

City Approved Plans are to Remain on the Jobsite at all Times During Construction.

NEW RESTROOM FOR:  
JORDAN'S CORNER  
15681 N. HAYDEN RD. SUITE 116  
SCOTTSDALE, AZ 85260

## TENANT IMPROVEMENT FOR:

# JORDAN'S CORNER 15681 N. HAYDEN RD. SUITE 116

### Drawing Legend

- DOCTOR'S OFFICE ROOM LABEL ROOM NAME ROOM NUMBER
  - SECTION NUMBER
  - SECTION CUT SHEET NUMBER
  - WALL TYPE - SEE WALL TYPE LEGEND OR FINISH DESIGNATION
  - DETAIL NUMBER DETAIL CALLOUT SHEET NUMBER
  - ELEVATION TAG SHEET NUMBER ELEVATION NUMBER
  - KEYED NOTE WINDOW TAG DOOR TAG
  - REVISION TAG & CLOUD DRAWING NUMBER DRAWING TITLE
  - SOUTH ELEVATION
- SCALE: 1/4"=1'-0"  
DRAWING SCALE

### Scottsdale Fire Dept

- SUBMIT SHOP DRAWINGS FOR ANY MODIFICATIONS OF EXISTING FIRE SPRINKLER SYSTEM AND COMPLY W/ NFPA 13 AND LOCAL AMENDMENTS. IN LIGHT HAZARD OCCUPANCIES, EXISTING STANDARD RESPONSE SPRINKLER HEADS WITHIN TENANT SPACE SHALL BE CHANGED OUT TO QUICK RESPONSE WHEN SCOPE OF WORK WILL ADD AND/OR RELOCATE 50% OR MORE OF THE SPRINKLER HEADS
- ALL FIRE PROTECTION SYSTEMS SHALL REMAIN OPERATIONS AND MODIFIED AS NECESSARY FOR CODE COMPLIANCE
- INSTALL FIRE EXTINGUISHERS PER IFC. FIRE EXTINGUISHER QUANTITY AND LOCATION(S) SHALL BE APPROVED BY THE FIRE INSPECTOR.
- EXIT AND EMERGENCY LIGHTING SHALL COMPLY WITH CITY ORDINANCE AND IFC.
- NUMERICAL PREMISES ID MUST BE LEGIBLE FROM STREET OR DRIVE. MINIMUM 12" NUMBERS FOR BUILDING AND 4" NUMBERS FOR SUITES.
- SUBMIT SHOP DRAWINGS FOR ANY MODIFICATION OF FIRE ALARM SYSTEM (IF EXISTING) TO COMPLY WITH NFPA 72 & LOCAL CODES.
- NEW TYPE HOOD SYSTEMS REQUIRE SUBMITTAL OF PLAN FOR AUTOMATIC HOOD EXTINGUISHING SYSTEMS IN COMPLIANCE WITH CURRENT UL 300 STANDARDS. EXISTING TYPE HOOD SYSTEM SHALL BE UPGRADED TO COMPLY WITH CURRENT UL 300 STANDARDS.
- WAREHOUSE RACKS FOR STORAGE OVER 12' IN HEIGHT REQUIRE A SEPARATE SUBMITTAL FOR APPROVAL PRIOR TO INSTALLATION.
- SEPARATE SUBMITTAL AND APPROVAL IS REQUIRED FOR MAG LOCKS.
- BULK COMPRESSED GAS STORAGE REQUIRES SEPARATE FIRE DEPARTMENT PERMIT.

### Deferred Submittals

- FIRE SPRINKLER  
FIRE SPRINKLER APPROVALS ARE NOT INCLUDED IN THIS PERMIT. BEFORE COMMENCING ANY WORK ON THE SPRINKLER SYSTEM, PLANS MUST BE SUBMITTED AND APPROVED BY THE BUILDING SAFETY DIVISION. THE SYSTEM MUST BE INSPECTED AND APPROVED BY THE BUILDING SAFETY INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY

### IECC Note

INTERNATIONAL ENERGY CONSERVATION CODE COMPLIANCE:  
 • THE WINDOWS ARE EXISTING AND SHALL REMAIN AS-IS  
 • THE EXISTING EXTERIOR WALLS ARE FURRED MASONRY AND SHALL REMAIN AS-IS  
 • THE EXISTING INSULATION ON THE CEILING SHALL REMAIN AS-IS  
 • ALL NEW ELECTRICAL AND MECHANICAL SYSTEMS COMPLY WITH IECC - SEE MECHANICAL AND ELECTRICAL DRAWING SHEETS.

### Drawing Index

- A000 COVER SHEET
- A001 GENERAL NOTES
- A200 FLOOR PLAN
- A201 ACTIVITY FLOOR PLAN
- A500 DETAILS
- MP1 MECHANICAL AND PLUMBING COVER
- MP2 MECHANICAL AND PLUMBING PLANS

### Project Team

BUILDING OWNER:  
SONORA VILLAGE LLC  
15475 N. 84TH ST  
SCOTTSDALE, AZ 85260

TENANT:  
JORDAN'S CORNER  
15681 N. HAYDEN RD.  
SCOTTSDALE, AZ 85260  
CONTACT:

ARCHITECT:  
VALLEY ARCHITECTURE, INC  
1248 N. HILLCREST  
MESA, ARIZONA 85201  
CONTACT: RON HECHT  
RON@VALLEYARCH.COM  
602.334.9766

MECHANICAL & PLUMBING ENGINEER:  
M&P ENGINEERING  
4140 E. BASELINE RD. SUITE 101  
MESA, AZ 85206  
CONTACT: JIM HART  
JIM@MPE-AZ.COM  
480.315.7956

### Project Data

PROJECT DESCRIPTION:  
RENOVATION OF AN EXISTING SHOWROOM INTO AN ACTIVITY SPACE FOR CHILDREN.  
CHILDREN WILL BE ACCOMPANIED BY A PARENT OR GUARDIAN WHILE USING THIS FACILITY.

PROJECT WILL INCLUDE A NEW REST ROOM, AND UTILITY CLOSET. THE PROJECT WILL INCLUDE WALLS, CEILINGS, MECHANICAL, PLUMBING AND MINOR ELECTRICAL.

APPLICABLE CODES:  
2015 INTERNATIONAL BUILDING CODE  
2015 INTERNATIONAL EXISTING BUILDING CODE  
2015 INTERNATIONAL ENERGY CONSERVATION CODE  
2015 INTERNATIONAL MECHANICAL CODE  
2015 INTERNATIONAL FIRE CODE  
2014 NATIONAL ELECTRICAL CODE  
2015 INTERNATIONAL PLUMBING CODE  
2009 ICC/ANSI A117.1 ACCESSIBILITY CODE  
ALL SCOTTSDALE ICC 2015 AMENDMENTS

SITE INFORMATION:

LOCATION: 15681 N. HAYDEN RD. SUITE 116  
SCOTTSDALE, AZ 85260

LOT APN: 215-51-019

S, T, R: 13N 4E

ZONING: C-3

CONSTRUCTION:

TYPE: V-B (w/ AFES)  
BEARING WALLS: MASONRY  
FLOOR: SLAB ON GRADE  
ROOF: WOOD TRUSS

NON-SEPARATED  
1 STORY BUILDING

BUILDING IS FULLY SPRINKLERED  
(SEE DEFERRED SUBMITTAL NOTE)

PROJECT AREA: 64 SF  
SUITE AREA: 2,781 SF (NO CHANGE)

EXISTING OCCUPANCY TYPE: B  
NEW OCCUPANCY TYPE: B  
ASSEMBLY LESS THAN 50 OCC = B OCCUPANCY

DESIGN OCCUPANCY:  
BUSINESS: 1 PER 150 SF

TOTAL COUNT:  
BY AREA: 2,781 SF / 150 = 19 OCC  
BY USE: 40 OCC - SEE KEY PLAN A200

EXITS: (BASED ON 19 OCC)  
EXITS REQUIRED: 1  
EXITS PROVIDED: 1  
WIDTH REQUIRED: 2.85"  
WIDTH PROVIDED: 34"

PARKING: USE NOT CHANGING

BATHROOMS:  
1 REQUIRED  
2 PROVIDED

SCOTTSDALE FIRE DEPARTMENT

ON-SITE INSPECTION REQUIRED DURING INSTALLATION  
TO REQUEST AN INSPECTION SCAN



OR VISIT  
<http://eservices.scottsdaleaz.gov/FLS>  
AND SELECT FIRE INSPECTION REQUEST  
PLANS ARE REQUIRED TO BE ON-SITE AT ALL TIMES

REVIEWED AND APPROVED  
Linda Wilson  
Name Date  
Reviewed by Linda Wilson  
12/27/2021 2:45:09 PM  
Date

Review and approval by the fire code official shall not relieve the applicant of the responsibility of compliance with all adopted Codes and Standards

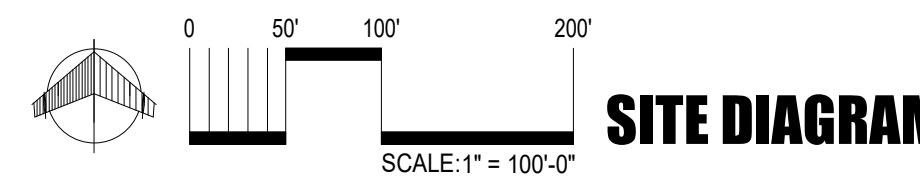
### Scottsdale T.I. Notes

- ALL SIGNS REQUIRE SEPARATE PERMIST AND APPROVALS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- ALL EXTERIOR MECHANICAL, UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT, BY A PARPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF THE TALLEST UNIT. OR:
- THERE SHALL BE NO ROOF MOUNTED OR GROUND MOUNTED MECHANICAL, UTILITY OR COMMUNICATION EQUIPMENT INSTALLED OR PERMITTED WITH THIS APPROVAL.
- ALL EQUIPMENT, UTILITIES OR OTHER APPURTANANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.

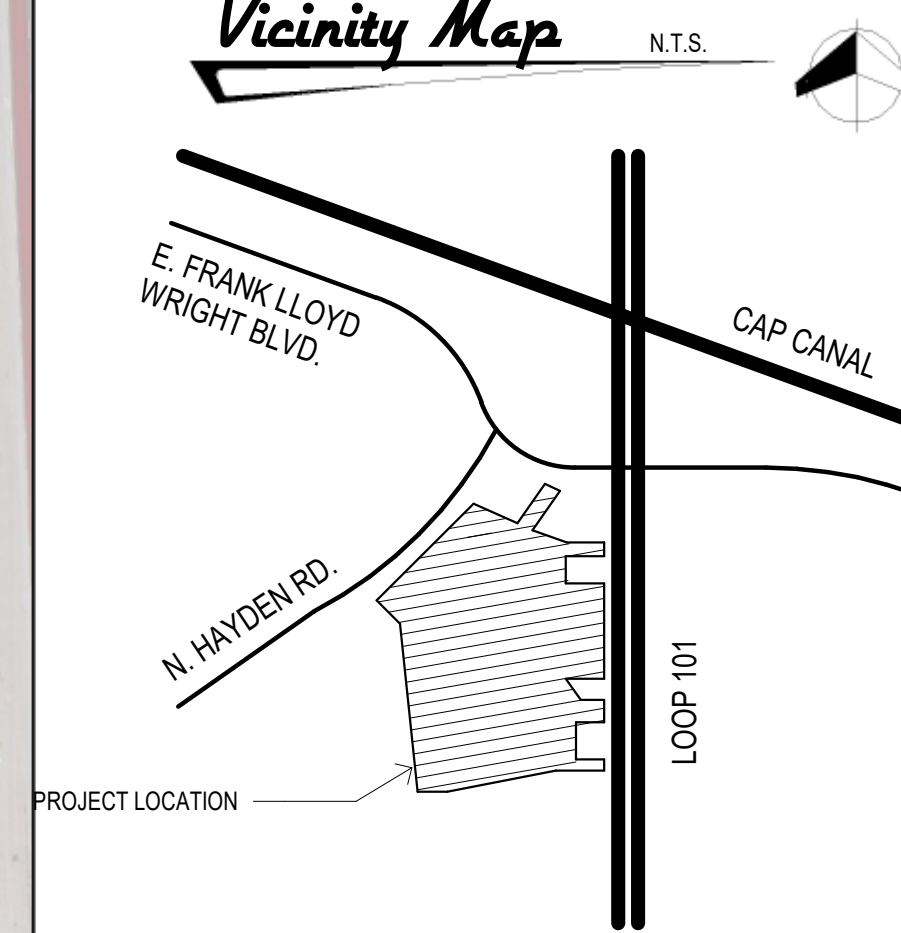
### Abbreviations

NOTE: NOT ALL ABBREVIATIONS ARE FOUND IN THIS PROJECT.

- # : POUND
- & : AND
- Ø : DIAMETER
- AFF: ABOVE FINISHED FLOOR
- ALT: ALTERNATE
- ARCH: ARCHITECTURAL
- BD: BOARD
- BLDG: BUILDING
- BLKG: BLOCKING
- CAB: CABINET
- CPT: CARPET
- DIA: DIAMETER
- DIM: DIMENSION
- DET: DETAIL
- ELEC: ELECTRICAL
- EP: ELECTRICAL PANEL - RECESSED IN FRAME WALLS - SURFACE MOUNT TO MASONRY UNO
- EQ: EQUAL
- EQUIP: EQUIPMENT PROVIDED BY OWNER -TFTI
- EXIST: EXISTING
- EXT: EXTERIOR
- FE: FIRE EXTINGUISHER
- FEC: FIRE EXTINGUISHER AND CABINET
- FD: FLOOR DRAIN
- FLR: FLOOR
- GA: GAUGE
- CFCL: CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- GWB: GYPSUM WALL BOARD
- HD: HEAD
- HM: HOLLOW METAL
- HVAC: HEATING, VENTILATION, AND AIR CONDITION
- INSUL: INSULATION
- INT: INTERIOR
- LAV: LAVATORY
- LB: POUND
- LT: LIGHT
- MAX: MAXIMUM
- MIN: MINIMUM
- MIRR: DECORATIVE MIRROR
- MOP: MOP SINK
- PLAM: PLASTIC LAMINATE
- PT: PAINT
- NIC: NOT IN CONTRACT
- NTS: NOT TO SCALE
- PTD: SEMI RECESSED STAINLESS STEEL PAPER TOWEL DISPENSER
- RFG: REFRIGERATOR T.F.C.I.
- RB: RUBBER BASE
- SC: SEALED CONCRETE FLOORING
- SS: STAINLESS STEEL
- SSL: SOUND SEAL
- STL: STEEL
- TCI: TENANT FURNISHED, CONTRACTOR INSTALLED
- TFTI: TENANT FURNISHED, TENANT INSTALLED -NIC
- TL: CERAMIC TILE
- TP: TOILET PAPER DISPENSER
- TV: TELEVISION - T.F.C.I.
- TYP: TYPICAL UNO
- UNO: UNLESS NOTED OTHERWISE
- VCT: VINYL COMPOSITION TILE
- VERT: VERTICAL
- VF: VINYL FLOORING
- VF: VERIFY IN FIELD
- WD: WOOD
- WG: WASTE GROMMET
- WH: WATER HEATER
- WT: WEIGHT



### Vicinity Map



CITY OF SCOTTSDALE BUILDING PLANS  
THESE PLANS HAVE BEEN APPROVED AND ARE READY FOR A PERMIT. THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE.

CITY OF SCOTTSDALE ELECTRICAL PLANS  
THESE PLANS HAVE BEEN APPROVED AND ARE READY FOR A PERMIT. THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE.

CITY OF SCOTTSDALE MECHANICAL PLANS  
THESE PLANS HAVE BEEN APPROVED AND ARE READY FOR A PERMIT. THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE.

CITY OF SCOTTSDALE PLUMBING PLANS  
THESE PLANS HAVE BEEN APPROVED AND ARE READY FOR A PERMIT. THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE.

NOTE:  
CONTRACTOR, BY MAKING HIS BID, REPRESENTS THAT HE HAS FULLY EXAMINED AND UNDERSTANDS THE BIDDING DOCUMENTS, THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND THAT HE HAS INCLUDED A SUM IN HIS BID TO COVER THE COST OF ALL ITEMS INCLUDED IN THE BIDDING DOCUMENTS.

ISSUED FOR	REV	DATE
CITY COMMENTS	1	12.7.21

SEALS AND SIGNATURES



EXPIRES 03.31.2023  
ELECTRONICALLY SIGNED

DRAWING TITLE

COVER SHEET

DATE: OCTOBER 22, 2021

PROJECT NUMBER: VL2116

DRAWING NUMBER: A000



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15688 N. HAYDEN RD. SUITE 116  
SCOTTSDALE, AZ 85260

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CITY COMMENTS	1	12.7.21

SEALS AND SIGNATURES



EXPIRES 03.31.2023  
ELECTRONICALLY  
SIGNED

DRAWING TITLE

FLOOR PLANS

DATE OCTOBER 22, 2021

PROJECT NUMBER VL2116

DRAWING NUMBER A200

DATE

PROJECT NUMBER

DRAWING NUMBER

## Keynotes

- EDF RECEPTACLE IN ACCESSIBLE COMPARTMENT BELOW EDF
- FLUSH GFCI MODULE AT +42" AFF ADJACENT EDF FOR RECEPTACLE PROTECTION
- CONNECT NEW RECEPTS TO EXISTING AREA 120V 10 RECEPTACLE CIRCUITY MADE AVAILABLE DURING DEMOLITION WORK
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- DUAL-TECHNOLOGY OCCUPANCY SENSOR SWITCH FOR LIGHTS.
- STANDARD ROCKER SWITCH FOR EXHAUST FAN.
- NEW LED VANITY LIGHT SELECTED BY OWNER
- CEILING EXHAUST FAN FRACTIONAL HP. 120V 1/0
- EXISTING / RELOCATED CEILING LIGHT
- HI LO ADA ACCESSIBLE DRINKING FOUNTAIN
- MOP SINK - PROVIDE FRP TO 4" AFF ON ADJACENT WALLS
- SOAP DISPENSER ADHEARED TO BOTTOM CORNER OF MIRROR
- ADA WALL MOUNTED LAVATORY
- WALL MOUNTED MIRROR
- ADA GRAB BARS
- ADA FLOOR MOUNTED W.C.
- TOILET PAPER DISPENSER
- PORCELAIN CERAMIC TILE FLOOR AND ON WALLS TO 4" AFF INSIDE RESTROOM
- SEALED CONCRETE FLOOR IN CLOSET OR MATCH RESTROOM TILE
- POST OCCUPANCY SIGN - MAX OCCUPANCY 49 PERSONS

## General Notes

- CONTRACTOR SHALL PROVIDE WOOD OR STEEL BLOCKING AT WALL MOUNTED EQUIPMENT AND MILLWORK
- CONTRACTOR SHALL COORDINATE ALL COMPUTER AND NETWORK REQUIREMENTS WITH TENANT AND TENANT'S EQUIPMENT SUPPLIER PRIOR TO CONSTRUCTION
- PROVIDE ONE FIRE EXTINGUISHER (2A:10BC) PER 3,000 SF
- CONTRACTOR TO COORDINATE WITH BUILDING INSPECTOR FOR LOCATION OF FIRE EXTINGUISHER CABINETS - PROVIDE SEM-RECESSED CABINETS
- ALL WALLS WITH PLUMBING FIXTURES AND WALLS ADJACENT TO PLUMBING FIXTURES TO BE WATER RESISTANT G.W.B.
- PROVIDE ADDRESS/SUITE NUMBERS AT ALL EXTERIOR SUITE DOORS, MIN 3" HIGH WITH 1/2" STROKE WIDTH AND IN CONTRASTING COLORS, MUST BE VISIBLE FROM THE STREET OR DRIVE
- NO SIGNIFICANT REAL LOADS HAVE BEEN ADDED TO EXISTING PANELS OR SERVICE GEAR THIS PHASE OF REMODEL. EXISTING PANEL / SES LOADS SHALL BE CONSIDERED 'EXISTING TO REMAIN'

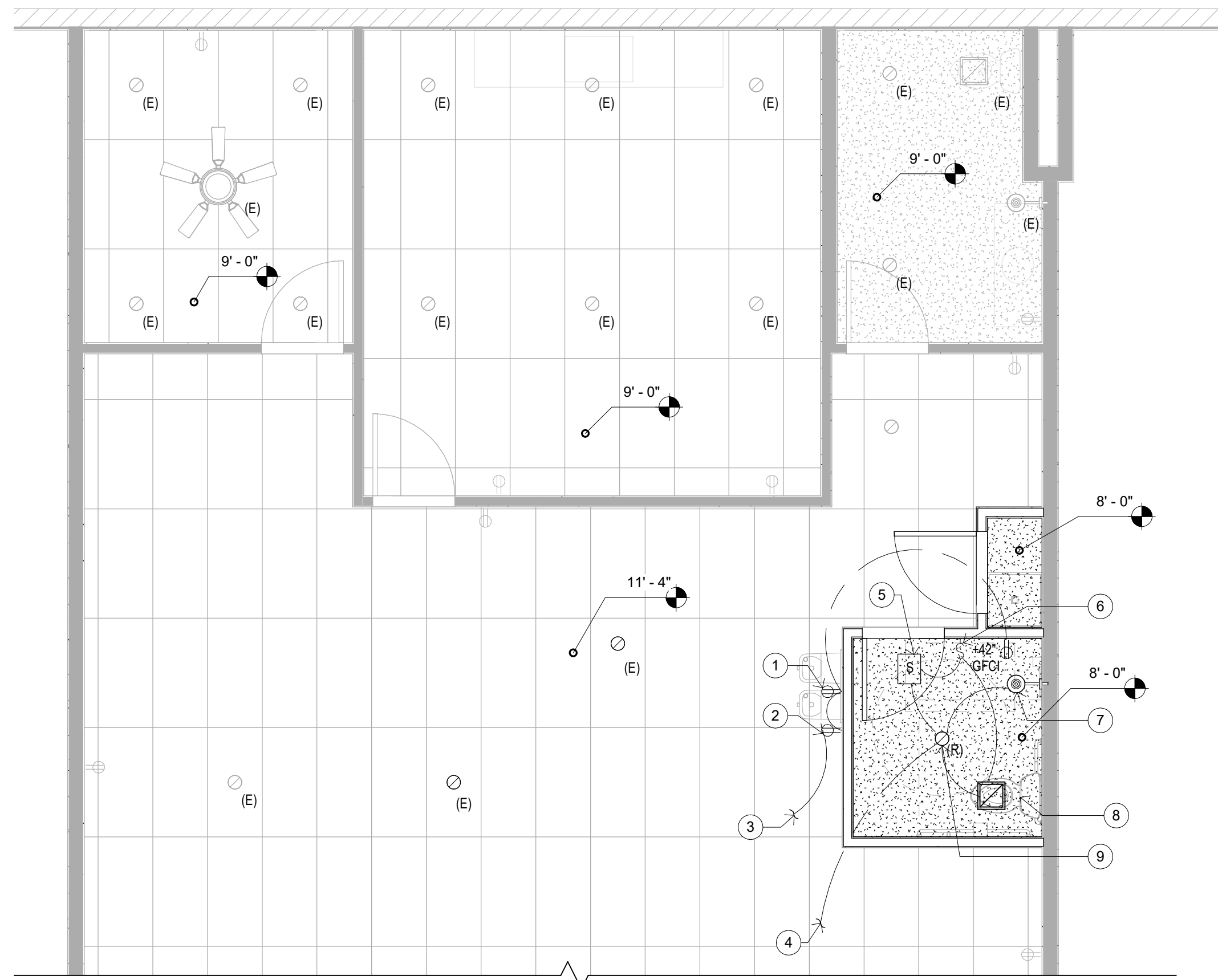
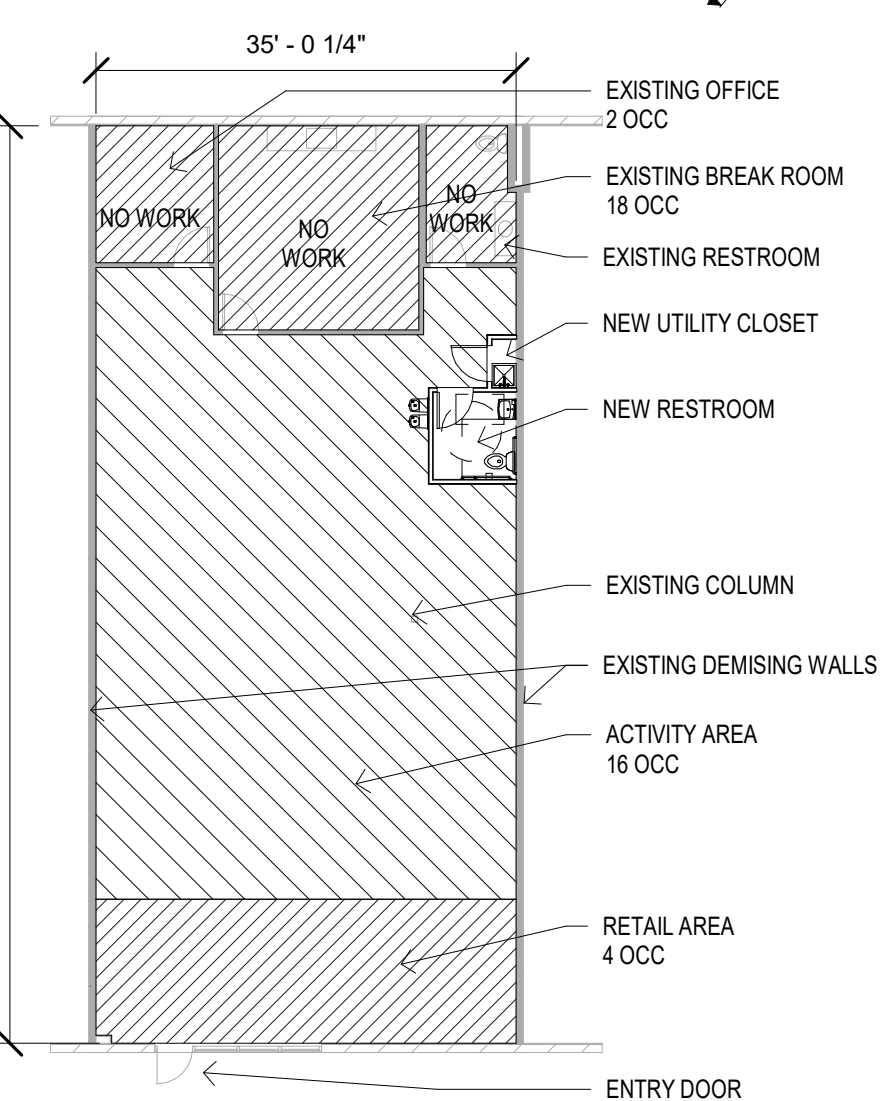
## Dimension Notes

- DO NOT SCALE THE DRAWINGS - CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS.
- VERIFY ALL DIMENSION IN FIELD WITH OWNER.
- UNO. DIMENSIONS ARE TO THE FINISHED FACE OF WALLS.
- UNO IN PLAN OR ELEVATIONS. MILLWORK BASE CABINETS ARE 24" DEEP AND MILLWORK WALL CABINETS ARE 14" DEEP.
- VERIFY ALL OWNER SUPPLIED EQUIPMENT LOCATION AND DIMENSIONS. THE OWNER SHALL VERIFY CRITICAL DIMENSIONS PRIOR TO CONSTRUCTION OF PARTITIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONTACT THE ARCHITECT WITH ANY DISCREPANCIES.
- REFER TO ELEVATIONS FOR ADDITIONAL DIMENSIONS.
- ALL NEW WALLS ARE 3-5/8" STUD WALLS UNO.

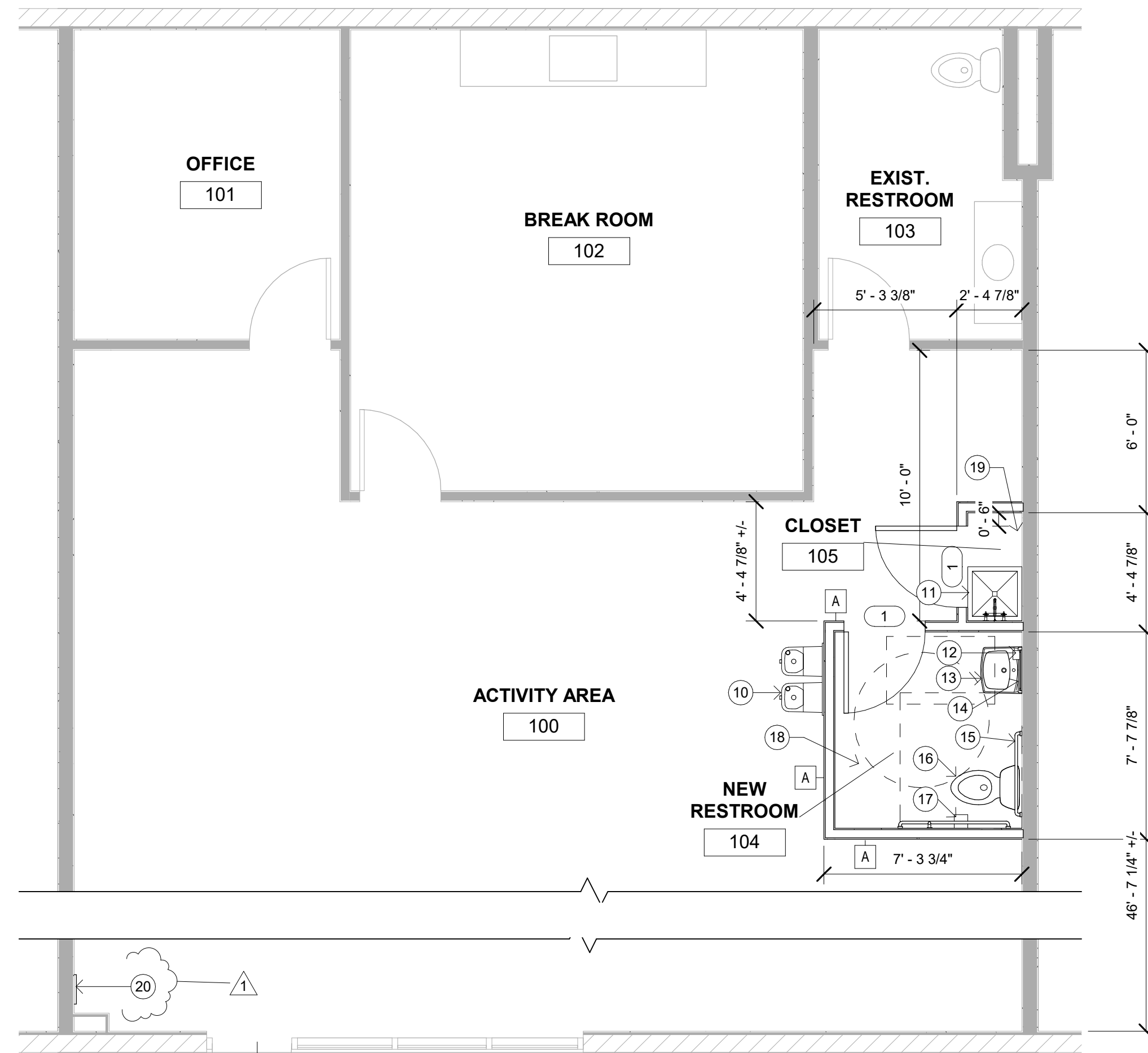
## Wall Type Legend

- EXISTING EXTERIOR WALL
- EXISTING MASONRY EXTERIOR WALL EXISTING FURRING AND INSULATION
- EXISTING INTERIOR NON-LOAD BEARING PARTITION
- EXISTING METAL STUD PARTITION WALL WITH EXISTING GWB ON EACH SIDE
- NEW INTERIOR NON-LOAD BEARING PARTITION
- 3-5/8" ZSQR. METAL STUDS (6" WHERE NOTED), 24" O.C. TO 8' ABOVE CEILING. UNO. PROVIDE 1 LAYER 5/8" TYPE "X" G.W.B. EACH SIDE
- INDICATES WALL TO HAVE ACOUSTICAL BATT INSULATION, ACOUSTIC TAPE AND CAULK AT ALL PENETRATIONS

## Plan Key



REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



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



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

## Ceiling Legend

- GYPSUM WALL BOARD ON METAL STUD FRAMING - PAINTED
- 2X4 SUSPENDED ACOUSTICAL CEILING TILE - ARMSTRONG DUNE OR ED. - REGULAR EDGE
- ROUND RECESSED CAN LIGHT - 4" DIA. UNO. - SEE ELEC. DRAWINGS  
E = EXISTING, R=RELOCATED
- CEILING MOUNTED EXHAUST FAN
- EDGE LIT EXIT SIGN

## Ceiling General Notes

- CONTRACTOR SHALL COORDINATE ALL MECHANICAL GRILLS AND DIFFUSERS, LIGHTING, AND SWITCH SPECS WITH ELECMECH DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL EXISTING SPACE DIMENSIONS AND HEIGHT CLEARANCES/RESTRICTIONS PRIOR TO CONSTRUCTION AND NOTIFY DESIGNER OF ANY DISCREPANCIES.
- CONTRACTOR TO PROVIDE AND COORDINATE ALL FIRE LIFE SAFETY DRAWINGS.
- ALL FIXTURES ARE TO BE CENTERED IN ROOM, UNO.
- BUILDING INSULATION IS EXISTING TO REMAIN.
- PATCH AND REPAIR ALL CEILINGS. MATCH EXISTING ADJACENT TEXTURE IF POSSIBLE, REMOVE AND PROVIDE A SMOOTH FINISH IF NOT POSSIBLE.

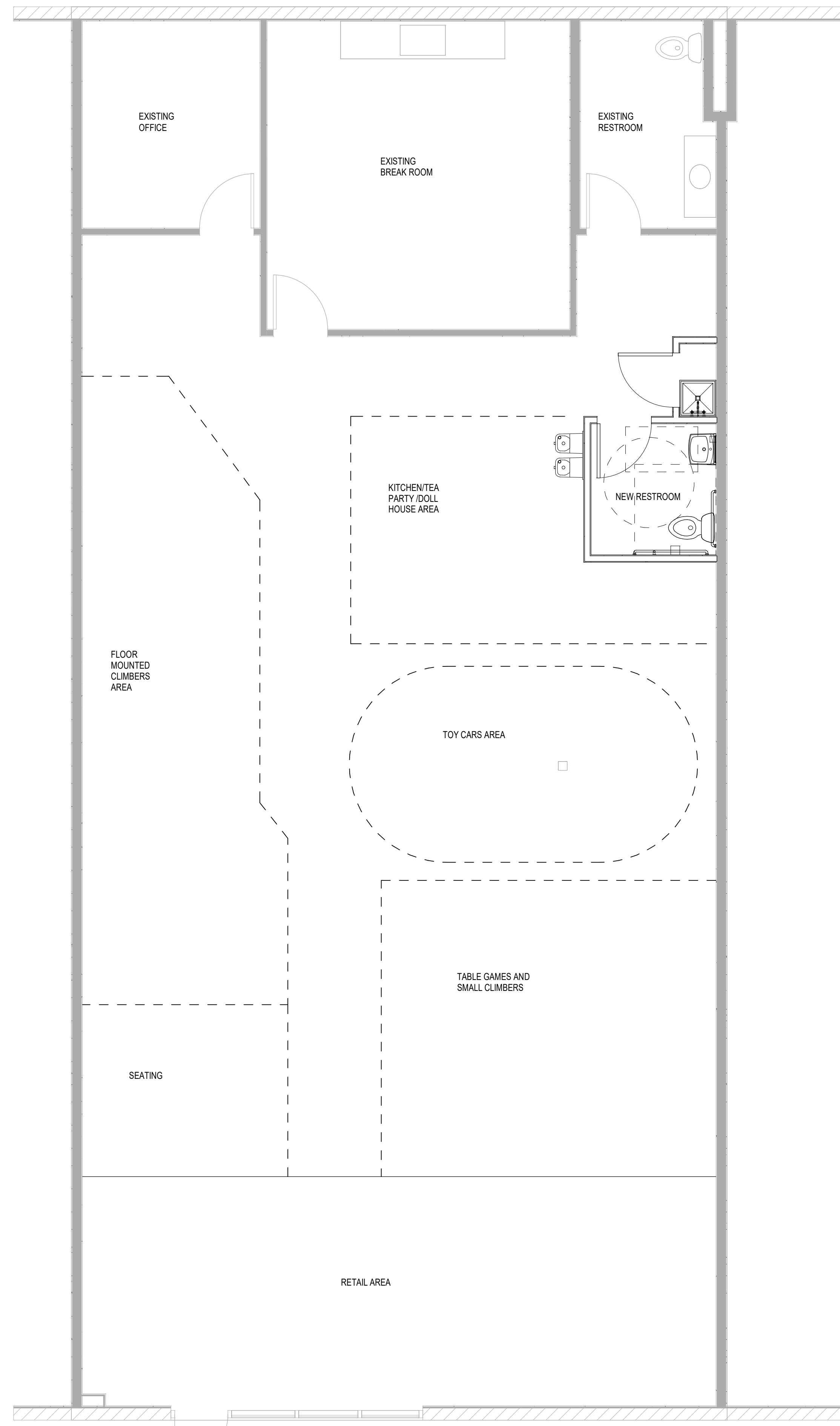
## Accessibility Notes

- NOTE: ALL DOORS FOR ACCESSIBLE PASSAGE SHALL COMPLY WITH THE FOLLOWING EXCEPT FOR REACH-IN CLOSETS.
- MINIMUM CLEAR OPENING WIDTH: 32" WITH DOOR OPEN AT 90 DEGREES.
  - MANEUVERING CLEARANCE PER DETAIL ON SHEET A500.
  - MAXIMUM 1/2" THRESHOLD HEIGHT - BEVEL THRESHOLD.
  - ALL DOOR HARDWARE SHALL BE LEVER OPERATED - SCHLAGE S-SERIES - SATURN LEVER HANDLE OR EQUIVALENT.
  - DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATION DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY ADA SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE
  - DOOR OPENING FORCE SHALL NOT EXCEED 5 lbf FOR INTERIOR DOORS.
  - REFER TO ADA DETAILS ON SHEET A500 FOR RESTROOM CLEARANCES.
  - THE DESIGN AND CONSTRUCTION OF THIS SPACE SHALL MEET CURRENT ADA REQUIREMENTS.
  - SHELL BUILDING COMPLIES WITH SECTIONS 1104 (ACCESSIBLE ROUTE), 1105 (ACCESSIBLE ENTRANCES), AND 3411 (ACCESSIBILITY FOR EXISTING BUILDINGS) OF 2012 IBC.
  - ACCESSIBLE LOCATIONS FOR WHEELCHAIRS ARE LOCATED IN ALL AREAS WITH FIXED SEATING.

## Door Types

- DOOR NOTES:
- FRAMES TO BE NEW TIMELY ALUMINUM FRAMES THROUGHOUT - COLOR TO SILVER, VERIFY WITH OWNER PRIOR TO ORDERING
  - PROVIDE COMMERCIAL GRADE HARDWARE - SCHLAGE S-SERIES OR EQUIVALENT
  - PROVIDE BRUSHED CHROME HARDWARE UNLESS NOTED OTHERWISE
  - PROVIDE DOOR SILENCERS AT ALL DOORS
  - COORDINATE LOCKING AND CLOSER REQUIREMENTS WITH TENANT
  - COORDINATE WITH LANDLORD TO PROVIDE FUNCTIONAL WEATHERSEALS, SWEEPS AND THRESHOLDS AT ALL EXISTING EXTERIOR DOORS IF REQUIRED
  - PROVIDE A SIGN WITH LETTERS 1" HIGH ON THE EGRESS SIDE OF THE DOOR THAT STATES "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS."
- C = CLOSER, K = SS 10X36 KICK PLATE, L = LOCK, SH = SPRING LOADED HINGE, S = SOUND SEALS W DOOR BOTTOM  
EXAMPLE: "1,C,S" IS DOOR TYPE 1, WITH CLOSER AND SOUND SEALS

Plot Date: 12/7/2021 1:29:58 PM F:\Dropbox\Projects\2021\VL2116 Jordans Corner\01 DRAWINGS\RV\12116 CD-R1.rvt



# VALLEY ARCHITECTURE

1248 N. HILLCREST, MESA, AZ 85201  
602.334.9766 RON@VALLEYARCH.COM

© COPYRIGHT 2021 VALLEY ARCHITECTURE, INC.  
IN ORDER TO USE THESE DRAWINGS, GENERAL CONTRACTOR MUST VERIFY ALL EXISTING SITE AND ANY EXISTING BUILDING CONDITIONS, INCLUDING EXISTING GRADES, AND EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. GENERAL CONTRACTOR ALSO MUST VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCY MUST BE REPORTED BY GENERAL CONTRACTOR TO VALLEY ARCHITECTURE, INC. WITH A WRITTEN RFI FOR RESOLUTION PRIOR TO INITIATING THE WORK.

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DRAWING TITLE  
**ACTIVITY FLOOR PLAN**

DATE  
OCTOBER 22, 2021

PROJECT NUMBER  
VL2116

DRAWING NUMBER  
**A201**

# Hazardous Materials

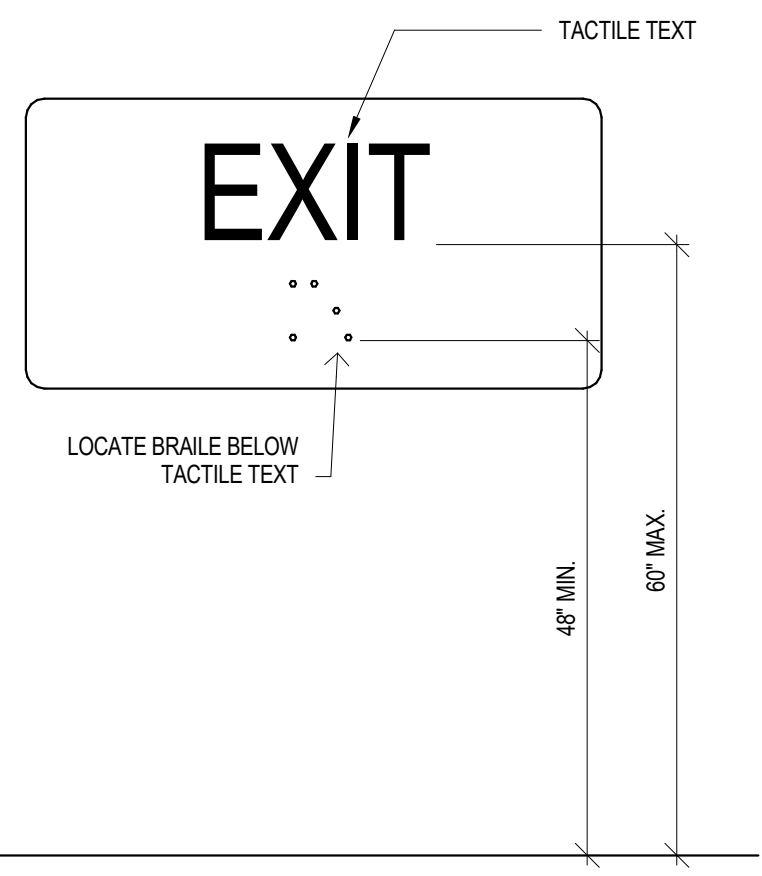
THESE PLANS ARE NOT PREPARED FOR USE IN OBTAINING ANY PERMIT FOR THE REMOVAL OF HAZARDOUS MATERIAL. THE ARCHITECT IS NOT AWARE OF ANY ENVIRONMENTAL HAZARD AND ASSUMES NO RESPONSIBILITY FOR ANY HAZARDOUS MATERIAL ENCOUNTERED IN THIS PROJECT.

CONTRACTOR SHALL CONTACT THE MARICOPA COUNTY AIR QUALITY DEPARTMENT "NESHAP" PROGRAM AT 602.506.6708 TO DETERMINE IF A HAZARDOUS MATERIAL INSPECTION REPORT IS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCEMENT OF WORK.

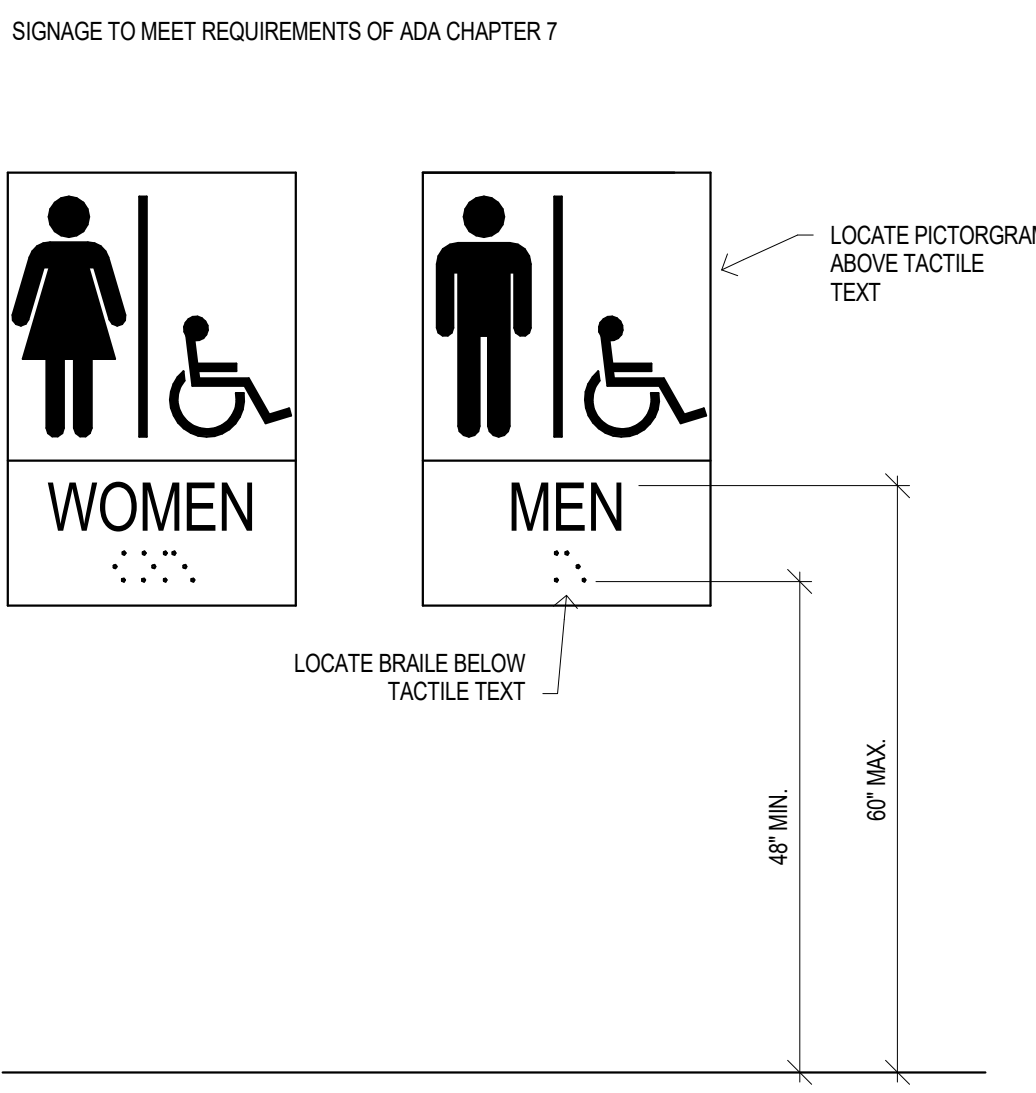
THE BUILDING OWNER SHALL BE RESPONSIBLE FOR HIRING LICENSED PROFESSIONALS FOR ANY REQUIRED WORK INVOLVING INSPECTION OR REMOVAL OF HAZARDOUS MATERIAL.

IN THE CASE ABATEMENT IS REQUIRED, THE ABATEMENT CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS AND INSPECTIONS FOR HAZARDOUS MATERIAL REMOVAL.

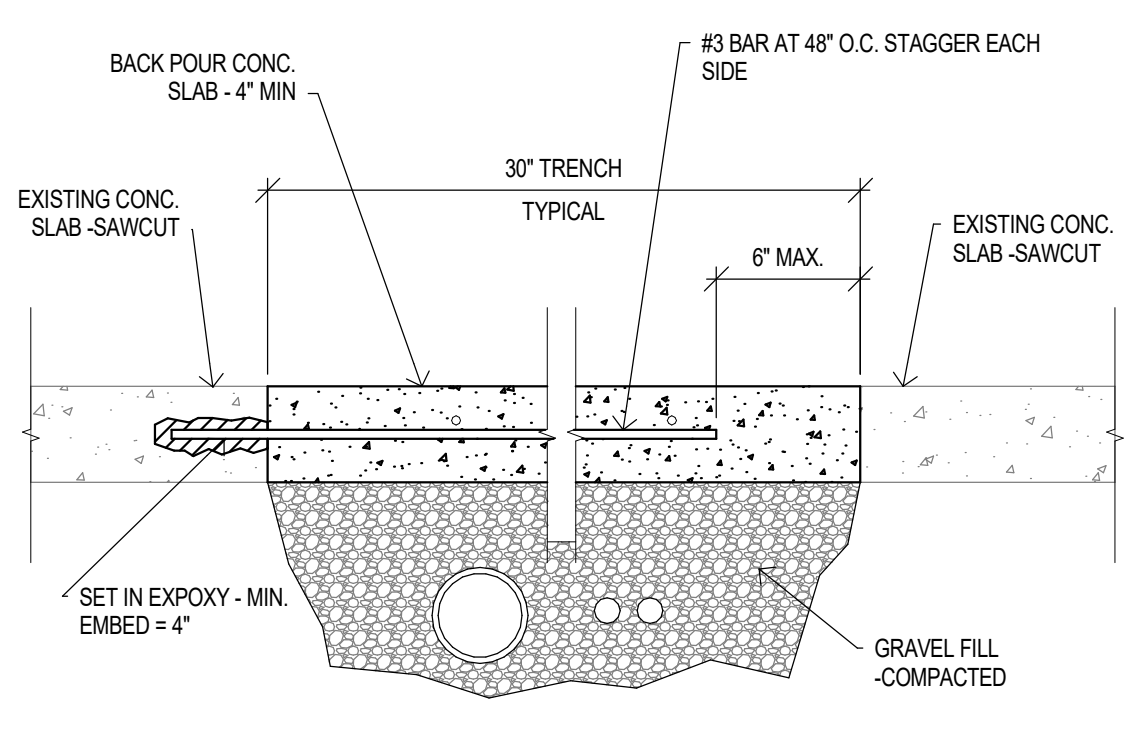
ALL HAZARDOUS MATERIAL SHALL BE PROPERLY HANDLED AND DISPOSED OF ACCORDING TO STATE AND FEDERAL LAW.



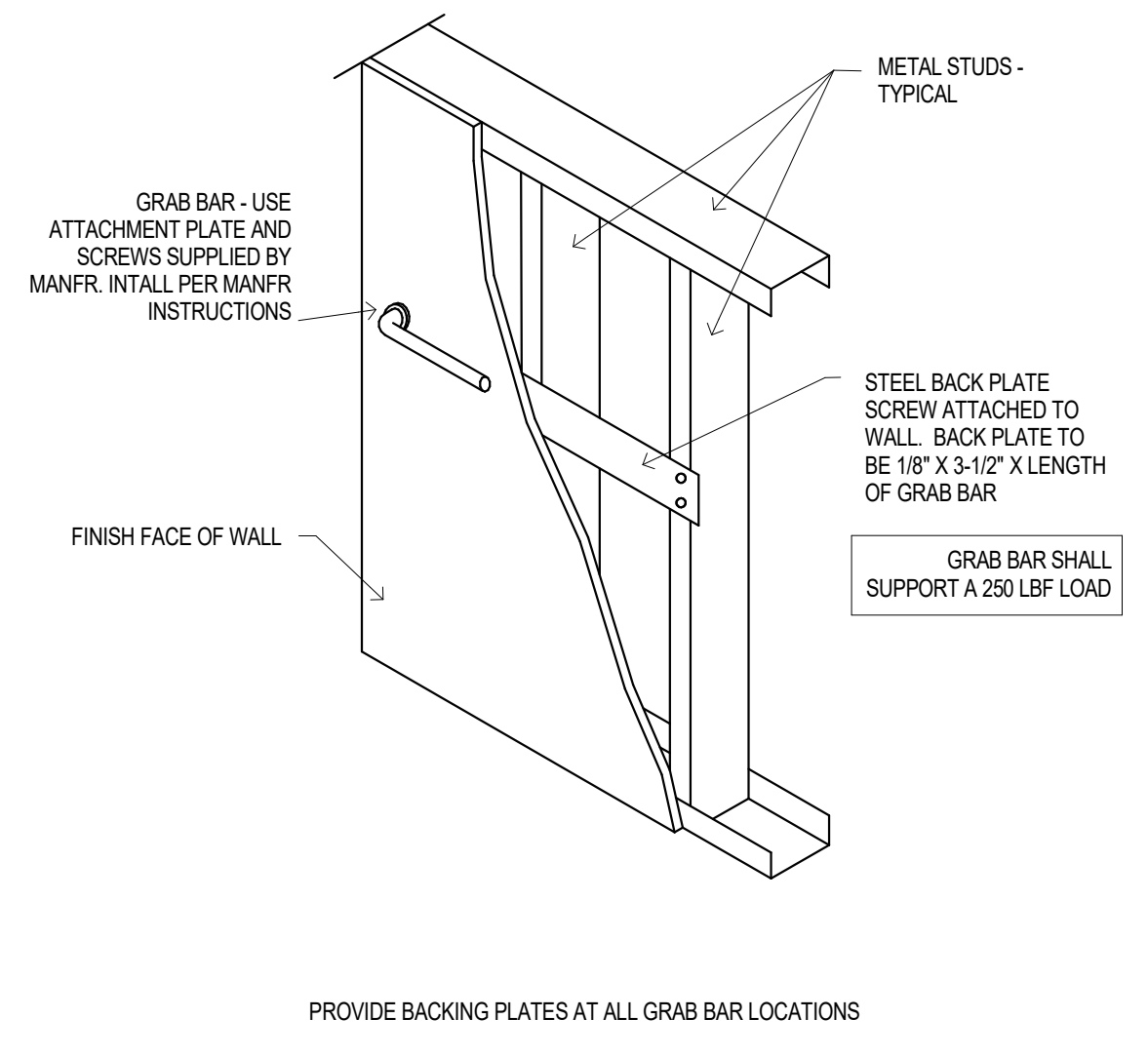
**7 TACTILE EXIT SIGN**  
SCALE: N.T.S. INSERT AT 3"=1'-0" FILE: XD10-EXIT



**6 ADA SIGN**  
SCALE: N.T.S. INSERT AT 3"=1'-0" FILE: XD10-ADA1



**3 CONCRETE SLAB INFILL**  
SCALE: 1-1/2" = 1'-0" FILE: D04-SLABINFILL

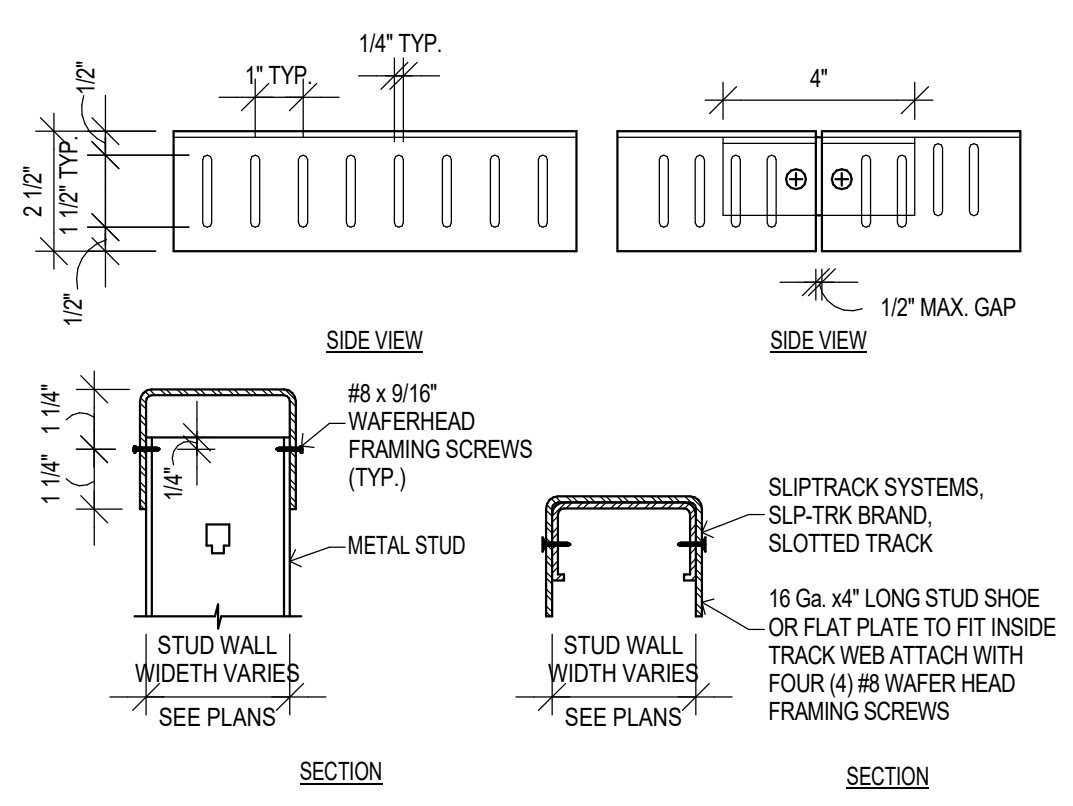


**1 GRAB BAR BACKING PLATE**  
SCALE: N.T.S. FILE: 05-BACKPLATE

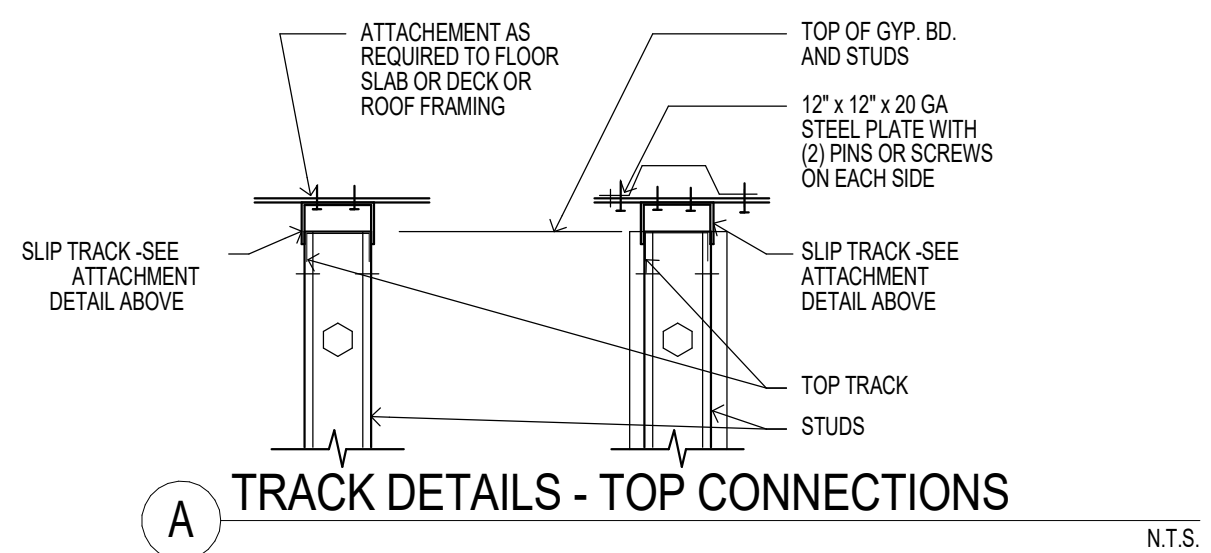
ALLOWABLE WALL HEIGHTS FOR FULL HEIGHT INTERIOR WALL PARTITIONS				
STUD SIZE	STUD GAUGE	STUD SPACING	STUD HEIGHT	STUD BRACING WHERE OCCURS
1 5/8"	25	16" O.C.	10'-2"	4'-0" O.C.
		24" O.C.	8'-3"	4'-0" O.C.
		24" O.C.	13'-2"	6'-0" O.C.
2 1/2"	25	24" O.C.	10'-8"	6'-0" O.C.
		16" O.C.	14'-8"	6'-0" O.C.
		24" O.C.	12'-1"	6'-0" O.C.
20	20	16" O.C.	16'-3"	6'-0" O.C.
		24" O.C.	13'-3"	6'-0" O.C.
		16" O.C.	15'-3"	8'-0" O.C.
3 5/8"	25	24" O.C.	12'-5"	8'-0" O.C.
		16" O.C.	19'-1"	8'-0" O.C.
		24" O.C.	15'-7"	8'-0" O.C.
20	20	16" O.C.	21'-0"	8'-0" O.C.
		24" O.C.	17'-2"	8'-0" O.C.
		16" O.C.	15'-8"	8'-0" O.C.
4"	25	24" O.C.	12'-5"	8'-0" O.C.
		16" O.C.	20'-6"	8'-0" O.C.
		24" O.C.	16'-5"	8'-0" O.C.
20	20	16" O.C.	18'-6"	10'-0" O.C.
		24" O.C.	22'-4"	8'-0" O.C.
		16" O.C.	15'-1"	10'-0" O.C.
6"	22	16" O.C.	26'-3"	10'-0" O.C.
		24" O.C.	22'-4"	10'-0" O.C.
		16" O.C.	28'-6"	10'-0" O.C.
20	20	24" O.C.	24'-7"	10'-0" O.C.

**GENERAL STRUCTURAL NOTES**

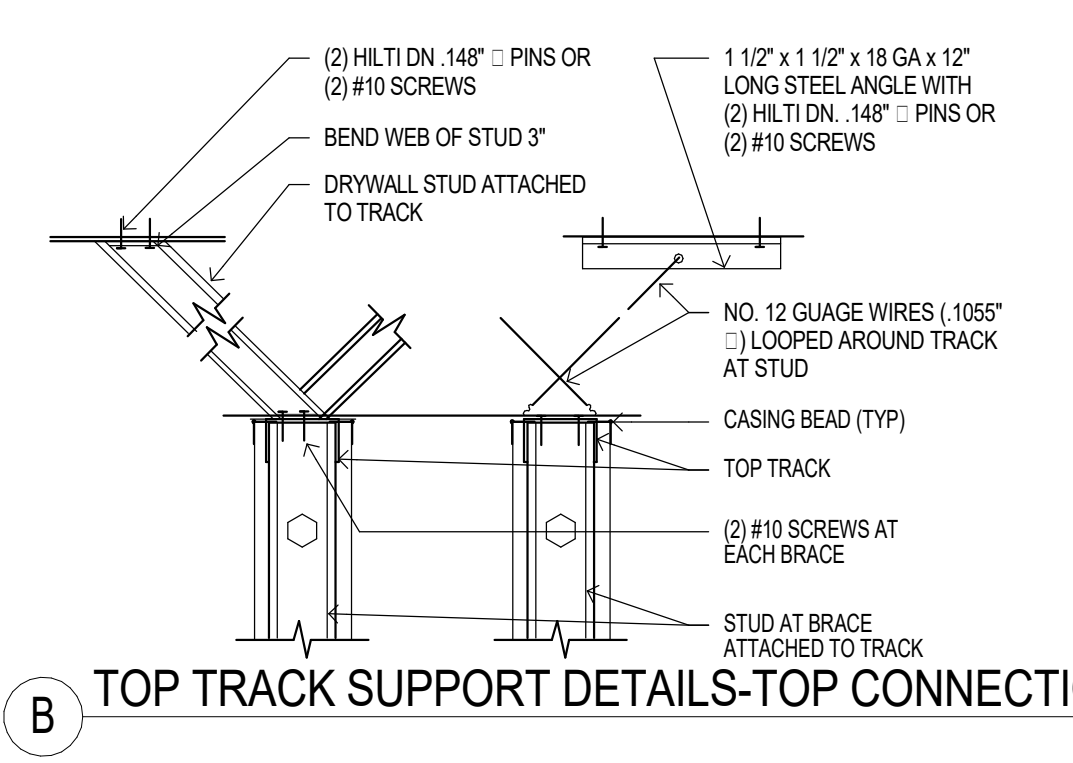
- APPLY UNLESS NOTED OTHERWISE
- COLD FORMED STRUCTURAL STEEL FRAMING (ICC #2457)
- ALL COLD-FORMED STEEL FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" BY THE AMERICAN IRON AND STEEL INSTITUTE.
- STEEL FOR ALL STUDS AND FOR ALL GAUGES OF TRACK, ACCESSORIES AND BRIDGING SHALL HAVE A MINIMUM YIELD STRENGTH OF 33KSI.
- ALL STUDS SHALL BE SECURELY SEATED FOR FULL END BEARING ON TOP AND BOTTOM TRACK, UNLESS NOTED OTHERWISE, PROVIDE DOUBLE STUDS AT ALL JAMBS, CORNERS AND INTERSECTIONS. BRIDGING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
- VALUES SHOWN BASED ON STUDS SUPPLIED BY WESTERN METAL LATH STEEL FRAMING PRODUCTS. OTHER STUDS OF EQUAL TO OR GREATER STRENGTH MAY BE USED WITH CURRENT ICC APPROVAL.
- VALUES BASED ON NO AXIAL LOAD AND DEFLECTION LIMIT OF 1/20 (VERIFY WITH ARCHITECTURAL SPECIFICATIONS FOR SPECIAL REQUIREMENT).
- BRACING (SPACING) DESIGN BASED ON MAXIMUM WALL HEIGHT OF 10'-0"
- IF TOP TRACK FOR EACH WALL TYPE WERE INCREASED TO THE NEXT STANDARD GAUGE, THE BRACING SPACING REQUIRED CAN BE INCREASED TO THE NEXT HIGHEST INCREMENT SHOWN.
- TOP AND BOTTOM TRACK TO BE SAME GAUGE, (Sx AND Ix) AS STUD WITH 1-1/2" DEEP FLANGES. SPLICE TOP TRACK AT BRACING OR WALL CORNER.
- CONTRACTOR TO PROVIDE LADDER BRACING BETWEEN TRUSSES FOR ANY BRACING, FRAMING OR WALL THAT FALLS BETWEEN TRUSSES. GAUGE TO BE EQUAL TO FRAMING MEMBERS.



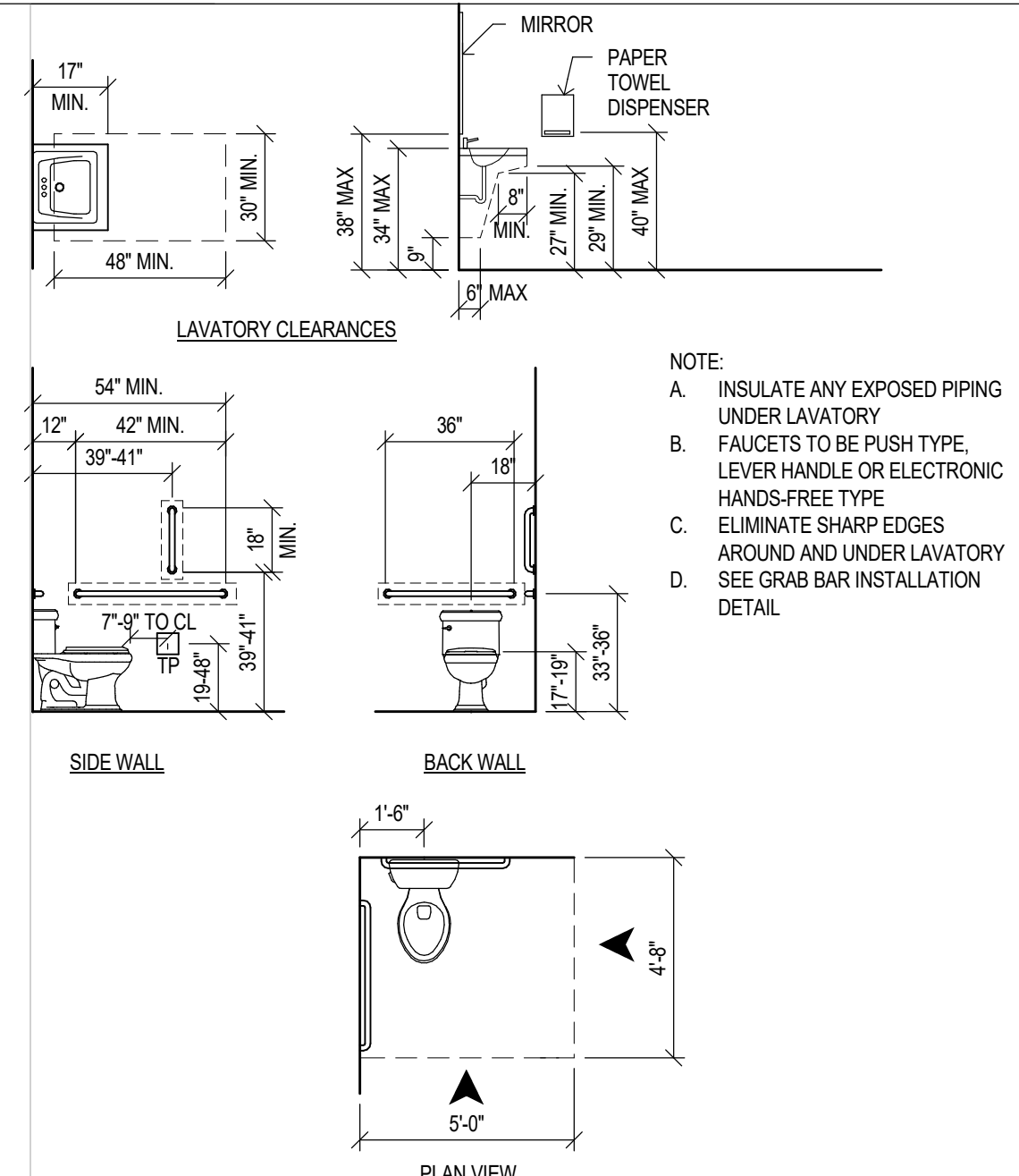
**HEAD OF WALL SLIPTRACK DETAIL**      **SPLICE SLIPTRACK DETAIL**



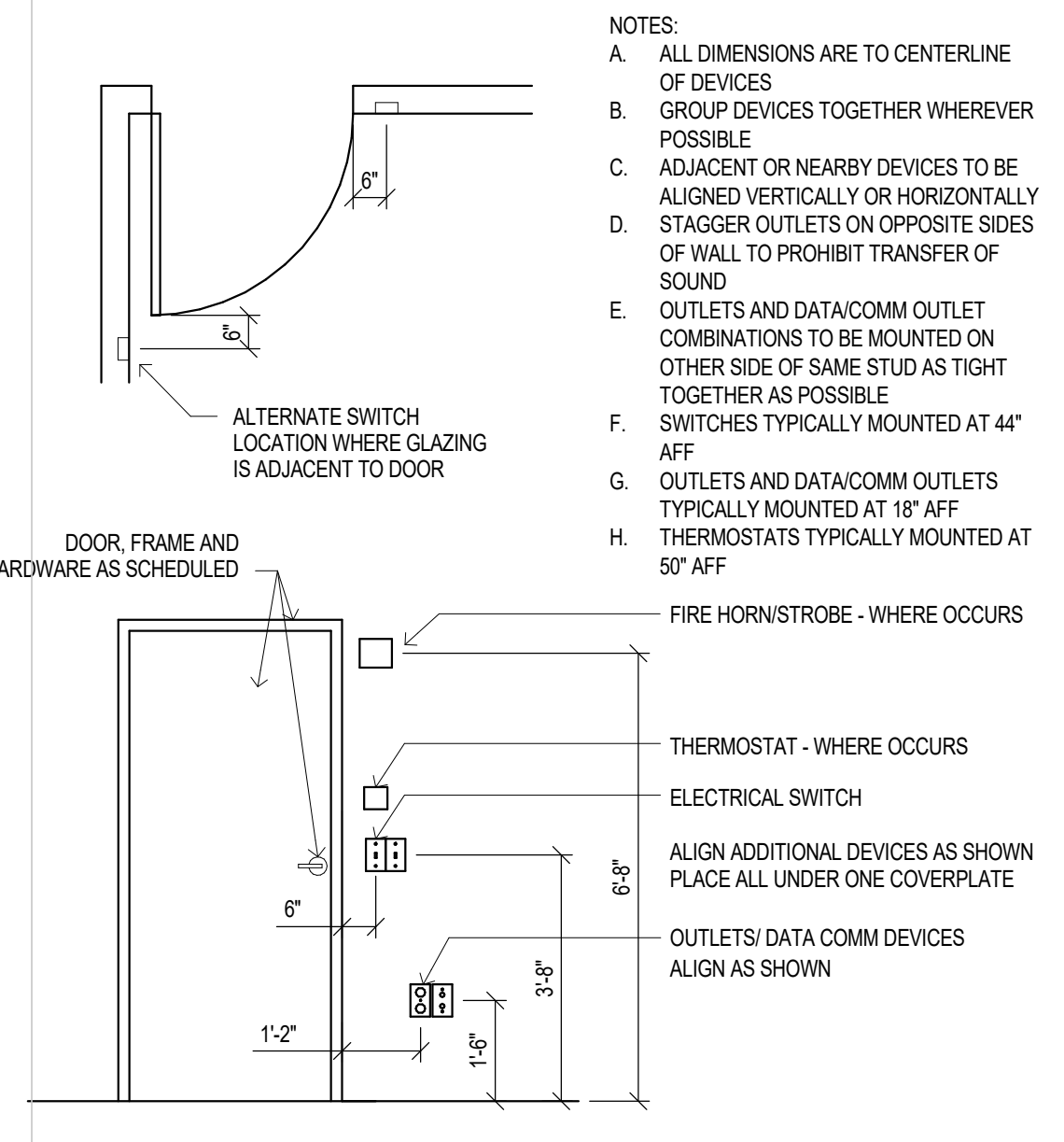
**A TRACK DETAILS - TOP CONNECTIONS** N.T.S.



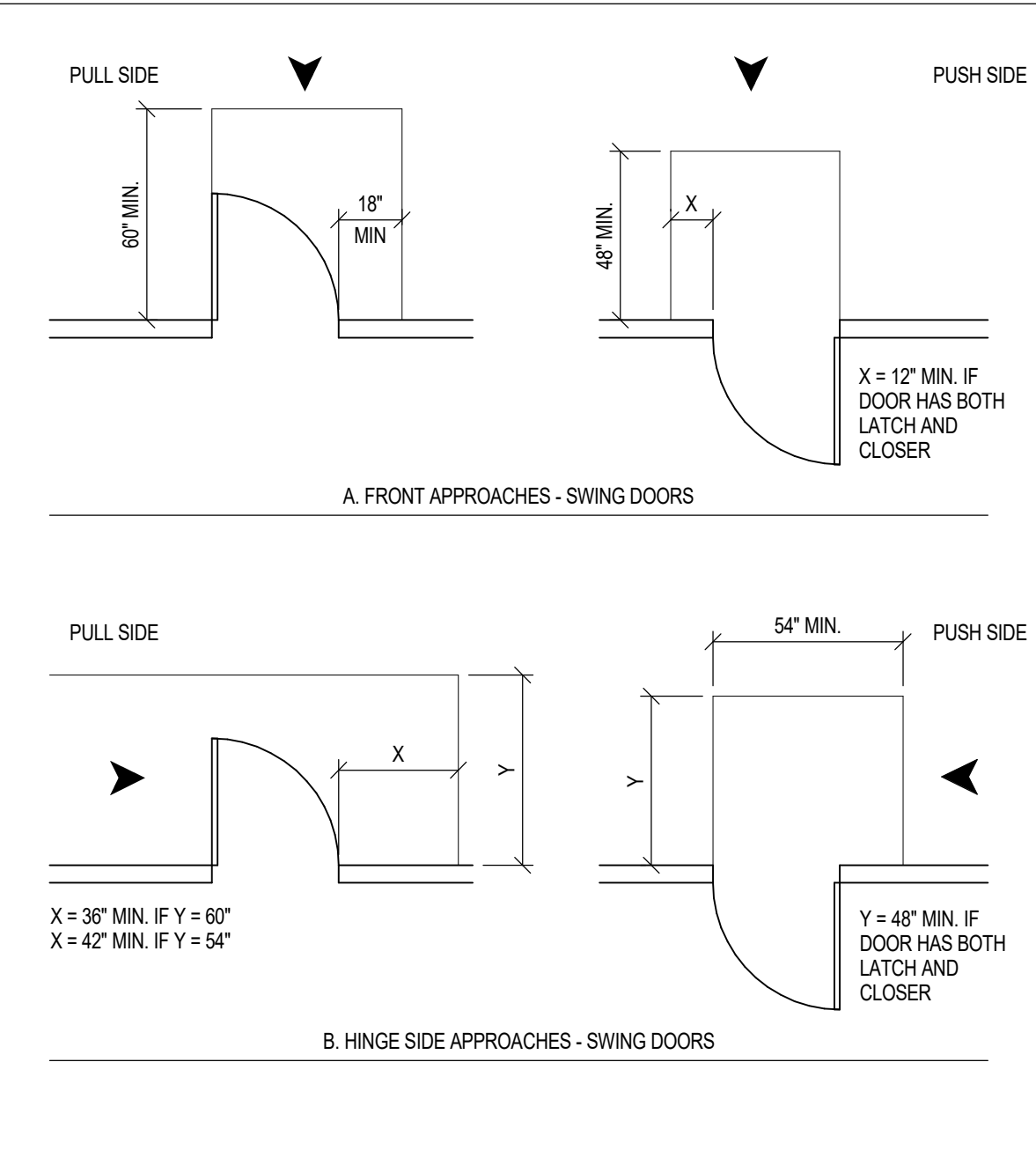
**B TOP TRACK SUPPORT DETAILS-TOP CONNECTIONS** N.T.S.



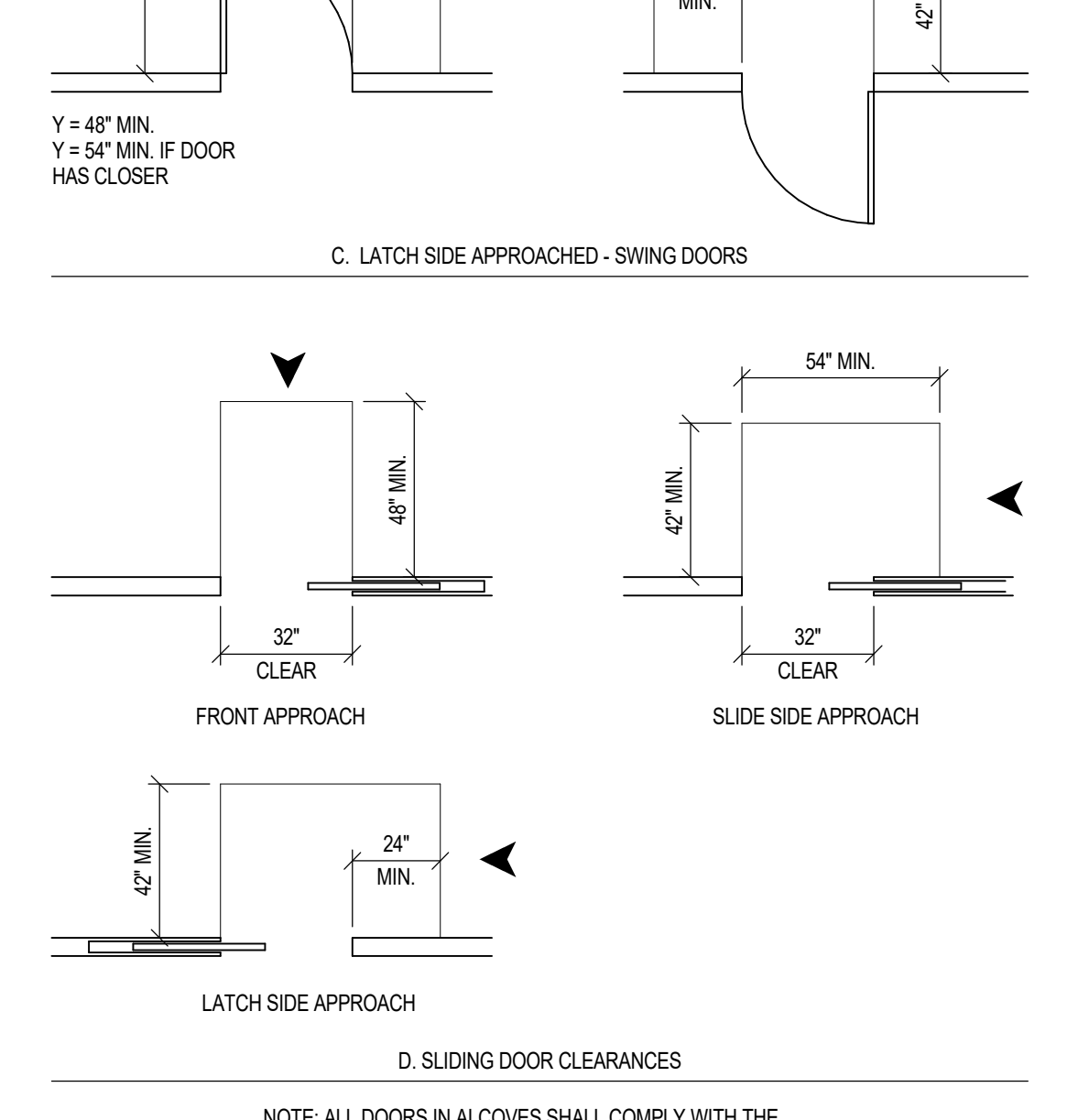
**4 RESTROOM CLEARANCES**  
SCALE: 1/4" = 1'-0" FILE: 01-RR-CLEAR



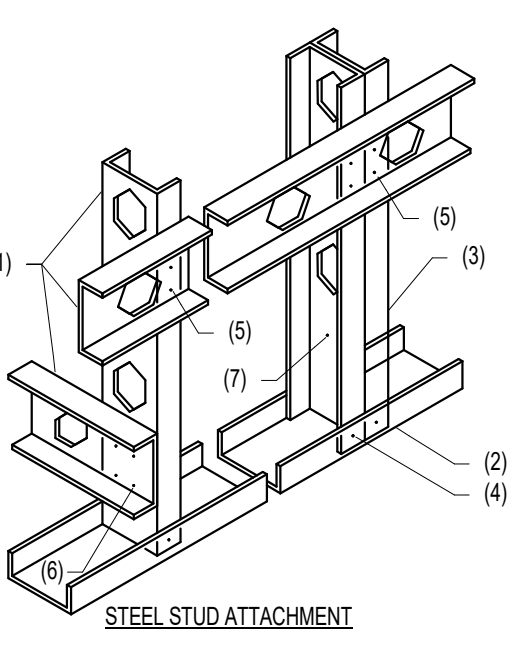
**5 TYPICAL MOUNTING HEIGHTS**  
SCALE: 3/8" = 1'-0" FILE: 08-TYP MTG



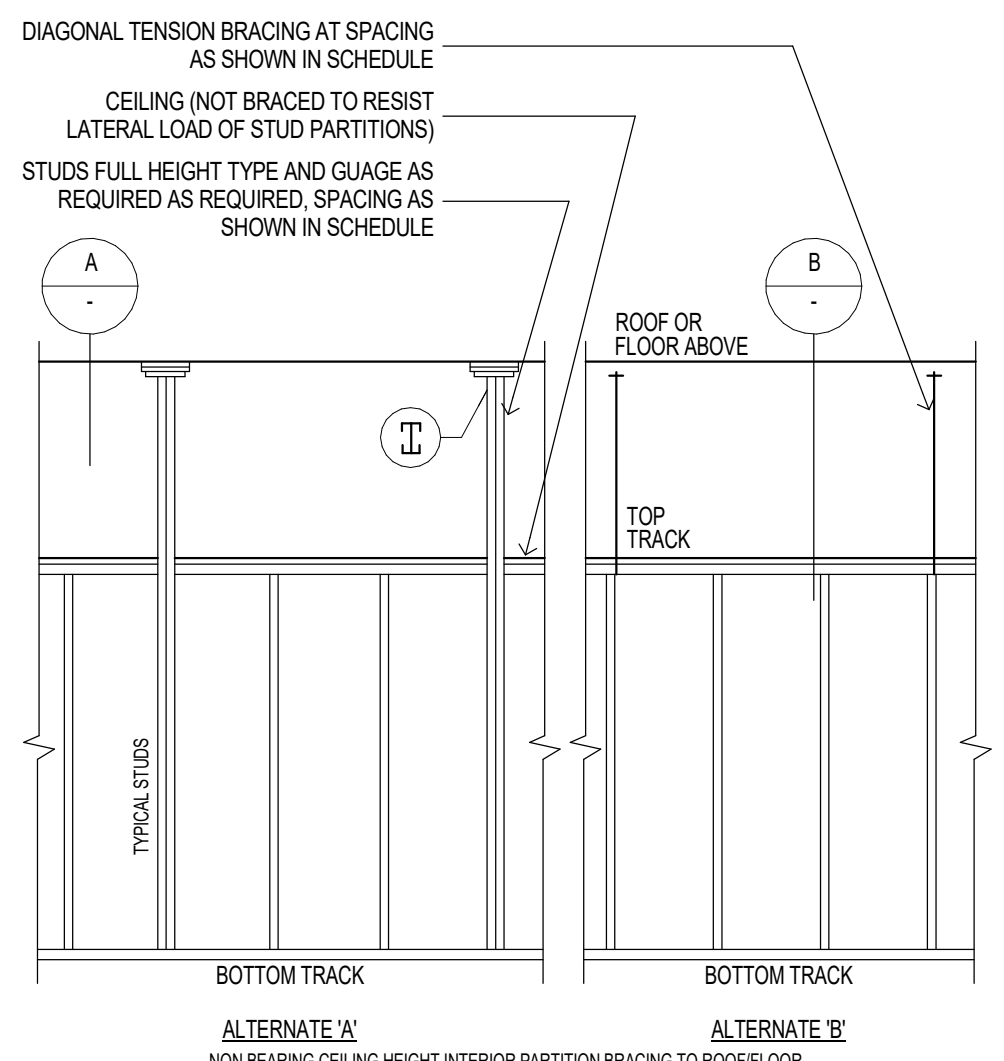
**2 DOOR CLEARANCES**  
SCALE: 1/4" = 1'-0" FILE: 08-CLEARANCES



**2 DOOR CLEARANCES**  
SCALE: 1/4" = 1'-0" FILE: 08-CLEARANCES



**8 TYPICAL FRAMING DETAILS**  
SCALE: N.T.S. FILE: 05 STUDS



**NOTES:**

- STEEL STUD.
- UNPUNCHED STEEL STUD TRACK - ATTACHMENT REQUIRED 1/2" DIA EXPANSION BOLTS AT 48" O.C. (2 MINIMUM) OR 3/8" X 3/4" LONG POWDER DRIVEN PINS AT 24" O.C. FASTENER SHALL CONFORM TO ICC ES AC 118 ACCEPTANCE CRITERIA FOR TAPPING SCREW FASTENERS.
- DOUBLE STUD WHERE SHOWN ON PLAN AND DETAILS.
- #10 X 3/4" LONG TEKS SCREWS EACH SIDE.
- 2 #10 X 3/4" LONG TEKS SCREWS.
- 4 #10 X 3/4" LONG TEKS SCREWS.
- #10 X 3/4" LONG TEKS SCREWS AT 12" O.C. AT DOUBLE STUDS.

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IN ORDER TO USE THESE DRAWINGS, GENERAL CONTRACTOR MUST VERIFY ALL EXISTING SITE AND ANY EXISTING BUILDING CONDITIONS, INCLUDING EXISTING GRADES, AND EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. GENERAL CONTRACTOR ALSO MUST VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCY MUST BE REPORTED BY GENERAL CONTRACTOR TO VALLEY ARCHITECTURE, INC. WITH A WRITTEN RFI FOR RESOLUTION PRIOR TO INITIATING THE WORK.

**NEW RESTROOM FOR:  
JORDAN'S CORNER**  
15681 N. HAYDEN RD. SUITE 116  
SCOTTSDALE, AZ 85260

**CITY OF SCOTTSDALE**  
BUILDING PLANS  
THESE PLANS HAVE BEEN APPROVED  
AND ARE READY FOR A PERMIT  
THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY  
CODE OR ORDINANCE

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

EXPIRES 03.31.2023  
ELECTRONICALLY SIGNED  
DRAWING TITLE  
**BUILDING DETAILS**  
DATE  
OCTOBER 22, 2021  
PROJECT NUMBER  
VL2116  
DRAWING NUMBER  
**A500**

GENERAL MECHANICAL SYMBOLS			
<b>SYMBOL (SINGLE LINE):</b>	<b>DESCRIPTION:</b>	<b>SYMBOL:</b>	<b>DESCRIPTION:</b>
	RIGID DUCT.		DUCT CROSSOVER; "BROKEN DUCT" INDICATES DUCT THAT IS BELOW "SOLID" DUCT.
	FLEX DUCT. (ROUND)		END OF DUCT. (RECTANGULAR OR ROUND)
	RECTANGULAR DUCT WITH DUCT SIZE.		LINEAR SUPPLY AIR DIFFUSER W/ FACTORY ACOUSTIC PLENUM AND RIGID DUCT CONNECTION TO FACTORY ACOUSTIC PLENUM.
	ROUND DUCT WITH DUCT SIZE.		SUPPLY AIR DIFFUSER W/ FLEX CONNECTION. FLEX CONNECTIONS FOR LAY-IN APPLICATIONS.
	RECTANGULAR DUCT WITH RISER OR DROP.		SUPPLY AIR DIFFUSER W/ RIGID CONNECTION. RIGID CONNECTIONS FOR SOLID CEILING APPLICATIONS.
	ROUND DUCT WITH RISER OR DROP.		RETURN AIR REGISTER W/ ACOUSTIC BOOT.
	RECTANGULAR DUCT WITH BRANCH DUCT CONNECTION OFF BOTTOM OF DUCT.		EXHAUST GRILLE W/ RIGID DUCT CONNECTION.
	ROUND DUCT WITH BRANCH DUCT CONNECTION OFF BOTTOM OF DUCT.		SUPPLY AIR DROP FROM ROOFTOP UNIT.
	RECTANGULAR DUCT WITH BRANCH DUCT CONNECTION OFF TOP OF DUCT.		RETURN AIR RISER TO ROOFTOP UNIT.
	ROUND DUCT WITH BRANCH DUCT CONNECTION OFF TOP OF DUCT.		EXHAUST RISER TO EXHAUST FAN ON ROOF.
	DUCT (RECTANGULAR OR ROUND) WITH BRANCH DUCT CONNECTION OFF SIDE OF DUCT.		
	DUCT (RECTANGULAR OR ROUND) WITH SPIN-IN FLEX CONNECTION. SPIN IN CONNECTION TO BE FULL SIZE OF FLEX DUCT. SEE DETAIL.		
	MANUAL VOLUME DAMPER IN DUCT. (RECTANGULAR OR ROUND). DAMPER TO BE FULL SIZE OF DUCT. SEE DUCT SIZING ON PLAN.		
		<b>SYMBOL:</b>	<b>DESCRIPTION:</b>
			NEW EQUIPMENT; SEE LABEL/SCHEDULE FOR TYPE AND SPECIFICATION.
			RETURN OR EXHAUST AIR FLOW.
			SUPPLY AIR FLOW
			THERMOSTAT
			DUCT SMOKE DETECTOR
			KEY NOTE
			DETAIL CALLOUT: <u>DETAIL#</u> SHEET
			REVISION CALLOUT
			POINT OF CONNECTION (PIPE OR DUCT)
			POINT OF DISCONNECTION (PIPE OR DUCT)
			DIRECTION OF SLOPE (DEGREE OF SLOPE)
			TYPICAL AIR DEVICE CALLOUTS CD-1 LINE 1: DEVICE CALLOUT (SEE SCHEDULE) X"Ø LINE 2: DEVICE SIZE (SEE SCHEDULE) XXX LINE 3: AIRFLOW IN CFM (CUBIC FEET PER MINUTE)

CODE COMPLIANCE	
THE PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AS ADOPTED BY THE JURISDICTION HAVING AUTHORITY:	
<ul style="list-style-type: none"> <li>2018 INTERNATIONAL BUILDING CODE</li> <li>2018 INTERNATIONAL MECHANICAL CODE</li> <li>2018 INTERNATIONAL PLUMBING CODE</li> <li>2018 INTERNATIONAL FUEL GAS CODE</li> <li>2018 INTERNATIONAL ENERGY CONSERVATION</li> </ul>	
SEQUENCE OF OPERATION	
<b>DUCT SMOKE DETECTOR (WHERE APPLICABLE)</b> 1. UPON ACTIVATION OF DUCT SMOKE DETECTOR, A SIGNAL SHALL BE REPORTED TO THE FIRE ALARM PANEL TO PROVIDE A CONSTANT VISIBLE AND AUDIBLE SIGNAL. UPON ACTIVATION ALL OPERATIONAL COMPONENTS OF THE AIR DISTRIBUTION SYSTEM SHALL BE SHUT DOWN. <b>THERMOSTATS</b> 1. PROGRAMMABLE THERMOSTAT SHALL BE PROGRAMMED WITH OWNERS OPERATION SCHEDULE. THE THERMOSTAT SHALL BE PROGRAMMED TO HAVE THE SPACE HEATED UP/COOLED DOWN BY THE TIME THE BUILDING/SPACE IS OCCUPIED. 2. FOR COMMERCIAL SPACES, SUPPLY FANS SHALL BE IN "ON" SETTING SUCH THAT AIR IS CONSTANTLY CIRCULATED DELIVERING VENTILATION AIR AT ALL TIMES. COOLING/HEATING SHALL BE IN "AUTO" SETTING TO COOL/HEAT THE SPACE AS REQUIRED. <b>EXHAUST FANS</b> 1. EXHAUST FANS FOR PUBLIC RESTROOMS SHALL OPERATE DURING BUSINESS HOURS, CONNECT TO THERMOSTAT OR TIME CLOCK.	

ABBREVIATIONS	
A.CLG	ABOVE CEILING
AD	ACCESS DOOR
AF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
BFF	BELOW FINISHED FLOOR
BD	BALANCING DAMPER
BDD	BACKDRAFT DAMPER
BFP	BACKFLOW PREVENTOR
BHP	BREAK HORSE POWER
BTU(H)	BRITISH THERMAL UNIT (PER HOUR)
CC	COOLING COIL
CD	CONDENSATE DRAIN
CDWS/R	CONDENSER WATER SUPPLY/RETURN
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE (ACTUAL AIRFLOW)
CHWS/R	CHILLED WATER SUPPLY/RETURN
CSFD	COMBINATION SMOKE/FIRE DAMPER
CO	CLEANOUT
CONT	CONTINUATION, CONTINUOUS, CONTINUED
CP	CIRCULATING PUMP
CU	CONDENSING UNIT
DB	DRY BULB TEMPERATURE, °F
DBA	DECIBELS (A-WEIGHTED SCALE)
DCW	DOMESTIC COLD WATER
DHW	DOMESTIC HOT WATER
DHW/R	DOMESTIC HOT WATER RETURN
DIA	DIAMETER
DN	DOWN
(E)	EXISTING
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EMCS	ENERGY MANAGEMENT CONTROL SYSTEM
EQUIP	EQUIPMENT
ERU	ENERGY RECOVERY UNIT
ESP	EXTERNAL STATIC PRESSURE
EW	ENTERING WATER TEMPERATURE
FD	FIRE DAMPER, FLOOR DRAIN
FF	FINISHED FLOOR
FS	FLOOR SINK
GAL	GALLONS
GPM	GALLONS PER MINUTE
GPH	GALLONS PER HOUR
GR	GRAINS (MOISTURE)
GW	GREASE WASTE
HB	HOSE BIBB
HHWS/R	HEATING HOT WATER SUPPLY/RETURN
HP	HORSE POWER
HR	HOUR
HZ	HERTZ
IE	INVERT ELEVATION
INCH	INCH
KW(H)	KILOWATTS (PER HOUR)
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
M	UTILITY METER
MANUF	MANUFACTURER
MAX	MAXIMUM
MBH	1000 BTU/HR
MIN	MINIMUM
(N)	NEW
NC	NOISE CRITERIA/NORMALLY CLOSED
NIC	NOT IN CONTRACTED SCOPE
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OSA	OUTSIDE AIR
OCFI	OWNER FURNISHED CONTRACTOR INSTALLED
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECT
PRV	PRESSURE REDUCING/REGULATING VALVE
PSI	POUNDS PER SQUARE INCH
QTY	QUANTITY
RA	RETURN AIR
RH	RELATIVE HUMIDITY
RPBFP	REDUCED PRESSURE BACKFLOW PREVENTOR
RU	ROOF TOP UNIT
SA	SUPPLY AIR
SAN	SANITARY
SCW	SOFT COLD WATER
SCO	SURFACE CLEANOUT
SD	SMOKE DETECTOR/SMOKE DAMPER
SOV	SHUT OFF VALVE
SS	STAINLESS STEEL
T	TEMPERATURE
TAB	TESTING, ADJUSTING, AND BALANCING
TYP	TYPICAL
UG	UNDERGROUND
UN	UNLESS OTHERWISE NOTED
V	VENT/VOLTAGE
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VFD	VARIABLE FREQUENCY DRIVE
VTR	VENT THRU ROOF
W	WASTE/WATTS/WIDTH
W/	WITH
W/O	WITHOUT
WCO	WALL CLEANOUT

PLUMBING (DOMESTIC AND WASTE) NOTES	
<b>FIXTURES:</b>	1. LAVATORIES AND SINKS SHALL BE PROVIDED COMPLETE WITH CAST BRASS PERFORATED GRID DRAIN, TAILPIECE, SEMI-CAST BRASS P-TRAP WITH CLEAN-OUT. ALL EXPOSED PIPING INCLUDING DRAINS, HOT, COLD, AND TEMPERED WATER, SHALL BE INSULATED WITH 1" MINIMUM INSULATION THAT IS UL732, UPC, AND IAPMO LISTED. 2. PUBLIC LAVATORIES SHALL BE PROVIDED WITH ASSE 1070 COMPLIANT, THERMOSTATIC MIXING VALVE, 110" MAX. WATER CLOSETS SHALL BE INSTALLED WITH TRIP LEVEL ON OPEN SIDE. PROVIDE WAX RING, FLOAT, ETC. FOR A COMPLETE INSTALLATION. 4. PROVIDE QUARTER TURN STOP VALVES AT CONNECTION TO EVERY FIXTURE WITH ESCUTCHEON. 5. ALL PIPING, SOLDER, FIXTURES, AND ACCESSORIES SHALL BE LOW LEAD. 6. HOSE BIBBS SHALL HAVE INTEGRAL VACUUM BREAKER.
<b>INSTALLATION:</b>	1. ALL SANITARY PIPING 3" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT. 2. ALL SANITARY PIPING 4" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT. 3. FLASH PIPING THRU ROOF WITH 36 GAUGE GALVANIZED STEEL EXTENDED 6" INTO ROOFING. 4. PROVIDE CLEANOUTS IN HORIZONTAL DRAINAGE PIPING PER IPC. PROVIDE FLOOR COVERS OR WALL COVERS FOR CLEANOUTS IN CONCEALED PIPING. 5. GAS FIRED EQUIPMENT SHALL BE INSTALLED SUCH THAT SOURCE OF IGNITION IS A MINIMUM OF 18" ABOVE FINISHED FLOOR. 6. SYSTEM SHALL BE FLUSHED AND SANITIZED PRIOR TO TURN OVER TO OWNER.

MECHANICAL (HVAC) NOTES	
<b>DUCTWORK:</b>	1. DUCTWORK SHALL BE BUILT PER LATEST SMACNA STANDARDS FOR THE PRESSURE CLASS IN WHICH IT IS INSTALLED. MINIMUM PRESSURE CLASS: 2" FOR POSITIVE PRESSURE DUCTWORK, -2" FOR NEGATIVE PRESSURE DUCTWORK. 2. DUCTWORK SHALL BE INSULATED, PER I.E.C.C., WITH A TOTAL INSULATION VALUE, BELOW, INSULATION VALUE SHALL BE THE CUMULATIVE TOTAL OF INTERNAL ACOUSTIC LINING PLUS EXTERIOR INSULATION. A. INTERIOR SUPPLY, RETURN, OR OUTSIDE AIR: R-6 B. EXTERIOR SUPPLY, RETURN, OR OUTSIDE AIR: R-8 WITH WEATHERPROOF JACKETING. 4. ALL LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS, AND CONNECTIONS OF SUPPLY, RETURN, AND EXHAUST DUCTS SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS OR TAPES, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, I.E.C.C. SECTION C403.2.7.1.1 FOR LOW-PRESSURE DUCT SYSTEMS. 5. WIRE REINFORCED FLEXDUCT MAY BE USED AT THE FINAL FIVE (5) FEET OF A SUPPLY, RETURN, OR EXHAUST SYSTEM FOR CONNECTION TO A DIFFUSER, PROVIDED IT IS PROPERLY SUPPORTED AND MEETS THE PRESSURE CLASSIFICATIONS OF THE SYSTEM IN WHICH IT IS INSTALLED. 6. PAINT FLAT BLACK THE INSIDE OF ALL DUCTWORK VISIBLE THROUGH DIFFUSERS, GRILLES, AND REGISTERS. 7. FURNISH AND INSTALL MANUALLY OPERATED VOLUME CONTROL (BALANCING) DAMPERS NECESSARY TO PERFORM THE BALANCING WORK, AT EACH BRANCH TAKEOFF, WHERE INDICATED ON DRAWINGS, AND WHERE RECOMMENDED BY THE TEST AND BALANCE AGENT. 8. PROVIDE 1" ACOUSTICAL LINING ON INTERIOR OF DUCT WHERE CALLED FOR ON PLANS. NOTED DUCT DIMENSIONS ARE NET CLEAR INTERIOR DIMENSION. 9. DUCTWORK WORK BRANCHES SHALL BE EQUAL TO DIFFUSER NECK SIZE U.O.N. IF RUNOUT IS LONGER THAN 25 FEET, UPSIZE BRANCH DUCT BY ONE NOMINAL SIZE. 10. INSTALL ALL DUCTWORK AS CLOSEST TO UNDERSIDE OF STRUCTURE AS POSSIBLE, U.O.N. 11. DUCTWORK AND EQUIPMENT SHALL NOT BE DIRECTLY SUPPORT FROM ROOF PANS/SHEATHING. SUPPORT FROM STRUCTURAL MEMBERS, PROVIDE UNISTRUT AS REQUIRED TO SPAN BETWEEN STRUCTURAL MEMBERS.
<b>PIPING</b>	1. ALL PIPING SHALL BE INSTALLED, SUPPORTED, AND TESTED PER I.M.C. AND MANUFACTURER'S RECOMMENDATIONS 2. PROVIDE DIELECTRIC UNIONS ALL JOINTS BETWEEN DISSIMILAR METALS. 3. PROVIDE NON-METALIC PIPING SADDLES UNDER ALL INSULATED PIPE AT LOCATION OF HANGERS, OR UNINSULATED PIPE WHERE HANGER IS OF DISSIMILAR METAL THAN PIPE. 4. PROVIDE HANGER SIZE AND SPACING IN ACCORDANCE WITH IMC 305.4, IPC 308.5, OR MANUFACTURER'S REQUIREMENTS, WHICHEVER IS MORE STRINGENT. 5. FOR PIPING 3" AND UNDER PROVIDE FULL PORT BALL VALVES FOR ISOLATION/SHUT-OFF. 6. FOR PIPING 4" AND LARGER PROVIDE HIGH PERFORMANCE BUTTERFLY VALVES. 7. VALVES SHALL BE ORIENTED WITH VALVE HANDLE ON SIDE WITH A "PULL-DOWN" MOTION OF SHUT OFF.

TEST, ADJUSTING, AND BALANCE	
1.	THE CONTRACTOR SHALL HIRE AN ABC CERTIFIED 3RD PART TEST AND BALANCE (TAB) AGENT TO TEST, ADJUST, AND BALANCE ALL MECHANICAL SYSTEMS (AIR SIDE AND HYDRONIC) WITHIN THE SCOPE OF THE PROJECT DOCUMENTS.
2.	THE TAB AGENT SHALL EXAMINE THE CONTRACT DOCUMENTS AND MAKE RECOMMENDATIONS OF FLOW CONTROL DEVICES, TEST PORTS, ETC THAT ARE REQUIRED FOR A SUCCESSFUL BALANCING OF THE SYSTEM. THE PROJECT CONTRACTOR(S) SHALL FOLLOW THE TAB RECOMMENDATIONS AND INSTALL RECOMMENDED ACCESSORIES.
3.	THE TAB AGENT SHALL REVIEW ALL INSTALLED MECHANICAL SYSTEMS FOR COMPLETION AND QUALITY ASSURANCE. THEY SHALL VERIFY THAT ALL STRAINERS, FILTERS, SCREENS, ETC ARE CLEAN AND NEW PRIOR TO TESTING THE SYSTEM.
4.	THE TAB AGENT SHALL TEST, ADJUST, AND BALANCE THE SYSTEM IN ACCORDANCE WITH ABC STANDARDS. THE TAB AGENT SHALL PROVIDE ALL REQUIRED MATERIALS (PULLEYS, BELTS, ETC) TO SUCCESSFULLY BALANCE THE INSTALLED EQUIPMENT TO MEET THE SPECIFIED CAPACITIES. ALL PULLEYS SHALL BE UPGRADED TO FIXED (NOT ADJUSTABLE) AFTER FINAL AIRFLOW ADJUSTMENTS ARE MADE.
5.	THE TAB AGENT SHALL PROVIDE THE TAB REPORT WITH FINDINGS, FINAL ADJUSTMENTS, AND RECOMMENDATIONS AS PART OF THE SUBMITTAL PROCESS. THE ENGINEER OF RECORD WILL PROVIDE FINAL PROJECT CERTIFICATE OF COMPLETION UNTIL THE TAB REPORT IS APPROVED.
6.	THE CONTRACTOR SHALL PROVIDE 3RD PARTY VERIFICATION OF INSTALLATION AND OPERATION OF ALL DUCT SMOKE DETECTORS, FIRE DAMPERS, SMOKE DAMPERS, COMBINATION FIRE/SMOKE DAMPERS.
7.	3RD PARTY REPORTS INDICATING OUTSIDE QUANTITIES AND SUCCESSFUL SMOKE/FIRE PROTECTION DAMPERS AND DETECTORS SHALL BE SUBMITTED TO THE INSPECTOR AND ARCHITECT/ENGINEER OF RECORD.
8.	PROVIDE ALL TEST REPORTS TO THE INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION.

SUBMITTAL REQUIREMENTS	
1.	THE CONTRACTOR SHALL PROVIDE A COMPLETE SUBMITTAL OF ALL MECHANICAL, PLUMBING, AND HVAC CONTROLS EQUIPMENT TO ENGINEER OF RECORD, SUBMITTAL SHALL BE APPROVED PRIOR TO PURCHASING ANY EQUIPMENT OR FABRICATION OF ANY SYSTEMS.
2.	ALL MECHANICAL, PLUMBING, AND HVAC CONTROLS EQUIPMENT SHALL BE COMPILED INTO (1) ONE ORGANIZED SUBMITTAL FOR APPROVAL.
3.	INCOMPLETE OR PARTIAL SUBMITTALS WILL BE REJECTED.
4.	SUBMITTALS THAT DO NOT INDICATE SPECIFIC EQUIPMENT PART NUMBERS, OPTIONS, SIZES, ETC. WILL BE REJECTED.
5.	ADDITIONAL SUBMITTAL REVIEWS THAT ARE A DIRECT RESULT OF INCOMPLETE OR INACCURATE INFORMATION WILL RESULT IN ADDITIONAL ENGINEERING CHARGES FOR REVIEW TIME.
6.	PROPOSED "VALUE ENGINEERING" ITEMS SUBMITTED FOR APPROVAL SHALL INCLUDE COST CREDITS BEING PROVIDED TO OWNER. ALL VALUE ENGINEERING ITEMS SHALL ADDITIONALLY REQUIRE OWNERS WRITTEN APPROVAL.

MATERIALS SCHEDULE			
<b>SYSTEM:</b>	<b>MATERIAL:</b>	<b>INSULATION:</b>	<b>NOTES:</b>
SUPPLY AIR DUCT:	+2" PRESSURE CLASS PER SMACNA	R-6 (INTERIOR) R-8 (EXTERIOR)	LONG RADIUS ELBOWS OR MITERED ELBOWS WITH HIGH PERFORMANCE TURNING VANES. EXHAUST NOT INSULATED UNLESS CONNECTED TO AN ERU.
RETURN, OR EXHAUST AIR DUCT:	-2" PRESSURE CLASS PER SMACNA	R-6 (INTERIOR) R-8 (EXTERIOR)	ONLY FOR USE AT FINAL 6 FT FOR DIFFUSER CONNECTION.
FLEXIBLE DUCT:	PREINSULATED WIRE REINFORCED		
HEATING HOT WATER, 2" & SMALLER:	TYPE L COPPER WITH SOLDERED JOINTS VIEGA PRO-PRESS, AT CONTRACTORS OPTION	PER IECC C403.2.8	
HEATING HOT WATER, 2.5" & LARGER:	SCHEDULE 40 STEEL PIPE WITH GROOVED VICTAULIC JOINTS	PER IECC C403.2.8	
CHILLED WATER, 2" & SMALLER:	TYPE L COPPER WITH SOLDERED JOINTS VIEGA PRO-PRESS, AT CONTRACTORS OPTION	PER IECC C403.2.8	
CHILLED WATER, 2.5" AND LARGER:	SCHEDULE 40 STEEL WITH GROOVED VICTAULIC JOINTS	PER IECC C403.2.8	
CONDENSATE DRAIN:	TYPE L COPPER TUBING WITH SOLDERED JOINTS VIEGA PRO-PRESS, AT CONTRACTORS OPTION	0.5" ARMAFLEX	COPPER SHALL NOT BE USED FOR CONDENSATE OF TANKLESS WATER HEATERS. REFER TO MANUFACTURER'S INSTALL INSTRUCTIONS.
REFRIGERANT PIPING:	TYPE ACR, ANNEALED TEMPER, WITH BRAZED JOINTS	1.0" ARMAFLEX	
MAKE-UP WATER/AIR VENTING, ETC	TYPE L COPPER WITH SOLDERED JOINTS.		
DOMESTIC COLD WATER	TYPE L COPPER WITH SOLDERED JOINTS, PEX, OR VIEGA PRO-PRESS, AT CONTRACTORS OPTION		
DOMESTIC HOT WATER	TYPE L COPPER WITH SOLDERED JOINTS, PEX, OR VIEGA PRO-PRESS, AT CONTRACTORS OPTION	1.0", k=0.27 BTU/IN/HxFT²x°F	
DOMESTIC HOT WATER RETURN	TYPE L COPPER WITH SOLDERED JOINTS, PEX, OR VIEGA PRO-PRESS, AT CONTRACTORS OPTION	1.0", k=0.27 BTU/IN/HxFT²x°F	
WASTE AND VENT	SCHEDULE 40 PVC OR ABS, WITH REQUIRED LISTINGS		
COMMERCIAL KITCHEN (GREASE) WASTE	EPOXY COATED CAST IRON PER ASTM A-888/CISPI 3		NEWAGE EPOXY OR APPROVED EQUAL.

GENERAL PROJECT NOTES	
1.	ALL WORK SHALL COMPLY WITH APPLICABLE CITY CODES INCLUDE U.L. LISTINGS AND LABELS, AS REQUIRED.
2.	TO OBTAIN ALL CONSTRUCTION INFORMATION, ALL SPECIFICATION AND DRAWINGS MUST BE USED (E.G. ARCHITECTURAL, STRUCTURAL, CIVIL, ELECTRICAL, FIRE PROTECTION, MECHANICAL, PLUMBING, ETC.).
3.	BRING TO THE ATTENTION OF THE ARCHITECT/ENGINEER ANY INFORMATIONAL CONFLICTS WITHIN THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR(S) SHALL NOT PROCEED WITH ANY WORK, EXCEPT AT ITS OWN RISK, UNTIL ALL CONFLICTS
4.	FURNISH, INSTALL, TEST, PLACE INTO OPERATION AND GUARANTEE ALL SYSTEMS SHOWN WITHIN CONTRACT DOCUMENTS. SECURE AND PAY FOR ALL MATERIALS, EQUIPMENT, LABOR, SUPERVISION, FEES, TESTS, PERMITS, AND ALL OTHER COSTS REQUIRED. NO ADDITIONAL FUNDS WILL BE ALLOCATED FOR WORK REQUIRED TO CONFORM TO REGULATIONS AND REQUIREMENTS.
5.	USE SUFFICIENT JOURNEMEN CRAFTSMEN AND COMPETENT SUPERVISORS TO ENSURE PROPER AND SAFE EXECUTION OF WORK. NO ADDITIONAL FUNDS WILL BE ALLOCATED FOR REQUIRED WORK TO CONFORM TO REGULATIONS, CODES, OR CONTRACT DOCUMENT REQUIREMENTS.
6.	DESIGN DRAWINGS ARE DIAGRAMMATIC AND ONLY DEFINE BASIC FUNCTIONS REQUIRED. PROVIDE ALL TRANSITIONS, OFFSETS, FITTINGS, WORK, MATERIAL, ETC. TO ACCOMPLISH THESE REQUIREMENTS. MINOR DEVIANTS FROM DESIGN LAYOUT ARE ANTICIPATED AND ARE A PART OF THE WORK INCLUDED. HOWEVER, MAKE NO CHANGES THAT ALTER THE CHARACTER OF WORK.
7.	DO NOT SCALE DRAWINGS. USE ONLY MANUFACTURER'S CERTIFIED DRAWINGS FOR REQUIRED EQUIPMENT DIMENSIONS. FIELD VERY ALL DIMENSIONS BEFORE FABRICATION OF WORK.
8.	PROVIDE EQUIPMENT SUBMITTALS TO OWNER AND OBTAIN PERMISSION FOR PURCHASE PRIOR TO ORDERING ANY FIXTURES OR EQUIPMENT.
9.	CLOSELY COORDINATE WITH ALL ARCHITECTURAL AND STRUCTURAL PLANS. PENETRATIONS OF ALL WALLS SHALL BE COORDINATED WITH STRUCTURAL DETAILS. WHERE DUCTWORK PENETRATIONS FIRE OR SMOKE RATED CONSTRUCTION, PROVIDE APPROVED SMOKE/FIRE DAMPER COORDINATED WITH ELECTRICAL AND FIRE ALARM SYSTEMS. PROVIDE ACCESS IN CEILING/WALL/DUCT AS REQUIRED FOR ACCESS.
10.	INSTALL ALL ROOF MOUNTED EQUIPMENT REQUIRING PERIODIC SERVICE A MINIMUM OF 10 FEET FROM THE ROOF EDGE OR OPENING UNLESS THERE IS A PROTECTIVE RAILING OR PARAPET 42 INCHES OR GREATER IN HEIGHT PROVIDED.
11.	PROVIDE ACCESS PANEL IN HARD CEILINGS OR WALLS TO PERMIT SERVICE TO DAMPERS, VALVES, AND CONCEALED EQUIPMENT.
12.	MEANS OF CONTROL (THERMOSTATS, SWITCHES, ETC) SHALL BE MOUNTED NO HIGHER THAN 48" TO TOP OF DEVICE. COORDINATE WITH ARCHITECTURAL FINISHES SUCH THAT CONTROLS DO NOT INTERFERE WITH TOP OF CHAIR RAIL, WAINSCOT, ARTWORK, ETC.
13.	ALL MATERIALS USED WITHIN ENCLOSED PLENUMS SHALL BE RATED PER ASTM E84 TO HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND MAXIMUM SMOKE DEVELOPMENT RATING OF 50.
14.	CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ALL FINISHED AS REQUIRED TO GAIN ACCESS TO ANY PORTING OF ANY EQUIPMENT OR SYSTEMS REQUIRING ACCESS.

WATER CONSERVATION REQUIREMENTS	
ALL PLUMBING FIXTURES INSTALL IN PROJECT SHALL COMPLY WITH THE FOLLOWING:	
•	WATER CLOSETS - 1.6 GPF
•	LAVATORY, PUBLIC - 0.5 GPM @ 60 PSI
•	SINKS - 2.2 GPM @ 60 PSI
•	SHOWER HEAD - 2.5 GPM @ 80 PSI
•	URINAL - 1.0 GPF

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

CITY OF SCOTTSDALE  
BUILDING DEPARTMENT  
THESE PLANS HAVE BEEN APPROVED  
AND ARE READY FOR A PERMIT.  
THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY  
CODE OR ORDINANCE

DRAWING TITLE  
**MECHANICAL & PLUMBING COVER SHEET**

DATE  
OCTOBER 20, 2021

PROJECT NUMBER  
VL2116

DRAWING NUMBER  
**MP1**

**M&P ENGINEERING**  
ENGINEERING  
M&P Engineering, LLC #21,781  
4140 E Baseline Rd. Suite-101  
Mesa, AZ 85206 mpe-az.com  
Phone: 602.315.7956

FIXTURE UNIT CALCS										PLUMBING FIXTURES AND CONNECTION SCHEDULE									
PLUMBING FIXTURE UNITS PER IPC										CONTRACTOR SHALL PROVIDE ARCHITECT W/ PLUMBING SUBMITTALS FOR ALL EQUIPMENT, FIXTURES, FAUCETS & TRIM. FOR APPROVAL.									
QTY	HOT H <sub>2</sub> O F.U. PUBLIC		COLD H <sub>2</sub> O F.U. PUBLIC		TTL H <sub>2</sub> O F.U. PUBLIC		WASTE F.U. PUBLIC		SYM.	DESCRIPTION	WASTE	VENT	HW	CW	REMARKS & SPECIFICATIONS				
	EACH	TOTAL	EACH	TOTAL	EACH	TOTAL	EACH	TOTAL											
1	-	-	5	5	5	5	4	4	WC	WATER CLOSET-FLUSH TANK	4"	2"	-	3/4"	"AMERICAN STANDARD" 215AA "CADET PRO", ADA COMPLIANT HEIGHT, ELONGATED BOWL. 1.28 GPF. QUARTER TURN BALL VALVE ANGLE STOP WITH S.S. FLEXIBLE RISER. AMERICAN STANDARD 5901.110 ELONGATED OPEN FRONT SEAT. TRIP LEVER ON OPEN SIDE.				
1	1.5	1.5	1.5	1.5	2	2	2	2	LAV	LAVATORY	2"	1 1/2"	3/4"	3/4"	KOHLER K-2005-0 LAVATORY VITREOUS CHINA, WALL MOUNT WITH HANGER, WITH OVERFLOW, DECK MOUNTED 4" FIXED CENTERS HOT AND COLD WATER METERING MIXING SINK FAUCET 3501-4E2805ABCP 0.5 GPM.				
1	-	-	-	-	-	-	-	-	MS	MOP SINK	2"	1 1/2"	3/4"	3/4"	"FIAT" MSB2424 W/ SS GUARD, SS STRAINER, BUMPER GUARDS, MOP BRACKET, HOSE & BRACKET, SILICONE SEALANT, & #830-AA-SERVICE FAUCET W/WALL BRACE AND BACKING.				
1	-	-	0.25	0.25	0.25	0.25	1	1	HEDE	ELEC. DRINKING FOUNTAIN	2"	1 1/2"	-	1/2"	"ELKAY" LZSTLBWSLK; BI-LEVEL FILTERED COOLER WITH BOTTLE FILLING STATION.				
TOTAL:		1.5	TOTAL:		6.75	TOTAL:		7.25	TOTAL:		7	NOTE 1: VERIFY ALL FIXTURE STYLES AND FINISHES WITH ARCHITECT.							

"PENN BARRY" AS STANDARD										EXHAUST FAN SCHEDULE			
MARK	FAN TYPE	MODEL	CFM	S.P. (WG)	MOTOR		WEIGHT LBS	REMARKS					
					WATTS	VOLTS/PH							
EF-1	CEILING MOUNTED	Z6S	75	0.500"	47 WATTS	120v/1Ø	35	①②					

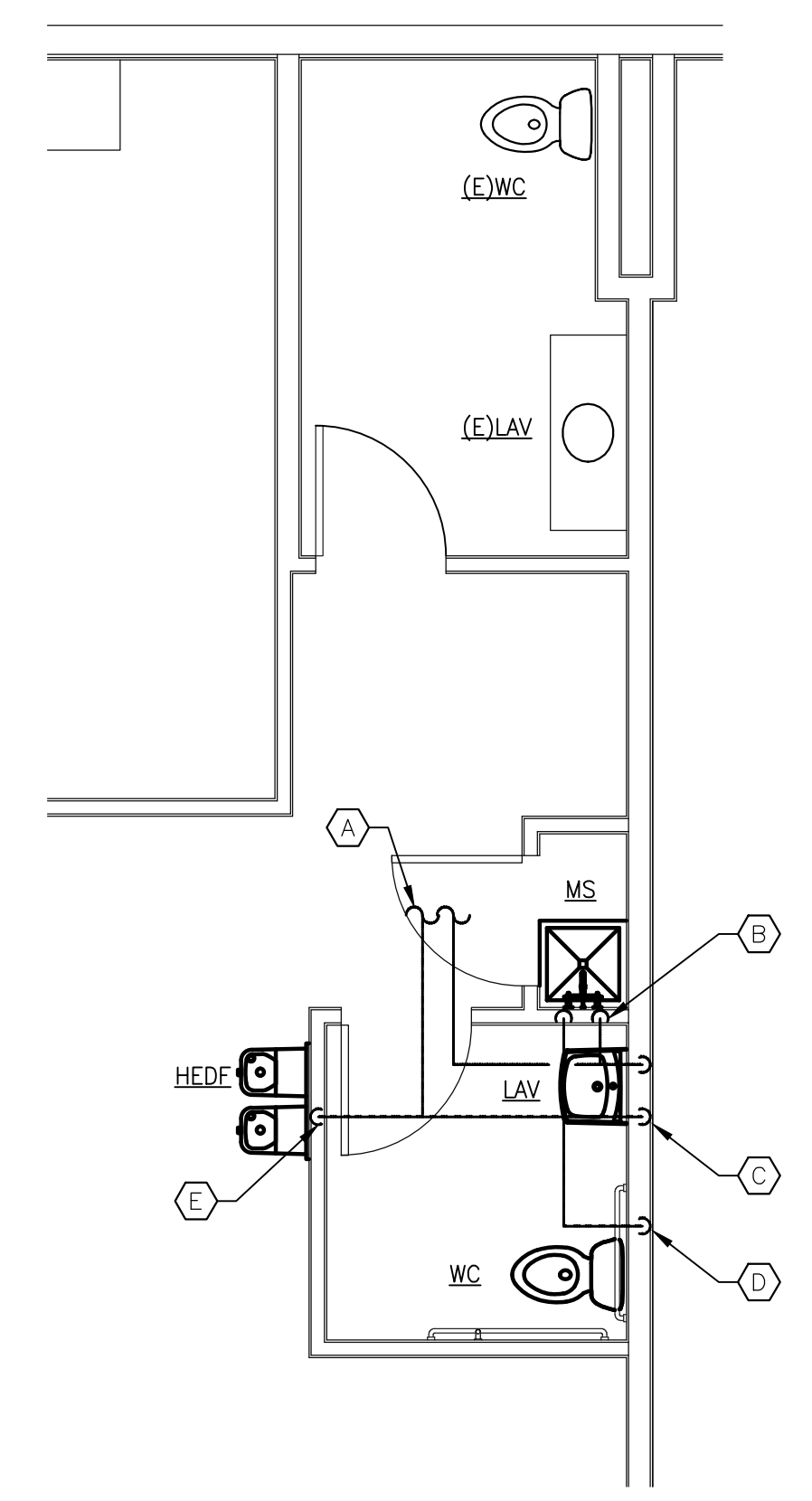
① PROVIDE W/ WALL JACK, CAP, BACKDRAFT DAMPER AND BIRDSCREEN & PROGRAMMABLE TIMELOCK.  
② INSTALL PER MANUFACTURER'S REQUIREMENTS AND VENDOR RECOMMENDATIONS. PROVIDE FACTORY DISCONNECT.

"PRICE" AS STANDARD										GRILLE & DIFFUSER SCHEDULE			
MARK	DESCRIPTION	MODEL	SIZE	FRAME TYPE	MATERIAL	OBD	REMARKS						
								CD	CEILING DIFFUSER	SCD	10x10	SURFACE	STEEL

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IN ORDER TO USE THESE DRAWINGS, GENERAL CONTRACTOR MUST VERIFY ALL EXISTING SITE AND ANY EXISTING BUILDING CONDITIONS, INCLUDING EXISTING GRADES, AND EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. GENERAL CONTRACTOR ALSO MUST VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCY MUST BE REPORTED BY GENERAL CONTRACTOR TO VALLEY ARCHITECTURE, INC. WITH A WRITTEN RFI FOR RESOLUTION PRIOR TO INITIATING THE WORK.

**KEYNOTES:**

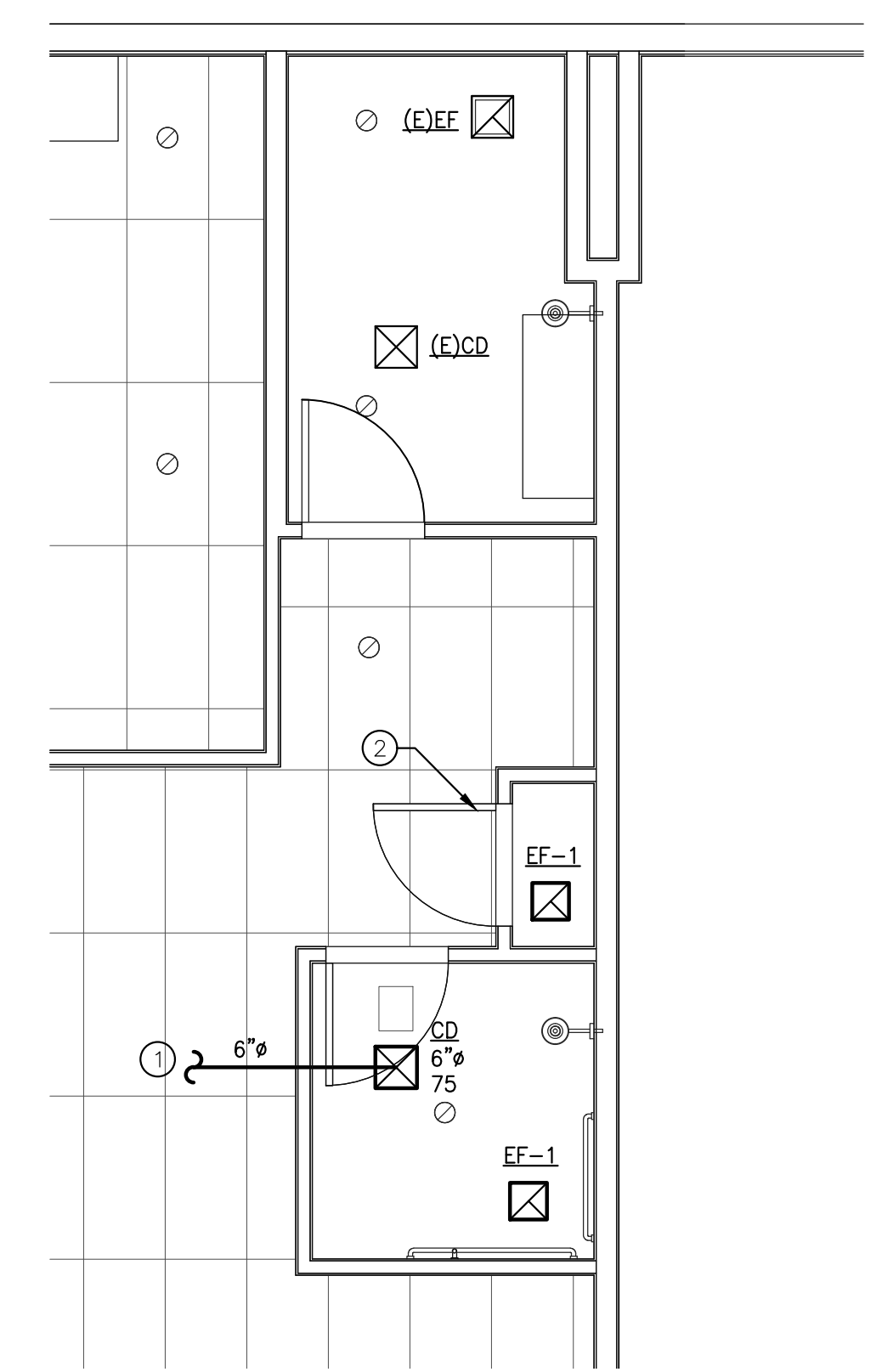
- Ⓐ 1" CW AND 3/4" HW FROM EXISTING MAINS AT EXISTING RESTROOM. FIELD VERIFY EXACT LOCATION.
- Ⓑ 3/4" CW & 3/4" HW DOWN IN WALL TO MOP SINK.
- Ⓒ 3/4" CW & 1/2" HW DOWN IN WALL TO LAVATORY.
- Ⓓ 3/4" CW DOWN IN WALL TO WATER CLOSET.
- Ⓔ 1/2" CW DOWN IN WALL TO DRINKING FOUNTAIN.



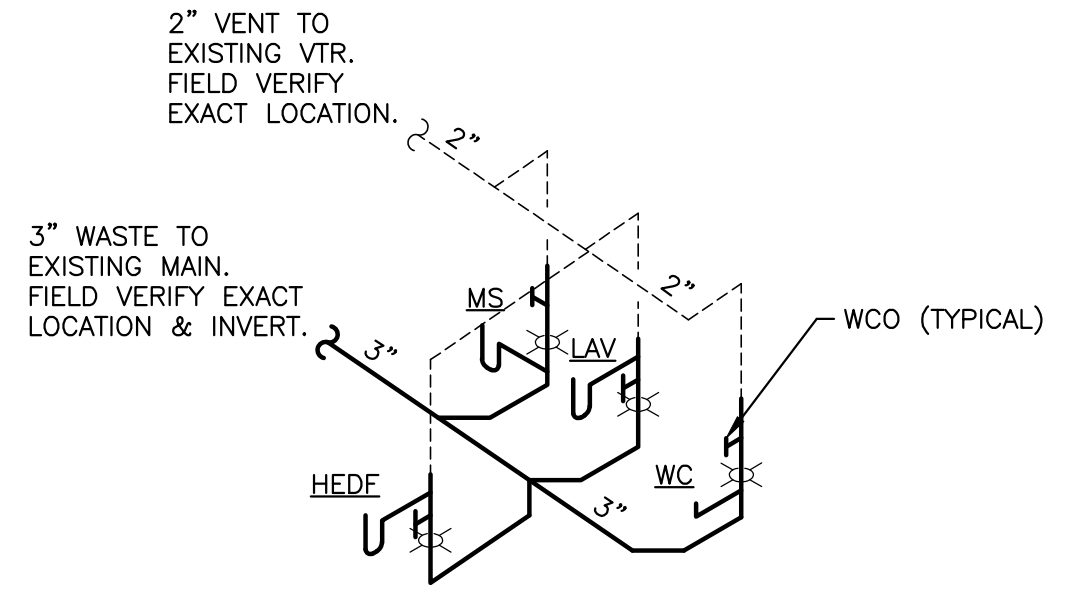
**PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

**KEYNOTES:**

- ① EXTEND 6"Ø FROM EXISTING DUCT MAIN, TO NEW RESTROOM DIFFUSER. FIELD VERIFY EXACT LOCATION OF EXISTING.
- ② PROVIDE LOUVER. LOW IN DOOR. MINIMUM 36 SQUARE INCHES FREE AREA. COORDINATE EXACT SIZE WITH ARCHITECT.

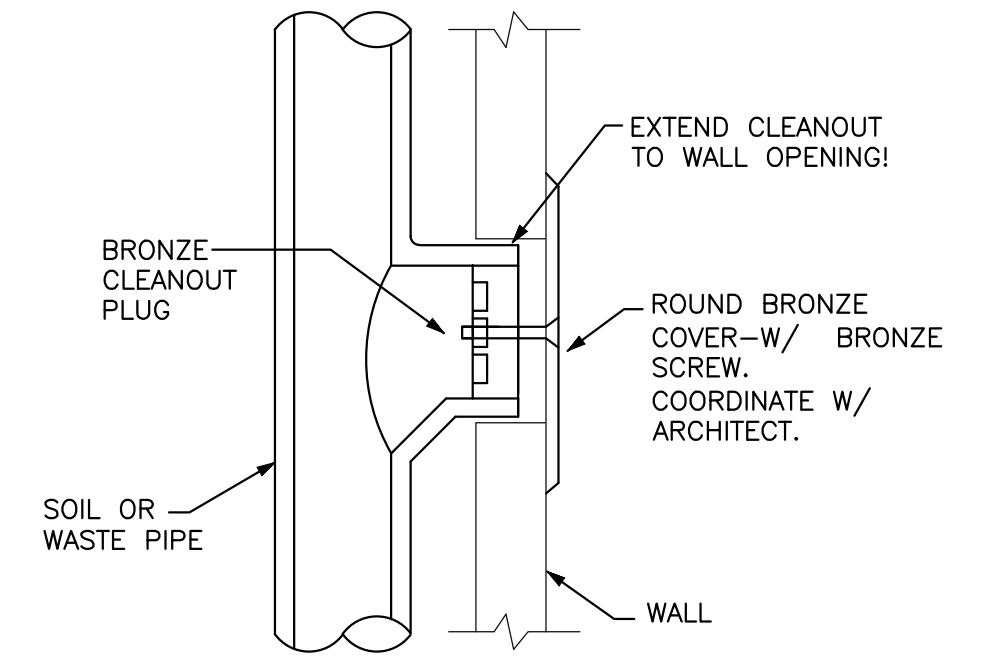


**MECHANICAL PLAN**  
SCALE: 1/4" = 1'-0"

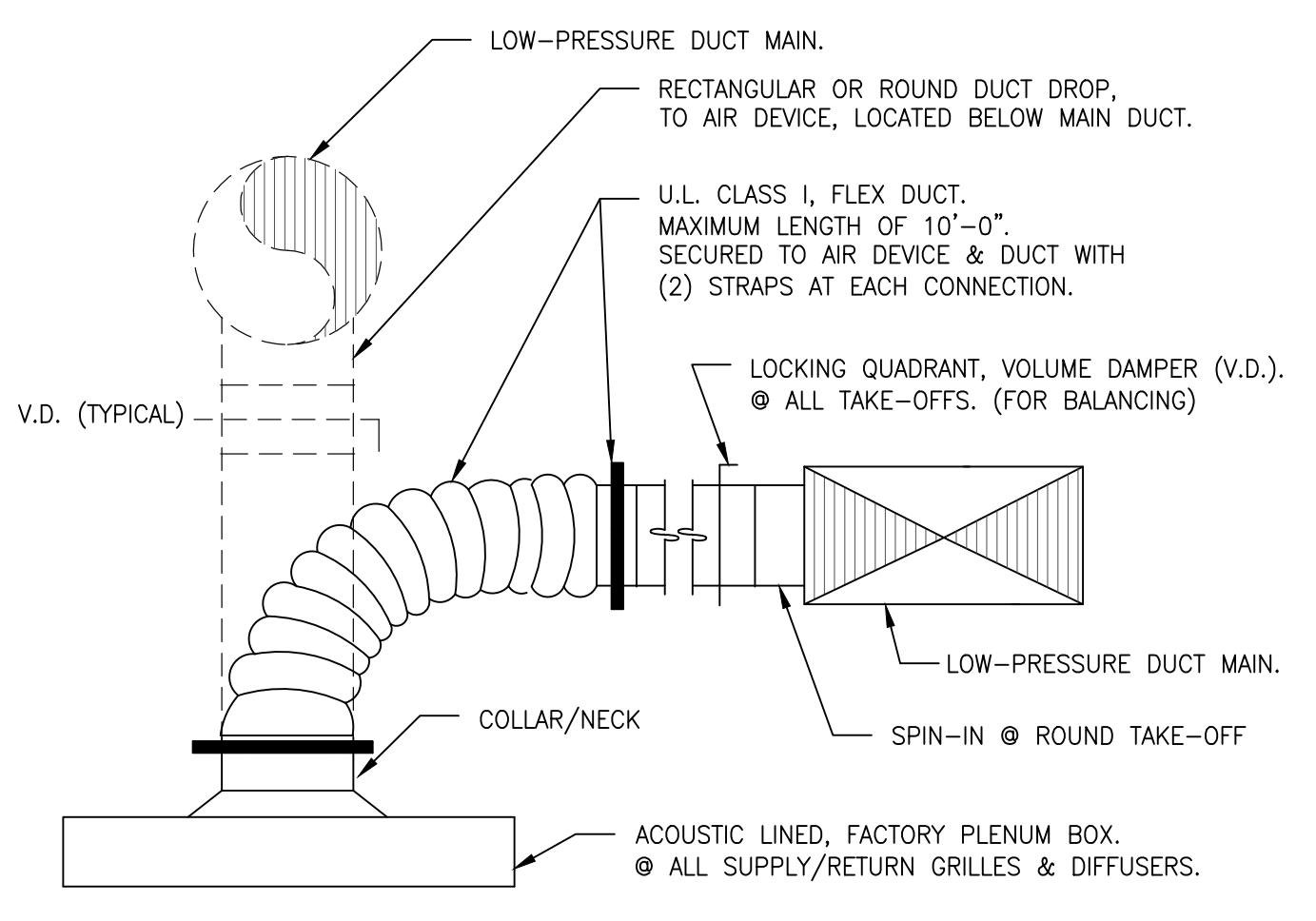


**NOTES:**  
1. SLOPE ALL W/V AT MIN. 1/4" PER FOOT.  
2. SEE FIXTURE CONNECTION SCHEDULE FOR ROUGH-IN SIZES TO EACH FIXTURE.  
3. CLEANOUTS SHALL BE THE SAME NOMINAL SIZE AS THE PIPE THEY SERVE UP TO 4". PER IPC 708.1.5

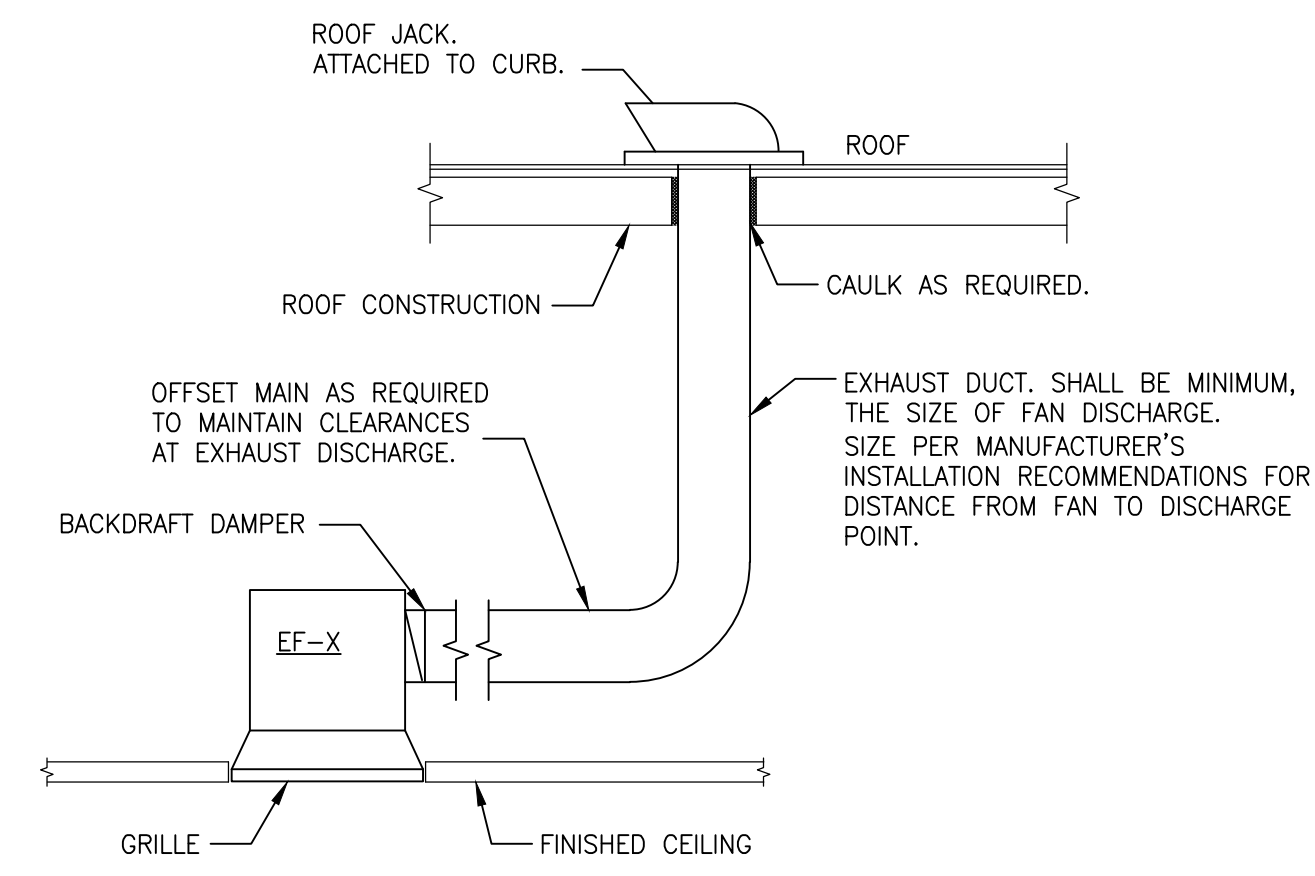
**W/V ISOMETRIC**  
NOT TO SCALE



**TYPICAL WALL CLEANOUT DETAIL**  
NTS



**DIFFUSER TAKE-OFF CONNECTION DETAIL**  
NTS



**CEILING MOUNTED EXHAUST FAN DETAIL**  
N.T.S.

**NEW RESTROOM FOR:  
JORDAN'S CORNER**  
15681 N. HAYDEN RD, SUITE 116  
SCOTTSDALE, AZ 85260

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

CITY OF SCOTTSDALE  
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DRAWING TITLE  
**MECHANICAL & PLUMBING PLAN**

DATE  
OCTOBER 20, 2021

PROJECT NUMBER  
VL2116

DRAWING NUMBER  
**MP2**

