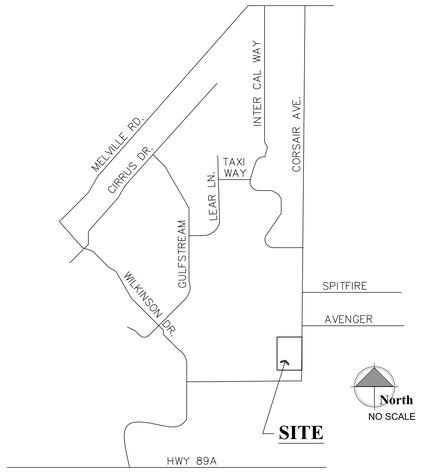
Commercial Project:

Hay Plus Offices- Pb Holdings LLC

PRESCOTT , ARIZONA

NOTE: THE EXISTING FIRE ALARM PANEL FOR THE EXISTING SHADE STRUCTURES (UNDER SEPARATE PERMIT) SHALL BE RELOCATED INTO THE JANITOR'S CLOSET.

Area Map

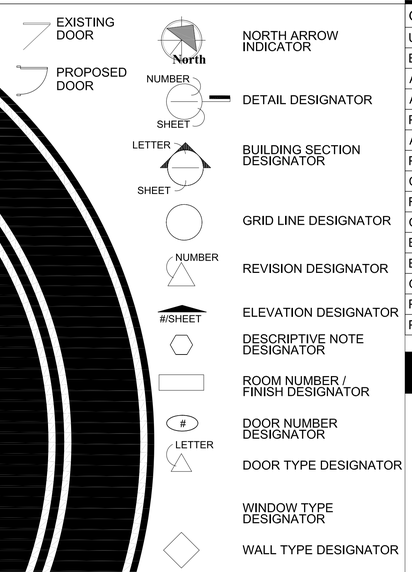


Project Information

CLIENT:	Pb Holdings LLC (Cory Pritchard) 8240 N. Granite Oaks Dr. Prescott, AZ 86305	PH: (928) 925-0966 corypritchard@hotmail.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:	Sunwest Fabrication 2303 N. Rd. 1 East Chino Valley, AZ 86323	PH: 714-349-9280 CONTACT: Jim Conn
JOBSITE ADDRESS:	6648 Corsair Ave. Prescott, AZ 86301	
PARCEL NUMBER:	103-01-567B	
ZONING:	IL	
CONST. TYPE:	V-B	
OCCUPANCY:	B	
1st FLOOR AREA:	1st Floor 3,350 S.F.	
2nd FLOOR AREA:	2nd Floor 1,459 S.F.	
TOTAL BUILDING AREA:	4,809 S.F.	
AWNING AREA:	Awning 168 S.F.	
TOTAL UNDER ROOF:	4,977 S.F.	
BUILDING CODES:	2018 International Building Code 2018 International Fire Code 2018 International Plumbing Code 2018 International Mechanical Code 2018 International Fuel Gas Code 2017 National Electrical Code 2018 International Energy Conservation Code	

Sheet Index

Graphic Standards



Code Analysis

OCCUPANCY	BUSINESS
USE	B / S-2
BUILDING AREA	4,809
ALLOWABLE BUILDING AREA	9,000
ALLOWABLE BUILDING HEIGHT	40'
PROPOSED HEIGHT	25'-6"
ALLOWABLE STORIES	2
PROPOSED STORIES	2
CONSTRUCTION TYPE	V-B
FIRE PROTECTION SYSTEMS	ALARMS
OCCUPANT LOAD	17
EGRESS EXITS REQUIRED	1
EGRESS EXITS PROVIDED	2
OCCUPANCY SEPARATION	0
PARKING REQUIRED	9.1
PARKING PROVIDED	10

Project Description

PB HOLDINGS INTENDS TO CONSTRUCT AN OFFICE BUILDING ON THEIR EXISTING PROPERTY.

NOTE: REFER TO PUBLIC WORKS PERMIT NUMBER ENG1807-017 THAT WAS PREVIOUSLY APPROVED FOR ALL GRADING & DRAINAGE AND WATER & SEWER UTILITIES INFORMATION

Architect:

W. Alan Kenson & Associates, P.C.

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ARCHITECTURE & PLANNING

May 10, 2021 - 2:55pm

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 05/07/21
ARIZONA, U.S.A.
EXPIRES: 6/30/21

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DRAWING: Cover Sheet
PROJECT: Hay Plus Offices, 6648 Corsair Ave, Prescott, AZ 86301
APN: 103-01-567B

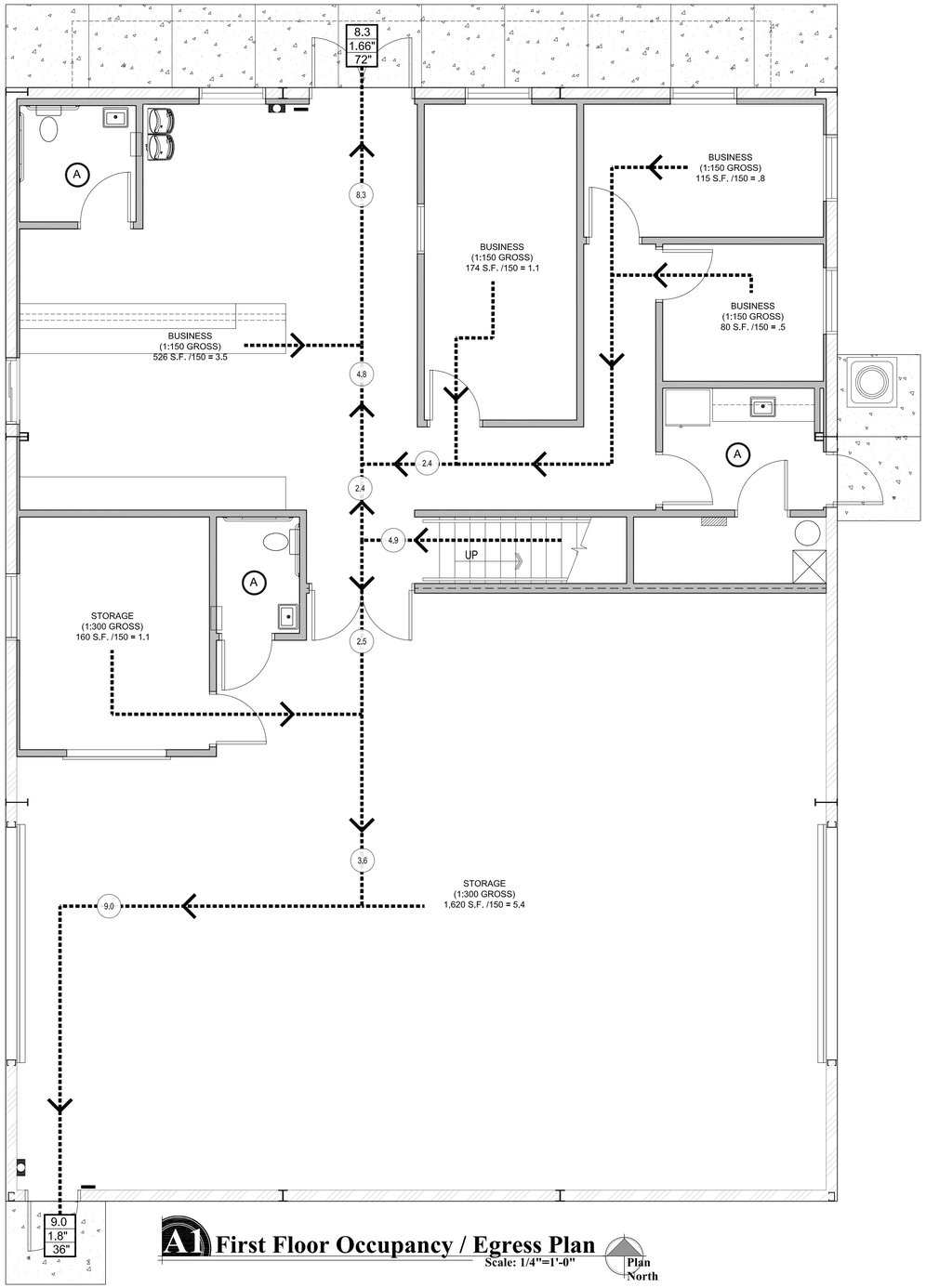
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: May 7th, 2021
JOB. NO.: 764
SHEET: CS1

EXIT SIGNS:

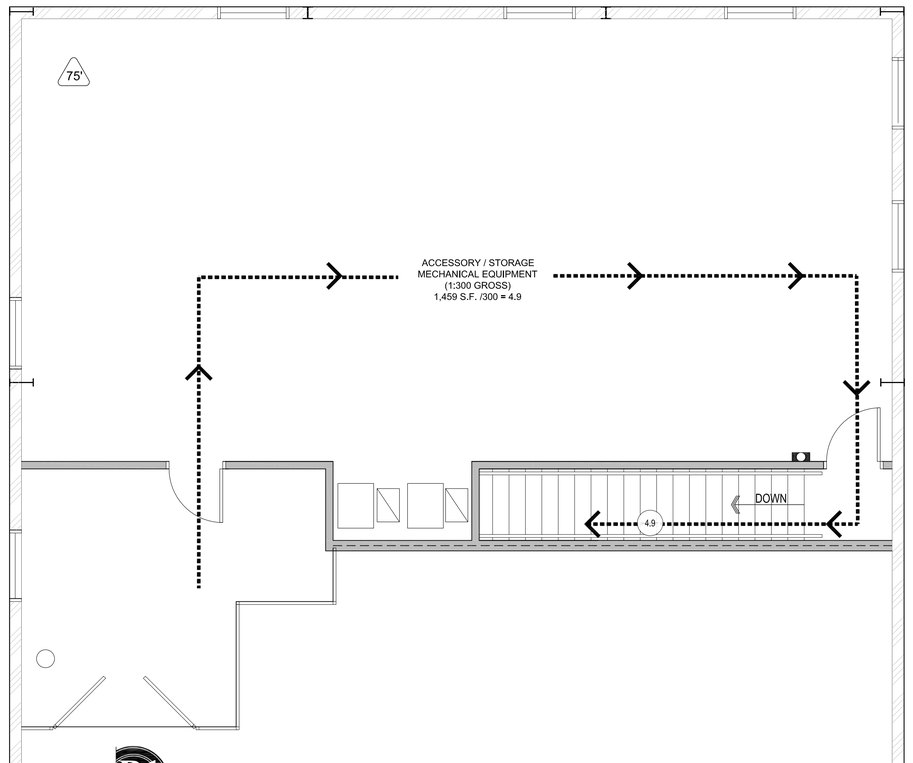
- PROVIDE A 6"x9" BLUE TACTILE, BRAILLE, 'EXIT' SIGN AS MANUFACTURED BY 'SIMPLY EXIT SIGNS (#SE-1980)' OR EQUAL COMPLYING WITH ICC/ANSI A117.1 SECTION 703.1 AND IBC SECTIONS 1013 & 1111, ADJACENT TO EACH DOOR TO AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

Plumbing Calculations

OCCUPANCY CLASSIFICATION	OCCUPANCY COUNT	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINK
BUSINESS	6	.24	.15	1	1
STORAGE	11	.11	.11		
TOTAL REQUIRED		.35	.26		
TOTAL PROVIDED		2	2	1	1



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



B1 Second Floor Occupancy / Egress Plan
Scale: 1/4"=1'-0"

Accessibility Notes

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

Egress Legend:

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

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
BUSINESS	150 GROSS
STORAGE	300 GROSS

Occupant load

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

BUSINESS AREA	895 SQ. FT.	6 OCCUPANTS
STORAGE AREA	3,191 SQ. FT.	11 OCCUPANTS
TOTAL:	4,045 SQ. FT.	17 OCCUPANTS

REVISIONS	BY

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ARCHITECTURE & PLANNING

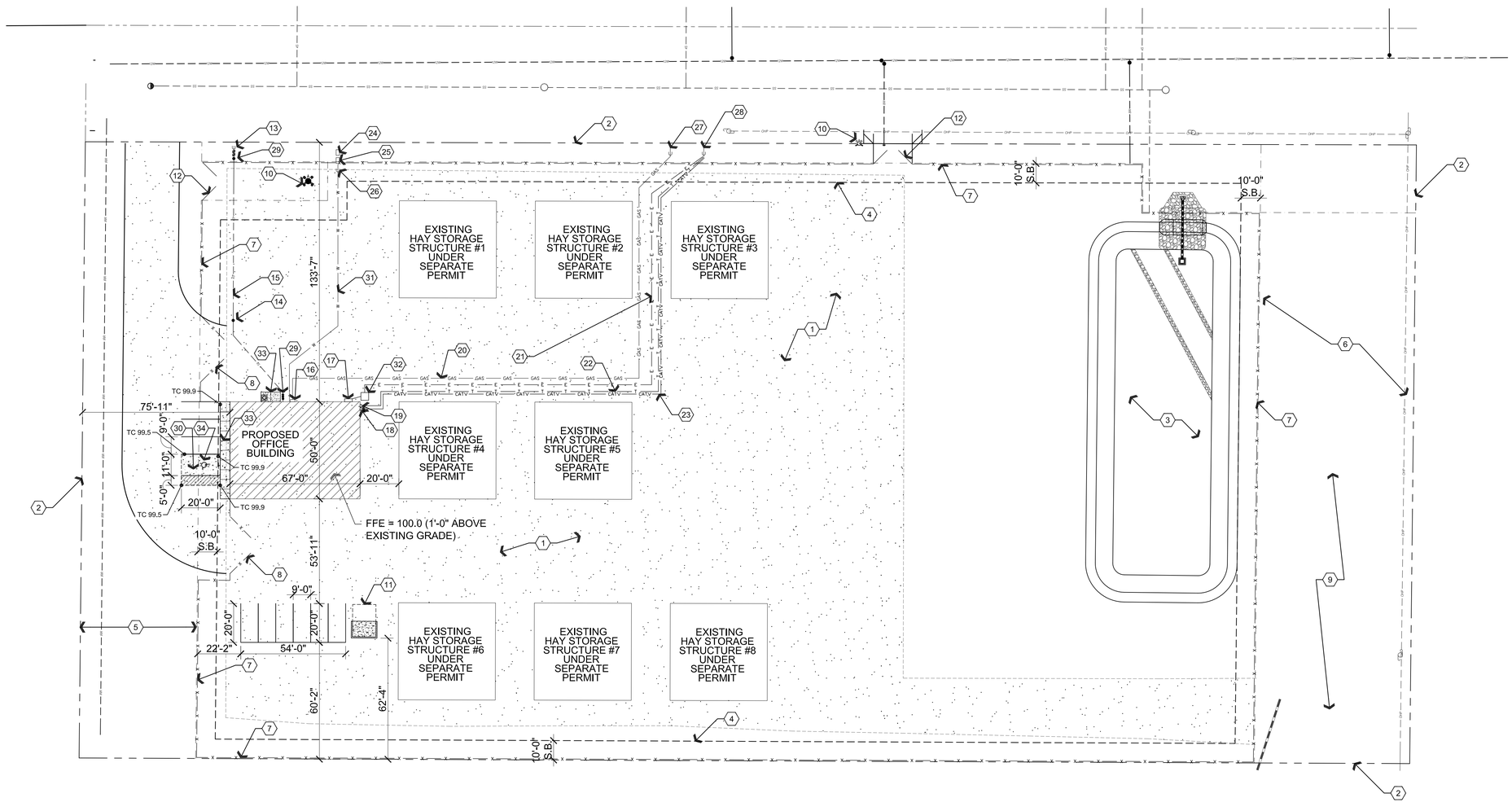
DRAWING: Occupancy / Egress Plans

PROJECT: Hay Plus Offices
6648 Corsair Ave,
Prescott, AZ 86301

APN: 103-01-567B

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: May 7th, 2021
JOB NO.: 764
SHEET: CS2

May 07, 2021 - 10:25am



Descriptive Keynotes

1. EXISTING CRUSHED ASPHALT MILLINGS.
2. PROPERTY LINE.
3. EXISTING DETENTION BASIN.
4. BUILDING SETBACK LINE.
5. 60' UTILITY EASEMENT.
6. EXISTING ACCESS EASEMENT.
7. EXISTING 6' HIGH CHAIN LINK FENCE.
8. EXISTING 6' HIGH CHAIN LINK GATE.
9. EXISTING PRIVATE ROAD.
10. EXISTING FIRE HYDRANT.
11. EXISTING DUMPSTER ENCLOSURE.
12. EXISTING FIRE DEPARTMENT ACCESS GATE AND ENTRANCE.
13. 6" SEWER STUB OUT.
14. 4" CLEAN OUT.
15. 4" SDR 35 WASTE LINE.
16. NATURAL GAS METER / REGULATOR.
17. 400 AMP 120/208 THREE PHASE SERVICE ENTRANCE SECTION.
18. CABLE TV CLOSURE.
19. TELEPHONE CLOSURE.
20. POLYETHELENE NATURAL GAS LINE BY UNISOURCE.
21. 4" DB 120 ELECTRICAL CONDUIT AS REQUIRED BY APS.
22. 2" DB 120 ELECTRICAL CONDUIT FOR TELEPHONE.
23. 2" DB 120 ELECTRICAL CONDUIT FOR CABLE TV.
24. EXISTING 1" WATER METER.
25. EXISTING REDUCED PRESSURE BACKFLOW PREVENTION DEVICE.
26. EXISTING 1" WATER STUB OUT.
27. EXISTING NATURAL GAS STUB OUT.
28. EXISTING ELECTRIC / CABLE TV / TELEPHONE STUB OUT.
29. 4" TWO WAY CLEAN OUT AND BACKWATER VALVE, REFER TO COP STANDARD DETAIL 440P-3 ON SHEET A0.1.
30. 5" CONCRETE SLAB W/ #4 @ 3'-0" O.C. EACH WAY, OVER 4" COMPACTED A.B.C.
31. PROVIDE 1-1/4" SCHEDULE 40 PVC DOMESTIC WATER LINE.
32. ELECTRICAL TRANSFORMER BY APS.
33. 4" CONCRETE SIDEWALK WITH #3 @ 2'-0" O.C. EACH WAY OVER 4" COMPACTED ABC.
34. PROVIDE ADA COMPLIANT HANDICAP STRIPING AND SIGNAGE PER QUAD CITY STANDARD DETAIL 131Q.

NOTE: REFER TO CITY OF PRESCOTT STANDARD DETAILS ON SHEET A0.1 FOR MORE INFORMATION.

NOTE: REFER TO PUBLIC WORKS PERMIT NUMBER ENG1807-017 THAT WAS PREVIOUSLY APPROVED FOR ALL GRADING & DRAINAGE AND WATER & SEWER UTILITIES INFORMATION

A1 Architectural Site Plan

Scale: 1"=30'-0"

North

May 10, 2021 - 3:54pm

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 05/07/21
ARIZONA U.S.A.
EXPIRES: 6/30/21

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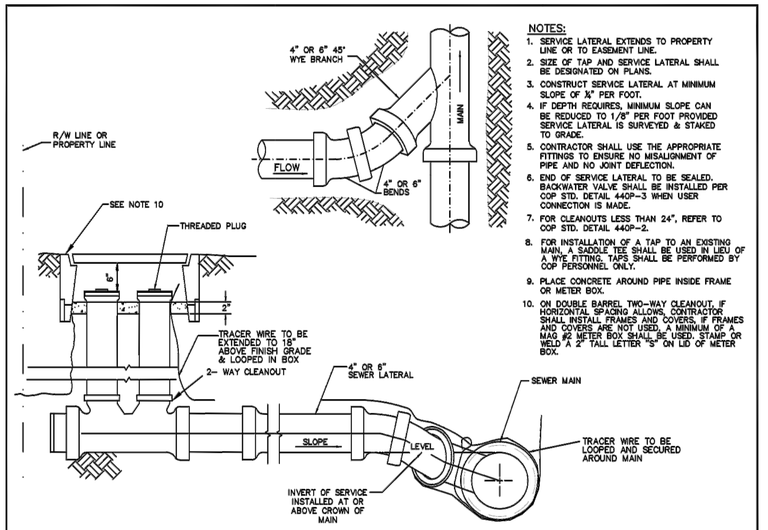
ARCHITECTURE & PLANNING

DRAWING: Architectural Site Plan

PROJECT: Hay Plus Offices
6648 Corsair Ave,
Prescott, AZ 86301

APN: 103-01-567B

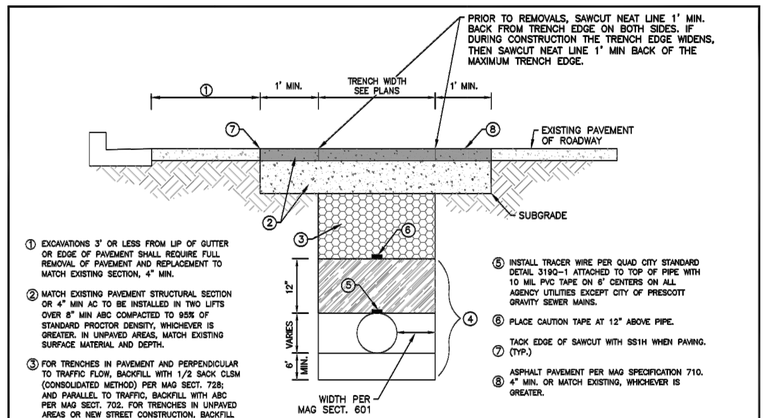
DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	May 7th, 2021
JOB NO.	764
SHEET	A0.0



NOTES:

1. SERVICE LATERAL EXTENDS TO PROPERTY LINE OR TO EASEMENT LINE.
2. SIZE OF TAP AND SERVICE LATERAL SHALL BE DESIGNATED ON PLANS.
3. CONSTRUCT SERVICE LATERAL AT MINIMUM SLOPE OF ¼" PER FOOT.
4. IF DEPTH REQUIRES, MINIMUM SLOPE CAN BE REDUCED TO 1/8" PER FOOT PROVIDED SERVICE LATERAL IS SURVEYED & STAKED TO GRADE.
5. CONTRACTOR SHALL USE THE APPROPRIATE FITTINGS TO ENSURE NO MISALIGNMENT OF PIPE AND NO JOINT DEFLECTION.
6. END OF SERVICE LATERAL TO BE SEALED. BACKWATER VALVE SHALL BE INSTALLED PER COP STD. DETAIL 440P-3 WHEN USER CONNECTION IS MADE.
7. FOR CLEANOUTS LESS THAN 24", REFER TO COP STD. DETAIL 440P-2.
8. FOR INSTALLATION OF A TAP TO AN EXISTING MAIN, A SADDLE TEE SHALL BE USED IN LIEU OF A WYE FITTING. TAPS SHALL BE PERFORMED BY COP PERSONNEL ONLY.
9. PLACE CONCRETE AROUND PIPE INSIDE FRAME OR METER BOX.
10. ON DOUBLE BARREL TWO-WAY CLEANOUT, IF HORIZONTAL SPACING ALLOWS, CONTRACTOR SHALL INSTALL FRAMES AND COVERS. IF FRAMES AND COVERS ARE NOT USED, A MINIMUM OF A MAG #2 METER BOX SHALL BE USED. STAMP OR WELD A 2" TALL LETTER "S" ON LID OF METER BOX.

COP STANDARD DETAIL	SEWER SERVICE LATERAL GREATER THAN 2 FEET DEEP	Charles Andrews CITY ENGINEER	REVISED: 07/16	DETAIL No. 440P-1



① EXCAVATIONS 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.

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 FOR TRENCHES IN PAVEMENT AND PERPENDICULAR TO TRAFFIC FLOW, BACKFILL WITH 1/2 SACK CLSM (CONSOLIDATED METHOD) PER MAG SECT. 728; AND PARALLEL TO TRAFFIC, BACKFILL WITH ABC PER MAG SECT. 702. FOR TRENCHES IN UNPAVED AREAS OR NEW STREET CONSTRUCTION, BACKFILL TRENCH TO SURFACE WITH 3" MINUS SCREENED NATIVE MATERIAL.

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.

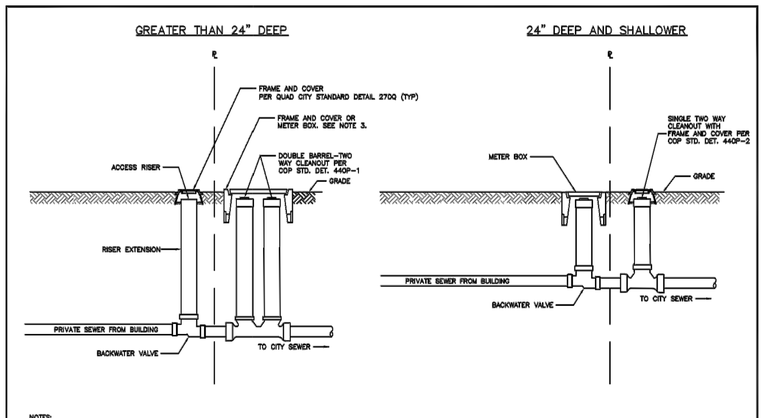
⑥ PLACE CAUTION TAPE AT 12" ABOVE PIPE.

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.

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: 07/16	DETAIL No. 200Q-1



NOTES:

1) BACKWATER VALVE SHALL BE LOCATED BETWEEN THE BUILDING CLEAN-OUT AND PROPERTY LINE.
2) AN EXTENDABLE TYPE BACKWATER VALVE SHALL BE INSTALLED WHEN VALVES ARE DEEPER THAN 24".
3) ON DOUBLE BARREL TWO-WAY CLEANOUT, IF HORIZONTAL SPACING ALLOWS, CONTRACTOR SHALL INSTALL FRAMES AND COVERS. IF FRAMES AND COVERS ARE NOT USED, A MINIMUM OF A MAG #2 METER BOX SHALL BE USED. STAMP OR WELD A 2" TALL LETTER "S" ON LID OF METER BOX.

COP STANDARD DETAIL	BACKWATER VALVE	Charles Andrews CITY ENGINEER	REVISED: 07/16	DETAIL No. 440P-3

May 07, 2021 - 10:26am

REVISIONS	BY

REGISTERED ARCHITECT
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ARIZONA U.S.A.
EXPIRES: 6/30/21

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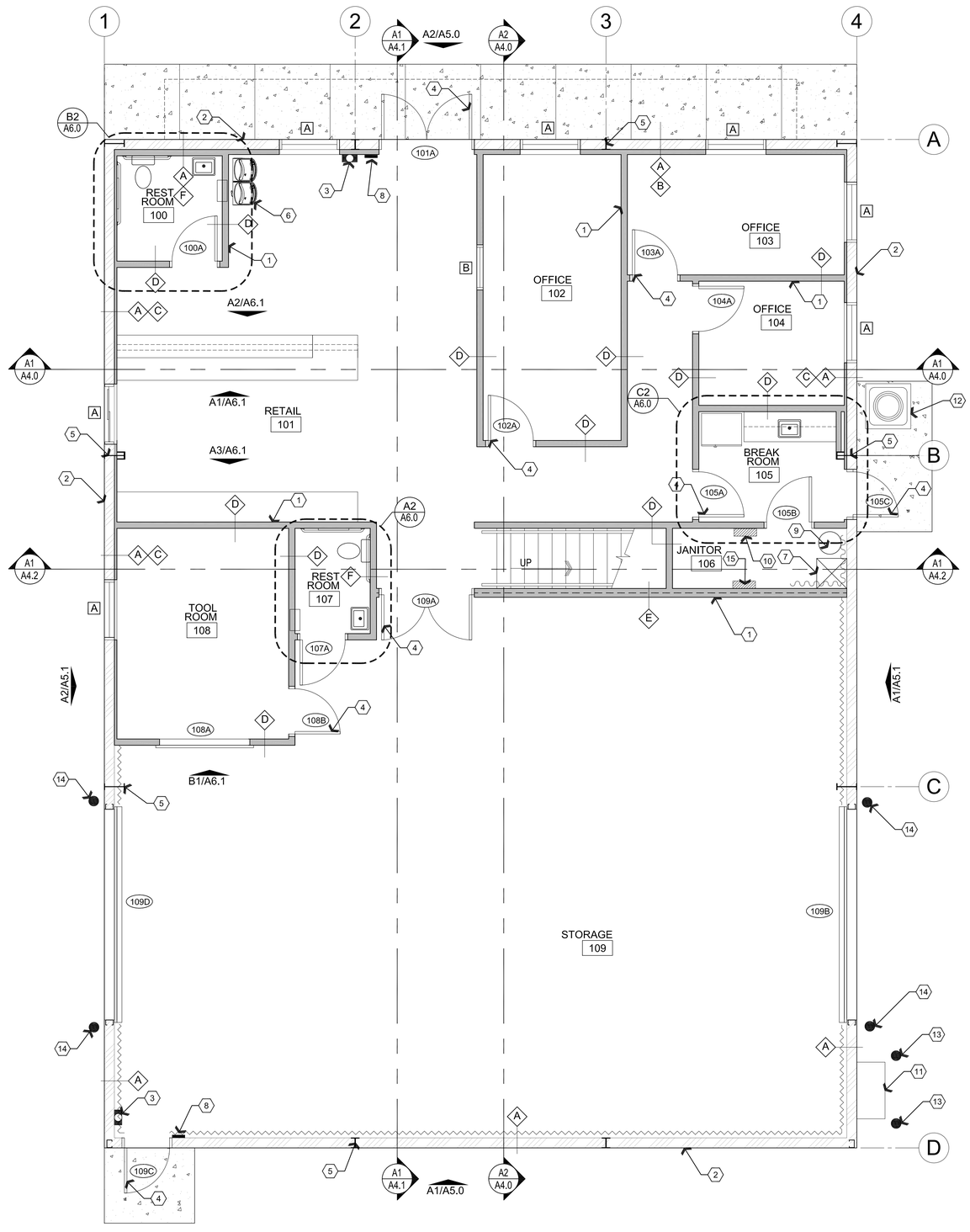
ARCHITECTURE & PLANNING

DRAWING: Site Details

PROJECT: Hay Plus Offices
6648 Corsair Ave,
Prescott, AZ 86301

APN: 103-01-567B

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: May 7th, 2021
JOB NO.: 764
SHEET: A0.1



First Floor Reference / Wall Types Plan

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

Plan North

Descriptive Keynotes

1. PROVIDE INTERIOR WALL, REFER TO WALL TYPES LEGEND FOR TYPE OF CONSTRUCTION.
2. PROVIDE EXTERIOR WALL, REFER TO WALL TYPES LEGEND FOR TYPE OF CONSTRUCTION.
3. PROVIDE TYPE 2A10BC FIRE EXTINGUISHER, SURFACE MOUNTED.
4. PROVIDE DOOR, REFER TO DOOR SCHEDULE, TYPICAL.
5. PROVIDE STEEL COLUMN, REFER TO STRUCTURAL PLANS, TYPICAL.
6. PROVIDE ELECTRIC DRINKING FOUNTAIN, REFER TO PLUMBING PLANS.
7. PROVIDE MOP SINK, REFER TO PLUMBING PLANS.
8. 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.
9. WATER HEATER, REFER TO PLUMBING PLANS.
10. ELECTRICAL PANEL, REFER TO ELECTRICAL PLANS.
11. ELECTRICAL SERVICE ENTRANCE SECTION, REFER TO ELECTRICAL PLANS.
12. HVAC CONDENSING UNIT, REFER TO MECHANICAL PLANS.
13. REMOVABLE STEEL BOLLARD IN ACCORDANCE WITH APS REQUIREMENTS.
14. 6'-0" LONG, 4" DIAMETER, CONCRETE FILLED, PROTECTIVE STEEL BOLLARDS, EMBEDDED 2'-0" BELOW GRADE INTO CONCRETE FOOTING.
15. THE EXISTING FIRE ALARM PANEL FOR THE EXISTING SHADE STRUCTURES (UNDER SEPARATE PERMIT) SHALL BE RELOCATED INTO THE JANITOR'S CLOSET.

Wall Types Legend

- (A) EXTERIOR METAL BUILDING WALL: PROVIDE EXTERIOR METAL BUILDING SIDING 'A' PANELS OVER 8" HORIZONTAL GIRTS. PROVIDE R-11 VINYL BACKED, METAL BUILDING INSULATION AT EXTERIOR.
- (B) FURRING: PROVIDE 2x4 WOOD STUD WALL FURRING @ 1'-4" O.C. ON INTERIOR SIDE OF METAL FRAMING, WITH 5/8" GPDW ON INTERIOR SIDE. PROVIDE R-11 UNFACED BATT INSULATION
- (C) FURRING: PROVIDE 2x4 WOOD STUD WALL FURRING, FLAT, @ 1'-4" O.C. ON INTERIOR SIDE OF METAL FRAMING WITH 5/8" GPDW ON INTERIOR SIDE. PROVIDE R-11 UNFACED BATT INSULATION.
- (D) 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 BATT INSULATION.
- (E) 6" INTERIOR STUD WALL: PROVIDE 6" 20 GA. STEEL STUDS AT 2'-0" O.C. WITH 5/8" GPDW ON EXPOSED SIDES. PROVIDE R-19 UNFACED BATT INSULATION.
- (F) 6" WOOD STUD WALL: PROVIDE 1 LAYER 5/8" GPDW ON EXPOSED SIDE OF 2x6 WOOD STUDS AT 1'-4" O.C. PROVIDE E-19 BATT INSULATION.

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

4'-0" HIGH FRP

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
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ARCHITECTURE & PLANNING

DRAWING: Reference Floor Plan

PROJECT: Hay Plus Offices
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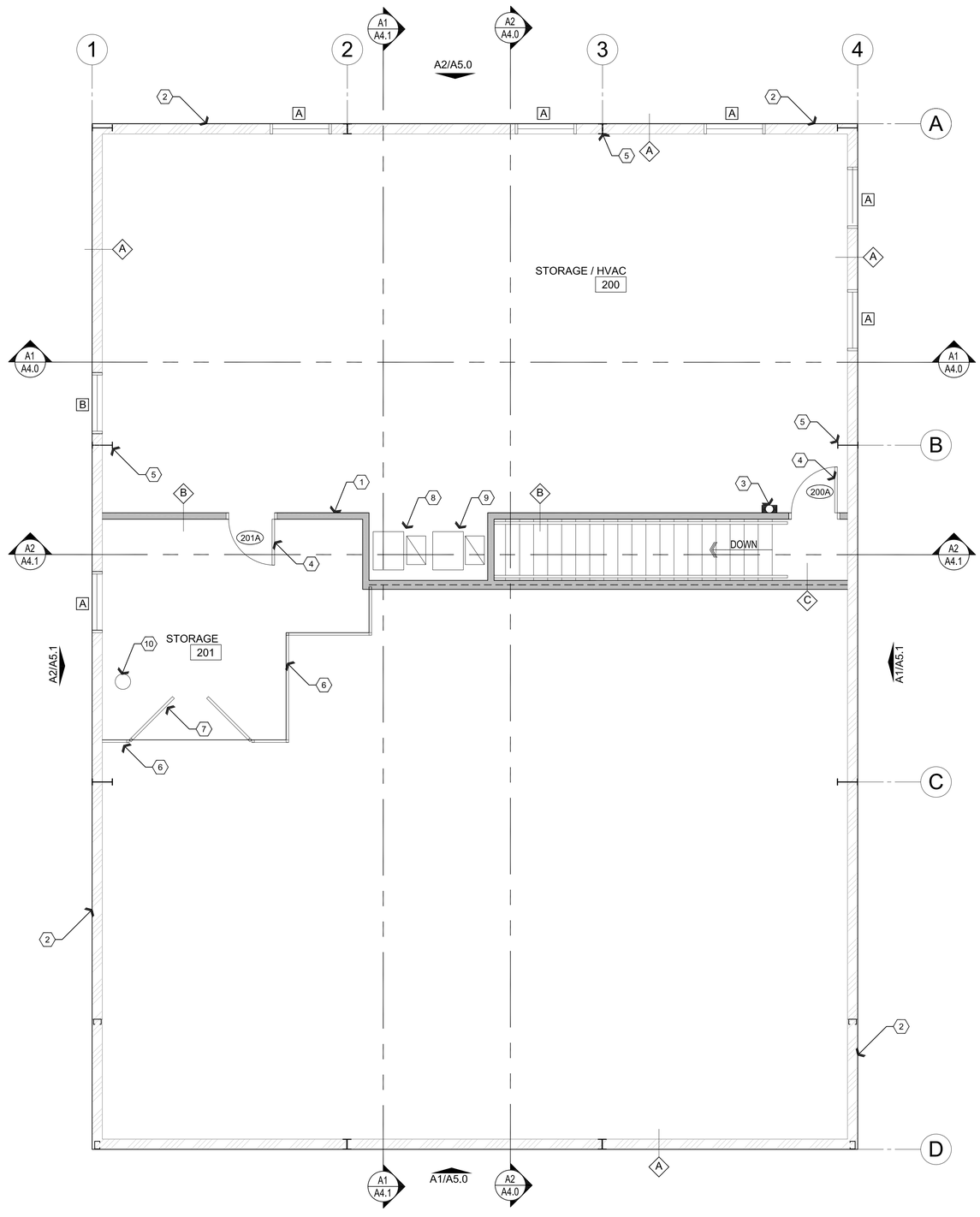
APN: 103-01-567B

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	May 7th, 2021
JOB NO.	764
SHEET	A1.0

May 10, 2021 - 2:55pm



Descriptive Keynotes

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2. PROVIDE EXTERIOR WALL, REFER TO WALL TYPES LEGEND FOR TYPE OF CONSTRUCTION.
3. PROVIDE TYPE 2A10BC FIRE EXTINGUISHER, SURFACE MOUNTED.
4. PROVIDE DOOR, REFER TO DOOR SCHEDULE, TYPICAL.
5. PROVIDE STEEL COLUMN, REFER TO STRUCTURAL PLANS, TYPICAL.
6. PROVIDE 2"x1" STEEL TUBE GUARDRAIL PLACED AT 3'-6" ABOVE UPPER LEVEL FLOOR WITH INTERMEDIATE 1"x1" STEEL TUBE RAILS NOT TO EXCEED 12" O.C. PROVIDE 2"x2" STEEL POSTS SPACED AT 8'-0" O.C MAXIMUM.
7. PROVIDE PAIR OF 4'-0" WIDE SWINGING STEEL GATES CONSTRUCTED SIMILAR TO GUARDRAIL CONSTRUCTION, REFER TO DESCRIPTIVE KEYNOTE #6.
8. LOWER LEVEL HVAC, REFER TO MECHANICAL PLANS.
9. UPPER LEVEL FUTURE HVAC, REFER TO MECHANICAL PLANS.
10. AIR COMPRESSOR BY OWNER.

Wall Types Legend

- (A) EXTERIOR METAL BUILDING WALL: PROVIDE EXTERIOR METAL BUILDING SIDING 'A' PANELS OVER 8" HORIZONTAL GIRTS. PROVIDE R-11 VINYL BACKED, METAL BUILDING INSULATION AT INTERIOR.
- (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 BATT INSULATION.
- (C) 6" METAL STUD WALL: PROVIDE 6" 25 GA. METAL STUDS AT 2'-0" O.C. WITH 5/8" GPDW ON EXPOSED SIDES. PROVIDE R-19 UNFACED BATT INSULATION.

A1 Second Floor Reference / Wall Types Plan

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

Plan North

REVISIONS	BY

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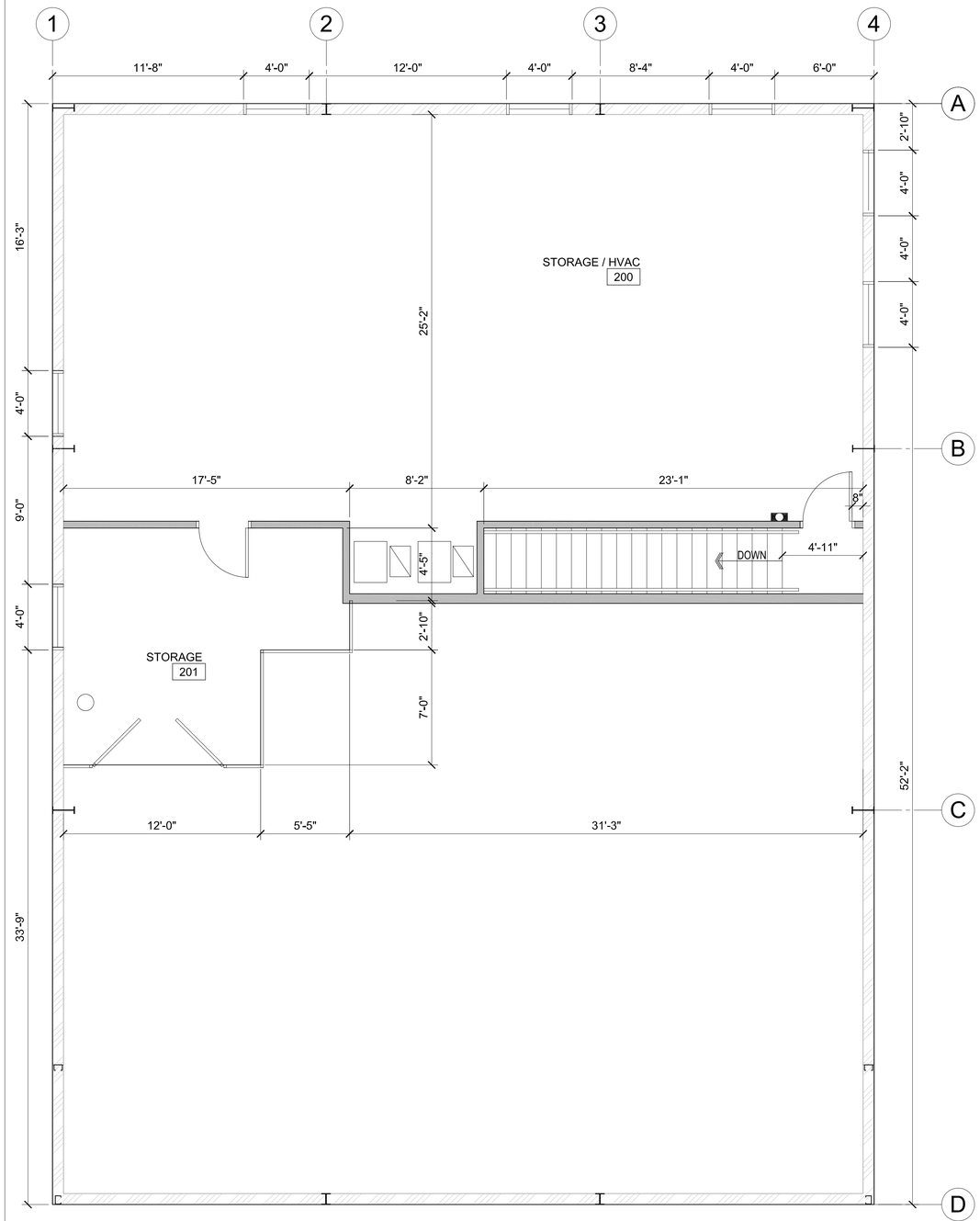
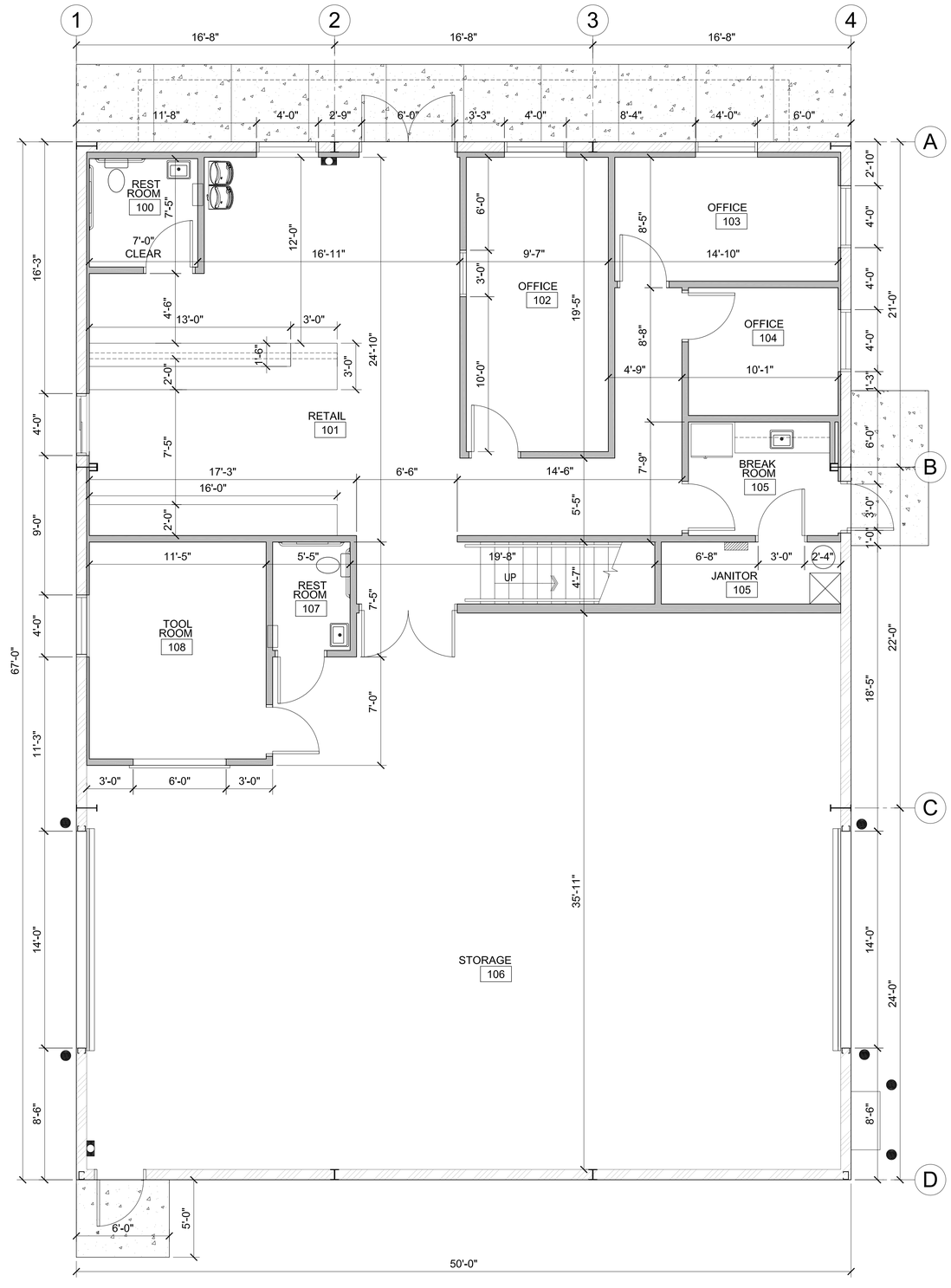
APN: 103-01-567B

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: May 7th, 2021
JOB. NO.: 764
SHEET: A1.1

May 07, 2021 - 10:27am





A1 Second Floor Dimension Plan

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

Plan North

B1 First Floor Dimension Plan

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

Plan North

May 07, 2021 - 10:27am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 05/07/21
ARIZONA, U.S.A.
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ARCHITECTURE & PLANNING

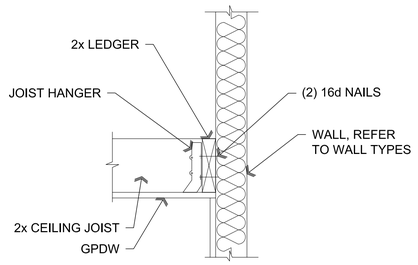
DRAWING: Dimension Floor Plans

PROJECT: Hay Plus Offices
6648 Corsair Ave,
Prescott, AZ 86301

APN: 103-01-567B

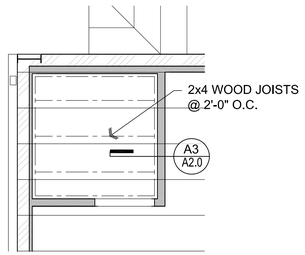
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: May 7th, 2021
JOB NO.: 764
SHEET:

A1.2



A3 Ceiling Framing Detail

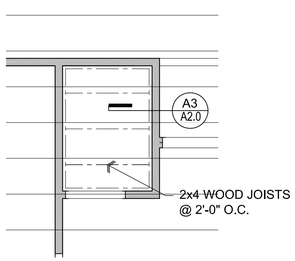
SCALE: 1 1/2" = 1'-0"



A2 Partial Ceiling Framing Plan

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

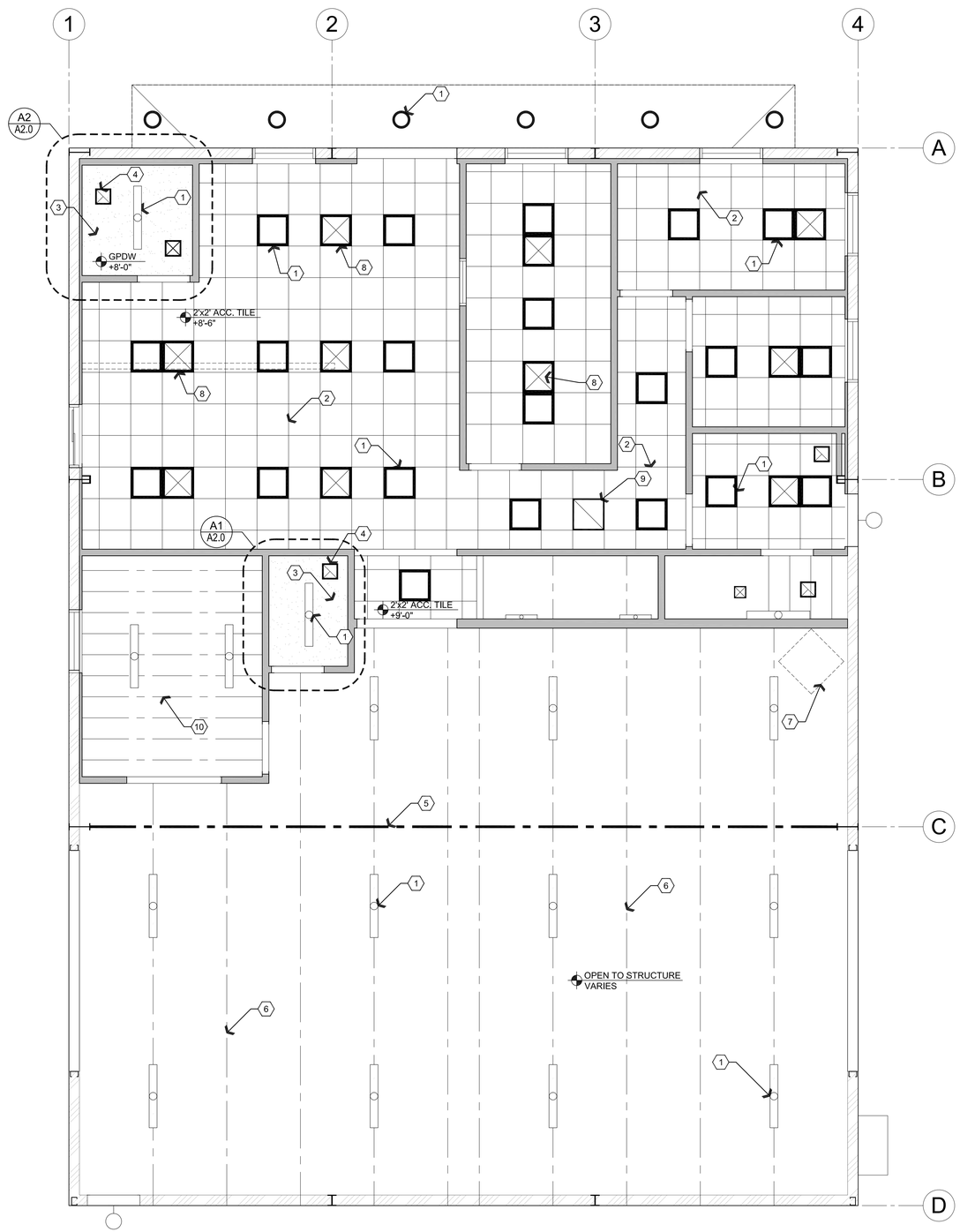
Plan North



A1 Partial Ceiling Framing Plan

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

Plan North



B1 First Floor Reflected Ceiling Plan

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

Plan North

Descriptive Keynotes

1. LIGHT FIXTURE(S) SHOWN FOR QUANTITY AND LOCATION ONLY. REFER TO ELECTRICAL PLANS.
2. PROVIDE SUSPENDED ACOUSTIC PANEL CEILING. ACT-1
3. PROVIDE 5/8" GPDW CEILING ATTACHED TO CEILING JOISTS, REFER TO CEILING FRAMING PLAN.
4. EXHAUST FAN, REFER TO MECHANICAL PLANS, TYPICAL.
5. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
6. PROVIDE ROOF PURLIN, TYPICAL, REFER TO STRUCTURAL PLANS.
7. PROVIDE UNIT HEATER, REFER TO MECHANICAL PLANS.
8. PROVIDE HVAC SUPPLY DIFFUSER, REFER TO MECHANICAL PLANS.
9. PROVIDE RETURN VENT, REFER TO MECHANICAL PLANS.
10. EXPOSED FLOOR JOIST, REFER TO STRUCTURAL PLANS.

Legend:

- SUSPENDED 2'x2' ACOUSTIC PANEL CEILING ACT-1
- GPDW CEILING
- RECESSED CAN LIGHTING
- STRIP LIGHT FIXTURE
- GRID LIGHTING
- SUPPLY DIFFUSER
- RETURN AIR REGISTER
- EXHAUST FAN
- WALL SCONCE EXTERIOR LIGHT

REFER TO MECHANICAL AND ELECTRICAL PLANS

REVISIONS	BY

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ARCHITECTURE & PLANNING

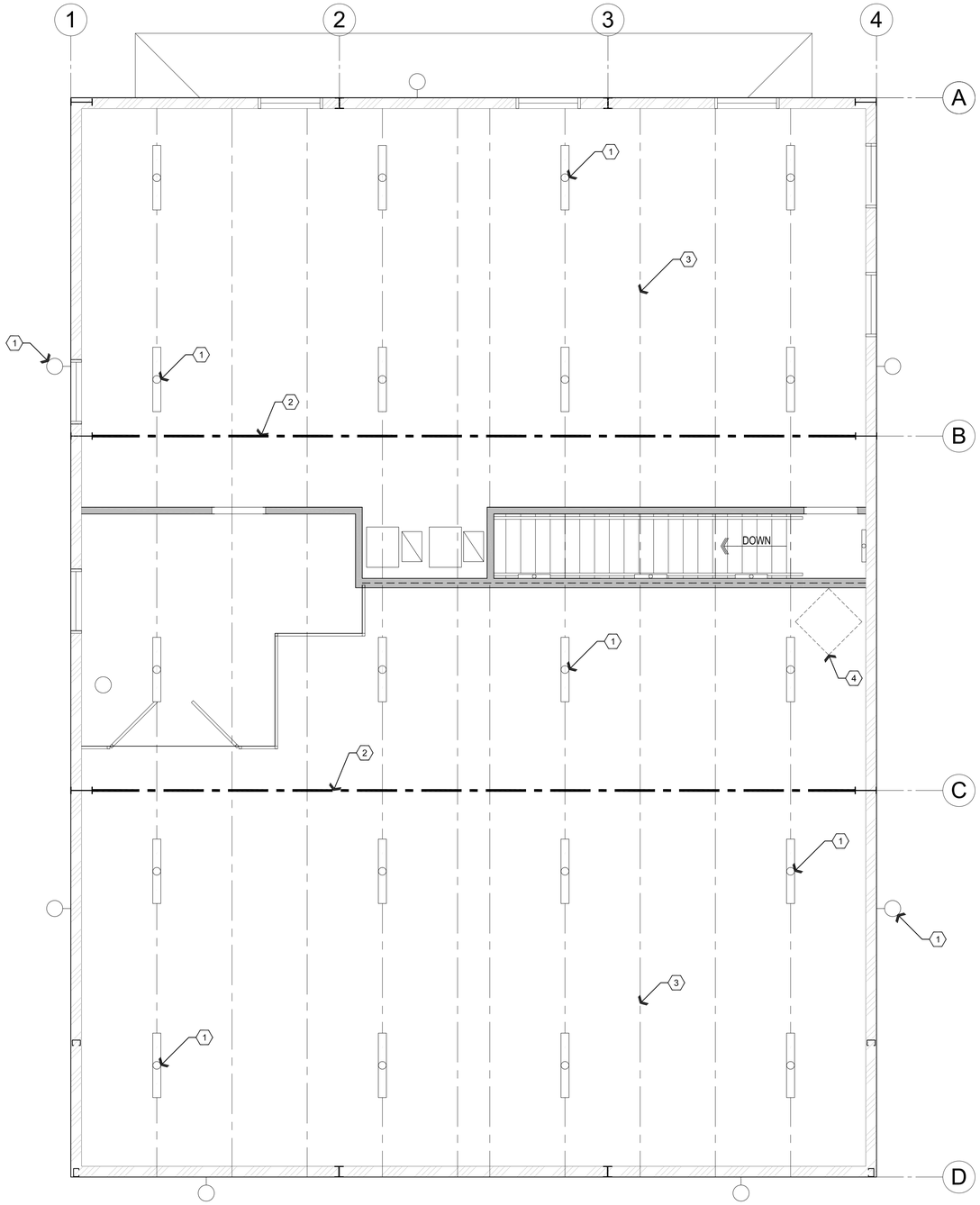
DRAWING: First Floor Reflected Ceiling Plan

PROJECT: Hay Plus Offices
6648 Corsair Ave,
Prescott, AZ 86301

APN: 103-01-567B

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	May 7th, 2021
JOB NO.	764
SHEET	A2.0

May 07, 2021 - 10:27am



Descriptive Keynotes

1. LIGHT FIXTURE(S) SHOWN FOR QUANTITY AND LOCATION ONLY. REFER TO ELECTRICAL PLANS.
2. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
3. PROVIDE ROOF PURLIN, TYPICAL, REFER TO STRUCTURAL PLANS.
4. PROVIDE UNIT HEATER, REFER TO MECHANICAL PLANS.

Legend:

- SUSPENDED 2'x2' ACOUSTIC PANEL CEILING ACT-1
- GPDW CEILING
- RECESSED CAN LIGHTING
- STRIP LIGHT FIXTURE
- GRID LIGHTING
- SUPPLY DIFFUSER
- RETURN AIR REGISTER
- EXHAUST FAN
- WALL SCONCE EXTERIOR LIGHT

REFER TO MECHANICAL AND ELECTRICAL PLANS

A1 Second Floor Reflected Ceiling Plan
Scale: 1/4"=1'-0"

Plan North

May 07, 2021 - 10:27am

REVISIONS	BY

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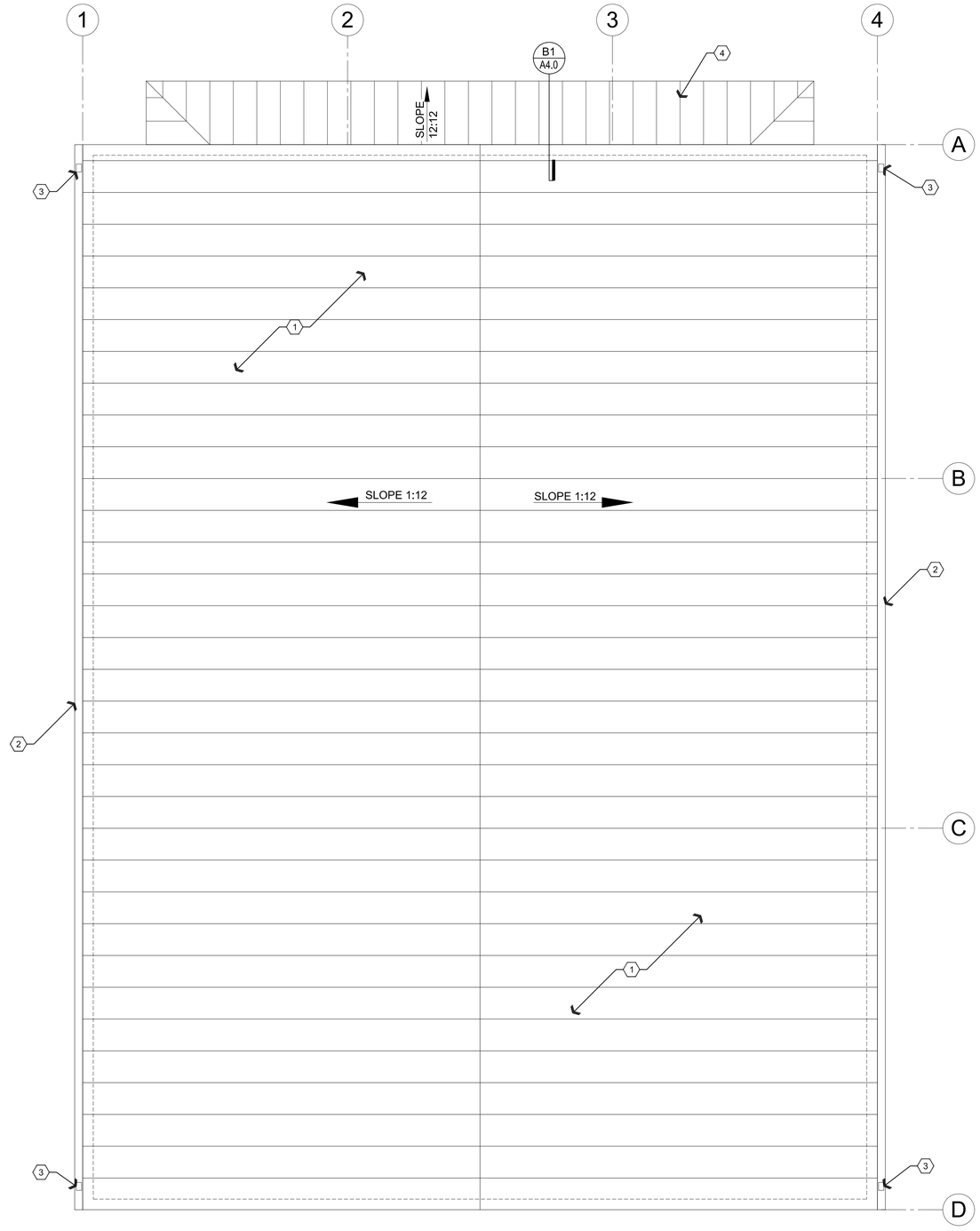
ARCHITECTURE & PLANNING

DRAWING: Second Floor Reflected Ceiling Plan

PROJECT: Hay Plus Offices
6648 Corsair Ave.
Prescott, AZ 86301

APN: 103-01-567B

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: May 7th, 2021
JOB NO.: 764
SHEET: **A2.1**



Descriptive Keynotes

1. PROVIDE METAL ROOF PANELS, REFER TO MATERIALS SCHEDULE. M-2
2. PROVIDE SHEET METAL GUTTER, REFER TO MATERIALS SCHEDULE. M-5
3. PROVIDE DOWNSPOUT, TYPICAL OF 5, REFER TO MATERIALS SCHEDULE. M-4
4. PROVIDE LOKSEAM' METAL AWNING SYSTEM, REFER TO STRUCTURAL PLANS AND MATERIALS SCHEDULE. M-3

Roof Drain Leader Sizes:

ROOF AREA : 3,350

4" RAINFALL = .0416 GPM

.0416 x 3,350 = 140 GPM

140 / 192 (3-1/2"x4")= .729

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

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

A1 Roof Plan

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

Plan North

REVISIONS	BY

REGISTERED ARCHITECT
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ARCHITECTURE & PLANNING

DRAWING: Reference Floor Plan

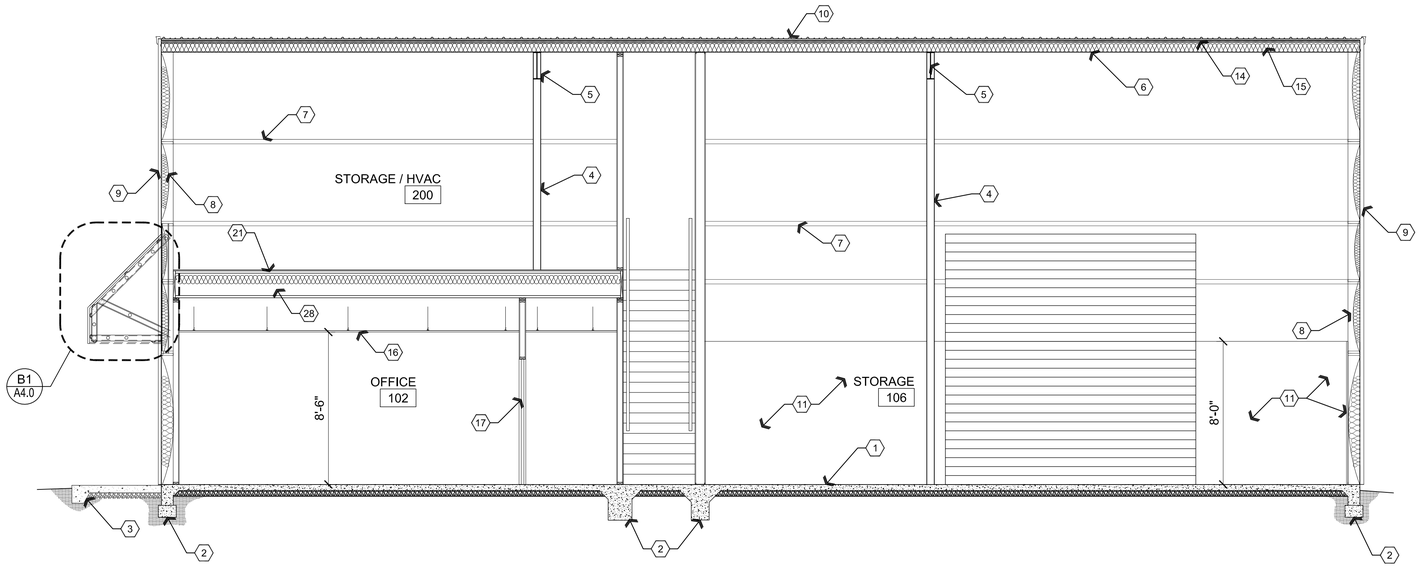
PROJECT: Hay Plus Offices
6648 Corsair Ave.
Prescott, AZ 86301

APN: 103-01-567B

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: May 7th, 2021
JOB NO.: 764
SHEET:

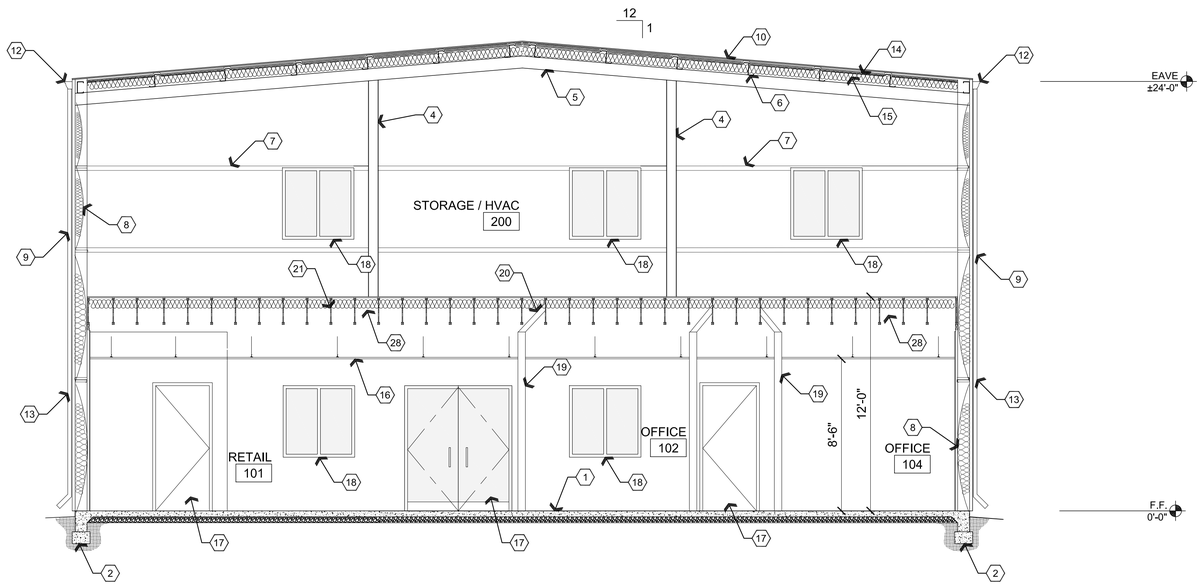
A3.0

May 07, 2021 - 10:28am



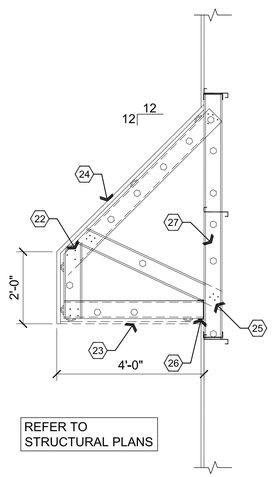
A2 Building Section

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



A1 Building Section

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



B1 Awning at Stud Wall

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

Descriptive Keynotes

1. PROVIDE CONCRETE SLAB OVER COMPACTED A.B.C., REFER TO STRUCTURAL PLANS.
2. PROVIDE CONCRETE FOOTING. REFER TO STRUCTURAL PLANS.
3. PROVIDE 8" TURNDOWN AT CONCRETE SIDEWALK. REFER TO ARCHITECTURAL SITE PLAN.
4. PROVIDE STEEL COLUMN, REFER TO STRUCTURAL PLANS.
5. PROVIDE STEEL BEAM, REFER TO STRUCTURAL PLANS.
6. PROVIDE ROOF PURLIN, TYPICAL. REFER TO STRUCTURAL PLANS.
7. PROVIDE STEEL GIRT, TYPICAL. REFER TO STRUCTURAL PLANS.
8. PROVIDE R-11 VINYL FACED BLANKET INSULATION.
9. PROVIDE METAL SIDING, REFER TO MATERIALS SCHEDULE. M-1
10. PROVIDE METAL ROOF PANELS. REFER TO MATERIALS SCHEDULE. M-2
11. PROVIDE 8'-0" TALL SHEET METAL LINER PANEL.
12. PROVIDE SHEET METAL GUTTER, REFER TO MATERIALS SCHEDULE. M-5
13. PROVIDE SHEET METAL DOWNSPOUT, REFER TO MATERIALS SCHEDULE. M-4
14. PROVIDE R-13 BLANKET INSULATION OVER PURLINS.
15. PROVIDE R-25 VINYL FACED INSULATION WIRED BETWEEN PURLINS.PROVIDE 5/8" GPDW.
16. SUSPENDED CEILING. REFER TO REFLECTED CEILING PLAN.
17. PROVIDE DOOR. REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
18. PROVIDE WINDOW. REFER TO REFERENCE FLOOR PLAN AND WINDOW TYPES.
19. PARTITION WALL. REFER TO REFERENCE FLOOR PLAN AND WALL TYPES PLAN.
20. PROVIDE 2x4 LATERAL STABILIZATION @ 6'-0" O.C. MAXIMUM.
21. PROVIDE FLOOR JOIST, REFER TO STRUCTURAL PLANS.
22. PROVIDE STRUCTURAL FRAMING FOR AWNING SYSTEM. REFER TO STRUCTURAL PLANS.
23. PROVIDE ARTISAN SERIES, 12" WIDE, 26 GAUGE SIGNATURE 200 PANELS AT METAL SOFFIT SYSTEM, REFER TO MATERIALS SCHEDULE. M-9
24. PROVIDE 24 GAUGE SIGNATURE 200 LOKSEAM 1'-6" METAL ROOF PANEL AT METAL AWNING SYSTEM, REFER TO MATERIALS SCHEDULE. M-3
25. CUT FLANGES AND PLACE BEHIND VERTICAL.
26. CONTINUOUS LIGHT GAUGE STEEL TRACK, REFER TO STRUCTURAL PLANS.
27. STEEL STUD, REFER TO STRUCTURAL PLANS.
28. PROVIDE R-19 UNFACED BATT INSULATION.

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
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ARCHITECTURE & PLANNING

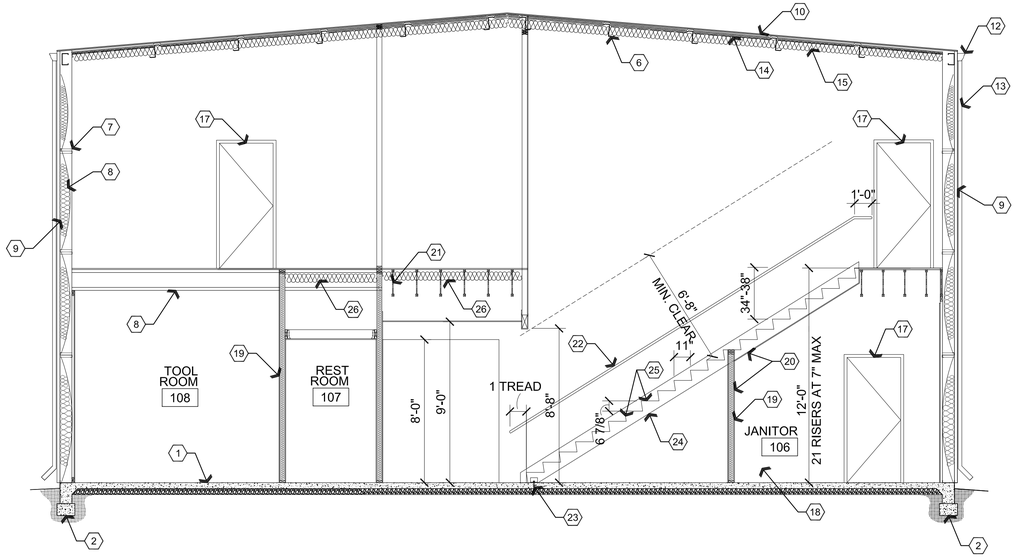
DRAWING: Building Sections

PROJECT: Hay Plus Offices
6648 Corsair Ave.
Prescott, AZ 86301

APN: 103-01-567B

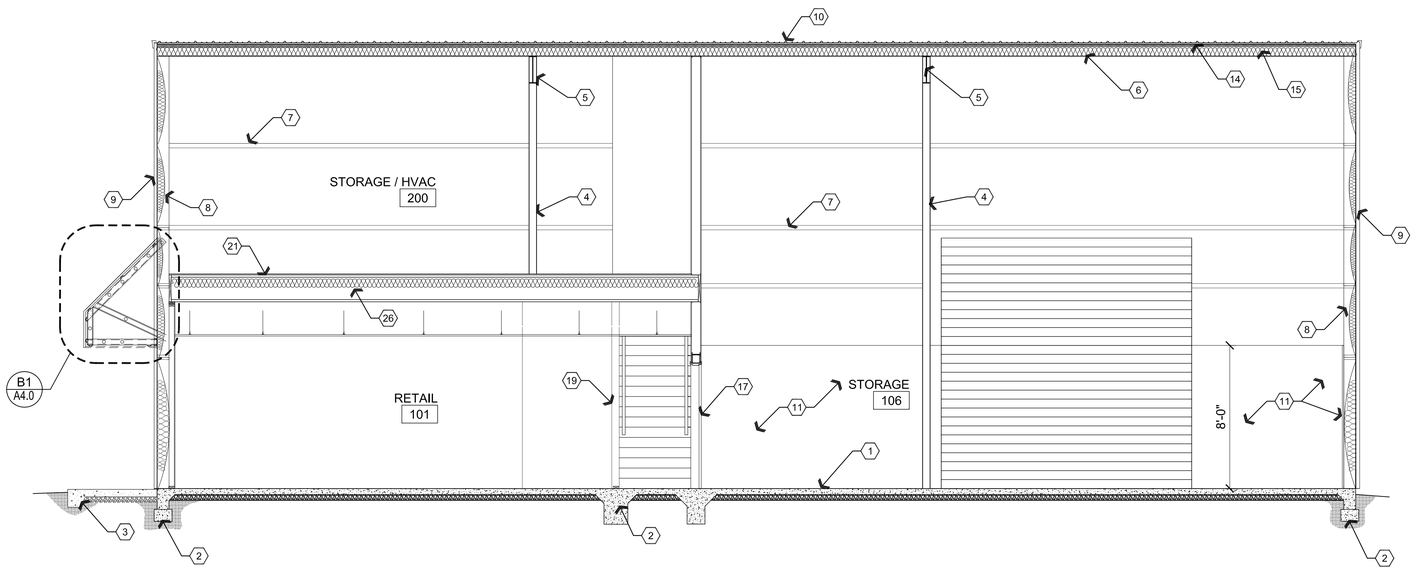
DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	May 7th, 2021
JOB NO.	764
SHEET	A4.0

May 10, 2021 - 12:51pm



A2 Building Section Through Stairs

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



A1 Building Section

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

Descriptive Keynotes

1. PROVIDE CONCRETE SLAB OVER COMPACTED A.B.C., REFER TO STRUCTURAL PLANS.
2. PROVIDE CONCRETE FOOTING. REFER TO STRUCTURAL PLANS.
3. PROVIDE 8" TURNDOWN AT CONCRETE SIDEWALK. REFER TO ARCHITECTURAL SITE PLAN.
4. PROVIDE STEEL COLUMN, REFER TO STRUCTURAL PLANS.
5. PROVIDE STEEL BEAM, REFER TO STRUCTURAL PLANS.
6. PROVIDE ROOF PURLIN, TYPICAL. REFER TO STRUCTURAL PLANS.
7. PROVIDE STEEL GIRT, TYPICAL. REFER TO STRUCTURAL PLANS.
8. PROVIDE R-11 VINYL FACED BLANKET INSULATION.
9. PROVIDE METAL SIDING, REFER TO MATERIALS SCHEDULE. M-1
10. PROVIDE METAL ROOF PANELS. REFER TO MATERIALS SCHEDULE. M-2
11. PROVIDE 8'-0" TALL SHEET METAL LINER PANEL.
12. PROVIDE SHEET METAL GUTTER, REFER TO MATERIALS SCHEDULE. M-5
13. PROVIDE SHEET METAL DOWNSPOUT, REFER TO MATERIALS SCHEDULE. M-4
14. PROVIDE R-13 BLANKET INSULATION OVER PURLINS.
15. PROVIDE R-25 VINYL FACED INSULATION WIRED BETWEEN PURLINS.PROVIDE 5/8" GPDW.
16. PROVIDE SUSPENDED CEILING. REFER TO REFLECTED CEILING PLAN.
17. PROVIDE DOOR. REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
18. JANITOR AREA UNDER STAIRS.
19. PARTITION WALL. REFER TO REFERENCE FLOOR PLAN AND WALL TYPES PLAN.
20. PROVIDE 5/8" TYPE 'X' GPDW BELOW STAIR STRINGER AND ON STAIR WALLS.
21. PROVIDE FLOOR JOIST, REFER TO STRUCTURAL PLANS.
22. PROVIDE 1-1/2" SCHEDULE 40 PAINTED PIPE STEEL HANDRAIL @ 36" ABOVE STAIR NOSING.
23. REFER TO STRUCTURAL PLANS FOR ATTACHMENT.
24. PROVIDE WOOD STRINGER - REFER TO STRUCTURAL PLANS.
25. PROVIDE WOOD TREAD / RISERS - REFER TO STRUCTURAL PLANS.
26. PROVIDE R-19 UNFACED BATT INSULATION.

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
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Date Signed 05/07/21
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EXPIRES: 6/30/21

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ARCHITECTURE & PLANNING

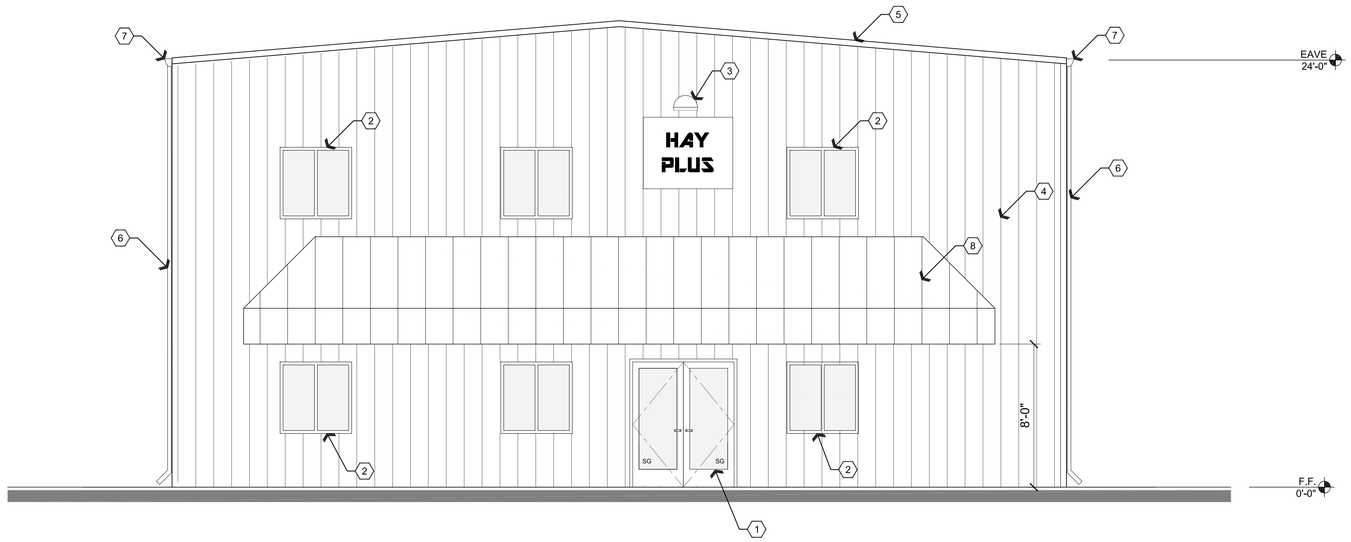
DRAWING: Building Sections

PROJECT: Hay Plus Offices
6648 Corsair Ave,
Prescott, AZ 86301

APN: 103-01-567B

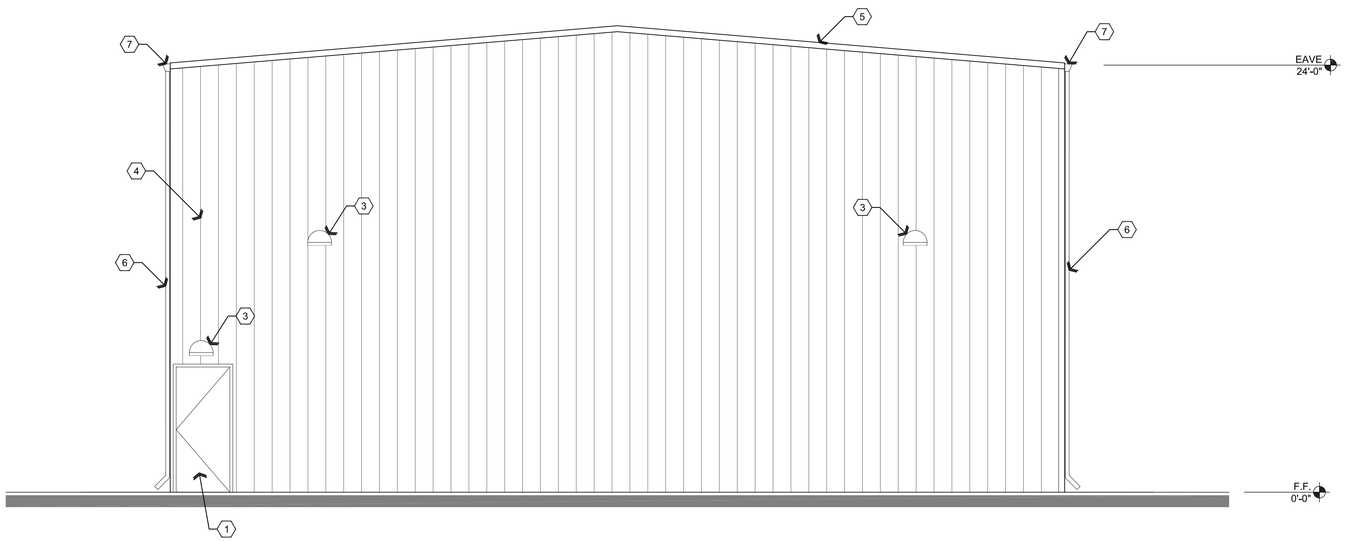
DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	May 7th, 2021
JOB NO.	764
SHEET	A4.1

May 10, 2021 - 12:52pm



A2 Elevation

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



A1 Elevation

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

Descriptive Keynotes

1. PROVIDE DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
2. PROVIDE WINDOW, REFER TO REFERENCE FLOOR PLAN AND WINDOW TYPES.
3. PROVIDE LIGHT FIXTURE, REFER TO ELECTRICAL PLANS.
4. PROVIDE METAL WALL PANEL. REFER TO WALL TYPES PLAN AND MATERIALS SCHEDULE. M-1
5. PROVIDE METAL ROOF PANELS, REFER TO MATERIALS SCHEDULE. M-2
6. PROVIDE SHEET METAL DOWNSPOUT, REFER TO MATERIALS SCHEDULE. M-4
7. PROVIDE SHEET METAL GUTTER, REFER TO MATERIALS SCHEDULE. M-5
8. PROVIDE 24 GAUGE SIGNATURE 200 LOKSEAM 1'-6" METAL ROOF PANEL AT METAL AWNING SYSTEM, REFER TO MATERIALS SCHEDULE. M-3

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
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Date Signed 05/07/21
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EXPIRES: 6/30/21

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ARCHITECTURE & PLANNING

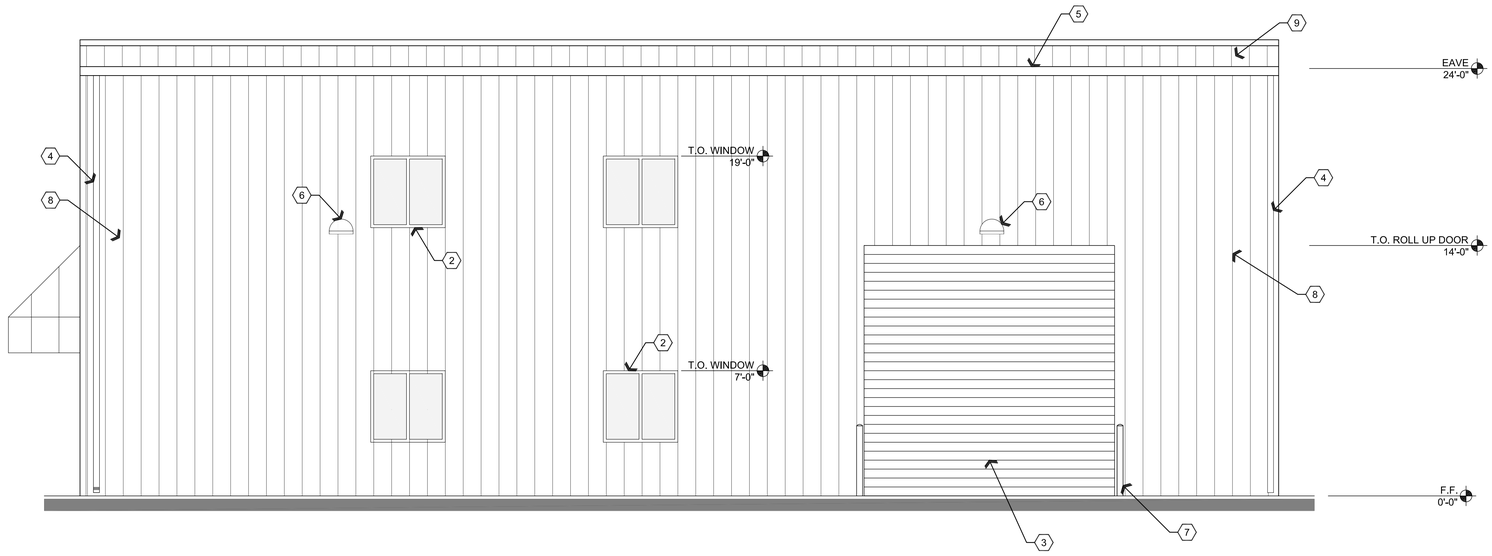
DRAWING: Exterior Elevations

PROJECT: Hay Plus Offices
6648 Corsair Ave,
Prescott, AZ 86301

APN: 103-01-567B

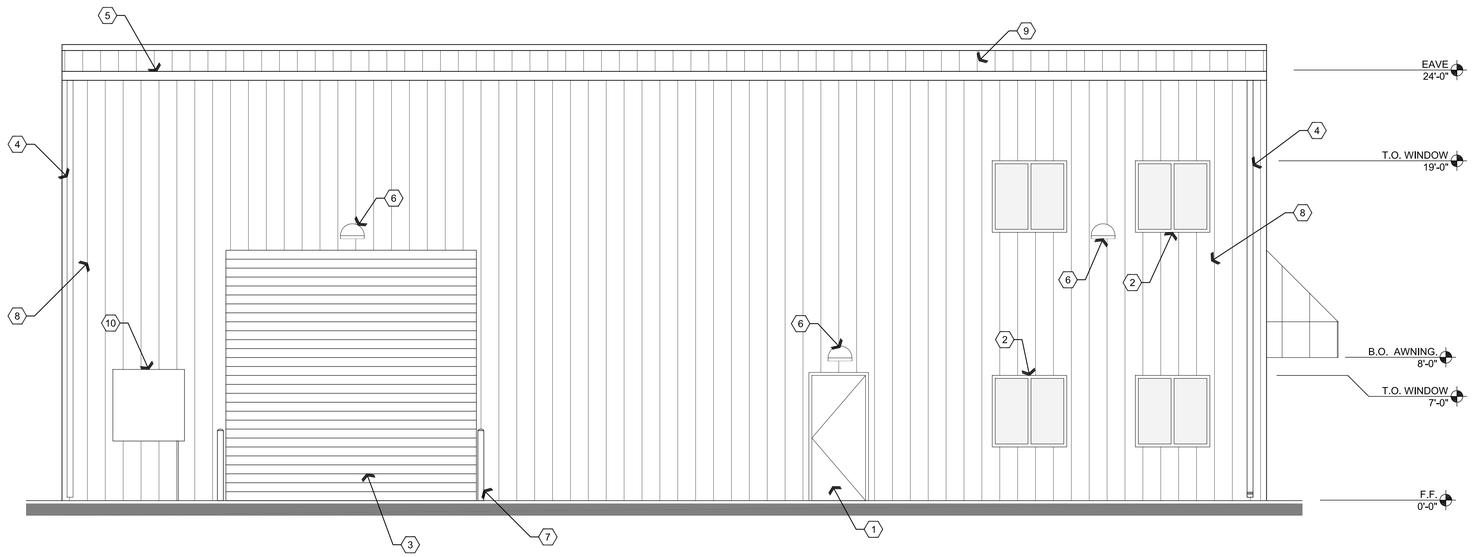
DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	May 7th, 2021
JOB. NO.	764
SHEET	A5.0

May 07, 2021 - 10:28am



A2 Elevation

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



A1 Elevation

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

Descriptive Keynotes

1. PROVIDE DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
2. PROVIDE WINDOW, REFER TO REFERENCE FLOOR PLAN AND WINDOW TYPES.
3. PROVIDE ROLL-UP DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
4. PROVIDE SHEET METAL DOWNSPOUT, REFER TO MATERIALS SCHEDULE. M-4
5. PROVIDE SHEET METAL GUTTER, REFER TO MATERIALS SCHEDULE. M-5
6. PROVIDE LIGHT FIXTURE, REFER TO ELECTRICAL PLANS.
7. PROVIDE 4" STEEL CONCRETE FILLED BOLLARDS, 4'-0" ABOVE CONCRETE WITH 2'-0" EMBEDDED INTO CONCRETE FOOTING BELOW, TYPICAL.
8. PROVIDE METAL WALL PANEL. REFER TO WALL TYPES PLAN AND MATERIALS SCHEDULE. M-1
9. PROVIDE METAL ROOF PANELS, REFER TO MATERIALS SCHEDULE. M-2
10. PROVIDE ELECTRICAL SERVICE ENTRANCE SECTION, REFER TO ELECTRICAL PLANS.

REVISIONS	BY

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ARIZONA U.S.A.
EXPIRES: 6/30/21

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ARCHITECTURE & PLANNING

DRAWING: Exterior Elevations

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DRAWN BY	L.O.
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DATE	May 7th, 2021
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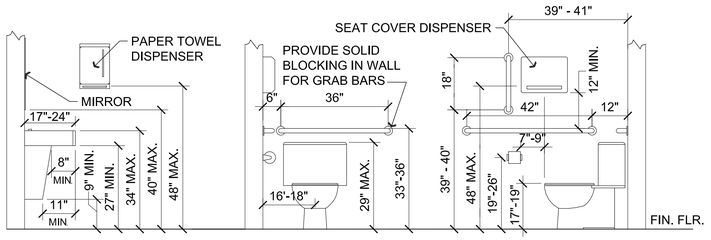
SHEET	A5.1

May 07, 2021 - 10:28am

Toilet Accessory Schedule

CODE	FIXTURE	DESCRIPTION	MANUFACTURER	MODEL	COLOR
TA-1	HAND SOAP DISPENSER	SURFACE MOUNTED	BOBRICK	B-2111	STAINLESS STEEL
TA-2	PAPER TOWEL DISPENSER	RECESSED W/ TRASH	BOBRICK	B-3944	STAINLESS STEEL
TA-3	GRAB BARS 42", 36", 18"	1 1/4" DIAMETER	BOBRICK	B-5806	STAINLESS STEEL
TA-4	TOILET SEAT COVER DISPENSER	HALF FOLD	BOBRICK	B-221	STAINLESS STEEL
TA-5	TOILET PAPER DISPENSER	SURFACE MOUNTED	BOBRICK	B-2888	STAINLESS STEEL
TA-6	MIRROR	18"x36"x1/4"	BOBRICK	B165 1836	STAINLESS STEEL

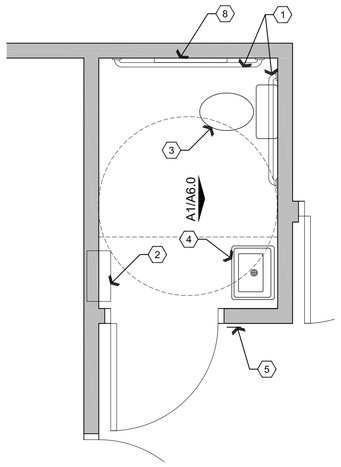


A3 Typical Fixture Mounting Heights

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

Descriptive Keynotes

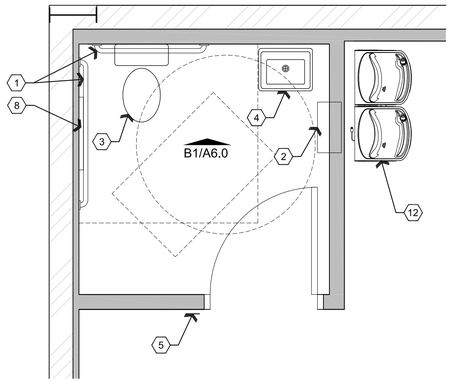
1. PROVIDE 1-1/2" DIAMETER GRAB BARS PER A.D.A. REQUIREMENTS, 42" LONG AT SIDE OF WATER CLOSET / 36" LONG AT REAR OF WATER CLOSET / 18" VERTICAL GRAB BAR, PROVIDE SOLID BLOCKING. REFER TO TOILET ACCESSORY SCHEDULE. TA-3
2. PROVIDE PAPER TOWEL DISPENSER, REFER TO TOILET ACCESSORY SCHEDULE. TA-2
3. PROVIDE FLOOR MOUNTED WATER CLOSET, REFER TO PLUMBING DRAWINGS.
4. PROVIDE WALL HUNG LAVATORY, REFER TO PLUMBING DRAWINGS.
5. PROVIDE ACCESSIBILITY SIGNAGE MOUNTED PER A.D.A. REQUIREMENTS.
6. PROVIDE 1/4" PLATE MIRROR, REFER TO TOILET ACCESSORY SCHEDULE. TA-6
7. PROVIDE SURFACE MOUNTED HAND SOAP DISPENSER, REFER TO TOILET ACCESSORY SCHEDULE. TA-1
8. PROVIDE SURFACE MOUNTED TOILET SEAT COVER DISPENSER, REFER TO TOILET ACCESSORY SCHEDULE. TA-4
9. PROVIDE TOILET PAPER DISPENSER, REFER TO TOILET ACCESSORY SCHEDULE. TA-5
10. PROVIDE FRP TO 4'-0" HIGH.
11. PROVIDE RUBBER BASE, REFER TO MATERIALS SCHEDULE. RB-1
12. PROVIDE A.D.A ACCESSIBLE ELECTRIC DRINKING FOUNTAIN, REFER TO PLUMBING PLANS.
13. PROVIDE PLASTIC LAMINATE LOWER CABINET, REFER TO MATERIALS SCHEDULE. PL-1
14. PROVIDE PLASTIC COUNTERTOP WITH 4" BACKSPLASH, REFER TO MATERIALS SCHEDULE. PL-2
15. PROVIDE PLASTIC LAMINATE UPPER CABINET, REFER TO MATERIALS SCHEDULE. PL-1
16. REFRIGERATOR BY OWNER.
17. PROVIDE SINK AND FAUCET, REFER TO PLUMBING PLANS.
18. PROVIDE ADA SINK CABINET.



A2 Enlarged Plan

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

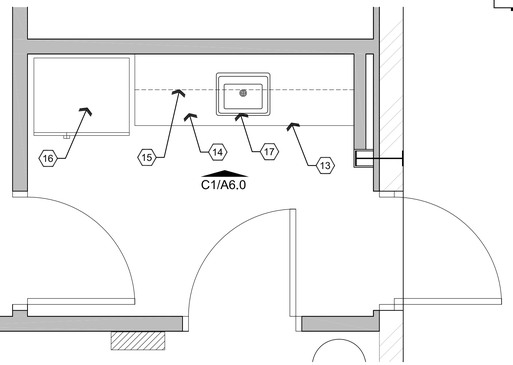
Plan North



B2 Enlarged Plan

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

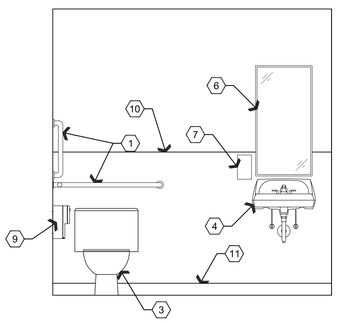
Plan North



C2 Enlarged Plan

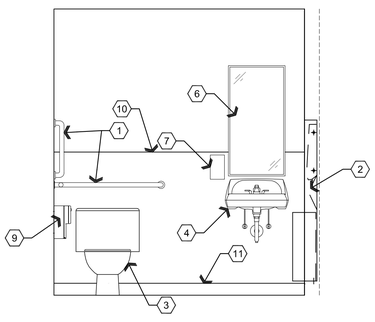
Scale: 1/4"=1'-0"

Plan North



A1 Elevation

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



B1 Elevation

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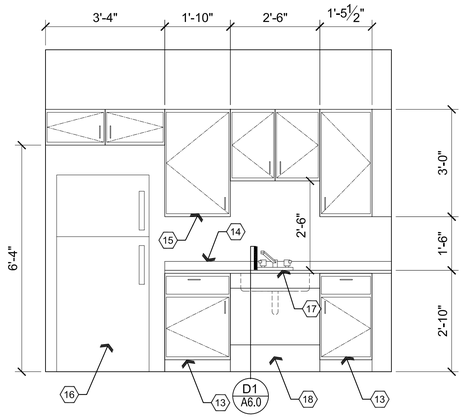
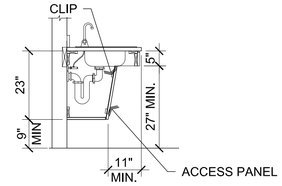


C1 Elevation

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



D1 ADA Cabinet Section

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

May 07, 2021 - 10:29am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 05/17/21
ARIZONA, U.S.A.
EXPIRES: 6/30/21

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ARCHITECTURE & PLANNING

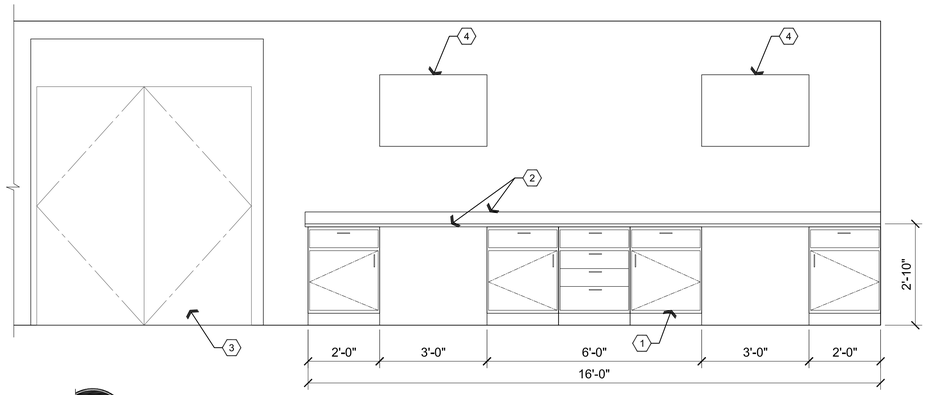
DRAWING: Enlarged Plans and Interior Elevations

PROJECT: Hay Plus Offices
6648 Corsair Ave.
Prescott, AZ 86301

APN: 103-01-567B

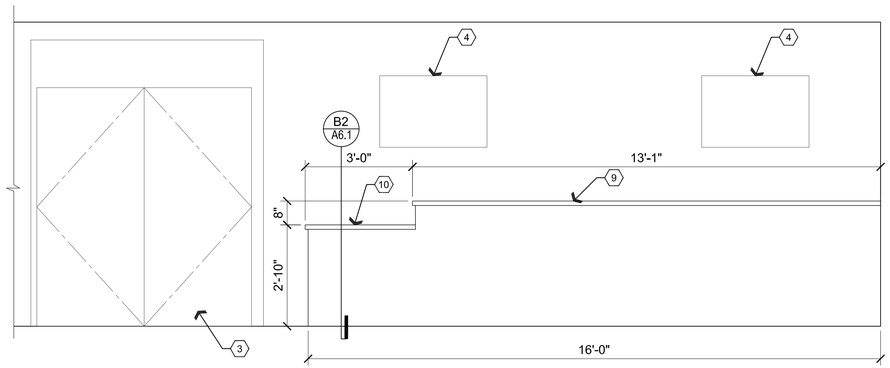
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: May 7th, 2021
JOB NO.: 764
SHEET:

A6.0



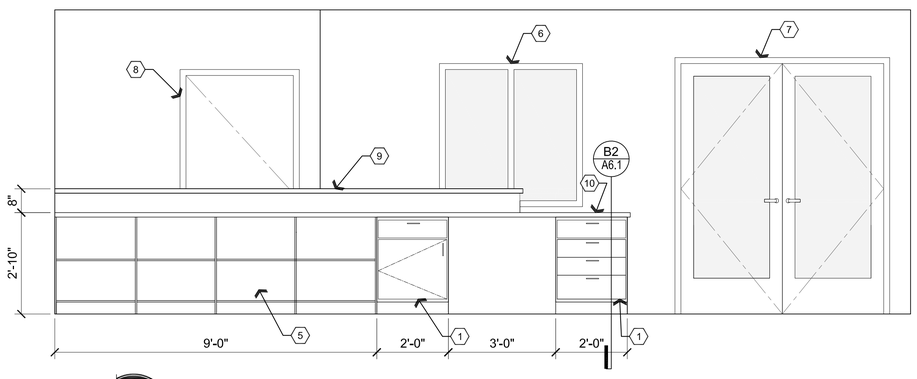
A3 Elevation

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



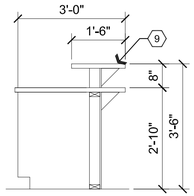
A2 Elevation

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



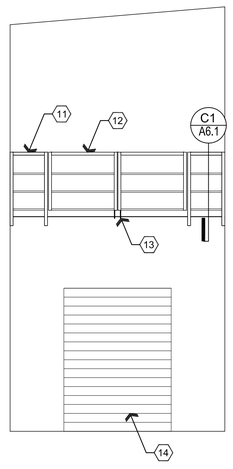
A1 Elevation

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



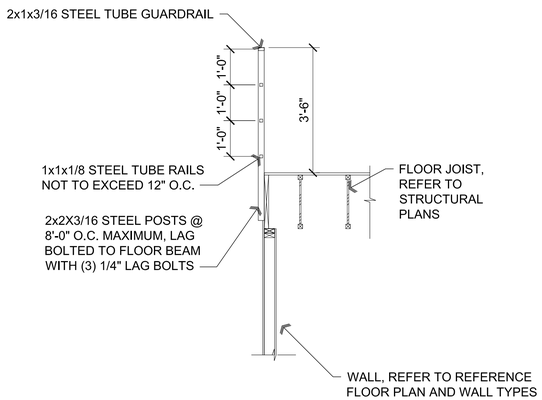
B2 Section

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



B1 Interior Elevation

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



C1 Guardrail Detail

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

Descriptive Keynotes

1. PROVIDE PLASTIC LAMINATE LOWER CABINETS, REFER TO MATERIALS SCHEDULE. PL-1
2. PROVIDE PLASTIC LAMINATE COUNTERTOP WITH 4" BACKSPLASH, REFER TO MATERIALS SCHEDULE. PL-2
3. OPENING TO DOUBLE DOORS BEYOND, INTO STORAGE / WAREHOUSE AREA.
4. WALL HUNG MONITOR, BY OWNER.
5. PROVIDE OPEN SHELVING MILLWORK.
6. WINDOW, REFER TO REFERENCE FLOOR PLAN AND WINDOW TYPES.
7. DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
8. DOOR INTO RESTROOM.
9. PROVIDE PLASTIC LAMINATE COUNTERTOP, REFER TO MATERIALS SCHEDULE. PL-2
10. ADA HEIGHT TRANSACTION COUNTERTOP, REFER TO MATERIALS SCHEDULE. PL-2
11. PROVIDE 2"x1"x3/16" STEEL TUBE GUARDRAIL PLACED AT 3'-6" ABOVE UPPER LEVEL FLOOR WITH INTERMEDIATE 1"x1"x1/8" STEEL TUBE RAILS NOT TO EXCEED 12" O.C. PROVIDE 2"x2"x3/16" STEEL POSTS SPACED AT 8'-0" O.C. MAXIMUM.
12. PROVIDE PAIR OF 4'-0" WIDE SWINGING STEEL GATES CONSTRUCTED SIMILAR TO GUARDRAIL CONSTRUCTION, REFER TO DESCRIPTIVE KEYNOTE #11.
13. PROVIDE A DROP BOLT ON EACH SIDE TO SECURE GATE.
14. MANUAL ROLL UP DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR TYPES.

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W. ALAN
KENSON
Date Signed 05/07/21
ARIZONA U.S.A.
EXPIRES: 6/30/21

DRAWING: Interior Elevations

PROJECT: Hay Plus Offices
6648 Corsair Ave.
Prescott, AZ 86301

APN: 103-01-567B

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	May 7th, 2021
JOB NO.	764
SHEET	A6.1

May 07, 2021 - 10:43am

Materials schedule

XX- #

CODE	MATERIAL	LOCATION	MANUFACTURER	SPECIFICATION
ACT-1	ACOUSTICAL CEILING TILE	REFER TO REFLECTED CEILING PLAN	ARMSTRONG	ASTM C 36; 2'x2' #770 NON DIRECTIONAL SQUARE LAY-IN TILE, WHITE SUSPENDED GRIDS; 15/16" METAL WHITE
CPT-1	24"x24" CARPET TILE	OFFICES	SHAW	COLLECTION: NO RULES STYLE: BYLINE TILE 59113 COLOR: VERSATILE 05500
CT-1	PORCELAIN TILE	OFFICE RESTROOMS, BREAK ROOM FLOOR, & RETAIL	DALTILE	EMERSON WOOD 8x48 COLOR: BRAZILIAN WALNUT EP03
CT-2	PORCELAIN TILE	RESTROOM WALLS	DALTILE	ARCHAIA COLOR: PROVINCE GREY AR42
FRP-1	FIBERGLASS REINFORCED PLASTIC			GRAY, 4' TALL WAINSCOT
M-1	METAL SIDING PANEL	EXTERIOR	MBCI	PBA PANEL 26 GAUGE, PRE PAINTED, LIGHT STONE (SIGNATURE 200)
M-2	METAL ROOF PANEL	MAIN ROOF	MBCI	PBR, 24 GAUGE, RUSTIC RED (SIGNATURE 200)
M-3	METAL ROOF PANEL	AWNING ROOF	MBCI	24 GAUGE LOKSEAM 18" STANDING SEAM, RUSTIC RED (SIGNATURE 200)
M-4	SHEET METAL DOWNSPOUT		MBCI	3-1/2" x4" BOX DOWNSPOUT, 26 GAUGE, PRE-PAINTED, LIGHT STONE (SIGNATURE 200)
M-5	SHEET METAL GUTTER		MBCI	3"x5" BOX GUTTER, 26 GAUGE, PRE-PAINTED LIGTH STONE (SIGNATURE 200)
M-8	INTERIOR METAL LINER PANEL	INTERIOR AS SHOWN ON PLAN UP TO 8'-0" A.F.F.	MBCI	PBR PANEL 26 GAUGE, PRE-PAINTED, POLAR WHITE (SIGNATURE 200)
M-9	METAL SOFFIT SYSTEM	AWNING SOFFIT	MBCI	ARTISAN SERIES 12" WIDE 26 GAUGE RUSTIC RED (SIGNATURE 200)
M-10	METAL TRIM	EXTERIOR	MBCI	26 GAUGE PRE-PAINTED LIGHT STONE (SIGNATURE 200)
PL-1	PLASTIC LAMINATE	BREAK ROOM CABINETS	WILSONART	CARBON MESH 4880
PL-2	PLASTIC LAMINATE	BREAK ROOM COUNTERTOPS	WILSONART	DUSK CASCADE 5004
PT-1	PAINT	GPDW WALLS AND GPDW CEILINGS	SHERWIN WILLIAMS	PASSIVE SW7064
RB-1	RUBBER BASE	CARPETED AREAS	ROPPE	BLACK / BROWN

Door Schedule

NO.	ROOM NAME	SIZE	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE TYPE
100A	RESTROOM	3'-0"x7'-0"	C	SCWD	STAIN	STEEL	PAINT	F
101A	RETAIL	(2)3'-0"x7'-0"	A	ALUM / GLASS	PAINT	ALUMINUM	PAINT	E
102A	OFFICE	3'-0"x7'-0"	C	SCWD	STAIN	STEEL	PAINT	B
103A	OFFICE	3'-0"x7'-0"	C	SCWD	STAIN	STEEL	PAINT	B
104A	OFFICE	3'-0"x7'-0"	C	SCWD	STAIN	STEEL	PAINT	B
105A	BREAK RM	3'-0"x7'-0"	C	SCWD	STAIN	STEEL	PAINT	G
105B	BREAK RM	3'-0"x7'-0"	C	SCWD	STAIN	STEEL	PAINT	A
105C	BREAK RM	3'-0"x7'-0"	B	HM	PAINT	HM	PAINT	D
107A	RESTROOM	3'-0"x7'-0"	B	HM	PAINT	HM	PAINT	F
108A	TOOL ROOM	3'-0"x7'-0"	B	HM	PAINT	HM	PAINT	A
108B	TOOL ROOM	6'-0"x8'-0"	F	STEEL	PAINT	STEEL	PAINT	-
109A	STORAGE	(2)3'-0"x7'-0"	D	HM	PAINT	HM	PAINT	C
109B	STORAGE	14'-0"x14'-0"	E	STEEL	PAINT	STEEL	PAINT	-
109C	STORAGE	3'-0"x7'-0"	B	HM	PAINT	HM	PAINT	D
109D	STORAGE	14'-0"x14'-0"	E	STEEL	PAINT	STEEL	PAINT	-
200A	STORAGE	3'-0"x7'-0"	C	SCWD	STAIN	STEEL	PAINT	G
201A	STORAGE	3'-0"x7'-0"	B	HM	PAINT	HM	PAINT	A

NOTES:

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

Door Hardware Schedule

HARDWARE SET A:
STOREROOM

HARDWARE SET B:
ENTRANCE / OFFICE

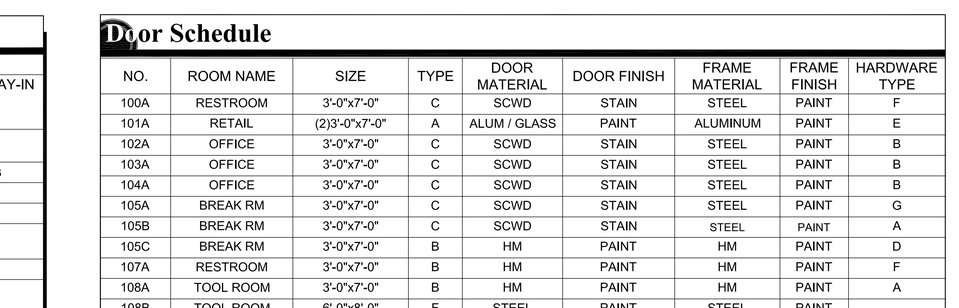
HARDWARE SET C:
ENTRANCE W/ REMOVABLE MULLION.

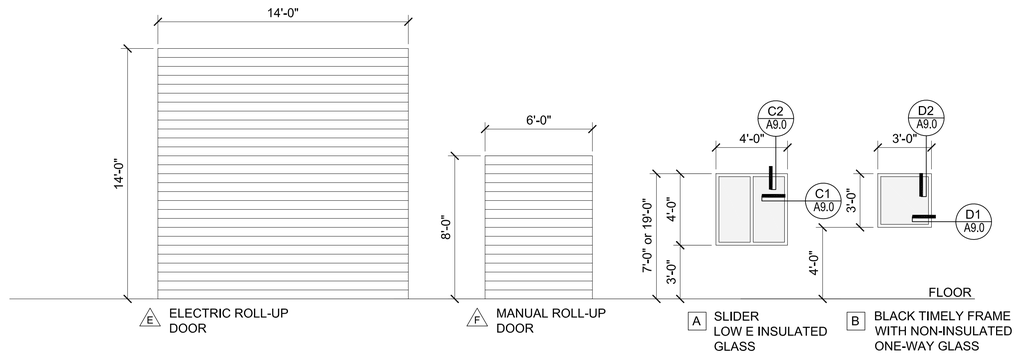
HARDWARE SET D:
ENTRANCE

HARDWARE SET E:
ENTRANCE / FLUSH BOLT

HARDWARE SET F:
PRIVACY

HARDWARE SET G:
PASSAGE





A1 Door and Window Types

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

May 07, 2021 - 10:43am

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Door and Window Schedule and Types

PROJECT: Hay Plus Offices
6648 Corsair Ave,
Prescott, AZ 86301

APN: 103-01-567B

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: May 7th, 2021
JOB NO.: 764
SHEET:

A7.0

Room Finish Schedule

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT
100	RESTROOM	F3		W?/W2	C3	8'-0"
101	RETAIL	F3		W2	C2	8'-6"
102	OFFICE	F2		W2	C2	8'-6"
103	OFFICE	F2		W2	C2	8'-6"
104	OFFICE	F2		W2	C2	8'-6"
105	BREAK ROOM	F3		W2	C2	8'-6"
106	JANITOR	F1		W1/W2	C1	VARIES
107	RESTROOM	F1		W2/W3	C3	8'-0"
108	TOOL ROOM	F1		W2	C1	VARIES
109	STORAGE	F1		W1/W2	C1	VARIES
200	STORAGE / HVAC	F4		W1/W2	C1	VARIES
201	STORAGE	F4		W1/W2	C1	VARIES

FLOOR:
- F1 CONCRETE CS-1
- F2 CARPET CPT-1
- F3 PORCELAIN TILE CT-1
- F4 UNFINISHED SHEATHING

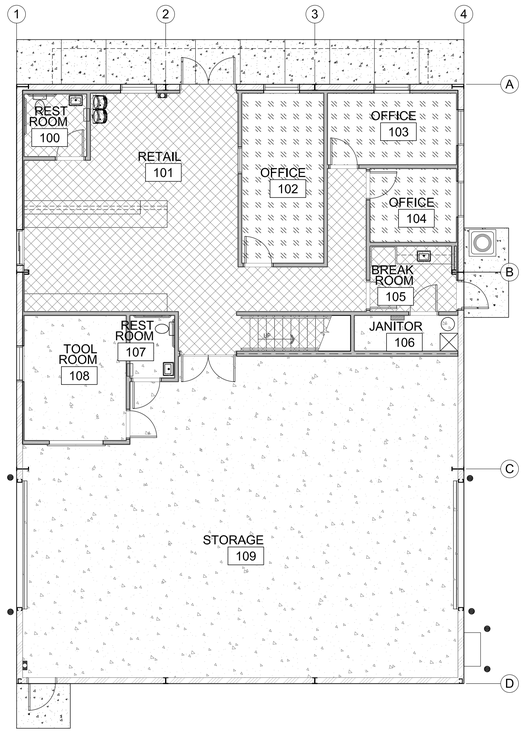
BASE:
- B1 RUBBER BASE RB-1
- B2 NONE
- B3 WOOD

WALLS:
- W1 OPEN TO STRUCTURE / METAL LINER
- W2 PAINTED GPDW PT-1
- W3 FRP WAINSCOT FRP-1
- W4 CERAMIC TILE CT-2

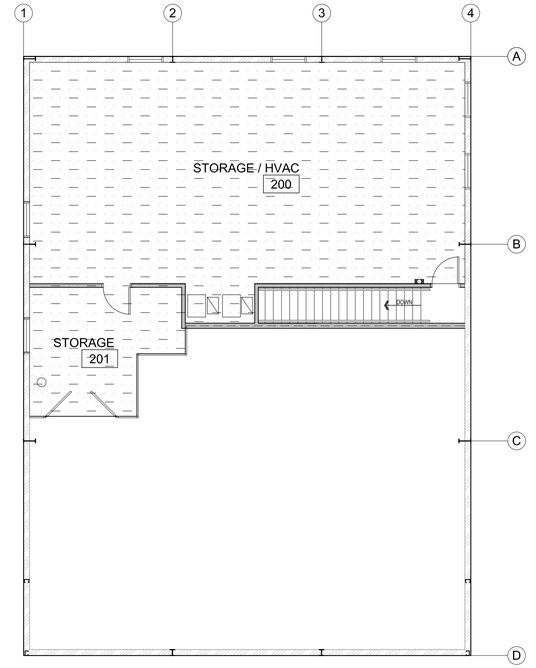
CEILING:
- C1 OPEN TO STRUCTURE
- C2 2x2 SUSPENDED ACOUSTICAL PANELS ACT-1
- C3 PAINTED GPDW PT-1

Legend

- PORCELAIN TILE CT-1
- CARPET CPT-1
- CONCRETE
- UNFINISHED SHEATHING



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



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

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 05/07/21
ARIZONA, U.S.A.
EXPIRES: 6/30/21

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ARCHITECTURE & PLANNING

DRAWING: Room Finish Plan

PROJECT: Hay Plus Offices
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Prescott, AZ 86301

APN: 103-01-567B

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: May 7th, 2021
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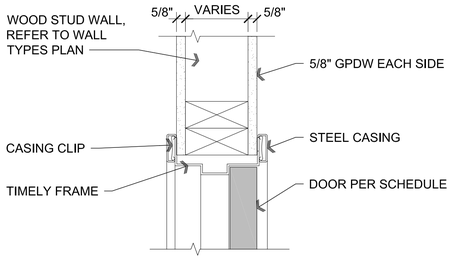
SHEET:

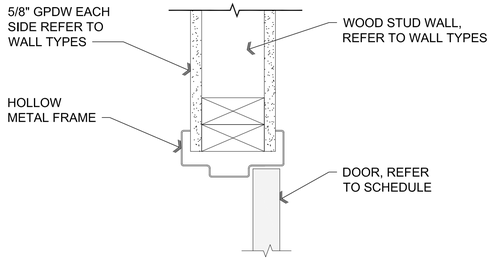
A8.0

May 07, 2021 - 10:43am



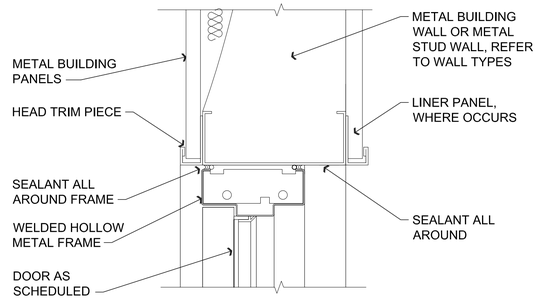
A4 Timely Frame Door Head

SCALE: 3" = 1'-0"



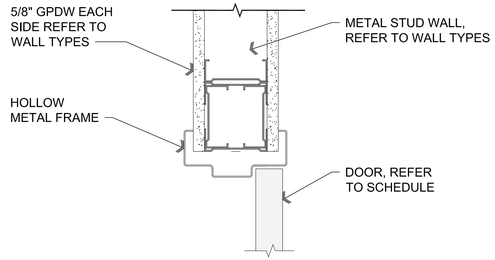
B4 Door Head

SCALE: 3" = 1'-0"



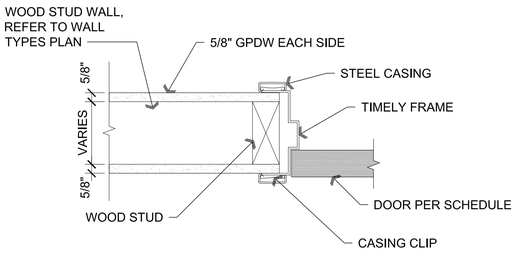
C4 Door Head

SCALE: 3" = 1'-0"



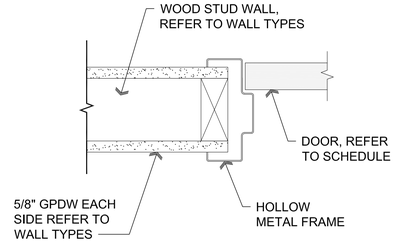
D4 Door Head

SCALE: 3" = 1'-0"



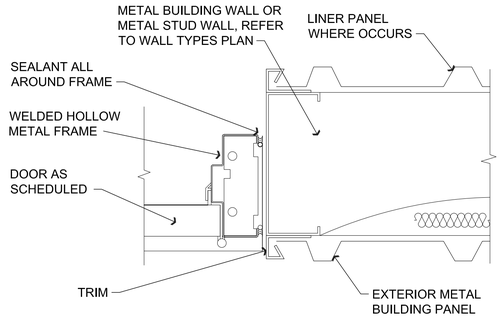
A3 Timely Frame Door Jamb

SCALE: 3" = 1'-0"



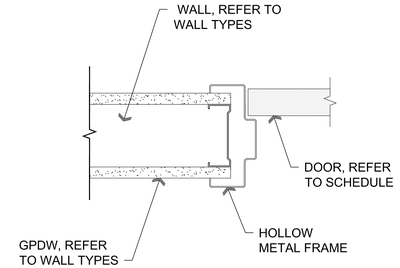
B3 Door Jamb

SCALE: 3" = 1'-0"



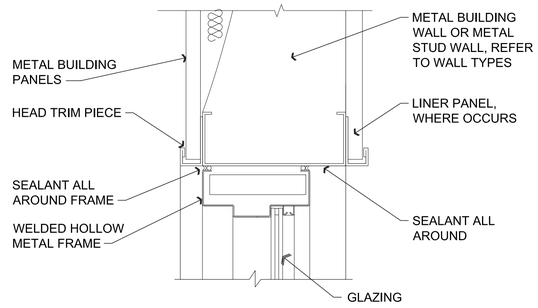
C3 Door Jamb

SCALE: 3" = 1'-0"



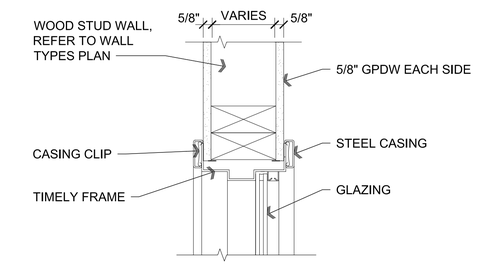
D3 Door Jamb

SCALE: 3" = 1'-0"



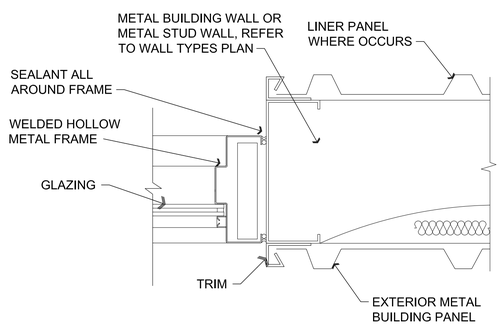
C2 Window Head

SCALE: 3" = 1'-0"



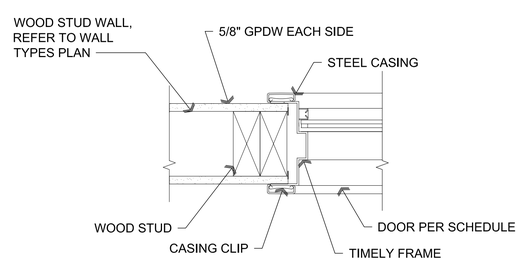
D2 Timely Frame Window Head

SCALE: 3" = 1'-0"



C1 Window Jamb

SCALE: 3" = 1'-0"



D1 Timely Frame Door Jamb

SCALE: 3" = 1'-0"

May 07, 2021 - 10:43am

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Details

PROJECT: Hay Plus Offices
6648 Corsair Ave,
Prescott, AZ 86301

APN: 103-01-567B

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	May 7th, 2021
JOB NO.	764
SHEET	A9.0

GENERAL STRUCTURAL NOTES

. . . APPLY UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS

CODE: Comply with 2018 IBC

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

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

LOADS:

Live Loads: Roof: = 30 psf (Snow)

Mezzanine = 50 psf (office)

Dead Loads: Roof: Roofing = 1.0 psf,
Framing = 3.0 psf,
Ceiling = 2.0 psf
Insulation = 1.0 psf,
Mech = 3.0 psf,

Total DL = 10.0 psf

Mezzanine: Sheathing = 3.0 psf
Joists = 3.0 psf
Ceiling = 3.0 psf
Sheathing = 3.0 psf
Mech = 3.0 psf
Partitions = 10.0 psf
Misc = 2.5 psf

Total DL = 25.0 psf

STRUCTURAL INSPECTION:

It is the Contractor's responsibility to inspect all structural work for conformance with the contract documents. Any structural inspection provided by others does not relieve him of this responsibility. Any structural deviations from the contract documents that are found at a later date and are declared to be significant by the Structural Engineer shall be corrected by the Contractor with all dispatch. The Structural Inspector is not authorized to direct or approve any changes from the contract documents. If the Contractor wishes to question the Structural Inspector's interpretation of the contract documents, he may do so directly with the Architect or the Structural Engineer.

The Structural Inspector is not authorized to stop or delay the work. If the contractor elects to continue with a certain work after being notified by the Structural Inspector that such work is unacceptable, he does so at his own responsibility and risks correcting the work at a less opportune time.

The Structural Inspector is not inspecting for OSHA compliance and temporary construction, such as bracing.me

The Contractor is responsible for providing adequate facilities for the Structural Inspector, to allow him to perform his work safely and efficiently.

SPECIAL INSPECTION:
NONE REQUIRED

FOUNDATIONS:

Bear at 1'-6" below finished grade on undisturbed or prepared soil.
Allowable bearing pressure = 1500 psf

CONCRETE

Shall meet all the requirements of ACI 301-95 with Type II cement. Minimum 28 day strength 3,000 p.s.i., (2500 used in design, no Specail inspection rquired).

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

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

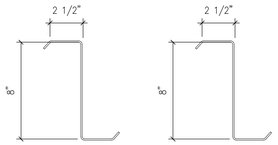
All reinforcing, including dowels and anchor bolts, shall be securely tied in location before placing concrete or grout. Dowels will not be allowed to be "stabbed" in.

REINFORCING:

ASTM A-615 Grade 60

SOILS REPORT:

See attached soils report under separate cover



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

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

PURLIN & GIRTS

COLD-FORMED STEEL:

All 16 gage and heavier cee, zee, eaves strut, tracks and straps shall be AISI Specifications with 57,000 p.s.i. yield stress. All other st?ud material shall be 33,000 p.s.i. steel of standard commercial quality.
Web stiffeners s?hall be provided at reaction points and/or at points of concentrated loads.

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

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

Thickness - Steel Components

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

STRUCTURAL STEEL:

ASTM A-992 (Fy = 50 ksi) except as follows: Pipe steel: ASTM A-53 Grade B or A-501. Tube steel: ASTM A-500 Grade B (Fy = 46 ksi).

Bolts ASTM A-325, Bolts embedded in concrete ASTM A-307.

Minimum embedment per details. For bolts at wood framing in concrete shall have 8 inches
vertical embedment and 3 inches hook.

See "Welding" section for special requirements.

WELDING:

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

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

WOOD:

General: All stress grade lumber construction shall comply with IBC Standards. All lumber,
each piece, shall bear the grade stamp of a grading rules agency approved by the American
Lumber Standards Committee. Regardless of required grade stamp and certifications, all lumber,
each piece, in place in the structure shall be of the original grade specified or better when inspected by a grading agency approved by the ALSC. Grade loss resulting from effects of weathering, handling, storage, resawing, or dividing lengths, will be cause for rejection.

Do not notch or drill joists, beams or load bearing studs without prior approval of the Structural
Engineer through the Architect.

Sawn Lumber: West Coast Douglas Fir.

Posts free of heart centers, DF, No. 1
Built up beams and joists: DF, No. 1
All other Bearing Wall Studs DF, Construction Grade
Plates to match Wall studs

See Mechanical and Architectural Drawings for spreaders, metal curbs, or stand to support MPE
equipment from purlins or beams or sufficient number of joists.

Plywood: C-D exterior, PS 1-83. 1/2", 32/16. 5/8", 40/20. 3/4" tongue and groove, 48/24. 3/8",
24/0.
Lay up horizontal plywood with face grain perpendicular to supports and stagger joints. For panelized roof system lay plywood with face grain parallel to the supports. See typical details.

Connections: All framed connections shall be made with framing anchors each side, joist hangers, seats and caps, by Simpson or approved equal, appropriate for the member, for uplift
and downwards loads, in accordance with current ICBO reports. For Nailing Schedule, see detail or see Table 2304.9.1 of the IBC. Field drill all holes for proper matching and bearing.
Provide cut washers at bolts in wood. Unless noted otherwise, fasten plywood at roof with 8d
common nails at 6" at edge supports and 12" at intermediate supports including each of any
multiple members. Fasten plywood at floor with 10d ringed nails at 6" at edge supports and 12"
at intermediate supports including each of any multiple members. Minimum edge distance 3/8".
For plywood on shear walls see shearwall schedule.

PREMANFACTURED WOOD JOISTS: The manufacturer of the trusses or joists shall be preapproved for the proposed application, by the building department.
DEFERRED SUBMITTAL:

The following items shall have deferred submittals per 2018 IBC:

1. Pre-Fab, Pre manufactured pre-Engineered wood trusses

Submit two copies of the shop drawings and calcs for the above mentioned items to the City for
final review prior to the field installation. The drawings and calcs shall be prepared by a registered design professional at the manufacturer, reviewed / approved by the engineer of
record in responsible charge, and submitted with a notation indicating that the deferred submittal documents have been reviewed, approved or approved as noted and found to be in
general conformance to the design of the building. The shop drawings and calcs submitted without review by the engineer of record in responsible charge along with the shop drawing stamp (in a rectangular or square shape) will be returned without review by City (not required for
the next submittal).

Deferred Truss/Joist submittal documents shall be submitted for review and approved prior to
request(s) for nail, strap, and shear or framing inspections. These inspections will not be conducted without complete approved plans. The applicant and contractor are aware that plan
review for these items may take as long as ten (10) working days for the initial and if needed
subsequent submittal(s).

It is the Applicant and contractors responsibility to coordinate timely submitals to avoid project
delays. Plan submittals shall contain the following minimum information:

1. Two (2) complete plan sets of truss/joist designs with keyed layout sheets.
2. Layout sheets shall include:
   a) Framing layout reflective of approved building submittal
   b) Indicate all truss/joist locations
   c) Mechanical equipment locations and unit weights
   d) special hanger or support requirements

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

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

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

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

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

Verify all dimensions with Architectural Drawings.

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

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

26 GAGE "R" PANEL, METAL ROOF DECK:

Steel Deck Institute specifications and recommendations apply, except as noted otherwise. Deck shall be painted, minimum 26 gage, MCBI 36" width, with minimum
Sx(t) = 0.0473 & Sx(b) = 0.0395 inch cubed per foot of width ICBO #ER-S409P). Deck units shall be continuous over three spans, except that simple spans are required where deck warps to meet roof slopes. Use next heavier gage for simple or two span continuous conditions.

WELDING:

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

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

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

Shop indicated welds may be done in field.

LOOKOUT ENGINEERING
STRUCTURAL SOLUTIONS
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REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: GENERAL NOTES & DETAILS

PROJECT: Hay Plus Offices
6648 Corsair Ave.
Prescott, AZ 86301

APN: 103-01-567B

DRAWN BY

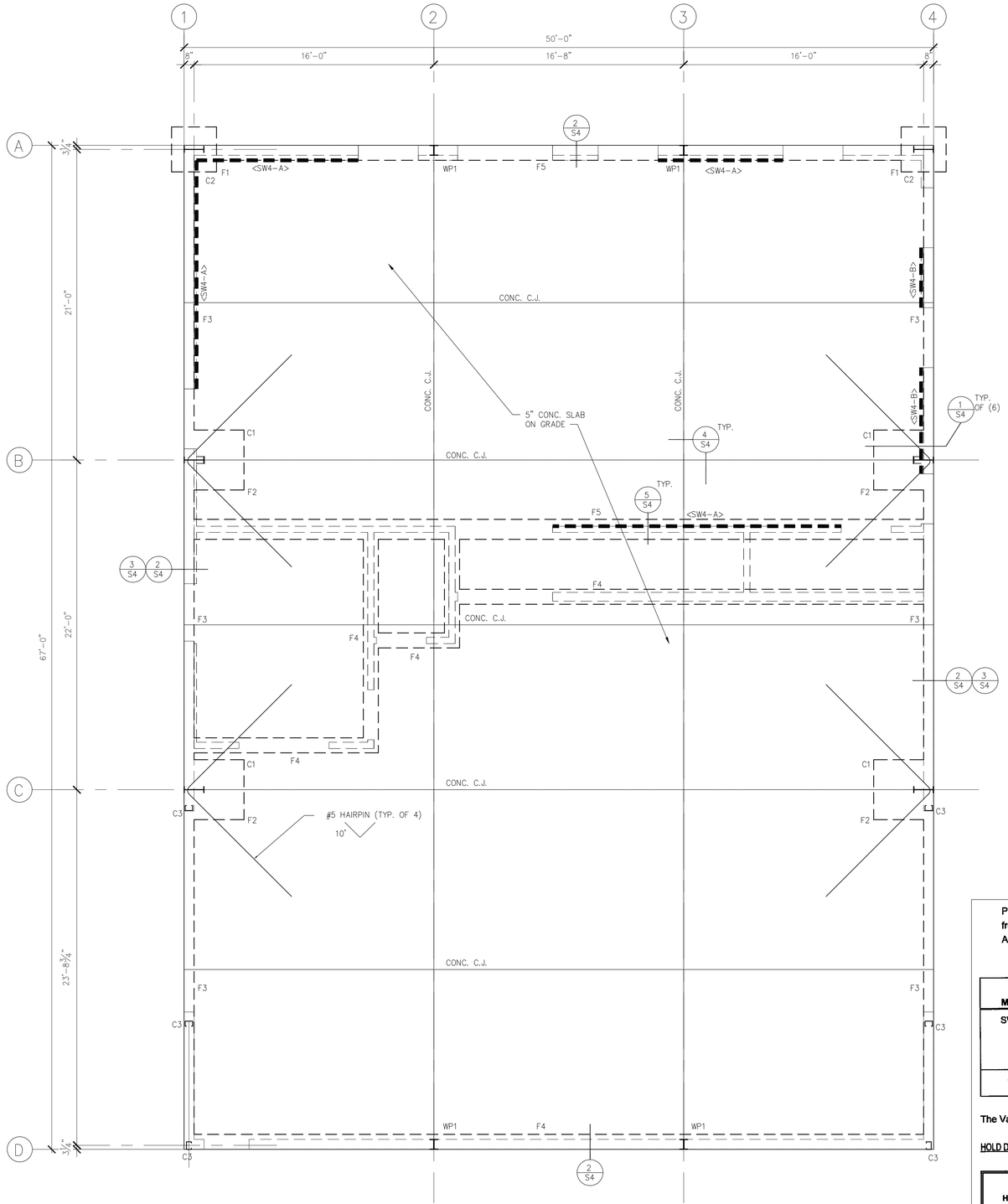
CHECKED BY

DATE March 15th, 2021

JOB NO. 764

SHEET S0

Mar 25, 2021 - 9:52am



FOUNDATION PLAN

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

FOOTING & COLUMN SCHEDULE:

F1	3'-0"SQ x 30" DEEP W/ (4) #5 EACH WAY, BOTT.
F2	4'-0"SQ x 30" DEEP W/ (5) #5 EACH WAY, BOTT.
F3	8"W x 24" DEEP W/ (1) #5 TOP & BOTT.
F4	12"W x 24" DEEP W/ (2) #4 TOP & BOTT.
F5	16"W x 24" DEEP W/ (2) #5 TOP & BOTT.
C1	W16x40 COLUMN
C2	W16x26 COLUMN
C3	8"x3"'C'x 14GA POST
WP1	W8x13 WIND POST

Per ANSI (LRFD) and Special Design Provisions for Wind and Seismic (SDPWS) from American Wood Council (AWC). These are Ultimate values that correspond to ASCE 7 -16 and IBC 2015 loads

Mark	Wall Construction	Sill Plate Bolting	Wall Chord Member
SW-4	5/8" Gyp. Wallboard, Unblocked single face of wall with 6d cooler nails at 4" O.C. (V = 325 PLF)	Sill plate anchor bolts, 1/2" diameter AB at 48" O.C.	(2) 2 x - studs
CAPACITY OF 1/2" DIAMETER A. BOLTS IN 1 1/2" SILL PLATES = 1941 POUNDS.			

The Values for V shall be multiplied by 0.8 for LRFD and by 0.5 for ASD

HOLD DOWN SCHEDULE

HD MARK	SIMPSON TYPE AT SLAB	CAPACITY
A	NONE	< 700
B	LSTHD8	2700

NOTE:
1) For HD values less than 700 lbs. assume anchor bolts are sufficient. No further hold down required.
2) Values for use with IBC 15, ANSI, ASCE (LRFD) Load combinations

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ARCHITECTURE & PLANNING

DRAWING: FOUNDATION

PROJECT: Hay Plus Offices, 6648 Corsair Ave, Prescott, AZ 86301

APN: 103-01-567B

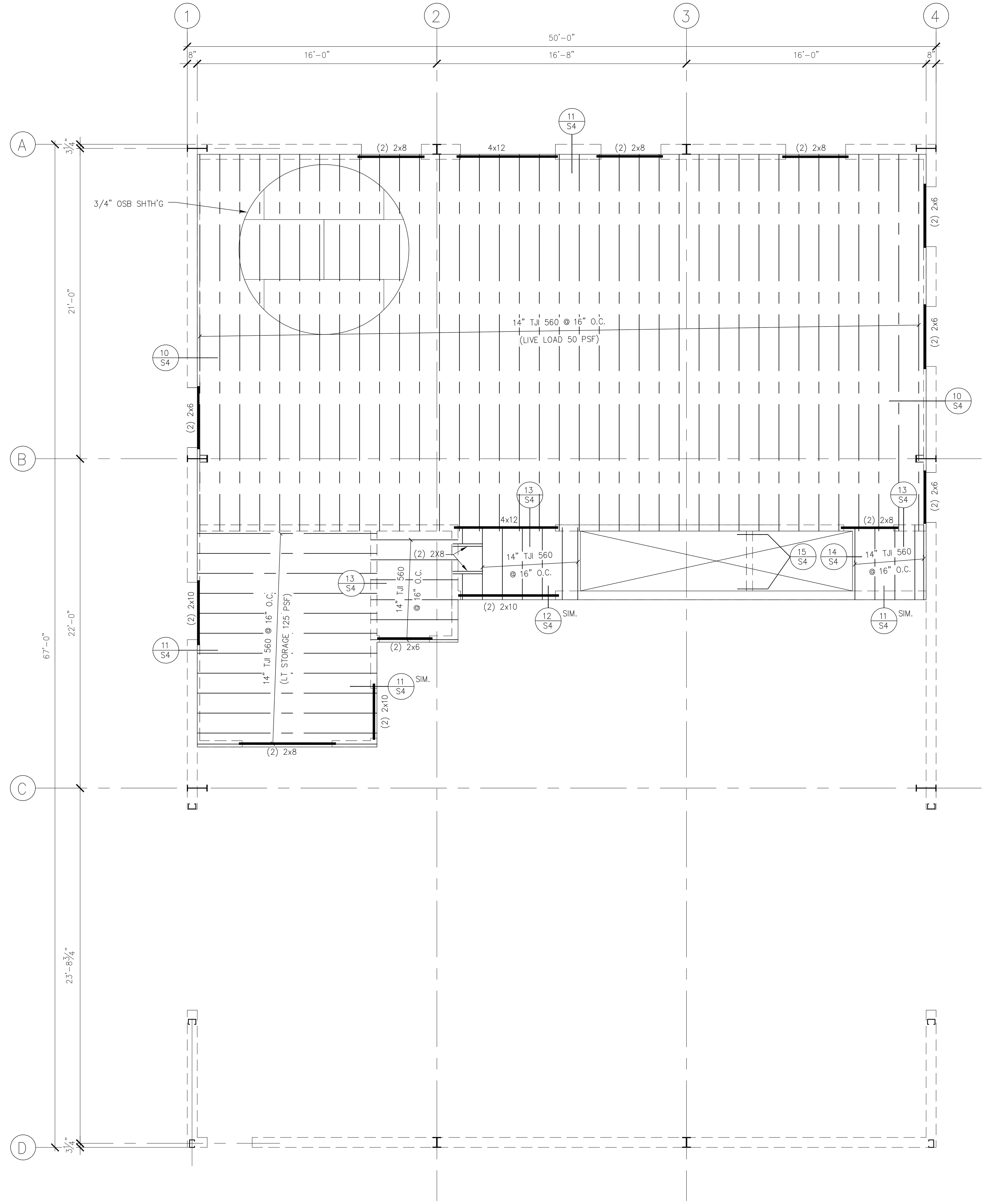
DRAWN BY

CHECKED BY

DATE: March 15th, 2021

JOB. NO. 764

SHEET: S1



MEZZANINE FRAMING PLAN

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

LOOKOUT ENGINEERING
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REVISIONS	BY

Registered Professional Engineer (Structural) Certificate No. 26025 GARY HANCOCK Arizona, U.S.A.

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DRAWING: MEZZANINE FRAMING PLAN

PROJECT: Hay Plus Offices, 6648 Corsair Ave, Prescott, AZ 86301

APN: 103-01-567B

DRAWN BY

CHECKED BY

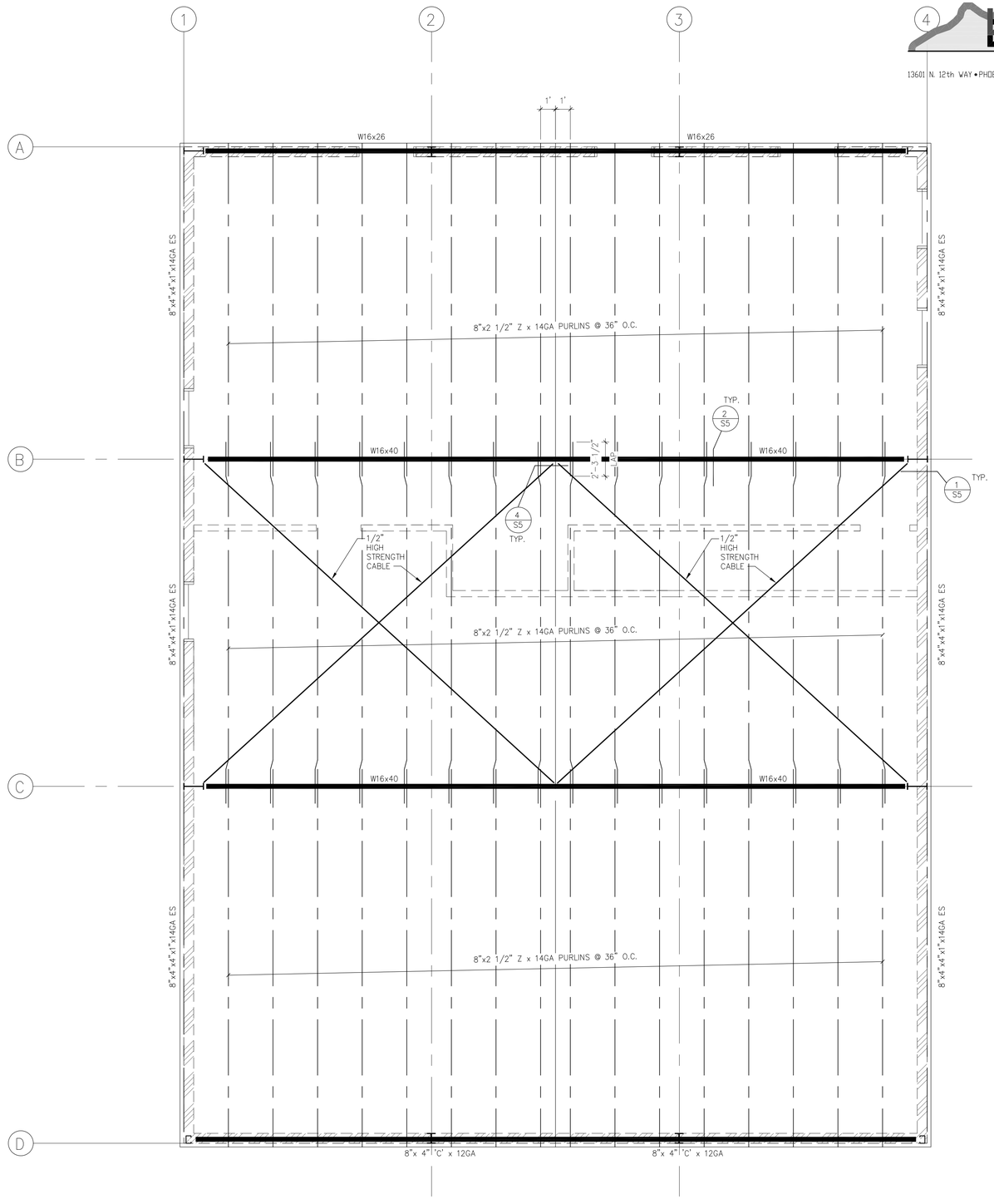
DATE: March 15th, 2021

JOB NO. 764

SHEET

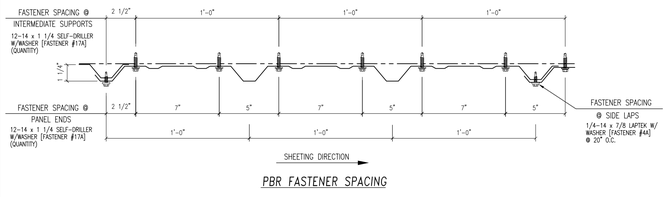
S2

Mar 25, 2021 - 9:51am



ROOF FRAMING PLAN

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



PBR FASTENER SPACING

REVISIONS	BY

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Registered Professional Engineer (Retired)
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GARY
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Date Expires 3/31/22
ARIZONA U.S.A.

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ARCHITECTURE & PLANNING

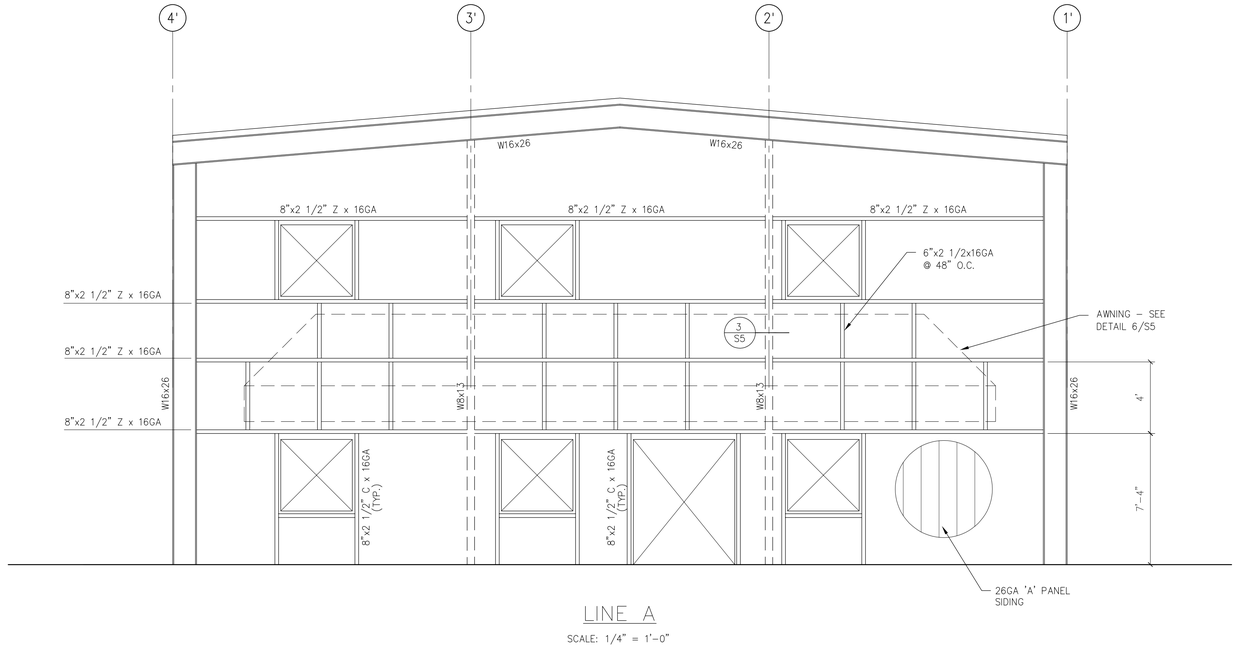
DRAWING: ROOF FRAMING PLAN

PROJECT: Hay Plus Offices
6648 Corsair Ave,
Prescott, AZ 86301

APN: 103-01-567B

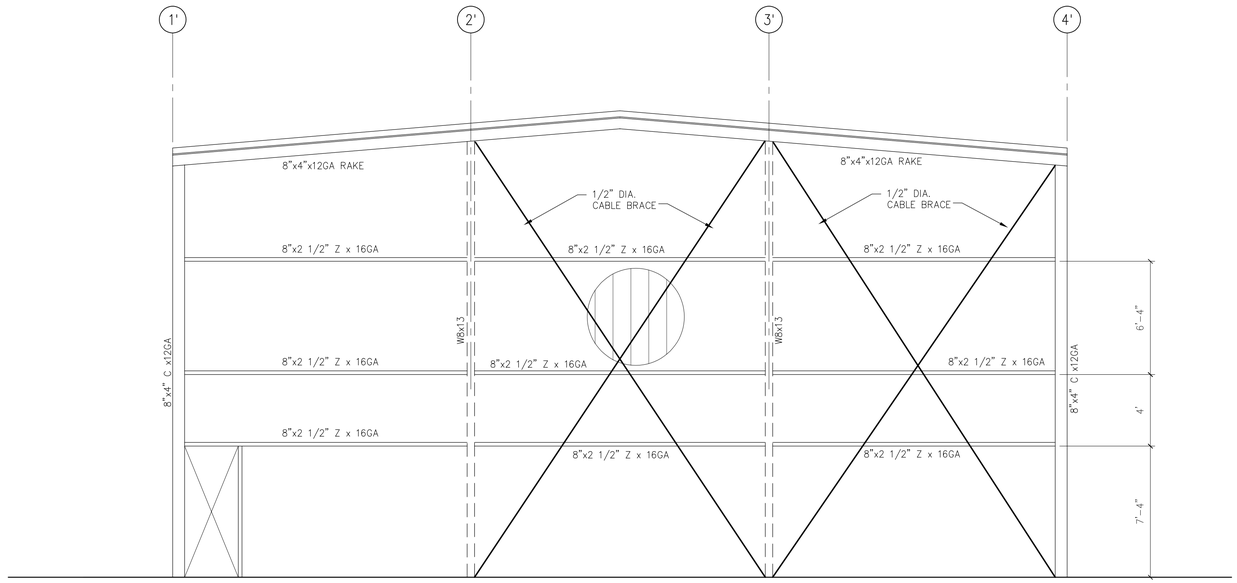
DRAWN BY	
CHECKED BY	
DATE	March 15th, 2021
JOB NO.	764
SHEET	S2.1

Mar 25, 2021 - 9:53am



LINE A

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



LINE D

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

EAGLE EYE ENGINEERING
STRUCTURAL SOLUTIONS
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REVISIONS	BY

Registered Professional Engineer (Structural) CERTIFICATE NO. 26025 GARY HANCOCK Date Expires 3/31/22 ARIZONA U.S.A.

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ARCHITECTURE & PLANNING

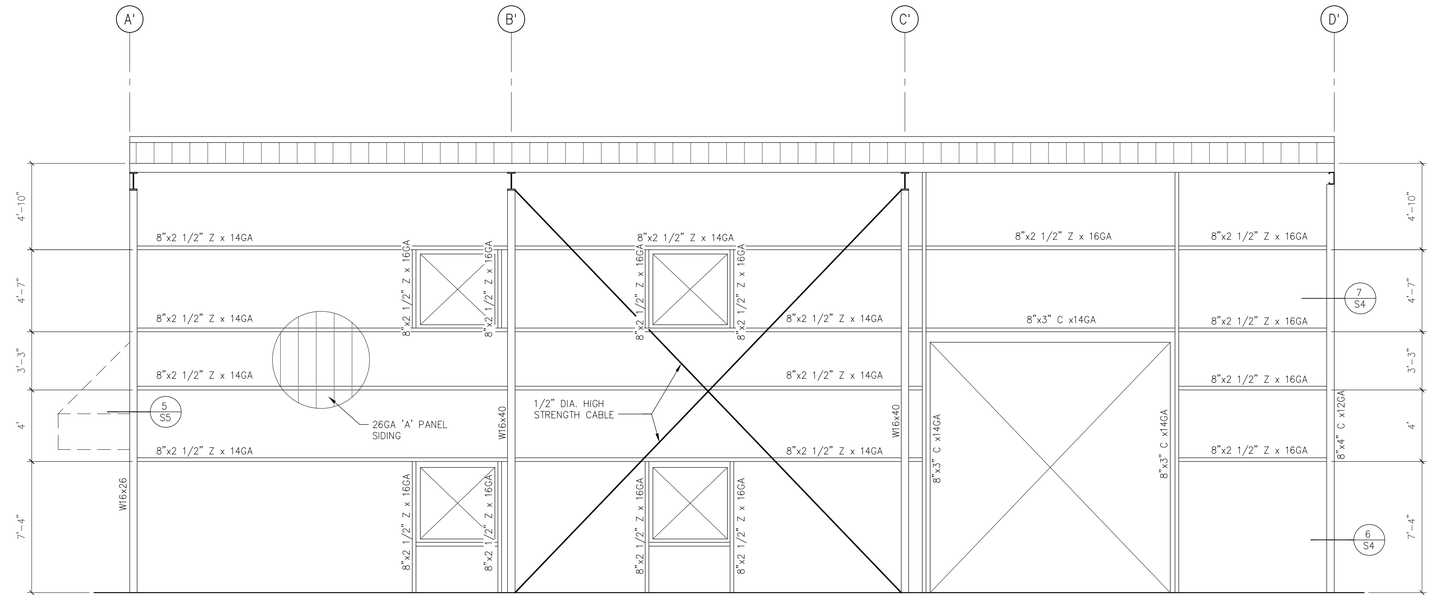
DRAWING: ELEVATION & FRAME

PROJECT: Hay Plus Offices
6648 Corsair Ave.
Prescott, AZ 86301

APN: 103-01-567B

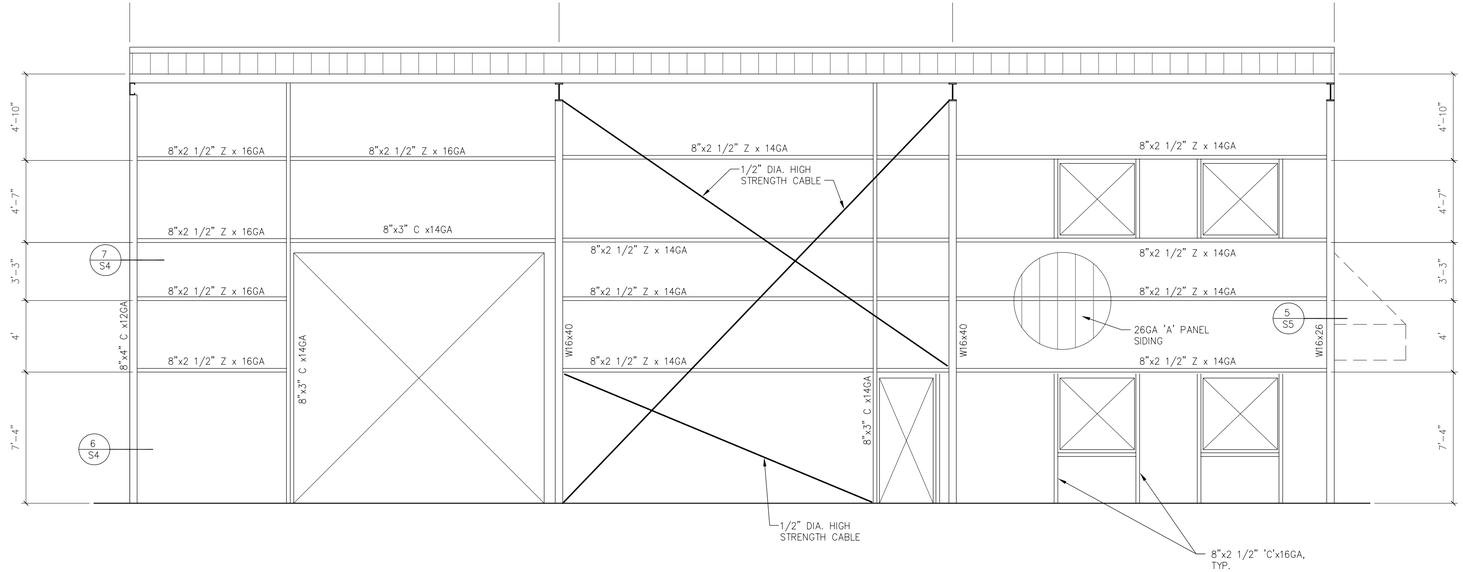
DRAWN BY	
CHECKED BY	
DATE	March 15th, 2021
JOB NO.	764
SHEET	S3

Mar 25, 2021 - 9:50am



LINE 1

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



LINE 4

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

Mar 25, 2021 - 9:50am

EAGLE EYE ENGINEERING
STRUCTURAL SOLUTIONS

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

REVISIONS	BY

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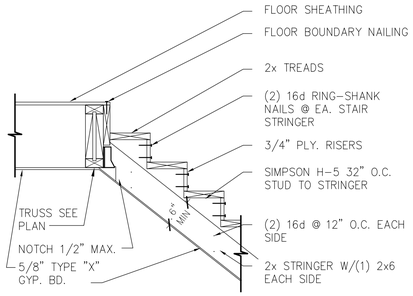
ARCHITECTURE & PLANNING

DRAWING: **ELEVATION & FRAME**

PROJECT: Hay Plus Offices
6648 Corsair Ave,
Prescott, AZ 86301

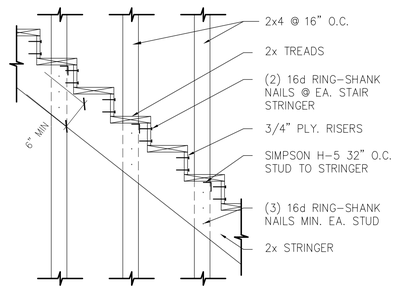
APN: 103-01-567B

DRAWN BY	
CHECKED BY	
DATE	March 15th, 2021
JOB. NO.	764
SHEET	S3.1



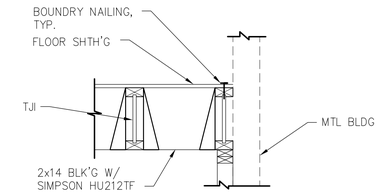
NOTE: SEE ARCH'L. DRAWINGS FOR TREAD AND RISER DIMENSIONS AND CONSTRUCTION

14 — STAIR STRING. TO BEAM

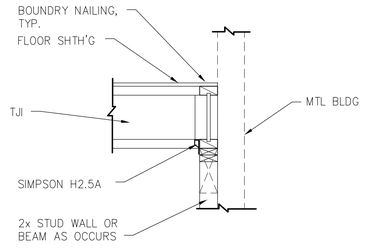


NOTE: SEE ARCH'L. DRAWINGS FOR TREAD AND RISER DIMENSIONS AND CONSTRUCTION

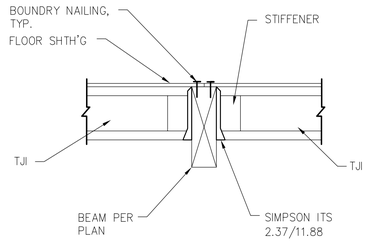
15 — STRINGER TO STUD WALL



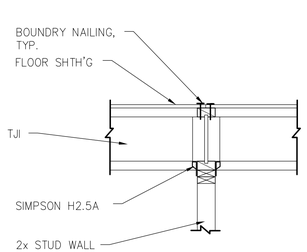
10 — FLOOR JOISTS @ STUD WALL



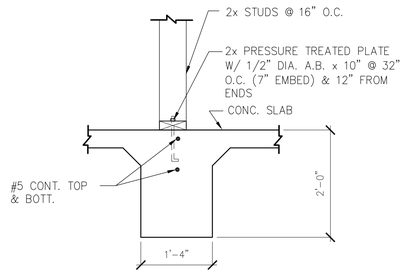
11 — FLOOR JOIST @ STUD WALL



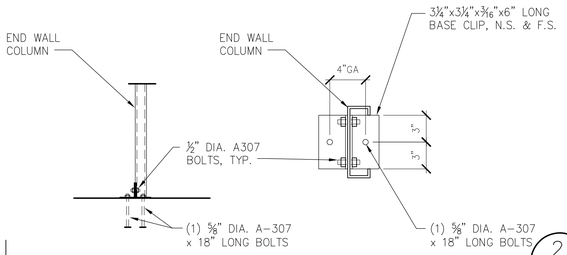
12 — FLOOR FRAMING @ BEAM



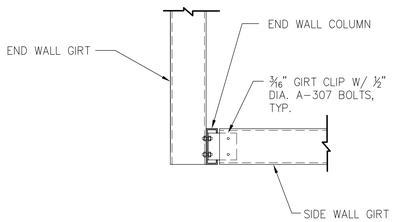
13 — FLOOR JOISTS @ STUD WALL



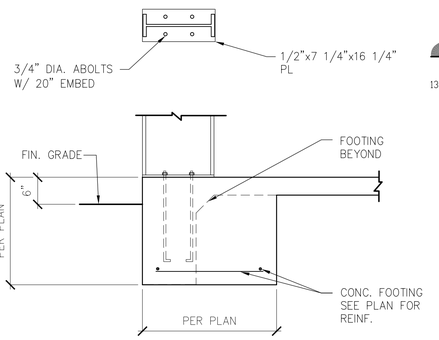
5 — STUD WALL @ FOOTING



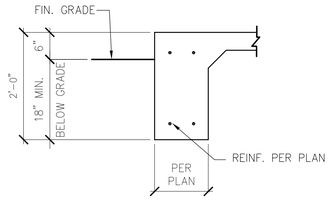
6 — END WALL COLUMN BASE CONNECTION



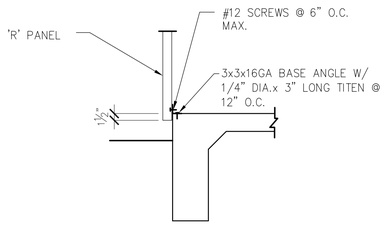
7 — GIRT CONNECTION @ END WALL COLUMN



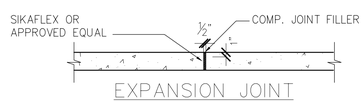
1 — FOOTING @ GRIDLINE



2 — TURNDOWN FOOTING

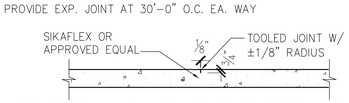


3 — BASE ANGLE CONNECTION

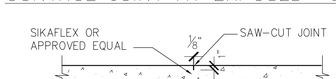


EXPANSION JOINT

PROVIDE EXP. JOINT AT 30'-0" O.C. EA. WAY



CONTROL JOINT AT EXPOSED CONC.



SAW-CUT AT CONCEALED CONC.

4 — CONC. CONTROL JT.

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Registered Professional Engineer (Civil) CERTIFICATE NO. 26025 GARY HANCOCK Date Expires 3/31/23 ARIZONA U.S.A.

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DRAWING: STRUCTURAL DETAILS

PROJECT: Hay Plus Offices, 6648 Corsair Ave, Prescott, AZ 86301

APN: 103-01-567B

DRAWN BY	
CHECKED BY	
DATE	March 15th, 2021
JOB NO.	764
SHEET	S4

Mar 25, 2021 - 9:50am

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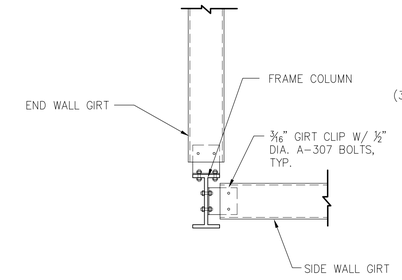
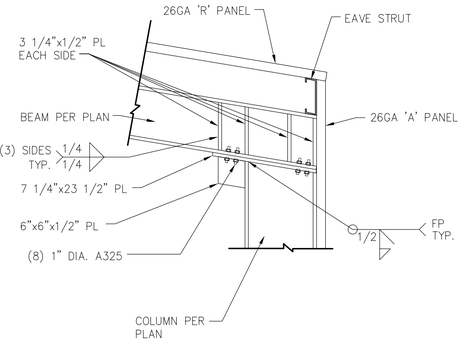
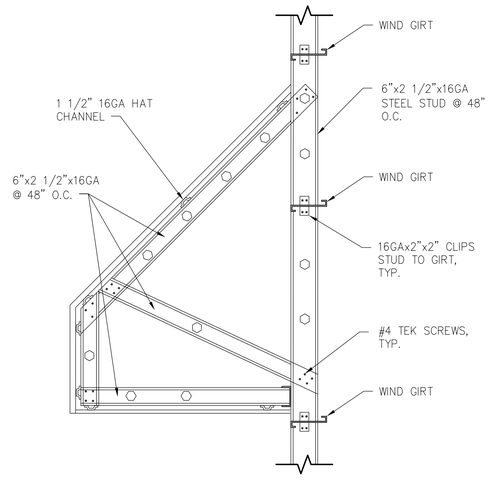


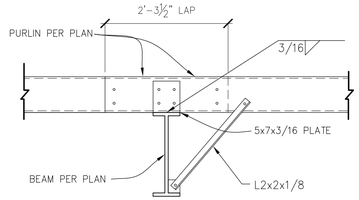
5 — GIRT CONNECTION @ END WALL COLUMN



1 — BEAM @ COLUMN

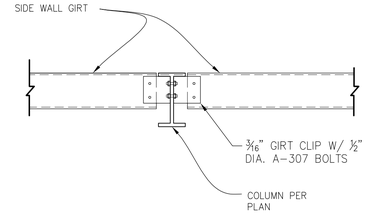


6 — AWNING

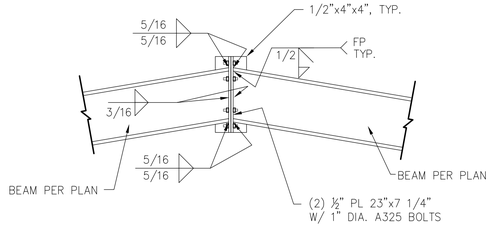


(4) ½" DIA. x 1" A307 BOLTS

2 — PURLIN @ BEAM



3 — WALL GIRT TO COLUMN



4 — FRAME @ RIDGE

DRAWING: STRUCTURAL DETAILS

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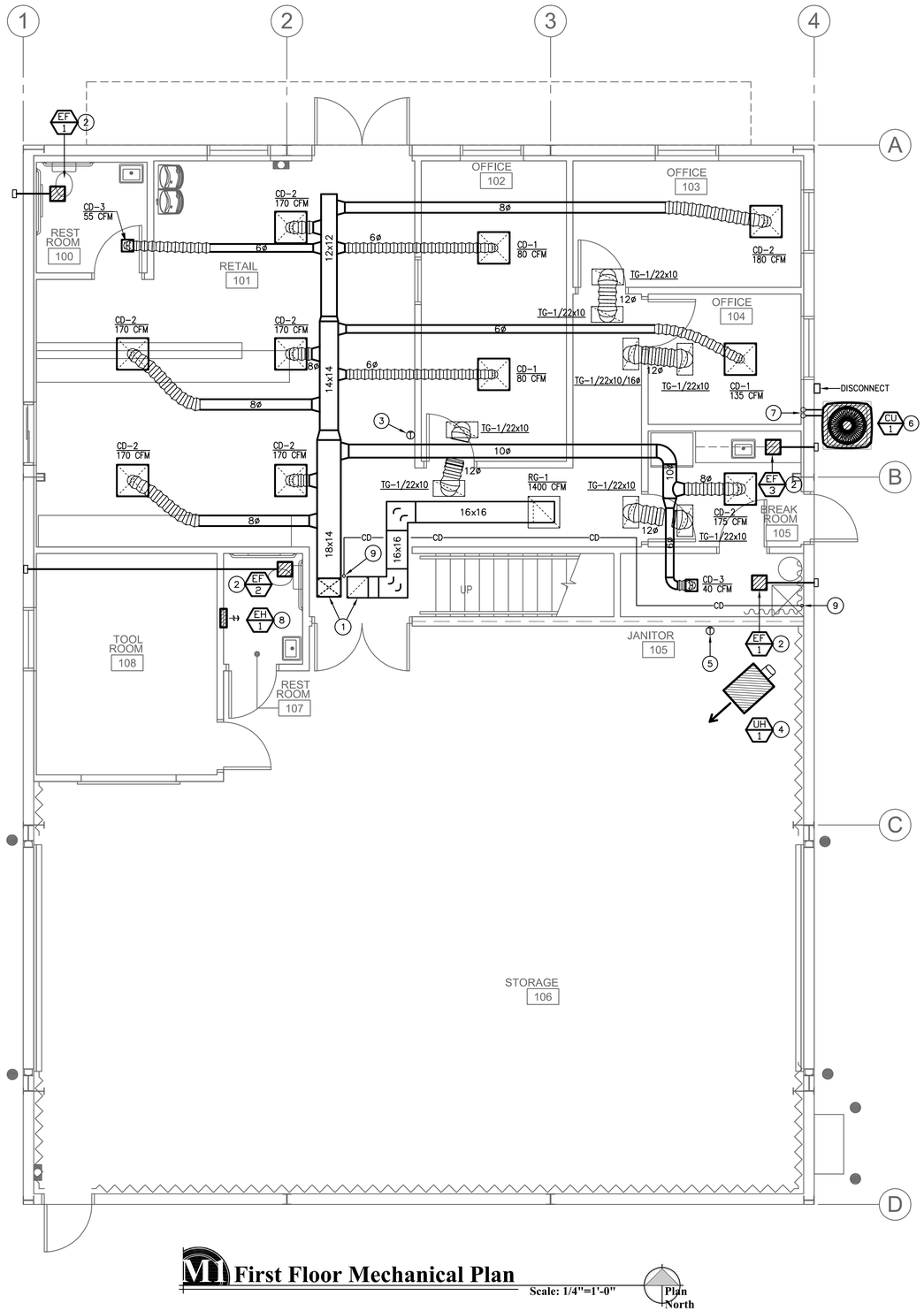

KEYNOTES

1. SUPPLY AND RETURN DUCTS DOWN FROM FURNACE ON 2ND FLOOR
2. CEILING MOUNTED EXHAUST FAN WITH BACKDRAFT DAMPER. TRANSITION EXHAUST DUCT FROM UNIT DISCHARGE AND ROUTE TO MANUFACTURER'S WALL DISCHARGE. MAINTAIN A MINIMUM 10' CLEARANCE FROM ALL OUTSIDE AIR INTAKES.
3. PROVIDE HEATING/COOLING PROGRAMMABLE THERMOSTAT ON WALL AT 48" ABOVE FINISHED FLOOR. VERIFY EXACT LOCATION AND MOUNTING HEIGHT WITH ARCHITECT/OWNER.
4. GAS-FIRED UNIT HEATER SUPPORTED FROM STRUCTURE, WITH TYPE "B" FLUE UP THROUGH ROOF. COORDINATE UNIT HEATER MOUNTING HEIGHT.
5. PROVIDE UNIT HEATER WITH LOW VOLTAGE THERMOSTAT WITH INSULATED SUB-BASE.
6. OUTDOOR CONDENSING UNIT ON CONCRETE EQUIPMENT PAD, REFER TO ARCHITECTURAL PLANS. MOUNT DISCONNECT ON WALL TO MAINTAIN REQUIRED CLEARENCES.
7. SLEEVE REFRIGERANT PIPING THROUGH WALLS AND ROUTE TO CORRESPONDING COIL. SIZE, INSULATE AND INSTALL PIPING PER MANUFACTURER'S RECOMMENDATIONS. FOLLOW MANUFACTURER'S PIPING GUIDE FOR ANY PIPING LENGTHS OVER 50 FEET. INSULATE REFRIGERANT PIPING PER SPECIFICATIONS.
8. ELECTRIC WALL HEATER WITH INTEGRAL THERMOSTAT.
9. 3/4" CONDENSATE DRAIN DOWN THROUGH 2ND FLOOR AND ROUTED ABOVE 1ST FLOOR CEILING AND TO DISCHARGE INTO MOP SINK, WITH APPROVED AIR GAP. DRAIN PIPING SHALL SLOPE AT A MINIMUM 1/8" PER FOOT TOWARD DISCHARGE.

M1 First Floor Mechanical Plan

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

Plan North

REVISIONS	BY

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33491
WILLIAM MARK ODELL
date signed 03/30/2021
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DRAWING: Mechanical 1st Floor Plan

PROJECT: Hay Plus Offices
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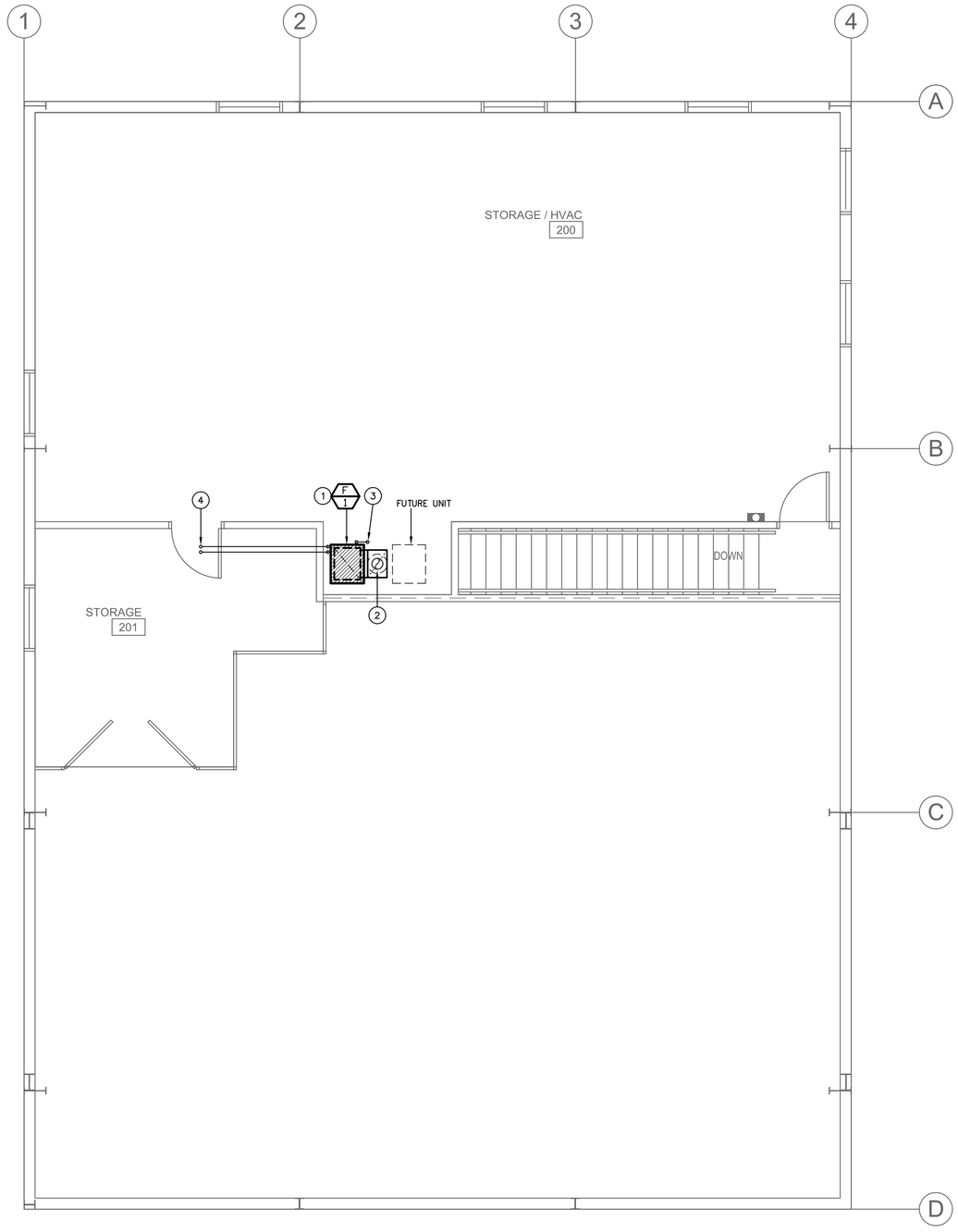
APN: 103-01-567B

DRAWN BY
CHECKED BY
DATE March 23th, 2021
JOB NO. 764
SHEET

M1.0

Feb 01, 2021 - 4:10pm



KEYNOTES

1. NEW DOWNFLOW, VERTICAL SEALED COMBUSTION UPFLOW FURNACE ON DOWN-FLOW SUB-BASE. MAINTAIN ALL NECESSARY CLEARANCES AND MAINTENANCE ACCESS REQUIREMENTS. ROUTE AND CONNECT REFRIGERANT LINES FROM CONDENSING UNIT.
2. EXTEND 8ø OUTSIDE AIR DUCT (WITH BALANCE DAMPER) FROM RETURN TO OSA ROOF INTAKE CAP. (GREENHECK #GRSI-08) AND BALANCE OUTSIDE AIR AS SHOWN ON SCHEDULE.
3. EXTEND NEW 3/4" TYPE 'M' COPPER CONDENSATE DRAIN PIPING FROM UNIT CONNECTION AND ROUTE THROUGH FLOOR TO 1ST FLOOR CEILING. SEE SHEET M11 FOR ROUTING TO MOP SINK.
4. ROUTE PVC COMBUSTION AIR INTAKE AND VENT PIPING TO CONCENTRIC ROOF TERMINATION. MAINTAIN 10' FROM OUTSIDE AIR INTAKES. INSTALLATION SHALL BE IN ACCORDANCE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE INSTALLED LENGTH AND FITTINGS.

M1 Second Floor Mechanical Plan

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

Plan North

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Second Floor Mechanical Plan

PROJECT: Hay Plus Offices
6648 Corsair Ave.
Prescott, AZ 86301

APN: 103-01-567B

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CHECKED BY
DATE March 23th, 2021
JOB NO. 764
SHEET

M2.0

Feb 01, 2021 - 4:10pm

MECHANICAL SPECIFICATIONS

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

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

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

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

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

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

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

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

AIR CONDITIONING, HEATING AND VENTILATING

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

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

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

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

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

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

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

DUCT INSULATION SCHEDULE:

CONCEALED RECTANGULAR	LINED OR WRAPPED
CONCEALED ROUND	LINED OR WRAPPED

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

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

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

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

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

CONDENSING UNIT SCHEDULE

MARK	NOMINAL TONS	MFG'R	MODEL #	COOLING CAPACITY TOTAL	COOLING CAPACITY SENS.	DESIGN COND. DB/WB	INDOOR COIL MODEL #	COIL ENT. AIR DB/WB	ELECTRICAL DATA MCA	ELECTRICAL DATA FUSE	ELECTRICAL DATA V / Ø	MINIMUM SEER	REFRIGERANT	WEIGHT (LBS)	NOTES
CU-1	4	TRANE	4TTR6049	41.3	37.9	95/63	SELECTED BY MFG.	80°/63°	26	40	208-230/1/60	16	R-410A	272	1 2 3 4 5 6 7

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

FURNACE SCHEDULE

MARK	NOMINAL TONS	MFG'R	MODEL #	ORIENTATION	CFM	OSA	E.S.P. ("W.G.)	HEATING CAPACITY INPUT	HEATING CAPACITY OUTPUT	VENT SIZE	VENTING TYPE	FUEL	Min. A.F.U.E.	ELECTRICAL DATA H.P.	ELECTRICAL DATA V/Ø/Hz	FILTER TYPE	WEIGHT W/O COIL	NOTES
F-1	4	TRANE	TDH1D110	DOWNFLOW	1600	172	0.50	88,000	83,600	2.5"	2-PIPE SEALED	NAT. GAS	95%	1	115/1/60	DISPOSABLE	193	1 2 3 4

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

UNIT HEATER SCHEDULE

EQUIP. NO.	MANUFACTURER	MODEL NO.	SERVICE/ LOCATION	BLOWER CFM	BLOWER ESP	BLOWER MIN. THROW	MOTOR HP	MOTOR VOLTS/ PHASE	HEATER FUEL	HEATER MAX. INPUT MBH	HEATER MIN. OUTPUT MBH	FLUE (DIA.)	WT. (LBS)	REMARKS
1	REZNOR	F-125	STORAGE	1600	0	48'	1/30	120/1	NAT. GAS	100,000	80,000	7" OVAL	127	1 2 3 4

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

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-B70	50	.25	45 WATTS	120/1	DIRECT	2.0	9	2 3
2	RESTROOM	GREENHECK	SP-B70	50	.25	45 WATTS	120/1	DIRECT	2.0	9	2 3
3	BREAK ROOM	GREENHECK	SP-B150	150	.125	128 WATTS	120/1	DIRECT	3.0	10	1 3
4	JANITOR	GREENHECK	SP-B90	75	.25	50 WATTS	120/1	DIRECT	2.5	10	1 3

1. UNIT TO OPERATE VIA WALL SWITCH. 2. UNIT TO OPERATE WITH LIGHTS. 3. PROVIDE WITH #WC-6 WALL DISCHARGE.

GRILLES/REGISTERS/DIFFUSERS SCHEDULE

MARK	DESCRIPTION	MODULE SIZE	TYPE	OBD	FRAME	MATERIAL	FINISH	MANUF.	MODEL	REMARKS
CD-1	SUPPLY DIFFUSER	24x24	SQUARE CEILING	NO	T-BAR	STEEL	WHITE	TITUS	TMS	6ø NECK
CD-2	SUPPLY DIFFUSER	24x24	SQUARE CEILING	NO	T-BAR	STEEL	WHITE	TITUS	TMS	8ø NECK
CD-3	SUPPLY DIFFUSER	9x9	SQUARE LOUVERED	NO	SURFACE	STEEL	WHITE	TITUS	TDC	6ø NECK
RG-1	RETURN GRILLE	22x22	SINGLE DFL	NO	T-BAR	STEEL	WHITE	TITUS	350RL	NECK SIZE PER PLAN
TG-1	RETURN GRILLE	22x10	SINGLE DFL	NO	T-BAR	STEEL	WHITE	TITUS	350RL	NECK SIZE PER PLAN

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

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.

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PROJECT: Hay Plus Offices, 6648 Corsair Ave., Prescott, AZ 86301
APN: 103-01-567B

DRAWN BY	
CHECKED BY	
DATE	March 23th, 2021
JOB NO.	764
SHEET	M3.0

Feb 01, 2021 - 4:10pm

ASHRAE 62.1
OUTSIDE AIR VENTILATION CALC

Outside Air for unit F-1

Space	Area	Occ Density	Rp	Pz	Ra	Az	Vbz
Office	369	5	5	1.845	0.06	369	31.4
Break Room	71	25	5	1.775	0.06	71	13.1
Retail	608	15	7.5	9.12	0.06	608	104.9
Corridors	119	0	0	0	0.06	119	7.1
Storage	130	0	0	0	0.12	130	15.6
				Total Net OSA Required			172

Balance F-1 for 172 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)

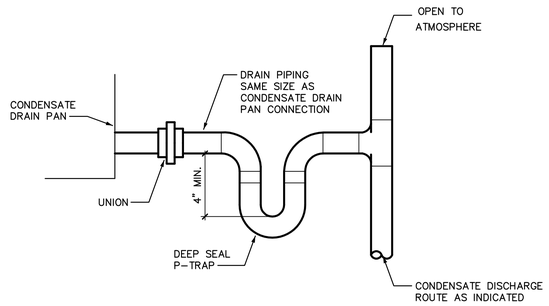
P_z = *zone population*: the largest number of people expected to occupy the zone during typical usage. If the number of people expected to occupy the zone fluctuates, P_z may be estimated based on averaging approaches described in Section 6.2.6.2

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.

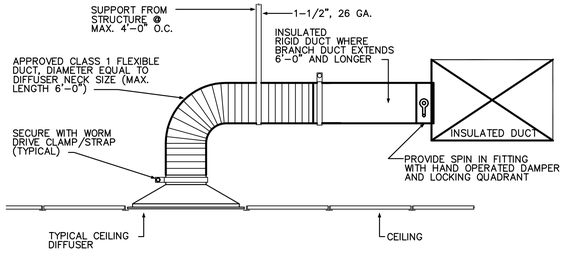
R_a = outdoor airflow rate required per unit area as determined from Table 6-1



CONDENSATE PIPING AT UNIT DETAIL

NOT TO SCALE

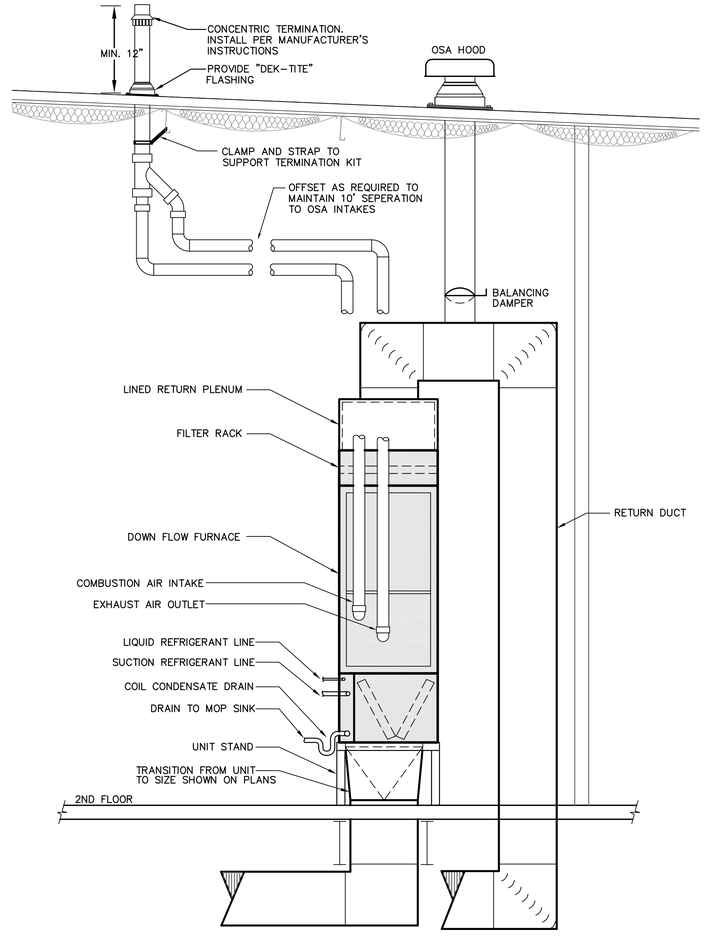
3 / M4.0



BRANCH DUCT TAKE-OFF DETAIL

NOT TO SCALE

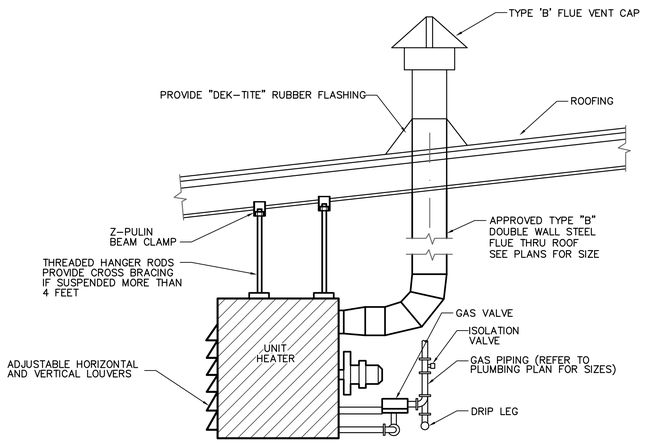
4 / M4.0



DOWN FLOW FURNACE DETAIL

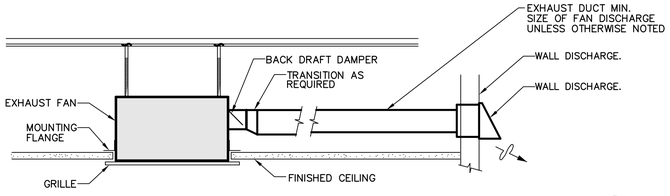
NOT TO SCALE

1 / M4.0



GAS FIRED UNIT HEATER

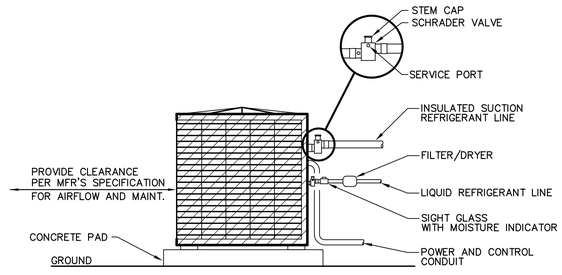
6 / M4.0



CEILING EXHAUST FAN DETAIL

NOT TO SCALE

5 / M4.0



CONDENSING UNIT DETAIL

NOT TO SCALE

2 / M4.0

Feb 01, 2021 - 4:10pm

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APN: 103-01-567B

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CHECKED BY
DATE March 23th, 2021
JOB NO. 764
SHEET

M4.0

PLUMBING GENERAL NOTES:

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

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

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

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

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

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

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

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

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

12. INSTALL ALL HOSE BIBBS 12 INCHES ABOVE GRADE UNLESS OTHERWISE NOTED.

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.

GAS PIPING NOTES:

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

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

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

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

5. ALL GAS USING EQUIPMENT TO BE NATURAL FUEL.

6. DO NOT USE FLEXIBLE PIPE CONNECTIONS TO EQUIPMENT.

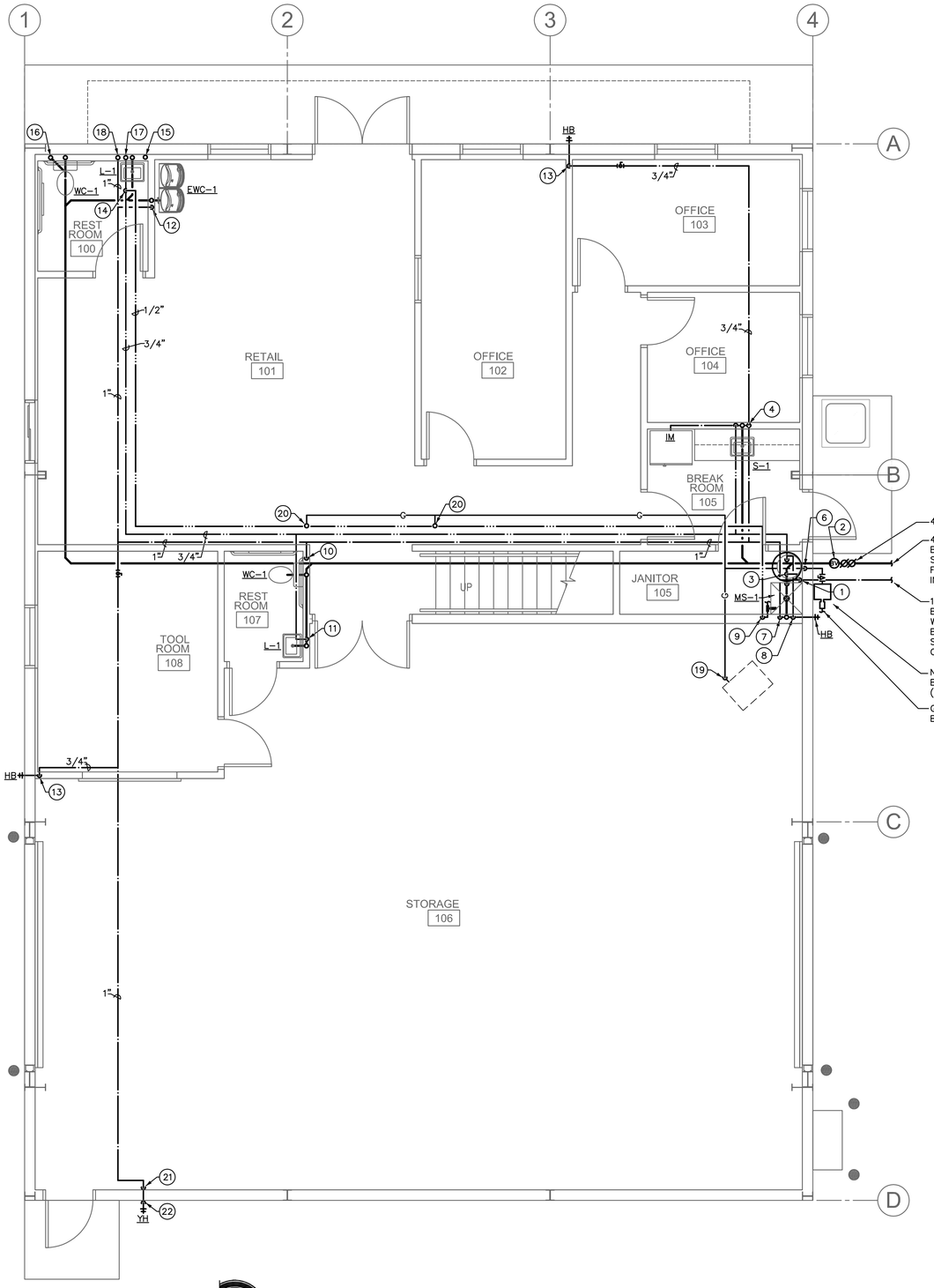
7. ALL GAS PIPING UNDER ASPHALT OR CONCRETE PAVING ADJOINING BUILDING MUST BE SLEEVED IN GAS TIGHT PIPE (SCHEDULE 40 PVC PIPE), SLEEVE SIZE SHALL (MINIMUM) 2 PIPE SIZES LARGER THAN THE GAS PIPE.

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

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

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

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



A1 **First Floor Plumbing Plan**

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

Plan North

KEYNOTES:

1. 1" CW RISE FROM BELOW GRADE TO ROUTE AT CEILING. PROVIDE BALL VALVE (BUILDING SHUTOFF) ON RISER AT +6" A.F.F.; PROVIDE PRESSURE REDUCING VALVE (PRV) SET AT 80 PSI ON RISER AT +12" A.F.F.
2. PROVIDE BACKWATER VALVE TO COMPLY WITH CITY OF PRESCOTT REQUIREMENTS. PROVIDE TRAFFIC RATED COVER.
3. 3/4" H & CW DOWN TO WATER HEATER.
4. 1/2" H & CW DOWN TO SINK. TEE OFF CW RISER WITH 1/2" TO ICE MAKER BOX.
5. ELECTRIC WATER HEATER– SEE DETAIL & SCHEDULE, SHEET P2.1. PROVIDE FULL SIZE P & T RELIEF DRAIN LINE, TERMINATE AT +2" ABOVE MOP SINK RIM WITH 90° ELBOW DOWN.
6. GAS OUT OF METER, ENTER BUILDING & RISE TO ROUTE ABOVE CEILING.
7. 3/4" CW DOWN, WITH 1/2" TO MOP SINK & 3/4" TO HOSE BIBB.
8. 1/2" HW DOWN TO MOP SINK.
9. 1/2" HWR DOWN TO RECIRC. PUMP, SEE WATER HEATER DETAIL FOR PUMP SPEC. & FOR CONTINUATION OF HWR LINE.
10. 3/4" CW DOWN TO 3/4" HEADER, WITH 1/2" TO WC & 1/2" TO LAV.
11. 1/2" HW DOWN TO LAV.
12. 1/2" CW DOWN TO ELECT. WATER COOLER.
13. 3/4" CW DOWN TO NON FREEZE HOSE BIBB.
14. 1/2" HWR OFF TOP OF HW LINE, ROUTE ABOVE CEILING BACK TO RECIRC. PUMP AT WATER HEATER.
15. VENT RISER.
16. 3" WASTE FROM ABOVE, DOWN TO BELOW SLAB.
17. 1/2" HW DOWN TO LAV/ 1/2" HW UP TO 2ND FLOOR.
18. 3/4" CW DOWN TO 3/4" HEADER, WITH 1/2" TO WC & 1/2" TO LAV/ 3/4" UP TO 2ND FLOOR.
19. GAS VALVED CONNECTION TO UNIT HEATER.
20. GAS RISER TO 2ND FLOOR.
21. 1" CW DOWN TO EXIT BUILDING.
22. 1" CW RISE FROM BELOW GRADE TO NON FREEZE YARD HYDRANT.

NOTE:
SLOPE ALL HORIZONTAL WASTE PIPING AS FOLLOWS:

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

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

PLUMBING NOTES:

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

PLUMBING LEGEND

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

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PROJECT: Hay Plus Offices
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APN: 103-01-567B

DRAWN BY

CHECKED BY

DATE
March 23rd, 2021

JOB NO.
764

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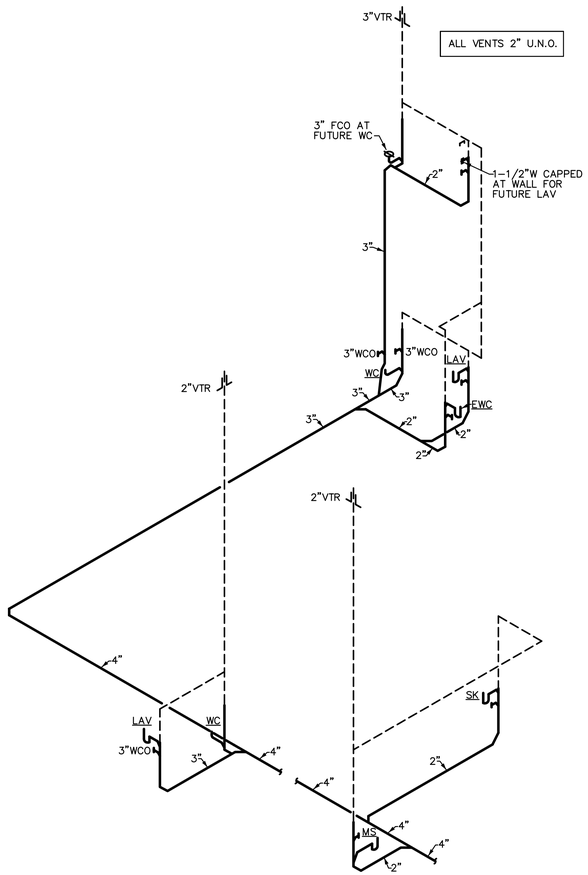
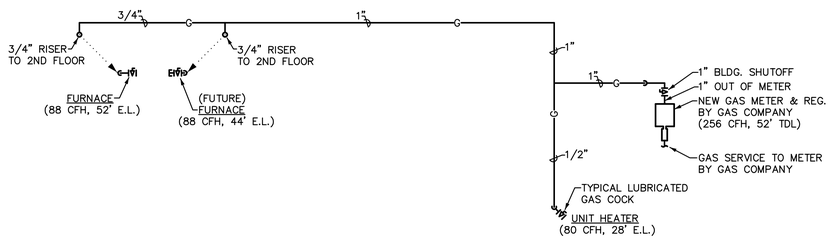


WASTE AND VENT SCHEMATIC

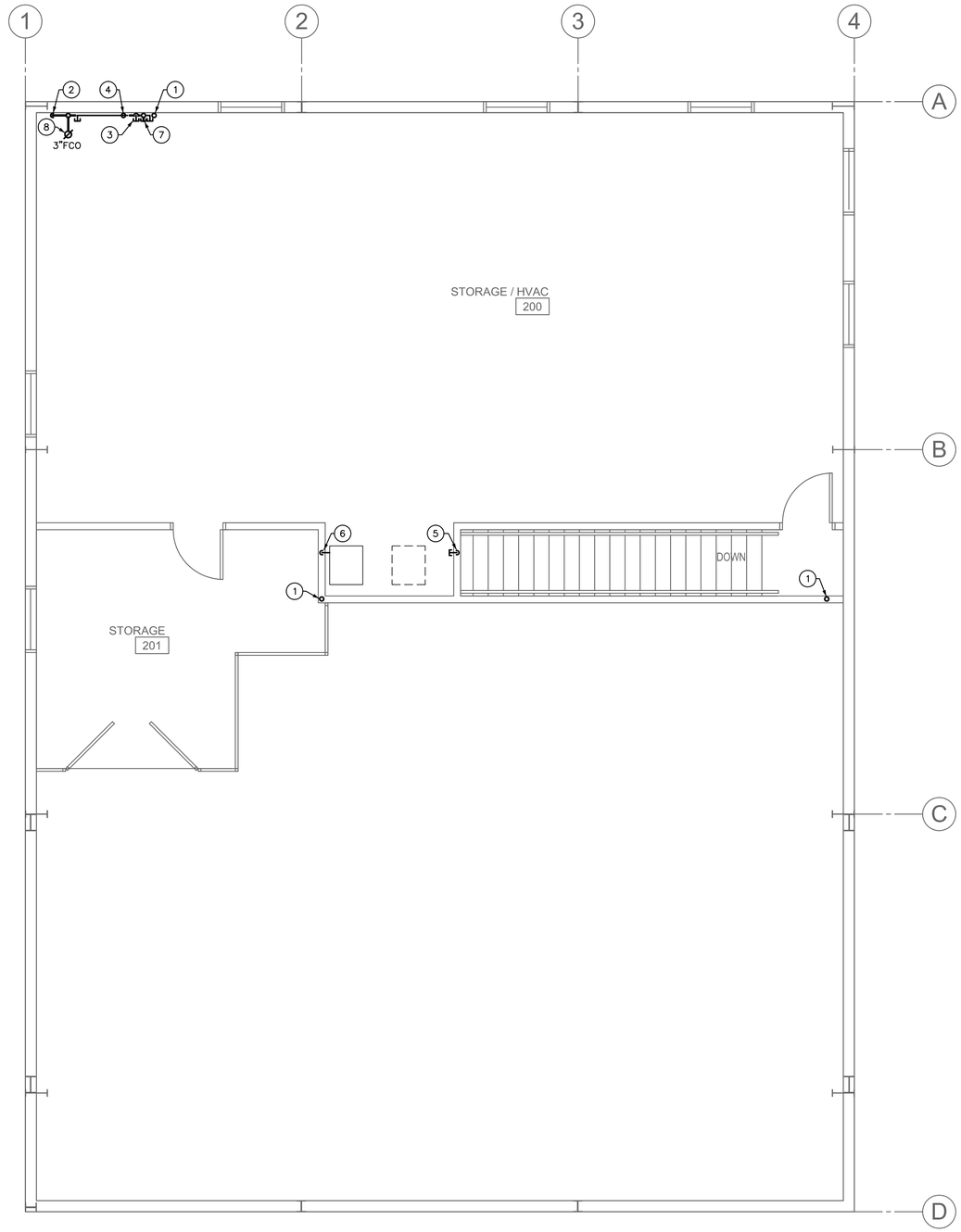
NTS



GAS PIPING SIZED PER 2018 IFGC, TABLE 402.4(2), WITH 52' TOTAL DEVELOPED LENGTH.

GAS PIPING DIAGRAM

NTS



KEYNOTES:

1. VENT RISER FROM BELOW.
2. 3" WASTE DOWN TO FIRST FLOOR.
3. 1/2" HW FROM BELOW, UP TO CAPPED STUBOUT FOR FUTURE LAVATORY.
4. 3/4" CW FROM BELOW, UP TO 3/4" HEADER, WITH 1/2" CAPPED STUBOUTS FOR FUTURE WC & LAVATORY.
5. GAS RISER FROM BELOW, UP TO VALVED STUBOUT FOR FUTURE FURNACE.
6. GAS RISER FROM BELOW, UP TO VALVED STUBOUT FOR FUTURE FURNACE.
7. ROUGH-IN WASTE & VENT FOR FUTURE LAV.
8. ROUGH-IN WASTE & VENT FOR FUTURE WC.

A1 Second Floor Plumbing Plan

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

Plan North

Feb 01, 2021 - 4:10pm

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CHECKED BY
DATE March 23rd, 2021
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PLUMBING SPECIFICATIONS:

1. GENERAL

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

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

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

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

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

2. PRODUCTS

2..1 Piping:

2..1.1 Water Lines:

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

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

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

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

2..1.2 Sanitary Waste and Vent Lines:

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

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

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

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

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

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

2..1.3 Gas Piping:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2..5 Cleanouts:

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

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

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

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

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

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

Plumbing Fixtures: American Standard, Kohler, Eljer.

Stainless Steel Sinks: Just, Elkay, Moen.

Mop Sinks: Fiat, Swan, Mustee.

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

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

Hose Bibbs: Acorn, Chicago, Woodford.

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

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

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

Closet Seats: Sperzel, Olsonite, Beneke, Bemis.

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

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

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

3. EXECUTION

3..1 Tests and Inspections:

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

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

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

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

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

3..2 Flashing, Sleeves and Escutcheon Plates:

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

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

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

3..3 Electrical: Wiring by Electrical Contractor.

PLUMBING FIXTURE SPECIFICATIONS

	DESCRIPTION
WC1	WATER CLOSET (ADA COMPLIANT): FIXTURE: AMERICAN STANDARD 2386.012, 1.6 GALLONS PER FLUSH, 16–1/2" HIGH RIM, FLOOR MOUNT, VITREOUS CHINA, ELONGATED BOWL. SEAT: CHURCH 9500 WHITE OPEN FRONT SEAT WITH CONCEALED CHECK HINGE & WITHOUT COVER. SUPPLIES: EASTMAN C5CR–20–LK, 1/2" x 3/8" ANGLE STOP WITH FLEXIBLE TUBE RISER.
L1	LAVATORY (WALL HUNG– ADA COMPLIANT): FIXTURE: AMERICAN STANDARD, MODEL No. 0355.012, WALL HUNG, 20" x 18" VITREOUS CHINA, FRONT OVERFLOW. PROVIDE CAST–IRON WALL HANGER BOLTED TO WALL. FAUCET: MOEN 8400 SINGLE LEVER DECK MOUNTED FAUCET WITH BLADE TYPE ADA HANDLE. SUPPLIES: EASTMAN C5RC–15–LK, ANGLE STOPS WITH FLEXIBLE TUBE RISERS. WASTE: McGUIRE 155WC OFFSET WHEELCHAIR LAVATORY STRAINER WITH GRID DRAIN, CAST BRASS ELBOW AND OFFSET TAILPIECE. TRAP: McGUIRE 8902, 1–1/4" x 1–1/2" CAST BRASS P TRAP. INSULATE EXPOSED WATER AND WASTE PIPING WITH TRUEBRO LAV–GUARD INSULATION KIT, MODEL 102, WITH ACCESSORY #105.
MS1	MOP SINK: FIXTURE: FIAT MODEL MSB–2424, 24" x 24" x 10", FLOOR MOUNTED, MOLDED STONE WITH INTEGRAL STAINLESS STEEL STRAINER EXTENSION. FAUCET: CHICAGO FAUCET 897 CHROME–PLATED SUPPLY FITTING WITH INTEGRAL STOPS, VACUUM BREAKER, 3/4" HOSE THREAD, FLEXIBLE 3/4" RUBBER HOSE AND HOSE BRACKET; MOP HANGER; SILICONE SEALANT INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. TRAP: PROVIDE 2" TRAP.
S–1	SINK ADA COMPLIANT): FIXTURE: JUST MODEL No. SL–ADA–2125–A–GR, 21" x 25" x 5" DEEP, 18 GAUGE TYPE 304 STAINLESS STEEL, ADA COMPLIANT SELF RIMMING SINGLE COMPARTMENT SINK WITH 3–HOLE PUNCH. FAUCET: AMERICAN STANDARD "RELIANT+" MODEL 4205.000.F15, POLISHED CHROME PLATED DECK MOUNT SINGLE LEVER FAUCET WITH SWING SPOUT, INTEGRAL HOT LIMIT SAFETY STOP. SUPPLIES: EASTMAN C5RC–20–LK, 1/2" x 3/8" ANGLE STOPS WITH FLEXIBLE TUBE RISERS. STRAINER: JUST J–35 BASKET STRAINER WITH 1–1/2" C.P. TAILPIECE. TRAP: McGUIRE 8912, 1–1/2" x 1–1/2" CAST BRASS P–TRAP WITH CLEANOUT PLUG AND ESCUTCHEON. INSULATE ALL EXPOSED UNDERCOUNTER WATER AND WASTE PIPING WITH PLUMBEREX 2003W "HANDY–SHIELD MAXX" INSULATION COMPLYING WITH ASTM E 84–07/UL 723 CLASS A AND BE LISTED WITH AND MEET UPC/IAPMO. INSULATION MATERIAL SHALL BE U/V INHIBITED WITH ANTIMICROBIAL AND ANTIFUGAL PROPERTIES.
EWC–1	ELECTRIC WATER COOLER (HIGH–LOW TYPE): FIXTURE: ELKAY MODEL No. EZSTL8LC, WALL MOUNTED BARRIER FREE SPLIT–LEVEL ELECTRIC WATER COOLER WITH CAPACITY OF 7.8 GPH AT 90° F AMBIENT AT 80° F INLET AND 50° F OUTLET. COMPRESSOR: 1/5 HP, 120 VOLT, HERMETICALLY SEALED WITH CAPACITOR AND OVERLOAD PROTECTION. COOLER MANUFACTURER SHALL PROVIDE A 5–YEAR, 100% REPLACEMENT WARRANTY ON THE COMPRESSOR, CONTROLS, TANK AND INTEGRAL PIPING. SUPPLY: EASTMAN C5RC–15–LK, 1/2" x 3/8" ANGLE STOP WITH FLEXIBLE TUBE RISER. TRAP: McGUIRE 8902 1–1/4" x 1–1/2" CAST BRASS P TRAP. REFER TO ARCHITECTURAL DRAWINGS FOR UNIT MOUNTING HEIGHT.
WH–1	ELECTRIC WATER HEATER: PPROVIDE UL LISTED ELECTRIC WATER HEATER OF SIZE, CAPACITY AND MAKE AS SCHEDULED. HEATER SHALL BE WARRANTED FOR A MINIMUM OF 5 FULL YEARS AFTER FINAL ACCEPTANCE OF THE BUILDING. FURNISH HEATER WITH THE FOLLOWING ACCESSORIES: 1. ASME COMBINATION TEMPERATURE AND PRESSURE RELIEF VALVE RATED IN EXCESS OF HEATER INPUT. RUN FULL SIZE DRAIN TO TERMINATE AS SHOWN ON DRAWINGS. 2. AUTOMATIC THERMOSTAT ACTUATED CONTROLS WITH 100% SHUTOFF. 3. HIGH–LIMIT CONTROLS. 4. TANK DRAIN. 5. BRASS NIPPLES FOR PIPE CONNECTIONS. 6. HEATER SHALL BE FACTORY INSULATED AND SHEET METAL JACKETED.
YH	YARD HYDRANT: WOODFORD MODEL No. Y2, FREEZELESS YARD HYDRANT, 1" HOSE CONNECTION WITH INTEGRAL VACUUM BREAKER, AUTOMATIC DRAINING, WITH ADJUSTABLE LINK, ROD GUIDE, LOCKABLE FLOW FINDER, ONE PIECE VARIABLE FLOW PLUNGER, FLOW DIVERTER, 1" N.P.T. INLET, 1–1/4" GALVANIZED STEEL PIPE CASING, 3/8" GALV. STEEL OPERATING ROD WITH TAPPED DRAIN HOLE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. OPERATING ROD AND PIPE CASING LENGTHS TO MATCH DEPTH OF FROST LINE.
IM	ICE MAKER BOX: SPECIALTY PRODUCTS MODEL P4129, WITH ADJUSTABLE FRAME AND VALVE.
HB	HOSE BIBB: WOODFORD MODEL No. 65, NON–FREEZE TYPE, CHROME PLATED FINISH, 3/4" HOSE CONNECTION WITH INTEGRAL VACUUM BREAKER, LOOSE TEE KEY HANDLE.

ELECTRIC WATER HEATER SCHEDULE

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

FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	TRAP SIZE	WASTE	VENT	COLD WATER	HOT WATER	REMARKS
WC–1	WATER CLOSET (ADA)	INT.	3"	2"	1/2"	–	FLUSH TANK, 1.6 GPF, FLOOR MTD.
L–1	LAVATORY (ADA)	1–1/4" x 1–1/2"	2"	1–1/2"	1/2"	1/2"	WALL MOUNTED
S–1	SINK (ADA)	2"	2"	1–1/2"	1/2"	1/2"	SINGLE COMPARTMENT
MS–1	MOP SINK	2"	2"	1–1/2"	1/2"	1/2"	FLOOR TYPE
EWC–1	ELECTRIC WATER COOLER	2"	2"	1–1/2"	1/2"	–	ADA COMPLIANT SPLIT LEVEL
HB	HOSE BIBB	–	–	–	3/4"	–	NON–FREEZE TYPE W/ VACUUM BREAKER
YH	YARD HYDRANT	–	–	–	1"	–	NON–FREEZE TYPE W/ VACUUM BREAKER

WATER CALCULATION:
FIXTURE UNITS = 29 FU / 19 GPM

PIPE LENGTH TAP TO METER	10 FT.
PIPE LENGTH METER TO LAST FIXTURE	296 FT.
VERTICAL PIPE LENGTH TO HIGHEST FIXTURE	5 FT.
TOTAL PIPE LENGTH	311 FT.
FITTING LOSS (10%)	31 FT.
TOTAL DEVELOPED LENGTH	342 FT.

WATER PIPE SIZING CRITERIA

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

22.30 PSI / 342 FEET x 100 = 6.5 PSI MAXIMUM ALLOWABLE DROP PER 100 FEET PIPE LENGTH

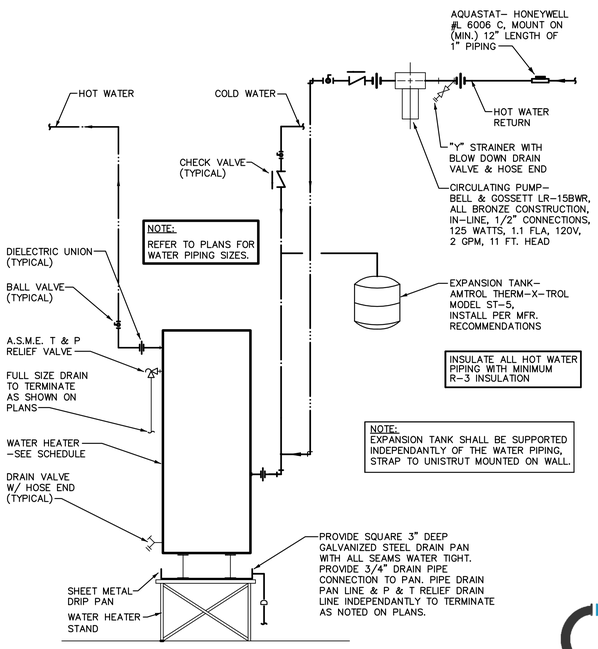
*ASSUMED WATER PRESSURE– CONTRACTOR SHALL VERIFY ACTUAL WATER PRESSURE PRIOR TO CONSTRUCTION. IF PRESSURE IS LESS THAN 65 PSI, CONTRACTOR SHALL CONTACT ENGINEER FOR PIPE SIZING EVALUATION. IF PRESSURE EXCEEDS 80 PSI, A PRESSURE REDUCING VALVE SHALL BE PROVIDED. PIPING VELOCITY NOT TO EXCEED 8 FEET PER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

BRANCH PIPE SIZING CHART FOR 6.4 PSI LOSS

PIPE SIZE	G.P.M.	F.U.(TANK)
1/2"	3	2
3/4"	8	9
1"	16	22

FIXTURE UNIT CALCULATIONS

DESCRIPTION	QTY	F.U. EACH		TOTAL F.U.	
		WASTE	WATER	WASTE	WATER
WATER CLOSET (F.T.)	2	4	5	8	10
LAVATORY	2	1	2	2	4
MOP SINK	1	2	3	2	3
SINK	1	3	4	3	4
ELECT. WATER COOLER	1	1	1	1	1
TOTAL NEW FIXTURES					2
ALLOWANCE FOR FUTURE FIXTURES					7
				TOTAL FU	29



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Feb 01, 2021 - 4:10pm

REVISIONS	BY

Registered Professional Engineer
Certificate No.
33491
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Date Signed 03/19/2012
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DRAWING: Plumbing Schedules, Details

PROJECT: Hay Plus Offices
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APN: 103-01-567B

DRAWN BY	
CHECKED BY	
DATE	March 23rd, 2021
JOB NO.	764
SHEET	P2.1

ELECTRICAL SYMBOLS

NOTE: NOT ALL SYMBOLS ARE USED ON THIS PROJECT

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

ABBREVIATIONS

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

Apr 21, 2021 - 1:11pm

SPECIFICATIONS

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

NOTE:

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

SITE RELATED WORK

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

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

2 TRANSFORMER MOUNTING PAD PER UTILITY CO. REQUIREMENTS.

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

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

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

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

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

OUTLETS INSTALLED IN FIREWALLS

OUTLETS, (SWITCHES, 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 (MIN).

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.

JOB# 21-03
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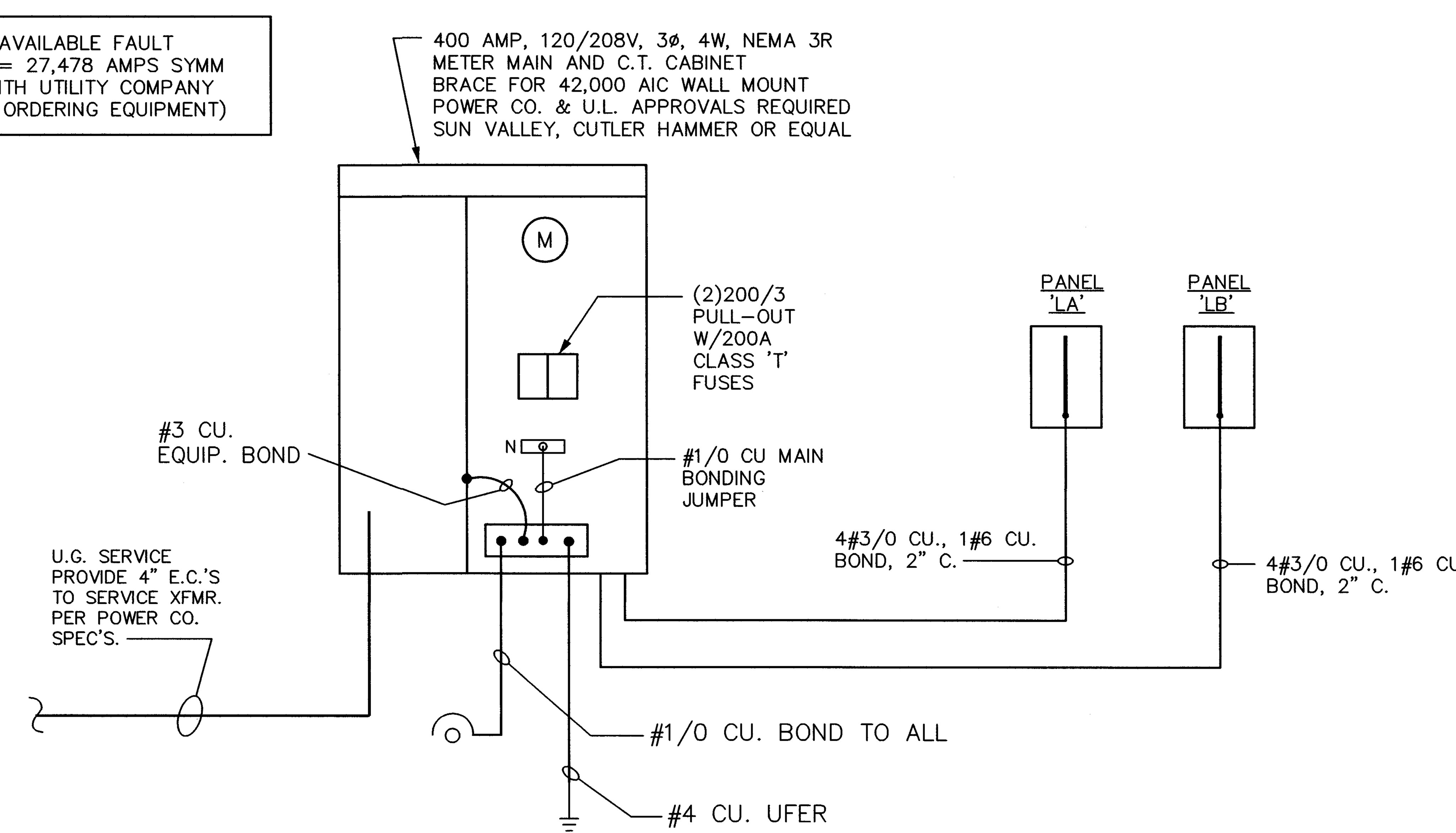
FIRE WALL/FLOOR PENETRATION

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

FIRE ALARM SYSTEM SPECIFICATION

A COMPLETE OPERATIONAL MANUAL/AUTOMATIC FIRE ALARM SYSTEM TO BE MONITORED AS DIRECTED BY OWNER SHALL BE FURNISHED AND INSTALLED, AS REQUIRED FOR THIS TYPE OF BUILDING IN ACCORDANCE WITH STATE AND/OR LOCAL CODE AND AS APPROVED BY THE CODE ENFORCING AUTHORITY HAVING JURISDICTION. THE FIRE ALARM CONTROL PANEL SHALL BE LOCATED AS DIRECTED BY THE ENFORCING AUTHORITY. (CONNECT TO CIRCUIT LA-15). FIRE ALARM CONTRACTOR SHALL PROVIDE SPEC'S., DRAWINGS OF DEVICE LOCATIONS AND CUT SHEETS OF DEVICES TO FIRE MARSHALL FOR APPROVAL PRIOR TO INSTALLATION.



ONE LINE GENERAL NOTES:

1. SYSTEM SHOWN IS A TWO TIER SERIES RATED SYSTEM 42/10K. 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 42/10K. 42,000 AMPS AVAILABLE. IDENTIFIED REPLACEMENT COMPONENT REQUIRED"

(2) PROVIDE A PERMANENT LABEL READING "CAUTION- SERIES RATED SYSTEM 42/10, IDENTIFIED REPLACEMENT COMPONENTS REQUIRED"

ELEC. LOAD RE-CAP:

	ØA	ØB	ØC
PANEL 'LA'	169.4 A	114.0 A	141.5 A
PANEL 'LB'	89.3 A	91.3 A	91.3 A
SERVICE TOTAL (HIØ) =	258.7 A		

ELEC. ONE-LINE DIAGRAM - 'SES'

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

REVISIONS	BY

Registered Professional Engineer (Electrical) CERTIFICATE NO. 7450 ANGELO OSSANNA Date Signed 5/6/21 ARIZONA, U.S.A.
EXPIRES 12/30/2021

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ARCHITECTURE & PLANNING

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

PROJECT: Hay Plus Offices 6648 Corsair Ave, Prescott, AZ 86301

APN: 103-01-567B

DRAWN BY R.A.
CHECKED BY A.O.
DATE January 13th, 2021
JOB NO. 764
SHEET
E1.1

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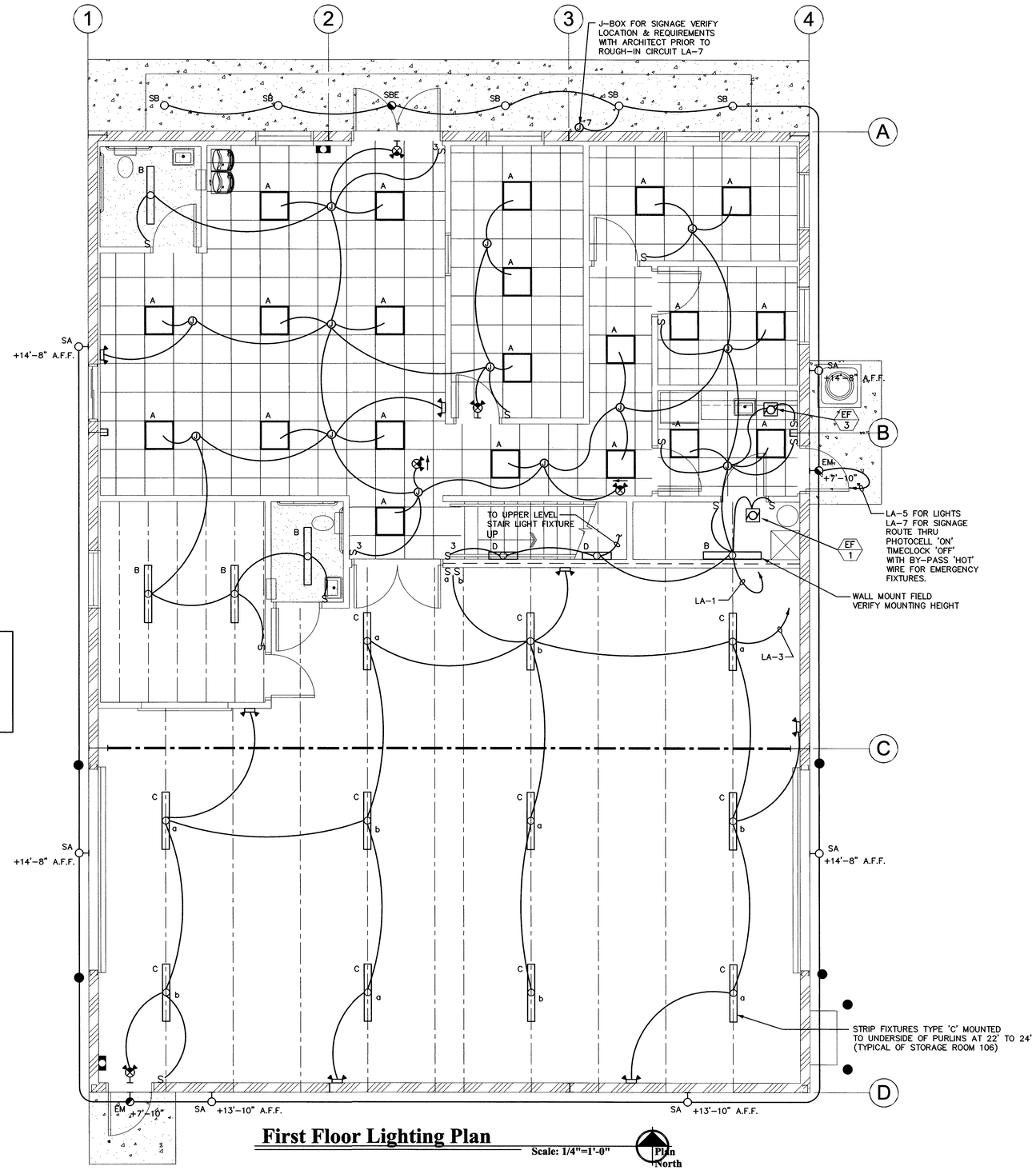
REVISIONS	BY

PANELBOARD LB SCHEDULE

MAINS: 200A MLO
VOLTAGE: 120/208V, 3ø, 4W
TYPE: GE, SQ D OR EQUAL

LOCATION: SEE PLAN (2ND FLOOR)
MOUNTING: SURFACE
MIN. A.I.C.: 22/10K SERIES RATED

CIRCUIT DESCRIPTION	BKR.	CIR. NO.	LOAD-VA ØA	ØB	ØC	CIR. NO.	BKR.	CIRCUIT DESCRIPTION
LIGHTS	20/1	1	600			2	20/1	RECEPTACLES
		3	1080			4		SPARE
SPARE		5				6		SPARE
		7				8		SPARE
		9				10	30/1	FURNACE F-1
		11		1920		12	30/1	FUTURE FURNACE F-2
		13			1920	14		SPACE
AIR COMPRESSOR	50/3	15		3036		16		
7.5 HP, 208V, 3ø		17			3036	18		
		19	3036			20		
SPACE		21				22		
		23				24		
		25				26		
		27				28		
		29				30		
		31				32		
		33				34		
		35				36		
SPECIAL OUTLET	30/3	37	3000			38	30/3	WELDER
		39	3000			40		
		41		3000		42		
					3000			
TOTAL LOAD PER PHASE:			10716	10956	10956	HI@ 10956 / 120 = 91.3 AMPS		



First Floor Lighting Plan

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

Plan North

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BREAKROOM 105	+	41 fc	41 fc	40 fc	1.0:1	1.0:1
JANITOR 105	+	24 fc	32 fc	16 fc	2.0:1	1.5:1
OFFICE 102	+	36 fc	42 fc	30 fc	1.4:1	1.2:1
OFFICE 103	+	31 fc	38 fc	24 fc	1.6:1	1.3:1
OFFICE 104	+	40 fc	40 fc	40 fc	1.0:1	1.0:1
PERIMETER	+	0.9 fc	2.6 fc	0.1 fc	26.0:1	9.0:1
RETAIL 101	+	40 fc	52 fc	24 fc	2.2:1	1.7:1
RR 100	+	25 fc	25 fc	24 fc	1.0:1	1.0:1
RR 107	+	31 fc	32 fc	29 fc	1.1:1	1.1:1
SECOND FLOOR STORAGE MAIN @2.5'	+	23 fc	30 fc	2 fc	15.0:1	11.5:1
SECOND FLOOR STORAGE PLATFORM @ 2.5'	+	15 fc	20 fc	7 fc	2.9:1	2.1:1
TOOL ROOM 108	+	26 fc	37 fc	18 fc	2.1:1	1.4:1

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.

Schedule

Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage
	A	Lithonia Lighting	EPANL 2x2 3400LM 80CRI 40K MIN10 ZT MVOLT	EPANL 2x2, 3400 Nominal Lumens, 80 CRI, 4000K CCT	4000K LED	1	3364	1	0.91	31.18
	B	Lithonia Lighting	CLX L48 3000LM SEF FDL MVOLT GZ10 40K 80CRI WH	CLX LED Linear 48" 3,000 lumens, Standard Efficiency, Less louver, Flat diffuse lens, General distribution, MVOLT, 0-10V dimming, 4000 CCT, 80 CRI	4000K LED	1	2813	1	1	20.32
	C	Lithonia Lighting	CLX L48 7000LM SEF FDL MVOLT GZ10 40K 80CRI WH	CLX LED Linear 48" 7,000 lumens, Standard Efficiency, Less louver, Flat diffuse lens, General distribution, MVOLT, 0-10V dimming, 4000 CCT, 80 CRI	4000K LED	1	6810	1	0.91	49.05
	D	Lithonia Lighting	CLX L24 1500LM SEF FDL MVOLT GZ10 40K 80CRI WH	CLX LED Linear 24" 1,500 lumens, Standard Efficiency, Less louver, flat diffuse lens, General distribution, MVOLT, 0-10V dimming, 4000 CCT, 80 CRI	4000K LED	1	1395	1	0.91	10.85
	EM	Lithonia Lighting	AFF FCT OEL UVOLT LTP SDRT FCT (FINISH)	AFF premium FCT (Forward Throw)	LED, Forward throw	1	451	1	0	5.48
	SA	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VW MVOLT SRM (FINISH)	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	3000K LED	1	1163	1	0.91	15.0
	SB	Lithonia Lighting	LDN6 30/07 LO6AR LSS MVOLT GZ10	6IN LDN, 3000K, 750LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	3000K LED	1	748	1	0.91	8.91
	SBE	Lithonia Lighting	LDN6 30/07 LO6AR LSS MVOLT GZ10 EL	6IN LDN, 3000K, 750LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	3000K LED	1	748	1	0.91	8.91
	EX	Lithonia Lighting	LHQM LED R HO	QUANTUM LED EMERGENCY COMBO (ONE HEAD ONLY)	TWO 1.5-WATT LED ASSEMBLY	1	Absolute	1	0	3
	EX1	Lithonia Lighting	ELMLT W LP06VS LTP	ELMLT W LP06VS LTP	TWO 5.4-WATT LED ASSEMBLY	1	523	1	0	11

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ARCHITECTURE & PLANNING

DRAWING: First Floor Lighting Plan

PROJECT: Hay Plus Offices
6648 Corsair Ave.
Prescott, AZ 86301

APN: 103-01-567B

DRAWN BY	R.A.
CHECKED BY	A.O.
DATE	January 13th, 2021
JOB NO.	764
SHEET	E1.2

Apr 21, 2021 - 11:13pm

PANELBOARD LA SCHEDULE

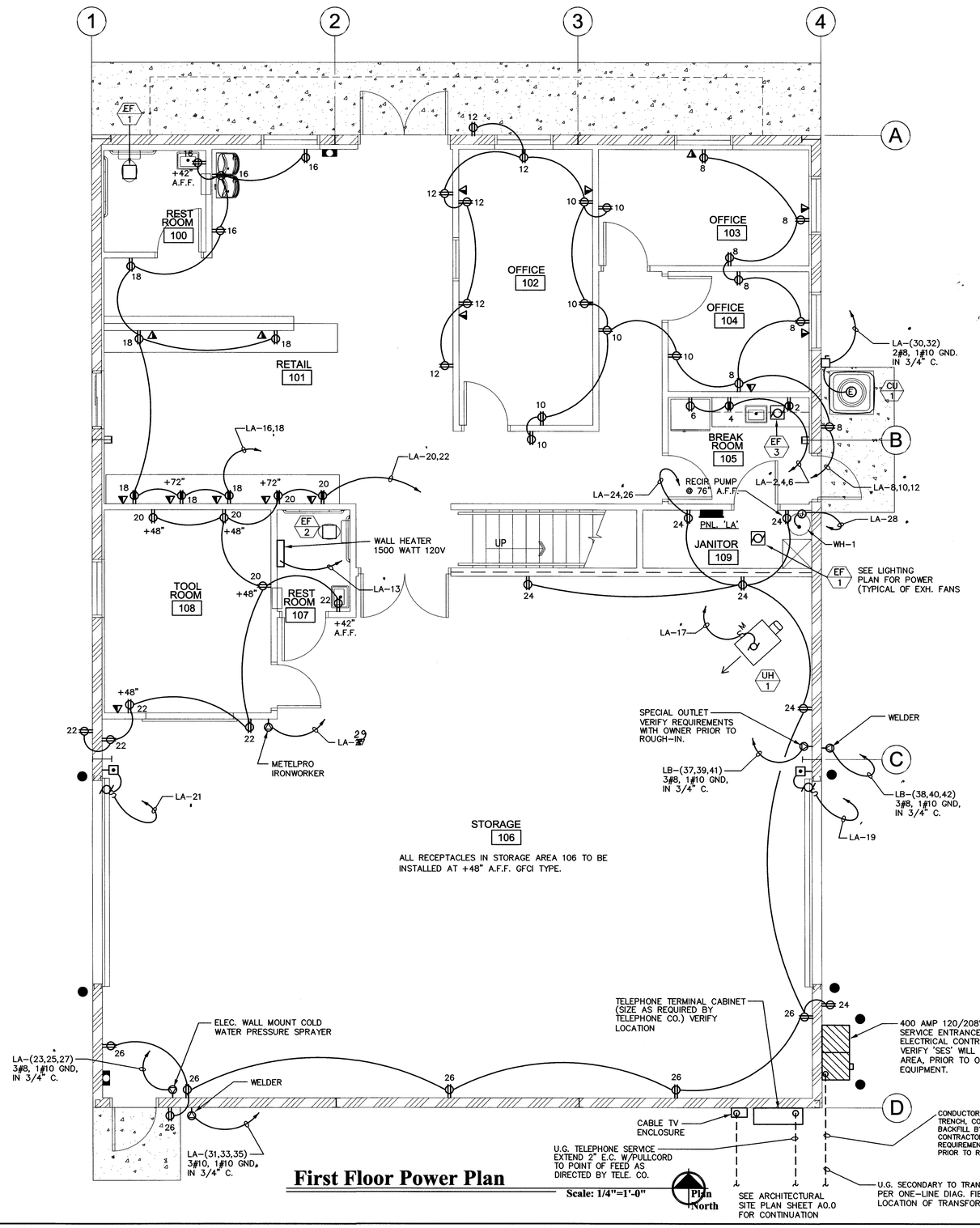
MAINS:	200A MLO					LOCATION:	SEE PLAN 1ST FLOOR JANITOR ROOM					
VOLTAGE:	120/208V, 3ø, 4W			LOAD-VA		MOUNTING:	SURFACE					
TYPE:	EATON, GE OR EQUAL					MIN. A.I.C.:	42/10K SERIES RATED					
	CIRCUIT DESCRIPTION	BKR.	CIR. NO.	ØA	ØB	ØC	CIR. NO.	BKR.		CIRCUIT DESCRIPTION		
*	LIGHTS	20/1	1	1000			2	20/1		RECEPT'S. - MICROWAVE BREAKROOM		
*	LIGHTS		3		800		4			- COUNTER BREAKROOM		
*	LIGHTS - EXTERIOR		5			500	6			- REFRIGERATOR BREAKROOM		
▲◆*	BUILDING SIGNAGE		7	1500			8					
	SPARE		9	1260	1260		10					
	SPARE		11			1080	12					
	WALL HEATER RESTROOM 107		13	1500			14					
●	FIRE ALARM PANEL		15	1080	200		16					
	UNIT HEATER		17		860	250	18					
	OVERHEAD DOOR OPENER		19	720		1080	20					
	OVERHEAD DOOR OPENER		21	900	720		22					
	WALL MOUNT WATER PRESSURE WASHER	40/3	23		900	4080	24					
	34.0 MCA, 208V, 3ø		25	4080		1080	26					
			27	1080	4080		28			ELECTRIC WATER HEATER 1.5 KW, 120V		
	METAL PRO IRONWORKER	30/1	29		1500	2400	30	40/2		A/C COND. UNIT CU-1		*□
	WELDER	30/3	31	3000		2704	32			26.0 MCA, 208V, 1ø		
			33	2704	3000		34			SPACE		
			35			3000	36					
	SPACE		37				38					
			39				40					
			41				42					
	TOTAL LOAD PER PHASE:			20324	13680	16974	HI# 20324 / 120 = 169.4 AMPS					

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
- ○ EXISTING BREAKER W/ NEW LOAD
- △ NEW BREAKER W/ NEW LOAD

GENERAL POWER NOTES:

1. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHT OR LOCATION OF ANY ELECTRICAL EQUIPMENT AND OR DEVICES HE IS TO VERIFY ITEMS WITH ELECTRICAL ENGINEER, ARCHITECT OR OWNER PRIOR TO ROUGH-IN.
2. ALL RECEPTACLES AT RESTROOM LAVATORIES TO BE GFCI TYPE INSTALLED AT +42" A.F.F.
3. ALL RECEPTACLES IN AREAS WITHIN 6'-0" OF A SINK SHALL BE GFCI TYPE PER NEC
4. EXTERIOR & ROOF MOUNTED MAINT. RECEPT'S. SHALL BE WP, GFCI TYPE PER NEC
5. VERIFY THE EXACT LOCATIONS OF ALL TELEPHONE OUTLETS, DATA OUTLETS AND SPECIAL SYSTEMS OUTLETS WITH THE ARCHITECT/OWNER PRIOR TO ROUGH-IN.
6. ELECTRICAL CONTRACTOR SHALL VERIFY MECHANICAL EQUIPMENT REQUIREMENTS BREAKER, DISC. & WIRE SIZE WITH MANUFACTURER PRIOR TO ROUGH-IN.
8. ELECTRICAL CONTRACTOR IS APPROVED TO USE SURFACE MOUNTED RECEPTACLES & CONDUIT IN STORAGE AREA VERIFY PRIOR TO ROUGH-IN.
9. ALL RECEPTACLES IN STORAGE AREA 106 TO BE INSTALLED AT +48" A.F.F. GFCI TYPE.



First Floor Power Plan

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

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REVISIONS	BY

Registered Professional Engineer
CERTIFICATE NO. 7450
ANGELO OSSANNA
Date Signed 6/4/21
ARIZONA, U.S.A.
EXPIRES 12/30/2021

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ARCHITECTURE & PLANNING

DRAWING: First Floor Power Plan

PROJECT: Hay Plus Offices, 6648 Corsair Ave, Prescott, AZ 86301

APN: 103-01-567B

DRAWN BY	R.A.
CHECKED BY	A.O.
DATE	January 13th, 2021
JOB NO.	764
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Apr 21, 2021 - 1:14pm

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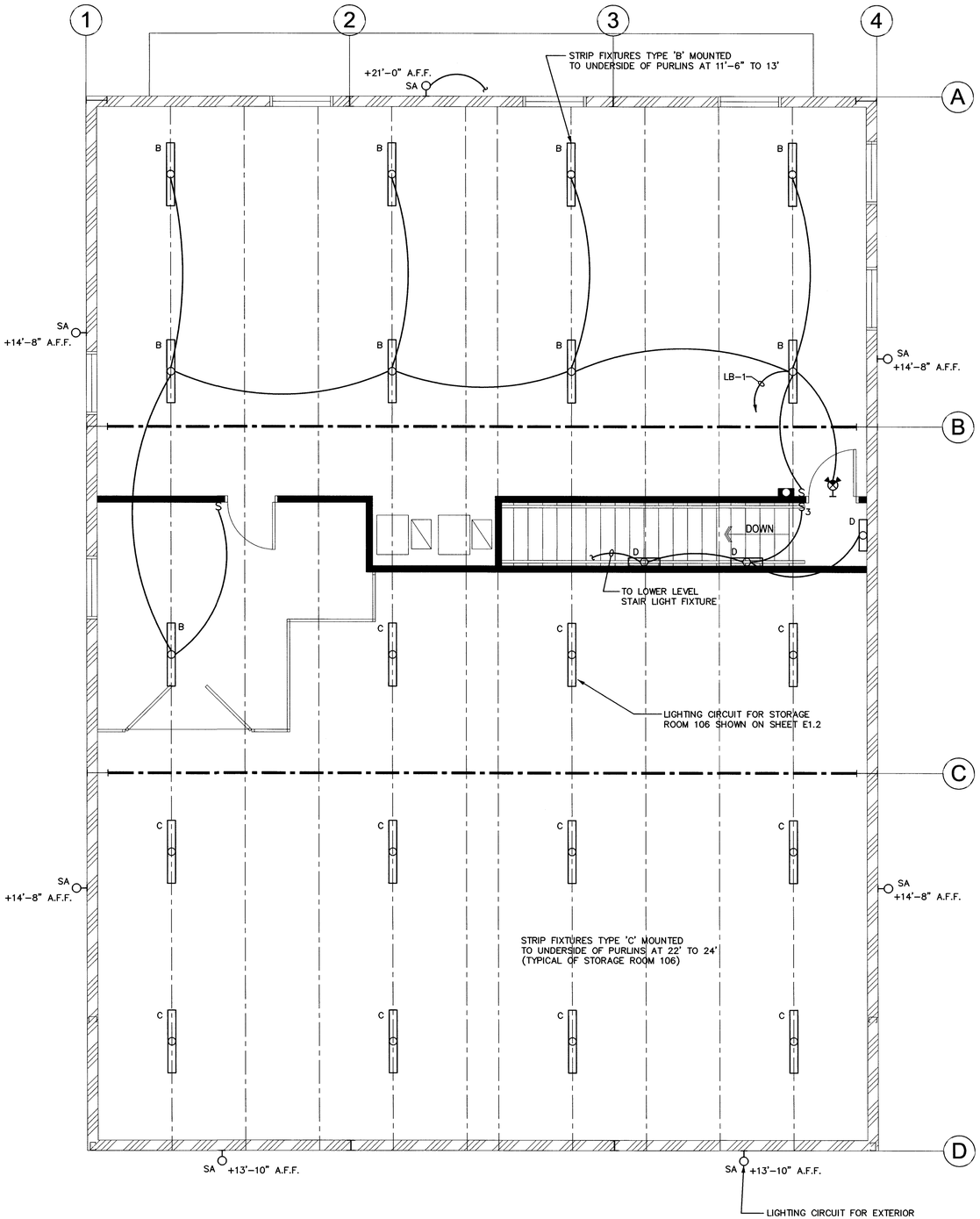
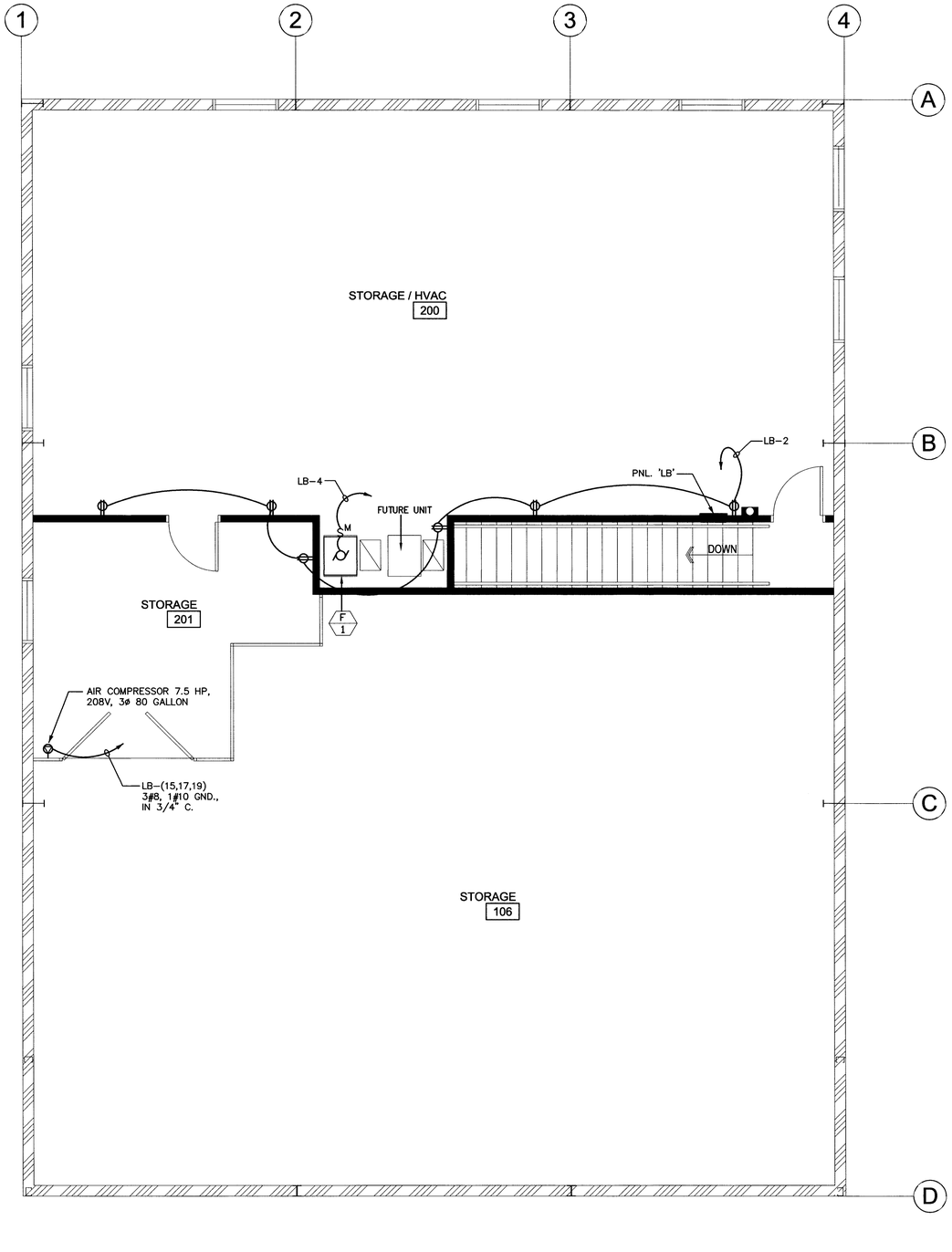


Second Floor Lighting Plan

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

Plan North



Second Floor Power Plan

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

Plan North

Apr 21, 2021 - 1:15pm

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ARCHITECTURE & PLANNING

DRAWING: Second Floor Lighting & Power Plan

PROJECT: Hay Plus Offices
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APN: 103-01-567B

DRAWN BY	R.A.
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DATE	January 13th, 2021
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