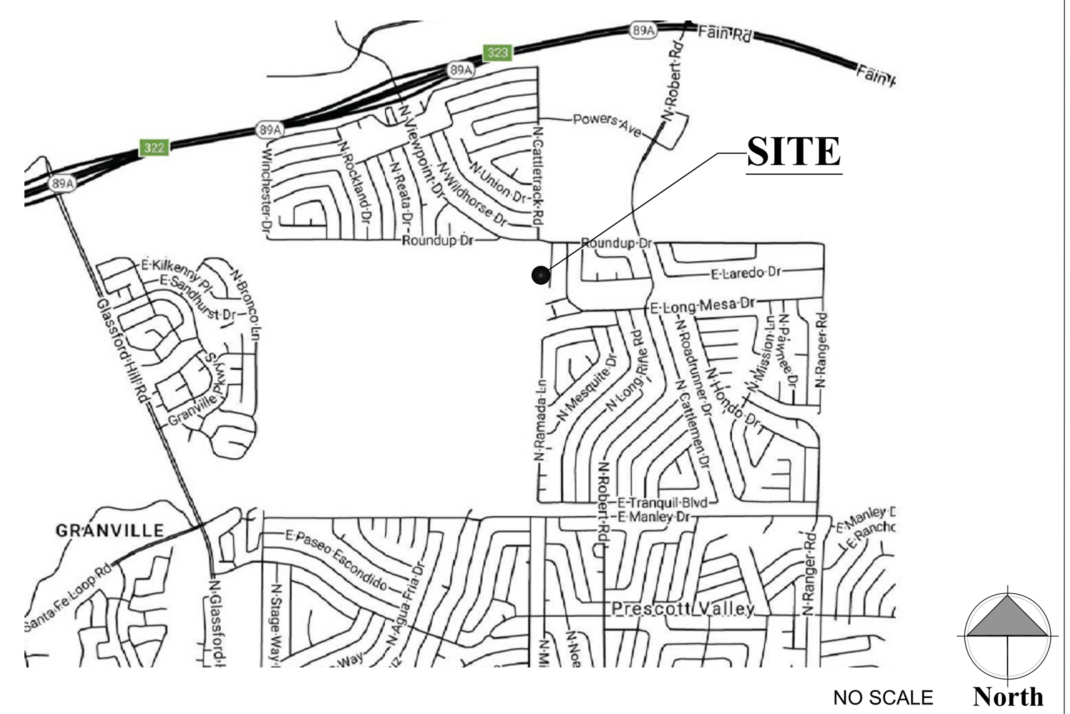
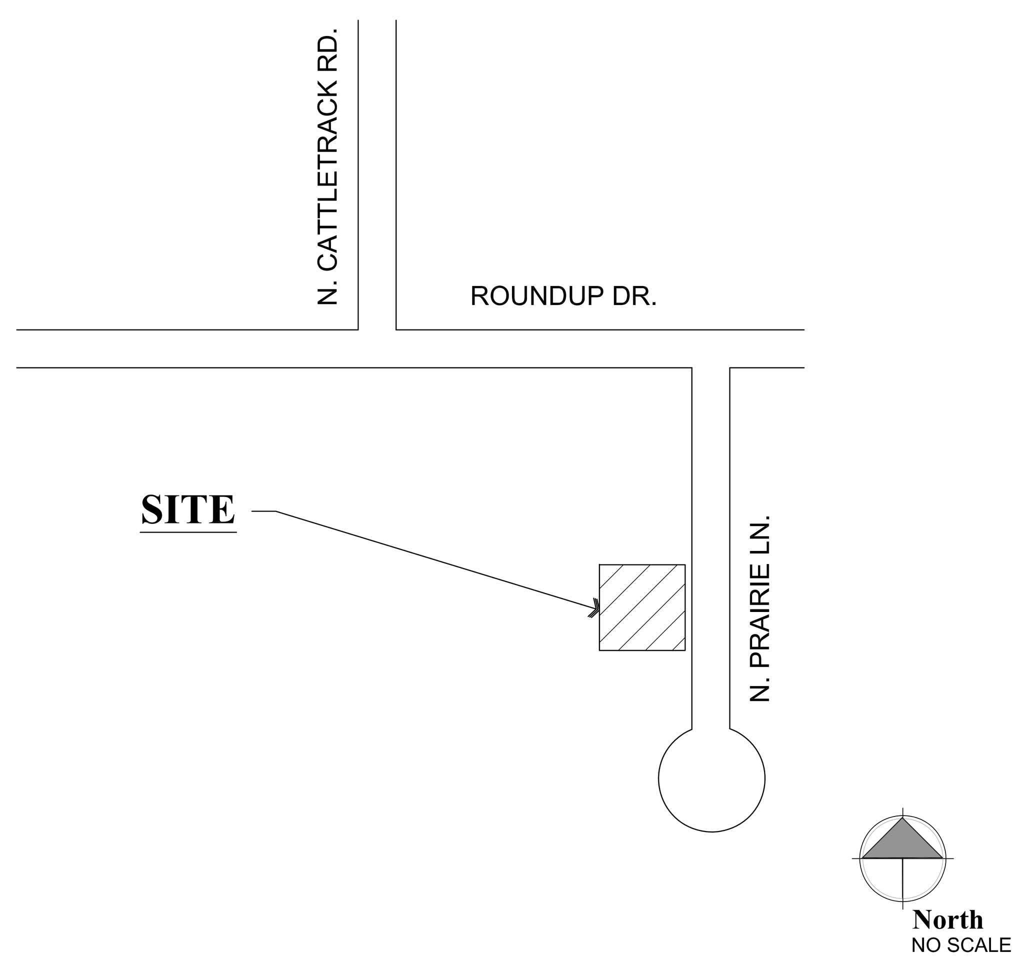
The Valley Warehouse

PRESCOTT VALLEY, ARIZONA

Area Map



Vicinity Map



Deferred Submittals

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

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

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

Graphic Standards

- EXISTING DOOR
- PROPOSED DOOR
- NORTH ARROW INDICATOR (North)
- DETAIL DESIGNATOR (NUMBER / SHEET)
- BUILDING SECTION DESIGNATOR (LETTER / SHEET)
- GRID LINE DESIGNATOR
- REVISION DESIGNATOR (NUMBER)
- ELEVATION DESIGNATOR (#/SHEET)
- DESCRIPTIVE NOTE DESIGNATOR
- ROOM NUMBER / FINISH DESIGNATOR
- DOOR NUMBER DESIGNATOR (#)
- DOOR TYPE DESIGNATOR (LETTER)
- WINDOW TYPE DESIGNATOR (LETTER)
- WALL TYPE DESIGNATOR

Project Information

CLIENT:	The Valley Warehouse 5880 N. Prairie Ln. Prescott Valley, AZ 86314	PH: (928) 778-0375 CONTACT: Juan & Luciela Leyva
PREPARED BY:	W. Alan Kenson & Assoc., P.C. P.O. Box 11593 Prescott, AZ 86304	PH: 928-443-5812 CONTACT: Alan Kenson WAKA@cableone.net
CONTRACTOR:	To be determined	
JOBSITE ADDRESS:	5880 N. Prairie Ln. Prescott Valley, AZ	
PARCEL NUMBER:	103-33-320A	
ZONING:	C3 Commercial	
CONST. TYPE:	V-B	
OCCUPANCY:	Assembly group A-2	
EXISTING BLDG REMODEL:	3,000 S.F.	
NEW COVERED PATIO:	1,456 S.F.	
TOTAL:	4,456 S.F.	
BUILDING CODES:	2018 International Building Code 2018 International Plumbing Code 2018 International Mechanical Code 2018 International Fuel Gas Code 2018 International Fire Code 2017 National Electric Code 2010 ADA Standards for Accessible Design	
PARKING REQUIREMENTS:	22 SPACES REQUIRED WITH 1 ADA 23 STANDARD PARKING SPACES PROVIDED 2 HANDICAP ACCESSIBLE PARKING SPACES PROVIDED	

Sheet Index

ARCHITECTURAL

CS1 Cover Sheet / Project Information
CS2 Code Summary
C1 Civil Cover
C2 Civil General Notes
C3 Civil Standard Details
C4 Civil Demolition Plan
C5 Civil Site and Grading Plan
C6 Civil Water Line Plan & Profile
C7 Civil Erosion Control Plan
C8 Civil Drainage Plan
L1.0 Landscape Plan
L1.1 Landscape Details
A1.0 Architectural Site Plan
A1.1 Site Details
A2.0 Reference /Dimension Floor Plan, Door Schedule, Enlarged Plan & Interior Elevations
A3.0 Reflected Ceiling Plan, Roof Plan and Room Finish Plan & Schedule
A4.0 Elevations, Building Sections and Ceiling Framing Plan

STRUCTURAL

S1 General Structural Notes
S2 Foundation Plan
S3 Roof Framing Plan

MECHANICAL

M1.1 Mechanical Plan
M2.1 Mechanical Specifications, Schedules and Details

PLUMBING

P1.1 Plumbing Plan
P2.1 Plumbing Specifications, Schedules and Details
P3.1 Plumbing Schematics

ELECTRICAL

E1.1 Electrical Symbols List, Spec's, Notes, One-Line Diagram, Lighting Site Plan and Panel Schedules
E1.2 Lighting Floor Plan, Power Floor Plan, Schedule and One-Line Diagram

Project Description

The valley warehouse is a remodel project for an existing metal building. A warming kitchen, restrooms, changing room, and janitor room will be constructed in the north end of the building. A fire riser room will be added to the south end of the building. A covered patio will be constructed on the west and south sides of the building along with new parking and landscaping. Existing evaporative coolers will remain in the large open area of the building with new HVAC being added for the new rooms on the north end of the building and unit heaters added in the open area.

Architect:

W. Alan Kenson & Associates, P.C.

P 928-443-5812 P.O. Box 11593
F 928-443-5815 Prescott, AZ 86304

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

ARCHITECTURE & PLANNING

Aug 10, 2020 - 10:14am

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 08/10/20 ARIZONA, U.S.A. EXPIRES: 6/30/21

W. Alan Kenson & Associates, P.C.
P 928-443-5812 P.O. Box 11593
F 928-443-5815 Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Cover Sheet

PROJECT: The Valley Warehouse, 5880 N. Prairie Ln., Prescott Valley, AZ 86314

APN: 103-33-320A

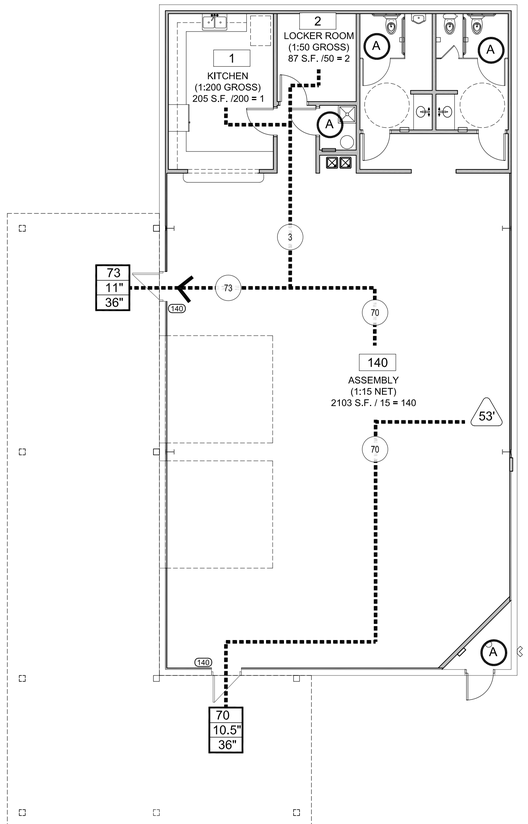
DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	August 10th, 2020
JOB NO.	691
SHEET	CS1

Plumbing Calculations

	OCCUPANCY CLASSIFICATION	OCCUPANCY COUNT	WATER CLOSETS MEN	URINALS	WATER CLOSETS WOMEN	LAVATORIES MEN	LAVATORIES WOMEN
TOTAL REQUIRED	ASSEMBLY A-2	143	1.78		1.78	.95	.95
PROPOSED			1	1	2	1	1

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

NOTE:
- PROVIDE A MAXIMUM OCCUPANCY LOAD SIGN AT EACH DOOR LOCATION IN ALL ASSEMBLY ROOMS / SPACE. THE OCCUPANCY COUNT IS SHOWN BY EACH DOOR LOCATION. IBC



Occupancy/Egress Plan

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

Plan North

Egress Legend:

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

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
ASSEMBLY	15 NET
KITCHEN	200 GROSS
LOCKER ROOM	50 GROSS

Occupant load

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

ASSEMBLY :	2,103 SQ. FT.	140	OCCUPANTS
KITCHEN :	205 SQ. FT.	1	OCCUPANTS
LOCKER ROOM:	87 SQ. FT.	2	OCCUPANTS
TOTAL:		143	OCCUPANTS

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.)

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 08/10/20
ARIZONA
EXPIRES: 6/30/21

W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Code Summary - Occupancy / Egress Plan

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 10th, 2020
JOB NO.: 691
SHEET: CS2

Aug 10, 2020 - 10:14am

PLOTTED: Aug 11, 2020-9:35am

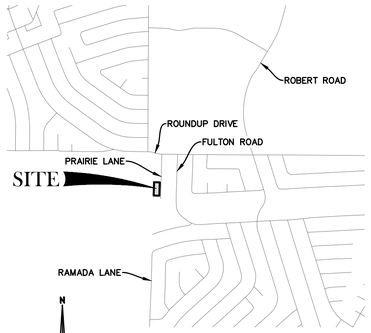
CIVIL IMPROVEMENT PLANS

THE VALLEY WAREHOUSE

APNS: 103-33-319 & 103-33-320A CONSISTING OF .59± ACRES

SITUATED IN THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 14 NORTH, RANGE 1 WEST

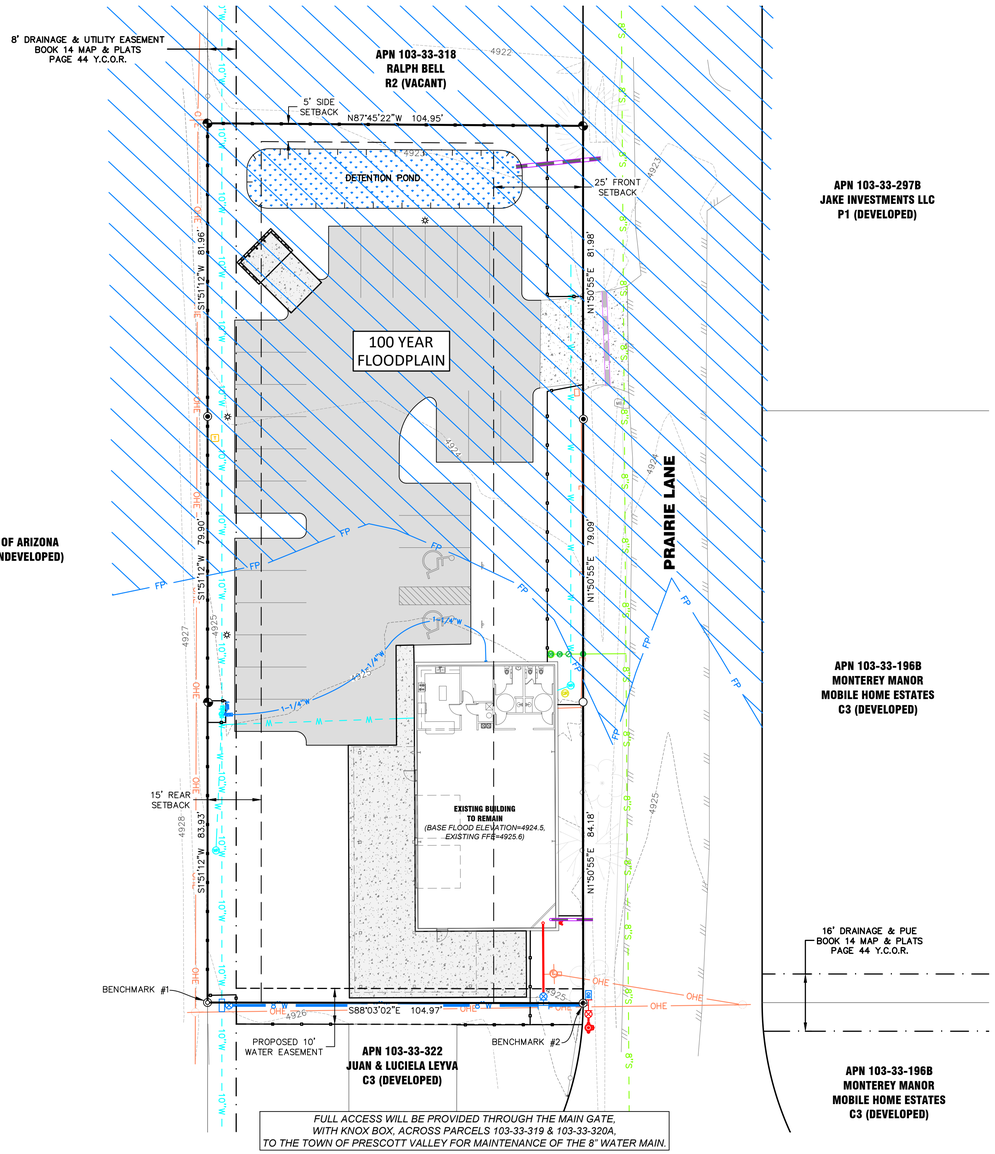
OF THE GILA AND SALT RIVER MERIDIAN TOWN OF PRESCOTT VALLEY, YAVAPAI COUNTY, ARIZONA



VICINITY MAP

0 1/8 1/4 1/2 MI

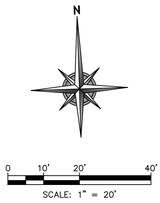
SCALE: 1" = 1/4 MILE



FULL ACCESS WILL BE PROVIDED THROUGH THE MAIN GATE, WITH KNOX BOX, ACROSS PARCELS 103-33-319 & 103-33-320A, TO THE TOWN OF PRESCOTT VALLEY FOR MAINTENANCE OF THE 8" WATER MAIN.

LEGEND

- LOT BOUNDARY
- ADJACENT BOUNDARY
- 100 YR FLOODPLAIN DELINEATION
- 100 YR FLOODPLAIN
- INDEX ELEVATION CONTOUR
- INTERMEDIATE ELEVATION CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING CHAINLINK PRIVACY/SECURITY FENCE
- EXISTING DRAINAGE PIPE
- EXISTING 8" SEWER MAIN
- EXISTING 10" WATER MAIN
- OVERHEAD ELECTRIC LINE
- PROPOSED ELEVATION CONTOUR
- PROPOSED DRAINAGE PIPE
- PROPOSED 8" WATER MAIN
- PROPOSED 6" FIRE LINE
- PROPOSED 1-1/4" WATER SERVICE LINE
- PROPOSED PRIVACY/SECURITY FENCE
- PROPOSED THICKENED EDGE OF PAVEMENT
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED BUILDING MOUNTED FDC
- PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED WATER VALVE FITTING
- PROPOSED WATER TEE FITTING
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER BACKFLOW PREVENTER
- PROPOSED HANDICAP PARKING SIGN
- PROPOSED LIGHT POLE
- EXISTING WATER METER
- EXISTING WATER RISER
- EXISTING SEWER CLEANOUT
- EXISTING POWER POLE DOWN GUY
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING ELECTRIC RISER
- EXISTING GAS RISER
- EXISTING TELEPHONE RISER
- EXISTING MAIL BOX
- FOUND 1/2" REBAR NO ID
- FOUND 1/2" CAPPED PIPE REBAR MARKED RLS 22775
- FOUND 1/2" CAPPED PIPE REBAR MARKED RLS 13011
- FOUND CONCRETE NAIL WITH TAG MARKED RLS 13011
- CALCULATED PROPERTY CORNER
- EXISTING TREES
- PROPOSED PAVEMENT
- EXISTING CONCRETE
- PROPOSED CONCRETE



OWNER/DEVELOPER
JUAN & LUCIELA LEYVA
6235 ROUND TABLE DRIVE
PRESCOTT VALLEY, ARIZONA 86314
(928) 778-0375

ARCHITECT
W. ALAN KENSON & ASSOCIATES, P.C.
1981 COMMERCE CENTER CIRCLE, SUITE A
PRESCOTT, ARIZONA 86301
(928) 443-5812

CIVIL ENGINEER
GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE, SUITE B
PRESCOTT, ARIZONA 86305
(928) 717-0171

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

SHEET INDEX

C1	COVER
C2	GENERAL NOTES
C3	STANDARD DETAILS
C4	DEMOLITION PLAN
C5	SITE & GRADING PLAN
C6	WATER LINE PLAN & PROFILE
C7	EROSION CONTROL PLAN
C8	DRAINAGE PLAN

UTILITY CONTACT INFORMATION

UTILITY	COMPANY	CONTACT	PHONE
ELECTRIC/POWER	ARIZONA PUBLIC SERVICE 6672 CORSAIR AVENUE PRESCOTT, AZ 86301	SHERYL McCRACKEN	O: (928) 443-6621 C: (928) 499-0625
PHONE/COMMUNICATION	CENTURYLINK 1445 MASONRY WAY PRESCOTT, AZ 86301	ARMEN McNERLIN	(928) 821-4609
NATURAL GAS	UNISOURCE 6405 WILKINSON DRIVE PRESCOTT, AZ 86301	MALI ROSS	(928) 771-7227
CABLE TELEVISION	SPARKLIGHT 3801 TOWER ROAD PRESCOTT, AZ 86305	DOUG HAMILTON	(928) 443-3305
WATER & SEWER	TOWN OF PRESCOTT VALLEY 7501 SKOOG BLVD PRESCOTT VALLEY, AZ 86314	NEIL WADSWORTH	(928) 759-3070
TOPV WATER OPERATIONS	JACOBS 8434 EAST LONG MESA DRIVE PRESCOTT VALLEY, AZ 86315	EMERGENCY SWITCHBOARD	(928) 759-9082
FIRE PREVENTION	CENTRAL ARIZONA FIRE & MEDICAL AUTHORITY (CAFMA) 8403 E. EASTRIDGE DRIVE PRESCOTT VALLEY, AZ 86314	RICK CHASE	(928) 772-7711

APPROVED BY

TOWN OF PRESCOTT VALLEY _____ DATE _____

BASIS OF BEARINGS & BENCHMARKS

THE BASIS OF BEARING FOR THIS PROJECT IS N88°33'45"E A DISTANCE OF 104.97 FEET ALONG THE SOUTH LINE OF THE SUBJECT PARCEL BETWEEN A CONCRETE NAIL WITH TAG MARKED RLS 13011 AT THE SOUTHWEST CORNER OF THE SUBJECT PARCEL AND A 1/2" REBAR MARKED RLS 13011 AT THE SOUTHEAST CORNER OF THE SUBJECT PARCEL. ELEVATION DATUM IS NAVD 88 AND COORDINATE SYSTEM IS THE TOWN OF PRESCOTT VALLEY (AZSPF).

BENCHMARK	DESCRIPTION	NORTHING	EASTING	ELEVATION(88)
BENCHMARK #1	SW PROPERTY CORNER	1319697.50	577324.87	4926.10
BENCHMARK #2	SE PROPERTY CORNER	1319693.93	577429.78	4925.02

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Registered Professional Engineer (Civil) BEN B. HUZA 14525 Date Signed 7/31/20 ARIZONA U.S.A.

W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

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

DRAWING: COVER

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

DRAWN BY	TJL/TS
CHECKED BY	BH
DATE	8/11/20
JOB NO.	691
SHEET	C1

FILE: Z:\Projects\2016\16088\DWG\CONSTRUCTION PLANS\16088-1-COVER.dwg <<C3D_Imperial>>

PLOTTED: Aug 11, 2020-9:36am

FILE: Z:\Projects\2016\16088\DWG\CONSTRUCTION PLANS\16088-2-NOTES.dwg <<C3D_Imperial>>

SECTION 103

GENERAL CONSTRUCTION NOTES

103.1 STANDARD DOCUMENTS –

ALL WORK TO COMPLETE THE CONSTRUCTION COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION AND SUPPLEMENTS TO:
- THE TOWN DESIGN AND CONSTRUCTION STANDARDS (TDCS)
- SPECIFIC DEVELOPMENT AGREEMENTS
- TOWN CODE
- TOWN OF PRESCOTT VALLEY STANDARD DETAIL (PVSD)
- MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) STANDARDS AND
- OTHER STANDARDS LISTED IN THE TDCS.

103.2 LAWS & LICENSES –

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

103.3 ENVIRONMENTAL CONTROLS –

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

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

103.4 SWPPP –

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

103.5 PERMITS –

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

103.6 QUANTITIES –

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

103.7 PLAN REVISIONS –

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

103.8 TRAFFIC CONTROL PLAN –

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

103.9 DUST CONTROL –

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

103.10 SITE CLEANLINESS –

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

103.11 SITE SAFETY –

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

103.12 EXCESS MATERIALS –

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

103.13 UTILITY CONFLICTS –

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

103.14 BLUE STAKE –

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

103.15 UTILITY ABANDONMENT –

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

103.16 ASBESTOS CEMENT PIPE –

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

103.17 SEWER INSPECTIONS –

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

103.18 UTILITY REPAIRS –

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

103.19 INSPECTIONS –

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

103.20 UTILITY TESTING –

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

103.21 MADE IN THE USA –

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

103.22 UTILITY ADJUSTMENTS –

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

103.23 DEFECTIVE MATERIALS –

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

103.24 INSPECTIONS –

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

103.25 PLAN EXPIRATION –

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

103.27 CONSTRUCTION STAKING –

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

103.26 WARRANTY –

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

103.27 PROJECT QUANTITIES –

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

103.28 NOTIFICATIONS –

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

103.29 CONSTRUCTION SCHEDULE –

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

103.30 CONSTRUCTION CONTRACT –

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

103.31 MEANS AND METHODS –

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

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

103.33 DEFICIENCIES OR DISCREPANCIES –

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

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

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

103.36 CONSTRUCTION WATER –

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

103.37 AS-BUILT –

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

103.38 LANDSCAPE –

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

103.39 SWPPP –

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

103.40 PORTABLE TOILETS –

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

103.41 TRASH AND DEBRIS –

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

SECTION 201

GRADING & DRAINAGE NOTES

201.1 PERMITS –

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

201.2 INSPECTIONS –

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

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

201.3 ON SITE MATERIALS –

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

201.4 EASEMENTS –

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

SECTION 301

TRANSPORTATION NOTES

301.1 SWEEPING –

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

301.2 SUBGRADE INSPECTION –

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

301.3 UTILITY WORK –

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

301.4 ASPHALT CONCRETE –

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

301.5 CHIP SEAL –

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

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

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

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

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

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

301.6 TRAFFIC CONTROL –

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

SECTION 601

WATER CONSTRUCTION NOTES

601.1 ADEQ REQUIREMENTS –

ADEQ REQUIREMENTS MUST BE COMPLIED WITH FOR ALL ASPECTS OF CONSTRUCTION AS MINIMUM STANDARDS. TOWN STANDARDS MAY IMPOSE ADDITIONAL OR MORE STRICT REQUIREMENTS. A SPECIFIC NOTE REFERENCING AAC R18-4-502, LATEST REVISION, MUST BE ON PLANS THAT WILL BE APPROVED BY ADEQ OR THEIR DELEGATED REVIEWER (YAVAPAI COUNTY).

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

601.2 CLEARANCE –

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

601.3 SEPARATION –

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

601.4 CONNECTIONS –

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

601.5 ANSI / NSF –

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

601.6 DISINFECTION –

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

601.7 PRESSURE AND LEAKAGE TEST –

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

601.8 TRACE WIRE –

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

601.9 ASBESTOS CEMENT PIPE –

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

601.10 HOT TAP –

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

601.11 VALVE OPERATION –

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

601.12 WATER METER INSTALLATION –

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

601.13 WATERLINE SERVICES –

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

601.14 PRESSURE REDUCING VALVE –

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

601.15 SEPARATE TAP –

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

601.16 BACKFLOW –

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

601.17 POLYWRAP –

INSTALL POLYWRAP DIP PIPING AND APPURTENANCES PER MAG STANDARDS.

SECTION 630

SEWER CONSTRUCTION NOTES

631.1 ADEQ –

ADEQ REQUIREMENTS MUST BE COMPLIED WITH. A SPECIFIC NOTE REFERENCING AAC R18-4-502, LATEST REVISION, MUST BE ON PLANS THAT WILL BE APPROVED BY ADEQ OR THEIR DELEGATED REVIEWER (YAVAPAI COUNTY).

631.2 CLEARANCE –

UTILITY CLEARANCES SHALL BE MAINTAINED IN ACCORDANCE PER APPLICABLE PVSD.

631.3 SEPARATION –

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

631.4 CROSSINGS –

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

631.5 AIR TESTS –

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

631.6 VACUUM TESTS –

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

631.7 DEFLECTION TESTS –

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

631.8 BURY DEPTH –

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

631.9 TRACE WIRE –

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

631.10 ASTM –

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

631.11 MANHOLE CONSTRUCTION –

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

631.12 SEWER LINE SAG –

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

TABLE 1 – CORRECTIVE ACTION REQUIREMENTS FOR SAG

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

601.13 POLYWRAP –

INSTALL POLYWRAP DIP PIPING AND APPURTENANCES PER MAG.

631.14 PAVING RESTRICTIONS –

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

631.15 CLEANING AND TV INSPECTION –

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

631.16 GROUNDWATER –

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

631.17 MANHOLE TAPS –

NO SEWER SERVICE TAPS WILL BE ALLOWED INTO A MANHOLE.

631.18 ROACH CONTROL –

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

631.19 CONMICSHIELD® –

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

ADDITIONAL NOTES

WATER – VALVES

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

WATER – METERS

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

SEWER – SERVICE TAPS AND SERVICE LINES

SEPARATE TAP –

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

FITTINGS –

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

CONNECTION –

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

ELECTRONIC BALL MARKERS –

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

ENGINEER'S NOTES:

ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH TOWN OF PRESCOTT VALLEY DESIGN GUIDELINES, "MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD" (MAG SPECS), "MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION" (MAG DETAILS), AND GENERALLY ACCEPTED GOOD CONSTRUCTION PRACTICES.

THESE CONSTRUCTION PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE DIRECTED TO THE ENGINEER. ANY INTERPRETATION OF THE PLANS BY ANYONE OTHER THAN THE ENGINEER SHALL BE RESPONSIBLE FOR ANY CONSEQUENCES THEREOF.

IF TWO OR MORE GIVEN SPECIFICATIONS DIFFER IN CONTENT, THE MORE RESTRICTIVE OR STRINGENT SPECIFICATION, IN THE OPINION OF THE PROJECT ENGINEER WILL GOVERN.

THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY VARIANCES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS.

THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND GENERAL CONDITION OF ALL EXISTING TIE-IN AND MATCHING POINTS OF PAVEMENT PRIOR TO ANY STREET CONSTRUCTION. SHOULD ANY LOCATIONS, ELEVATIONS, CROSS SLOPES, OR CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNERS AGENT IMMEDIATELY FOR APPROPRIATE CORRECTIVE ACTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY COSTS INCURRED IF THIS PROCEDURE IS NOT FOLLOWED.

THE CONTRACTOR IS RESPONSIBLE TO OBTAIN COPIES OF TOPV AND MAG/YAG STANDARDS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.

THE ENGINEER MAY ORDER ANY OR ALL WORKMANSHIP AND MATERIALS USED FOR THIS PROJECT TO BE TESTED ACCORDING TO APPLICABLE STANDARDS. THE CONTRACTOR SHALL SUPPLY ALL SAMPLES FOR THE TESTING AND CERTIFICATES OR RESULTS OF TESTING AT HIS EXPENSE.

THE CONTRACTOR MAY SUBMIT CAREFULLY DOCUMENTED AND CONSIDERED WRITTEN PROPOSALS FOR ALTERNATE MATERIALS AND CONSTRUCTION METHODS. THOSE PROPOSALS THAT ARE FOUND TO BE IN CONFORMITY WITH GOOD ENGINEERING DESIGN AND CAN BE EASILY MAINTAINED BY JURISDICTIONAL FORCES MAY BE GIVEN WRITTEN APPROVAL FOR INCORPORATION IN THE CONSTRUCTION PLANS IF THEY ARE FOUND TO BE IN THE BEST PUBLIC INTEREST.

ANY WORK PERFORMED WITHOUT THE KNOWLEDGE AND APPROVAL OF THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE MAY SUSPEND THE WORK BY WRITTEN NOTICE WHEN, IN HIS JUDGMENT, PROGRESS IS UNSATISFACTORY, IMPROPER WORKMANSHIP IS BEING PERFORMED, WORK BEING DONE IS UNAUTHORIZED OR DEFECTIVE, WEATHER CONDITIONS ARE UNSUITABLE, OR THERE IS DANGER TO THE PUBLIC HEALTH OR SAFETY.

ALL IMPROVEMENTS SHALL BE CONSTRUCTED BY CONTRACTOR(S) THAT ARE LICENSED BY THE ARIZONA STATE REGISTRAR OF CONTRACTORS, WITH A CLASS OF LICENSE(S) FOR THE SPECIFIC WORK BEING PERFORMED.

THE CONTRACTOR IS REQUIRED TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, SEQUENCING, AND SAFETY DURING CONSTRUCTION.

THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS PERFORMING WORK SHOWN ON THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE O.S.H.A. REGULATIONS.

THE CONTRACTOR AND ANY SUBCONTRACTORS SHALL HAVE A COMPLETE AND CURRENT SET OF PLANS ON-SITE AT ALL TIMES. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUPPLY ANY SUBCONTRACTORS WITH THESE PLANS.

THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND PROVIDE ALL NECESSARY WATER FOR HIS CONSTRUCTION OPERATION AT HIS OWN EXPENSE.

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, AT HIS OWN EXPENSE, SUCH PERMITS AS ARE REQUIRED FROM THE APPROPRIATE AGENCIES.

THE CONTRACTOR SHALL WARRANT ALL WORK FOR A MINIMUM OF A TWO YEAR PERIOD BEGINNING AFTER FINAL ACCEPTANCE IS GIVEN BY THE ENGINEER. ANY DEFECTS WHICH APPEAR IN THE WORK WITHIN TWO YEARS FROM THE DATE OF ACCEPTANCE AND WHICH ARE DUE TO IMPROPER WORKMANSHIP OR INFERIOR MATERIALS SUPPLIED SHALL BE CORRECTED BY OR AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL GUARD AGAINST DAMAGE DURING CONSTRUCTION TO EXISTING PROPERTIES AND IMPROVEMENTS. ANY ITEMS DAMAGED BY THE CONSTRUCTION SHALL BE REPLACED IN KIND OR BETTER AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION STAKING SHALL BE THE CONTRACTOR'S RESPONSIBILITY WITH CONTROL PROVIDED BY THE DESIGN ENGINEER. THE CONTRACTOR SHALL CONTACT THE ENGINEER 48 HOURS PRIOR TO STARTING WORK TO SCHEDULE STAKING.

THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF AS-BUILT PLANS ON SITE FOR REFERENCE AT ALL TIMES. THE AS-BUILT PLANS WILL BE FURNISHED BY THE CONTRACTOR TO THE ENGINEER AT THE COMPLETION OF THE PROJECT FOR RECORD. THE AS-BUILT PLANS MUST BE UPDATED DAILY BY THE CONTRACTOR AND INCLUDE, IN ADDITION TO THE PLANNED CONSTRUCTION, ANY CHANGES AUTHORIZED BY THE ENGINEER AND ANY UTILITIES DISCOVERED DURING THE TRENCHING OPERATIONS BY SIZE, LOCATION, AND TYPE REDLINED ONTO THE PLANS BY STATION/DISTANCE/DEPTH.

APPROVAL OF A PORTION OF THE WORK IN PROGRESS DOES NOT GUARANTEE ITS FINAL ACCEPTANCE. TESTING AND EVALUATION MAY CONTINUE UNTIL WRITTEN FINAL ACCEPTANCE OF A COMPLETE WORKABLE UNIT. ACCEPTANCE OF COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL DEFECTIVE OR UNAUTHORIZED WORK IS REMOVED AND FINAL CLEAN-UP IS COMPLETE.

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S GUIDELINES.

QUANTITIES OF CONSTRUCTION MATERIALS ARE PROVIDED AS A GUIDE AND FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND PROVIDING ALL QUANTITIES REQUIRED.

UTILITIES

THESE PLANS REPRESENT A REASONABLE EFFORT TO SHOW LOCATIONS OF EXISTING UNDERGROUND UTILITIES WITHIN THE PROJECT LIMITS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED DURING CONSTRUCTION. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON PLANS, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE PROPER UTILITY OWNER'S AGENT.

LOCATION OF UNDERGROUND UTILITIES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ARS 40-360.22 PRIOR TO ANY EXCAVATION. CONTRACTOR PERFORMING EXCAVATING OPERATIONS IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. BLUE STAKE SHALL BE CALLED AT 1-800-STAKE-IT FOR ACCURATE LOCATION OF UTILITIES AS NECESSARY AND PRIOR TO ANY EXCAVATION.

RELOCATIONS

SIGNS, TREES SHRUBS, MAILBOXES AND OTHER INCIDENTALS REQUIRING RELOCATION SHALL BE MOVED ONLY FAR ENOUGH TO ALLOW CONSTRUCTION OF THE PROJECT AND CAUSE THE LEAST DISRUPTION TO PRIVATE PROPERTY, AND LANDSCAPE. FINAL POSITIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO RELOCATION. ALL RELOCATED ITEMS SHALL CONTINUE TO WORK IN THEIR INTENDED CAPACITY AFTER THE RELOCATION HAS BEEN ACCOMPLISHED. NO SIGNS SHALL BE RELOCATED TO POSITIONS OUTSIDE DESIGNATED RIGHTS-OF-WAY. SAFETY SHALL BE A PRIMARY CONSIDERATION IN THE PLACEMENT OF SHRUBBERY AND SIGNS WHICH COULD POSSIBLY DISRUPT THE SIGHT DISTANCE OF MOTORISTS.

GRADING

ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STD. PROCTOR AND DENSITIES SHALL BE TESTED IN ACCORDANCE WITH M.A.G. SPECIFICATIONS.

EARTHWORK QUANTITIES ARE BASED ON FINISHED GRADES AND DO NOT ACCOUNT FOR SHRINK/SWELL, BUILDING SLAB THICKNESS, WALLS, FOOTINGS, ETC.

MATERIAL TESTING:

A. TESTING OF MATERIALS AND CONSTRUCTION PERFORMANCE BY AN APPROVED TESTING LAB IS REQUIRED.

B. THE GEOTECHNICAL ENGINEER WILL DETERMINE THE NUMBER AND TYPE OF TESTS NEEDED.

C. THE CONTRACTOR/OWNER SHALL NOTIFY THE TESTING LAB OF THE NEEDED TESTS, COORDINATE WITH THE INSPECTOR AND TESTING LAB AND PAY THE COSTS TO PERFORM THE TESTS.

MAXIMUM LIFT THICKNESSES IN FILL SECTIONS SHALL NOT EXCEED 12".

PREPARATION OF GROUND: THE AREA OVER WHICH FILLS ARE TO BE MADE SHALL BE CLEARED OF ALL TRASH, TREES, STUMPS, DEBRIS OR OTHER MATERIAL NOT SUITABLE AS A FOUNDATION FOR FILL.

ALL DISTURBED AREA SHALL BE RE-VEGETATED WITH PLANTS AND LANDSCAPING PER PROPERTY OWNER.

DRAINAGE

THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING DURING ALL PHASES OF CONSTRUCTION.

PONDING OF SURFACE WATER SHALL NOT BE PERMITTED DURING CONSTRUCTION OR BE PRESENT AFTER FINAL LOT GRADING.

ALL ROOF DRAINAGE SHALL BE DIRECTED AWAY FROM THE BUILDING. ROOF DRAINS SHALL DISCHARGE A MINIMUM OF 10' AWAY FROM BUILDING STRUCTURE.

FINISHED GRADE DIRECTLY ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 6" BELOW THE FINISHED FLOOR ELEVATION AND SHALL SLOPE AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA.

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 45636
BEN B. HUZA
Date Signed: 8/11/20
ARIZONA, U.S.A.
Expires 12/31/21

W. Alan Kenson & Associates, P.C.
P 928-443-5812 P.O. Box 11593
F 928-443-5815 Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

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

DRAWING: GENERAL NOTES

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

DRAWN BY
TJL/TS

CHECKED BY
BH

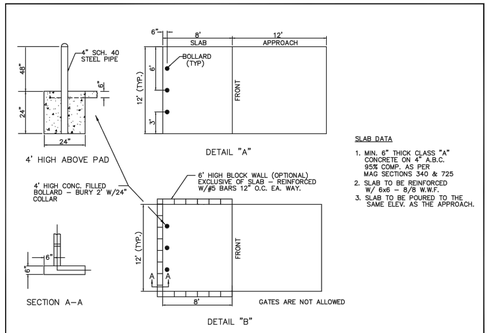
DATE
8/11/20

JOB NO.
691

SHEET

C2

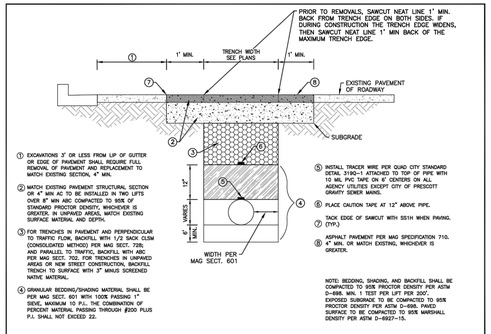
PLOTTED: Aug 11, 2020 - 9:37am



SLAB DATA

1. MIN. 6" THICK CLASS "A" CONCRETE ON 4" A.B.C. 95% COMP. AS PER MAG SECTIONS 340 & 725
2. SLAB TO BE REINFORCED W/ 6x6 – 8/8 W.W.F.
3. SLAB TO BE POURED TO THE SAME ELEV. AS THE APPROACH.

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



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 319G-1 ATTACHED TO TOP OF PIPE WITH 10 MIL PVC TAPE ON 4' CENTERS ON ALL AGENCY UTILITIES EXCEPT CITY OF PRESCOTT GRAVITY SEWER MAINS.

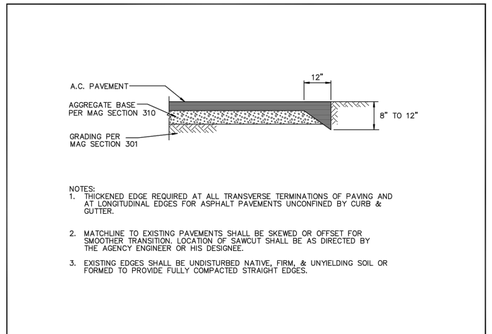
⑥ PLACE CAUTION TAPE AT 12" ABOVE PIPE.

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.

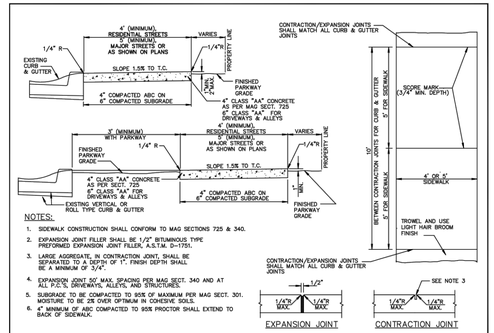
QUAD CITY STANDARD DETAIL	TRENCH BACKFILL AND SURFACE REPLACEMENT	REVISED: 07/16	DETAIL No. 200Q-1



NOTES:

1. THICKENED EDGE REQUIRED AT ALL TRANSVERSE TERMINATIONS OF PAVING AND AT LONGITUDINAL EDGES FOR ASPHALT PAVEMENTS UNCONFINED BY CURB & GUTTER.
2. MATCHLINE TO EXISTING PAVEMENTS SHALL BE SKEWED OR OFFSET FOR SMOOTHER TRANSITION. LOCATION OF SAWCUT SHALL BE AS DIRECTED BY THE AGENCY ENGINEER OR HIS DESIGNEE.
3. EXISTING EDGES SHALL BE UNDISTURBED NATIVE, FIRM, & UNYIELDING SOIL OR FORMED TO PROVIDE FULLY COMPACTED STRAIGHT EDGES.

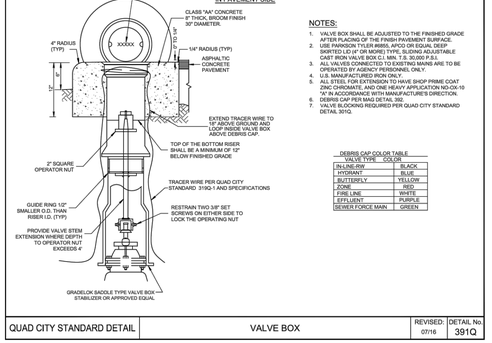
QUAD CITY STANDARD DETAIL	THICKENED EDGE PAVEMENT SECTION	REVISED: 07/16	DETAIL No. 201Q



NOTES:

1. SIDEWALK CONSTRUCTION SHALL CONFORM TO MAG SECTIONS 725 & 340.
2. EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PREFORMED EXPANSION JOINT FILLER, A.S.T.M. D–1751.
3. LARGE AGGREGATE, IN CONTRACTION JOINT, SHALL BE SEPARATED TO A DEPTH OF 1", FINISH DEPTH SHALL BE A MINIMUM OF 3/4".
4. EXPANSION JOINT MAX. SPACING PER MAG SECT. 340 AND AT ALL PCI TO DRIVEWAYS, ALLEYS, AND STRUCTURES.
5. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM PER MAG SECT. 301. MOISTURE TO BE 2% OVER OPTIMUM IN COHESIVE SOILS.
6. 4" MINIMUM OF ABC COMPACTED TO 95% PROCTOR SHALL EXTEND TO BACK OF SIDEWALK.

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



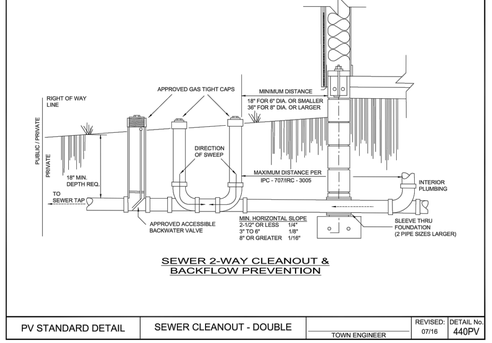
THIS DETAIL COVERS RESILIENT SEATED GATE VALVES, REGARDLESS OF TYPE OF PIPE USED.

THIS DETAIL COVERS BUTTERFLY VALVE & HORIZONTALLY OPERATED GATE VALVE INSTALLATION, REGARDLESS OF TYPE OF PIPE OR JOINT USED.

NOTES:

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

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



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

RESTRAINED LENGTHS, LR, FOR DUCTILE IRON PIPE

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

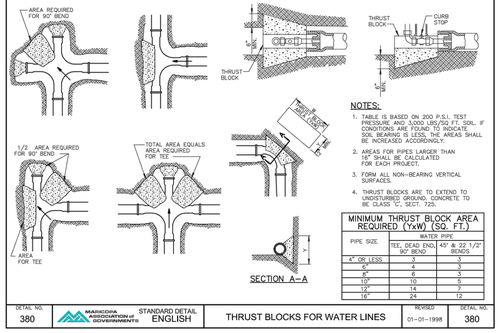
RESTRAINED LENGTHS, LR, FOR DUCTILE IRON PIPE WITH POLYETHYLENE WRAP OR PVC

NOMINAL PIPE SIZE INCHES	HORIZONTAL BENDS			TEES		VERTICAL OFFSETS						VALVES & DEAD ENDS
						90° BEND FITTINGS		45° BEND FITTINGS		22–1/2° BEND FITTINGS		
	90°	45°	22–1/2°	LRN=0°	LRN=10°	DOWN BEND	UP BEND	DOWN BEND	UP BEND	DOWN BEND	UP BEND	
4	26	11	5	69	18	72	28	30	11	14	5	72
6	36	15	7	99	47	102	36	42	15	20	7	102
8	47	19	9	130	78	133	47	55	19	26	9	133
10	56	23	11	157	103	159	56	66	23	32	11	159
12	65	27	13	185	131	187	65	77	27	37	13	187
14	74	31	15	211	156	214	74	89	31	42	15	214
16	82	34	16	238	183	241	82	100	34	48	16	241
18	90	37	18	263	207	266	90	110	38	53	18	266
20	98	41	20	289	233	292	98	121	41	58	20	292
24	113	47	22	337	280	340	113	141	47	68	22	340

NOTES:

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

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



INLET AS CLOSE TO SERVICE CONNECTION AS POSSIBLE, DIRECTLY IN WATER MAIN IS PREFERRED. LOCATE CONNECTIONS BETWEEN METER AND ASSEMBLY IF REMOTE LOCATION REQUIRED

NOTES:

1. ALL PIPE/FITTINGS TO BE TYPE "K" COPPER.
2. BACKFLOW PREVENTION ASSEMBLY MUST BE LEVEL AND INSTALLED A MINIMUM OF 18" FROM ASSEMBLY BODY TO FINAL GRADE.
3. ALL TEST COCKS (4 REQUIRED) SHALL BE FITTED WITH BRASS PLUGS INSTALLED WITH TEFLON TAPE.
4. COMPRESSION TYPE FITTINGS ARE NOT ALLOWED.
5. INSTALL THE BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY DOWNSTREAM OF THE AGENCY WATER METER.
6. CALL FOR UNDERGROUND INSPECTION BEFORE BACKFILLING TRENCH.
7. A COPPER/BRASS UNION MUST BE INSTALLED IN THE MIDDLE OF BOTH RISERS.
8. ASSEMBLY SHALL BE APPROVED BY USC FOUNDATION FOR CROSS–CONNECTION CONTROL AND HYDRAULIC RESEARCH.

LIST OF MATERIALS

① REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY, BALL VALVES INCLUDED.
② DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY USE SHALL BE REVIEWED AND APPROVED BY AGENCY.
③ PIPE, TYPE "K" HARD COPPER, ¾" THRU 3".
④ 90° ELL, COPPER, ¾" THRU 3"
⑤ PIPE UNION, BRASS OR COPPER.
⑥ INSTALL 4" CONCRETE PAD, ENCLOSURE, AND HARDWARE. ENCLOSURE SHALL BE AN ASSE 1060 CLASS 1 APPROVED.
⑦ ELECTRICAL CONDUIT FOR HEAT TRACE.

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

NOTES:

1. VALVE BLOCKING PER QUAD CITY STANDARD DETAIL 301Q.
2. TAPS SHALL BE MADE BY CITY/TOWN CREWS AT PREVAILING RATES OR BY APPROVED CONTRACTORS WHEN ALLOWED BY CITY/TOWN.
3. INSTALL TEMPORARY BLOCKING UNDER VALVE BEFORE TAP IS MADE. ALL FLANGE BOLTS SHALL BE CLEAR OF FOOTING.
4. TAPPING SLEEVES SHALL BE FORD FTSS, ROMAC SST III OR APPROVED EQUAL.
5. INSTALLATION SHALL BE LEAK TESTED TO A MINIMUM OF 200 PSI FOR 30 MINUTES PRIOR TO TAP.
6. TAPPING SLEEVE SHALL BE PLACED AT A MINIMUM OF 3' FROM ANY BELL, COUPLING, VALVE, FITTING, OR OTHER OBSTRUCTION.
7. PROTECT ALL CONCRETE CONTACT AREAS WITH 8 MIL SHEET PLASTIC.
8. JOINT RESTRAINT PER QUAD CITY STANDARD DETAIL 303Q USING A DEAD END ON NEW CONSTRUCTION.
9. INSTALL BOX, COVER, AND VALVE BOX STABILIZER PER AGENCY REQUIREMENTS.
10. ALL EXCAVATIONS SHALL BE OSHA COMPLIANT.
11. ALL PIPE, VALVES, FITTINGS, AND APPURTENANCES SHALL BE MANUFACTURED IN THE U.S.A.
12. MIN. EXCAVATION LENGTH FOR THE TAPPING SLEEVE EXCAVATION SHALL BE 5' FROM THE FACE OF VALVE

QUAD CITY STANDARD DETAIL	TAPPING SLEEVES AND VALVES	REVISED: 07/16	DETAIL No. 340Q-1

NOTE
ALL TRENCHES FOR SERVICE TAPS SHALL BE MINIMUM 3' WIDE.

QUAD CITY STANDARD DETAIL	EXPOSING WATER MAIN FOR HOT TAP	REVISED: 07/16	DETAIL No. 340Q-2

NOTES:

1. ALL HYDRANTS WHICH ARE PRIVATELY MAINTAINED AND OWNED ARE TO BE PAINTED RED.
2. ALL HYDRANTS TO BE WATEROUS, MUELLER OR CLOW.
3. HYDRANT LEADS SHALL HAVE NO HORIZONTAL BENDS.
4. TRACER WIRE SHALL CONFORM TO QUAD CITY STANDARD DETAIL 319G-1
5. FULLY RESTRAIN HYDRANT LEAD AND HYDRANT. THRUST BLOCKS ARE NOT ALLOWED.
6. INSTALL TRACER WIRE STATION PER QUAD CITY STANDARD DETAIL 319G-2.
7. SEE QUAD CITY STANDARD DETAIL 363Q FOR VERTICAL ADJUSTMENT.
8. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE U.S.A.
9. 4.5" PUMPER CONNECTION TO FACE CURB.
10. MAXIMUM OF 1 HYDRANT EXTENSION - ORIGINAL MANUFACTURER.

QUAD CITY STANDARD DETAIL	FIRE HYDRANT INSTALLATION	REVISED: 07/16	DETAIL No. 360Q

QUAD CITY STANDARD DETAIL	BLOW OFF	REVISED: 07/16	DETAIL No. 390Q

NOTES:

1. VALVE BOX SHALL BE ADJUSTED TO THE FINISHED GRADE AFTER PLACING OF THE FINISH PAVEMENT SURFACE
2. USE TYROGON (TYLER #6855) (APTO OR EQUAL DEEP SKIRTED I.D.U.F OR MORE) TYPE, SLIDING ADJUSTABLE CAST IRON VALVE BOX C.I. MIN. T.S. 30,000 P.S.I.
3. ALL VALVES CONNECTED TO EXISTING MAINS ARE TO BE OPERATED BY AGENCY PERSONNEL ONLY.
4. U.S. MANUFACTURED IRON ONLY.
5. ALL STEEL FOR EXTENSION RODS TO HAVE SHOP PRIME COAT APPLICATION OF RUST-OLEUM #769 HI-WAY APPLICATION NO-OX-10 "A" IN ACCORDANCE WITH MANUFACTURER'S DIRECTION.
6. DEBRIS CAP PER MAG DETAIL 392
7. VALVE BLOCKING REQUIRED PER QUAD CITY STANDARD DETAIL 301Q.

DEBRIS CAP COLOR TABLE

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

QUAD CITY STANDARD DETAIL	VALVE BOX	REVISED: 07/16	DETAIL No. 391Q

SEWER 2-WAY CLEANOUT & BACKFLOW PREVENTION

PV STANDARD DETAIL	SEWER CLEANOUT - DOUBLE	TOWN ENGINEER	REVISED: 07/16	DETAIL No. 440PV

NOTES:

1. NO SERVICE TAPS SHALL BE LOCATED CLOSER THAN 4 FEET DOWNSTREAM OF FIRST BEND.
2. ALL JOINTS ARE TO BE WATER TIGHT.
3. CLEAN OUTS SHALL NOT BE PLACED IN VALLEY GUTTERS, SPANDRELS, CURB & GUTTERS, CATCH BASINS, OR OTHER DRAINAGE STRUCTURES.
4. CLEAN OUTS INSTALLED OFF SITE REQUIRE CARSONITE MARKERS RUNNING PARALLEL TO THE LINE, AS DIRECTED BY AGENCY ENGINEER.
5. BEDDING AND SHADING PER QUAD CITY STANDARD DETAIL 200Q.
6. PLACE CONCRETE AROUND 45° BEND INSIDE FRAME AND COVER.

QUAD CITY STANDARD DETAIL	SEWER MAIN CLEANOUT	REVISED: 07/16	DETAIL No. 441Q

NOTES:

1. TABLE IS BASED ON 200 P.S.I. TEST PRESSURE AND 3,000 LBS./SQ. FT. SOIL. IF CONDITIONS ARE FOUND TO INDICATE SOIL BEARING IS LESS, THE AREAS SHALL BE INCREASED ACCORDINGLY.
2. AREAS FOR PIPES LARGER THAN 12" SHALL BE CALCULATED FOR EACH PROJECT.
3. FORM ALL NON–BEARING VERTICAL SURFACES.
4. THRUST BLOCKS ARE TO EXTEND TO UNDISTURBED GROUND. CONCRETE TO BE CLASS 'C', SECT. 725.

MINIMUM THRUST BLOCK AREA REQUIRED (Yxw) (SQ. FT.)

PIPE SIZE	WATER PIPE	
	TEE, DEAD END	45° & 22 1/2° BENDS
4" OR LESS	3	3
6"	4	3
8"	6	3
10"	10	5
12"	14	7
16"	24	12

DETAIL NO. 380	MARICOPA ASSOCIATION of GOVERNMENTS	STANDARD DETAIL ENGLISH	THRUST BLOCKS FOR WATER LINES	REVISED 01–01–1998	DETAIL NO. 380

FILE: Z:\Projects\2016\1608B\DWG\CONSTRUCTION PLANS\1608B–3–DETAILS.dwg <<C3D_Imperial>>

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Registered Professional Engineer (Civil) CERTIFICATE NO. 35256 BEN B. HUZA Expires 09/30

W. Alan Kenson & Associates, P.C.
P 928-443-5812
F 928-443-5815
P.O. Box 11593
Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

Call at least two full working days before you begin excavation
ARIZONA811
Arizona Blue Stake, Inc. (602) 263-1100
(In Maricopa County (602) 659-3100)

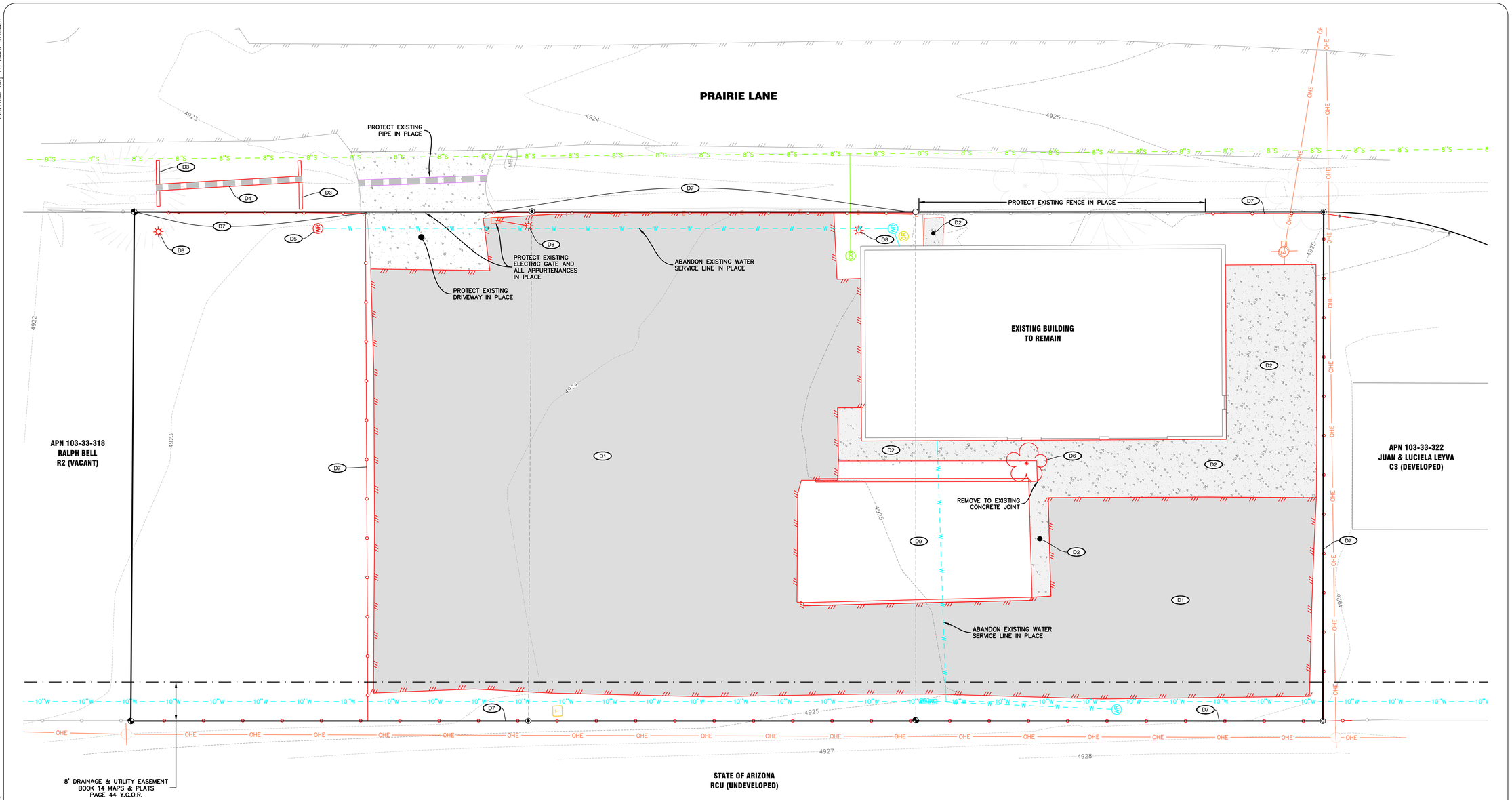
DRAWING: STANDARD DETAILS

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

DRAWN BY	TJL/TS
CHECKED BY	BH
DATE	8/11/20
JOB NO.	691
SHEET	C3

PLOTTED: Aug 11, 2020 - 9:38am



N

0 5' 10' 20'

SCALE: 1" = 10'

D-- DEMOLITION NOTES D--

1. (1,355 SY) REMOVE & DISPOSE OF EXISTING PAVEMENT
2. (186 SY REMOVE & DISPOSE OF EXISTING CONCRETE
3. (20 LF) REMOVE & DISPOSE OF EXISTING HEADWALL
4. (30 LF) REMOVE & DISPOSE OF EXISTING DRAINAGE PIPE
5. (1 EA) REMOVE & SALVAGE EXISTING WATER SPIGOT TO OWNER
6. (1 EA) REMOVE & DISPOSE OF EXISTING TREE
7. (631 LF) REMOVE & SALVAGE EXISTING FENCE TO OWNER
8. (3 EA) REMOVE AND SALVAGE EXISTING LIGHT POLE TO OWNER
9. (1 EA) REMOVE & DISPOSE OF EXISTING FILL MATERIAL OVER LOADING DOCK, REMOVE & DISPOSE OF EXISTING LOADING DOCK CONCRETE & PLACE NEW FILL UP TO EXISTING GRADE PER GEOTECH RECOMMENDATIONS

FILE: Z:\Projects\2016\16088\DWG\CONSTRUCTION PLANS\16088-4-DEMO.dwg <<C3D_Imperial>>

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 45575
BEN B. HUZA
Date Signed
ARIZONA
Expires 06/30

W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

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

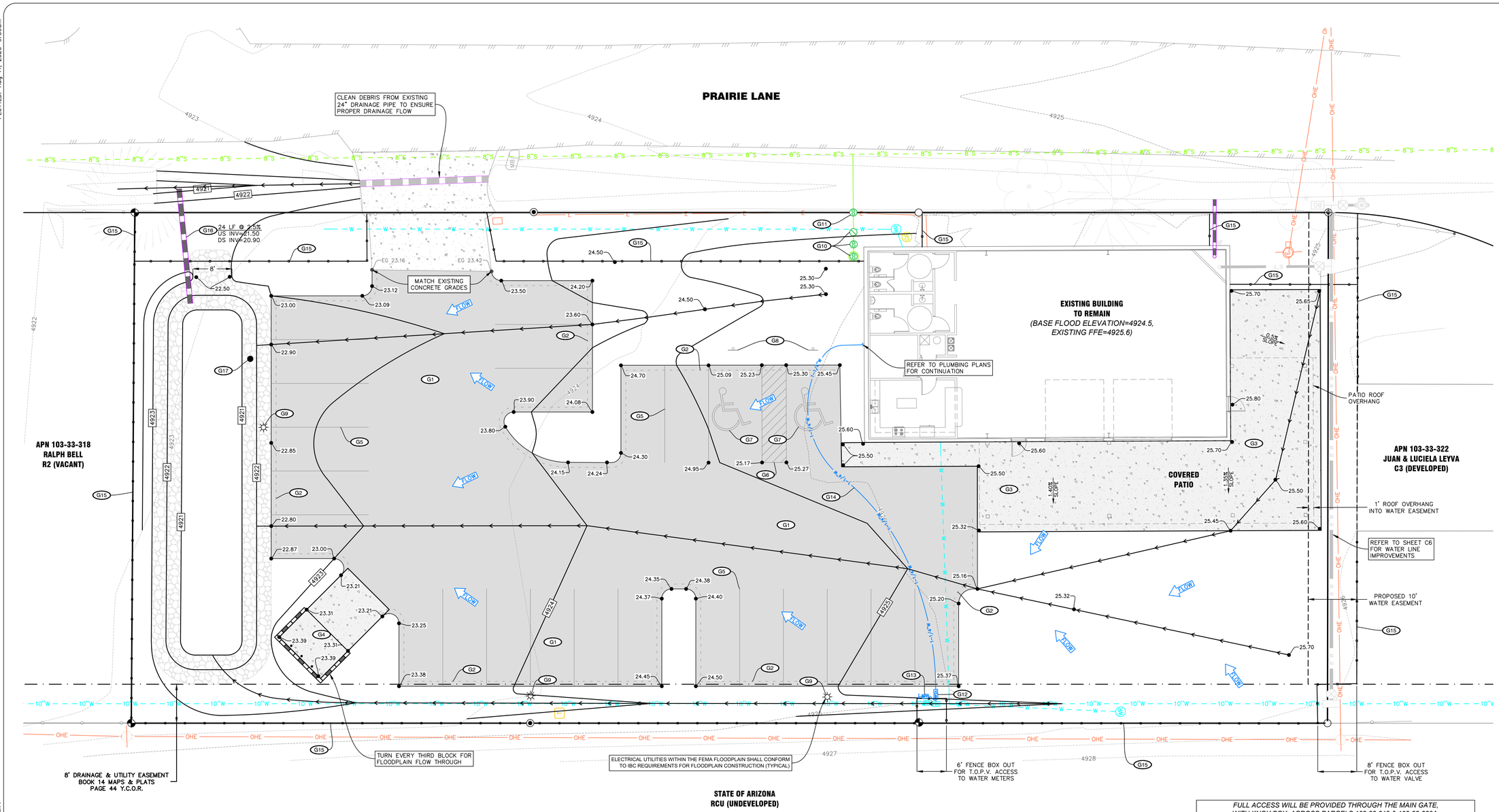
DRAWING: DEMOLITION PLAN

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

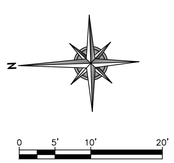
APN: 103-33-320A

DRAWN BY	TJL/TS
CHECKED BY	BH
DATE	8/11/20
JOB NO.	691
SHEET	C4

PLOTTED: Aug 11, 2020 - 9:39am



FULL ACCESS WILL BE PROVIDED THROUGH THE MAIN GATE, WITH KNOX BOX, ACROSS PARCELS 103-33-319 & 103-33-320A, TO THE TOWN OF PRESCOTT VALLEY FOR MAINTENANCE OF THE 8" WATER MAIN.



ESTIMATED EARTHWORK

RAW CUT ≈ 315 CY

RAW FILL ≈ 45 CY

EARTHWORK ASSUMPTIONS

1. 12" OVER-EXCAVATION FOR PARKING LOT SECTION.
2. 8" OVER-EXCAVATION FOR FOR SLAB ON GRADE.
3. NO OVER-EXCAVATION INCLUDED FOR UNDERLYING SOILS.
4. NO EXCAVATION OR EMBANKMENT INCLUDED FOR THE EXISTING LOADING DOCK REMOVAL.
5. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR.

G- CONSTRUCTION NOTES G-

1. (1,005 SY) INSTALL 3" AC PAVEMENT OVER 9" ABC OVER 8" PREPARED SUBGRADE PER GEOTECH RECOMMENDATIONS
2. (461 LF) INSTALL THICKENED EDGE PAVEMENT SECTION PER QC SD 201Q
3. (225 SY) INSTALL CONCRETE WALKWAY WITH STRUCTURAL SECTION PER QC SD 230Q
4. (1 EA) INSTALL SANITATION DUMPSTER PER COP SD 144P
5. (1 LS) INSTALL 4" WIDE WHITE PARKING STRIPE
6. (1 LS) INSTALL 4" WIDE GORE STRIPING
7. (1 LS) INSTALL ADA PARKING STALL SYMBOL
8. (2 EA) INSTALL ADA PARKING STALL SIGN
9. (3 EA) INSTALL LIGHT POLE & LIGHT PER OWNER (ELECTRICAL UTILITIES WITHIN THE FEMA FLOODPLAIN SHALL CONFORM TO IBC REQUIREMENTS FOR FLOODPLAIN CONSTRUCTION)
10. (1 EA) INSTALL DOUBLE SEWER CLEAN OUT & BACKWATER VALVE PER PV SD 440PV
11. (1 EA) INSTALL SEWER CLEAN OUT AT R.O.W.
12. (1 EA) INSTALL 1" REDUCED PRESSURE ZONE ASSEMBLY PER QC SD 324Q-1. USE FEBCO MODEL 825YA OR WATTS MODEL 009M2QT WITH 'H' MOUNTING (MUST BE TESTABLE). INSTALL IN ASSE 1060 CLASS I HOT BOX, ELECTRICALLY HEATED
13. (1 EA) INSTALL 3/4" REDUCED PRESSURE ZONE ASSEMBLY PER QC SD 324Q-1. USE FEBCO MODEL 825Y OR WATTS MODEL 009M2QT WITH 'H' MOUNTING (MUST BE TESTABLE). INSTALL IN ASSE 1060 CLASS I HOT BOX, ELECTRICALLY HEATED
14. (86 LF) INSTALL 1 1/4" SCH 40 PVC WATER SERVICE LINE
15. (615 LF) INSTALL FENCE PER OWNER
16. (24 LF) INSTALL 12" CMP WITH ORIFICE PLATE PER DETAIL ON SHEET C8
17. (29 CY) INSTALL RIPRAP D50=4" PLACED 8" THICK OVER POLYSPUN FILTER FABRIC

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
45575
BEN B.
HUZA
Date Signed 7/31/20
Expires 6/30/21

W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

Call at least two full working days before you begin excavation
ARIZONA811
Arizona Blue Stake, Inc. (602) 263-1100
In Maricopa County (602) 263-1100

DRAWING: SITE & GRADING PLAN

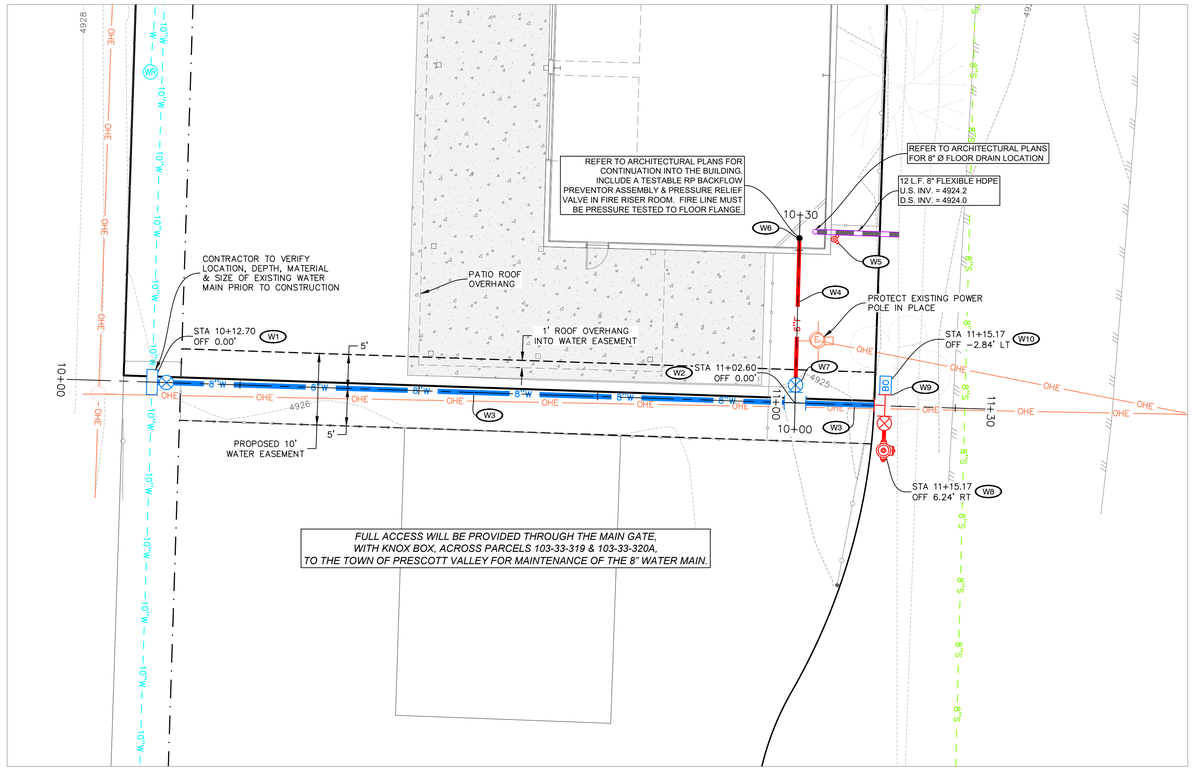
PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

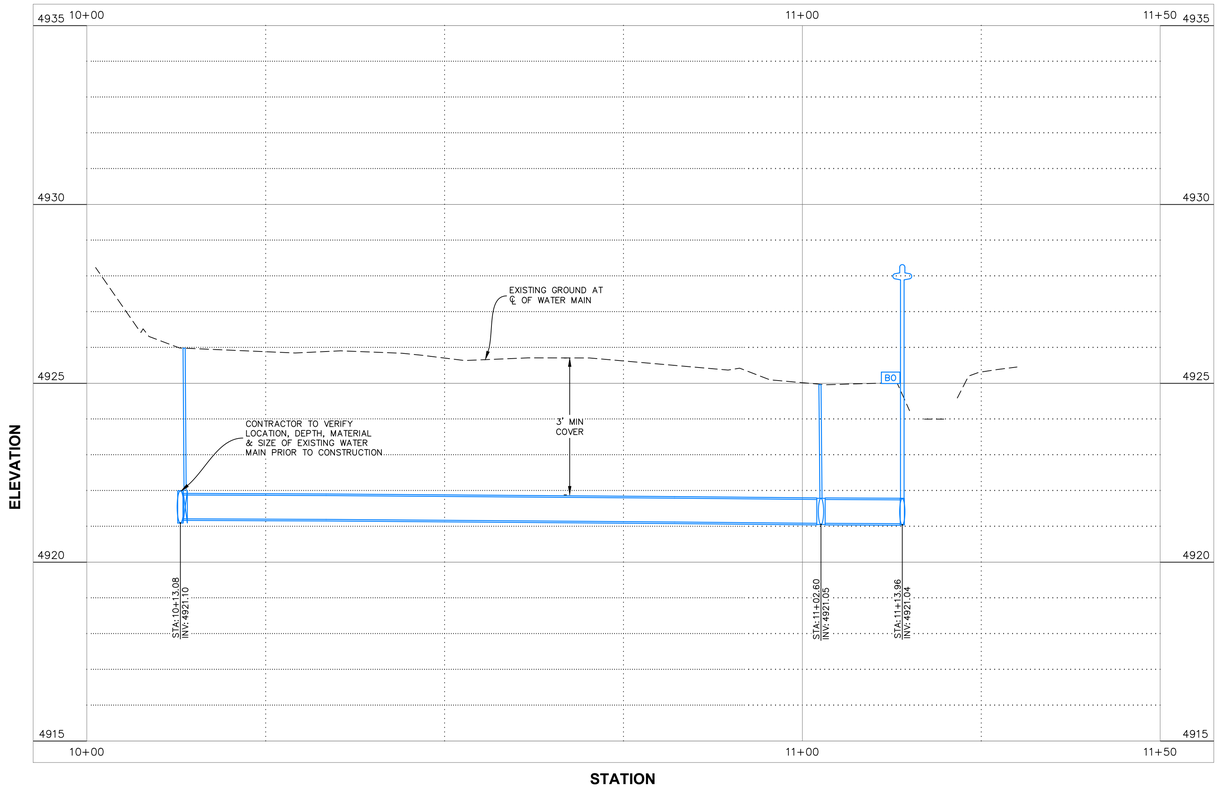
APN: 103-33-320A

DRAWN BY	TJL/TS
CHECKED BY	BH
DATE	8/11/20
JOB NO.	691
SHEET	C5

FILE: Z:\Projects\2016\16088\DWG\CONSTRUCTION PLANS\16088-5-GRD.dwg <<C3D_Imperial>>

PLOTTED: Aug 11, 2020 - 9:40am





N

0 5' 10' 20'

SCALE: 1" = 10' HORIZ.
1" = 2' VERT.

(W-) WATER CONSTRUCTION NOTES (W-)

1. (1 EA) INSTALL 10"x8" TAPPING SLEEVE & VALVE PER QC SD 340Q-1 & 2 WITH THRUST BLOCKING PER MAG SD 380
2. (1 EA) INSTALL 8"x6" 'TEE' FITTING RESTRAINED PER QC SD 303Q-1 & 2
3. (103 LF) INSTALL 8" PVC (C-900) WATER MAIN WITH TRENCHING, BEDDING & BACKFILL PER QC SD 200Q-1
4. (22 LF) INSTALL 6" DIP (CL 350) FIRE LINE WITH TRENCHING, BEDDING & BACKFILL PER QC SD 200Q-1
5. (1 EA) INSTALL BUILDING MOUNTED FDC PER CAFMA REQUIREMENTS
6. (1 EA) INSTALL FIRE RISER SWEEP PER CAFMA REQUIREMENTS
7. (1 EA) INSTALL 6" GATE VALVE WITH BLOCKING PER QC SD 301Q & VALVE BOX PER QC SD 391Q
8. (1 EA) INSTALL FIRE HYDRANT ASSEMBLY PER QC SD 360Q
9. (1 EA) INSTALL 8" BLIND FLANGE RESTRAINED PER QC SD 303Q-1 & 2 WITH 2" THREADED NIPPLE
10. (1 EA) INSTALL BLOW OFF FOR NON-TRAFFIC AREAS PER QC SD 390Q

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 45615
BEN B. HUZA
Date Signed
ARIZONA U.S.A.

W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

Call at least two full working days before you begin excavation
ARIZONA811
Arizona Blue Stake, Inc. (602) 263-1100
In Maricopa County (602) 263-1100

DRAWING: WATERLINE PLAN & PROFILE

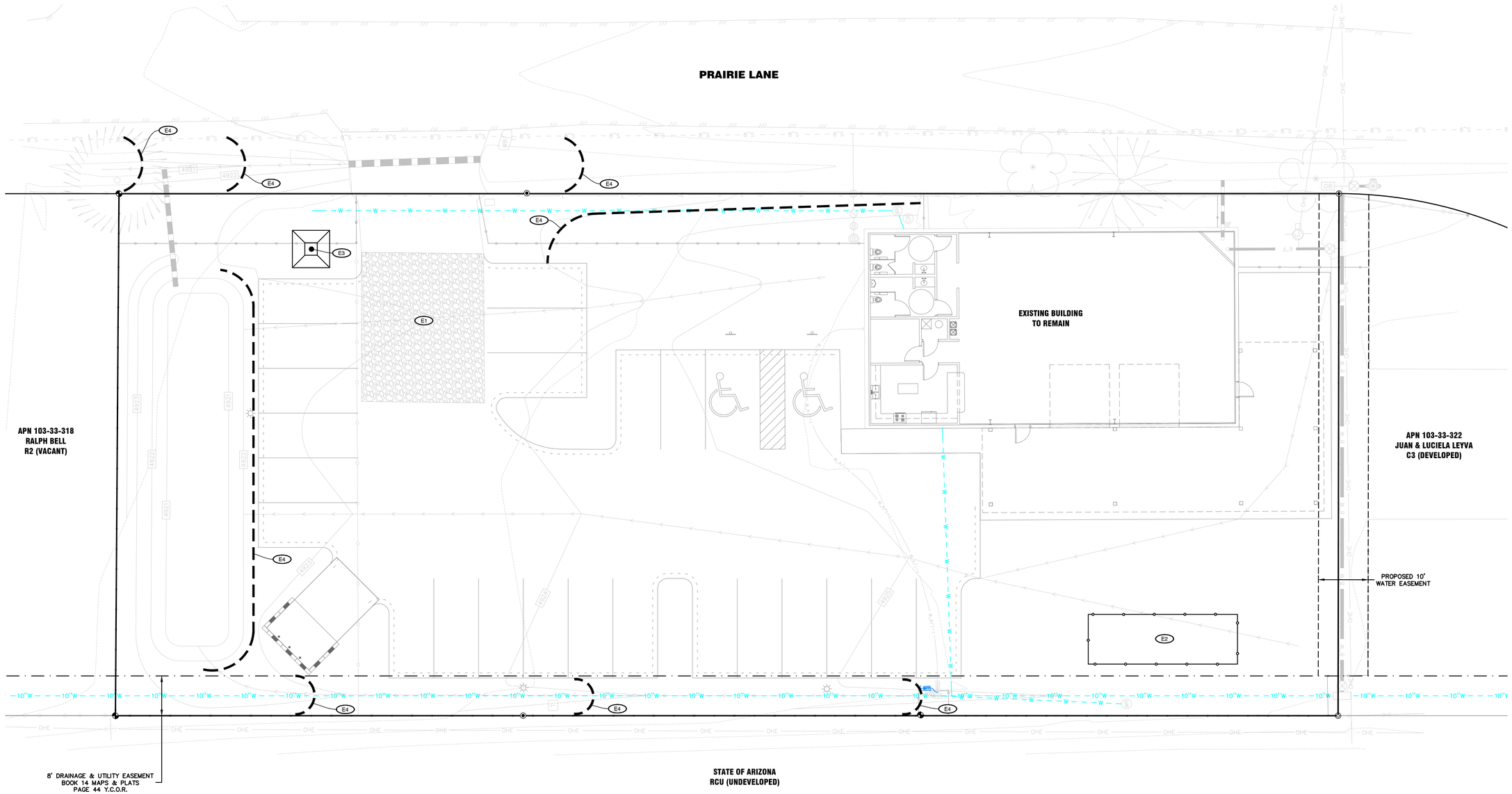
PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

DRAWN BY	TJL/TS
CHECKED BY	BH
DATE	8/11/20
JOB NO.	691
SHEET	C6

FILE: Z:\Projects\2016\1608B\DWG\CONSTRUCTION PLANS\1608B-6-WATER P&P.dwg <<C3D_Imperial>>

PLOTTED: Aug 11, 2020- 9:40am



N

0 5' 10' 20'

SCALE: 1" = 10'

E-- EROSION CONTROL NOTES E--

1 (1 EA) CONSTRUCTION ENTRANCE
2 (1 EA) MATERIAL STORAGE
3 (1 EA) WASH DOWN AREA
4 (225 LF) STRAW WATTLES

FILE: Z:\Projects\2016\16088\DWG\CONSTRUCTION PLANS\16088-7-ECP.dwg <<C3D_imperial>>

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
45575
BEN B.
HUZA
Date Signed
Expires 06/30

W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

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

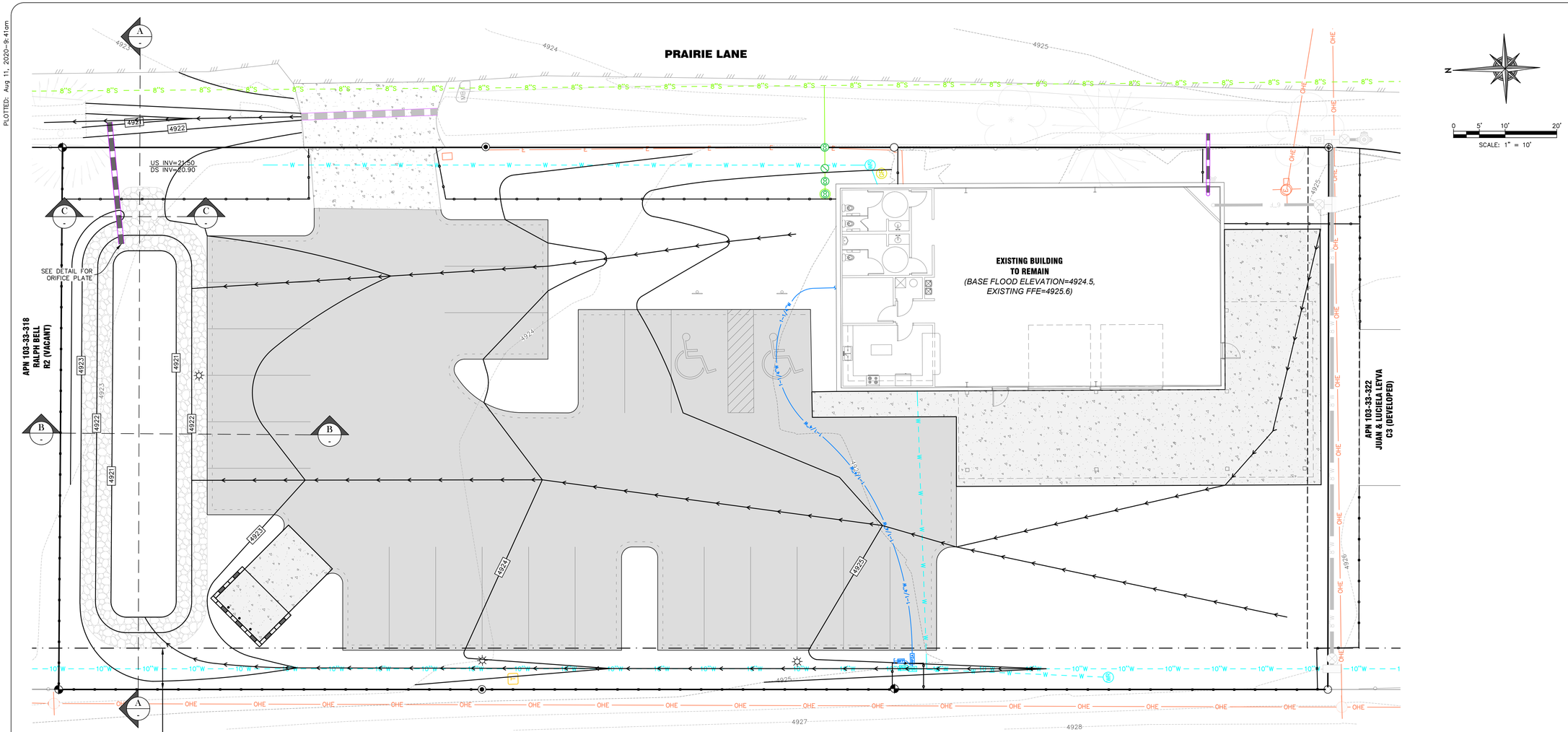
DRAWING: EROSION CONTROL PLAN

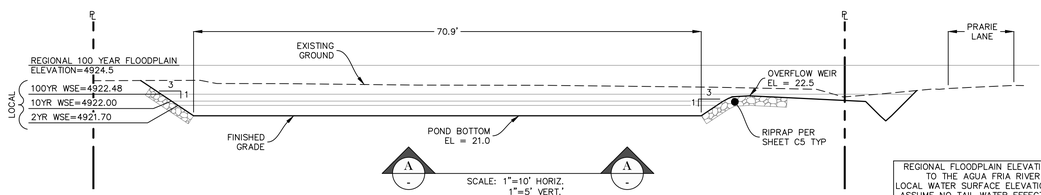
PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

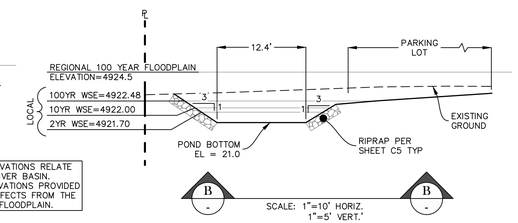
DRAWN BY	TJL/TS
CHECKED BY	BH
DATE	8/11/20
JOB NO.	691
SHEET	C7

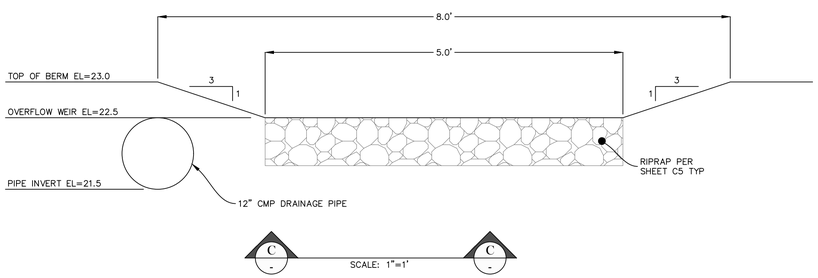
PLOTTED: Aug 11, 2020 - 9:41am

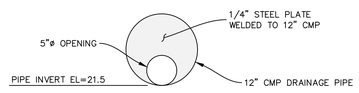




REGIONAL FLOODPLAIN ELEVATIONS RELATE TO THE AGUA FRIA RIVER BASIN. LOCAL WATER SURFACE ELEVATIONS PROVIDED ASSUME NO TAIL WATER EFFECTS FROM THE AGUA FRIA REGIONAL FLOODPLAIN.







WEIR PLATE DETAIL
SCALE: 1"=1'

DRAINAGE ANALYSIS:

HYDROLOGY WAS ESTIMATED WITH THE RATIONAL METHOD USING HYDRAFLOW HYDROGRAPHS EXTENSION FOR AUTOCAD® CIVIL 3D® 2016 BY AUTODESK, INC. v11.0 RAINFALL DATA FOR THE 2, 10, AND 100 YEAR STORM EVENTS WERE TAKEN FROM CURRENT NOAA ATLAS 14 PRECIPITATION FREQUENCY DATA FOR THE TOWN OF PRESCOTT VALLEY.

RUNOFF COEFFICIENTS WERE SELECTED BASED ON GUIDANCE FROM ADOT'S HIGHWAY DRAINAGE DESIGN MANUAL – HYDROLOGY – JANUARY 2014. TIME OF CONCENTRATION WAS ASSUMED TO BE 10 MINUTES.

BELOW IS A SUMMARY OF VARIOUS RESULTS FROM THE HYDROLOGY MODEL INCLUDING PEAK RUNOFF, OVERALL PEAK RUNOFF (AFTER DETENTION), AVAILABLE STAGE STORAGE, AND DETENTION POND PERFORMANCE SUMMARY.

Peak Runoff Summary

Condition	Sub Basin	Area (ac)	C Coeff. (2-Year)	i_2 (in/hr)	Q_2 (cfs)	C Coeff. (10-Year)	i_{10} (in/hr)	Q_{10} (cfs)	C Coeff. (100-Year)	i_{100} (in/hr)	Q_{100} (cfs)
Existing	*A*	*0.59*	*0.20*	*2.76*	*0.33*	*0.22*	*4.54*	*0.60*	*0.39*	*7.65*	*1.79*
Proposed	*A*	*0.59*	*0.78*	*2.76*	*1.29*	*0.78*	*4.54*	*2.13*	*0.78*	*7.65*	*3.59*

*BASIN A (EXISTING AND PROPOSED) IS DIRECT RUNOFF FROM THE ENTIRETY OF THE SUBJECT PROPERTY.
*PROPOSED PEAK RUNOFF VALUES REPRESENT UNATTENUATED FLOWS.

Available Stage-Storage

Elevation (ft)	Area (ft^2)	Incremental Volume (ft^3)	Cumulative Volume (ft^3)
4,921.0	*873*	*0*	*0*
4,921.5	*1,122*	*499*	*499*
4,922.0	*1,386*	*627*	*1,126*
4,922.5	*1,664*	*762*	*1,888*
4,923.0	*2,937*	*1,150*	*3,039*

Overall Peak Runoff Summary

Flow Condition	Area (ac)	2-Year	10-Year	100-Year
Existing	*0.59*	*0.33*	*0.60*	*1.79*
Proposed	*0.59*	*0.096*	*0.355*	*0.554*

*PROPOSED PEAK FLOWS REPRESENT ATTENUATED FLOWS.

Pond Performance Summary

Storm Frequency	Inflow (cfs)	Outflow (cfs)	Target (cfs)	Depth (ft)	Volume (ft^3)
2-Year	*1.293*	*0.096*	*0.332*	*0.70*	*749*
10-Year	*2.128*	*0.355*	*0.365*	*1.00*	*1,129*
100-Year	*3.585*	*0.554*	*0.647*	*1.48*	*1,853*

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
45525
BEN B.
HUZA
Date Signed
Expires 12/31

W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

Call at least two full working days before you begin excavation
ARIZONA 811
Arizona Blue Stake, Inc. (602) 263-1100
In Maricopa County (602) 263-1100

DRAWING: DRAINAGE PLAN

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

DRAWN BY	TJL/TS
CHECKED BY	BH
DATE	8/11/20
JOB NO.	691
SHEET	C8

FILE: Z:\Projects\2016\16088\DWG\CONSTRUCTION PLANS\16088-B-DRAINAGE PLAN.dwg <<3D_Imperial>>

Plant Schedule

SYMBOL	SIZE	QUANTITY	COMMON NAME / SCIENTIFIC NAME
	1 GAL	55	DEER GRASS
	1 GAL	58	COTONEASTER
	1 GAL	48	TEXAS SAGE
	1 GAL	3	BOULDER CLUSTER
	5 GAL	13	SPANISH DAGGER
	15 GAL	8	SUNBURST HONEYLOCUST
	15 GAL	11	ARIZONA ASH

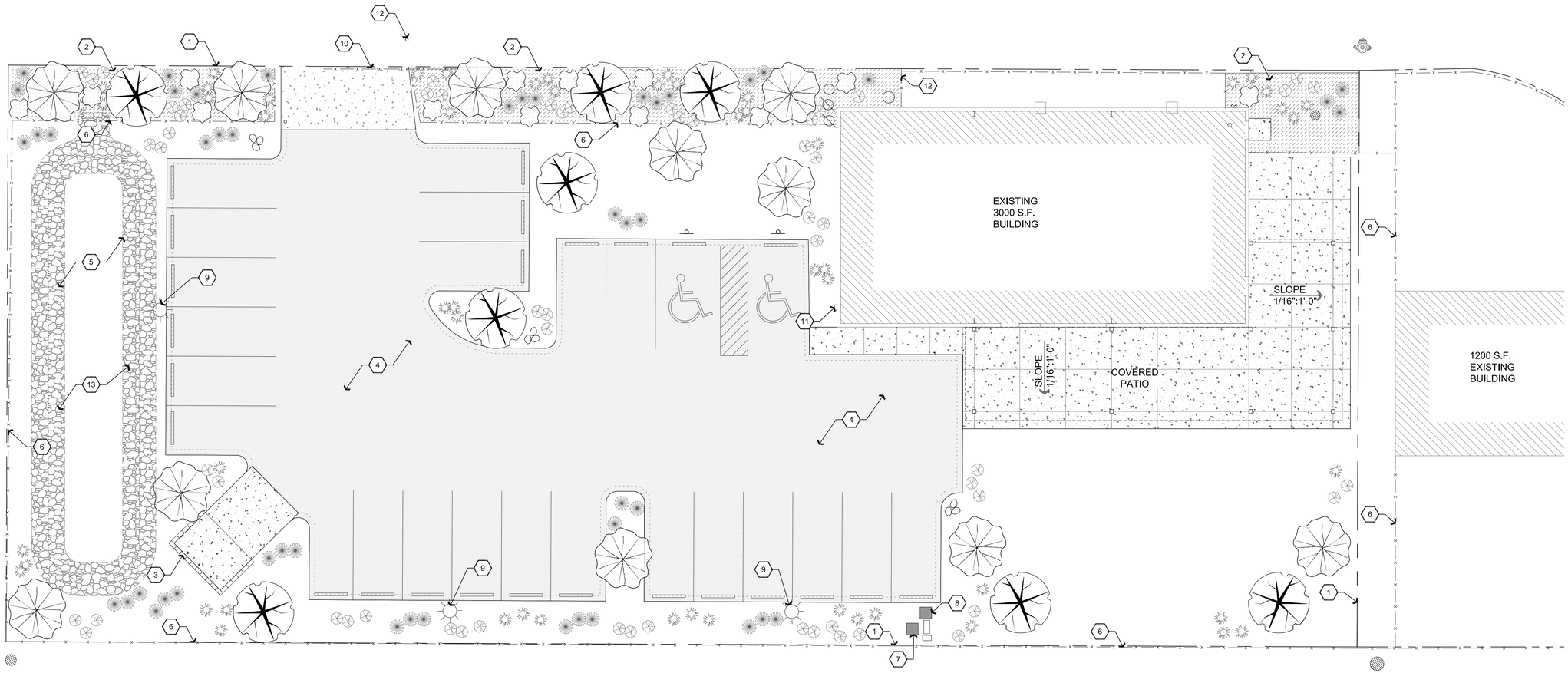
NOTES:
1. LANDSCAPE PLANTINGS SHALL BE WATERED VIA DRIP IRRIGATION SYSTEM ON LANDSCAPE TIME CLOCK.
2. PROVIDE BACKFLOW PREVENTOR FOR DRIP IRRIGATION SYSTEM.
3. SPRAY ALL GROUND COVER AREAS W/ PRE-EMERGENT FOR WEED CONTROL.
4. PROVIDE WEED BARRIER IN ALL PLANTER AREAS.
5. GROUND COVER IN ALL PLANTER AREAS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

Legend

- TYPICALLY INDICATES PROPOSED ASPHALT PARKING AREA
- TYPICALLY INDICATES PROPOSED LANDSCAPED AREA
- TYPICALLY INDICATES PROPOSED CONCRETE SIDEWALK
- TYPICALLY INDICATES EXISTING CONCRETE

Descriptive Keynotes

1. PROPERTY LINE.
2. LANDSCAPE AREA.
3. DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL SITE PLAN.
4. ASPHALTIC PAVEMENT. REFER TO CIVIL PLANS.
5. DETENTION BASIN. REFER TO CIVIL PLANS.
6. FENCE PROVIDED AND INSTALLED BY OWNER, UNDER SEPARATE PERMIT.
7. PROVIDE BACKFLOW PREVENTOR FOR LANDSCAPE IRRIGATION SYSTEM. PROVIDE ASSE 1060 COMPLIANT FREEZE RESISTANT COVER BOLTED TO CONCRETE SLAB.
8. PROVIDE 3/4" VALVED SCHEDULE 40 PVC STUB - OUT IN BELOW GRADE YARD BOX FOR LANDSCAPE IRRIGATION SYSTEM.
9. PROVIDE LIGHTING STANDARD, REFER TO ELECTRICAL PLANS.
10. EXISTING ROLLING GATE.
11. PROVIDE LANDSCAPE TIMECLOCK.
12. EXISTING ELECTRONIC GATE CONTROLLER WITH FIRE DEPARTMENT ACCESS.
13. PROVIDE RIP RAP, REFER TO CIVIL PLANS.



A1 Landscape Plan

Scale: 1"=10'-0"

North

Aug 10, 2020 - 10:14am

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 08/10/20
ARIZONA
EXPIRES: 6/30/21

W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

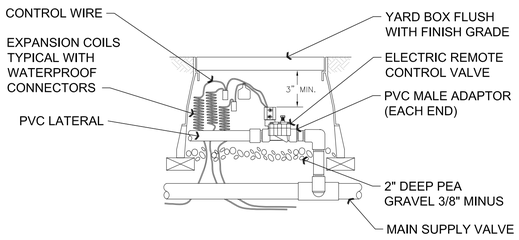
DRAWING: Landscape Plan

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

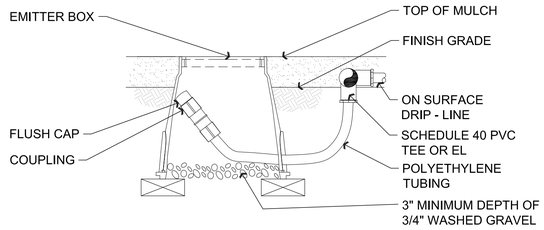
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 10th, 2020
JOB NO.: 691
SHEET:

L1.0



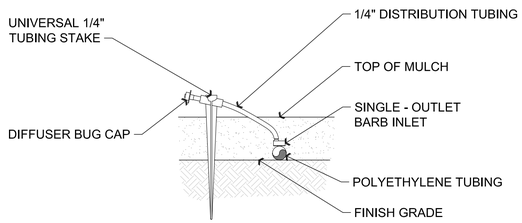
NOTE: SEAL ALL THREADED JOINTS / FITTINGS WITH APPROVED SEALANT PRIOR TO ASSEMBLY

A4 Typical Electric Remote Control Valve



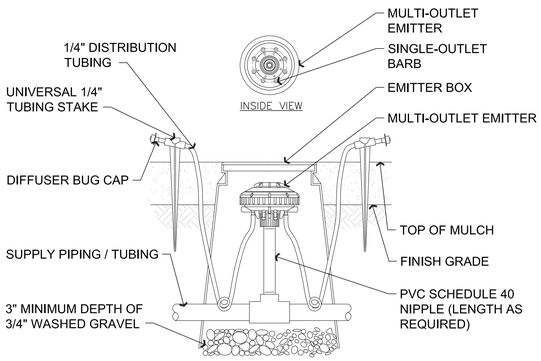
NOTE: ALLOW A MINIMUM 6" OF DRIP - LINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

B4 Typical Drip Line Flush Box



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

B3 Typical Single - Port Emitter

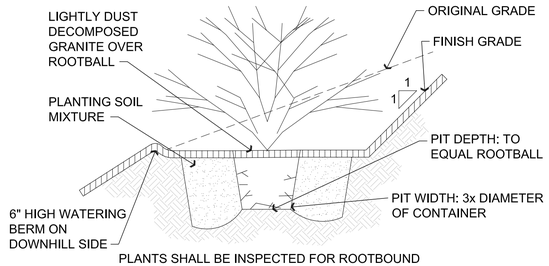


NOTE: COIL ADDITIONAL 9" OF TUBING IN EMITTER BOX TO FACILITATE MAINTENANCE.

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

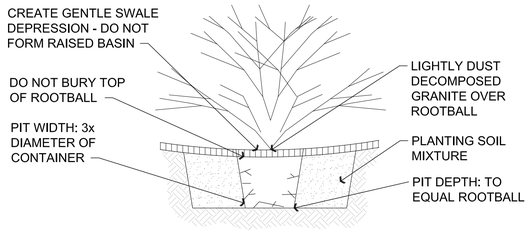
FOR SLOPED CONDITIONS PLACE DISTRIBUTION POINT AT THE HIGH POINT OF PLANTING WELL.

B1 Typical Multi - Port Emitter



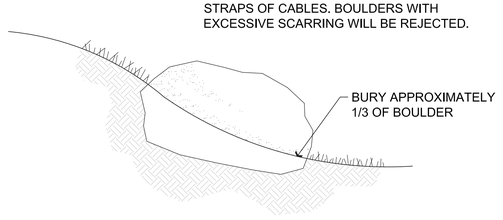
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

C4 Typical Shrub Planting on Slope



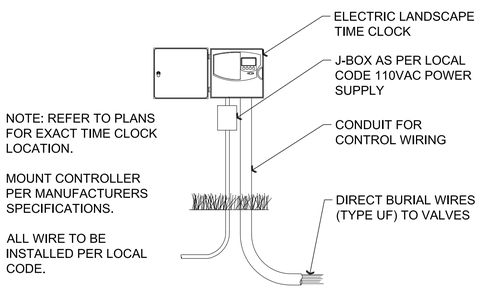
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

C3 Typical Shrub Planting

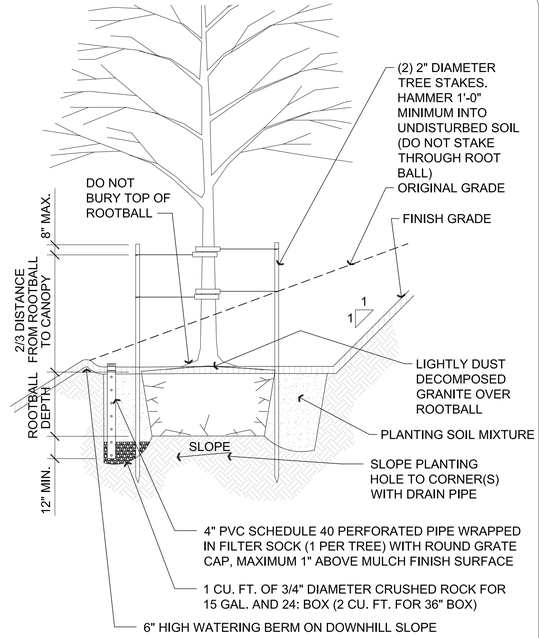


FOR SIZING OF BOULDERS REFER TO LANDSCAPE SCHEDULE

C2 Typical Boulder Detail



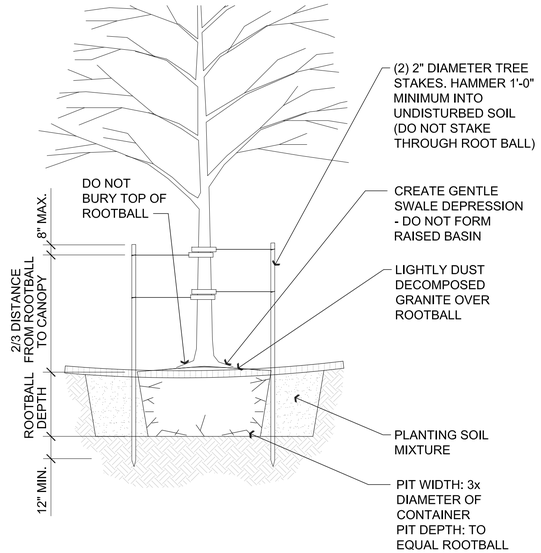
C1 Typical Electric Landscape Time Clock



NOTE: STAKE TREE PERPENDICULAR TO DIRECTION OF PREVAILING WIND.

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

D3 Typical Tree Planting on Slope



NOTE: STAKE TREE PERPENDICULAR TO DIRECTION OF PREVAILING WIND.

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

D1 Typical Tree Planting

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: LANDSCAPE DETAILS

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 10th, 2020
JOB NO.: 691
SHEET: L1.1

Aug 10, 2020 - 10:17am

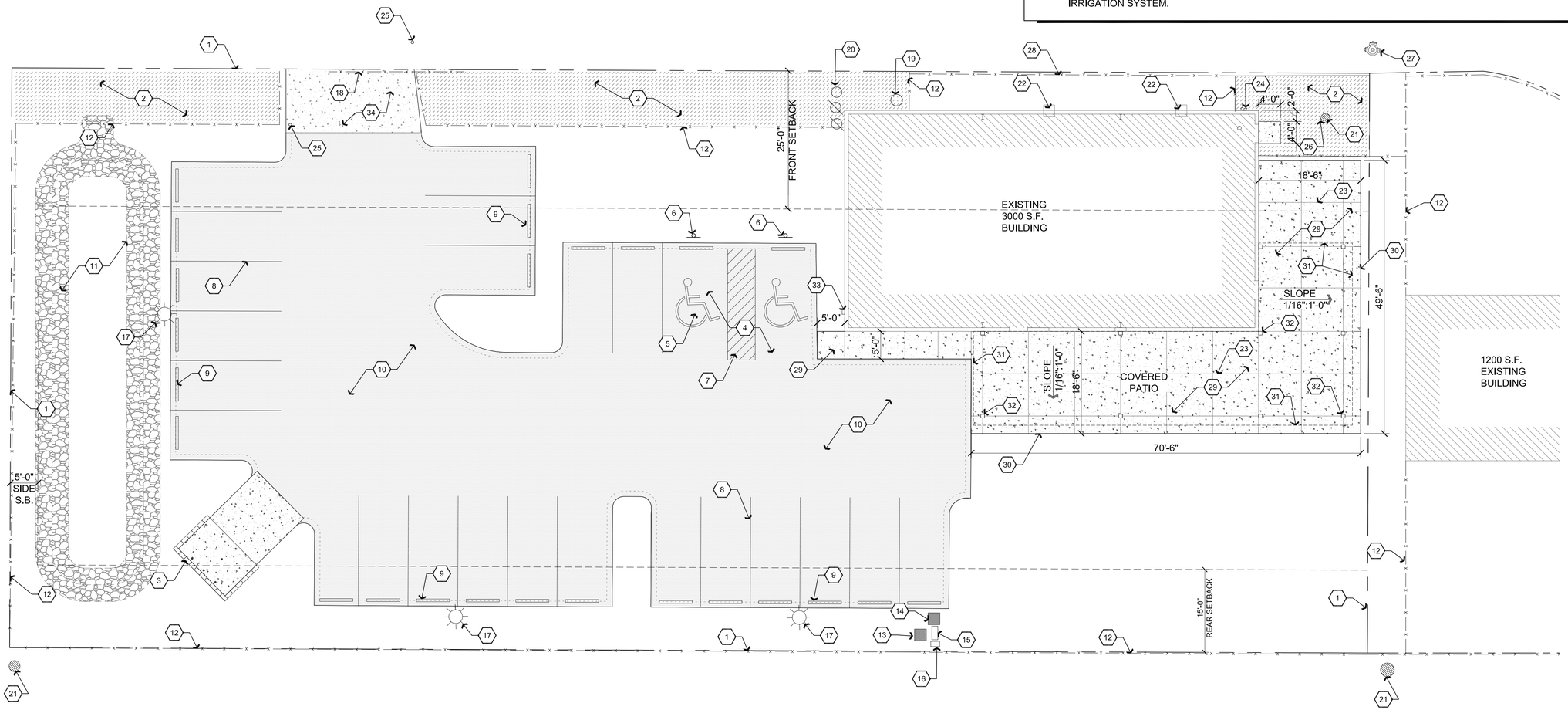
Legend

- TYPICALLY INDICATES PROPOSED ASPHALT PARKING AREA
- TYPICALLY INDICATES PROPOSED 10' STRIP LANDSCAPED AREA
- TYPICALLY INDICATES PROPOSED CONCRETE SIDEWALK
- TYPICALLY INDICATES EXISTING CONCRETE

NOTE: REFER TO CIVIL PLANS FOR SITE WORK DEMOLITION.

Descriptive Keynotes

1. PROPERTY LINE.
2. LANDSCAPE AREA, REFER TO LANDSCAPE PLAN.
3. 6'-0" HIGH DUMPSTER ENCLOSURE. REFER TO DETAIL C3, SHEET A1.1.
4. THE MAXIMUM SLOPE OF THE A.D.A. ACCESSIBLE PARKING AREA SHALL NOT EXCEED 2% AND THE SLOPE OF THE DOORWAY LANDING AND ACCESSIBLE ROUTE TO PUBLIC ACCESS SHALL NOT EXCEED 2%.
5. PROVIDE A.D.A. APPROVED SYMBOL OF ACCESSIBILITY PAVEMENT MARKING, TYPICAL. REFER TO DETAIL C1, SHEET A1.1.
6. PROVIDE PARKING SIGNAGE IN ACCORDANCE WITH A.D.A. REQUIREMENTS. REFER TO DETAIL D1, SHEET A1.1
7. PROVIDE 4" WIDE YELLOW PAINTED STRIPING AT UNLOADING AREA IN ACCORDANCE WITH A.D.A. REQUIREMENTS.
8. PROVIDE 4" WIDE, WHITE PAINTED PARKING STRIPE, TYPICAL.
9. PROVIDE PRE-MANUFACTURED CONCRETE TYPE WHEEL STOP, TYPICAL.
10. PROVIDE ASPHALTIC PAVEMENT OVER COMPACTED A.B.C. REFER TO CIVIL PLANS.
11. DETENTION BASIN. REFER TO CIVIL PLANS.
12. FENCE PROVIDED AND INSTALLED BY OWNER, UNDER SEPARATE PERMIT.
13. PROVIDE BACKFLOW PREVENTOR FOR LANDSCAPE IRRIGATION SYSTEM. PROVIDE ASSE 1060 COMPLIANT FREEZE RESISTANT COVER BOLTED TO CONCRETE SLAB. REFER TO LANDSCAPE PLANS.
14. PROVIDE 3/4" VALVED SCHEDULE 40 PVC STUB - OUT IN BELOW GRADE YARD BOX FOR LANDSCAPE IRRIGATION SYSTEM.
15. PROVIDE 1 1/4" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE. PROVIDE ASSE 1060 COMPLIANT FREEZE RESISTANT COVER BOLTED TO CONCRETE SLAB.
16. EXISTING WATER METER.
17. PROVIDE LIGHTING STANDARD, REFER TO ELECTRICAL PLANS.
18. EXISTING ELECTRONIC ROLLING GATE.
19. EXISTING GAS RISER, REFER TO PLUMBING PLANS.
20. PROVIDE 2-WAY SEWER CLEAN OUT AND BACKWATER VALVE, REFER TO PLUMBING PLANS.
21. EXISTING ELECTRIC POWER POLE.
22. EXISTING EVAPORATIVE COOLER.
23. TYPICALLY INDICATES TOOLED CONCRETE CONTROL JOINT.
24. PROVIDE FIRE DEPARTMENT CONNECTION WITH LOCKING CAPS.
25. EXISTING ELECTRONIC GATE CONTROLLER WITH FIRE DEPARTMENT ACCESS.
26. ELECTRIC SERVICE ENTRANCE SECTION.
27. PROPOSED FIRE HYDRANT, REFER TO CIVIL PLANS.
28. EXISTING FENCE TO REMAIN.
29. PROVIDE 4" THICK CONCRETE SLAB WITH #3 REINFORCING AT 3'-0" O.C. BOTH WAYS OVER 1'-0" OF COMPACTED ABC OVER 8" COMPACTED PREPARED SUB BASE.
30. PROVIDE 8" TURN DOWN AT EXTERIOR SLAB PERIMETER.
31. LINE OF ROOF ABOVE.
32. COLUMN, TYPICAL, REFER TO STRUCTURAL PLANS.
33. PROVIDE LANDSCAPE TIME CLOCK.
34. EXISTING CONCRETE SLAB TO REMAIN.



A1 Architectural Site Plan

Scale: 1"=10'-0"

North

Aug 10, 2020 - 10:15am

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 08/10/20 ARIZONA

EXPIRES: 6/30/21

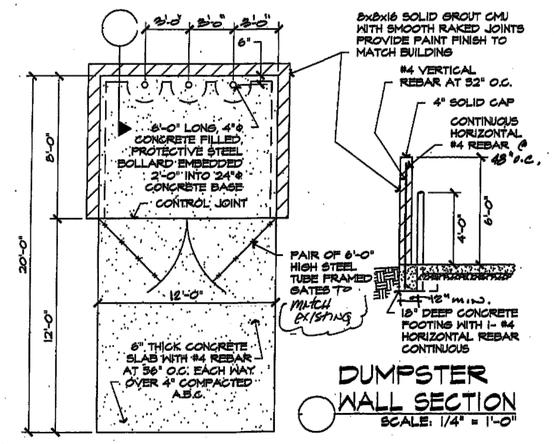
W. Alan Kenson & Associates, P.C.
P 928-443-5812 P.O. Box 11593
F 928-443-5815 Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Architectural Site Plan

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

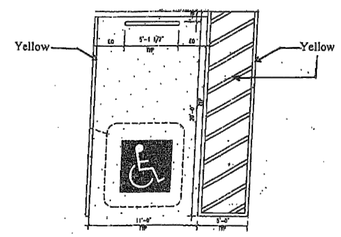
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 10th, 2020
JOB NO.: 691
SHEET: **A1.0**



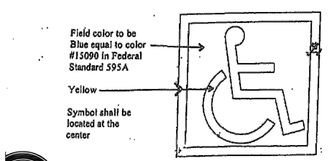
C3 Dumpster Enclosure Detail

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

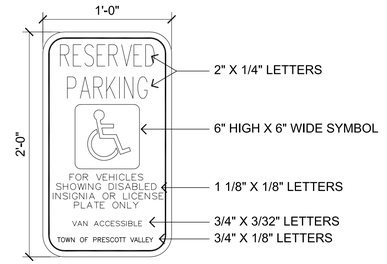
- Town code Section 13-24-020 H.2 requires each handicapped-accessible parking space shall meet the following minimum requirements for size: width of eleven (11) feet and length of twenty (20) feet, with an adjacent access aisle on the right side five (5) feet in width. Two (2) accessible parking spaces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

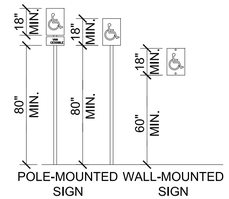


- Handicap ground painted symbol shall be painted blue equal to color #15090 in federal standard 595A in the field with a yellow boarder, figure, parking space and access aisle. (See example below)



C1 ADA Parking Details





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

D1 Accessible Parking Signage

SCALE: N.T.S.

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 08/10/20
ARIZONA

EXPIRES: 6/30/21

W. Alan Kenson & Associates, P.C.
P 928-443-5812 P.O. Box 11593
F 928-443-5815 Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

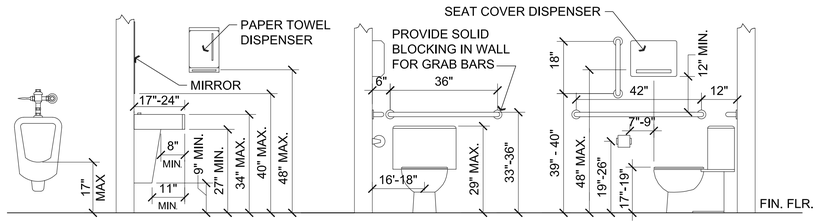
DRAWING: Site Details

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

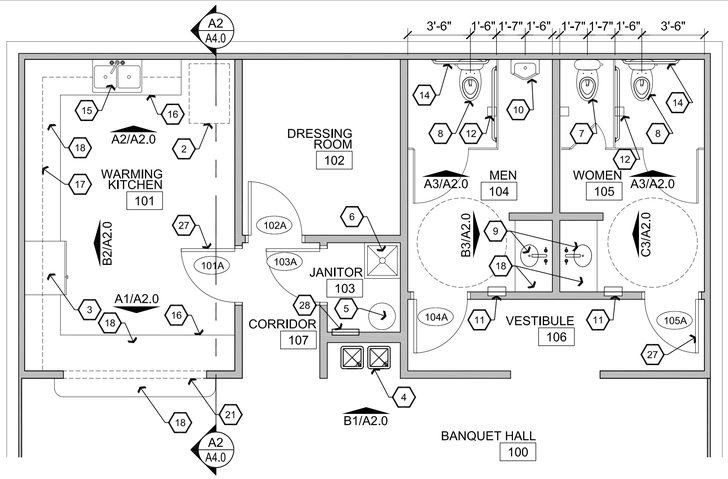
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 10th, 2020
JOB NO.: 691
SHEET: A1.1

Aug 10, 2020 - 10:15am



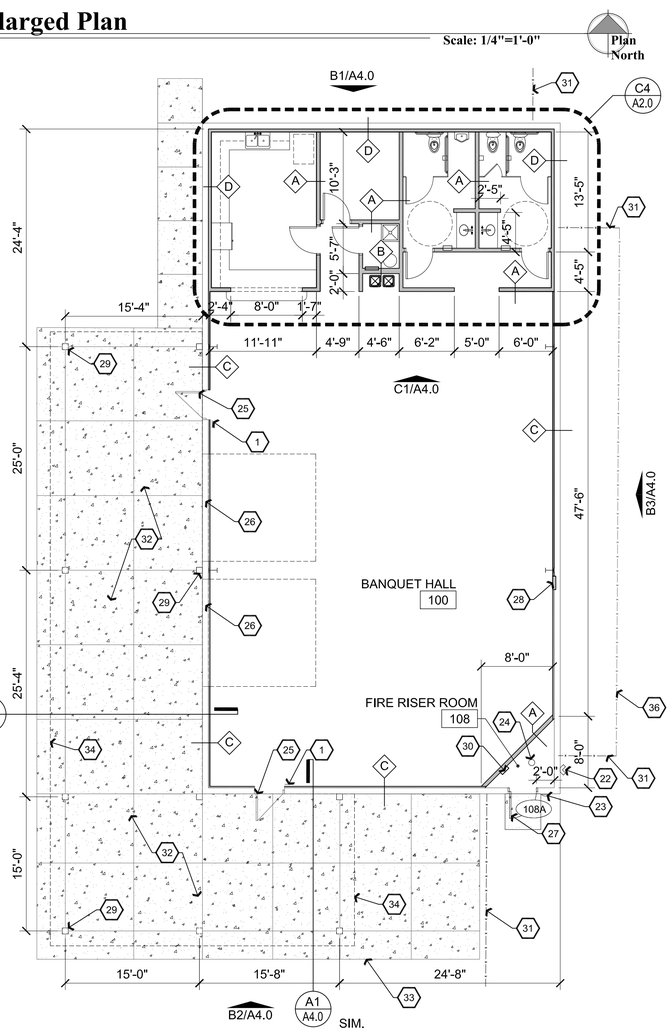
A4 Typical Fixture Mounting Heights for ADA

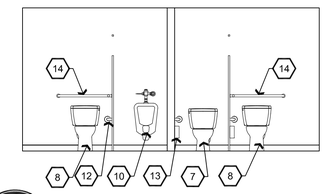
Scale: 1/2"=1'-0"



C4 Enlarged Plan

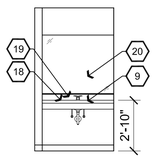
Scale: 1/4"=1'-0"





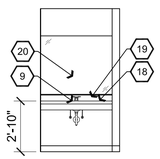
A3 North Elevation

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



B3 East Elevation

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



C3 West Elevation

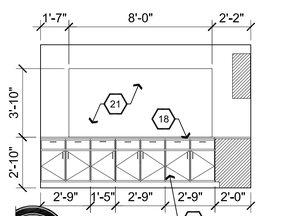
Scale: 1/4"=1'-0"

A2 North Elevation

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

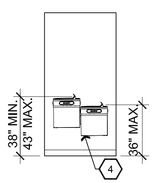
B2 West Elevation

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



A1 South Elevation

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

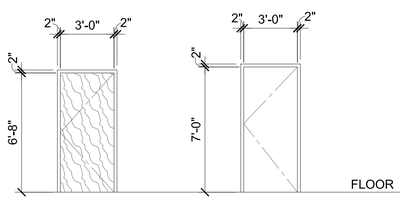


B1 North Elevation

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

Door Schedule

NO.	ROOM NAME	SIZE	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH
101A	WARMING KITCHEN	3'-0"x6'-8"	A	WOOD	PAINT	STEEL	PAINT
102A	DRESSING ROOM	3'-0"x6'-8"	A	WOOD	PAINT	STEEL	PAINT
103A	JANITOR	3'-0"x6'-8"	A	WOOD	PAINT	STEEL	PAINT
104A	MEN	3'-0"x6'-8"	A	WOOD	PAINT	STEEL	PAINT
105A	WOMEN	3'-0"x6'-8"	A	WOOD	PAINT	STEEL	PAINT
108A	FIRE RISER ROOM	3'-0"x7'-0"	B	H.M.	PAINT	H.M.	PAINT



A SOLID CORE PAINTED WOOD DOOR WITH PAINTED WOODEN PRE-HUNG FRAME AND TRIM

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

C1 Reference, Dimension, & Wall Types Floor Plan

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

Plan North

Descriptive Keynotes

1. 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.
2. STACKABLE WASHER/DRYER PROVIDED BY OWNER.
3. REFRIGERATOR PROVIDED BY OWNER.
4. PROVIDE DUAL-LEVEL A.D.A ACCESSIBLE ELECTRIC DRINKING FOUNTAIN. REFER TO PLUMBING PLANS.
5. PROVIDE WATER HEATER, REFER TO PLUMBING PLANS.
6. PROVIDE MOP SINK. REFER TO PLUMBING PLANS.
7. PROVIDE TANK TYPE WATER CLOSET. REFER TO PLUMBING PLANS.
8. PROVIDE TANK TYPE, HANDICAP TYPE WATER CLOSET. REFER TO PLUMBING PLANS AND TYPICAL FIXTURE MOUNTING HEIGHTS THIS SHEET.
9. PROVIDE LAVATORY. REFER TO PLUMBING PLANS.
10. PROVIDE URINAL. REFER TO PLUMBING PLANS.
11. PROVIDE TOWEL DISPENSER AS SELECTED BY OWNER AND LOCATION SELECTED BY OWNER. REFER TO TYPICAL FIXTURE MOUNTING HEIGHTS THIS SHEET.
12. PROVIDE TOILET PAPER HOLDER AS SELECTED BY OWNER, TYPICAL. REFER TO TYPICAL FIXTURE MOUNTING HEIGHTS THIS SHEET.
13. PROVIDE PLASTIC LAMINATE BASE CABINETRY AS SELECTED BY OWNER WITH ADA COMPLIANT DOORS.
14. 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. REFER TO TYPICAL FIXTURE MOUNTING HEIGHTS THIS SHEET.
15. PROVIDE DOUBLE SINK. REFER TO PLUMBING PLANS.
16. PROVIDE PLASTIC LAMINATE BASE CABINETRY AS SELECTED BY OWNER.
17. PROVIDE PLASTIC LAMINATE UPPER CABINETRY AS SELECTED BY OWNER.
18. PROVIDE PLASTIC LAMINATE COUNTERTOPS AS SELECTED BY OWNER.
19. PROVIDE 4" PLASTIC LAMINATE BACKSPLASH AS SELECTED BY OWNER.
20. PROVIDE 1/4" PLATE MIRROR FULL LENGTH OF WALL ABOVE VANITY TOP X 36" TALL.
21. PASS THROUGH OPENING.
22. PROVIDE FIRE DEPARTMENT CONNECTION WITH LOCKING CAPS.
23. PROVIDE FIRE ALARM GONG. REFER TO FIRE SPRINKLER PLANS.
24. PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM. REFER TO FIRE SPRINKLER PLANS.
25. EXISTING DOOR.
26. EXISTING OVERHEAD DOOR.
27. PROVIDE DOOR, TYPICAL. REFER TO DOOR SCHEDULE.
28. PROVIDE RECESSED ELECTRICAL PANEL. REFER TO ELECTRICAL PLANS.
29. STEEL COLUMN, TYPICAL, REFER TO STRUCTURAL PLANS.
30. FIRE ALARM PANEL.
31. FENCE, BY OWNER, UNDER SEPARATE PERMIT.
32. PROVIDE NEW CONCRETE SLAB, REFER TO ARCHITECTURAL SITE PLAN.
33. REFER TO ARCHITECTURAL SITE PLAN FOR CONCRETE SLAB DIMENSIONS, TYPICAL.
34. LINE OF ROOF ABOVE.
35. PROVIDE SUPPORT BRACKET AS REQUIRED.
36. EXISTING FENCE TO REMAIN. REFER TO ARCHITECTURAL SITE PLAN.

Wall Types Legend

A INTERIOR 4" PARTITION WALL: PROVIDE 1/2" GPDW ON EXPOSED SIDES OF 2x4 WOOD STUDS @ 1'-4" O.C.

B INTERIOR 6" PARTITION WALL: PROVIDE 1/2" GPDW ON EXPOSED SIDES OF 2x6 WOOD STUDS @ 1'-4" O.C.

C EXTERIOR METAL BUILDING WALL: PROVIDE 5/8" GPDW OVER 1-5/8" 25 GA METAL STUDS @ 2'-0" O.C. ON INTERIOR SIDE OF EXISTING INSULATED METAL BUILDING WALLS.

D EXTERIOR METAL BUILDING WALL: PROVIDE 1/2" GPDW OVER 2x4 STUDS @ 1'-4" O.C. ON INTERIOR SIDE OF EXISTING INSULATED METAL BUILDING WALLS.

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

W. Alan Kenson & Associates, P.C.
P 928-443-5812
F 928-443-5815
P.O. Box 11593
Prescott, AZ 86304
email: waka@cablcone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Reference/Dimension Floor Plan, Door Schedule, Enlarged Plan and Interior Elevations

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 10th, 2020
JOB NO.: 691
SHEET:

A2.0

Aug 10, 2020 - 10:16am

Room Finish Legend

STAINED CONCRETE FLOOR

Room Finish Schedule

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT
100	BANQUET HALL	F1	B1	W1/W3	C2	VARIES
101	WARMING KITCHEN	F1	B1	W1	C1	8'-0"
102	DRESSING ROOM	F1	B1	W1	C1	8'-0"
103	JANITOR	F1	B1	W1/W2	C1	8'-0"
104	MEN	F1	B1	W1/W2	C1	8'-0"
105	WOMEN	F1	B1	W1/W2	C1	8'-0"
106	VESTIBULE	F1	B1	W1	C1	8'-0"
107	CORRIDOR	F1	B1	W1	C1	8'-0"
108	FIRE RISER ROOM	F1	B1	W1	C2	VARIES

FLOOR:

F1 SEALED, STAINED CONCRETE

BASE:

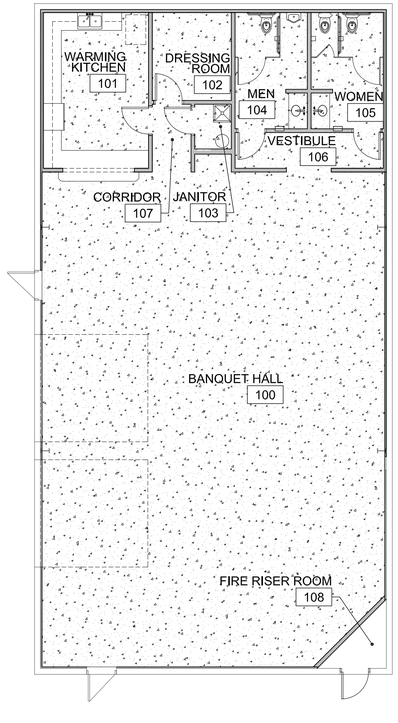
B1 RUBBER BASE

WALLS:

W1 PAINTED GPDW
W2 4'-0" F.R.P. WAINSCOT
W3 PALLET WOOD

CEILING:

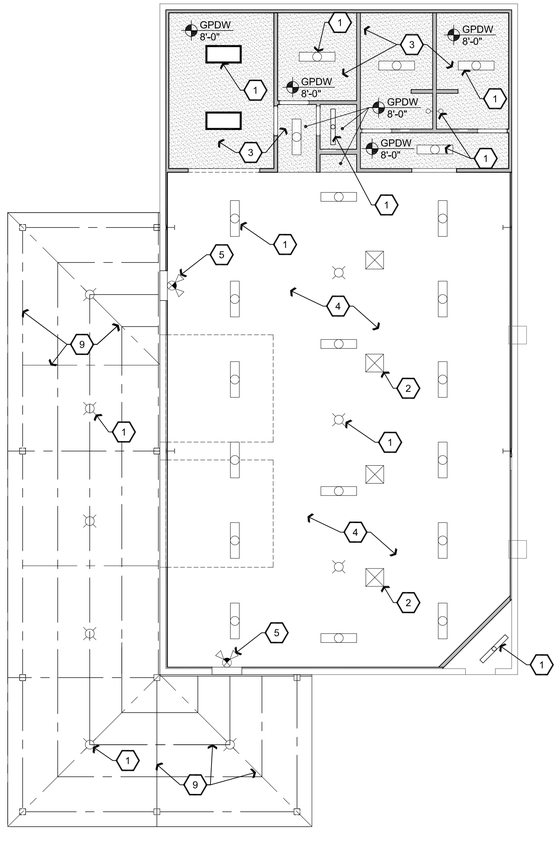
C1 PAINTED GPDW
C2 OPEN TO STRUCTURE ABOVE



A1 Room Finish Plan

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

Plan North



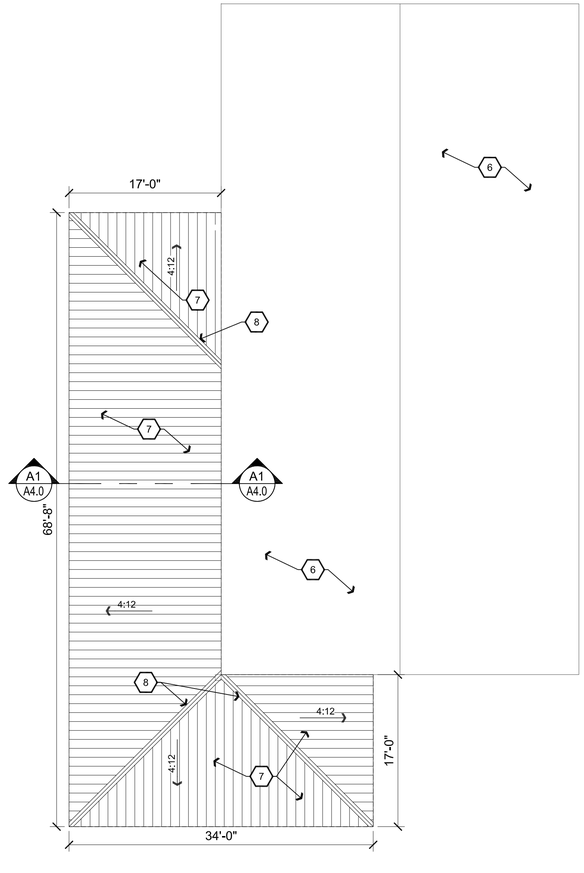
B1 Reflected Ceiling Plan

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

Plan North

Descriptive Keynotes

1. LIGHTS SHOWN FOR QUANTITY AND LOCATION ONLY, REFER TO ELECTRICAL PLANS.
2. HVAC DIFFUSER, TYPICAL, REFER TO MECHANICAL PLANS.
3. PROVIDE 1/2" GPDW CEILING, REFER TO CEILING FRAMING PLAN.
4. EXISTING, OPEN TO STRUCTURE.
5. EXIT SIGN WITH EMERGENCY LIGHTING, REFER TO ELECTRICAL PLANS.
6. EXISTING ROOF.
7. PROVIDE 26 GAUGE, TREATED, RUSTED 7/8", PBC CORRUGATED METAL SIDING.
8. PROVIDE 26 GAUGE, TREATED, RUSTED METAL HIP CAP.
9. PROVIDE TREATED, RUSTED STEEL STRUCTURAL MEMBERS, REFER TO STRUCTURAL PLANS.



C1 Roof Plan

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

Plan North

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 08/10/20
ARIZONA U.S.A.
EXPIRES: 6/30/21

W. Alan Kenson & Associates, P.C.
P 928-443-5812 P.O. Box 11593
F 928-443-5815 Prescott, AZ 86304
email: waka@cablcone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Reflected Ceiling Plan, Roof Plan and Room Finish Plan & Schedule

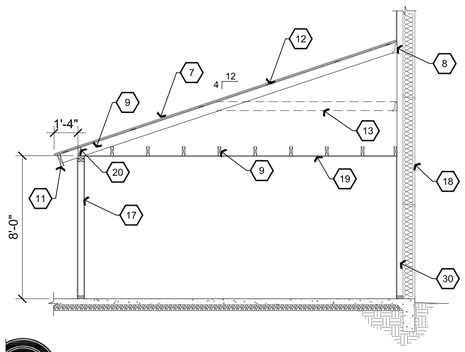
PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 10th, 2020
JOB NO.: 891
SHEET:

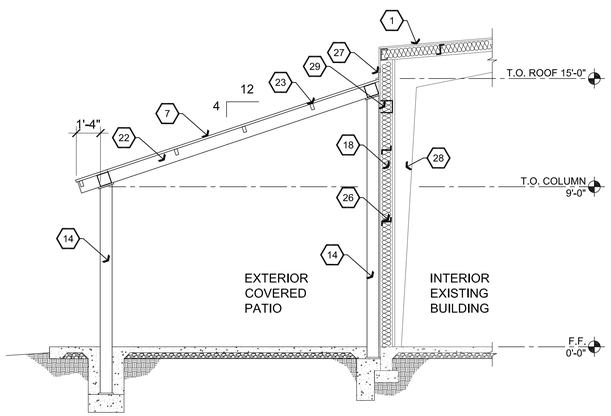
A3.0

Aug 10, 2020 - 10:16am



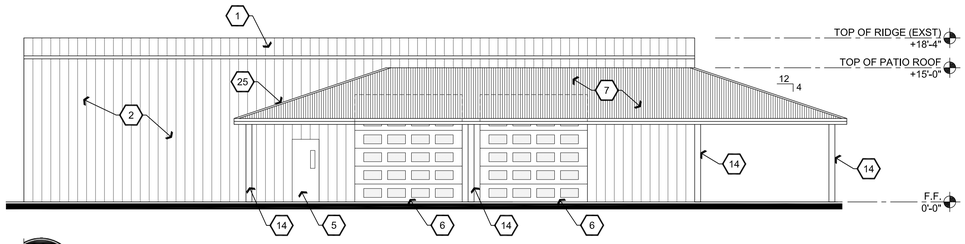
A2 Partial Building Section

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



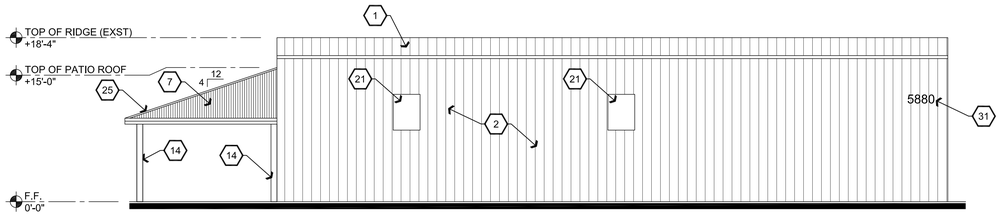
A1 Patio Roof Section

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



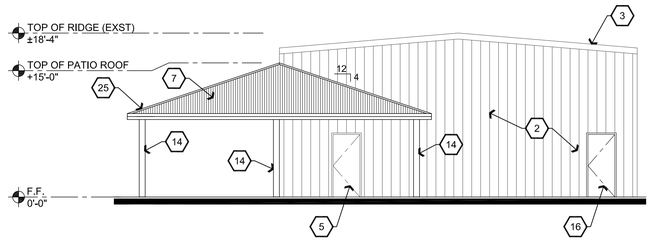
B4 West Elevation

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



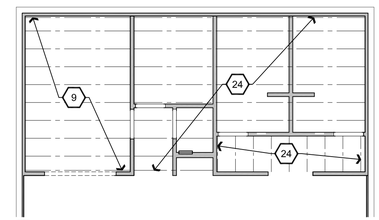
B3 East Elevation

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



B2 South Elevation

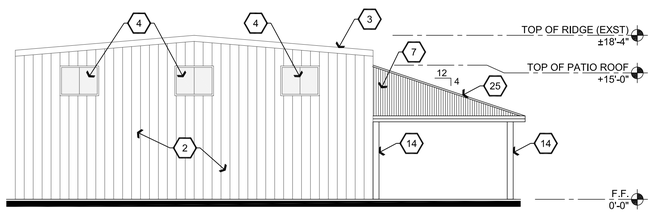
Scale: 1/8"=1'-0"



C2 Ceiling Framing Plan

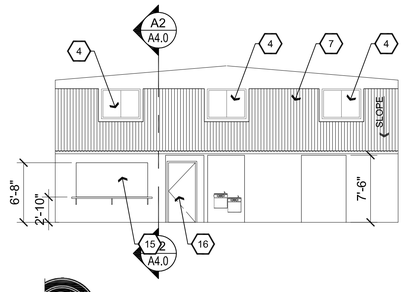
Scale: 1/8"=1'-0"

Plan North



B1 North Elevation

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



C1 Interior Elevation

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

Descriptive Keynotes

1. EXISTING ROOF.
2. EXISTING METAL WALL PANELS.
3. EXISTING RAKE TRIM.
4. EXISTING WINDOW.
5. EXISTING DOOR.
6. EXISTING OVERHEAD DOOR.
7. PROVIDE 26 GAUGE, TREATED, RUSTED 7/8" PBC CORRUGATED METAL SIDING.
8. PROVIDE SIMPSON LU26 JOIST HANGER.
9. PROVIDE 2x6s @ 2'-0" O.C.
10. NOT USED.
11. PROVIDE 2x8 ROUGH SAWN FASCIA.
12. PROVIDE 1/2" HAT CHANNEL @ 4'-0" O.C.
13. MODIFY STRUCTURE AS REQUIRED WHERE WINDOW OCCURS.
14. PROVIDE TREATED, RUSTED, STEEL COLUMN. REFER TO STRUCTURAL PLANS.
15. PASS THROUGH OPENING TO WARMING KITCHEN.
16. PROVIDE DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
17. PROVIDE INTERIOR PARTITION WALL. REFER TO WALL TYPES PLAN.
18. EXISTING EXTERIOR WALL.
19. PROVIDE 1/2" GPDW CEILING.
20. PROVIDE 2x6 BLOCKING.
21. EXISTING EVAPORATIVE COOLER.
22. PROVIDE TREATED, RUSTED, STEEL TUBE BEAM, REFER TO STRUCTURAL PLANS.
23. PROVIDE TREATED, RUSTED, STEEL TUBE PURLIN, REFER TO STRUCTURAL PLANS.
24. PROVIDE 2x4s @ 2'-0" O.C.
25. PROVIDE RUSTED METAL HIP CAP.
26. EXISTING ZEE GIRT.
27. PROVIDE FLASHING.
28. EXISTING COLUMN.
29. PROVIDE KNIFE PLATE CONNECTION TO EXISTING COLUMN, REFER TO STRUCTURAL PLANS.
30. 2x4 WOOD STUD FURRED OUT WALL.
31. PROVIDE ADDRESS NUMBERS, MINIMUM 6" HIGH. PRINCIPLE STROKE SHALL BE MINIMUM 3 1/2". NUMBER TO CONTRAST WITH BACKGROUND.

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN
KENSON
Date Signed 08/10/20
ARIZONA
EXPIRES: 6/30/21

W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Exterior Elevations, Building Sections and Ceiling Framing Plan

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: August 10th, 2020
JOB NO.: 691
SHEET: **A4.0**

Aug 10, 2020 - 10:17am

GENERAL STRUCTURAL NOTES

(APPLY UNLESS NOTED OTHERWISE ON PLANS/DETAILS)

GENERAL REQUIREMENTS:

1. THE STRUCTURAL SYSTEMS AND MEMBERS DEPICTED HEREIN HAVE BEEN DESIGNED PRIMARILY TO SAFEGUARD AGAINST MAJOR STRUCTURAL DAMAGE AND LOSS OF LIFE, NOT TO LIMIT DAMAGE OR MAINTAIN FUNCTION (IBC SECTION 101.3).

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

3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES, AND SHALL COORDINATE ALL DETAILS.

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

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

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

BASIS FOR DESIGN:

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

   RISK CATEGORY = II

2. VERTICAL LOADS:

LOCATION	LIVE / SNOW LOAD	DEAD LOAD
ROOF	30 PSF	10 PSF

3. SEISMIC DESIGN PARAMETERS:

ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE PROCEDURE
IMPORTANCE FACTOR	Ie = 1.00
SITE CLASS	D
SEISMIC DESIGN CATEGORY	C
SPECTRAL RESPONSE ACCELERATIONS	Sms = 0.480, Sm1 = 0.216
SPECTRAL RESPONSE COEFFICIENTS	Sds = 0.320, Sd1 = 0.144
HORIZONTAL SHEAR TRANSFER ELEMENTS:	
STEEL DECK – FLEXIBLE DIAPHRAM(S)	R = 3.5
VERTICAL SHEAR TRANSFER ELEMENTS:	
STEEL COMLUMN(S)	R = 1.25

4. WIND DESIGN PARAMETERS (STRENGTH):

ULTIMATE WIND SPEED	115 MPH (3 SECOND GUST)
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	+/-0.0
COMPONENT AND CLADDING PRESSURE	25.4 PSF
NET UPLIFT ON ROOF	19.4 PSF

FOUNDATION NOTES:

1. FOUNDATIONS DESIGNED IN CONFORMANCE WITH RECOMMENDATIONS BY: **ENGINEERING TESTING CONSULTANTS, INC. REPORT NO. 9428 DATED DECEMBER 28, 2016.**

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

THE SOIL DESIGN VALUES FOR THE FOUNDATION ARE:

ALLOWABLE BEARING PRESSURE	2000 PSF
ALLOWABLE LATERAL BEARING PRESSURE	300 PSF/FT
ALLOWABLE LATERAL SLIDING COEFFICIENT	0.34
LATERAL BACKFILL PRESSURE (UNRESTRAINED)	35 PSF/FT
LATERAL BACKFILL PRESSURE (RESTRAINED)	54 PSF/FT
SITE CLASS	D

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

FOUNDATION BEARING DEPTH
36" BELOW FINISHED GRADE

4. ALL FOUNDATIONS SHALL BEAR 36 INCHES MINIMUM BELOW FINISH GRADE PER SOILS REPORT. GRADE IS DEFINED AS TOP OF SLAB FOR INTERIOR FOOTINGS AND LOWEST ADJACENT GRADE WITHIN 5 FEET OF THE BUILDING FOR PERIMETER FOOTINGS. WHERE EXTERIOR PAVING OR CONCRETE IS DIRECTLY ADJACENT TO BUILDING, GRADE IS DEFINED AS TOP OF EXTERIOR PAVING AT LEAST 5 FEET FROM BUILDING. CONCRETE FOOTING EXCAVATIONS SHALL BE CLEAN AND FREE OF LOOSE DEBRIS OR UN-COMPACTED MATERIAL AT TIME OF CONCRETE PLACEMENT.

5. CONCRETE SLABS ON GRADE SHALL BE SUPPORTED ON A 12 INCH LAYER OF GRANULAR FILL MATERIAL ACCORDING TO THE SPECIFICATIONS OF THE SOIL REPORT. FILL MATERIAL SHOULD BE MOISTENED, BUT NOT SATURATED JUST PRIOR TO PLACING CONCRETE.

CONCRETE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

12. CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY AND APPROVED BY THE STRUCTURAL ENGINEER.

REINFORCING STEEL:

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

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

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

STEEL:

1. MATERIALS: ROLLED W SHAPES, SHALL CONFORM TO ASTM A992 (FY=50 KSI). ALL OTHER STRUCTURAL STEEL SHAPES, ROLLED SECTIONS, BARS AND PLATES SHALL CONFORM TO ASTM A36 (FY = 36 KSI). ALL PIPE STEEL SHALL BE ASTM A501 (FY = 36 KSI) OR ASTM A53, TYPE E OR S, GRADE B (FY = 35 KSI). ALL TUBULAR STEEL SHALL BE ASTM A500 (FY = 46 KSI).

2. ALL BOLTS AND STUDS SHALL BE ASTM A307, UNLESS NOTED OTHERWISE. ALL EXPANSION BOLTS TO HAVE CURRENT ICBO RATING FOR MATERIAL INTO WHICH INSTALLATION TAKES PLACE. HEADED STUDS SHALL CONFORM TO ALL REQUIREMENTS OF THE LATEST EDITION OF THE "RECOMMENDED PRACTICES FOR STUD WELDING" AND THE "STRUCTURAL WELDING CODE" PUBLISHED BY AWS. ALL BOLTS, ANCHOR BOLTS, EXPANSION BOLTS, ETC. SHALL BE INSTALLED WITH STEEL WASHERS AT FACE OF WOOD OR AT SLOTTED HOLES IN STEEL SECTIONS.

3. ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.

4. WELDING SHALL BE BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. ALL WELDING SHALL USE E70 SERIES LOW HYDROGEN RODS UNLESS NOTED OTHERWISE. ALL WELDING PER LATEST AMERICAN WELDING SOCIETY STANDARDS. ALL WELDS ON DRAWINGS ARE SHOWN AS SHOP WELDS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT HIS DISCRETION. ALL FULL PENETRATION WELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.

5. STEEL TO STEEL BOLTED CONNECTIONS: HIGH STRENGTH BOLTS SHALL BE ASTM A325N AND SHALL BE INSTALLED AS BEARING-TYPE CONNECTIONS WITH THREADS INCLUDED IN SHEAR PLANE (TYPE "N" CONNECTION). BOLTS MAY BE TIGHTENED USING ANY AISC APPROVED METHOD.

6. DRYPACK SHALL BE 5,000 PSI FIVE STAR NON-SHRINK GROUT OR EQUIVALENT. INSTALL DRYPACK UNDER BEARING PLATES BEFORE FRAMING MEMBER IS INSTALLED. AT COLUMNS, INSTALL DRYPACK UNDER BASE PLATES AFTER COLUMN HAS BEEN PLUMBED BUT PRIOR TO FLOOR OR ROOF INSTALLATION.

STEEL DECKING:

1. ROOF DECK(PBC ROOF PANEL): DECK SHALL BE ⅞" DEEP, 32" WIDE, 26 GAGE STEEL, WITH MINIMUM YIELD STRESS OF 60 KSI, WITH MINIMUM S = 0.059 IN^3 AND I = 0.027 IN^4 PER FOOT OF WIDTH.

2. ROOF DECK ATTACHMENT: DECK SHALL BE ERECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AS 3 SPAN MINIMUM. SCREW DECK TO SUPPORTING MEMBERS WITH TEKS 12-24X1½" SCREWS W/ TEKS/5 DRILL POINT AT 36/4 SCREW PATTERN AT SHEET ENDS, END LAPS AND AT INTERMEDIATE SUPPORTS, AND AT 12" ON CENTER AT PERIMETER BEAMS AND OPENING EDGES RUNNING PARALLEL TO THE DECK.

SPECIAL INSPECTION ITEMS:

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

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

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

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

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

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

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

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

3. QUALITY ASSURANCE PROGRAM:

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

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

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

DRAWING INDEX

SHEET	DESCRIPTION	DETAILS
S1	GENERAL STRUCTURAL NOTES	---
S2	FOUNDATION PLAN	100-SERIES
S3	ROOF FRAMING PLAN	200-SERIES

This drawing is the property of FROST Structural Engineering, Inc. Legally, the drawing can NOT be copied in whole or in pieces. It is only to be used for the project and site specifically identified hereon and is not to be used on any other project. Contractor shall carefully review all dimensions, details, and conditions and report at once any error, inconsistency or omission discovered before construction. The contractor assumes full liability for deviations from the intent of these plans.

JOB NO.: 2020-134 | PROJECT MANAGER: AGK | CAD OPERATOR: MJS

FROST STRUCTURAL ENGINEERING
1678 Oaklawn Drive, Suite C
Prescott, Arizona 86305
phone: 928.776.4757
fax: 928.776.4931
info@frost-structural.com

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

CERTIFICATE NO. 27341 RICHARD K. BLATTER 6/30/21 REGISTERED PROFESSIONAL ENGINEER (Structural) ARIZONA U.S.A.

EXPIRES 9/30/2020

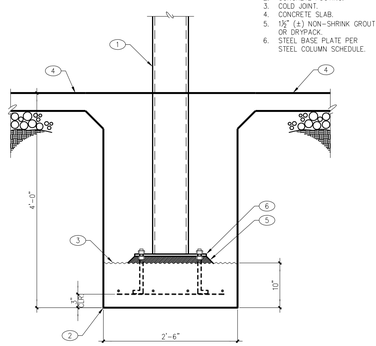
W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: GENERAL STRUCTURAL NOTES

PROJECT: The Valley Warehouse
5880 N. Prairie Lane
Prescott Valley, AZ 86314

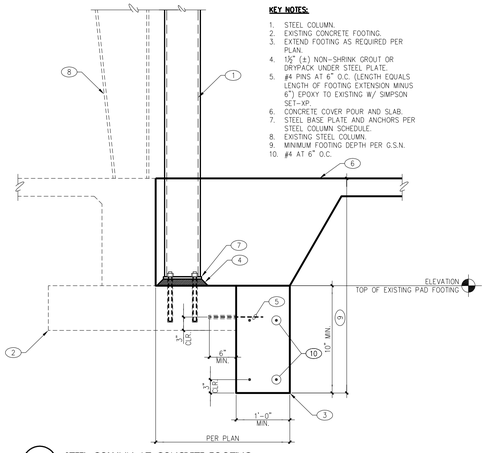
PROJECT: 103-33-320A

DRAWN BY: MJS
CHECKED BY: AGK
DATE: 8/5/20
SCALE: AS NOTED
JOB NO.: 2020-134
SHEET: **S1**



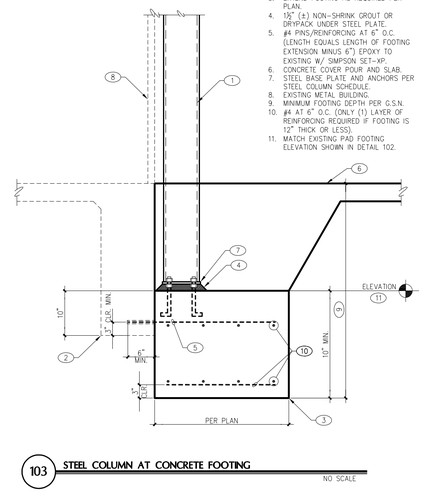
101 STEEL COLUMN AT CONCRETE FOOTING

NO SCALE



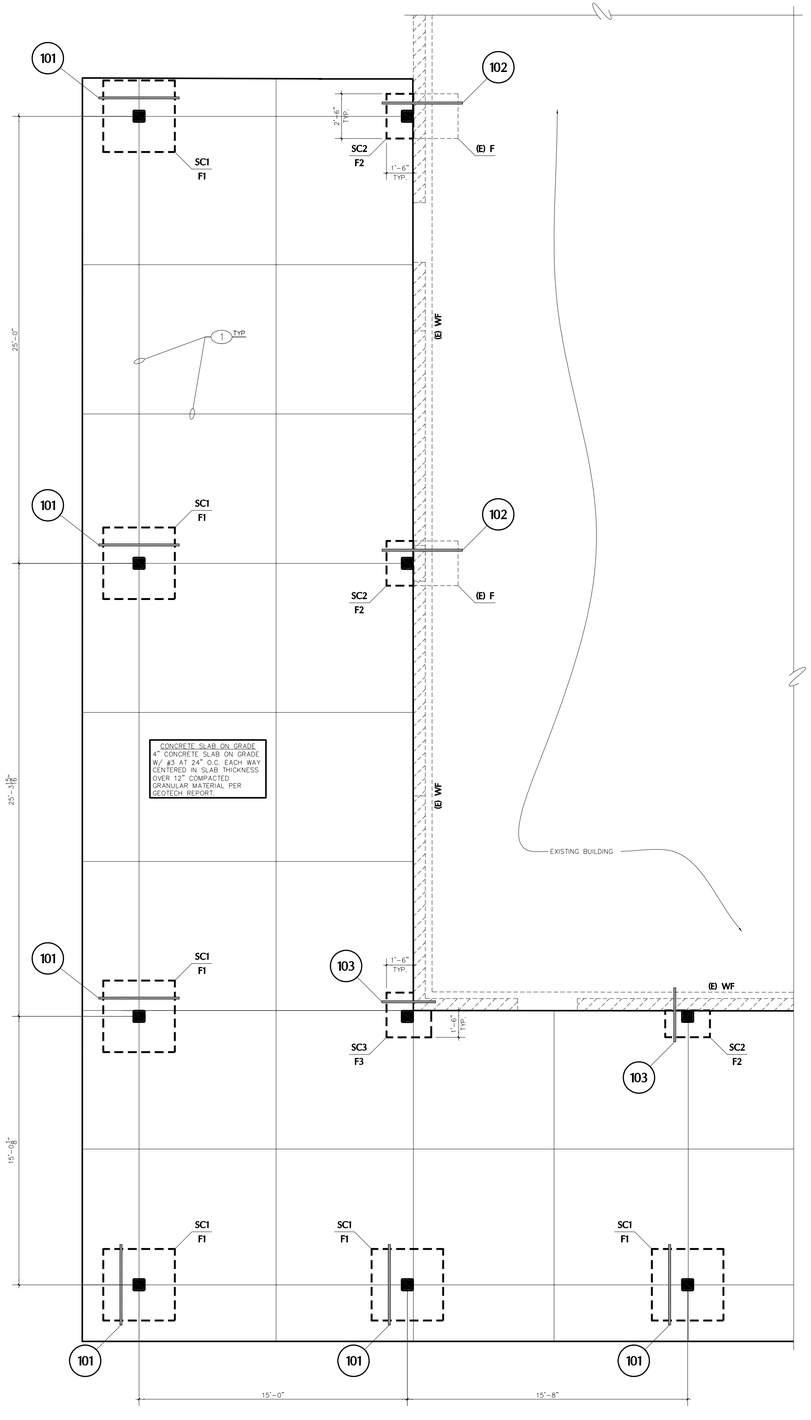
102 STEEL COLUMN AT CONCRETE FOOTING

NO SCALE



103 STEEL COLUMN AT CONCRETE FOOTING

NO SCALE



FOUNDATION PLAN

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

PLAN KEYNOTES

1. CONTROL JOINT PER ARCHITECTURAL DRAWINGS.

WALL SCHEDULE

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

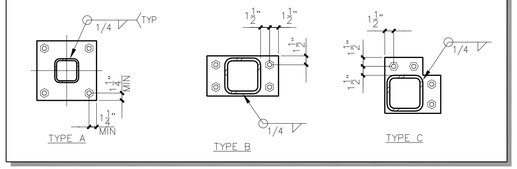
AS SEEN ON PLANS	INDICATES-
	EXISTING METAL BUILDING WALL.

FOUNDATION PLAN NOTES

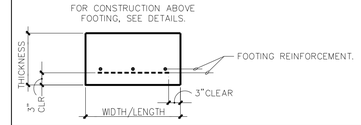
1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2. THE DEPTH OF FOOTING DIMENSION INDICATED IN THE G.S.N. IS A MINIMUM. FOUNDATION CONTRACTOR SHALL COORDINATE WITH THE SOILS REPORT AND OTHER TRADES TO INSURE THAT THESE MINIMUMS ARE SUFFICIENT FOR THE WORK. SEE TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.
3. WF1, WF2, ETC. – AS SHOWN ON PLAN INDICATES A CONTINUOUS WALL FOOTING. SEE WALL FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
4. F1, F2, ETC. – AS SHOWN ON PLAN INDICATES A CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
5. SC1, SC2, ETC. – AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
6. FOR SIDEWALK AND LANDING LOCATIONS, SEE ARCHITECTURAL DRAWINGS.

STEEL COLUMN (SC) SCHEDULE

MARK	SIZE	BASE CONNECTION	BASE CONNECTION TYPE	REMARKS
SC1	HSS8X8X5/16	14" SQ. X 3/8" THK STEEL PLATE W/ (4) 3/4"ø X 10" J-BOLTS W/ DOUBLE NUTS	TYPE A	---
SC2	HSS8X8X5/16	14" X 9" X 3/8" THK STEEL PLATE W/ (4) 3/4"ø X 10" J-BOLTS W/ DOUBLE NUTS	TYPE B	EPOXY 3/4"ø THREADED ROD ANCHORS WITH 10" EMBEDMENT AT EXISTING FOOTINGS USING SIMPSON SET-XP
SC3	HSS8X8X5/16	3/8" THK STEEL PLATE W/ (4) 3/4"ø X 10" J-BOLTS W/ DOUBLE NUTS	TYPE C	---



CONCRETE FOOTING (F) SCHEDULE



MARK	DIMENSIONS LENGTH	DIMENSIONS WIDTH	DIMENSIONS THICKNESS	FOOTING REINFORCING	REMARKS
F1	30"	30"	48"	(5) #4 EACH WAY	SEE DETAIL 101
F2	SEE PLAN/DETAIL(S)			#4 AT 6" O.C. EACH WAY	SEE DETAILS 102 AND 103
F3	SEE PLAN/DETAIL(S)			#4 AT 6" O.C. EACH WAY	SEE DETAIL 103

LOCATION OF DETAILS

SHEET	DESCRIPTION	DETAILS
S2	FOUNDATION DETAILS	100-SERIES
S3	FRAMING DETAILS	200-SERIES

This drawing is the property of FROST Structural Engineering, Inc. Legally, the drawing can NOT be copied in whole or in pieces. It is only to be used for the project and site specifically identified hereon and is not to be used on any other project. Contractor shall carefully review all dimensions, details, and conditions and report at once any error, inconsistency or omission discovered before construction. The contractor assumes full liability for deviations from the intent of these plans.

JOB NO.: 2020-134 | PROJECT MANAGER: AGK | CAD OPERATOR: MJS

FROST STRUCTURAL ENGINEERING
1678 Oaklawn Drive, Suite C
Prescott, Arizona 86305
phone: 928.776.4757
fax: 928.776.4931
info@frost-structural.com

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Registered Professional Engineer (Structural) CERTIFICATE NO. 27341 RICHARD K. BLATTNER 6/30/20 Date Signed ARIZONA U.S. EXPIRES 9/30/2020

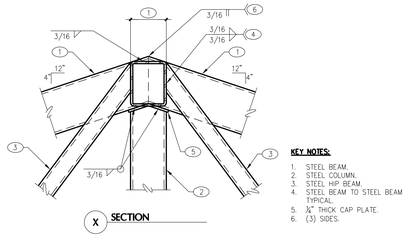
W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

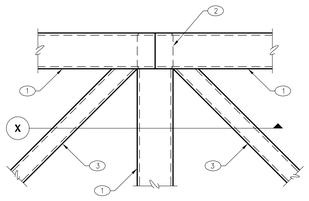
DRAWING: FOUNDATION PLAN

PROJECT: The Valley Warehouse
5880 N. Prairie Lane
Prescott Valley, AZ 86314

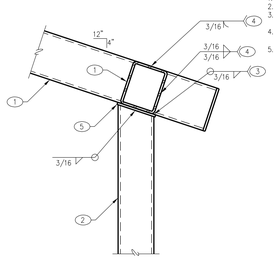
PROJECT: 103-33-320A

DRAWN BY	MJS
CHECKED BY	AGK
DATE	8/5/20
SCALE	AS NOTED
JOB NO.	2020-134
SHEET	S2

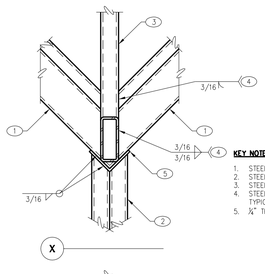


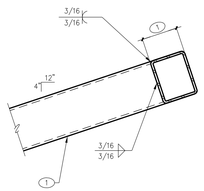


204 STEEL BEAM AT STEEL COLUMN
NO SCALE

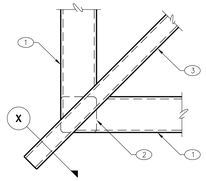


201 STEEL BEAM AT STEEL COLUMN
NO SCALE

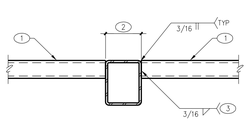




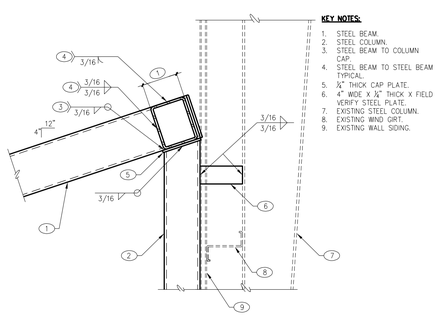
205 STEEL BEAM AT STEEL BEAM
NO SCALE



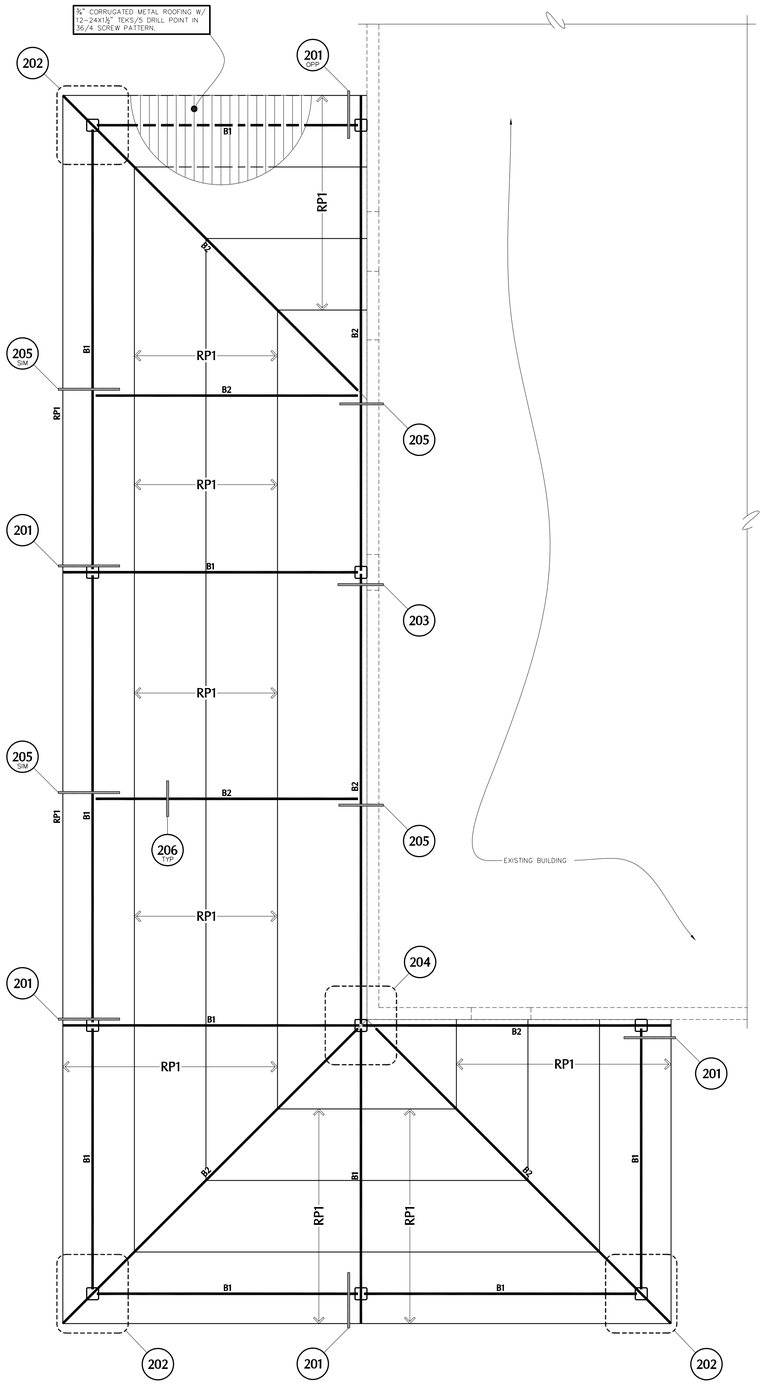
202 STEEL BEAM AT STEEL COLUMN
NO SCALE



206 STEEL ROOF PURLINS AT STEEL BEAM
NO SCALE



203 STEEL BEAM AT STEEL COLUMN
NO SCALE



ROOF FRAMING PLAN

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

WALL SCHEDULE	
NOTE:	SEE PLAN SCHEDULES, DETAILS AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
AS SEEN ON PLANS	INDICATES–
	EXISTING METAL BUILDING WALL BELOW.

ROOF FRAMING PLAN NOTES

1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2. B1, B2, ETC. – AS SHOWN ON PLAN INDICATES A BEAM. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
3. RP1, RP2, ETC. – AS SHOWN ON PLAN INDICATES ROOF PURLINS. SEE ROOF PURLIN SCHEDULE FOR ADDITIONAL INFORMATION.
4. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.

BEAM (B) SCHEDULE

MARK	SIZE	CAMBER
B1	HSS10X8X5/16	---
B2	HSS10X4X5/16	---

ROOF PURLIN (RP) SCHEDULE

MARK	JOIST	REMARKS
RP1	HSS4X2½X5/16 AT 48" O.C.	---

LOCATION OF DETAILS

SHEET	DESCRIPTION	DETAILS
S2	FOUNDATION DETAILS	100–SERIES
S3	FRAMING DETAILS	200–SERIES

This drawing is the property of FROST Structural Engineering, Inc. Legally, the drawing can NOT be copied in whole or in pieces. It is only to be used for the project and site specifically identified hereon and is not to be used on any other project. Contractor shall carefully review all dimensions, details, and conditions and report at once any error, inconsistency or omission discovered before construction. The contractor assumes full liability for deviations from the intent of these plans.

JOB NO.: 2020-134	PROJECT MANAGER: AGK	CAD OPERATOR: MJS

FROST STRUCTURAL ENGINEERING
1678 Oaklawn Drive, Suite C
Prescott, Arizona 86305
phone: 928.776.4757
fax: 928.776.4931
info@frost-structural.com

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Registered Professional Engineer (Structural) CERTIFICATE NO. 27341 RICHARD K. FROST STATE OF ARIZONA U.S. EXPIRES 9/30/2020

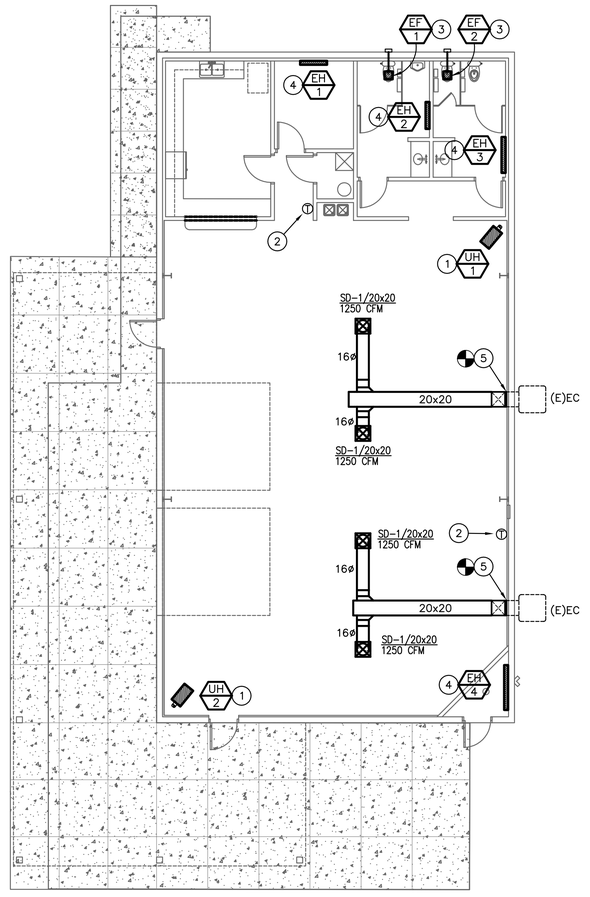
W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: ROOF FRAMING PLAN

PROJECT: The Valley Warehouse
5880 N. Prairie Lane
Prescott Valley, AZ 86314

PROJECT: 103-33-320A

DRAWN BY	MJS
CHECKED BY	AGK
DATE	8/5/20
SCALE	AS NOTED
JOB NO.	2020-134
SHEET	S3



KEYNOTES

1. GAS-FIRED UNIT HEATER SUPPORTED FROM STRUCTURE, WITH TYPE "B" FLUE UP THROUGH ROOF. UNIT HEATER MOUNTING HEIGHT SHALL BE APPROXIMATELY 12' TO BOTTOM OF HEATER. COORDINATE EXACT MOUNTING HEIGHT WITH OWNER AS TO NOT CONFLICT PRODUCTION EQUIPMENT.
2. PROVIDE UNIT HEATER WITH LOW VOLTAGE THERMOSTAT WITH INSULATED SUB-BASE.
3. CEILING MOUNTED EXHAUST FAN WITH BACKDRAFT DAMPER. TRANSITION EXHAUST DUCT FROM UNIT DISCHARGE AND ROUTE TO MANUFACTURER'S WALL DISCHARGE CAP. MAINTAIN A MINIMUM 10' CLEARANCE FROM ALL OUTSIDE AIR INTAKES. FAN SHALL OPERATE VIA WALL SWITCH.
4. ELECTRIC BASE BOARD HEATER WITH INTEGRAL THERMOSTAT.
5. CONNECT TO EXISTING AND EXTEND EVAP COOLER SUPPLY DUCT UP ALONG WALL AND AS HIGH AS POSISBLE ALONG CEILING.

M1 Mechanical Plan

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

Plan North

Nov 10, 2016 - 3:44pm

OSE Design Group, LLC Consulting Engineers
611 West Delano Ave
Prescott, AZ 86301
(928) 443.7353
Project #16094
11759 N. 143rd Ave.
Surprise, AZ 85379
(623) 444-6143

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Registered Professional Engineer
33491
WILLIAM MARK ODELL
date signed 08/17/16
ARIZONA U.S.A.

W. Alan Kenson & Associates, P.C.
P 928-443-5812
F 928-443-5815
P.O. Box 11593
Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Mechanical Plan

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

DRAWN BY
CHECKED BY
DATE
JOB NO. 691
SHEET

M1.1

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. 2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS.

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, WITH 1", 1 1/2 LB. DENSITY DUCT LINER. 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. DUCT INSULATION: ACCEPTABLE MANUFACTURERS: CSG, JOHNS-MANSVILLE.

FLEXIBLE DUCT
FLEXIBLE DUCT MAY BE USED FOR FINAL CONNECTION TO AIR DISTRIBUTION DEVICES, BUT SHALL NOT EXCEED 6 FEET IN LENGTH. FLEXIBLE DUCT SHALL HAVE A MINIMUM R-5 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.

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

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

ACCEPTABLE MANUFACTURERS

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

UNIT HEATERS: STERLING, MODINE, REZNOR.
GRILLES, REGISTERS, DIFFUSERS: KRUEGER, METAL-AIRE, TITUS, FLEXIBLE DUCT: GENFLEX, THERMAFLEX, OR EQUIVALENT.
EXHAUST FANS: GREENHECK, LOREN COOK AND PENN VENTILATOR.
DUCT AND PIPE INSULATION: KNAUF, OWENS-CORNING, MANVILLE, CERTAIN-TEED, PPG.

EXHAUST FANS

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

UNIT HEATER SCHEDULE

EQUIP. NO.	MANUFACTURER	MODEL NO.	SERVICE/ LOCATION	BLOWER		MOTOR		HEATER			FLUE (DIA.)	WT. (LBS)	REMARKS
				CFM	ESP	HP	VOLTS/ PHASE	FUEL	MAX. INPUT MBH	MIN. OUTPUT MBH			
1	REZNOR	F-75	WAREHOUSE	980	N/A	1/15	120/1	NAT. GAS	75	60	5" OVAL	88	1 2 3
1	REZNOR	F-75	WAREHOUSE	980	N/A	1/15	120/1	NAT. GAS	75	60	5" OVAL	88	1 2 3

1. PROVIDE UNIT HEATER WITH LOW VOLTAGE THERMOSTAT WITH INSULATED SUB-BASE.
2. PROVIDE UNIT WITH ELECTRONIC SPARK IGNITION.
3. PROVIDE UNIT WITH 2-POINT SUSPENSION KIT.

EXHAUST FAN SCHEDULE

MARK	SERVES	MANUF.	MODEL	CFM	E.S.P. (in. wg)	MOTOR		DRIVE	SONES	WEIGHT LBS	REMARKS
						HP OR WATTS	V/PH				
1	REST ROOM	GREENHECK	SP-B90	75	.25	54 WATTS	120/1	DIRECT	2.0	10	1 2
2	REST ROOM	GREENHECK	SP-B90	75	.25	54 WATTS	120/1	DIRECT	2.0	10	1 2

1. UNIT TO OPERATE VIA WALL SWITCH.
2. PROVIDE WITH HOODED WALL DISCHARE CAP.

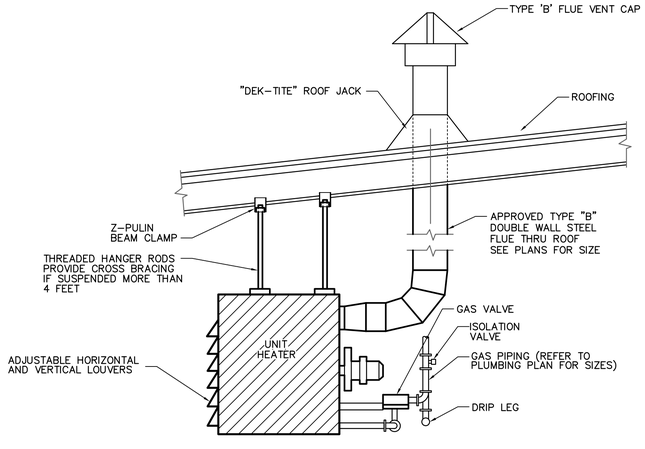
ELECTRIC HEATER SCHEDULE

EQUIP. NO.	MANUFACTURER	MODEL NO.	TYPE	SERVICE/ LOCATION	BLOWER CFM	HEATER WATTS	VOLTS/ PHASE	REMARKS
1	QMARK	2513W	BASEBOARD HEATER	DRESSING	N/A	750	120/1	1
2	QMARK	2512W	BASEBOARD HEATER	MENS	N/A	750	120/1	1
3	QMARK	2514W	BASEBOARD HEATER	WOMENS	N/A	1,000	120/1	1
4	QMARK	2515W	BASEBOARD HEATER	FIRE RISER	N/A	1,250	120/1	1

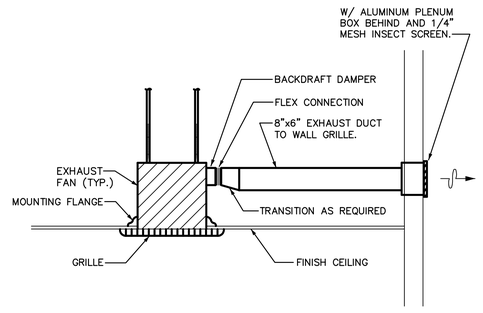
1. PROVIDE WITH MANUFACTURER'S TAMPER-PROOF T-STAT.

GRILLES/REGISTERS/DIFFUSERS SCHEDULE

MARK	DESCRIPTION	MODULE SIZE	TYPE	OBD	FRAME	MATERIAL	FINISH	MANUF.	MODEL	REMARKS
CD-1	SUPPLY DIFFUSER	20" x 20"	EVAP COOLER STEP-DOWN SUPPLY	NO	SURFACE	STEEL	WHITE	H&C	ECSD	16ø NECK



GAS FIRED UNIT HEATER — 2 / M2



EXHAUST FAN DETAIL — 1 / M2

NOT TO SCALE

OSE Design Group, LLC Consulting Engineers
611 West Delano Ave Prescott, AZ 86301 (928) 443.7353
Project #16094
11759 N. 143rd Ave. Surprise, AZ 85379 (623) 444-6143

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

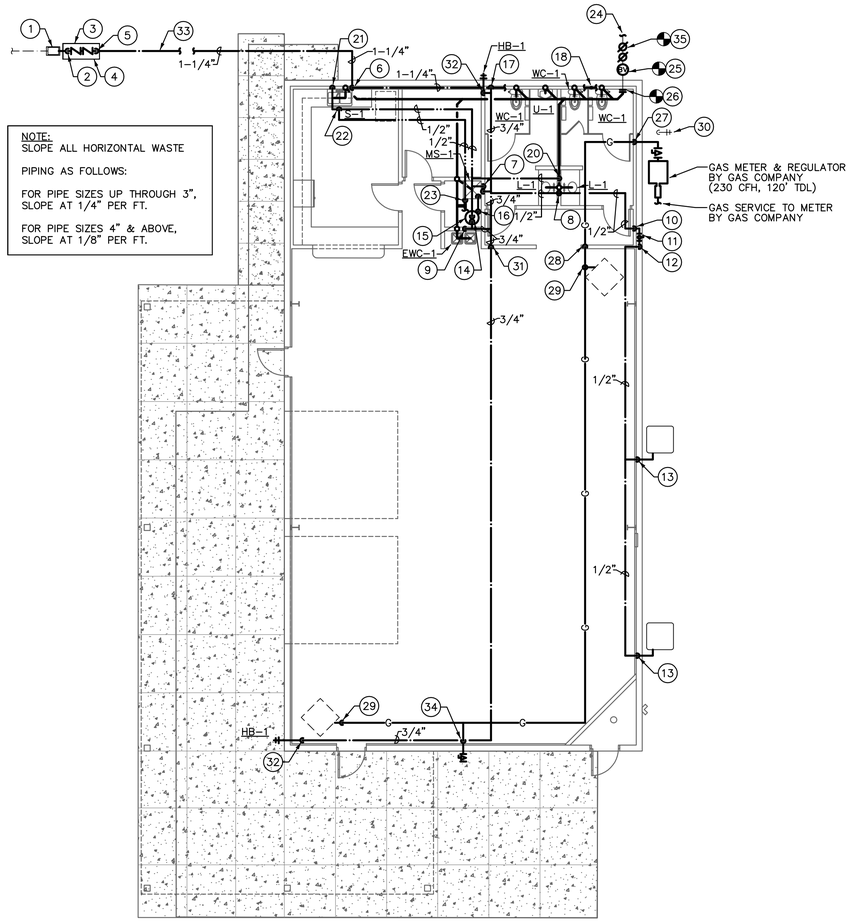
Registered Professional Engineer 33491 WILLIAM MARK ODELL Date Signed 08/01/19 ARIZONA U.S.A.

W. Alan Kenson & Associates, P.C.
P 928-443-5812 P.O. Box 11593
F 928-443-5815 Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Mechanical Schedules/Details
PROJECT: The Valley Warehouse 5880 N. Prairie Ln. Prescott Valley, AZ 86314
APN: 103-33-320A

DRAWN BY	
CHECKED BY	
DATE	
JOB NO.	691
SHEET	M2.1

Nov 10, 2016 - 3:44pm



P1 Plumbing Plan

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

Plan North

SEE WASTE & VENT SCHEMATIC, SHEET P3.1 FOR COMPLETE WASTE & VENT PIPE SIZING.

SEE GAS PIPING DIAGRAM, SHEET P3.1 FOR COMPLETE GAS PIPE SIZING.

PLUMBING NOTE:

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

WATER CLOSETS: 1.6 GALLONS PER FLUSH
URINALS: 1.0 GALLONS PER FLUSH
LAV FAUCETS: .5 GALLONS PER MINUTE
SINK FAUCETS: 2.5 GALLONS PER MINUTE

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.

NOTE:
LOCATIONS AND SIZES FOR ALL ITEMS ARE BASED ON THE BEST INFORMATION AVAILABLE. SOME ITEMS SHOWN ARE TO INDICATE THE INTENT OF THE PLUMBING SYSTEMS BUT MAY NOT NECESSARILY REFLECT THE EXACT ROUTING AND LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL LOCATIONS AND SIZES OF THOSE ITEMS REQUIRING MODIFICATIONS.

KEYNOTES

1. EXISTING 5/8" WATER METER TO REMAIN.
2. NEW 1-1/4" CW OUT OF METER, RISE TO NEW BACKFLOW PREVENTER.
3. NEW 1-1/4" REDUCED PRESSURE TYPE (RPZ) BACKFLOW PREVENTER- INSTALL PER CITY OF PRESCOTT VALLEY REQUIREMENTS. CONTACT CITY FOR APPROVED MANUFACTURERS/MODELS.
4. PROVIDE INSULATED FIBERGLASS ENCLOSURE, EQUAL TO "HOT BOX", SIZE PER MFR. RECOMMENDATIONS. ENCLOSURE SHALL BE ASSE 1060 RATED & ANCHORED TO A CONCRETE BASE PER CITY REQUIREMENTS.
5. 1-1/4" CW OUT OF BACKFLOW PREVENTER, DOWN TO ROUTE BELOW GRADE TO BUILDING.
6. 1-1/4" CW RISE FROM BELOW SLAB TO 1-1/4" HEADER IN WALL, WITH 1/2" TO SINK, 1/2" TO EACH WC, & 3/4" TO URINAL. PROVIDE BLDG. SHUTOFF IN WALL W/ACCESS PANEL.
7. 1/2" H & CW DOWN TO MOP SINK.
8. 1/2" CW DOWN TO 1/2" HEADER, WITH 1/2" TO EACH LAV.
9. 1/2" CW DOWN TO ELECTRIC WATER COOLER.
10. 1/2" CW TO EVAP. COOLER DRAIN DOWN LINE.
11. EVAP. COOLER SUPPLY/DRAIN DOWN SYSTEM, SEE DETAIL, SHEET P2.1.
12. 1/2" CW OUT OF DRAIN DOWN SYSTEM, RISE TO ROUTE AT CEILING.
13. 1/2" CW DOWN IN WALL & EXIT BLDG. TO CONNECT TO EXISTING EVAP. COOLER; PROVIDE NEW NEEDLE VALVE SHUTOFF.
14. 3/4" H & CW DOWN TO WATER HEATER.
15. ELECTRIC WATER HEATER WH-1, MOUNT ON STAND- SEE DETAIL.
16. FULL SIZE WATER HEATER P&T RELIEF DRAIN DOWN TO ROUTE IN WALL & TERMINATE +2" ABOVE MOP SINK RIM WITH 90° ELBOW DOWN.
17. 3/4" CW RISER OFF TOP OF HEADER TO ROUTE ABOVE CEILING.
18. WATER HAMMER ARRESTER, PDI TYPE "B", ON CW HEADER UPSTREAM OF LAST FIXTURE. INSTALL PER MFR. RECOMMENDATIONS.
19. NOT USED.
20. 1/2" HW DOWN TO 1/2" HEADER, WITH 1/2" TO EACH LAV.
21. 1/2" HW DOWN TO SINK.
22. 1/2" HWR LINE OFF TOP OF HW LINE. ROUTE BACK TO RECIRC. PUMP AT WATER HEATER.
23. 1/2" HWR DOWN TO RECIRC. PUMP, SEE WATER HEATER DETAIL FOR PUMP SPEC. & FOR CONTINUATION OF 1/2" HWR LINE.
24. EXISTING WASTE LINE- FIELD VERIFY EXACT SIZE, LOCATION, INVERT & FLOW DIRECTION PRIOR TO CONSTRUCTION.
25. PROVIDE NEW BACKWATER VALVE, LINE SIZE, ON EXISTING BUILDING SEWER TO COMPLY WITH TOWN OF PRESCOTT VALLEY REQUIREMENTS.
26. CONNECT NEW 3" WASTE TO EXISTING WASTE. FIELD VERIFY EXACT SIZE, LOCATION, INVERT & FLOW DIRECTION PRIOR TO CONSTRUCTION.
27. GAS PIPING ENTER BLDG. & RISE TO ROUTE ABOVE CEILING.
28. GAS PIPING RISE TO ROUTE AT CEILING.
29. GAS PIPING TO CEILNG MOUNTED UNIT HEATER.
30. ALL EXISTING HOSE BIBBS/YARD HYDRANTS NOT REMOVED DURING DEMOLITION PHASE SHALL BE RECONNECTED TO NEW BUILDING WATER SUPPLY. CONTRACTOR SHALL FIELD VERIFY ALL HOSE BIBB & HYDRANT SUPPLY LOCATIONS.
31. 3/4" CW RISE TO ROUTE AT CEILING.
32. 3/4" CW DOWN TO NON-FREEZE HOSE BIBB.
33. 1-1/4" SCHEDULE 40 PVC.
34. GAS PIPING DOWN ALONG WALL & EXIT BLDG. TO STUBOUT FOR BBQ.
35. REMOVE EXISTING 3" 1-WAY CLEANOUT & REPLACE WITH NEW 3" 2-WAY CLEANOUT.

PLUMBING LEGEND

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

OSE Design Group, LLC Consulting Engineers
611 West Delano Ave Prescott, AZ 86301 (928) 443.7353
Project #16094
11759 N. 143rd Ave. Surprise, AZ 85379 (623) 444-6143

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Registered Professional Engineer
33491
WILLIAM MARK ODELL
Date Signed 08/07/20
ARIZONA U.S.A.

W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Plumbing Floor Plan

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

DRAWN BY	
CHECKED BY	
DATE	
JOB NO.	691
SHEET	P1.1

Nov 10, 2016 - 3:44pm

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. 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: Schedule 40 PVC piping conforming to ASTM D1785–06, for all water piping installed below grade and not under concrete. Fittings: Schedule 40 PVC fittings conforming to ASTM D2466–06.

2..1.2 Sanitary Waste and Vent Piping:

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

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

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

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

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

2..1.2.6 Plastic: Subject to Architect 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 (Underground): All pipe, tubing, and fittings shall be polyethylene 2306/2406 conforming to ASTM D–1248 and D–3350 for P.E. 2306/2406.

2..1.3.2 (Above grade, exterior): All pipe sizes, black steel pipe, Schedule 40, wrought steel buttwelded fittings.

2..1.3.3 (Above grade, inside building): Schedule 40 black steel. Pipe fittings shall conform to the following:

Pipe 2" and Smaller: Malleable iron threaded fittings.

Pipe 2–1/2" and Larger: Wrought steel buttwelded fittings.

2..1.3.4 Risers: All risers in the system from below grade shall be pre–manufactured anodeless type as manufactured by Central Maufacturing Co., Shawnee, OK, or approved equal.

2..1.4 Tracer Wire: Provide approved 14 gage copper (orange covered) tracer wire along all non metallic underground piping.

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

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

Domestic Hot Water, 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".

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 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.

2..7 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:

Fixtures: American Standard, Eljer, Kohler.

Electric Water Heaters: Ruud, A. O. Smith, American.

Stainless Steel Sinks: Just, Elkay, Moen.

Electric Water Coolers: Oasis, Elkay, Halsey Taylor.

Mop Sinks: Fiat, Mustee, Swan.

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

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

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

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

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

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..1.6 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 privide a dosage of 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 Underground Water Piping: Bury all underground water piping a minimum of 24" below finished grade.Install copper lines below concrete floors so that no joints occur below floor and wrap with 20 mils of polyethylene tape with a minimum of 50% overlap.

3..4 Electrical: Wiring by Electrical Contractor.

PLUMBING FIXTURE SPECIFICATIONS

SYMBOL	DESCRIPTION
WC–2	WATER CLOSET (ADA COMPLIANT): FIXTURE: AMERICAN STANDARD "CADET PRO" 215AA.104, 1.28 GALLONS PER FLUSH, 16–1/2" HIGH RIM, FLOOR MOUNTED, VITREOUS CHINA, ELONGATED BOWL. SEAT: CHURCH 9500 WHITE OPEN FRONT SEAT WITH CONCEALED CHECK HINGE AND WITHOUT COVER. SUPPLIES: EASTMAN C5CR–20–LK, 1/2" x 3/8" ANGLE STOP WITH FLEXIBLE TUBE RISER.
L–1	LAVATORY (COUNTERTOP– ADA COMPLIANT): FIXTURE: AMERICAN STANDARD, MODEL No. 0476.028, 20" x 18" OVAL VITREOUS CHINA, SELF–RIMMING LAVATORY, FRONT OVERFLOW. FAUCET: AMERICAN STANDARD "RELIANT 3" MODEL 7385.050, 4" CENTERSET FAUCET WITH CERAMIC DISC CARTRIDGE, METAL SINGLE LEVER ADA HANDLE, ADJUSTABLE HOT LIMIT SAFETY STOP, CAST BRASS WATERWAY, 0.5 GPM MAXIMUM FLOW RATE AERATOR. SUPPLIES: EASTMAN C5RC–15–LK, ANGLE STOPS WITH FLEXIBLE TUBE RISERS. WASTE: McGUIRE 155WC, OFFSET WHEELCHAIR LAVATORY STRAINER WITH GRID DRAIN, CAST BRASS ELBOW AND OFFSET TAILPIECE. TRAP: McGUIRE 8902, 1–1/4" x 1–1/2" CAST BRASS P TRAP. INSULATE EXPOSED WATER AND WASTE PIPING WITH TRUEBRO LAV–GUARD INSULATION KIT, MODEL 102, WITH ACCESSORY #105.
U–1	URINAL (HANDICAPPED ACCESSIBLE): FIXTURE: AMERICAN STANDARD MODEL No. 6205.010 "GLENBROOK" WHITE VITREOUS CHINA WALL HUNG SIPHON JET URINAL WITH ELONGATED FLUSHING RIM, 3/4" TOP SPUD, WALL HANGER, 2" THREADED FEMALE OUTLET CONNECTION. FLUSH VALVE: SLOAN ROYAL 186 YB, 1.0 GALLON PER FLUSH. MOUNT FIXTURE AT WHEELCHAIR HEIGHT (REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE MOUNTING HEIGHT).
S–1	SINK (2 COMPARTMENT): FIXTURE: JUST MODEL No. DL––2233–A–GR, 22" x 33" x 8" DEEP, 18 GAUGE TYPE 304 STAINLESS STEEL, ADA COMPLIANT SELF RIMMING DOUBLE COMPARTMENT SINK WITH THREE–HOLE PUNCH. FAUCET: JUST J–900, SINGLE LEVER FAUCET WITH AERATOR. SUPPLIES: EASTMAN C5RC–20–LK, 1/2" x 3/8" ANGLE STOPS WITH FLEXIBLE TUBE RISERS. PROVIDE JUST J–35 BASKET STRAINERS WITH 1–1/2" TAILPIECE (2 REQUIRED), AND JUST J–53S 1–1/2" TRAP ASSEMBLY.
MS–1	MOP SINK: FIXTURE: FIAT MODEL MSB–2424, 24" x 24" x 10", FLOOR MOUNTED, MOLDED STONE WITH INTEGRAL STAINLESS STEEL STRAINER EXTENSION. FAUCET: CHICAGO FAUCET 897 CHROME–PLATED SUPPLY FITTING WITH INTEGRAL STOPS, VACUUM BREAKER, 3/4" HOSE THREAD, FLEXIBLE 3/4" RUBBER HOSE AND HOSE BRACKET; MOP HANGER; SILICONE SEALANT INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. TRAP: PROVIDE 2" P TRAP.
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 HEIGHTS.
WH–1	ELECTRIC WATER HEATER: PROVIDE UL LISTED ELECTRIC WATER HEATER OF SIZE, CAPACITY AND MAKE AS SCHEDULED. HEATER SHALL BE WARRANTED FOR A MINIMUM OF 5 FULL YEARS AFTER FINAL ACCEPTANCE OF THE BUILDING. FURNISH HEATER WITH THE FOLLOWING ACCESSORIES: 1. ASME COMBINATION TEMPERATURE AND PRESSURE RELIEF VALVE RATED IN EXCESS OF HEATER INPUT. RUN FULL SIZE DRAIN TO TERMINATE AS SHOWN ON DRAWINGS. 2. AUTOMATIC THERMOSTAT ACTUATED CONTROLS WITH 100% SHUTOFF. 3. HIGH–LIMIT CONTROLS. 4. TANK DRAIN. 5. BRASS NIPPLES FOR PIPE CONNECTIONS. 6. HEATER SHALL BE FACTORY INSULATED AND SHEET METAL JACKETED.
WHA	WATER HAMMER ARRESTER: SIOUX CHIEF "HYDRA–RESTER", WHERE REQUIRED IN PIPING SYSTEMS. SIZE FOR FIXTURE UNIT LOAD, WITH NESTING TYPE BELLOWS CONTAINED WITHIN, CASING AND BELLOWS SHALL BE CONSTRUCTED OF STABILIZED 18–8 STAINLESS STEEL.
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.

FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	TRAP SIZE	WASTE	VENT	COLD WATER	HOT WATER	REMARKS
WC–1	WATER CLOSET	INT.	4"	2"	1/2"	–	TANK TYPE, ADA
U–1	URINAL	INT.	2"	1–1/2"	3/4"	–	WALL HUNG, .5 GPF, ADA
L–1	LAVATORY	1–1/4" x 1–1/2"	1–1/2"	1–1/2"	1/2"	1/2"	WALL MOUNTED, ADA
S–1	SINK	1–1/2"	2"	1–1/2"	1/2"	1/2"	STAINLESS STEEL, 2–COMP.
MS–1	MOP SINK	2"	2"	1–1/2"	1/2"	1/2"	FLOOR TYPE
EWC–1	ELECT. WATER COOLER	1–1/4" x 1–1/2"	1–1/2"	1–1/2"	1/2"	–	ADA COMPLIANT SPLIT LEVEL
HB	HOSE BIIBB	–	–	–	3/4"	–	FREEZE PROOF TYPE

WATER CALCULATION:

32 FIXTURE UNITS = 21 GALLONS PER MINUTE (GPM)
(PREDOMINANTLY FLUSH TANK)

PIPE LENGTH TAP TO METER	90 FT.
PIPE LENGTH METER TO LAST FIXTURE	91 FT.
VERTICAL PIPE LENGTH TO HIGHEST FIXTURE	5 FT.
TOTAL PIPE LENGTH	186 FT.
FITTING LOSS (20%)	37 FT.
TOTAL DEVELOPED LENGTH	223 FT.

WATER PIPE SIZING CRITERIA

STREET PRESSURE	60.00 PSI*
WATER METER LOSS (5/8")	5.00 PSI
BACKFLOW PREVENTER LOSS (1")	10.00 PSI
STATIC LOSS (5' x 0.43)	2.15 PSI
FIXTURE LOSS	20.00 PSI
PRESSURE AVAILABLE FOR PIPING	22.85 PSI

21.85 PSI / 223 FEET x 100 = 10.0 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 60 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.

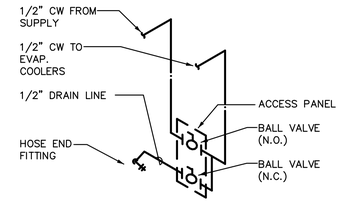
BRANCH PIPE SIZING CHART FOR 10 PSI LOSS

PIPE SIZE	G.P.M.	F.U.(TANK)
1/2"	4	4
3/4"	10	13
1"	20	30
1–1/4"	35	65

FIXTURE UNIT CALCULATIONS

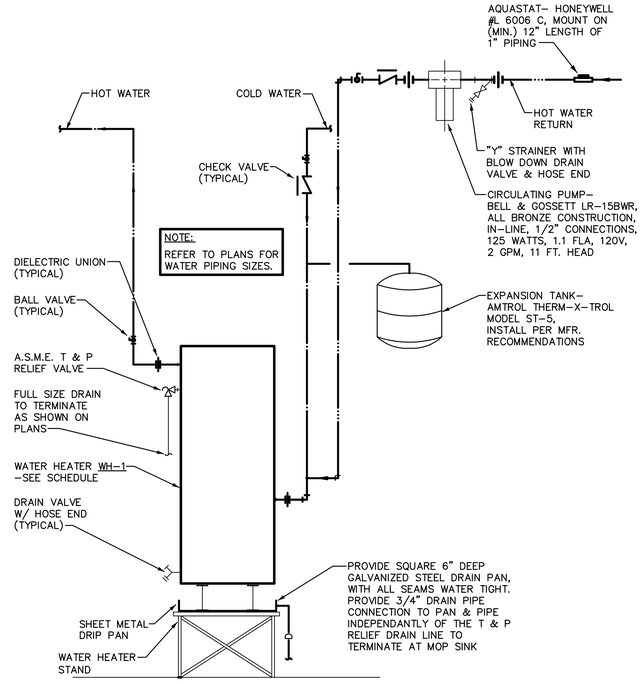
DESCRIPTION	QTY	F.U. EACH		TOTAL F.U.	
		WASTE	WATER	WASTE	WATER
WATER CLOSET	3	4	5	12	15
LAVATORY	2	1	2	2	4
URINAL	1	2	5	2	5
ELECT. WATER COOLER	1	1	1	1	1
SINK	1	2	4	2	4
MOP SINK	1	2	3	2	3

GRAND TOTAL FU = 32



DRAIN DOWN SYSTEM DETAIL FOR EVAP. COOLERS

NOT TO SCALE



WATER HEATER WH-1 DETAIL

NO SCALE

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	EGSP20	20	2	120/1	8.2	140	

Nov 10, 2016 - 3:44pm

REVISIONS | BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Registered Professional Engineer
33491
WILLIAM MARK ODELL
Date Signed 08/01/20
ARIZONA U. S. A.

W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Plumbing Schedules and Details

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

DRAWN BY

CHECKED BY

DATE

JOB NO. 691

SHEET P2.1

OSE Design Group, LLC Consulting Engineers
611 West Delano Ave
Prescott, AZ 86301
(928) 443.7353
Project #16094
11759 N. 143rd Ave.
Surprise, AZ 85379
(623) 444-6143

GAS PIPING NOTES:

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

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

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

4. PROVIDE SHUT-OFF COCK, UNION AND 6" LONG DIRT LEG WITH CAP AT EACH GAS LINE DROP TO APPLIANCE.

5. ALL GAS USING EQUIPMENT TO BE NATURAL FUEL.

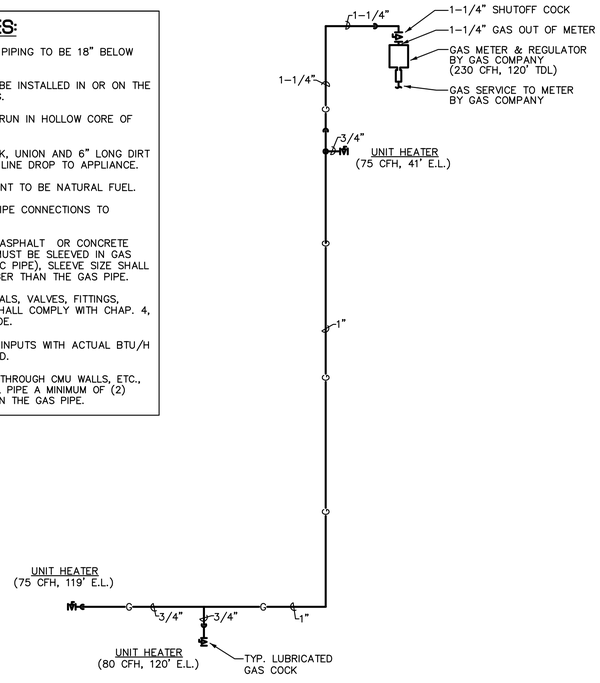
6. DO NOT USE FLEXIBLE PIPE CONNECTIONS TO EQUIPMENT.

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

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

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

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



GAS PIPING DIAGRAM

NTS

PLUMBING GENERAL NOTES:

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

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

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

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

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

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

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

8. NOT USED.

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

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

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

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

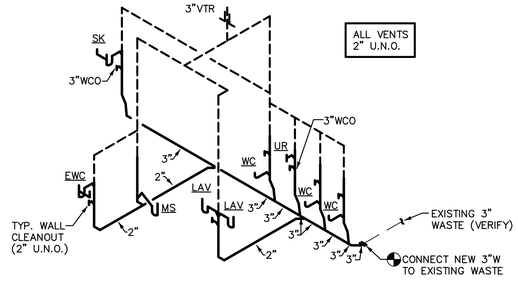
13. WHERE POSSIBLE, TIE VENTS TOGETHER SO THAT A MINIMUM NUMBER TERMINATE THROUGH ROOF.

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

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

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

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



WASTE AND VENT SCHEMATIC

NTS

OSE Design Group, LLC Consulting Engineers
611 West Delano Ave Prescott, AZ 86301 (928) 443.7353
Project #16094
11759 N. 143rd Ave. Surprise, AZ 85379 (623) 444-6143

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Registered Professional Engineer
33491
WILLIAM MARK ODELL
Date Signed 09/07/2016
ARIZONA U.S.A.

W. Alan Kenson & Associates, P.C.
P 928-443-5812
F 928-443-5815
P.O. Box 11593
Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Plumbing Schematics

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

DRAWN BY	
CHECKED BY	
DATE	
JOB NO.	691
SHEET	P3.1

Nov 10, 2016 - 3:44pm

ELECTRICAL SYMBOLS

NOTE: NOT ALL SYMBOLS ARE USED ON THIS PROJECT

- A / a — FLUORESCENT FIXTURE, WITH FIXTURE DESIGNATED BY LETTER. SMALL LETTER INDICATES SWITCH LEG
- NL — NIGHT LIGHT– NOT SWITCHED
- FLUORESCENT STRIP FIXTURE.
- CEILING OR WALLMOUNTED FIXTURE.
- O_{PC} — PORCELAIN PULL CHAIN FIXTURE
- (J) — JUNCTION BOX
- (J) — 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. TYPE, RATING AS NOTED
- DUPLEX RECEPTACLE, + 18" A.F.F. (20A)
- DUPLEX RECEPTACLE ABOVE COUNTER, VERIFY HEIGHT. (20A)
- FOURPLEX RECEPTACLE, + 18" A.F.F. (20A)
- HALF SWITCHED DUPLEX RECEPTACLE (20A)
- SPECIAL RECEPTACLE – SIZE & TYPE AS NOTED
- POWER / PHONE / DATA FLUSH FLOOR OUTLET
- TELEPHONE OUTLET PLASTER RING AT + 18" A.F.F. HUBBELL #P12 COVERPLATE. 3/4"C TO CEILING SPACE UNLESS SHOWN WITH HOMERUNS.
- DATA SYSTEM OUTLET, 4" SQUARE BOX AND COVERPLATE, 3/4" C. TO CEILING SPACE UNLESS SHOWN WITH HOMERUN, + 18" A.F.F.
- TELE/DATA COMBO OUTLET, 4" SQUARE BOX AND COVERPLATE, 3/4" C. TO CEILING SPACE UNLESS SHOWN WITH HOMERUN, + 18" A.F.F.
- CABLE TELEVISION (CATV) OUTLET PLASTER RING AT + 18" A.F.F. U.N.O. HUBBELL COVERPLATE. 3/4"C TO CEILING SPACE UNLESS SHOWN WITH HOMERUNS.
- TELPHONE SYSTEM CONDUIT HOMERUN WITH NYLON PULLWIRE (1"C MIN UNO)
- TV — CLOSED CIRCUIT TV (CCTV) OUTLET SAME AS CATV OUTLET
- DOOR CHIME
- REMOTE CONTROL STATION @ +48" AFF
- DISCONNECT SWITCH, FUSE PER EQUIPMENT MANUFACTURERS RECOMMENDATION. OUTSIDE NEMA 3R – N.F. = NON–FUSED.
- COMBINATION STARTER AND FUSIBLE DISCONNECT SWITCH SIZE AS NOTED
- (E) — EQUIPMENT TERMINATION CONNECTION POINT VERIFY EXACT LOCATION LOAD AND VOLTAGE AS NOTED
- MOTOR
- 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

ALL WIRING #6 AWG AND LARGER SHALL BE XHHW COPPER. #8 AWG AND SMALLER SHALL BE THHN/THWN COPPER

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
NF	NON–FUSED
UNO	UNLESS OTHERWISE NOTED
FBO	FURNISHED BY OTHERS
NL	NIGHT LIGHT
TYP	TYPICAL
EDF	ELECTRIC DRINKING FOUNTAIN
TMB	TELEPHONE MOUNTING BOARD
TTC	TELEPHONE TERMINAL CABINET
SES	SERVICE ENTRANCE SECTION
EF	EXHAUST FAN

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. ALL WIRING TO BE INSTALLED IN RACEWAYS. TYPE OF RACEWAY SHALL BE AS REQUIRED BY CODE. MINIMUM CONDUIT SIZE SHALL BE 1/2". MC CABLE WILL BE ALLOWED WHERE APPROVED BY LOCAL AUTHORITIES..
7. BRANCH CIRCUIT WIRING SHALL BE THHN/THWN INSULATION. PANEL FEEDERS SHALL BE TYPE XHHW. OR THHN/THWN ALL WIRE SHALL BE COPPER. MINIMUM WIRE SIZE SHALL BE #12.
8. PROVIDE CODE SIZED BOND WIRE IN ALL EMT, FLEXIBLE CONDUIT, MC, OR AC 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

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 F–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.

PANELBOARD MP SCHEDULE

MAINS: 200A MCB
VOLTAGE: 120/240V, 1ø, 3W
TYPE: SQ D (EXISTING)
LOAD–VA
LOCATION: ON UTILITY POLE SEE PLAN
MOUNTING: SURFACE (NEMA 3R)
MIN. A.I.C.: 22,000

CIRCUIT DESCRIPTION	BKR.	CIR. NO.	ØA	ØB	CIR. NO.	BKR.	CIRCUIT DESCRIPTION
EXIST. POLE RECEPT.	20/1	1	180		2	100/2	SPARE
EXIST. POLE LIGHTS		3		500	4		
EXIST. POLE		5	500		6	15/1	
SPARE	30/2	7			8		
		9			10	2	
	30/2	11			12	–/1	
		13			14	50/2	
	20/2	15			16		
		17			18		SPACE
△ NEW PARKING LOT LIGHTS	20/1	19		517	20		
△ NEW J–BOX FOR HOT BOXES	20/1	21	200		22		
SPACE		23			24	200/2	SUB–FEED PANEL 'A'
		25			26		(VERIFY PHYSICAL BREAKER SIZE &
		27			28		REQUIREMENTS)
		29		16500	30	4	
TOTAL LOAD PER PHASE:			17255	17517	HI# 17517 / 120 = 145.9 AMPS		

PYISCAL

PANELBOARD A1 SCHEDULE

MAINS: 100A MLO
VOLTAGE: 120/240V, 1ø, 3W
TYPE: SQ D (EXISTING)
LOAD–VA
LOCATION: SEE PLAN
MOUNTING: SURFACE
MIN. A.I.C.: EXISTING

CIRCUIT DESCRIPTION	BKR.	CIR. NO.	ØA	ØB	CIR. NO.	BKR.	CIRCUIT DESCRIPTION
LIGHTS & FANS	20/1	1	1500		2	20/1	RECEPT'S. – EDF
SPARE		3	600		4		
RECEPT'S.		5	800	540	6		
		7	800	360	8		
		9	360	800	10	30/2	STACKABLE WASHER/DRYER
		11	2000	600	12		
SPECIAL OUTLET	30/2	13	2000	2000	14	20/1	ELEC. WALL HEATER EH–2
VERIFY REQUIREMENTS W/OWNER		15	750	2000	16		ELEC. WALL HEATER EH–4
SPARE	20/1	17		1000	18		ELEC. WALL HEATER EH–3
LANDSCAPE RECEPT.		19	750	200	20		ELECTRIC WATER HEATER
SPACE		21		2000	22		SPACE
SPACE		23			24		SPACE
TOTAL LOAD PER PHASE:			9560	9500	HI# 9560 / 120 = 79.7 AMPS		

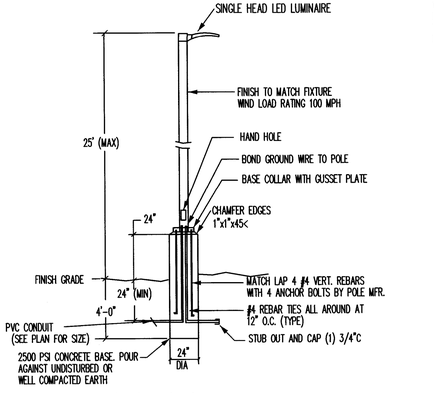
PANELBOARD A SCHEDULE

MAINS: 200A MCB
VOLTAGE: 120/240V, 1ø, 3W
TYPE: SQ D OR EQUAL (COMMERCIAL GRADE)
LOAD–VA
LOCATION: SEE PLAN
MOUNTING: SURFACE (VERIFY W/ARCHITECT)
MIN. A.I.C.: 22/10K SERIES RATED

CIRCUIT DESCRIPTION	BKR.	CIR. NO.	ØA	ØB	CIR. NO.	BKR.	CIRCUIT DESCRIPTION
LIGHTS	20/1	1	1625		2	20/1	RECEPT'S.
LIGHTS		3	540	1200	4		
RECEPT'S.		5	1200	720	6		
RECEPT'S.		7	720	1200	8		
GARAGE DOOR OPENERS		9	1000	800	10		EXIST. EVAP. COOLER
ELEC. WALL HEATER EH–5		11	1130	1250	12		EXIST. EVAP. COOLER
UNIT HEATERS		13	400	1130	14		FIRE ALARM PANEL/GONG
EXTERIOR CONOPY LIGHTS		15	200	700	16		
SPARE		17			18		
		19			20		
SPACE		21			22		SPACE
		23			24		
		25			26		
		27		9500	28	100/2	SUB–FEED PANEL 'A1'
		29	9560		30		
		31			32		SPACE
		33			34		
		35			36		
		37			38		
		39			40		
		41			42		
TOTAL LOAD PER PHASE:			16375	16500	HI# 16375 / 120 = 136.5 AMPS		

PANELBOARD SYMBOLS

- ✱ CONTINUOUS DUTY/LARGEST MOTOR @ 125%
- ● PROVIDE BREAKER W/ HANDLE "LOCK–ON" DEVICE
- ◆ CIRCUIT VIA TIMECLOCK
- ▲ CIRCUIT VIA PHOTOCELL
- □ HACR TYPE CIRCUIT BREAKER
- ⬡ KITCHEN EQUIPMENT @ 65% per nec 220–20
- ○ EXISTING BREAKER W/ EXISTING LOAD
- △ NEW BREAKER W/ NEW LOAD



TYPE 'SA' & 'SC' POLE MOUNTING DETAIL

NO SCALE

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

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

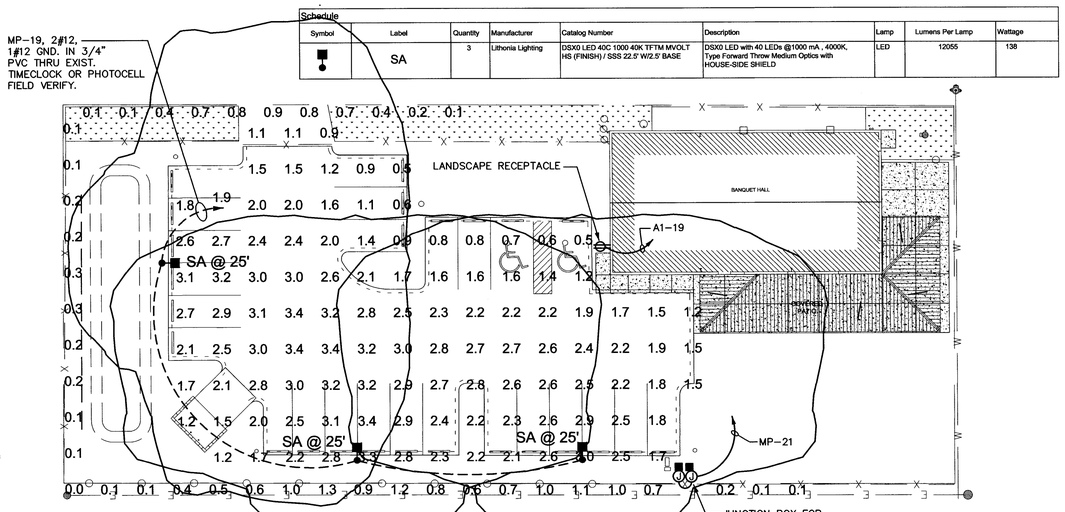
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC @ GRADE	+	2.2 fc	3.4 fc	0.5 fc	6.8:1	4.4:1
PROP LINE FC @ GRADE	+	0.5 fc	1.3 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Wattage
	SA	3	Lithonia Lighting	DSX0 LED 40C 1000 40K TFTM MVOLT HS (FINISH) / SSS 22.5' W/2.5' BASE	DSX0 LED with 40 LEDs @1000 mA , 4000K, Type Forward Throw Medium Optics with HOUSE-SIDE SHIELD	LED	12055	138

MP–19, 2#12, 1#12 GND. IN 3/4" PVC THRU EXIST. TIMECLOCK OR PHOTOCELL FIELD VERIFY.



Lighting Site Plan

Scale: 1"=10'-0"

North

ELECTRICAL DESIGN & CADD SERVICES INC.
1600 LAMB LANE
PRESCOTT, AZ. 86305
PH. (928) 776–4900
FX. (928) 776–7800
E–MAIL: EES@CABLEONE.NET

JOB# 16–51

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Certified Professional Engineer (Electrical) CERTIFICATE NO. 7450 ANGELO OSSANNA Date Signed 6/1/20 ARIZONA, U.S.A.
EXPIRES 12/30/2021

W. Alan Kenson & Associates, P.C.
P 928-443-5812 P.O. Box 11593
F 928-443-5815 Prescott, AZ 86304
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: ELECTRICAL SYBOLS LIST, SPECS, NOTES, ONE–LINE DIAGRAM & PANEL SCHEDULES

PROJECT: The Valley Warehouse, 5880 N. Prairie Ln., Prescott Valley, AZ. 86314

APN: 103-33-320A

DRAWN BY	R.A.
CHECKED BY	A.O.
DATE	11-15-2016
JOB NO.	691
SHEET	E1.1

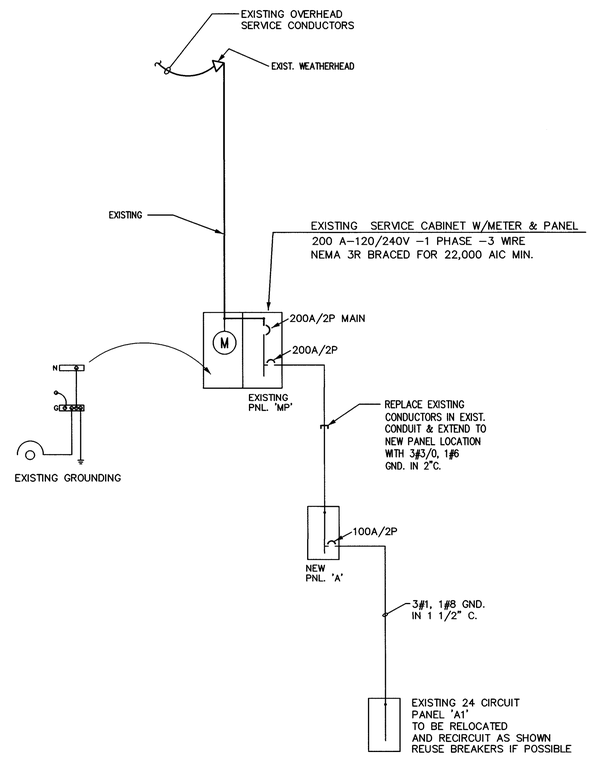
Aug 04, 2020 - 7:49pm

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER AND MODEL NO.	VOLTS	LAMPS	MOUNTING	FINISH	REMARKS
A	LITHONIA LB 3 32 120 GEB 10	120	(3) F032T8/SP35	SURFACE	STANDARD	4' NARROW BODY FLUOR. WRAPAROUND WITH ELECTRONIC BALLAST
B	LITHONIA LB 2 32 120 GEB 10	120	(2) F032T8/SP35	SURFACE	STANDARD	4' NARROW BODY FLUOR. WRAPAROUND WITH ELECTRONIC BALLAST
C	LITHONIA C 2 32 120 GEB10	120	(2) F032T8/SP35	SURFACE	STANDARD WHITE	4' FLUORESCENT STRIP FIXTURE
D	VANITY LIGHT FIXTURE AS SELECTED BY OWNER	120	AS SELECTED	WALL– 4" ABOVE MIRROR		VANITY WALL BRACKET FIXTURE AS SELECTED BY OWNER
E	LITHONIA ZL1D L24 3500LM FST MVOLT 35K 80CRI WH LV	120	LED 39 WATT STRIPLIGHT	CHAIN HUNG	STANDARD WHITE	4' LED STRIP FIXTURE WITH DIMMING DRIVER
F	CUSTOM PENDENT CHANDLER AS SELECTED BY OWNER	120	BY OWNER	PENDANT		
G	LITHONIA AFN DB EXT	120	(2) 6W XENON FURN. W/UNIT	WALL – 18" ABOVE DOOR	BRONZE	COMPACT EMERGENCY LIGHT WITH NI–CAD BATTERY
H	LSI LIGHTING RD 100 INC 120 RUS CA120BLKS G6	120	(1) 100 WATT	CANOPY FIELD VERIFY	RUST	CEILING MOUNT UNDER CANOPY FIXTURE
	LITHONIA LHQM S W 1 R 120 H	120	LED & (2) 6W HAL. FURN'D. WITH UNIT	12" ABOVE DOOR	WHITE HOUSING RED LETTER	COMBINATION EMERGENCY/EXIT LIGHT WITH LEAD–CAL. BATTERY
	LITHONIA ELM627 H1206 N	120	(2) 12W/6V/MR24	WALL– 9'–0" A.F.F.	STANDARD WHITE	EMERGENCY LIGHT WITH NI–CAD BATTERY

NOTE: (1) ALL FLUORESCENT FIXTURES TO BE FURNISHED WITH ELECTRONIC BALLAST(S).

(2) VERIFY ALL FINAL MOUNTING HEIGHTS WITH ARCHITECT/OWNER

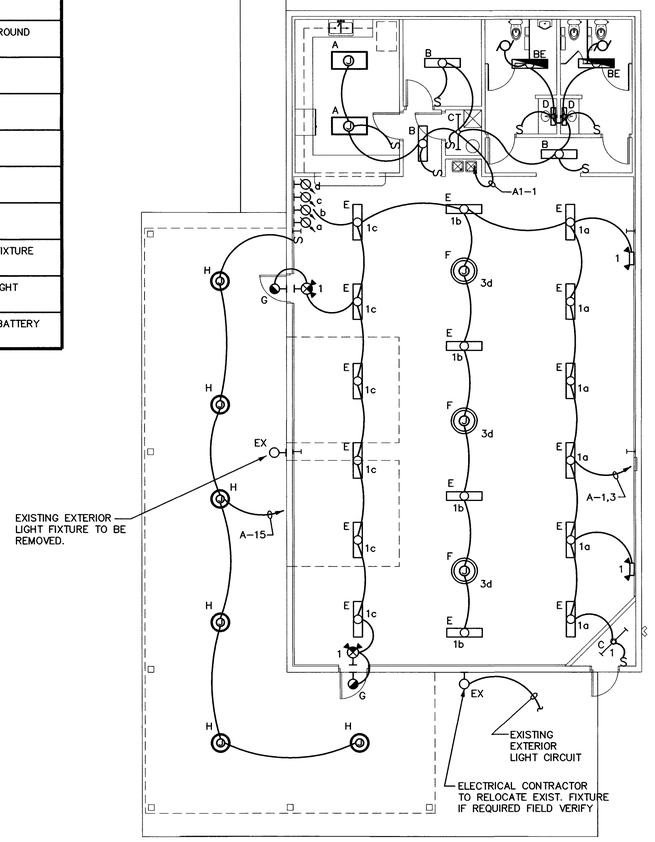


EXIST. ONE LINE DIAGRAM

N.T.S.

GENERAL LIGHTING NOTES:

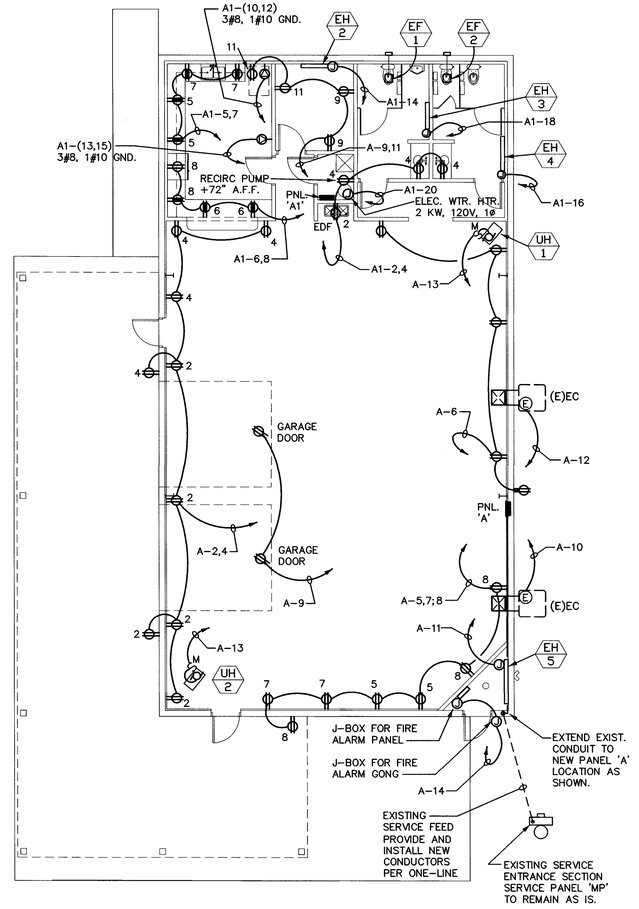
1. IF ELECTRICAL CONTRACTOR IS NOT CERTAIN OF MOUNTING HEIGHT OR LOCATION OF ANY LIGHTING FIXTURES OR SWITCHES HE IS TO VERIFY ITEMS WITH ELCTRICAL ENG., ARCHITECT OR OWNER PRIOR TO ROUGH–IN.
2. NIGHT LIGHTS (NL), EMERGENCY & EXIT LIGHT FIXTURES SHALL BE CONNECTED TO UNSWITCHED LEG OF CIRCUIT.



Lighting Floor Plan

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

Plan North



Power Floor Plan

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

Plan North

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.

GENERAL POWER NOTES:

1. IF ELECTRICAL CONTRACTOR IS NOT CERTAIN OF MOUNTING HEIGHT OR LOCATION OF ANY ELECTRICAL EQUIPMENT AND OR DEVICES HE IS TO VERIFY ITEMS WITH ELECTRICAL ENGINEER OR ARCHITECT PRIOR TO ROUGH–IN.
2. ALL RECEPTACLES AT RESTROOM LAVATORIES TO BE GFCI TYPE INSTALLED AT +48" A.F.F.
3. EXTERIOR & ROOF MOUNTED RECEPTS. TO BE WP, GFCI TYPE.

ELECTRICAL DESIGN & CADD SERVICES INC.
1600 LAMB LANE
PRESCOTT, AZ. 86305
PH. (928) 776–4900
FAX (928) 776–7800
E–MAIL: EES@CABLEONE.NET

JOB# 16–51

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

Registered Professional Engineer (Retired)
CERTIFICATE NO. 7450
ANGELO OSSANNA
Date Signed 8/11/20
ARIZONA, U.S.A.
EXPIRES 12/30/2021

W. Alan Kenson & Associates, P.C.
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: ELECTRICAL LIGHTING & POWER FLOOR PLAN WITH FIXTURE SCHEDULE & NOTES

PROJECT: The Valley Warehouse
5880 N. Prairie Ln.
Prescott Valley, AZ 86314

APN: 103-33-320A

DRAWN BY	R.A.
CHECKED BY	A.O.
DATE	11-15-2016
JOB NO.	691
SHEET	E1.2

Aug 04, 2020 - 7:46pm