

3575 W. Northern Ave Remodel

3575 W. Northern Avenue, Phoenix, AZ, 85051

MOTNEY

Design Group, LLC
 Architecture - Historic Preservation - Planning - Landscape Design
 1114 Grand Avenue - Phoenix AZ 85007 - 602.254.5599 - motleydesigngroup.com

PROJECT: 3575 W. Northern Ave Remodel

ADDRESS: 3575 W. Northern Ave Phoenix AZ 85051

PROJECT NO.: 19-016

SHEET TITLE:

Cover Sheet

DATE OF ISSUE: Enter in Project info CURRENT REVISION: .

SHEET REVISION HISTORY

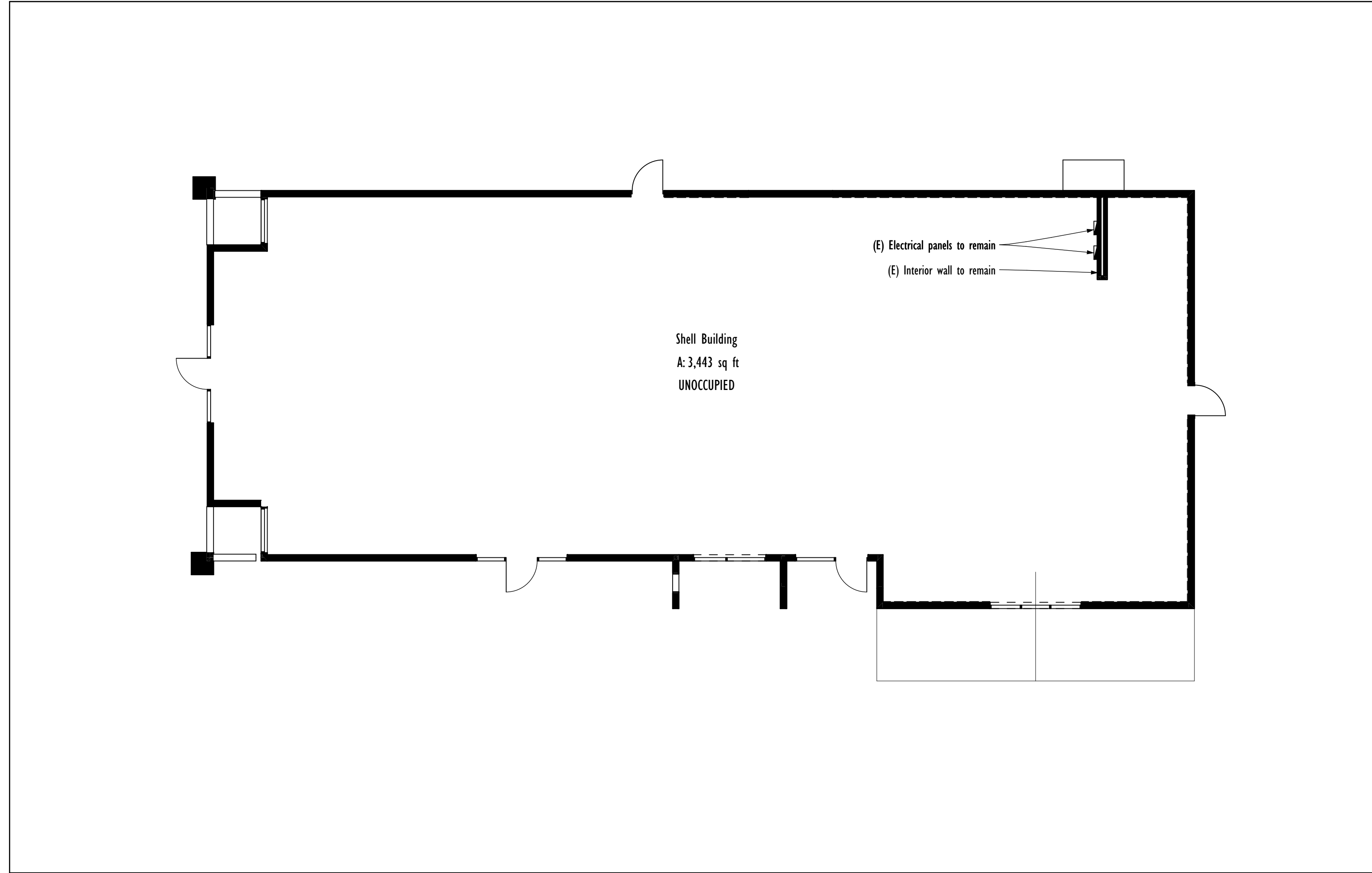
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Sheet No.
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Code Plan



Building Code Data

APPLICABLE CODES
 (All with City of Phoenix amendments current as of the date of these drawings where applicable):
 2012 IBC Administrative Provisions
 2018 International Building Code (IBC)
 2018 International Existing Building Code (IEBC)
 2018 International Fire Code (IFC)
 2018 International Energy Conservation Code (IECC)
 2017 National Electrical Code (NEC)
 2018 International Mechanical Code (IMC)
 2018 International Plumbing Code (IPC)
 2018 International Fuel Gas Code (IFGC)
 ASME - A17 Elevator Code

BUILDING CODE DATA
 Project Name: 3575 W. Northern Remodel
 Project Address: 3575 W. Northern Ave. Phoenix, AZ 85051
 Assessor's Parcel Number: 151-04-078
 Legal Description:
 A portion of Lot 1, Section 3, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
 BEGINNING at the Northwest corner of said Section 3, thence South 89° 51' 15" West along the North line of said Section 3, a distance of 599.00 feet;
 Thence South and parallel to the East line of said Section 3, a distance of 43.50 feet to a point on the South right of way of Northern Avenue, as recorded in Docket 12471, page 690, records of Maricopa County, Arizona, and the TRUE POINT OF BEGINNING:
 Thence continuing South and parallel to the East line of said Section 3, a distance of 196.44 feet;
 Thence West a distance of 125 feet,
 Thence North and parallel to the East line of said Section 3, a distance of 199.07 feet to a point on the South right of way of Northern Avenue, as recorded in Docket 12471, page 690, records of Maricopa County, Arizona;
 Thence South 88° 47' 44" East, along said right of way a distance of 125.03 to the TRUE POINT OF BEGINNING
Site:
 Lot Size: 24,792 SF
 Zoning: C-2
 Setbacks:
 Required Setback Adjacent to Streets: Average 25' Minimum
 Provided Setback Adjacent to Northern Ave.: 52'
 Required Setback Not Adjacent to Streets: 0'
Building Heights:
 Maximum Height Allowed: 56'
 Existing Building Height: 15'-0"
 Proposed Building Height: 17'-8"
Parking Requirements:
 No. of parking spaces required: 12
 No. of parking spaces provided: 37
 No. of accessible parking spaces required: 2
 No. of accessible parking spaces provided: 2
Building:
 Construction Type: V-B
 Fire Sprinklered: No
 Building Use:
 Existing Building Use: Unoccupied
 Proposed Building Use: Unoccupied

Project Directory

OWNER: Rubenstein Family Partnership
 c/o Visiquet Properties
 8679 E. San Alberto Drive
 Suite 201
 Scottsdale, Arizona 85258
 contact: Joel Broder
 phone: 602-524-8588
 jbroder@vqhholdings.com

ARCHITECT: Motley Design Group LLC
 1114 Grand Avenue
 Phoenix, AZ 85007
 contact: Robert Graham AIA
 phone: 602.254.5599
 rgraham@motleydesigngroup.com

STRUCTURAL ENGINEER: Slaysman Engineering Company
 707 West Missouri Ave, Suite B
 Phoenix, AZ 85013
 contact: Melvin Slaysman, P.E.
 phone: (602) 280-7777
 mel@slaysman.org

ELECTRICAL ENGINEER: Welch + Sandon Design LLC
 4864 E. Baseline Rd.
 Suite 103
 Mesa, AZ 85206
 contact: Brian Sandon
 phone: 480.641.6383
 brian@welch-sandon.com

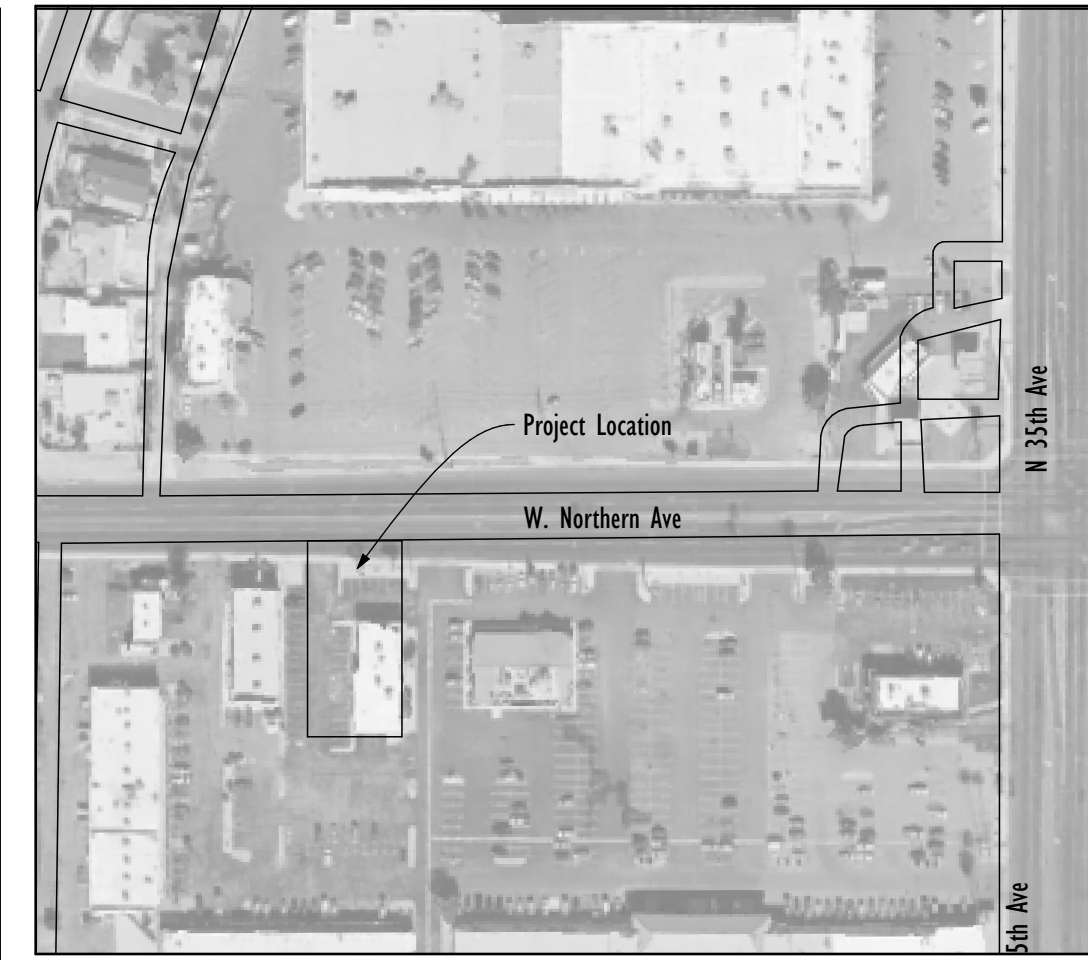
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Project Description:
 Demolish interior walls, add new storefront openings, make minor alterations to the north and west walls, add parapet extension to entire perimeter of building, re-surface stucco on exterior of building

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Vicinity Map



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Sheet No.
G-02

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Specifications

1. GENERAL REQUIREMENTS

1.1 SCOPE OF WORK: Provide all labor, materials, equipment, and transportation necessary for complete and proper execution of the Work, unless such work is specifically noted as "Not in Contract", "N.I.C.", "By Owner" or "By Others".

1.2 FIELD CONDITIONS: Verify all dimensions, elevations, and site conditions prior to commencing work, and notify the Architect of all discrepancies. Bring all conflicts present in the drawings to the attention of the Architect and obtain resolution prior to proceeding with construction.

1.3 SUBSTITUTIONS: No substitutions shall be made without approval of the Architect. Where the Contractor wishes to request a change, either due to field conditions of material or detail substitution, he shall submit to the Architect completed documentation including drawings and required engineering prior to construction of the specific area, allowing ample time for review.

1.4 CODES: All work shall comply with prevailing building codes in the jurisdiction having responsibility for the project, as identified in the project summary or code data.

1.5 PERMITS: Provide all necessary permits and approvals necessary by governing authorities.

1.6 CUTTING AND PATCHING: All trades shall do their own cutting, fitting, patching, etc. to make the several parts come together properly and fit it to receive or to be received by work of other trades. Obtain Architect's approval before cutting and/or patching any structural building element.

1.7 METHODS AND TECHNIQUES OF CONSTRUCTION: The contract drawings and specifications represent the finished structure. They do not indicate the method of construction. The Contractor shall provide all measures necessary to protect the structure and any surrounding structures during construction. Such measures shall include, but not be limited to, bracing and shoring for loads due to construction equipment. Observation visits by the Architect or his consultants shall not include inspection of such items.

1.8 MATERIALS PLACEMENT: Construction materials shall be spread out if placed on framed floor or roofs. Load shall not exceed the design live load per square foot.

1.9 GENERAL CONDITIONS: AIA Document A201, latest edition as of the date of this contract, is hereby made a part of this contract by reference.

1.10 CLEAN-UP: Keep the premises clean and free from accumulated waste materials or rubbish at all times. At the completion of Work, remove all such materials and all tools, scaffolding and surplus materials and clean all parts of the work, including broom cleaning and vacuuming; removal of stickers, labels, and paint smears; etc.

1.11 SUBMITTAL PROCEDURES: Submit product data, shop drawings, and samples required by these specifications. Submit samples, including color selection samples, in the form and number required by the relevant section of the specifications. Submit all written and graphic materials in electronic PDF format, unlocked (allowing markup), via email, FTP transfer website, or digital media such as CD-ROM or DVD. Each submittal shall be compiled into a single PDF file. The first page of the PDF file shall be a transmittal page identifying the project, project location, Contractor, Architect, submittal identification and number, and space for Contractor's review and approval and 3" x 5" minimum space for Architect's review stamp. Allow 5 working days for Architect's review of all submittals unless a longer time is specified elsewhere.

1.12 CLOSEOUT SUBMITTALS: At substantial completion of the work, provide two loose-leaf copies of Owner's Manual including all operating instructions, maintenance instruction, and parts lists for all mechanical and electrical systems installed as a part of the Work.

2. SITE WORK

2.1 SELECTIVE DEMOLITION: Completely demolish and remove all existing building elements and components indicated, including all appurtenances related or connected to demolished elements. Demolish and remove those building elements in conflict with installation of new work, even if not specifically noted. Undertake demolition using the gentlest means possible. Hand demolition is encouraged and preferred over power-driven and machine demolition. Debris shall become the property of the contractor unless noted otherwise. Carefully remove items and materials indicated to be salvaged for reuse and reinstallation in the building.

3. CONCRETE

3.1 CONCRETE MATERIALS AND MIXES:

Submit mix designs prior to placing concrete. Mix designs shall be proportioned per Chapter 4 ACI 318. Maximum slump 4-1/2". Submit statistical data on all mix designs. All concrete shall be 3000 psi at 28 days with 5-7% entrained air. Materials shall be as follows:

- Cement - ASTM C-150, Type II
- Aggregates - ASTM C-33
- Water - Potable

Admixtures will not be permitted except as authorized in writing by the Architect. Admixtures containing calcium chloride will not be permitted under any circumstances.

3.2 REINFORCING

Materials shall conform to ASTM A-615, Grade 40, $F_y=40,000$ psi. Welded wire fabric shall conform to ASTM A82.

Latest ACI code and detailing manual applies.

Lap splices: Unless noted otherwise, lap splices in concrete beams and slabs shall be Class B tension splices. Stagger alternate splices a minimum of one lap length. All splice locations subject to approval. Provide bent corner bars to match and lap with horizontal bars at corners and intersections of footings. Reinforcing bar spacings given are maximum centers. All bars to be continuous unless otherwise noted. Place bars per CRSI Specifications and Handbook. Dowel all vertical reinforcing to foundation. Securely tie all bars in location before placing concrete or grout.

Reinforcing mesh: ASTM S185, size and gauge as noted.

Provide min. 1-1/2" cover over all reinforcing, except provide 3" cover over all reinforcing adjacent to earth.

3.3 CONCRETE WORKMANSHIP: Materials and Workmanship shall be in conformance with ASTM 318 (latest edition). Testing shall be performed in conformance with ASTM C-39. Mechanically vibrate all concrete when placed, except that slabs on grade need be vibrated only around under-floor ducts, etc.

Flatwork to be exposed in the finished construction shall have light broom finish.

4. MASONRY - None in this project

5. METALS

5.1 METAL FABRICATIONS: Submit shop drawings of all steel fabrications. Provide steel fabrications of ASTM A-36 steel for steel shapes, ASTM A-500 or A-501 for tubing. All steel shapes, tubes, and expanded metal shall be G-90 hot dip galvanized. Exposed welds shall be ground smooth, with all weld spatter removed. Comply with AWI guidelines. Shop fabricate elements to the extent practical. Shop prime all fabrications, and touch up field welds prior to painting. Grind smooth and touch up all sharp edges, corners, and burrs.

6. WOOD AND PLASTICS

6.1 ROUGH CARPENTRY

All lumber shall bear the stamp of a recognized lumber grading agency. Erect all wood framing in a workmanlike manner. Materials shall be as follows:

Vertical framing: Douglas Fir No. 2

Horizontal framing: Douglas Fir No. 1

Plywood: 5-ply CDX, plywood shall conform to PS I-83

Rough hardware: As manufactured by Simpson

All nails to be common nails, sizes as indicated on nailing schedule and on drawings. Where nails are not specifically called out, IBC table 2304.9.1 shall apply. All floors to be glued and nailed.

Western Lumber Grading Rules and National Design Specification values to apply to all lumber.

Treated lumber: Provide decay-treated lumber where indicated. Where "Redwood" is indicated on drawings, either redwood or treated wood may be provided at Contractor's option. Lumber indicated to be decay-treated lumber shall be pressure treated with chromated copper arsenate or other approved chemicals. Each piece of treated lumber shall bear the AWPA grade mark of LP2 (above ground use).

6.2 GLUE-LAMINATED MEMBERS

Glulam beams shall be combination 24F, Industrial appearance grade. Comply with ANSI/AITC A190.1, "Structural Glued Laminated Timber".

7. MOISTURE AND THERMAL PROTECTION

7.1 BUILDING INSULATION: Fiberglass rolls or batts shall conform to FS HH-1-521F. Available products below are taken from Owens-Corning Thermal Batt Fiberglas Insulation product data. Thickness in roofs shall be thickness indicated in plans; R-values R-22 for 6.75" thickness, R-30 for 8.25" thickness and R-38 for 12" thickness. Thickness in walls shall be 5.5" providing an insulation value of R-19. Rigid wall insulation and foundation insulation shall be closed-cell polystyrene, 1-1/2" thickness, R-4.

7.2 POLYURETHANE FOAM ROOFING SYSTEM: Foamed in place, coated polyurethane with manufacturer's 10-year warranty against leakage. R-value of installed system shall equal R-7.

Foam insulation:

- Thermal Conductivity: When tested in accordance with ASTM C177: K value of 0.146 initial at 75 degrees F.
- Water Vapor Permeability: 1.4 perm inch, when tested in accordance with ASTM E96/E96M.
- Closed Cell Content: 91 percent, determined in accordance with ASTM D6226 or ASTM D2856.
- Compressive Strength: ASTM D1621; 42 psi.
- Tensile Strength: ASTM D1623, 75 psi.
- Shear Strength: ASTM C273/C273M, 51.9 psi.
- Density: ASTM D1622; 2.5 lb/cu ft.

Overcoat:

- Tensile Strength (ASTM D412): 299.
- Elongation (ASTM D412): 355.
- Water Vapor Permeance: 3.5 perms, maximum, at 20 mils when tested in accordance with ASTM E96/E96M.
- Solar Reflective Index: 103.
- Acceptable Material: SWD Quik-Shield 1929.

7.3 SHEET METAL GUTTERS AND DOWNSPOUTS: Paint-prefinished metal (steel). Fabricate and install per SMACNA guidelines.

7.4 SEALANTS Apply sealants in conformance with manufacturer's directions. Thickness of sealant shall be 1/2 the width of the joint unless otherwise directed by manufacturer or drawings. Provide back-up rod or other accessories as required for proper performance. Provide sealants as follows:

EXTERIOR GENERAL PURPOSE: (Masonry and concrete, vertical control and expansion joints, door and window frame perimeter; flashing joints; thresholds; juncture of dissimilar materials.) One part polyurethane, FS-TT-5-00230-C, Type II, Class A, Color as selected.

INTERIOR GENERAL PURPOSE: (Perimeter of door and window frames, juncture of dissimilar materials) Acrylic-latex, ASTM C834

7.5 ROOF ACCESSORIES:

Roof drain system: Jay R. Smith 1000 Series, model 1010 with cast iron dome. Overflows, model 1080 with cast iron dome. Outlet diameter per drawings. Supply with necessary receivers, clamps, and flashings to integrate with roof deck structure and roofing systems shown.

8. DOORS, WINDOWS, and GLASS

8.1 ALUMINUM STOREFRONT: Kawneer Trifab 451 system or equal by Southwest Aluminum or Arcadia. Bronze anodized finish.

8.2 GLAZING in door and window units shall be clear insulated glazing. Glazing in doors and where otherwise noted shall be fully tempered. Insulated glazing shall be 1" total thickness, with low-emissivity coating on the #2 surface, Vitro (formerly PPG) "Solarban 70" or equal. Insulated glass shall yield visible transmittance of 64%, visible reflectance of 13%, and solar heat gain coefficient of 0.27.

8.3 DOOR HARDWARE: Supplied by aluminum storefront manufacturer. Provide on each door butt hinges, single cylinder deadbolt lock with interior thumb turn, closer, weatherstripping, threshold, and tubular push-pull handle set with offset pull design.

9. FINISHES

9.1 GYPSUM BOARD: Exterior soffit board shall be 5/8" Type X, ASTM C1396 for exterior soffit board.

9.2 PORTLAND CEMENT STUCCO: Follow PCA recommendations and all requirements of IBC Section 2512. Lath shall be self furring, hexagonal

mesh of 17 gauge galvanized steel wire, complying with ASTM C 1032. Stucco shall be premixed or field mixed compliant with ASTM C 926. Provide corner reinforcement of expanded metal with continuous metal corner bead. Provide all other accessories, detailed or required for proper installation, including grounds, stops, joints, and weep screeds. Provide in 2 coats on masonry, to approx. 1/2" thickness. Provide in 3 coats over metal lath to approx. 7/8" thickness. Provide sand finish coat.

9.3 PAINTING/STAIN: Provide paints as manufactured by Dunn-Edwards or approved equal. Systems shall be equal to the following:

- Exterior and Interior
Ferrous Metals: One coat Bloc-Rust BRPR-1 or shop prime, two coats Evershield Exterior Semi Gloss EVSH50.
- Exterior Stucco & Concrete: Primer Eff-Stop Select ES100, two coats Spartashield SSSL30 Gloss Level 3
- Exterior Wood: Primer EZ-Prime Premium EZPR00, two coats Spartashield SSSL30 Gloss Level 3
- Exterior Gypsum Board: Primer Ultra-Grip Select UGSL00, two coats Spartashield SSSL30 Gloss Level 3



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ADDRESS: **3575 W. Northern Ave Phoenix AZ 85015**

PROJECT NO.: 19-016

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Specifications

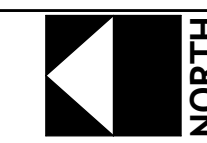
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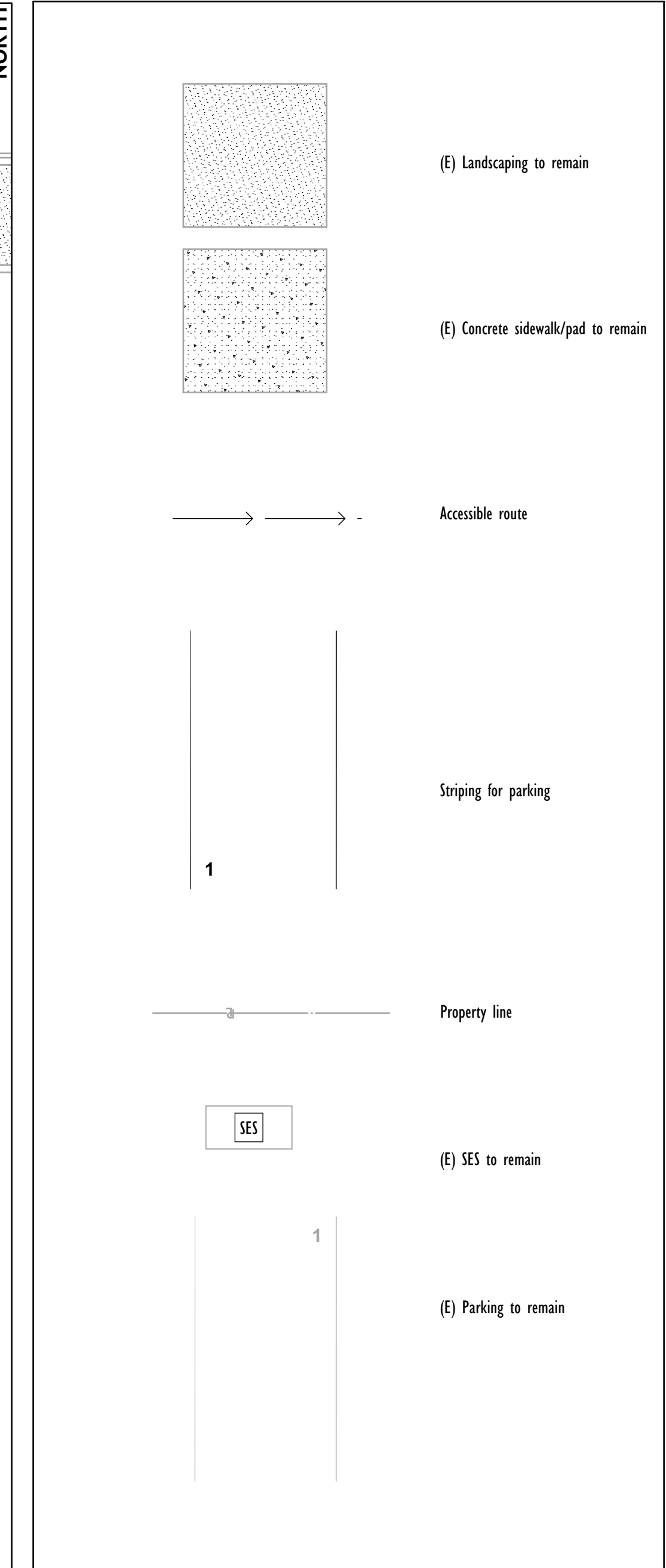
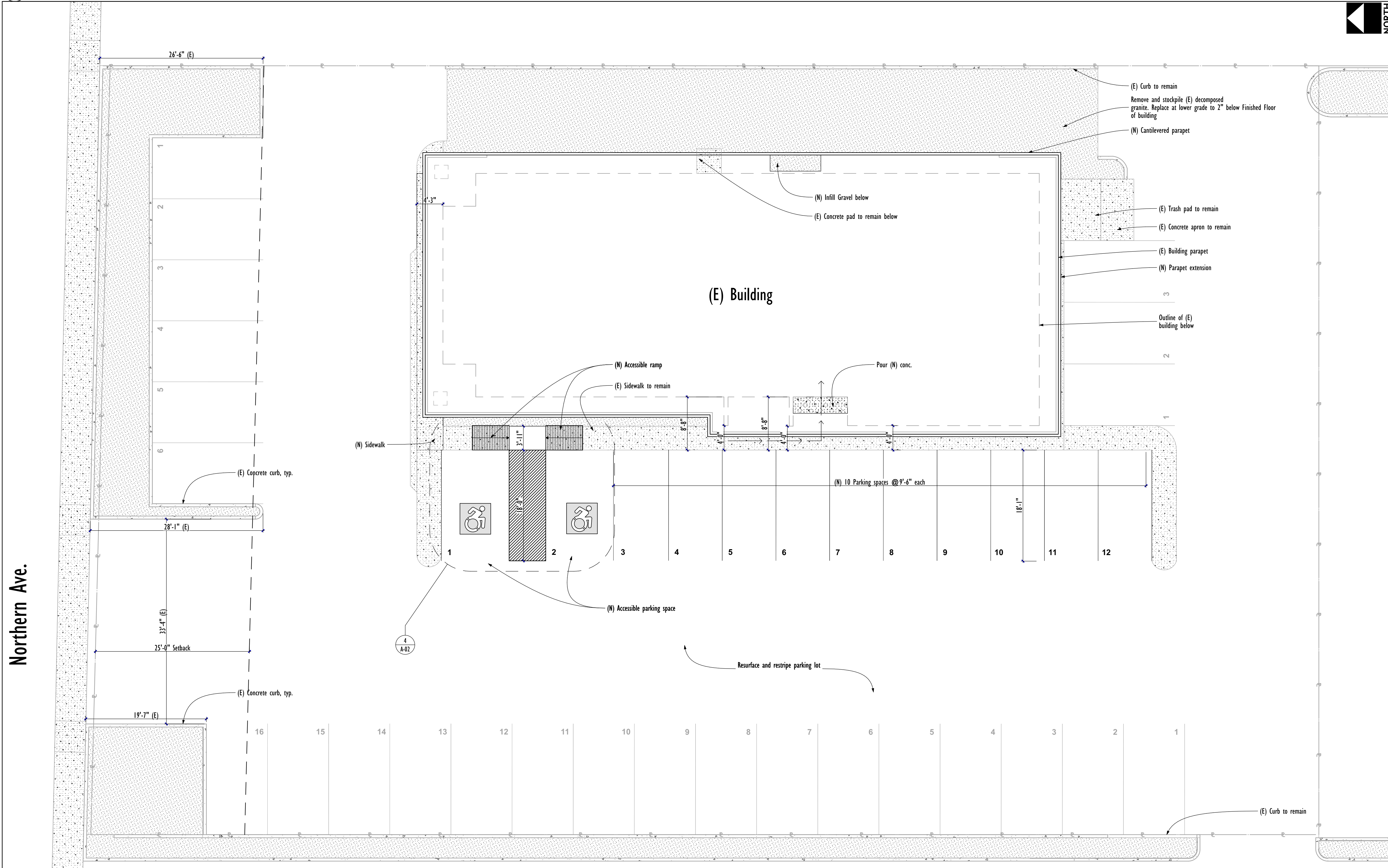
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G-03

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PROJECT: **3575 W. Northern Ave Remodel**
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 SHEET TITLE: **Site Plan**
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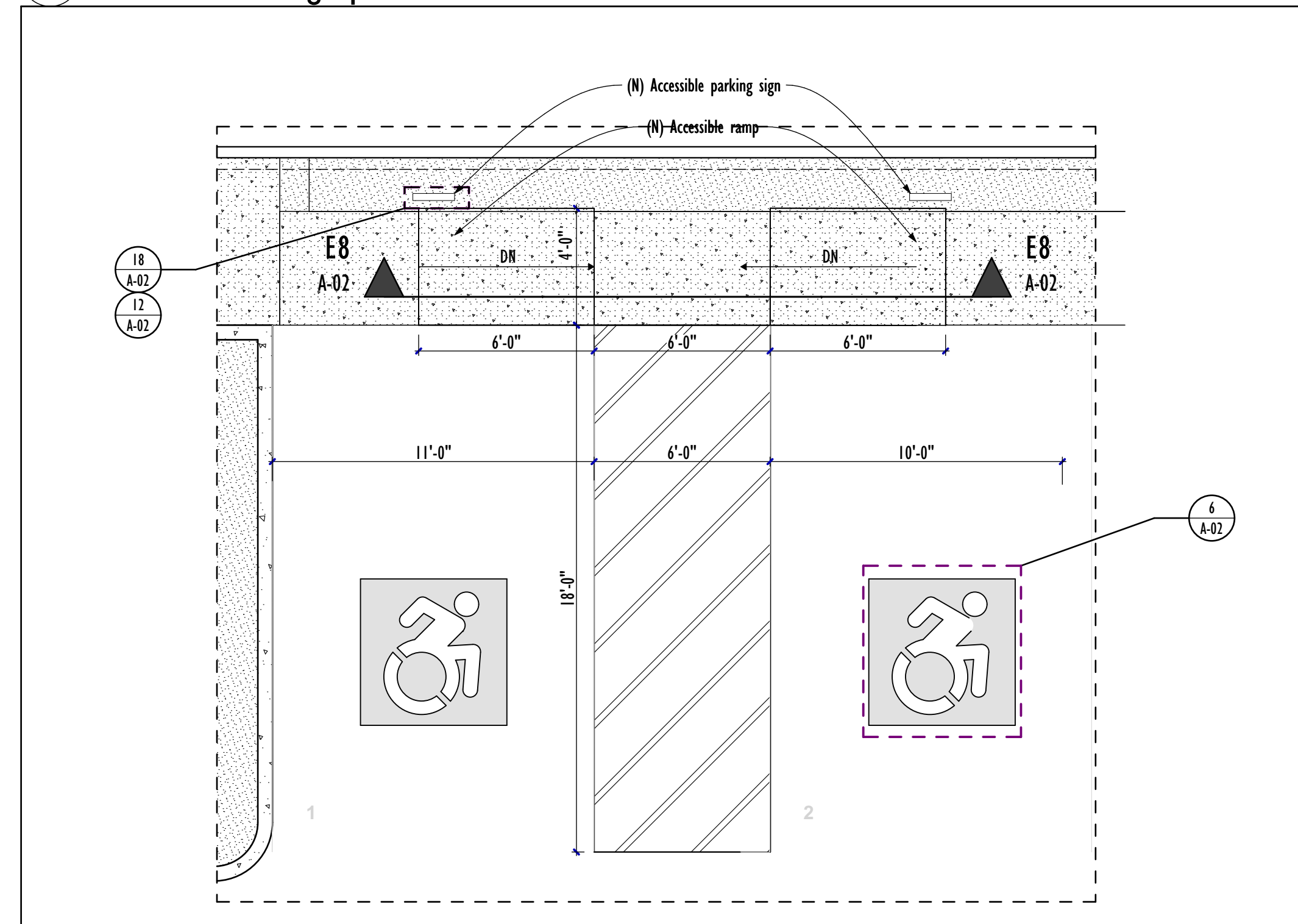
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Sheet No. **A-01**

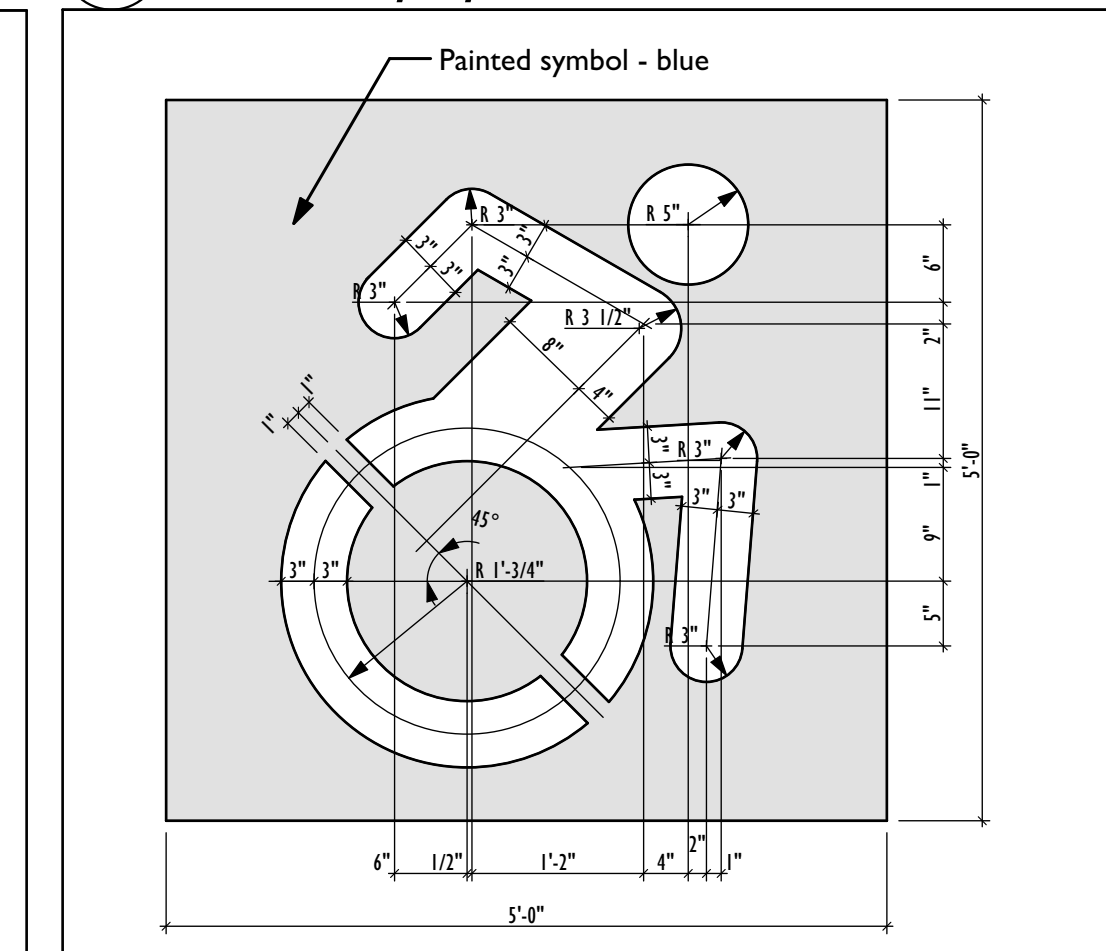
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4 Accessible Parking Spaces

1/4" = 1'-0"

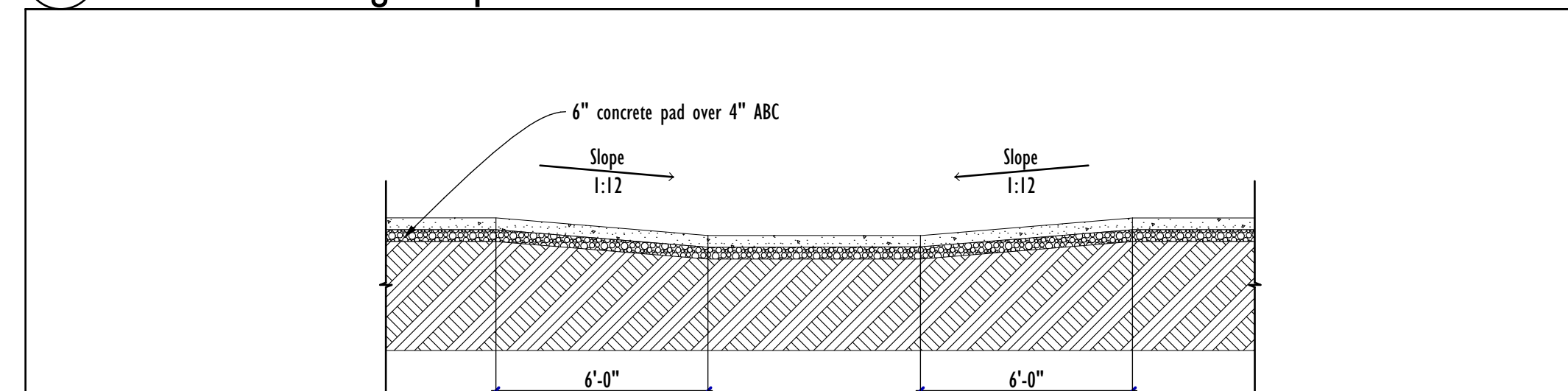


6 Accessibility Symbol Detail 3/4" = 1'-0"

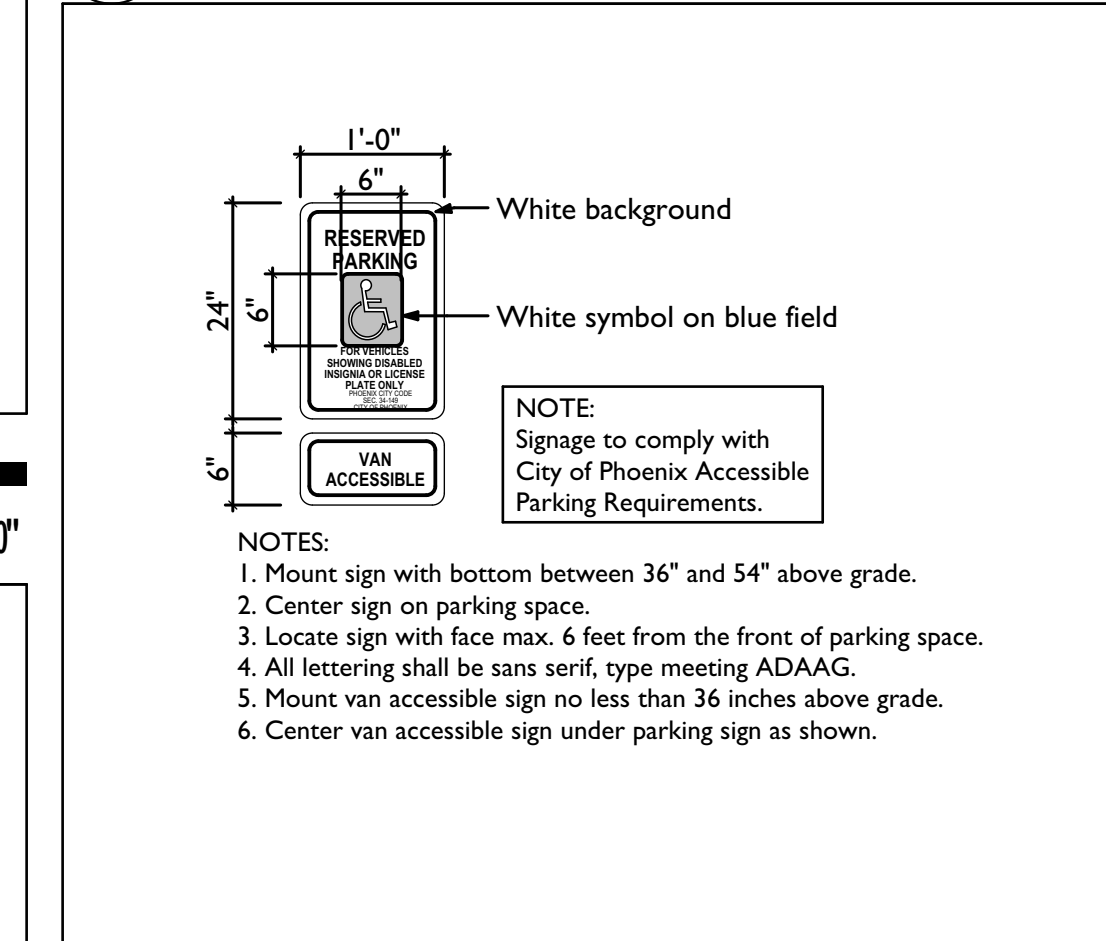


10 Accessible Parking Ramps

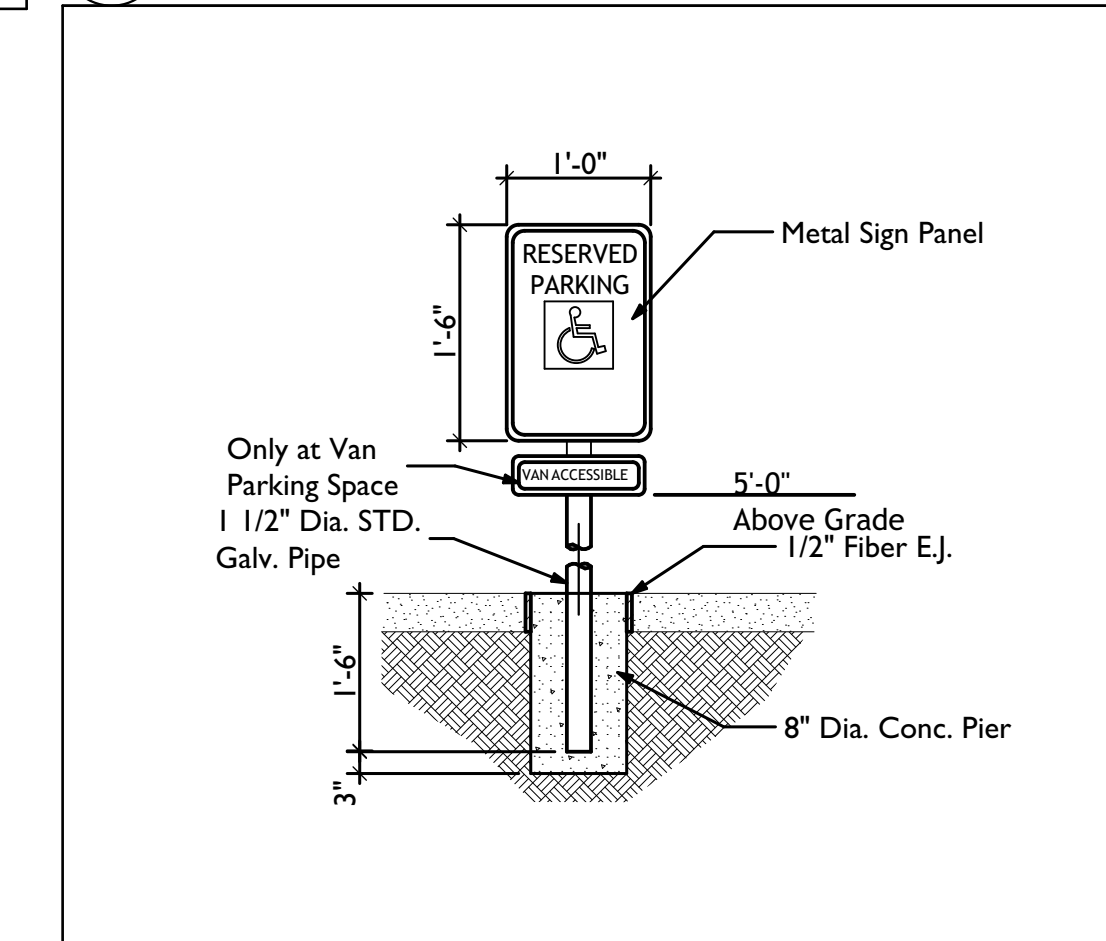
1/4" = 1'-0"



12 Accessibility Placard Detail 3/4" = 1'-0"



18 Accessible Parking Sign Detail 3/4" = 1'-0"



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Site Details

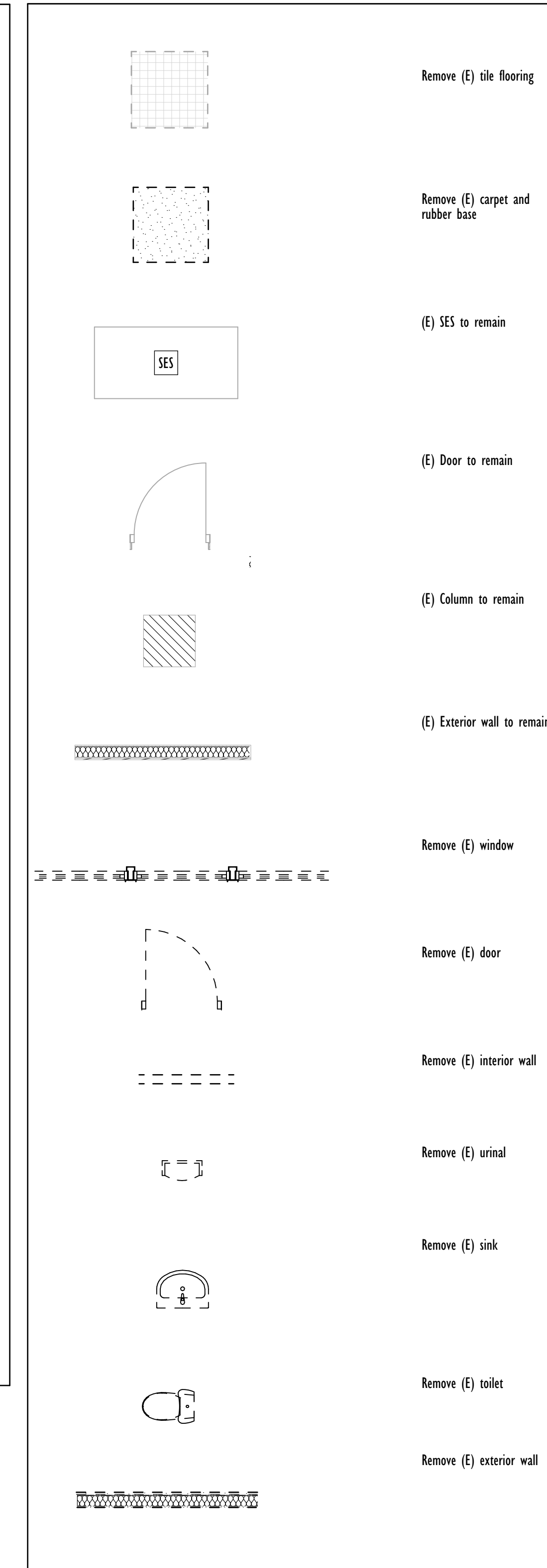
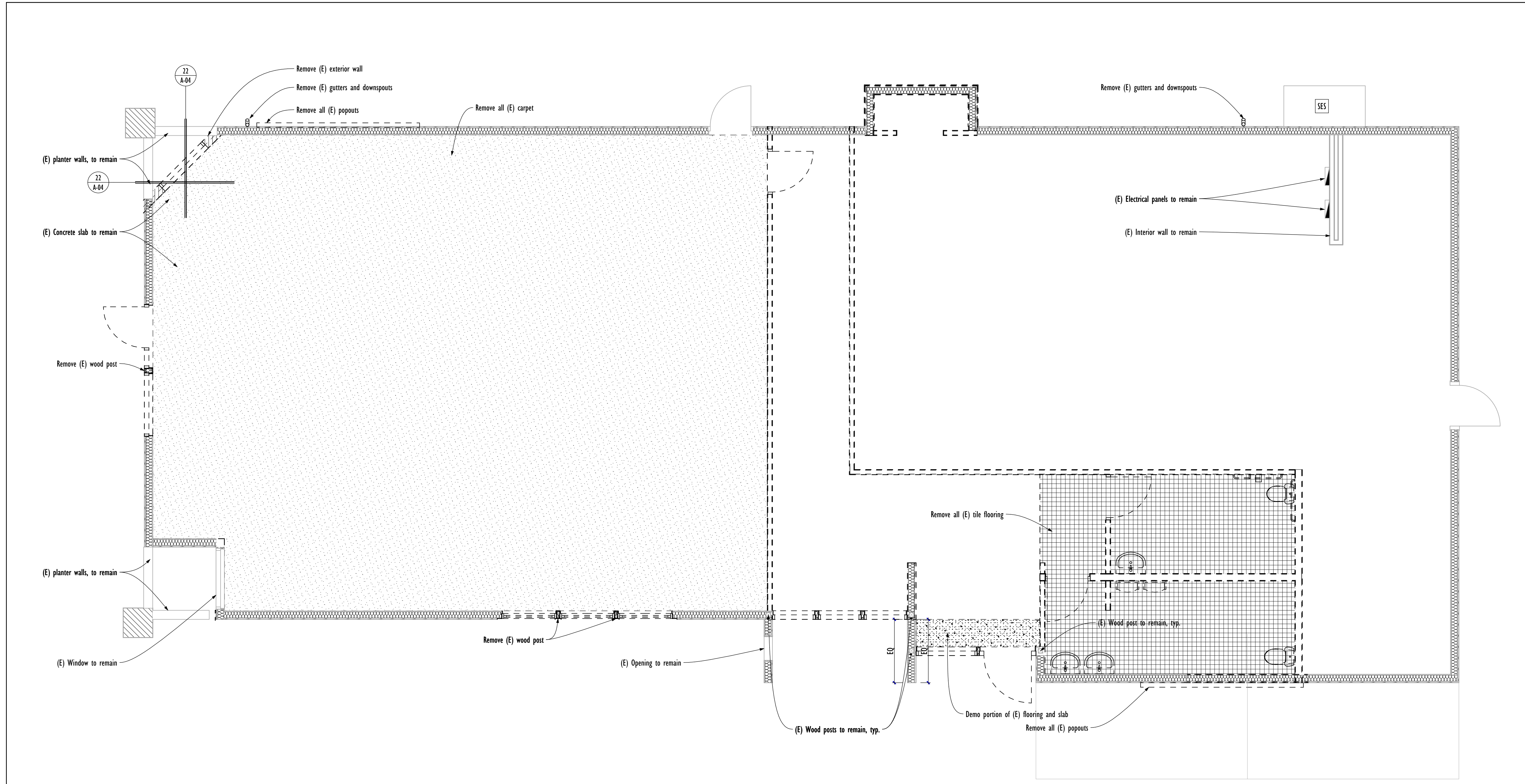
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First Floor Demolition Plan

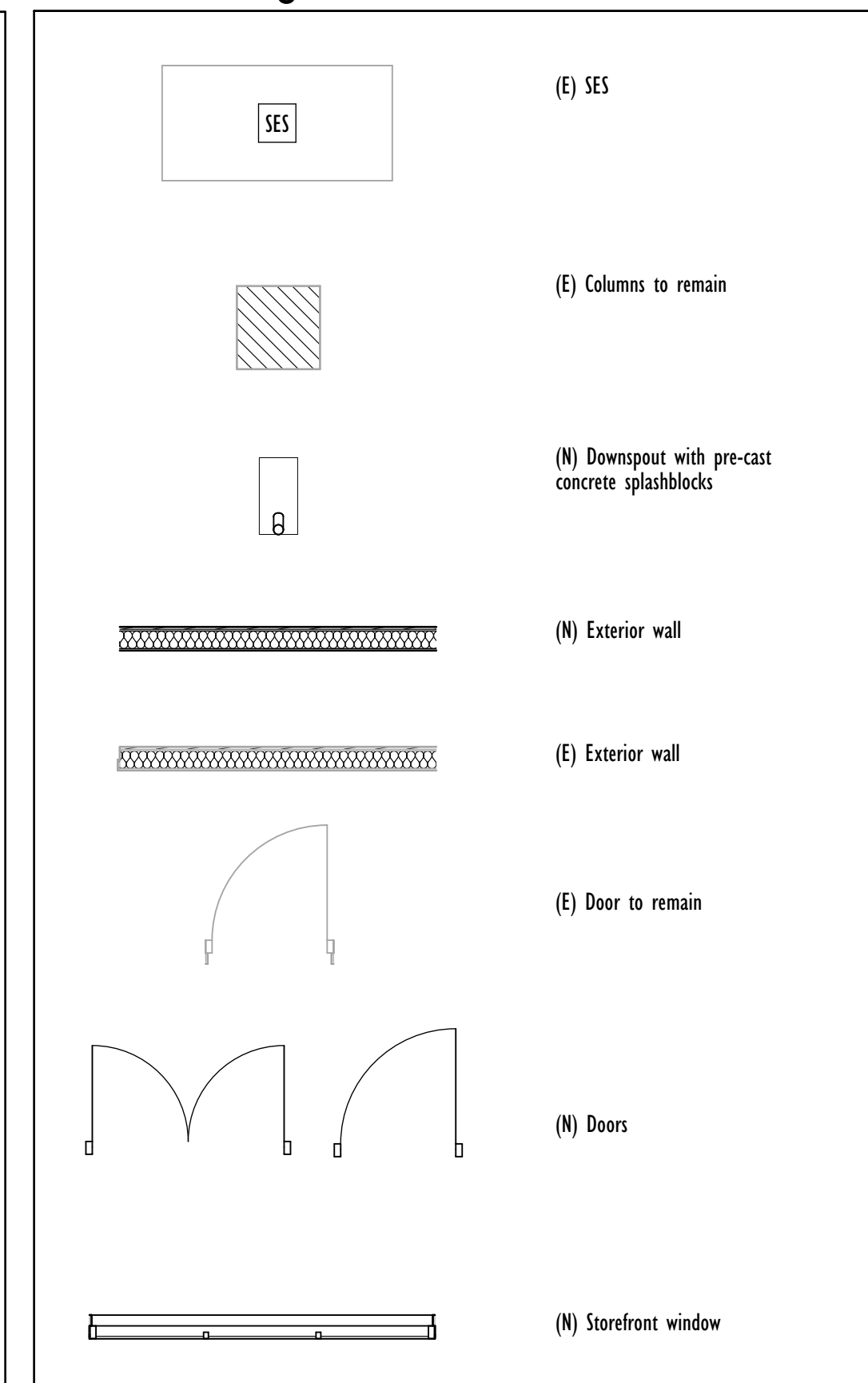
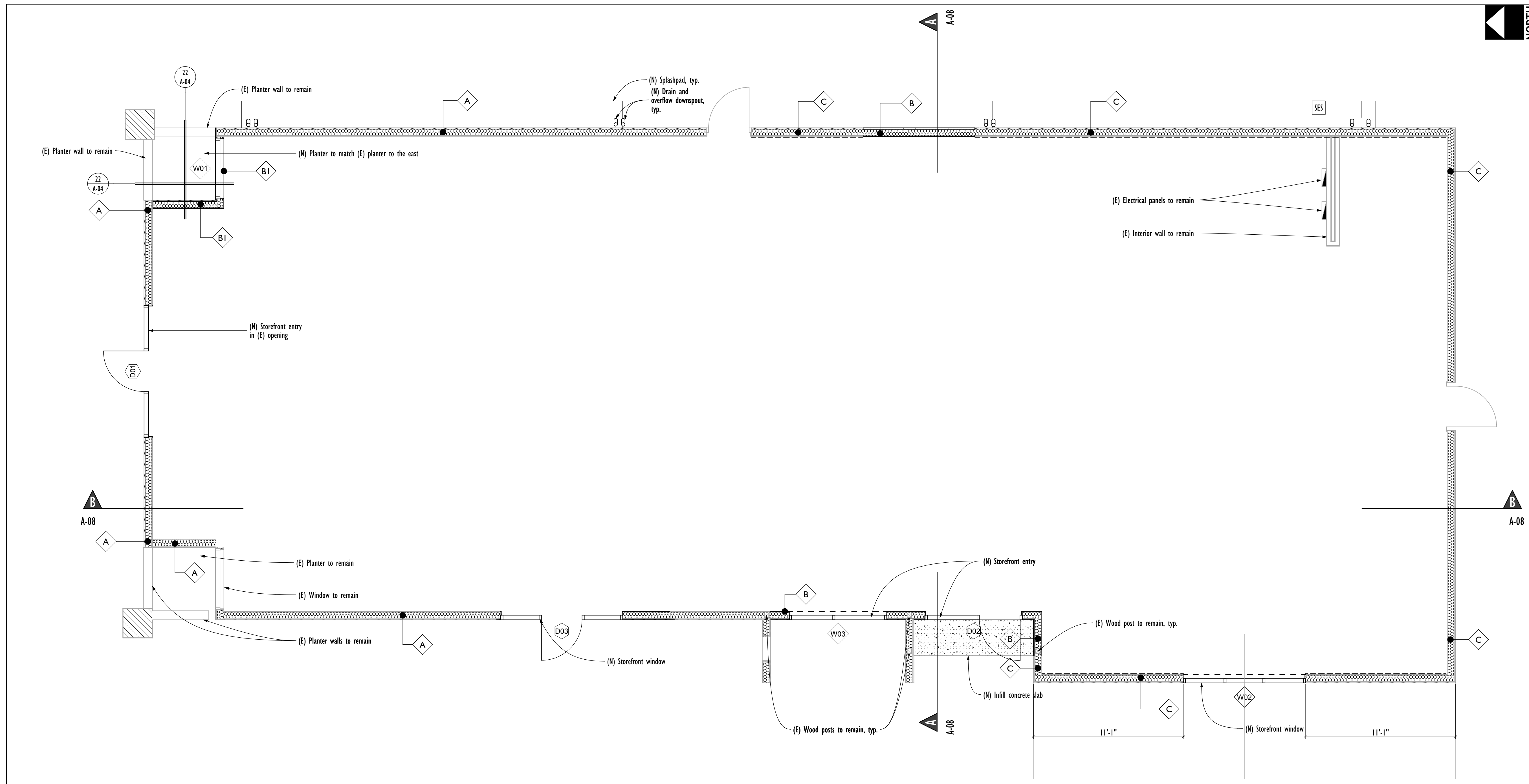
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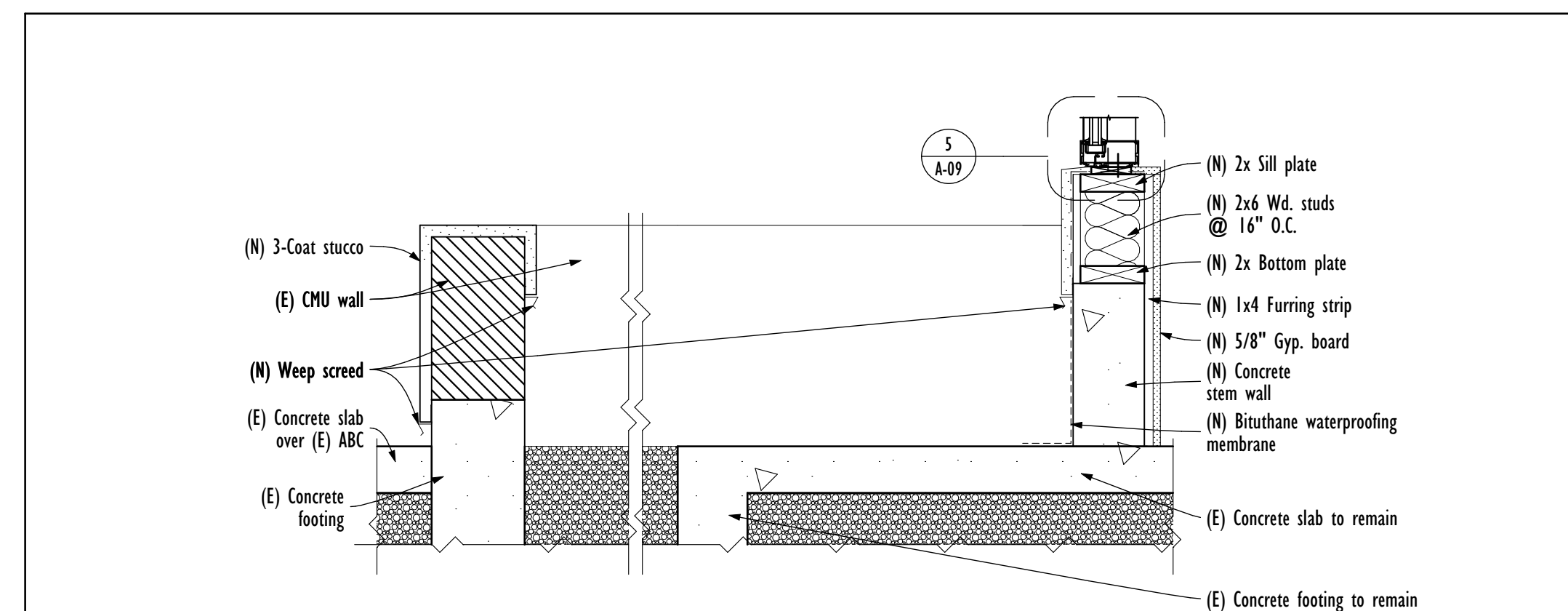
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Sheet No.
A-03



Wall Types

- A Existing Exterior Wall:
Materials, finishes, and existence of enclosed utilities to be field verified prior to any work. Resurface stucco.
- B Exterior Wall (New):
5/8" gyp. board interior side of 2x6 wood stud, with R-11 fiber batt insulation, 5/8" sheathing, moisture barrier and 1" stucco layer to blend with resurfaced stucco
Height: Match height of (E) adjacent wall.
- B1 Exterior Wall (New):
Wall Type B with 1x4 furring strip and Concrete Stem Wall below
Height: Match height of (E) adjacent wall.
Detail: See detail 23/A-04
- C Existing Exterior Wall to be modified:
Add 5/8" gyp. board, mud and tape only to interior of existing wood studs
Height: (N) Gyp. board to terminate at underside of roof structure



22 (N) Planter

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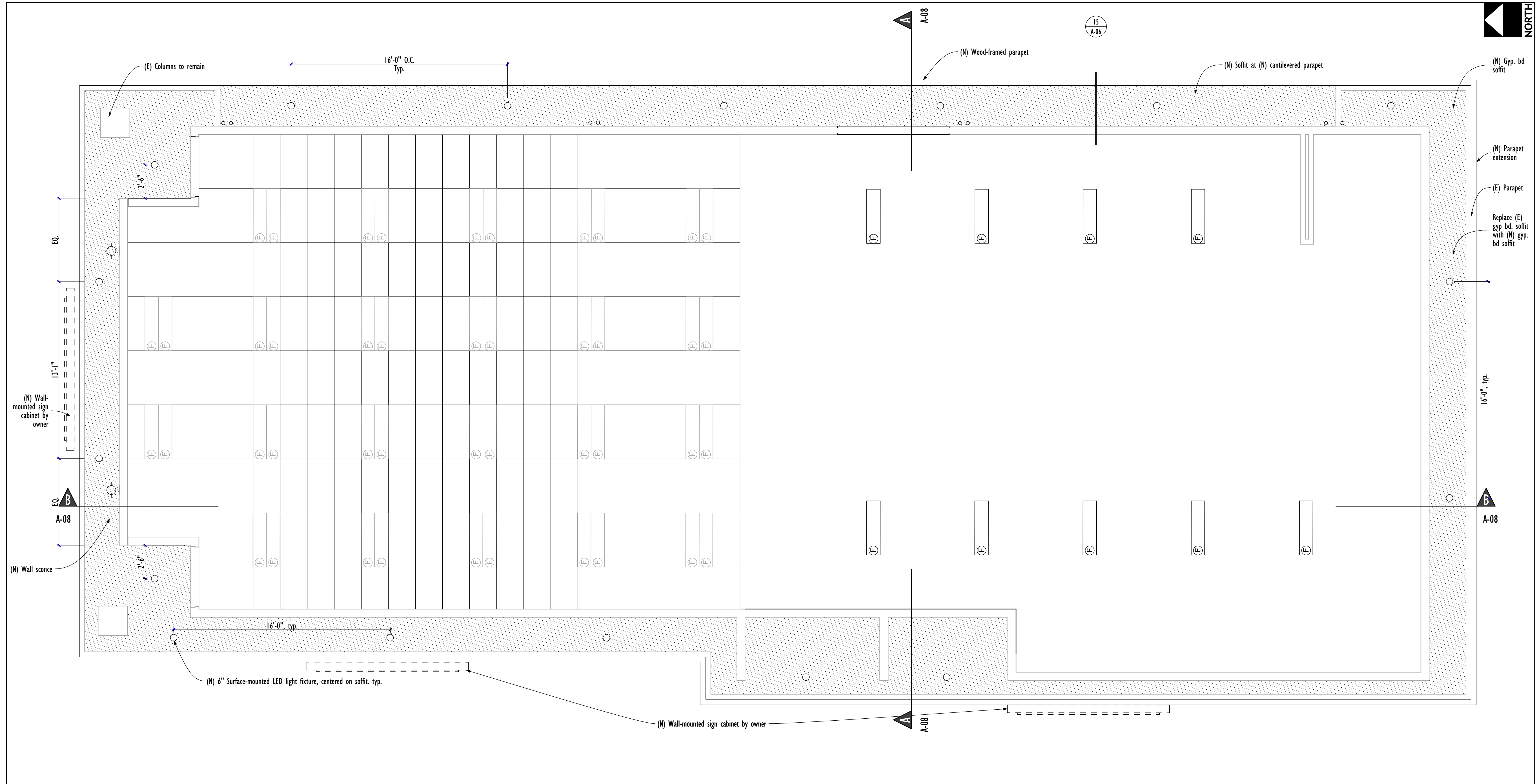
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SHEET TITLE: Floor Plan - Rehabilitation
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Sheet No. **A-04**

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Reflected Ceiling Plan Legend

- (E) Acoustic cgl tile to remain
- (N) Gypsum board soffit
- (N) Wall Sconce
- (N) 1"x4" Fluorescent light strip suspended from roof trusses
- (N) 6" Surface-mounted LED light
- (E) 2x4 Fluorescent light fixture to remain

Reflected Ceiling Plan General Notes

- 1) Remove all (E) exterior light fixtures

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PROJECT: **3575 W. Northern Ave Remodel**
 ADDRESS: **3575 W. Northern Ave Phoenix AZ 85051**

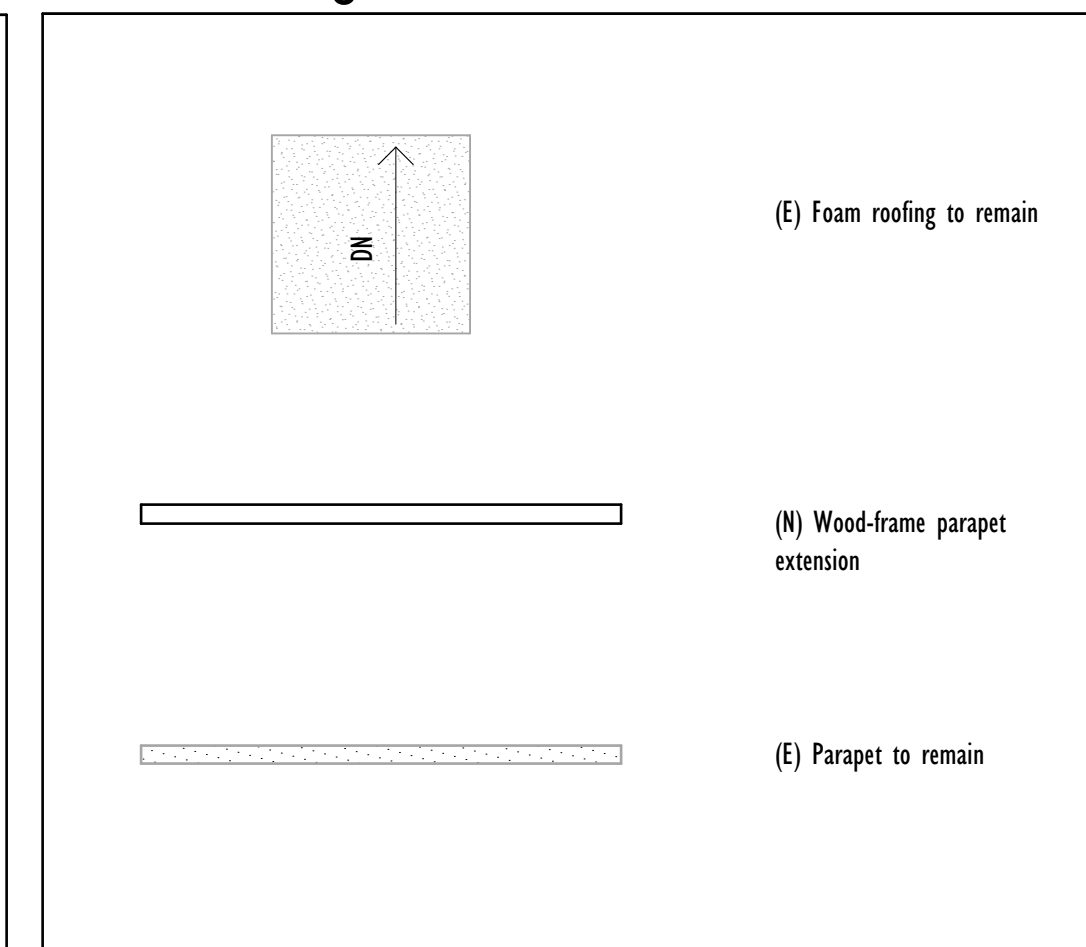
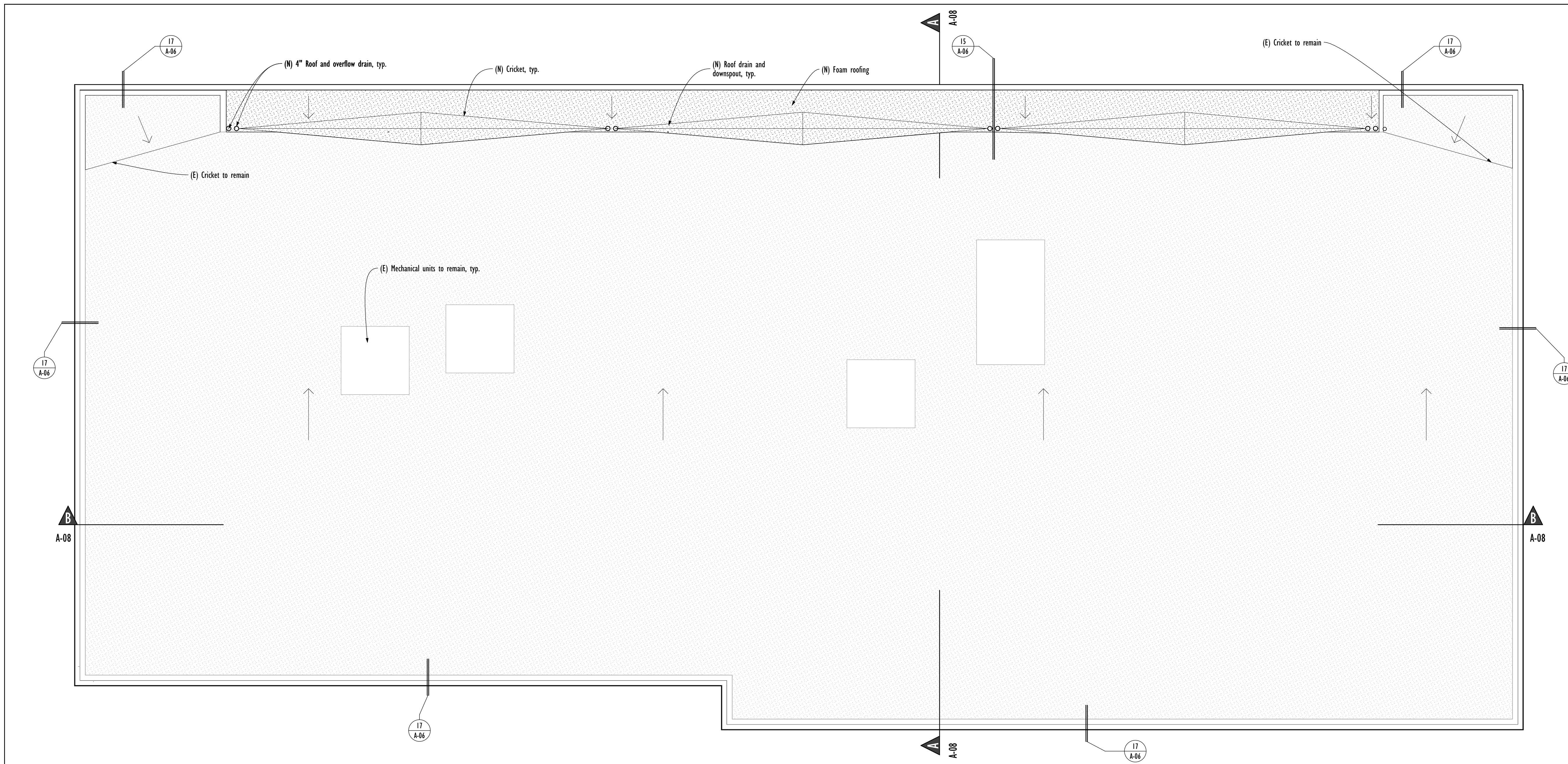
PROJECT NO.: 19-016
 SHEET TITLE:
Reflected Ceiling Plan

DATE OF ISSUE: Enter in Project info CURRENT REVISION: .
 SHEET REVISION HISTORY

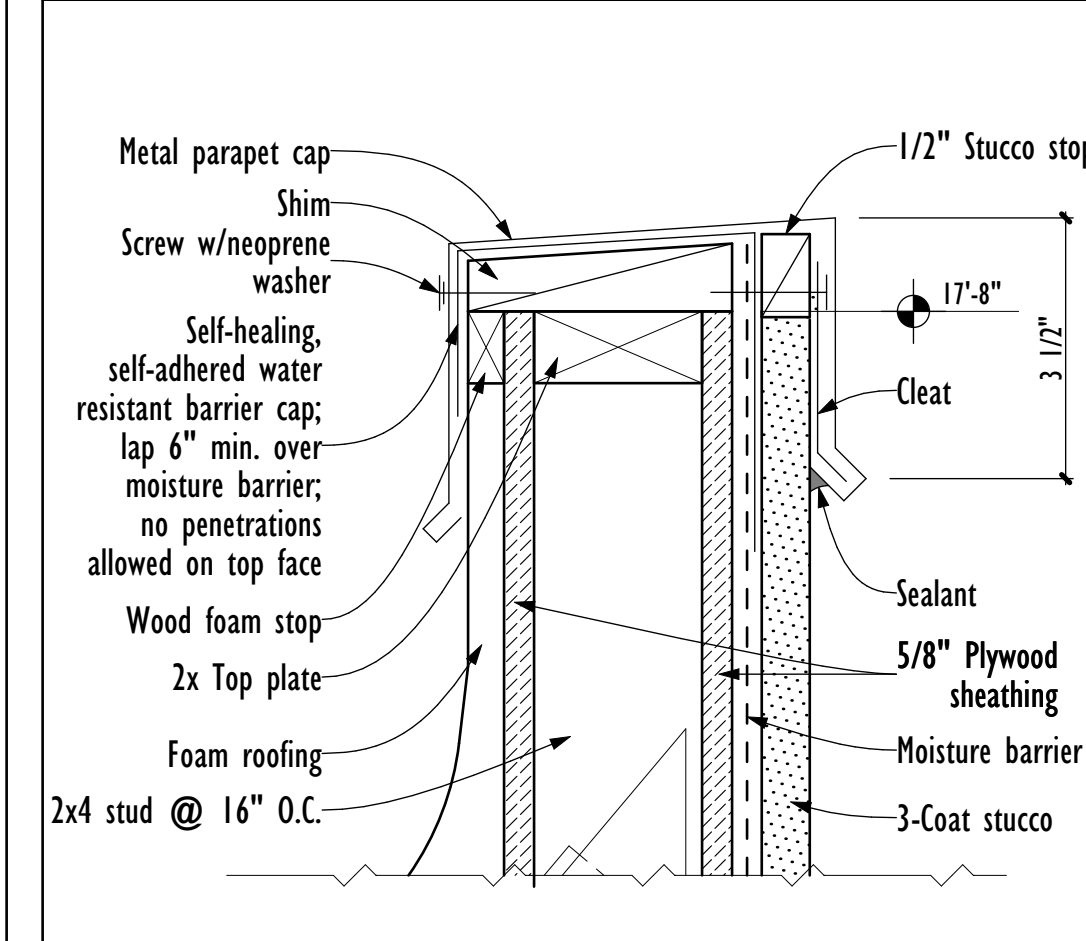
No.	DATE	DESCRIPTION	BY

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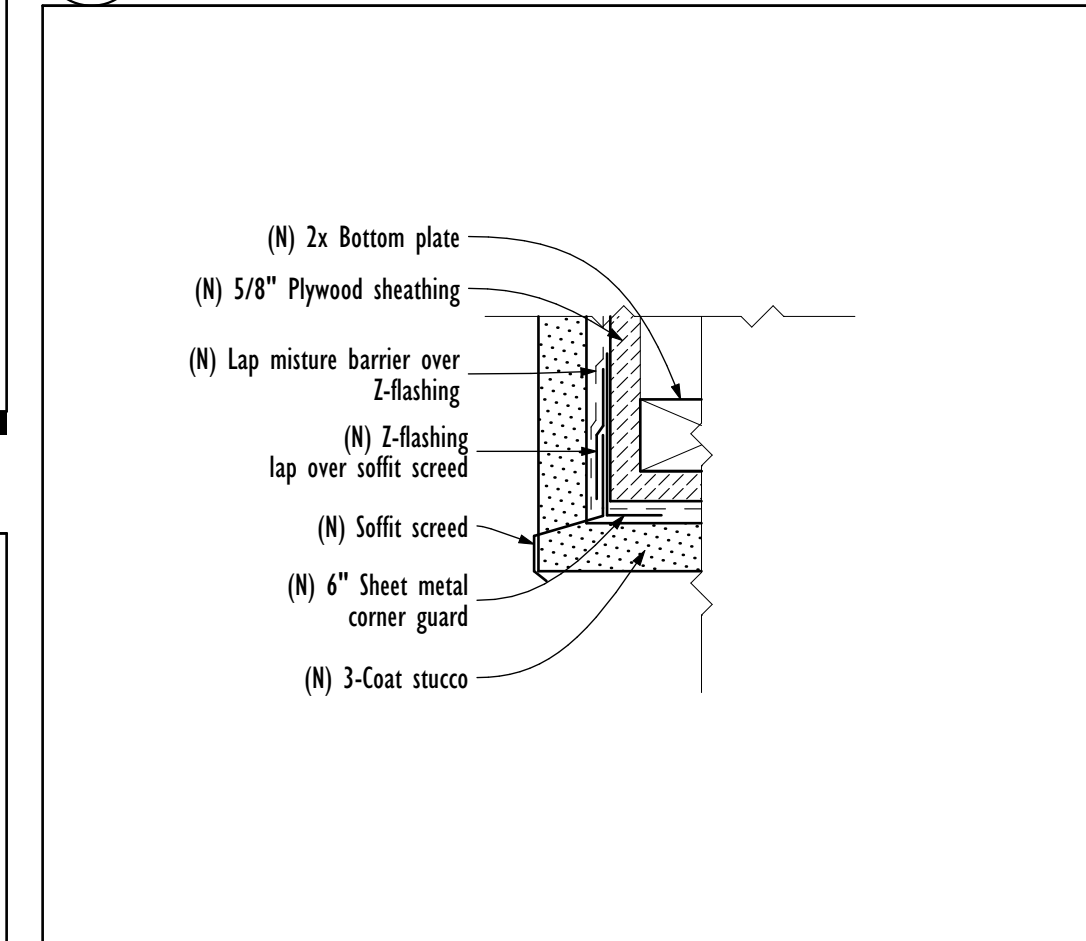
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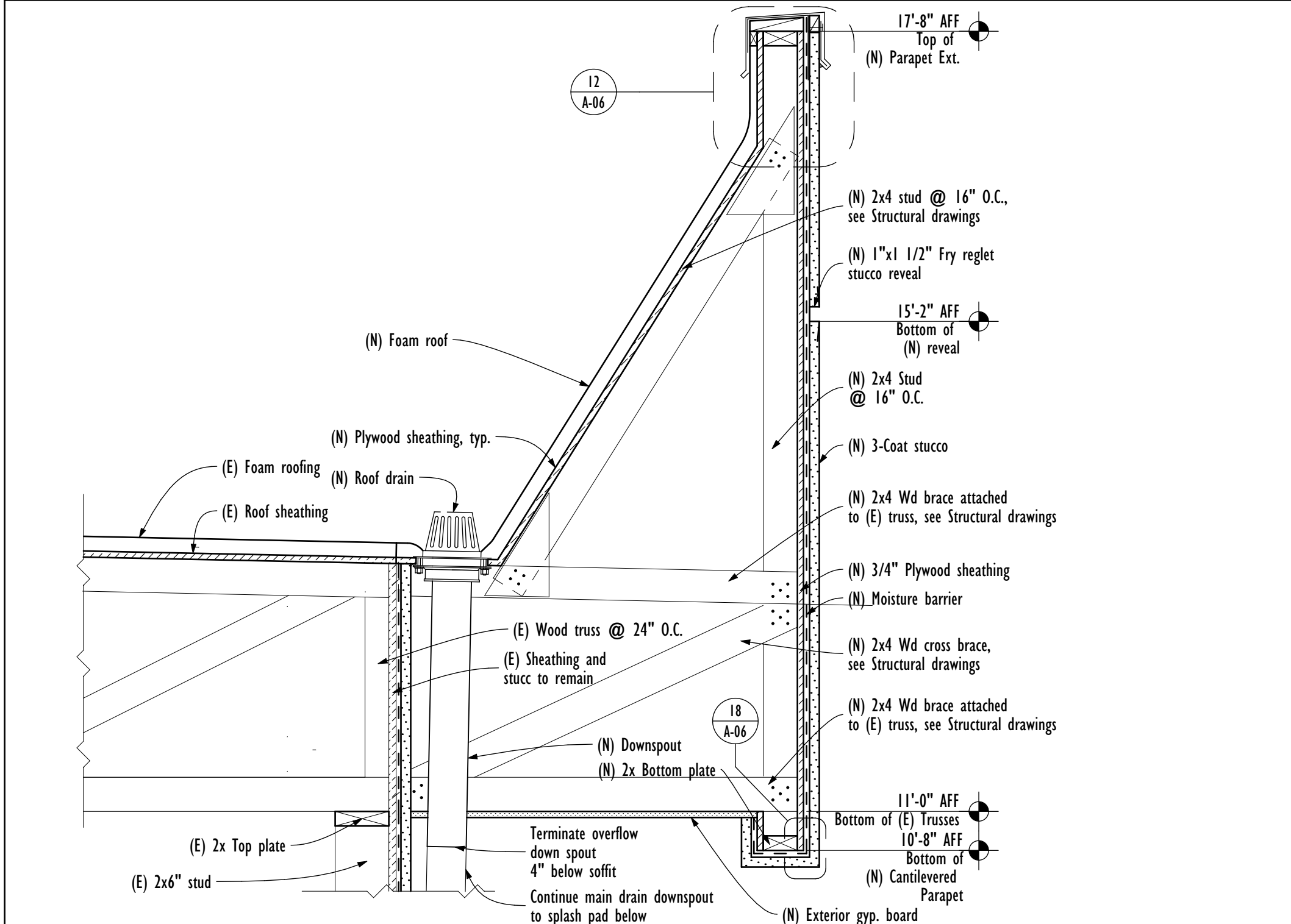
12 (N) Parapet Cap 3" = 1'-0"



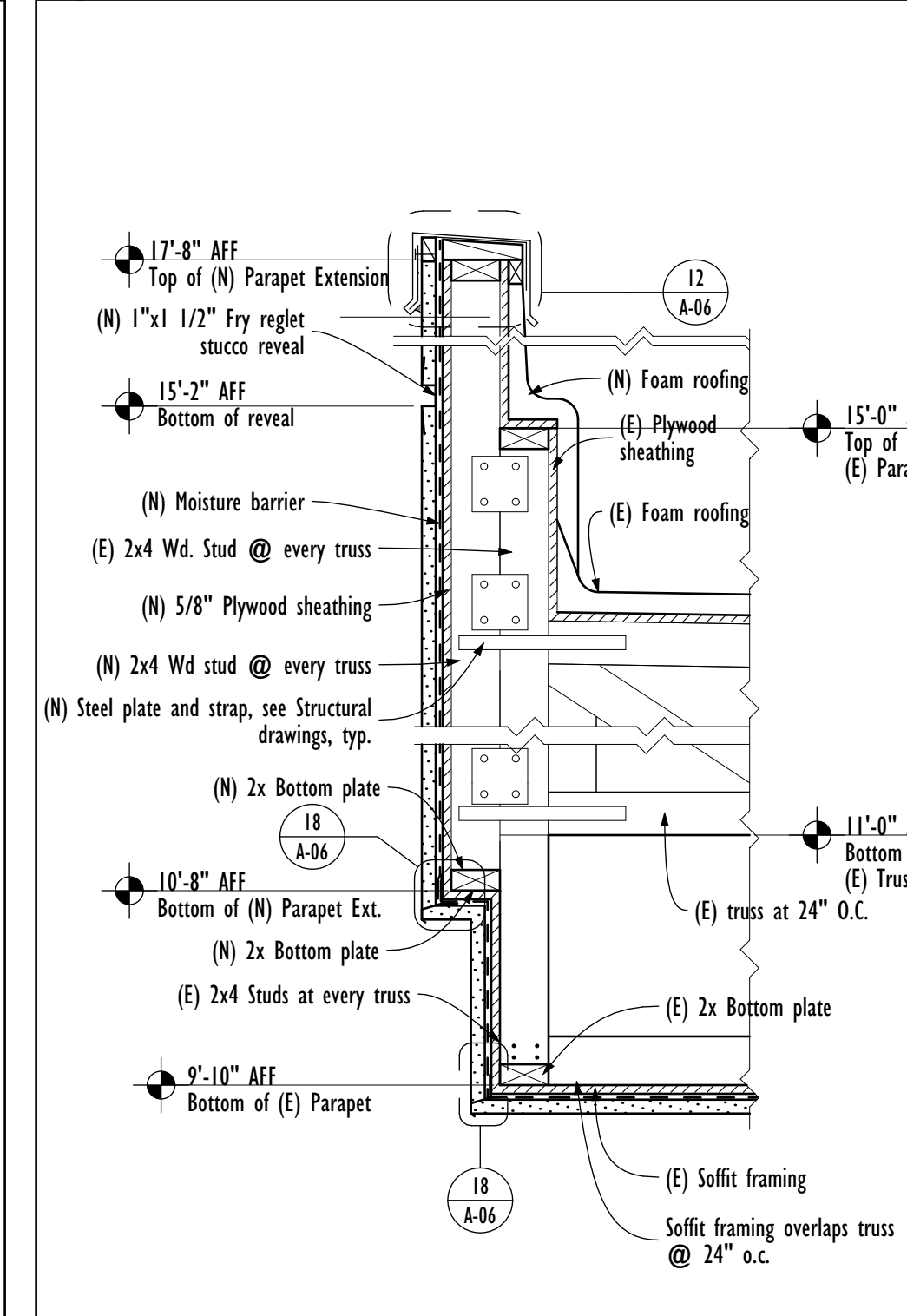
18 Stucco Corner Detail 3" = 1'-0"



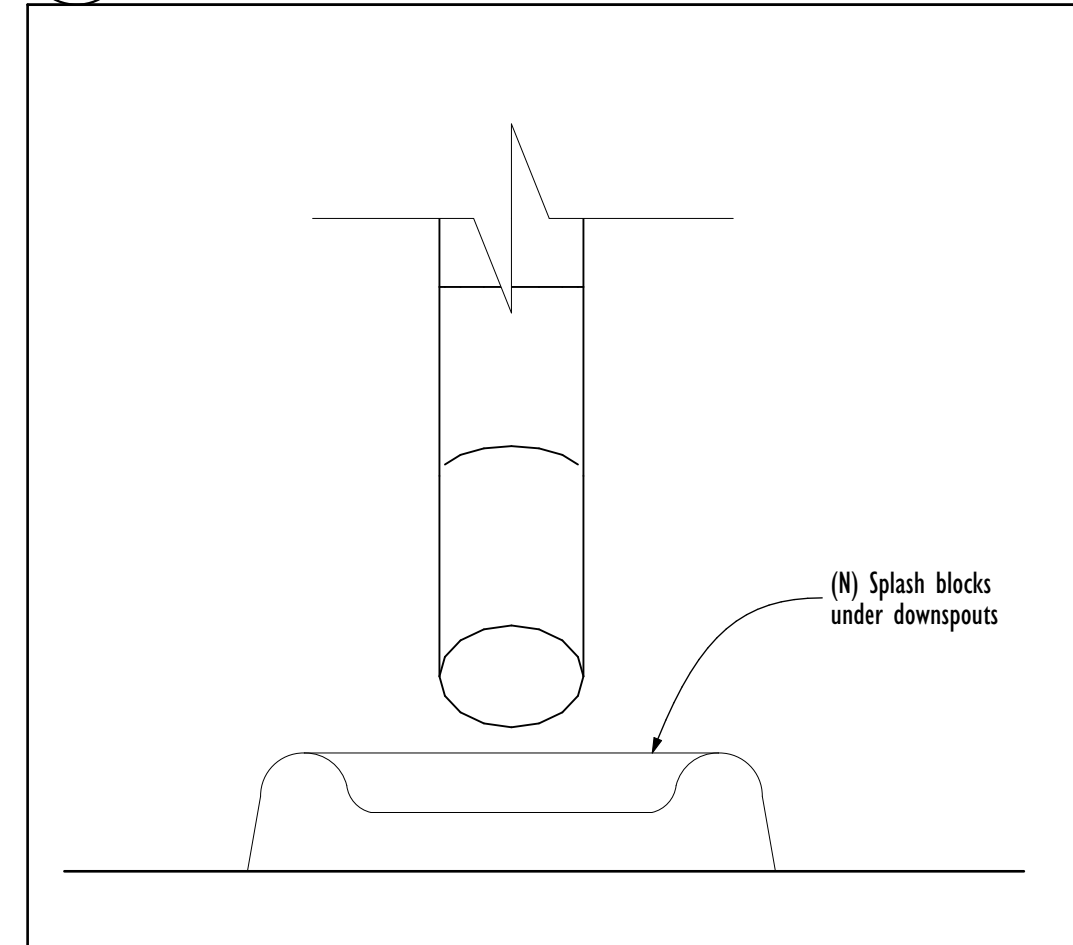
15 Cantilevered Parapet 1" = 1'-0"



17 Parapet Extension 1" = 1'-0"



20 Downspout & Splashblock 3" = 1'-0"



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PROJECT: 3575 W. Northern Ave Remodel
ADDRESS: 3575 W. Northern Ave Phoenix AZ 85015

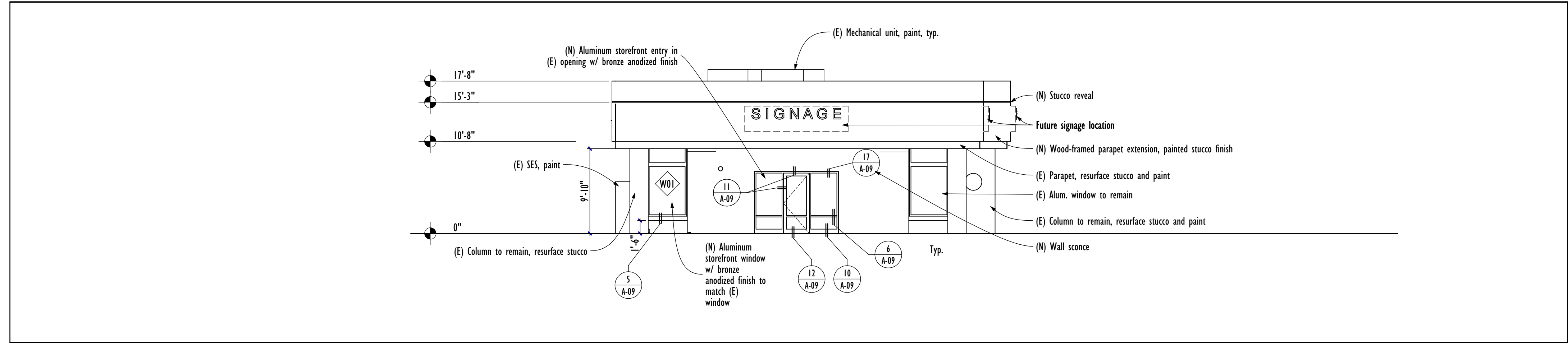
PROJECT NO.: 19-016
SHEET TITLE: Roof Plan
DATE OF ISSUE: Enter in Project info. CURRENT REVISION: .
SHEET REVISION HISTORY

Rev	CD	Change Note	Date

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Sheet No. A-06

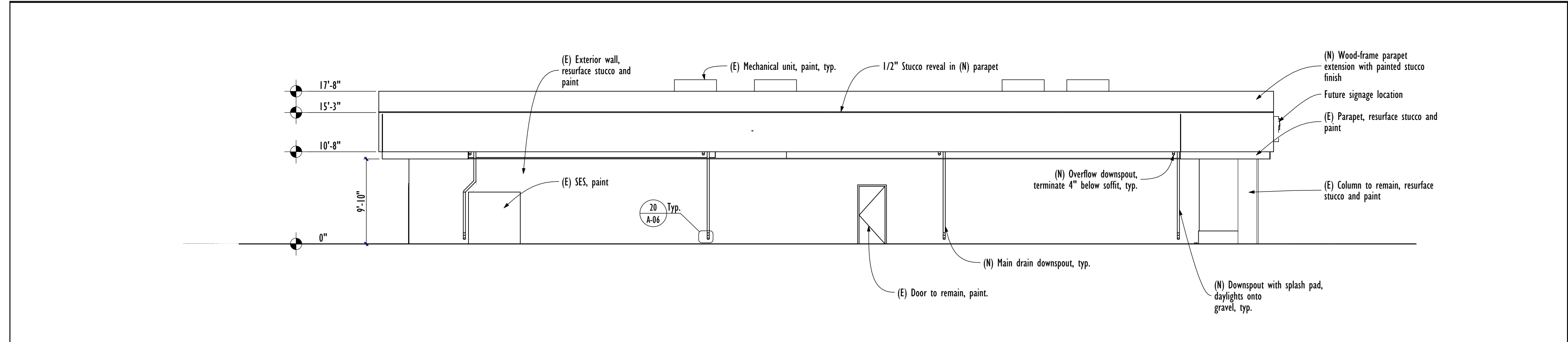
North Elevation

1/8" = 1'-0"



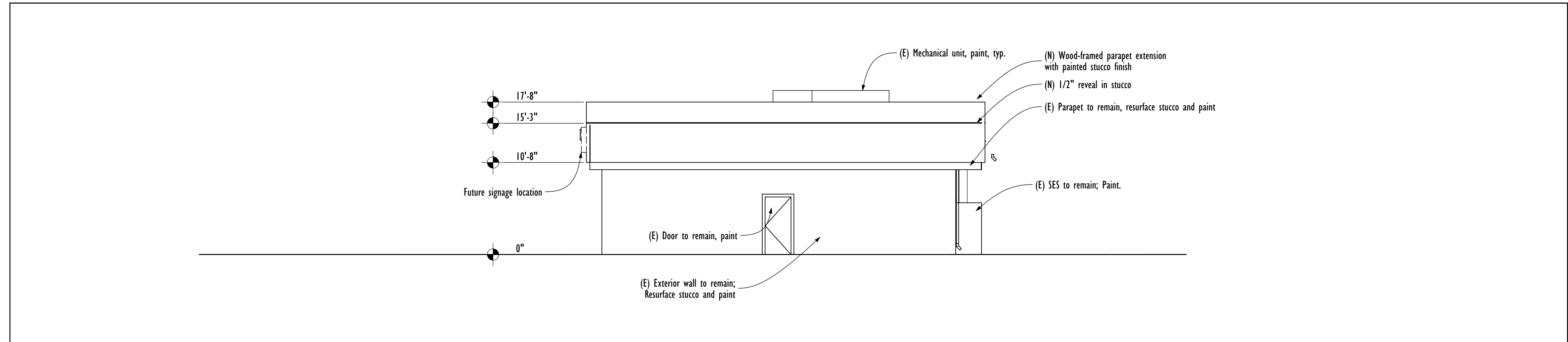
East Elevation

1/8" = 1'-0"



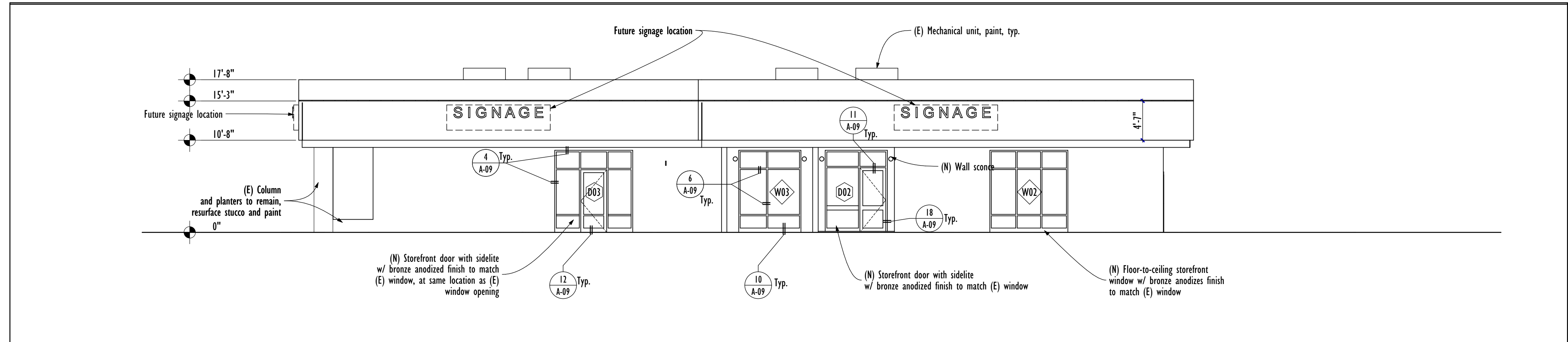
South Elevation

1/8" = 1'-0"



West Elevation

1/8" = 1'-0"



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PROJECT: 3575 W. Northern Ave Remodel
 ADDRESS: 3575 W. Northern Ave Phoenix AZ 85051

PROJECT NO.: 19-016
 SHEET TITLE: Exterior Elevations

DATE OF ISSUE: Enter in Project info CURRENT REVISION: .
 SHEET REVISION HISTORY

Rev#	CD	Change Description	Rev

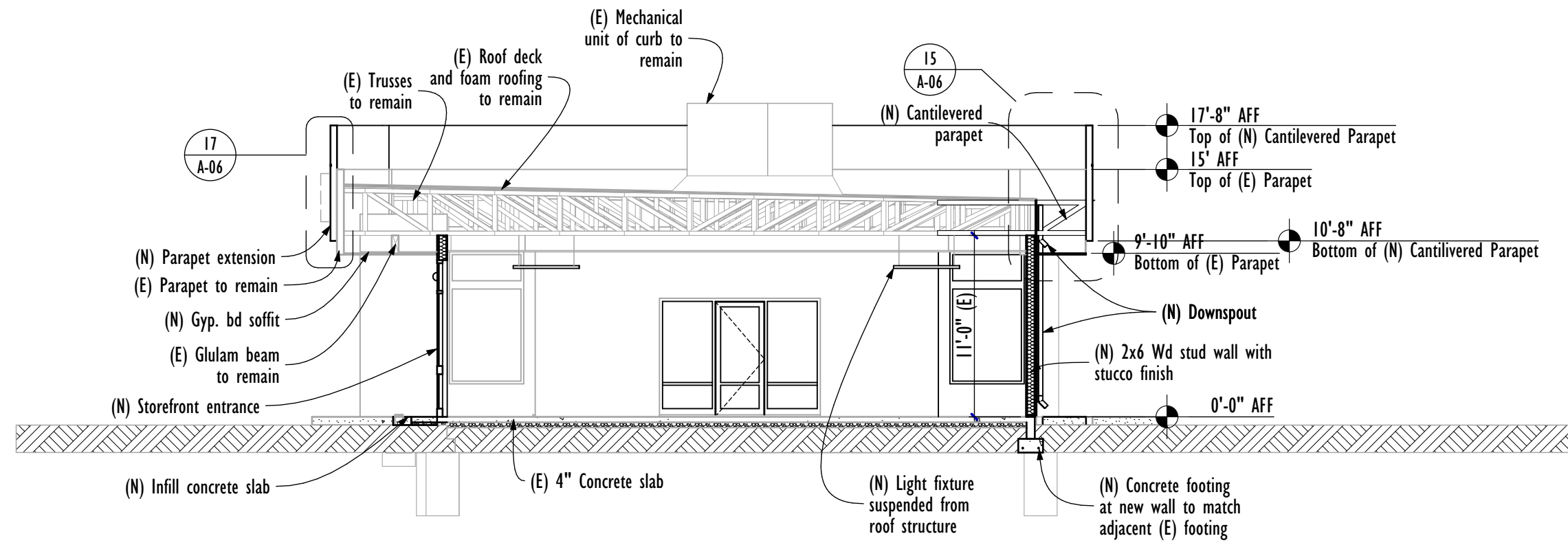
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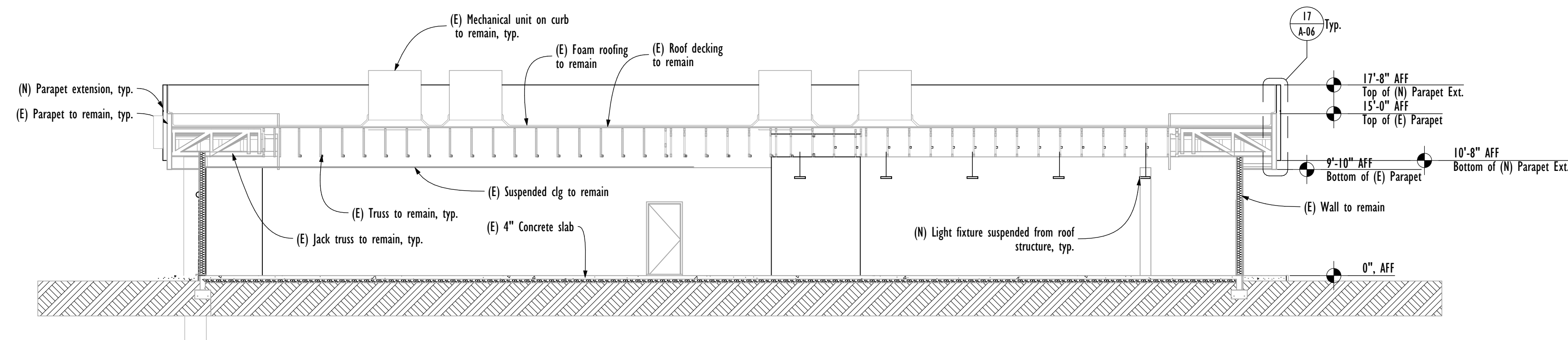
2 Section A-A

1/8" = 1'-0"



8 Section B-B

1/8" = 1'-0"



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PROJECT: 3575 W. Northern Ave Remodel

ADDRESS: 3575 W. Northern Ave Phoenix AZ 85051

PROJECT NO.: 19-016

SHEET TITLE:

Building Sections

DATE OF ISSUE: Enter in Project info CURRENT REVISION: .

SHEET REVISION HISTORY

Rev#	CD	Change Note	Date

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A-08

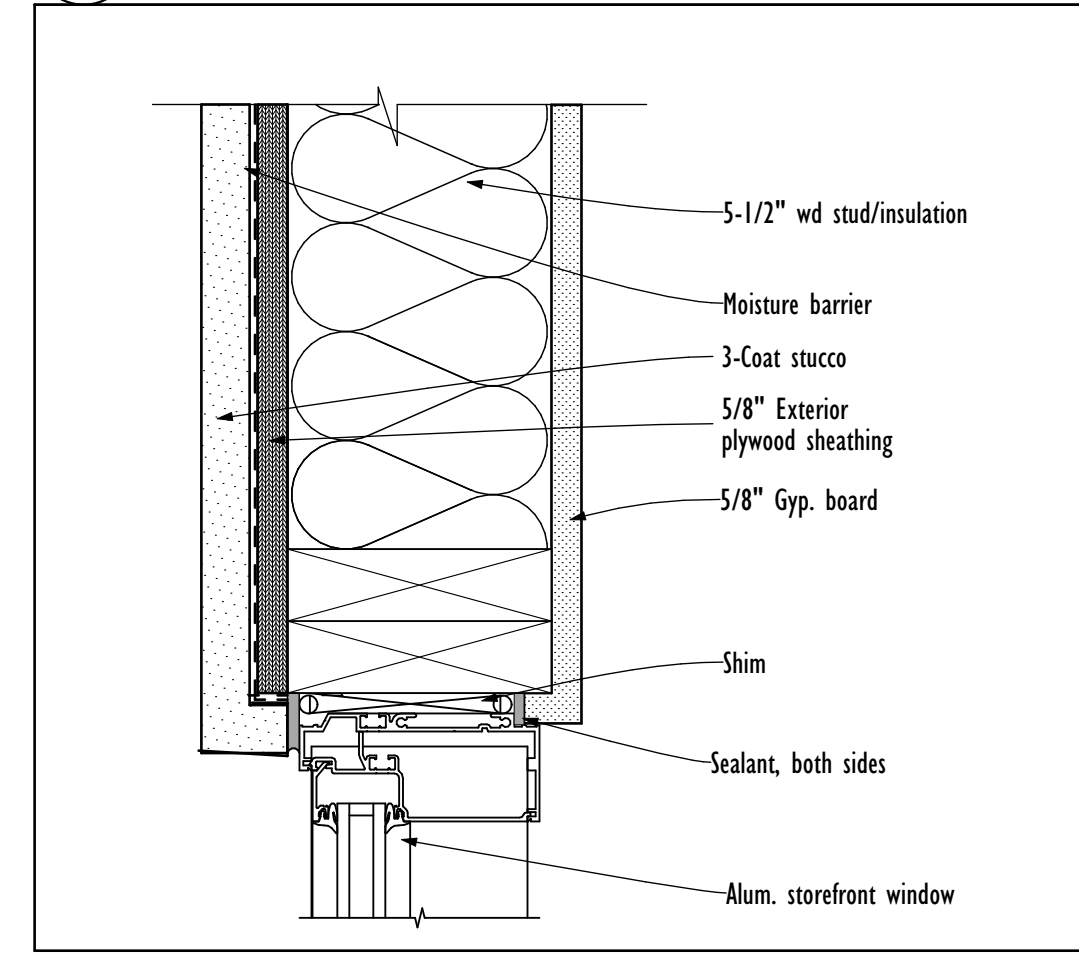
Door and Frame Schedule

ID	DOOR							FRAME		DETAILS			RATING	HW SET	NOTES
	DOOR	W	HT	THK	MATL	GLZ		W	THK	HEAD	JAMB	SILL			
D01	A	36"	84"	1 3/4"	Alum.	Temp.	2"	4"	17/A-10	18/A-10	12/A-10	-	TBD	T= Tempered	
D02	B	36"	89 3/4"	1 3/4"	Alum.	Temp.	2"	4"	11/A-10	18/A-10	12/A-10	---	TBD	T= Tempered	
D03	C	36"	87"	1 3/4"	Alum.	Temp.	2"	4"	11/A-10	18/A-10	12/A-10	-	TBD	T= Tempered	

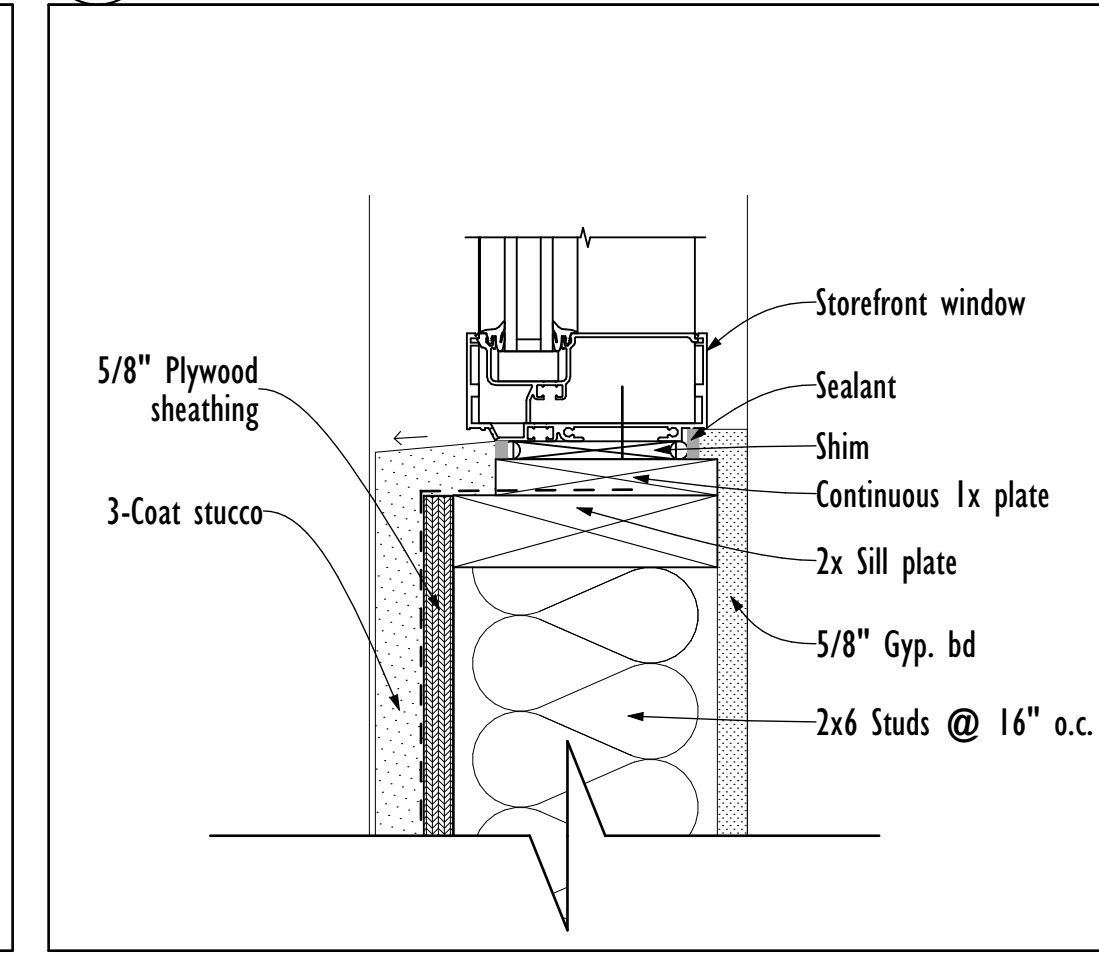
Door Types

Type	DOOR TYPES		
	A	B	C
VIEW			
NOTES	T= Tempered	T= Tempered	T= Tempered

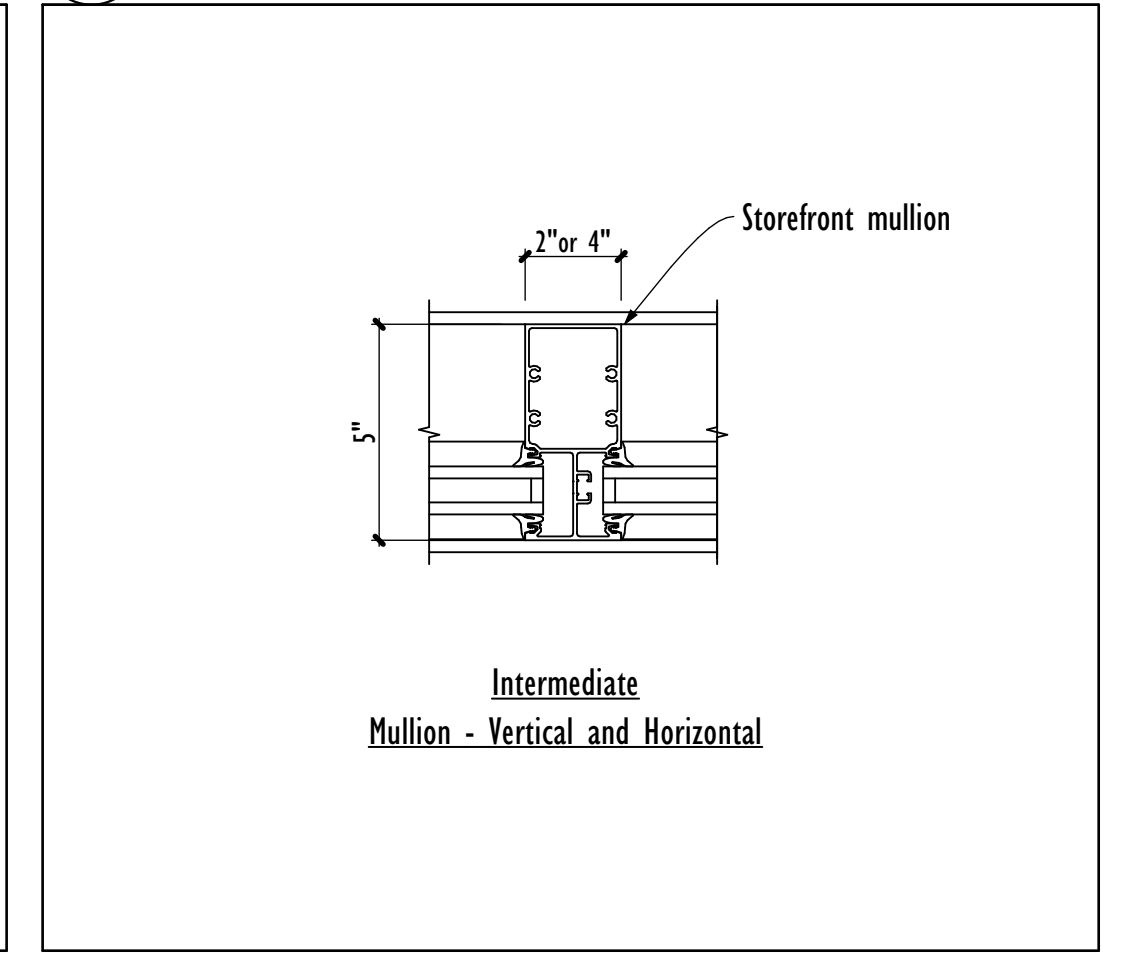
4 Window Head/Jamb 3" = 1'-0"



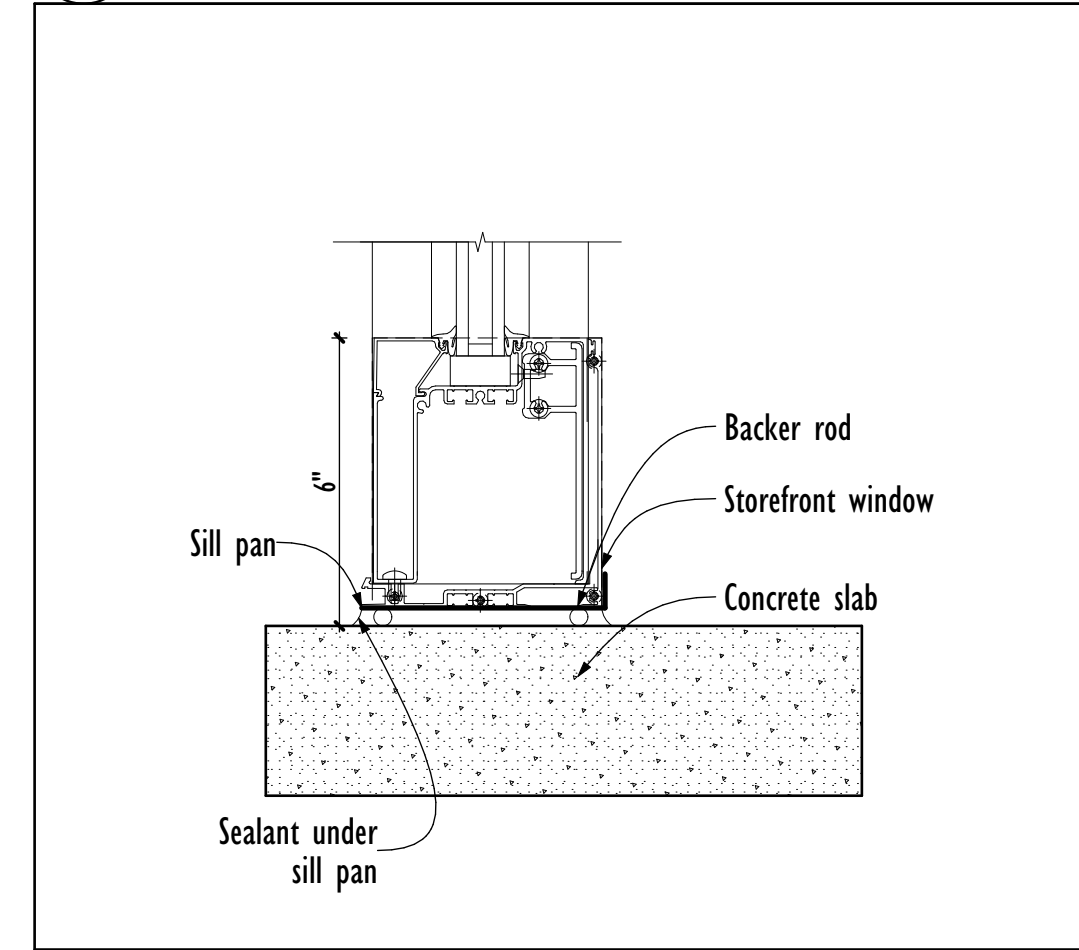
5 Storefront Sill Detail 3" = 1'-0"



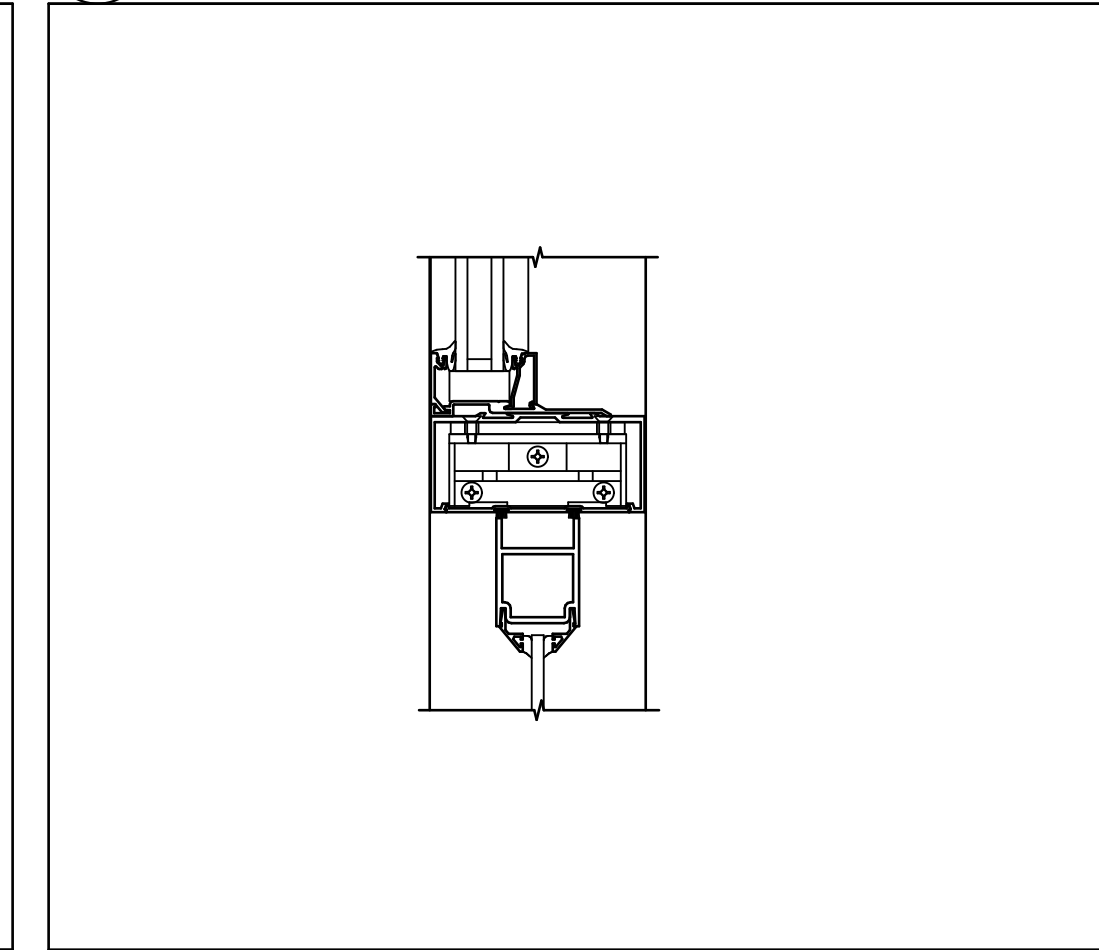
6 Intermediate Mullion 3" = 1'-0"



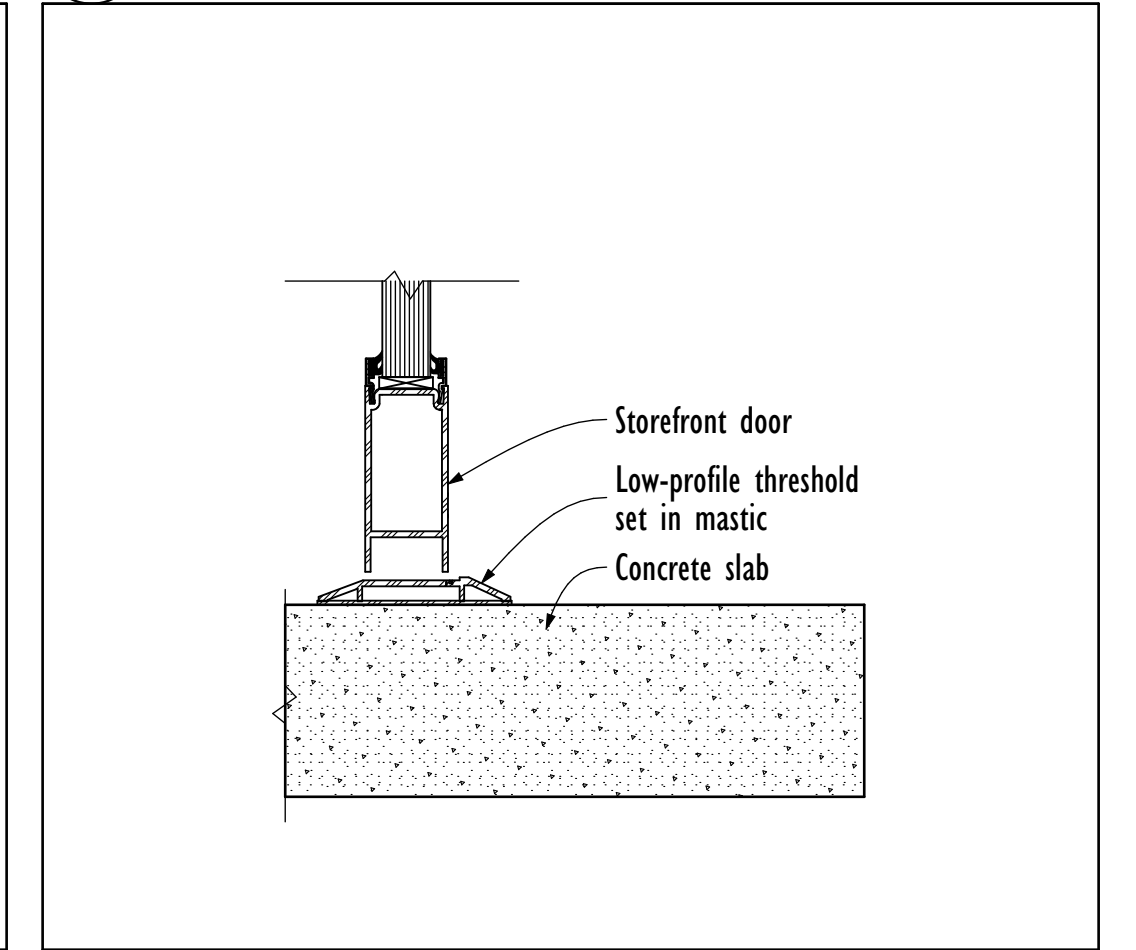
10 Storefront Window Sill Detail 3" = 1'-0"



11 Storefront Door Head/Jamb 3" = 1'-0"



12 Door Sill Detail 3" = 1'-0"



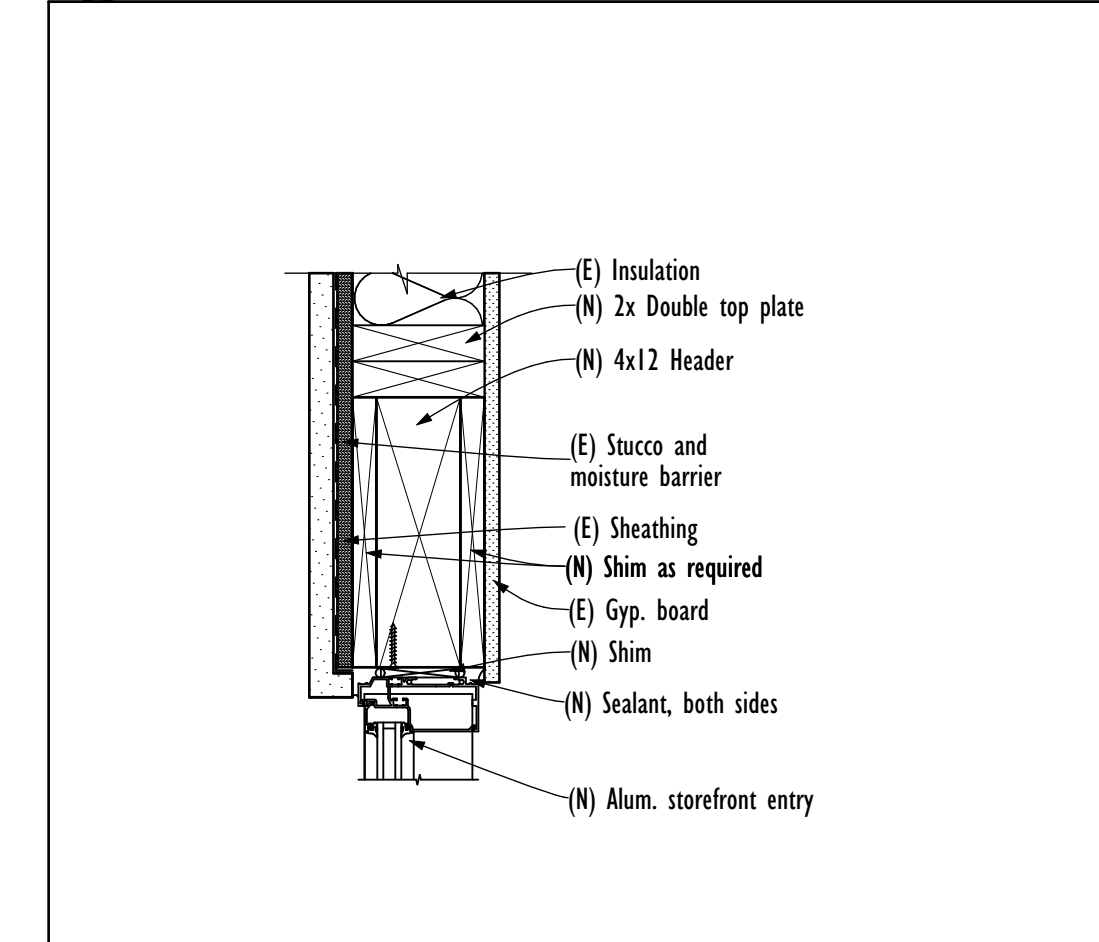
Window Schedule

Element ID	SIZE		SILL @	OPERATION	TYPE	FINISH	Glazing	DETAILS			NOTES
	WIDTH	HEIGHT						Header	Jamb	Sill	
W01	4'-6"	8'	2'	Fixed	A	Bronze Anodiz...	---	4/A-10	4/A-10	5/A-10	
W02	9'-1 1/2"	9'-6"		Fixed	B	Bronze Anodiz...	---				
W03	7'-2 1/2"	9'-6"		Fixed	C	Bronze Anodiz...	---				

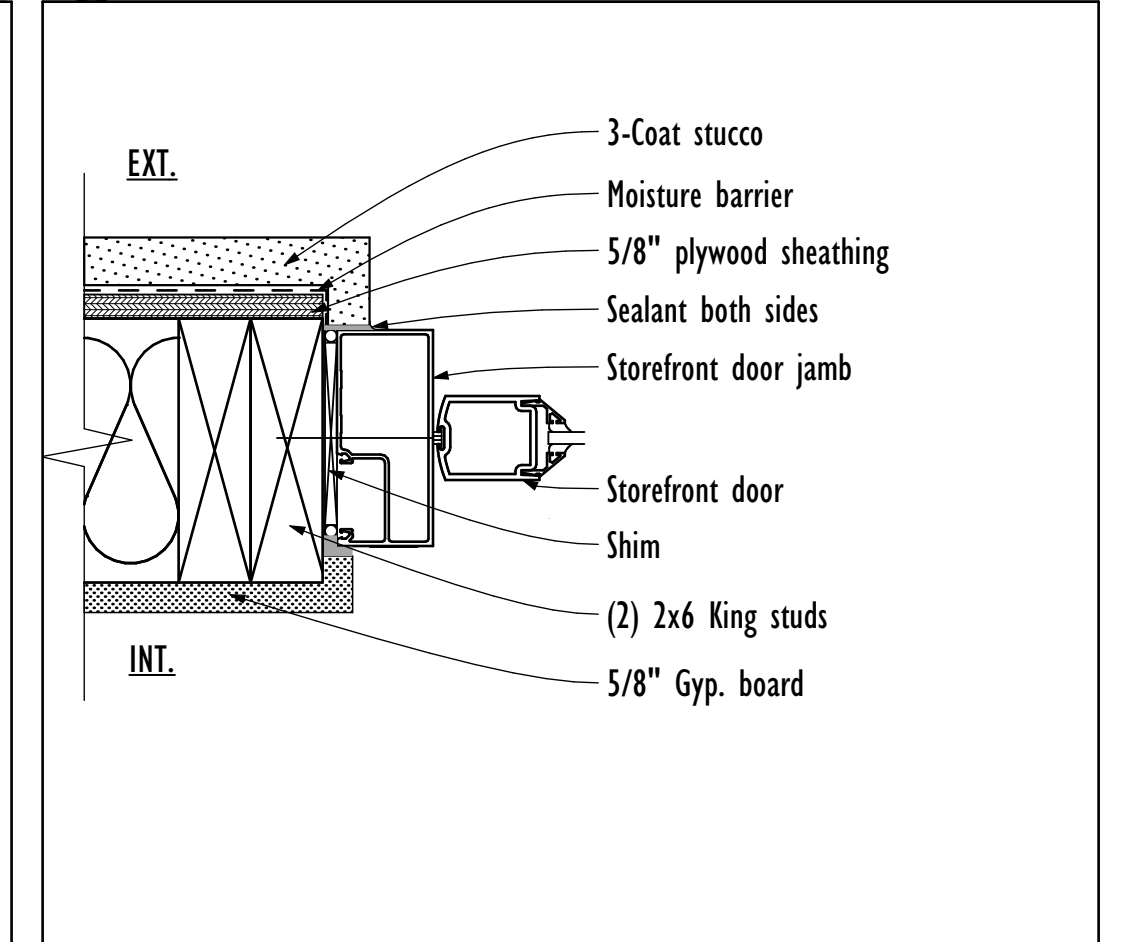
Window Types

ID	Window Types		
	A	B	C
View from Opening Side			
Nominal W x H Size	7'-3" x 9'-6"	9'-1" x 9'-6"	4'-6" x 8'-0"

17 Window @ Header Beam 1 1/2" = 1'-0"



18 Storefront Door Jamb @ Wall 1" = 1'-0"



PROJECT: 3575 W. Northern Ave Remodel
 ADDRESS: 3575 W. Northern Ave Phoenix AZ 85015

PROJECT NO.: 19-016

SHEET TITLE:

Schedules

DATE OF ISSUE: Enter in Project info CURRENT REVISION: .

SHEET REVISION HISTORY

Rev	CD	Change Made	Date

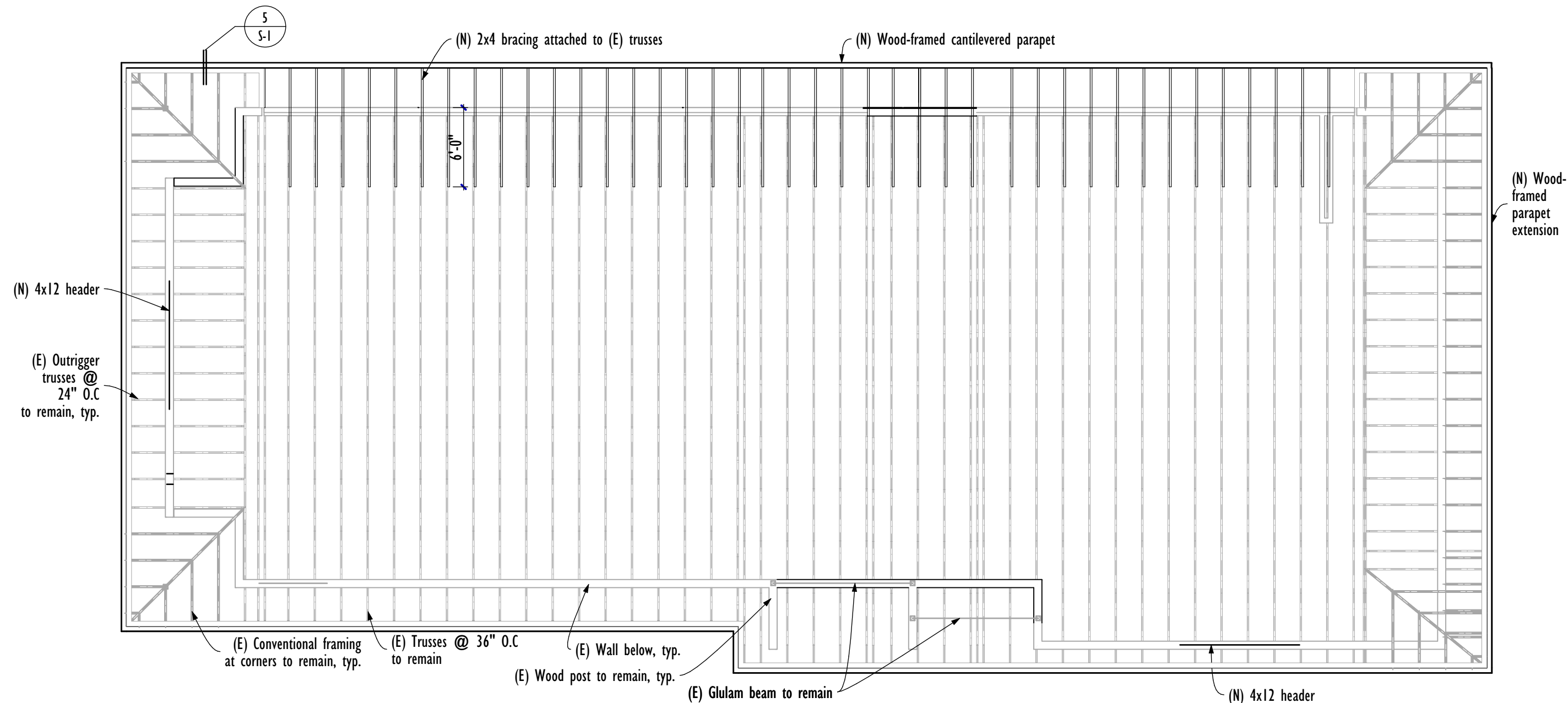
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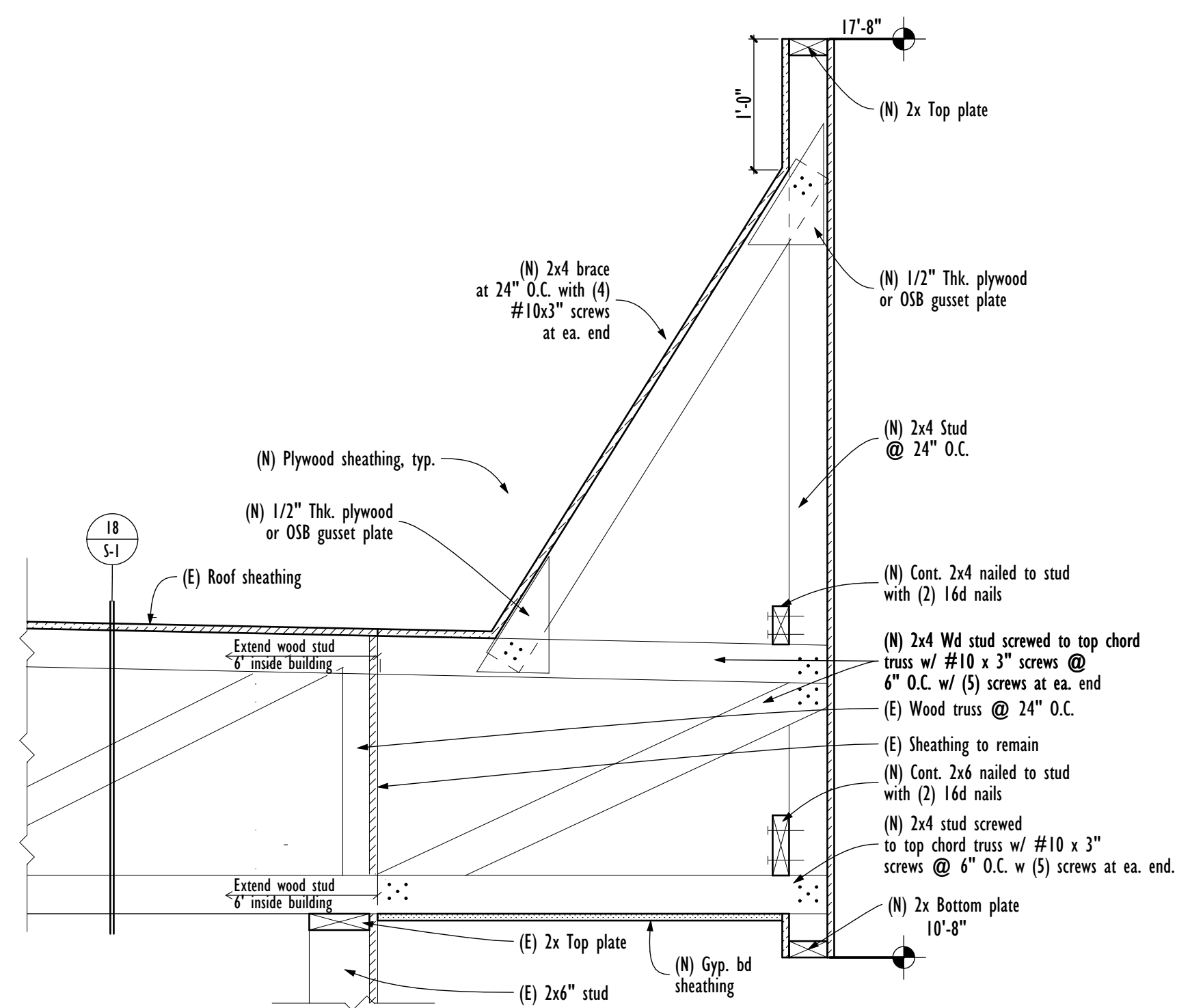
Roof Framing Plan

1/8" = 1'-0"



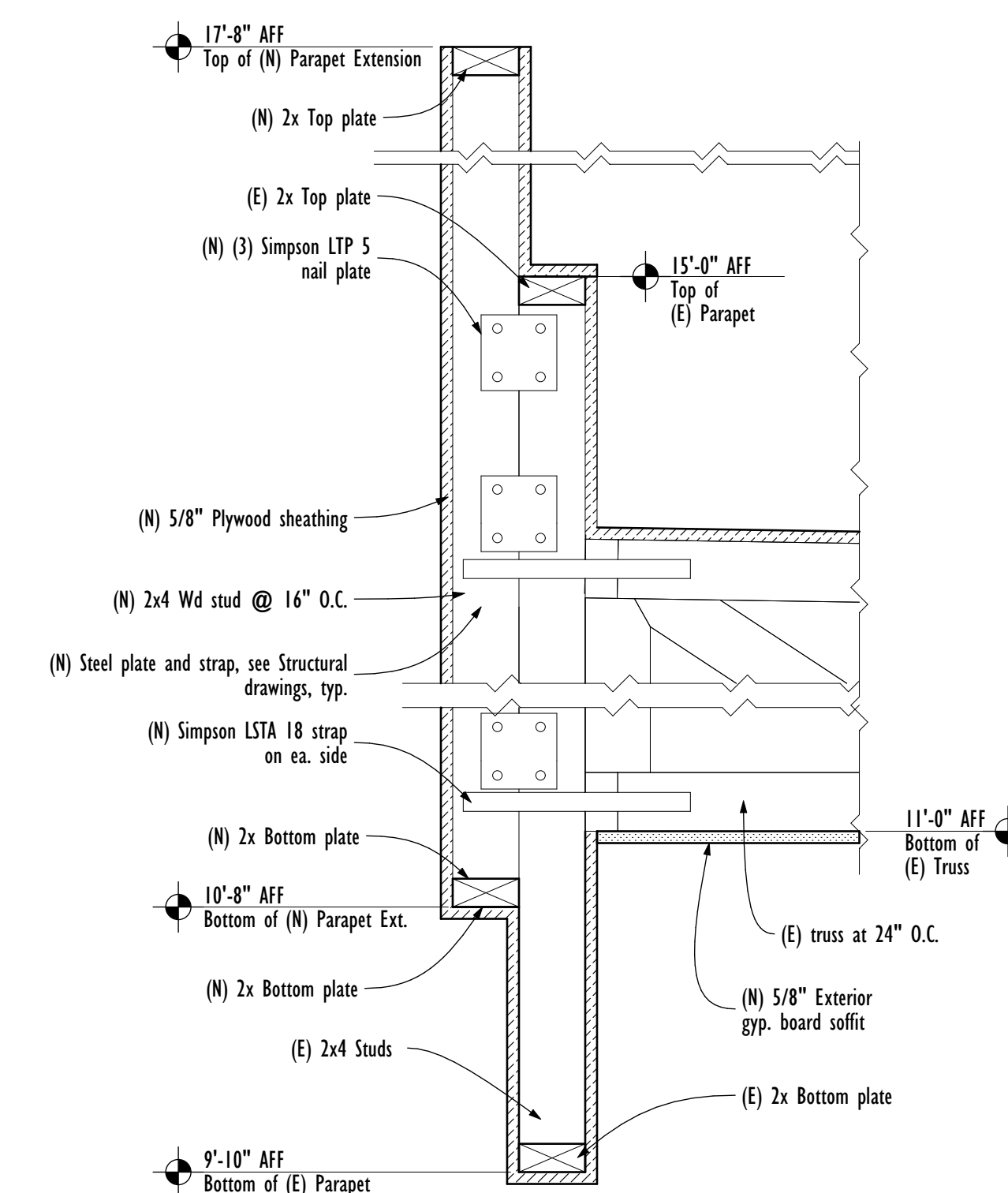
4 Cantilevered Parapet

1" = 1'-0"



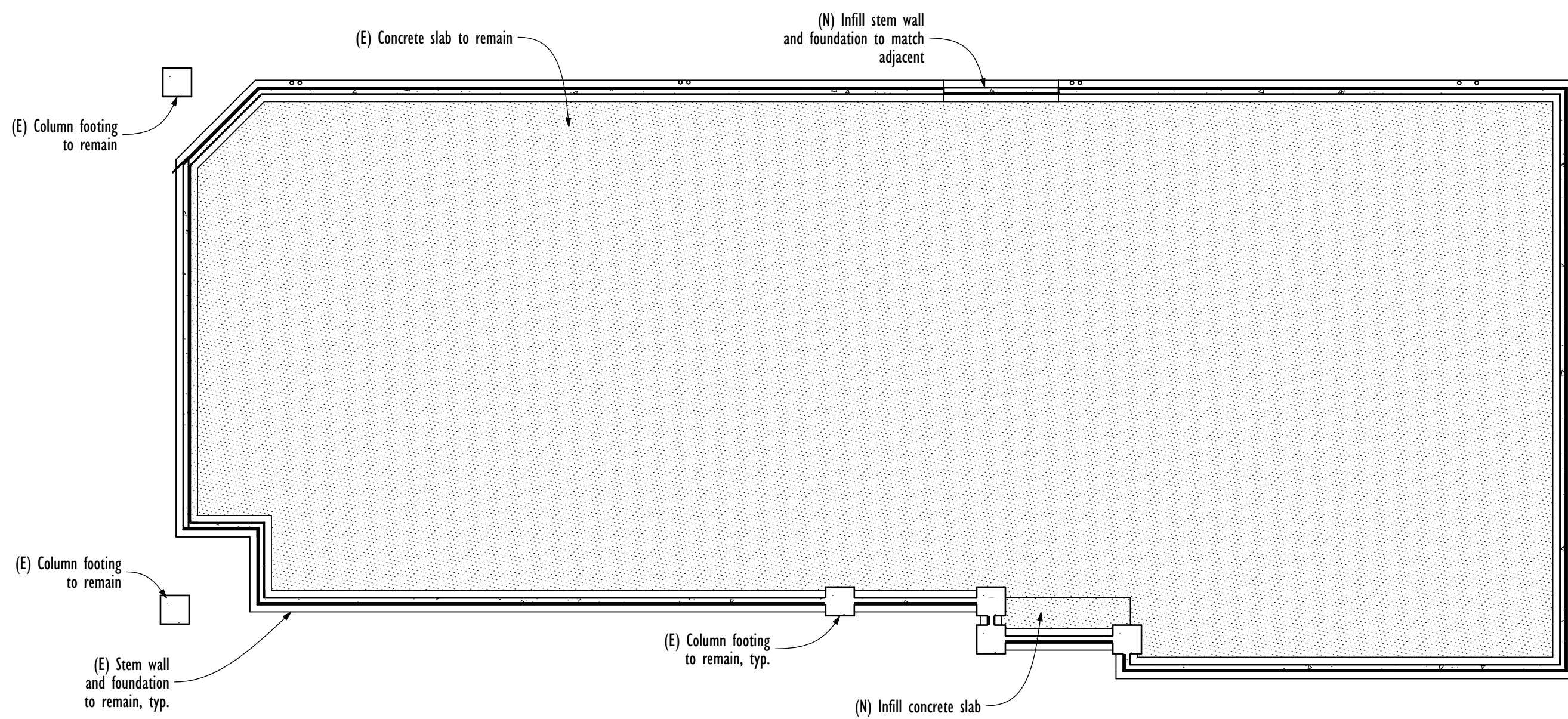
5 Parapet Extension

1 1/2" = 1'-0"

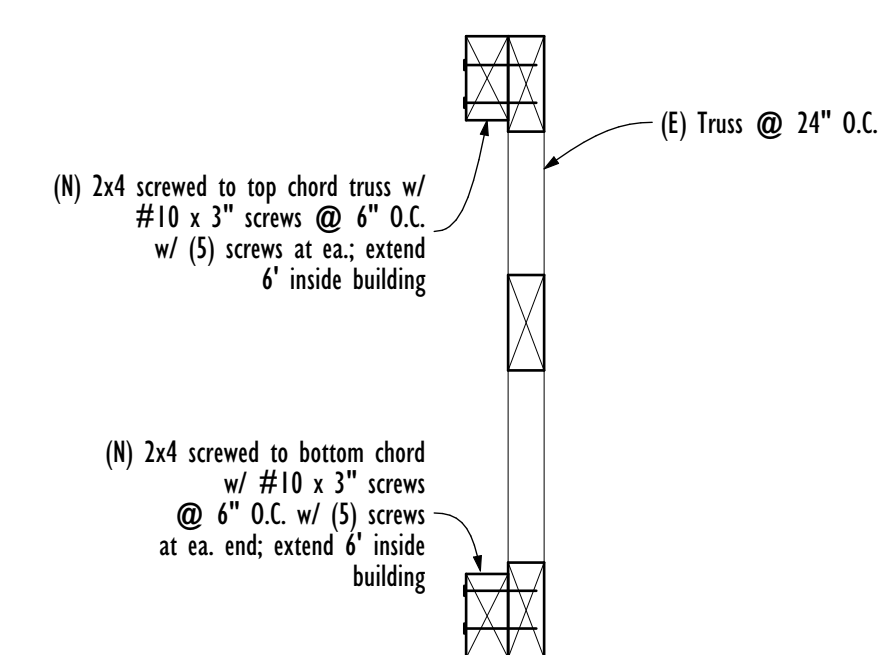


Foundation Plan

1/8" = 1'-0"



18 Truss @ Cantelivered Parapet 1/2" = 1'-0"



Slaysman Engineering and Associates, Inc.

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5517 N Black Canyon Hwy, Suite A - Phoenix, AZ 85015
Telephone 602/280-7777 - Telefax 602/280-7773

PROJECT: **3575 W. Northern Ave Remodel**

ADDRESS: **3575 W. Northern Ave Phoenix AZ 85015**

PROJECT NO.: 19-016

SHEET TITLE:

Roof Framing, Foundation Plans

DATE OF ISSUE: Enter in Project info CURRENT REVISION: .

SHEET REVISION HISTORY

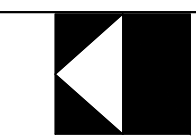
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Sheet No.

S-1

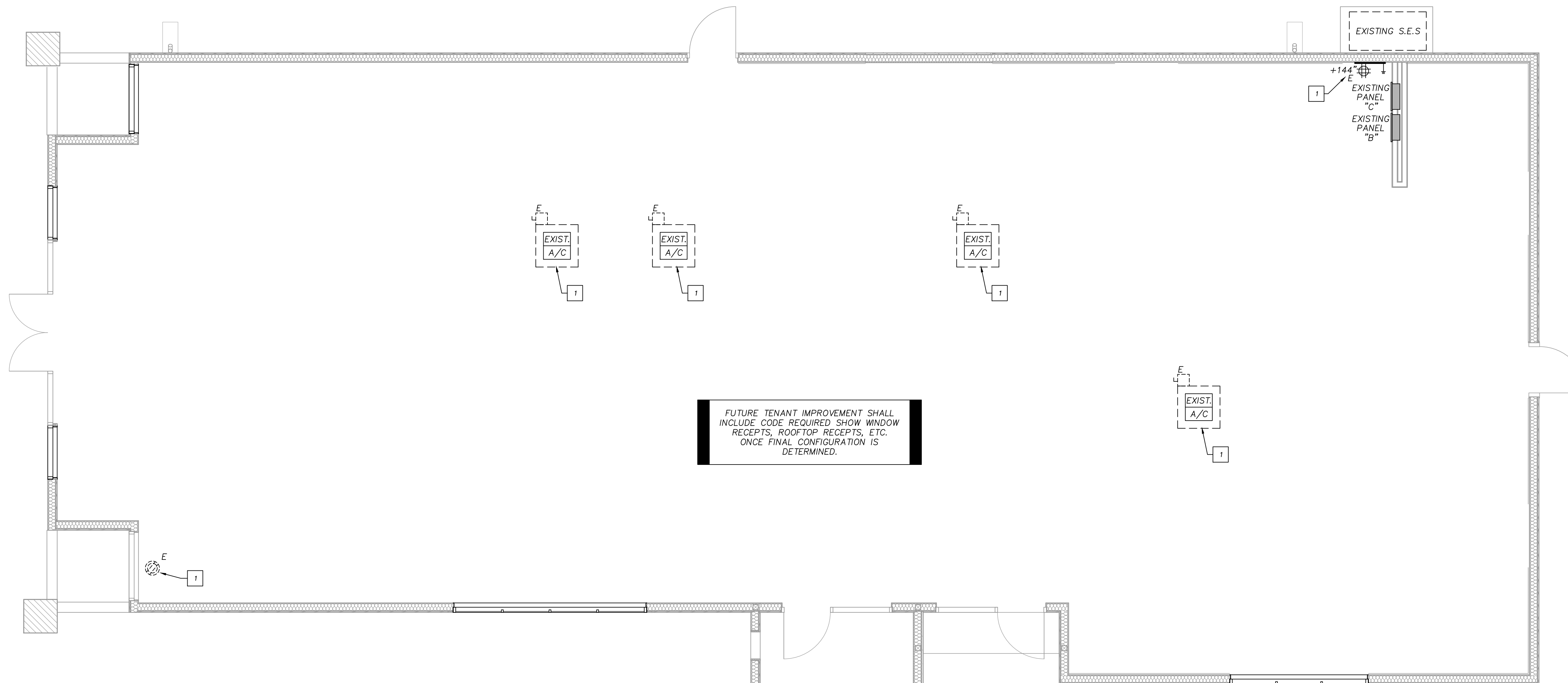
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KEYED NOTES

1 EXISTING DEVICE TO REMAIN UNTIL TIME OF TENANT IMPROVEMENT. ELECTRICAL CONTRACTOR SHALL PRESERVE FUNCTIONALITY, IF CURRENTLY PRESENT, UNTIL SUCH TIME.

GENERAL ELECTRICAL NOTE:
ELECTRICAL CONTRACTOR SHALL UPDATE ALL PANEL SCHEDULES WITH NEW TYPE WRITTEN DIRECTORIES UPON COMPLETION OF WORK.



WELCH & SANDON DESIGN, LLC
ELECTRICAL CONSULTING ENGINEERS
PROJECT CONTACT: MILLS BENBOW
WSD PROJECT# 19-0295
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MESA, AZ 85206
PHONE 480.641.6383
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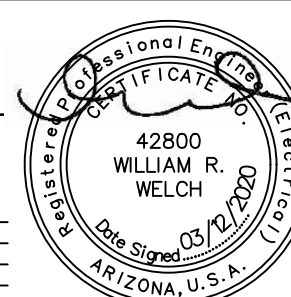
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PROJECT: 3575 W. Northern Ave Remodel
ADDRESS: 3575 W. Northern Ave Phoenix AZ 85051
PROJECT NO.: 19-016
SHEET TITLE:

Electrical Power Plan

DATE OF ISSUE: Enter in Project info CURRENT REVISION: .
SHEET REVISION HISTORY

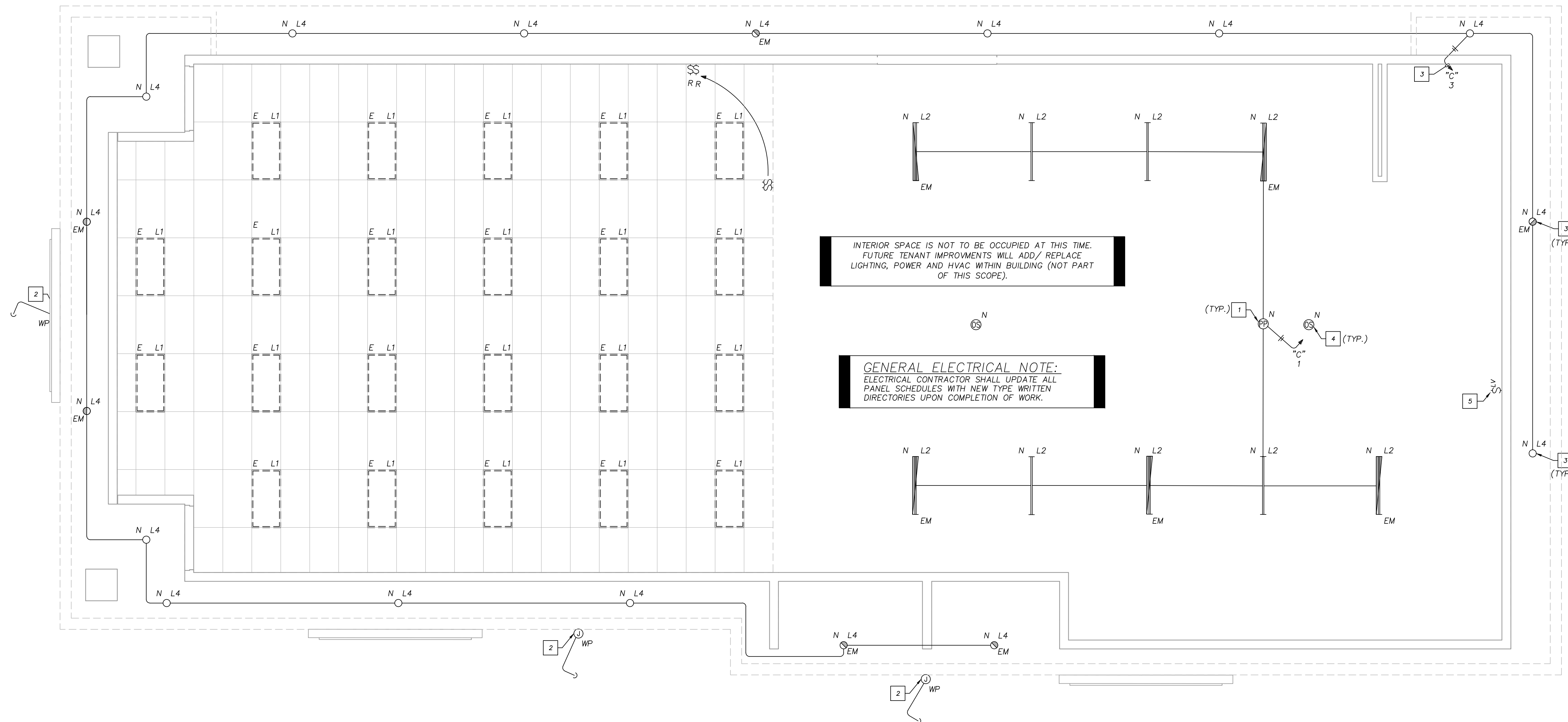
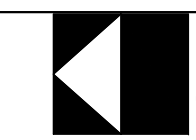
Rev#	Date	Change Note	By



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Sheet No.

E-01



- KEYED NOTES**
- POWER-PACK FOR CONTROL OF LINE-VOLTAGE LIGHTING WITHIN SPACE (ZONES AS INDICATED). PROVIDE CONNECTION TO INPUT SIGNAL DEVICES (OCCUPANCY SENSOR, PHOTOSENSOR, DIMMING WALL SWITCH, ETC.) AS NECESSARY AND PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE SUFFICIENT QUANTITY TO POWER ALL LOW-VOLTAGE DEVICES AND PROVIDE CONTROL PER CODE REQUIREMENTS (TYPICAL U.N.O.).
 - ELECTRICAL CONTRACTOR SHALL PROVIDE WP JUNCTION BOX AND (1) 3/4" STUB INTO ACCESSIBLE SPACE FOR FUTURE CONNECTION TO TENANT SIGNAGE. PROVIDE WP TOGGLE SWITCH AS MEANS OF DISCONNECT. FIELD VERIFY EXACT LOCATION WITH ARCHITECT AND SIGNAGE VENDOR.
 - NEW EXTERIOR LIGHT FIXTURE SHALL BE PHOTOCELL ON/OFF CONTROLLED AND PROGRAMMED FOR DUSK-TO-DAWN OPERATION.
 - OCCUPANCY SENSOR (LOW-VOLTAGE, CEILING MOUNTED) FOR "AUTOMATIC-OFF" OPERATION UPON VACANCY FOR NOT LONGER THAN 30 MIN. TIE INTO POWER-PACK FOR POWER AND CONTROL OF LIGHTING, PER MANUFACTURER'S INSTALLATION INSTRUCTIONS (TYPICAL U.N.O.).
 - LOW-VOLTAGE SWITCH FOR MANUAL CONTROL OF LIGHTING ZONE AS SHOWN. TIE INTO POWER-PACK PER MANUFACTURER'S INSTALLATION INSTRUCTIONS (TYPICAL U.N.O.).

2018 INTERNATIONAL ENERGY CONSERVATION CODE CALCULATIONS

EXTERIOR LIGHTING - (ZONE 3)

BUILDING AREA TYPE	ALLOWED WATTS	QUANTITY	
ENTRY CANOPIES	400 W		= 500 W
ENTRY CANOPIES	0.4 W	X 1054 SQ FT	= 422 W
WATTAGE ALLOWED BY IECC			922 WATTS
FIXTURE TYPE	FIXTURE WATTS	QUANTITY	
L4	12 W	X 17	= 204 W
WATTAGE USED			444 WATTS
WATTAGE ALLOWED BY IECC			922 W
WATTAGE USED			204 W
PROJECT COMPLYS BY:			718 WATTS

2018 INTERNATIONAL ENERGY CONSERVATION CODE CALCULATIONS

INTERIOR LIGHTING - (405.5.2)

BUILDING AREA TYPE	ALLOWED WATTS	QUANTITY	
RETAIL	1.06 W	X 3432 SQ FT	= 3638 W
WATTAGE ALLOWED BY IECC			3638 WATTS
WATTAGE ALLOWED BY IECC AT 90% FOR REDUCED POWER PER C406.3			3274 WATTS
FIXTURE TYPE	FIXTURE WATTS	QUANTITY	
L1 (EXISTING)	91 W	X 22	= 2002 W
L2	38 W	X 9	= 342 W
WATTAGE USED			2344 WATTS
WATTAGE ALLOWED BY IECC			3274 W
WATTAGE USED			2344 W
PROJECT COMPLYS BY:			930 WATTS

LIGHT FIXTURE SCHEDULE

TAG	VOLTS	MANUFACTURER	PART #	LAMPING CCT/WATTS	DESCRIPTION/NOTES
L1	120V	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING 2x4 FLUORESCENT LIGHT FIXTURE.
L2	MVOLT	AS SELECTED BY ARCHITECT & OWNER.	-	LED (3800 lumens) 3500K/38W	4'-0" LINEAR LED WITH EMERGENCY FEATURES. SUSPEND AT HEIGHT DIRECTED BY OWNER AND ARCHITECT.
L3	MVOLT	NOT USED	-	-	-
L4	MVOLT	AS SELECTED BY ARCHITECT & OWNER.	-	LED-3500K 12W MAXIMUM	LED EXTERIOR SURFACE MOUNTED DOWNLIGHT. PROVIDE EMERGENCY BATTERY AS REQUIRED. VERIFY HEIGHT WITH OWNER AND ARCHITECT.

SCHEDULE NOTES:

- ALL EMERGENCY FIXTURE SHALL PROVIDE MINIMUM OF 90-MINUTE BATTERY BACK-UP. IF THE GENERAL LIGHTING IN THE AREA IS HID, ALL FIXTURES IN THE AREA SHALL HAVE A MINIMUM OF A 10-MINUTE TIME DELAY.
- ELECTRICAL CONTRACTOR SHALL PROVIDE A BASE BID OFF THIS LIGHT FIXTURE SCHEDULE. ALTERNATES MAY BE SUBMITTED AFTER AWARD OF CONTRACT. PROVIDING THEY ARE SUBMITTED WITH WRITTEN OWNER APPROVAL AND ITEMIZED DEDUCT FROM THE BASE BID. ANY RE-DESIGN REQUIRED BY AN ALTERNATE PACKAGE SHALL BE BILLED TO THE ELECTRICAL CONTRACTOR.
- MODULAR WIRING IS ACCEPTABLE.

EXISTING CONDITIONS NOTE:
ALL EXISTING CONDITION INFORMATION HAS BEEN PROVIDED BY A THIRD PARTY AND/OR EXISTING 'AS BUILT' DRAWINGS. WELCH & SANDON DESIGN, LLC IS NOT RESPONSIBLE FOR ANY OMISSIONS OR INACCURACIES. ANY DISCREPANCIES SHALL BE SUBMITTED TO ENGINEER IN WRITING.

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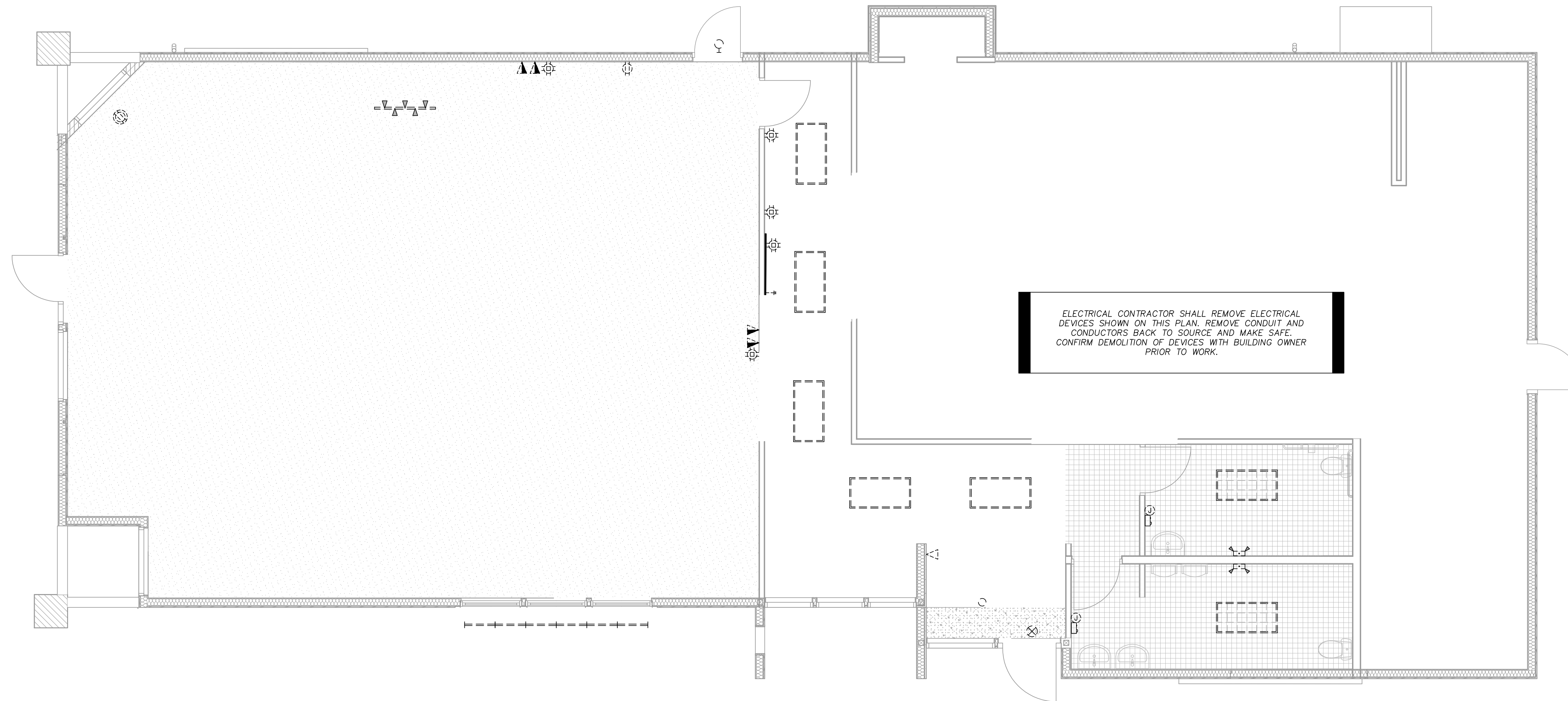
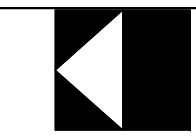
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PROJECT: 3575 W. Northern Ave Remodel
ADDRESS: 3575 W. Northern Ave Phoenix AZ 85051
PROJECT NO.: 19-016
SHEET TITLE: Electrical Lighting Plan

DATE OF ISSUE: Enter in Project info CURRENT REVISION: .
SHEET REVISION HISTORY

Rev#	Date	Change Note	By

Expires: 09/30/2020
Sheet No. **E-02**



ELECTRICAL CONTRACTOR SHALL REMOVE ELECTRICAL DEVICES SHOWN ON THIS PLAN. REMOVE CONDUIT AND CONDUCTORS BACK TO SOURCE AND MAKE SAFE. CONFIRM DEMOLITION OF DEVICES WITH BUILDING OWNER PRIOR TO WORK.

GENERAL DEMOLITION NOTES — POWER:
 1. DEVICES, FIXTURES AND OUTLETS SHOWN AS DASHED OR DENOTED "X" SHALL BE REMOVED.
 2. ANY DEVICE, FIXTURE OR OUTLET NOT SHOWN AND AFFECTED BY DEMOLITION SHALL BE REMOVED. NOTIFY ENGINEER OF ADDITIONAL REMOVAL.
 3. ELECTRICAL CONTRACTOR SHALL ENSURE EXTERIOR POWER IS NOT ALTERED FROM DEMOLITION.
 4. UNUSED CONDUIT AND WIRE SHALL BE REMOVED.

GENERAL DEMOLITION NOTES — LIGHTING:
 1. DEVICES, FIXTURES AND OUTLETS SHOWN AS DASHED OR DENOTED "X" SHALL BE REMOVED.
 2. ANY DEVICE, FIXTURE OR OUTLET NOT SHOWN AND AFFECTED BY DEMOLITION SHALL BE REMOVED. NOTIFY ENGINEER OF ADDITIONAL REMOVAL.
 3. ELECTRICAL CONTRACTOR SHALL ENSURE EXTERIOR LIGHTING IS NOT ALTERED FROM DEMOLITION.
 4. UNUSED CONDUIT AND WIRE SHALL BE REMOVED.
 5. ELECTRICAL CONTRACTOR SHALL RETAIN LIGHTS TO BE RELOCATED. SEE ELECTRICAL LIGHTING SHEET FOR NEW LOCATIONS.

GENERAL ELECTRICAL NOTE:
 ELECTRICAL CONTRACTOR SHALL UPDATE ALL PANEL SCHEDULES WITH NEW TYPE WRITTEN DIRECTORIES UPON COMPLETION OF WORK.

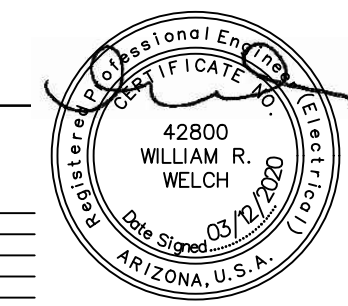
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 ELECTRICAL CONSULTING ENGINEERS
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PROJECT: 3575 W. Northern Ave Remodel
 ADDRESS: 3575 W. Northern Ave Phoenix AZ 85051
 PROJECT NO.: 19-016
 SHEET TITLE: Electrical Demo Power & Lighting Plan

DATE OF ISSUE: Enter in Project info CURRENT REVISION: .
 SHEET REVISION HISTORY

Rev#	Date	Change Note	By



Expires: 09/30/2020

Sheet No.

E-03

EXISTING PANELBOARD SCHEDULE "B"										
225A, 120/208 V, 3 ϕ , 4 W NEMA 1 SERIES RATED @ 10K					SURFACE MOUNTED					M.L.O.
#	CIRCUIT DESCRIPTION	CB	A ϕ	B ϕ	C ϕ	CB	CIRCUIT DESCRIPTION	#		
1	SPARE	20	1			20	EXISTING INTERIOR LIGHTING 3	2		
3		2	1			20	EXISTING INTERIOR LIGHTING 5	4		
5	SPARE	40				20	SPARE	6		
7		2				20	SPARE	8		
9	SPARE					20	SPARE	10		
11	SPARE					20	SPARE	12		
13	SPARE					20	SPARE	14		
15	EXISTING ROOF RECEPT	20	1			20	SPARE	16		
17	SPARE	20	1			20	SPARE	18		
19	SPARE	20	1			20	SPARE	20		
21	SPARE	20	1			20	SPARE	22		
23	SPARE	20	1			20	SPARE	24		
25	SPARE	30				30	SPARE	26		
27		2						28		
29	SPARE	20	1			30	SPARE	30		
31	SPARE	20	1			20	SPARE	32		
33	SPARE	20	1			20	SPARE	34		
35	SPARE	20	1			20	SPARE	36		
37	SPARE	20	1			40	SPARE	38		
39	SPARE	20	1					40		
41	SPARE	20	1			3	SPARE	42		
TOTAL VA PER PHASE			1251	1251	0	NOTES: 1. 2.				
TOTAL AMPS PER PHASE			10.4	10.4	0.0					

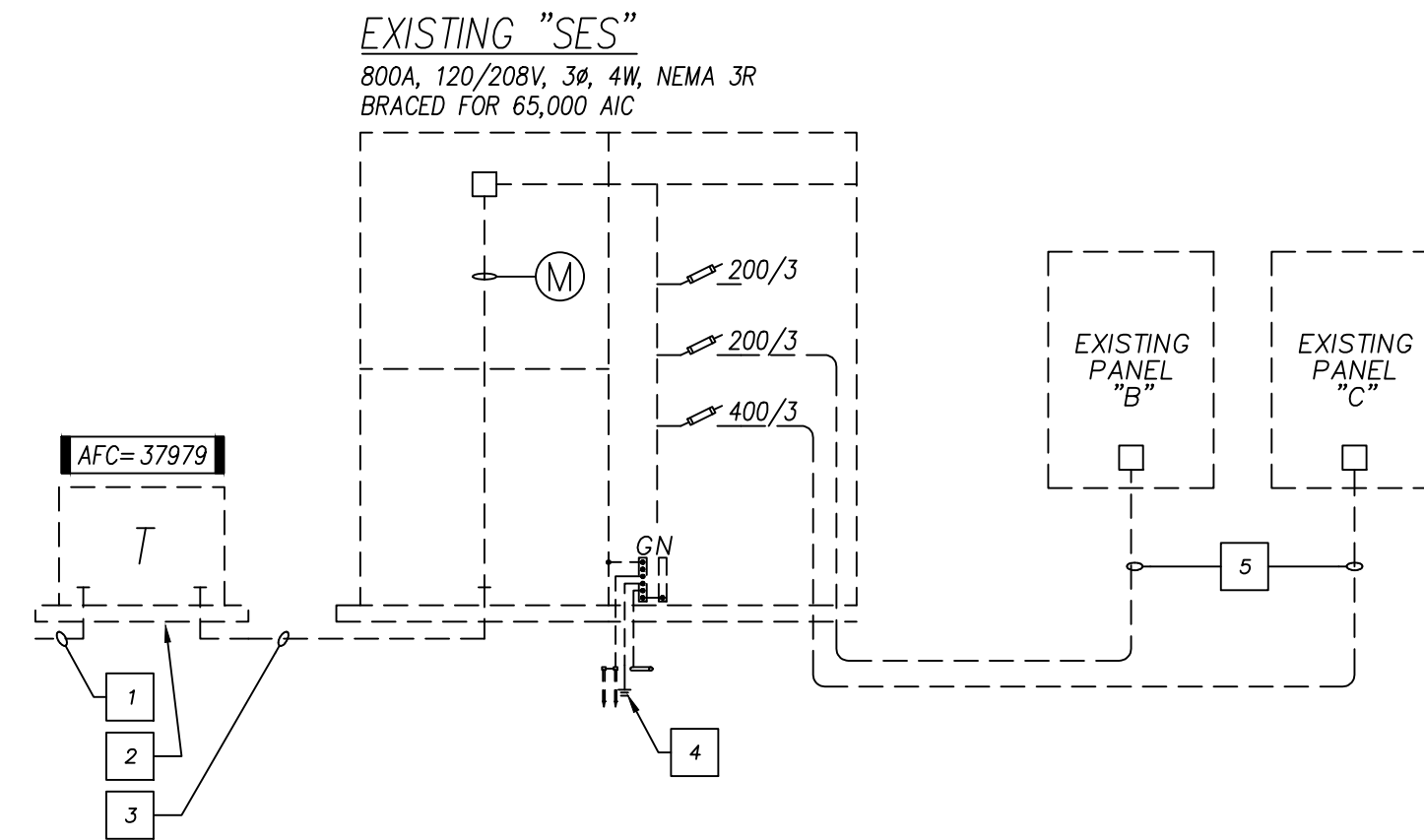
PANELBOARD SCHEDULE NOTES:
 EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. SPARE POSITIONS THAT CONTAIN UNUSED OVERCURRENT DEVICES OR SWITCHES SHALL BE DESCRIBED ACCORDINGLY. THE IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY THAT IS LOCATED ON THE FACE OR INSIDE OF THE PANEL DOOR, IN THE CASE OF A PANELBOARD, AND LOCATED AT EACH SWITCH ON A SWITCHBOARD. NO CIRCUIT SHALL BE DESCRIBED IN A MANNER THAT DEPENDS ON TRANSIENT CONDITIONS OF OCCUPANCY.
 ELECTRICAL CONTRACTOR SHALL PROVIDE UPDATED, TYPED PANELBOARD SCHEDULES FOR ALL PANELBOARDS INVOLVED IN THIS REMODEL.
 INSPECTOR WILL VERIFY AT FINAL INSPECTION.

EXISTING PANELBOARD SCHEDULE "C"										
400A, 120/208 V, 3 ϕ , 4 W NEMA 1 SERIES RATED @ 10K					SURFACE MOUNTED					M.L.O.
#	CIRCUIT DESCRIPTION	CB	A ϕ	B ϕ	C ϕ	CB	CIRCUIT DESCRIPTION	#		
1	NEW INTERIOR LIGHTING	20	1			20	SPARE	2		
3	NEW EXTERIOR LIGHTING	20	1			20	SPARE	4		
5	SPARE	20	1			20	SPARE	6		
7		60				20	SPARE	8		
9	SPARE					20	SPARE	10		
11		3				20	SPARE	12		
13		60				20	SPARE	14		
15	SPARE					20	SPARE	16		
17		3				20	SPARE	18		
19	SPARE	50				20	SPARE	20		
21		3				20	SPARE	22		
23		60				20	SPARE	24		
25		2				25	SPARE	26		
27	EXISTING A/C							28		
29		3				25	SPARE	30		
31	BUSSED SPACE							32		
33	BUSSED SPACE							34		
35	BUSSED SPACE							36		
37	BUSSED SPACE							38		
39	BUSSED SPACE							40		
41	BUSSED SPACE							42		
TOTAL VA PER PHASE			428	298	0	NOTES: 1. 2.				
TOTAL AMPS PER PHASE			3.6	2.5	0.0					

"SES" LOAD SUMMARY

EXISTING PANEL "B"	=	2502 VA
EXISTING PANEL "C"	=	726 VA
REVISED TOTAL LOAD	=	3228 VA
TOTAL LOAD ON "SES" @ 208V/3 ϕ	=	9 AMPS

- KEYED NOTES**
- 1 EXISTING UTILITY COMPANY PRIMARY UNDERGROUND CONDUCTORS TO REMAIN.
 - 2 EXISTING UTILITY COMPANY TRANSFORMER TO REMAIN.
 - 3 EXISTING UTILITY COMPANY SECONDARY UNDERGROUND CONDUCTORS TO REMAIN.
 - 4 EXISTING BONDING AND GROUNDING SYSTEM TO REMAIN.
 - 5 EXISTING SPARE CONDUIT STUBBED INTO SPACE TO REMAIN (TYPICAL U.N.O.).



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PROJECT: 3575 W. Northern Ave Remodel
 ADDRESS: 3575 W. Northern Ave Phoenix AZ 85051
 PROJECT NO.: 19-016
 SHEET TITLE:
Electrical One-Line Detail & Panel Schedules
 DATE OF ISSUE: Enter in Project info CURRENT REVISION: ,
 SHEET REVISION HISTORY

Rev#	Date	Change Note	By

Expires: 09/30/2020
 Sheet No.
E-04

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