DIRECTION OF DISCHARGE OF NOT LESS THAN ONE-EIGHTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE). CONDENSATE SHALL NOT DISCHARGE INTO A STREET, ALLEY OR OTHER AREAS SO AS TO CAUSE A NUISANCE.
<u>CONDENSATE DISCHARGE</u>
CONDENSATE DRAINS SHALL NOT DIRECTLY CONNECT TO ANY PLUMBING DRAIN, WASTE OR VENT PIPE. CONDENSATE DRAINS SHALL NOT DISCHARGE INTO A PLUMBING FIXTURE OTHER THAN A FLOOR SINK, FLOOR DRAIN, TRENCH DRAIN, MOP SINK, HUB DRAIN, STANDPIPE, UTILITY SINK OR LAUNDRY SINK. CONDENSATE DRAIN CONNECTIONS TO A LAVATORY WYBE BRANCH TAILPIECE OR TO A BATHTUB OVERFLOW PIPE SHALL NOT BE CONSIDERED AS DISCHARGING TO A PLUMBING FIXTURE. EXCEPT WHERE DISCHARGING TO GRADE OUTDOORS, THE POINT OF DISCHARGE OF CONDENSATE DRAINS SHALL BE LOCATED WITHIN THE SAME OCCUPANCY, TENANT SPACE OR DWELLING UNIT AS THE SOURCE OF THE CONDENSATE.

PIPE MATERIAL LIST
<u>DOMESTIC WATER PIPING SHALL BE:</u>
ABOVE SLAB INSIDE THE BUILDING SHALL BE SEAMLESS ASTM B 88 TYPE L COPPER WATER TUBE WITH WROUGHT COPPER FITTINGS, ANSI B16.22. SOLDER MATERIAL SHALL BE 99.8% LEAD FREE AND COMPLIANT WITH THE "SAFE WATER DRINKING ACT". THE USE OF DRILLED-T CONNECTIONS IS NOT PERMITTED. PEX TUBING CONFORMING TO ALL STANDARD APPLICABLE CODE REQUIREMENTS FOR COMMERCIAL APPLICATIONS IS APPROVED AS ALTERNATE TO COPPER.
BELOW GRADE SHALL BE ASTM B 88 TYPE K COPPER WATER TUBE WITH WROUGHT COPPER FITTINGS, ANSI B16.22. ALL JOINTS SHALL BE BRAZED.
<u>SANITARY SOIL & GREASE WASTE AND VENT PIPING SHALL BE:</u>
BELOW SLAB INSIDE BUILDING, SHALL BE SCHEDULE 40 DWV PVC PIPE AND FITTINGS CONFORMING TO ASTM D-1784-82 WITH SOLVENT WELDED JOINTS. IN AIR SUPPLY OR RETURN PLENUMS, AND/OR WHERE FIRE RATED WALLS, PARTITIONS, OR FLOORS ARE PENETRATED, CONTRACTOR SHALL PROVIDE NO-HUB CAST IRON SYSTEM CONFORMING TO CISPI STANDARDS NO. 301-75. NEOPRENE GASKET SHALL CONFORM TO ASTM STANDARD C564-75.

PLUMBING LEGEND	DESCRIPTION:
— SAN ———	SANITARY OR WASTE PIPING ABOVE GRADE (SAN)
— — SAN — — —	SANITARY OR WASTE PIPING BELOW GRADE (SAN)
— — GW — — —	GREASE WASTE PIPING BELOW GRADE (GW)
— — — V — — —	VENT PIPING ABOVE OR BELOW GRADE (V)
——— CW ———	COLD WATER PIPING (CW)
——— FIRE ———	FIRE PROTECTION WATER PIPING (FIRE)
——— HW ———	HOT WATER PIPING (HW)
——— HWR ———	HOT WATER RETURN PIPING (HWR)
——— G ———	NATURAL GAS PIPING (G)
- - - G - - -	GAS VENT PIPING (GV)
——— Δ ———	FLOW DIRECTIONAL ARROW
——— X ———	SHUT-OFF VALVE
——— K ———	GAS PLUG VALVE (GPV)
——— Y ———	Y-STRAINER
——— RPZ ———	REDUCED PRESSURE BACKFLOW PREVENTER (RPZ)
——— P ———	PIPING DOWN
——— R ———	RISE OR DROP PIPING
——— U ———	PIPING UP -OR- PIPING UP & DOWN
——— CAP ———	CAP ON END OF PIPE
——— CLEAN ———	CLEANOUT (WALL OR CEILING) (CO)
——— FLOOR ———	FLOOR CLEANOUT (FCO)
——— EXTERIOR ———	EXTERIOR CLEANOUT WITH CONCRETE PAD (ECO)
——— TWO-WAY ———	TWO-WAY CLEANOUT (CONCRETE PAD)
——— PRESSURE ———	PRESSURE REDUCING VALVE (PRV)
——— BRANCH ———	BRANCH CONNECTION OUT OF TOP
——— BRANCH ———	BRANCH CONNECTION OUT OF BOTTOM
——— BRANCH ———	BRANCH CONNECTION OUT OF SIDE
——— WYE ———	WYE & 18TH BEND BRANCH CONNECTION
——— WYE ———	WYE BRANCH CONNECTION
——— HOSE ———	HOSE BIBB
——— WALL ———	WALL HYDRANT
——— ANGLE ———	ANGLE VALVE
——— REFER ———	REFER TO KEYED NOTE
——— FLOOR ———	FLOOR SINK (FS)
——— FLOOR ———	FLOOR DRAIN (FD)
——— FLOOR ———	FLOORDRAIN WITH P-TRAP (FD)
——— FLOOR ———	FLOOR DRAIN WITH P-TRAP AT 45° ANGLE (FD)
——— HUB ———	HUB DRAIN (HD)
——— DELTA ———	DELTA CHANGE SYMBOL

NOTE: NOT ALL SYMBOLS MY APPLY TO THIS PROJECT.

PLUMBING FIXTURE SCHEDULE						
PLAN MARK	WASTE/ TRAP	VENT	CW	HW	DESCRIPTION	
WC-1	3"	3"	1/2"	--	WATER CLOSET: KOHLER: MODEL: K-3817 (A.D.A. COMPLIANT) FLOOR MOUNTED, FLUSH TANK, ELONGATED, VITREOUS CHINA, HIGH EFFICIENCY 1.1 GPF TO 1.6 GPF (4.2 LPF TO 6.0 LPF), CONVENTIONAL GLAZE, 10" OR 12" ROUGH IN, 16-1/2" RIM HEIGHT FOR ACCESSIBLE APPLICATION CONDENSATION CHANNEL. TOILET SEAT: KOHLER LESS COVER, HIGH IMPACT SOLID PLASTIC, SELF SUSTAINING CHECK HINGES.	
L-1	2"	2"	1/2"	1/2"	LAVATORY WALL HUNG: AMERICAN STANDARD: MODEL: 0356.012 WALL HUNG, 20" X 18" VITREOUS CHINA, 4" FAUCET CENTERS AND GRID STRAINER. 0.5 GPM MINIMUM FLOW FAUCET: MOEN: MODEL: 8215F05 SINGLE HANDLE, CERAMIC DISC CARTRIDGE, 0.5 GPM AERATOR, 4" CENTERSET WRIST BLADE HANDLE, CONTRACTOR SHALL PROVIDE MANUFACTURERS RECOMMENDED CARRIER AS REQUIRED TO PROPERLY INSTALL FIXTURE.	
SK-1	2"	2"	3/4"	3/4"	SINK: ADVANCED TABCO: MODEL: FE-3-1620-18RL-X (A.D.A. COMPLIANT) 3 COMPARTMENT, 16 GAUGE TYPE 300 STAINLESS STEEL, 88" X 25-13/16" X 43-3/4", DRAIN OUTLET CENTER TO REAR OF BASIN. FAUCET: ELKAY: MODEL: LK943AF08LC DUAL HANDLE, CERAMIC DISC CARTRIDGE, 1.5 GPM SPRAY HEAD. PLUMBING CONTRACTOR TO PROVIDE STRAINER, ESCUTCHEONS AT WALL, SUPPLIES AND STOPS, ETC. AS REQUIRED TO PROPERLY INSTALL FIXTURE	
HS-1	2"	2"	1/2"	1/2"	HAND SINK: ADVANCED TABCO: MODEL: HS-GF-SS-14-10-5 SINGLE BOWL, 18 GAUGE TYPE 304 STAINLESS STEEL, 14" X 14" X 10" DEEP, CENTER DRAIN OUTLET. FAUCET: MOEN: MODEL: 8289 SWING GOOSENECK, CERAMIC DISC CARTRIDGE, 1.5 GPM . PLUMBING CONTRACTOR TO PROVIDE STRAINER, ESCUTCHEONS AT WALL, SUPPLIES AND STOPS, ETC. AS REQUIRED TO PROPERLY INSTALL FIXTURE.	
RP-1	--	--	1"	--	BACKFLOW PREVENTION DEVICE: 1" WATTS LF-009 REDUCED PRESSURE ZONE TYPE WITH TWO IN-LINE INDEPENDENT CHECK VALVES WITH AN INTERMEDIATE RELIEF VALVE, COMPLETE WITH TWO FULLPORTED BALL VALVE SHUT-OFFS AND BALL TYPE TEST COCKS. MOUNT ASSEMBLY A MINIMUM OF 12" ABOVE FINISHED FLOOR TO THE LOWEST POINT OF THE DEVICE. PROVIDE WITH AIR GAP FITTING. INSTALL PER MANUFACTURER'S RECCOMENDATIONS AND PR CODE REQUIREMENTS.	
RPZA	--	--	3/8"	--	BACKFLOW PREVENTION DEVICE: ZURN: MODEL 740 STAINLESS STEEL CONSTRUCTION, DUAL CHECK VALVE WITH VENT AND INTEGRAL STRAINER. MOUNT ASSEMBLY A MINIMUM OF 12" ABOVE FINISHED FLOOR TO THE LOWEST POINT OF THE DEVICE. PROVIDE WITH AIR GAP FITTING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND PR CODE REQUIREMENTS.	
WB-1	--	--	1/2"	--	WALL BOX: OATEY MODEL: 38487 FIRE RATED CPVC BOX DIMMENSIONS 8-1/3" X 5-1/2" X 3-3/4", FACE PLATE 10-1/5" X 7-2/5", BOX MADE OF BULK MOLDING COMPOUND (BMC) WITH UL-CLASIFIED INTUMESCENT PADS AND UL-CLASSIFIED INSULATING MATERIAL 1/4-TURN VALVES WITH PIPE HAMMER ARRESTORS TO REDUCE NOISE AND PROTECT PIPES,	
MS-1	2"	2"	3/4"	3/4"	MOP SINK: FIAT PRODUCT MODEL: MSB-2424 MOP SINK BASIN, 24" x 24" x 10" HIGH, MOLDED STONE, AND GRID STRAINER DRAIN. PROVIDE STAINLESS STEEL WALL GUARDS AS REQUIRED TO PROTECT ADJACENT WALLS. FAUCET: CHICAGO: MODEL: 897-RCF WALL MOUNTED 26" ABOVE TOP LEDGE OF BASIN, 10" SPOUT WITH WALL BRACE AND PAIL HOOK, 3/4" MALE HOSE THREADED OUTLET AND VACUUM BREAKER, LEVER HANDLES, INTEGRAL STOP ARMS, WALL FLANGES.	
FD-1	2"	2"	--	--	FLOOR DRAIN: MIFAB F1000 BOTTOM OUTLET CAST IRON BODY, ADJUSTABLE 6" NICKEL BRONZE STRAINER WITH VANDAL PROOF SCREWS, AND TRAP. PROVIDE TRAP SEAL PROTECTION ZURN: Z1072 OR EQUIVALENT, FACTORY FITTED TO MATCH EACH FLOOR DRAIN BY SIZE AND MODEL.	
FS-1	3"	2"	--	--	FLOOR SINK: MIFAB FS1720-FL-1 BOTTOM OUTLET CAST IRON BODY, SQUARE NICKEL BRONZE FULL GRATE AND RIM, ANCHOR FLANGE, SUMP WITH A.R.E. INTERIOR, ALUMINUM DOME BOTTOM STRAINER. PROVIDE TRAP SEAL ZURN: Z1072 OR EQUIVALENT FACTORY FITTED TO MATCH EACH FLOOR SINK BY SIZE AND MODEL.	
ECO	REFER TO PLAN	REFER TO PLAN	--	--	EXTERIOR CLEANOUT: MIFAB C1100-XR-4 EXTERIOR CLEANOUT TO GRADE, CAST IRON BODY WITH SECONDARY O-RING TEST SEAL AND ADJUSTABLE COMBINED ACCESS COVER/ PLUG TOP ASSEMBLY WITH PRIMARY GASKET SEAL, AND ROUND SCORIATED VANDAL RESISTANT DUCTILE IRON TRACTOR TYPE COVER. IF LOCATED IN ASPHALT OR DIRT PROVIDE 18" X 18" X 4" CONCRETE PAD FOR SINGLE CLEANOUT AND 24" X 18" X 4" CONCRETE PAD FOR DOUBLE CLEANOUT.	
WCO	REFER TO PLANS	REFER TO PLANS	--	--	WALL CLEANOUT: MIFAB C 1440-RD6 PROVIDE MIFAB C1460 CAST IRON CLEANOUT TEE IN LIEU OF FERRULE WHEN REQUIREED. CAST IRON CLEANOUT FERRULE WITH BRINZE RAISED HEAD PLUG AND ROUND STAINLESS COVER PLATE WITH CNETER SECURING SCREW.	
WH-1	--	--	1/2"	--	WALL HYDRANT: MIFAB MHY-20 CONCEALED BOX TYPE, NON-FREEZE, 3/4" MALE HOSE THREAD OUTLET, SELF-DRAINING WITH ANTI-SIPHON VACUUM BREAKER.	

NOTE:

1.

SCHEDULED PLUMBING FIXTURES ARE FOR DESIGN BASIS. CONTRACTOR SHALL VERIFY ALL PLUMBING FIXTURES SELECTION WITH OWNER / ARCHITECT PRIOR TO PUCHASE AND INSTALLATION. COORDINATE ALL ADA FIXTURES REQUIREMENTS WITH ARCHITECT PRIOR TO BID, PURCHASE, AND INSTALLATION.

2.

ALL LAVATORIES AND SINKS SHALL BE SUPPLIED WITH HOT AND COLD WATER TO FAUCETS AS INDICATED ON PLANS AND FIXTURES SCHEDULE. PROVIDE CHROME PLATED BRASS SUPPLY STOPS AND WALL ESCUTCHEONS. PROVIDE FLEXIBLE RISER OF SIZE REQUIRED TO PROPERLY CONNECT FIXTURES. PROVIDE P-TRAPS WITH CLEANOUT AND EXTENSION TO WALL WITH ESCUTCHEON.

3.

PROVIDE MCGUIRE "PRO-WRAP" OR SIMILAR INSULATION KIT ON ALL LAVATORIES AND SINKS REQUIRED TO BE T.A.S. ACCESSIBLE. ALL SUCH FIXTURES AND FINAL INSTALLATION SHALL COMPLY WITH STATE ACCESSIBILITY STANDARDS REQUIREMENTS.

THERMOSTATIC MIXING VALVE

ITEM NO.	INLET HOT WATER TEMP. (°F)	OUTLET WATER TEMP. (°F)	MIN. FLOW (GPM)	DESIGN FLOW (GPM)	PRESSD ROP (PSI)	MANUFACTURER'S / MODEL NO.
TMV-1	140°	110°	0.5	4	5.0	SYMMONS THERMOXER 5-120.

NOTES:

1.

MAKE WATER CONNECTIONS TO THERMOSTATIC MIXING VALVE(S) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2.

PROVIDE PIPE INCREASER AND / OR VALVES AS REQUIRED.

ELECTRIC WATER HEATER

ITEM NO.	TOTAL INPUT (KW)	RECOVERY RATE (GPH)	CAP. US GAL	ELCTRICAL REQUIREMENTS	WATER TEMP (°F)	MANUFACTURER / MODEL NO.
EW-H-1	12.3	72	50	208V, 3Ø	140°	A.O. SMITH DVE-52-12

NOTES:

1.

PROVIDE HOT WATER EXPANSION TANK DOWNSTREAM OF CHECK VALVE ON COLD WATER SUPPLY. THERM-X-TROL ST-5.

2.

PROVIDE WATER HEATER DRAIN PAN.

3.

CONTRACTOR SHALL FOLLOW ALL APPLICABLE CODE REQUIREMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

THERMOSTATIC MIXING VALVE						
ITEM NO.	INLET HOT WATER TEMP. (°F)	OUTLET WATER TEMP. (°F)	MIN. FLOW (GPM)	DESIGN FLOW (GPM)	PRESSD ROP (PSI)	MANUFACTURER'S / MODEL NO.
TMV-1	140°	110°	0.5	4	5.0	SYMMONS THERMOXER 5 -120.
NOTES: 1. MAKE WATER CONNECTIONS TO THERMOSTATIC MIXING VALVE(S) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. 2. PROVIDE PIPE INCREASER AND / OR VALVES AS REQUIRED.						

SHOCK ARRESTORS			
P.D.I SYMBOL	FIXTURE UNITS	CHAMBER LENGTH	SWEAT CONNECTION
A	1 - 11	9 - 5/8"	1/2"
B	12 - 32	11 - 3/4"	3/4"
C	33 - 60	12 - 3/8"	1"
D	61 - 113	14 - 11/18"	1"
E	114 - 154	15 - 3/8"	1"
F	155 - 330	17 - 3/8"	1"

ELECTRIC WATER HEATER						
ITEM NO.	TOTAL INPUT (KW)	RECOVERY RATE (GPH)	CAP. US GAL	ELCTRICAL REQUIREMENTS	WATER TEMP (°F)	MANUFACTURER / MODEL NO.
EWH-1	12.3	72	50	208V, 3Ø	140°	A.O. SMITH DVE-52-12
NOTES: 1. PROVIDE HOT WATER EXPANSION TANK DOWNSTREAM OF CHECK VALVE ON COLD WATER SUPPLY. THERM-X-TROL ST-5. 2. PROVIDE WATER HEATER DRAIN PAN. 3. CONTRACTOR SHALL FOLLOW ALL APPLICABLE CODE REQUIREMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.						

12/22/2023

Date: 12/22/2023
Dwn: BF Chk: MP
Project No.: 2363
Issue:

1	City Admin	3.25.24
2	Water Size	4.24.24

Sheet Name:
PLUMBING
SCHEDULE



1	City Admin	3.25.24

OPTIONAL
EXTENSION
BOLT-DOWN &
GASKETED COVER

AIR RELIEF
BYPASS

INLET

OUTLET

LIFT HANDLE

(G = WIDTH OF BODY)

PRESSURE EQUALIZING &
FLOW DIFFUSING BAFFLE

100% STEEL CONSTRUCTION COATED WITH
ACID RESISTANT EPOXY

SIDE VIEW

ON FLOOR INSTALLATION

SINGLE INSTALLATION-FULLY RECESSED

INTERCEPTOR INDEPENDENTLY
SUPPORTED ON HANGERS

RECESSED WITH EXTENSION TO FLOOR LEVEL

STANDARD MODEL

STANDARD MODEL WITH OPTIONAL
EXTENSION

STANDARD MODEL WITH OPTIONAL HD
HATCHWAY

ISOMETRIC

Grease
Trooper®

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MECHANICAL GREASE INTERCEPTOR

MODEL MGT - 8 THRU 200 LBS CAPACITY

PM

DRN

CHK

DWG. NO.

REV.

DATE

2018

GT-1

A

PROJECT:

CUSTOMER:

ENGINEER:

ORDER #:

PROJ #:

DATE:

General Information

Grease interceptors are used in non-private establishments to remove excessive amounts of grease that may interfere with the proper drainage and treatment of waste water. Local plumbing codes generally require the installation of a grease interceptor where there is a sufficient amount of waste material. Typical applications include commercial and institutional kitchens and food processing plants. The waste discharge from these facilities usually contain high organic loads, including grease, oils, fats, and dissolved and suspended food particles, as well as detergents.

The function of the grease interceptor is to intercept the liquid greasy waste and/or garbage and retain it for a sufficient amount of time which allows for cool-down of the greasy liquid, thus promoting separation and coagulation of the grease from the water. This detention time also allows for separation of the garbage from the wastewater.

DIMENSIONAL DATA

MODEL	FLOW RATE G.P.M	GREASE CAPACITY LBS.	C	D	E	F	G	INLET/OUTLET NO-HUB CONN.
MGT-4	04	8	10"	7. 1/4"	7. 1/4"	15-7/8"	9-7/8"	2"
MGT-7	07	14	11-1/4"	8-1/8"	9-1/8"	17-1/4"	11-7/8"	2"
MGT-10	10	20	11-3/4"	8-1/4"	8-1/4"	19-1/4"	14"	2"
MGT-15	15	30	13-3/8"	9-3/8"	9-3/8"	21-1/4"	16-3/4"	2"
MGT-20	20	40	15"	11-3/4"	11-3/4"	24-1/8"	17-1/4"	3"
MGT-25	25	50	17"	12-1/2"	12-1/2"	26-1/8"	19-7/8"	3"
MGT-35	35	70	18-3/4"	14-1/4"	14-1/4"	28"	22-1/2"	4"
MGT-50	50	100	21-1/2"	16"	16"	29-7/8"	24-1/2"	4"
MGT-75	75	150	22-3/4"	18-1/2"	18-1/2"	36"	28-5/8"	4"
MGT-100	100	200	27"	23"	23"	42-3/4"	33-5/8"	4"

1

GREASE TRAP

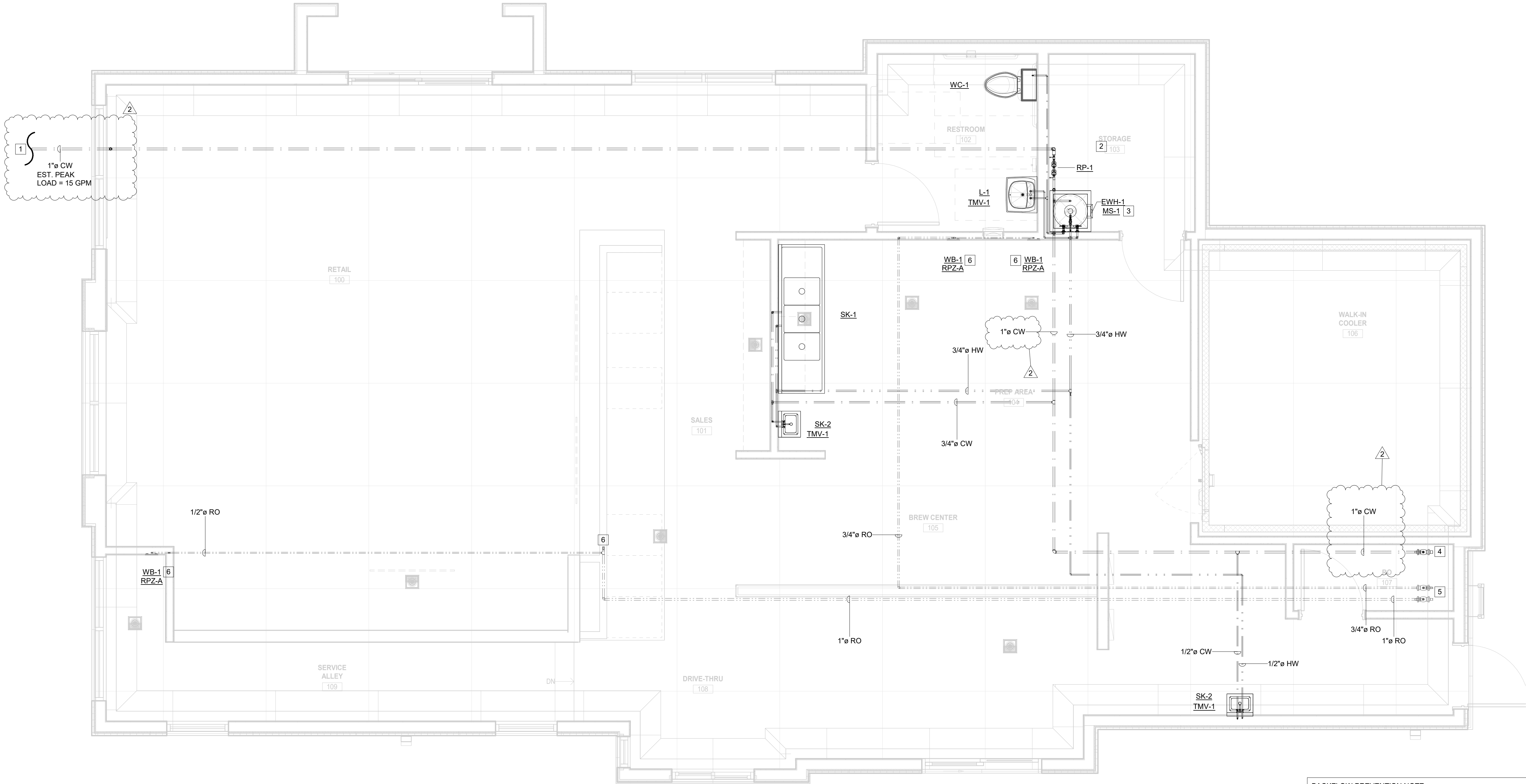
SCALE: 1" = 10'-0"

PLUMBING GENERAL NOTES:

1. COORDINATE CONNECTION OF BUILDING DOMESTIC WATER AND SANITARY WASTER UTILITIES WITH LOCAL UTILITY PROVIDER AND PROVIDE CONNECTIONS IN ACCORDANCE WITH THEIR REQUIREMENTS.
2. COORDINATE SIZE, TYPE, AND LOCATION OF DOMESTIC WATER METER ON SITE WITH LOCAL UTILITY PROVIDER. PROVIDE CONNECTION IN ACCORDANCE WITH THEIR REQUIREMENTS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING FINISHED FLOOR ELEVATION.
4. FIELD VERIFY EXACT LOCATION, SIZE,DEPTH, DIRECTION OF FLOW, CAPACITY, PIPE MATERIAL AND CONDITION OF SITE DOMESTIC WATER AND SANITARY WASTE PIPING PRIOR TO BEGINNING CONSTRUCTION TO ENSURE THAT PROPER CONNECTION TO AND EXTENSION OF SUCH UTILITIES CAN BE MADE.
5. COORDINATE FINAL INVERT ELEVATIONS OF BUILDING SANITARY OUTFALLS AND SITE PIPING WITH SITE UTILITY CONTRACTOR PRIOR TO CONSTRUCTION AND MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER COINNECTION TO SITE UTILITIES.
6. PRIOR TO BEGINNING CONSTRUCTION, COORDINATE PLUMBING BACKFLOW PREVENTION REQUIREMENTS WITH LOCAL CODE AUTHORITY AND PROVIDE AS DIRECTED.
7. CONTRACTOR SHALL COORDINATE ROUTING OF PIPING BELOW SLAB WITH COLUMN FOOTINGS, GRADE BEAMS, UNDERGROUND BEAMS, UNDERGROUND PLUMBING AND ELECTRICAL UTILITIES, AND OTHER SUB-SURFACE BUILDING ELEMENTS.
8. CONTRACTOR SHALL COORDINATE ROUTING OF PIPING IN CEILING SPACE WITH MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTWORK AND CONDUIT. SHOULD A CONFLICT OCCUR THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO INSTALLING AN ALTERNATE PIPING PLAN.
9. MAINTAIN MINIMUM 10'-0" DISTANCE BETWEEN VENT TERMINALS THROUGH ROOF AND ALL FRESH AIR INTAKES.
10. COORDINATE ALL FIXTURES AND EQUIPMENT LOCATIONS AND CONNECTIONS REQUIREMENTS WITH LATEST ARCHITECTURAL DRAWINGS, SPECIFICATIONS, AND MANUFACTURERS RECOMMENDATION PRIOR TO ANY ROUGH-INS.
11. DO NOT ROUGH-IN FROM THESE DRAWINGS. REFER TO LATEST ARCHITECTURAL DRAWINGS FOR DIMENSIONED LOCATIONS.
12. CONTRACTOR TO COORDINATE ALL WORK WITH THE WORK OF OTHERS TRADES TO AVOID CONFLICTS AND TO MINIMIZE INTERRUPTION OF SERVICE.
13. ALL WORK, METHOD AND INSTALLATIONS INVOLVED IN THE PLUMBING DESIGN SHALL BE IN ACCORDANCE WITH THE CITY BUILDING CODE, INSPECTION REGULATIONS AND ALL OTHER OFFICIALS HAVING JURISDICTION.
14. UPON COMPLETION OF WORK, THOROUGHLY ROD OUT AND FLUSH ALL SANITARY PIPING TO ENSURE IT IS FREE FROM BLOCKAGES.
15. CONTRACTOR SHALL PROVIDE SINK TAIL PIECE(S) FOR HVAC CONDENSATE AS REQUIRED BY MECHANICAL CONTRACTOR. COORDINATE REQUIREMENTS WITH MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.

PLUMBING KEY NOTES:

1. PROVIDE 1" DOMESTIC WATER LINE. ESTIMATED PEAK LOAD = 15GPM. MINIMUM WATER PREESSURE REQUIREMENTS 50-80 PSI RESIDUAL AT PEAK FLOW AT 5' MARK FROM BUILDING LINE. REFER TO CIVIL FOR CONTINUATION. CONTRACTOR SHALL COORDINATE FINAL LOCATION AND ROUTING WITH ARCHITECT/OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE 1-1/2" BACKFLOW PREVENTION DEVICE PRIOR TO WATER ENTRY TO BUILDING. CONTRACTOR SHALL INSTALL RPZ ON WALL IN AN ACCESSIBLE LOCATION WITH ENOUGH CLEARANCE FOR TEST AND MAINTENANCE. ROUTE DRAIN TO NEAREST DRAIN FIXTURE. CONTRACTOR SHALL COORDINATE FINAL LOCATION WITH ARCHITECT/OWNER PRIOR TO ANY CONSTRUCTION.
3. INSTALL WATER HEATER ON WALL MOUNTED PLATFORM ABOVE MOP SINK. CONTRACTOR SHALL COORDINATE FINAL LOCATION WITH ARCHITACT AND OWNER PRIOR TO CONSTRUCTION. PROVIDE WATER HEATER WITH ADEQUATE CLEARENCE PER MANUFACTURERS RECOMMENDATION. ROUTE T&P TO NEAREST DRAIN.
4. COORDINATE WITH REVERSE OSMOSIS (RO) WATER FILTRATION SYSTEM INSTALLER TO PROVIDE 1-1/4" CW LINE FOR CONNECTION BY OTHERS. FINAL CONNECTOR REQUIREMENTS AS PROVIDED BY RO WATER SYSTEM MFG. CONFIRM CONNECTIONS AT 40" AFF WITH EQUIPMENT INSTALLER.
5. COORDINATE WITH RO WATER SYSTEM INSTALLER TO PROVIDE TWO RO WATER LINES TO SERVE ALL BREWERS, WATER FILL STATIONS, JUG FILLEERS, ICE MAKERS. FINAL CONNECTION REQUIREMENTS AR PROVIDED BY RO WATER SYSTEM MFG. CONFIRM CONNECTION AT 40" AFF WITH EQUIPMENT INSTALLER.
6. COORDINATE WITH EQUIPMENT VENDOR TO PROVIDE WATER CONNECTIONS, INCLUDING BACKFLOW PREVENTER, AS SPECIFIED BY MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE CODES, TYPICAL ALL EQUIPMENT.



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

BACKFLOW PREVENTION NOTE:
PRIOR TO BEGINNING CONSTRUCTION, COORDINATE PLUMBING BACKFLOW PREVENTION REQUIREMENTS WITH LOCAL CODE AUTHORITY AND PROVIDE AS DIRECTED.

DRAWINGS ARE DIAGRAMMATIC BY NATURE AND ARE NOT INTENDED TO SHOW EXACT LOCATIONS. CONTRACTOR SHALL FIELD VERIFY AND COORDINATE ALL ROUTING AND INSTALLATION PER FIELD CONDITIONS.

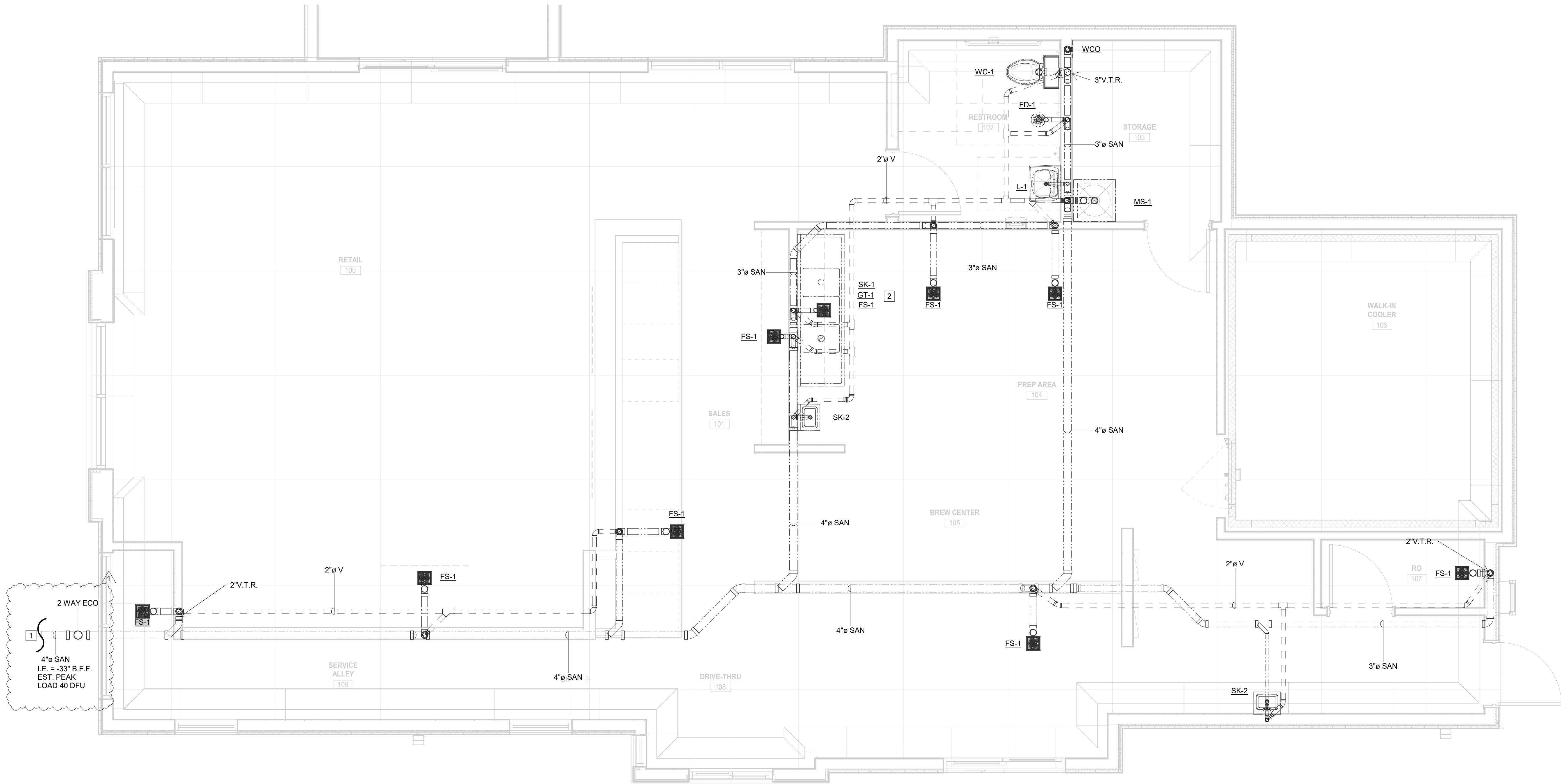
2	Water Size	4.24.24

PLUMBING GENERAL NOTES:

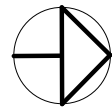
- COORDINATE CONNECTION OF BUILDING DOMESTIC WATER AND SANITARY WASTER UTILITIES WITH LOCAL UTILITY PROVIDER AND PROVIDE CONNECTIONS IN ACCORDANCE WITH THEIR REQUIREMENTS.
- COORDINATE SIZE, TYPE, AND LOCATION OF DOMESTIC WATER METER ON SITE WITH LOCAL UTILITY PROVIDER. PROVIDE CONNECTION IN ACCORDANCE WITH THEIR REQUIREMENTS.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING FINISHED FLOOR ELEVATION.
- FIELD VERIFY EXACT LOCATION, SIZE DEPTH, DIRECTION OF FLOW, CAPACITY, PIPE MATERIAL AND CONDITION OF SITE DOMESTIC WATER AND SANITARY WASTE PIPING PRIOR TO BEGINNING CONSTRUCTION TO ENSURE THAT PROPER CONNECTION TO AND EXTENSION OF SUCH UTILITIES CAN BE MADE.
- COORDINATE FINAL INVERT ELEVATIONS OF BUILDING SANITARY OUTFALLS AND SITE PIPING WITH SITE UTILITY CONTRACTOR PRIOR TO CONSTRUCTION AND MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER CONNECTION TO SITE UTILITIES.
- PRIOR TO BEGINNING CONSTRUCTION, COORDINATE PLUMBING BACKFLOW PREVENTION REQUIREMENTS WITH LOCAL CODE AUTHORITY AND PROVIDE AS DIRECTED.
- CONTRACTOR SHALL COORDINATE ROUTING OF PIPING BELOW SLAB WITH COLUMN FOOTINGS, GRADE BEAMS, UNDERGROUND BEAMS, UNDERGROUND PLUMBING AND ELECTRICAL UTILITIES, AND OTHER SUB-SURFACE BUILDING ELEMENTS.
- CONTRACTOR SHALL COORDINATE ROUTING OF PIPING IN CEILING SPACE WITH MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTWORK AND CONDUIT. SHOULD A CONFLICT OCCUR THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO INSTALLING AN ALTERNATE PIPING PLAN.
- MAINTAIN MINIMUM 10'-0" DISTANCE BETWEEN VENT TERMINALS THROUGH ROOF AND ALL FRESH AIR INTAKES.
- COORDINATE ALL FIXTURES AND EQUIPMENT LOCATIONS AND CONNECTIONS REQUIREMENTS WITH LATEST ARCHITECTURAL DRAWINGS, SPECIFICATIONS, AND MANUFACTURERS RECOMMENDATION PRIOR TO ANY ROUGH-INS.
- DO NOT ROUGH-IN FROM THESE DRAWINGS. REFER TO LATEST ARCHITECTURAL DRAWINGS FOR DIMENSIONED LOCATIONS.
- CONTRACTOR TO COORDINATE ALL WORK WITH THE WORK OF OTHERS TRADES TO AVOID CONFLICTS AND TO MINIMIZE INTERRUPTION OF SERVICE.
- ALL WORK, METHOD AND INSTALLATIONS INVOLVED IN THE PLUMBING DESIGN SHALL BE IN ACCORDANCE WITH THE CITY BUILDING CODE, INSPECTION REGULATIONS AND ALL OTHER OFFICIALS HAVING JURISDICTION.
- UPON COMPLETION OF WORK, THOROUGHLY ROD OUT AND FLUSH ALL SANITARY PIPING TO ENSURE IT IS FREE FROM BLOCKAGES.
- CONTRACTOR SHALL PROVIDE SINK TAIL PIECE(S) FOR HVAC CONDENSATE AS REQUIRED BY MECHANICAL CONTRACTOR. COORDINATE REQUIREMENTS WITH MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.

PLUMBING KEY NOTES:

- PROVIDE NEW 4" CONNECTION INTO CITY WASTE WATER LINE. CONTRACTOR SHALL FOLLOW ALL PERTAINING CODES GUIDELINES FOR PROPER INSTALLATION AND CONNECTION. REFER TO CIVIL FOR CONTINUATION.
- ROUTE SINK DRAINS TO UNDERSINK GREASE TRAP (GT-1) PRIOR TO CONNECTION INTO SANITARY LINE. CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECCOMENDATIONS FOR PROPER INSTALLATION AND CONNECTIONS. REFER TO P0.2 FOR DETAIL INFORMATION ON GREASE TRAP CONFIGURATION AND INSTALLATION OPTIONS.



1 SANITARY & VENT
SCALE: 3/8" = 1'-0"

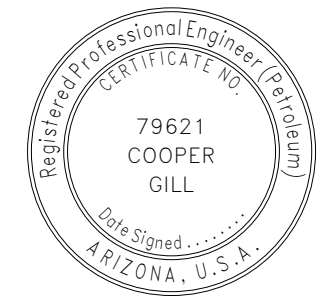


DRAWINGS ARE DIAGRAMMATIC BY NATURE AND ARE NOT INTENDED TO SHOW EXACT LOCATIONS. CONTRACTOR SHALL FIELD VERIFY AND COORDINATE ALL ROUTING AND INSTALLATION PER FIELD CONDITIONS.



CEN-TEX ENGINEERING
805 N Main St.
Salado, TX 76571
Suite G

HTEAO - SCOTTSDALE
E/NEC HAYDEN & MCDOWELL ROAD
SCOTTSDALE, AZ



12/22/2023

Date: 12/22/2023
Dwn: BF Chk: MP
Project No.: 2363
Issue:

1	City Admin	3.25.24

Sheet Name:
SANITARY &
VENT

P1.2

HTEAO - 8200 E. MCDOWELL ROAD

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SCOTTSDALE, ARIZONA 85251
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existing landscape & irrigation notes

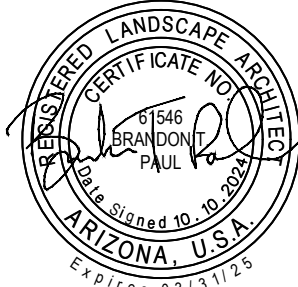
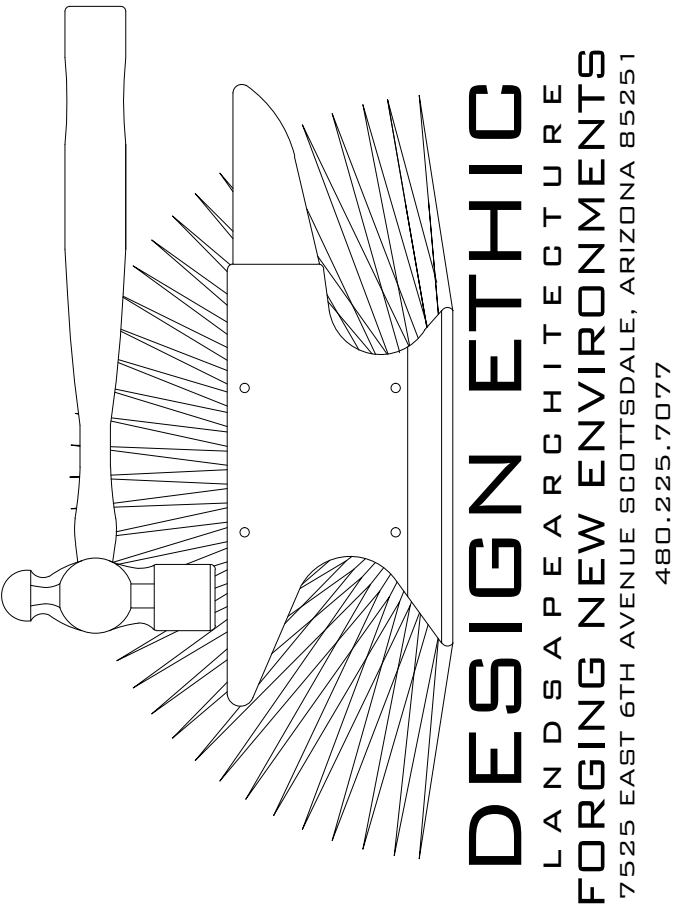
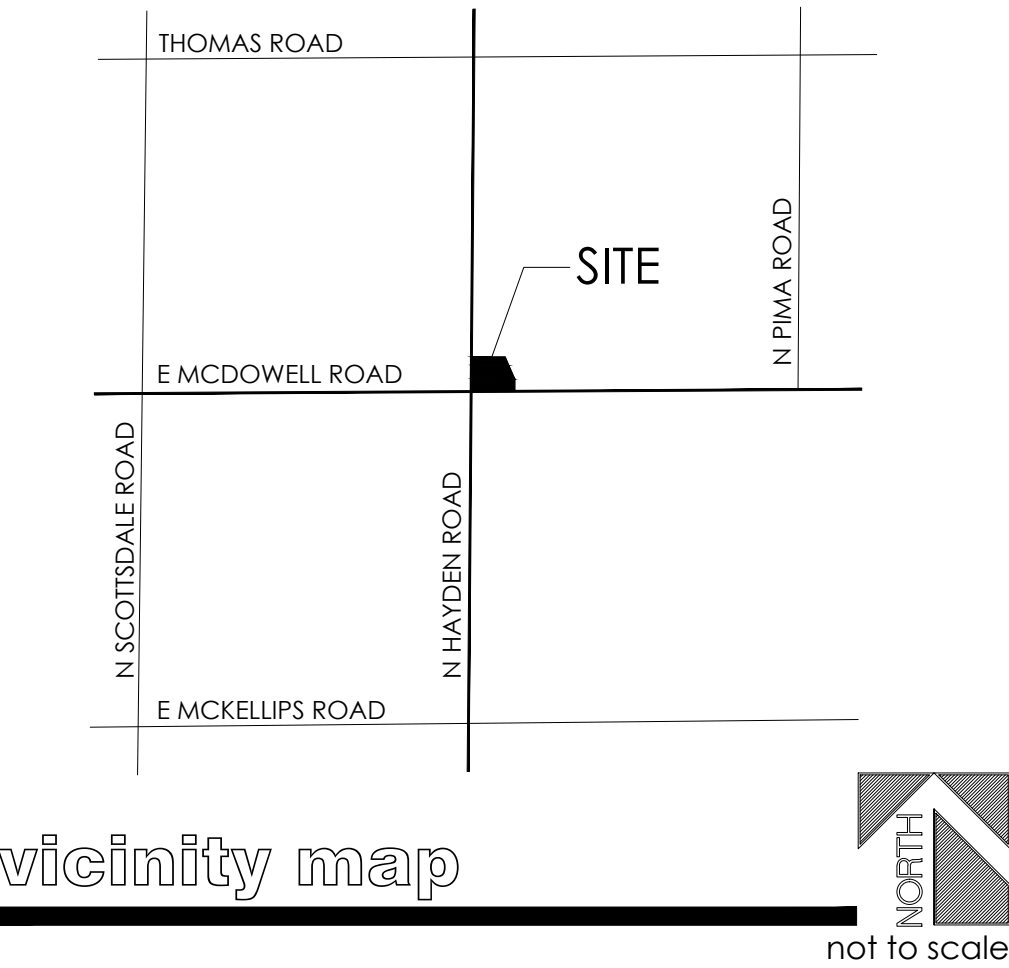
1. SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION WITHIN 24 HOURS OF THE OBSERVATION.
2. CONTRACTOR TO INSPECT EXISTING IRRIGATION SYSTEM AND VERIFY THAT THE SYSTEM IS WORKING PROPERLY.
3. ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE(S) THAT DIE DUE TO: LACK OF WATER, LACK OF MAINTENANCE OR CARE, NEGLIGENCE OR VANDALISM SHALL BE REPLACED BY A SIMILAR SPECIES OF TREE, (MINIMUM 48" BOX) AT NO ADDITIONAL COST TO OWNER. PALMS THAT DIE SHALL BE BE REPLACED WITH LIKE TYPE: HEIGHT AND SIZE. ALL SHRUBS AND GROUNDCOVER SHALL BE REPLACED WITH 5 GALLON PLANTS.
4. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH SOD IN TURF AREAS AND NEW DECOMPOSED GRANITE MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS A SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED HEADERS WITH MATCHING TYPE.
5. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UN-INTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO; HAND WATERING, TEMPORARY ABOVE GROUND IRRIGATION, EXISTING SYSTEM ,ETC.
6. THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERAL HEADS AND ETC. SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATER.
7. PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVES. (SEE SLEEVE SCHEDULE FOR SIZE.) ANY EXISTING IRRIGATION SYSTEM IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND GUARANTEE 100% COVERAGE.
8. EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECT INSTRUCTIONS.
9. ALL EXISTING SHRUBS WITHIN THE SIGHT DISTANCE LINES AND SIGHT VISIBILITY TRIANGLES SHALL BE SELECTIVELY PRUNED SO THAT THEY DO NOT EXCEED A MAXIMUM HEIGHT OF 30 INCHES.
10. ALL EXISTING TREES SHALL BE TRIMMED TO MAINTAIN A CLEAR A MINIMUM CANOPY HEIGHT OF 7 FEET.

city of scottsdale notes:

1. AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/ GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7" IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
2. A MINIMUM OF 50% OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100
3. A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL OR LESS THAN 4" SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
4. AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
5. NO TURF AREAS ARE TO BE PROVIDED.
6. RETENTION/ DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
7. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
8. PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OF MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
9. NO LIGHTING IS PROPOSED WITH THIS SUBMITTAL.
10. THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS ARE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
11. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
12. NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

sheet index

SHEET	TITLE
L0.01	COVER SHEET & NOTES
L2.01	PLANTING PLAN



HTEAO
8200 EAST MCDOWELL ROAD
SCOTTSDALE, AZ 85257

COVER SHEET

PROJECT:

SHEET TITLE:

JOB NO: 23-063
DATE: -
DRAWN BY: B. PAUL
SUBMITTED: 10.10.2024
REVISED:

SHEET

L0.01

1 of 2

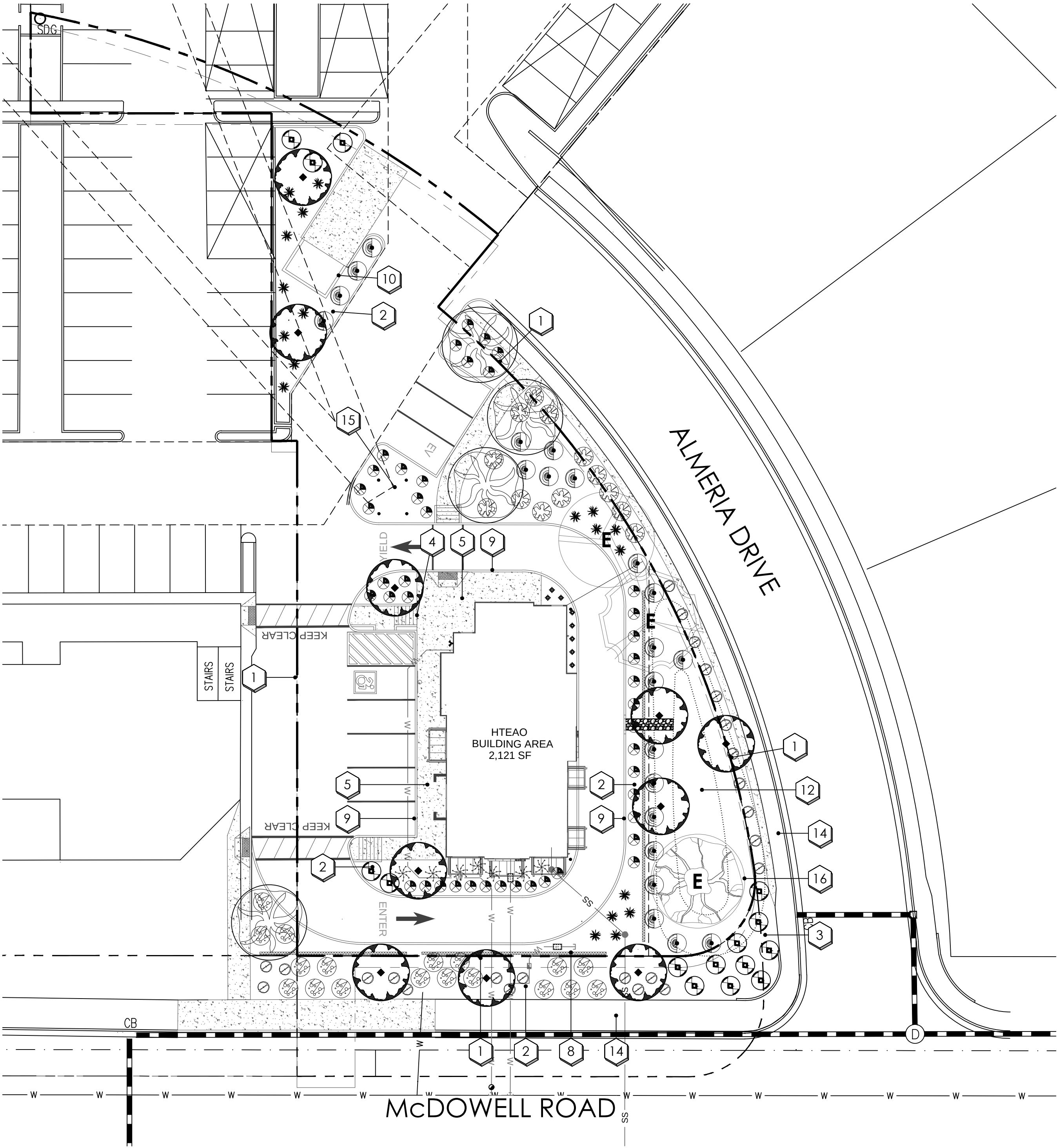
NO NATIVE PLANTS WILL BE DISTURBED DURING ENTIRE DURATION OF CONSTRUCTION

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER 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 C OF O UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.

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. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.



planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS.
- 3 SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES.
- 4 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 5 SIDEWALK. SEE CIVIL ENG. PLANS.
- 6 FIRE HYDRANT - 3'-0" CLEAR OF ALL PLANT MATERIAL.
- 7 SITE LIGHTING. SEE ARCH. PLANS.
- 8 3' HIGH SCREEN WALL. SEE ARCH. PLANS.
- 9 CURB. SEE CIVIL ENG. PLANS.
- 10 TRASH ENCLOSURE. SEE ARCH. SITE PLAN.
- 11 P.U.E. SEE CIVIL ENG. PLANS.
- 12 EXISTING BASIN WITH RIP RAP.
- 13 BICYCLE RACK. SEE ARCH. SITE PLAN.
- 14 EXISTING SIDEWALK.
- 15 EXISTING TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.
- 16 EXISTING TREE (TYP.) PRESERVE IN PLACE.

general landscape notes

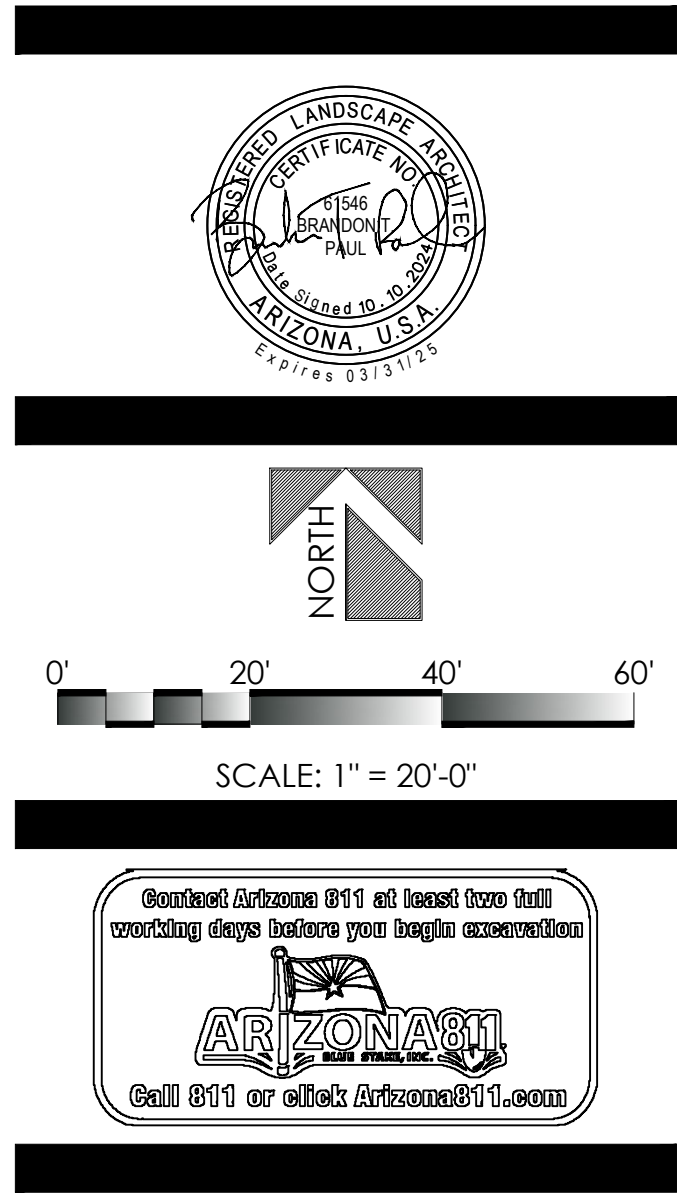
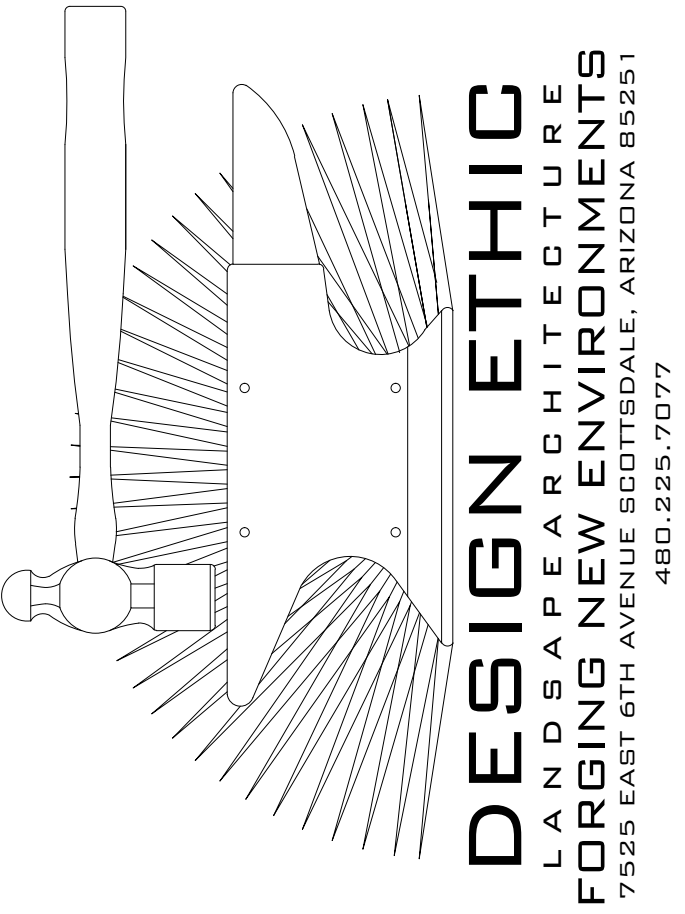
1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. MAINTAIN 3' - 5' TREE AND SHRUB CLEARANCE FROM WALLS.
4. MAINTAIN 1' - 2' TREE AND SHRUB CLEARANCE FROM SIDEWALKS.
5. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8".
6. ALL MATURE TREES AND PALM CANOPIES MUST BE A MINIMUM OF 5' FROM ANY BUILDING WALLS OR BUILDING WINDOWS.

existing plant legend

	botanical name common name	qty	comments
trees			
	FICUS NITIDA INDIAN LAUREL FIG	1	TO REMAIN PROTECT IN PLACE
	JACARANDA MIMOSIFOLIA JACARANDA	1	TO REMAIN PROTECT IN PLACE
	PROSOPIS JULIFLORA ARIZONA NATIVE MESQUITE	1	TO REMAIN PROTECT IN PLACE

plant legend

	botanical name common name	emitters	size	qty	comments
trees					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	10	6.0H., 2.0W., .75CAL. STAKE IN PLACE
	PARKINSONIA FLORIDUM BLUE PALO VERDE	(5 @ 1.0 GPH)	24" BOX	4	8.0H., 5.0W., 2.0 CAL. STAKE IN PLACE
shrubs					
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 'LYNN'S LEGACY' LEUCOPHYLLUM	(1 @ 1.0 GPH)	5 GAL.	22	
	LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON CIMARRON SAGE	(1 @ 1.0 GPH)	5 GAL.	24	
accents					
	ALOE X. BLUE ELF BLUE ELF ALOE	(1 @ 1.0 GPH)	5 GAL.	8	
	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	19	
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	13	
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	7	
	MUHLENBERGIA CAPILLARIS 'PINK MUHLY'	(1 @ 1.0 GPH)	5 GAL.	43	
	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW	(1 @ 1.0 GPH)	5 GAL.	18	
groundcover					
	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	5 GAL.	15	
inerts					
	3/4" SCREENED DECOMPOSED GRANITE MATCH EXISTING		3/4" SCRND	7,851 S.F.	2" MINIMUM DEPTH IN ALL PLANTERS



HTEAO
8200 EAST McDOWELL ROAD
SCOTTSDALE, AZ 85257

PLANTING PLAN

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L2.01
2 of 2