Carreras Commercial Building

PRESCOTT VALLEY, ARIZONA

Deferred Submittals

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

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

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

Project Description

ROLANDO CARRERAS INTENDS TO BUILD A NEW COMMERCIAL BUILDING TO BE USED AS A RESTAURANT WITH A DRIVE THROUGH WINDOW.

Vicinity Map

Project Information

CLIENT:	Rolando Carreras Turnstone Dr LLC P.O. Box 4199, Prescott , AZ 86302	PH: 904-755-0220 rolandocarreras@gmail.com
PREPARED BY:	W. Alan Kenson & Assoc., P.C. P.O. Box 11593 Prescott, AZ 86304	PH: 928-443-5812 Contact: Alan Kenson WAKA@cableone.net
CONTRACTOR:	To Be Determined	
JOBSITE ADDRESS:	8176 E. State Rt. 69 Prescott Valley, AZ, 86314	
PARCEL NUMBER:	103-22-019A	
ZONING:	C2	
CONST. TYPE:	V-B	
OCCUPANCY:	A-2	
PROPOSED BUILDING:	2,070 S.F.	
BUILDING CODES:	2018 International Building Code 2018 International Plumbing Code 2018 International Mechanical Code 2018 International Fuel Gas Code 2018 International Fire Code 2017 National Electric Code 2006 International Energy Conservation Code 2010 ADA Standards for Accessible Design	
PARKING REQUIREMENTS:	10 SPACES REQUIRED 17 SPACES PROVIDED	

Sheet Index

ARCHITECTURAL

CS1	Cover Sheet / Project Information
CS2	Occupancy / Egress and Code Summary
L1.0	Landscape Plan
L1.1	Landscape Details
C1	Civil Cover Sheet
C2	General Notes
C3	Standard Details
C4	Existing Site Survey Map
C5	Project Summary Map
C6	Site Cross Sections
C7	Grading and Drainage Plan
C8	Water and Sewer Plan
C9	Erosion Control Plan
A0.0	Architectural Site Plan
A0.1	Site Details
A1.0	Reference / Wall Types Floor Plan
A1.1	Dimension Floor Plan
A2.0	Reflected Ceiling Plan
A3.0	Roof Plan
A4.0	Building Sections
A4.1	Building Section
A5.0	Exterior Elevations
A5.1	Exterior Elevations
A6.0	Interior Elevations
A6.1	Interior Elevations
A6.2	Interior Elevations
A7.0	Door and Window Schedule and Types
A7.1	Materials Schedule and Room Finish Plan
A8.0	Details
A8.1	Details
A9.0	Specifications
A9.1	Specifications
A9.2	Specifications
A9.3	Specifications
A9.4	Specifications
K1.0	Kitchen Equipment Plan

STRUCTURAL

S1	General Structural Notes
S1.1	Typical Details
S2	Foundation Plan
S2.1	Shearwall Plan
S3	Roof Framing Plan
S4	Foundation Details
S5	Framing Details

MECHANICAL

M1.0	Mechanical Floor Plan
M2.0	Mechanical Schedules
M3.0	Mechanical Details
M3.1	Mechanical Details & Specs
M4.0	Kitchen HVAC Equipment
M4.1	Kitchen HVAC Equipment
M4.2	Kitchen HVAC Equipment
M4.3	Kitchen HVAC Equipment
M4.4	Kitchen HVAC Equipment

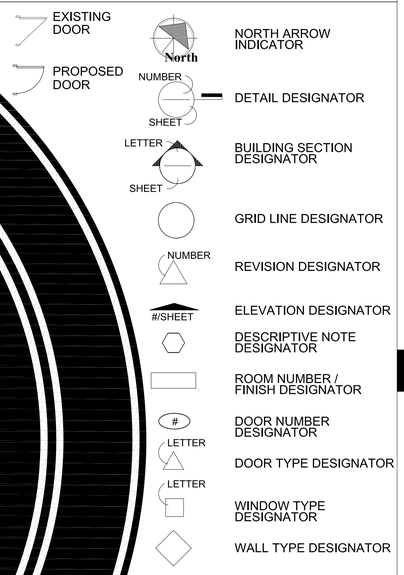
PLUMBING

P1.1	Plumbing Floor Plan, Waste & Gas
P1.2	Plumbing Floor Plan, Hot and Cold Water
P2.0	Plumbing Schedules
P3.0	Plumbing Schematics

ELECTRICAL

E1.0	Electrical Symbols, Specifications, One-Line Diagram & Notes
E1.1	Electrical Site Plan
E1.2	Lighting Floor Plan with Notes
E1.3	Power Floor Plan with Notes

Graphic Standards



Aug 28, 2020 - 2:43pm

Architect:

W. Alan Kenson & Associates, P.C.

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ARCHITECTURE & PLANNING

REVISIONS	BY

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CERTIFICATE NO.
25646
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Date Signed 08/27/20
ARIZONA U.S.A.
EXPIRES: 6/30/21

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DRAWING: Cover Sheet

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

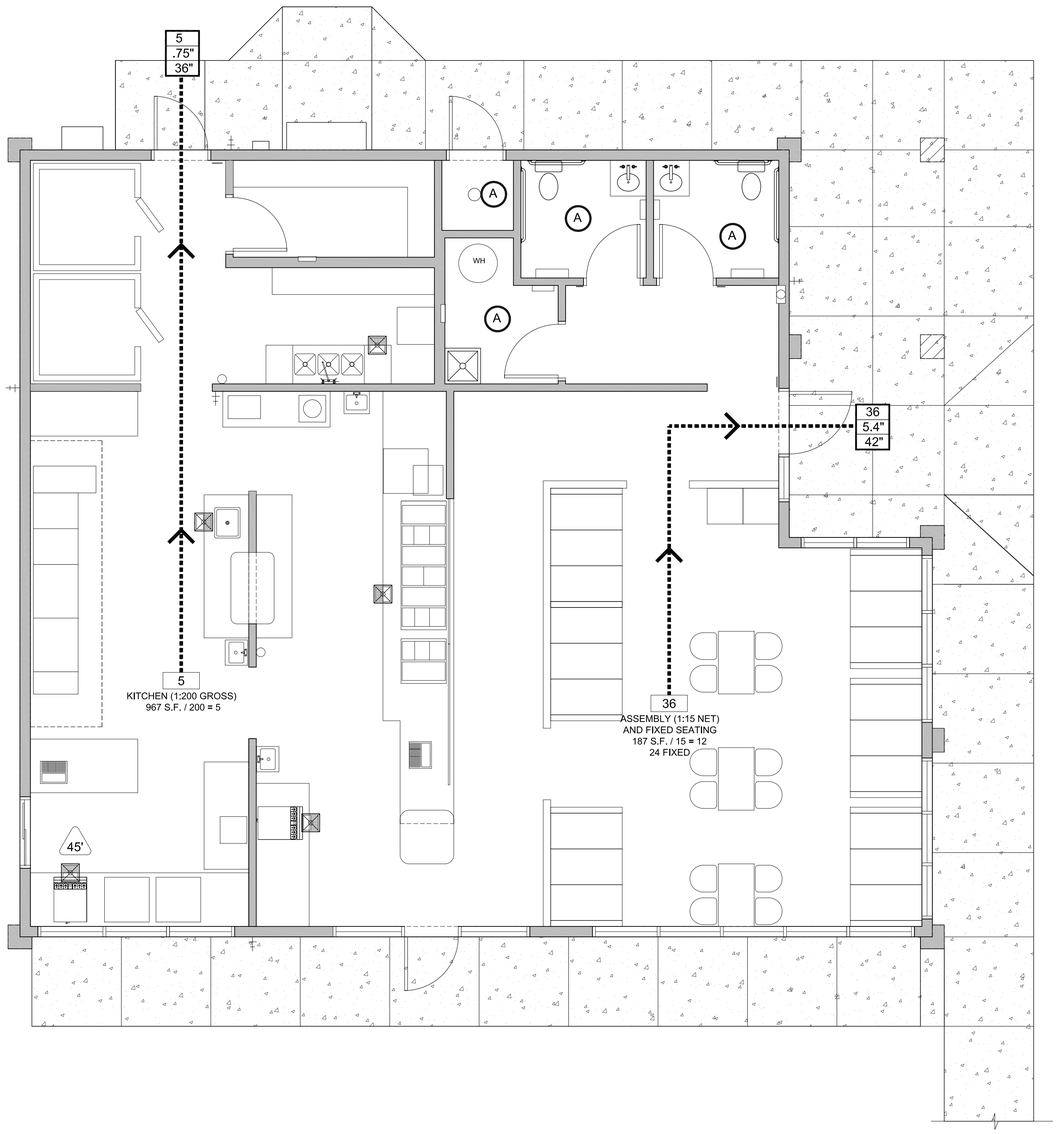
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET:

CS1

Plumbing Calculations

OCCUPANCY CLASSIFICATION	OCCUPANCY COUNT	MEN W.C.	WOMEN W.C.	LAVATORIES	SERVICE SINK
RESTAURANT	41	.27	.27	.2	1
TOTAL REQUIRED		1	1	1	
TOTAL PROVIDED		1	1	2	1

NOTE:
- PROVIDE A 6"x9" BLUE TACTILE 'EXIT' SIGN AS MANUFACTURED BY 'SIMPLY EXIT SIGNS (#SE-1980)' OR EQUAL COMPLYING WITH ICCA117.1 AND IBC 1011.3 ADJACENT TO EACH DOOR TO AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE. SIGN SHALL BE MOUNTED 60" A.F.F. TO THE CENTER OF THE SIGN.



A1 Occupancy / Egress Floor Plan

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

Plan North

Accessibility Notes

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

Egress Legend:

- EXIT ACCESS
- (A) ACCESSORY USE (NO OCCUPANCY)
- [XX] ROOM OCCUPANCY LOAD
- (XX) SUBTOTAL OCCUPANCY LOAD
- XX / XX / XX — OCCUPANCY TOTAL / REQUIRED EXIT WIDTH (FACTOR = 0.15) / PROVIDED EXIT WIDTH
- # WORST CASE TRAVEL DISTANCE

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
KITCHEN	200 GROSS
ASSEMBLY	15 NET

Occupant load

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

KITCHEN:	967 SQ. FT.	5 OCCUPANTS
ASSEMBLY:	187 SQ. FT	12 OCCUPANTS
	FIXED SEATING	24 OCCUPANTS
TOTAL:	1,137 SQ. FT.	41 OCCUPANTS

Aug 28, 2020 - 2:45pm

REVISIONS	BY

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Date Signed 08/27/20
ARIZONA U.S.A.
EXPIRES: 6/30/21

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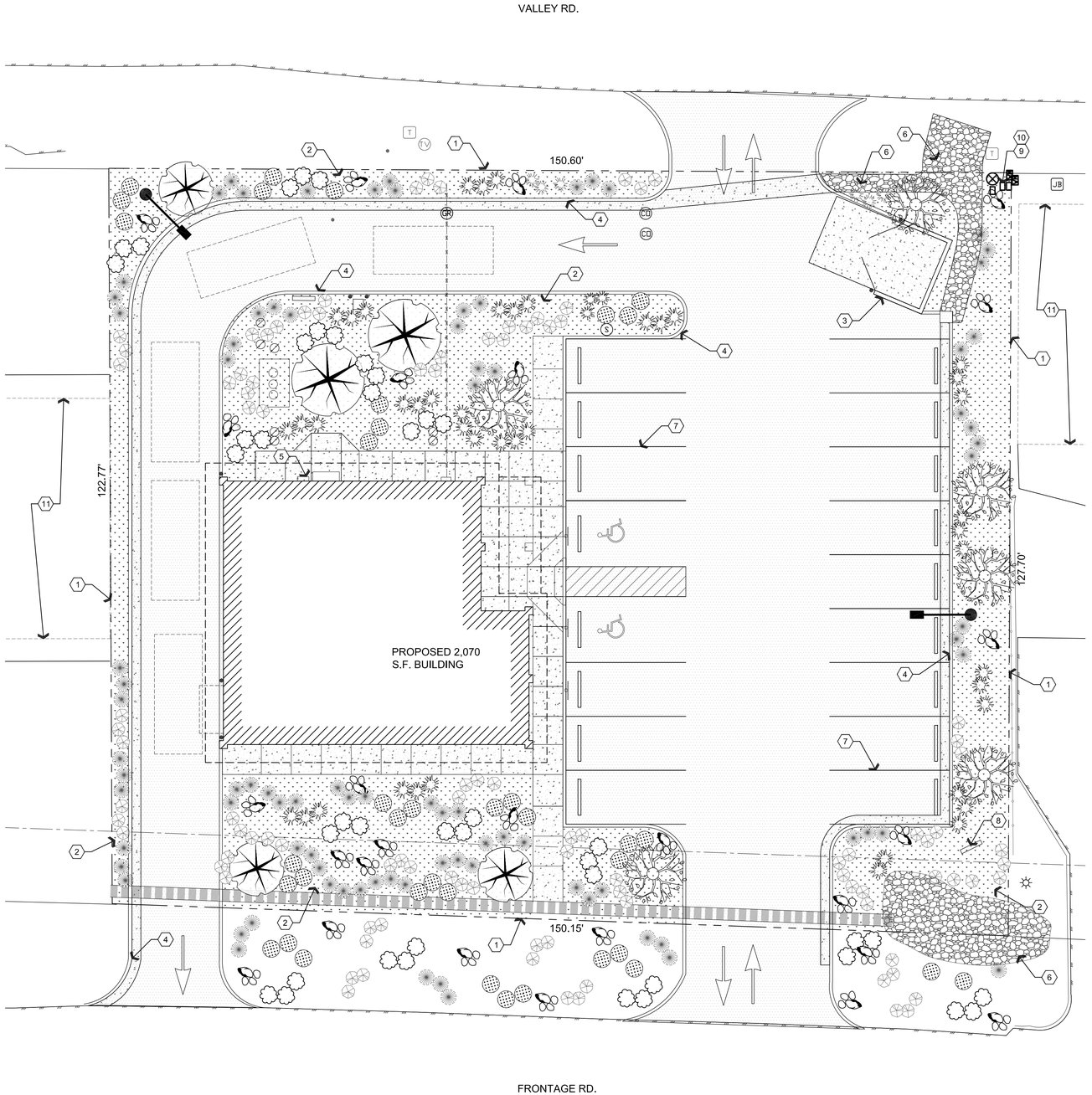
F 928-443-5815 Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com

DRAWING: Occupancy / Egress Floor Plan

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET: CS2



A1 Landscape Plan

Scale: 1"=10'-0"

Plan North

NOTE:
REFER TO SHEET L1.1 FOR LANDSCAPING DETAILS

Descriptive Keynotes

1. PROPERTY LINE.
2. LANDSCAPE AREA.
3. PROVIDE DUMPSTER ENCLOSURE WITH GATE, REFER TO ARCHITECTURAL SITE PLAN.
4. PROVIDE CAST IN PLACE CONCRETE CURB, TYP., REFER TO CIVIL PLANS.
5. PROVIDE LANDSCAPE TIMER.
6. RIP RAP, REFER TO CIVIL PLANS.
7. PARKING SPACES, TYPICAL.
8. OWNER PROVIDED MONUMENT SIGNAGE UNDER SEPARATE PERMIT.
9. PROVIDE BACKFLOW PREVENTOR FOR LANDSCAPE IRRIGATION SYSTEM. PROVIDE ASSE 1060 COMPLIANT FREEZE RESISTANT COVER BOLTED TO CONCRETE SLAB. REFER TO CIVIL PLANS.
10. PROVIDE 3/4" VALVED SCHEDULE 40 PVC STUB - OUT IN BELOW GRADE YARD BOX FOR LANDSCAPE IRRIGATION SYSTEM, REFER TO CIVIL PLANS.
11. EXISTING BUILDING.

Project Information

PROJECT NAME: Carreras Commercial Building
ASSESSOR'S PARCEL NUMBER: 103-22-019A

ARCHITECT: W. ALAN KENSON AND ASSOCIATES
ADDRESS: P.O. BOX 11593, PRESCOTT, AZ 86304
PHONE: 928-443-5812

Plant Schedule

SYMBOL	SIZE	QUANTITY	COMMON NAME / SCIENTIFIC NAME
	1 GAL	42	AUTUMN SAGE / SALVIA GREGGII
	1 GAL	49	SPANISH DAGGER / YUCCA GLORIOSA
	1 GAL	98	DEER GRASS / MUHLENBERGIA RIGENS
	1 GAL	88	ROSEMARY / ROSEMARY OFFICINALIS
	5 GAL	38	EVERGREEN BARBERRY
	2' - 3'	26	BOULDER CLUSTER USE EXISTING ON-SITE BOULDERS
	15 GAL	5	SUNBURST HONEYLOCUST / GLEDITSIA TRIACANTHOS
	15 GAL	6	ARIZONA ASH / FRAXINUS VELUTINA

TOTAL LANDSCAPE AREA PROVIDED: 5.600 S.F.

NOTES:
1. LANDSCAPE PLANTINGS SHALL BE WATERED VIA DRIP IRRIGATION SYSTEM ON LANDSCAPE TIME CLOCK.
2. PROVIDE BACKFLOW PREVENTOR FOR DRIP IRRIGATION SYSTEM.
3. SPRAY ALL GROUND COVER AREAS W/ PRE-EMERGENT FOR WEED CONTROL.
4. PROVIDE WEED BARRIER IN ALL PLANTER AREAS.
5. GROUND COVER IN ALL PLANTER AREAS SHALL BE 3/4" 'OCEAN MIST' COLORED ROCK FROM PRESCOTT DIRT, OR EQUAL. WHERE SLOPES ARE TOO STEEP, PROVIDE 2" - 3" FRACTURED RIP RAP OF MATCHING COLOR. REFER TO CIVIL PLANS FOR TOPOGRAPHY.

LANDSCAPING CALCULATIONS

PARKING LOT AREA: 5,184 S.F.
REQUIRED LANDSCAPING (10%) 518 S.F.
PROVIDED LANDSCAPING: 5,441 S.F.

Legend:

- TYPICALLY INDICATES PROPOSED BUILDING AREA
- TYPICALLY INDICATES PROPOSED ASPHALT SURFACE AREA
- TYPICALLY INDICATES PROPOSED CONCRETE
- TYPICALLY INDICATES LANDSCAPE AREA
- TYPICALLY INDICATES RIP RAP

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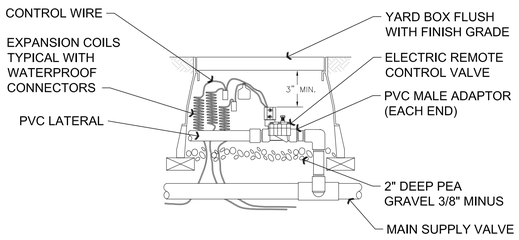
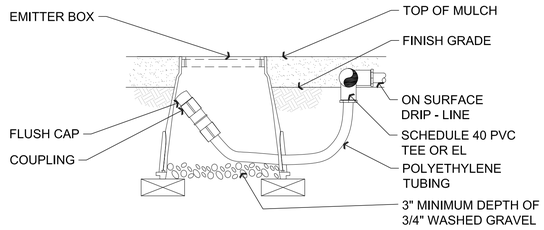
DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	August 27th, 2020
JOB NO.	749
SHEET	L1.0

Aug 28, 2020 - 2:45pm



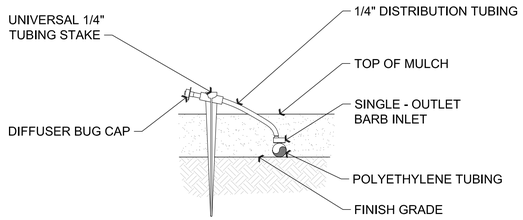
NOTE: SEAL ALL THREADED JOINTS / FITTINGS WITH APPROVED SEALANT PRIOR TO ASSEMBLY

A4 Typical Electric Remote Control Valve



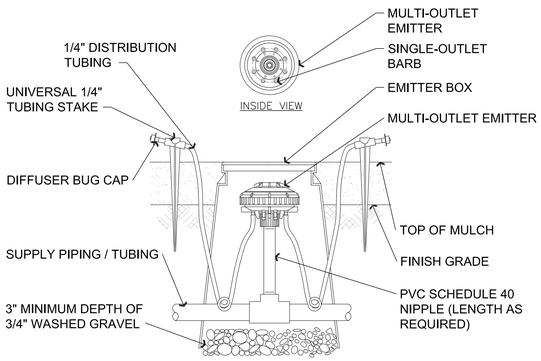
NOTE: ALLOW A MINIMUM 6" OF DRIP - LINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

B4 Typical Drip Line Flush Box



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

B3 Typical Single - Port Emitter

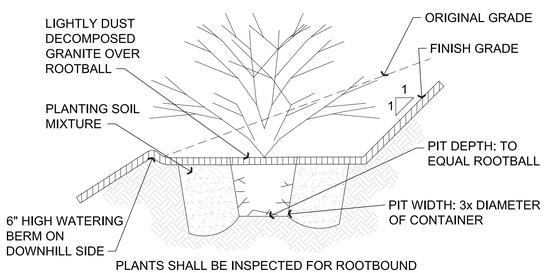


NOTE: COIL ADDITIONAL 9" OF TUBING IN EMITTER BOX TO FACILITATE MAINTENANCE.

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

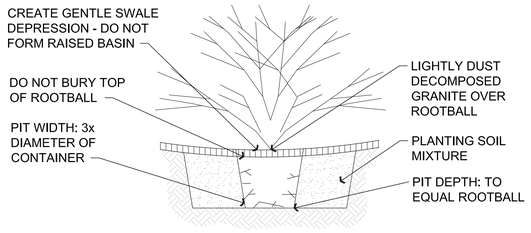
FOR SLOPED CONDITIONS PLACE DISTRIBUTION POINT AT THE HIGH POINT OF PLANTING WELL.

B1 Typical Multi - Port Emitter



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

C4 Typical Shrub Planting on Slope



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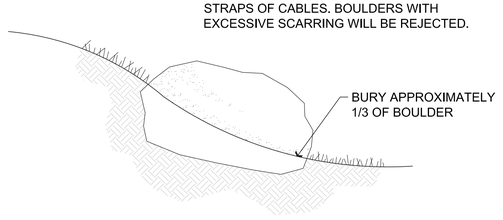
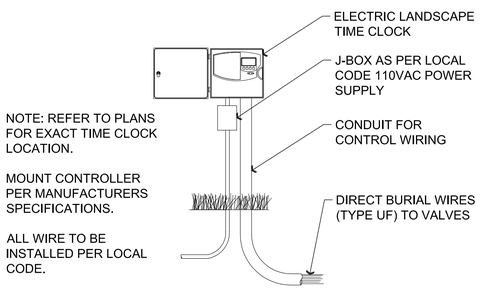
C3 Typical Shrub Planting

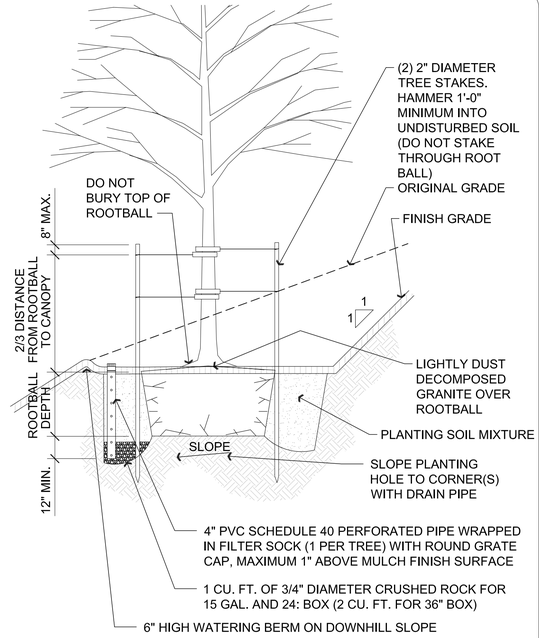


FOR SIZING OF BOULDERS REFER TO LANDSCAPE SCHEDULE

C2 Typical Boulder Detail



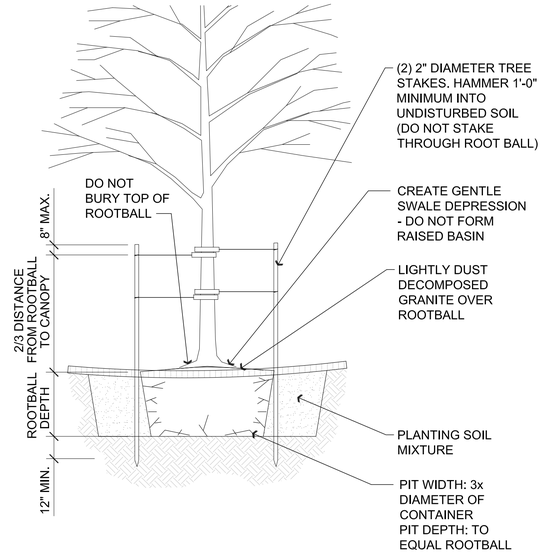
C1 Typical Electric Landscape Time Clock



NOTE: STAKE TREE PERPENDICULAR TO DIRECTION OF PREVAILING WIND.

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

D3 Typical Tree Planting on Slope



NOTE: STAKE TREE PERPENDICULAR TO DIRECTION OF PREVAILING WIND.

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

D1 Typical Tree Planting

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: LANDSCAPE DETAILS

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APN: 103-22-019A

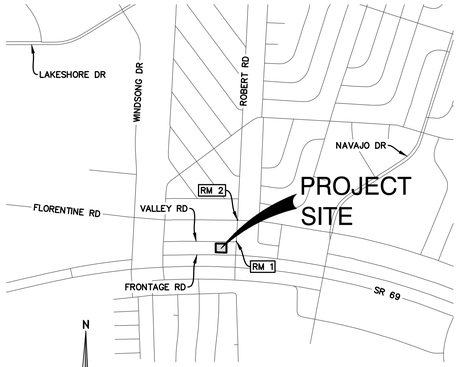
DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	August 27th, 2020
JOB NO.	749
SHEET	L1.1

Aug 28, 2020 - 2:46pm

CARRERAS COMMERCIAL BUILDING

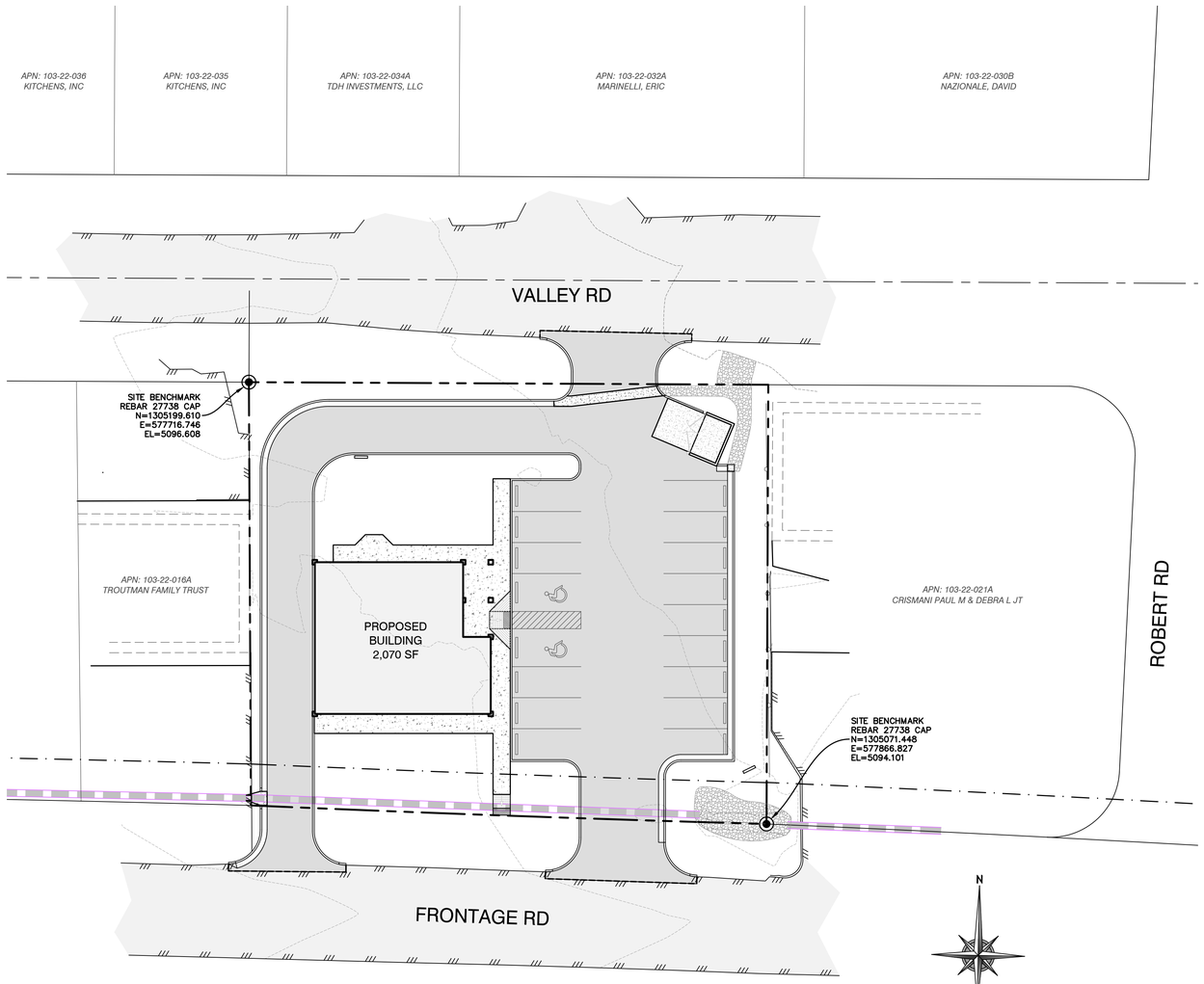
CIVIL IMPROVEMENT PLANS

APN: 103-22-019A, 8176 E. STATE ROUTE 69, PRESCOTT VALLEY UNIT 1
SITUATED IN A PORTION OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 1 WEST GILA AND SALT RIVER MERIDIAN
TOWN OF PRESCOTT VALLEY, YAVAPAI COUNTY, ARIZONA



VICINITY MAP

0 500' 1000' 2000'
SCALE: 1" = 1000'



LOCATION MAP

PROJECT OWNER
ROLANDO CARRERAS
PRESCOTT, ARIZONA

ARCHITECT
W. ALAN KENSON & ASSOCIATES, P.C.
P.O. BOX 11593
PRESCOTT, ARIZONA 86304
(928) 443-5812

CIVIL ENGINEER
GRANITE BASIN ENGINEERING,INC
1981 COMMERCE CENTER CIRCLE, SUITE B
PRESCOTT, ARIZONA 86301
(928) 717-0171
CONTACT: BEN B. HUZA, P.E.
GBE PROJECT #20020

GEOTECHNICAL ENGINEER
ENGINEERING & TESTING CONSULTANTS, INC
417 NORTH ARIZONA STREET
PRESCOTT, ARIZONA 86301
(928) 778-9001

SHEET INDEX

NUMBER	SHEET	SHEET TITLE
1	C1	COVER
2	C2	GENERAL NOTES
3	C3	STANDARD DETAILS
4	C4	EXISTING SITE SURVEY MAP
5	C5	PROJECT SUMMARY MAP
6	C6	SITE CROSS SECTIONS
7	C7	GRADING & DRAINAGE PLAN
8	C8	WATER & SEWER PLAN
9	C9	EROSION CONTROL PLAN

UTILITY CONTACT INFORMATION

UTILITY	COMPANY	CONTACT	PHONE
ELECTRIC/POWER	ARIZONA PUBLIC SERVICE 6672 CORSAIR AVENUE PRESCOTT, AZ 86301	SHERYL McCRACKEN	O: (928) 443-6621 C: (928) 499-0625
PHONE/COMMUNICATION	CENTURYLINK 1445 MASONRY WAY PRESCOTT, AZ 86301	ARMEN McNERLIN	(928) 821-4609
NATURAL GAS	UNISOURCE 6405 WILKINSON DRIVE PRESCOTT, AZ 86301	MALI ROSS	(928) 771-7227
CABLE TELEVISION	SPARKLIGHT 3801 TOWER ROAD PRESCOTT, AZ 86305	DOUG HAMILTON	(928) 443-3305
WATER & SEWER	TOWN OF PRESCOTT VALLEY 7501 SKOOG BLVD PRESCOTT VALLEY, AZ 86314	NEIL WADSWORTH	(928) 759-3070
TOPV WATER OPERATIONS	JACOBS 8434 EAST LONG MESA DRIVE PRESCOTT VALLEY, AZ 86315	EMERGENCY SWITCHBOARD	(928) 759-9062
FIRE PREVENTION	CENTRAL ARIZONA FIRE & MEDICAL AUTHORITY (CAFMA) 8603 E. EASTRIDGE DRIVE PRESCOTT VALLEY, AZ 86314	RICK CHASE	(928) 772-7711

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

BASIS OF BEARING & BENCHMARKS

THE BASIS OF BEARING FOR THIS PROJECT IS N2°48'47"E, A DISTANCE OF 299.89 FEET ALONG THE CENTERLINE OF ROBERT ROAD BETWEEN TWO 3" TOPV BRASS CAPS IN HANDHOLES AT THE INTERSECTION OF FLORENTINE ROAD AND VALLEY ROAD.

REFERENCE POINT	NORTHING	EASTING	ELEVATION (88)
RM 1	1305227.97	578006.26	5092.79
RM 2	1305527.49	578020.98	5089.86

FLOODPLAIN NOTE

THIS PROJECT IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 04025C2079G, EFFECTIVE SEPTEMBER 3, 2010 AND IS NOT IMPACTED BY THE FEMA DELINEATED 100-YR FLOODPLAIN.

FINISHED GRADE ESTIMATED EARTHWORK
RAW CUT =20 CY
RAW FILL = 610 CY
NET = 590 CY (FILL)

PROJECT AREA SUMMARY

PROJECT SITE AREA = 0.43 ACRES
DISTURBED AREA = 0.49 ACRES

APPROVED BY

TOWN OF PRESCOTT VALLEY _____ DATE _____

NOT YET CONSTRUCTED

AS-BUILT CERTIFICATION

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

REVISIONS	BY

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Registered Professional Engineer (Civil) BEN B. HUZA 45636 Expires 12/31/21

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ARCHITECTURE & PLANNING

DRAWING: CIVIL IMPROVEMENT PLANS
COVER

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY	BH
CHECKED BY	BH
DATE	August 21, 2020
JOB NO.	749
SHEET	C1

Aug 21, 2020 - 2:23pm FILE: Z:\Projects\2020\20020\DWG\CIVIL PLANS\20020-01-COVER.dwg <<C3D_Imperial>>

SECTION 103 – GENERAL CONSTRUCTION NOTES:

103.1 STANDARD DOCUMENTS –

ALL WORK TO COMPLETE THE CONSTRUCTION COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION AND SUPPLEMENTS TO:
- THE TOWN DESIGN AND CONSTRUCTION STANDARDS (TDCS)
- SPECIFIC DEVELOPMENT AGREEMENTS
- TOWN CODE
- TOWN OF PRESCOTT VALLEY STANDARD DETAIL (PVSD)
- MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) STANDARDS AND
- OTHER STANDARDS LISTED IN THE TDCS.
- GEOTECHNICAL EXPLORATION FOR "8176 E. STATE ROUTE 69, PRESCOTT VALLEY, AZ" PREPARED BY ENGINEERING & TESTING CONSULTANTS, INC ON JANUARY 23, 2019 AND ALL ADDENDUMS TO THIS REPORT.

103.2 LAWS & LICENSES –

THE CONTRACTOR MUST:
- COMPLY WITH ALL LOCAL, COUNTY, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THESE PLANS AND POSSESS A CURRENT TOWN OF PRESCOTT VALLEY BUSINESS LICENSE.

103.3 ENVIRONMENTAL CONTROLS –

THE FOLLOWING ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) REQUIREMENTS SHALL BE COMPLIED WITH:
- A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED UNDER THE ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (AZPDES) FOR ALL PROJECTS THAT INVOLVE DISTURBANCE OF AN AREA THAT IS MORE THAN 1 ACRE AND SHALL BE SUBMITTED TO THE TOWN FOR REVIEW. THIS SHOULD INCLUDE A LIST OF BEST MANAGEMENT PRACTICES (BMPS) AND SHOULD BE IN BOOK/BINDER FORM.
- A NOTICE OF INTENT (NOI) MUST BE SUBMITTED TO ADEQ THAT REFERENCES THE SWPPP.
- A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO ADEQ ONCE 70% OF DISTURBED LAND HAS BEEN SUCCESSFULLY RE–VEGETATED FOLLOWING PROJECT COMPLETION.

THE TOWN SHALL RECEIVE NOTIFICATION AND COPIES WHEN THE NOI AND NOT HAVE BEEN SUBMITTED TO ADEQ.

103.4 SWPPP –

THE SWPPP REQUIRED PER SECTION 209 OF THE TDCS SHALL BE SUBMITTED BY THE OPERATOR OF THE CONSTRUCTION SITE ACCORDING TO GUIDELINES SET FORTH BY ADEQ. THE OPERATOR CAN BE THE OWNER, DEVELOPER, GENERAL CONTRACTOR OR INDIVIDUAL CONTRACTOR RESPONSIBLE FOR OPERATIONAL CONTROL.

103.5 PERMITS –

THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THESE PLANS. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION EXTENDING BEYOND THE CONSTRUCTION SITE PROPERTY BOUNDARY. A TOWN RIGHT–OF–WAY (ROW) PERMIT WILL BE REQUIRED FOR ALL CONSTRUCTION WITHIN PUBLIC ROW.

103.6 QUANTITIES –

ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY THE TOWN.

103.7 PLAN REVISIONS –

ALL REVISIONS TO ORIGINAL PLANS MUST BE APPROVED BY THE ENGINEER OF RECORD (EOR) AND THE TOWN PRIOR TO CONSTRUCTION. DECISIONS REGARDING CHANGES WHICH CAN BE MADE IN THE FIELD OR AT THE DISCRETION OF THE EOR IN CONSULTATION WITH THE TOWN VERSUS THOSE WHICH REQUIRE FORMAL APPROVAL BY TOWN ENGINEERING STAFF SHALL BE DISCUSSED DURING THE PRE–CONSTRUCTION CONFERENCE. ANY WORK NOT BASED ON APPROVED REVISIONS IS SUBJECT TO REMOVAL AND/OR REPLACEMENT AT NO EXPENSE TO THE TOWN.

103.8 TRAFFIC CONTROL PLAN –

CONTRACTOR IS RESPONSIBLE FOR SUBMITTING A TRAFFIC CONTROL PLAN TO THE TOWN AS NEEDED TO PERFORM CONSTRUCTION ACTIVITIES. SUBMITTAL SHALL BE MADE AT LEAST FIVE TOWN WORKING DAYS (EXCLUDING HOLIDAYS) PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONSTRUCTION CANNOT BEGIN UNTIL TOWN APPROVAL OF THE PLAN IS GRANTED. THE DYNAMIC NATURE OF TRAFFIC RELATED ACTIVITIES MAY REQUIRE MODIFICATION OF AN APPROVED PLAN BASED ON TOWN ANALYSIS. IF SO, THE CONTRACTOR WILL MODIFY THE TRAFFIC CONTROL PLAN AT NO EXPENSE TO THE TOWN.

103.9 DUST CONTROL –

THE CONTRACTOR SHALL KEEP SUITABLE EQUIPMENT ON HAND AT THE JOB SITE FOR MAINTENANCE AND DUST CONTROL, AND SHALL CONTROL DUST AS DIRECTED BY THE APPROPRIATE AGENCIES, INCLUDING THE TOWN AT NO EXPENSE TO THE TOWN.

103.10 SITE CLEANLINESS –

THE CONTRACTOR SHALL KEEP ALL ROADWAY PAVEMENT, CURB AND GUTTER PAVEMENT, AND SIDEWALK PAVEMENT SURFACES FREE OF DEBRIS, CONSTRUCTION MATERIALS, ETC DURING CONSTRUCTION AND AT COMPLETION OF CONSTRUCTION.

103.11 SITE SAFETY –

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CONSTRUCTION TRENCHES, HOLES, DEPRESSIONS, ETC. ARE NOT LEFT EXPOSED AT THE END OF A WORK SHIFT. TRAFFIC PLATES, OR OTHER SECURITY MEASURES, MUST BE UTILIZED TO ENSURE SAFE PASSAGE OVER OR AROUND ALL HAZARDS. THE CONTRACTOR SHALL BARRICADE THE CONSTRUCTION SITE WHEN THE SITE IS UNATTENDED.

103.12 EXCESS MATERIALS –

CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT GENERATED EXCESS. THIS INCLUDES, BUT IS NOT LIMITED TO:
- THE REMOVAL, TRANSPORT, PERMITTING, DISPOSAL, ETC. OF ANY EXCESS VEGETATION, SPOILS, MATERIALS, DEBRIS, ETC. GENERATED BY A PROJECT AND ANY ASSOCIATED COSTS.
- SPOILS MUST ALSO BE CLEARED FROM ROADWAYS, PATHWAYS, OPEN GROUND, ETC. AT THE END OF A WORK SHIFT IF THEY INHIBIT CONVEYANCE OR IF SAFETY WITHIN THE PROJECT LIMITS WOULD BE COMPROMISED.
- EXPENSES RELATED TO EXCAVATION AND SPOIL SERVICES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

103.13 UTILITY CONFLICTS –

CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL UTILITIES AND UNDERGROUND CONFLICTS IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE (AAC) REGULATIONS. THIS INCLUDES:
- EXCAVATION OF EXISTING INFRASTRUCTURE TO ENSURE LOCATION, SIZE, FITTINGS, DEPTH, ALIGNMENT, ETC.
- EXCAVATION OF AREAS FOR NEW INFRASTRUCTURE TO ENSURE LOCATION, SIZE, FITTINGS, DEPTH, ALIGNMENT, ETC.
- EXCAVATION OF AREAS TO DETERMINE CONFLICTS WITH OTHER UTILITIES OR INFRASTRUCTURE, ETC.

103.14 BLUE STAKE –

BLUE STAKE LOCATING SERVICES MUST BE PERFORMED IN ADVANCE OF ANY CONSTRUCTION AND CONTRACTOR SHALL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. THE CONTRACTOR SHALL CONTACT ARIZONA BLUE STAKE TWO WORKING DAYS (48 HOURS) PRIOR TO COMMENCEMENT OF CONSTRUCTION. CALL 1–800–STAKE–IT (1–800–782–5348). THE EOR AND/OR OWNER WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM SAME. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT FOR COORDINATION.

103.15 UTILITY ABANDONMENT –

ABANDONMENT IN PLACE OF PUBLIC UTILITY LINES SHALL BE AT THE DISCRETION OF THE TOWN AND SHALL BE IN ACCORDANCE PER APPLICABLE PVSD FOR ABANDONED UTILITIES.

103.16 ASBESTOS CEMENT PIPE –

MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING ASBESTOS CEMENT PIPE SHALL BE IN ACCORDANCE PER APPLICABLE PVSD.

103.17 SEWER INSPECTIONS –

FOR ANY CONSTRUCTION ADJACENT TO OR CROSSING EXISTING SEWER LINES, THE CONTRACTOR SHALL COMPLETE A PRE AND POST DVD VIDEO INSPECTION PER APPLICABLE PVSD. ADJACENT IN THIS SECTION IS DEFINED AS LESS THAN A 2 FOOT HORIZONTAL SEPARATION FROM NEW CONSTRUCTION. THE VIDEO INSPECTION SHALL OCCUR FROM THE NEXT ADJACENT UPSTREAM AND DOWNSTREAM MANHOLES BEYOND ALL CONSTRUCTION ACTIVITY. IF EVIDENCE OF DEBRIS OR DAMAGE IS FOUND, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AND ADDITIONAL VIDEO INSPECTION, AS DETERMINED BY THE TOWN, SHALL BE COMPLETED.

103.18 UTILITY REPAIRS –

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO EXISTING UTILITIES AND/OR FACILITIES INCURRED DURING ANY CONSTRUCTION OPERATIONS.

103.19 INSPECTIONS –

THE CONTRACTOR SHALL NOTIFY THE EOR AND TOWN PUBLIC WORKS DEPARTMENT (928–759–3070) AT LEAST TWO WORKING DAYS (48 HOURS) IN ADVANCE OF CONSTRUCTION FOR INSPECTION.

103.20 UTILITY TESTING –

WATER, GRAVITY SEWER, FORCED SEWER, RECLAIMED WATER AND STORM LINE TESTING SHALL NOT BE ACCEPTED UNLESS TESTING OCCURS AFTER ALL UNDERGROUND DISTURBANCES AND CONSTRUCTION IS COMPLETE. PRE–COMPLETION TESTS ARE ALLOWED, IF THE CONTRACTOR DESIRES SUCH ACTIVITY, BUT THE TOWN WILL NOT RECOGNIZE THE VALIDITY OF SAID TESTS.

103.21 MADE IN THE USA –

INFRASTRUCTURE ADDED TO THE TOWN SYSTEM SHALL BE MANUFACTURED, ASSEMBLED OR OTHERWISE PRODUCED IN THE UNITED STATES UNLESS OTHERWISE APPROVED BY THE TOWN.

103.22 UTILITY ADJUSTMENTS –

ALL FRAMES, COVERS, VALVE BOXES, AND MANHOLES INSIDE THE PAVED SURFACE SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION. ALL FRAMES, COVERS, AND VALVE BOXES OUTSIDE A PAVED SURFACE SHALL BE ADJUSTED BETWEEN 6 AND 8 INCHES ABOVE FINISHED GRADE UPON COMPLETION OF RELATED CONSTRUCTION.

103.23 DEFECTIVE MATERIALS –

ALL WORK AND MATERIALS WHICH DO NOT CONFORM TO THE REQUIRED STANDARDS, CODES AND AGREEMENTS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT NO EXPENSE TO THE TOWN.

103.24 INSPECTIONS –

INSPECTION SHALL BE PERFORMED BY A QUALIFIED REPRESENTATIVE OF AN ENGINEER LICENSED IN THE STATE OF ARIZONA. THE DEGREE OF INSPECTION WILL BE DETERMINED AT THE PRE–CONSTRUCTION CONFERENCE. INSPECTION MUST MEET ALL REQUIREMENTS SET FORTH BY ADEQ, THE STATE OF ARIZONA, THE TOWN AND SHALL BE CERTIFIED BY THE EOR. THE TOWN WILL COMPLETE OVERSIGHT INSPECTION ONLY. THE EOR SHALL PROVIDE ALL CERTIFICATIONS AND OTHER DOCUMENTATION TO THE TOWN PRIOR TO ACCEPTANCE BY THE TOWN.

103.25 PLAN EXPIRATION –

ALL PLANS SIGNED/APPROVED BY THE TOWN ARE NULL AND VOID ONE YEAR FROM DATE OF SIGNATURE IF CONSTRUCTION HAS NOT STARTED UNLESS OTHERWISE APPROVED BY THE TOWN.

103.27 CONSTRUCTION STAKING –

THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER, THE EOR OR SURVEYOR REGARDING THE INACCURACY OF CONSTRUCTION STAKES SET FORTH BY THE EOR OR SURVEYOR, UNLESS ALL SURVEY STAKES SET BY THE EOR OR SURVEYOR ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF, IN THE OPINION OF THE EOR, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED TO CORRECT ANY ITEM SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.

103.26 WARRANTY –

THE CONTRACTOR AND/OR DEVELOPER SHALL PROVIDE A WARRANTY FOR ANY PUBLIC PROJECT OR ANY PROJECT THAT WILL BE GIVEN TO THE PUBLIC PER AGREEMENT(S). THE TOWN'S DEFINITION OF A WARRANTY INCLUDES ANY WORKMANSHIP, LABOR, MATERIALS, EQUIPMENT, SALES TAX, ETC. REQUIRED TO RESTORE A PROJECT TO ACCEPTANCE CRITERIA AS DEFINED BY THE PLAN. THE WARRANTY PERIOD LASTS FOR A MINIMUM OF TWO (2) YEARS FROM THE DATE OF TOWN ACCEPTANCE OF PROJECT COMPLETION. ALL WARRANTY WORK SHALL ALSO CONFORM TO ALL PORTIONS OF THE APPLICABLE TDCS.

103.27 PROJECT QUANTITIES –

QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE SUBJECT TO ERRORS AND OMISSIONS. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THESE PLANS. IF ANY DISCREPANCIES IN QUANTITIES OR SITE CONDITIONS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE EOR. THE TOWN DOES NOT WARRANT ANY QUANTITIES SHOWN ON THE PLANS.

103.28 NOTIFICATIONS –

CONTRACTOR SHALL NOTIFY THE EOR AND/OR SURVEYOR TWO WORKING DAYS (48 HOURS) IN ADVANCE OF ANY CONSTRUCTION TO SCHEDULE STAKING.

103.29 CONSTRUCTION SCHEDULE –

THE CONTRACTOR SHALL PROVIDE SUFFICIENT PERSONNEL AND EQUIPMENT ON THE JOB AT ALL TIMES DURING CONSTRUCTION TO COMPLY WITH THE CONSTRUCTION SCHEDULE, AND SPECIFICATIONS TO COMPLETE WORK.

103.30 CONSTRUCTION CONTRACT –

NOTHING CONTAINED IN THE CONSTRUCTION CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE EOR AND THE CONTRACTOR OR ANY SUBCONTRACTOR.

103.31 MEANS AND METHODS –

NEITHER THE TOWN NOR THE EOR WILL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. NEITHER THE TOWN NOR THE EOR WILL BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

103.32 THE EOR WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS. FIELD VERIFICATION BY THE CONTRACTOR WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED AS DEEMED NECESSARY BY THE CONTRACTOR. DAMAGE RESULTING FROM FAILURE TO ADEQUATELY LOCATE UTILITIES, AND TAKE NECESSARY PRECAUTIONS TO PROTECT THEM, WILL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT NO EXPENSE TO THE TOWN OF PRESCOTT VALLEY.

103.33 DEFICIENCIES OR DISCREPANCIES –

FAILURE OF THE TOWN TO DETECT DEFICIENCIES OR DISCREPANCIES IN THE DESIGN OR CONSTRUCTION OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER, EOR OR THE CONTRACTOR FROM THEIR RESPONSIBILITY TO CONFORM TO ALL TOWN REQUIREMENTS.

103.34 PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, EARTHWORK QUANTITIES, REQUIREMENTS OF WORK AND DEFICIENCIES IN EARTHWORK QUANTITIES SHOULD THEY EXIST. NO CLAIM SHALL BE MADE AGAINST THE TOWN OR EOR FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

103.35 THESE PLANS ARE SUBJECT TO INTERPRETATION OF INTENT BY THE EOR. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE EOR FOR CLARIFICATION IN CONCORDANCE WITH THE TDCS.

103.36 CONSTRUCTION WATER –

THE CONTRACTOR MUST REQUEST A HYDRANT METER FROM THE TOWN FOR SITE CONSTRUCTION, FILLING AND TESTING OF WATERLINES. THE METER SHOULD BE ORDERED 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT OR ANY OTHER SOURCE IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND/OR IMPRISONMENT.

103.37 AS–BUILT –

"AS–BUILT" DRAWINGS, CERTIFIED BY THE EOR, SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING "CERTIFICATE OF OCCUPANCY".

103.38 LANDSCAPE –

ALL EXISTING LANDSCAPE INCLUDING TREES, SHRUBS AND IRRIGATION SYSTEMS THAT ARE DESIGNATED TO REMAIN OR ARE NOT PART OF THIS PROJECT, AND ARE DAMAGED DURING CONSTRUCTION, WILL BE REPLACED IN LIKE KIND AT THE EXPENSE OF THE CONTRACTOR.

103.39 SWPPP –

THE PLANS SHALL BE AMENDED AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS, WHICH BECOME EVIDENT DURING CONSTRUCTION, ROUTINE INSPECTIONS, AND/OR PERIODS OF RAINFALL. IF IT IS DETERMINED THAT CURRENT CONTROLS ARE NOT EFFECTIVE AT MINIMIZING POLLUTANT DISCHARGES FROM THE SITE, IMMEDIATE EFFORTS SHALL BE MADE TO CORRECT THE PROBLEM WITHIN 72 HOURS AND/OR PRIOR TO THE NEXT RAIN EVENT. THE AMENDED PLAN SHALL BE MAINTAINED ON–SITE.

103.40 PORTABLE TOILETS –

NO CONSTRUCTION MATERIAL, INCLUDING PORTABLE TOILETS SHALL BE STORED ON ANY PORTION OF ANY STREET, SIDEWALK, RIGHT–OF–WAY OR EASEMENT; OR WITHIN 50' OF ANY DRAINAGE WAY.

103.41 TRASH AND DEBRIS –

THE SITE SHALL AT ALL TIMES REMAIN FREE OF LOOSE TRASH AND DEBRIS. APPROPRIATELY SIZED COVERED WASTE RECEPTACLES SHALL BE PROVIDED ONSITE AND STORED A MINIMUM OF 50' FROM ANY DRAINAGE WAY OR DRAINAGE INLET.

SECTION 201 – GRADING & DRAINAGE NOTES:

201.1 PERMITS –

THE FOLLOWING APPLY:
- AN ON–SITE GRADING PERMIT IS REQUIRED.
- A SEPARATE PERMIT IS REQUIRED FOR ANY OFF SITE GRADING.

201.2 INSPECTIONS –

PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING, VISUAL AND/OR TV INSPECTION OF STORM DRAINAGE INFRASTRUCTURE PER APPLICABLE PVSD. THE TOWN AND EOR SHALL RECEIVE COPIES OF APPLICABLE DOCUMENTATION FOR REVIEW. THE EOR SHALL:
- DETERMINE IF THE REQUIRED PROCEDURES AND SUBSEQUENT DOCUMENTATION WERE COMPLIED WITH
- REVIEW ALL DOCUMENTATION AND FINDINGS FOR COMPLIANCE WITH TOWN STANDARDS
- SUBMIT A REPORT TO THE TOWN WITH REGARD TO DISPOSITION.

THE TOWN WILL REVIEW THE EOR SUPPLIED REPORT TO DETERMINE IF THE PRODUCT IS ACCEPTABLE PRIOR TO PROJECT FINAL ACCEPTANCE.

201.3 ON SITE MATERIALS –

THE GRADING CONTRACTOR SHALL DESIGNATE A LOCATION FOR WASTING SPOIL MATERIALS AND A LETTER FROM THE PROPERTY OWNER GIVING PERMISSION FOR SAID DISPOSAL PRIOR TO STARTING ON–SITE CONSTRUCTION.

201.4 EASEMENTS –

NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND/OR ANY VEGETATION PLANTED OR ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER.

SECTION 301 – TRANSPORTATION NOTES:

301.1 SWEEPING –

NO PROJECT WILL BE CONSIDERED READY FOR FINAL ACCEPTANCE UNTIL ALL CURB, ROADWAYS, MEDIANS, SIDEWALKS AND ANY OTHER IMPACTED ROW AREAS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS.

301.2 SUBGRADE INSPECTION –

BASE COURSE SHALL NOT BE PLACED ON SUBGRADE UNTIL SUBGRADE REQUIREMENTS HAVE BEEN INSPECTED AND ACCEPTED BY THE EOR.

301.3 UTILITY WORK –

NO ABC PLACEMENT OR PAVING CONSTRUCTION SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WORK WITHIN THE ROADWAY PRISM ARE COMPLETED AND TESTED.

301.4 ASPHALT CONCRETE –

ALL AC SHALL BE C–3/4 "SMOOTH MIX" AS PER APPLICABLE MAG SPECIFICATIONS, UNLESS ANOTHER SPECIFICATION IS APPROVED BY THE TOWN. MIX DESIGN SHALL BE SUBMITTED PRIOR TO START OF CONSTRUCTION.

301.5 CHIP SEAL –

A. PAVEMENT SHALL INCLUDE A CHIP SEAL COAT INSTALLED PER MAG AND THE FOLLOWING:
   - FOR ARTERIAL AND COLLECTOR STREETS, CHIP SEAL SHALL BE "HIGH VOLUME SINGLE CHIP SEAL" USING AC15–5TR OR APPROVED EQUAL SPREAD AT 0.50 GAL/SY WITH ½ INCH HIGH VOLUME CHIP AT 32 LBS/SY.
   - FOR LOCAL, COMMERCIAL AND RESIDENTIAL STREETS, CHIP SEAL SHALL BE "LOW VOLUME SINGLE CHIP SEAL" USING CRS–2P SPREAD AT 0.40 GAL/SY WITH 3/8 INCH LOW VOLUME CHIP AT 25 LBS/SY.

B. ALL STREETS SHALL BE SWEPT THE SAME DAY AS APPLICATION. CURBED STREETS REQUIRE A PICKUP BROOM TO REMOVE EXCESS CHIPS. USE OF A KICK BROOM IS ACCEPTABLE ON STREETS WITHOUT CURBS UPON APPROVAL OF THE TOWN.

C. ALL SURVEY MONUMENTS, BOXES, MANHOLES, FRAMES, VALVE, LIDS, ETC. SHALL BE PROTECTED FROM CHIP SEAL OPERATIONS AND SHALL BE ADJUSTED TO FINISHED ASPHALT OR CURB GRADES AFTER PLACEMENT OF SURFACE COURSE AND PRIOR TO CHIP SEAL BY THE CONTRACTOR PER APPLICABLE PVSD.

D. NO CHIP SEAL CONSTRUCTION WILL BE ALLOWED BETWEEN SEPTEMBER 1ST AND MAY 30TH.

E. CHIP SEAL SHALL BE PLACED ONLY WHEN THE ROADWAY SURFACE IS DRY AND THERE IS NO THREAT OF RAIN. THE AMBIENT TEMPERATURE MUST BE 70 DEGREES F. AND RISING BEFORE CHIP SEAL OPERATIONS BEGIN.

F. NO CHIP SEAL OPERATION SHALL BE CONSIDERED COMPLETE OR ACCEPTABLE FOR PAYMENT UNTIL INSPECTED AND ACCEPTED BY THE TOWN.

301.6 TRAFFIC CONTROL –

A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE TOWN'S PUBLIC WORKS OPERATIONS MANAGER. TRAFFIC CONTROL SHALL MEET APPROVAL PRIOR TO CONSTRUCTION.

SECTION 601 – WATER CONSTRUCTION NOTES:

601.1 ADEQ REQUIREMENTS –

ADEQ REQUIREMENTS MUST BE COMPLIED WITH FOR ALL ASPECTS OF CONSTRUCTION AS MINIMUM STANDARDS. TOWN STANDARDS MAY IMPOSE ADDITIONAL OR MORE STRICT REQUIREMENTS. A SPECIFIC NOTE REFERENCING AAC R18–5–502, LATEST REVISION, MUST BE ON THE PLANS THAT WILL BE APPROVED BY ADEQ OR THEIR DELEGATED REVIEWER (YAVAPAI COUNTY).

PER AAC R18–5–508, ALL QUALITY CONTROL TESTING SHALL BE PERFORMED BY THE CONTRACTOR AND OBSERVED BY THE ENGINEER OF RECORD INCLUDING, BUT NOT LIMITED TO MICROBIOLOGICAL, PRESSURE AND DISINFECTION TESTING.

601.2 CLEARANCE –

UTILITY CLEARANCES SHALL BE MAINTAINED IN ACCORDANCE PER APPLICABLE MAG/PVSD.

601.3 SEPARATION –

WATER AND SANITARY SEWER SEPARATION / PROTECTION SHALL BE IN ACCORDANCE PER APPLICABLE MAG/PVSD. CONCRETE ENCASEMENT OF WATER LINES IS NOT ALLOWED UNLESS APPROVED BY THE TOWN.

601.4 CONNECTIONS –

THE CONTRACTOR SHALL BE REQUIRED TO INSTALL A CONNECTION AT NIGHT BETWEEN 10 PM AND 5 AM, MONDAY THRU THURSDAY, EXCLUDING HOLIDAYS, FOR ANY NEW WATERLINE THAT WILL AFFECT EXISTING SERVICE SUFFICIENT TO WARRANT SAME IN THE OPINION OF THE TOWN. NO SERVICE INTERRUPTION SHALL LAST LONGER THAN 4 HOURS WITHOUT APPROVAL OF THE TOWN AND A MINIMUM OF 48 HOURS' NOTICE IS REQUIRED PRIOR TO ANY SERVICE INTERRUPTION. SHUTDOWNS SHALL BE COORDINATED WITH THE TOWN AND ITS WATER OPERATIONS CONTRACTOR.

601.5 ANSI / NSF –

ALL COMPONENTS THAT COME INTO CONTACT WITH POTABLE WATER WILL MEET ANSI / NATIONAL SANITATION FOUNDATION (NSF) STANDARD 61 AND BEAR THE ANSI / NSF STANDARD 61 SEAL AS REQUIRED BY AAC.

601.6 DISINFECTION –

DISINFECTION AND TESTING OF COMPONENTS NOT APPLICABLE TO ADEQ ENGINEERING BULLETIN NO. 8 SHALL BE DISINFECTED AND FLUSHED AS FOLLOWS:
1. SWABBING OF ALL COMPONENTS IS REQUIRED. A 25 PARTS PER MILLION (PPM) SODIUM HYPOCHLORITE FREE CHLORINE SOLUTION MUST BE APPLIED TO ALL INTERIOR SURFACES INCLUDING VALVES, FLEX COUPLINGS, PIPE SEGMENTS OR OTHER INFRASTRUCTURE JUST PRIOR TO THEIR INSTALLATION.
2. SYSTEM FLUSHING SHALL BE CONDUCTED FROM THE NEAREST FIRE HYDRANT, BOA, OR SIMILAR APPURTENANCE.
3. DISCHARGE IN ACCORDANCE WITH AZPDES REGULATIONS

601.7 PRESSURE AND LEAKAGE TEST –

WATER MAINS AND APPURTENANCES SHALL BE SUBJECT TO A PRESSURE AND LEAKAGE TEST IN ACCORDANCE WITH MAG AND AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS. HOWEVER, TEST PRESSURE SHALL BE A MINIMUM OF 200 PSI OR 150% OF THE WORKING PRESSURE IN THE PIPE WHICHEVER IS GREATER. THE WORKING PRESSURE WILL BE BASED ON THE LOWEST ELEVATION/HIGHEST PRESSURE POINT IN THE MAIN, WHICHEVER IS GREATER.

601.8 TRACE WIRE –

TRACE WIRE, CONTINUITY TEST, AND DETECTABLE TAPE REQUIRED PER APPLICABLE PVSD.

601.9 ASBESTOS CEMENT PIPE –

REMOVAL OR REPLACEMENT OF EXISTING ASBESTOS CEMENT PIPE (ACP) SHALL BE IN ACCORDANCE PER APPLICABLE PVSD.

601.10 HOT TAP –

HOT TAPS ARE AN EXCLUSIVE FUNCTION OF THE TOWN AND PERFORMED BY THE TOWN'S CONTRACT OPERATIONS COMPANY. CONTRACTOR IS RESPONSIBLE FOR TRENCHING / CLEARANCE PER APPLICABLE PVSD.

601.11 VALVE OPERATION –

EXISTING SYSTEM VALVES TO BE OPERATED BY TOWN AUTHORIZED PERSONNEL ONLY.

601.12 WATER METER INSTALLATION –

A WATER METER SHALL BE APPROVED FOR INSTALLATION ONLY AFTER THE FOLLOWING CONDITIONS HAVE BEEN MET:
1. NEW SUBDIVISIONS: ATO OR ADEQ DOCUMENTATION SUBMITTED TO THE TOWN FROM THE EOR THAT STATES THAT AN ATO IS NOT REQUIRED.
2. NEW SUBDIVISIONS: WATER INFRASTRUCTURE MUST HAVE BEEN INSPECTED AND APPROVED BY THE EOR AND TOWN.
3. WATER METER AND WATER SERVICE REQUEST FEES MUST BE PAID.
4. WATER METER BOXES AND LINE SETTERS MUST RECEIVE A BUILDING INSPECTION APPROVAL THROUGH THE BUILDING PERMIT PROCESS. THE WATER SERVICE LINE BETWEEN THE METER AND THE STRUCTURE MUST EXTEND A MINIMUM OF 5 FEET AWAY FROM THE METER IN ORDER TO RECEIVE THE INSPECTION.
5. ONCE THE WATER METER HAS BEEN SET, NO DISTURBANCE OF THE METER, LINE SETTER, BOX OR GROUND WITHIN 5 FEET SHALL OCCUR. ANY DISTURBANCE TO THE METER, METER BOX OR LINE SETTER WILL RESULT IN DAMAGE AND/OR TAMPERING FEE PER TOWN CUSTOMER ACCOUNTS REGULATIONS.
6. APPROVED BACKFLOW PROTECTION HAS BEEN INSTALLED IF REQUIRED PER TOWN CODE AND APPLICABLE PVSD.

601.13 WATERLINE SERVICES –

WATERLINE SERVICES UP TO AND INCLUDING THE METER, METER BOX AND THE TRANSITION FITTING ON THE DISCHARGE/CUSTOMER SIDE OF THE SETTER (TAILSTOCK) ARE PUBLIC FACILITIES AND MUST BE PLACED IN EASEMENT OR ROW PER APPLICABLE PVSD.

601.14 PRESSURE REDUCING VALVE –

A PRESSURE REDUCING VALVE / PRESSURE REGULATOR IS REQUIRED FOR ALL DOMESTIC SERVICES IF PRESSURE IN THE PUBLIC MAIN IS 80 PSI OR HIGHER. VALVES / REGULATORS ARE CONSIDERED AS PRIVATE PROPERTY AND SHALL BE MAINTAINED BY THE OWNER. IT SHALL BE LOCATED ON PRIVATE PROPERTY, OUT OF EASEMENT, DOWNSTREAM OF THE METER AND PRIOR TO BRANCHING / ENTRY TO THE PROPERTY'S PLUMBING SUPPLY.

601.15 SEPARATE TAP –

DOMESTIC AND FIRE LINES TO A STRUCTURE MUST BE SEPARATELY TAPPED TO THE WATER DISTRIBUTION MAIN.

601.16 BACKFLOW –

BACKFLOW PREVENTION REQUIREMENTS ARE NOTED PER AAC, TOWN CODE AND APPLICABLE PVSD.

~~601.17 POLYWRAP –~~

~~INSTALL POLYWRAP DIP PIPING AND APPURTENANCES PER MAG STANDARDS.~~

601.18 TESTING –

PER AAC R18–5–508, ALL QUALITY CONTROL TESTING SHALL BE PERFORMED BY THE CONTRACTOR AND OBSERVED BY THE ENGINEER OF RECORD INCLUDING BUT NOT LIMITED TO MICROBIOLOGICAL, PRESSURE AND DISINFECTION TESTING

SECTION 630 – SEWER CONSTRUCTION NOTES:

631.1 ADEQ –

ADEQ REQUIREMENTS MUST BE COMPLIED WITH. A SPECIFIC NOTE REFERENCING AAC R18–5–502, LATEST REVISION, MUST BE ON PLANS THAT WILL BE APPROVED BY ADEQ OR THEIR DELEGATED REVIEWER (YAVAPAI COUNTY).

631.2 CLEARANCE –

UTILITY CLEARANCES SHALL BE MAINTAINED IN ACCORDANCE PER APPLICABLE PVSD.

631.3 SEPARATION –

WATER, RECLAIMED WATER, AND SANITARY SEWER SEPARATION / PROTECTION SHALL BE IN ACCORDANCE PER APPLICABLE PVSD.

631.4 CROSSINGS –

AT LOCATIONS WHERE WATER/SEWER/RECLAIMED UTILITIES CROSS, REFERENCE AAC AND ANY APPLICABLE PVSDS FOR GUIDANCE.

631.5 AIR TESTS –

SEWER LINE LOW PRESSURE AIR TESTS SHALL BE DONE ON ALL LINES PURSUANT TO AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) STANDARDS.

631.6 VACUUM TESTS –

SEWER MANHOLE VACUUM TESTING IS REQUIRED ON ALL NEW OR REPLACEMENT MANHOLES IN ACCORDANCE WITH APPLICABLE PVSD.

631.7 DEFLECTION TESTS –

SEWER LINE DEFLECTION TESTS SHALL BE DONE ON ALL PVC LINES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

631.8 BURY DEPTH –

DIP MUST BE USED FOR BURY DEPTH GREATER THAN 10 FEET.

631.9 TRACE WIRE –

TRACE WIRE, CONTINUITY TEST AND DETECTABLE TAPE REQUIRED PER APPLICABLE PVSD.

631.10 ASTM –

PVC SEWER PIPE AND FITTINGS SHALL BE INSTALLED PURSUANT TO ASTM STANDARDS.

631.11 MANHOLE CONSTRUCTION –

SEWER MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE PER APPLICABLE PVSD AND AAC REGULATIONS.

631.12 SEWER LINE SAG –

ALLOWABLE SEWER LINE SAG (SAG) IS SPECIFIED PER TABLE 1 – CORRECTIVE ACTION REQUIREMENTS FOR SAG.

TABLE 1 – CORRECTIVE ACTION REQUIREMENTS FOR SAG

DESCRIPTION	OBSERVED SAG	CORRECTIVE ACTION REQUIRED
8" TO 12" DIA. PIPE	LESS THAN OR EQUAL TO ½"	NONE
8" TO 12" DIA. PIPE	GREATER THAN ½" BUT LESS THAN OR EQUAL TO 1"	YES IF LONGER THAN 10' OR MORE THAN 3 OCCURRENCES IN 100'
12" TO 24" DIA. PIPE	LESS THAN OR EQUAL TO 1"	NONE
12" TO 24" DIA. PIPE	GREATER THAN 1" BUT LESS THAN OR EQUAL TO 1 ½"	YES IF LONGER THAN 20' OR MORE THAN 6 OCCURRENCES IN 100'
GREATER THAN 24" DIA. PIPE	GREATER THAN 1 ½"	YES
PIPE ENTERING OR EXITING MANHOLE	ANY	YES

~~631.13 POLYWRAP –~~

~~INSTALL POLYWRAP DIP PIPING AND APPURTENANCES PER MAG.~~

631.14 PAVING RESTRICTIONS –

NO PAVING, ROAD–BASE, COVER, ETC SHALL OCCUR UNTIL SEWER INFRASTRUCTURE MEETS SAG AND VACUUM / LOW PRESSURE AIR TESTING REQUIREMENTS.

631.15 CLEANING AND TV INSPECTION –

PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND TV INSPECTION OF SEWER INFRASTRUCTURE, INCLUDING LATERALS, PER QCSD 445PV. THE TOWN AND EOR SHALL RECEIVE COPIES OF APPLICABLE DOCUMENTATION FOR REVIEW. THE EOR SHALL:
1. DETERMINE IF THE REQUIRED PROCEDURES AND SUBSEQUENT DOCUMENTATION WERE COMPLIED WITH
2. REVIEW THE DOCUMENTATION AND FINDINGS FOR COMPLIANCE WITH TOWN STANDARDS
3. SUBMIT A REPORT TO THE TOWN WITH REGARD TO DISPOSITION. THE TOWN WILL REVIEW THE EOR SUPPLIED REPORT TO DETERMINE IF THE PRODUCT IS ACCEPTABLE PRIOR TO PROJECT RELEASE.

631.16 GROUNDWATER –

IF GROUNDWATER OR OTHER UNSUITABLE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, THE EOR AND THE TOWN MUST BE NOTIFIED AND A RESOLUTION ACCEPTABLE TO ALL PARTIES MUST BE AGREED ON BEFORE WORK CONTINUES.

631.17 MANHOLE TAPS –

NO SEWER SERVICE TAPS WILL BE ALLOWED INTO A MANHOLE.

631.18 ROACH CONTROL –

ALL NEW, REPLACEMENT OR REFURBISHED MANHOLES SHALL BE COATED WITH INSECTA ®CONTACT PESTICIDE, OR APPROVED EQUAL, PER PESTICIDE MANUFACTURER'S INSTRUCTIONS.

631.19 CONMICSHIELD® –

NEW OR REPLACEMENT MANHOLES AND APPURTENANCES SHALL BE CONSTRUCTED WITH CONMICSHIELD®, A LIQUID ANTIBACTERIAL ADDITIVE IF INFRASTRUCTURE: 1) IS WITHIN 4,000 FEET OF FORCE MAIN DISCHARGE, 2) MANHOLES HAVE PIPE DIAMETERS OF 18 INCHES AND GREATER, 3) MANHOLE IS LOCATED ON A SMALLER TRIBUTARY LINE THAT IS WITHIN 200 FEET OF A MANHOLE WITH A PIPE DIAMETER OF 18 INCHES AND GREATER, 4) A MANHOLE RECEIVING FLOW FROM A SEWER LINE THAT HAS A SLOPE OF 10% OR GREATER, AND 5) IS SUBJECT TO, IN THE OPINION OF THE TOWN, OF CREATING UNACCEPTABLE AMOUNTS OF HYDROGEN SULFIDE GAS. SPECIFICS CONCERNING CONMICSHIELD® ARE NOTED PER APPLICABLE PVSD.

ADDITIONAL NOTES:

WATER – VALVES

ISOLATION VALVES –
1. VALVE BOXES SHALL COMPLY PER APPLICABLE PVSD AND BE FITTED WITH A DEBRIS CAP PER MAG DETAIL. HANDLES SHALL BE COLORED BASED ON AWWA CODE.
2. VALVES SHALL BE MUELLER 2360 SERIES RESILIENT WEDGE GATE VALVE, CLOW RESILIENT WEDGE GATE VALVE SERIES 2639–2640 OR AMERICAN FLOW CONTROL SERIES 2500 RESILIENT WEDGE GATE VALVE OR AN APPROVED EQUAL. VALVES SHALL BE\: NEW, GATE TYPE, BONDED RESILIENT SEAT, NON–RISING STEM, MECHANICAL JOINT, FUSE BONDED EPOXY COATED INSIDE AND OUT, 2 INCH OPERATING NUT AND OPEN COUNTER–CLOCKWISE.

WATER – METERS

ALL WATER METER BOXES NOT SURROUNDED BY OR IMMEDIATELY ADJACENT TO PAVED SURFACE OR CURB SHALL BE AT LEAST 3 INCHES ABOVE ANY FINISHED GRADE WITHIN 3 FEET OF THE BOX. BOXES IMMEDIATELY ADJACENT TO PAVED SURFACES OR CURBS SHALL BE THE SAME HEIGHT AS THE ADJACENT PAVEMENT OR CURB.

SEWER – SERVICE TAPS AND SERVICE LINES

SEPARATE TAP –

ALL SERVICE LINES SHALL HAVE A SEPARATE TAP TO THE MAIN AND BE IN ACCORDANCE WITH THE APPLICABLE MAG.

FITTINGS –

SERVICE TAPS AND SERVICE LINES ON NEW CONSTRUCTION SHALL UTILIZE MANUFACTURED FITTINGS; NO SADDLES ALLOWED.

CONNECTION –

FOR SERVICE LINES INSTALLED ON EXISTING MAINS, THE DRILLED HOLE SHALL HAVE SMOOTH ROUNDED EDGES AND BE THE SAME SIZE AS THE SERVICE CONNECTION SUCH THAT NO LEDGE OR PROTRUSIONS CATCH WASTEWATER. ALL TAPS SHALL BE INSPECTED BY THE TOWN PRIOR TO FINAL PERMANENT ATTACHMENT OF THE SADDLE.

ELECTRONIC BALL MARKERS –

SERVICE LINES MUST INCLUDE ELECTRONIC BALL MARKERS PER MAG AND DETECTABLE TAPE PER APPLICABLE PVSD.

ENGINEER'S NOTES:

1. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIM/HER SELF AS TO THE ACTUAL CONDITIONS AND REQUIREMENTS OF THE WORK. ALL QUANTITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. PAYMENT SHALL BE BASED ON BID SCHEDULE ITEMS FOR ACTUAL QUANTITIES PROVIDED AND INSTALLED. THE CONTRACTOR SHALL NOT BE RELIEVED OF HIS RESPONSIBILITY FOR INDEPENDENTLY ESTIMATING WORK QUANTITIES PRIOR TO BIDDING. NO CLAIM SHALL BE MADE AGAINST THE OWNER OR THE ENGINEER FOR ANY ALLEGED MISUNDERSTANDING OF THE CONDITIONS, QUANTITIES OR NATURE OF THE WORK.
2. THESE CONSTRUCTION PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE DIRECTED TO THE ENGINEER. ANY INTERPRETATION OF THE PLANS BY ANYONE OTHER THAN THE ENGINEER SHALL BE RESPONSIBLE FOR ANY CONSEQUENCES THEREOF.
3. IF TWO OR MORE GIVEN SPECIFICATIONS DIFFER IN CONTENT, THE MORE RESTRICTIVE OR STRINGENT SPECIFICATION, IN THE OPINION OF THE PROJECT ENGINEER WILL GOVERN.
4. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN COPIES OF THE MAG STANDARDS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.
5. THE ENGINEER MAY ORDER ANY OR ALL WORKMANSHIP AND MATERIALS USED FOR THIS PROJECT TO BE TESTED ACCORDING TO APPLICABLE STANDARDS. THE CONTRACTOR SHALL SUPPLY ALL SAMPLES FOR THE TESTING AND CERTIFICATES OR RESULTS OF TESTING AT HIS EXPENSE.
6. THE CONTRACTOR MAY SUBMIT CAREFULLY DOCUMENTED AND CONSIDERED WRITTEN PROPOSALS FOR ALTERNATE MATERIALS AND CONSTRUCTION METHODS. THOSE PROPOSALS THAT ARE FOUND TO BE IN CONFORMITY WITH GOOD ENGINEERING DESIGN AND CAN BE EASILY MAINTAINED BY JURISDICTIONAL FORCES MAY BE GIVEN WRITTEN APPROVAL FOR INCORPORATION IN THE CONSTRUCTION PLANS IF THEY ARE FOUND TO BE IN THE BEST PUBLIC INTEREST.
7. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE AND APPROVAL OF THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE MAY SUSPEND THE WORK BY WRITTEN NOTICE WHEN, IN HIS JUDGMENT, PROGRESS IS UNSATISFACTORY, IMPROPER WORKMANSHIP IS BEING PERFORMED, WORK BEING DONE IS UNAUTHORIZED OR DEFECTIVE, WEATHER CONDITIONS ARE UNSUITABLE, OR THERE IS DANGER TO THE PUBLIC HEALTH OR SAFETY.
9. ALL IMPROVEMENTS SHALL BE CONSTRUCTED BY CONTRACTOR(S) THAT ARE LICENSED BY THE ARIZONA STATE REGISTRAR OF CONTRACTORS, WITH A CLASS OF LICENSE(S) FOR THE SPECIFIC WORK BEING PERFORMED. THE CONTRACTOR IS REQUIRED TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, SEQUENCING, AND SAFETY DURING CONSTRUCTION.
10. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS PERFORMING WORK SHOWN ON THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE O.S.H.A. REGULATIONS.
11. THE CONTRACTOR AND ANY SUBCONTRACTORS SHALL HAVE A COMPLETE AND CURRENT SET OF PLANS ON–SITE AT ALL TIMES. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUPPLY ANY SUBCONTRACTORS WITH THESE PLANS.
12. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND PROVIDE ALL NECESSARY WATER FOR HIS CONSTRUCTION OPERATION AT HIS OWN EXPENSE.
13. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, AT HIS OWN EXPENSE, SUCH PERMITS AS ARE REQUIRED FROM THE APPROPRIATE AGENCIES.
14. THE CONTRACTOR SHALL WARRANT ALL WORK FOR A MINIMUM OF A TWO YEAR PERIOD BEGINNING AFTER FINAL ACCEPTANCE IS GIVEN BY THE ENGINEER.
15. THE CONTRACTOR SHALL GUARD AGAINST DAMAGE DURING CONSTRUCTION TO EXISTING PROPERTIES AND IMPROVEMENTS. ANY ITEMS DAMAGED BY THE CONSTRUCTION SHALL BE REPLACED IN KIND OR BETTER AT THE CONTRACTOR'S EXPENSE.
16. CONSTRUCTION STAKING SHALL BE THE CONTRACTOR'S RESPONSIBILITY WITH CONTROL PROVIDED BY THE DESIGN ENGINEER. THE CONTRACTOR SHALL CONTACT THE ENGINEER 48 HOURS PRIOR TO STARTING WORK TO SCHEDULE STAKING.
17. A PRE–CONSTRUCTION MEETING IS REQUIRED FOR THIS PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER TO SCHEDULE AN ON–SITE MEETING PRIOR TO THE START OF CONSTRUCTION.
18. THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF AS–BUILT PLANS ON SITE FOR REFERENCE AT ALL TIMES. THE AS–BUILT PLANS WILL BE FURNISHED BY THE CONTRACTOR TO THE ENGINEER AT THE COMPLETION OF THE PROJECT FOR RECORD. THE AS–BUILT PLANS MUST BE UPDATED DAILY BY THE CONTRACTOR AND INCLUDE, IN ADDITION TO THE PLANNED CONSTRUCTION, ANY CHANGES AUTHORIZED BY THE ENGINEER AND ANY UTILITIES DISCOVERED DURING THE TRENCHING OPERATIONS BY SIZE, LOCATION, AND TYPE REDLINED ONTO THE PLANS BY STATION/DISTANCE/DEPTH.
19. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES, MATERIAL, SIZE & ELEVATIONS BEFORE COMMENCING CONSTRUCTION & ORDERING MATERIALS.
20. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S GUIDELINES.

UTILITY CONFLICT NOTES:

1. COOPERATION WITH UTILITY COMPANIES SHALL BE DONE IN ACCORDANCE WITH SECTION 105.6 OF MAG SPECIFICATIONS.
2. EXISTING UTILITY INFORMATION IS APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. HORIZONTAL LOCATIONS ARE BASED ON BLUESTAKE (MULESERVICES) & AS–BUILT DATA (TOWN OF PRESCOTT VALLEY) WITH ELEVATIONS APPROXIMATED FROM POTHOLE INFORMATION & AS–BUILT INFORMATION. THE CONTRACTOR SHALL CAREFULLY EXCAVATE, INCLUDING POTHOLING IF NECESSARY, TO VERIFY ALL EXISTING UTILITY LOCATIONS & ELEVATIONS PRIOR TO CONSTRUCTION.
3. POTENTIAL CONFLICTS IDENTIFIED ON THE PLANS DO NOT RELIEVE THE CONTRACTOR AND/OR UTILITY COMPANIES FROM THE RESPONSIBILITY TO IDENTIFY ALL CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
4. FAILURE BY THE CONTRACTOR AND/OR UTILITY COMPANY TO IDENTIFY CONFLICTS PRIOR TO CONSTRUCTION SHALL NOT RESULT IN ANY CLAIM BROUGHT AGAINST THE TOWN OR ENGINEER.

REVISIONS	BY

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Registered Professional Engineer (Civil) CERTIFICATE NO. 45636 BEN B. HUZA Date Signed: 8/21/20 ARIZONA, U.S.A. Expires 12/31/21

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ARCHITECTURE & PLANNING

DRAWING: CIVIL IMPROVEMENT PLANS GENERAL NOTES

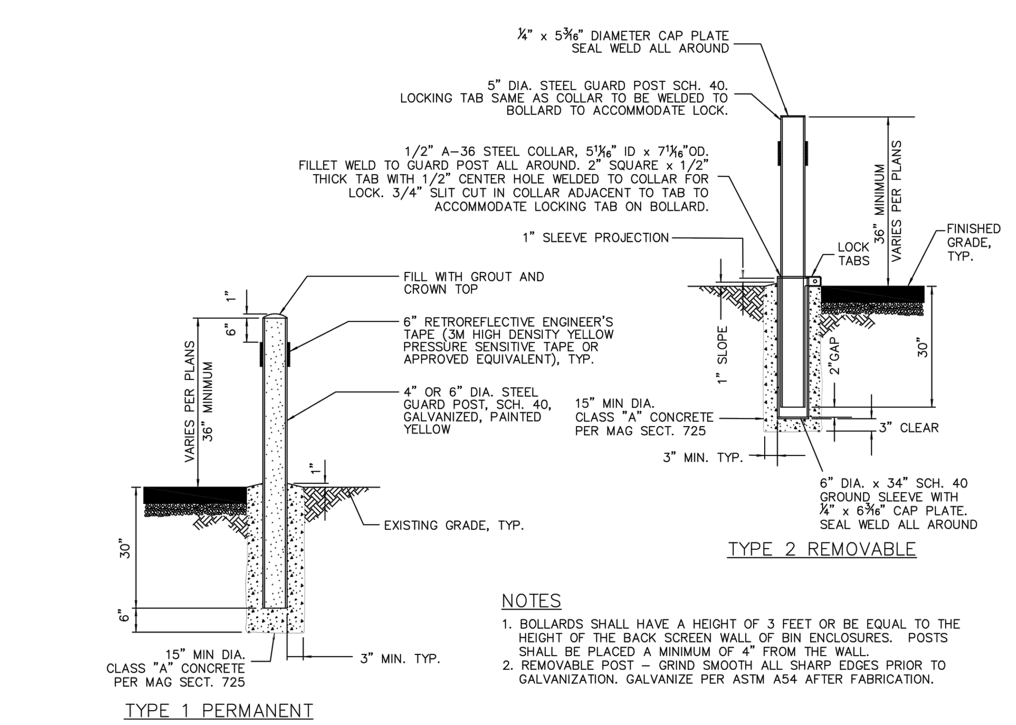
PROJECT: Carreras Commercial Building 8176 E. State Rt. 69 Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY BH
CHECKED BY BH
DATE August 21, 2020
JOB NO. 749
SHEET **C2**

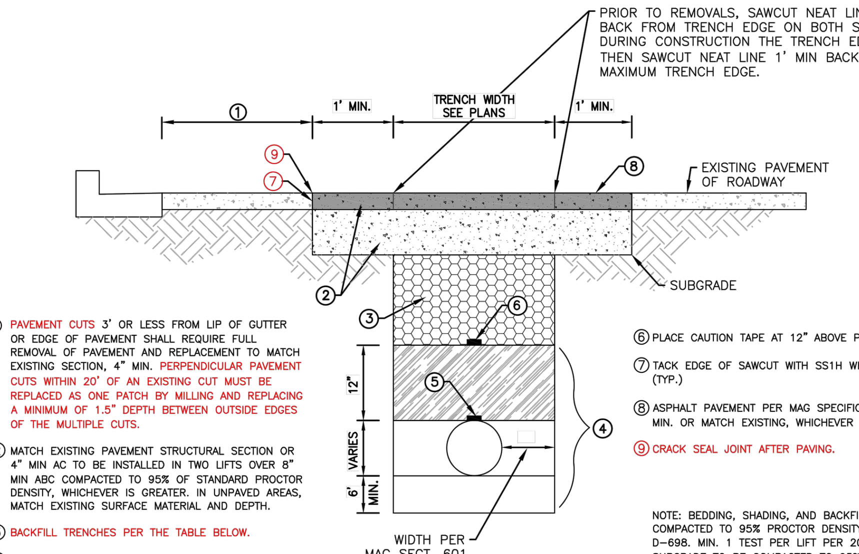
FILE: Z:\Projects\2020\20020\DWG\CIVIL PLANS\20020-02-NOTES.dwg <<C3D_Imperial>>

Aug 21, 2020 - 2:25pm



NOTES
1. BOLLARDS SHALL HAVE A HEIGHT OF 3 FEET OR BE EQUAL TO THE HEIGHT OF THE BACK SCREEN WALL OF BIN ENCLOSURES. POSTS SHALL BE PLACED A MINIMUM OF 4" FROM THE WALL.
2. REMOVABLE POST – GRIND SMOOTH ALL SHARP EDGES PRIOR TO GALVANIZATION. GALVANIZE PER ASTM A54 AFTER FABRICATION.

QUAD CITY STANDARD DETAIL | BOLLARD | REVISED: 07/16 | DETAIL No. 140Q

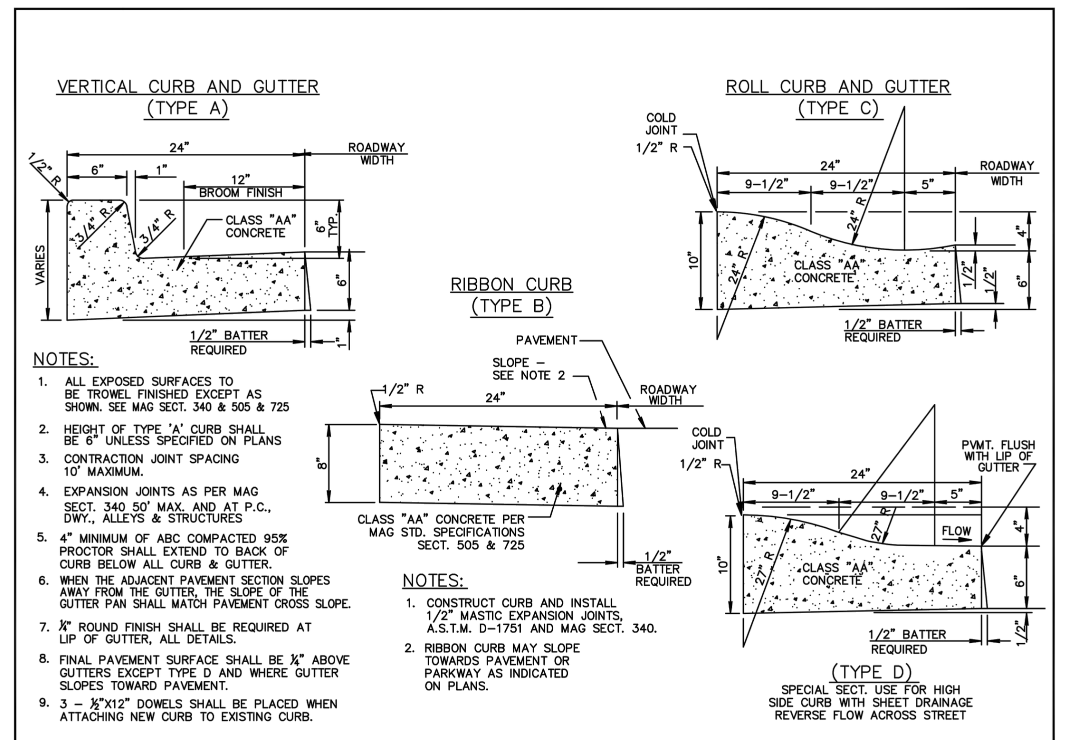


1. PAVEMENT CUTS 3' OR LESS FROM LIP OF GUTTER OR EDGE OF PAVEMENT SHALL REQUIRE FULL REMOVAL OF PAVEMENT AND REPLACEMENT TO MATCH EXISTING SECTION, 4" MIN. PERPENDICULAR PAVEMENT CUTS WITHIN 20' OF AN EXISTING CUT MUST BE REPLACED AS ONE PATCH BY MILLING AND REPLACING A MINIMUM OF 1.5" DEPTH BETWEEN OUTSIDE EDGES OF THE MULTIPLE CUTS.
2. MATCH EXISTING PAVEMENT STRUCTURAL SECTION OR 4" MIN AC TO BE INSTALLED IN TWO LIFTS OVER 8" MIN ABC COMPACTED TO 95% OF STANDARD PROCTOR DENSITY, WHICHEVER IS GREATER. IN UNPAVED AREAS, MATCH EXISTING SURFACE MATERIAL AND DEPTH.
3. BACKFILL TRENCHES PER THE TABLE BELOW.
4. GRANULAR BEDDING/SHADING MATERIAL SHALL BE PER MAG SECT. 601 WITH 100% PASSING 1" SIEVE, MAXIMUM 10 P.I.. THE COMBINATION OF PERCENT MATERIAL PASSING THROUGH #200 PLUS P.I. SHALL NOT EXCEED 22.
5. INSTALL TRACER WIRE PER QUAD CITY STANDARD DETAIL 319Q-1 ATTACHED TO TOP OF PIPE WITH 10 MIL PVC TAPE ON 6' CENTERS ON ALL AGENCY UTILITIES EXCEPT CITY OF PRESCOTT GRAVITY SEWER MAINS.
6. PLACE CAUTION TAPE AT 12" ABOVE PIPE.
7. TACK EDGE OF SAWCUT WITH SS1H WHEN PAVING. (TYP.)
8. ASPHALT PAVEMENT PER MAG SPECIFICATION 710. 4" MIN. OR MATCH EXISTING, WHICHEVER IS GREATER.
9. CRACK SEAL JOINT AFTER PAVING.

Street Surface	Trench to C/L: Parallel	Perpendicular
Existing Paved	ABC Per MAG 702	½ Sack CLSM per MAG 728
Unpaved Surface or New Street Construction	3" Minus Screened Native Material	

NOTE: BEDDING, SHADING, AND BACKFILL SHALL BE COMPACTED TO 95% PROCTOR DENSITY PER ASTM D-698. MIN. 1 TEST PER LIFT PER 200'. EXPOSED SUBGRADE TO BE COMPACTED TO 95% PROCTOR DENSITY PER ASTM D-698. PAVED SURFACE TO BE COMPACTED TO 95% MARSHALL DENSITY PER ASTM D-6927-15.

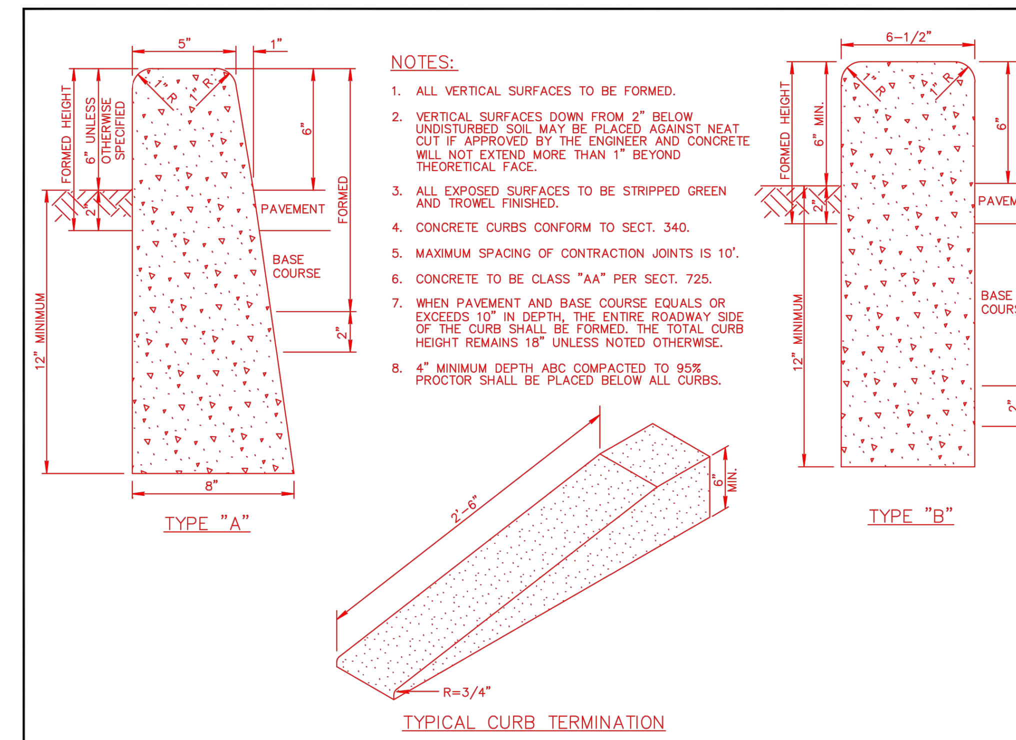
QUAD CITY STANDARD DETAIL | TRENCH BACKFILL AND SURFACE REPLACEMENT | REVISED: X/17 | DETAIL No. 200Q-1



NOTES:
1. ALL EXPOSED SURFACES TO BE TROWEL FINISHED EXCEPT AS SHOWN. SEE MAG SECT. 340 & 505 & 725
2. HEIGHT OF TYPE 'A' CURB SHALL BE 6" UNLESS SPECIFIED ON PLANS
3. CONTRACTION JOINT SPACING 10' MAXIMUM.
4. EXPANSION JOINTS AS PER MAG SECT. 340 50' MAX. AND AT P.C., DWY., ALLEYS & STRUCTURES
5. 4" MINIMUM OF ABC COMPACTED 95% PROCTOR SHALL EXTEND TO BACK OF CURB BELOW ALL CURB & GUTTER.
6. WHEN THE ADJACENT PAVEMENT SECTION SLOPES AWAY FROM THE GUTTER, THE SLOPE OF THE GUTTER PAN SHALL MATCH PAVEMENT CROSS SLOPE.
7. ⅛" ROUND FINISH SHALL BE REQUIRED AT LIP OF GUTTER, ALL DETAILS.
8. FINAL PAVEMENT SURFACE SHALL BE ¼" ABOVE GUTTERS EXCEPT TYPE D AND WHERE GUTTER SLOPES TOWARD PAVEMENT.
9. 3 – ½"X12" DOWELS SHALL BE PLACED WHEN ATTACHING NEW CURB TO EXISTING CURB.

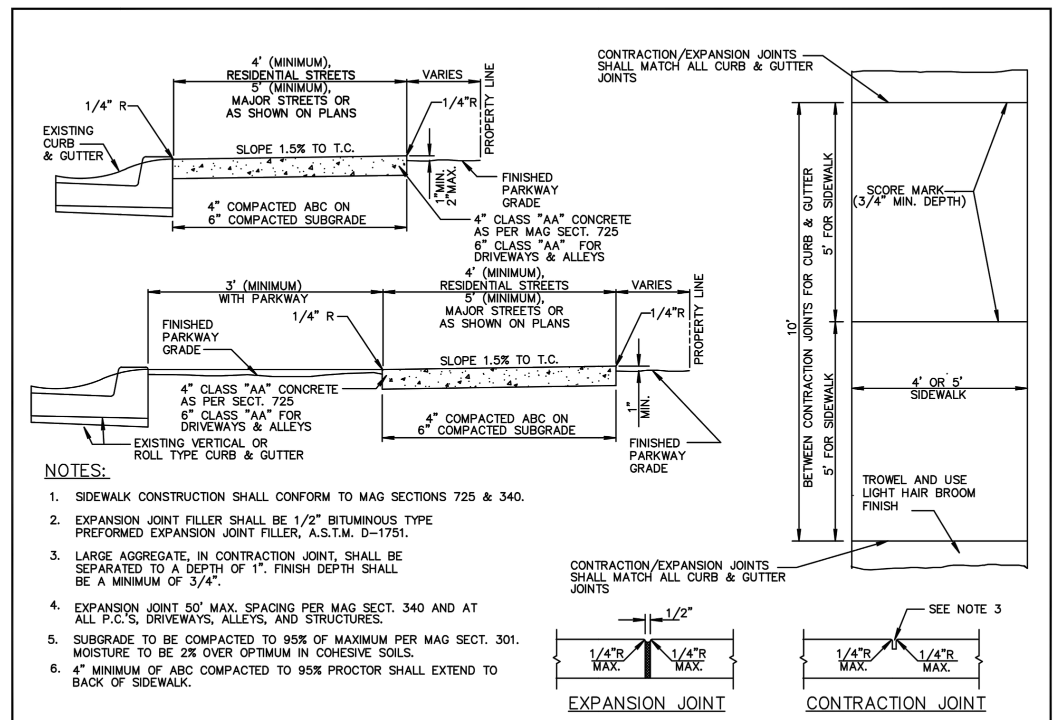
NOTES:
1. CONSTRUCT CURB AND INSTALL 1/2" MASTIC EXPANSION JOINTS, A.S.T.M. D-1751 AND MAG SECT. 340.
2. RIBBON CURB MAY SLOPE TOWARDS PAVEMENT OR PARKWAY AS INDICATED ON PLANS.

QUAD CITY STANDARD DETAIL | CURB AND GUTTER TYPES A, B, C AND D | REVISED: 07/16 | DETAIL No. 220Q-1



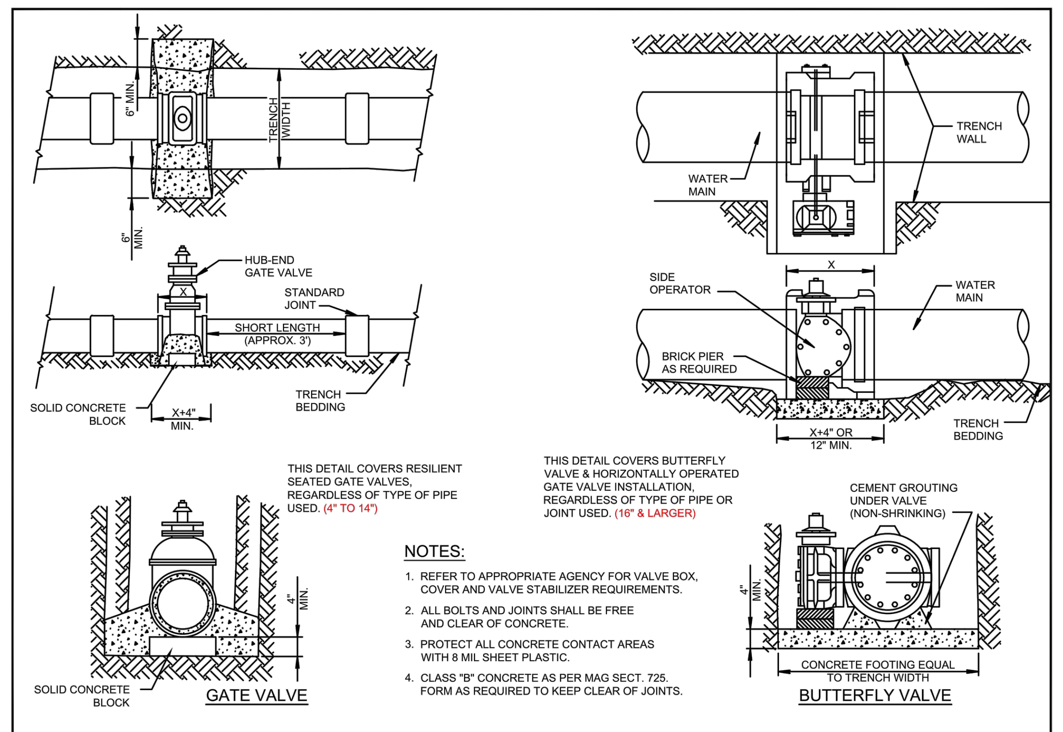
NOTES:
1. ALL VERTICAL SURFACES TO BE FORMED.
2. VERTICAL SURFACES DOWN FROM 2" BELOW UNDISTURBED SOIL MAY BE PLACED AGAINST NEAT CUT IF APPROVED BY THE ENGINEER AND CONCRETE WILL NOT EXTEND MORE THAN 1" BEYOND THEORETICAL FACE.
3. ALL EXPOSED SURFACES TO BE STRIPPED GREEN AND TROWEL FINISHED.
4. CONCRETE CURBS CONFORM TO SECT. 340.
5. MAXIMUM SPACING OF CONTRACTION JOINTS IS 10'.
6. CONCRETE TO BE CLASS "AA" PER SECT. 725.
7. WHEN PAVEMENT AND BASE COURSE EQUALS OR EXCEEDS 10" IN DEPTH, THE ENTIRE ROADWAY SIDE OF THE CURB SHALL BE FORMED. THE TOTAL CURB HEIGHT REMAINS 18" UNLESS NOTED OTHERWISE.
8. 4" MINIMUM DEPTH ABC COMPACTED TO 95% PROCTOR SHALL BE PLACED BELOW ALL CURBS.

QUAD CITY STANDARD DETAIL | SINGLE CURB - TYPES A, B, AND TERMINATION | REVISED: X/17 | DETAIL No. 222Q



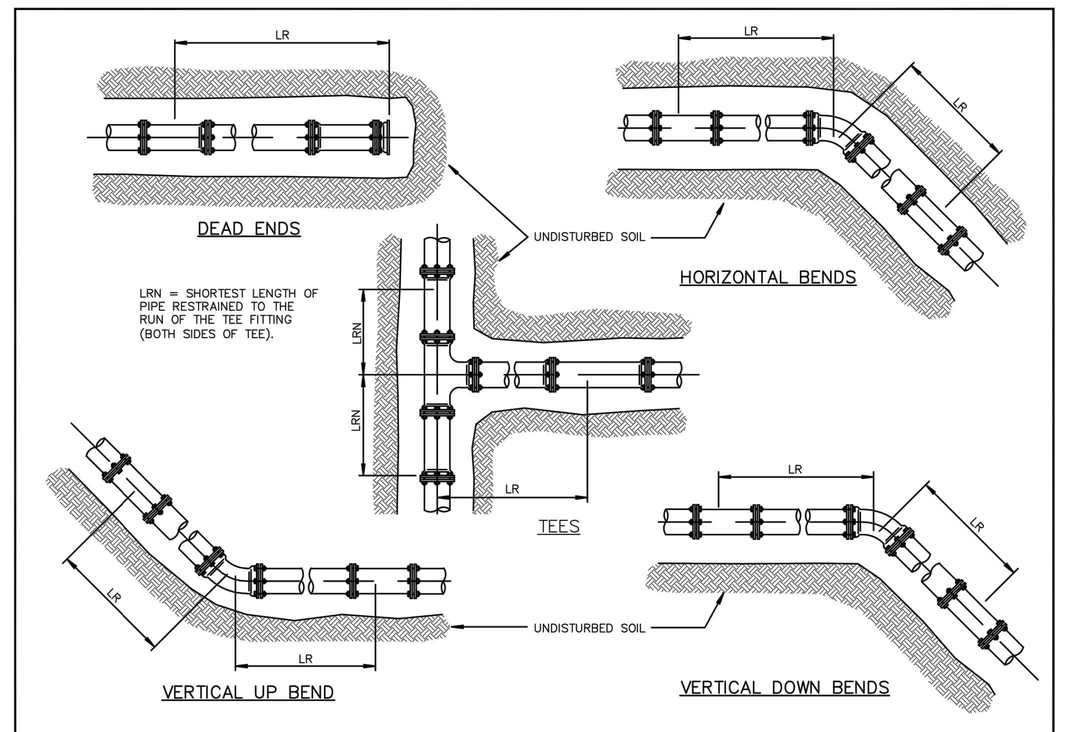
NOTES:
1. SIDEWALK CONSTRUCTION SHALL CONFORM TO MAG SECTIONS 725 & 340.
2. EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PREFORMED EXPANSION JOINT FILLER, A.S.T.M. D-1751.
3. LARGE AGGREGATE, IN CONTRACTION JOINT, SHALL BE SEPARATED TO A DEPTH OF 1". FINISH DEPTH SHALL BE A MINIMUM OF 3/4".
4. EXPANSION JOINT 50' MAX. SPACING PER MAG SECT. 340 AND AT ALL P.C.'S, DRIVEWAYS, ALLEYS, AND STRUCTURES.
5. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM PER MAG SECT. 301. MOISTURE TO BE 2% OVER OPTIMUM IN COHESIVE SOILS.
6. 4" MINIMUM OF ABC COMPACTED TO 95% PROCTOR SHALL EXTEND TO BACK OF SIDEWALK.

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



NOTES:
1. REFER TO APPROPRIATE AGENCY FOR VALVE BOX, COVER AND VALVE STABILIZER REQUIREMENTS.
2. ALL BOLTS AND JOINTS SHALL BE FREE AND CLEAR OF CONCRETE.
3. PROTECT ALL CONCRETE CONTACT AREAS WITH 8 MIL SHEET PLASTIC.
4. CLASS "B" CONCRETE AS PER MAG SECT. 725. FORM AS REQUIRED TO KEEP CLEAR OF JOINTS.

QUAD CITY STANDARD DETAIL | VALVE BLOCKING | REVISED: X/17 | DETAIL No. 301Q



QUAD CITY STANDARD DETAIL | JOINT RESTRAINT FOR DUCTILE IRON, POLYETHYLENE WRAPPED DUCTILE IRON & PVC WATER PIPES | REVISED: X/17 | DETAIL No. 303Q-1

RESTRAINED LENGTHS, LR, FOR DUCTILE IRON PIPE

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

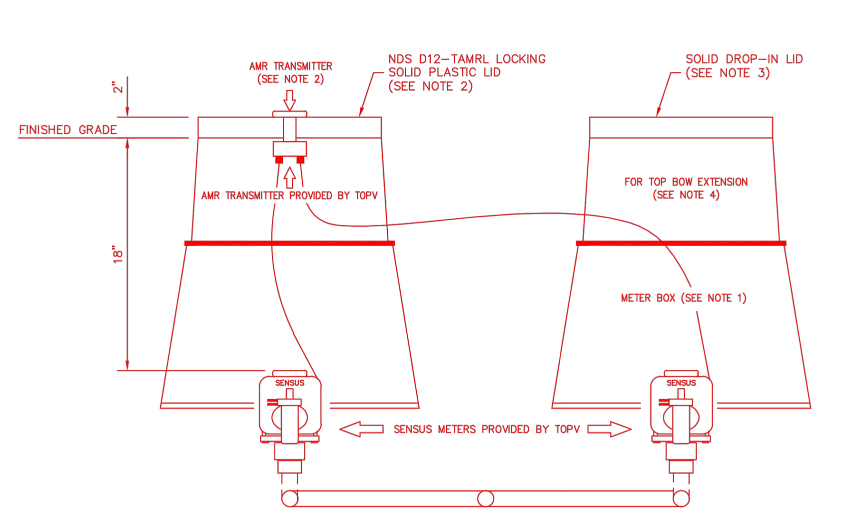
RESTRAINED LENGTHS, LR, FOR DUCTILE IRON PIPE WITH POLYETHYLENE WRAP OR PVC

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

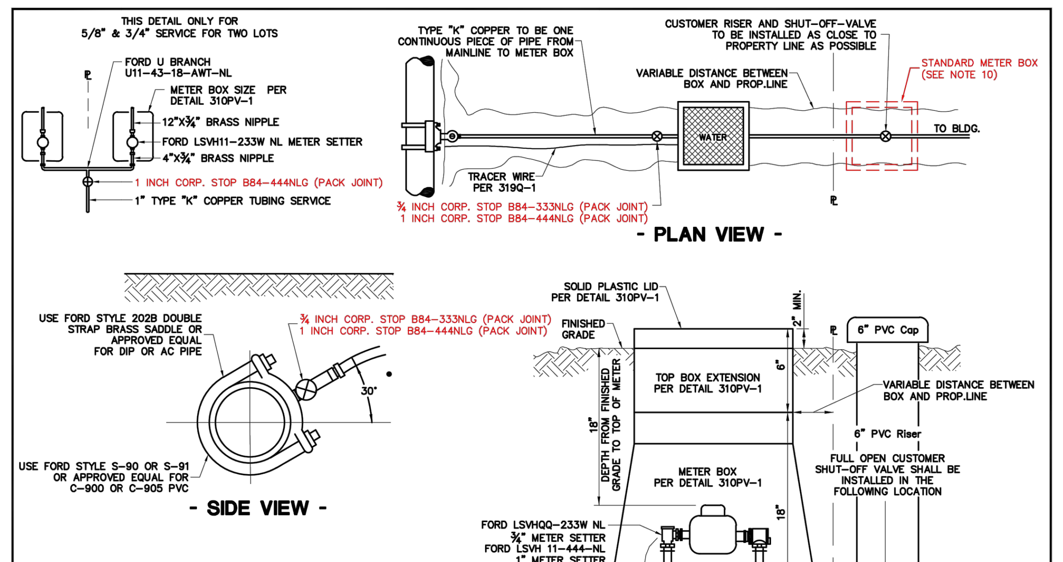
NOTES:
1. ALL JOINTS WITHIN THE SPECIFIED LENGTH LR MUST BE RESTRAINED. ALL LENGTHS ARE GIVEN IN FEET.
2. THE MAXIMUM TEST PRESSURE SHALL NOT EXCEED 200 PSI
3. THE MINIMUM DEPTH OF BURY SHALL BE 4' TO TOP OF PIPE.

QUAD CITY STANDARD DETAIL | JOINT RESTRAINT FOR DUCTILE IRON, POLYETHYLENE WRAPPED DUCTILE IRON & PVC WATER PIPES | REVISED: X/17 | DETAIL No. 303Q-2

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

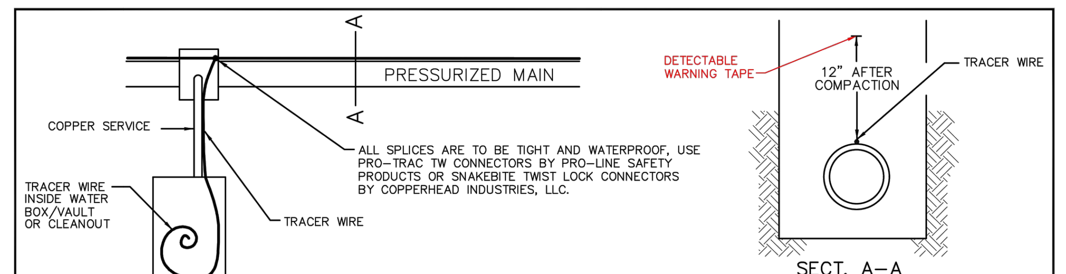


QUAD CITY STANDARD DETAIL | ⅝" THROUGH 1" METER BOX APPLICATIONS | REVISED: X/17 | DETAIL No. 310PV-1



NOTES
1. ALL BRASS PARTS LISTED ARE FORD METER BOX COMPANY OR APPROVED EQUAL.
2. SERVICE LINE SHALL BE TYPE "K" COPPER CONTAINING NO SPLICES.
3. METER BOX AND LID SHALL BE NDS OR APPROVED EQUAL.
4. METER BOXES SHALL BE PER DETAIL 310PV-1.
5. REFER TO DETAIL 200Q FOR WATER SERVICE BEDDING AND SHADING.
6. METER BOX SHALL NOT BE LOCATED IN DRIVEWAYS, SIDEWALKS OR STREETS.
7. NO LANDSCAPE FEATURES OR VEGETATION LOCATED WITHIN 5' OF METER BOXES.
8. SERVICE LINE IS TO HAVE A MIN. 3 FT COVER WITHIN ROAD PRISM.
9. FOR CUT OR FILL SLOPE METER LOCATIONS, CMU WALL OR APPROVED METHOD SHALL BE REQUIRED FOR PROTECTION OF METER SET.
10. STANDARD METER BOX CAN BE USED AS ALTERNAIVE TO 6" PVC RISER WITH CAP.

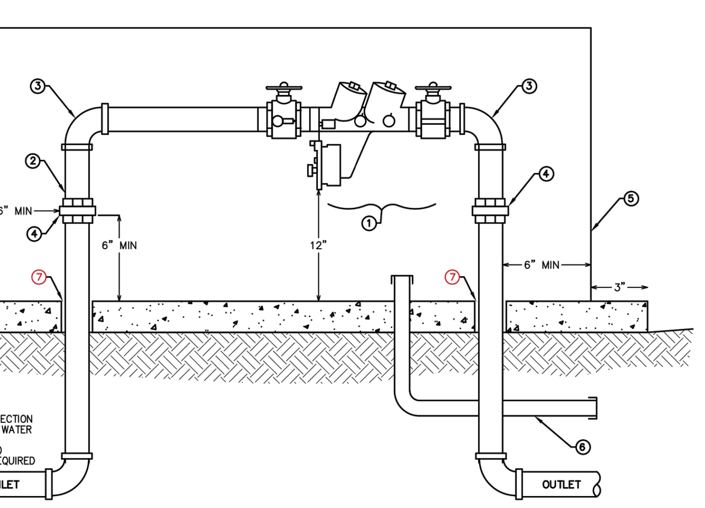
QUAD CITY STANDARD DETAIL | ⅝" THROUGH 1" WATER SERVICE CONNECTION | REVISED: X/17 | DETAIL No. 310PV-3



NOTES:
1. TRACER WIRE SHALL BE REQUIRED FOR ALL PRESSURE PIPE INSTALLATION AS INDICATED ON OTHER STANDARD DETAILS. TRACER WIRE SHALL BE #12 AWG HS-CCS, 30 MIL HDPE INSULATION.
2. FINAL CONTINUITY TESTING FOR ACCEPTANCE OF TRACER WIRE SHALL BE MADE AT PROJECT COMPLETION.
3. WIRE IS TO BE ATTACHED TO ALL APPURTENANCES.
4. TRACER WIRE IS TO BE PLACED AT TOP CENTER OF PIPE AND SECURED BY TAPE AT A MINIMUM OF 6' INTERVALS.
5. THIS DETAIL DOES NOT PERTAIN TO STRAIGHT RUN GRAVITY SANITARY SEWER MAINS IN THE CITY OF PRESCOTT.
6. TRACER WIRE STATION SHALL BE USED AT ALL FIRE HYDRANTS, SEWER WET WELLS, FORCE MAIN DISCHARGE MANHOLES, FORCE MAIN CLEANOUTS, FORCE MAIN VALVE LOCATIONS AND LOW PRESSURE SEWER MAIN APPURTENANCES IN ACCORDANCE WITH QUAD CITY STANDARD DETAIL 319Q-2.
7. PASS A CONTINUITY TEST, CONDUCTED BY THE CONTRACTOR AND WITNESSED BY THE ENGINEER OF RECORD (EOR). THE EOR SHALL PROVIDE A CERTIFICATION OF PASSING TO THE CONTRACTOR AND AGENCY.
8. TO PASS A CONTINUITY TEST, THE FOLLOWING CONDITIONS MUST BE MET:
   1. CONTINUITY TEST SHALL BE PERFORMED BY USING A METALLIC LOCATOR WITH AUDIBLE TONE AND NUMERIC VALUES FOR CERTIFICATION OF FACILITY LOCATIONS AND SHALL BE IDENTIFIABLE BETWEEN ACCESS POINTS.
   2. THE WIRE SHALL BE ACCESSIBLE AT ALL ACCESS POINTS AND FROM ACCESS POINT TO ACCESS POINT.
   3. DEPTH READINGS MUST BE ACCURATE AND CONSISTENT TO WITHIN 15 (DEPTH TO DIAMETER RATIO).
   4. ACCESS POINTS THAT ARE WIDELY SPACED CAN BE TRACED IN WORST CASE FROM EACH END TO A COMMON METTING POINT BETWEEN THEM.
9. CONTRACTOR MUST PROVIDE EOR AND TOWN WITH THE FOLLOWING:
   1. SAMPLE OF WIRE.
   2. SAMPLE OF CONNECTOR.
   3. INVOICE COPY SHOWING PURCHASE OF WIRE AND CONNECTOR.
10. TRACER WIRE INSULATION SHALL BE FREE OF NICKS & CUTS. ANY COMPROMISE IN THE INSULATION SHALL BE CUT OUT & TRACER WIRE SHALL BE SPLICED BACK TOGETHER WITH APPROVED CONNECTORS.

DETECTABLE TAPE SHALL BE:
1. PRO-LINE SAFETY PRODUCTS OR HYTECH DETECTABLE TAPE (UNDERGROUND WARNING TAPE). NO EXCEPTIONS.
2. 3 INCHES IN WIDTH
3. 5 MIL OVERALL THICKNESS WITH A .35 MIL SOLID ALUMINUM FOIL CORE.
4. CONSTRUCTED WITH A .8 MIL CLEAR FILM, REVERSE PRINTED WITH A REPEATING WARNING MESSAGE AND LAMINATE TO ALUMINUM FOIL WITH A 3.75 MIL CLEAR FILM BACKING.
5. LETTERED WITH A MINIMUM OF 1" INCH.
6. COLOR CODED FOR SPECIFIC UTILITY. WATER – BLUE, SANITARY SEWER – GREEN, RECLAIMED WATER – PURPLE IN ACCORDANCE WITH APWA UNIFORM COLOR CODE.
7. CONTRACTOR MUST PROVIDE EOR AND AGENCY WITH THE FOLLOWING:
   1. SAMPLE OF TAPE.
   2. INVOICE COPY SHOWING PURCHASE OF WIRE AND CONNECTOR.

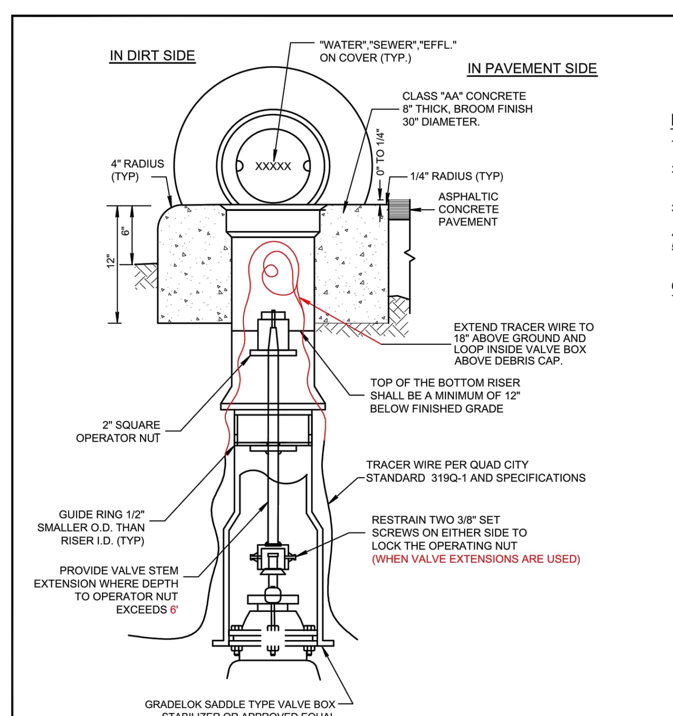
QUAD CITY STANDARD DETAIL | TRACER WIRE AND DETECTABLE WARNING TAPE | REVISED: X/17 | DETAIL No. 319Q-1



NOTES:
1. ALL PIPE/FITTINGS TO BE TYPE "K" COPPER.
2. BACKFLOW PREVENTION ASSEMBLY MUST BE LEVEL AND INSTALLED A MINIMUM OF 16" FROM ASSEMBLY BODY TO FINAL GRADE.
3. ALL TEST COCKS (4 REQUIRED) SHALL BE FITTED WITH BRASS PLUGS INSTALLED WITH TEFLON TAPE.
4. COMPRESSION TYPE FITTINGS ARE NOT ALLOWED.
5. INSTALL THE BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY DOWNSTREAM OF THE AGENCY WATER METER.
6. CALL FOR UNDERGROUND INSPECTION BEFORE BACKFILLING TRENCH.
7. A COPPER/BRASS UNION MUST BE INSTALLED IN THE MIDDLE OF BOTH RISERS.
8. ASSEMBLY SHALL BE APPROVED BY AGENCY AND USC FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH.

LIST OF MATERIALS:
1. REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY, OR DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY AS APPROVED BY THE AGENCY, DOUBLE BALL VALVES INCLUDED.
2. PIPE, TYPE "K" HARD COPPER, ¾" THRU 3".
3. 90° ELBOW, COPPER, ¾" THRU 3"
4. PIPE UNION, BRASS OR COPPER.
5. INSTALL 4" CONCRETE PAD, ENCLOSURE, AND HARDWARE. ENCLOSURE SHALL BE AN ASSE 1060 CLASS 1 APPROVED.
6. ELECTRICAL CONDUIT FOR HEAT TRACE.
7. PVC PIPE SLEEVE 1" LARGER DIAMETER THAN WATER LINE.

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



NOTES:
1. VALVE BOX SHALL BE ADJUSTED TO THE FINISHED GRADE AFTER PLACING OF THE FINISH PAVEMENT SURFACE.
2. USE PARKSON TYLER #6855, APCO OR EQUAL DEEP SKIRTED LID (4" OR MORE) TYPE, SLIDING ADJUSTABLE CAST IRON VALVE BOX C.I. MIN. T.S. 30,000 P.S.I.
3. ALL VALVES CONNECTED TO EXISTING MAINS ARE TO BE OPERATED BY AGENCY PERSONNEL ONLY.
4. U.S. MANUFACTURED IRON ONLY.
5. ALL STEEL FOR EXTENSION TO HAVE SHOP PRIME COAT ZINC CHROMATE, AND ONE HEAVY APPLICATION NO-OX-10 "A" IN ACCORDANCE WITH MANUFACTURE'S DIRECTION.
6. DEBRIS CAP PER MAG DETAIL 392.
7. VALVE BLOCKING REQUIRED PER QUAD CITY STANDARD DETAIL 301Q.

DEBRIS CAP COLOR TABLE

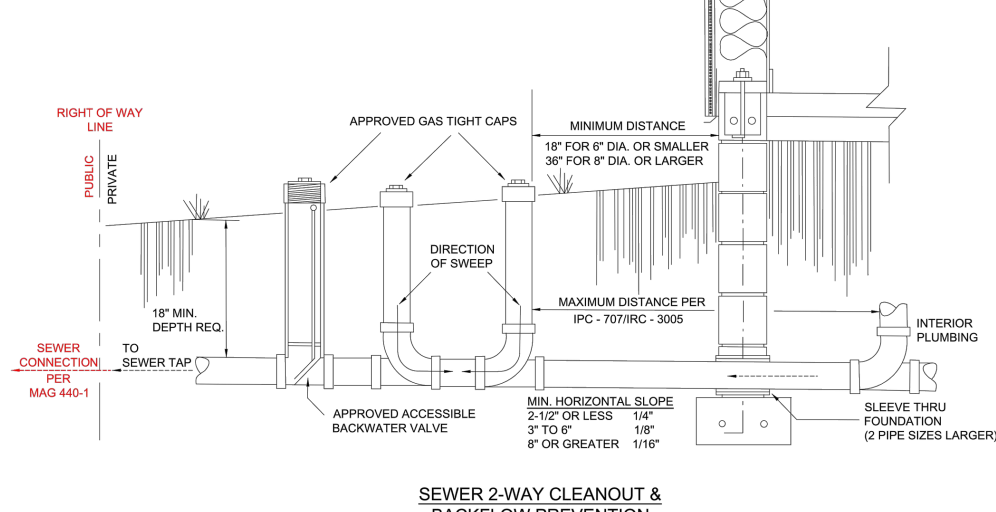
VALVE TYPE	COLOR
IN-LINE-RW	BLACK
HYDRANT	BLUE
BUTTERFLY	YELLOW
ZONE	RED
FIRE LINE	WHITE
EFFLUENT	PURPLE
SEWER FORCE MAIN	GREEN

QUAD CITY STANDARD DETAIL | VALVE BOX | REVISED: X/17 | DETAIL No. 391Q

REMOVAL AND DISPOSAL OF ASBESTOS CEMENT PIPE

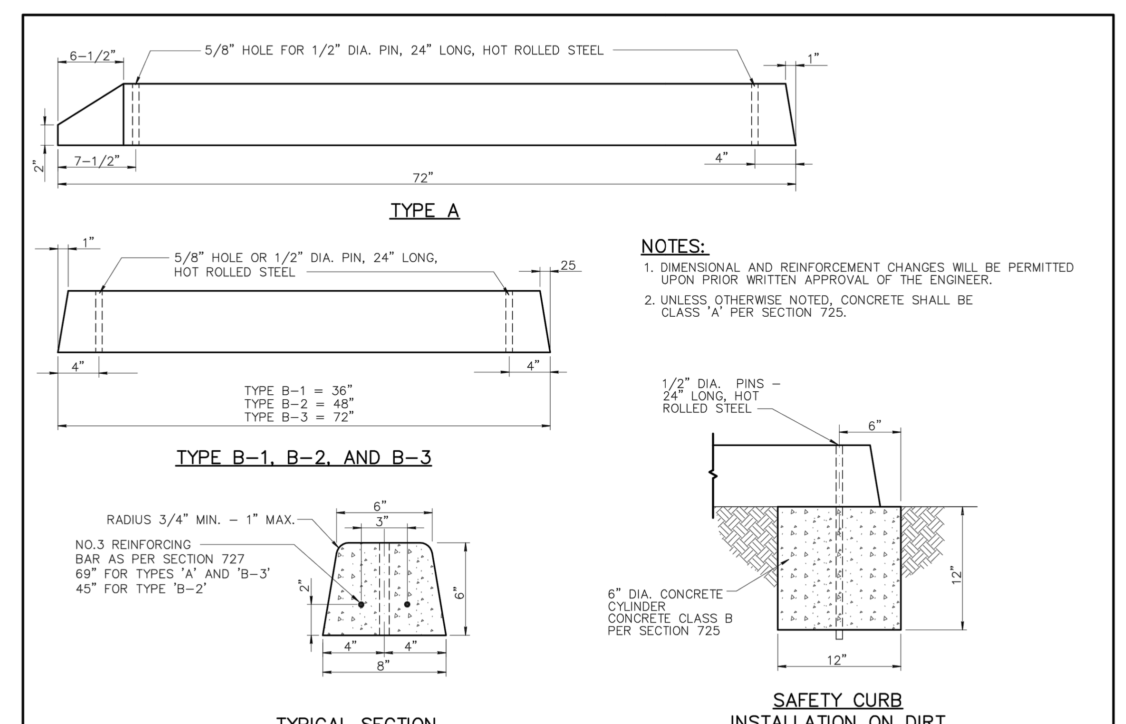
1. Asbestos Cement Pipe (ACP) is a mixture of Portland Cement and asbestos fibers.
2. The Environmental Protection Agency (EPA) determined that asbestos, in an airborne condition, is a hazardous material and established laws/guidelines for the handling and disposal of the material. The Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) establishes requirements for the removal and disposal of regulated asbestos containing materials. This PVSD establishes procedures and assigns responsibilities for the proper handling of ACP in conformance with the Asbestos NESHAP requirements currently in effect along with any other Federal, State, Local laws, rules and regulations including but not limited to MAG, ANSI, AWWA, EPA and OSHA standards
3. As used herein, the term "Town" shall refer to the Town of Prescott Valley or designated representative. The term "Excavator" shall refer to that entity (individual or contractor) which actually excavates and exposes the pipe. The term "Generator" means any owner or operator whose act or process produces asbestos containing waste material.
4. It is the intent of the Town to comply with the requirements of the Asbestos NESHAPS found at 40 CFR Part 61, Subpart M. This PVSD establishes procedures to be used by all Excavators in the removal and disposal of ACP in compliance with NESHAPS. Nothing in this PVSD shall be construed to void any provision of a contract or other law, ordinance, regulation or policy whose requirements are more stringent.
5. It is the intent of the Town that all ACP shall be removed in such careful and prudent manner that it remains intact and non-friable. The Excavator is responsible to employ those means, methods, techniques, and sequences to ensure this result.
6. The Excavator of non-hazardous ACP and the Generator of hazardous ACP is responsible for all identification measures, costs, notifications, documentation, proper handling, transportation, disposal of the material, etc. This would include costs to retain the services of a qualified, licensed asbestos abatement consultant, if required. Therefore, it is the policy of the Town that if the actions of the Excavator cause the material to become friable (hazardous), said Excavator becomes the Generator.
7. The Excavator shall not direct-bury any of the ACP without approval from the Town. If sections of ACP are to be left in the ground and abandoned in place, the Town / Consultant shall inspect the visible sections that remain to insure they are intact and non-friable. The ends of the ACP shall be encapsulated and any friable ACP shall be removed. ACP shall not be crushed and left in place. If ACP is crushed or otherwise caused to become friable, it shall be removed.
8. The Town / Consultant shall not direct the means, methods or sequence of work of the Excavator nor shall he/she be responsible for the Excavator's safety programs or procedures. Compliance with all aspects of worker safety and health regulations including but not limited to the OSHA Asbestos Standard is the responsibility of the Excavator. The Town assumes no responsibility for compliance programs, which are the responsibility of the Excavator. However, should the Town / Consultant determine the means, methods, sequences or safety measures are contrary to this PVSD or any applicable law, ordinance or regulation, the Town may issue a Stop Work Order which shall remain in effect until such time that the Excavator has made the necessary corrections
9. ACP must be disposed of at a landfill licensed and approved for acceptance of said products.
10. The Excavator shall provide documentation and certification to the Town detailing proper transport and disposal of ACP.

QUAD CITY STANDARD DETAIL | ASBESTOS CEMENT PIPE | REVISED: X/17 | DETAIL No. 395PV



SEWER 2-WAY CLEANOUT & BACKFLOW PREVENTION

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



NOTES:
1. DIMENSIONAL AND REINFORCEMENT CHANGES WILL BE PERMITTED UPON PRIOR WRITTEN APPROVAL OF THE ENGINEER.
2. UNLESS OTHERWISE NOTED, CONCRETE SHALL BE CLASS 'A' PER SECTION 725.

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

REVISIONS | BY

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Registered Professional Engineer (Civil) CERTIFICATE NO. 45636 BEN B. HUZA Date Signed 8/21/20 ARIZONA, U.S.A. Expires 12/31/21

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ARCHITECTURE & PLANNING

DRAWING: CIVIL IMPROVEMENT PLANS STANDARD DETAILS
PROJECT: Carreras Commercial Building 8176 E. State Rt. 69 Prescott Valley, AZ 86314
APN: 103-22-019A

DRAWN BY BH
CHECKED BY BH
DATE August 21, 2020
JOB NO. 749
SHEET C3

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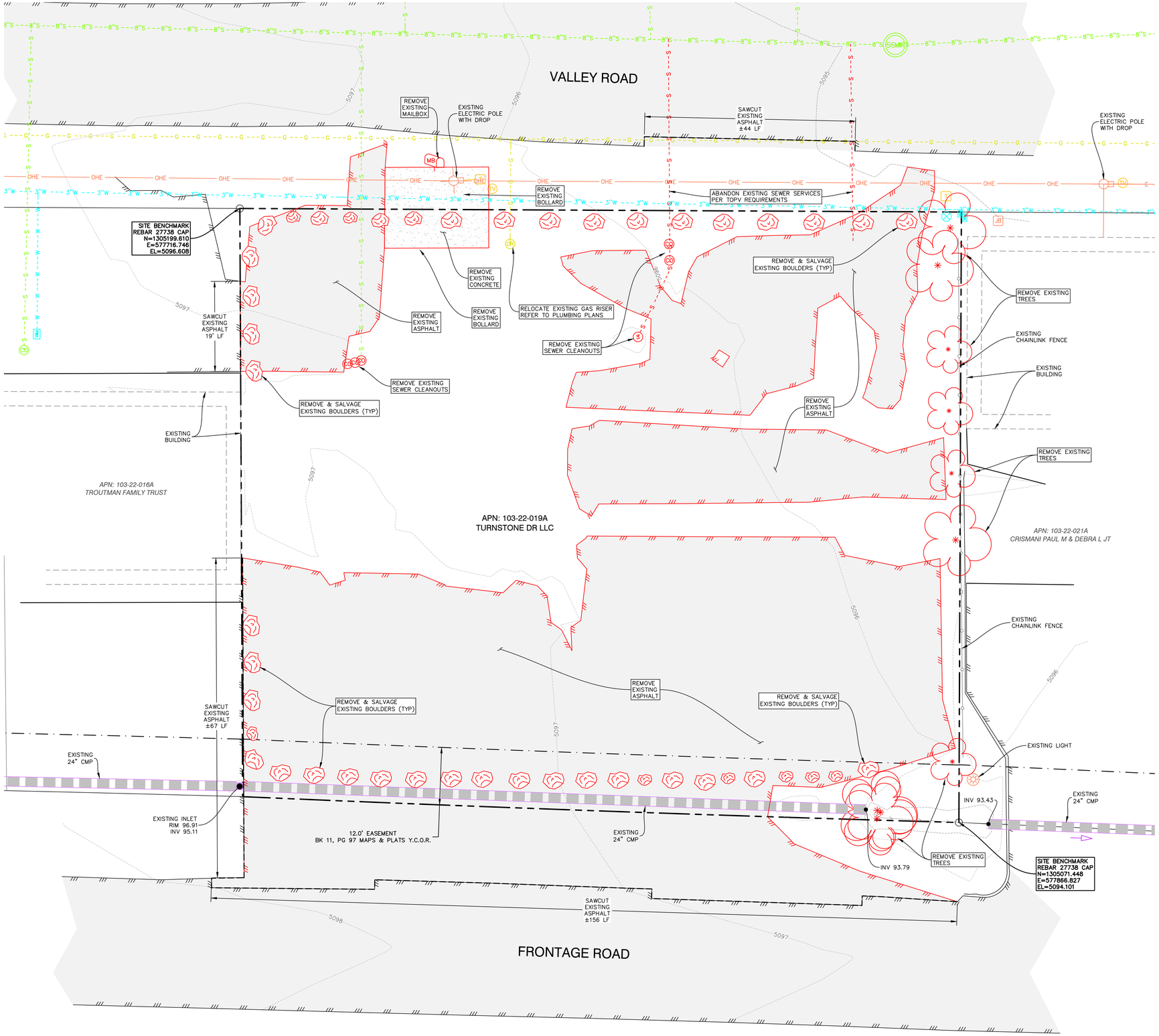

N

0 5' 10' 20'

SCALE: 1" = 10'

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- RIGHT-OF-WAY
- 5095 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING BUILDING
- EXISTING DRAINAGE FLOWLINE
- EXISTING CHAINLINK FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING DRAINAGE PIPE
- CATV EXISTING CABLE TV LINE
- EXISTING CABLE TV RISER
- E EXISTING UNDERGROUND ELECTRIC LINE
- OHE EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC TRANSFORMER
- TL EXISTING TELEPHONE/FIBER LINE
- EXISTING TELEPHONE RISER
- G EXISTING NATURAL GAS MAIN
- EXISTING GAS METER
- S EXISTING SEWER MAIN
- EXISTING SEWER MANHOLE
- W EXISTING WATER MAIN
- EXISTING WATER METER BOX
- EXISTING GATE VALVE
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT

GENERAL NOTES:

1. THIS MAP DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY. NO BOUNDARY SURVEY WAS PERFORMED OR IS IMPLIED BY THIS MAP.
2. ALL EASEMENTS OF RECORD MAY NOT BE PLOTTED HEREON.
3. TOPOGRAPHIC SURVEY PROVIDED BY GRANITE BASIN ENGINEERING, INC. (GBE). FIELD SURVEY CONDUCTED ON OCTOBER 15, 2019.
4. SITE AND BUILDING PLAN DEVELOPED BY W. ALAN KENSON & ASSOCIATES, P.C. (WAKA).
5. COOPERATION WITH UTILITIES SHALL BE DONE IN ACCORDANCE WITH SECTION 105.6 OF MAG SPECIFICATIONS.
6. DRY UTILITY PROVIDERS MUST BE CONSULTED WITH FOR RELOCATION OF EXISTING UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS.
7. EXISTING UTILITY INFORMATION IS APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. HORIZONTAL LOCATIONS ARE BASED ON FIELD SURVEY & AS-BUILT DATA. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS & ELEVATIONS PRIOR TO CONSTRUCTION.
8. REMOVALS SHALL BE DONE IN ACCORDANCE WITH MAG SPECIFICATIONS SECTION 350.

REVISIONS	BY

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Registered Professional Engineer (Civil) Brent Hall 46536 Expires 12/31/20

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ARCHITECTURE & PLANNING

DRAWING: CIVIL IMPROVEMENT PLANS
EXISTING SITE SURVEY MAP

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY	BH
CHECKED BY	BH
DATE	August 21, 2020
JOB NO.	749
SHEET	C4

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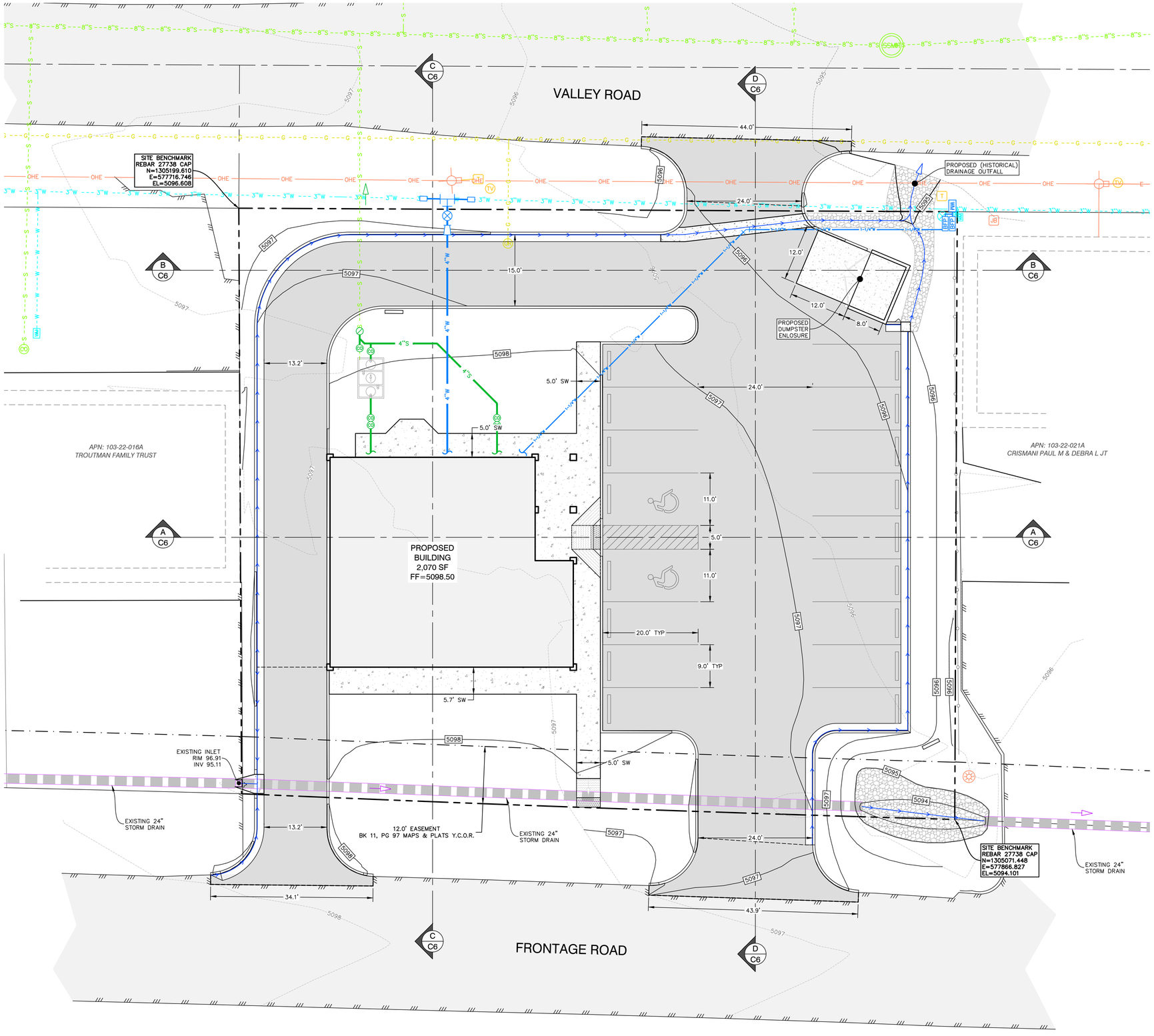

N

0 5' 10' 20'

SCALE: 1" = 10'

PROJECT QUANTITIES

SEWER QUANTITIES

KEY	DESCRIPTION	QTY	UNIT
S5	INSTALL 4" Ø SDR 35 PVC SEWER LATERAL WITH TRENCHING, BEDDING, & BACKFILL PER QCSD 200Q-1	66	LF
S10	INSTALL 4" Ø DOUBLE CLEANOUT PER QCSD 440PV-2	2	EA
S15	INSTALL 4" Ø BACKWATER VALVE PER QCSD 440PV-2	1	EA
S20	INSTALL 4" Ø END-OF-LINE SEWER CLEANOUT	1	EA
S25	INSTALL 4" Ø IN-LINE SEWER CLEANOUT	1	EA

WATER QUANTITIES

KEY	DESCRIPTION	QTY	UNIT
W5	INSTALL 1" DOMESTIC WATER METER AND SERVICE LINE PER QCSD 310PV-1&3 WITH LEAD FREE 1" WILKINS 375XL (HORIZ. ORIENTATION) BACKFLOW DEVICE PER QCSD 324Q-1 IN AN ELECTRONICALLY HEATED ASSE 1060 CLASS 1 HOTBOX	1	EA
W10	INSTALL 1-1/4" Ø SCH-40 PVC DOMESTIC YARD LINE TO BUILDING WITH TRENCHING, BEDDING, & BACKFILL PER QCSD 200Q-1	112	LF
W15	INSTALL 1" IRRIGATION LEAD FREE WILKINS 375XL (HORIZ. ORIENTATION) BACKFLOW DEVICE PER QCSD 324Q-1 IN AN ELECTRONICALLY HEATED ASSE 1060 CLASS 1 HOTBOX	1	EA
W20	INSTALL 4" Ø C-600/CL350 DIP FIRE LINE TO FIRE RISER WITH TRENCHING, BEDDING, & BACKFILL PER QCSD 200Q-1	55	LF
W25	REMOVE AND DISPOSE OF EXISTING 3" Ø ACP PER QCSD 395PV AND REPLACE WITH 3" Ø C-600/CL350 DIP WITH TRENCHING, BEDDING, & BACKFILL PER QCSD 200Q-1.	10	LF
W30	INSTALL WATER FITTING WITH JOINT RESTRAINT PER QCSDS 303Q-1 & 2	2	EA
W35	INSTALL 3" GATE VALVE PER QCSDS 301Q & 391Q	1	EA

DRAINAGE QUANTITIES

KEY	DESCRIPTION	QTY	UNIT
D5	INSTALL RIPRAP (D50=6") PLACE 12" THICK OVER HEAVY DUTY FILTER FABRIC	65	CY

PAVING QUANTITIES

KEY	DESCRIPTION	QTY	UNIT
P5	SAWCUT, REMOVE & REPLACE EXISTING PAVEMENT PER QCSD 200Q-1	244	SF
P10	INSTALL 3" OF AC OVER 9" OF ABC OVER 8" OF PREPARED SUBGRADE PER GEOTECHNICAL REPORT	1,110	SY
P15	INSTALL BOLLARD - TYPE 1 PERMANENT PER QCSD 140Q	2	EA
P20	INSTALL PRECAST SAFETY CURB PER MAG SD 150	17	EA
P25	INSTALL VERTICAL CURB & GUTTER - TYPE 'A' PER QCSD 220Q-1	347	LF
P30	INSTALL SINGLE CURB - TYPE 'A' PER QCSD 222Q	422	LF
P35	INSTALL CURB TERMINATION PER QCSD 222Q	6	EA
P40	INSTALL VALLEY GUTTER PER DETAIL ON SHEET C7	89	SF
P45	INSTALL SIDEWALK (WIDTHS PER PLAN) PER QCSD 230Q	1,151	SF
P50	INSTALL CUSTOM SIDEWALK RAMP PER PLAN WITH DETECTABLE WARNING (TRUNCATED DOMES)	2	EA
P55	INSTALL PARKING LOT (SINGLE & GORE) STRIPING PER PLAN & TOPV SPECIFICATIONS	1	LS
P60	INSTALL ADA COMPLIANT HANDICAP STRIPING & SIGNAGE PER PLAN & TOPV SPECIFICATIONS	2	EA

ALL QUANTITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL VERIFY ALL QUANTITIES.

FINISHED GRADE
ESTIMATED EARTHWORK
RAW CUT =20 CY
RAW FILL = 610 CY
NET = 590 CY (FILL)

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8. REMOVALS SHALL BE DONE IN ACCORDANCE WITH MAG SPECIFICATIONS SECTION 350.

REVISIONS	BY

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Registered Professional Engineer (Civil) BRIAN HOLLAND 46636 BRIAN E. HOLLAND ARIZONA U.S.A. Expires 6/30/21

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ARCHITECTURE & PLANNING

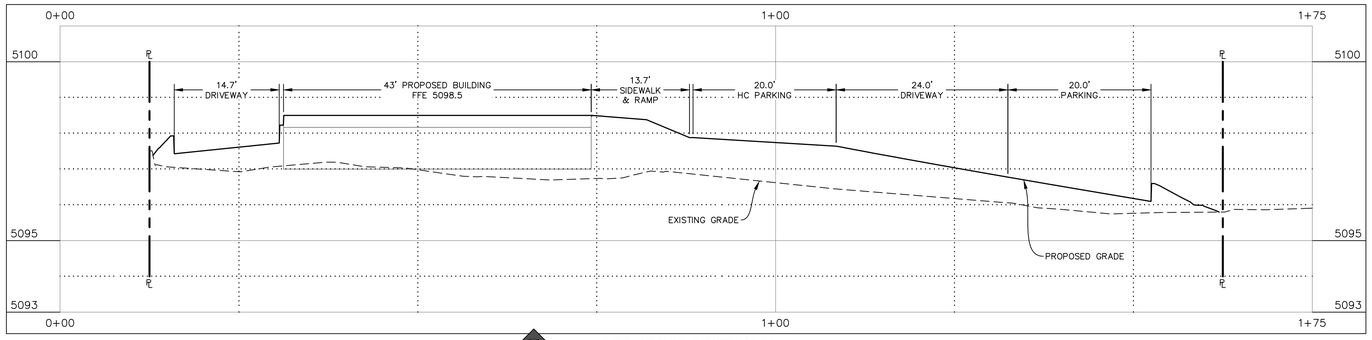
DRAWING: CIVIL IMPROVEMENT PLANS
PROJECT SUMMARY MAP

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ. 86314

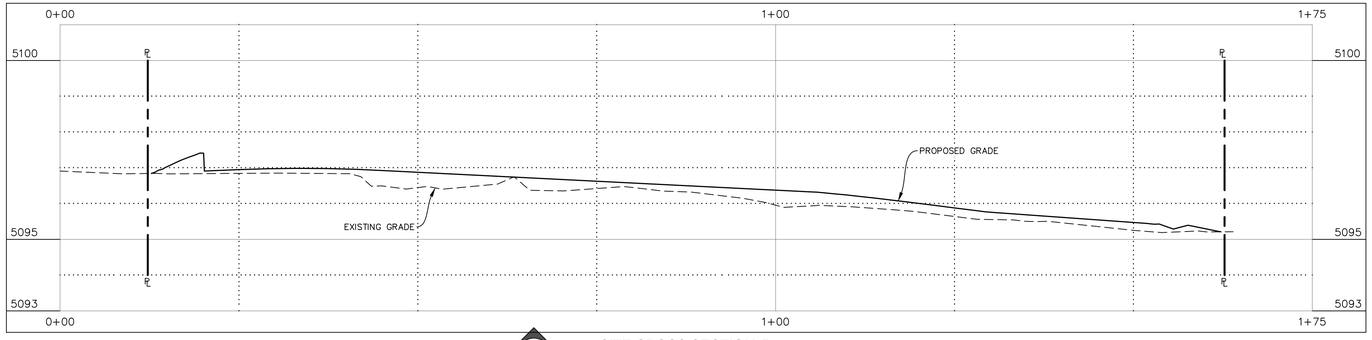
APN: 103-22-019A

DRAWN BY	BH
CHECKED BY	BH
DATE	August 21, 2020
JOB NO.	749
SHEET	C5

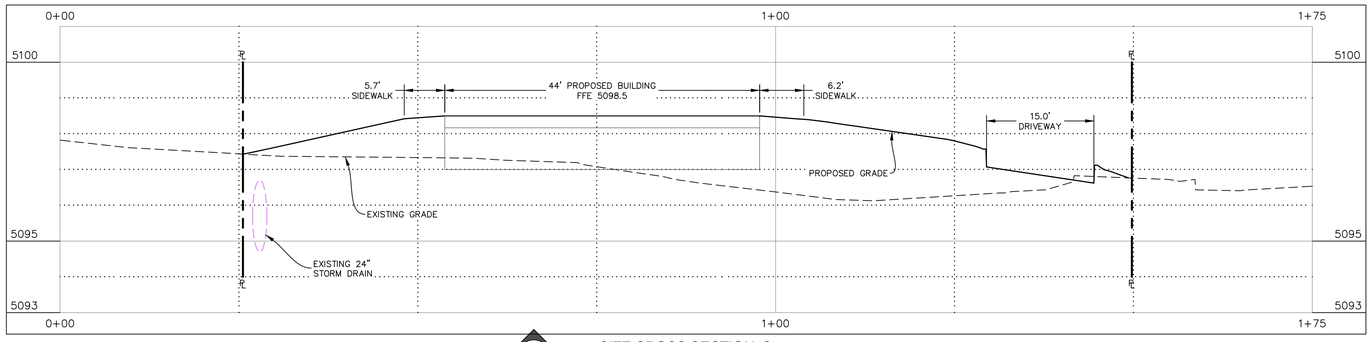
Aug 21, 2020 - 2:37pm FILE: Z:\Projects\2020\20020\DWG\CIVIL PLANS\20020-05-PROJECT SUMMARY.dwg <<C3D_Imperial>>



A C5 SITE CROSS SECTION 'A'
SCALE: 1" = 10' HORIZ.
1" = 2' VERT.



B C5 SITE CROSS SECTION 'B'
SCALE: 1" = 10' HORIZ.
1" = 2' VERT.



C C5 SITE CROSS SECTION 'C'
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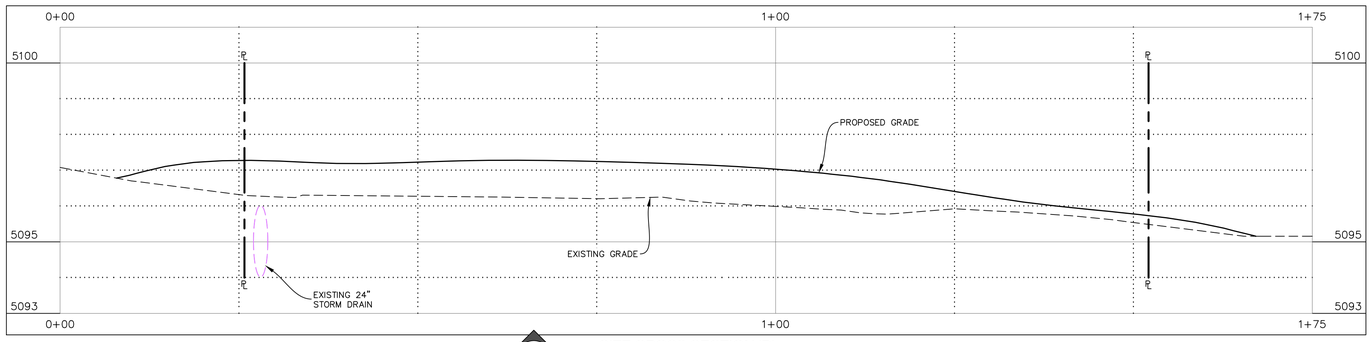
1" = 2' VERT.



D C5 SITE CROSS SECTION 'D'
SCALE: 1" = 10' HORIZ.
1" = 2' VERT.

REVISIONS	BY

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ARCHITECTURE & PLANNING

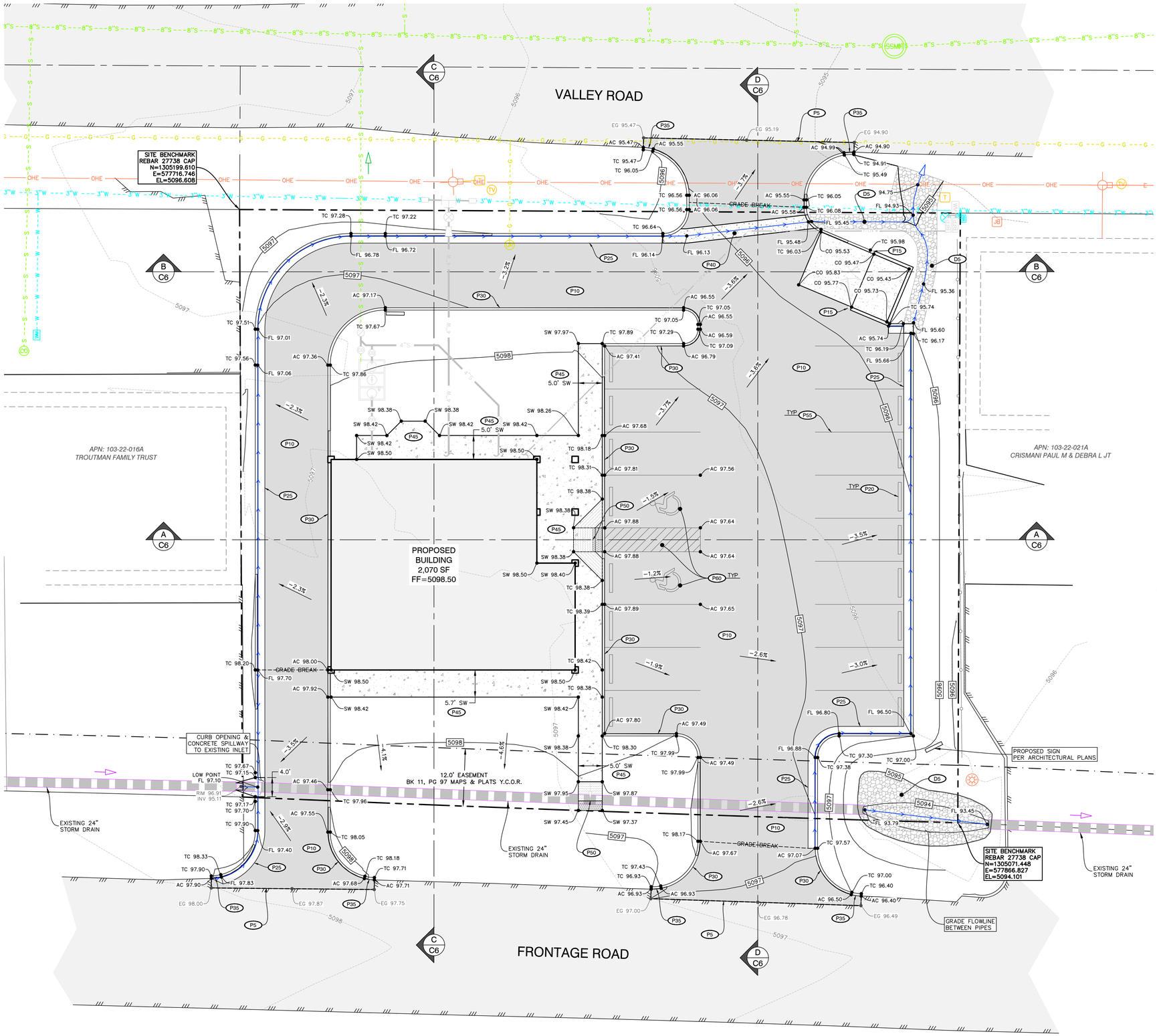
DRAWING: CIVIL IMPROVEMENT PLANS
SITE CROSS SECTIONS

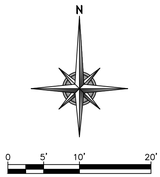
PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

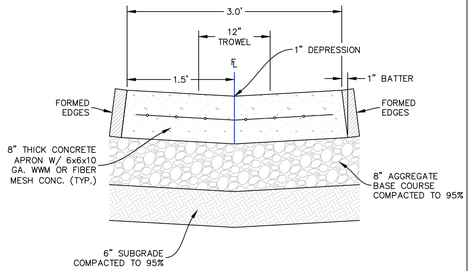
DRAWN BY: BH
CHECKED BY: BH
DATE: August 21, 2020
JOB NO.: 749
SHEET: C6

Aug 21, 2020 - 2:38pm FILE: Z:\Projects\2020\20020\DWG\CIVIL PLANS\20020-06-SITE CROSS SECTIONS.dwg <<C3D_Imperial>>





DRAINAGE KEYNOTES	
KEY	**DESCRIPTION**
D5	INSTALL RIPRAP (D50=6") PLACE 12" THICK OVER HEAVY DUTY FILTER FABRIC
PAVING KEYNOTES	
KEY	**DESCRIPTION**
P5	SAWCUT, REMOVE & REPLACE EXISTING PAVEMENT PER QCSD 200Q-1
P10	INSTALL 3" OF AC OVER 9" OF ABC OVER 8" OF PREPARED SUBGRADE PER GEOTECHNICAL REPORT
P15	INSTALL BOLLARD - TYPE 1 PERMANENT PER QCSD 140Q
P20	INSTALL PRECAST SAFETY CURB PER MAG SD 150
P25	INSTALL VERTICAL CURB & GUTTER - TYPE 'A' PER QCSD 220Q-1
P30	INSTALL SINGLE CURB - TYPE 'A' PER QCSD 222Q
P35	INSTALL CURB TERMINATION PER QCSD 222Q
P40	INSTALL VALLEY GUTTER PER DETAIL ON SHEET C7
P45	INSTALL SIDEWALK (WIDTHS PER PLAN) PER QCSD 230Q
P50	INSTALL CUSTOM SIDEWALK RAMP PER PLAN WITH DETECTABLE WARNING (TRUNCATED DOMES)
P55	INSTALL PARKING LOT (SINGLE & GORE) STRIPING PER PLAN & TOPV SPECIFICATIONS
P60	INSTALL ADA COMPLIANT HANDICAP STRIPING & SIGNAGE PER PLAN & TOPV SPECIFICATIONS



VALLEY GUTTER DETAIL
NO SCALE

VALLEY GUTTER NOTES:

1. CONCRETE SHALL BE CLASS "AA" WITH 5%–7% ENTRAINED AIR PORTLAND CEMENT CONCRETE 600 LBS. WITH 3/4" AGGREGATE MAX. 4000 PSI AT 28 DAYS & SHALL HAVE A SLUMP OF NOT MORE THAN 4 INCHES, PER MAG SPECIFICATIONS SECTIONS 340 & 725.
2. NO CONCRETE SHALL BE PLACED PRIOR TO FORM INSPECTION BY THE ENGINEER OR HIS REPRESENTATIVE.
3. ASPHALTIC CONCRETE SHALL BE HELD 1/4" HIGH AT EDGE OF CONCRETE.

GENERAL NOTES:

1. THIS MAP DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY. NO BOUNDARY SURVEY WAS PERFORMED OR IS IMPLIED BY THIS MAP.
2. ALL EASEMENTS OF RECORD MAY NOT BE PLOTTED HEREON.
3. TOPOGRAPHIC SURVEY PROVIDED BY GRANITE BASIN ENGINEERING, INC. (GBE). FIELD SURVEY CONDUCTED ON OCTOBER 15, 2019.
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8. REMOVALS SHALL BE DONE IN ACCORDANCE WITH MAG SPECIFICATIONS SECTION 350.

REVISIONS	BY

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Registered Professional Engineer (Civil) BRENT B. HULK 45636 Expires 12/31/20

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ARCHITECTURE & PLANNING

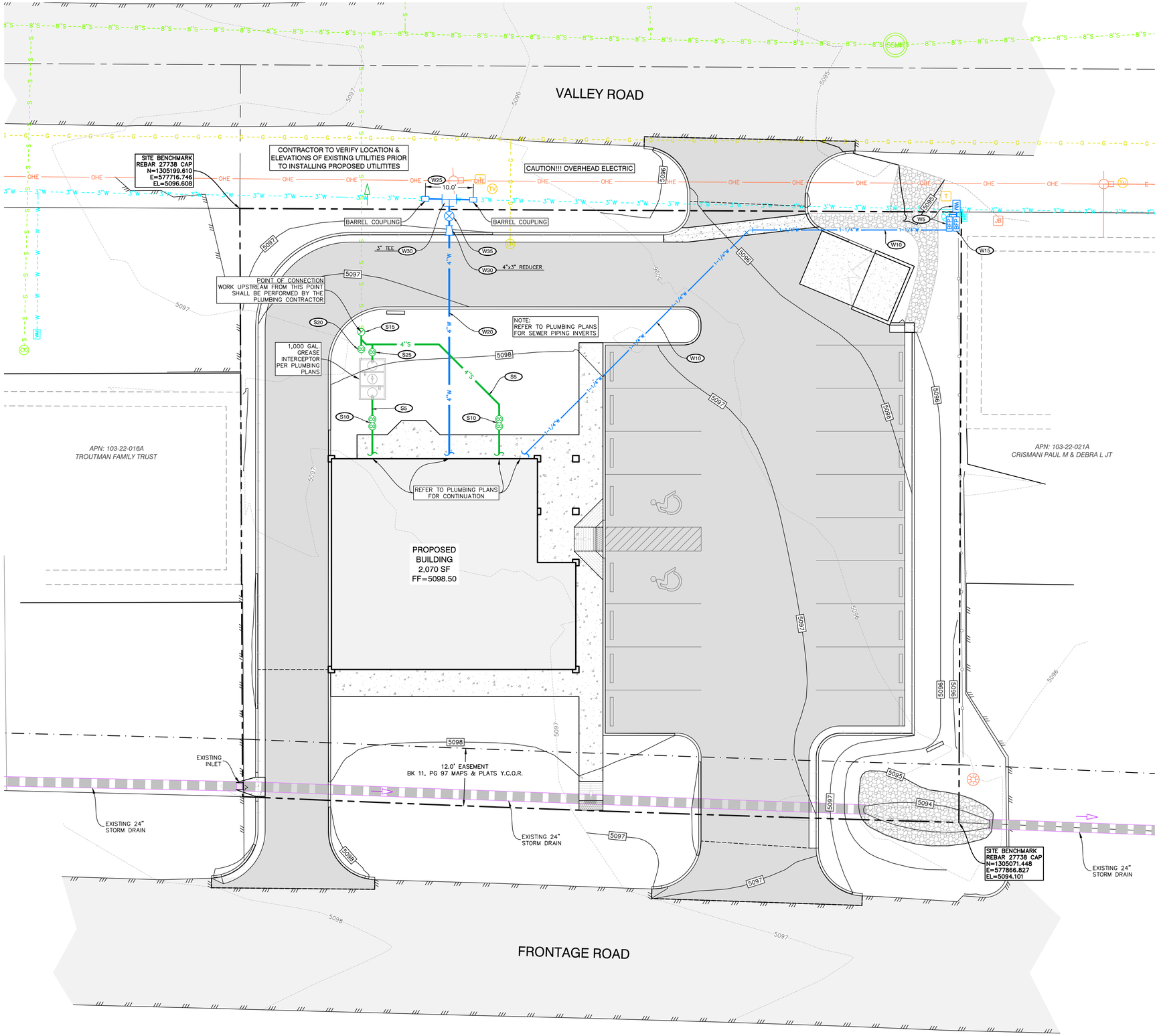
DRAWING: CIVIL IMPROVEMENT PLANS
GRADING & DRAINAGE PLAN

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY	BH
CHECKED BY	BH
DATE	August 21, 2020
JOB NO.	749
SHEET	C7

Aug 21, 2020 - 2:47pm FILE: Z:\Projects\2020\20020\DWG\CIVIL PLANS\20020-07-GRADING & DRAINAGE.dwg <<C3D_Imperial>>



N

0 5' 10' 20'

SCALE: 1" = 10'

SEWER KEYNOTES	
KEY	**DESCRIPTION**
S5	INSTALL 4" Ø SDR 35 PVC SEWER LATERAL WITH TRENCHING, BEDDING, & BACKFILL PER QCSD 200Q-1
S10	INSTALL 4" Ø DOUBLE CLEANOUT PER QCSD 440PV-2
S15	INSTALL 4" Ø BACKWATER VALVE PER QCSD 440PV-2
S20	INSTALL 4" Ø END-OF-LINE SEWER CLEANOUT
S25	INSTALL 4" Ø IN-LINE SEWER CLEANOUT

WATER KEYNOTES	
KEY	**DESCRIPTION**
W5	INSTALL 1" DOMESTIC WATER METER AND SERVICE LINE PER QCSD 310PV-1&3 WITH LEAD FREE 1" WILKINS 375XL (HORIZ. ORIENTATION) BACKFLOW DEVICE PER QCSD 324Q-1 IN AN ELECTRONICALLY HEATED ASSE 1060 CLASS 1 HOTBOX
W10	INSTALL 1-1/4" Ø SCH-40 PVC DOMESTIC YARD LINE TO BUILDING WITH TRENCHING, BEDDING, & BACKFILL PER QCSD 200Q-1
W15	INSTALL 1" IRRIGATION LEAD FREE WILKINS 375XL (HORIZ. ORIENTATION) BACKFLOW DEVICE PER QCSD 324Q-1 IN AN ELECTRONICALLY HEATED ASSE 1060 CLASS 1 HOTBOX
W20	INSTALL 4" Ø C-600/CL350 DIP FIRE LINE TO FIRE RISER WITH TRENCHING, BEDDING, & BACKFILL PER QCSD 200Q-1
W25	REMOVE AND DISPOSE OF EXISTING 3" Ø ACP PER QCSD 395PV AND REPLACE WITH 3" Ø C-600/CL350 DIP WITH TRENCHING, BEDDING, & BACKFILL PER QCSD 200Q-1.
W30	INSTALL WATER FITTING WITH JOINT RESTRAINT PER QCSDS 303Q-1 & 2
W35	INSTALL 3" GATE VALVE PER QCSDS 301Q & 391Q

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REVISIONS	BY

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Registered Professional Engineer (Civil) Brian Hamer 45636 BRIAN J. HAMER STATE OF ARIZONA Expires 6/30/21

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ARCHITECTURE & PLANNING

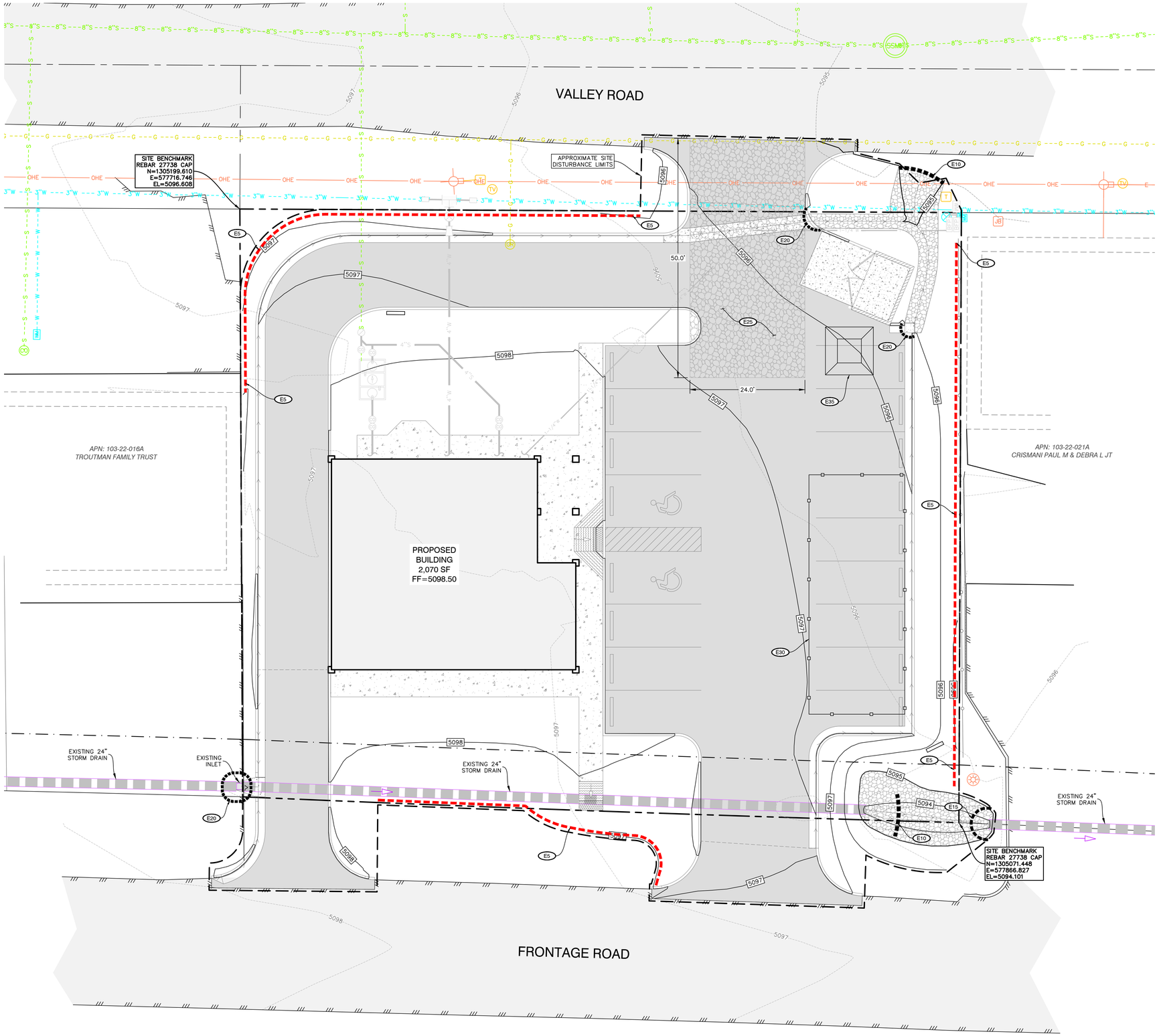
DRAWING: CIVIL IMPROVEMENT PLANS
WATER & SEWER PLAN

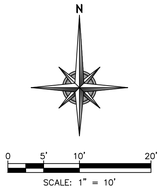
PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY	BH
CHECKED BY	BH
DATE	August 21, 2020
JOB NO.	749
SHEET	C8

Aug 21, 2020 - 2:55pm FILE: Z:\Projects\2020\20020\DWG\CIVIL PLANS\20020-08-WATER & SEWER PLAN.dwg <<C3D_Imperial>>





EROSION CONTROL QUANTITIES

KEY	DESCRIPTION	QTY	UNIT
E5	INSTALL SEDIMENT WADDLE PER EPCM SC-5	300	LF
E10	INSTALL SEDIMENT LOG PER EPCM SC-6	2	EA
E15	APPLY STORM DRAIN INLET PROTECTION PER EPCM SC-8	1	EA
E20	APPLY CURB INLET PROTECTION PER EPCM SC-9	3	EA
E25	INSTALL STABILIZED CONSTRUCTION ACCESS PER EPCM SC-10	1	EA
E30	MATERIAL DELIVERY & STORAGE AREA PER EPCM GH-5	1	LS
E35	APPLY CONCRETE WASTE MANAGEMENT PER EPCM WM-4	1	EA

TOTAL AREA OF DISTURBANCE
IS LESS THAN 1.0 ACRES
AND PROJECT DOES NOT
WARRANT NOI & NOT WITH ADEQ

EROSION CONTROL NOTES:

1. TOTAL AREA OF DISTURBANCE ≈ 0.49 ACRES WHICH WARRANTS COVERAGE UNDER ADEQ'S CONSTRUCTION GENERAL PERMIT.
2. THE CONTRACTOR IS RESPONSIBLE FOR FILING THE NOTICE OF INTENT (NOI) FOR CONSTRUCTION ACTIVITY DISCHARGES WITH ADEQ PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. PERMANENT STABILIZATION TO BE SUPPLEMENTED BY LANDSCAPE PLAN AND RIPRAP.
4. ADEQ AUTHORIZATION NOTICE SHALL BE POSTED ON-SITE NEAR CONSTRUCTION ENTRANCE.
5. REFER TO ADOT'S EROSION AND POLLUTION CONTROL MANUAL (EPCM) FOR BMP INSTALLATION INSTRUCTIONS.
6. APPLY CONSTRUCTION SITE PLANNING & MANAGEMENT PER EPCM CP-1 & CP-2.
7. KEEP SITE CLEAN OF DUST AND DEBRIS. LIMIT DUST TO LOWEST PRACTICABLE LEVEL BY SPRINKLING WITH WATER.
8. ALL DISTURBED AREAS SHALL BE HYDRO-SEEDED PER ADOT EPCM BMP EC-4 WITH SEED MIX PER TOWN OF PRESCOTT VALLEY SPECIFICATIONS.
9. ALL STOCKPILED MATERIAL STORED FOR THIS PROJECT FOR MORE THAN SEVEN (7) DAYS SHALL BE SURROUNDED BY SEDIMENT WADDLES PER ADOT EPCM BMP GH-7.
10. VEHICLE FUELING & MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH ADOT EPCM BMPS GH-2 & GH-3.
11. TRASH RECEPTICLE, PORTABLE TOILET, & SPILL RESPONSE KIT SHALL BE LOCATED WITHIN THE DESIGNATED EQUIPMENT/MATERIAL STORAGE AREA.
12. POLLUTANT GENERATING WASH DOWN, FUELING, AND MAINTENANCE ACTIVITIES SHALL BE CONDUCTED WITHIN THE DESIGNATED EQUIPMENT/MATERIAL STORAGE AREA(S).
13. VEHICLES SHALL ONLY ENTER AND EXIT THROUGH THE STABILIZED CONSTRUCTION ENTRANCE(S) SHOWN ON THE EROSION CONTROL PLAN.
14. THIS SITE HAS NO SURFACE WATER BODIES.
15. IN THE EVENT OF A SPILL, THE SWPPP OPERATOR SHALL IMMEDIATELY CONTACT THE FIRE DEPARTMENT, AND THE TOWN OF PRESCOTT VALLEY, AND WITHIN 24 HOURS ADEQ AT (602-771-2330).

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REVISIONS	BY

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Brian E. Hulac
45636
Expires 6/30/21

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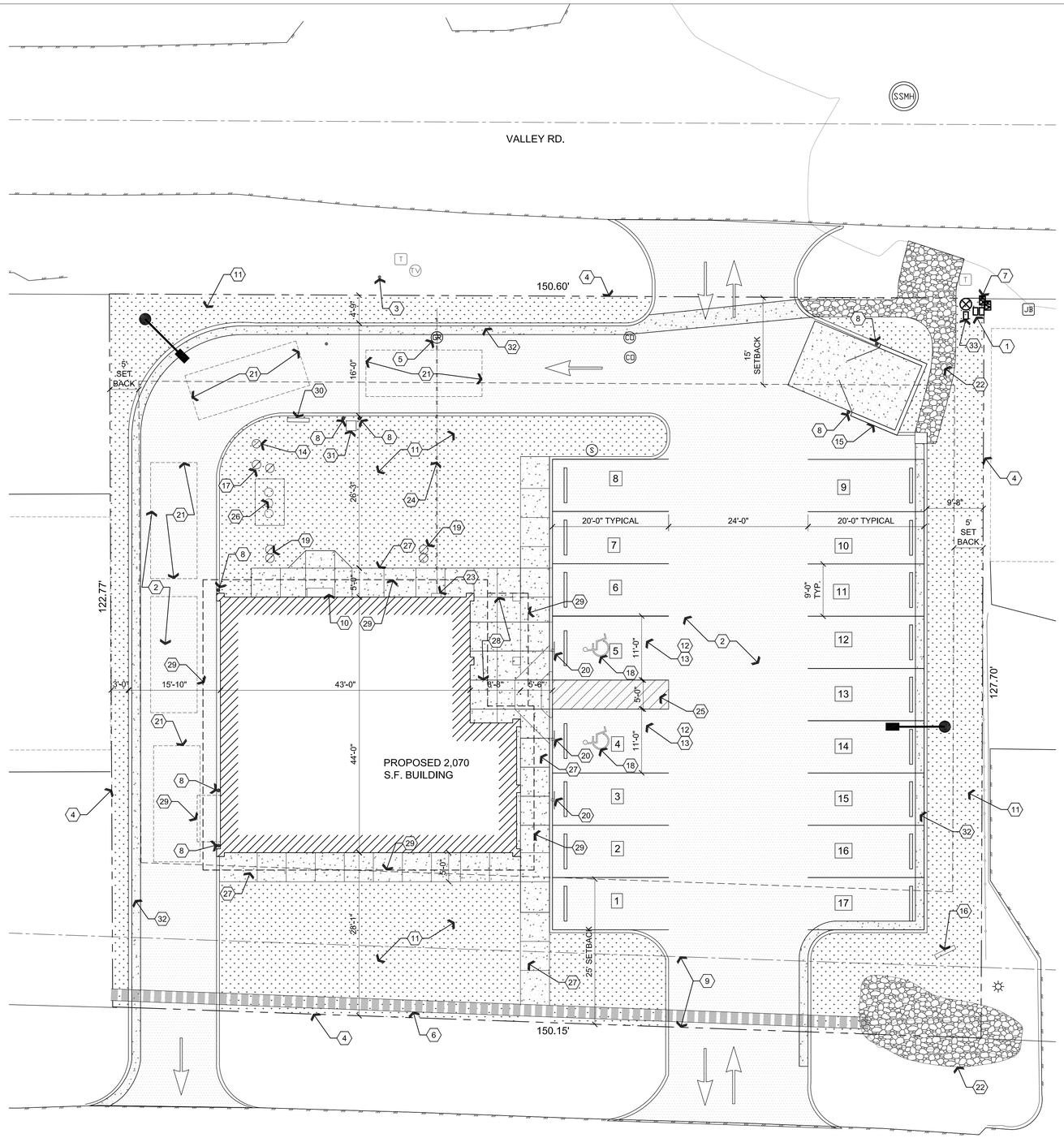
EROSION CONTROL PLAN

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY	BH
CHECKED BY	BH
DATE	August 21, 2020
JOB NO.	749
SHEET	C9

Aug 21, 2020 - 3:03pm FILE: Z:\Projects\2020\2020\DWG\CIVIL PLANS\20220-09-EROSION CONTROL PLAN.dwg <<C3D_Imperial>>



A1 Architectural / Partial Utilities Site Plan

Scale: 1"=10'-0"

Plan North

Descriptive Keynotes

1. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH HOT BOX, REFER TO CIVIL PLANS.
2. ASPHALTIC PAVEMENT, REFER TO CIVIL PLANS.
3. ELECTRIC POWER POLE.
4. PROPERTY LINE.
5. UNISOURCE TO REMOVE EXISTING NATURAL GAS RISER AND EXTEND NATURAL GAS LINE TO BUILDING AS INDICATED.
6. EXISTING UNDERGROUND DRAINAGE CULVERT.
7. PROVIDE WATER METER, REFER TO CIVIL PLANS.
8. PROVIDE 4" STEEL CONCRETE FILLED BOLLARDS, 4'-0" ABOVE CONCRETE WITH 2'-0" EMBEDDED INTO CONCRETE FOOTING BELOW, TYPICAL.
9. EASEMENT, REFER TO CIVIL PLANS.
10. PROVIDE ELECTRICAL SES, REFER TO ELECTRICAL PLANS.
11. LANDSCAPE AREA, TYPICAL, REFER TO LANDSCAPE PLAN.
12. PROPOSED ADA PARKING SPACE, TYPICAL.
13. THE MAXIMUM SLOPE OF THE A.D.A. ACCESSIBLE PARKING AREA SHALL NOT EXCEED 2% AND THE SLOPE OF THE DOORWAY LANDING AND ACCESSIBLE ROUTE TO PUBLIC ACCESS SHALL NOT EXCEED 2%. REFER TO CIVIL PLANS.
14. PROVIDE 4" BACKWATER VALVE, REFER TO CIVIL PLANS.
15. PROVIDE TRASH DUMPSTER ENCLOSURE, REFER TO DTL A1/A0.1.
16. MONUMENT SIGNAGE BY OWNER UNDER SEPARATE PERMIT.
17. PROVIDE 4" ONE-WAY SEWER CLEAN-OUT, REFER TO CIVIL PLANS.
18. PROVIDE A.D.A. APPROVED SYMBOL OF ACCESSIBILITY PAVEMENT MARKING, TYPICAL. REFER TO DETAIL A1 SHEET A0.1
19. PROVIDE 4" 2-WAY CLEAN OUT, REFER TO CIVIL PLANS.
20. PROVIDE PARKING SIGNAGE IN ACCORDANCE WITH A.D.A. REQUIREMENTS. REFER TO DETAIL B1 SHEET A0.1
21. CAR STACKING SPACE FOR DRIVE THROUGH WINDOW, TYPICAL.
22. PROVIDE RIP RAP, REFER TO LANDSCAPE PLAN AND CIVIL PLANS.
23. PROVIDE NATURAL GAS METER / REGULATOR, REFER TO PLUMBING PLANS.
24. PROVIDE NEW POLYETHYLENE NATURAL GAS LINE BY UNISOURCE, REFER TO PLUMBING PLANS.
25. PROVIDE 4" WIDE 'FEDERAL YELLOW' PAINTED STRIPING AT UNLOADING AREA IN ACCORDANCE WITH A.D.A. REQUIREMENTS.
26. PROPOSED GREASE TRAP LOCATION, REFER TO PLUMBING PLANS.
27. PROPOSED 4" CONCRETE SIDEWALK OVER 4" COMPACTED A.B.C.
28. PROPOSED COVERED PATIO.
29. ROOF OVERHANG.
30. DRIVE THROUGH SIGNAGE / MENU, BY OWNER.
31. ELECTRICAL TRANSFORMER, REFER TO ELECTRICAL PLANS.
32. VALLEY GUTTER, REFER TO CIVIL PLANS.
33. PROVIDE LANDSCAPE IRRIGATION SYSTEM BACKFLOW PREVENTION DEVICE WITH HOT BOX. REFER TO CIVIL AND LANDSCAPE PLANS.

PARKING CALCULATIONS

DRIVE- IN FOOD PLACES
479 S.F. USABLE FLOOR AREA / 50 = 10 PARKING SPACES

TOTAL PARKING SPACES REQUIRED =10
TOTAL PARKING SPACES PROVIDED = 17

REVISIONS	BY

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REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 08/27/20
ARIZONA U.S.A.
EXPIRES: 6/30/21

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ARCHITECTURE & PLANNING

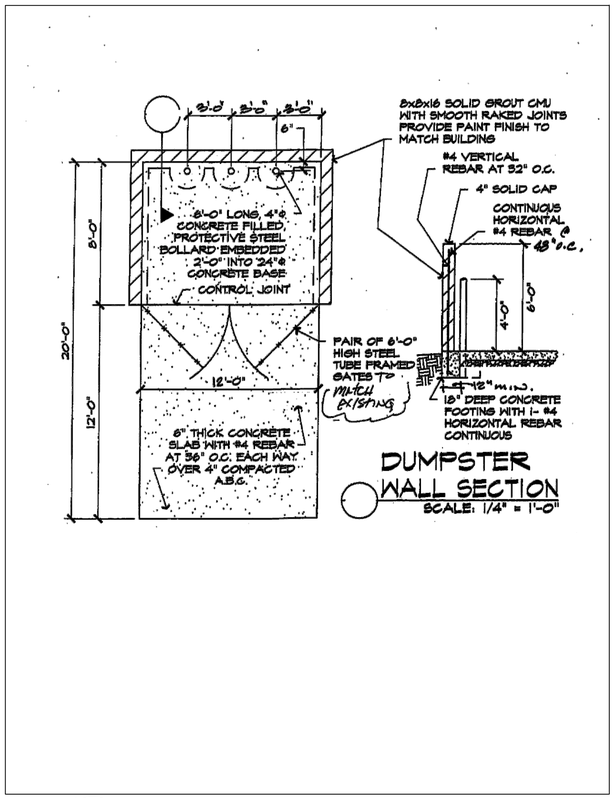
DRAWING: Architectural / Utilities Site Plan

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ. 86314

APN: 103-22-019A

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	August 27th, 2020
JOB NO.	749
SHEET	A0.0

Aug 28, 2020 - 2:47pm

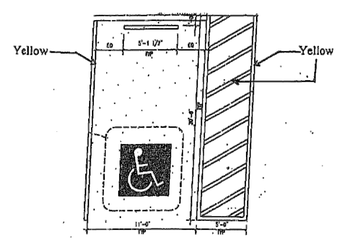


A1 Dumpster Enclosure Detail

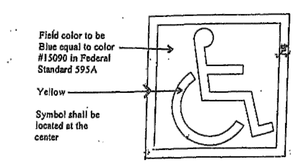
Scale: n.t.s.

Town of Prescott Valley
A.D.A. Accessible Parking Requirements

- Town code Section 13-24-020 H.2 requires each handicapped-accessible parking space shall meet the following minimum requirements for size: width of eleven (11) feet and length of twenty (20) feet, with an adjacent access aisle on the right side five (5) feet in width. Two (2) accessible parking spaces may share a single five (5) foot wide access aisle. (See example below)

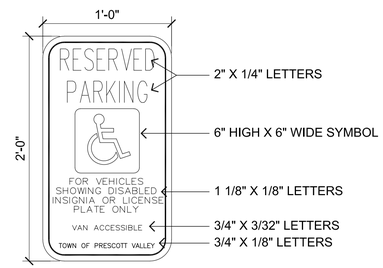


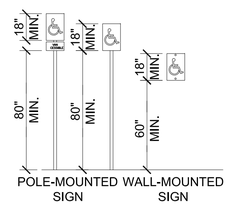
- Handicap ground painted symbol shall be painted blue equal to color #15090 in federal standard 595A in the field with a yellow boarder, figure, parking space and access aisle. (See example below).



B1 ADA Parking Details

Scale: n.t.s.





1. THE SIGN PLATE SHALL BE A MINIMUM OF 12"x24" WITH A THICKNESS OF .080 ALUMINUM CONSTRUCTION.
2. THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A BLUE LEGEND. (STANDARD 3M SCOTCHLITE SIGN FACE NUMBER R7-32 OR EQUIVALENT, WITH BLUE SCREEN PRINTED LETTER AS SHOWN ABOVE.)
3. ALL ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY A SIGN ON A CITY APPROVED STATIONARY POST OR WALL LOCATION. THESE SIGNS SHALL NOT BE OBSCURED.
4. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR PHYSICALLY DISABLED BY A SIGN SHOWING THE INTERNATIONAL WHEELCHAIR SYMBOL IN COLOR SCHEME ON CONTRASTING BACKGROUND.
5. THE SIGN SHALL HAVE THE MINIMUM VERBIAGE OF "RESERVED PARKING" AND INTERNATIONAL WHEELCHAIR SYMBOL.

C1 Accessible Parking Signage

SCALE: N.T.S.

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Site Details

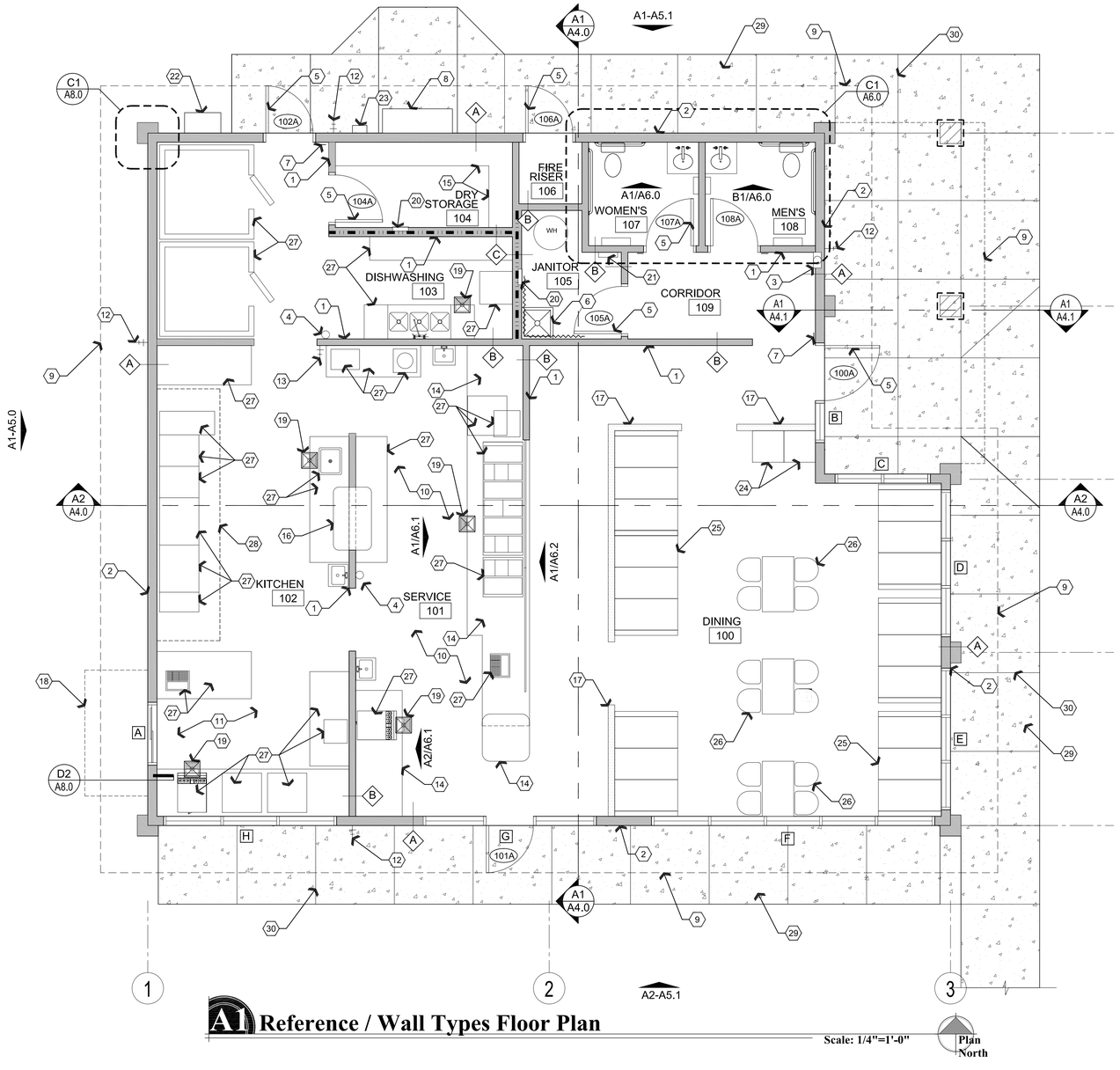
PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET:

A0.1

Aug 28, 2020 - 2:47pm



A1 Reference / Wall Types Floor Plan

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

Plan North

Descriptive Keynotes

1. PROVIDE INTERIOR WALL, REFER TO WALL TYPES LEGEND FOR TYPE OF CONSTRUCTION.
2. PROVIDE EXTERIOR WALL, REFER TO WALL TYPES LEGEND FOR TYPE OF CONSTRUCTION.
3. PROVIDE TYPE 2A10BC FIRE EXTINGUISHER, IN RECESSED CABINET.
4. PROVIDE TYPE K FIRE EXTINGUISHER, SURFACE MOUNTED.
5. PROVIDE DOOR, REFER TO DOOR SCHEDULE, TYPICAL.
6. PROVIDE MOP SINK, REFER TO PLUMBING PLANS.
7. PROVIDE A 6"x9" BLUE TACTILE 'EXIT' SIGN AS MANUFACTURED BY 'SIMPLY EXIT SIGNS (#SE-1980)' OR EQUAL COMPLYING WITH ICCA117.1 AND IBC 1011.3 ADJACENT TO EACH DOOR TO AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE. SIGN SHALL BE MOUNTED 60" A.F.F. TO THE CENTER OF THE SIGN.
8. PROVIDE ELECTRICAL SERVICE ENTRANCE SECTION, REFER TO ELECTRICAL PLANS.
9. LINE OF ROOF OVERHANG ABOVE.
10. SERVING AND CASHIER AREA.
11. DRIVE-THROUGH WINDOW AREA.
12. PROVIDE FROST FREE HOSE BIBB, REFER TO PLUMBING PLANS.
13. PROVIDE HOSE BIBB, REFER TO PLUMBING PLANS.
14. PROVIDE CABINETRY / COUNTERTOP.
15. MILLWORK SHELVES BY OWNER.
16. PROVIDE PASS THROUGH COUNTERTOP.
17. FUTURE PONY WALL BY OWNER.
18. DRIVE THROUGH AWNING ABOVE.
19. FLOOR SINK, REFER TO PLUMBING PLANS.
20. PROVIDE ELECTRICAL PANEL, REFER TO ELECTRICAL PLANS.
21. PROVIDE FIRE ALARM PANEL.
22. FREEZER REFRIGERATION SYSTEM CONDENSING UNIT, REFER TO MECHANICAL PLANS.
23. PROVIDE LANDSCAPE TIMER, REFER TO LANDSCAPE PLANS.
24. WASTE RECEPTACLE BY OWNER.
25. SEATING BOOTH BY OWNER.
26. SEATING TABLE / CHAIRS BY OWNER.
27. KITCHEN EQUIPMENT BY OWNER, REFER TO KITCHEN EQUIPMENT PLAN.
28. EXHAUST HOOD, REFER TO MECHANICAL PLANS.
29. PROVIDE CONCRETE SIDEWALK, REFER TO ARCHITECTURAL SITE PLAN.
30. PROVIDE CONCRETE CONTROL JOINT, TYPICAL.

Wall Types Legend

- A — EXTERIOR 6" STUD WALL: PROVIDE 2x6 WOOD STUDS AT 1'-4" ON CENTER WITH 5/8" GPDW ON INTERIOR SIDE AND STONE VENEER OVER METAL LATH OVER WEATHER PROOF BARRIER OVER 1/2" OSB ON EXTERIOR SIDE. PROVIDE R-19 UNFACED BATT INSULATION.
- B — INTERIOR 2x4 STUD WALL, TYP. PROVIDE 1-LAYER 5/8" GPDW ON EACH SIDE OF 2x4 WOOD STUDS AT 1'-4" ON CENTER. PROVIDE R-11 UNFACED BATT INSULATION.
- C — INTERIOR 6" STUD WALL: PROVIDE 1-LAYER 5/8" GPDW ON EACH SIDE OF 2x6 WOOD STUDS AT 1'-4" O.C. PROVIDE R-19 UNFACED BATT INSULATION.
- CMU COLUMN: PROVIDE 8x8x16 MASONRY BLOCK COLUMN WITH EXTERIOR STONE VENEER AS SELECTED BY OWNER OVER MASONRY. REFER TO STRUCTURAL PLANS.
- 48" HIGH FRP FRP-1

REVISIONS	BY

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ARCHITECTURE & PLANNING

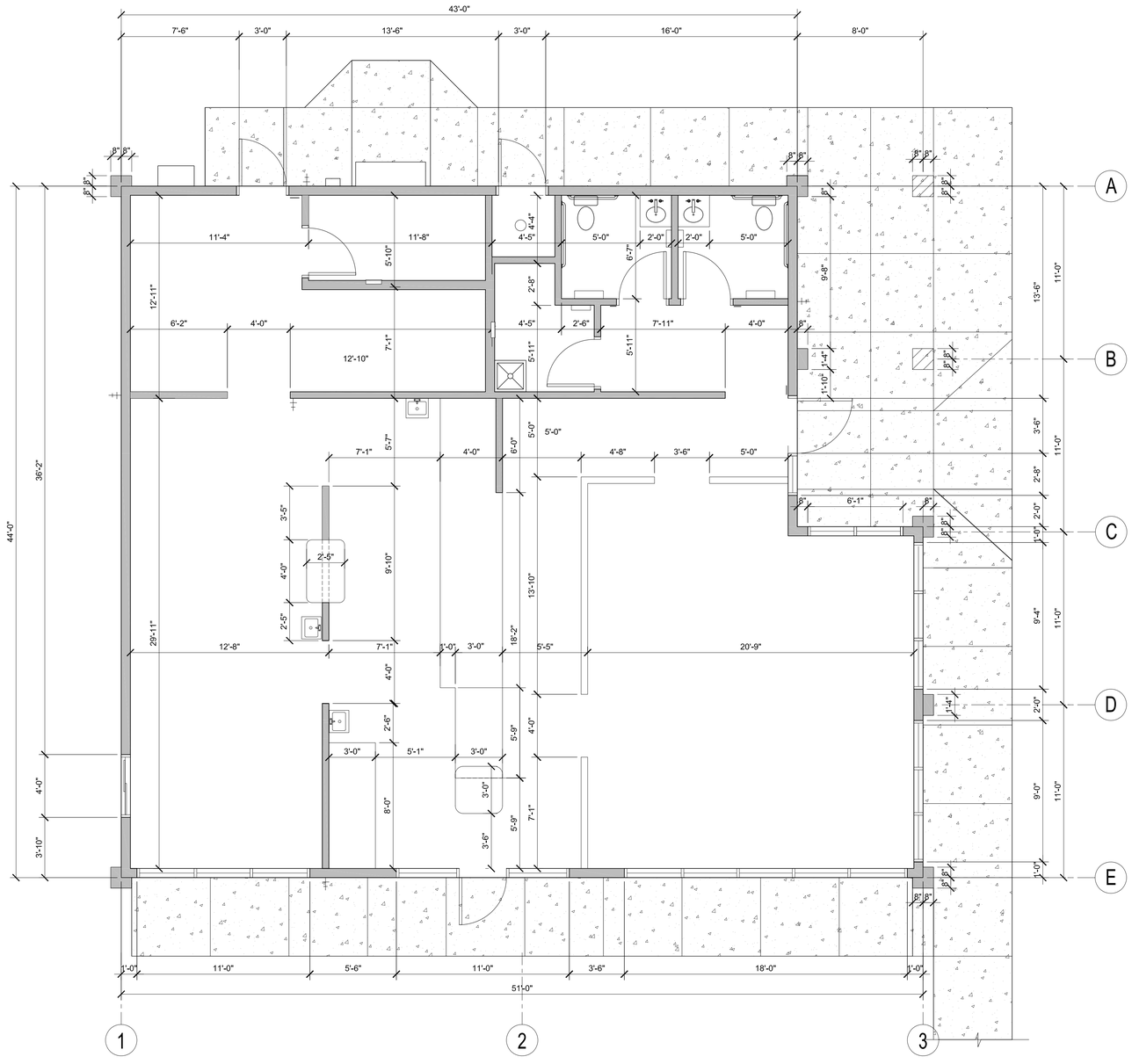
DRAWING: Reference / Wall Types Floor Plan

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET: A1.0

Aug 28, 2020 - 2:53pm



A1 Dimension Floor Plan

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

Plan North

Aug 28, 2020 - 2:48pm

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ARCHITECTURE & PLANNING

DRAWING: Dimension Floor Plan

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY	L.O.
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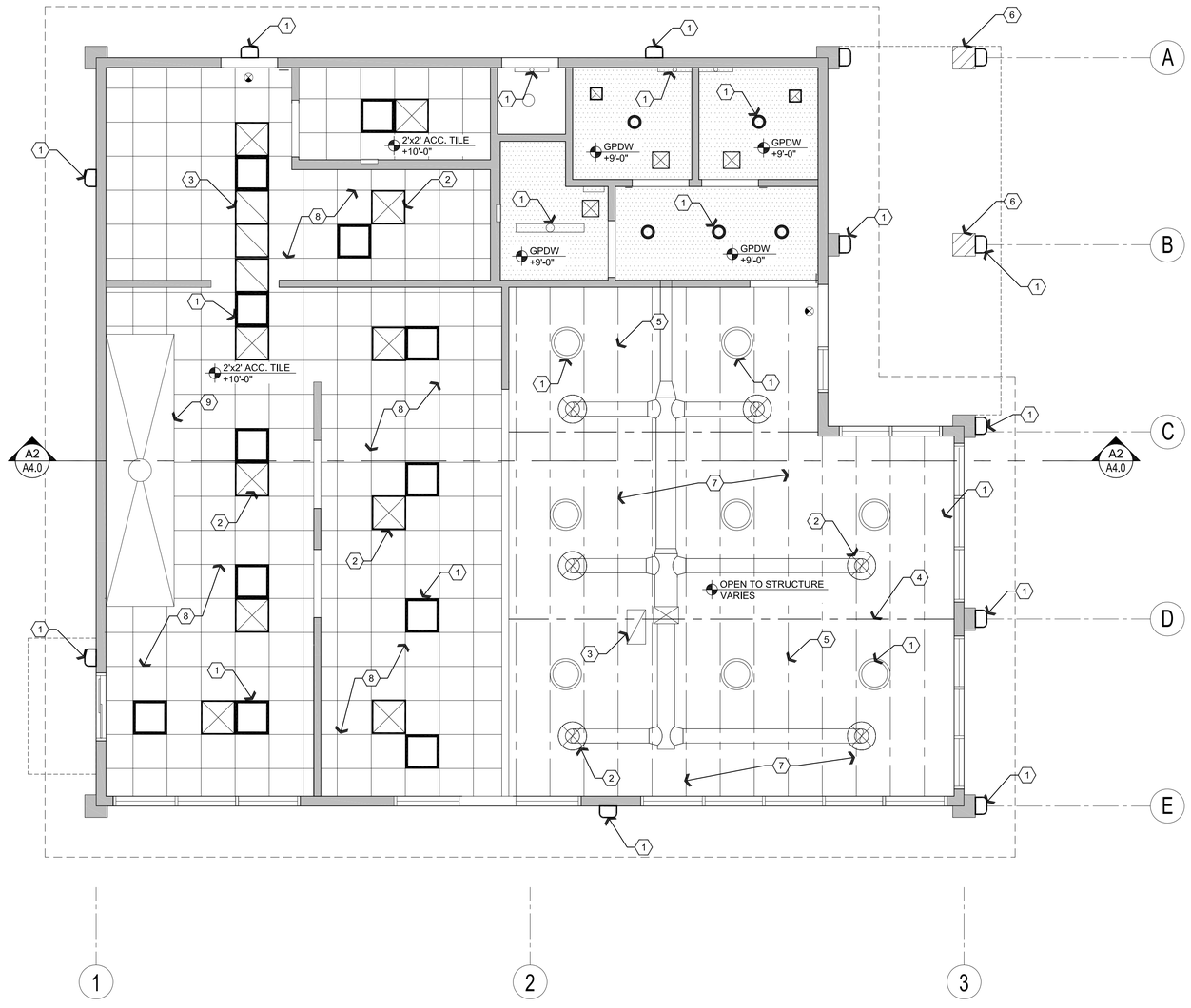
SHEET	A1.1



Descriptive Keynotes

1. LIGHT FIXTURES SHOWN FOR QUANTITY AND LOCATION ONLY. REFER TO ELECTRICAL PLANS.
2. HVAC SUPPLY, TYPICAL. REFER TO MECHANICAL PLANS.
3. HVAC RETURN, TYPICAL. REFER TO MECHANICAL PLANS.
4. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
5. PROVIDE ROOF JOIST, REFER TO STRUCTURAL PLANS.
6. PROVIDE COLUMN, REFER TO STRUCTURAL PLANS.
7. ALL EXPOSED STRUCTURE, DUCTWORK, CONDUIT ETC. TO BE PAINTED FLAT BLACK.
8. 2'x2' CLEAN ROOM, WASHABLE CEILING PANELS IN SUSPENDED GRID CEILING SYSTEM. ACT-1
9. KITCHEN EXHAUST HOOD, REFER TO MECHANICAL PLANS.

Legend

- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED VANITY LIGHT
- EXTERIOR SCONCE
- HVAC DIFFUSER
- EXHAUST FAN
- EMERGENCY EXIT SIGN WITH BATTERY BACK UP
- HVAC SUPPLY
- HVAC RETURN
- GPDW CEILING

NOTE:
REFER TO ELECTRICAL AND MECHANICAL PLANS.

A1 Reflected Ceiling Plan

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

Plan North

Aug 28, 2020 - 2:51pm

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DRAWING: Reflected Ceiling Plan

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8176 E. State Rt. 69
Prescott Valley, AZ 86314

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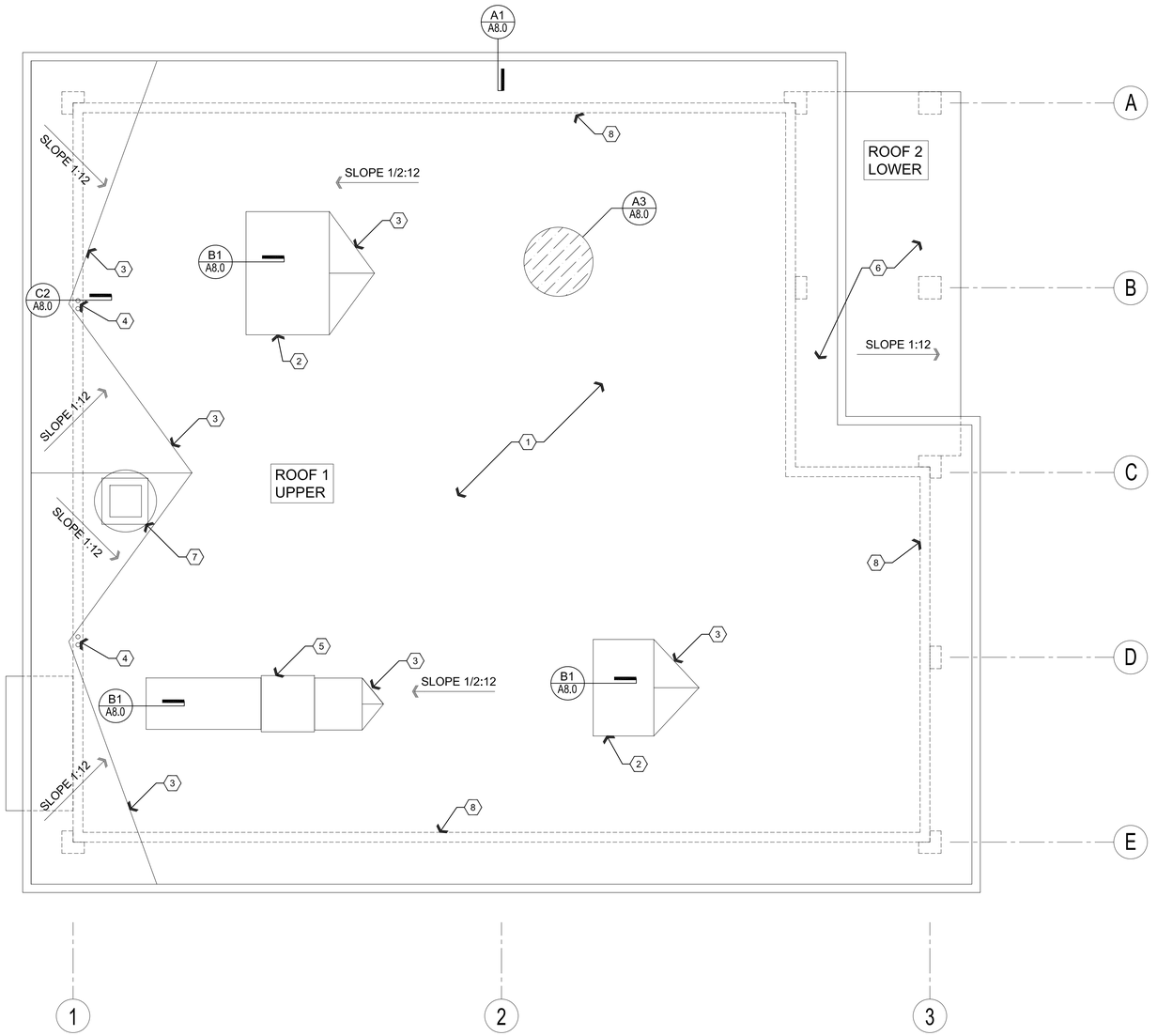
SHEET:

A2.0



Descriptive Keynotes

1. SOPREMA SBS MODIFIED BITUMEN ROOFING SYSTEM, REFER TO ROOF DETAILS AND MATERIALS SCHEDULE.
2. ROOF MOUNTED HVAC EQUIPMENT WITH CURB. REFER TO MECHANICAL PLANS.
3. PROVIDE BUILT-UP ROOF CRICKET. SLOPE TO BE DOUBLE THAT OF ADJACENT ROOF. CRICKET WILL BE CONSTRUCTED USING ROOF INSULATION.
4. ROOF DRAIN WITH OVERFLOW, REFER TO PLUMBING PLANS.
5. ROOF MOUNTED MAKE-UP AIR UNIT, REFER TO MECHANICAL PLANS.
6. CORRUGATED METAL ROOF PANEL.
7. KITCHEN HOOD EXHAUST FAN.
8. EXTERIOR WALL BELOW.

Roof Drain Leader Sizes:

ROOF AREA #1: 2,568 S.F.

4" RAINFALL = 106.83 GPM = 4" STORM DRAIN PIPE SIZE WITH HORIZONTAL DRAIN SLOPING 1/2"

(1) 4" VERTICAL REQUIRED

(2) 4" LEADERS PROVIDED

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

NOTE: REFER TO SHEET A8.0 FOR ROOF DETAILS

CONTACT SOPREMA ROOFING
REPRESENTATIVE: WALT HITCHCOCK
CELL:480-694-3433
EMAIL: WHITCHCOCK@SOPREMA.US

A1 Roof Plan

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

Plan North

Aug 28, 2020 - 2:51pm

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DRAWING: Roof Plan

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APN: 103-22-019A

DRAWN BY: L.O.
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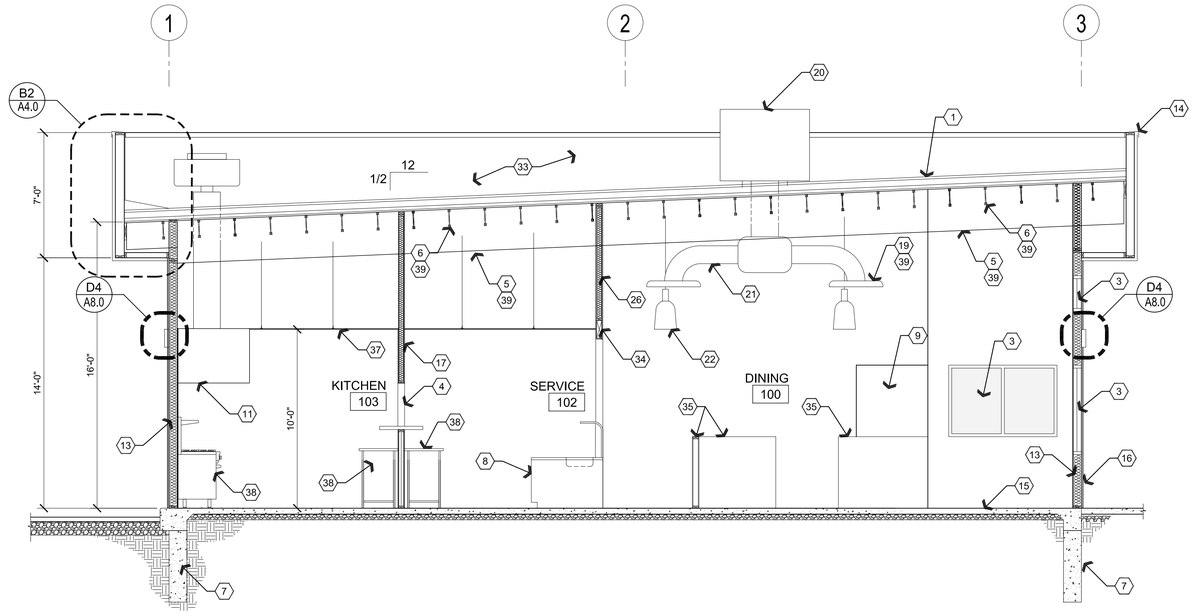
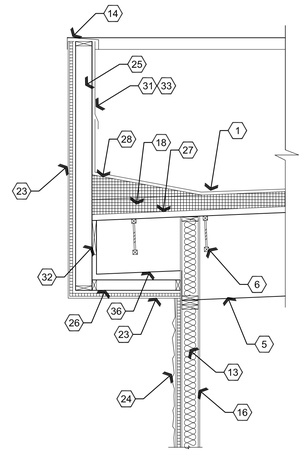
DATE: August 27th, 2020
JOB NO.: 749
SHEET: A3.0



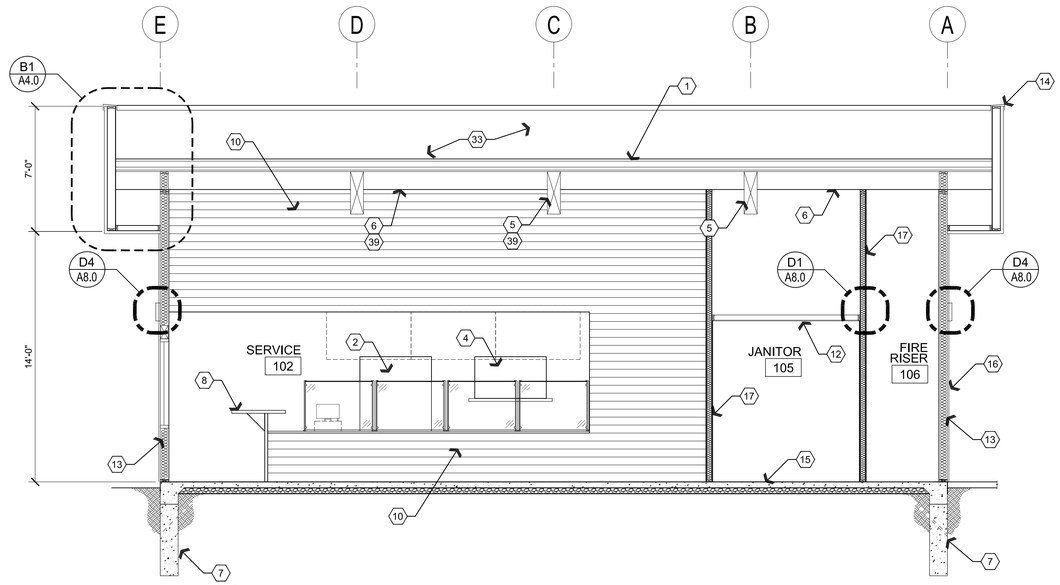
A2 Building Section

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



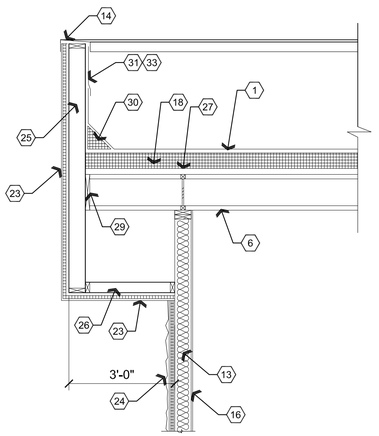
B2 Enlarged Building Section

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



A1 Building Section

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



B1 Enlarged Building Section

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

Descriptive Keynotes

1. PROVIDE SOPREMA SBS MODIFIED BITUMEN ROOFING SYSTEM, REFER TO ROOF DETAILS AND MATERIALS SCHEDULE.
2. OPENING INTO KITCHEN.
3. EXTERIOR WINDOW, TYPICAL, REFER TO WINDOW ELEVATIONS AND REFERENCE FLOOR PLAN.
4. PASS THROUGH OPENING INTO KITCHEN.
5. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
6. PROVIDE ROOF JOIST, REFER TO STRUCTURAL PLANS.
7. PROVIDE CONCRETE FOOTING, REFER TO STRUCTURAL PLANS.
8. PROVIDE MILLWORK. REFER TO REFERENCE FLOOR PLAN AND INTERIOR ELEVATIONS.
9. OPENING INTO CORRIDOR.
10. PROVIDE SLATWALL PANELS, REFER TO MATERIALS SCHEDULE. SW-1
11. PROVIDE EXHAUST HOOD AND VENT PIPE, REFER TO MECHANICAL PLANS.
12. PROVIDE 5/8" GPDW CEILING ATTACHED TO 2x6 CEILING JOISTS.
13. PROVIDE R-19 UNFACED BATT IN INSULATION.
14. PROVIDE SHEET METAL PARAPET CAP. M-2
15. PROVIDE CONCRETE SLAB OVER COMPACTED A.B.C. REFER TO STRUCTURAL PLANS.
16. PROVIDE EXTERIOR WALL, REFER TO WALL TYPES PLAN.
17. PROVIDE INTERIOR WALL, TYPICAL, REFER TO WALL TYPES PLAN.
18. PROVIDE 5.2" POLYISOCYANURATE INSULATION (R-29.64), REFER TO ROOF DETAILS.
19. PROVIDE HVAC SUPPLY VENT, REFER TO MECHANICAL PLANS..
20. PROVIDE HVAC UNIT, REFER TO MECHANICAL PLANS.
21. PROVIDE HVAC EXPOSED DUCTWORK, REFER TO MECHANICAL PLANS.
22. PROVIDE LIGHTING, REFER TO REFLECTED CEILING PLAN AND ELECTRICAL PLANS.
23. PROVIDE WESTERN ONE COAT STUCCO SYSTEM - UES# 382, WITH SYNTHETIC INTEGRAL COLOR SMOOTH FINISH OVER 1" POLYSTYRENE BOARD OVER WEATHER PROOF BARRIER OVER 1/2" SHEAR PANEL.
24. PROVIDE STONE VENEER, AS SELECTED BY OWNER / ARCHITECT, OVER METAL LATH OVER WEATHER PROOF BARRIER OVER SCRATCH COAT OVER 1/2" SHEAR PANEL.
25. PROVIDE 2x6 WOOD STUD @ 1'-4" O.C.
26. PROVIDE 2x4 WOOD STUD @ 1'-4" O.C.
27. PROVIDE 5/8" PLYWOOD DECKING, REFER TO STRUCTURAL PLANS.
28. PROVIDE PRE-MANUFACTURED POLYISOCYANURATE ROOF CRICKET AS MANUFACTURED BY SOPREMA, REFER TO ROOF PLAN.
29. PROVIDE 2x LEDGER, REFER TO STRUCTURAL PLANS.
30. PROVIDE CANT STRIP.
31. PROVIDE FLASHING.
32. PROVIDE 2X12 RIM JOIST, REFER TO STRUCTURAL PLANS.
33. PROVIDE ROOFING MATERIAL UP ON INSIDE OF PARAPET WALL OVER 1/2" SHEER PANEL.
34. PROVIDE 3 1/8"x12" GLULAM BEAM FURRED OUT TO MATCH WIDTH OF 2x4 WALL ABOVE. PROVIDE DOUBLE TRIMMER STUD AND KING STUD AT EACH END FOR BEARING.
35. PONY WALL BY OWNER.
36. NOTCH GLULAM BEAM IN ACCORDANCE WITH STRUCTURAL PLANS.
37. 2'x2' CLEAN ROOM, WASHABLE CEILING PANELS IN SUSPENDED GRID CEILING SYSTEM.
38. KITCHEN EQUIPMENT BY OWNER.
39. ALL EXPOSED STRUCTURE, DUCTWORK, CONDUIT ETC. TO BE PAINTED FLAT BLACK.

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Building Sections

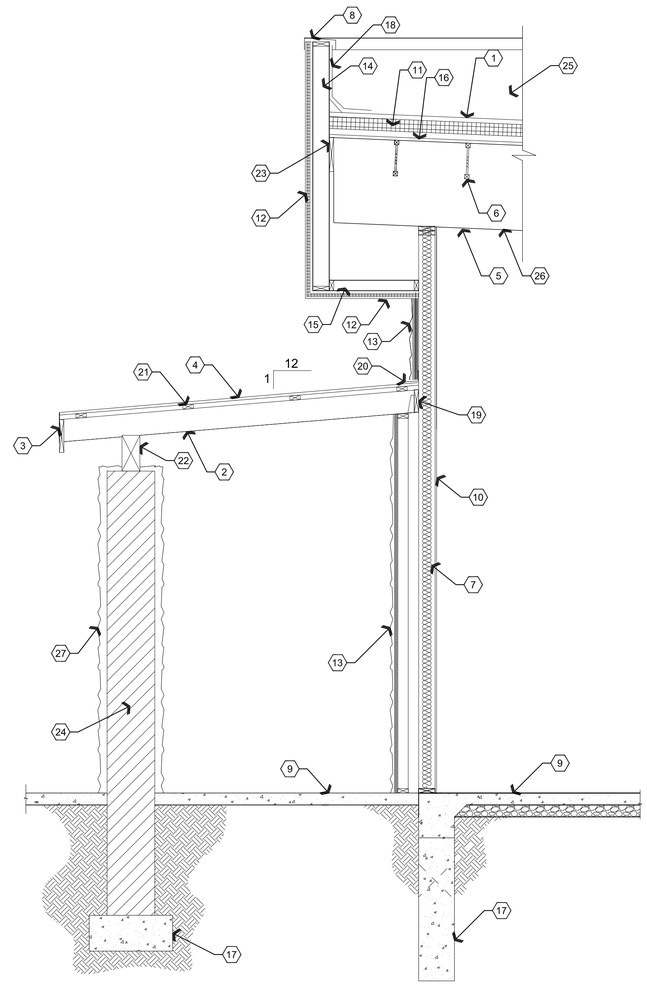
PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET:

A4.0

Aug 28, 2020 - 2:51pm



A1 Enlarged Building Section

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

Descriptive Keynotes

1. PROVIDE SOPREMA SBS MODIFIED BITUMEN ROOFING SYSTEM, REFER TO ROOF DETAILS AND MATERIALS SCHEDULE.
2. PROVIDE ROUGH SAWN 2x8 @ 3'-0" O.C.
3. PROVIDE ROUGH SAWN 2x10 RIM JOIST.
4. PROVIDE 26 GAUGE, 32", TREATED, RUSTED, 7/8" PBC CORRUGATED METAL PANEL. M-1
5. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
6. PROVIDE ROOF JOIST, REFER TO STRUCTURAL PLANS.
7. PROVIDE R-19 UNFACED BATT IN INSULATION.
8. PROVIDE SHEET METAL PARAPET CAP. M-2
9. PROVIDE CONCRETE SLAB OVER COMPACTED A.B.C. REFER TO STRUCTURAL PLANS.
10. PROVIDE EXTERIOR WALL, REFER TO WALL TYPES PLAN.
11. PROVIDE 5.2" POLYISOCYANURATE INSULATION (R-29.64), REFER TO ROOF DETAILS.
12. PROVIDE WESTERN ONE COAT STUCCO SYSTEM - UES# 382, WITH SYNTHETIC INTEGRAL COLOR SMOOTH FINISH OVER 1" POLYSTYRENE BOARD OVER WEATHER PROOF BARRIER OVER 1/2" SHEAR PANEL.
13. PROVIDE STONE VENEER, AS SELECTED BY OWNER / ARCHITECT, FULL HEIGHT OVER METAL LATH / SCRATCH COAT OVER WEATHER PROOF BARRIER OVER 1/2" SHEAR PANEL.
14. PROVIDE 2x6 WOOD STUD @ 1'-4" O.C., REFER TO STRUCTURAL PLANS.
15. PROVIDE 2x4 WOOD STUD @ 1'-4" O.C., REFER TO STRUCTURAL PLANS.
16. PROVIDE 5/8" PLYWOOD DECKING, REFER TO STRUCTURAL PLANS.
17. CONCRETE FOOTING, REFER TO STRUCTURAL PLANS.
18. PROVIDE FLASHING, REFER TO ROOF DETAILS.
19. PROVIDE 2x8 LEDGER, REFER TO STRUCTURAL PLANS.
20. PROVIDE SHEET METAL 'L' FLASHING.
21. PROVIDE ROUGH SAWN 2x4 @ 3'-0" O.C.
22. PROVIDE ROUGH SAWN WOODEN BEAM, REFER TO STRUCTURAL PLANS.
23. PROVIDE 2x12 RIM JOIST, REFER TO STRUCTURAL PLANS.
24. PROVIDE CMU COLUMN, REFER TO STRUCTURAL PLANS.
25. PROVIDE ROOFING MATERIAL, UP ON INSIDE OF PARAPET WALL OVER 1/2" SHEAR PANEL.
26. ALL EXPOSED STRUCTURE, DUCTWORK, CONDUIT ETC. TO BE PAINTED FLAT BLACK.
27. PROVIDE STONE VENEER, AS SELECTED BY OWNER / ARCHITECT, FULL HEIGHT OVER CMU.

REVISIONS	BY

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DRAWING: Building Section

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

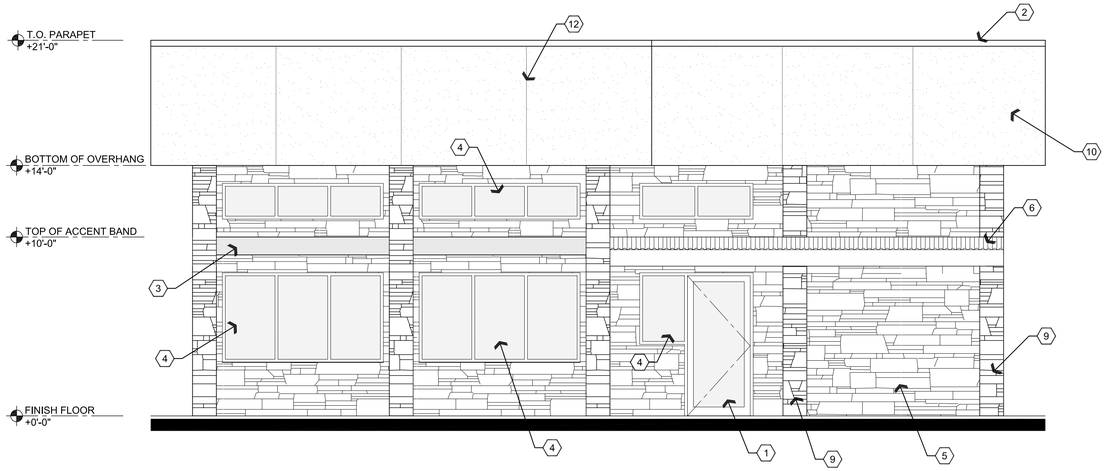
APN: 103-22-019A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET: **A4.1**

Aug 28, 2020 - 2:51pm

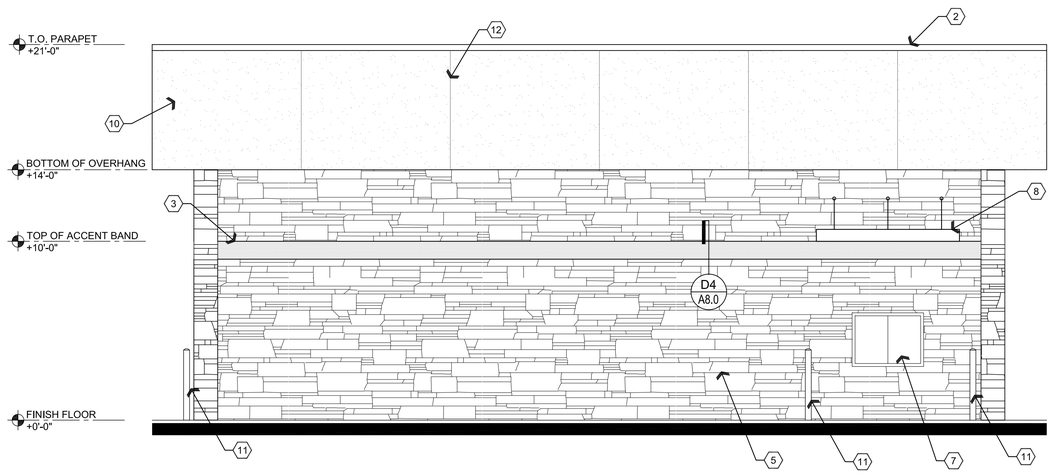
Descriptive Keynotes

1. PROVIDE STOREFRONT DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
2. PROVIDE SHEET METAL PARAPET CAP, REFER TO MATERIALS SCHEDULE. M-2
3. PROVIDE ACCENT BAND, REFER TO DETAIL D4/A8.0.
4. PROVIDE WINDOW. REFER TO REFERENCE FLOOR PLAN AND WINDOW TYPES.
5. PROVIDE ROCK VENEER, REFER TO BUILDING SECTIONS.
6. PROVIDE METAL CORRUGATED ROOFING, REFER TO MATERIALS SCHEDULE.
7. PROVIDE DRIVE THROUGH WINDOW, REFER TO WINDOW TYPES.
8. PROVIDE DRIVE THROUGH AWNING, REFER TO DETAIL D2/A8.0.
9. PROVIDE CMU COLUMN WITH STONE VENEER, REFER TO STRUCTURAL PLANS.
10. PROVIDE WESTERN ONE COAT STUCCO SYSTEM - UES# 382, WITH SYNTHETIC INTEGRAL COLOR SMOOTH FINISH OVER 1" POLYSTYRENE BOARD OVER WEATHER PROOF BARRIER OVER 1/2" SHEAR PANEL.
11. PROVIDE BOLLARD, REFER TO ARCHITECTURAL SITE PLAN.
12. PROVIDE 1/4" PLASTER CONTROL JOINT.



A2 East Elevation

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



A1 West Elevation

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

Aug 28, 2020 - 2:52pm

REVISIONS	BY

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Date Signed 08/27/20
ARIZONA U.S.A.
EXPIRES: 6/30/21

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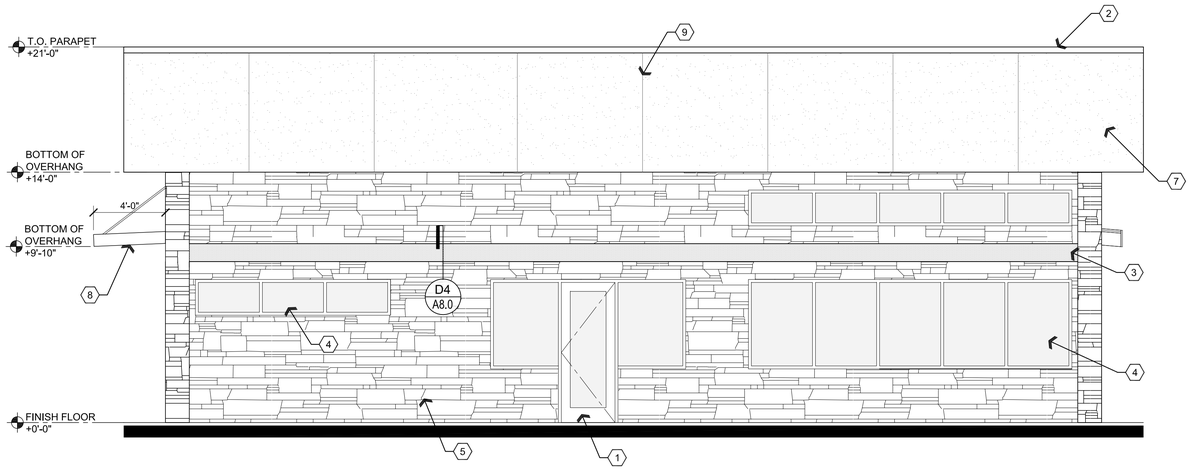
ARCHITECTURE & PLANNING

DRAWING: Exterior Elevations

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

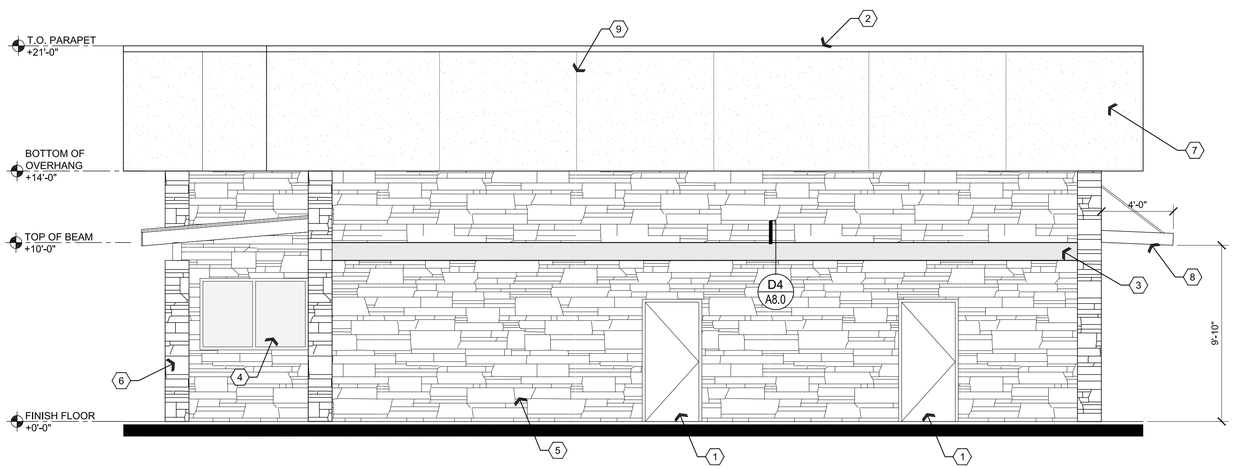
APN: 103-22-019A

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	August 27th, 2020
JOB NO.	749
SHEET	A5.0



A2 South Elevation

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



A1 North Elevation

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

Descriptive Keynotes

1. PROVIDE DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
2. PROVIDE SHEET METAL PARAPET CAP, REFER TO MATERIALS SCHEDULE. M-2
3. PROVIDE ACCENT BAND.
4. WINDOW, REFER TO REFERENCE FLOOR PLAN AND WINDOW TYPES.
5. PROVIDE ROCK VENEER, REFER TO WALL TYPES.
6. PROVIDE CMU COLUMN WITH STONE VENEER, REFER TO STRUCTURAL PLANS.
7. PROVIDE WESTERN ONE COAT STUCCO SYSTEM - UES# 382, WITH SYNTHETIC INTEGRAL COLOR FINISH OVER 1-1/2" POLYSTYRENE.
8. PROVIDE DRIVE THROUGH AWNING, REFER TO DETAIL D2/A8.0.
9. PROVIDE 1/4" PLASTER CONTROL JOINT.

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Exterior Elevations

PROJECT: Carreras Commercial Building
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Prescott Valley, AZ 86314

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DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	August 27th, 2020
JOB NO.	749
SHEET	A5.1

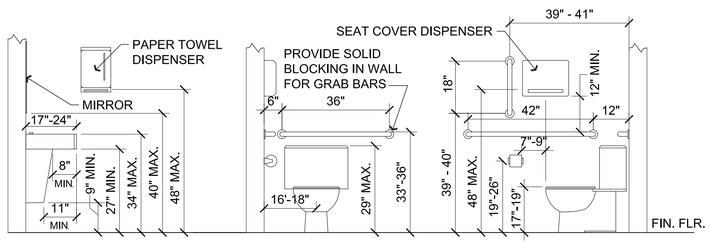
Aug 28, 2020 - 2:52pm

Descriptive Keynotes

1. PROVIDE 1-1/2" DIAMETER GRAB BARS PER A.D.A. REQUIREMENTS, 42" LONG AT SIDE OF WATER CLOSET / 36" LONG AT REAR OF WATER CLOSET / 18" VERTICAL GRAB BAR, PROVIDE SOLID BLOCKING. REFER TO TOILET ACCESSORY SCHEDULE. TA-3
2. PROVIDE PAPER TOWEL DISPENSER, REFER TO TOILET ACCESSORY SCHEDULE. TA-2
3. PROVIDE FLOOR MOUNTED WATER CLOSET, REFER TO PLUMBING PLANS.
4. PROVIDE INTEGRAL LAVATORY IN SOLID SURFACE COUNTERTOP, INSULATE PIPES, REFER TO PLUMBING PLANS. SS-1
5. PROVIDE ACCESSIBILITY SIGNAGE MOUNTED PER A.D.A. REQUIREMENTS.
6. PROVIDE BABY CHANGING STATION, REFER TO TOILET ACCESSORY SCHEDULE. TA-6
7. PROVIDE 1/4" PLATE MIRROR.
8. PROVIDE SURFACE MOUNTED HAND SOAP DISPENSER, REFER TO TOILET ACCESSORY SCHEDULE. TA-1
9. PROVIDE SURFACE MOUNTED TOILET SEAT COVER DISPENSER, REFER TO TOILET ACCESSORY SCHEDULE. TA-4
10. PROVIDE TOILET PAPER DISPENSER, REFER TO TOILET ACCESSORY SCHEDULE. TA-5
11. PROVIDE CERAMIC TILE, REFER TO MATERIALS SCHEDULE.
12. PROVIDE SCHLUTER TRIM, REFER TO MATERIALS SCHEDULE.

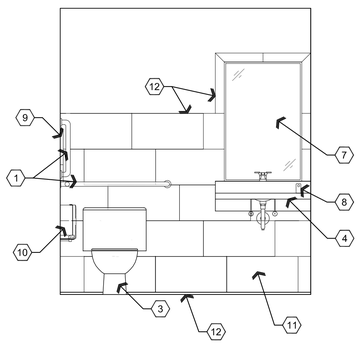
Toilet Accessory Schedule ##-#

CODE	FIXTURE	DESCRIPTION	MANUFACTURER	MODEL	COLOR
TA-1	HAND SOAP DISPENSER	COUNTER MOUNTED	BOBRICK	B8221	BRIGHT POLISHED
TA-2	PAPER TOWEL DISPENSER	SURFACE MOUNTED W/ TRASH	BOBRICK	B-380349	SATIN FINISH STAINLESS STEEL
TA-3	GRAB BARS 42", 36", 18"	1 1/4" DIAMETER	BOBRICK	B-5806	STAINLESS STEEL
TA-4	TOILET SEAT COVER DISPENSER	HALF FOLD	BOBRICK	B-221	STAINLESS STEEL
TA-5	TOILET PAPER DISPENSER	TWIN 10" JUMBO	BOBRICK	B-2892	STAINLESS STEEL
TA-6	BABY CHANGING STATION	SURFACE MOUNTED	KOALA KARE	KB101	GREY 01



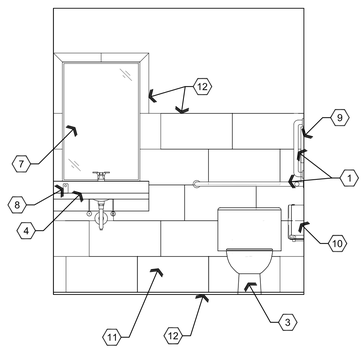
C2 Typical Fixture Mounting Heights

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



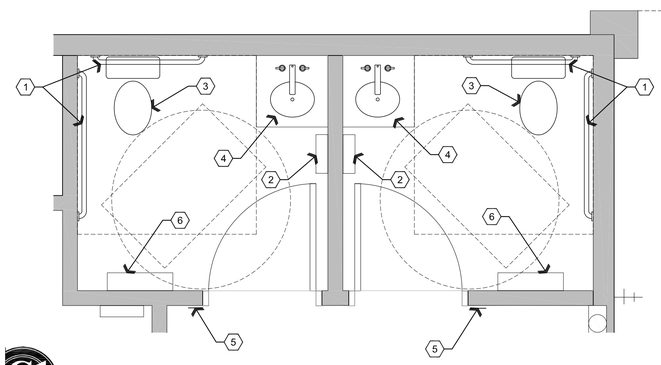
A1 East Elevation

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



B1 East Elevation

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



C1 Enlarged Plan

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

Plan North

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ARCHITECTURE & PLANNING

DRAWING: Interior Elevations

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

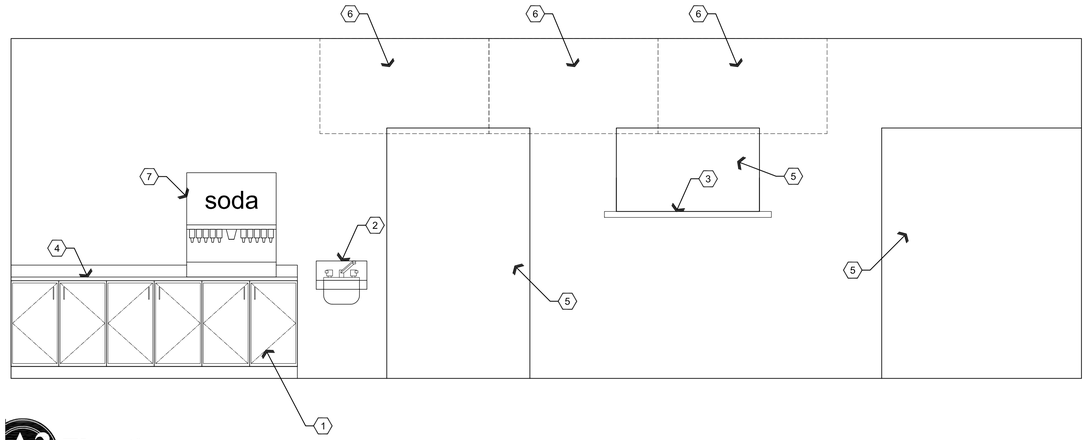
APN: 103-22-019A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET: A6.0

Aug 28, 2020 - 2:52pm

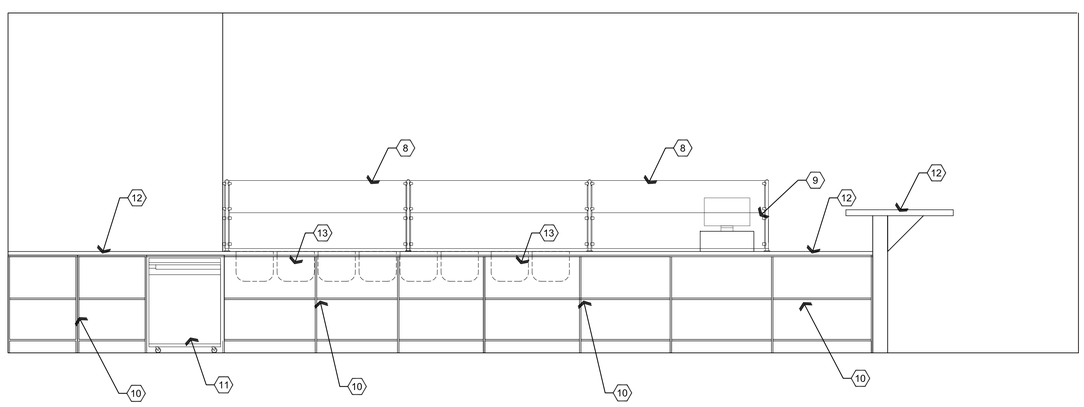
Descriptive Keynotes

1. PROVIDE PLASTIC LAMINATE LOWER CABINETS WITH EDGE BANDING.
2. HAND SINK PROVIDED BY OWNER, REFER TO PLUMBING PLANS.
3. PROVIDE PASS THROUGH SOLID SURFACE COUNTERTOP. SS-1
4. PROVIDE SOLID SURFACE COUNTERTOP WITH 4" BACKSPLASH. SS-1
5. OPENING INTO KITCHEN.
6. CEILING HUNG MONITOR, BY OWNER.
7. SODA FOUNTAIN PROVIDED BY OWNER.
8. SNEEZE GUARD, PROVIDED BY OWNER, REFER TO KITCHEN EQUIPMENT PLAN.
9. POINT OF SALE BY OWNER.
10. PROVIDE OPEN SHELVING MILLWORK.
11. UNDER COUNTER REFRIGERATOR PROVIDED BY OWNER.
12. PROVIDE SOLID SURFACE COUNTERTOP. PROVIDE STEEL TUBING REINFORCING AS REQUIRED AT STEAM WELLS TO SUPPORT COUNTER TOP. SS-1
13. STEAM WELLS PROVIDED BY OWNER, REFER TO KITCHEN EQUIPMENT PLAN.



A2 Elevation

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



A1 Elevation

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

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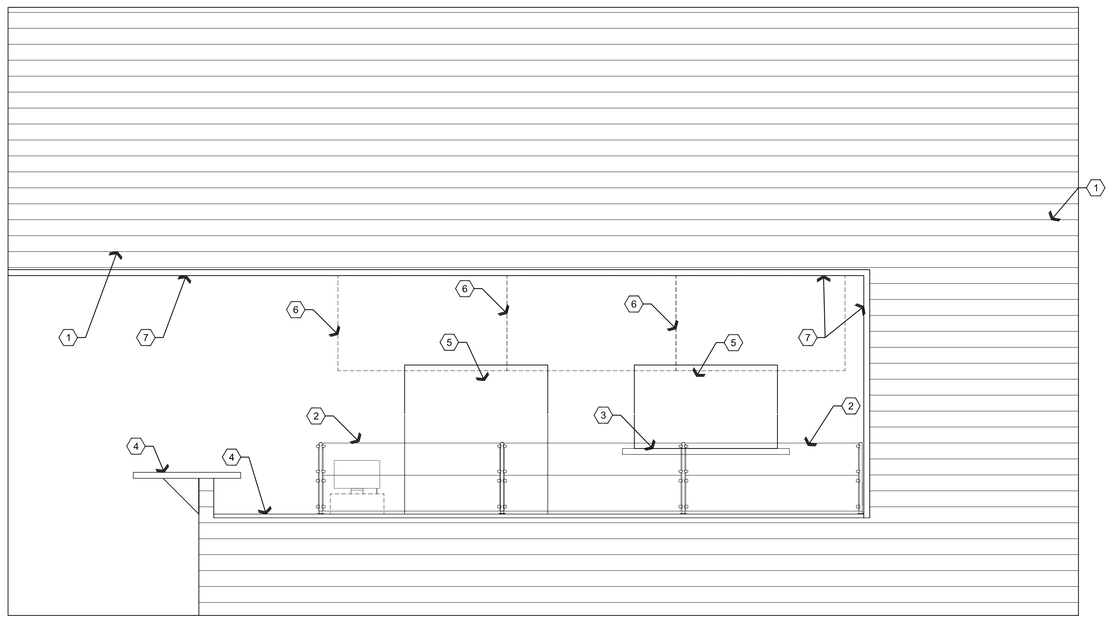
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET:

A6.1

Aug 31, 2020 - 8:33am

Descriptive Keynotes

1. PROVIDE PRE-FINISHED SLATWALL PANELS, REFER TO MATERIALS SCHEDULE. SW-1
2. SNEEZE GUARD, PROVIDED BY OWNER.
3. PROVIDE PASS THROUGH SOLID SURFACE COUNTERTOP. SS-1
4. PROVIDE SOLID SURFACE COUNTERTOP, BEYOND. SS-1
5. OPENING INTO KITCHEN.
6. CEILING HUNG MONITOR, BY OWNER.
7. STAINLESS STEEL 'L' TRIM.



A1 Elevation

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

Aug 28, 2020 - 2:54pm

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Prescott Valley, AZ 86314

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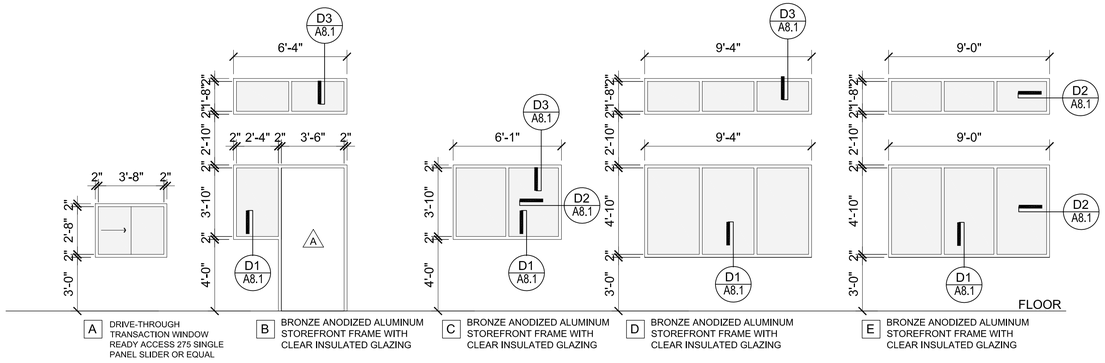
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET:

A6.2



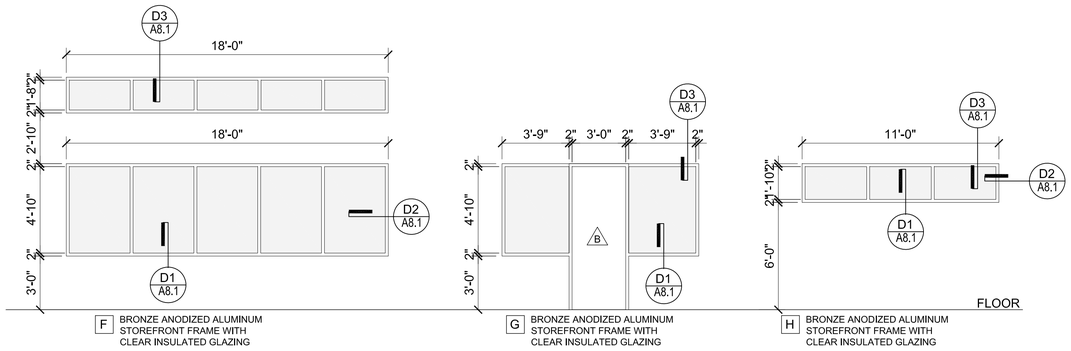
A DRIVE-THROUGH TRANSACTION WINDOW READY ACCESS 275 SINGLE PANEL SLIDER OR EQUAL

B BRONZE ANODIZED ALUMINUM STOREFRONT FRAME WITH CLEAR INSULATED GLAZING

C BRONZE ANODIZED ALUMINUM STOREFRONT FRAME WITH CLEAR INSULATED GLAZING

D BRONZE ANODIZED ALUMINUM STOREFRONT FRAME WITH CLEAR INSULATED GLAZING

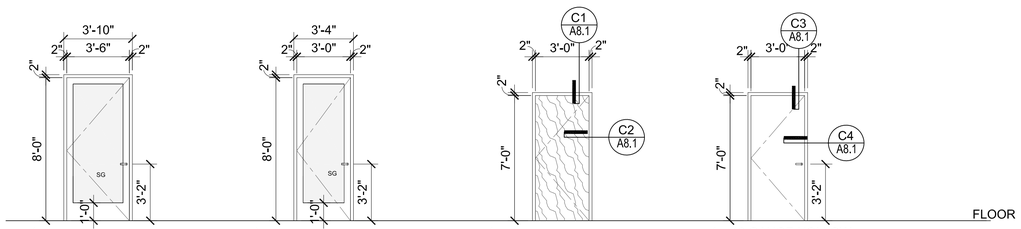
E BRONZE ANODIZED ALUMINUM STOREFRONT FRAME WITH CLEAR INSULATED GLAZING



F BRONZE ANODIZED ALUMINUM STOREFRONT FRAME WITH CLEAR INSULATED GLAZING

G BRONZE ANODIZED ALUMINUM STOREFRONT FRAME WITH CLEAR INSULATED GLAZING

H BRONZE ANODIZED ALUMINUM STOREFRONT FRAME WITH CLEAR INSULATED GLAZING



A BRONZE ANODIZED ALUMINUM MEDIUM STILE FRAME AND CLEAR 1/4" TEMPERED GLASS DOOR

B BRONZE ANODIZED ALUMINUM MEDIUM STILE FRAME AND CLEAR 1/4" TEMPERED GLASS DOOR

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

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

A1 Door and Window Types

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

Door Schedule

NO.	ROOM NAME	SIZE	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE TYPE
100A	DINING	3'-6"x8'-0"	A	GLASS / ALUM	GLASS / ALUM	ALUMINUM	BRONZE	01
101A	SERVICE	3'-0"x8'-0"	B	GLASS / ALUM	GLASS / ALUM	ALUMINUM	BRONZE	01
102A	KITCHEN	3'-0"x7'-0"	D	HM	PAINT	HM	PAINT	05
104A	DRY STORAGE	3'-0"x7'-0"	C	SCWD	STAIN	HM	PAINT	04
105A	JANITOR	3'-0"x7'-0"	C	SCWD	STAIN	HM	PAINT	03
106A	FIRE RISER	3'-0"x7'-0"	D	HM	PAINT	HM	PAINT	06
107A	WOMEN	3'-0"x7'-0"	C	SCWD	STAIN	HM	PAINT	02
108A	MEN	3'-0"x7'-0"	C	SCWD	STAIN	HM	PAINT	02

NOTES:

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

HARDWARE SCHEDULE

HARDWARE SET #1
SINGLE DOOR
DOOR: TAG 100A, 101A

ALL HARDWARE INCLUDING BUT NOT LIMITED TO EXIT DEVICES, CYLINDERS, CLOSERS, HINGES, WEATHER STRIP, THRESHOLD, SWEEPS, KICK PLATES, ETC. TO BE PROVIDED BY ALUMINUM DOOR SUPPLIER

HARDWARE SET #2
SINGLE DOOR
DOOR: TAG 107A, 108A

QTY	DESCRIPTION	FIN	MFG.
3	HINGE FBB170 4.5 X 4.5	626	STANLEY
1	PRIVACY W301 X DANE	626	FALCON
1	WALL STOP 1270CV	626	TRIMCO

HARDWARE SET #3
SINGLE DOOR
DOOR: TAG 105A

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

HARDWARE SET #4
SINGLE DOOR
DOOR: TAG 104A

QTY	DESCRIPTION	FIN	MFG.
3	HINGE FBB179 4.5 X 4.5	626	STANLEY
1	PASSAGE W101 X DANE	626	FALCON
1	WALL STOP 1270CV	626	TRIMCO

HARDWARE SET #5
SINGLE DOOR
DOOR: TAG 102A

QTY	DESCRIPTION	FIN	MFG.
3	HINGE FBB168 4.5 X 4.5 NRP	626	STANLEY
1	ENTRY ND53BD X RHO LESS SFIC	626	SCHLAGE
1	PERMANENT CORE KEYED TO SYSTEM	626	BEST
1	LATCH GUARD BLP-110	630	DON JO
1	CLOSER QDC119 SPRING STOP	689	STANLEY
1	KICK PLATE K0050 10 X 34	630	TRIMCO
1	WEATHERSTRIP 303AS 36" X 84"	CLR	PEMKO
1	THRESHOLD 171A -36" X 5" X 1/2"	ALUM	PEMKO
1	SWEEP 315CN-36"	CLR	PEMKO

HARDWARE SET #6
SINGLE DOOR
DOOR: TAG 106A

QTY	DESCRIPTION	FIN	MFG.
3	HINGE FBB168 4.5 X 4.5 NRP	626	STANLEY
1	STOREROOM ND80BD X RHO LESS SFIC	626	SCHLAGE
1	PERMANENT CORE KEYED TO SYSTEM	626	BEST
1	OVERHEAD STOP 454S	626	GLYNN JOHNSON
1	WEATHERSTRIP 303AS 36" X 84"	CLR	PEMKO
1	THRESHOLD 171A -36" X 5" X 1/2"	ALUM	PEMKO
1	SWEEP 315CN-36"	CLR	PEMKO

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Door and Window Schedule and Types

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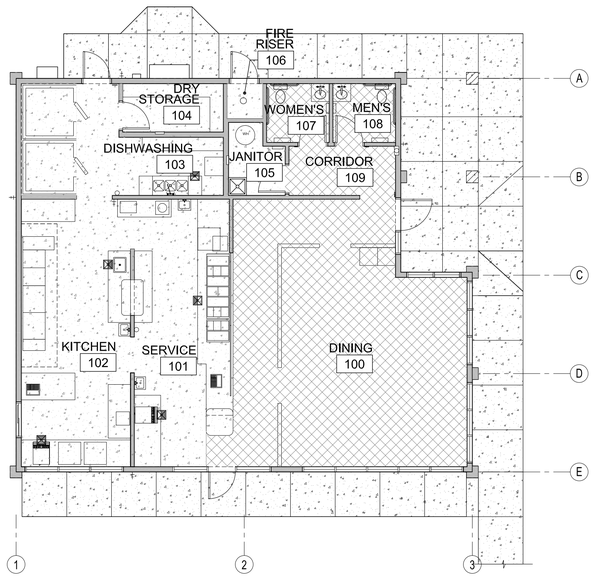

A1 Room Finish Plan

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

Plan North

Room Finish Schedule

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT
100	DINING	F2	B3	W1 / W4	C1	VARIES
101	SERVICE	F1	B1	W1	C2	10'-0"
102	KITCHEN	F1	B1	W1	C2	10'-0"
103	DISHWASHING	F1	B1	W1	C2	10'-0"
104	DRY STORAGE	F1	B1	W1	C2	10'-0"
105	JANITOR	F1	B1	W1 / W3	C3	9'-0"
106	FIRE RISER	F3	B1	W1	C1	VARIES
107	WOMEN'S	F2	B2	W1 / W2	C3	9'-0"
108	MEN'S	F2	B2	W1 / W2	C3	9'-0"
109	CORRIDOR	F2	B3	W1	C3	9'-0"

FLOOR:
- F1 SEALED CONCRETE [CS-1]
- F2 PORCELAIN TILE [CT-1] [CT-2]
- F3 CONCRETE

BASE:
- B1 RUBBER BASE [RB-1]
- B2 PORCELAIN TILE
- B3 PORCELAIN TILE (3"x12" BULLNOSE TO MATCH FLOOR. USE SCHLUTER COVE)

WALLS:
- W1 PAINTED GPDW
- W2 PORCELAIN TILE WAINSCOT [CT-3]
- W3 FRP WAINSCOT [FRP-1]
- W4 PRE-FINISHED SLATWALL PANEL [SW-1]

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

Legend

TILE [CT-1] [CT-2]

SEALED CONCRETE [CS-1]

Materials schedule [XX- #]

CODE	MATERIAL	LOCATION	MANUFACTURER	SPECIFICATION
ACT-1	ACOUSTICAL CEILING TILE	REFER TO REFLECTED CEILING PLAN	ARMSTRONG	KITCHEN ZONE™ 24" X 24" PANELS WITH PRELUDE® XL® 15/16" SUSPENSION SYSTEM
CS-1	CONCRETE SEALER	CONCRETE FLOORS	SHERWIN WILLIAMS	ARMORSEAL REXTHANE I FLOOR COATING
CT-1	PORCELAIN TILE	DINING AND CORRIDOR FLOORS	MARAZZI	MONTAGNA WOOD, COLOR VINTAGE CHIC 6x24
CT-2	PORCELAIN TILE	RESTROOM FLOORS	MSI	ONYX SAND 24x24
CT-3	PORCELAIN TILE	RESTROOM WALLS	MARAZZI	TRAVISANO, COLOR TREVI 6x6
FRP-1	FIBERGLASS REINFORCED PLASTIC	JANITOR		GRAY, 4' TALL WAINSCOT
M-1	METAL ROOF PANEL	ENTRY ROOF	MYERS GROUP 480-835-9243	32" PBC, CORRUGATED, TREATED, RUSTED 7/8" PANEL
M-2	METAL PARAPET CAP	TOP OF PARAPET	MBCI	26 GAUGE, PRE-PAINTED (SIGNATURE 200) COLOR TO BE DETERMINED
PL-1	PLASTIC LAMINATE	LOWER CABINETS	WILSONART	PEPPER DUST 0327-60
PT-1	PAINT		SHERWIN WILLIAMS	COLORS TO BE SELECTED. PAINTER TO ASSUME FOUR COLORS IN DINING AREA INCLUDING PAINTED CEILING. PAINTER TO ASSUME SINGLE WALL COLOR ELSEWHERE WITH WHITE CEILING WHERE APPLICABLE.
RB-1	RUBBER BASE	SEALED CONCRETE	ROPPE	6" BLACK / BROWN
RF-1	MODIFIED BITUMINOUS ROOFING	ROOF	SOPREMA	REFER TO ROOF PLAN / ROOFING DETAILS CONTACT: WALT HITCHCOCK 520-240-5690
SS-2	SOLID SURFACE COUNTERTOP	COUNTERTOPS	CORIAN	COURSE CARRERA
SW-1	SLATWALL PANELS	DINING	FIXTURE DEPOT	STORMY OAK MELAMINE SLATWALL PANELS

Aug 28, 2020 - 2:54pm

REVISIONS	BY

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REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 08/21/20 ARIZONA, U.S.A. EXPIRES: 6/30/21

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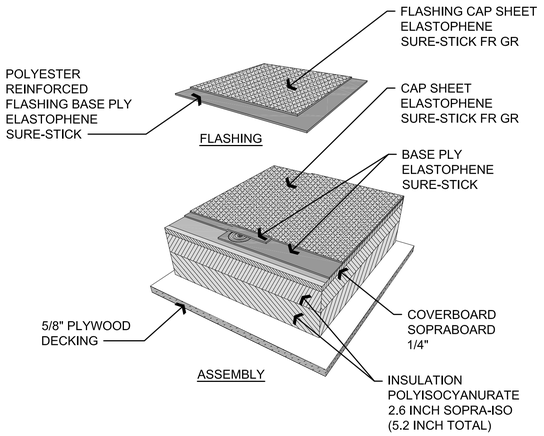
ARCHITECTURE & PLANNING

DRAWING: Materials Schedule and Room Finish Plan

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

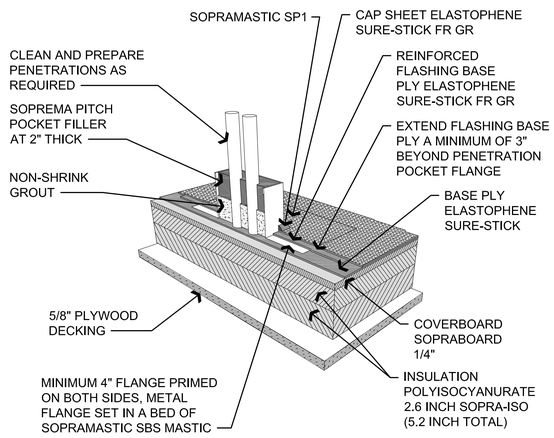
APN: 103-22-019A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET: A7.1



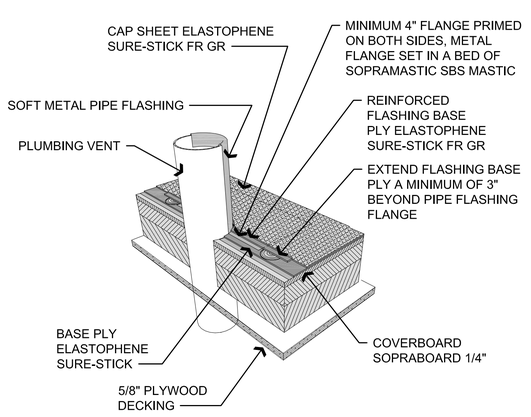
A3 Roof Assembly

SCALE: N.T.S.



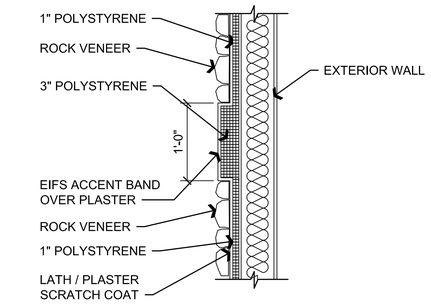
B3 Pitch Pocket

SCALE: N.T.S.



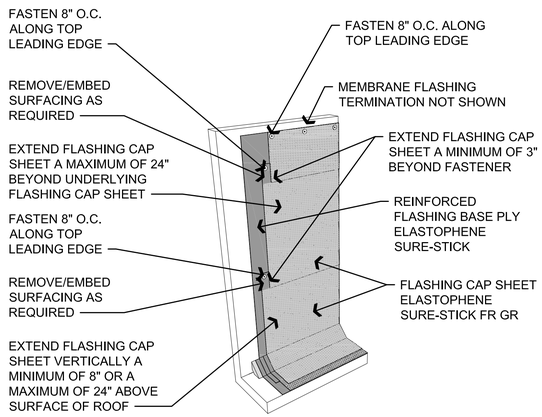
C3 Plumbing Vent Flashing

SCALE: N.T.S.



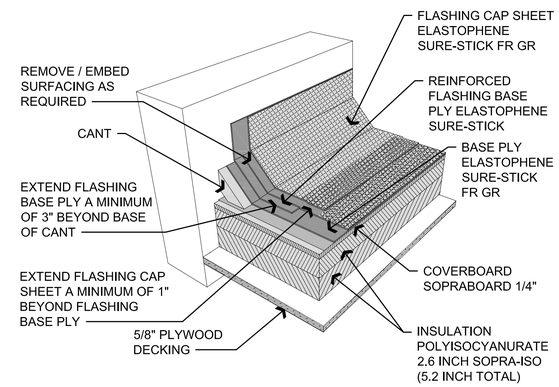
D4 Accent Band Detail

SCALE: 1" = 1'-0"



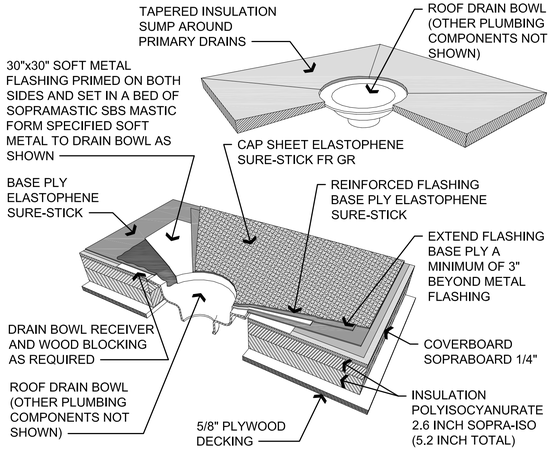
B2 Flashing Greater Than 24"

SCALE: N.T.S.



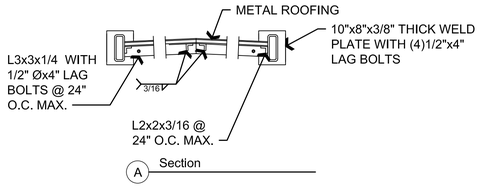
B2 Wall Flashing

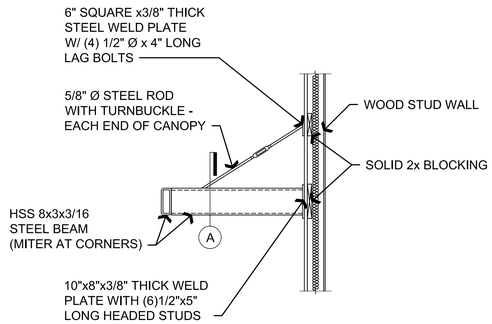
SCALE: N.T.S.



C2 Roof Drain with Soft Metal Flashing

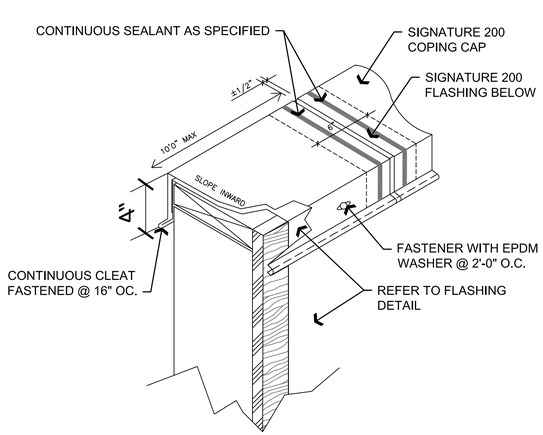
SCALE: N.T.S.





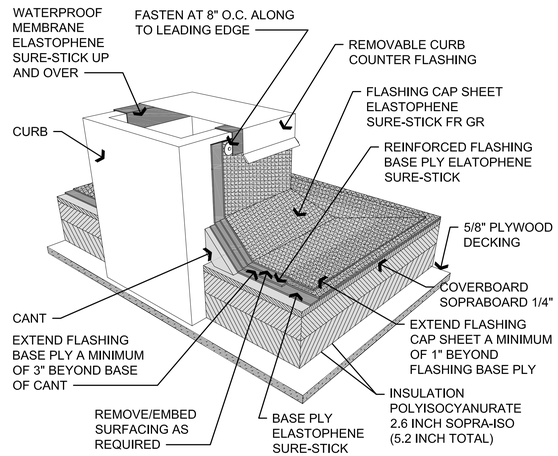
D2 Awning Section

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



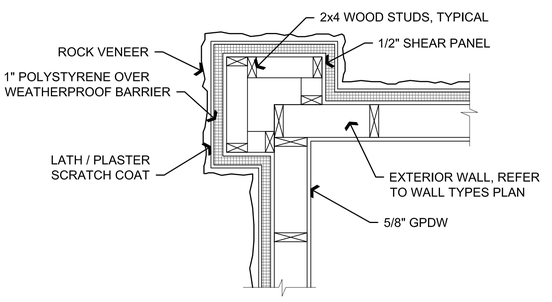
A1 Parapet

SCALE: N.T.S.



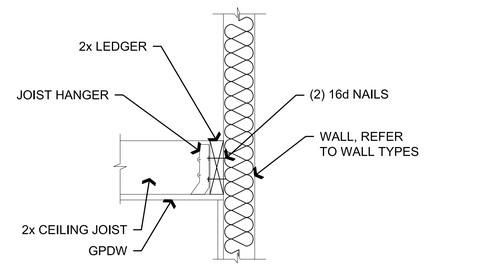
B1 Curb with Removable Counterflashing

SCALE: N.T.S.



C1 Exterior Corner Detail

SCALE: 1" = 1'-0"



D1 Ceiling Framing Detail

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

Aug 28, 2020 - 2:55pm

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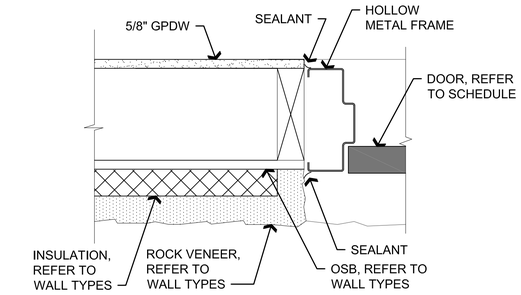
ARCHITECTURE & PLANNING

REGISTERED ARCHITECT
CERTIFICATE NO. 25646
W. ALAN KENSON
Date Signed 08/27/20
ARIZONA U.S.A.
EXPIRES: 6/30/21

DRAWING: Details
PROJECT: Carreras Commercial Building, 8176 E. State Rt. 69, Prescott Valley, AZ 86314
APN: 103-22-019A

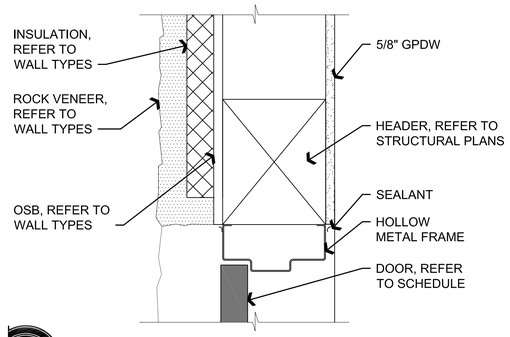
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET:

A8.0



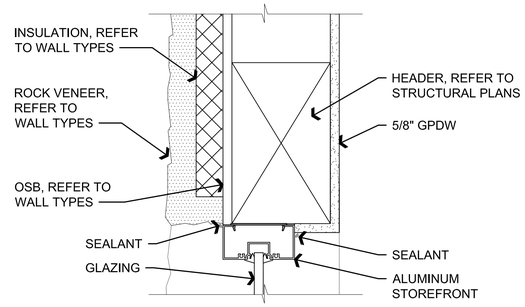
C4 Door Jamb

SCALE: 3" = 1'-0"



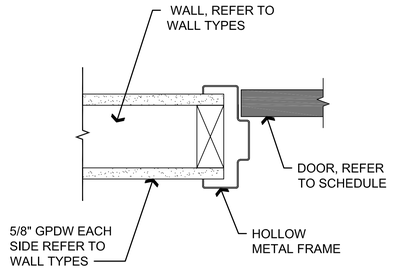
C3 Door Head

SCALE: 3" = 1'-0"



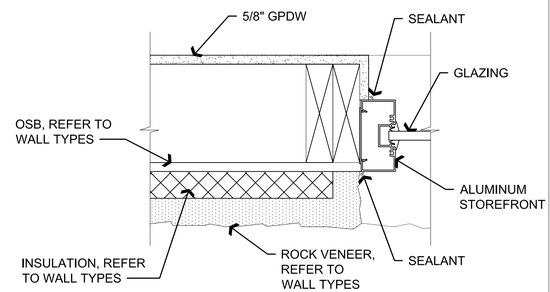
Window Head

SCALE: 3" = 1'-0"



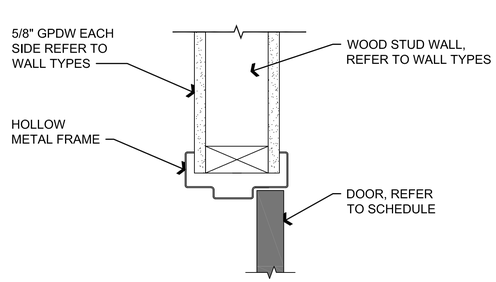
C2 Door Jamb

SCALE: 3" = 1'-0"



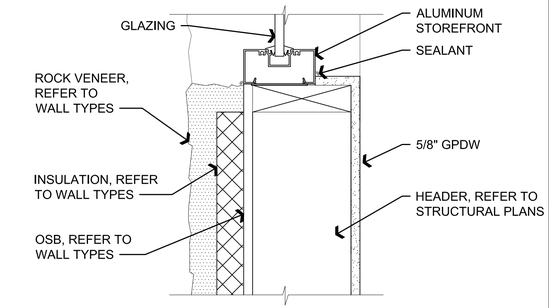
D2 Window Jamb

SCALE: 3" = 1'-0"



C1 Door Head

SCALE: 3" = 1'-0"



D1 Window Sill

SCALE: 3" = 1'-0"

Aug 28, 2020 - 2:55pm

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CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET:

A8.1

Specifications

DIVISION 1 - GENERAL REQUIREMENTS

SECTION 01000 - DEFINITIONS

1. DRAWING PLAN CLARIFICATION: AN ANSWER FROM THE ARCHITECT, IN RESPONSE TO AN INQUIRY FROM THE CONTRACTOR, INTENDED TO MAKE SOME REQUIREMENT(S) OF THE DRAWINGS OR PLANS CLEARLY UNDERSTOOD. DRAWING/PLAN CLARIFICATIONS MAY BE SKETCHES, DRAWINGS OR IN NARRATIVE FORM AND WILL NOT CHANGE ANY REQUIREMENTS OF THE DRAWINGS OR PLANS, RESPONSES TO CONTRACTOR INQUIRIES SHALL BE AS OUTLINED IN SECTION 01005.
2. PROJECT COMMUNICATIONS: ROUTINE WRITTEN COMMUNICATIONS BETWEEN THE ARCHITECT AND THE CONTRACTOR SHALL BE IN LETTER, FIELD MEMO, OR EMAIL FORMAT. SUCH COMMUNICATIONS SHALL NOT BE IDENTIFIED AS REQUESTS FOR INFORMATION NOR SHALL THEY SUBSTITUTE FOR ANY OTHER WRITTEN REQUIREMENT PURSUANT TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
3. REQUEST FOR INFORMATION: A REQUEST FROM THE CONTRACTOR OR ONE OF THEIR SUBCONTRACTORS, TO THE ARCHITECT, SEEKING AN INTERPRETATION OR A CLARIFICATION OF SOME REQUIREMENT OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL CLEARLY AND CONCISELY SET FORTH THE ISSUE FOR WHICH THEY SEEK CLARIFICATION OR INTERPRETATION AND WHY A RESPONSE IS NEEDED FROM THE ARCHITECT. THE CONTRACTOR SHALL, IN THE WRITTEN REQUEST, SET FORTH ITS INTERPRETATION OR UNDERSTANDING OF THE CONTRACT'S REQUIREMENTS ALONG WITH REASONS WHY IT HAS REACHED SUCH AN UNDERSTANDING. RESPONSES FROM THE ARCHITECT WILL NOT CHANGE ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS. RESPONSES TO CONTRACTOR INQUIRIES SHALL BE AS OUTLINED IN SECTION 01005

SECTION 01005 - REQUEST FOR INFORMATION (RFI) PROCEDURES

1. ALL RFIS SHALL BE SUBMITTED TO ARCHITECT VIA EMAIL IN WORD DOCUMENT (.DOC) OR ADOBE (.PDF) FORMATS ONLY. EMAIL ADDRESS IS WAKA@CABLEONE.NET. ANY OTHER TYPE OF SUBMITTAL PROCESS OR PROCEDURE WILL NOT BE RESPONDED TO.
2. IN THE EVENT THAT THE CONTRACTOR OR SUBCONTRACTOR, AT ANY TIER, DETERMINES THAT SOME PORTION OF THE DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS REQUIRES CLARIFICATION OR INTERPRETATION BY THE ARCHITECT, THE CONTRACTOR SHALL SUBMIT AN RFI TO THE ARCHITECT. RFIS MAY ONLY BE SUBMITTED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL CLEARLY AND CONCISELY SET FORTH THE ISSUE OF WHICH CLARIFICATION OR INTERPRETATION IS SOUGHT AND WHY A RESPONSE IS NEEDED FROM THE ARCHITECT. IN THE RFI, THE CONTRACTOR SHALL SET FORTH THEIR INTERPRETATION OR UNDERSTANDING OF THE REQUIREMENT ALONG WITH REASONS WHY SUCH AN UNDERSTANDING WAS REACHED.
3. THE ARCHITECT ACKNOWLEDGES THAT THIS IS A COMPLEX PROJECT BASED UPON THE ARCHITECT'S PAST EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
4. THE ARCHITECT WILL REVIEW ALL PROPERLY SUBMITTED RFIS TO DETERMINE WHETHER THEY ARE RFIS WITHIN THE MEANING OF THIS TERM. IF THE ARCHITECT DETERMINES THAT THE DOCUMENT IS NOT AN RFI, IT WILL BE RETURNED TO THE CONTRACTOR, UN-REVIEWED AS TO CONTENT, FOR RE-SUBMITTAL IN THE PROPER FORM.
5. RESPONSES TO RFIS SHALL BE ISSUED WITHIN SEVEN (7) WORKING DAYS OF RECEIPT OF THE REQUEST FROM THE CONTRACTOR UNLESS THE ARCHITECT DETERMINES THAT A LONGER TIME IS NECESSARY TO PROVIDE AN ADEQUATE RESPONSE. IF A LONGER TIME IS DETERMINED NECESSARY BY THE ARCHITECT, THE ARCHITECT WILL WITHIN FIVE (5) WORKING DAYS OF RECEIPT OF THE REQUEST, NOTIFY THE CONTRACTOR OF THE ANTICIPATED RESPONSE TIME. IF THE CONTRACTOR SUBMITS AN RFI ON AN ACTIVITY WITH SEVEN(7) WORKING DAYS OR LESS OF FLOAT ON THE CURRENT PROJECT SCHEDULE THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY TIME EXTENSION DUE TO THE TIME IT TAKES THE ARCHITECT TO RESPOND TO THE REQUEST PROVIDED THAT THE ARCHITECT RESPONDS WITHIN THE SEVEN (7) WORKING DAYS SET FORTH ABOVE.
6. ARCHITECT WILL RESPOND TO ALL RFIS VIA EMAIL TO ONE CONTACT IN THE CONTRACTOR'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FORWARDING THIS RESPONSE EMAIL TO ALL PERTINENT PERSONNEL, SUBCONTRACTORS AND SUPPLIERS.
7. RESPONSES FROM THE ARCHITECT WILL NOT CHANGE ANY REQUIREMENT OF THE CONTRACT DOCUMENTS. IN THE EVENT THE CONTRACTOR BELIEVES THAT A RESPONSE TO AN RFI WILL CAUSE A CHANGE TO THE REQUIREMENTS OF THE CONTRACT DOCUMENT, THE CONTRACTOR SHALL GIVE WRITTEN NOTICE T THE ARCHITECT STATING THAT THE CONTRACTOR CONSIDERS THE RESPONSE TO BE A CHANGE ORDER. FAILURE TO GIVE SUCH WRITTEN NOTICE SHALL WAIVE THE CONTRACTOR'S RIGHT TO SEEK ADDITIONAL TIME OR COST.

SECTION 01010 - SUMMARY OF WORK

1. THE AIA "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" (FORM A201-2017) SHALL BE A PART OF THE CONTRACT DOCUMENTS, ALONG WITH THESE DRAWINGS AND SPECIFICATIONS.
2. IN THE PREPARATION OF THESE SPECIFICATIONS AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.
3. THE MISPLACEMENT, ADDITION OR OMISSION OF ANY LETTER, WORD OR PUNCTUATION MARK, OR LACK OF CAPITALIZATION OF A WORD, SHALL IN NO WAY DAMAGE THE TRUE SPIRIT, INTENT, OR MEANING OF THESE SPECIFICATIONS.
4. CONTRACTOR SHALL COMPLY WITH, AND REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH, STATE AND CITY CONTRACTOR'S LICENSE LAWS AND BE DULY REGISTERED AND LICENSED THEREUNDER.
5. WHERE SPECIFIC INSTRUCTIONS IN THESE SPECIFICATIONS REQUIRE THAT A PARTICULAR PRODUCT AND/OR MATERIAL(S) BE INSTALLED AND/OR APPLIED BY AN APPROVED APPLICATOR OF THE MANUFACTURER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY SUBCONTRACTORS USED FOR SUCH WORK BE AN APPROVED APPLICATOR.

SECTION 01015 - PROJECT COORDINATION

1. THE GENERAL CONTRACTOR SHALL COORDINATE CONSTRUCTION OPERATIONS INCLUDED IN VARIOUS SECTIONS OF THESE SPECIFICATIONS TO ASSURE EFFICIENT COORDINATION AND ORDERLY INSTALLATION OF EACH PART OF THE WORK. THE GENERAL CONTRACTOR SHALL ALSO COORDINATE CONSTRUCTION OPERATIONS INCLUDED UNDER DIFFERENT SECTIONS THAT DEPEND ON EACH OTHER FOR PROPER INSTALLATION, CLEARANCES, CONNECTIONS, AND OPERATIONS.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH THE OWNER'S VENDOR'S WORKS.
3. THE VENDOR'S THAT WILL SUPPLY AND INSTALL THESE ITEMS HAS NOT BEEN CHOSEN YET. AS SOON AS THE VENDOR'S ARE DETERMINED THE CONTRACTOR WILL BE NOTIFIED OF ALL CONTACT INFORMATION.
4. THE PROJECT SUPERINTENDENT AND THE PROJECT MANAGER SHALL HAVE A MEETING WITH THE FOREMEN OF THE MECHANICAL, ELECTRICAL, FIRE SPRINKLER, AND PLUMBING SUBCONTRACTORS PRIOR TO THE INSTALLATION OF ANY OF THEIR MATERIALS AND EQUIPMENT IN THE BUILDING. THE PURPOSE OF THIS MEETING SHALL BE TO REQUIRE ALL OF THESE SUBCONTRACTORS TO COORDINATE THEIR INSTALLATION LOCATIONS OF THEIR MATERIALS AND EQUIPMENT SO THAT THERE ARE NO CONFLICTS IN THE FIELD. ALL OF THESE SUBCONTRACTORS MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS HIGH AS IS POSSIBLE WITHIN THE STRUCTURAL FRAMING SYSTEMS AND IS NOT TO BE INSTALLED ANY LOWER THAN THE BOTTOM OF THE STRUCTURAL ROOF AND FLOOR SYSTEMS UNLESS APPROVED IN ADVANCE IN WRITING BY THE ARCHITECT. SHOULD THERE END UP BEING A CONFLICT BETWEEN THE SUBCONTRACTORS MATERIALS AND EQUIPMENT, THEN THE CONFLICTING MATERIALS AND EQUIPMENT SHALL BE REMOVED AND PROPERLY REINSTALLED AT NO ADDITIONAL COST TO THE OWNER.

SECTION 01017 - SUPERINTENDENT

1. THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT AND NECESSARY ASSISTANTS WHO SHALL BE IN ATTENDANCE AT THE PROJECT SITE DURING PERFORMANCE OF THE WORK.
2. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR, AND COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING IF GIVEN TO THE CONTRACTOR. IMPORTANT COMMUNICATIONS SHALL BE CONFIRMED IN WRITING. OTHER COMMUNICATIONS SHALL BE SIMILARLY CONFIRMED ON WRITTEN REQUEST IN EACH CASE.

SECTION 01025 - APPLICATIONS FOR PAYMENT

1. SUBMIT APPLICATIONS FOR PAYMENT TO OWNER IN ACCORD WITH THE SCHEDULE ESTABLISHED BY CONDITIONS OF THE CONTRACT AND AGREEMENT BETWEEN OWNER AND CONTRACTOR.
2. NO PROJECTIONS IN PAYMENTS WILL BE ALLOWED.
3. SUBMIT ITEMIZED APPLICATIONS TYPED ON AIA DOCUMENT G702-92, " APPLICATIONS AND CERTIFICATE FOR PAYMENT" AND CONTINUATION SHEETS G703-92.
4. CONTRACTOR SHALL SUBMIT ROUGH DRAFT OF THE APPLICATIONS FOR PAYMENT TO ARCHITECT FOR AN ON-SITE REVIEW FOLLOWING END OF DRAW PERIOD; THEN SUBMIT ONE (1) FINAL COPY AT THE TIMES STIPULATED IN THE AGREEMENT.

SECTION 01040 - CONTRACTOR'S CONSTRUCTION SCHEDULES

1. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION SCHEDULE, FOR THE WORK, WITHIN 7 CALENDAR DAYS OF BEING AWARDED THE CONTRACT AND SUBMIT IT FOR THE OWNER'S AND ARCHITECT'S INFORMATION.
2. THE SCHEDULE SHALL BE A CRITICAL PATH METHOD SCHEDULE AND SHALL DEMONSTRATE A REALISTIC, EXPEDITIOUS PLAN FOR COMPLETING THE WORK WITHIN THE PARAMETERS OF THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL CONFORM TO THE MOST RECENT SCHEDULE.
4. THE SCHEDULE SHALL NOT EXCEED TIME LIMITS CURRENT UNDER THE CONTRACT DOCUMENTS.
5. THE SCHEDULE SHALL BE REVISED AT APPROPRIATE INTERVALS AS REQUIRED BY THE CONDITIONS OF THE WORK AND PROJECT, SHALL BE RELATED TO THE ENTIRE PROJECT TO THE EXTENT REQUIRED BY THE CONTRACT DOCUMENTS AND SHALL PROVIDE FOR EXPEDITIOUS AND PRACTICABLE EXECUTION OF THE WORK.

SECTION 01045 - SUBCONTRACTORS

1. THE CONTRACTOR SHALL FURNISH TO THE OWNER THROUGH THE ARCHITECT THE NAMES OF PERSONS OR ENTITIES (INCLUDING THOSE WHO ARE TO FURNISH MATERIALS OR EQUIPMENT FABRICATED TO A SPECIAL DESIGN) PROPOSED FOR EACH PRINCIPAL PORTION OF THE WORK.
2. THE ARCHITECT WILL PROMPTLY REPLY TO THE CONTRACTOR STATING WHETHER OR NOT THE OWNER OR THE ARCHITECT, AFTER DUE INVESTIGATION, HAS REASONABLE OBJECTIONS TO ANY SUCH PROPOSED PERSON OR ENTITY.
3. FAILURE OF THE OWNER OR ARCHITECT TO REPLY PROMPTLY SHALL CONSTITUTE NOTICE OF NO REASONABLE OBJECTION.
4. THE CONTRACTOR SHALL NOT CONTRACT WITH A PROPOSED PERSON OR ENTITY TO WHOM THE OWNER OR ARCHITECT HAS MADE REASONABLE AND TIMELY OBJECTION. THE CONTRACTOR SHALL NOT BE REQUIRED TO CONTRACT WITH ANYONE TO WHOM THE CONTRACTOR HAS MADE REASONABLE OBJECTION.

SECTION 01050 - FIELD ENGINEERING

1. CONTRACTOR SHALL VERIFY LOCATION OF ALL MONUMENTS AND BENCHMARKS SHOWN ON THE DRAWINGS.
2. CONTRACTOR SHALL:
   2.1 PROVIDE FIELD PROFESSIONAL ENGINEERING SERVICES AS SPECIFIED OR REQUIRED TO EXECUTE CONTRACTOR CONSTRUCTION METHOD.
   2.2 DEVELOP AND MAKE ALL DETAIL SURVEYS AND MEASUREMENT NEEDED FOR CONSTRUCTION, INCLUDING ALL WORKING LINES AND ELEVATION.
   2.3 PROVIDE ALL MATERIAL REQUIRED FOR BENCHMARKS, CONTROL POINTS, BATTER BOARDS, GRADE STAKES AND OTHER ITEMS.
   2.4 BE SOLELY RESPONSIBLE FOR ALL LOCATIONS, DIMENSIONS AND LEVELS. NO DATA OTHER THAN WRITTEN ORDERS OF THE ARCHITECT SHALL JUSTIFY DEPARTURE FROM THE DIMENSIONS AND LEVELS REQUIRED BY THE DRAWINGS.

SECTION 01340 - SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

1. SHOP DRAWINGS ARE DRAWINGS, DIAGRAMS, SCHEDULES AND OTHER DATA SPECIALLY PREPARED FOR THE WORK BY THE CONTRACTOR OR A SUBCONTRACTOR, SUB-SUBCONTRACTOR, MANUFACTURER, SUPPLIER OR DISTRIBUTOR TO ILLUSTRATE SOME PORTION OF THE WORK.
2. PRODUCT DATA ARE ILLUSTRATIONS, STANDARD SCHEDULES, PERFORMANCE CHARTS, INSTRUCTIONS, BROCHURES, DIAGRAMS AND OTHER INFORMATION FURNISHED BY THE CONTRACTOR TO ILLUSTRATE MATERIALS OR EQUIPMENT FOR SOME PORTION OF THE WORK.
3. SAMPLES ARE PHYSICAL EXAMPLES, WHICH ILLUSTRATE MATERIALS, EQUIPMENT OR WORKMANSHIP AND ESTABLISH STANDARDS BY WHICH THE WORK WILL BE JUDGED.
4. THE CONTRACTOR SHALL PREPARE AND KEEP CURRENT, FOR THE ARCHITECT'S APPROVAL, A SCHEDULE OF SUBMITTALS WHICH IS COORDINATED WITH THE CONTRACTOR'S CONSTRUCTION SCHEDULE AND ALLOWS THE ARCHITECT REASONABLE TIME TO REVIEW SUBMITTALS. THIS SCHEDULE OF SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT WITH THE CONTRACTOR'S CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL CONFORM TO THE MOST RECENT SCHEDULE.
5. THE PURPOSE FOR THESE SUBMITTALS IS TO DEMONSTRATE FOR THOSE PORTIONS OF THE WORK FOR WHICH SUBMITTALS ARE REQUIRED THE WAY THE CONTRACTOR PROPOSES TO CONFORM TO THE INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL REVIEW, APPROVE AND SUBMIT TO THE ARCHITECT SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS REQUIRED BY THE CONTRACT DOCUMENTS WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK OR IN THE ACTIVITIES OF THE OWNER OR OF SEPARATE CONTRACTORS.
7. SUBMITTALS MADE BY THE CONTRACTOR, WHICH ARE NOT REQUIRED BY THE CONTRACT DOCUMENTS, MAY BE RETURNED WITHOUT ACTION.
8. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK REQUIRING SUBMITTAL AND REVIEW OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNTIL THE ARCHITECT HAS APPROVED THE RESPECTIVE SUBMITTAL. SUCH WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTALS.
9. BY APPROVING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS, THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO OR WILL DO SO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.
10. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMITTAL AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS BY THE ARCHITECT'S APPROVAL THEREOF.
11. THE CONTRACTOR SHALL DIRECT SPECIFIC ATTENTION, IN WRITING OR ON RESUBMITTED SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS, TO REVISIONS OTHER THAN THOSE REQUESTED BY THE ARCHITECT ON PREVIOUS SUBMITTALS.
12. THE CONTRACTOR SHALL CHECK, APPROVE, AND SUBMIT WITH SUCH PROMPTNESS AS TO CAUSE NO DELAY IN HIS WORK, ONE (1) ELECTRONIC COPY AND ONE (1) PAPER COPY OF ALL SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS AS CALLED FOR IN THE VARIOUS SECTIONS, DETAILS, AND PARTS TO BE USE IN THE WORK.

SECTION 01350 - SUBSTITUTIONS

1. THE CONTRACTOR SHALL BASE HIS PROPOSAL ON THE EXACT BRANDS, SYSTEMS, METHODS, AND MATERIALS SHOWN, IF THE CONTRACTOR DESIRES TO MAKE SUBSTITUTIONS, HE SHALL LIST THEM WITH HIS BID AND IN HIS CONTRACT. THE LISTING SHALL BE IN SUFFICIENT DETAIL TO AFFORD THE OWNER MEANS OF COMPARISON AND MUST INCLUDE THE MONETARY DIFFERENCE IN CONTRACT PRICE IF THE SUBSTITUTION IS ACCEPTED. SUBSTITUTIONS AFTER SIGNING THE CONTRACT SHALL BE BY CHANGE ORDER ONLY.

SECTION 01360 - RECORD DRAWINGS

1. THE WORK OF THE FOLLOWING TECHNICAL SECTIONS SHALL BE MARKED ON A CLEAN SET OF PLANS, SHOWING THE EXACT LOCATIONS OF THE VARIOUS PARTS OF THE WORK IF DIFFERENT FROM DRAWINGS: MECHANICAL, PLUMBING, AND ELECTRICAL.

SECTION 014000 - QUALITY CONTROL

1. ALL COSTS INCURRED FOR TESTING LABORATORY SERVICES SHALL BE PAID BY THE CONTRACTOR.
2. TESTING LABORATORY SHALL REPORT THE RESULTS OF ALL TESTS, IN WRITING, VIA EMAIL, SIMULTANEOUSLY TO THE FOLLOWING: ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR.

SECTION 01410 - ERRORS AND OMISSIONS

1. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION.
2. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING IT.
3. THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH ARCHITECT PRIOR TO SUBMITTING A BID; OTHERWISE ARCHITECTS INTERPRETATION SHALL BE FINAL.
4. IF THERE IS A CONFLICT BETWEEN THESE SPECIFICATIONS AND THE DRAWINGS THEN THE ARCHITECT WILL MAKE A WRITTEN INTERPRETATION WHICH SHALL BE FINAL AND BINDING UPON THE CONTRACTOR. THE ARCHITECT'S INTERPRETATION SHALL BE REASONABLE AND CONSISTENT WITH THE INTENT EXPRESSED IN THE CONTRACT DOCUMENTS.

SECTION 015000 - CONST. FACILITIES & TEMPORARY UTILITIES

1. THE CONTRACTOR SHALL MAINTAIN AT THE SITE FOR THE OWNER, ONE RECORD COPY OF THE DRAWINGS, SPECIFICATIONS, ADDENDA, CHANGE ORDERS, RFI'S, PROPOSAL REQUESTS, AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED CURRENTLY TO RECORD CHANGES AND SELECTIONS MADE DURING CONSTRUCTION, AND IN ADDITION APPROVED SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR REQUIRED SUBMITTALS. THESE SHALL BE AVAILABLE TO THE ARCHITECT AND SHALL BE DELIVERED TO THE ARCHITECT FOR SUBMITTAL TO THE OWNER UPON COMPLETION OF THE WORK.
2. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ARCHITECT ACCESS TO THE WORK IN PREPARATION AND PROGRESS WHEREVER LOCATED.
3. PROVIDE AND MAINTAIN A WEATHER TIGHT STORAGE CONTAINER FOR USE OF THE CONTRACTOR. THIS STORAGE CONTAINER SHALL BE PAINTED AND IN GOOD PHYSICAL SHAPE, AND PROVIDED WITH WINDOWS WHICH OPERATE, DOORS WITH LOCKS, TABLES, BENCHES, RACKS FOR DRAWINGS. EQUIPMENT IN THE TRAILER IS TO MINIMALLY INCLUDE FIRE EXTINGUISHER, FIRST AID KIT, BOTTLED WATER AND CUPS, AND SHALL ALL BE IN GOOD OPERATING CONDITION.
4. CONTRACTOR SHALL PROVIDE TEMPORARY ADEQUATE LIGHT AND POWER SUPPLY FOR CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE TEMPORARY ADEQUATE WATER SUPPLY FOR CONSTRUCTION.
6. SUPPLY ADEQUATE COOL, PURE DRINKING WATER WITH INDIVIDUAL DRINKING CUPS OR SANITARY BUBBLER FOUNTAIN FOR THE USE OF EMPLOYEES ON THE PROJECT. THE QUALITY OF THE DRINKING WATER SHALL MEET THE STANDARDS FOR PUBLIC WATER SUPPLIES OF THE YAVAPAI COUNTY HEALTH DEPARTMENT.
7. PROVIDE A CELLULAR JOB TELEPHONE FOR THE DURATION OF THE PROJECT.
8. PROVIDE PROPER SANITARY AND ADEQUATE TOILET FACILITIES FOR THE USE OF ALL WORKMEN EMPLOYED ON THE PROJECT, LOCATED WHERE DIRECTED, AND ENFORCE THEIR USE BY ALL PERSONNEL ON THE PROJECT. ENCLOSE AND WEATHERPROOF TOILETS AND KEEP IN A SANITARY CONDITION AT ALL TIMES. ALSO PROVIDE A TRASH BIN.
9. PROVIDE ADEQUATE FIRE EXTINGUISHERS ON THE PREMISES DURING THE COURSE OF CONSTRUCTION, OF THE TYPE AND SIZES RECOMMENDED BY THE NFPA TO CONTROL FIRES RESULTING FROM THE PARTICULAR WORK BEING PERFORMED.

Aug 28, 2020 - 2:56pm

REVISIONS	BY

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REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 08/27/20
ARIZONA, U.S.A.
EXPIRES: 6/30/21

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DRAWING: Specifications

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET: A9.0

Specifications Continued

12.	PROVIDE 6 FOOT HIGH WOVEN WIRE TEMPORARY FENCING AROUND THE CONSTRUCTION AREA. FENCING SHALL BE ERECTED AND SECURED IN A MANNER TO WITHSTAND THE FORCES TO WHICH IT MAY BE SUBJECTED.
13.	PROTECT ALL ELEMENTS OF CONSTRUCTION FROM ANY DANGER OF DAMAGE FROM WIND, RAIN, DUST, FROST, FREEZING TEMPERATURES, OR OTHER INFILTRATION OF WEATHER.
14.	EXERCISE ALL POSSIBLE CARE TO CONTROL EXCESSIVE NOISE AND DUST DURING THE CONSTRUCTION TO KEEP THESE PROBLEMS TO A MINIMUM. TRAFFIC OR CONSTRUCTION AREAS SHALL BE SPRINKLED WITH WATER OR CHEMICALS REQUIRED AND IN ACCORDANCE WITH APPLICABLE COUNTY REQUIREMENTS. CONTRACTOR SHALL SECURE APPROPRIATE DUST PERMITS PRIOR TO SITE WORK BEGINNING.
15.	CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF CONSTRUCTION, CONSTRUCTION MATERIALS AND EQUIPMENT ON THE SITE.
16.	NO SIGNS SHALL BE PERMITTED ON PROJECT WITHOUT EXPRESS APPROVAL OF OWNER, EXCEPT FOR SAFETY SIGNS.

SECTION 016000 - MATERIAL AND EQUIPMENT

1.	DELIVER ALL MANUFACTURED MATERIALS IN THE ORIGINAL PACKAGES, CONTAINERS OR BUNDLES (WITH THE SEALS UNBROKEN) BEARING THE NAME OR IDENTIFICATION MARK OF THE MANUFACTURER.
2.	STORE ALL MATERIALS IN SUCH MANNER AS NECESSARY TO PROPERLY PROTECT IT FROM DAMAGE. MATERIALS OR EQUIPMENT DAMAGED BY HANDLING, WEATHER, DIRT OR FROM ANY OTHER CAUSE WILL NOT BE ACCEPTABLE.
3.	STORE MATERIAL SO AS TO CAUSE NO OBSTRUCTIONS, STORED OFF SIDEWALKS, ROADWAYS AND UNDERGROUND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL MATERIAL AND EQUIPMENT FURNISHED UNDER THE CONTRACT.
4.	WHERE NOT MORE SPECIFICALLY DESCRIBED IN ANY OF THE VARIOUS SECTIONS OF THESE SPECIFICATIONS, WORKMANSHIP SHALL CONFORM TO ALL OF THE METHODS AND OPERATIONS OF BEST STANDARDS AND ACCEPTED PRACTICES OF THE TRADE OR TRADES INVOLVED, AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION OR INSTALLATION REGULARLY FURNISHED OR REQUIRED FOR COMPLETION.
5.	ALL WORK SHALL BE EXECUTED BY MECHANICS SKILLED IN THEIR RESPECTIVE LINES OF WORK.
6.	WHEN A SPECIFIC MANUFACTURER, TRADE NAME OR MATERIAL IS SPECIFIED, OR INDICATED, IT IS TO ESTABLISH A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED AS LIMITING COMPETITION. IF THE CONTRACTOR DESIRES TO USE A MANUFACTURER, TRADE NAME OR MATERIAL OTHER THAN THAT SPECIFIED, HE SHALL REQUEST APPROVAL OF SUCH SUBSTITUTION, IN WRITING, TO THE ARCHITECT. ALL SUCH REQUESTS SHALL BE SUBMITTED PRIOR TO ORDERING MATERIALS.

SECTION 01650 - BUILDING ADDRESS

1.	CONTRACTOR SHALL PROVIDE AND INSTALL THE BUILDING ADDRESS NUMBER '8176' ON THE BUILDING AS REQUIRED BY CENTRAL ARIZONA FIRE & MEDICAL AUTHORITY AND TOWN OF PRESCOTT VALLEY. THE ADDRESS NUMBER '8176' SHALL BE ON DISPLAY STARTING THE DAY WORKERS ARRIVE TO BEGIN GRADING. A TEMPORARY ADDRESS NUMBER, '3600' AT LEAST 6" IN HEIGHT MAY BE MOUNTED TO THE FENCE IN SEVERAL LOCATIONS FOR EMERGENCY RESPONDERS.

SECTION 017000 - PROJECT CLOSE-OUT

1.	CONTRACTOR SHALL PROVIDE RECORD DRAWINGS WHICH SHALL CLEARLY SHOW ALL DIFFERENCES BETWEEN THE CONTRACT WORK AS DRAWN AND AS INSTALLED FOR ALL WORK, AS WELL AS WORK ADDED TO THE CONTRACT WHICH IS NOT SHOWN ON THE CONTRACT DRAWINGS.
2.	CONTRACTOR SHALL SUBMIT A FULLY EXECUTED "CERTIFICATE OF SUBSTANTIAL COMPLETION", AIA DOCUMENT G704 (LATEST EDITION) FOR OWNER'S AND ARCHITECT'S SIGNATURES.
3.	UPON COMPLETION OF THE INSTALLATION OF ALL WORK, AND PRIOR TO FINAL INSPECTION, FURNISH ELECTRONIC COPIES OF OWNER'S CLOSE-OUT MANUAL. THE OWNER'S MANUAL SHALL INCLUDE: 1) ALL SUBCONTRACTOR'S NAMES, ADDRESS, PHONE NUMBER AND CONTACT, 2) GENERAL SUBCONTRACTOR'S ONE YEAR WARRANTY, 3) ALL SUBCONTRACTOR'S WARRANTIES, 4) COPY OF THE FINAL CERTIFICATE OF OCCUPANCY, 5) MANUFACTURER'S CUT SHEETS AND PARTS LISTS OF ALL LIGHT FIXTURES, ELECTRICAL GEAR, MECHANICAL AND PLUMBING EQUIPMENT, 6) MECHANICAL CONTRACTOR'S TEST AND BALANCE REPORT. PROVIDE A TABLE OF CONTENTS AND INDEX TABS FOR EACH HEADING.
4.	INSTRUCT OWNER'S PERSONNEL IN OPERATION, ADJUSTMENT, AND MAINTENANCE OF EQUIPMENT AND SYSTEMS.
5.	SUBMIT ALL REQUIRED GUARANTEES TO THE OWNER. PROVIDE WRITTEN GUARANTEE IN ACCORDANCE WITH SUBPARAGRAPH 13.2.2 OF THE GENERAL CONDITIONS. IN ADDITION, PROVIDE ALL WRITTEN GUARANTEES OR CERTIFICATES REQUIRED AS SPECIFIED IN THESE SPECIFICATIONS.
6.	NEITHER FINAL PAYMENT NOR ANY REMAINING RETAINED PERCENTAGE WILL BE PAID TO CONTRACTOR UNTIL ALL OF THE ABOVE PROVISIONS ARE MET AND ALL REQUIREMENTS AS OUTLINED IN THE "GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201 (LATEST EDITION), PARAGRAPH 9.10.2

SECTION 01710 - CLEANING

1.	SAFETY AND INSURANCE STANDARDS: MAINTAIN PROJECT IN ACCORDANCE WITH THE FOLLOWING SAFETY AND INSURANCE STANDARDS: STATE INDUSTRIAL COMMISSION (OF ARIZONA) OSHA
2.	FIRE PROTECTION STORE VOLATILE WASTE IN COVERED METAL CONTAINERS, AND REMOVE FROM PREMISES DAILY.
3.	POLLUTION CONTROL: CONDUCT CLEAN-UP AND DISPOSAL OPERATIONS TO COMPLY WITH LOCAL ORDINANCES AND ANTI-POLLUTION LAWS. BURNING OR BURYING OF RUBBISH AND WASTE MATERIAL ON THE PROJECT SITE IS NOT PERMITTED DISPOSAL OF VOLATILE FLUID WASTE (SUCH AS MINERAL SPIRITS, OIL, OR PAINT THINNER) IN STORM OR SANITARY SEWER SYSTEMS OR INTO STREAMS OR WATERWAYS IS NOT PERMITTED.
4.	USE ONLY CLEANING MATERIALS RECOMMENDED BY MANUFACTURER OF SURFACE TO BE CLEANED.
5.	THE CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY OPERATIONS UNDER THE CONTRACT. AT COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE FROM AND ABOUT THE PROJECT WASTE MATERIALS, RUBBISH, THE CONTRACTOR'S TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS.
6.	IF THE CONTRACTOR FAILS TO CLEAN UP AS PROVIDED IN THE CONTRACT DOCUMENTS, THE OWNER MAY DO SO AND THE COST THEREOF SHALL BE CHARGED TO THE CONTRACTOR.
7.	PROVIDE FOR THE DISPOSAL OF ALL WASTE PRODUCTS, TRASH, DEBRIS, ETC., AND MAKE NECESSARY ARRANGEMENT FOR LEGAL DISPOSAL OF IT OFF THE SITE.
8.	MAKE BUILDINGS READY FOR OCCUPANCY IN ALL RESPECTS. LAY HEAVY BUILDING PAPER IN MAIN CIRCULATION AREAS TO PROTECT THE FLOORS UNTIL FINAL INSPECTION AND ACCEPTANCE.
9.	ALL EXISTING IMPROVEMENTS, INSIDE OR OUTSIDE THE PROPERTY WHICH ARE DISTURBED, DAMAGED OR DESTROYED BY THE WORK UNDER THE CONTRACT SHALL BE RESTORED TO THE CONDITION IN WHICH THEY ORIGINALLY WERE, OR TO THE SATISFACTION OF THE ARCHITECT.
10.	CONTRACTORS AND THEIR EMPLOYEES WILL NOT BE ALLOWED TO PARK ON CONCRETE FLOORS OR SLABS. IF ANY CONTRACTOR OR HIS EMPLOYEE DOES SO, THEY SHALL BE RESPONSIBLE FOR THE COST OF CLEANING THE SLAB TO THE FULL SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

DIVISION 2 - SITEWORK

SECTION 02075 DUST (PARTICULATE MATTER) CONTROL

1.	THE GENERAL CONTRACTOR AND ALL OF THEIR SUBCONTRACTORS SHALL MEET ALL LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS AND SHALL BE SOLELY RESPONSIBLE FOR DUST CONTROL ON THE SITE FOR THE ENTIRE DURATION OF CONSTRUCTION AND SHALL STRICTLY CONFORM TO THESE REGULATIONS.

SECTION 02100 - SITE PREPARATION AND GRADING

1.	COMPLETE SOIL INVESTIGATION REPORT IS AVAILABLE FROM THE ARCHITECT FOR BIDDER'S INFORMATION. NEITHER THE OWNER NOR THE ARCHITECT GUARANTEES THE ACCURACY OF THE REPORT NOR THE CONTINUITY OF THE SOIL CONDITIONS INDICATED AT BORING LOCATIONS. BIDDERS ARE FULLY RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS THEY DRAW FROM THE SOIL REPORT.
2.	UNLESS OTHERWISE INDICATED, GIVE PROJECT SITE AREAS OUTSIDE OF BUILDING UNIFORM SLOPES BETWEEN POINTS FOR WHICH FINISHED GRADES ARE INDICATED OR BETWEEN SUCH POINTS AND EXISTING ESTABLISHED GRADE, EXCEPT PROVIDE VERTICAL CURVES OR ROUNDINGS AT ABRUPT CHANGES IN SLOPES.
3.	DO ALL GRADING REQUIRED TO BRING THE ENTIRE PROJECT AREA TO THE UNDERSIDE OF THE RESPECTIVE SURFACING AS DETERMINED BY THE FINISHED GRADES.
4.	COMPACTION OF FILLS AND FOUNDATION SOILS SHALL BE IN HORIZONTAL LIFTS NOT EXCEEDING 6" IN THICKNESS. COMPACT TO THE PERCENT OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH REQUIREMENTS OF THE SOILS REPORT.
5.	AT AREAS DESIGNATED AS PLANTING OR PLANTERS, CONTRACTOR SHALL PLACE TOPSOIL TO A DEPTH OF 12" TO REQUIRED ELEVATION.

SECTION 02220 - STRUCTURE EXCAVATION AND BACKFILLING

1.	SITE AND BUILDING STAKING SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID.
2.	LAYOUT OF ALL WORK UNDER THIS SECTION SHALL BE MADE BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER. IF ANY DISCREPANCIES ARE FOUND BY THE SURVEYOR BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS AT THE SITE, THE CONTRACTOR SHALL IMMEDIATELY REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
3.	BEFORE BEGINNING THE LAYOUT WORK,THE CONTRACTOR SHALL HAVE A FULL AND COMPLETE SET OF THE MOST UP-TO-DATE PLANS TO WORK FROM. THE CONTRACTOR AND LAND SURVEYOR SHALL LAY OUT THE BUILDING AND SITE PER THE FULL AND COMPLETE SET, NOT JUST THE LATEST CIVIL PLANS.
4.	THE LICENSED LAYOUT CONTRACTOR SHALL LAY OUT THE BUILDING PERIMETER PER THE MOST CURRENT ARCHITECTURAL FLOOR PLAN. STAKING CONTRACTOR SHALL CONTACT ARCHITECT AND REQUEST THE LATEST AUTOCAD FLOOR PLAN AND SITE PLAN.
5.	THE LICENSED LAYOUT CONTRACTOR SHALL THOROUGHLY COMPARE THE ARCHITECTURAL SITE PLAN AND THE CIVIL GRADING AND DRAINAGE PLAN FOR ANY DISCREPANCIES. IF ANY DISCREPANCIES ARE FOUND BY THE SURVEYOR BETWEEN THESE PLANS, THEN THE CONTRACTOR SHALL IMMEDIATELY REQUEST A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
6.	THE CONTRACTOR'S SUPERINTENDENT AND THE CONCRETE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DOUBLE CHECKING THE FIELD STAKING OF THE BUILDING LOCATION AND BUILDING LAYOUT PRIOR TO EXCAVATING FOR FOOTINGS.
7.	IN THE EVENT THAT ANY UNUSUAL CONDITION IS ENCOUNTERED DURING THE GRADING OPERATIONS, THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED.
8.	CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATIONS OF ALL EXISTING UTILITIES AND SHALL TAKE PRECAUTIONS AS NECESSARY TO PREVENT DAMAGE THERETO AND SHALL BE RESPONSIBLE FOR PAYING FOR REPAIRING ALL DAMAGED UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
9.	ANY DAMAGE TO ADJACENT PROPERTIES, STREET, AND THE LIKE CAUSED BY OPERATIONS OF THIS SECTION SHALL BE RESTORED TO ORIGINAL CONDITION WITHOUT ADDITIONAL COST TO THE OWNER.
10.	SHOULD ADDITIONAL FILL MATERIAL BE REQUIRED, IT SHALL MEET THE REQUIREMENTS OF THE SOILS REPORT.
11.	THE APPROVED AND LICENSED TESTING SERVICE SHALL INSPECT AND APPROVE SUB GRADE BEFORE FURTHER CONSTRUCTION WORK IS PERFORMED THEREON. SEE SECTION 02100 FOR SOILS TESTING REQUIREMENTS.
12.	EXCAVATIONS FOR FOUNDATIONS AND FOOTINGS SHALL HAVE CLEAN VERTICAL WALLS, ALL CORNERS SQUARED UP, KEEP ENTIRE EXCAVATION FREE FROM ANY LOOSE MATERIAL EXCAVATION SHALL CONFORM TO DIMENSIONS AND ELEVATIONS INDICATED WITH ALLOWANCES FOR ERECTION OF FORMS, SHORING, WATERPROOFING, AND INSPECTION OF FOOTINGS.
13.	REMOVE ALL EXCESS EXCAVATED MATERIAL (IF OCCURS) FROM THE GROUNDS AND LEGALLY DISPOSE OF SAME AT NO ADDITIONAL EXPENSE TO THE OWNER.
14.	AFTER COMPLETION OF THE FOUNDATIONS, WALLS AND OTHER CONSTRUCTION, AND REMOVAL OF FORMS, CLEAN THE EXCAVATIONS OF TRASH AND DEBRIS.
15.	BACKFILL AND COMPACT PIPE AND CONDUIT TRENCHES PER THE SOILS REPORT.
16.	COMPACTION OF UNDER-SLAB FILL AND BACKFILL SHALL BE IN HORIZONTAL LIFTS NOT EXCEEDING 6" IN THICKNESS. COMPACT TO THE PERCENT OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH REQUIREMENTS OF SOILS REPORT. GRADE UNDER-SLAB FILL TO A TOLERANCE OF 1/4" IN TEN FEET.

SECTION 02510 - PAVING - ASPHALTIC CONCRETE

1.	PROVIDE ASPHALTIC CONCRETE PAVING IN ONE COURSE, COMPACTED TO A THICKNESS AS SHOWN ON GRADING & DRAINAGE PLANS AND AS REQUIRED BY THE SOILS REPORT. IF THERE IS A CONFLICT BETWEEN THE TWO, THEN THE THICKEST SECTIONS SHALL BE USED.
2.	MAXIMUM SLOPE (IN ALL DIRECTIONS) OF PAVING WITHIN A HANDICAP PARKING STALL OR AISLE SHALL NOT EXCEED 1:50 (2%). CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THAT THE GRADING & DRAINAGE PLAN DOES NOT EXCEED THESE REQUIREMENTS, PRIOR TO FINAL GRADING WORK.
3.	ASPHALT CEMENT SHALL CONFORM TO THE REQUIREMENTS OF AI PCD-7 GRADE AR 4000 OR AR 8000 BASED ON WEATHER CONDITIONS.
4.	PLACING EQUIPMENT: THE POWER MACHINE FOR SPREADING, SHAPING, AND FINISHING SHALL BE OF A SELF-CONTAINED UNIT AND SHALL BE CAPABLE OF PRODUCING THE REQUIRED DEGREE OF SMOOTHNESS.
5.	MINERAL AGGREGATE SHALL CONFORM TO MAG TYPE 19MM
6.	ROLLING EQUIPMENT: PROVIDE ADEQUATE POWER-DRIVE ROLLING EQUIPMENT, WEIGHING NOT LESS THAN 8 TONS.
7.	PROTECTION OF PAVEMENT: THE PAVEMENT SHALL NOT BE USED FOR VEHICULAR TRAFFIC OF ANY KIND UNTIL THE PAVEMENT HAS COOLED SUFFICIENTLY AFTER FINAL ROLLING.

SECTION 02580 - TRAFFIC CONTROL MARKINGS

1.	PROVIDE ALL TRAFFIC CONTROL MARKINGS FOR THE DELINEATION OF TRAFFIC LANES AND FOR PARKING AREAS. PAINTING IS TO INCLUDE ALL STRIPING, DIRECTIONAL ARROWS, CROSS WALKS, LETTERING, RESTRICTION, HANDICAP STALLS, FIRE LANES, ETC. THAT MAY BE REQUIRED FOR TRAFFIC CONTROL. COLORS TO BE WHITE, EXCEPT AT HANDICAP STALLS USE YELLOW.
2.	PAINT SHALL CONFORM TO THE REQUIREMENTS OF FS TT-P-85 FOR TRAFFIC LINE PAINTS.

DIVISION 3 - CONCRETE

SECTION 03061 - CONCRETE FLATWORK

1.	REFERENCES: 1.1 AMERICAN CONCRETE INSTITUTE ACI 301 - STRUCTURAL CONCRETE FOR BUILDINGS. ACI 306 - COLD WEATHER CONCRETING. 1.2 AMERICAN SOCIETY FOR TESTING AND MATERIALS: ASTM C309 - LIQUID MEMBRANE-FORMING COMPOUNDS FOR CURING CONCRETE. ASTM C979 - PIGMENTS FOR INTEGRALLY COLORED CONCRETE.
2.	QUALITY ASSURANCE: 2.1 PERFORM WORK IN ACCORDANCE WITH ACI 301, SECTION 6 - ARCHITECTURAL CONCRETE. 2.2 CONFORM TO ACI 306 DURING COLD WEATHER. 2.3 OBTAIN EACH MATERIAL FROM SAME SOURCE AND MAINTAIN HIGH DEGREE OF CONSISTENCY IN WORKMANSHIP THROUGHOUT PROJECT. 2.4 INSTALLER QUALIFICATIONS: CONCRETE WORK SHALL BE BY FIRM WITH FIVE YEARS EXPERIENCE WITH WORK OF SIMILAR SCOPE AND QUALITY.
3.	FINISH AT EXTERIOR FLATWORK SHALL BE LIGHT - BROOMED, PULL BROOM ACROSS FRESHLY TROWELED CONCRETE TO PRODUCE LIGHT TEXTURE IN STRAIGHT LINES PERPENDICULAR TO MAIN LINE OF TRAFFIC. DO NOT DAMPEN BROOMS.

SECTION 03100 - CONCRETE FORMWORK

1.	DESIGN THE FORMWORK IN ACCORDANCE WITH ACI 301 AND 347
2.	PROVIDE FORMS FOR ALL CONCRETE, EXCEPT THAT AUTHORIZED TO BE PLACED DIRECTLY AGAINST EARTH IN TRENCHES.
3.	THE OFFSET BETWEEN ADJACENT PIECES OF FORMWORK FACING MATERIAL SHALL NOT EXCEED CLASS A (1/8") SURFACE PER ACI-117-90
4.	CONSTRUCT OF PLYWOOD OR APPROVED PATENTED FORMWORK SYSTEMS WITH PLYWOOD OR METAL FACINGS WITH AS LARGE A FACE DIMENSION AS POSSIBLE.
5.	INSTALL ALL BUCKS, NAILING BLOCKS, INSERTS, ANCHORS, AS REQUIRED. FORM ALL GROOVES, SEATS, REGLETS, ETC., AS REQUIRED TO RECEIVE THE MATERIAL AND EQUIPMENT INDICATED.
6.	CONTRACTOR SHALL INSTALL FORM OIL PER MANUFACTURER'S RECOMMENDATIONS.
7.	ALL DIRT, CHIPS, SAWDUST, RUBBISH, WATER, ETC., SHALL BE COMPLETELY REMOVED FROM THE FORMS BEFORE ANY CONCRETE IS DEPOSITED THERE IN.
8.	NO WOODEN TIES OR BLOCKING SHALL BE LEFT IN CONCRETE.
9.	AFTER FORMS ARE STRIPPED, THE CONCRETE, WHERE EXPOSED TO VIEW SHALL BE TREATED AS FOLLOWS: 1.) REMOVE ALL MORTAR FINS AND REPAIR ROCK POCKETS OR HONEYCOMB. 2.) SACK FINISH TO FILL MINOR VOIDS AND PITS IN THE SURFACE.

SECTION 03300 - CONCRETE, CAST-IN-PLACE

1.	STANDARD FOR MEASURING, MIXING, TRANSPORTING AND PLACING OF CONCRETE SHALL BE ACI-304. STANDARD FOR MEASURING, MIXING AND DELIVERY OF READY MIXED CONCRETE SHALL BE ASTM C-94, EXCEPT THAT TIME IN MIXER AFTER WATER HAS BEEN ADDED AT BATCH PLANT IS LIMITED TO 1-1/2 HOURS MAXIMUM. IF THIS LIMIT IS EXCEEDED, THE ARCHITECT HAS THE RIGHT TO REJECT THE ENTIRE LOAD AND IT WILL BE ORDERED REMOVED FROM THE SITE.
2.	EXTERIOR CONCRETE FLATWORK THICKNESSES AND REINFORCING SHALL BE AS FOLLOWS: 2.1 AT ALL PEDESTRIAN SIDEWALKS INSTALL 4" CAST-IN-PLACE CONCRETE OVER 4" COMPACTED ABC FILL OVER COMPACTED SUB-GRADE. TURN DOWN ALL EDGES OF SIDEWALKS A MINIMUM OF 8" BELOW ADJACENT FINISH GRADE. REFER TO CIVIL PLANS FOR SLAB THICKNESS AND REINFORCING.
3.	TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF ACI 117, STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS, PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT MICHIGAN.
4.	FLOOR FLATNESS / LEVELNESS REQUIREMENTS: 4.1 FLOOR FLATNESS (FF) CLASSIFICATIONS SHALL BE PER ASTM E 1155 (LATEST EDITION) (STANDARD TEST METHOD FOR DETERMINING FLOOR FLATNESS AND LEVELNESS USING THE F-NUMBER SYSTEM), SHALL MEET THE SPECIFIED OVERALL VALUES PROVIDED AS FOLLOWS: 4.2 ALL SLABS SHALL HAVE A COMPOSITE FLATNESS (FF) OF 50 AND A COMPOSITE LEVELNESS (FL) OF 30. 4.3 THE FLOOR FLATNESS AND LEVELNESS SHALL BE TESTED WITHIN 8 HOURS AFTER COMPLETION OF THE FINAL TROWELING OPERATION ACCORDING TO ASTM E1155 -96 STANDARD TEST METHOD FOR DETERMINING FLOOR FLATNESS AND FLOOR LEVELNESS NUMBERS, BY AN INDEPENDENT TESTING AGENCY EXPERIENCED WITH THE TESTING PROCEDURE AND POSSESSING THE NECESSARY EQUIPMENT. ALL FLATWORK THAT IS DETERMINED TO BE OUT OF TOLERANCES SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. 4.4 THE MINIMUM LOCAL VALUE (MLV) FOR ALL FLOORS SHALL BE 2/3 OF THE SPECIFIED OVERALL VALUES. THE MLV IS THE MINIMUM QUALITY FLOOR THAT WILL BE ACCEPTED BY THE OWNER WITHOUT REPAIR.
5.	CONCRETE TESTS WILL BE MADE BY AN APPROVED INDEPENDENT TESTING LABORATORY AT THE DIRECTION OF THE ARCHITECT. APPROXIMATELY ONE TEST WILL BE MADE FOR EACH 50 CUBIC YARDS OF EACH CLASS OF CONCRETE WHEN PLACED IN LARGE CONTINUOUS POURS. AT LEAST ONE TEST SHALL BE MADE OF POURS LESS THAN 50 CUBIC YARDS AT THE DISCRETION OF THE ARCHITECT. TESTS SHALL BE MADE FOR 7 DAY, 28 DAY STRENGTH AND 45 DAY STRENGTH.
6.	FINISHES: ALL CONCRETE SURFACES NOT EXPOSED TO PUBLIC VIEW SHALL HAVE ROUGH FORM FINISH. ALL EXPOSED SURFACES SHALL HAVE SMOOTH FORM FINISHES.
7.	EXPANSION / CONSTRUCTION JOINT FILLER: ASTM D-1751, NON EXTRUDED, RESILIENT TYPE, USE EXPANSION / CONSTRUCTION JOINT FILLER AT; INTERRUPTING OBJECTS OR COLUMNS; PERIMETER OF ALL SLABS ON GRADE THAT BUTT INTO WALLS, AND AT ALL LOCATIONS SHOWN IN THE STRUCTURAL PLANS. AT ALL EXPANSION / CONSTRUCTION JOINTS USE WR MEADOWS SNAP-CAP, 1/2" W x 1/2" D. OVER THE EXPANSION JOINT MATERIAL. REMOVE SNAP-CAP AND DISCARD PRIOR TO INSTALLING SEALANT.
8.	FINISH CONCRETE FLATWORK AS FOLLOWS: 8.1 SMOOTH HARD TROWEL FINISH AT ALL INTERIOR FLATWORK. 8.2 LIGHT BROOM FINISH AT ALL EXTERIOR FLATWORK. 8.3 EXTERIOR CONCRETE SIDEWALKS, STEPS AND LANDINGS TO HAVE A NON-SLIP FINISH TO PROVIDE A COEFFICIENT OF FRICTION OF 0.6 OR GREATER.

Aug 28, 2020 - 2:57pm

REVISIONS	BY

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APN: 103-22-019A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET

A9.1

Specifications Continued

9.	CROSS SLOPE OF ALL CONCRETE SIDEWALKS SHALL NOT EXCEED 1:48. IF CONTRACTOR DETERMINES THAT THE GRADING & DRAINAGE PLAN SHOWS GRADES THAT EXCEED THIS SLOPE, THEN CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY, PRIOR TO ROUGH GRADING THE AREA.
10.	SLOPE OF CONCRETE SIDEWALKS, ALONG ITS LENGTH, SHALL NOT EXCEED 1:20 (5%). IF CONTRACTOR DETERMINES THAT THE GRADING & DRAINAGE PLAN SHOWS GRADES THAT EXCEED THIS SLOPE THEN CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY, PRIOR TO ROUGH GRADING THE AREA.
11.	PLACE CONSTRUCTION JOINTS AND CONTROL JOINTS WHERE REQUIRED. REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS AND CONTROL JOINTS. NO CONCRETE POUR SHALL BE LONGER THAN 100 FEET OR MORE THAN 900 SQUARE FEET IN AREA. PROVIDE SHEAR KEYS AS DETAILED. AT ALL EXTERIOR SLABS-ON-GRADE PROVIDE A 1/2" WIDE CONTROL JOINT (SEE PARAGRAPH 7 ABOVE) WHEREVER SLABS ABUT VERTICAL CONSTRUCTION ELEMENTS, WHETHER INDICATED OR NOT.
12.	SAW-CUT FLOOR SLABS AS SOON AS POSSIBLE AFTER FINISHING USING A SAW BLADE THAT HAS A TRIANGULAR ARBOR CONFIGURATION TO REDUCE EDGE RAVELING OR DISLODGING AGGREGATES. SAW-CUT CONTROL JOINTS IN FLOOR TO A DEPTH OF ONE-FIFTH OF THE SLAB THICKNESS AT INTERVALS NOT TO EXCEED 12 FEET ON CENTER IN EACH DIRECTION, UNLESS APPROVED BY THE ARCHITECT IN WRITING PRIOR TO POURING OF THE FLATWORK. CONTRACTOR SHALL PROVIDE A SCALED DRAWING SHOWING THE LAYOUT OF SAW-CUT CONTROL JOINTS, AT ALL FLATWORK, TO ARCHITECT FOR APPROVAL PRIOR TO POURING THE FLATWORK.
13.	WHEN REQUIRED TO CORRECT ANY UNSATISFACTORY FLOOR SURFACE DUE TO UNDUE SETTLEMENT, SHRINKAGE OR CRACKING, LEVELING AGENT SHALL BE USED, EXCEPT AT AREAS THAT ARE EXPOSED TO VIEW. THIS WORK SHALL BE PERFORMED AT NO COST TO THE OWNER.
14.	WHEN REQUIRED TO CORRECT ANY SLAB ON GRADE CURLING, THE CONTRACTOR SHALL GRIND FLOOR, AS REQUIRED FOR SPECIFIC FLOOR FINISH AT NO COST TO THE OWNER.
SECTION 03400 - CONCRETE CURING COMPOUND	
1.	ALL INTERIOR SLABS ON GRADE ARE TO BE CURED ACCORDING TO ACI.
2.	CURING COMPOUND IS TO MEET ASTM C 309, LIQUID MEMBRANE FORMING COMPOUNDS FOR CURING CONCRETE.
3.	CURING COMPOUND IS TO BE DAYTON SUPERIOR, CITY CLEAR RESIN CURE J11W, OR APPROVED EQUAL.
4.	CURING COMPOUND SHALL BE APPLIED BY LOW PRESSURE SPRAY EQUIPMENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
5.	APPLY IMMEDIATELY AFTER ALL SURFACE WATER HAS DISAPPEARED AND THE SURFACE CANNOT BE MARRED. ALL APPLICATION EQUIPMENT AND TOLLS SHALL BE THOROUGHLY CLEANED PRIOR TO USE TO AVOID CONTAMINATION. DO NOT THIN. APPLY UNIFORMLY WITHOUT PUDDLING. DO NOT DELAY IN APPLYING THE CURING COMPOUND!
6.	COVERAGE RATE FOR EXTERIOR BROOM FINISHED CONCRETE IS TO BE 200 SF/GAL., FOR STEEL TROWELED, TIGHTLY FINISHED CONCRETE IS TO BE 400 SF/GAL.
7.	INSTALLING CONTRACTOR AND THEIR INSTALLING EMPLOYEES SHALL BE REQUIRED TO CAREFULLY READ THE MSDS SHEETS PRIOR TO USING PRODUCT. A COPY OF THE MSDS SHEETS SHALL BE ON JOBSITE DURING THE ENTIRE INSTALLATION FOR EMPLOYEES EXAMINATION.
8.	CURING COMPOUNDS WILL BE REQUIRED TO BE REMOVED FROM ALL INTERIOR SLABS ON GRADE WITH HIGH PRESSURE WATER BLASTING, OR CHEMICAL REMOVAL MAY BE NECESSARY. CONTRACTOR SHALL TEST THE SLABS BY PLACING A FEW DROPS OF WATER ON THE SURFACE AND SEE IF THE WATER IS READILY ABSORBED INTO THE CONCRETE. IF IT IS READILY ABSORBED, THEN ADDITIONAL CLEANING WILL NOT BE REQUIRED.

DIVISION 4 - MASONRY

SECTION 04100 - MORTAR AND GROUT	
1.	NON-SHRINK GROUT SHALL BE GRADE B AND BE PROVIDED IN ACCORDANCE WITH ASTM 1107-89A.
2.	WET MORTARBOARD BEFORE LOADING AND COVER MORTAR TO RETARD DRYING WHEN NOT BEING USED. USE ALL MORTAR AND GROUT WITHIN ONE HOUR OF INITIAL MIXING AND USE NO MORTAR OR GROUT AFTER IT HAS BEGUN TO SET UP OR AFTER IT HAS BECOME HARSH OR NON-PLASTIC.
3.	CEMENT FOR MORTAR AND GROUT SHALL BE TYPE II, LOW ALKALI PORTLAND CEMENT CONFORMING TO ASTM C-150, STANDARD GRAY. ALL CEMENT SHALL BE FROM ONE MANUFACTURER.
4.	AGGREGATE FOR GROUT SHALL CONFORM TO ASTM D-448, COARSE AGGREGATE, SIZE NO. 8.
5.	AGGREGATE FOR MORTAR SHALL CONFORM TO ASTM C-144, EXCEPT THAT NO LESS THAN 3% OR MORE THAN 10% SHALL PASS A NO. 100 SIEVE.
6.	SAND FOR GROUT SHALL CONFORM TO ASTM C-404, FINE AGGREGATE, SIZE NO. 1.
7.	HYDRATED LIME SHALL CONFORM TO ASTM C-207, TYPE S.
8.	MORTAR FOR CONCRETE UNIT MASONRY SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED IN RATIO ONE PART PORTLAND CEMENT, 1/2 PART LIME, 3-4 PARTS SAND, AND SHALL CONFORM TO ASTM C-270. TYPE S.
9.	FINE GROUT SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT, TO WHICH MAY BE ADDED 1/10 PART HYDRATED LIME OR LIME PUTTY, AND 2-1/4 TO 3 PARTS SAND.
10.	COURSE GROUT SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT, TO WHICH MAY BE ADDED 1/10 PART HYDRATED LIME OR LIME PUTTY AND 2-1/4 TO 3 PARTS SAND, AND NOT MORE THAN 2 PARTS AGGREGATE (GRAVEL). THIS GROUT MAY ONLY BE USED IN GROUT SPACES IN BRICK MASONRY 2" OR MORE IN HORIZONTAL DIMENSION AND IN GROUT SPACES IN FILLED CELL CONSTRUCTION 4" OR MORE IN BOTH HORIZONTAL DIMENSIONS.
11.	MORTAR MIXING: ADD SAND, CEMENT AND MIX, THEN ADD LIME. MIX MORTAR AFTER ALL INGREDIENTS ARE ADDED TO MIXER FOR AT LEAST 5 MINUTES OR UNTIL A THOROUGHLY UNIFORM MIX IS OBTAINED, WHICHEVER PERIOD IS LONGER. ADJUST CONSISTENCY OF MORTAR TO THE SATISFACTION OF THE MASON, ADDING AS MUCH WATER AS IS COMPATIBLE WITH THE CONVENIENCE IN USING THE MORTAR. IF THE MORTAR BEGINS TO STIFFEN FROM EVAPORATION OR ABSORPTION OF A PART OF THE MIXING WATER, RE-TEMPER MORTAR BY ADDING WATER WITHIN BASIN FORMED BY MORTAR AND RE-MIXING.
12.	GROUT MIXING: MIX GROUT AFTER ALL INGREDIENTS ARE ADDED TO MIXER FOR A PERIOD OF AT LEAST 5 MINUTES OR UNTIL A THOROUGHLY UNIFORM MIX HAS BEEN OBTAINED, WHICHEVER PERIOD IS LONGER. GROUT SHALL HAVE AS HIGH A WATER CONTENT AS IN CONSISTENT WITH PLACING AND WORKABILITY WITHOUT SEGREGATION.
SECTION 04220 - CONCRETE UNIT MASONRY	
1.	CONCRETE UNIT MASONRY SHALL BE STANDARD SHAPE MEDIUM WEIGHT (CONFORMING TO ASTM C90), GRADE 'N-1', LOAD BEARING, HOLLOW, AS MANUFACTURED BY YAVAPAI BLOCK CO. INC., OR APPROVED EQUAL. REFER TO PLANS FOR COLORS AND TEXTURES.
2.	NOT ALL MASONRY LINTELS MAY BE SHOWN ON THE STRUCTURAL PLANS. THE MASONRY SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CAREFULLY REVIEWING THE MECHANICAL PLANS FOR DUCT PENETRATIONS AND EXTERIOR WALL LOUVERS IN MASONRY WALLS, AND INCLUDE THE INSTALLATION OF MASONRY LINTELS FOR THESE MASONRY PENETRATIONS IN THEIR BASE BID PER THE APPROPRIATE STRUCTURAL DETAILS.
3.	UNITS SHALL BE CURED AND DRIED BEFORE BEING USED. SURFACE OF UNITS SHALL BE CLEAN AND FREE FROM DIRT WHEN LAID IN WALLS. UNITS COMPLYING WITH THE APPROPRIATE ASTM STANDARDS SHALL NOT BE LAID IN THE WALL WHERE EXPOSED TO VIEW.
4.	CONTRACTOR SHALL TRANSPORT AND HANDLE MASONRY UNITS IN SUCH A MANNER AS TO PREVENT CHIPPING AND BREAKAGE.
5.	ALL MASONRY SHALL BE PER ASTM C90 AND 2012 INTERNATIONAL BUILDING CODE STANDARDS FOR 'HOLLOW AND SOLID LOAD-BEARING CONCRETE MASONRY UNITS'.
6.	WHEN REQUIRED, EXPOSED BLOCK UNITS SHALL BE CUT WITH A POWER DRIVEN CARBORUNDUM OR DIAMOND DISC BLADE SAW. WHEN USING 'WET' CUTTING METHODS, CLEAN WATER SHALL BE USED ON EXPOSED UNITS.
7.	A L.A.Z. (LIMITED ACCESS ZONE) SHALL BE ESTABLISHED WHENEVER A MASONRY WALL IS BEING CONSTRUCTED PER O.S.H.A. REGULATION 706A.
8.	ALL MASONRY WALLS OVER 8 FEET IN HEIGHT SHALL BE ADEQUATELY BRACED PER O.S.H.A. REGULATIONS 706B.
9.	TOLERANCES SHALL CONFORM TO ACI-531, EXCEPT AS OTHERWISE NOTED.
10.	LAY UNITS IN UNIFORM AND TRUE COURSES; LEVEL AND PLUMB TO HEIGHT INDICATED ON PLANS.
11.	UNITS SHALL NOT BE WETTED BEFORE BEING USED AND SHALL BE LAID DRY.
12.	BOND PATTERN SHALL BE REGULAR RUNNING BOND.
13.	BOND SHALL BE PLUMB THROUGHOUT FACE OF WALL.
14.	JOINTS SHALL BE STRAIGHT, CLEAN AND A UNIFORM 3/8" THICKNESS.
15.	ALL EXPOSED VERTICAL AND HORIZONTAL JOINTS AT STANDARD UNITS SHALL BE TOOLED TO PRODUCE A DENSE, SLIGHTLY CONCAVE SURFACE WHICH IS WELL BONDED TO THE BLOCK EDGES.
16.	UNEXPOSED INTERIOR JOINTS SHALL BE STRUCK FLUSH.
17.	SOLIDLY FILL JOINTS FROM THE FACE OF THE UNIT TO THE DEPTH OF THE FACE SHELL, EXCEPT WHERE SPECIFIED OTHERWISE.
18.	FULL BEDDING TO BE PROVIDED FOR THE FIRST COURSE ON THE FOUNDATION AND WHEREVER MAXIMUM STRENGTH IS REQUIRED.
19.	BUTTER VERTICAL HEAD JOINTS WELL AND SHOVE THESE JOINTS TIGHT SO THAT THE MORTAR BONDS WELL TO BOTH UNITS.
20.	FULL COVERAGE TO BE PROVIDED ON BED OF FACE SHELLS AND WEBS SURROUNDING CELLS TO BE FILLED.
21.	BEE HOLES OR OTHER OPEN JOINTS SHALL BE FILLED AND TOOLED WITH MORTAR WHILE MORTAR IS STILL FRESH.
22.	SOILED MASONRY FROM MORTAR AND GROUT SPILLS WHICH WILL BE EXPOSED TO VIEW AT THE COMPLETION OF THE PROJECT SHALL BE CLEANED IMMEDIATELY WITH STIFF FIBER BRUSHES UNTIL THE WALL IS FREE OF DROPPED OR SPATTERED MORTAR.
23.	BUILD IN ALL ITEMS REQUIRED FOR A COMPLETE JOB, INCLUDING REINFORCING STEEL, BOLTS, ANCHORS, NAILING BLOCKS, DOOR AND WINDOW FRAMES, PIPES, CONDUITS AND VENTS. PROVIDE TEMPORARY BRACING FOR ALL MASONRY WALLS AND LEAVE IN PLACE UNTIL MASONRY IS CURED AND THE ROOF DIAPHRAGM IS SECURED IN PLACE.
24.	CONTROL JOINT FILL SHALL BE FACTORY EXTRUDED SOLID SECTION OF RUBBER CONFORMING TO ASTM D-2000, 2AA-805, WITH A DUROMETER HARDNESS OF APPROXIMATELY 80 WHEN TESTED IN CONFORMANCE WITH ASTM D-2240. THE SHEAR SECTION IS TO BE 5/8" THICKNESS.
25.	REINFORCING STEEL IS TO BE IN PLACE AND INSPECTED BEFORE GROUTING STARTS. VERTICAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMENT TO MAINTAIN A CONTINUOUS CELL AREA. GROUT BEAMS OVER OPENINGS AND BOND BEAMS IN A CONTINUOUS OPERATION. SOLIDLY GROUT IN PLACE ALL BOLTS, ANCHORS, ETC.
26.	UPON COMPLETION OF THE MASONRY WORK, CLEAN ALL EXPOSED MASONRY IN AN APPROVED MANNER.

DIVISION 5 - METALS

SECTION 05500 - MISCELLANEOUS METALS	
1.	THE TYPES OF MISCELLANEOUS METAL ITEMS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: LOOSE BEARING PLATES MISCELLANEOUS FRAMING AND SUPPORTS MISCELLANEOUS STEEL ANGLE EDGES AT FLOOR PITS EXTERIOR CANOPIES STEEL PIPE BOLLARDS STEEL SWING GATES
2.	COMPLY WITH THE FOLLOWING CODES, STANDARDS AND SPECIFICATIONS: 2.1 AISC 'SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS,' INCLUDING 'COMMENTARY OF THE AISC SPECIFICATIONS'. 2.2 AISC 'SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS'. 2.3 AWS 'CODE FOR WELDING IN BUILDING CONSTRUCTION. 2.4 ASTM A-6 'GENERAL REQUIREMENTS FOR DELIVERY OF ROLLED STEEL PLATES, SHAPES, SHEET PIPING AND BARS FOR STRUCTURAL USE'.
3.	USE MATERIALS OF REQUIRED SIZE AND THICKNESS TO PRODUCE ADEQUATE STRENGTH AND DURABILITY OF THE FINISHED PRODUCT FOR THE INTENDED USE.
4.	SHOP PAINT MISCELLANEOUS METAL WORK, EXCEPT THOSE MEMBERS OR PORTIONS OF MEMBERS TO BE EMBEDDED IN CONCRETE OR MASONRY AND SURFACES AND EDGES TO BE FIELD WELDED. APPLY ONE SHOP COAT OF METAL PRIMER PAINT TO FABRICATED METAL ITEMS, EXCEPT APPLY 2 COATS OF PAINT TO SURFACES WHICH ARE INACCESSIBLE AFTER ASSEMBLY OR ERECTION. PRIMER TO BE TNEMEC 10-1009.

DIVISION 6 - WOOD & PLASTIC

SECTION 06100 - ROUGH CARPENTRY	
1.	AT ALL GRAB BARS THE CONTRACTOR SHALL PROVIDE AND INSTALL 2x6 SOLID WOOD BLOCKING, WHICH SHALL BE SECURELY SCREWED OFF TO THE STEEL WALL STUDS.
SECTION 06600 - ARCHITECTURAL MILLWORK	
1.	ALL MILLWORK SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 400/1600 'CUSTOM GRADE' OF QUALITY STANDARDS AS ESTABLISHED BY THE ARCHITECTURAL WOODWORKERS INSTITUTE.
2.	ALL CASEWORK MEMBERS ARE TO BE 3/4" THICK UNLESS NOTED OTHERWISE.
3.	ALL CASEWORK TO HAVE HIGH PRESSURE LAMINATE FINISH WITH REVEAL OVERLAY DESIGN, UNLESS DETAILED OTHERWISE ON PLANS. ALL EXTERIOR EXPOSED SURFACES TO BE NEMA LD-3, GRADE GP-28, UNLESS DETAILED OTHERWISE ON PLANS. BACKING SHEET TO BE NEMA LD-3, GRADE CL-20. ALL CONCEALED INTERIORS SHALL BE WHITE MELAMINE.
4.	ALL COUNTERTOPS SHALL BE SOLID SURFACE MATERIAL, 3/4" THICK. PROVIDE ALL AVAILABLE SAMPLES TO OWNER FOR APPROVAL. LEADING EDGES ARE TO BE SQUARE, 1 1/2" THICK.
5.	DRAWER BOX SIDES ARE TO BE 1/2" WHITE MELAMINE. DRAWER BOX BOTTOMS ARE TO BE 1/4" WHITE MELAMINE.
6.	SHELVES UNDER 36" WIDE SHALL HAVE 3/4" SHELVES. CABINETS OVER 36" WIDE SHALL HAVE 1" SHELVES.
7.	HARDWARE: 7.1 DRAWER AND CABINET PULLS ARE TO BE WIRE CHROME PLATED (MATT) WITH 4" HOLE SPACING. PROVIDE A SINGLE PULL AT EACH DRAWER OR DOOR. 7.2 HINGES ARE TO BE BLUM 'CLIP TOP' 120° SELF CLOSING CONCEALED HINGE WITH DULL CHROME FINISH. PROVIDE 2 HINGES PER DOOR. 7.3 SHELF SUPPORTS SHALL BE 5MM DUAL PIN LOCKING FOR 3/4" TO 1" SHELF. CLEAR COLOR, RATED FOR 500 LBS. 7.4 DRAWER GUIDES AT FILE DRAWERS SHALL BE ACCURIDE NO. AC3832-20, FULL EXTENSION, 100 LB CAPACITY, BOX DRAWER SLIDES. DRAW GUIDES AT ALL OTHER DRAWERS IS TO BE BLUM 230M5000 BOTTOM MOUNTED, SELF-CLOSING, 75 LB. CAPACITY, 3/4 EXTENSION. 7.5 TRASH GROMMETS SHALL BE MODEL NO. TM1PSS AS MANUFACTURED BY DOUG MOCKETT & COMPANY INC. GROMMET IS 6" DIAMETER x 1" POLISHED STAINLESS STEEL. 7.6 PLASTIC COUNTERTOP GROMMETS: TO BE MODEL #91041 AS MANUFACTURED BY ROCKLER, WHITE. EXACT LOCATION OF GROMMETS IS TO BE DETERMINED BY OWNER IN FIELD AFTER COUNTERTOP IS INSTALLED.
8.	FURNISH AND INSTALL ALL ITEMS OF CASEWORK HARDWARE, INCLUDING PULLS, DRAWER GUIDES, PIVOT HINGES, SHELF STANDARDS AND LOCKS.
9.	ARCHITECTURAL WOODWORK SHALL BE DELIVERED TO THE JOBSITE ONLY AFTER ALL PAINTING, WET WORK, GRINDING, AND SIMILAR OPERATIONS ARE COMPLETED.
10.	CONTRACTOR SHALL EMAIL PDF SHOP DRAWINGS OF ALL MILLWORK AND COUNTERTOPS WITH FULL DETAILS, HARDWARE CUT SHEETS, SAMPLES, AND SPECIFICATIONS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING MATERIALS.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

SECTION 07210 - BUILDING INSULATION	
1.	INSULATION MATERIALS SHALL BE FLEXIBLE FIBERGLASS BATTS OR BLANKETS, WITH OR WITHOUT FACINGS, AS CALLED OUT ON PLANS. ALL COMPOSITE MATERIALS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS AS TESTED IN ACCORDANCE WITH ASTM E84 U.L. 723
2.	PROVIDE INSULATION AS FOLLOWS: 2.1 REFER TO WALL TYPES SCHEDULE AND BUILDING SECTIONS / DETAILS.
3.	CUT AND FIT INSULATION MATERIALS AROUND PIPES, CONDUITS, OUTLET BOXES, ETC., AS NECESSARY TO MAINTAIN THE INTEGRITY OF THE INSULATION. WHERE PIPES ARE INSTALLED IN SPACES TO RECEIVE INSULATION, PLACE INSULATION BETWEEN EXTERIOR WALL AND THE PIPE, COMPRESSING INSULATION AS NECESSARY.
4.	AT WALL AND CEILING AREAS INSTALL INSULATION BETWEEN FRAMING MEMBERS WITH FLANGES CONTINUOUSLY TIGHT AGAINST FRAMING MEMBERS AND ENDS TIGHTLY BUTTED.
SECTION 07220 - ROOF INSULATION	
1.	REFER TO MATERIALS SCHEDULE ON PLANS AND INSTALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
SECTION 07600 - SHEET METAL FLASHINGS & COUNTERFLASHINGS	
1.	PROVIDE AND INSTALL ALL FLASHINGS AND COUNTERFLASHINGS, AS REQUIRED TO MAKE ALL ROOFING SYSTEMS WATERTIGHT.
2.	QUALITY, PROCEDURES AND METHODS SHALL BE AS RECOMMENDED BY SMACNA ARCHITECTURAL SHEET METAL MANUAL, 3rd EDITION.
3.	MATERIALS: 3.1 GALVANIZED SHEET METAL ASTM A-525, 24-GAUGE MINIMUM, UNLESS DETAILED OTHERWISE. 3.2 SOLDER: ASTM B-32, 50% TIN AND 50% LEAD, USED WITH ROSIN FLUX. 3.3 PLASTIC CEMENT: FS SS-C-153, TYPE I, AND ASTM D-2822. 3.4 CAULKING: FS TT-S-00227E, 2-PART RUBBER BASE SEALANT. 3.5 REGLETS & COUNTERFLASHING: AS MANUFACTURED BY FRY-REGLET CORPORATION, TYPE SM.
4.	PROVIDE FOR THERMAL EXPANSION OF RUNNING TRIM FLASHING AND OTHER ITEMS EXPOSED FOR MORE THAN 15 FEET CONTINUOUS LENGTH. MAINTAIN A WATERTIGHT INSTALLATION AT EXPANSION SEAMS.
5.	PROVIDE THE FOLLOWING SHEET METAL ITEMS: FRY REGLET COUNTERFLASHINGS EDGE DRIP FLASHING
SECTION 07720 - ROOF ACCESSORIES	
1.	ROOF HATCH, REFER TO MATERIALS SCHEDULE
SECTION 07900 - CAULKING AND SEALANTS	
1.	ALL NEW EXTERIOR AND INTERIOR SEALANT SHALL BE DOW CORNING 795, UNLESS NOTED OTHERWISE.
2.	PRIMER: WHERE REQUIRED, SHALL BE USED AS PER DOW CORNING'S WRITTEN INSTRUCTIONS. THE PRIMER SHALL HAVE BEEN TESTED FOR NON-STAINING CHARACTERISTICS AND DURABILITY ON SAMPLES OF ACTUAL SURFACES TO BE SEALED.
3.	CONTRACTOR SHALL USE CLOSED CELL POLYETHYLENE BACKER RODS AS A JOINT BACKING TO CONTROL DEPTH OF SEALANT BEAD. WHERE DEPTH OF JOINT WILL PREVENT USE OF JOINT BACKING, AN ADHESIVE BACKED POLYETHYLENE TAPE (BOND BREAKER TAPE) SHALL BE INSTALLED TO PREVENT THREE SIDED ADHESION. JOINT BACKING SHALL BE DRY AT THE TIME OF SEALANT APPLICATION.
4.	SURFACES MUST BE SOUND, CLEAN AND DRY. ALL RELEASE AGENTS, EXISTING WATERPROOFING, DUST, LOOSE MORTAR, LAITANCE, PAINTS, OR OTHER FINISHES MUST BE REMOVED. THIS SHALL BE ACCOMPLISHED WITH A THOROUGH WIRE BRUSHING, GRINDING, SANDBLASTING OR SOLVENT WASHING, DEPENDING ON THE CONTAMINATION.
5.	PROVIDE CAULKING AT THE FOLLOWING LOCATIONS. THIS SCHEDULE IS NOT TO BE CONSTRUED TO BE COMPLETE. PROVIDE CAULKING AT OTHER AREAS AS INDICATED. 5.1 PERIMETER OF ALL DOOR AND WINDOW FRAMES, INTERIOR AND EXTERIOR. COLOR TO MATCH DOOR FRAME COLOR. 5.2 PERIMETER OF ALL ALUMINUM SECTIONS, INTERIOR AND EXTERIOR. COLOR TO MATCH ALUMINUM FRAME COLOR. 5.3 AT BASE OF WATER CLOSETS AT FLOOR, COLOR TO BE WHITE TO MATCH WATER CLOSET. 5.4 AT ALL WALL HUNG PLUMBING FIXTURES, COLOR TO BE WHITE TO MATCH FIXTURE. 5.5 ALL NEW JOINTS AT ABUTTING DISSIMILAR BUILDING MATERIALS. 5.6 JOINTS IN EXPOSED MASONRY SURFACES, INTERIOR AND EXTERIOR. 5.7 TOP EDGE OF ALL FRY-REGLET COUNTERFLASHING ASSEMBLIES. 5.8 CONTROL, COLD, EXPANSION AND SAW JOINTS IN CONCRETE SURFACES, INTERIOR AND EXTERIOR. INSTALL SEALANT AT ALL INTERIOR CONCRETE FLATWORK JOINTS WHICH DO NOT RECEIVE A FLOOR COVERING.

Aug 28, 2020 - 2:57pm

REVISIONS	BY

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DRAWING: Specifications

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ. 86314

APN: 103-22-019A

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	August 27th, 2020
JOB NO.	749
SHEET	A9.2

Specifications Continued

DIVISION 8 - DOORS, WINDOWS, GLASS

SECTION 08110 - HOLLOW METAL FRAMES

1. FRAMES TO MEET SPECIFIED REQUIREMENTS OF SDI AND/OR NAAMM FOR UNIT WELDED FRAMES.
2. CONTRACTOR SHALL ORDER ALL FRAMES FOR MASONRY WALLS IN A TIMELY MANNER SO THAT FRAME CAN BE INSTALLED WHILE MASONRY WALLS ARE BEING BUILT. FRAMES INSTALLED LATER WITH EXPANSION BOLTS WILL NOT BE ALLOWED.
3. ALL EXTERIOR FRAMES, WHERE OCCUR, SHALL BE 14 GAUGE GALVANIZED STEEL WITH CORNERS MITERED AND WELDED.
4. ALL INTERIOR FRAMES SHALL BE 14 GAUGE SHEET STEEL WITH CORNERS MITERED AND WELDED.
5. ALL HOLLOW METAL FRAMES IN MASONRY WALLS ARE TO BE SOLIDLY GROUTED.
6. PREPARE FRAMES TO RECEIVE MORTISED TYPE HARDWARE AND PROVIDE HARDWARE REINFORCING AS REQUIRED BY SDI.
7. INSTALL METAL FRAMES AT LOCATION INDICATED, SET SQUARE AND PLUMB WITH THE BUILDING LINES, ANCHORING SECURELY TO CONSTRUCTION.
8. ANCHOR EACH JAMB LEG WITH SILL CLIP WITH EXPANSION BOLT OR 'RAMSET' FASTENERS.
9. ANCHOR EACH JAMB WITH 3 ANCHORS AT MASONRY AND 4 ANCHORS AT GYPSUM BOARD.

SECTION 08115 - HOLLOW METAL DOORS

1. DOORS TO MEET SPECIFIED REQUIREMENTS OF SDI AND/OR NAAMM.
2. EXTERIOR STEEL DOORS SHALL BE FLUSH EXTRA HEAVY DUTY, 18 GAUGE GALVANIZED STEEL, 1-3/4" THICK, AND PRIME PAINTED. TOP AND BOTTOM OF EXTERIOR DOORS SHALL BE FLUSH.
3. U-FACTOR OF DOORS SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER, PER 2012 IECC, SECTION C303.1.3. PROVIDE MANUFACTURER'S WRITTEN DOCUMENTATION TO ARCHITECT THAT THE DOORS MEET THIS CODE REQUIREMENT. CORE SHALL BE POLYISOCYANURATE INSULATION WITH A U-FACTOR OF 0.08.
4. INTERIOR STEEL DOORS SHALL BE FLUSH HEAVY DUTY, 18 GAUGE COLD ROLLED STEEL, 1-3/4" THICK, AND PRIME PAINTED.
5. PROVIDE SOLID DRIP CAP AT TOP OF ALL EXTERIOR OUT-SWINGING DOORS.
6. PROVIDE FOR GLAZING IN DOORS AS SCHEDULED. NON-REMOVABLE MINIMUM 20 GAUGE GLAZING STOPS SHALL OCCUR ON THE OUTSIDE OF EXTERIOR DOORS AND ON THE REVERSE SIDE OF INTERIOR DOORS. GLAZING BEADS ON THE INSIDE OF GLASS PANELS SHALL BE REMOVABLE.
7. DOORS TO BE THOROUGHLY CLEANED, BONDERIZED AND PRIMED WITH SHOP COAT OF LIGHT GRAY ZINC CHROMATE RUST INHIBITIVE PRIMER, BAKED ON.
8. INSTALL DOORS COMPLETELY AND ACCURATELY, COMPLETE WITH ALL FINISH HARDWARE. INSTALL FINISH HARDWARE IN A NEAT WORKMANLIKE MANNER IN ACCORDANCE WITH THE HARDWARE SCHEDULE USING ONLY MECHANICS SKILLED IN THIS TYPE OF WORK. DO NOT INSTALL HARDWARE UNTIL PAINTING IS COMPLETED. KEEP ALL HARDWARE FREE FROM SCRATCHES, DENTS OR OTHER DEFACEMENTS.

SECTION 08120 - ALUMINUM ENTRANCE DOORS & FRAMES

1. STANDARDS' EXCEPT AS OTHERWISE INDICATED, THE REQUIREMENTS FOR ALUMINUM DOORS AND FRAMES, AND THE TERMINOLOGY USED IN THIS SECTION, ARE THOSE OF NAAMM, AAMA AND AA AND IN PARTICULAR, THOSE OF THE 'ENTRANCE MANUAL' BY NAAMM.
2. MANUFACTURER: THESE SPECIFICATIONS ARE BASED ON THE ALUMINUM WALL SYSTEMS AS MANUFACTURED BY ARCADIA, INC, OR APPROVED EQUAL. MANUFACTURER SHALL PROVIDE FULL SHOP DRAWINGS, DETAILS, AND LOAD TABLES TO ARCHITECT, PRIOR TO ORDERING OF MATERIALS.
3. EXTERIOR WINDOW FRAMING SYSTEM: PROVIDE AND INSTALL AG451 SERIES 2"x 4-1/2" CENTER GLAZED SYSTEM FOR 1" GLASS.
4. INTERIOR WINDOW FRAMING SYSTEM: PROVIDE AND INSTALL SERIES AR450, 2"x4-1/2" CENTER GLAZED SYSTEM FOR 1/4" GLASS.
5. FRAMING MEMBERS, TRANSITION MEMBER, MULLIONS, ADAPTERS, AND MOUNTINGS SHALL BE EXTRUDED OF ALUMINUM ALLOY AND TEMPER CONSISTENT WITH THE METHOD OF MANUFACTURE. THESE MEMBERS SHALL BE OF 6063-T5 EXTRUDED ALUMINUM ALLOY (ASTM B221 - ALLOY G.S. LOA-T5).
6. EXTERIOR AND INTERIOR ALUMINUM DOORS SHALL BE SERIES MS362HD HEAVY DUTY MEDIUM STILE, OFFSET HUNG, COMPLETE WITH ALL HARDWARE AS SPECIFIED BELOW, AS MANUFACTURED BY ARCADIA, INC. BOTTOM RAIL SHALL BE 10" HIGH TO COMPLY WITH ADA REQUIREMENTS. EXTERIOR GLAZING SHALL BE 1" INSULATED TEMPERED GLASS, TO MATCH GLASS USED IN ADJACENT WALL SYSTEM. EXTERIOR DOORS SHALL BE PROVIDED WITH FULL WEATHER-STRIPPING AT JAMBS AND BOTTOM RAIL. DOOR FINISH IS TO MATCH THE ALUMINUM FRAMES. THRESHOLD WIDTH IS TO MATCH THE FRAME WIDTH. THRESHOLD SHALL MEET ADA REQUIREMENTS.
7. HARDWARE SHALL BE FURNISHED AND INSTALLED IN DOORS BY THE DOOR MANUFACTURER, UNLESS NOTED OTHERWISE. ALL HARDWARE FINISHES, UNLESS NOTED OTHERWISE, ARE TO BE FINISHED TO MATCH ALUMINUM CLEAR ANODIZED FINISH. GLAZING SUBCONTRACTOR SHALL COORDINATE WITH THE HARDWARE SUPPLIER AND SHALL PROVIDE KEYED CYLINDERS TO MATCH WHAT IS BEING USED IN THE REMAINDER OF THE DOORS.
8. HARDWARE SHALL MEET ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, SECTION 4.13.9.
9. COMPLY WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR THE INSTALLATION OF ALUMINUM DOORS AND FRAMES.
10. FABRICATE EXTERIOR DOOR AND FRAME UNITS TO WITHSTAND THE WIND PRESSURE LOADING SHOWN OR, IF NOT SHOWN, 20 LBS. PER SQ. FT. ON THE GROSS AREA OF THE FRAMES, DOORS, PANELS AND GLASS, ACTING INWARD AND ALSO ACTING OUTWARD. MAXIMUM DEFLECTION SHALL BE 1/175 OF THE SPAN AND ALLOWABLE STRESS WITH A SAFETY FACTOR OF 1.65.
11. FABRICATE INTERIOR ALUMINUM FRAME UNITS TO WITHSTAND A LATERAL LOADING OF 5 P.S.F. INSTALLER SHALL BE RESPONSIBLE FOR PROVIDING ALL BRACING, SUPPORTS, FRAMING, ETC. IN ORDER THAT ALL ALUMINUM FRAME UNITS CAN RESIST 5 P.S.F. EVEN IF THESE ITEMS ARE NOT DETAILED ON THE PLANS.
12. WATER INFILTRATION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 331. NO WATER PENETRATION AT A TEST PRESSURE OF 6.24 P.S.F.
13. SET UNITS PLUMB, LEVEL AND TRUE IN LINE, WITHOUT WARP OR RACK OF FRAMES, DOORS OR PANELS. ANCHOR SECURELY IN PLACE. SEPARATE ALUMINUM AND OTHER CORRODIBLE METAL SURFACES FROM SOURCES OF CORROSION OR ELECTROLYTIC ACTION AT POINTS OF CONTACT WITH OTHER MATERIALS.
14. SUBMIT SHOP DRAWINGS FOR FABRICATION AND INSTALLATION OF ENTRANCES AND STOREFRONTS, INCLUDING THE FOLLOWING; ELEVATIONS, DETAIL SECTION OF TYPICAL COMPOSITE MEMBERS, HARDWARE CUT SHEETS AND MOUNTING HEIGHTS ANCHORAGE AND REINFORCEMENTS, GLAZING DETAILS. ALSO INCLUDE DATA COMPLETE DATA SHOWING THAT ALL EXTERIOR FRAMING SYSTEMS WILL RESIST WIND LOADING.
15. WARRANTIES: SUBMIT A WRITTEN WARRANTY, EXECUTED BY THE CONTRACTOR, INSTALLER, AND MANUFACTURER, AGREEING TO REPAIR OR REPLACE UNITS WHICH FAIL IN MATERIALS OR WORKMANSHIP WITHIN ONE YEAR OF SUBSTANTIAL COMPLETION.

SECTION 08200 - WOOD DOORS

1. PROVIDE WOOD DOORS AND RELATED ITEMS IN ACCORDANCE WITH AWI 'QUALITY STANDARDS', SECTION 1300 AND COMMERCIAL STANDARDS CS-236. REFER TO MATERIALS SCHEDULE AND DETAILS.
2. FURNISH MANUFACTURER'S STANDARD 'LIFE OF THE INSTALLATION' GUARANTEE FOR ALL INTERIOR DOORS.
3. SOLID CORE WOOD DOORS: WALNUT LEGACY WOOD DOOR AS MANUFACTURED BY HALEY WITH BLACK DOOR FRAMES AS MANUFACTURED BY TIMELY.
4. STORE DOORS FLAT ON A LEVEL SURFACE IN A CLEAN, DRY, WELL-VENTILATED AREA, PROTECTED FROM SUNLIGHT. DOORS SHALL BE CONDITIONED TO THE AVERAGE PREVAILING HUMIDITY OF THE JOBSITE BEFORE INSTALLATION. HANDLE DOORS WITH CLEAN GLOVES. DO NOT DRAG DOORS ACROSS ONE ANOTHER OR ACROSS OTHER SURFACES.
5. INSTALLATION:
   - 5.1 INSTALL DOORS IN FRAMES WHERE INDICATED. HINGE DOORS WITH CLEARANCE OF NOT MORE THAN 3/32" AT EACH SIDE, AND HEAD; CLEARANCE AT BOTTOM 1/2" OR AS REQUIRED FOR CARPETING OR THRESHOLD. MORTISE, DRILL OR OTHERWISE WORK DOORS FOR FINISH HARDWARE AS SCHEDULED, BEVELING LOCK EDGE TO ALLOW FOR PROPER CLEARANCE IN OPENING AND CLOSING DOORS. REMOVE DOORS AFTER FITTING FOR FINISHING. RE-HANG AFTER FINISHING.
   - 5.2 INSTALL FINISH HARDWARE IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE HARDWARE SCHEDULE, USING ONLY MECHANICS SKILLED IN THIS TYPE OF WORK. DO ALL MORTISING FOR HARDWARE BEFORE PAINTING. DO NOT INSTALL HARDWARE UNTIL FINISHING OF DOOR IS COMPLETED. KEEP ALL HARDWARE FREE FROM SCRATCHES, DENTS OR OTHER DEFACEMENTS.
   - 5.3 THE FINISH HARDWARE SHALL BE ACCURATELY, FITTED AND INSTALLED ON PROPERLY PREPARED SURFACES IN CONFORMITY WITH THE MANUFACTURER'S INSTRUCTIONS AND TEMPLATES. UPON COMPLETION, THE FINISH HARDWARE SHALL BE IN PERFECT CONDITION AND IN PERFECT WORKING ORDER.

SECTION 08700 - FINISH HARDWARE

1. THE FINISH HARDWARE SUPPLIER SHALL, PRIOR TO DELIVERY, PREPARE AND SUBMIT TO THE ARCHITECT WITHIN 10 DAYS AFTER AWARD OF THE FINISH HARDWARE CONTRACT, 1 COPY OF A COMPLETE HARDWARE SCHEDULE FOR HIS REVIEW. THE SCHEDULE SHALL FOLLOW REQUIREMENTS AND SHALL INDICATE DOOR NUMBER AND LOCATION, QUANTITY, MANUFACTURER'S NUMBER, SIZE AND FINISH, ALSO FURNISH 2 BROCHURES OF HARDWARE CUTS OF ALL ITEMS USED.
2. THE MAXIMUM DOOR-OPENING FORCE (IN POUNDS-FORCE) FOR PUSHING OR PULLING OPEN INTERIOR HINGED DOOR SHALL BE 5 LBF.
3. ALL HARDWARE SHALL MEET HANDICAPPED ACCESSIBILITY REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT.
4. LOCKSETS AND LATCHSETS SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISH FLOOR.
5. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
6. STRIKES SHALL BE EXTENDED LIPS WHERE REQUIRED TO PROTECT TRIM FROM BEING MARRED BY LATCH BOLT. WROUGHT BOXES SHALL BE FURNISHED WITH ALL STRIKES.
7. KEYS AND KEYING:
   - 7.1 ALL CYLINDERS FOR THIS PROJECT TO BE SET TO NEW MASTER KEY.
   - 7.2 ALL CYLINDERS TO BE CONSTRUCTION MASTER KEYED.
   - 7.3 MASTER KEY SETS AND INDIVIDUAL KEYING OF LOCKS WILL BE DETERMINED BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING WITH THE OWNER'S REPRESENTATIVE TO DETERMINE THE EXACT KEYING THAT WILL BE REQUIRED.
   - 7.4 FURNISH 6 EACH CONSTRUCTION MASTER KEYS TO BE DELIVERED WITH LOCKSETS TO CONTRACTOR. FURNISH 3 EACH MASTER KEY SETS. FURNISH 3 EACH CHANGE KEYS FOR EACH CYLINDER AND LOCKSET.
   - 7.5 ALL GRAND MASTER, MASTER, AND CHANGE KEYS SHALL BE PROPERLY TAGGED FOR EASY IDENTIFICATION AND DELIVERED TO AN AUTHORIZED RECIPIENT AS DIRECTED BY THE ARCHITECT.
8. PROVIDE A WRITTEN GUARANTEE FOR ALL HARDWARE FOR A PERIOD OF 2 YEARS FROM DATE OF CERTIFICATE OF OCCUPANCY. DEFECTS IN MATERIALS AND/OR WORKMANSHIP OCCURRING DURING THE GUARANTEE PERIOD SHALL BE CORRECTED AT NO EXPENSE TO THE OWNER.

SECTION 08800 - GLASS AND GLAZING

1. GLASS AND GLAZING SHALL CONFORM TO CHAPTER 24 OF THE 2018 IBC, AND TO LOCAL CODE REQUIREMENTS. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
2. U-FACTOR OF GLASS SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER. MANUFACTURER SHALL PROVIDE THIRD PARTY LABORATORY CERTIFICATION TO ARCHITECT, PRIOR TO MANUFACTURING GLASS UNITS.
3. THE SOLAR HEAT GAIN COEFFICIENT (SHGC) AND VISIBLE TRANSMITTANCE (VT) OF GLASS SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 200 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER. MANUFACTURER SHALL PROVIDE THIRD PARTY LABORATORY CERTIFICATION TO ARCHITECT, PRIOR TO MANUFACTURING GLASS UNITS.
4. WATERTIGHT AND AIRTIGHT INSTALLATION OF EACH PIECE OF GLASS IS REQUIRED. EACH INSTALLATION MUST WITHSTAND NORMAL TEMPERATURE CHANGES, WIND LOADING AND IMPACT LOADING.
5. THE MAXIMUM PROBABLE BREAKAGE LEVEL SHALL BE 8 LITES PER THOUSAND FOR A 1-MINUTE UNIFORM WIND LOAD DURATION.
6. INTERIOR REGULAR PLATE GLASS: CLEAR 1/4" THICK COMPLYING WITH FS-DD-G-451, TYPE 1, CLASS 1, QUALITY Q-3, PLATE OR FLOAT.
7. INTERIOR TEMPERED GLASS: CLEAR 1/4" THICK FULLY TEMPERED PLATE GLASS. PERMANENTLY ETCH EACH LIGHT WITH MANUFACTURER'S NAME AND HIS COMPLIANCE WITH ANSI Z97.1.
8. EXTERIOR CLEAR LOW-E INSULATING GLASS UNITS: AT ALL (UNLESS NOTED OTHERWISE) WINDOW TYPES AND ALL ALUMINUM/GLASS DOORS PROVIDE PPG INSULATED UNITS, COMPRISED OF AN OUTER LAYER OF 6MM STARPHIRE (TEMPERED WHERE REQUIRED) SOLARBAN 70XL (2) AND AN INNER LAYER OF 6MM (TEMPERED WHERE REQUIRED) CLEAR GLASS, SEPARATED BYA 1/2" AIR SPACE. INSULATING GLASS UNITS SHALL HAVE A SHADING COEFFICIENT OF 0.32 A SHGC OF 0.27 AND A U-VALUE OF 0.26. LABEL EACH UNIT TO SHOW WHICH FACE IS TO BE EXPOSED TO EXTERIOR. PLACE LABEL ON INSIDE FACE. SUBMIT 2 SAMPLES TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING GLASS UNITS.
9. INTERIOR GLAZING COMPOUND TO BE POLYMERIZED BUTYL RUBBER AND INERT FILLERS (PIGMENTS), SOLVENT BASED WITH MINIMUM 75% SOLIDS, NON-SAG CONSISTENCY, TACK-FREE TIME OF 24 HOURS OR LESS, PAINTABLE NON-STAINING.
10. SETTING BLOCKS TO BE NEOPRENE, EPDM, OR OTHER RESILIENT BLOCKS OF 85 SHORE A DUROMETER HARDNESS, MINIMUM LENGTH 4"
11. EXTERIOR GLAZING COMPOUND TO CONFORM TO ASTM C-920, TYPE S, GRADE NS, CLASS 25, USE G.
12. GLAZING INSTALLATION IS TO COMPLY WITH THE GANA 'GLAZING MANUAL', 50th ANNIVERSARY EDITION.

DIVISION 9 - FINISHES

SECTION 09250 - GYPSUM WALL BOARD

1. ASTM C-840 AND C-754, AND GA-216, INSOFAR AS ANY PORTIONS ARE APPLICABLE, ARE HEREBY MADE A PART OF THIS SPECIFICATION AS THOUGH REPEATED HEREIN. IN CASE OF CONFLICTS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
2. GYPSUM WALLBOARD:
   - 2.1 REGULAR WALLBOARD: TO COMPLY WITH ASTM C-36; OR FS SS-L-30D, TYPE III, 5/8" THICKNESS, TAPERED EDGE.
   - 2.2 MOISTURE-RESISTANT WALLBORAD: TO COMPLY WITH ASTM C-630, GRADE REGULAR, 5/8" THICKNESS, TAPERED EDGE. USE WR BOARD FULL HEIGHT, ON ALL WALLS IN ALL RESTROOMS AND JANITOR'S CLOSET.
3. WALLBOARD ACCESSORIES:
   - 3.1 CORNER BEAD REINFORCEMENT: USG DUR-A-BEAD, SIZE AS REQUIRED.
   - 3.2 METAL EDGE REINFORCEMENT: USG NO. 200-B.
   - 3.3 CONTROL JOINTS: USG #093.
4. FASTENERS: SELF DRILLING, SELF TAPPING, BUGLE HEAD SCREWS, FOR USE WITH POWER DRIVEN TOOL TYPE S FOR APPLICATION TO LIGHT GAUGE METAL FRAMING, MINIMUM 1", TYPE 9-12 FOR APPLICATION TO HEAVY GAUGE METAL FRAMING (ASTM C-646.
5. INSTALLATION - SUSPENDED CEILINGS:
   - 5.1 EXCEPT WHERE OTHERWISE INDICATED, PROVIDE 1-1/2" MAIN RUNNER CHANNELS SPACED ON 4 FOOT CENTERS AND METAL FURRING CHANNELS SPACED ON NOT OVER 16" CENTERS. MAIN RUNNER CHANNELS TO HAVE HANGER WIRES SPACED 48" O.C. ALONG ITS LENGTH AND WITHIN 6" OF ENDS. WIRE HANGERS SHALL BE OF SUCH LENGTH SO THAT THE LOWER ENDS MAY BE SADDLE TIED OR WRAPPED AROUND THE MAIN RUNNERS SO AS TO PREVENT TURNING OR TWISTING OF THE RUNNERS.
   - 5.2 SECURELY CLIP METAL FURRING CHANNELS TO MAIN RUNNERS USING FURRING CHANNEL CLIPS OR SADDLE TIE WITH 2 STRANDS OF 16 GAUGE TIE WIRE. INSTALL FURRING CHANNEL CLIPS ON ALTERNATIVE SIDES OF THE MAIN RUNNER CHANNEL.
   - 5.3 AT LIGHTS OR OTHER OPENINGS THAT INTERRUPT THE MAIN RUNNER OR FURRING CHANNELS REINFORCE GRILLAGE WITH 3/4" COLD-ROLLED CHANNELS, WIRE TIED ATOP AND PARALLEL TO THE MAIN RUNNER CHANNELS.
   - 5.4 APPLY WALLBOARD WITH LONG DIMENSION AT RIGHT ANGLES TO THE FURRING CHANNELS, WITH ALL ABUTTING ENDS AND EDGES OCCURRING OVER THE WEB SURFACE OF THE FURRING CHANNEL. INSTALL WALLBOARD WITH 5/8" SCREWS SPACED 8" O.C. IN THE FIELD OF THE BOARD, AT ALL BEARINGS, AND ALONG ABUTTING EDGES. INSTALL CONTROL JOINTS AT A MAXIMUM OF 20'-0" O.C., IN EACH DIRECTION.
6. INSTALLATION - INTERIOR WALLS:
   - 6.1 APPLY WALLBOARD WITH LONG DIMENSION AT RIGHT ANGLES TO FRAMING OR FURRING MEMBERS WITH ALL ABUTTING ENDS AND EDGES OCCURRING OVER STUD FLANGES. CUT WALLBOARD NEATLY TO FIT AROUND ALL OPENINGS. WALLBOARD TO EXTEND TO WITHIN 1/4" OF THE FLOOR.
   - 6.2 WHEREVER WALLBOARD TERMINATES AGAINST DISSIMILAR MATERIALS OR WHERE EDGES OF WALLBOARD ARE EXPOSED, INSTALL METAL EDGE REINFORCEMENT AS SPECIFIED. AT ALL OUTSIDE CORNERS INSTALL METAL CORNER BEAD REINFORCEMENT AS SPECIFIED.
   - 6.3 INSTALL CONTROL JOINT OVER FACE OF WALLBOARD PANELS. CUT END JOINTS SQUARE, BUTT TOGETHER AND ALIGN TO PROVIDE NEAT FIT. ATTACH CONTROL JOINT TO WALLBOARD PER USG RECOMMENDATIONS. LOCATE CONTROL JOINTS AT MAXIMUM 50'-0" O.C. AND IN ACCORDANCE WITH USG GYPSUM CONSTRUCTION HANDBOOK, LATEST EDITION.
   - 6.4 AT METAL STUDS APPLY WALLBOARD USING SCREWS SPACED A MAXIMUM OF 12" O.C. IN THE FIELD OF THE BOARD AND 12" O.C. ALONG THE ABUTTING END JOINTS.
   - 6.5 WHERE W/R WALLBOARD IS USED, COAT ALL CUT EDGES AND FASTENER HEADS WITH USG SHEETROCK W/R SEALANT. TREAT ALL CUT EDGES, UTILITY HOLES, AND JOINTS, INCLUDING THOSE AT ANGLE INTERSECTIONS PRIOR TO INSTALLATION.
   - 6.6 PROVIDE PERIMETER RELIEF WHERE NON-LOAD-BEARING WALLBOARD PARTITIONS ABUT STRUCTURAL DECKS OR CEILINGS OR VERTICAL STRUCTURAL ELEMENTS. ALLOW NOT LESS THAN 1/4", NOR MORE THAN 1/2" GAP BETWEEN WALLBOARD AND STRUCTURE. FINISH EDGES OF WALLBOARD FACE LAYER WITH SQUARE-NOSE METAL CASING BEAD AND CAULK SPACE BETWEEN CASING BEAD AND STRUCTURE WITH CONTINUOUS SEALANT BEAD. ATTACH WALLBOARD TO STUDS NOT LESS THAN 1/2" BELOW BOTTOM EDGE OF CEILING TRACK FLANGES AND TO FIRST STUD ADJACENT TO VERTICAL TRACKS. DO NOT ATTACH WALLBOARD DIRECTLY TO TRACKS.
   - 6.7 WHERE WALLBOARD PARTITIONS INTERSECT MASONRY WALLS, PROVIDE CONTROL JOINT NO LESS THAN 1/4", NOR MORE THAN 3/8" WIDE BETWEEN WALLBOARD AND MASONRY. FINISH EXPOSED EDGES OF WALLBOARD WITH SQUARE-NOSE METAL CASING BEAD AND CAULK SPACE BETWEEN CASING BEAD AND MASONRY WITH CONTINUOUS SEALANT BEAD.
   - 6.8 INSTALL DRYWALL FULL HEIGHT AT ALL WALLS THAT GO FULL HEIGHT TO ROOF STRUCTURE.
7. FINISHING:
   - 7.1 ALL GYPSUM BOARD IS TO BE FINISHED PER GYPSUM ASSOCIATION PUBLICATION GA 216-96., 'RECOMMENDED LEVELS OF GYPSUM BOARD FINISH'.
   - 7.2 GYPSUM BOARD FINISH IS TO BE LEVEL 3, LIGHT TEXTURE.
   - 7.3 APPLY WALL TEXTURE TO ALL EXPOSED WALLS, UPON COMPLETION OF FINISHING SPECIFIED ABOVE, SURFACES SHALL BE FREE OF DUST, DIRT AND OIL BEFORE APPLICATION. CONTRACTOR SHALL VERIFY WITH OWNER WHICH WALLS ARE TO RECEIVE WALL COVERING, IF ANY.
   - 7.4 FINISH SHALL BE A LIGHT SANTA FE TEXTURE. FURNISH A 3'x3' FINISH SAMPLE FOR OWNER'S APPROVAL BEFORE MATERIALS ARE ORDERED.

Aug 28, 2020 - 2:57pm

REVISIONS	BY

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DRAWING: Specifications

PROJECT: Carreras Commercial Building
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Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
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SHEET

A9.3

Specifications Continued

SECTION 09310 - CERAMIC TILE

1. CERAMIC TILE MATERIALS, PREPARATION AND INSTALLATION SHALL CONFORM TO ANSI STANDARDS AND THE PUBLISHED SPECIFICATIONS OF CUSTOM BUILDING PRODUCTS (CBP).
2. ALL INSTALLATION MATERIALS (MORTAR, GROUT, MEMBRANES, LEVELING AGENTS, SEALERS, ETC.) USED IN THE PROJECT ARE TO BE MANUFACTURED BY CBP, OR APPROVED EQUAL.
3. IT IS SOLELY THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO INSURE THAT THE SUB-FLOOR IS PROPERLY PREPARED PRIOR TO INSTALLATION. SHOULD THE INSTALLING CONTRACTOR FIND THAT THE SUB-FLOOR IS NOT ACCEPTABLE THEN THEY SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR AND THE ARCHITECT, IN WRITING.
4. CRACK PREVENTION MEMBRANE: MEMBRANE IS TO BE LIQUID APPLIED REDGARD CRACK PREVENTION AND WATERPROOFING MEMBRANE. CONCRETE MUST BE CURED FOR 28 DAYS. CONCRETE FLOORS SHALL BE MECHANICALLY ABRADED TO ENSURE A GOOD BOND. THE COST OF THIS SHALL BE INCLUDED IN THE CONTRACTOR'S BID. ALL CRACKS EXCEEDING 1/8" SHALL BE TREATED IN ACCORDANCE WITH TCNA F125F. INSTALL MEMBRANE ON ALL FLOOR SLABS THAT RECEIVE FLOOR TILE AT A WET THICKNESS OF 30 MILS. DO NOT USE TO BRIDGE OR COVER OVER EXPANSION, CONTROL, CONSTRUCTION, COLD OR SAW CUTS JOINTS. IN THOSE LOCATIONS INSTALL CRACK BUSTER PRO MEMBRANE. CONTRACTOR SHALL INSTALL MEMBRANE PER MANUFACTURER'S WRITTEN INSTRUCTIONS. IF TILE WILL NOT BE SET IMMEDIATELY AFTER MEMBRANE CURING, PROTECT THE APPLICATION FROM RAIN, DIRECT SUNLIGHT AND INCLEMENT WEATHER FOR 72 HOURS AFTER APPLICATION. IF DELAYS LONGER THAN 72 HOURS ARE EXPECTED, COVER THE AREA WITH FELT PAPER. GREAT CARE SHOULD BE TAKEN TO PREVENT THE APPLICATION FROM BECOMING SOILED OR PUNCTURED DURING AND AFTER APPLICATION.
5. MORTAR: MORTAR IS TO BE MEGALITE CRACK PREVENTION MORTAR. SURFACES MUST BE CLEAN, DRY, AND FREE OF DIRT AND OTHER CONTAMINANTS THAT WOULD PREVENT A GOOD BOND. MIX 5.5 QUARTS OF CLEAN WATER PER 30 LB. BAG OF GROUT, PER MANUFACTURER'S WRITTEN INSTRUCTIONS. APPLY MORTAR PER ANSI A108.5 AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS. ALLOW MORTAR TO CURE PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
6. GROUT: GROUT IS TO BE POLYBLEND EPOXY SANDED GROUT. MIX 2 QUARTS OF CLEAN WATER PER 25 LB BAG OF GROUT, PER MANUFACTURER'S WRITTEN INSTRUCTIONS. APPLY GROUT PER ANSI A108.10 AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS. ALLOW GROUT TO CURE PER MANUFACTURER'S WRITTEN INSTRUCTIONS. GROUT JOINTS ARE TO BE 1/8" WIDE. SEE FINISH SCHEDULE FOR GROUT COLORS.
7. GROUT SEALER: GROUT SEALER IS TO BE TILELAB SURFACEGUARD SEALER. ALLOW GROUT TO CURE FOR 48 TO 72 HOURS BEFORE APPLICATION. PROTECT PAINTED SURFACES. TEST PRODUCT IN AN OBSCURE AREA TO ENSURE DESIRABLE RESULTS. APPLY SEALER TO ALL GROUT JOINTS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. DRYING TIME IS 2 TO 3 HOURS.
8. SELF-LEVELING UNDERLAYMENT: FLOOR LEVELING UNDERLAYMENT, IF REQUIRED, SHALL BE LEVELLITE SELF-LEVELING UNDERLAYMENT. MIX AND INSTALL UNDERLAYMENT PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS. CONCRETE SURFACE SHALL FIRST BE PRIMED WITH LEVELQUIK LATEX PRIMER, INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. ALLOW LEVELLITE TO DRY FOR 14 HOURS BEFORE INSTALLING FLOOR TILE OVER IT.
9. FLOOR TILES: REFER TO MATERIALS SCHEDULE.
10. WALL TILES: REFER TO MATERIALS SCHEDULE.
11. GROUT SEALER: AFTER LETTING GROUT CURE FOR 72 HOURS, INSTALL TILELAB GROUT SEALER PER MANUFACTURER'S WRITTEN INSTRUCTIONS. SURFACES SHALL BE CLEAN, DRY AND FREE OF WAXES, COATINGS OR FINISHES.
12. CONTRACTOR SHALL PROVIDE OWNER WITH A MINIMUM OF TWO UNOPENED PACKAGES OF EACH TYPE AND SIZE OF TILE THAT IS USED ON THE PROJECT.
13. INSTALL ALL FLOOR TILES IN ACCORDANCE WITH CBP SYSTEM CF-125A.
14. INSTALL ALL WALL TILES IN ACCORDANCE WITH CBP SYSTEM CW243.
15. ALL SURFACES THAT ARE TILED SHALL BE TRUE TO PLANE AND HAVE A MAXIMUM VARIATION OF 1/8" IN 8' FOR WALLS. REPORT ALL UNACCEPTABLE SURFACES TO THE CONTRACTOR AND THE ARCHITECT AND DO NOT TILE SUCH SURFACES UNTIL THEY ARE LEVELED ENOUGH TO MEET ABOVE REQUIREMENTS.
16. PROVIDE MOVEMENT JOINTS (EXPANSION, ISOLATION, CONSTRUCTION, CONTRACTION, ETC.) IN ALL TILE SURFACES IN ACCORDANCE WITH TCNA METHOD EJ-171. PROVIDE MOVEMENT JOINTS WHERE TILE WORK ABUTS RESTRAINING SURFACES SUCH AS PERIMETER WALLS.
17. CLEAN TILE AFTER GROUTING, PER MANUFACTURER'S INSTRUCTIONS, AND PROTECT FROM OTHER TRADES. CURE ALL CERAMIC TILE FLOORS FOR A MINIMUM OF 72 HOURS.
18. ALL SURFACES THAT ARE TILED SHALL BE TRUE TO PLANE AND HAVE A MAXIMUM VARIATION OF 1/8' IN 8' FOR WALLS. FOR ALLOWABLE CONCRETE FLOOR LEVEL TOLERANCES SEE SPECIFICATIONS SECTION 03300. REPORT ALL UNACCEPTABLE SURFACES TO THE ARCHITECT AND DO NOT TILE SUCH SURFACES UNTIL THEY ARE LEVELED ENOUGH TO MEET ABOVE REQUIREMENTS.
19. CLEAN TILE AFTER GROUTING, PER MANUFACTURER'S INSTRUCTIONS, AND PROTECT FROM OTHER TRADES.

SECTION 09500 - ACOUSTICAL TREATMENT - LAY IN

1. USE TILE UNITS AS INDICATED IN MATERIALS SCHEDULE.
2. SUSPENSION SYSTEMS IS TO BE ARMSTRONG PRELUDE XL, 15/16", GRID SYSTEM, FLAT WHITE. WHERE SUSPENSION SYSTEM METES WALLS USE SHADOW MOLDING, FLAT WHITE. SYSTEM SHALL CONFORM TO THE INTERMEDIATE DUTY CLASSIFICATION OF ASTM C-635.
3. CONTRACTOR SHALL LEAVE OWNER WITH THREE UNOPENED CARTONS OF CEILING TILES.
4. INSTALL THE CEILING SUSPENSION SYSTEM PER THE RECOMMENDATIONS OF ASTM C-636. THE 2012 IBC AND ICC REPORT NO. ESR-1308. LOADING OF ANY COMPONENT MAY NOT CAUSE DEFLECTION OF MORE THAN 1/360 OF THE SPAN. INSTALL 2 PROPER TYPE HOLD DOWN CLIPS PER LOCKING CROSS TEE.
5. ALL LIGHTING FIXTURES WEIGHING LESS THAN 56 POUNDS SHALL HAVE TWO NO. 12 GAGE HANGERS CONNECTED FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE. THESE WIRES MAY BE SLACK.

SECTION 09662 - RESILIENT RUBBER BASE

1. MOLDED RUBBER COVE BASE (TOP SET OR CARPET) SHALL BE 4" HIGH X 1/8" THICK. PROVIDE 6" HIGH RUBBER BASE IN KITCHEN.
2. CONTRACTOR SHALL PROVIDE ALL AVAILABLE ROPPE CORPORATION COLOR SAMPLES TO OWNER FOR APPROVAL.
3. AFTER PREPARATION OF WALL SURFACES, APPLY ADHESIVE TO BACK OF BASE LEAVING TOP 1/4" FREE OF ADHESIVE. PRESS BASE FIRMLY AGAINST THE WALLS SLIDING HORIZONTALLY INTO PLACE, MAKING SURE TOE IS TIGHT TO THE FLOOR AND AGAINST THE WALL. ROLL THE ENTIRE SURFACE OF THE BASE WITH A HAND ROLLER, AND PRESS THE TOP OF THE BASE AGAINST THE WALL WITH A STRAIGHT EDGE. REMOVE EXCESS ADHESIVE IMMEDIATELY. INSTALL PRE-FORMED CORNERS AT ALL OUTSIDE CORNERS. COPE AT INTERNAL CORNERS. WHERE BASE TERMINATES AT PROJECTIONS, INSTALL END CAPS.

SECTION 09663 - ALUMINUM FLOOR TRANSITION STRIPS

1. ALUMINUM FLOOR TRANSITION STRIPS ARE TO BE MANUFACTURED BY SCHLUTER.
2. TO BE AS FOLLOWS:
   CERAMIC TILE TO CONCRETE RENO-RAMP/-K WITH AE FINISH
   CERAMIC TILE TO VCT OR VINYL RENO-U
3. INSTALL TRANSITION STRIPS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

SECTION 09900 - PAINTING

1. PROVIDE ALL PAINTING AND FINISHING REQUIRED FOR ALL INTERIOR AND EXTERIOR UNFINISHED SURFACES. ALSO PAINT ALL BACKFLOW PREVENTION DEVICES AND SERVICE ENTRANCE SECTIONS, TO MATCH MAIN BUILDING COLOR.
2. CONTRACTOR SHALL PROVIDE OWNER WITH ONE UNOPENED 5 GALLON BUCKET OF EACH TYPE AND COLOR OF PAINT USED IN THE PROJECT. BUCKETS ARE TO BE CLEARLY MARKED AS TO PAINT TYPE AND COLOR.
3. PREPARE A COMPLETE SCHEDULE SHOWING THE MATERIALS PROPOSED TO BE USED FOR EACH SURFACE AND SUBMIT SAME FOR REVIEW/APPROVAL BY ARCHITECT BEFORE PAINTING BEGINS.
4. DELIVER ALL PAINT TO SITE IN MANUFACTURER'S LABELED AND SEALED CONTAINERS LABELS SHALL GIVE MANUFACTURER'S NAME, BRAND, TYPE, BATCH NUMBER, COLOR OF PAINT AND INSTRUCTIONS FOR REDUCING. THIN ONLY IN ACCORDANCE WITH PRINTED DIRECTIONS OF MANUFACTURER.
5. BEFORE PAINTING, REMOVE HARDWARE, ACCESSORIES, PLATES, LIGHTING FIXTURES AND SIMILAR ITEMS OR PROVIDE AMPLE PROTECTION OF SUCH ITEMS. ON COMPLETION OF EACH SPACE, REPLACE ABOVE ITEMS. PROTECT ADJACENT SURFACES AS REQUIRED OR DIRECTED.
6. PREPARATION, APPLICATION, WORKMANSHIP, COMPLETION, AND ACCEPTANCE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE PROVISIONS OF 'PAINTING SPECIFICATION MANUAL' BY P.D.C.A. FOR TYPE 1 STANDARD JOB. PERFORM ALL WORK USING ONLY EXPERIENCED, COMPETENT PAINTERS. HAND BRUSH OR ROLL WORK EXCEPT WHERE OTHERWISE PERMITTED OR DIRECTED. WHEN COMPLETED, THE PAINTING SHALL REPRESENT A FIRST-CLASS WORKMANLIKE APPEARANCE. APPLY ALL PAINT MATERIALS UNDER ADEQUATE ILLUMINATION.
7. ALL COATINGS MUST COMPLY WITH APPLICABLE LOCAL AND FEDERAL REGULATIONS GOVERNING VOLATILE ORGANIC COMPOUNDS. IF THESE SPECIFICATIONS DO NOT MEET THESE STANDARDS THEN CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY.
8. PAINT ONLY WHEN SURFACES ARE CLEAN, DRY, SMOOTH AND ADEQUATELY PROTECTED FROM DAMPNESS. EACH COAT OF PAINT SHALL BE WELL BRUSHED ON, WORKED OUT EVENLY AND ALLOWED TO DRY AT LEAST 24 HOURS BEFORE THE SUBSEQUENT COAT IS APPLIED. FINISHED WORK SHALL BE UNIFORM, OF APPROVED COLOR, SMOOTH AND FREE FROM RUNS, SAGS, CLOGGING OR EXCESSIVE FLOODING. MAKE EDGES OF PAINT ADJOINING OTHER MATERIALS OR COLORS SHARP AND CLEAN, WITHOUT OVERLAPPING. WHERE HIGH GLOSS ENAMEL IS USED, LIGHTLY SAND UNDERCOATS TO OBTAIN A SMOOTH FINISH COAT.
9. ALL EXPOSED WATER, GAS, AIR, SPRINKLER, WASTE PIPING, EXPOSED CONDUIT, LIGHTING PANELS, AND TELEPHONE TERMINAL BOXES. EXPOSED DUCTWORK DOES NOT NEED TO BE PAINTED.
10. FOR EXTERIOR COLORS REFER TO MATERIALS SCHEDULE.
11. AL EXTERIOR MASONRY BUILDING AND SITE WALLS ARE TO BE SEALED PER SECTION 07170.

PAINTING SCHEDULES:

THE FOLLOWING SCHEDULES ARE BASED ON SHERWIN WILLIAMS

EXTERIOR:
PAINT SYSTEM 1 - GALVANIZED METAL (SEMI-GLOSS):
PRETREATMENT - SUPREME CHEMICAL, METAL CLEAN AND ETCH (ME 01)
1 COAT GALV-ALUM PREMIUM (GAPR00)
2 COATS OF EVERSHIELD (EVSH50)
PAINT SYSTEM 2 - CMU PROSOCO SILOXANE SEALER, TWO COATS WITH A 6" DRAPE

INTERIOR DRYWALL:
1. PRIMER TO BE ONE COAT OF PVA DRYWALL PRIMER AND SEALER, WHITE
2. FINISH TO BE TWO COATS OF PROMAR 200 ZERO VOC INTERIOR LATEX, EGGSHELL

HOLLOW METAL DOOR AND FRAMES:
1. PRIMER TO BE ONE COAT OF B66W00310-PRO INDUSTRIAL PRO-CRYL UNIVERSAL ACRYLIC PRIMER, OFF WHITE
2. FINISH TO BE TWO COATS OF A76W00051 SOLO INT/EXT 100% ACRYLIC SEMI-GLOSS

INTERIOR CMU:
1. BLOCK FILLER TO BE ONE COAT, SPRAY APPLIED AND BACK ROLLED.
2. FINISH TO BE TWO COATS SEMI GLOSS, ENAMEL - WATERBORN (100% ACRYLIC - NON BLOCKING)

SECTION 09986 - FIBERGLASS REINFORCED PLASTIC PANELS

1. CONTRACTOR SHALL SUPPLY AND INSTALL EMBOSSED FRP PANELS AT MOP SINK IN JANITOR CLOSETS. PANELS ARE TO BE INSTALLED ON BOTH WALLS THAT MOP SINK ABUT. PANELS ARE TO EXTEND A MINIMUM OF 24" HORIZONTALLY BEYOND BOTH EDGES OF THE MOP SINK AND EXTEND TO 4'-0" ABOVE FINISH FLOOR. PANELS SHALL BE KEMLITE GLASBORD-PIF, COLOR IS TO BE 85 WHITE. PANELS SHALL BE PER ICBO REPORT NO ER-4583. PANELS SHALL MEET USDA/FSIS REQUIREMENTS.
2. PANELS SHALL HAVE A MINIMUM CLASS C FINISH WITH A FLAME SPREAD LESS THAN 200 AND A SMOKE DEVELOPED RATING OF 450 OR LESS WHEN TESTED PER ASTM E-84 OR UL 723.
3. SUBMIT 2 SAMPLES OF EACH TYPE OF PANEL AND TRIM PIECE. SUBMIT SELECTION AND VERIFICATION SAMPLES OF PANELS FOR FINISH, COLOR AND TEXTURE.
4. PANEL THICKNESS TO BE 0.09" IN SHEETS OF 4'x9'.
5. INSTALL PANELS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND PER ICBO REPORT #ER-4583. USE PRE-MANUFACTURED ON-PIECE PVC TRIM PIECES AT ALL JOINTS, CORNERS, EDGES, ETC. OF FRP PANELS.
6. PROVIDE TITEBOND FRP ADHESIVE, AS RECOMMENDED BY PANEL MANUFACTURER, TO ATTACH TO WALL.
7. LEAVE SURFACES CLEAN, NO SOILED OR DISCOLORED MATERIAL, WITH NO DEFECTS.
8. REMOVE AND REPLACE IMPROPERLY INSTALLED, DEFECTIVE, OR DAMAGED MATERIALS.

DIVISION 10 - SPECIALTIES

SECTION 10400 - IDENTIFYING DEVICES

1. PROVIDE SIGNS AT ALL HANDICAPPED ACCESSIBLE TOILET ROOMS. SIGNAGE SHALL MEET A.D.A. REQUIREMENTS. SIGN SHALL BE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR AT A HEIGHT OF 60" ABOVE FLOOR TO THE CENTERLINE OF SIGN.
2. EXTERIOR EXITS SHALL HAVE TACTILE EXIT SIGNS AS INDICATED ON THE PLANS.

SECTION 10522 - FIRE EXTINGUISHERS & CABINETS

1. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS AS REQUIRED BY 2018 IBC. IFC, AND NFPA 10, AND APPROVED BY THE CENTRAL ARIZONA FIRE AND MEDICAL AUTHORITY.
2. THE MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET.
3. FIRE EXTINGUISHERS ARE TO BE BY LARSEN'S MANUFACTURING COMPANY, MP5 SERIES (2A-10B:C) WITH #818 WALL BRACKETS. WALL BRACKET MOUNTING IS TO ONLY TO BE USED IN ALL AREAS THAT ARE NOT ACCESSIBLE AND/OR VISIBLE TO THE GENERAL PUBLIC.
4. AT ALL AREAS THAT ARE ACCESSIBLE AND/OR VISIBLE TO THE GENERAL PUBLIC THE CONTRACTOR SHALL PROVIDE RECESSED FIRE EXTINGUISHER CABINETS, PROVIDED BY LARSEN'S MANUFACTURING COMPANY. CABINETS ARE TO BE ARCHITECTURAL SERIES, MODEL #2409-R1 WITH FULL GLASS DOOR. WALL PROJECTION SHALL NOT EXCEED 2-1/2".
5. FIRE EXTINGUISHERS AND CABINETS ARE TO BE MOUNTED SO THAT THEIR TOP IS NOT MORE THAN 5 FEET ABOVE THE FLOOR.

SECTION 10800 - TOILET ACCESSORIES

1. PROVIDE TOILET ACCESSORIES OF THE SAME MANUFACTURER FOR EACH TYPE OF ACCESSORY UNIT AND FOR UNITS EXPOSED IN THE SAME AREAS, WHEREVER POSSIBLE. STAMPED NAMES OR LABELS ON EXPOSED FACES OF UNITS WILL NOT BE PERMITTED. REFER TO TOILET ACCESSORY SCHEDULE FOR MANUFACTURER AND MODEL NUMBERS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE STEEL STUD SUBCONTRACTOR TO MAKE SURE THAT THEY KNOW THE EXACT LOCATIONS AND SIZES OF ALL RECESSED TOILET ACCESSORIES. GENERAL CONTRACTOR SHALL PROVIDE THE STEEL STUD SUBCONTRACTOR WITH FACTORY CUT SHEETS OF ALL RECESSED ACCESSORIES THAT CLEARLY SHOWS THE ROUGH OPENING REQUIREMENTS FOR THE EQUIPMENT.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT THERE IS SOLID WOOD BACKING INSTALLED IN WALLS THAT RECEIVE GRAB BARS, AND OTHER ACCESSORIES, AND THAT THE BACKING IS SUFFICIENT TO PROPERLY SUPPORT THE GRAB BARS.
4. INSTALLER SHALL PROVIDE ANCHORS, BOLTS AND OTHER NECESSARY FASTENERS, AND ATTACH ACCESSORIES SECURELY TO WALLS AND PARTITIONS. USE CONCEALED FASTENING WHEREVER POSSIBLE.

DIVISION 22 - PLUMBING

1. REFER TO PLUMBING PLANS

DIVISION 23 - HEATING, VENTILATION AND AIR CONDITIONING

1. REFER TO MECHANICAL PLANS

DIVISION 26 - ELECTRICAL

1. REFER TO ELECTRICAL PLANS

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ARCHITECTURE & PLANNING

DRAWING: Specifications

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

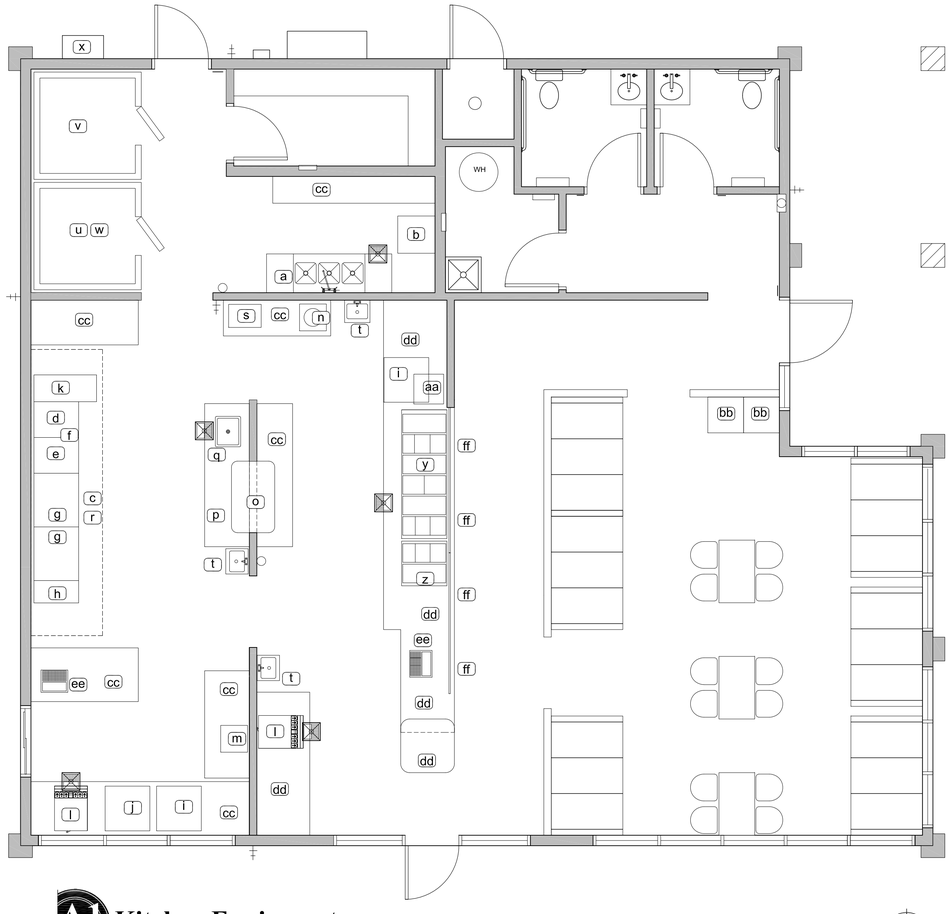
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET:

A9.4

Aug 28, 2020 - 2:58pm

Kitchen Equipment List (a)

LABEL	QUANTITY	EQUIPMENT NAME	MANUFACTURER	MODEL	VOLTS	AMPS	WATTS	PHASE	HP	DIRECT	PLUG	WATER INLET	DRAIN SIZE	GAS LINE	NAT. GAS BTU'S	PROVIDED BY	NOTES
a	1	3 COMPARTMENT SINK	STEELTON	522CS31620LR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1/2"	3-1/2"	N/A	N/A	OWNER	
b	1	DISHWASHER	NOBLE	WF-HT-180HH-NO	230	56	10,500	1	2	YES		1/2"	1-1/2"	N/A	N/A	OWNER	
c	1	16' COMMERCIAL KITCHEN HOOD	CAPTIVE AIRE	-	-	-	-	-	-	-	-	-	-	-	-	CONTRACTOR	REFER TO MECHANICAL & ELECTRICAL PLANS
d	1	CHAR BROILER 24"	CPG	24GTCRBNL (CBR24)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3/4"	30,000 BTU	OWNER	
e	1	GRIDDLE	CPG	24GTCRBNL (351GMCPG24NL)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3/4"	40,000 BTU	OWNER	
f	1	CHEF BASE (REFRIGERATED)	AVANTCO	24GTCRBNL (178CBE52HC)	115	3.5	403	1	N/A	N/A	5-15P	N/A	N/A	N/A	N/A	OWNER	
g	2	RANGE / OVEN	WOLF	C36S-6BN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3/4"	215,000 BTU	OWNER	
h	1	FRYER	AVANTCO	FF400N	N/A	N/A	N/A	N/A	N/A	N/A	5-15P	N/A	N/A	3/4"	120,000 BTU	OWNER	
i	2	UNDER COUNTER REFRIGERATOR	BEVERAGE-AIR	UCR24AHC	115	4	460	1	1/6	N/A	5-15P	N/A	N/A	N/A	N/A	OWNER	
j	1	UNDER COUNTER ICE MACHINE	AVANTCO	UC-210-FA	115	6	667	1	N/A	N/A	5-15P	3/4	N/A	N/A	N/A	OWNER	
k	1	POT RANGE	BAKERSPRIDE	BPSP-18-2-D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3/4"	180,000 BTU	OWNER	
l	2	SODA DISPENSER	COCACOLA	ICEBEV COMBO 6V	110	20	2,200	1	N/A	N/A	DUPLEX (2)	1/2" IPS	N/A	N/A	N/A	OWNER	
m	1	COFFEE MACHINE	GRINDMASTER	MPR # B-3	240	16	3,800	1	N/A	N/A	5-15P	1/4"	N/A	N/A	N/A	OWNER	
n	1	BLENDER	HAMILTON BEACH	HBH755	120	8.6	1000	1	3	N/A	5-15P	N/A	N/A	N/A	N/A	OWNER	
o	1	SHELF WARMER	APW WYOTT	WS-4	120	3	400	1	N/A	N/A	5-15P	N/A	N/A	N/A	N/A	OWNER	
p	1	WARMING DRAWER	SERVIT	#423WDSF-S1-1	120	4	450	1	N/A	N/A	5-15P	N/A	N/A	N/A	N/A	OWNER	
q	1	FOOD PREP SINK	REGENCY	600ST3096LFT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1/2"IPS	3-1/2"IPS	N/A	N/A	OWNER	
r	1	FIRE SUPPRESSION	ANSUL	R-102	125	21	2,625	1	1			N/A	N/A	N/A	N/A	CONTRACTOR	NEEDS TWO 125 V LINES
s	1	MICROWAVE	SOLWAVE	180MW2100T	240	10.1	2100	1	N/A	N/A	6-20P	N/A	N/A	N/A	N/A	OWNER	
t	4	HAND SINK 17"x15"	REGENCY	600H5175P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1/2"	1-1/2"	N/A	N/A	OWNER	
u	1	WALK-IN COOLER 6'x6'x7'7 BOX / DOOR	NORLAKE	KL7466	120	.88	106	1	1/2	YES	N/A	N/A	N/A	N/A	N/A	OWNER	NO FLOOR
v	1	WALK-IN FREEZER 6'x6'x7'7" BOX / DOOR	NORLAKE	KL7766	120	1.7	208	1	1	YES	N/A	N/A	N/A	N/A	N/A	OWNER	WITH FLOOR
w	1	WALK-IN COOLER REFRIGERATION SYSTEM	NORLAKE	CPB050DC-A	115	14.3	1645	1	N/A	N/A	5-20P	N/A	N/A	N/A	N/A	OWNER	INDOOR CEILING INSTALL
x	1	WALK-IN FREEZER REFRIGERATION SYSTEM	NORLAKE	CPF100DW	230	11.1	3994	1	N/A	20 AMP FUSE	N/A	N/A	N/A	N/A	N/A	OWNER	OUTDOOR WALL MOUNT
y	1	DROP IN HEATED WELLS 85x30	HATCO	HWBI43-6DA	240	17	7215	1	N/A	YES	N/A	1/4" NPT	3/4" NPT	N/A	N/A	OWNER	
z	1	DROP IN HEATED WELLS 29x30	HATCO	HWBI43-2DA	240	9	2415	1	N/A	YES	N/A	1/4" NPT	3/4" NPT	N/A	N/A	OWNER	
aa	1	TORTILLA WARMER	ANTUNES	GST-1H	208	30	4600	1	N/A	N/A	16-30P	N/A	N/A	N/A	N/A	OWNER	
bb	2	TRASH AND TRAY														OWNER	
cc		STAINLESS STEEL FURNITURE BY OWNER														OWNER	
dd		MILLWORK COUNTERTOP AND CABINETS														CONTRACTOR	
ee	2	POINT OF SALE														OWNER	
ff	15' MIN. LENGTH REQUIRED	SNEEZE GUARD	ENGLISH MFG	M-103												OWNER	3/8" GLASS FOR MAXIMUM SPAN COUNTER MOUNTED



A1 Kitchen Equipment

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

Plan North

Aug 28, 2020 - 2:54pm

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DRAWING: Kitchen Equipment Plan

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 27th, 2020
JOB NO.: 749
SHEET: **K1.0**

GENERAL REQUIREMENTS:

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

2. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES, AND SHALL COORDINATE ALL DETAILS, AT NO ADDITIONAL COST TO OWNER.

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

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

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

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

BASIS FOR DESIGN:

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

   RISK CATEGORY = II

2. VERTICAL LOADS:

LOCATION	LIVE / SNOW LOAD	DEAD LOAD
ROOF	30 PSF	12 PSF

3. SEISMIC DESIGN PARAMETERS:

ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE PROCEDURE
IMPORTANCE FACTOR	Ie = 1.00
SITE CLASS	D
SEISMIC DESIGN CATEGORY	C
SPECTRAL RESPONSE ACCELERATIONS	Sms = 0.428, Sm1 = 0.152
SPECTRAL RESPONSE COEFFICIENTS	Sds = 0.285, Sd1 = 0.101
HORIZONTAL SHEAR TRANSFER ELEMENTS:	
PLYWOOD – FLEXIBLE DIAPHRAM(S)	R = 6.5
VERTICAL SHEAR TRANSFER ELEMENTS:	
PLYWOOD SHEARWALL(S)	R = 6.5

4. WIND DESIGN PARAMETERS (STRENGTH):

ULTIMATE WIND SPEED	105 MPH (3 SECOND GUST)
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	+/-0.18
COMPONENT AND CLADDING PRESSURE	24.4 PSF
NET UPLIFT ON ROOF	29.0 PSF

FOUNDATION NOTES:

1. FOUNDATIONS DESIGNED IN CONFORMANCE WITH RECOMMENDATIONS BY: **ENGINEERING TESTING CONSULTANTS, INC. REPORT NO. 10218 DATED JANUARY 23, 2019.**

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

THE SOIL DESIGN VALUES FOR THE FOUNDATION ARE:

ALLOWABLE BEARING PRESSURE	2500 PSF
ALLOWABLE LATERAL BEARING PRESSURE	300 PSF/FT
ALLOWABLE LATERAL SLIDING COEFFICIENT	0.35
LATERAL BACKFILL PRESSURE (UNRESTRAINED)	36 PSF/FT
LATERAL BACKFILL PRESSURE (RESTRAINED)	56 PSF/FT
SITE CLASS	C

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

FOUNDATION BEARING DEPTH
48" BELOW FINISHED GRADE

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

5. CONCRETE SLABS ON GRADE SHALL BE SUPPORTED ON A 4 INCH LAYER OF SELECT FILL MATERIAL OVER AN ADDITIONAL 14" OF GRANULAR MATERIAL, ACCORDING TO THE SPECIFICATIONS OF THE SOIL REPORT. FILL MATERIAL SHOULD BE MOISTENED, BUT NOT SATURATED JUST PRIOR TO PLACING CONCRETE.

CONCRETE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL STRUCTURAL NOTES

(APPLY UNLESS NOTED OTHERWISE ON PLANS/DETAILS)

MASONRY (CONCRETE BLOCK):

MINIMUM 28 DAY MASONRY STRENGTH SHALL BE 1500 PSI.

1. VERTICAL REINFORCING: #5 EACH CELL FOR FULL HEIGHT OF COLUMN, TIE AT 8'-0" VERTICALLY, WITH SINGLE WIRE LOOP TIE OR EQUIVALENT. DOWEL ALL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH AND LAP VERTICAL COLUMN REINFORCING.

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

REBAR SIZE	STANDARD LAP
#4	24"
#5	30"

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

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

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

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

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

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

REINFORCING STEEL:

1. ASTM A615 GRADE 60 (FY = 60 KSI) DEFORMED BARS FOR ALL BARS #5 AND LARGER. ASTM A615 GRADE 40 (FY = 40 KSI) DEFORMED BARS FOR ALL BARS #4 AND SMALLER. GRADE 60 DEFORMED BARS SHALL BE USED FOR CONCRETE WALLS, BEAMS, ELEVATED SLABS AND COLUMN REINFORCING.

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

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

WOOD:

1. SAWN LUMBER: FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) OR THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB). ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. SAWN LUMBER SHALL HAVE THE FOLLOWING MINIMUM GRADE UNLESS NOTED OTHERWISE IN SCHEDULES:

USE:	MATERIAL:
2X4 STUDS	HEM-FIR NO. 2
2X6 STUDS	1¾"X5¼" 1.55E TIMBERSTRAND LSL
JOISTS, TOP PLATES AND ALL OTHER SAWN LUMBER	DOUGLAS-FIR NO. 2 OR BETTER
BEAMS AND POSTS	DOUGLAS-FIR NO. 2 OR BETTER

2. PLYWOOD: ALL PLYWOOD SHALL BE C-D OR C-C SHEATHING CONFORMING TO STANDARD PS 1-09. LAY UP PLYWOOD WITH FACE GRAIN IN PERPENDICULAR TO SUPPORTS (ON ROOFS WHERE PLYWOOD IS LAID UP WITH FACE GRAIN PARALLEL TO SUPPORTS, USE A MINIMUM OF 5-PLY PLYWOOD, STAGGER JOINTS). ALL NAILING, COMMON NAILS. BLOCKING AT PANEL EDGES WHERE INDICATED ON PLANS. ALL PLYWOOD SHALL BE OF THE FOLLOWING NOMINAL THICKNESS, SPAN/INDEX RATING AND SHALL BE NAILED AS FOLLOWS UNLESS NOTED OTHERWISE ON THE PLANS:

LOCATION:	NOMINAL THICKNESS:	SPAN INDEX RATING:	EDGE ATTACHMENT:	FIELD ATTACHMENT:
WALLS	½" OR ⅜"	24/0	8d AT 6" O.C.	8d AT 12" O.C.
ROOF	⅝"	40/20	10d AT 6" O.C.	10d AT 12" O.C.

WOOD – CONTINUED:

PLYWOOD ALTERNATE: AMERICAN PLYWOOD ASSOCIATION PERFORMANCE RATED SHEATHING MAY BE USED AS AN ALTERNATE TO PLYWOOD WITH PRIOR APPROVAL OF OWNER, ARCHITECT AND ROOFER. IT MAY NOT BE USED ON ROOFS WHERE BUILT-UP ROOF SYSTEM IS TO BE GUARANTEED BY ROOFER. RATED SHEATHING SHALL COMPLY WITH DOC PS 2-10 (PERPENDICULAR) = 650 PSI, E =1,800 KSI. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE. FABRICATION AND HANDLING PER LATEST AITC AND WCLA STANDARDS. BEAMS TO BEAR GRADE STAMP AND AITC STAMP AND CERTIFICATE. CAMBER AS SHOWN ON DRAWINGS. STANDARD CAMBER IS BASED ON A RADIUS OF CURVATURE OF 2000 FEET.

3. GLUED-LAMINATED BEAMS (GLULAM): GLUED-LAMINATED BEAMS SHALL BE DOUGLAS FIR COMBINATION AT 24F-V4 AT SIMPLE SPAN BEAMS AND 24F-V8 AT CANTILEVERED BEAMS WITH THE FOLLOWING MINIMUM PROPERTIES: FB = 2,400 PSI, FV = 190 PSI, FC (PERPENDICULAR) = 650 PSI, E =1,800 KSI. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE. FABRICATION AND HANDLING PER LATEST AITC AND WCLA STANDARDS. BEAMS TO BEAR GRADE STAMP AND AITC STAMP AND CERTIFICATE. CAMBER AS SHOWN ON DRAWINGS. STANDARD CAMBER IS BASED ON A RADIUS OF CURVATURE OF 2000 FEET.

4. LAMINATED VENEER LUMBER: DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH LATEST EDITION OF ICC ESR 1387, OR OTHER EQUIVALENT REPORT. LAMINATED VENEER LUMBER SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: FB = 2,600 PSI, FV = 285 PSI, E = 1,900 KSI.

5. PARALLEL STRAND LUMBER: DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH LATEST EDITION OF ICC ESR 1387, OR OTHER EQUIVALENT REPORT. LAMINATED VENEER LUMBER SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: FB = 2,900 PSI, FV = 290 PSI, E =2,000 KSI.

6. SILL PLATES RESTING ON CONCRETE OR MASONRY WITHIN 12" OF SOIL SHALL BE OF TREATED FIR OR FOUNDATION GRADE REDWOOD. SHEAR WALLS AND EXTERIOR WALL SILLS AT CONCRETE SLAB SHALL HAVE A MINIMUM OF (2) ⅝"ø ANCHOR BOLTS PER PIECE. PROVIDE ANCHOR BOLT AT 9" MAXIMUM, 4" MINIMUM FROM THE END OF EACH PIECE AT SPLICE OR END OF WALL. MAXIMUM ANCHOR BOLT SPACING SHALL BE 72" ON CENTER UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. ALL ANCHOR BOLTS (OTHER THAN BOLTS FOR HOLDOWNS) SHALL EMBED 7" INTO CONCRETE. ANCHOR BOLTS FOR HOLDOWNS SHALL NOT BE CONSIDERED AS PART OF REQUIRED ANCHOR BOLTS ON SHEAR WALLS. ALL EXTERIOR WALLS SHALL BE SECURED WITH MINIMUM ANCHOR BOLTS. INTERIOR WALLS MAY BE SECURED TO CONCRETE WITH EITHER ANCHOR BOLTS OR POWER DRIVEN SHOT PINS UNLESS NOTED OTHERWISE ON PLANS.

7. GENERAL: DO NOT NOTCH OR DRILL JOISTS, BEAMS OR LOAD BEARING STUDS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT. DOUBLE UP FLOOR JOISTS AND BLOCKING UNDER PARTITIONS. PROVIDE 2" (NOMINAL) SOLID BLOCKING AT SUPPORTS OF ALL JOISTS. UNLESS NOTED OTHERWISE ON PLANS/DETAILS PROVIDE 2X SOLID BLOCKING AT MID-HEIGHT OF BEARING STUD WALLS. ALL NAILING NOT NOTED SHALL BE ACCORDING TO IBC TABLE 2304.9.1. JOIST HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. OR OTHER MANUFACTURER WITH CURRENT ICBO APPROVAL.

8. BOLTING: ALL BOLTS IN WOOD CONNECTIONS SHALL CONFORM TO ASTM A307. BOLTS SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/16" LARGER THAN THE ø (DIAMETER) OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. NICK THREADS TO PREVENT LOOSENING.

9. PREFABRICATED PLYWOOD WEB I-JOIST/PURLINS (TJI SERIES OR EQUAL): DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST EDITION ICBO REPORT NER-119. CONNECTIONS AND BEARING MATERIAL TO BE DESIGNED AND FURNISHED BY JOIST FABRICATOR. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH DESIGN CALCULATIONS SEALED BY A REGISTERED STRUCTURAL ENGINEER FOR REVIEW PRIOR TO MANUFACTURE. ADDITIONAL I-JOISTS SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT. TOTAL LOAD DEFLECTIONS SHALL BE LIMITED TO SPAN/240. FLOOR LIVE LOAD DEFLECTIONS SHALL BE LIMITED TO SPAN/480.

SPECIAL INSPECTION ITEMS:

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

TYPE OF WORK:	REQUIRED:	REMARKS:
SOIL BEARING SUBGRADE	YES	PER GEOTECHNICAL REPORT
CONCRETE SLAB ON GRADE	NO	DESIGN BASED ON f'c=2500 PSI
CONCRETE FOUNDATIONS	NO	DESIGN BASED ON f'c=2500 PSI
REINFORCING STEEL FOR ALL CONCRETE / MASONRY THAT REQUIRES INSPECTION	YES	PRIOR TO PLACEMENT OF CONCRETE OR GROUT
MASONRY (CMU)	YES	DURING PLACEMENT OF GROUT

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

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

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

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

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

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

3. QUALITY ASSURANCE PROGRAM:

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

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

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

DRAWING INDEX

SHEET	DESCRIPTION	DETAILS
S1	GENERAL STRUCTURAL NOTES	---
S1.1	TYPICAL DETAILS	T-SERIES
S2	FOUNDATION PLAN	---
S2.1	SHEARWALL PLAN	---
S3	ROOF FRAMING PLAN	---
S4	FOUNDATION DETAILS	100-SERIES
S5	FRAMING DETAILS	200-SERIES

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JOB NO.: 2019-0295 | PROJECT MANAGER: ANDY K. | CAD OPERATOR: MJS

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EXPIRES 8/30/2020

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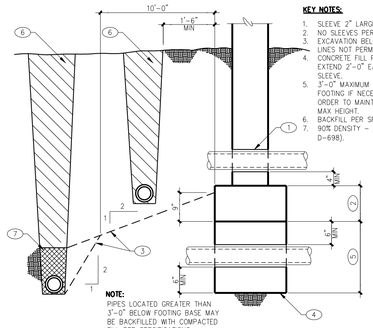
ARCHITECTURE & PLANNING

DRAWING: GENERAL STRUCTURAL NOTES

PROJECT: CARRERAS COMMERCIAL BUILDING
8176 E. STATE RT. 69
PRESCOTT VALLEY, AZ 86314

PROJECT: 103-22-019A

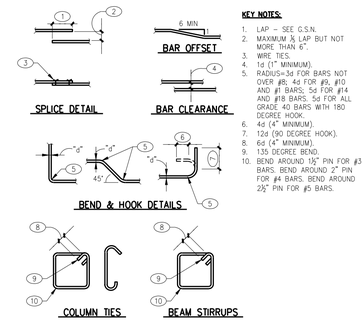
DRAWN BY	MJS
CHECKED BY	ANDY K.
DATE	8/25/20
SCALE	AS NOTED
JOB NO.	2019-0295
SHEET	S1



KEY NOTES:

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

T4 PIPES AND TRENCHES AT CONCRETE FOOTING
02-F03 NO SCALE



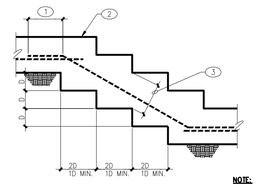
KEY NOTES:

1. LAP – SEE G.S.N.
2. MAXIMUM ⅓ LAP BUT NOT MORE THAN 6".
3. WIRE TIES.
4. 1d (1" MINIMUM).
5. RADIUS=3d FOR BARS NOT OVER #8; 4d FOR #9, #10 AND #11 BARS; 5d FOR #14 AND #18 BARS. 5d FOR ALL GRADE 40 BARS WITH 180 DEGREE HOOK.
6. 4d (4" MINIMUM).
7. 12d (90 DEGREE HOOK).
8. 6d (4" MINIMUM).
9. 135 DEGREE BEND.
10. BEND AROUND 1½" PIN FOR #3 BARS. BEND AROUND 2" PIN FOR #4 BARS. BEND AROUND 2½" PIN FOR #5 BARS.

T1 TYPICAL REINFORCING DETAILS
02-C01 NO SCALE

KEY NOTES:

1. MINIMUM LAP PER G.S.N. (24" MIN.) – TYPICAL.
2. TOP OF WALL FOOTING.
3. REGULAR FOOTING THICKNESS AS SHOWN ON PLAN OR FOOTING SCHEDULE.

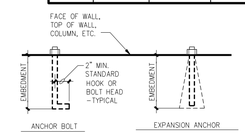


NOTE:

D = 2'-0" MAXIMUM.

T2 TYPICAL STEP IN CONCRETE FOOTING
02-F01 NO SCALE

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



KEY NOTES:

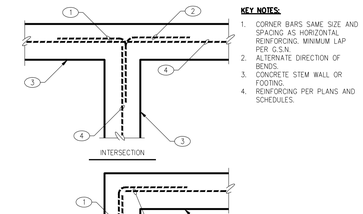
ANCHOR OR BOLT DIAMETERS SPECIFIED IN DETAILS OR ON PLANS SHALL MEET THESE MINIMUM REQUIREMENTS FOR EMBEDMENT.

THICKNESS OF DRYPACK DOES NOT APPLY TOWARDS EMBEDMENT.

EXPANSION ANCHOR APPROVALS:

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

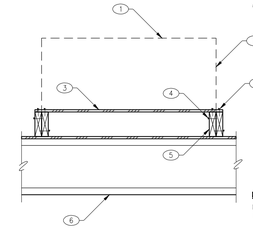
T5 TYPICAL ANCHOR BOLT, AND EXPANSION BOLT SCHEDULE
02-S0101 NO SCALE



KEY NOTES:

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

T3 PLAN – CORNER REINFORCING IN CONCRETE FOOTINGS AND/OR CONCRETE STEM WALLS
02-F02 NO SCALE



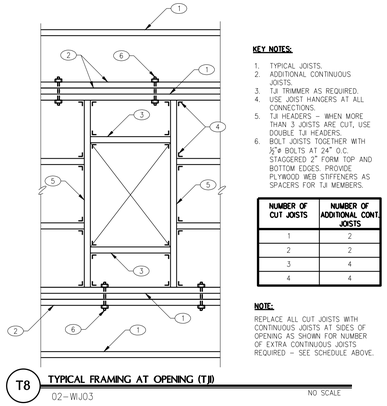
KEY NOTES:

1. LINE OF MECHANICAL UNIT.
2. DOUBLE EDGE NAILING.
3. PLYWOOD SHEATHING.
4. 16d AT 12" O.C. – STAGGERED BOTH SIDES.
5. DOUBLE 2X6 BLOCKING.
6. WOOD I-JOIST.

NOTE:

FOR ADDITIONAL INFORMATION SEE TYPICAL OPENING IN ROOF DETAIL.

T7 MECHANICAL UNIT PLATFORM AT WOOD I-JOIST
02-WIJO1 NO SCALE



KEY NOTES:

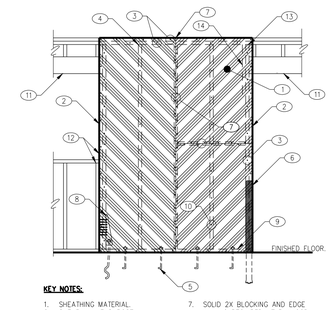
1. TYPICAL JOISTS.
2. ADDITIONAL CONTINUOUS JOISTS.
3. TJI TRIMMER AS REQUIRED.
4. USE JOIST HANGERS AT ALL CONNECTIONS.
5. TJI HEADERS – WHEN MORE THAN 3 JOISTS ARE CUT, USE DOUBLE TJI HEADERS.
6. BOLT JOISTS TOGETHER WITH ⅝"ø BOLTS AT 24" O.C. STAGGERED 2" FORM TOP AND BOTTOM EDGES. PROVIDE PLYWOOD WEB STIFFENERS AS SPACERS FOR TJI MEMBERS.

NUMBER OF CUT JOISTS	NUMBER OF ADDITIONAL CONT. JOISTS
1	2
2	2
3	4
4	4

NOTE:

REPLACE ALL CUT JOISTS WITH CONTINUOUS JOISTS AT SIDES OF OPENING AS SHOWN FOR NUMBER OF EXTRA CONTINUOUS JOISTS REQUIRED – SEE SCHEDULE ABOVE.

T8 TYPICAL FRAMING AT OPENING (TJI)
02-WIJO3 NO SCALE



KEY NOTES:

1. SHEATHING MATERIAL.
2. SHEARWALL END POST (DOUBLE STUD AT HOLDOWN U.N.O.) CAN ALSO CONSIST OF (1) KING STUD AND (1) TRIMMER STUD AS SHOWN.
3. EDGE NAILING AT ALL SHEATHING PANEL EDGES – STAGGER NAILS AT DOUBLE TOP PLATE AND DOUBLE STUD END POSTS.
4. FULL HEIGHT WOOD STUDS.
5. ANCHOR BOLTS TO FOUNDATION OR NAILS TO LOWER FRAMING PER SHEARWALL SCHEDULE.
6. SIMPSON STHD TYPE HOLDOWN.
7. SOLID 2X BLOCKING AND EDGE NAILING REQUIRED AT PLYWOOD SHEET EDGES. SHEATHING MAY BE ORIENTATED HORIZONTALLY OR VERTICALLY SO LONG AS PANEL JOINTS OCCUR AT STUDS OR BLOCKING.
8. SIMPSON HDU TYPE HOLDOWN.
9. CONTINUOUS 2X SOLE PLATE.
10. FIELD NAILING AWAY FROM PANEL EDGES.
11. WOOD HEADER.
12. TRIMMER STUD UNDER HEADER AND SILL. PROVIDE ADDITIONAL TRIMMER STUDS WHERE INDICATED ON PLANS.
13. FULL HEIGHT KING STUD.
14. PROVIDE ADDITIONAL KING STUDS WHERE INDICATED ON PLANS.

T8 ELEVATION-TYPICAL 1-STORY SHEARWALL AT DOOR/WINDOW
02-W0601 NO SCALE

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JOB NO.: 2019-0295 | PROJECT MANAGER: ANDY K. | CAD OPERATOR: MJS

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CERTIFICATE NO.
27341
RICHARD K. FROST
DATE EXPIRES 6-27-20
ARIZONA U.S.A.

EXPIRES 9/30/2020

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ARCHITECTURE & PLANNING

DRAWING: TYPICAL DETAILS

PROJECT: CARRERAS COMMERCIAL BUILDING
8176 E. STATE RT. 69
PRESCOTT VALLEY, AZ 86314

PROJECT: 103-22-019A

DRAWN BY: MJS
CHECKED BY: ANDY K.
DATE: 8/25/20
SCALE: AS NOTED
JOB NO.: 2019-0295
SHEET: **S1.1**

SHEARWALL HOLDOWN SCHEDULE

MARK	HOLDOWN	SHEARWALL END POST	DETAIL REFERENCE	ALTERNATE DETAIL
1	SIMPSON HDU2 OR LSTHD8	(2) 2X STUDS	105	106
2	SIMPSON HDU5 OR STHD10	(2) 2X STUDS	105	106
3	SIMPSON HDU8 OR STHD14	(2) 2X STUDS	105	106
4	SIMPSON HDU11	6X8 POST	105	NONE

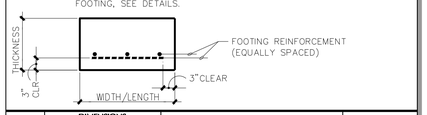
MASONRY COLUMN (MC) SCHEDULE

MARK	SIZE	REINFORCING		REMARKS
		VERTICAL	TIES	
MC1	16"X16"	(4) #5	#2 AT 8" O.C.	---

WOOD POST (WP) SCHEDULE

MARK	SIZE	REMARKS
WP1	5¼"X7" 1.8E PSL	---
WP2	6X8 DF#2	---

CONCRETE FOOTING (F) SCHEDULE



MARK	DIMENSIONS			FOOTING REINFORCING	REMARKS
	LENGTH	WIDTH	THICKNESS		
F1	2'-6"	2'-6"	10"	(5) #4 EACH WAY	---
F2	2'-6"	2'-6"		SEE DETAIL 107 108	

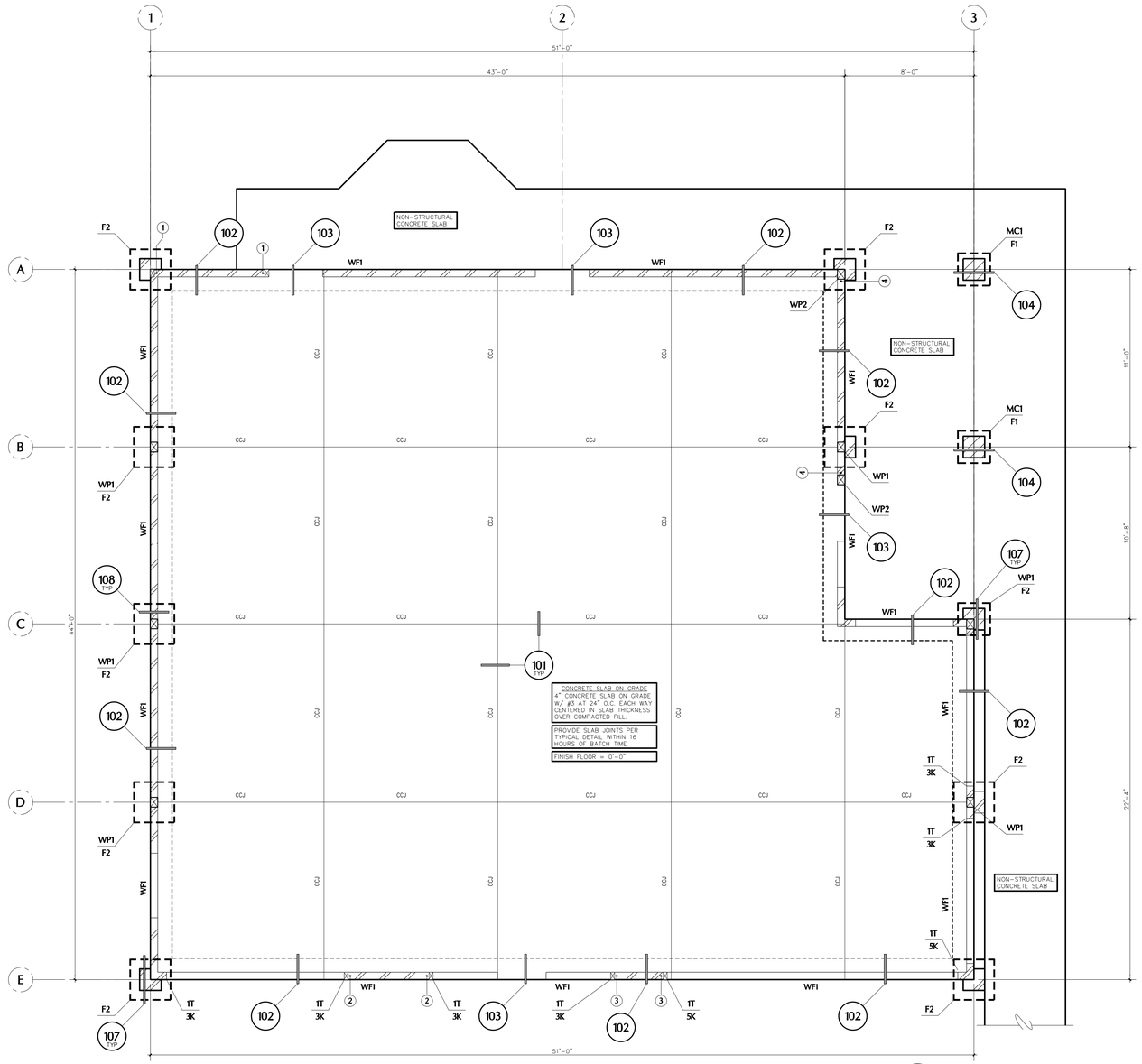
WALL SCHEDULE

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

AS SEEN ON PLANS	INDICATES-
	6" WOOD STUD WALL. STUDS: 2X6 AT 16" O.C. (1) TRIMMER/(2) KING STUD EACH JAMB U.N.O. BEAM/GIRDER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDPOSTS: DOUBLE STUD (MIN. U.N.O.)

FOUNDATION PLAN NOTES

1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2. FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
3. ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
4. THE DEPTH OF FOOTING DIMENSION INDICATED IN THE G.S.N. IS A MINIMUM. FOUNDATION CONTRACTOR SHALL COORDINATE WITH THE SOILS REPORT AND OTHER TRADES TO INSURE THAT THESE MINIMUMS ARE SUFFICIENT FOR THE WORK. SEE TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.
5. WF1, WF2, ETC. – AS SHOWN ON PLAN INDICATES A CONTINUOUS WALL FOOTING. SEE WALL FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
6. F1, F2, ETC. – AS SHOWN ON PLAN INDICATES A CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
7. MC1, MC2, ETC. – AS SHOWN ON PLAN INDICATES A MASONRY COLUMN. SEE MASONRY COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.
8. (1) (2) – AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
9. CCJ – AS SHOWN ON PLAN INDICATES LOCATION OF EITHER A KEYED OR A SAW CUT CONTROL JOINT IN THE SLAB ON GRADE AT CONTRACTOR'S OPTION. SEE GENERAL STRUCTURAL NOTES AND DETAIL 101.
10. VERIFY EXACT SIZE AND LOCATION OF DEPRESSED AND/OR RAISED SLABS WITH ARCHITECTURAL DRAWINGS.
11. FOR SIDEWALK AND LANDING LOCATIONS, SEE ARCHITECTURAL DRAWINGS.

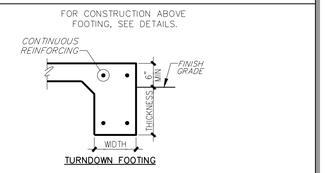


FOUNDATION PLAN

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

NORTH

CONCRETE WALL FOOTING (WF) SCHEDULE



MARK	DIMENSIONS		FOOTING REINFORCING	FOOTING TYPE
	WIDTH	THICKNESS		
WF1	1'-0"	*	(2) #4 CONTINUOUS BOTTOM, MID-HEIGHT AND TOP	TURNDOWN
* SEE GEOTECH REPORT (18" MINIMUM)				

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RICHARD K. FROST
DATE EXPIRES 9.27.20
ARIZONA U.S.A.

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ARCHITECTURE & PLANNING

DRAWING: FOUNDATION PLAN

PROJECT: CARRERAS COMMERCIAL BUILDING
8176 E. STATE RT. 69
PRESCOTT VALLEY, AZ 86314

PROJECT: 103-22-019A

DRAWN BY	MJS
CHECKED BY	ANDY K.
DATE	8/25/20
SCALE	AS NOTED
JOB NO.	2019-0295
SHEET	S2

SHEARWALL SCHEDULE

(ALL EXTERIOR WALLS ARE 5 UNLESS NOTED OTHERWISE)

NOTES:

1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON PLANS.
2. BLOCK ALL PANEL EDGES WHERE INDICATED ON SCHEDULE. EDGE NAIL SHEATHING AT BLOCKED EDGES.
3. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER MAXIMUM.
4. ANCHOR BOLTS TO FOUNDATION SHALL BE 10 LONG AND SHALL BE EMBEDDED 7 INCHES INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEPDOWN) PER SUPPLEMENTAL INSTRUCTIONS.
5. A MINIMUM OF 2 ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE 1 ANCHOR BOLT MINIMUM WITHIN 9 INCHES OF EACH END OF EACH PIECE.
6. PROVIDE CONTINUOUS DOUBLE 2X PLATE TOP PLATE AT ALL SHEAR WALLS AND EXTERIOR WALLS. UNLESS NOTED OTHERWISE, LAP SPLICE TOP PLATE A MINIMUM OF 6'-0" WITH 16d NAILS STAGGERED AT 4" ON CENTER (18-16d NAILS TOTAL BETWEEN SPLICE JOINTS).
7. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEAR WALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
8. ELEVATED SHEAR WALLS TO BE FRAMED OVER DOUBLE JOIST OR SOLID BLOCKING UNLESS NOTED OTHERWISE.
9. "L=P.P." DESIGNATES LENGTH OF SHEARWALL (±3").

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
5 L=P.P.	½" OR ⅜" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.	CONCRETE: ½"ø A.B. AT 36" O.C.
				WOOD: 16d AT 6" O.C.
6 L=P.P.	½" OR ⅜" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: ½"ø A.B. AT 24" O.C.
				WOOD: 16d AT 4" O.C.

WOOD POST (WP) SCHEDULE

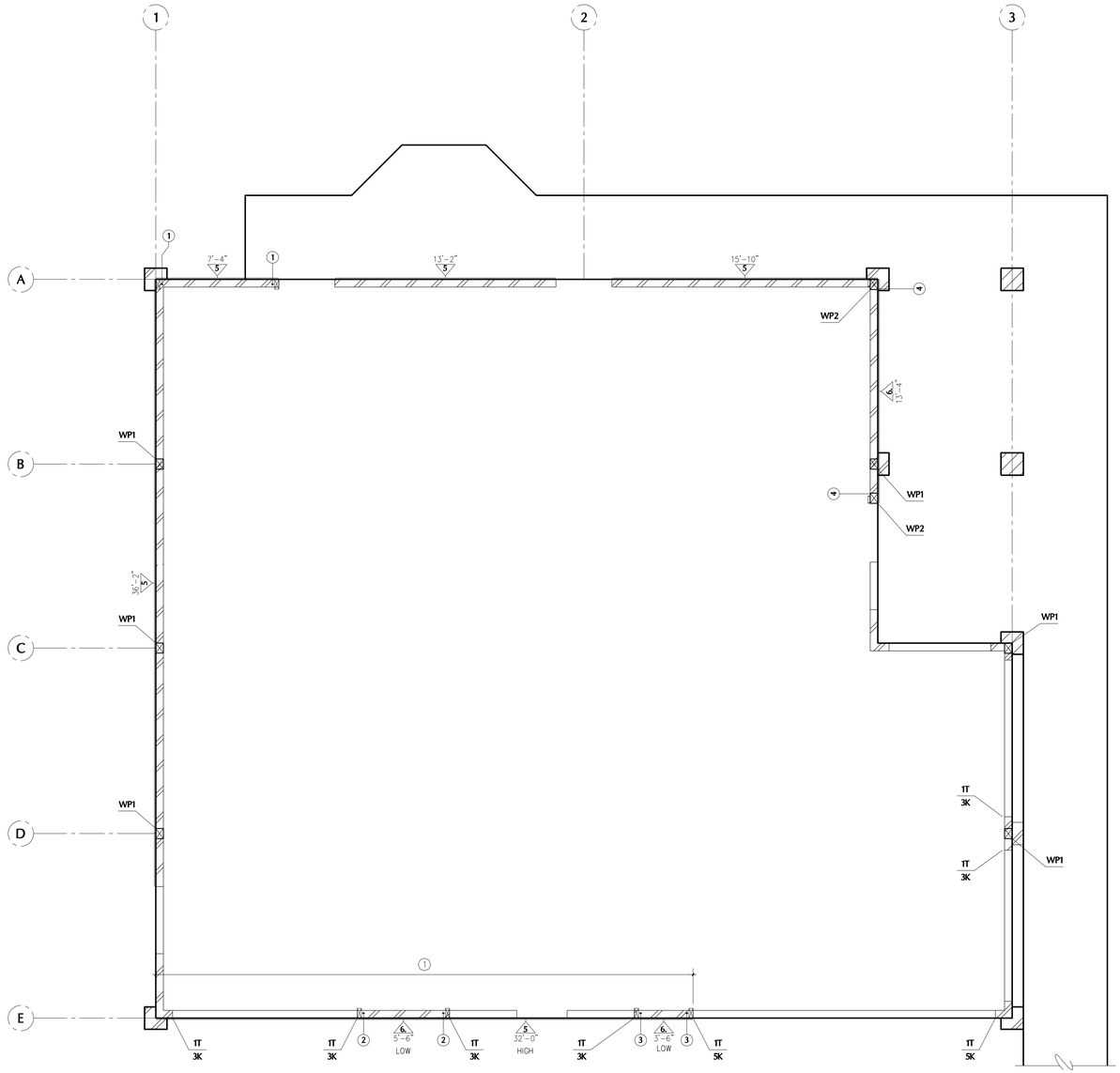
MARK	SIZE	REMARKS
WP1	5¼"X7" 1.8E PSL	---
WP2	6X8 DF#2	---

SHEARWALL HOLDOWN FASTENERS

HOLDOWN	HOLDOWN CONNECTS TO STRUCTURE BELOW WITH:	HOLDOWN CONNECTS TO SHEARWALL ENDPOST WITH:
SIMPSON HDU2	CAST-IN-PLACE SIMPSON SSTB16 ANCHOR BOLT	(6) ¼"øX2.5" SDS SCREWS
SIMPSON HDU5	CAST-IN-PLACE SIMPSON SSTB24 ANCHOR BOLT	(14) ¼"øX2.5" SDS SCREWS
SIMPSON HDU8	CAST-IN-PLACE SIMPSON SSTB28 ANCHOR BOLT	(20) ¼"øX2.5" SDS SCREWS
SIMPSON HDU11	1"ø X 39" LONG CAST-IN-PLACE ANCHOR BOLT	(30) ¼"øX2.5" SDS SCREWS
SIMPSON LSTHD8	CAST-IN-PLACE SIMPSON	(20) 16d SINKERS
SIMPSON STHD10	CAST-IN-PLACE SIMPSON	(24) 16d SINKERS
SIMPSON STHD14	CAST-IN-PLACE SIMPSON	(30) 16d SINKERS

SHEARWALL HOLDOWN SCHEDULE

MARK	HOLDOWN	SHEARWALL END POST	DETAIL REFERENCE	ALTERNATE DETAIL
1	SIMPSON HDU2 OR LSTHD8	(2) 2X STUDS	105	106
2	SIMPSON HDU5 OR STHD10	(2) 2X STUDS	105	106
3	SIMPSON HDU8 OR STHD14	(2) 2X STUDS	105	106
4	SIMPSON HDU11	6X8 POST	105	NONE



SHEARWALL PLAN

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

NORTH

PLAN KEYNOTES

1. 4X SOLID BLOCKING AND SIMPSON CMSTC16 STRAP AT BOTTOM OF HEADERS TO END OF WALL, SEE DETAILS 208 AND 209.

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EXPIRES 9/30/2020

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ARCHITECTURE & PLANNING

DRAWING: SHEARWALL PLAN

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SCALE	AS NOTED
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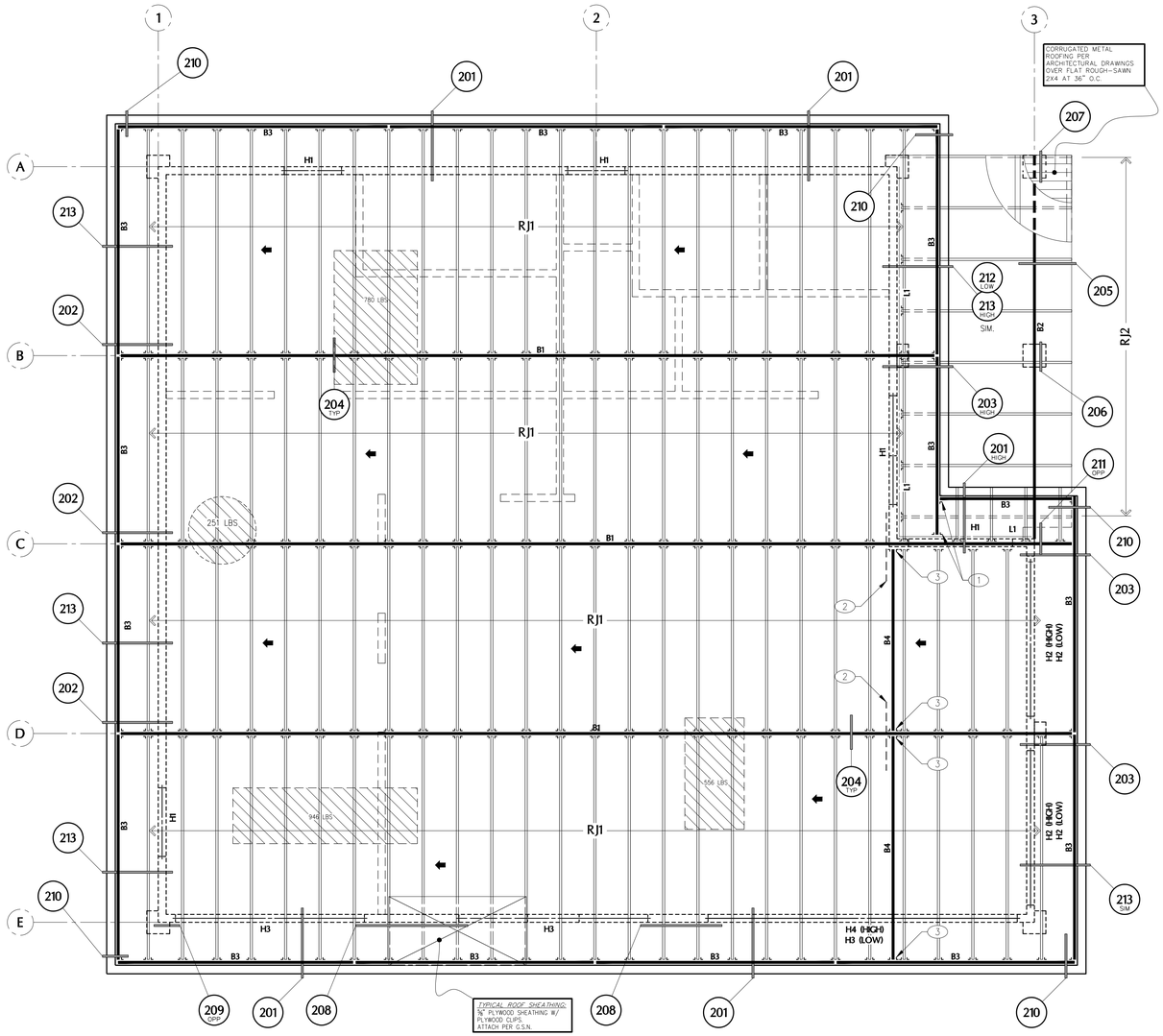
SHEET	S2.1



ROOF FRAMING PLAN

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

NORTH

WALL SCHEDULE

NOTE:	SEE PLAN SCHEDULES, DETAILS AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
AS SEEN ON PLANS	INDICATES–
[dashed]	STRUCTURAL WALL BELOW (BEARING WALL, SHEARWALL, OR EXTERIOR WALL).
[dash-dot]	NON-STRUCTURAL WALL BELOW.
[solid]	PARAPET WALL.

ROOF FRAMING PLAN NOTES

1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2. FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
3. B1, B2, ETC. – AS SHOWN ON PLAN INDICATES A BEAM. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
4. RJ1, RJ2, ETC. – AS SHOWN ON PLAN INDICATES ROOF JOISTS. SEE ROOF JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
5. H1, H2, ETC. – AS SHOWN ON PLAN INDICATES A HEADER. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
6. L1, L2, ETC. – AS SHOWN ON PLAN INDICATES A LEDGER. SEE LEDGER SCHEDULE FOR ADDITIONAL INFORMATION.
7. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
8. FOR CLARITY, ALL ROOF OPENINGS MAY NOT BE SHOWN ON THE ROOF FRAMING PLAN. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL DETAILS.
9. [dash-dot] – AS SHOWN ON PLAN INDICATES HVAC EQUIPMENT ON ROOF OR IN ATTIC SPACE. SEE TYPICAL DETAILS FOR FRAMING INFORMATION.
10. VERIFY EXACT SIZE AND WEIGHT OF EQUIPMENT ON ROOF WITH MECHANICAL CONTRACTOR.

ROOF JOIST (RJ) SCHEDULE

MARK	JOIST	REMARKS
RJ1	11⅞" 110 SERIES TJI AT 24" O.C.	---
RJ2	2X8 DF#2 AT 36" O.C.	ROUGH SAWN

LEDGER (L) SCHEDULE

MARK	SIZE	CONNECTION
L1	2X8	(3) #12X3.5" SCREWS AT 16" O.C.

HEADER (H) SCHEDULE

MARK	SIZE	REMARKS
H1	4X6	OR (2) 2X6
H2	4X8	OR (2) 2X8
H3	5⅛ X9 GLB	---
H4	5⅛ X 15 GLB	---

BEAM (B) SCHEDULE

MARK	SIZE	REMARKS
B1	8¾ X 28½ GLB	STANDARD CAMBER
B2	6X12 DF#2	ROUGH SAWN
B3	1¾ X 11⅞ 2.0E LVL	---
B4	3½"X11⅞" 2.2E PSL	DRAG STRUT

PLAN KEYNOTES

1. SIMPSON MIU1.81/11 HANGER.
2. SIMPSON MST48 STRAP FROM TOP OF BEAM TO TOP OF BEAM/WALL.
3. SIMPSON HUS412 TYPE HANGER.

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JOB NO.: 2019-0295 | PROJECT MANAGER: ANDY K. | CAD OPERATOR: MJS

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REVISIONS	BY

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EXPIRES 9/30/2020

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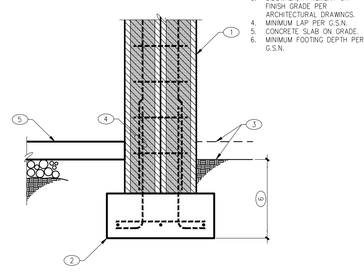
ARCHITECTURE & PLANNING

DRAWING: ROOF FRAMING PLAN

PROJECT: CARRERAS COMMERCIAL BUILDING
8176 E. STATE RT. 69
PRESCOTT VALLEY, AZ 86314

PROJECT: 103-22-019A

DRAWN BY	MJS
CHECKED BY	ANDY K.
DATE	8/25/20
SCALE	AS NOTED
JOB NO.	2019-0295
SHEET	S3



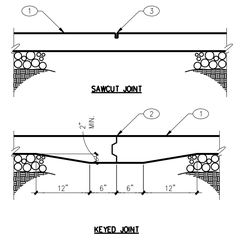
KEY NOTES:

1. MASONRY COLUMN.
2. CONCRETE FOOTING.
3. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
4. MINIMUM LAP PER G.S.N.
5. CONCRETE SLAB ON GRADE.
6. MINIMUM FOOTING DEPTH PER G.S.N.

104 MASONRY COLUMN AT CONCRETE FOOTING

03-MC-CF0101

NO SCALE



KEY NOTES:

1. CONCRETE SLAB ON GRADE.
2. CONTINUOUS KEYED JOINT.
3. SAWCUT, ¼" WIDE X ¼" SLAB THICKNESS IN DEPTH, CUT SHALL BE MADE SOON ENOUGH TO PREVENT SHRINKAGE CRACKING, BUT NOT SO SOON AS TO CAUSE SPALLING OF THE CONCRETE WHILE SAWING. WORK MUST BE COMPLETE WITHIN 16 HOURS OF CONCRETE PLACEMENT.

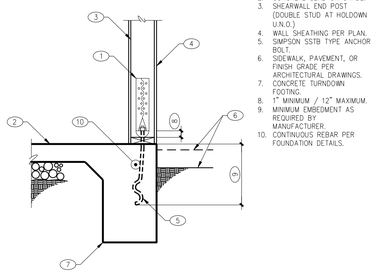
NOTE:

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

101 CONTROL JOINTS IN CONCRETE SLAB ON GRADE

03-CS0101

NO SCALE



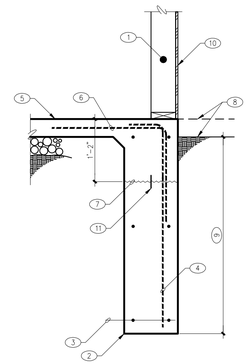
KEY NOTES:

1. HOLDOWN PER SCHEDULE.
2. CONCRETE SLAB ON GRADE.
3. SHEARWALL END POST (DOUBLE STUD AT HOLDOWN U.N.O.)
4. WALL SHEATHING PER PLAN.
5. SIMPSON SSTB TYPE ANCHOR BOLT.
6. SIDEWALK, PAVEMENT, OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
7. CONCRETE TURNDOWN FOOTING.
8. 1" MINIMUM / 12" MAXIMUM.
9. MINIMUM EMBEDMENT AS REQUIRED BY MANUFACTURER.
10. CONTINUOUS REBAR PER FOUNDATION DETAILS.

105 "HDU" TYPE HOLDOWN AT CONCRETE FOUNDATION

04-HD0302

NO SCALE



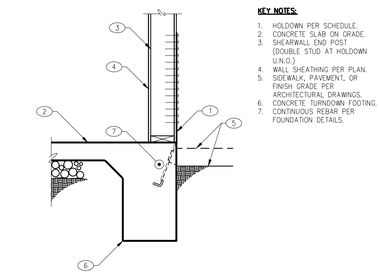
KEY NOTES:

1. WOOD STUD WALL.
2. CONCRETE TURNDOWN FOOTING.
3. FOOTING REINFORCING PER SCHEDULE.
4. #5 VERTICAL REINFORCING W/ STANDARD HOOK AT TOP AT 48" O.C.
5. CONCRETE SLAB ON GRADE.
6. #4 HOOK 24" H, 24" V AT 48" O.C.
7. COLD JOINT.
8. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
9. MINIMUM FOOTING DEPTH PER GSN.
10. WALL SHEATHING PER PLAN.
11. CONTINUOUS MOISTURE BARRIER.

102 WOOD STUD WALL AT CONCRETE FOOTING

03-MW-CF0201

NO SCALE



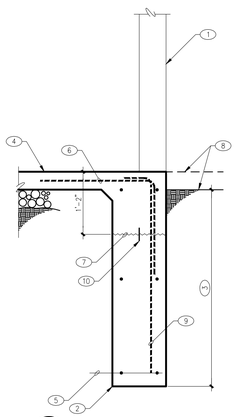
KEY NOTES:

1. HOLDOWN PER SCHEDULE.
2. CONCRETE SLAB ON GRADE.
3. SHEARWALL END POST (DOUBLE STUD AT HOLDOWN U.N.O.)
4. WALL SHEATHING PER PLAN.
5. SIDEWALK, PAVEMENT, OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
6. CONCRETE TURNDOWN FOOTING.
7. CONTINUOUS REBAR PER FOUNDATION DETAILS.

106 "STRAP" TYPE HOLDOWN AT CONCRETE FOUNDATION

04-HD0301

NO SCALE



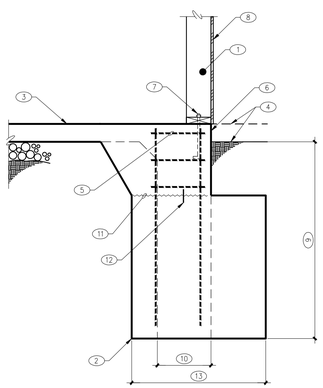
KEY NOTES:

1. WOOD STUD WALL BEYOND.
2. CONCRETE TURNDOWN FOOTING.
3. MINIMUM FOOTING DEPTH PER GSN.
4. CONCRETE SLAB ON GRADE, TOOLED EDGE AT OPENING.
5. FOOTING REINFORCING PER SCHEDULE.
6. #4 HOOK 24" H, 24"V AT 48" O.C.
7. COLD JOINT.
8. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
9. #5 VERTICAL W/ STANDARD HOOK AT TOP AT 48" O.C.
10. CONTINUOUS MOISTURE BARRIER.

103 DOOR OPENING AT CONCRETE FOOTING

03-MW-CF1003

NO SCALE

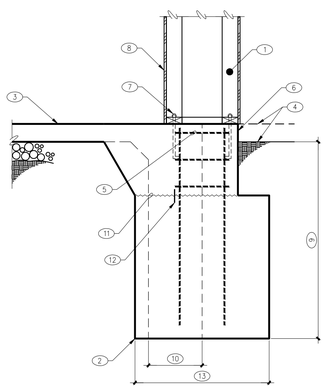


KEY NOTES:

1. WOOD POST IN WOOD STUD WALL.
2. CONCRETE FOOTING.
3. CONCRETE SLAB ON GRADE.
4. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
5. #3 TIES AT 6" O.C.
6. CONCRETE PIER W/ (4) #5 VERTICALS BARS.
7. ⅝"x10" ANCHOR BOLTS AT 48" O.C., U.N.O.
8. WALL SHEATHING PER GSN.
9. MINIMUM FOOTING DEPTH PER GSN.
10. WALL FOOTING AND REINFORCING CONTINUOUS FROM BEYOND.
11. COLD JOINT.
12. CONTINUOUS MOISTURE BARRIER.
13. DIMENSIONS PER FOOTING SCHEDULE.

108 WOOD POST AT CONCRETE FOOTING

NO SCALE



KEY NOTES:

1. WOOD FRAME COLUMN.
2. CONCRETE FOOTING.
3. CONCRETE SLAB ON GRADE.
4. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
5. #3 TIES AT 6" O.C.
6. CONCRETE PIER W/ (4) #5 VERTICALS BARS.
7. (2) ⅝"ø x10" ANCHOR BOLTS AT EACH PLATE.
8. WALL SHEATHING PER GSN.
9. MINIMUM FOOTING DEPTH PER GSN.
10. WALL FOOTING AND REINFORCING CONTINUOUS FROM BEYOND.
11. COLD JOINT.
12. CONTINUOUS MOISTURE BARRIER.
13. DIMENSIONS PER FOOTING SCHEDULE.

107 WOOD FRAME COLUMN AT CONCRETE FOOTING

NO SCALE

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JOB NO.: 2019-0295	PROJECT MANAGER: ANDY K.	CAD OPERATOR: MJS

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REVISIONS	BY

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Registered Professional Engineer Statement of Certificate No. 27341 RICHARD K. FROST Date Signed 8.27.20 ARIZONA U.S.A.

EXPIRES 9/30/2020

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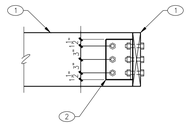
ARCHITECTURE & PLANNING

DRAWING: FOUNDATION DETAILS 100-SERIES

PROJECT: CARRERAS COMMERCIAL BUILDING
8176 E. STATE RT. 69
PRESCOTT VALLEY, AZ 86314

PROJECT: 103-22-019A

DRAWN BY	MJS
CHECKED BY	ANDY K.
DATE	8/25/20
SCALE	AS NOTED
JOB NO.	2019-0295
SHEET	S4

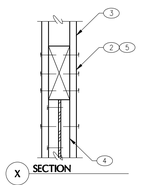


KEY NOTES:

1. WOOD BEAM.
2. 9" LONG L6X6X5/16 W/ (3) 3/8"ø THRU BOLTS TO EACH BEAM (2" SQ. X 1/4" THICK PLATE WASHERS AT OTHER SIDE).

210 WOOD BEAM AT WOOD BEAM

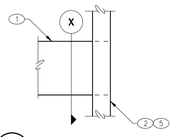
NO SCALE



KEY NOTES:

1. WOOD BEAM.
2. WOOD FRAME COLUMN.
3. FRAMING ABOVE NOT SHOWN FOR CLARITY.
4. MULTIPLE STUD BENEATH BEAM BEARING WITH PLYWOOD FILLER AS REQUIRED – NAIL TOGETHER WITH 16d AT 12" O.C.
5. RUN STUD ALONG SIDE OF BEAM AND NAIL WITH (3) 16d MIN.

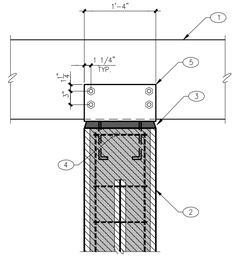
X SECTION



211 WOOD BEAM AT WOOD FRAME COLUMN

06-WB-WP0604

NO SCALE



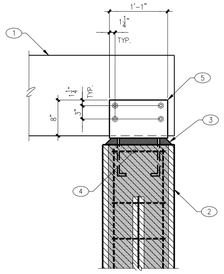
KEY NOTES:

1. WOOD BEAM.
2. MASONRY COLUMN.
3. 1"± DRYPACK (OPTIONAL).
4. (1) #3 TIE WITHIN TOP 4" OF COLUMN.
5. 3/4" BENT "U" PLATE WITH (2) 3/4"ø X 12" ANCHORS AT 9" O.C. AND (4) 3/4"ø THRU BOLTS.

206 WOOD BEAM AT MASONRY COLUMN

06-WB-MC0701

NO SCALE



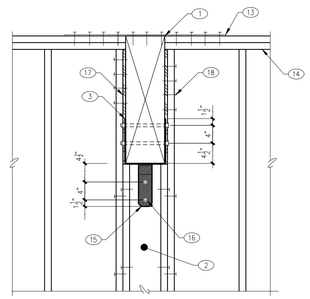
KEY NOTES:

1. WOOD BEAM.
2. MASONRY COLUMN.
3. 1"± DRYPACK (OPTIONAL).
4. (1) #3 TIE WITHIN TOP 4" OF COLUMN.
5. 3/4" BENT "U" PLATE W/ (2) 3/4"ø X 12" ANCHORS AT 9" O.C. AND (4) 3/4"ø THRU BOLTS.

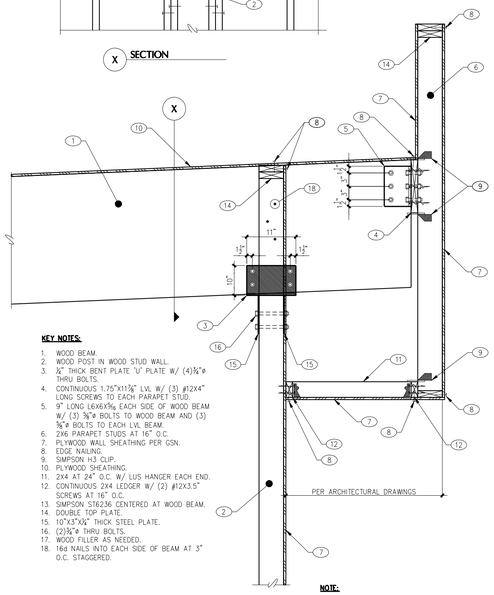
207 WOOD BEAM AT MASONRY COLUMN

06-WB-MC0501

NO SCALE



X SECTION



KEY NOTES:

1. WOOD BEAM.
2. WOOD POST IN WOOD STUD WALL.
3. 1/4" THICK BENT PLATE 'U' PLATE W/ (4)3/4"ø THRU BOLTS.
4. CONTINUOUS 1.75"X11 7/8" LVL W/ (3) #12X4" LONG SCREWS TO EACH PARAPET STUD.
5. 9" LONG L6X6X5/16 EACH SIDE OF WOOD BEAM W/ (3) 3/8"ø BOLTS TO WOOD BEAM AND (3) 3/8"ø BOLTS TO EACH LVL BEAM.
6. 2X6 PARAPET STUDS AT 16" O.C.
7. PLYWOOD WALL SHEATHING PER GSN.
8. EDGE NAILING.
9. SIMPSON H3 CLIP.
10. PLYWOOD SHEATHING.
11. 2X4 AT 24" O.C. W/ LUS HANGER EACH END.
12. CONTINUOUS 2X4 LEDGER W/ (2) #12X3.5" SCREWS AT 16" O.C.
13. SIMPSON ST6236 CENTERED AT WOOD BEAM.
14. DOUBLE TOP PLATE.
15. 10"X3"X5/8" THICK STEEL PLATE.
16. (2)3/4"ø THRU BOLTS.
17. WOOD FILLER AS NEEDED.
18. 16d NAILS INTO EACH SIDE OF BEAM AT 3" O.C. STAGGERED.

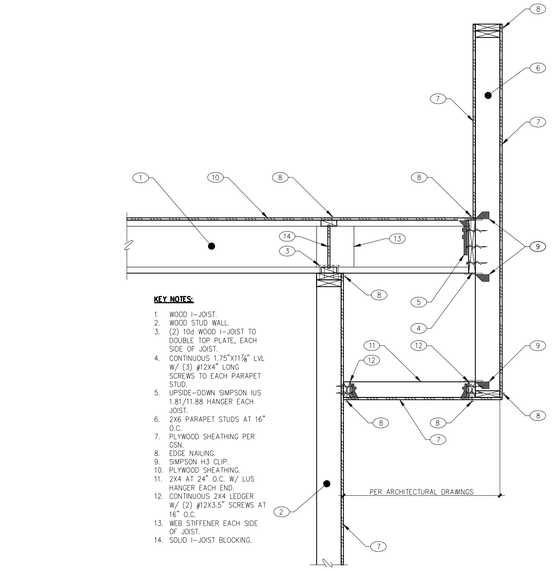
PER ARCHITECTURAL DRAWINGS

NOTE:

ROOF JOISTS NOT SHOWN FOR CLARITY.

203 WOOD BEAM AT WOOD STUD WALL

NO SCALE



KEY NOTES:

1. WOOD I-JOIST.
2. WOOD STUD WALL.
3. (2) 1OSI WOOD I-JOIST TO DOUBLE TOP PLATE, EACH SIDE OF JOIST.
4. CONTINUOUS 1.75"X11 7/8" LVL W/ (3) #12X4" LONG SCREWS TO EACH PARAPET STUD.
5. UPSIDE-DOWN SIMPSON IUS 1.81/11.88 HANGER EACH JOIST.
6. 2X6 PARAPET STUDS AT 16" O.C.
7. PLYWOOD SHEATHING PER GSN.
8. EDGE NAILING.
9. SIMPSON H3 CLIP.
10. PLYWOOD SHEATHING.
11. 2X4 AT 24" O.C. W/ LUS HANGER EACH END.
12. CONTINUOUS 2X4 LEDGER W/ (2) #12X3.5" SCREWS AT 16" O.C.
13. WEB STIFFENER EACH SIDE OF JOIST.
14. SOLID I-JOIST BLOCKING.

PER ARCHITECTURAL DRAWINGS

201 WOOD I-JOIST AT WOOD STUD WALL

NO SCALE

KEY NOTES:

1. WOOD I-JOIST.
2. WOOD BEAM.
3. SIMPSON ST6224 STRAP. CENTER OVER BEAM AT 4'-0" O.C.
4. DOUBLE EDGE NAILING.
5. WEB STIFFENER.
6. SIMPSON IUS TYPE HANGER.
7. PLYWOOD SHEATHING.

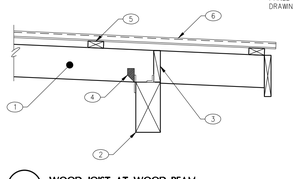
NOTE:

STRAP MAY BE PLACED UNDER PLYWOOD AT CONTRACTOR'S OPTION.

204 WOOD I-JOIST AT WOOD BEAM

06-WIJ-WB0101

NO SCALE

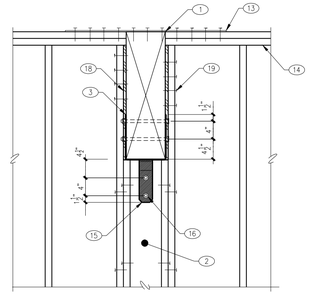


KEY NOTES:

1. WOOD JOIST.
2. WOOD BEAM.
3. SOLID 2X BLOCKING W/ SIMPSON A35 EACH BLOCK.
4. SIMPSON H2.5A EACH JOIST.
5. FLAT ROUGH-SAWN 2X4 AT 36" O.C.
6. CORRUGATED METAL ROOF PANEL PER ARCHITECTURAL DRAWINGS.

205 WOOD JOIST AT WOOD BEAM

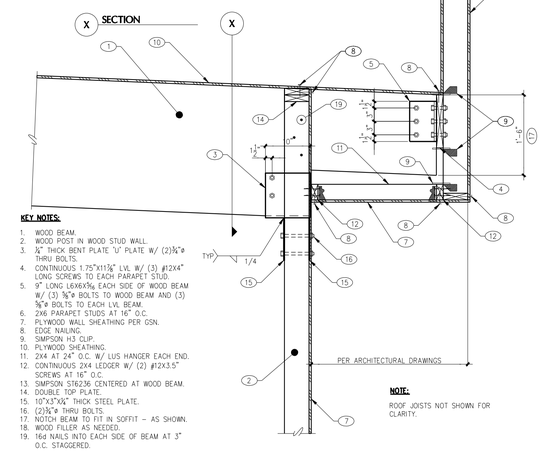
NO SCALE



KEY NOTES:

1. WOOD BEAM.
2. WOOD POST IN WOOD STUD WALL.
3. 1/4" THICK BENT PLATE 'U' PLATE W/ (2)3/4"ø THRU BOLTS.
4. CONTINUOUS 1.75"X11 7/8" LVL W/ (3) #12X4" LONG SCREWS TO EACH PARAPET STUD.
5. 9" LONG L6X6X5/16 EACH SIDE OF WOOD BEAM W/ (3) 3/8"ø BOLTS TO WOOD BEAM AND (3) 3/8"ø BOLTS TO EACH LVL BEAM.
6. 2X6 PARAPET STUDS AT 16" O.C.
7. PLYWOOD WALL SHEATHING PER GSN.
8. EDGE NAILING.
9. SIMPSON H3 CLIP.
10. PLYWOOD SHEATHING.
11. 2X4 AT 24" O.C. W/ LUS HANGER EACH END.
12. CONTINUOUS 2X4 LEDGER W/ (2) #12X3.5" SCREWS AT 16" O.C.
13. SIMPSON ST6236 CENTERED AT WOOD BEAM.
14. DOUBLE TOP PLATE.
15. 10"X3"X5/8" THICK STEEL PLATE.
16. (2)3/4"ø THRU BOLTS.
17. NOTCH BEAM TO FIT IN SOFFIT – AS SHOWN.
18. WOOD FILLER AS NEEDED.
19. 16d NAILS INTO EACH SIDE OF BEAM AT 3" O.C. STAGGERED.

X SECTION



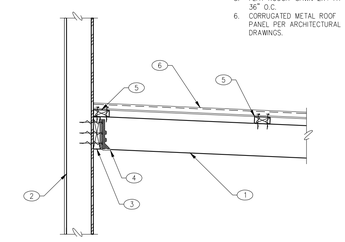
PER ARCHITECTURAL DRAWINGS

NOTE:

ROOF JOISTS NOT SHOWN FOR CLARITY.

202 WOOD BEAM AT WOOD STUD WALL

NO SCALE

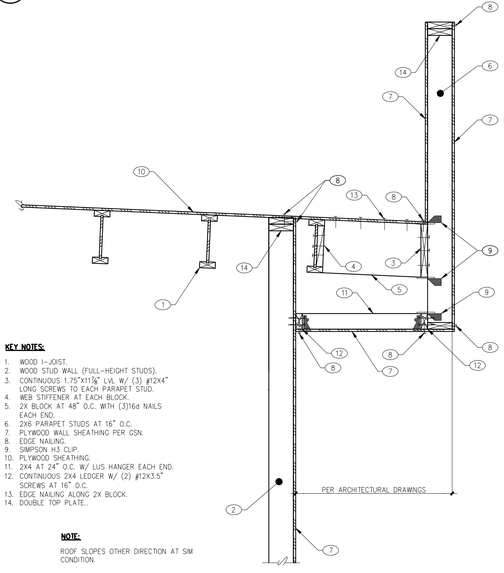


KEY NOTES:

1. WOOD JOIST.
2. WOOD STUD WALL.
3. CONTINUOUS WOOD LEDGER.
4. SIMPSON LUS TYPE HANGER.
5. FLAT ROUGH-SAWN 2X4 AT 36" O.C.
6. CORRUGATED METAL ROOF PANEL PER ARCHITECTURAL DRAWINGS.

212 WOOD JOIST AT WOOD STUD WALL

NO SCALE



KEY NOTES:

1. WOOD I-JOIST.
2. WOOD STUD WALL (FULL-HEIGHT STUDS).
3. CONTINUOUS 1.75"X11 7/8" LVL W/ (3) #12X4" LONG SCREWS TO EACH PARAPET STUD.
4. WEB STIFFENER AT EACH BLOCK.
5. 2X BLOCK AT 48" O.C. WITH (3)16d NAILS EACH END.
6. 2X6 PARAPET STUDS AT 16" O.C.
7. PLYWOOD WALL SHEATHING PER GSN.
8. EDGE NAILING.
9. SIMPSON H3 CLIP.
10. PLYWOOD SHEATHING.
11. 2X4 AT 24" O.C. W/ LUS HANGER EACH END.
12. CONTINUOUS 2X4 LEDGER W/ (2) #12X3.5" SCREWS AT 16" O.C.
13. EDGE NAILING ALONG 2X BLOCK.
14. DOUBLE TOP PLATE..

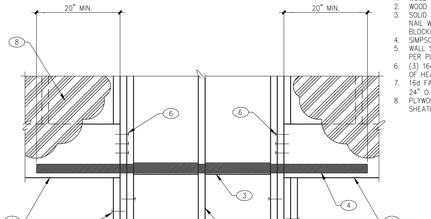
PER ARCHITECTURAL DRAWINGS

NOTE:

ROOF SLOPES OTHER DIRECTION AT SIM CONDITION.

213 WOOD BEAM AT WOOD STUD WALL

NO SCALE



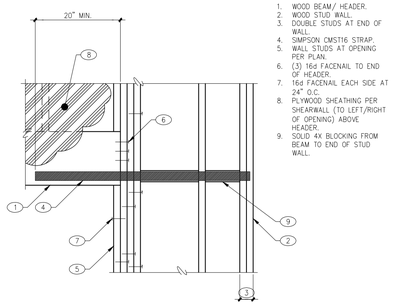
KEY NOTES:

1. WOOD BEAM/HEADER.
2. WOOD STUD WALL.
3. SOLID 4X BLOCKING, EDGE NAIL WALL SHEATHING TO BLOCKING.
4. SIMPSON CMSTC16 STRAP.
5. WALL STUDS AT OPENING PER PLAN.
6. (3) 16d FACENAIL TO END OF HEADER.
7. 16d FACENAIL EACH SIDE AT 24" O.C.
8. PLYWOOD OR OSB SHEATHING PER PLAN.

208 WOOD BEAM/HEADER AT WOOD STUD WALL

06-WB-WP0612

NO SCALE



KEY NOTES:

1. WOOD BEAM/ HEADER.
2. WOOD STUD WALL.
3. DOUBLE STUDS AT END OF WALL.
4. SIMPSON CMST16 STRAP.
5. WALL STUDS AT OPENING PER PLAN.
6. (3) 16d FACENAIL TO END OF HEADER.
7. 16d FACENAIL EACH SIDE AT 24" O.C.
8. PLYWOOD SHEATHING PER SHEARWALL (TO LEFT/RIGHT OF OPENING) ABOVE HEADER.
9. SOLID 4X BLOCKING FROM BEAM TO END OF STUD WALL.

209 WOOD BEAM AT WOOD STUD WALL

06-WB-WP0611

NO SCALE

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JOB NO.: 2019-0295	PROJECT MANAGER: ANDY K.	CAD OPERATOR: MJS

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DRAWING: FRAMING DETAILS 200-SERIES

PROJECT: CARRERAS COMMERCIAL BUILDING
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PRESCOTT VALLEY, AZ 86314

PROJECT: 103-22-019A

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CHECKED BY	ANDY K.
DATE	8/25/20
SCALE	AS NOTED
JOB NO.	2019-0295
SHEET	S5

DUCT CONSTRUCTION NOTES

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

2 – FLEXIBLE DUCTWORK SHALL COMPLY WITH THE CLASS 1 REQUIREMENTS OF THE NFPA BULLETIN NO. 90A AND SHALL BE INSULATED WITH 1" FIBERGLASS, SUPPORTED BY HELICALLY WOUND STEEL WIRE WITH REINFORCED METALIZED OUTER JACKET RATED FOR USE IN PLENUMS. ATTACHMENT SHALL BE WITH WORM DRIVE CLAMPS. LENGTH SHALL NOT EXCEED 6'–0"

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

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

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

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

7 – TAKE–OFF FITTINGS SHALL BE CONICAL OR BELL MOUTH TYPE WITH BALANCING DAMPER.

8 – BRANCH DUCT SERVING DIFFUSERS SHALL BE SAME SIZE AS NECK DIAMETER.

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

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

COORDINATION NOTES

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

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

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

4 – CONTRACTOR TO COORDINATE ALL FINAL THERMOSTAT LOCATIONS WITH OWNER & ARCHITECT PRIOR TO MOUNTING.

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

GENERAL REQUIREMENTS

1 – PROVIDE VIBRATION ISOLATORS FOR ALL MECHANICAL EQUIPMENT SUPPORTED FROM STRUCTURE.

2 – PROVIDE CLEARANCES AS PER MANUFACTURER'S RECOMMENDATIONS.

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

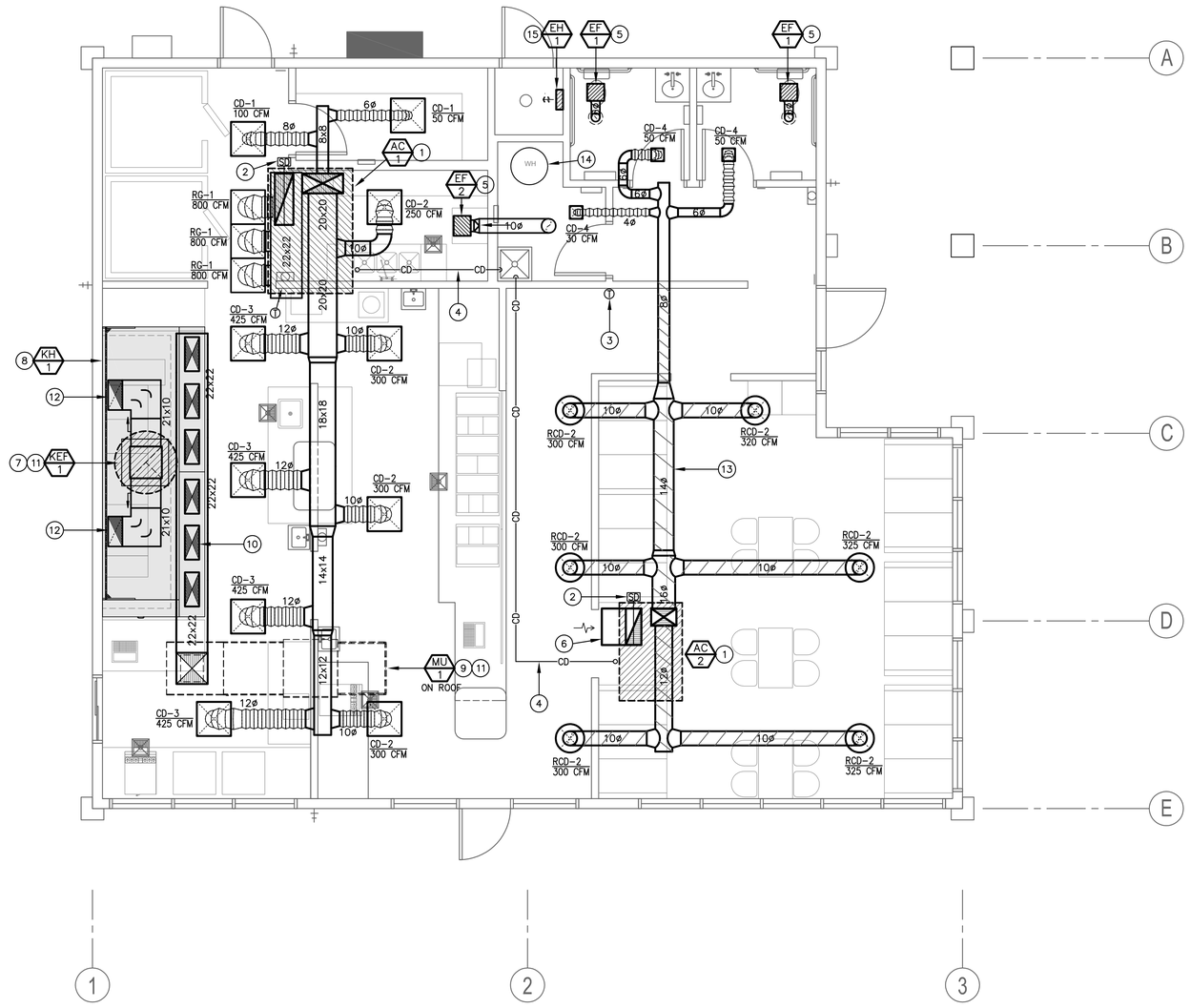
4 – PROVIDE EQUIPMENT IDENTIFICATION PER IMC 2012.

5 – THE CONTRACTOR SHALL DO ALL NECESSARY CUTTING OF WALLS AND CEILING. NO STRUCTURAL MEMBER SHALL BE CUT WITHOUT PERMISSION FROM THE ARCHITECT. PATCH AROUND ALL OPENINGS TO MATCH EXISTING CONSTRUCTION.

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

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

8 – UPON COMPLETION AND TESTING OF AIR CONDITIONING EQUIPMENT, THE CONTRACTOR SHALL REPLACE ALL CONSTRUCTION AIR FILTERS WITH NEW FILTERS OF THE SIZED SPECIFIED BY THE MANUFACTURER.



Mechanical Floor Plan

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

Plan North

KEY NOTES

1. ROOF MOUNTED PACKAGED A/C UNIT ON NEW 8" ROOF CURB. EXTEND SUPPLY AND RETURN AIR DUCTS DOWN THROUGH ROOF OR HORIZONTALLY ON ROOF AS SHOWN. PROVIDE CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE FINAL LOCATION WITH EXISTING CONDITIONS AND ARCHITECT PRIOR TO COMMENCING WORK.
2. INSTALL SMOKE DETECTOR IN RETURN AIR DUCT FOR AUTO SHUT–OFF UPON DETECTION OF SMOKE AS PER SECTION 606, 2018 IMC. SMOKE DETECTOR SHALL BE DOWN STREAM OF ANY FILTER OR OSA. IF NO FIRE ALARM SYSTEM EXISTS, PROVIDE VISIBLE AND AUDIBLE SUPERVISORY SIGNAL AT A CONSTANTLY SUPERVISED LOCATION TRIGGERED BE THE ACTIVATION OF A DUCT SMOKE DETECTOR. (IMC 606.4.1, EXCEPTION 2). DETECTOR PROVIDED AND WIRED BY FIRE ALARM CONTRACTOR.
3. PROVIDE HEATING/COOLING PROGRAMMABLE THERMOSTAT, WITH LOCKING COVER, ON WALL AT 48" ABOVE FINISHED FLOOR. VERIFY EXACT LOCATION AND MOUNTING HEIGHT WITH ARCHITECT/OWNER.
4. EXTEND NEW 3/4" TYPE 'M' COPPER CONDENSATE DRAIN PIPING FROM UNIT, SLEEVE THROUGH ROOF AND ROUTE TO JANITORS SINK WITH APPROVED AIR GAP. SLOPE ALL DRAIN PIPING AT A MINIMUM 1/8" PER FOOT TOWARD DISCHARGE LOCATION.
5. CEILING MOUNTED EXHAUST FAN WITH BACKDRAFT DAMPER. EXTEND EXHAUST DUCT TO MANUFACTURER'S ROOF DISCHARGE CAP. MAINTAIN A MINIMUM 10' CLEARANCE FROM ALL OUTSIDE AIR INTAKES.
6. EXTEND FULL SIZE RETURN DOWN THROUGH ROOF AND ELBOW AS HIGH AS POSSIBLE. PROVIDE WITH SCREENED INLET OPENING. DUCT SHALL BE EXPOSED AND PAINTED PER ARCH.
7. ROOF MOUNTED U.L. 762, UPBLAST CENTRIFUGAL EXHAUST FAN ON NEW 8" CURB. SEE KITCHEN HVAC DRAWINGS.
8. NEW 16' X 54" UL LISTED TYPE 1 KITCHEN HOOD WITH (2)21x10 EXHAUST AND (6) 10x24 MAKE–UP AIR COLLAR CONNECTIONS. BALANCE AIRFLOWS PER SCHEDULE. CONFIRM FINAL SIZE AND LOCATION WITH HOOD SHOP DRAWINGS. REFER TO KITCHEN HVAC DRAWINGS. HOOD SHALL OVERLAP ANY COOKING EQUIPMENT BY AT LEAST 6" ON FRONT AND SIDES.
9. KITCHEN HOOD MAKE–UP UNIT ON ROOF. REFER TO KITCHEN HVAC DRAWINGS. EXTEND MAKE UP AIR DUCT DOWN THROUGH CURB AND ROUTE TO KITCHEN HOOD MAKE UP AIR COLLARS.
10. 10x24 MAKE UP AIR DUCT TO HOOD COLLAR. TYPICAL OF 6.
11. EXHAUST FANS AND CORRESPONDING MAKE UP AIR UNIT SHALL BE INTERLOCKED TO OPERATE SIMULTANEOUSLY VIA HOOD DUCT TEMP SENSOR CONTROL. COORDINATE WITH ELECTRICAL CONTRACTOR AND HOOD SUPPLIER.
12. 10x21 EXHAUST DUCT UP FROM KITCHEN HOOD, SLOPE UP TO 21x21 VERTICAL DUCT THROUGH ROOF TO EXHAUST FAN. REFER TO "KITCHEN GREASE DUCT SYSTEMS" NOTES ON THIS SHEET. ALL DUCT SHALL SLOPE DOWN TOWARD HOOD.
13. ALL EXPOSED DUCTWORK SHALL BE PAINTED PER ARCHITECT.
14. GAS WATER HEATER. SEALED COMBUSTION PVC VENTING BY PLUMBING CONTRACTOR..
15. ELECTRIC WALL HEATER WITH INTEGRAL THERMOSTAT.

KITCHEN SYSTEMS: GENERAL NOTES

MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL NEW EXHAUST FANS, MAKE UP AIR UNITS AND CONNECTING DUCTWORK. COORDINATE EXACT CONNECTION SIZES AND LOCATIONS WITH KITCHEN CONTRACTOR.

ALL KITCHEN HOOD MATERIALS, CONSTRUCTION, AND INSTALLATION SHALL COMPLY WITH IMC 2018 EDITION, SECTION 506.

ALL KITCHEN EXHAUST FANS SHALL BE U.L. 762 LISTED FOR GREASE DUCT SERVICE.

ALL KITCHEN HOOD EXHAUST DUCT ROUTED HORIZONTALLY SHALL SHALL SLOPE AT A MINIMUM 2% TOWARDS HOOD.

EXHAUST FANS AND CORRESPONDING MAKE UP AIR UNITS SHALL BE INTERLOCKED TO OPERATE SIMULTANEOUSLY VIA HOOD DUCT TEMP SENSOR CONTROL. COORDINATE WITH ELECTRICAL CONTRACTOR AND HOOD SUPPLIER.

KITCHEN HOOD COLLAR SIZES AND CFMS AND DUCT SIZES AND ROUTING TO HOOD COLLARS ARE SHOWN TO CONVEY SCOPE OF WORK REQUIRED. ALL EXHAUST AND SUPPLY COLLARS SIZES AND CFMS SHALL BE CONFIRMED FROM KITCHEN HOOD SHOP DRAWINGS. MECHANICAL CONTRACTOR SHALL MAKE REASONABLE SIZE AND ROUTING CHANGES AS MAY BE REQUIRED WITHOUT FURTHER COSTS TO OWNER.

KITCHEN GREASE DUCT SYSTEMS:

THE PREFERRED GREASE DUCT TYPE IS A DOUBLE WALL, FACTORY BUILT SYSTEM AS PROVIDED BY CAPTIVE AIRE.

IF ALL OR PORTIONS OF THE GREASE DUCT SYSTEM ARE NOT FACTORY BUILT, DOUBLE WALL SYSTEMS, THEN THE CONTRACTOR SHALL PROVIDE AND INSTALL FULLY WELDED, 16 GAUGE, BLACK STEEL, OR OTHER APPROVED GREASE DUCT SYSTEMS. INSTALLATION TO BE PER NFPA 90 AND 2018 IMC 505. PROVIDE 1–½ HOUR FIRE RATED DUCT WRAP ON KITCHEN HOOD EXHAUST DUCT, INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS TO MAINTAIN LISTING AND RATING. FIRE RATED DUCT WRAP SHALL BE SHALL BE 3RD PARTY INSPECTED BEFORE CEILING IS INSTALLED. CONFIRM ALL FINAL CONNECTIONS WITH HOOD SUBMITTALS BEFORE BEGINNING WORK.

GREASE DUCT TESTING:

GREASE DUCTS SHALL BE TESTED PER IMC 506.3.2.5, 1

TEST SHALL NCLUDE THE FOLLOWING;

"A LIGHT TEST SHALL BE PERFORMED BY PASSING A LAMP HAVING A POWER RATING OF NOT LESS THAT 100 WATTS THROUGH THE ENTIRE SECTION OF DUCTWORK TO BE TESTED. THE LAMP SHALL BE OPEN SO AS TO EMIT LIGHT EQUALLY IN ALL DIRECTIONS PERPENDICULAR TO THE DUCT WALLS. A TEST SHALL BE PERFROMED FOR THE ENTIRE SYSTEM, INCLUDING THE HOOD–TO–DUCT CONNECTION."

REFER TO 2006 IMC 506.3.2.5

NOTE:

SMOKE DETECTORS ASSOCIATED WITH SMOKE DAMPERS AND HVAC SHUTOFFS SHALL BE TESTED BY AN APPROVED TESTING AGENCY OR A QUALIFIED THIRD PARTY SPECIAL INSPECTOR. THE SPECIAL INSPECTOR/TESTING AGENCY SHALL BE AN INDEPENDENT THIRD PARTY INDIVIDUAL OR FIRM AND SHALL NOT BE THE INSTALLING CONTRACTOR. A PROFESSIONAL ENGINEER SHALL SUBMIT A FINAL SIGNED AND SEALED REPORT TO THE MECHANICAL INSPECTOR PRIOR TO CITY ISSUANCE OF FINAL INSPECTION APPROVAL OR OCCUPANCY APPROVAL, INCLUDING CONDITIONAL OCCUPANCY APPROVAL.

REVISIONS	BY

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Registered Professional Engineer
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DRAWING: Mechanical Floor Plan

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	March 16th, 2020
JOB NO.	749
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Mar 16, 2020 - 9:05am

PACKAGE ROOFTOP A/C W/ GAS HEAT SCHEDULE

EQUIP. NO.	SERVES	MANUFACTURER	NOMINAL TONS	MODEL NO.	CFM	OSA CFM	FAN HP	COOLING CAPACITY						HEATING (NAT. GAS)			VOLTS/ PHASE	MCA	MAX FUSE	MIN. SEER	MIN. EER	WEIGHT LBS.	REMARKS
								TOTAL MBH	SENS. MBH	ENT. AIR TEMP DB (F)	ENT. AIR TEMP WB (F)	AMB. TEMP	2-STAGE COMP.	INPUT	OUTPUT	A.F.U.E.							
AC-1	KITCHEN/SERVING	CARRIER	7.5	48TCDA08	3000	465	2	90.1	68.9	80	67	95	YES	125.000	103,000	82%	208/3	44.0	50	N/A	11.0	780	(1)(2)(3)(4)(5)(6)(7)(8)
AC-2	DINING	CARRIER	5	48FCEA06	2000	415	1	58.8	43.2	80	67	95	NO	90,000	73,000	81%	208/3	33.0	45	14	N/A	556	(1)(2)(3)(4)(5)(6)(7)(8)

(1) PROVIDE WITH ROOF CURB SLOPED TO MATCH ROOF SLOPE.
(2) PROVIDE 5-YEAR COMPRESSOR WARRANTY.
(3) PROVIDE UNIT WITH OPTIONAL HAIL GUARDS.
(4) PROVIDE CLEARANCES AS PER MANUFACTURERS REQUIREMENTS.
(5) PROVIDE SPACE SENSOR.
(6) PROVIDE WITH UNIT MOUNTED DISCONNECT.
(7) PROVIDE 0-100% ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF. MINIMUM OUTSIDE AIR SHALL BE SET AS SCHEDULED.
(8) PROVIDE UNIT WITH FACTORY INSTALLED RETURN SIDE SMOKE DETECTOR FOR AUTO SHUT-OFF OF ALL UNITS IN SYSTEM UPON DETECTION OF SMOKE, AS PER 2018 IMC, SECTION 606.

GRILLES AND REGISTERS SCHEDULE

MARK	FACE SIZE	DESCRIPTION	MFG.	MODEL. NO.	FRAME TYPE	MAX. NC AT DESIGN CFM	DAMPER (OBD)	COLOR	MATERIAL	REMARKS
CD-1	24x24	SUPPLY DIFFUSER	TITUS	TMS	LAY-IN	25	YES	WHITE	STEEL	6ø NECK
CD-2	24x24	SUPPLY DIFFUSER	TITUS	TMS	LAY-IN	25	YES	WHITE	STEEL	10ø NECK
CD-3	24x24	SUPPLY DIFFUSER	TITUS	TMS	LAY-IN	25	YES	WHITE	STEEL	12ø NECK
CD-4	9x9	SUPPLY DIFFUSER	TITUS	TDC	SURFACE	25	YES	WHITE	STEEL	6ø NECK
RCD-1	16ø	ROUND SUPPLY DIFF.	TITUS	TMRA	SURFACE	25	YES	PER ARCH	STEEL	8ø NECK
RCD-2	20ø	ROUND SUPPLY DIFF.	TITUS	TMRA	SURFACE	25	YES	PER ARCH	STEEL	10ø NECK
RG-1	24x24	FILTER RETURN GRILLE	TITUS	350RFL	LAY-IN	25	NO	WHITE	STEEL	16ø NECK

NOTES:
NECK SIZE SHOWN ON PLANS AND CORRESPONDS TO DUCT CONNECTION SIZE.
CONTRACTOR SHALL PROVIDE SQUARE TO ROUND ADAPTERS AS REQUIRED FOR INSTALLATION.
MOUNTING HEIGHT AND EXACT LOCATION TO BE DETERMINED BY THE ARCHITECT.
VERIFY COLOR OF ALL DEVICES WITH ARCHITECT.

OUTSIDE AIR CALCULATION

Outside Air for unit AC-1

Space	Area	Occ Density	Rp	Pz	Ra	Az	Vbz
Retail (serving area)	308	15	7.5	4.62	0.12	308	71.6
Kitchen	365	0	0	0	0	365	0.0
Corridors	61	0	5	0	0.06	61	3.7
Storage	217	0	0	0	0.12	217	26.0
				Total Net OSA Required			101

Min OSA required is 101 CFM
Balace AC-1 for 465 CFM*
*Additional CFM required for make up ai

Outside Air for unit AC-2

Space	Area	Occ Density	Rp	Pz	Ra	Az	Vbz
Dining	491	70	7.5	34.37	0.18	491	346.2
Corridors	291	0	10	0	0.18	291	52.4
Storage	137	0	0	0	0.12	137	16.4
				Total Net OSA Required			415

Balance AC-2 for 415 CFM

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

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

where

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

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

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

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

Note: These values are based on adapted occupants.

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

KITCHEN EXHAUST FAN SCHEDULE

MARK	SERVES	MANUFACTURER	MODEL	CFM	E.S.P. (in. wg)	MOTOR HP	MOTOR V/PH	DRIVE	SONES	WEIGHT LBS	REMARKS
1	KITCHEN HOOD	CAPTIVE AIRE	NCA24HPFA	4,400	1.0	2 HP	208/3	BELT	18.6	251	(1)(2)(3)(4)(5)

(1) FAN SHALL U.L. 762 LISTED FOR GREASE REMOVAL
(2) EXHUAST FAN SHALL BE INTERLOCKED WITH MAKE-UP AIR UNIT AND SWITCHED AT HOOD. REFER TO KITCHEN HOOD DRAWINGS
(3) PROVIDE FAN WITH ALUMINUM GREASE COLLECTION TRAP AND EXTENDED VENTED AND HINDGED CURB.
(4) NO COOKING OPERATION SHALL OCCUR WITHOUT KITCHEN HOOD EXHAUST FAN BEING ON. PROVIDE THERMAL SENSOR INTERLOCK IN HOOD TO START EXHAUST FAN.
(5) SUBSTITUTIONS ARE ALLOWED. SUBMITTING CONTRACTOR SHALL RECIEVE CITY & F.D. APPROVALS BEFORE INSTALLATION.

KITCHEN HOOD SCHEDULE

MARK	TYPE	MAX. COOKING TEMP.	SIZE LENGTH	SIZE DEPTH	EXHAUST CFM	SUPPLY CFM	MANUFACTURER	MODEL	EXHAUST COLLARS QTY.	EXHAUST COLLARS SIZE	SUPPLY COLLARS QTY.	SUPPLY COLLARS SIZE	REMARKS
KH-1	TYPE 1	600 °F	16'-0"	54"	4,400	3,520	CAPTIVE AIRE	5424-ND-2-PSP-F	2	21"x10"	6	10"x24"	(1)(2)(3)(4)(5)(6)

(1) PROVIDE HOOD WITH UL 300 PRE-PIPE FIRE SUPPRESSION SYSTEM. COMPLETE WITH ALL INTERLOCKS WITH FUEL AND FAN SHUT-OFFS AS REQUIRED.
(2) PROVIDE HOOD WITH FRONT PERFORATED SUPPLY PLENUM.
(3) TYPE 304 OR 430 STAINLESS STEEL CONSTRUCTION, WITH DOUBLE WALL, INSULATED FRONT PANEL.
(4) PROVIDE PREWIRED, UL LISTED, INCANDESCENT LIGHT FIXTURES WITH PLASTIC COATED GLASS GLOBES.
(5) HOOD OPTIONS AND CONTROLS SHALL BE PER HOOD DRAWINGS, REFER TO "KITCHEN HVAC", THIS SCHEDULE IS SHOWN FOR REFERENCE. COORDINATE ALL WORK WITH SHOP DRAWINGS OF HOODS.
(6) SUBSTITUTIONS ARE ALLOWED. SUBMITTING CONTRACTOR SHALL RECIEVE CITY & F.D. APPROVALS BEFORE INSTALLATION.

MAKE UP AIR UNIT SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	EXT. S.P.	HP	EVAP MEDIA	HEATING MBH IN	HEATING MBH OUT	HEATING %	HEATING TYPE	ELECTRIC	WT.	REMARKS
1	CAPTIVE AIRE	A2-D.250-20D	3,520	0.50	3	CELDEK	186,555	171,631	92%	N. GAS	208/3	946	(1)(2)(3)(4)(5)(6)

(1) PROVIDE EQUIPMENT CURB AND STANDS AS REQUIRED.
(2) COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE INTERLOCK BETWEEN MAKE-UP UNITS AND CORRESPONDING EXHAUST FANS.
(3) PROVIDE WITH VERTICAL DISCHARGE CABINET AND WEATHER INTAKE HOOD.
(4) PROVIDE WITH STARTER/CONTROLLER, COORDINATE LOCATION WITH ARCHITECT.
(5) HOOD OPTIONS AND CONTROLS SHALL BE PER HOOD DRAWINGS, REFER TO "FOOD SERVICE PLANS", THIS SCHEDULE IS SHOWN FOR REFERENCE. COORDINATE ALL WORK WITH SHOP DRAWINGS OF HOODS.
(6) SUBSTITUTIONS ARE ALLOWED. SUBMITTING CONTRACTOR SHALL RECIEVE CITY & F.D. APPROVALS BEFORE INSTALLATION.

EXHAUST FAN SCHEDULE

MARK	SERVES	MANUF.	MODEL	CFM	E.S.P. (in. wg)	MOTOR HP OR WATTS	MOTOR V/PH	DRIVE	SONES	WEIGHT LBS	REMARKS
1	RESTROOM	GREENHECK	SP-B90	75	.25	54 WATTS	120/1	DIRECT	2.0	10	(1)(2)
2	WARE WASHING	GREENHECK	SP-A390	350	.25	135 WATTS	120/1	DIRECT	4.5	24	(1)(2)(3)

(1) UNIT TO OPERATE VIA WALL SWITCH.
(2) PROVIDE WITH MANUFACTURER'S ROOF DISCHARGE CAP, #RCC-7.
(3) PROVIDE WITH STAINLESS STEEL GRILLE.

ELECTRIC HEATER SCHEDULE

EQUIP. NO.	MANUFACTURER	MODEL NO.	TYPE	SERVICE/ LOCATION	BLOWER CFM	HEATER KW	VOLTS/ PHASE	AMPS	REMARKS
1	QMARK	QFG15122M	RECESSED WALL HEATER	RISER ROOM	150	1.5	120/1	12.5	(1)

(1) INTEGRAL THERMOSTAT.

AIR BALANCE SCHEDULE

KITCHEN EXHAUST = (4,400 CFM)
MAKE UP AIR = 3,520 CFM
TOTAL OSA = 880 CFM

NET BUILDING BALANCE = +0 CFM

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Registered Professional Engineer
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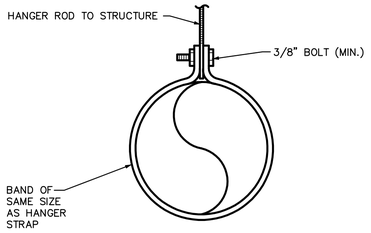
ARCHITECTURE & PLANNING

DRAWING: Mechanical Schedules
PROJECT: Carreras Commercial Building, 8176 E. State Rt. 69, Prescott Valley, AZ 86314
APN: 103-22-019A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: March 16th, 2020
JOB NO.: 749
SHEET: M2.0

Mar 16, 2020 - 9:05am

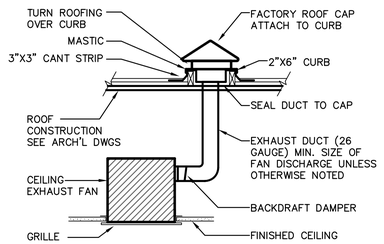
DUCT DIAMETER	HANGER SIZE– GALV. STEEL STRAP	SPACING
0 TO 18"	1" x 20 GA.	12'
19 TO 36"	1" x 18 GA.	12'



EXPOSED ROUND DUCT HANGER

3 / M3.0

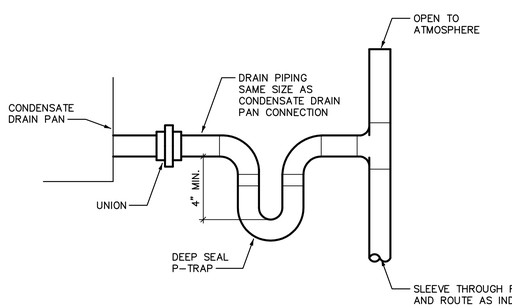
NOT TO SCALE



CEILING MOUNTED EXHAUST FAN DETAIL

4 / M3.0

NOT TO SCALE

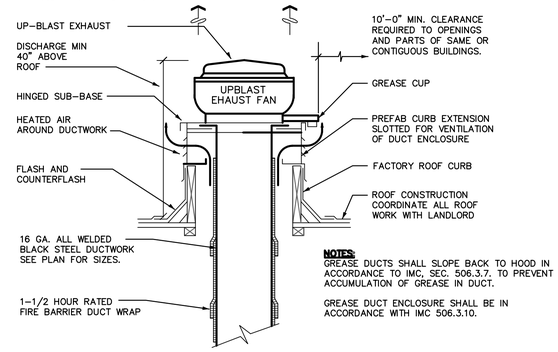


CONDENSATE PIPING AT UNIT DETAIL

5 / M3.0

NOT TO SCALE

NOTE:
UPDRAFT EXHAUST FANS SHALL BE HINGED AND CHAINED FOR CLEANING OF VERTICAL DUCT.



NOTES:
GREASE DUCTS SHALL SLOPE BACK TO HOOD IN ACCORDANCE TO IMC, SEC. 506.3.7, TO PREVENT ACCUMULATION OF GREASE IN DUCT.

GREASE DUCT ENCLOSURE SHALL BE IN ACCORDANCE WITH IMC 506.3.10.

TYPE I KITCHEN HOOD EXHAUST FAN

1 / M3.0

NO SCALE

TESTING

THERMAL CERAMICS FIREMASTER XL HAS BEEN TESTED IN ACCORDANCE WITH THE FOLLOWING;

ASTM E2336
ASTM E136
ASTM E119
ASTM C518
ASTM E8114/E119
ASTM E84
ASTM C518
ASTM D6329

CODE COMPLIANCE

THERMAL CERAMICS FIREMASTER XL COMPLIES WITH THE REQUIREMENTS OF THE FOLLOWING;

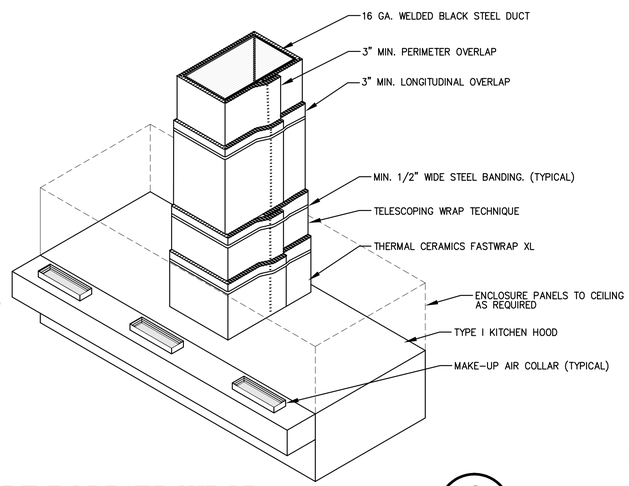
UL LISTED #G18
NFPA 96
2015 INTERNATIONAL MECHANICAL CODE
INTERNATIONAL CODE COUNCIL – ICCES #ESR 2213

INSTALLATION

THERMAL CERAMICS FIREMASTER XL PASSES THE ASTM E2336 TEST STANDARD REQUIRED BY THE 2006 IMC AND NFPR 96 FOR REDUCED CLEARANCE 1 AND 2 HOUR ENCLOSURE FOR KITCHEN HOOD GREASE DUCTS.

INSTALLATION SHALL BE BY QUALIFIED CONTRACTOR IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND REFERENCED STANDARDS AND DETAILS.

PROVIDE FIREMASTER F2–HT–XL3 DOORS AND APPROVED FIRE STOP SEALANT.



GREASE DUCT FIRE BARRIER WRAP

2 / M3.0

NO SCALE

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MECHANICAL SPECIFICATIONS

GENERAL REQUIREMENTS

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

INTENT

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

DRAWINGS AND DATA

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

CODES

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

A. APPLICABLE CITY, COUNTY, AND STATE MECHANICAL, ELECTRICAL, GAS, PLUMBING, HEALTH AND SANITARY CODES, LAWS AND ORDINANCES.
B. CITY OR OTHER APPLICABLE BUILDING CODES.
C. NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION STANDARDS.
D. NATIONAL ELECTRIC SAFETY CODE.
E. UNDERWRITER'S LABORATORIES, INC. STANDARDS.
F. AMERICAN NATIONAL STANDARDS INSTITUTE.
G. AMERICAN SOCIETY FOR TESTING MATERIALS STANDARDS.
H. 2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS.
I. REGULATIONS, PERMITS, INSPECTIONS: COMPLY WITH ALL APPLICABLE CODED, RULES AND REGULATIONS. ALL MATERIALS, EQUIPMENT AND WORK MUST CONFORM TO THE UNIFORM MECHANICAL CODE. OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND LICENSES. WHEN REQUIRED BY CODE, ALL WORK MUST BE INSPECTED AND APPROVED BY LOCAL AUTHORITIES.

GENERAL

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

EXECUTION

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

GUARANTEE

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

PROVIDE EXTENDED FIVE (5) YEAR FACTORY PARTS & LABOR WARRANTY ON ALL AIR CONDITIONING COMPRESSORS.

AIR CONDITIONING, HEATING AND VENTILATING

SCOPE

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

VERIFICATION OF DIMENSIONS:

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

CUTTING AND PATCHING:

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

REGULATIONS, PERMITS & INSPECTIONS

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

DUCTWORK

ALL DUCTWORK TO BE GALVANIZED LOCK FORMING SHEET METAL. SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS. CONSTRUCT ALL DUCTWORK AND FITTINGS TO PROVIDE MINIMUM RESISTANCE AND NOISE LEVELS. DUCTWORK SHALL BE FABRICATED AND INSTALLED BY SKILLED MECHANICS IN A WORKMANLIKE MANNER USING THE LATEST EDITION OF THE "SMACNA" MANUAL AS A GUIDELINE. SEAL ALL SUPPLY AIR DUCTWORK AND RETURN AIR PLATFORMS/PLENUMS AIRTIGHT WITH APPROVED DUCT SEALER. TURNING VANES SHALL BE INSTALLED IN ALL MITERED ELBOWS.

FLEXIBLE DUCT

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

DUCT INSULATION

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

DUCTS IN FLOOR TRUSSES OR OTHER CONDITIONED SPACE:

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

WRAPPED DUCTWORK – FIBER GLASS BLANKET WITH FRK VAPOR RETARDING FACING. 1 1/2 PCF, 2" THICK, WITH A MINIMUM INSTALLED "R-VALUE" OF 6.0. (ASSUMES 25% COMPRESSION)

DUCTS IN ATTICS OR OTHER UNCONDITIONED SPACE:

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

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

ACCEPTABLE MANUFACTURERS

THE FOLLOWING IS A LIST OF MANUFACTURERS WHOSE EQUIPMENT AND HVAC MATERIALS ARE ACCEPTABLE, SUBJECT TO CONFORMANCE WITH CONTRACT DOCUMENTS. VERIFY THAT THE EQUIPMENT WILL MEET ALL CAPACITIES, SPACE ALLOCATIONS, AND THAT THE WEIGHTS WILL NOT EXCEED STRUCTURAL DESIGN LOADS.

PACKAGED A/C ROOFTOP UNITS: CARRIER, TRANE, YORK.
FLEXIBLE DUCT: GENFLEX, THERMAFLEX, OR EQUIVALENT.
EXHAUST FANS: GREENHECK AND LOREN COOK, CAPTIVE AIRE.
DUCT AND PIPE INSULATION: KNAUF, OWENS-CORNING, MANVILLE, CERTAIN-TEED, PPG.

EXHAUST FANS

SIZE, CAPACITIES, AND TYPE AS INDICATED ON THE DRAWINGS. FURNISH COMPLETE WITH FACTORY CURBS/ROOF CAPS, BAROMETRIC DAMPER, SPEED CONTROL, DISCONNECT, STARTER (IF REQUIRED), AND BIRDSCREEN. FURNISH ROOF MOUNTED FANS WITH INSULATED ROOF CURB; PROVIDE CEILING MOUNTED FANS WITH WALL/ROOF CAP.

HVAC EQUIPMENT CONDENSATE DRAINS

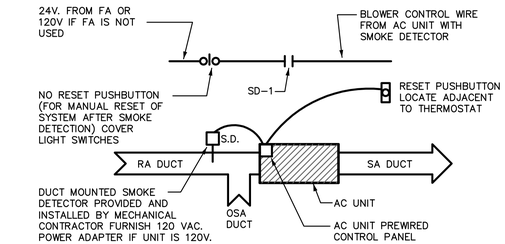
TO BE INSTALLED AS INDICATED OR REQUIRED. USE TYPE M COPPER TUBING AND WROUGHT COPPER MECHANICAL FITTINGS. EXTEND DRAINS TO NEAREST ROOF DRAIN OR LAVATORY TAIL-PIECE (FURNISHED BY PLUMBER). SLOPE DRAIN AT A MINIMUM OF 1/8" PER FOOT.

INSTRUCTIONS/O&M MANUAL

THE CONTRACTOR SHALL INSTRUCT THE OWNER IN THE PROPER OPERATION AND MAINTENANCE OF ALL INSTALLED HVAC EQUIPMENT. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO (2) BOUND OPERATING AND MAINTENANCE MANUALS TO THE OWNER AT THE COMPLETION OF THE PROJECT. THE MANUAL SHALL INCLUDE: CONTROL AND/OR INTERLOCK WIRING DIAGRAMS, SEQUENCE OF OPERATION, PREVENTATIVE MAINTENANCE ITEMS, AND A PARTS LIST WITH THE NOMENCLATURE, MAINTENANCE SCHEDULE, AND NAME, ADDRESS AND PHONE NUMBER OF THE LOCAL PRODUCT REPRESENTATIVE.

AIR SYSTEM BALANCING

AIR SYSTEMS AND AIR DISTRIBUTION TEST AND BALANCE: THE CONTRACTOR SHALL INCLUDE IN HIS BID THE SERVICES OF AN INDEPENDENT AIR BALANCE AND TESTING AGENCY. THE AGENCY SHALL BE APPROVED BY THE OWNER AND ARCHITECT. THE TESTING AGENCY SHALL BE ONE WHICH SPECIALIZES IN THE BALANCING AND TESTING OF HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS TO BALANCE, ADJUST AND TEST AIR MOVING EQUIPMENT AND AIR DISTRIBUTING OR EXHAUSTING SYSTEMS AS HEREIN SPECIFIED. ALL WORK SHALL BE DONE UNDER DIRECT SUPERVISION OF A REGISTERED PROFESSIONAL HEATING AND VENTILATING ENGINEER OR AABC OR NEBB CERTIFIED COMPANY. PROVIDE CERTIFIED REPORT.



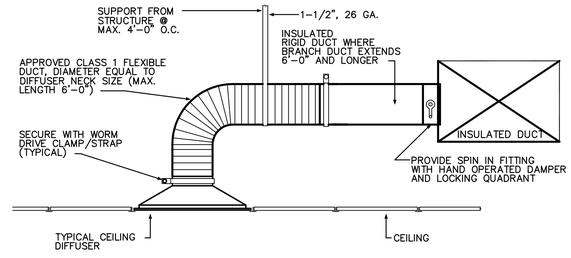
DUCT SMOKE DETECTORS REQUIRE A REMOTE LED INDICATOR THRU THE CEILING LEVEL NFPA 72 3-8.3 AND 5-10.6.8

REFER TO KEYNEOTE #2 ON SHEET M1.1 FOR ADDITIONAL INFORMATION/REQUIREMENTS

DUCT SMOKE DETECTOR DETAIL

1 / M3.0

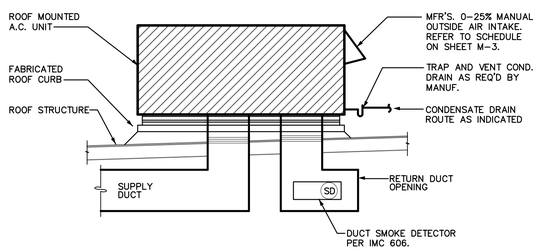
NOT TO SCALE



CONCEALED BRANCH DUCT TAKE-OFF DETAIL

2 / M3.0

NOT TO SCALE



ROOFTOP UNIT DETAIL

3 / M3.0

NOT TO SCALE

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ARCHITECTURE & PLANNING

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DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	March 16th, 2020
JOB NO.	749
SHEET	M3.1

Mar 16, 2020 - 9:05am

HOOD INFORMATION – Job#4455334

HOOD NO	TAG	MODEL	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/ft	TOTAL EXH CFM	EXHAUST PLENUM RISER(S) WIDTH	LENG	HEIGHT	DIA	CFM	VEL	SP	TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG END TO END	HOOD CONFIG ROW
1		5424 ND-2-PSP-F	16' 0"	600 Deg	I	Heavy	275	4400	10"	21"	4"		2200	1509	-0.384"	3520	430 SS Where Exposed	ALONE	ALONE
									10"	21"	4"		2200	1509	-0.384"				

HOOD INFORMATION

HOOD NO	TAG	FILTER(S) TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	LIGHT(S) QTY	TYPE	WIRE GUARD	UTILITY CABINET(S) LOCATION	SIZE	FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	FIRE SYSTEM PIPING	HOOD HANGING WEIGHT
1		SS Baffle with Handles	12	20"	16"	30%	5	L55 Series E26	NO	Left	12"x54"x24"	Ansul R102	3.0/3.0	SC-111110FP	1 Light 1 Fan	NO	996 LBS

HOOD OPTIONS

HOOD NO	TAG	OPTION
1		FIELD WRAPPER 18.00" High Front, Left, Right
		BACKSPLASH 80.00" High X 204.00" Long 430 SS Vertical
		RIGHT QUARTER END PANEL 23" Top Width, 0" Bottom Width, 23" High 430 SS
		LEFT QUARTER END PANEL 23" Top Width, 0" Bottom Width, 23" High 430 SS
		STRUCTURAL FRONT PANEL
		INSULATION FOR BACK OF HOOD

PERFORATED SUPPLY PLENUM(S)

HOOD NO	TAG	POS	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S) WIDTH	LENG	DIA	CFM	SP
1		Front	204"	18"	6"	MUA	10"	24"		586	0.186"
						MUA	10"	24"		586	0.186"
						MUA	10"	24"		586	0.186"
						MUA	10"	24"		586	0.186"
						MUA	10"	24"		586	0.186"
						MUA	10"	24"		586	0.186"

PATENT NUMBERS

AC-PSP (United States) - US Patent 7963830 B2
AC-PSP Wall (Canada) - CA Patent 2820509
AC-PSP Island (Canada) - CA Patent 2520330

Captive Aire Systems Arizona
Contact Kelly Ryan, Tim Mathis or Spencer Alverson
1717 E. Bell Rd. Ste 12 Phoenix, AZ 85022
PHONE: (480) 926-6810, (855) 926-6810
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SPECIFICATION: CAPTRATE® GREASE-STOP® SOLO FILTER

THE CAPTRATE GREASE-STOP SOLO FILTER IS A SINGLE-STAGE FILTER FEATURING A UNIQUE S-BAFFLE DESIGN IN CONJUNCTION WITH A SLOTTED REAR BAFFLE DESIGN, TO DELIVER EXCEPTIONAL FILTRATION EFFICIENCY.

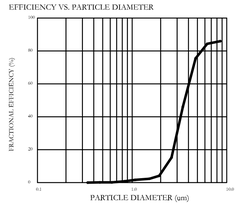
FILTER IS STAINLESS STEEL CONSTRUCTION, AND SIZED TO FIT INTO STANDARD 2-INCH DEEP HOOD CHANNEL(S).

UNITS SHALL INCLUDE STAINLESS STEEL HANDLES AND A FASTENING DEVICE TO SECURE THE TWO COMPONENTS WHEN ASSEMBLED.

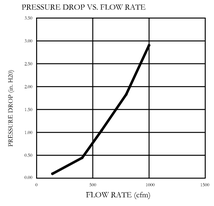
GREASE EXTRACTION EFFICIENCY PERFORMANCE SHALL REMOVE AT LEAST 75% OF GREASE PARTICLES FIVE MICRONS IN SIZE, AND 95% GREASE PARTICLES SEVEN MICRONS IN SIZE AND LARGER, WITH A CORRESPONDING PRESSURE DROP NOT TO EXCEED 1.0 INCHES OF WATER GAUGE.

THE CAPTRATE GREASE-STOP SOLO WAS TESTED TO ASTM STANDARD ASTM F2519-05.

EFFICIENCY VS. PARTICLE DIAMETER

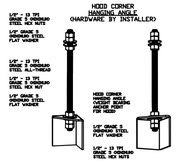


PRESSURE DROP VS. FLOW RATE



CAPTRATE FILTERS ARE BUILT IN COMPLIANCE WITH.
NFPA #96
NSF STANDARD #2
UL STANDARD #1046
INT. MECH. CODE (IMC)
ULC-S649

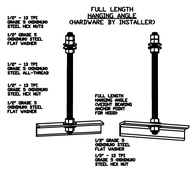
HOOD CORNER HANGING ANGLE (HARDWARE BY INSTALLER)



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 OMNIMUMO ALL-THREAD SANDVICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 OMNIMUMO STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 OMNIMUMO HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH HOOD HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

FULL LENGTH HANGING ANGLE (HARDWARE BY INSTALLER)



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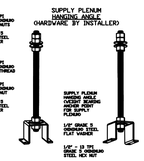
SUPPLY PLENUM HANGING ANGLE (HARDWARE BY INSTALLER)



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CAPTIVEAIRE SYSTEMS RECOMMENDS THE USE OF LISTED, PRE-FABRICATED ROUND GREASE EXHAUST DUCT TO REDUCE STATIC PRESSURE IN THE SYSTEM, MINIMIZE INSTALLATION AND INSPECTION TIMES, AND ENSURE DUCT IS LIQUID TIGHT

HVAC DISTRIBUTION NOTE

IT IS RECOMMENDED NOT TO INSTALL HIGH VELOCITY DIFFUSERS OR HVAC RETURNS WITHIN TEN (10) FEET OF THE EXHAUST HOOD. PERFORATED DIFFUSERS ARE RECOMMENDED.

VERIFY CEILING HEIGHT

___' - ___"

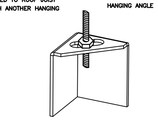
HEIGHT REQUIRED TO VERIFY THAT HOOD FITS SPACE AND TO SIZE THE ENCLOSURE PANELS

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____

1/2" DIA. ALL THREAD ROD CONNECTED TO ROOF JOIST THROUGH ANOTHER HANGING ANGLE

1/2" DIA. HEAVY DUTY NUT ONE ABOVE AND ONE BELOW HANGING ANGLE



*ROD AND NUTS TO BE SUPPLIED BY INSTALLING CONTRACTOR
HANGING ANGLE IS PRE-PUNCHED AT FACTORY

CANOPY OVERHANG

HOOD STYLE	DIM FROM REAR	DIM FROM FRONT (24"H)	DIM FROM FRONT (30"H)
CANOPY ND2	4.166"	2.246"	2.246"
ND2-PSP-F	4.166"	2.246"	2.246"
BACKSHELF 2847BD	2.00"	14.25"	–
VHB/VHB-G	36"X36"	42"X42"	48"X48"
FRONT/BACK DIMS BY SIZE	2.246"	2.246"	2.246"

EXHAUST CALCULATIONS

EXHAUST CFM=LENGTH OF HOOD X CFM/LIN.FT. (LOAD)
SUPPLY CFM=EXHAUST CFM X PERCENTAGE REQUIRED
TOTAL DUCT AREA=144 X CFM / FPM(*)
DUCT LENGTH= TOTAL DUCT AREA / DUCT DEPTH

* CAPTIVE-AIRE VENTILATOR DUCT SIZES ARE CALCULATED USING AN EXHAUST VELOCITY OF 1500-1800 FPM AND A SUPPLY VELOCITY OF 1000 FPM.

CALCULATIONS UTILIZED

CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH:

ETL #3054804-001 & #3054804-002 — UL STANDARD 710 — intertek — BUILT IN ACCORDANCE WITH NFPA No. 96

Listed under ETL File number 3054804-001/002

BUILDING CODES

CAPTIVE-AIRE HOODS HAVE OPTIONAL CLEARANCE REDUCTION SYSTEMS AVAILABLE AS FOLLOWS:

MATERIAL	CLEARANCE REDUCTION SYSTEM
NON-COMBUSTIBLE	NONE REQUIRED
LIMITED-COMBUSTIBLE	3" UNINSULATED STANDOFF
COMBUSTIBLE	1" INSULATED STANDOFF

CLEARANCE TO COMBUSTIBLES

INSTALLATION

1. ALL ELECTRICAL "FIELD" CONNECTIONS AND RELATED INTERCONNECTIONS BY ELECTRICAL CONTRACTORS.
2. ALL PLUMBING "FIELD" CONNECTIONS AND RELATED INTERCONNECTIONS BY PLUMBING CONTRACTORS.
3. HANGING BRACKETS LOCATED AND WELDED AS SHOWN ON PLANS. ALL OTHER HANGER MATERIALS PROVIDED BY INSTALLING CONTRACTORS.
4. ALL CONNECTIONS FROM CAPTIVE-AIRE DUCT PER MECHANICAL CONTRACTOR'S PLANS.
5. COOKING EQUIPMENT TO SHUTOFF IN EVENT OF FIRE.
6. EXHAUST FANS TO TURN ON IN EVENT OF FIRE.
7. ALL LIGHTS FIXTURE SHOWN INSTALLED BY CAPTIVE-AIRE ARE FACTORY PREWIRED. INTERCONNECTIONS BETWEEN HOODS AND TO SWITCHES BY ELECTRICAL CONTRACTORS.
8. LAMPS FOR LIGHT FIXTURES BY INSTALLING CONTRACTORS.
9. SEISMIC RESTRAINTS ARE RESPONSIBILITY OF INSTALLING CONTRACTOR.
10. INSTALLING CONTRACTORS ASSUME ALL RELATED RESPONSIBILITY FOR CORRECTNESS OF ALL TECHNICAL DATA CONTAINED IN THESE DOCUMENTS FOR ACCURACY, INTEGRATION, AND ADMINISTRATION OF CODE REQUIREMENTS IN EFFECT PRIOR TO ANY RELEASE FOR PRODUCTION OF EQUIPMENT SHOWN.

BALANCE

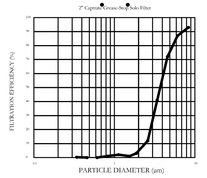
11. KITCHEN HOODS MUST BE BALANCED WITH KITCHEN.
12. KITCHEN SHALL BE NEGATIVE WITH RESPECT TO DINING AREA.
13. RESTAURANT SHALL BE POSITIVE WITH RESPECT TO AMBIENT PRESSURE.

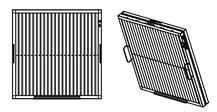
ADDITIONAL

14. WRITTEN HOOD DIMENSIONS HAVE PRECEDENCE OVER SCALE.
15. SIGNED AND "APPROVED" COPIES OF THIS DOCUMENT MUST BE RECEIVED BY THE FACTORY PRIOR TO COMMENCEMENT OF FABRICATION.

FILTER DETAIL

FILTER COLLECTION EFFICIENCY





CaptiveAire Captrate Solo Filter
ETL Listed Grease Extracting Filters
Made From 430 Stainless Steel

CAPTIVE AIRE SYSTEMS
Arizona Office
1717 E. Bell Road, SUITE 12, Phoenix, AZ, 85022 PHONE: (480) 926-6810 FAX: (877) 719-2227 EMAIL: reg93@captiveaire.com
www.captiveaire.com

Carreras - Prescott Valley
PRESCOTT VALLEY, AZ, 86312

DATE: 7/29/2020
DWG.#: 4455334
DRAWN BY: tim.mathis
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 1

REVISIONS	
DESCRIPTION	DATE:
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△	
△	
△	

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Registered Professional Engineer
33491 WILLIAM MARK ODELL
Expires 06/30/2021
ARIZONA U.S.A.

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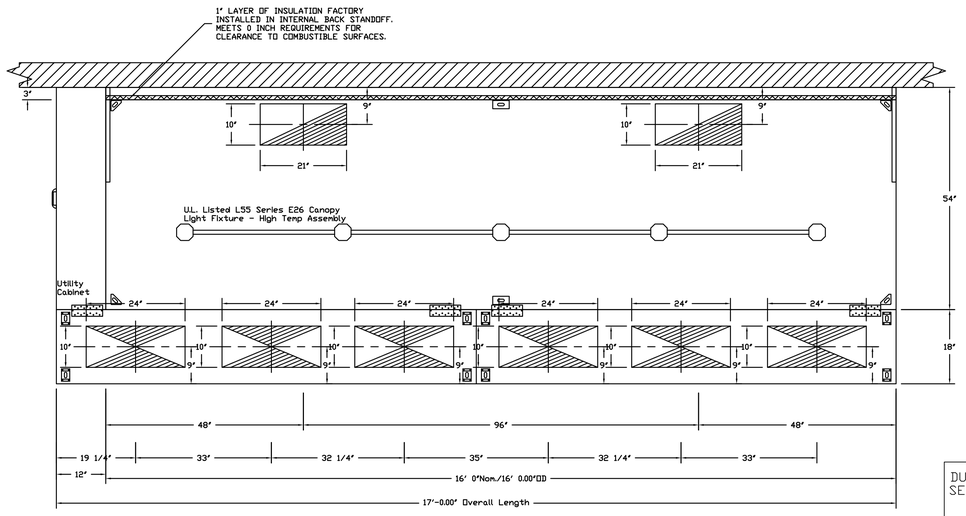
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Kitchen HVAC Equipment
PROJECT: Carreras Commercial Building 8176 E. State Rt. 69 Prescott Valley, AZ 86314
APN: 103-22-019A

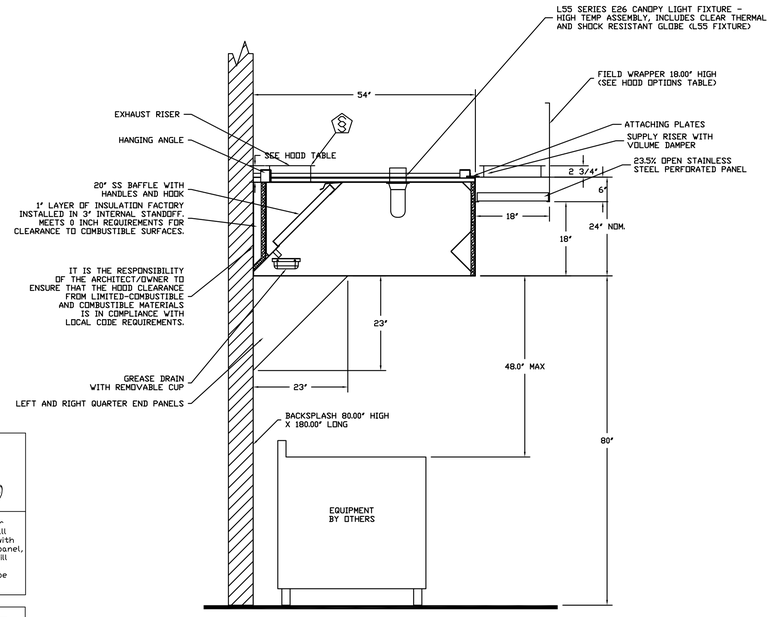
DRAWN BY L.O.
CHECKED BY W.A.K.
DATE March 16th, 2020
JOB NO. 749
SHEET **M4.0**

OSE Design Group, LLC consulting Engineers
611 West Delano Ave Prescott, AZ 86301 (602) 499.0001
Project #20023
11759 N. 143rd Ave. Surprise, AZ 85379 (623) 444-6143

Mar 16, 2020 - 9:05am

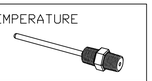


PLAN VIEW – Hood #1
16' 0.00" LONG 5424ND-2-PSP-F
NOTE: Additional hanging angles provided for hoods 12' and longer.



SECTION VIEW – MODEL 5424ND-2-PSP-F HOOD – #1

DUCT TEMPERATURE SENSOR



Provides exhaust air temperature for proper hood control operation. For all installations excluding a single hood with factory risers and a hood mounted panel, duct mounted temperature sensors will need to be field wired. 2-wire 18 AWG plenum rated thermistor cable must be used.

ROOM TEMPERATURE SENSOR

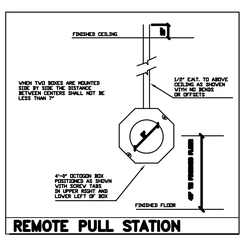
Provides room override based on temperature differential between the room and duct. Installed by electrician on a wall, 3'-6' off the finished floor, in the space but not directly under the hood or close to an appliance (including the electrical control box) so the reading is accurate for space.

HOOD CONTROL INTERFACE

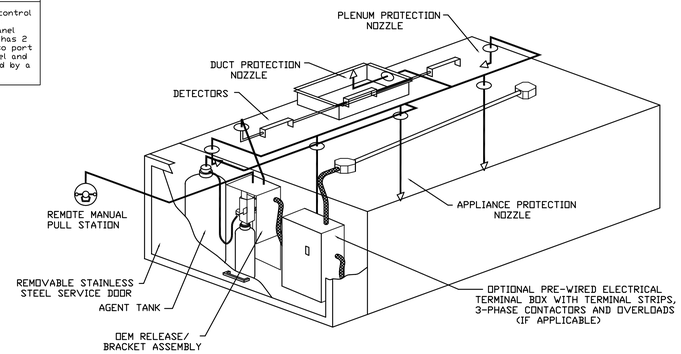
The LCD interface provides user control and hood status. The faceplate is connected to the hood control panel through CAT-5 cable. A faceplate has 2 RJ-45 connectors. One connects to port J4 or J5 in the hood control panel and the other will typically be occupied by a RJ-45 end-of-line terminator.

Fire System Information – Job#4455334

FIRE SYSTEM NO	Tag	TYPE	SIZE	FLOW POINTS	INSTALLATION	
					SYSTEM	LOCATION ON HOOD
1		Ansul R102	3.0/3.0	0	Fire Cabinet Left	Left, Hood 1



REMOTE PULL STATION



TYPICAL ANSUL R-102 SYSTEM LAYOUT

ACTUAL FIRE SYSTEM PIPING SCHEMATIC TO BE PROVIDED BY CONTRACTED FIRE SYSTEM DISTRIBUTOR AT TIME OF PERMITTING

REVISIONS

	DESCRIPTION	DATE:
△		
△		
△		
△		

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www.captiveaire.com

Carreras - Prescott Valley
PRESCOTT VALLEY, AZ, 86312

DATE: 7/29/2020

DWG.#: 4455334

DRAWN BY: tim.mathis

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

MASTER DRAWING

SHEET NO. 2

OSE Design Group, LLC
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Professional Engineer
Certificate
33491
WILLIAM MARK ODELL
Date Signed 08/12/20
ARIZONA U. S. A.

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ARCHITECTURE & PLANNING

DRAWING: Kitchen HVAC Equipment

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: March 16th, 2020
JOB NO.: 749
SHEET: **M4.1**

Mar 16, 2020 - 9:05am

EXHAUST FAN INFORMATION – Job#4455334

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	ø	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1	KEF-1	1	NCA24HPFA	4400	1.000	972	ODP	2.000	1.2740	3	208	5.9	1000 FPM	251	21

MUA FAN INFORMATION – Job#4455334

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	ø	VOLT	FLA	MCA	MOCP	EVAP FLOW RATE (Gal/Hr)	EVAP COOLER ENTERING DB TEMP	EVAP COOLER ENTERING WB TEMP	EVAP COOLER LEAVING DB TEMP	EVAP COOLER LEAVING WB TEMP	WEIGHT (LBS)	SONES
2	MUA-1	1	A2-D.250-20D	20MF-2-MOD	A2-D.250	2000	3520	0.500	1529	ODP,PREMIUM	3.000	1.6740	3	208	9.5	11.9A	20A	5.01	91.0°F	61.0°F	71.0°F	61.0°F	946	15

*Evap Flow Rate is variable based on water pressure.

VERIFY PITCH CURB

_____ : _____

Curb Pitch Required in order to manufacture the curb to specification.

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO	TAG	INPUT BTUs	OUTPUT BTUs	TEMP RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE	BURNER EFFICIENCY(%)
2	MUA-1	186555	171631	55 deg F	7 in. w.c. - 14 in. w.c.	Natural	92

FAN OPTIONS

FAN UNIT NO	TAG	QTY	Description
1	KEF-1	1	Grease Box
		1	Fan Base Ceramic Seal - Installed At Plant - For Grease Ducts
2	MUA-1	1	AC Interlock Relay - 24VAC Coil
		1	Motorized Backdraft Damper for A2-D Housing
		1	Low Fire Start
		1	Inlet Pressure Gauge, 0-35"
		1	Manifold Pressure Gauge, -5 to 15" wc
		1	IBT/MUA Evap Interlock
		1	Freeze Protection Drain Kit for Evaporative Coolers
		1	Separate 120V Wiring Package (Required and used only for DCV or Prewire with VFD) - Three Phase Only
		1	Size 2 Direct Fired Heater Low CFM Profile Package. Used on Heaters under 2500 cfm.

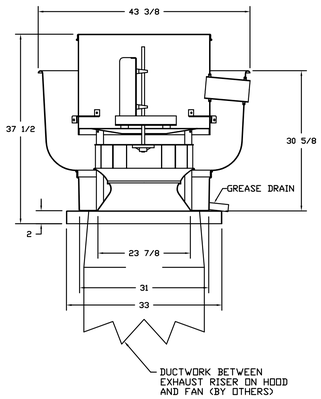
FAN ACCESSORIES

FAN UNIT NO	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1	KEF-1	YES						
2	MUA-1						YES	

CURB ASSEMBLIES

NO	ON FAN	TAG	WEIGHT	ITEM	SIZE
1	# 1	KEF-1	48 LBS	Curb	31.500"W x 31.500"L x 20.000"H Right Vented Hinged
2	# 2	MUA-1	86 LBS	Curb	31.000"W x 79.000"L x 15.000"H Right Insulated
	# 2			Rail	4.000"W x 4.000"L x 36.000"HRight

FAN #1 NCA24HPFA - EXHAUST FAN (KEF-1)



FEATURES:

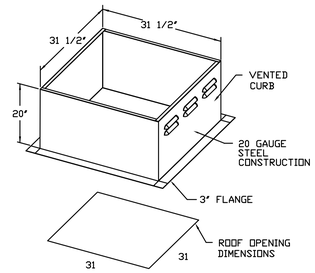
- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL762 AND ULC-S645
- AMCA SOUND AND AIR CERTIFIED
- WIRING FROM MOTOR TO DISCONNECT SWITCH
- WEATHERPROOF DISCONNECT
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

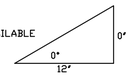
OPTIONS

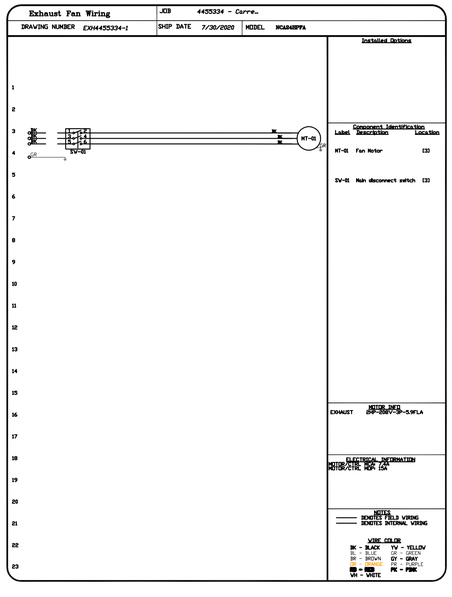
GREASE BOX.
FAN BASE CERAMIC SEAL - INSTALLED AT PLANT - FOR GREASE DUCTS.



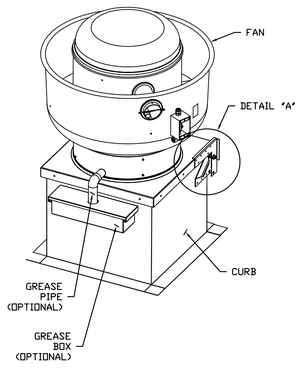
PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE





Hinge Kit



REVISIONS

	DESCRIPTION	DATE:
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CAPTIVE-AIRE

www.captiveaire.com

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DWG.#: 4455334

DRAWN BY: tim.mathis

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

MASTER DRAWING

SHEET NO. 3

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Registered Professional Engineer
33491
WILLIAM MARK ODELL
Date Signed 08/21/20
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ARCHITECTURE & PLANNING

DRAWING: Kitchen HVAC Equipment

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: March 16th, 2020
JOB NO.: 749
SHEET: **M4.2**

OSE Design Group, LLC
Consulting Engineers
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Prescott, AZ 86301
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Project #20023
11759 N. 143rd Ave.
Surprise, AZ 85378
(623) 444-8143

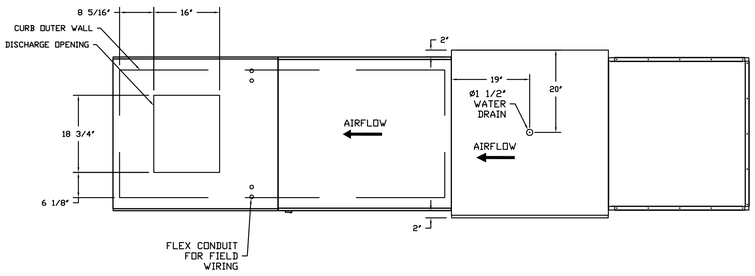
Mar 16, 2020 - 9:03am

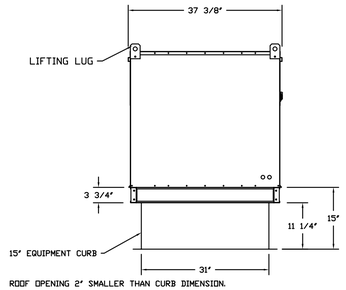
FAN #2 A2-D250-20D - HEATER (MUA-1)
1. DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 20' DIRECT DRIVE FAN
2. EVAP COOLER (LPD CELDEK) 7 W/SCREEN INTAKE
3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT
4. COOLING INTERLOCK RELAY. 24VAC COIL. 120V CONTACTS. LOCKS OUT BURNER CIRCUIT WHEN AC IS ENERGIZED.
5. MOTORIZED BACK DRAFT DAMPER 22.75" X 24" FOR SIZE 2 STANDARD & MODULAR HEATER UNITS W/EXTENDED SHAFT, STANDARD GALVANIZED CONSTRUCTION, 3/4" REAR FLANGE, LOW LEAKAGE, LF120S ACTUATOR INCLUDED
6. LOW FIRE START. ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATION CONTROL IS IN A LOW FIRE POSITION.
7. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE
8. GAS PRESSURE GAUGE, -5 TO +15 INCHES W.C., 2.5" DIAMETER, 1/4" THREAD SIZE
9. LAYER CONTROL FOR IBT EVAP
10. FREEZE PROTECTION DRAIN CONTROL KIT FOR EVAPORATIVE COOLERS. INCLUDES 3-WAY WATER SOLENOID VALVE 8316G064 (SHIPPED LOOSE), PRESSURE SWITCH INSTALLED UPSTREAM OF 2WAY SOLENOID IN UNIT, BRASS TEE, 2 NPT HALF INCH NIPPLES, AND TWO STAGE THERMOSTAT T678A1361. FIELD WIRING REQUIRED BY OTHERS FOR 3-WAY VALVE. FOR BOTH CELDEK AND STANDARD V-BANK TYPE CONFIGURATIONS.
11. SEPARATE 120VAC WIRING PACKAGE FOR MAKE-UP AIR UNITS. OPTION MUST BE SELECTED WHEN MOUNTING VFD IN PREWIRE PANEL OR WITH DCV PACKAGE. PROVIDES SEPARATE 120VAC INPUT TO SUPPLY FAN. THIS 120V SIGNAL MUST BE RUN BY ELECTRICIAN FROM DCV TO MUA SWITCH.
12. PROFILE PLATE CONFIGURATION FOR SIZE 2 DIRECT FIRED UNIT FOR LOW CFM APPLICATIONS.
13. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY (BURNER/BLOWER/EVAP SECTION)

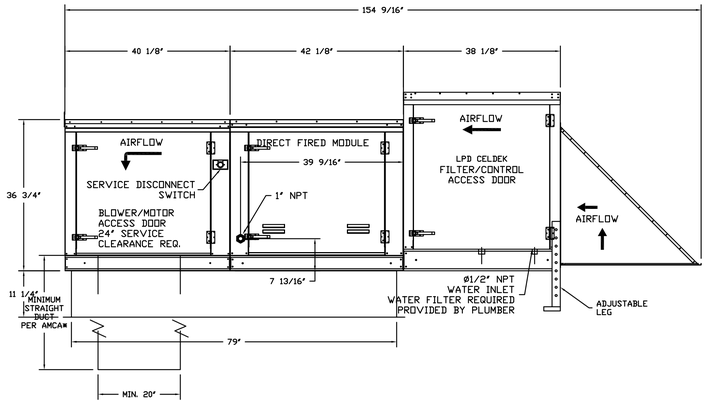
*NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT.
SUGGESTED STRAIGHT DUCT SIZE IS 20" x 20"

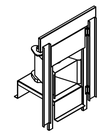
SUPPLY SIDE HEATER INFORMATION:

WINTER TEMPERATURE = 21°F. TEMP. RISE = 55°F.
BTUs CALCULATED OFF ACTUAL AIR DENSITY
OUTPUT BTUs AT ALTITUDE OF 0.0 ft. = 206445
INPUT BTUs AT ALTITUDE OF 0.0 ft. = 224396
OUTPUT BTUs AT ALTITUDE OF 5022 ft. = 171631
INPUT BTUs AT ALTITUDE OF 5022 ft. = 186556









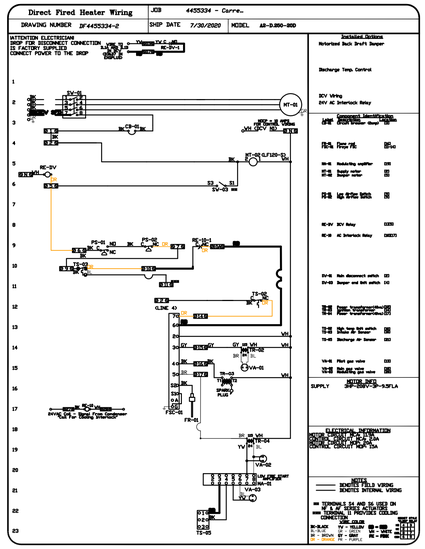
Direct Fired (DF) Profile Plate Assembly

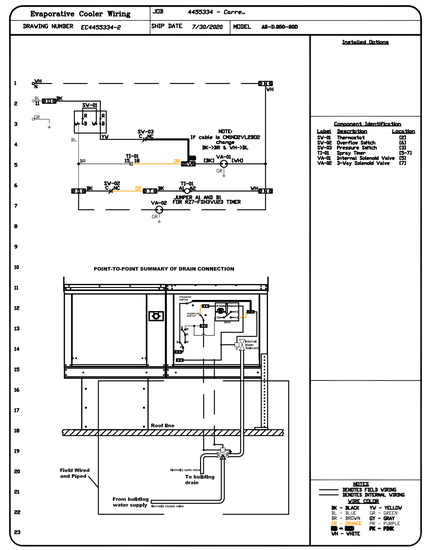
Direct Fired Profile Plate Specifications:
Description:
Direct fired burners shall have patented (US Patent No: US6629523B2), self-adjusting profile plates designed to ensure proper air velocity and pressure drop across the burner. Profile plates shall allow burners to achieve clean combustion by limiting by-product levels to a maximum of 50ppm of carbon monoxide (CO), and 0.5ppm of nitrogen dioxide (NO2). Direct fired units shall be configured with the blower mounted downstream of the burner. This arrangement will ensure a consistent airflow, regardless of inlet air temperature.

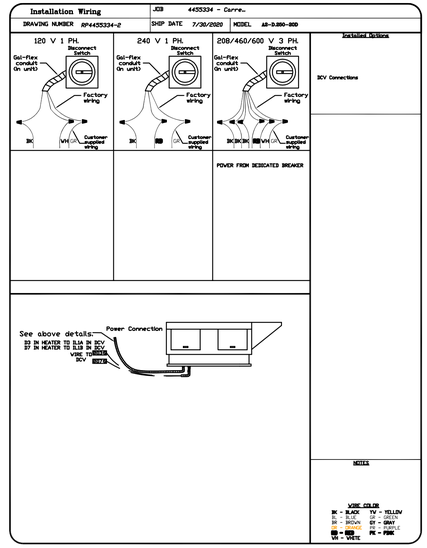
Application:
Spring-loaded burner profile plates are engineered to automatically react to the momentum of a fresh air stream, without the need for any motors or actuators to mechanically adjust them. With this feature, all DF units are designed for demand control ventilation (DCV) requirements.

Certifications:
All profile plate assemblies shall be included in the DF unit's ETL listing and comply with combined safety standards ANSI Z83.4 and CSA 3.7 (non-recirculating DF heaters) and ANSI Z83.18 (recirculating DF heaters).

General Construction:
-Profile plates shall be formed from G90 galvanized steel.
-Profile plates shall vary in size per unit.
-Profile plates shall be mounted along the same plane as the discharge of the burner.
-Design shall incorporate properly torqued, permanently mounted spring hinges.
-Spring hinges shall be made from plated steel.







REVISIONS

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ARCHITECTURE & PLANNING

Carreras - Prescott Valley
PRESCOTT VALLEY, AZ, 86312

DATE: 7/29/2020

DWG.#: 4455334

DRAWN BY: tim.mathis

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

MASTER DRAWING

SHEET NO. 4

DRAWING: Kitchen HVAC Equipment

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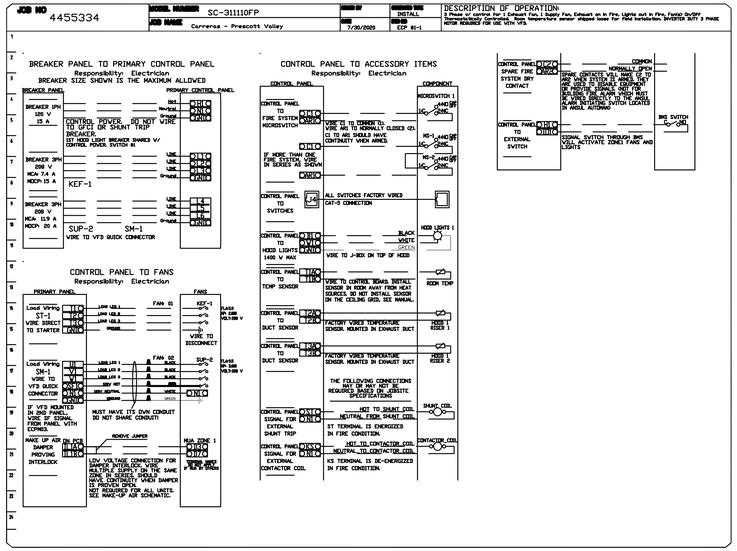
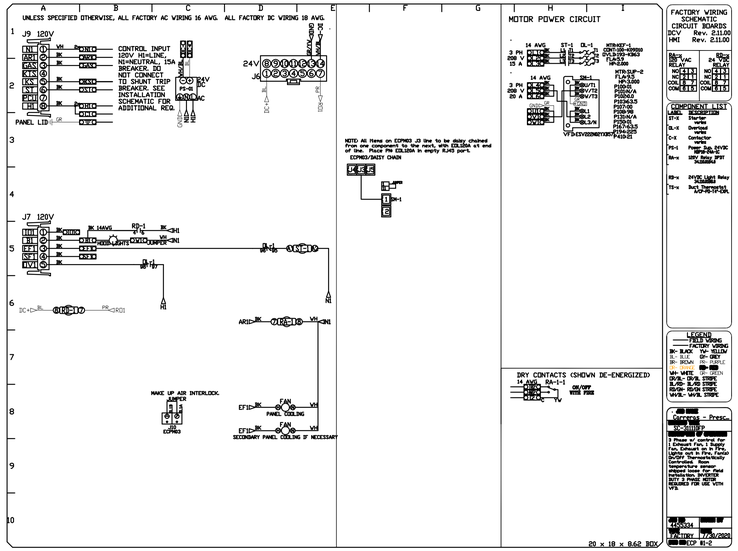
DRAWN BY L.O.
CHECKED BY W.A.K.
DATE March 16th, 2020
JOB NO. 749
SHEET **M4.3**

Mar 16, 2020 - 9:05am

ELECTRICAL PACKAGE – Job#4455334

NO	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED				
				LOCATION	QUANTITY		FAN TAG	TYPE	?	HP	VOLT	FLA
1		SC-311110FP	Utility Cabinet Left	03 - Utility Cabinet Left	1 Light	Smart Controls Thermostatic Control	KEF-1	Exhaust	3	2.000	208	5.9
				Hood # 1	1 Fan		MUA-1	Supply	3	3.000	208	9.5

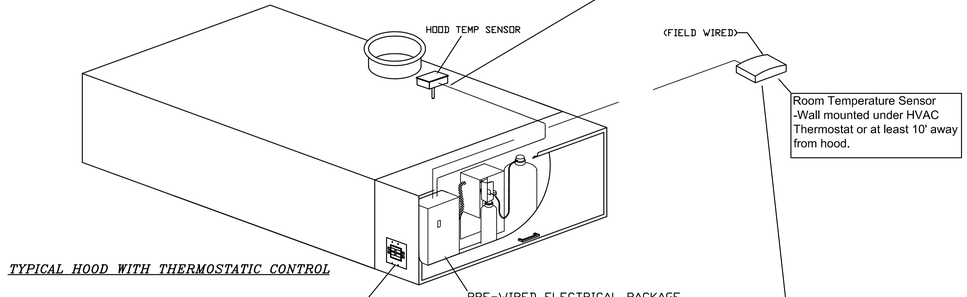




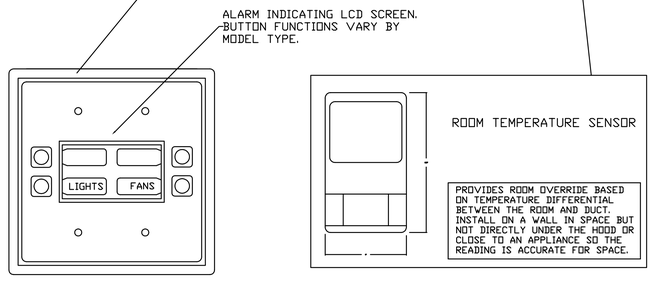
TEMPERATURE SENSOR INTERLOCK

THE TEMPERATURE SENSOR INTERLOCK OPTION COMPLIES WITH IMC 507.2.1.1 AND NFPA 96 11.1.1 BY INTERLOCKING WITH COOKING APPLIANCES THROUGH MEANS OF A HEAT SENSOR TO AUTOMATICALLY ACTIVATE EXHAUST FANS DURING COOKING OPERATIONS.

IF EXHAUST RISER IS FIELD CUT OR MULTIPLE HOODS ARE INSTALLED, THE DUCT STAT/STATS WILL BE WIRED IN THE FIELD BY CONTRACTOR



TYPICAL HOOD WITH THERMOSTATIC CONTROL



REVISIONS

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Carreras - Prescott Valley
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DATE: 7/29/2020
DWG.#: 4455334
DRAWN BY: tim.mathis
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 5

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Mar 16, 2020 - 9:05am

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APN: 103-22-019A

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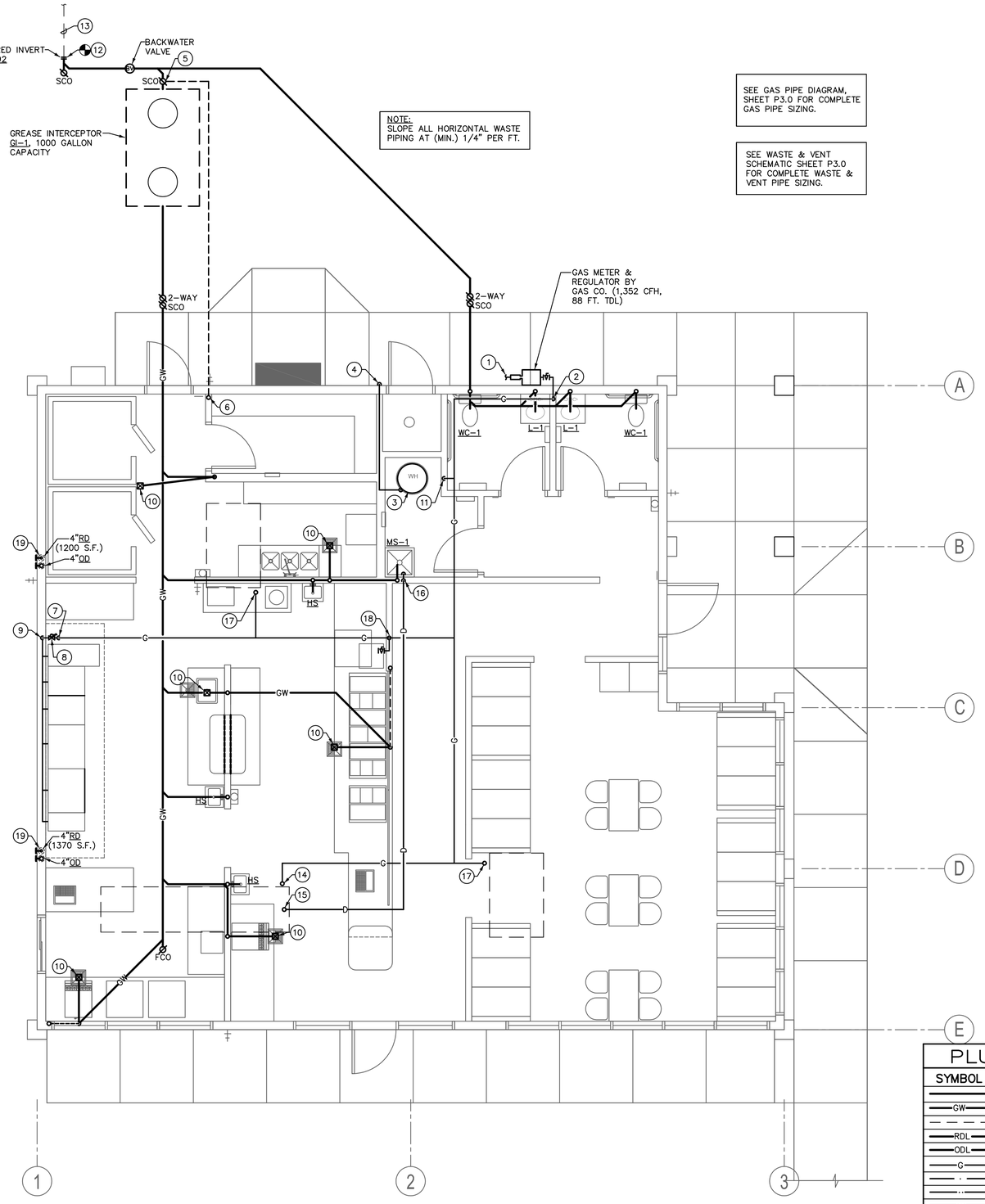
SHEET	M4.4

NOTE:
INVERTS ARE BASED ON ASSUMED FINISHED FLOOR ELEVATION OF 100.00

GREASE INTERCEPTOR SIZING:
(DFU values from IPC Table 709.1 and 709.2)

Dishwasher (2" Floor sink) =	3 DFU
3-comp. sink (2" Floor sink)=	3 DFU
Prep sink (2" Floor sink) =	3 DFU
Hand Sink (3 @ 2 DFU each) =	6 DFU
Mop Sink =	3 DFU
2" Floor Sink (clear-water wastes per 709.2) (4) Floor Sink @ 2 DFU =	8 DFU
TOTAL DFU =	26 DFU

(26 DFU) x (3 gpm / DFU) x (12 min. retention time)
26 x 3 x 12 = 936 gallons minimum capacity required
(Select next larger available size)
Size selected = 1000 gallons



NOTE:
SLOPE ALL HORIZONTAL WASTE PIPING AT (MIN.) 1/4" PER FT.

SEE GAS PIPE DIAGRAM, SHEET P3.0 FOR COMPLETE GAS PIPE SIZING.

SEE WASTE & VENT SCHEMATIC SHEET P3.0 FOR COMPLETE WASTE & VENT PIPE SIZING.

KEYNOTES

1. GAS SERVICE TO METER BY GAS COMPANY.
2. GAS OUT OF METER, ENTER BUILDING & RISE IN WALL TO ROUTE ABOVE CEILING.
3. WATER HEATER WH-1, SEE DETAIL, SCHEDULE, SHEET P2.0.
4. FULL SIZE WATER HEATER P & T RELIEF DRAIN LINE TO DAYLIGHT AT +6" A.F.G. WITH 90° ELBOW DOWN.
5. 2" VENT OFF TOP OF WASTE, ROUTE BELOW GRADE TO BUILDING.
6. 2" VENT RISE IN WALL FROM BELOW GRADE.
7. GAS PIPING DOWN TO SOLENOID VALVE.
8. EMERGENCY SOLENOID GAS SHUTOFF VALVE ON GAS SUPPLY TO RANGE. INSTALL IN ACCESSIBLE LOCATION OR PROVIDE ACCESS PANEL. COORDINATE WITH HOOD MECH. & COORDINATE WITH HOOD MECH. & ELECT. WORK.
9. GAS PIPING DOWN TO COOK LINE.
10. 2" FLOOR SINK FS WITH HALF GRATE.
11. GAS PIPING DOWN TO WATER HEATER.
12. CONNECT NEW 4" WASTE TO EXISTING SITE SEWER.
13. EXISTING SITE SEWER- FIELD VERIFY EXACT SIZE, LOCATION, INVERT & FLOW DIRECTION PRIOR TO CONSTRUCTION.
14. GAS PIPING UP THROUGH ROOF TO MAKEUP AIR UNIT. PROVIDE LUBRICATED GAS COCK & 6" DIRT LEG AT UNIT CONNECTTION.
15. 3/4" BLEED & DRAIN LINE CONNECTION TO MAKEUP AIR DRAIN OUTLET. PIPING MATERIAL: TYPE "M" COPPER. DROP WITH DRAIN LINE THROUGH ROOF TO ROUTE ABOVE CEILING- SLOPE AT 1/8" PER FT. TO MOP SINK. FLASH PIPING AT ROOF PENETRATION.
16. 3/4" BLEED & DRAIN LINE DOWN & TERMINATE +2" ABOVE MOP SINK RIM WITH 90° ELBOW DOWN.
17. GAS PIPING UP THROUGH ROOF TO A/C UNIT. PROVIDE LUBRICATED GAS COCK & 6" DIRT LEG AT UNIT CONNECTTION.
18. GAS DOWN TO VALVED STUBOUT AT CEILING FOR FUTURE HOT FOOD WELLS.
19. 4" RDL, ODL DOWN TO DAYLIGHT.

PLUMBING LEGEND

SYMBOL	ABBR.	DESCRIPTION
	W	WASTE PIPING
GW	GW	GREASE WASTE PIPING
	V	VENT PIPING
RDL	RDL	ROOF DRAIN LEADER
ODL	ODL	OVERFLOW ROOF DRAIN LEADER
G	G	NATURAL GAS PIPING
	CW	COLD WATER PIPING
	HW	HOT WATER PIPING
	HWR	HOT WATER RETURN PIPING
BV	BV	BALL VALVE
	RD	PRIMARY ROOF DRAIN
	OD	OVERFLOW ROOF DRAIN
	FCO, SCO	FLOOR OR SURFACE CLEANOUT
	WCO	WALL CLEANOUT
	VTR	VENT THRU ROOF

A1 Plumbing Floor Plan - Waste & Gas

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

Plan North

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Waste & Gas

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SHEET	P1.1

Mar 16, 2020 - 9:05am

PLUMBING GENERAL NOTES:

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

2. ALL FIXTURES SHALL BE PROPERLY VENTED TO THE ATMOSPHERE.

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

4. WATER PIPING INSTALLED UNDER CONCRETE SLAB SHALL BE LOOPED IN PARTITION WALLS WITH NO JOINTS UNDER SLAB & WITH PLASTIC SLEEVE FOR EACH PENETRATION THROUGH SLAB.

5. ALL WATER PIPING TO BE CONTROLLED BY FULL FLOW BALL VALVE.

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

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

8. SLOPE ALL HORIZONTAL WASTE LINES AT 2% (MINIMUM) THROUGHOUT.

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

10. FULL WAY VALVE IS REQUIRED ON THE DISCHARGE SIDE OF EACH METER AND AT THE COLD WATER SUPPLY TO EACH WATER HEATER.

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

12. REFER TO PLUMBING FIXTURE SCHEDULE FOR INDIVIDUAL LINE SIZES.

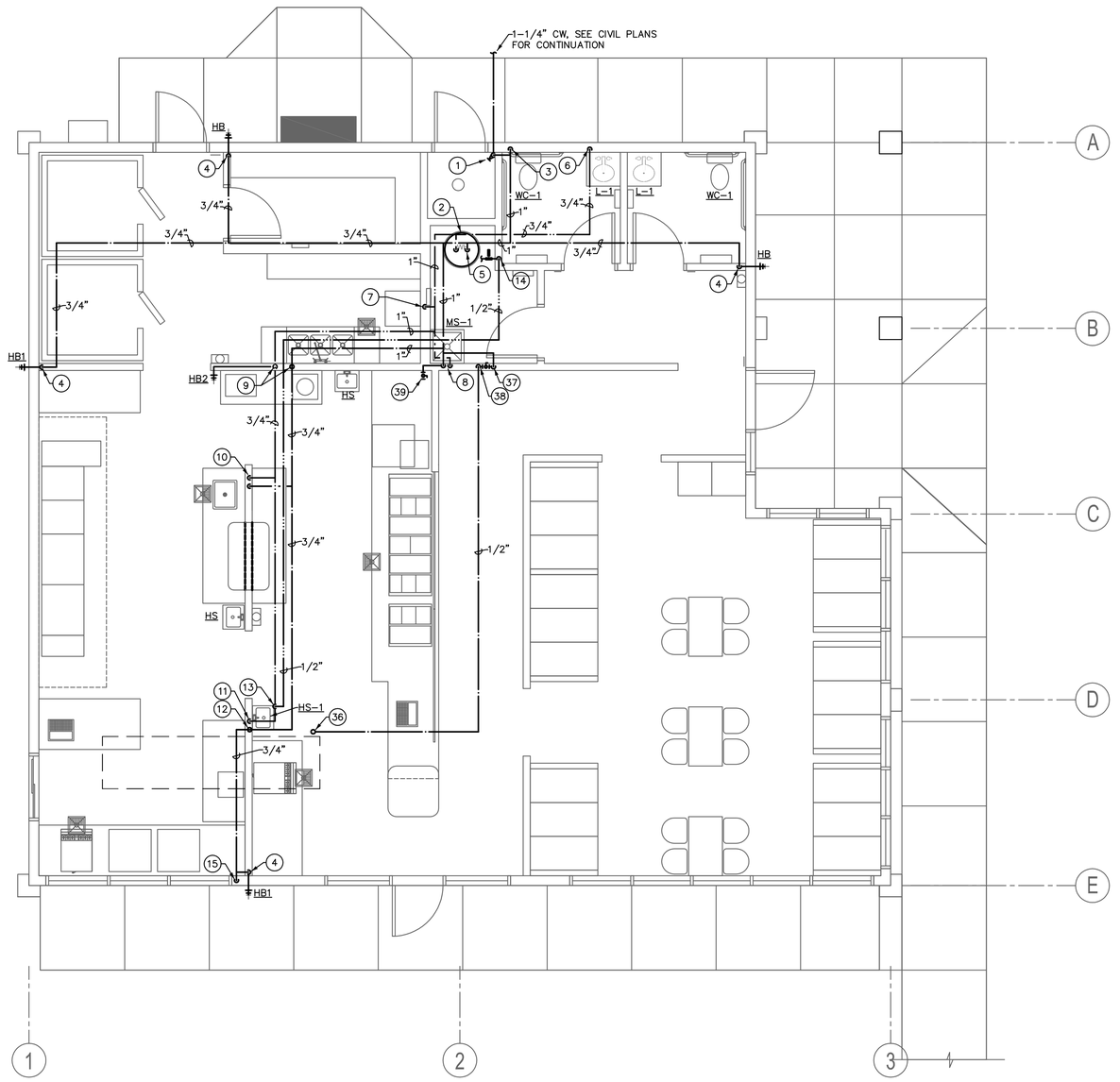
13. WHERE POSSIBLE, TIE VENTS TOGETHER SO THAT A MINIMUM NUMBER TERMINATE THROUGH ROOF.

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

15. SOLDERS AND FLUX HAVING A LEAD CONTENT IN EXCESS OF TWO-TENTHS OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF PLUMBING PROVIDING WATER FOR HUMAN CONSUMPTION.

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

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



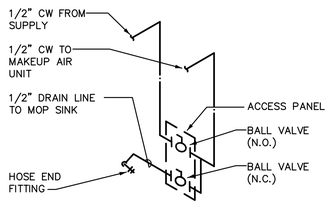
A1 Plumbing Floor Plan - Water

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

Plan North

KEYNOTES

1. 1-1/4" CW RISE TO ROUTE ABOVE CEILING. PROVIDE BALL VALVE BLDG. SHUTOFF & PRV (SET AT 80 PSI) ON RISER.
2. WATER HEATER WH-1, SEE DETAIL, SCHEDULE, SHEET P2.0.
3. 1" CW DOWN TO 1" HEADER, WITH 1/2" TO EACH WC & 1/2" TO EACH LAV.
4. 3/4" CW DOWN TO FREEZE PROOF HOSE BIBB.
5. 1" H & CW DOWN TO WATER HEATER.
6. 3/4" HW DOWN TO 3/4" HEADER, WITH 1/2" TO EACH LAV.
7. 3/4" HW DOWN TO BOOSTER HEATER INLET. PROVIDE 3/4" 180° HW FROM BOOSTER HEATER OUTLET TO DISHWASHER INLET.
8. 1/2" H & CW DOWN TO MOP SINK. TEE OFF CE DROP WITH 1/2" OVER TO STUBOUT FOR HOT FOOD WELLS.
9. 3/4" H & CW DOWN TO 3/4" HEADERS, WITH 1/2" H & CW TO 3-COMP. SINK & HAND SINK, 3/4" CW TO HOSE BIBB.
10. 3/4" H & CW DOWN TO 3/4" HEADERS, WITH 1/2" H & CW TO PREP SINK & HAND SINK.
11. 1/2" HW DOWN TO HAND SINK.
12. 3/4" CW DOWN TO 3/4" HEADER, WITH 1/2" TO EACH HAND SINK & 1/2" TO SODA MACHINE (MAKE CONNECTION THROUGH BACKFLOW PREVENTER BP-2).
13. 1/2" HWR OFF TOP OF HW LINE, ROUTE ABV. CEILING BACK TO RECIRC. PUMP AT WATER HEATER.
14. 1/2" HWR DOWN TO RECIRC. PUMP. SEE WATER HEATER DETAIL FOR PUMP SPEC. & FOR CONTINUATION OF 1/2" HWR.
15. 3/4" CW DOWN TO 3/4" HEADER, WITH 1/2" TO WATER FILTER (RUN 1/2" FROM FILTER OUTLET TO ICEMAKER); & 1/2" TO SODA MACHINE (MAKE CONNECTION THROUGH BACKFLOW PREVENTER BP-2.
36. 1/2" CW RISE THROUGH ROOF & CONNECT TO MAKEUP AIR UNIT. FLASH PIPING AT ROOF PENETRATION. PROVIDE NEEDLE VALVE SHUTOFF AT CONNECTION.
37. 1/2" CW DOWN TO MAKEUP AIR UNIT DRAIN DOWN VALVE, SEE DETAIL, THIS SHEET.
38. 1/2" CW OUT OF DRAIN DOWN VALVE, RISE TO ROUTE ABOVE CEILING.
39. PROVIDE 1/@" VALVED CW STUBOUT BELOW COUNTER FOR HOT FOOD WELLS.



DRAIN DOWN SYSTEM DETAIL FOR MAKEUP AIR UNIT
NOT TO SCALE

KITCHEN GENERAL NOTES:

1. COORDINATE EXACT LOCATIONS OF ALL KITCHEN EQUIPMENT REQUIRING PLUMBING CONNECTIONS WITH KITCHEN EQUIP. PLANS. COORDINATE EXACT EQUIPMENT PIPING CONNECTION SIZES, LOCATIONS, AND CONNECTION HEIGHTS FROM FINISHED FLOOR WITH EQUIPMENT MANUFACTURER'S CUT SHEETS.
2. COORDINATE EXACT LOCATIONS OF FLOOR SINKS WITH OWNER.
3. ALL FLOOR SINKS HAVE HALF GRATE UNLESS NOTED OTHERWISE.
4. PROVIDE CHROME PLATED STOP VALVES AT EACH REQUIRED EQUIPMENT WATER CONNECTON. PROVIDE BUTTERFLY VALVE AT EACH REQUIRED EQUIPMENT GAS CONNECTION. PROVIDE CHROME PLATED P TRAP, TAILPIECE AND ESCUTCHEON AT EACH REQUIRED EQUIPMENT DIRECT WASTE CONNECTION. FOR EACH REQUIRED EQUIP. INDIRECT WASTE PIPING CONNECTION, ROUTE INDIRECT WASTE PIPING FROM EQUIPMENT TO NEAREST FLOOR SINK. INDIRECT WASTE PIPING: COPPER TYPE "DWV" WITH SOLDERED END DRAINAGE FITTINGS.
5. REFER TO KITCHEN EQUIPMENT MANUFACTURER'S CUT SHEETS FOR ADDITIONAL WORK REQUIRED (INDIRECT WASTE PIPING, ETC.)
6. PROVIDE INSULATION OR HEAT TRACE PER MANUFACTURER'S RECOMMENDATIONS, FOR CONDENSATE DRAIN PIPING LOCATED IN AREAS SUBJECT TO FREEZING TEMPERATURES (WALK-IN COOLERS, FREEZERS).

PLUMBING NOTE:

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

WATER CLOSETS: 1.6 GALLONS PER FLUSH
LAV FAUCETS: .5 GALLONS PER MINUTE
SINK FAUCETS: 2.2 GALLONS PER MINUTE

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Registered Professional Engineer Certificate No. 33491 WILLIAM MARK ODELL Date Signed 08/21/20 ARIZONA U.S.A.

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ARCHITECTURE & PLANNING

DRAWING: Plumbing Floor Plan
Hot And Cold Water

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	March 16th, 2020
JOB NO.	749
SHEET	P1.2

Mar 16, 2020 - 9:05am

PLUMBING SPECIFICATIONS:

1. GENERAL

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

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

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

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

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

2. PRODUCTS

2..1 Piping:

2..1.1 Water Lines:

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

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

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

2..1.1.4 Plastic: If permitted by Administrative Authority, IAPMO approved, NSF-61 listed, crosslinked polyethylene (PEX) tubing, equal to Wirsbo "AQUAPEX" system is acceptable for potable water piping not set in or under concrete or in the ground.

2..1.2 Sanitary Waste and Vent Piping, Rainwater Piping:

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

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

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

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

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

2..1.2.6 Plastic: Subject to Owner approval, ABS plastic piping confoming to ASTM D-2751-88, Schedule 40, or PVC piping conforming to ASTM D2665-88, are acceptable for sanitary waste and vent and rainwater piping. Fittings: Drainage fittings to match pipe.

2..1.3 Gas Piping:

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

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

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

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

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

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

2..1.3.3 Risers: All risers in the system from below grade shall be pre-manufactured anodeless type as manufactured by Central Maufacturing Co., Shawnee, OK, or approved equal.

2..1.4 Tracer Wire: Provide approved 14 gage copper (orange covered) tracer wire along all non metallic underground piping.

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

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

Domestic Hot Water Supply and Hot Water Recirculating Lines:

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

2..4 Valves:

2..4.1 Not used.

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

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

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

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

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

2..4.7 Gas Pressure Regulators: Fisher or Equimeter diaphragm actuated pressure regulator suitable for natural gas service. Orifice to be sized to regulate cubic feet per hour at inlet and outlet pressures as scheduled on the drawings or as required by system.

2..5 Cleanouts:

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

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

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

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

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

2..6 Drains:

2..6.1 Roof Drains:

2..6.1.1 RD: J.R. Smith 1010-LDP cast iron roof drains with flashing collar and 2-1/2" high low profile cast iron dome. Furnish extension for insulated roofs. Sump receiver and underdeck clamp for all but poured-in-place installations. Outlet connection type shall be compatible with piping system. Provide lead flashing for all roof drains.

2..6.1.2 OD: J.R. Smith 1080-LPD with same features as described for "RD". Standpipe shall be secured so that after the installation of the drain assembly, the top of the standpipe shall be a minimum of 2" above the adjacent finished roof surface.

2..6.2 Floor Sinks:

2..6.2.1 FS Floor Sinks – J.R. Smith 3100-Y, 8-1/2" top, cast iron flanged receptor, with acid resistant coated interior, aluminum dome bottom strainer, square nickel bronze top with half grate. Provide with trap primer connection where indicated on plans.

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

Gas Water Heaters: Rheem, A.O. Smith, American.

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

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

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

Supply Fittings: Crane, Symmons, Chicago, T & S Brass, Speakman, Kohler.

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

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

2.7 Kitchen Equipment: Provide rough-in and final connections to kitchen equipment furnished under separate section or by Owner. Provide all water supplies and shutoff valves at each required water connection. For indirect waste piping connections, provide type "DWV" copper with soldered end drainage fittings, piped to terminate at nearest floor sink, for all required indirect waste piping, and P trap for all required direct waste piping connections. Refer to manufacturer's equipment cut sheets for piping connection sizes. All exposed water and drain piping and stop valves shall be polished chrome plated.

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

3. EXECUTION

3..1 Tests and Inspections:

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

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

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

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

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

3..2 Flashing, Sleeves and Escutcheon Plates:

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

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

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

3..3 Electrical: Wiring by Electrical Contractor.

FIXTURE UNIT CALCULATIONS

DESCRIPTION	QTY	F.U. EACH		TOTAL F.U.	
		WASTE	WATER	WASTE	WATER
WATER CLOSET (F.T.)	2	4	5	8	10
LAVATORY	2	1	2	2	4
SINK	2	2	4	4	8
MOP SINK	1	3	3	3	3
HAND SINK	3	1	2	3	6
ICE MACHINE	1	I.W.	1	–	1
DISHWASHER	1	I.W.	4	–	4
SODA MACHINE	2	I.W.	1	–	2
				TOTAL FU	38

WATER CALCULATION:

38 FIXTURE UNITS = 24 GALLONS PER MINUTE (GPM)
(PREDOMINANTLY FLUSH TANK)

PIPE LENGTH, METER TO LAST FIXTURE	184 FT.
VERTICAL PIPE LENGTH TO HIGHEST FIXTURE	5 FT.
TOTAL PIPE LENGTH	189 FT.
FITTING LOSS (25%)	47 FT.
TOTAL DEVELOPED LENGTH	236 FT.

WATER PIPE SIZING CRITERIA

PRESSURE AT PRV	65.00 PSI*
WATER METER LOSS (1")	4.50 PSI
BACKFLOW PREVENTER LOSS (1")	12.00 PSI
STATIC LOSS (5' x 0.43)	2.15 PSI
FIXTURE LOSS	25.00 PSI
PRESSURE AVAILABLE FOR PIPING	21.35 PSI

21.35 PSI / 236 FEET x 100 = 9.0 PSI MAXIMUM ALLOWABLE DROP PER 100 FEET PIPE LENGTH

*ASSUMED WASTER PRESSURE; CONTRACTOR SHALL VERIFY ACTUAL AVAILABLE PRESSURE PRIOR TO CONSTRUCTION, & CONTACT ARCHITECT OR ENGINEER IF PRESSURE IS LOWER THAN ASSUMED 65 PSI PRESSURE.

BRANCH PIPE SIZING CHART FOR 9.0 PSI LOSS

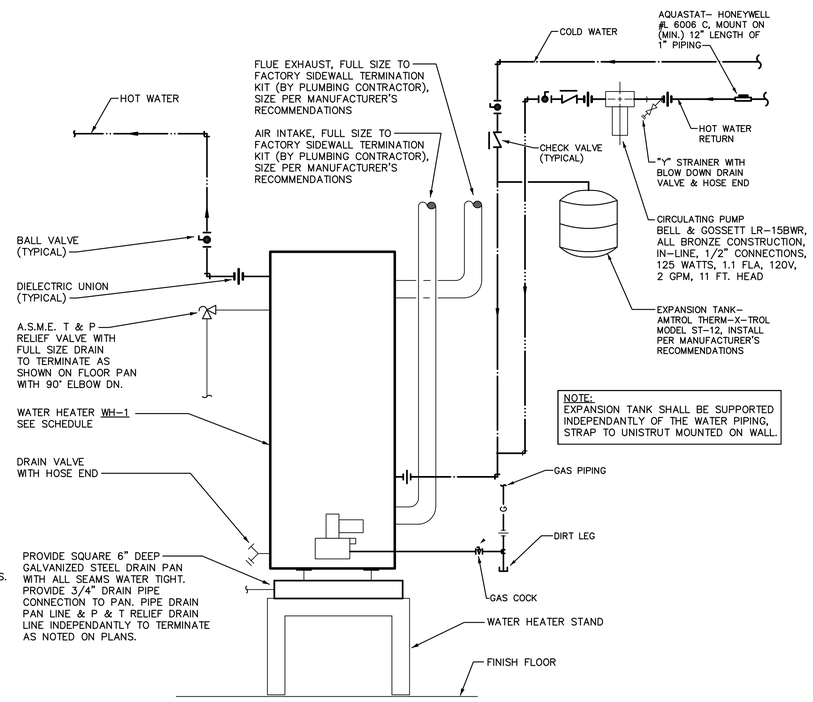
PIPE SIZE	G.P.M.	F.U.(TANK)
1/2"	3	3
3/4"	9	12
1"	19	27
1-1/4"	33	59

FIXTURE CONNECTION SCHEDULE (1)

MARK	DESCRIPTION	W	V	CW	HW	REMARKS
WC-1	WATER CLOSET	3"	1-1/2"	1/2"	–	HANDICAPPED, FLUSH TANK, 1.5 GPF
L-1	LAVATORY	2"	1-1/2"	1/2"	1/2"	WALL HUNG, VITREOUS CHINA
MS-1	MOP SINK	3"	1-1/2"	1/2"	1/2"	FLOOR TYPE
HS	HAND SINK	2"	1-1/2"	1/2"	1/2"	BY OWNER
FS	FLOOR SINK	AS SHOWN ON PLANS		–	–	WITH HALF GRATE
HB1	HOSE BIBB	–	–	3/4"	–	NON FREEZE WITH INTEGRAL VACUUM BREAKER
HB2	HOSE BIBB	–	–	3/4"	–	WITH INTEGRAL VACUUM BREAKER

NOTES:

(1) REFER TO KITCHEN EQUIPMENT MANUFACTURER'S CUT SHEETS FOR CONNECTION SIZES OF ALL EQUIPMENT REQUIRING PLUMBING CONNECTIONS.



WATER HEATER DETAIL

NTS

GAS WATER HEATER SCHEDULE

MARK	MANUFAC.	MODEL	STORAGE CAPACITY IN GALS.	MBH INPUT	GALLON PER HR. REC. AT 50° F T.R.	WATER OUTLET TEMP °F	FLUE SIZE	REMARKS
WH-1	RHEEM	HE55-100	55	100	230	140	(1)	DIRECT VENT/SEALED COMBUSTION TYPE

(1) 2"ø INTAKE/2"ø EXHAUST

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ARCHITECTURE & PLANNING

DRAWING: Plumbing Schedules

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

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DATE	March 16th, 2020
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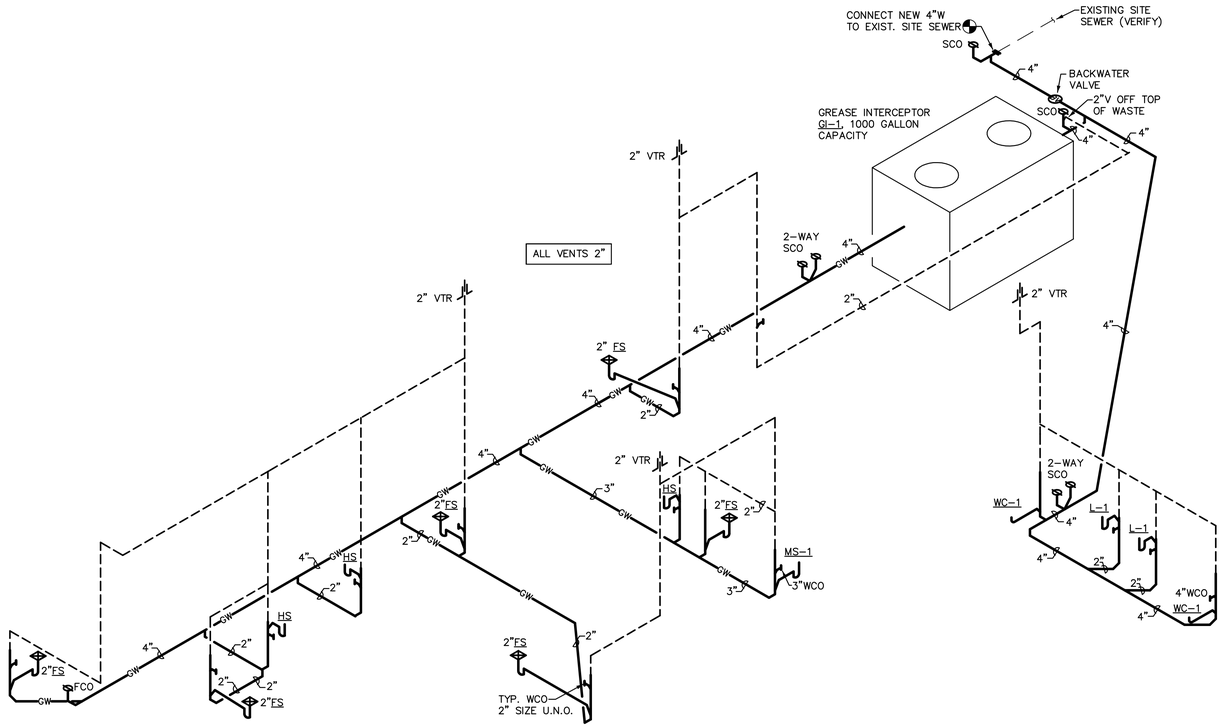
PLUMBING FIXTURE SPECIFICATIONS

	DESCRIPTION
WC–1	WATER CLOSET (ADA COMPLIANT): FIXTURE: KOHLER K–3609–T, 1.28 GALLONS PER FLUSH, 16–1/2" HIGH RIM, FLOOR MOUNTED, VITREOUS CHINA, ELONGATED BOWL. SEAT: CHURCH 9500 WHITE OPEN FRONT SEAT WITH CONCEALED CHECK HINGE AND WITHOUT COVER. SUPPLIES: EASTMAN C5CR–20–LK, 1/2" x 3/8" ANGLE STOP WITH FLEXIBLE TUBE RISER.
L–1	LAVATORY (COUNTERTOP–HANDICAPPED ACCESSIBLE): FIXTURE: INTEGRATED BOWL BY COUNTERTOP PROVIDER. FAUCET: T & S BRASS B–2711–WS–WZ, 4" CENTERSET FAUCET WITH CERAMIC DISC CARTRIDGE. METAL SINGLE LEVER ADA HANDLE, ADJUSTABLE HOT LINIT SAFETY STOP, CAST BRASS WATERWAY, 1.5 GPM AERATOR. SUPPLIES: EASTMAN C5RC–15–LK, ANGLE STOPS WITH FLEXIBLE TUBE RISERS. WASTE: McGUIRE 155WC, OFFSET WHEELCHAIR LAVATORY STRAINER WITH GRID DRAIN, CAST BRASS ELBOW AND OFFSET TAILPIECE. TRAP: McGUIRE 8902, 1–1/4" x 1–1/2" CAST BRASS P TRAP. INSULATE EXPOSED WATER AND WASTE PIPING WITH TRUEBRO LAV–GUARD INSULATION KIT, MODEL 102, WITH ACCESSORY #105.
MS1	MOP SINK: FIXTURE: FIAT MODEL MSB–2424, 24" x 24" x 10", FLOOR MOUNTED, MOLDED STONE WITH INTEGRAL STAINLESS STEEL STRAINER EXTENSION. FAUCET: CHICAGO FAUCET 897 CHROME–PLATED SUPPLY FITTING WITH INTEGRAL STOPS, VACUUM BREAKER, 3/4" HOSE THREAD, FLEXIBLE 3/4" RUBBER HOSE AND HOSE BRACKET; MOP HANGER; SILICONE SEALANT INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. TRAP: PROVIDE 2" P TRAP.
WH–1	GAS WATER HEATER: PROVIDE NATURAL GAS–FIRED WATER HEATER OF SIZE, CAPACITY AND MAKE AS SCHEDULED ON DRAWINGS. HEATER SHALL BE WARRANTED FOR A MINIMUM OF 5 FULL YEARS AFTER FINAL ACCEPTANCE OF THE BUILDING. FURNISH HEATERS WITH THE FOLLOWING ACCESSORIES: 1. ASME COMBINATION TEMPERATURE AND PRESSURE RELIEF VALVE RATED IN EXCESS OF HEATER INPUT. RUN FULL SIZE DRAIN TO TERMINATE AS SHOWN ON DRAWINGS. 2. AUTOMATIC THERMOSTAT ACTUATED CONTROLS WITH 100% SHUTOFF. 3. DUAL HIGH–LIMIT CONTROLS. 4. TANK DRAIN. 5. BRASS NIPPLES FOR PIPE CONNECTIONS. 6. HEATER SHALL BE FACTORY INSULATED AND SHEET METAL JACKETED.
BP–1	DOUBLE CHECK BACKFLOW PREVENTER: WATTS MODEL No. U007QT, UNION CONNECTIONS, QUARTER TURN BALL VALVES. SIZE SHALL BE SAME AS PIPE IN WHICH UNIT IS INSTALLED.
BP–2	REDUCED PRESSURE TYPE BACKFLOW PREVENTER: WATTS MODEL No. 909S, WITH STRAINER AND SHUTOFF VALVES. SIZE SHALL BE SAME AS PIPE IN WHICH UNIT IS INSTALLED, AND SHALL BE SELECTED FOR MINIIUM DROP. COMPLETE WITH AIR GAP DRAIN FITTING AND FULL SIZE DRAIN LINE ROUTED TO TERMINATE AT NEAREST FLOOR SINK OR AS OTHERWISE INDICATED ON DRAWINGS.
GI–1	GREASE INTERCEPTOR: WITH GALLON CAPACITY UNIT AS NOTED ON DRAWINGS, COMPLETE WITH CAST IRON TRAFFIC RINGS AND COVER, EXTENSION RINGS, REMOVABLE TOP COVERS, HOLDING PARTITION AND FLOW FITTINGS FOR FLUID INLET, OUTLET, AND PASS THROUGH. THE EXTENSION RINGS, TOP COVER, TANK PARTITION AND BOTTOM SHALL BE CONSTRUCTED OF 3000 PSI MINIMUM STRENGTH CONCRETE.
HB1	HOSE BIBB: WOODFORD MODEL No. 65, NON–FREEZE TYPE, CHROME PLATED FINISH, 3/4" HOSE CONNECTION WITH INTEGRAL VACUUM BREAKER, LOOSE TEE KEY HANDLE.
HB2	HOSE BIBB: WOODFORD MODEL No. 24, CHROME PLATED FINISH, 3/4" HOSE CONNECTION WITH INTEGRAL VACUUM BREAKER, LOOSE TEE KEY HANDLE.

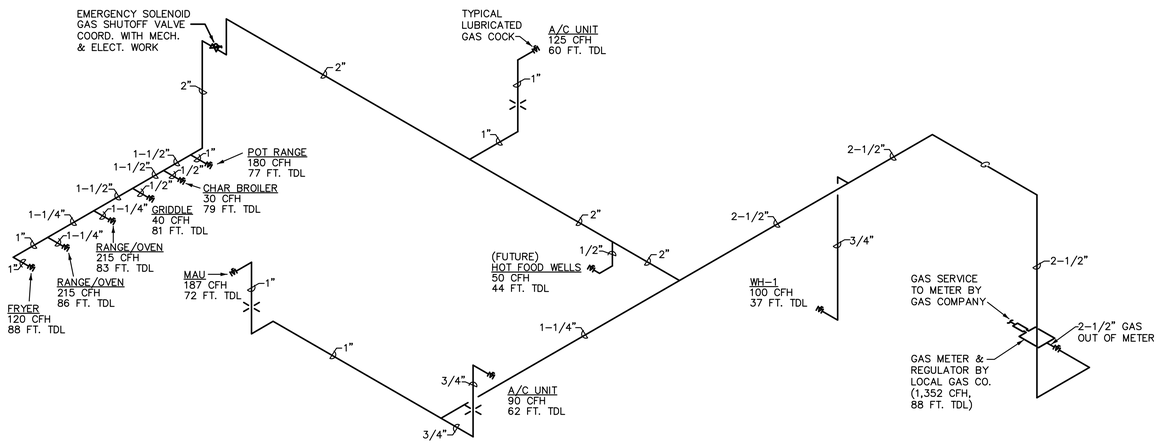


WASTE AND VENT SCHEMATIC

NTS

GAS PIPING NOTES:

1. MINIMUM DEPTH OF GAS PIPING TO BE 18" BELOW GRADE.
2. GAS PIPING SHALL NOT BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING.
3. GAS PIPING SHALL NOT RUN IN HOLLOW CORE OF BLOCK.
4. PROVIDE SHUT–OFF COCK, UNION AND 6" LONG DIRT LEG WITH CAP AT EACH GAS LINE DROP TO APPLIANCE.
5. ALL GAS USING EQUIPMENT TO BE NATURAL FUEL.
6. DO NOT USE FLEXIBLE PIPE CONNECTIONS TO EQUIPMENT.
7. ALL GAS PIPING UNDER ASPHALT OR CONCRETE PAVING ADJOINING BUILDING MUST BE SLEEVED IN GAS TIGHT PIPE (SCHEDULE 40 PVC PIPE), SLEEVE SIZE SHALL (MINIMUM) 2 PIPE SIZES LARGER THAN THE GAS PIPE.
8. ALL GAS PIPING, MATERIALS, VALVES, FITTINGS, INSTALLATION AND TESTING SHALL COMPLY WITH CHAP. 4, INTERNATIONAL FUEL GAS CODE.
9. VERIFY ALL GAS BTU/H INPUTS WITH ACTUAL BTU/H INPUT OF APPLIANCE SUPPLIED.
10. ALL GAS LINES INSTALLED THROUGH CMU WALLS, ETC., SHALL BE SLEEVED WITH STEEL PIPE A MINIMUM OF (2) (TWO) PIPE SIZES LARGER THAN THE GAS PIPE.
11. EXTERIOR GAS PIPING SHALL RECEIVE ONE COAT EACH OF A RUST AND WEATHER RESISTANT PRIMER AND TOP COAT. COORDINATE WITH ARCHITECT FOR COLOR.



NOTE:
GAS PIPING SIZED PER 2018 IFGC, TABLE 402.4(2) WITH TOTAL DEVELOPED LENGTH OF 88 FT.

GAS PIPING DIAGRAM

NTS

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ARCHITECTURE & PLANNING

DRAWING: Plumbing Schematics

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
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APN: 103-22-019A

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DATE	March 16th, 2020
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SHEET	P3.0

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ELECTRICAL SYMBOLS

NOTE: NOT ALL SYMBOLS ARE USED ON THIS PROJECT

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

ABBREVIATIONS

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

SPECIFICATIONS

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

SITE RELATED WORK

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

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

2 TRANSFORMER MOUNTING PAD PER UTILITY CO. REQUIREMENTS.

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

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

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

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

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

FIRE ALARM SYSTEM SPECIFICATION

A COMPLETE OPERATIONAL MANUAL/AUTOMATIC FIRE ALARM SYSTEM TO BE MONITORED AS DIRECTED BY OWNER SHALL BE FURNISHED AND INSTALLED, AS REQUIRED FOR THIS TYPE OF BUILDING IN ACCORDANCE WITH STATE AND/OR LOCAL CODE AND AS APPROVED BY THE CODE ENFORCING AUTHORITY HAVING JURISDICTION. THE FIRE ALARM CONTROL PANEL SHALL BE LOCATED AS DIRECTED BY THE ENFORCING AUTHORITY. (CONNECT TO CIRCUIT B–9). FIRE ALARM CONTRACTOR SHALL PROVIDE SPEC'S., DRAWINGS OF DEVICE LOCATIONS AND CUT SHEETS OF DEVICES TO FIRE MARSHALL FOR APPROVAL PRIOR TO INSTALLATION.

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PANELBOARD SYMBOLS

- ✱ CONTINUOUS DUTY/LARGEST MOTOR @ 125%
- ● PROVIDE BREAKER W/ HANDLE "LOCK–ON" DEVICE
- ◆ CIRCUIT VIA TIMECLOCK
- ▲ CIRCUIT VIA PHOTOCELL
- □ SHUNT TRIP CIRCUIT BREAKER
- ⬡ KITCHEN EQUIPMENT @ 65% per nec 220–20

OUTLETS INSTALLED IN FIREWALLS

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

FIRE WALL/FLOOR PENETRATION

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

OUTLET MOUNTING HEIGHTS PER AMERICAN DISABILITY ACT

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

SPECIAL REQUIREMENTS PER: THE FAIR HOUSING ACT.

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

NOTE:

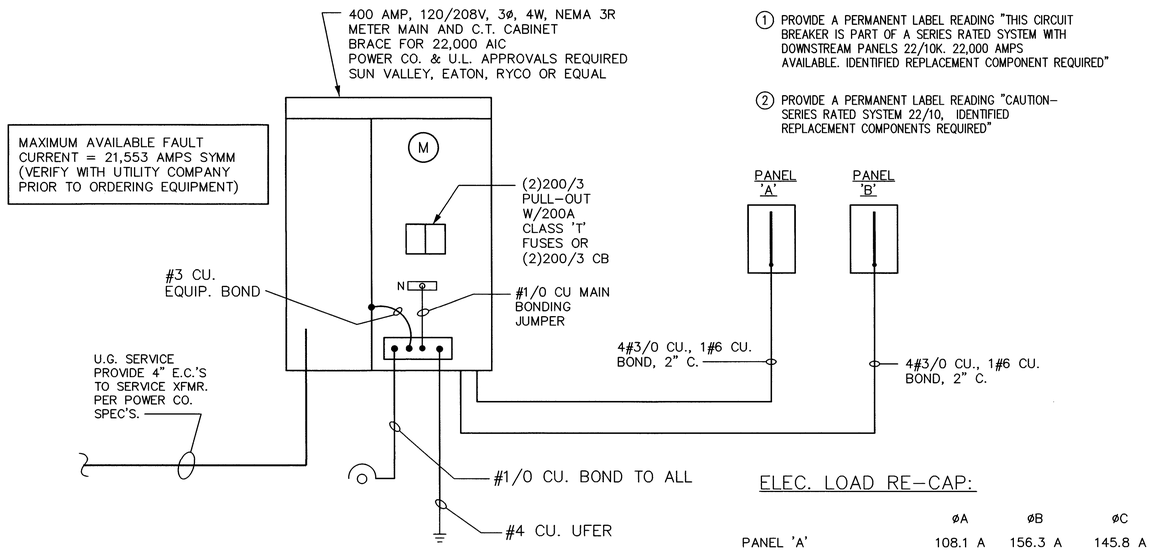
1.) ALL SUB–PANELS, SERVICE EQUIPMENT, AND EQUIPMENT DISCONNECTS SHALL BE PROVIDED WITH THE WORKING CLEARENCES REQUIRED BY THE LATEST ADOPTED NEC.

ONE LINE GENERAL NOTES:

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

ONE LINE KEYNOTES:

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



ELEC. LOAD RE–CAP:

	øA	øB	øC
PANEL 'A'	108.1 A	156.3 A	145.8 A
PANEL 'B'	134.3 A	112.0 A	139.5 A
SERVICE TOTAL (HIø) =			285.3 A

ELEC. ONE–LINE DIAGRAM – 'SES'

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

PANELBOARD A SCHEDULE

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

CIRCUIT DESCRIPTION	BKR.	CIR. NO.	øA	øB	øC	CIR. NO.	BKR.	CIRCUIT DESCRIPTION
RECEPT'S. – GENERAL	20/1	1	540			2	20/1	LIGHTS
– BLENDER		3	600	1600		4		RECEPT'S, – GENERAL
– ITEMS		5		540	840	6		
– ITEMS		7	1800		540	8		
– FIRE SUPPRESSION SYSTEM		9		1800		10		J–BOX FOR ITEMS
– P.O.S.		11		1800	500	12	20/2	WALK–IN REFR./FREEZER COND. UNIT
– ITEMS		13	1200	1332		14		
– SODA DESPENSER		15		1800		16	70/2	DISHWASHER
– P.O.S.		17		6440	500	18		
– SODA DESPENSER		19	1800		6440	20	20/2	MICROWAVE
– LANDSCAPE TIMECLOCK		21	1200	200		22		
HEATED WELLS	30/2	23		1200	2040	24	30/2	COFFEE MACHINE
		25	2040		1920	26		
HEATED WELLS	20/2	27		1080		28	30/2	FLAT BREAD TOASTER
		29		2300	1080	30		
RECEPT'S. – COUNTER	20/1	31	540		2300	32	20/1	SPARE
SPARE	20/1	33				34	20/1	SPARE
SPACE		35				36		SPACE
		37				38		
		39				40		
		41				42		
TOTAL LOAD PER PHASE:			13512	18760	17492	HI@ 18760 / 120 = 156.3 AMPS		

PANELBOARD B SCHEDULE

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

CIRCUIT DESCRIPTION	BKR.	CIR. NO.	øA	øB	øC	CIR. NO.	BKR.	CIRCUIT DESCRIPTION
LIGHTS – DINING & RESTROOMS	20/1	1	1500			2	20/1	RECEPT'S. – GENERAL
LIGHTS – EXTERIOR BLDG. & POLE		3	360	1000		4		
SIGNAGE		5		360	1500	6		
MENU–BOARD		7	500		720	8		
FIRE ALARM PANEL/SYSTEM		9	540	200		10		SPARE
BUILDING SIGNAGE		11			1500	12		SPARE
BUILDING SIGNAGE		13	1500			14		BACKFLOW PREVENTER HEAT TAPE
SMOKE DETECTOR AT AC UNIT		15	200			16		RECEPT'S. – ROOF MTD.
A/C PACKAGE ROOFTOP UNIT AC–1	50/3	17		360	5280	18	45/3	A/C PACKAGE ROOFTOP UNIT AC–2
44.0 MCA, 208V, 3ø		19	5280		3960	20		33.0 MCA, 208V, 1ø
		21	3960	5280		22		
KITCHEN EXHAUST FAN EF–1	15/3	23		3960	960	24	20/3	MAKE–UP AIR UNIT MAU–1
2 HP, 208V, 3ø		25	960		1320	26		3 HP, 208V, 3ø
		27	1320	960		28		
WALL HEATER – FIRE SPRINKLER ROOM	20/1	29		1320	1500	30	20/1	SPACE
SPACE		31				32		
		33				34		
		35				36		
		37				38		
		39				40		
		41				42		
TOTAL LOAD PER PHASE:			16120	13440	16740	HI@ 16740 / 120 = 139.5 AMPS		

REVISIONS	BY

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Registered Professional Engineer — CERTIFICATE NO. 7450 — ANGELO OSSANNA — Date Signed 2/24/20 — ARIZONA, U.S.A. — EXPIRES 12/30/2021

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ARCHITECTURE & PLANNING

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

PROJECT: Carreras Commercial Building, 8176 E. State Rt. 69, Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY

CHECKED BY

DATE: June 25th, 2020

JOB NO.: 749

SHEET: E1.0

Aug 24, 2020 - 1:34pm

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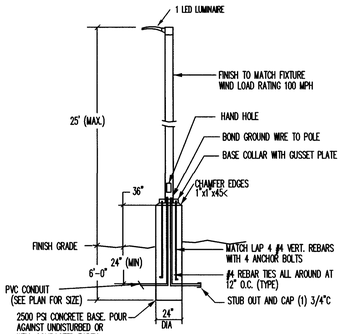
JOB# 20-34

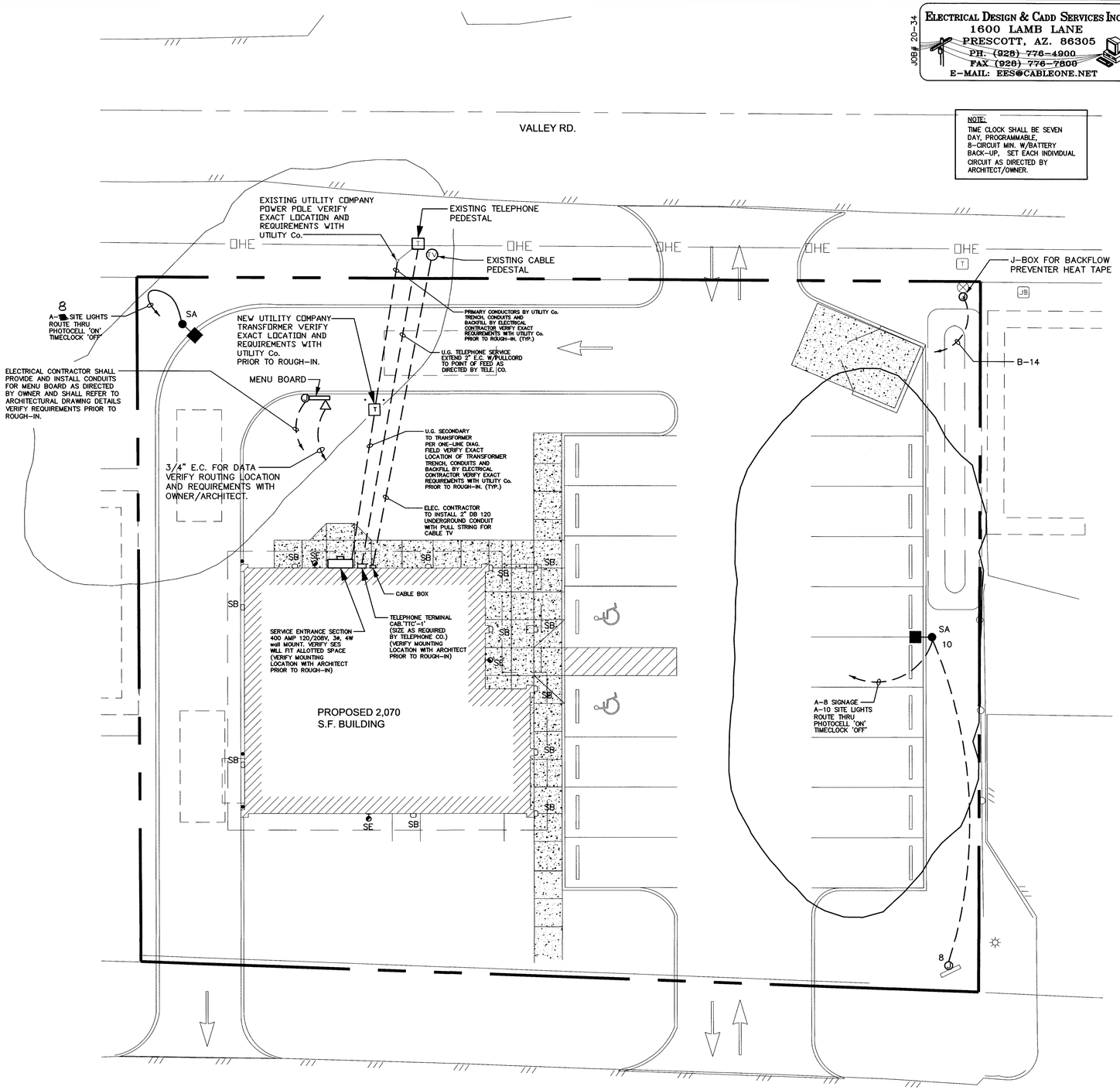


TYPE 'SA' MOUNTING DETAIL DUAL HEAD

NO SCALE

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

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



Exterior Schedule											
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp		Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	
	SA	Lithonia Lighting	DSX1 LED P7 30K T3M BLC 120V SPA DDBXD / SSS 22.5" POLE WITH 2.5" BASE	DSX1 LED P7 30K BLC MVOLT	3000K LED		1	15779	0.91	183	
	SB	Visa Lighting	OW2450 L30 MVOLT MED GSIL DDBXD	FULL CUT-OFF LED WALL MOUNT - VERIFY MOUNTING HEIGHT WITH ARCHITECT	LED - 3000K			1200			15
	SE	Lithonia Lighting	AFN DB EXT	DIE-CAST ARCHITECTURAL EMERGENCY LIGHT WITH CAST ALUMINUM HOUSING, WALL OR CEILING MOUNTED			XENON LAMPS				12

Electrical Site Plan

Scale: 1"=20'-0"

Plan North

REVISIONS	BY

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CERTIFICATE NO. 7450 ANGELO OSSANNA Date Signed 8/24/20 ARIZONA, U.S.A.

EXPIRES 12/30/2021

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ARCHITECTURE & PLANNING

DRAWING: Electrical Site Plan

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY

CHECKED BY

DATE
June 25th, 2020

JOB NO.
749

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Aug 22, 2020 - 12:00pm

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JOB# 20-34

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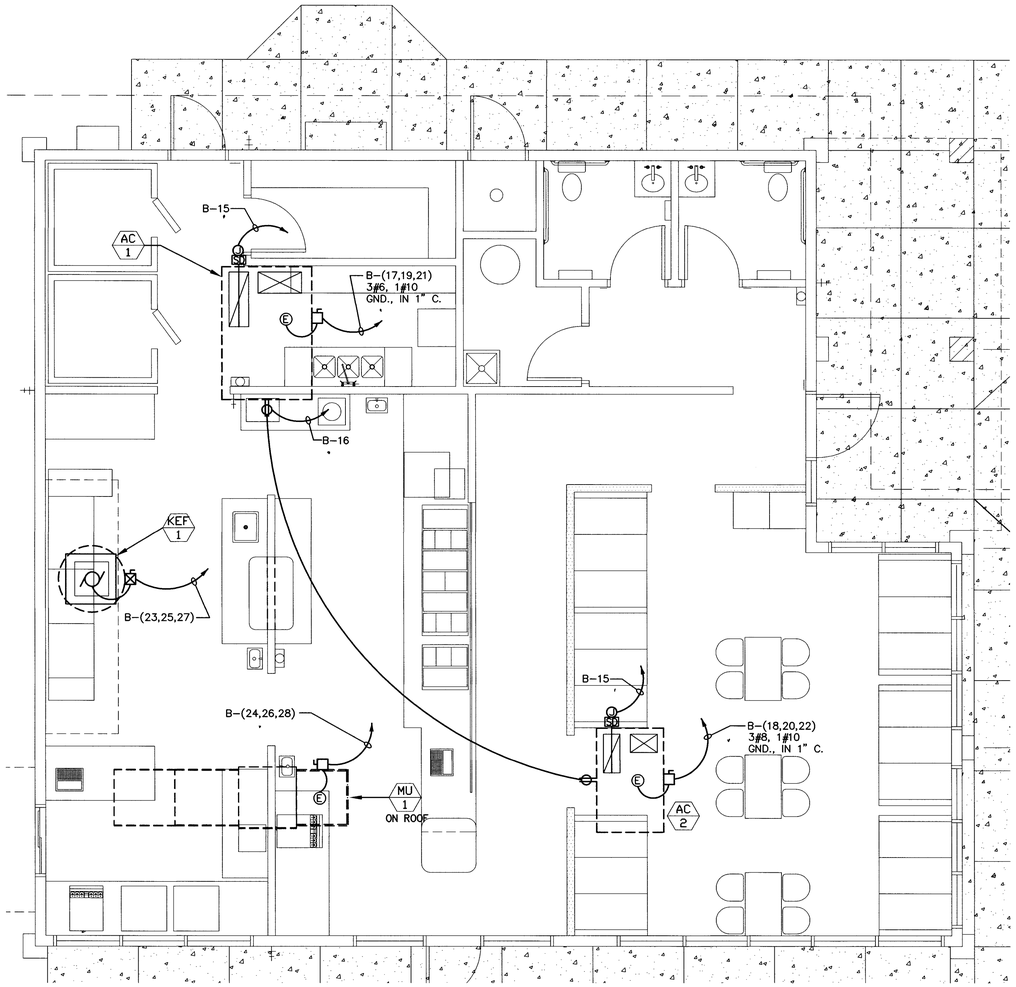
REGISTERED PROFESSIONAL ENGINEER (ELECTRICAL)
CERTIFICATE NO. 7450
ANGELO OSSANNA
Date Signed 6/24/20
ARIZONA U.S.A.
EXPIRES 12/30/2021



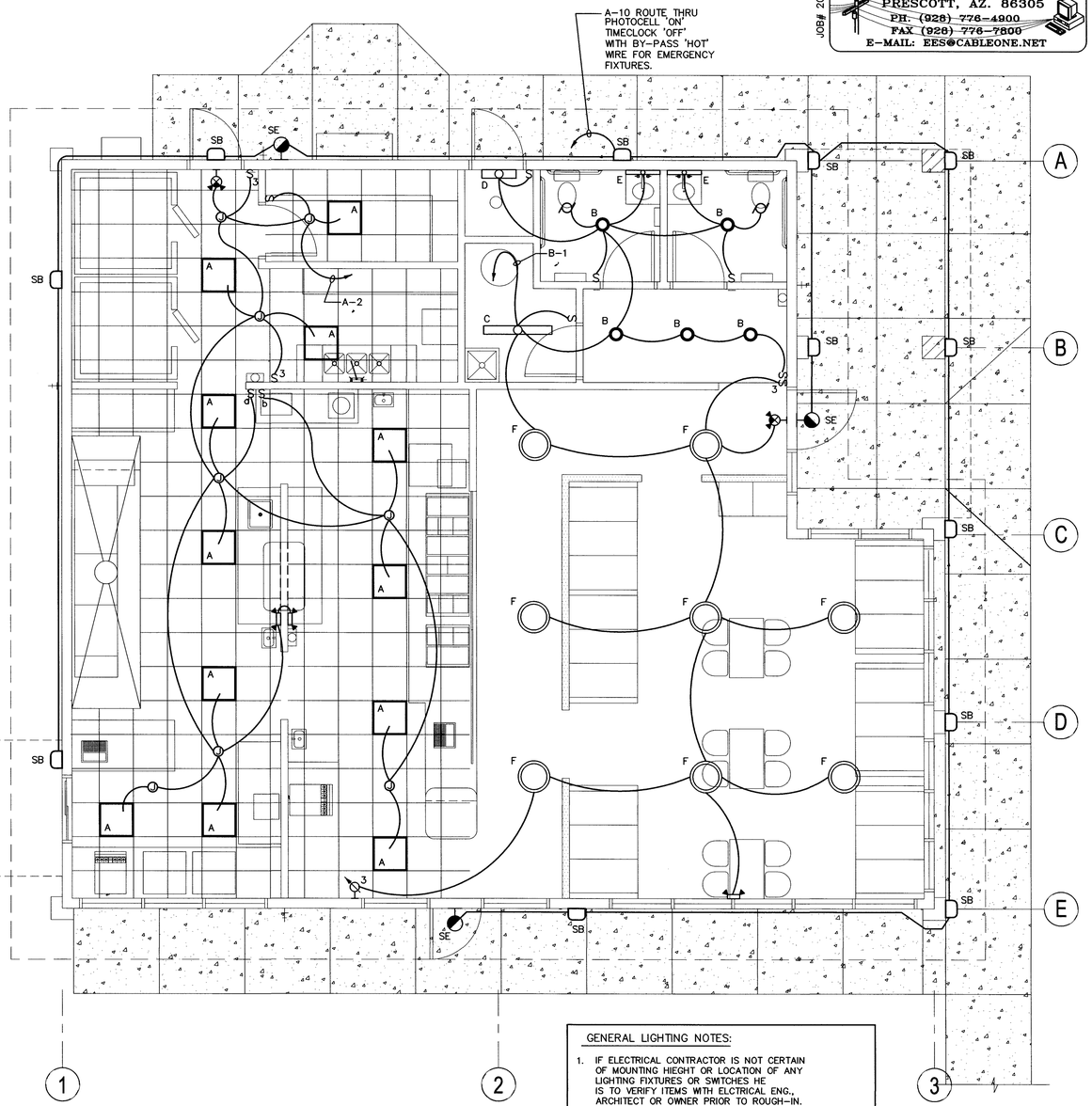
Mechanical Equipment Power Plan

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

Plan North

Interior Schedule										
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	Lithonia Lighting	2GTL 2 33L EZ1 LP840	2GTL 2X2, 3300 Nominal Lumens, Flat Linear Prismatic lens, 4000K CCT	4000K LED	1	2GTL2_33L_ADP_LP840.ies	3385	0.91	35.4
○	B	Lithonia Lighting	LDN6 35/15 LO6AR LSS MVOLT GZ10	6IN LDN, 3500K, 1500LM, CLEAR, SEMI--SPECULAR REFLECTOR, CRI80	3500K LED	1	LDN6_35_15_LO6AR_LSS.ies	1516	0.91	17.52
▭	C	Lithonia Lighting	CLX L48 3000LM SEF FDL MVOLT GZ10 40K 80CRI (FINISH)	CLX LED Linear 48" 3,000 lumens, Standard Efficiency, Less louver, Flat diffuse lens, General distribution, MVOLT, 0-10V dimming, 4000 CCT, 80	4000K LED	1	CLX_L48_3000LM_SEF_FDL_MVOLT_GZ10_40K_80CRI.ies	2813	0.91	20.32
▭	D	Lithonia Lighting	CLX L24 1500LM SEF FDL MVOLT GZ10 40K 80CRI (FINISH)	CLX LED Linear 24" 1,500 lumens, Standard Efficiency, Less louver, Flat diffuse lens, General distribution, MVOLT, 0-10V dimming, 4000 CCT, 80	4000K LED	1	CLX_L24_3000LM_SEF_FDL_MVOLT_GZ10_40K_80CRI.ies	2813	0.91	10.32
▭	E	Wac Lighting	WS-85624-AL (FINISH BRUSHED ALUMINUM)	24" Bathroom Sconce	3000K LED	1		947		20.5
◎	F	Impact Lighting	P3512 35H1 AN SBPC (FINISH SILVER ANODIZED)		3500K LED					29
⊢○	SB	Visa Lighting	OW2450 L30 MVOLT MED GSIL DDBXD	FULL CUT-OFF LED WALL MOUNT - VERIFY MOUNTING HEIGHT WITH ARCHITECT	LED - 3000K			1200		15
⊢◉	SE	Lithonia Lighting	AFN DB EXT	DIE-CAST ARCHITECTURAL EMERGENCY LIGHT WITH CAST ALUMINUM HOUSING, WALL OR CEILING MOUNTED			XENON LAMPS			12

Exterior Schedule									
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
▮	SA	Lithonia Lighting	DSX1 LED P7 30K T3M BLC 120V SPA DDBXD / SSS 22.5" POLE WITH 2.5" BASE	DSX1 LED P7 30K BLC MVOLT	3000K LED	1	15779	0.91	183



GENERAL LIGHTING NOTES:

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

Lighting Floor Plan

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

Plan North

EMERGENCY LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER AND MODEL NO.	VOLTS	LAMPS	MOUNTING	FINISH	REMARKS
⊢◉	LITHONIA LHQM S W 1 R 120 N	120	LED & (2) 6W HAL FURN'D. WITH UNIT	WALL- 1'-0" ABOVE DOOR	WT. HOUSING RED LETTERS	COMBINATION EMERGENCY/EXIT LIGHT W/ NI-CAD BATTERY
▭	LITHONIA ELM627 H1206 N	120	(2) 12W/6V/MR24	WALL- 8'-0" A.F.F.	STANDARD WHITE	EMERGENCY LIGHT WITH NI-CAD BATTERY

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ARCHITECTURE & PLANNING

DRAWING: Lighting Floor Plan With Notes

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

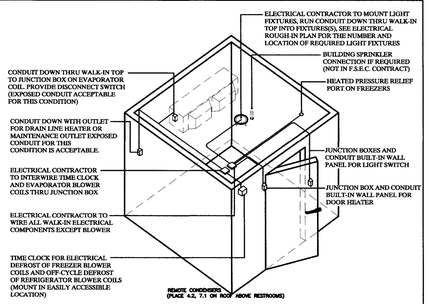
APN: 103-22-019A

DRAWN BY	
CHECKED BY	
DATE	June 25th, 2020
JOB NO.	749
SHEET	E1.2

Aug 22, 2020 - 11:59am

GENERAL NOTES

1. ALL INTERCONNECTING CONDUIT TO BE RUN ABOVE WALK-IN OR BUILT-IN THE WALL PANELS, EXPOSED CONDUIT WILL NOT BE ACCEPTABLE EXCEPT FOR THE CONDITIONS SHOWN AND NOTED IN THE ABOVE ILLUSTRATION.
2. SEAL ALL PENETRATIONS THRU WALK-IN TOP, WALL PANELS AND INSIDE ELECTRICAL CONDUIT WITH THERMAL MASTIC.
3. PROVIDE HOLE FOR SPRINKLER HEAD (IF REQUIRED) AND AFTER INSTALLATION SEAL WITH THERMAL MASTIC



KEY NOTES:

1. ANSUL SYSTEM PULL STATION, E.C. SHALL RUN REQUIRED CONDUIT FOR HOOD AS REQUIRED
2. WALK-IN COOLER EVAPORATOR, VERIFY POWER REQUIREMENTS PRIOR TO ROUGH-IN
3. WALK-IN COOLER CONDENSER, VERIFY POWER REQUIREMENTS PRIOR TO ROUGH-IN
4. ANSUL UTILITY POWER CABINET, VERIFY LOCATION WITH KITCHEN EQUIPMENT & HVAC CONTRACTOR.
5. HOOD LIGHTING SHALL BE WIRED THRU ANSUL PANEL AS REQUIRED

GENERAL NOTES:

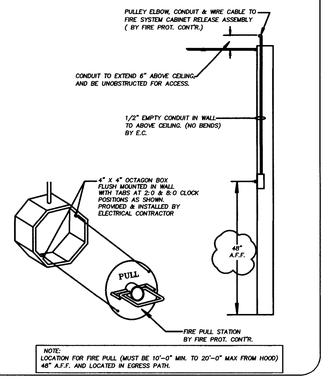
ALL ELECTRICAL CONDUITS SHOULD BE CONCEALED AS MUCH AS POSSIBLE WITHIN THE WALLS, FLOOR OR STRUCTURE. WHERE CONDUIT LINES ENTER A WALL, CEILING OR FLOOR THE OPENING AROUND THE CONDUIT MUST BE TIGHTLY SEALED.

ELECTRICAL:
CONTRACTOR SHALL INSPECT ELECTRICAL SERVICE DETERMINE CAPACITY AND AVAILABILITY OF SERVICE FOR EQUIPMENT. ALL WORK SHALL COMFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND CONFORM WITH APPROVED ELECTRICAL KITCHEN EQUIPMENT SPECIFICATIONS, WIRING DIAGRAMS, INSTALLATION DETAILS, ETC..

A. PROVIDE MATCHING RECEPTACLES AND CONNECTORS IF CORD IS PROVIDED WITH EQUIPMENT. (VERIFY HEIGHTS)
B. MAKE ALL FINAL HARDWIRED CONNECTIONS TO EQUIPMENT AFTER EQUIPMENT IS INSTALLED.
C. VERIFY ALL ELECTRICAL CHARACTERISTICS AND CONDITIONS WITH THE KITCHEN EQUIPMENT SUPPLIER RECOMMENDATIONS AND CONTROL WIRING, DIAGRAMS, EQUIPMENT CONNECTIONS, MOUNTING HEIGHTS, LOCATIONS, ETC..

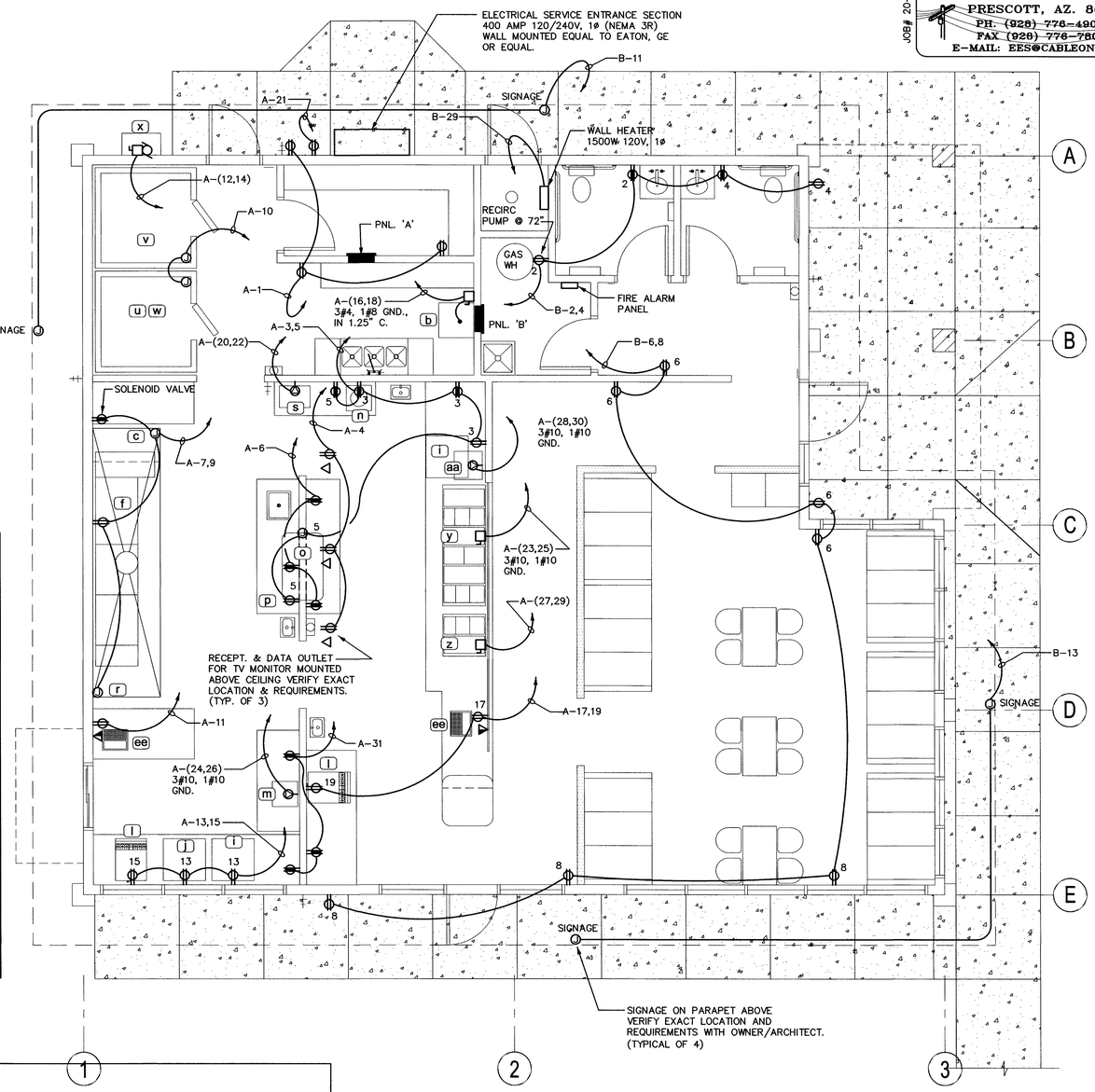
FIRE SYSTEM REMOTE PULL STATION

NO SCALE



GENERAL POWER NOTES:

1. CONTRACTOR SHALL VERIFY ALL MOUNTING HEIGHTS EXACT LOCATION AND REQUIREMENTS OF ALL ELECTRICAL EQUIPMENT AND DEVICES WITH OWNER PRIOR TO ROUGH-IN.
2. ALL RECEPTACLES AT RESTROOM LAVATORIES TO BE GFCI TYPE. ALL WALL CONTROLS, SWITCHES AND THERMOSTATS TO BE MOUNTED WITH TOP OF J-BOX AT 48" A.F.F. ALL ABOVE COUNTER CONTROLS, SWITCHES & OUTLETS TO BE MOUNTED WITH HORIZONTAL ORIENTATION WITH TOP OF J-BOX AT 44" A.F.F. ALL WALL OUTLETS TO BE MOUNTED AT 15" A.F.F. TO BOTTOM OF J-BOX.
3. EXTERIOR RECEPTS. TO BE WP, GFCI TYPE
4. ALL RECEPTACLES IN KITCHEN, BAR AREA AND WITH-IN 6'-0" OF A SINK SHALL BE GFCI TYPE PER NEC
5. EXTERIOR ROOF MOUNTED MAINT. RECEPT'S. SHALL BE WP, GFCI TYPE PER NEC.
6. PROVIDE SEAL-OFFS AT ALL WALK-IN PENETRATIONS
7. VERIFY THE EXACT LOCATIONS OF ALL TELEPHONE OUTLETS, DATA OUTLETS AND SPECIAL SYSTEMS OUTLETS WITH OWNER PRIOR TO ROUGH-IN.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL CONTACTORS FOR BREAKING THE ELECTRICAL CONTINUITY TO ALL ELECTRICAL ENERGIZED EQUIPMENT UNDER HOOD FROM THE FIRE EXTINGUISHER MICRO SWITCH. ELECTRICAL CONTRACTOR SHALL INSTALL RELAY FOR THE GAS SHUT-OFF VALVE.



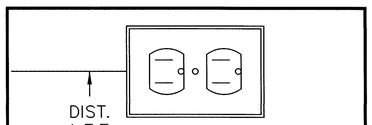
Power Floor Plan

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

Plan North

Kitchen Equipment List

LABEL	QUANTITY	EQUIPMENT NAME	MANUFACTURER	MODEL	VOLTS	AMPS	WATTS	PHASE	HP	DIRECT	PLUG	PROVIDED BY	NOTES
b	1	DISHWASHER	NOBLE	WF-HT-180HH-NO	208	56	10,500	1	2	YES		OWNER	
c	1	14' COMMERCIAL KITCHEN HOOD	CAPTIVEAIR	-	-	-	-	-	-	-	-	-	REFER TO MECHANICAL PLANS
f	1	CHEF BASE (REFRIGERATED)	AVANTCO	24GTCRBNL (178CBE52HC)	115	3.5	403	1	N/A	N/A	5-15P	OWNER	
i	2	UNDER COUNTER REFRIGERATOR	BEVERAGE-AIR	UCR24AHC	115	4	460	1	1/6	N/A	5-15P	OWNER	
j	1	UNDER COUNTER ICE MACHINE	AVANTCO	UC-210-FA	115	6	667	1	N/A	N/A	5-15P	OWNER	
l	2	SODA DISPENSER	COCACOLA	ICEBEV COMBO 6V	110	20	2,200	1	N/A	N/A	DUPLEX (2)	OWNER	
m	1	COFFEE MACHINE	GRINDMASTER	MPR # B-3	208	16	3,800	1	N/A	N/A	5-15P	OWNER	
n	1	BLENDER	HAMILTON BEACH	HBH755	120	8.6	1000	1	3	N/A	5-15P	OWNER	
o	1	SHELF WARMER	APW WYOTT	WS-4	120	3	400	1	N/A	N/A	5-15P	OWNER	
p	1	WARMING DRAWER	SERVIT	#423WDSF-S1-1	120	4	450	1	N/A	N/A	5-15P	OWNER	
r	1	FIRE SUPPRESSION	ANSUL	R-102	120	21	2,625	1	1			CONTRACTOR	
s	1	MICROWAVE	SOLWAVE	180MW2100T	208	10.1	2100	1	N/A	N/A	6-20P	OWNER	
u	1	WALK-IN COOLER 6'x6'x7'7 BOX / DOOR	NORLAKE	KL7466	120	.88	106	1	1/2	YES	N/A	OWNER	
v	1	WALK-IN FREEZER 6'x6'x7'7" BOX / DOOR	NORLAKE	KL7766	120	1.7	208	1	1	YES	N/A	OWNER	
w	1	WALK-IN COOLER REFRIGERATION SYSTEM	NORLAKE	CPB050DC-A	115	14.3	1645	1	N/A	N/A	5-20P	OWNER	
x	1	WALK-IN FREEZER REFRIGERATION SYSTEM	NORLAKE	CPF100DW	208	11.1	3994	1	N/A	20 AMP FUSE	N/A	OWNER	
y	1	DROP IN HEATED WELLS 85x30	HATCO	HWBI43-6DA	208	17	7215	1	N/A	YES	N/A	OWNER	
z	1	DROP IN HEATED WELLS 29x30	HATCO	HWBI43-2DA	208	9	2415	1	N/A	YES	N/A	OWNER	
aa	1	FLAT BREAD TOASTER	ANTUNES	GST-1H	208	30	4600	1	N/A	N/A	16-30P	OWNER	
ee	2	POINT OF SALE										OWNER	



FOOD SERVICE RECEPTACLE

MOUNT RECEPTACLES HORIZONTALLY IN FOOD SERVICE AREAS

GENERAL KITCHEN NOTES

(NOT ALL ITEMS APPLY TO THIS PROJECT)

1. ALL KITCHEN AREA, BAR AREA AND WAITER STATAION AREA RECEPTACLES SHALL BE GFCI TYPE
2. PROVIDE CONDUIT SEALS AT ALL WALK-IN PENETRATIONS
3. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL CONECTION REQUIREMENTS (HP, AMPS, VOLTAGE, PHASE, MOUNTING HEIGHT, AND DISCONNECTING MEANS) FOR ALL EQUIPMENT.

Aug 24, 2020 - 1:32pm

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REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Power Floor Plan With Notes

PROJECT: Carreras Commercial Building
8176 E. State Rt. 69
Prescott Valley, AZ 86314

APN: 103-22-019A

DRAWN BY

CHECKED BY

DATE
June 25th, 2020

JOB NO.
749

SHEET

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