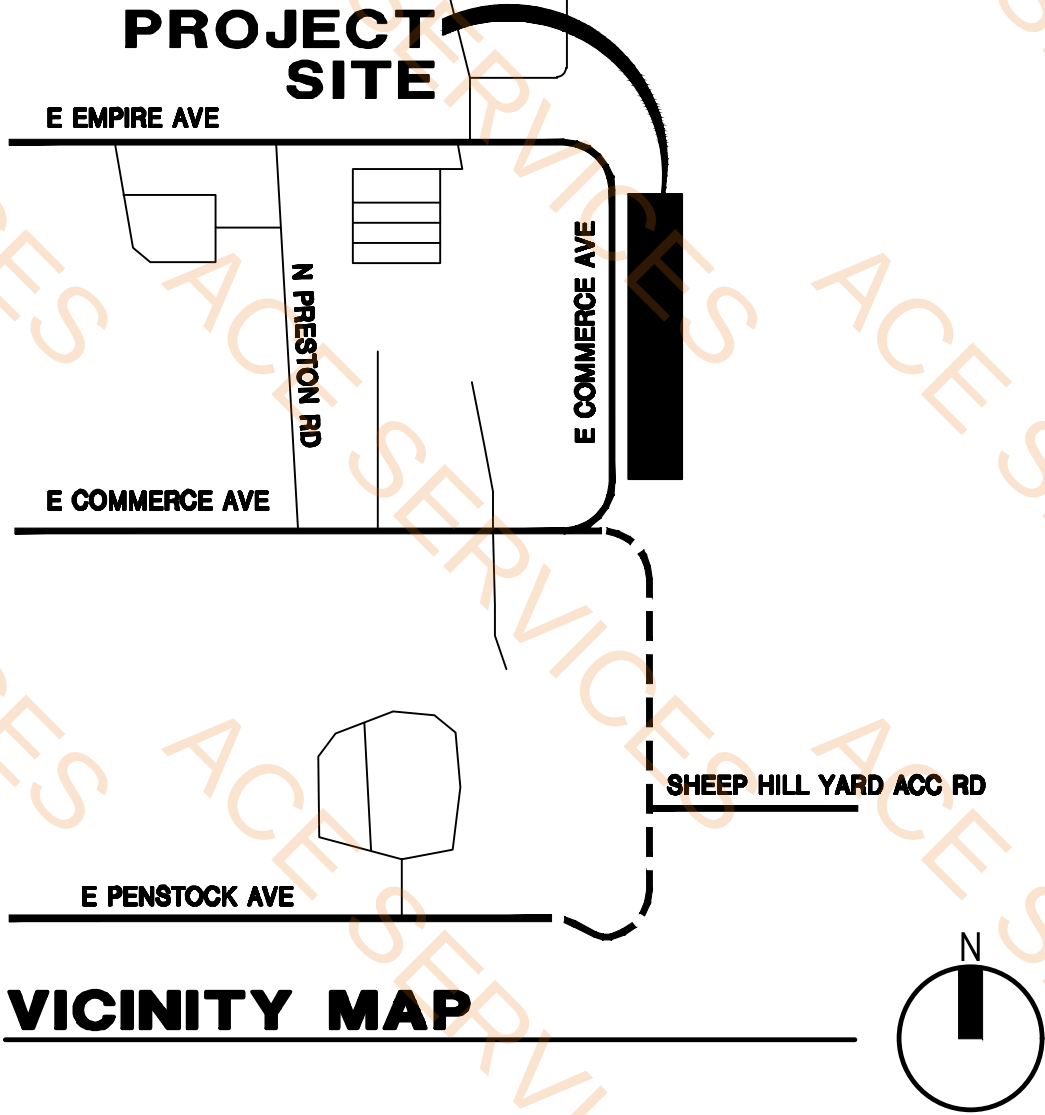


COCONINO COUNTY OPERATIONS CENTER

FLAGSTAFF, AZ 86004

ARCHITECT PROJECT NO. 240605

APPROVAL STAMP



CITY OF FLAGSTAFF GENERAL REQUIREMENTS

THE OWNER/PROJECT REPRESENTATIVE/CONSTRUCTION MANAGER SHALL SCHEDULE/CONDUCT A PRE-CONSTRUCTION MEETING PRIOR TO COMMENCEMENT OF ANY WORK. ATTENDEES TO INCLUDE THE COF ASSIGNED BUILDING INSPECTOR, SPECIAL INSPECTION AGENCY REPRESENTATIVE, GENERAL CONTRACTOR REPRESENTATIVE, SUB-CONTRACTOR REPRESENTATIVE(S). COF WILL PROVIDE A PRE-CONSTRUCTION AGENDA OUTLINE INCLUDING SUBMITTAL AND INSPECTION REQUIREMENTS.

FOLLOWING BUILDING PERMIT ISSUANCE, ALL CHANGES, REVISIONS, CLARIFICATIONS TO/FOR THE APPROVED PERMIT DOCUMENTS TO BE IDENTIFIED AS AN RFI AND SUBMITTED TO THE COF BUILDING SAFETY (BS) BUILDING PLANS EXAMINER (BPE). THE AOR/CEOR/SEOR (AS APPLICABLE) TO REVIEW, STAMP, AND SIGN SUBMITTAL INDICATING COMPLIANCE WITH THE DESIGN INTENT PRIOR TO SENDING TO BS.

PROJECT DEFERRED SUBMITTALS REQUIRED BY CITY OF FLAGSTAFF BUILDING SAFETY SHALL INCLUDE:

- CONCRETE MIX DESIGN
- STRUCTURAL STEEL INCLUDING MISCELLANEOUS METAL FABRICATIONS RELATED TO MEANS OF EGRESS ELEMENTS, FIRE RESISTIVE CONSTRUCTION, ETC.
- ENGINEERED STRUCTURAL WOOD INCLUDING TRUSSES/DECKING, ELEMENTS RELATED TO MEANS OF EGRESS, FIRE RESISTIVE CONSTRUCTION, ETC.
- CURTAINWALLS AND STOREFRONTS OVER 8' TALL AND 8' WIDE.
- FIRE RESISTIVE CONSTRUCTION ELEMENTS, ETC.
- MEANS OF EGRESS ELEMENTS INCLUDING DOOR ASSEMBLIES.
- FINAL AIR BALANCE REPORTING
- FINAL SPECIAL INSPECTION REPORTING

ALL REQUIRED COF BS SUBMITTALS ARE TO BE REVIEWED FOR CODE COMPLIANCE/DESIGN INTENT AND CERTIFIED BY THE RESPECTIVE ARIZONA REGISTERED DESIGN PROFESSIONAL(S) (ARDP) I.E. AOR (ARCHITECT)/SEOR (STRUCTURAL ENGINEER) /MEOR (MECHANICAL/PLUMBING/ELECTRICAL ENGINEERS) AND SUBSEQUENTLY PROVIDED TO THE CITY OF FLAGSTAFF FOR APPROVAL PRIOR TO PRODUCT/MATERIALS BEING CONSTRUCTED, ERECTED, INSTALLED, OR OTHERWISE INCORPORATED INTO THE PROJECT ON-SITE. A COPY OF ALL ARDP/CITY OF FLAGSTAFF APPROVED SUBMITTALS SHALL BE MAINTAINED ON-SITE AND MADE READILY AVAILABLE FOR THE BUILDING INSPECTOR'S AT-WILL PURVIEW.

PROJECT FIRE SYSTEMS RELATED DEFERRED SUBMITTALS REQUIRED BY CITY OF FLAGSTAFF FIRE DEPARTMENT SHALL BE SUBMITTED DIRECTLY TO THE COF FIRE DEPARTMENT. COORDINATE SUBMISSION REQUIREMENTS WITH THE COF DIRECTLY.

THE OWNER/PROJECT REPRESENTATIVE/CONSTRUCTION MANAGER SHALL SUBMIT THE SELECTED SPECIAL INSPECTION AGENCY'S QUALIFICATIONS/EXPERIENCE FOR REVIEW AND APPROVAL IN ORDER TO BE ENGAGED ON THE PROJECT. A SCHEDULED LIST OF SPECIAL INSPECTIONS SHALL BE SUBMITTED TO THE CITY OF FLAGSTAFF FOR APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOR PROJECTS CLASSIFIED AS RISK CATEGORIES III/IV (IBC 1604.5) WITH APPLICATIONS OF FIRE-RESISTIVE MATERIALS PER IBC 1705.14, 1705.15 & 1705.17 INSTALLED PER AWCI 12-B, PUBLICATION REQUIRE SPECIAL INSPECTIONS.

THE OWNER/PROJECT REPRESENTATIVE/CONSTRUCTION MANAGER SHALL COORDINATE THE SPECIAL INSPECTION REQUIREMENTS /SCHEDULE WITH THE CITY OF FLAGSTAFF BUILDING INSPECTOR PRIOR TO THE START OF CONSTRUCTION AND ON A REGULAR BASIS DURING CONSTRUCTION. COORDINATION WITH THE BUILDING INSPECTOR ALLOWING FOR REQUIRED CITY INSPECTIONS TO OCCUR SIMULTANEOUSLY WITH THE PROJECT'S SPECIAL INSPECTIONS AGENCY. THE SPECIAL INSPECTIONS AGENCY'S APPROVAL DOESN'T SUPERSEDE THE BUILDING INSPECTOR AUTHORITY. ALL INSPECTIONS SHALL REQUIRE THE BUILDING INSPECTOR'S APPROVAL IN ORDER FOR ANY SUBSEQUENT WORK TO PROCEED. THE SPECIAL INSPECTION AGENCY SHALL MAINTAIN ON-SITE INSPECTION RECORDS MADE READILY AVAILABLE FOR THE BUILDING INSPECTOR'S AT WILL PURVIEW. THE SPECIAL INSPECTION AGENCY SHALL PROVIDE A FINAL REPORT (SYNOPSIS) UPON COMPLETION OF WORK.

ALL AS-BUILT CONDITIONS SHALL BE ANNOTATED ON A MAINTAINED ON-SITE SET OF PERMIT DOCUMENTS AND MADE READILY AVAILABLE FOR THE BUILDING INSPECTOR'S AT WILL PURVIEW.

ALL FINAL TESTING/INSPECTION REPORTS SHALL BE SUBMITTED TO THE CITY OF FLAGSTAFF BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF CERTIFICATE(S) OF COMPLIANCE/OCCUPANCY.

SPECIAL INSPECTIONS

SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH IBC CHAPTER 17 FOR THE FOLLOWING ITEMS.

1. CONCRETE (FOUNDATIONS)
2. REINFORCING STEEL: INSPECTION OF IN-PLACE REINFORCING FOR CONFORMANCE PRIOR TO THE CLOSING OF FORM
3. BOLTS IN CONCRETE (FOUNDATIONS)
4. FIELD WELDING (REGISTERED AND APPROVED FABRICATORS SHALL SUBMIT A CERTIFICATE OF COMPLIANCE PER IBC 1704.2.2 FOR SHOP WELDED ITEMS)
5. EPOXY ANCHORS OR EXPANSION ANCHORS AS REQUIRED
6. STEEL FRAMES: VERIFICATION OF BRACING, STIFFENING, MEMBER LOCATIONS, & JOINT DETAIL
7. HIGH STRENGTH BOLTING

NON STRUCTURAL SPECIAL INSPECTIONS

GEOTECHNICAL INSPECTIONS – SOILS

1. PERIODIC VERIFICATION THAT MATERIALS BELOW GRADE ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.
2. PERIODIC VERIFICATION THAT EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.
3. PERFORM PERIODIC CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.
4. CONTINUOUS VERIFICATION THAT USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.
5. PERIODIC VERIFICATION PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.

SAFETY

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENFORCE ALL HEALTH AND SAFETY CODES ON THE CONSTRUCTION SITE. THE CONTRACTOR SHALL HOLD THE OWNER AND ARCHITECT HARMLESS FROM ANY LIABILITIES AS THE RESULT OF ACCIDENTS OR DEATHS OF INDIVIDUALS ON THE JOBSITE PREMISES, UNLESS SOLELY ATTRIBUTABLE TO THE ACT OF THE OWNER OR ARCHITECT OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM. THE GENERAL CONTRACTOR SHALL REIMBURSE THE OWNER OR ARCHITECT FOR ALL COSTS AND REASONABLE ATTORNEY'S FEES AS A RESULT OF ANY OF THE ABOVE.

DEFERRED SUBMITTALS

PLANS AND SPECIFICATIONS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE PLANNING & DEVELOPMENT DEPARTMENT AFTER BEING REVIEWED FOR CONFORMANCE WITH THE BUILDING OR STRUCTURE DESIGN BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND SHALL HAVE PDD APPROVAL PRIOR TO ERECTION, CONSTRUCTION OR INSTALLATION IN THE FIELD. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PROVIDE A NOTATION ON ALL DEFERRED DOCUMENTS THAT ACKNOWLEDGES REVIEW OF SUCH DOCUMENTS. A SEPARATE PERMIT FOR THE INSTALLATION OF A DEFERRED ITEM SHALL NOT BE REQUIRED UNLESS SPECIFIED IN THIS CODE. IN ALL CASES, DEFERRED SUBMITTAL DOCUMENTS SHALL BEAR A STAMP OR NOTE FROM THE ENGINEER AND ARCHITECT OF RECORD INDICATING THAT THEY HAVE REVIEWED THE DOCUMENTS FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING PRIOR TO SUBMITTING THEM TO THE BUILDING INSPECTOR OR THE PLAN REVIEWER.

1. FIRE SPRINKLER PLANS
2. FIRE ALARM PLANS
3. PRE-ENGINEERED METAL BUILDING (AT RISK PERMIT AND MAY BE SUBJECT TO REVISIONS)

NOTE:

1. PER IBC SECTION 107.3.4.1, THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING.

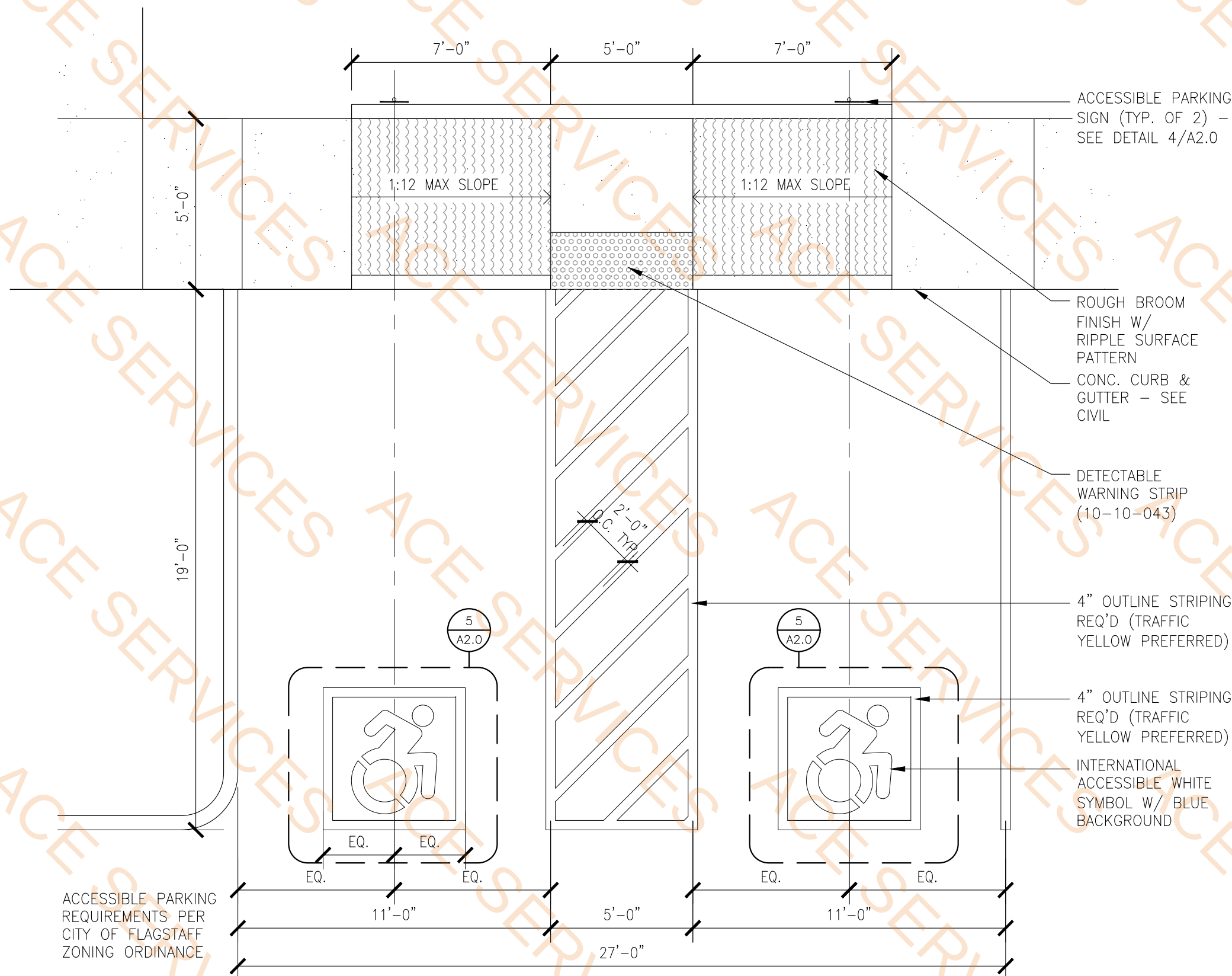
2. PER IBC SECTION 107.3.4.2, DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

LEA-ARCHITECTS, LLC

ARCHITECTURE PLANNING INTERIORS

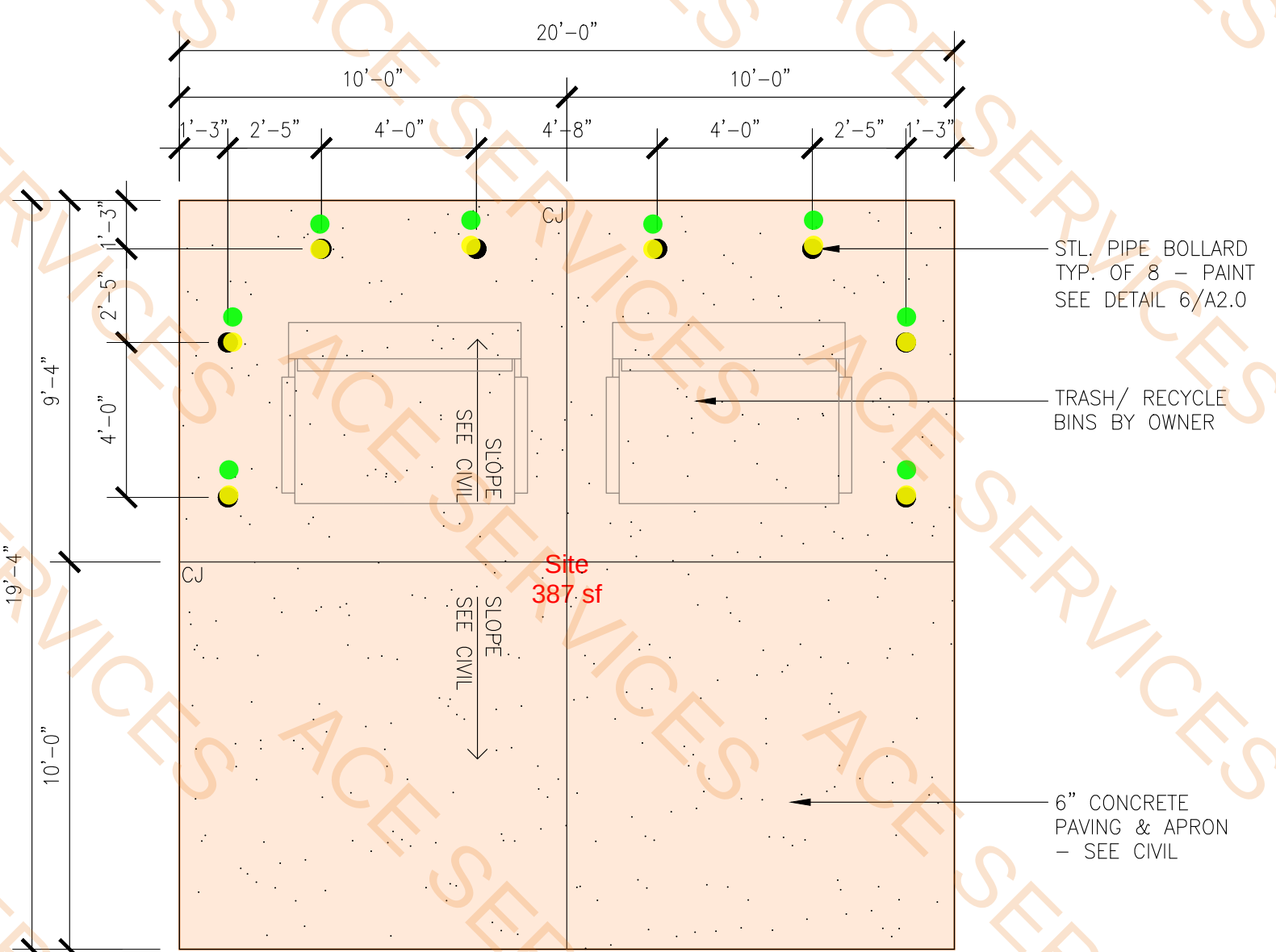
PHOENIX, AZ
602.943.7511

SYMBOLS		ZONING, CODE, & PROJECT DATA			SHEET INDEX		DESIGN TEAM	
 SECTION LETTER SHEET NUMBER BUILDING SECTION	 PROPERTY LINE EXISTING GRADE ELEV. NEW GRADE ELEV. WINDOW TYPE DRAWING NUMBER DRAWING TITLE DRAWING SCALE DETAIL NO. SHEET NO.	ADOPTED CODES AND REGULATIONS (W/ COCONINO COUNTY AMENDMENTS) 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2017 NATIONAL ELECTRIC CODE 2018 INTERNATIONAL ELECTRICAL CONSERVATION CODE 2015 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL FUEL AND GAS CODE 2018 AMERICANS WITH DISABILITIES ACT 2009 ICC/ANSI A117.1 COCONINO COUNTY PARCEL 113-10-003 ZONING PF (PUBLIC FACILITY) BUILDING OCCUPANCY GROUP B (NON-SEPARATED PER IBC 508.3) BUILDING CONSTRUCTION TYPE I-B (AUTOMATIC SPRINKLER) SITE ACREAGE: GROSS S.F. = 3,484,800 S.F. (80 AC) NET S.F. = 631,769 S.F. (14.50 AC) LOT COVERAGE: 631,769 / 27,370 = 23% FAR: 27,370 / 631,769 = .043 OCCUPANT LOAD (IBC TABLE 1004.1.1) TOTAL: 259.74	BUILDING HEIGHT BUILDING HEIGHT ALLOWABLE: 60'-0" BUILDING HEIGHT PROVIDED: ±24'-8" BUILDING SQUARE FOOTAGE (GROSS S.F.) 9,590 S.F. (NET S.F. FROM INTERIOR FACE OF WALLS) OFFICE: 9,274 S.F. PARKING: PARKING REQUIRED: VEHICLE STORAGE BUILDING 10 SPACES OPERATIONS CENTER BLDG 46 SPACES EXISTING BS BUILDING 5 SPACES TOTAL REQUIRED: 61 SPACES PARKING PROVIDED: 61 SPACES ADA PARKING REQUIRED: 3 SPACES ADA PARKING PROVIDED: 4 SPACES MIN. No. OF PLUMBING FIXTURES SEE PLUMBING FIXTURE CALCS. NONSEPARATED OCCUPANCIES (IBC 508.4) GROUP A-3 / B (NON-SEPARATED PER IBC 508.4) PER 508.3.2, BUILDINGS OR PORTIONS OF BUILDINGS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL QUALIFY AS NONSEPARATED OCCUPANCIES. PER 508.3.2.2, ALLOWABLE AREA AND HEIGHT THE ALLOWABLE AREA AND HEIGHT OF THE BUILDING OR PORTION THEREOF SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE OCCUPANCY GROUPS UNDER CONSIDERATION FOR THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 508.1	MIN. No. OF EXITS REQUIRED (IBC TABLE 106.2.1) MIN. No. OF EXITS: 3 PROVIDED: 5 MAX EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2) A-3 ALLOWABLE: 250 FEET (WITH SPRINKLER SYSTEM) MEANS OF EGRESS ILLUMINATION PER IBC SECTION 1008.2 ILLUMINATION SHALL BE NOT LESS THAN 1 FOOTCANDLE AT WALKING SURFACE – SEE ELEC EXIT SIGNAGE EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAYS IS MORE THAN 100 FT OR THE LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. COMCHECK ENVELOPE COMPLIANCE PER ENERGY CODE 90.1(2016) STANDARD – SEE SUPPORTING DOCS / SHEET A5.0 PROJECT DESCRIPTION/NARRATIVE COCONINO COUNTY IS PLANNING TO BUILD A NEW OPERATIONS BUILDING AND VEHICLE STORAGE BUILDING AT THEIR EXISTING PUBLIC WORKS CAMPUS LOCATED AT 5600 E. COMMERCE AVE. IN FLAGSTAFF, ARIZONA. THE NEW OPERATIONS FACILITY IS APPROXIMATELY 9,500 SF TO INCLUDE PRIVATE AND OPEN OFFICE SPACE, CONFERENCE ROOMS, STORAGE, LOBBY, RESTROOMS, BREAK ROOM, STORAGE BAY AND AN EMERGENCY OPERATIONS CENTER. VEHICLE STORAGE BUILDING IS APPROXIMATELY 17,320 SF TO INCLUDE VEHICLE STORAGE BAYS, TRAINING SPACE, RESTROOMS, AND STORAGE SPACE.	PROJECT NAME COCONINO COUNTY OPERATIONS CENTER 5600 EAST COMMERCE AVE. FLAGSTAFF, AZ 86004 PROJECT OWNER: COCONINO COUNTY ADDRESS: 2500 N FORT VALLEY RD., BLDG 2 FLAGSTAFF, AZ 86001 CONTACT: JEFF STEIN jstein@coconino.az.gov ARCHITECT LEA - ARCHITECTS, LLC 1730 E. NORTHERN AVE., SUITE 110 PHOENIX, AZ 85020 PRINCIPAL: LANCE ENYART, AIA, LEED AP SR. PROJECT MANAGER: RANDY JONES, RA (602) 943-7511	COVER SHEET D1.0 DEMO SITE PLAN D1.1 EXISTING CONDITIONS PHOTOS A1.0 SITE PLAN A2.0 SITE DETAILS A3.0 OPERATIONS FLOOR PLAN A3.1 OPERATIONS DIM FLOOR PLAN A3.2 CODE PLAN A4.0 ENLARGED PLAN / RM FINISH SCHED A5.0 OPERATIONS EXTERIOR ELEVATIONS A6.0 OPERATIONS BUILDING SECTIONS A7.0 WALL SECTIONS A9.0 OPERATIONS ROOF PLAN / DETAILS A9.1 DETAILS A10.0 WINDOW ELEVATIONS / DOOR SCHED A10.1 WINDOW DETAILS A11.0 INTERIOR ELEVATIONS A11.1 INT. ELEV. / MILLWORK DETAILS A13.0 REFLECTED CEILING PLAN A13.1 RCP DETAILS S1.1 GENERAL STRUCT NOTES S1.2 TYP DETAILS S1.3 FOUNDATION PLAN S1.4 FOUNDATION DETAILS M1.0 MECH FLOOR PLAN M2.0 MECH SCHEDULES M2.1 MECH DETAILS M3.0 MECH SPECS P1.0 PLUMB FLOOR PLAN P2.0 PLUMB SCHEDULES P2.1 PLUMB DETAILS P3.0 PLUMB SPECS E0.1 ELEC LEGENDS / NOTES E0.2 ELEC CONTROL / COMCHECK E1.0 ELEC LIGHTING / POWER PLAN E2.0 ELEC ONE-LINE E2.1 ELEC SCHEDULES E3.0 ELEC SPECS E5.1.0 ELEC SITE PLAN PH1.0 PHOTOMETRIC SITE PLAN PH1.1 EXT LIGHT FIXTURES FOR REFERENCE ONLY C1.0 CIVIL COVER C1.1 NOTES & LEGEND C2.0 DETAILS C2.1 DEMO C3.0 CIVIL IMPROVEMENTS C3.1 GRADING, DRAINAGE & CONTROL C4.0 UTILITY SERVICES C5.0 EROSION CONTROL COVER C5.1 BROSION CONTROL PLAN L0.01 COVER SHEET & NOTES L2.01 PLANTING PLAN L2.02 PLANT IMAGES L3.01 IRRIGATION PLAN & NOTES L7.01 PLANTING & IRRIGATION DETAILS L7.02 PLANTING & IRRIGATION DETAILS L7.03 PLANTING & IRRIGATION DETAILS L8.01 PLANTING SPECS L8.02 IRRIGATION SPECS	ARCHITECTURAL LEA - ARCHITECTS, LLC (602) 943-7511 1730 EAST NORTHERN AVE., SUITE 110 PHOENIX, ARIZONA 85020 STRUCTURAL CARUSO TURLEY SCOTT STRUCTURAL ENGINEERS (480) 774-1776 1215 WEST RIO SALADO PKWY., #200 TEMPE, ARIZONA 85281 MECHANICAL PLUMBING ELECTRICAL PETERSON ASSOCIATES CONSULTING ENGINEERS INC. (602) 943-4116 7201 NORTH DREAMY DRAW DR., SUITE 200 PHOENIX, ARIZONA 85020 CIVIL PEAK ENGINEERING, INC. (928) 774-4046 201 E. BIRCH AVE. #3 FLAGSTAFF, ARIZONA 86001 LANDSCAPE DESIGN ETHIC (480) 226-7077 7201 E. CAMELBACK RD., #250 SCOTTSDALE, ARIZONA 85251	REVISION 1 03-20-26 SHEET TITLE COVER SHEET JOB No. 240605 DATE 04-03-2026 EXPIRES 09/30/27 THIS DRAWING/DRAWINGS IS AN INSTRUMENT OF SERVICE. IT REMAINS THE PROPERTY OF LEA ARCHITECTS LLC. IT MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LEA ARCHITECTS LLC. IT MAY ONLY BE USED FOR THE ORIGINAL PURPOSE INTENDED. ALL RIGHTS RESERVED. © Copyright 2026, LEA-Architects, LLC



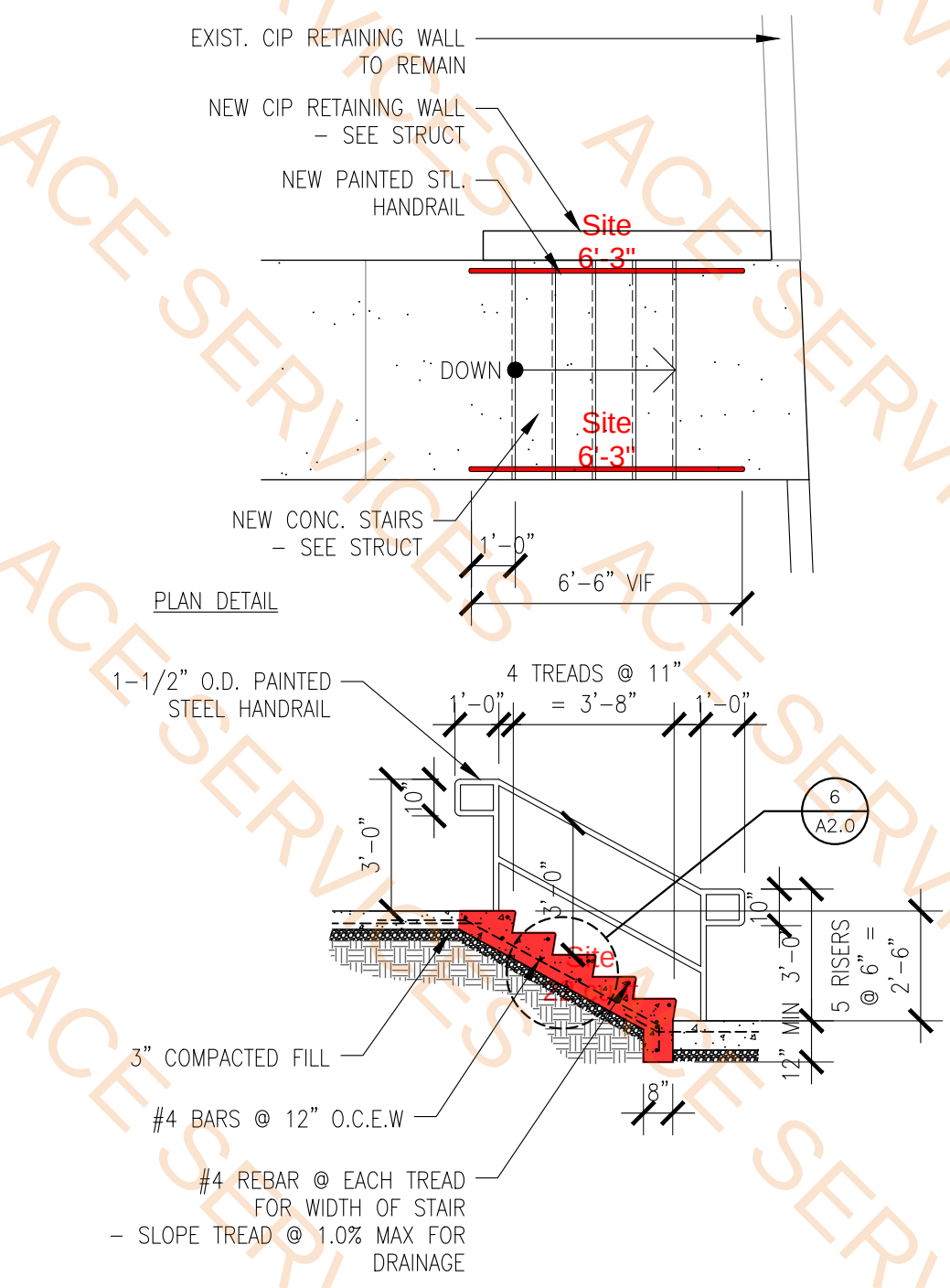
1 ENLARGED ADA PARKING SPACES

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



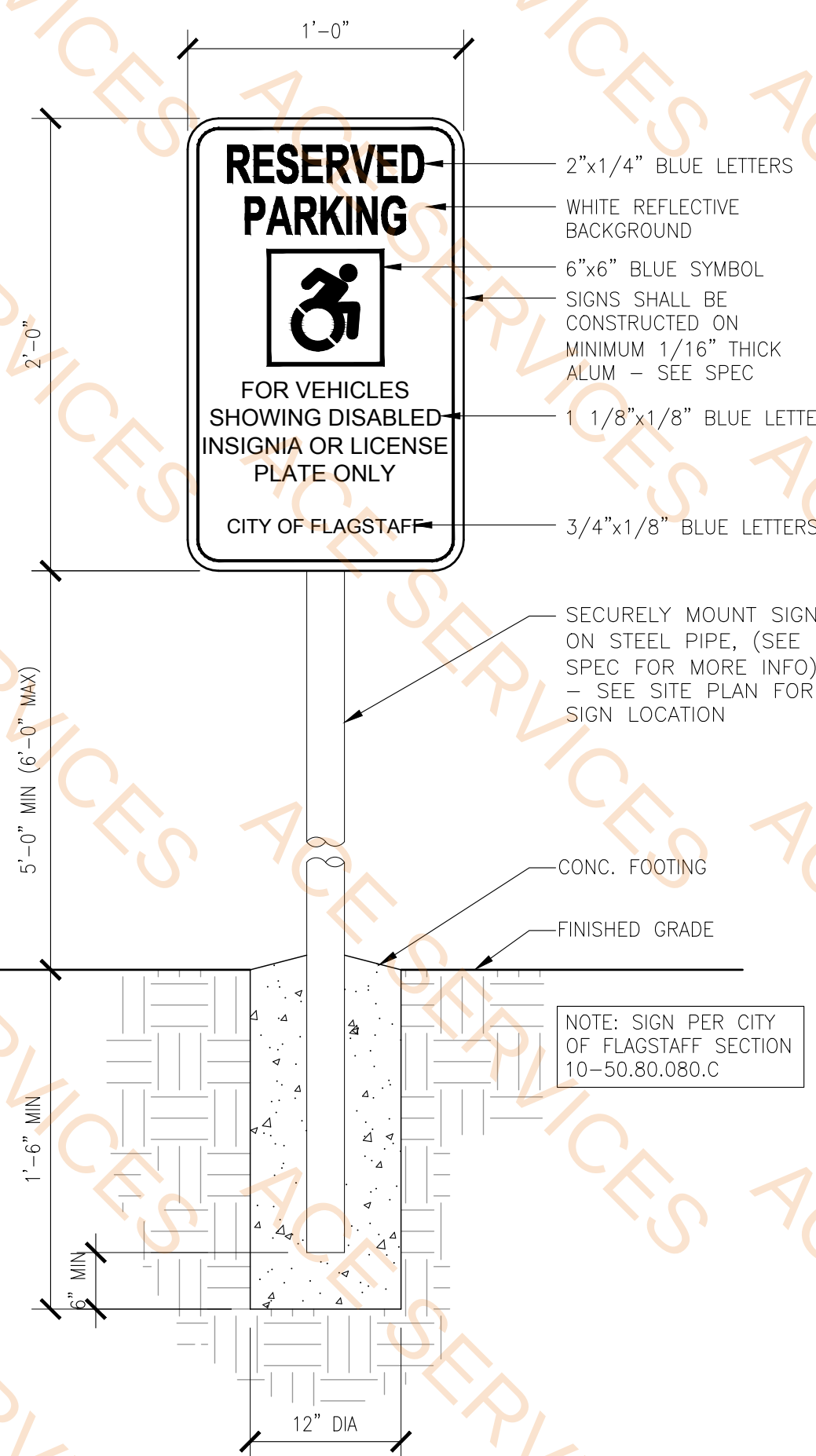
2 ENLARGED REFUSE CONCRETE PAD PLAN

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



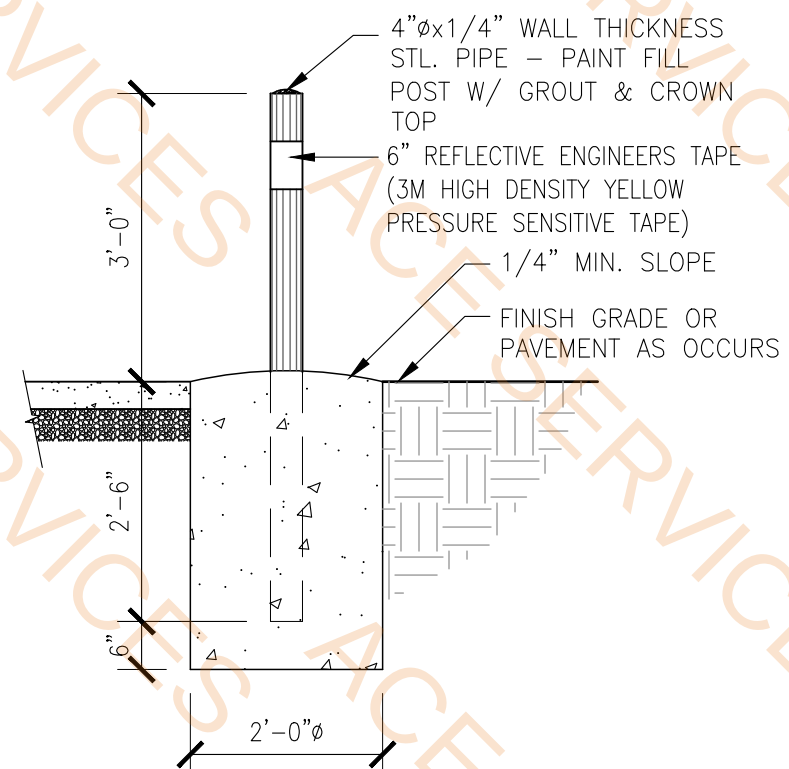
3 SITE STAIR

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



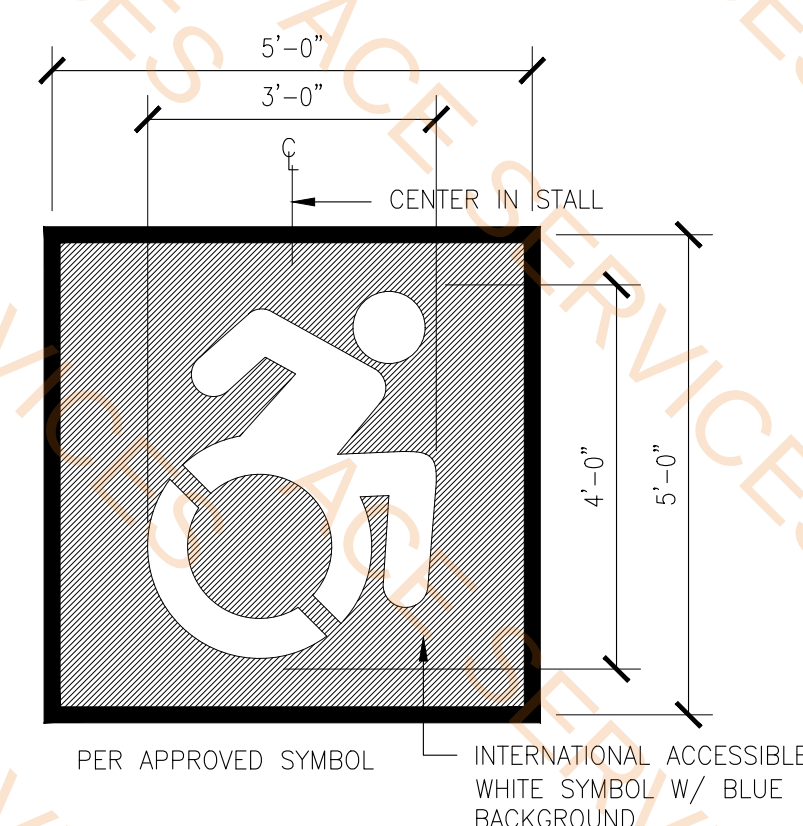
4 ACCESSIBLE PARKING SIGN

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



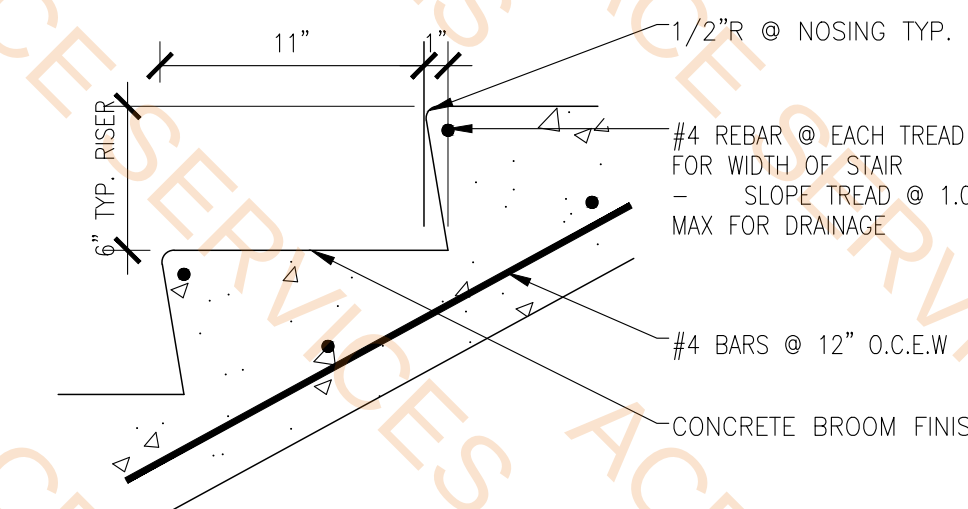
6 BOLLARD POST TYP.

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



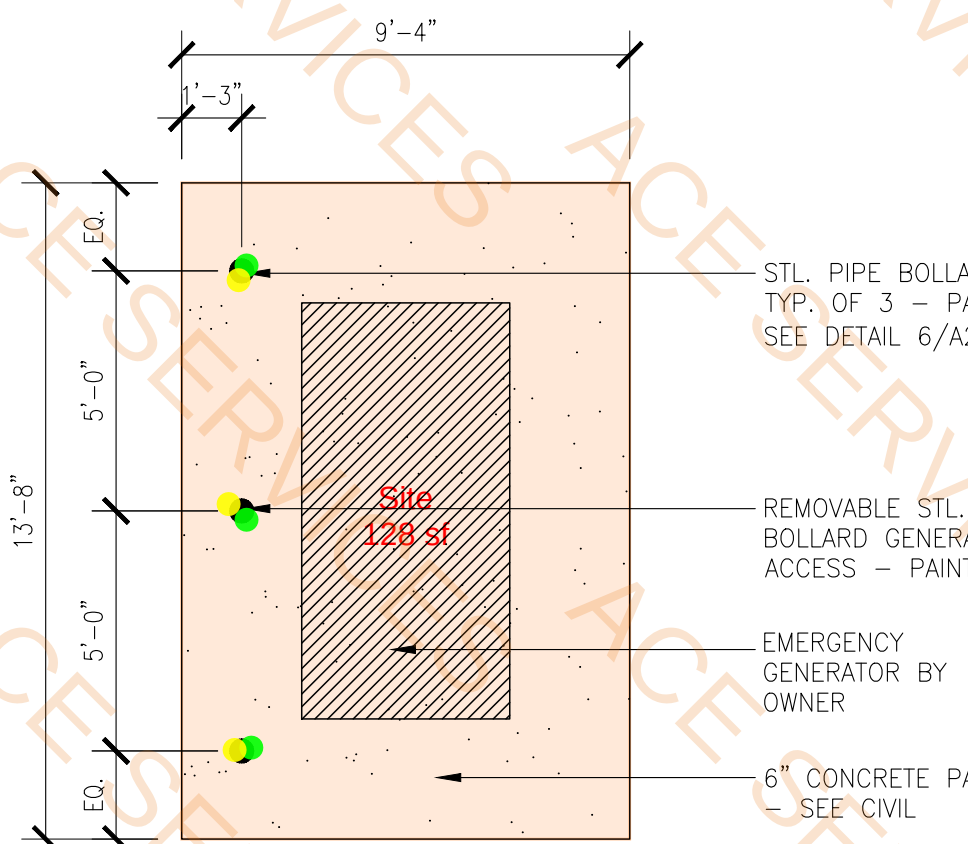
5 ACCESSIBLE SYMBOL

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



7 CONCRETE SITE STAIR

SCALE: 1 1/2" = 4'-0"

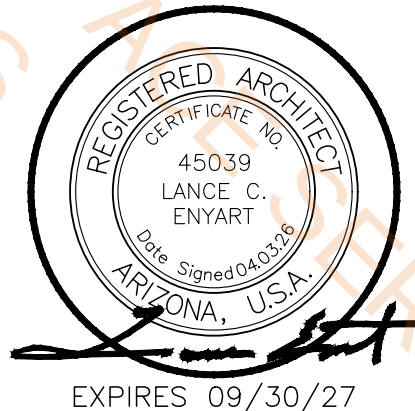


8 ENLARGED GENERATOR CONCRETE PAD PLAN

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

Legend

Description	Quantity	Unit
1-1/2" O.D. painted steel handrail (x1.167)	12.56	ft
4" dia x 1/4" steel pipe bollard post w/ grout & crown top	11	Count
6" concrete paving	514	sf
Concrete bollard footing Size: 2'-0" dia x 3'-0"H	11	Count
Concrete stairs reinf. w/ #4 @ 12" o.c. E.W. w/ #4 rebar @ each tread	22	cu ft



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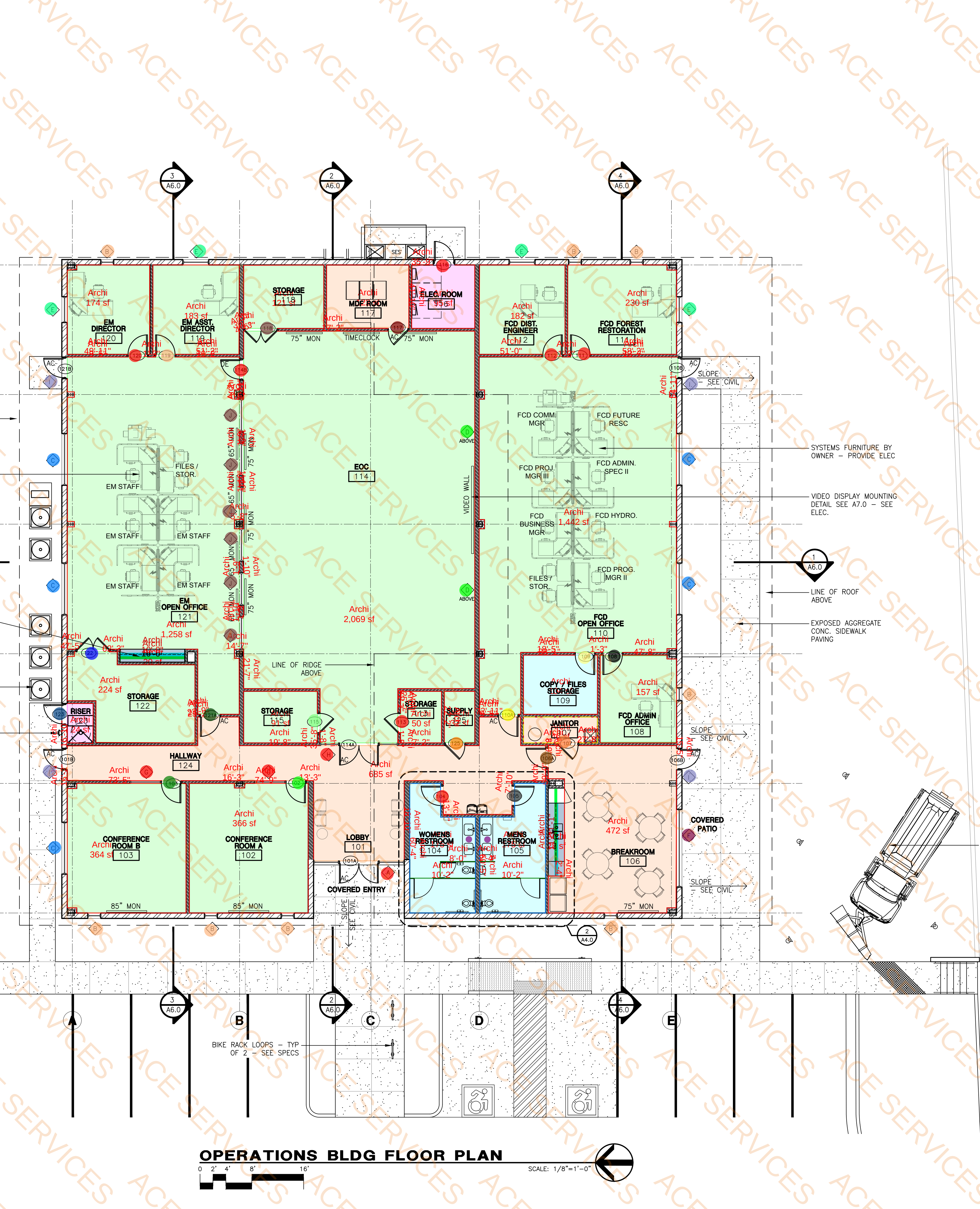
LEA - ARCHITECTS, LLC
1730 EAST NORTHERN AVENUE
PHOENIX, AZ

INTERIORS PLANNING
CONSTRUCTION MANAGEMENT
602.943.7511

date	04-03-2026	drawn by	SC	checked	LE	job no.	240605
SHEET TITLE	SITE DETAILS	REVISION	001	002	003	004	005
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Legend			
Description	Quantity	Unit	
Base - 4" Rubber base	1,416.65	ft	
Base cabinets, 2'-0" wide	10.00	ft	
Base cabinets, 2'-6" wide	11.22	ft	
Countertop, 2'-0" wide	20	sf	
Countertop, 2'-6" wide	28	sf	
Door - 102	1	Count	
Door - 103	1	Count	
Door - 104	1	Count	
Door - 105	1	Count	
Door - 106A	1	Count	
Door - 107	1	Count	
Door - 108	1	Count	
Door - 109	1	Count	
Door - 110A	1	Count	
Door - 111	1	Count	
Door - 112	1	Count	
Door - 113	1	Count	
Door - 114B	1	Count	
Door - 115	1	Count	
Door - 116E	1	Count	
Door - 117	1	Count	
Door - 118	1	Count	
Door - 119	1	Count	
Door - 120	1	Count	
Door - 121A	1	Count	
Door - 122	1	Count	
Door - 123	1	Count	
Door - 125	1	Count	
Floor - Carpet tile	6,948	sf	
Floor - Ground concrete	1,325	sf	
Floor - Ground concrete	350	sf	
Flooring - Ceramic tile	104	sf	
Flooring - Sealed concrete	120	sf	
FRP panel	27.67	ft	
Tall cabinet, 2'-6" wide	2.29	ft	
Toilet partition wall w/ doors, 6'H	30.63	ft	
Upper cabinets, 1'-2" wide	21.08	ft	
Vanity countertop Size: 2'-0"x6'-10"	2	Count	
Wall tile	120.68	ft	
Window - A	1	Count	
Window - B	8	Count	
Window - C	5	Count	
Window - D	2	Count	
Window - E	4	Count	
Window - F	1	Count	
Window - G	2	Count	
Window - H	1	Count	
Window - I	4	Count	
Window - J	6	Count	

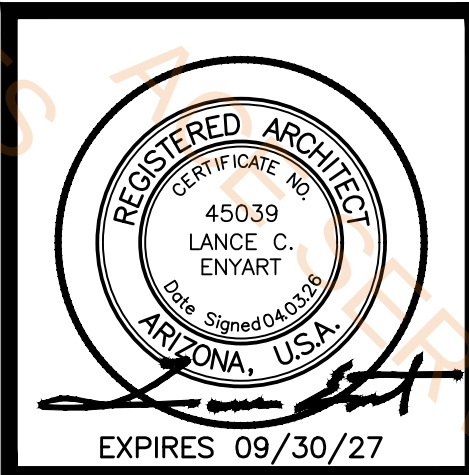


GENERAL FLOOR PLAN NOTES:

1. SEE STRUCTURAL FOR INTERIOR CONCRETE CONSTRUCTION/CONTROL JOINT LOCATIONS AND CIVIL FOR ALL EXTERIOR CONCRETE CONSTRUCTION/ CONTROL JOINT LOCATIONS - CONTRACTOR TO REVIEW/ COORDINATE JOINT LOCATIONS W/ ARCHITECT IN THE FIELD PRIOR TO INSTALLATION
2. PROVIDE AND INSTALL ALL BRACING, BLOCKING, ETC. AS REQUIRED FOR INSTALLATION OF ALL FIXTURES, FURNISHINGS, AND EQUIPMENT.
3. EXIT ILLUMINATION AND EXIT SIGNS SHALL BE INSTALLED IN ACCORDANCE W/ IBC - SEE ELECTRICAL FOR ADDITIONAL INFORMATION
4. DOOR FRAMES IN GYP. BD. PARTITIONS TO BE LOCATED 3" FROM ADJACENT WALL UNLESS SPECIFICALLY DIMENSIONED OR DETAILED OTHERWISE (TYP.)
5. CORRIDOR/HALLWAY WIDTH SHALL BE AS DIMENSIONED. MIN. CLEAR WIDTH TO SATISFY ADA SHALL BE 54"

WALL LEGEND

- 8" MTL. MTL. BLDG. FRAMING WALL W/ PRE-FINISHED EXTERIOR 26GA STL. PANELS ON EXTERIOR SIDE W/ UNFACED R-11 INSULATION OVER THERMAL BLOCKS ON ALL GIRTS/ PURLINS W/ FACED R-19 INSULATION BY PEMB & (BY OTHERS) 5/8" GYP. BD. TYPE 'X' ON INTERIOR SIDE - PAINT
- 6" MTL. STUD WALL W/ 5/8" GYP. BD. TYPE 'X' ON BOTH SIDES & ACOUSTICAL BATT INSULATION - PAINT
- 6" OR 3 5/8" MTL. STUD WALL W/ 5/8" GYP. BD. ON BOTH SIDES - PAINT



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FLAGSTAFF, ARIZONA

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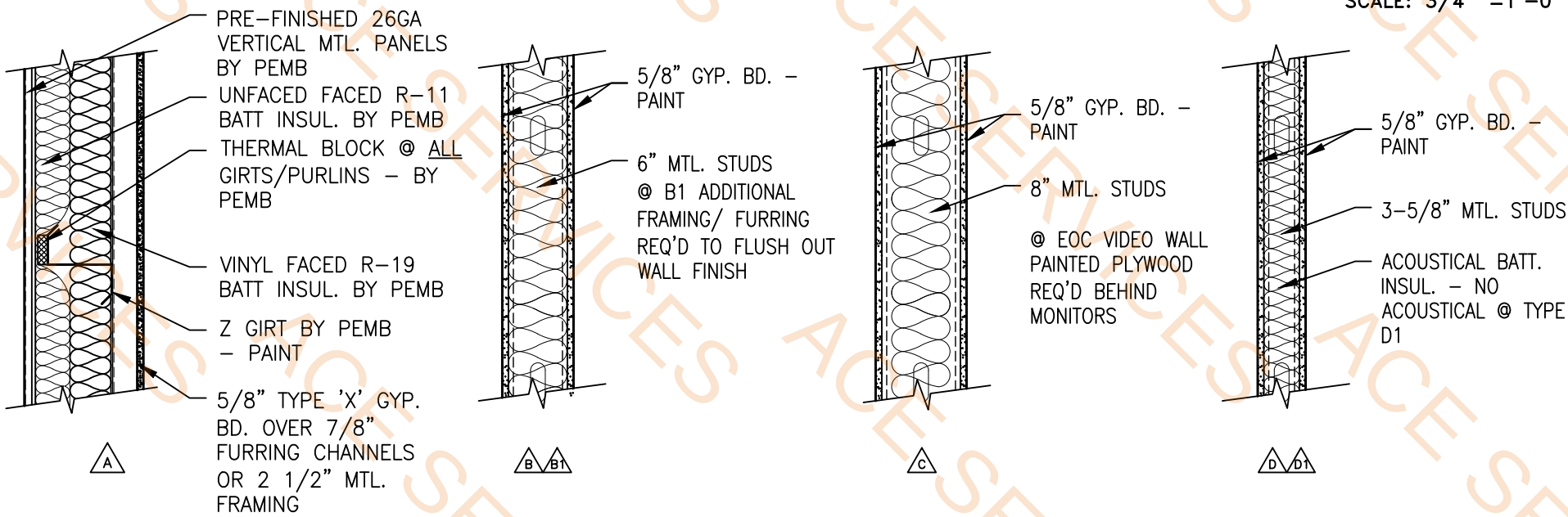
date	04-03-2026	drawn by	SC	checked	LE	job no.	240605
SHEET TITLE				REVISION			
OPERATIONS FLOOR PLAN				A.01 30.00			



WALL LEGEND

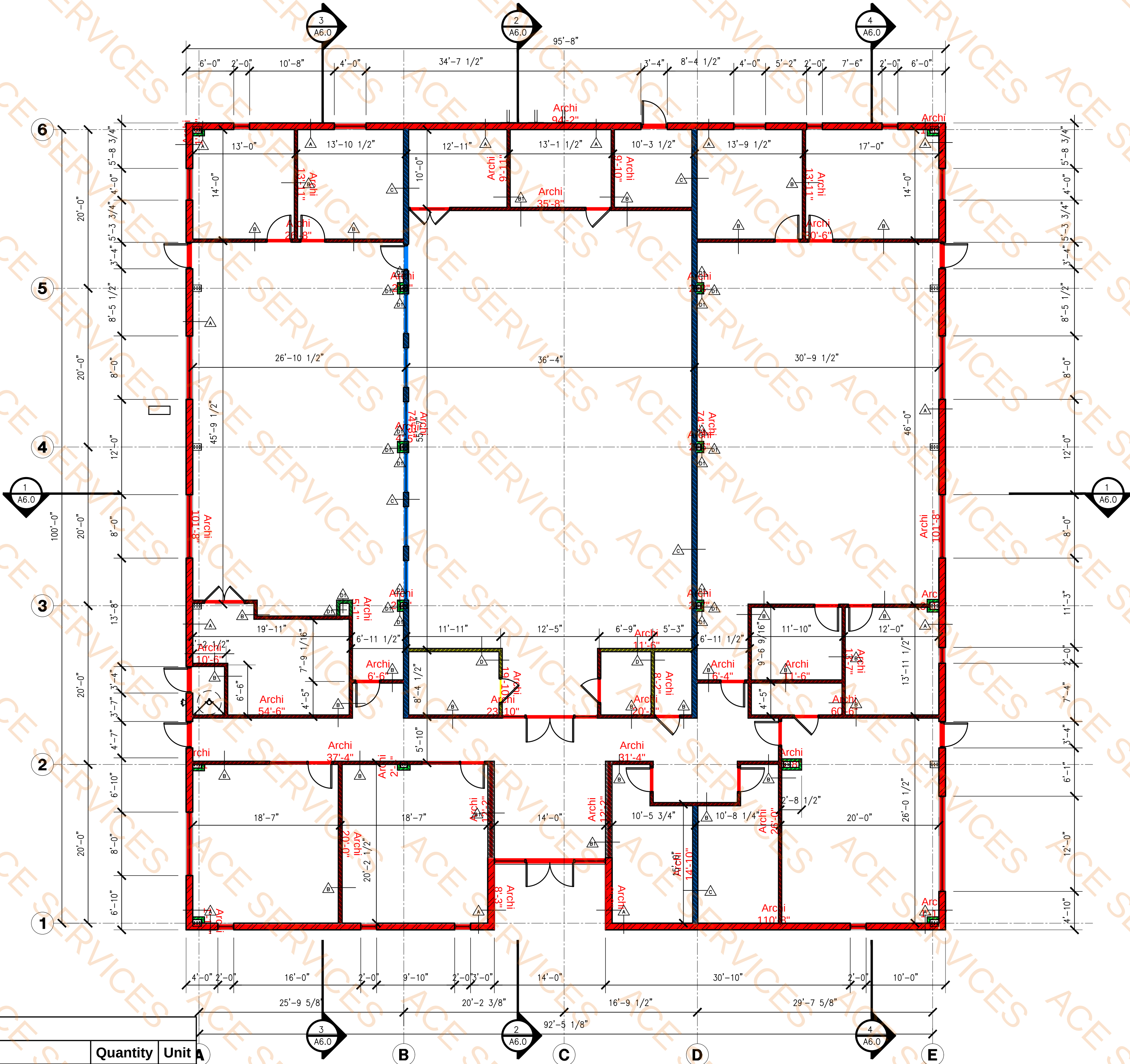
- 8" MTL. MTL. BLDG. FRAMING WALL W/ PRE-FINISHED EXTERIOR 26GA STL. PANELS ON EXTERIOR SIDE W/ UNFACED R-11 INSULATION OVER THERMAL BLOCKS ON ALL GIRTS/ PURLINS W/ FACED R-19 INSULATION BY PEMB & (BY OTHERS) 5/8" GYP. BD. TYPE 'X' ON INTERIOR SIDE - PAINT
- 6" MTL. STUD WALL W/ 5/8" GYP. BD. TYPE 'X' ON BOTH SIDES & ACOUSTICAL BATT INSULATION - PAINT
- 6" OR 3 5/8" MTL. STUD WALL W/ 5/8" GYP. BD. ON BOTH SIDES - PAINT

WALL TYPES



GENERAL FLOOR PLAN NOTES:

- SEE STRUCTURAL FOR INTERIOR CONCRETE CONSTRUCTION/CONTROL JOINT LOCATIONS AND CIVIL FOR ALL EXTERIOR CONCRETE CONSTRUCTION/ CONTROL JOINT LOCATIONS - CONTRACTOR TO REVIEW/ COORDINATE JOINT LOCATIONS W/ ARCHITECT IN THE FIELD PRIOR TO INSTALLATION
- PROVIDE AND INSTALL ALL BRACING, BLOCKING, ETC. AS REQUIRED FOR INSTALLATION OF ALL FIXTURES FURNISHINGS, AND EQUIPMENT.
- EXIT ILLUMINATION AND EXIT SIGNS SHALL BE INSTALLED IN ACCORDANCE W/ IBC - SEE ELECTRICAL FOR ADDITIONAL INFORMATION
- DOOR FRAMES IN GYP. BD. PARTITIONS TO BE LOCATED 3" FROM ADJACENT WALL UNLESS SPECIFICALLY DIMENSIONED OR DETAILED OTHERWISE (TYP.)
- CORRIDOR/HALLWAY WIDTH SHALL BE AS DIMENSIONED. MIN. CLEAR WIDTH TO SATISFY ADA SHALL BE 54"



OPERATIONS BLDG DIMENSION PLAN



Legend

Description	Quantity	Unit
Pre-finished metal siding panel by PEMB (Emerald Green-Accent color) linear	16.50	ft
Wall - Type-A	408.16	ft
Wall - Type-B1	24.34	ft
Wall - Type-B	462.67	ft
Wall - Type-C	163.28	ft
Wall - Type-D	39.47	ft
Wall - Type-D1	43.98	ft



COCOINNO COUNTY OPERATIONS CENTER
PUBLIC WORKS CAMPUS
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FLAGSTAFF, ARIZONA

LEA - ARCHITECTS, LLC
1730 EAST NORTHERN AVENUE
PHOENIX, AZ

INTERIORS PLANNING
CONSTRUCTION MANAGEMENT
602.943.7511

DATE	04-03-2026	SC	DRAWN BY	LE	CHECKED	JG/MS	JG/MS
SHEET TITLE			REVISION				
OPERATIONS DIM PLAN			A3.1				
			03-26				
			</				

A3.1

COMcheck Software Version COMcheckWeb
Envelope Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: Coconino County Ops Bldg
Location: Flagstaff, Arizona
Climate Zone: 5b
Project Type: New Construction
Vertical Glazing / Wall Area: 19%

Construction Site:

Owner/Agent:

Designer/Contractor:

Additional Efficiency Package(s)

Credits: 1.0 Required, 1.0 Proposed
Enhanced Envelope Performance, 1.0 credit

Building Area

1-Office - Nonresidential 9130

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof: Other Metal Building Roof (Bldg. Use 1 - Office) (b)	11836	---	---	0.026	0.035
NORTH					
Ext. Wall: Other Metal Building Wall (Bldg. Use 1 - Office) (b)	1246	---	---	0.031	0.052
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, PF 0.77, (Bldg. Use 1 - Office)	28	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, PF 0.77, (Bldg. Use 1 - Office)	9	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, PF 0.77, (Bldg. Use 1 - Office)	56	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, PF 0.77, (Bldg. Use 1 - Office)	56	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, PF 0.77, (Bldg. Use 1 - Office)	56	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, PF 0.77, (Bldg. Use 1 - Office)	9	---	---	0.399	0.380
Door: Glass (over 50% glazing): Metal Frame, Non-Entrance Door, Perf. Specs.: NFRC CPD-ID P-ARA-40083, SHGC 0.25, PF 0.77, (Bldg. Use 1 - Office)	21	---	---	0.412	0.450
Door: Glass (over 50% glazing): Metal Frame, Non-Entrance Door, Perf. Specs.: NFRC CPD-ID P-ARA-40083, SHGC 0.25, PF 0.77, (Bldg. Use 1 - Office)	21	---	---	0.412	0.450
Door: Insulated Metal, Swinging (Bldg. Use 1 - Office)	21	---	---	0.500	0.370
EAST					

Project Title: Coconino County Ops Bldg
Data Filename: Report date: 04/02/26
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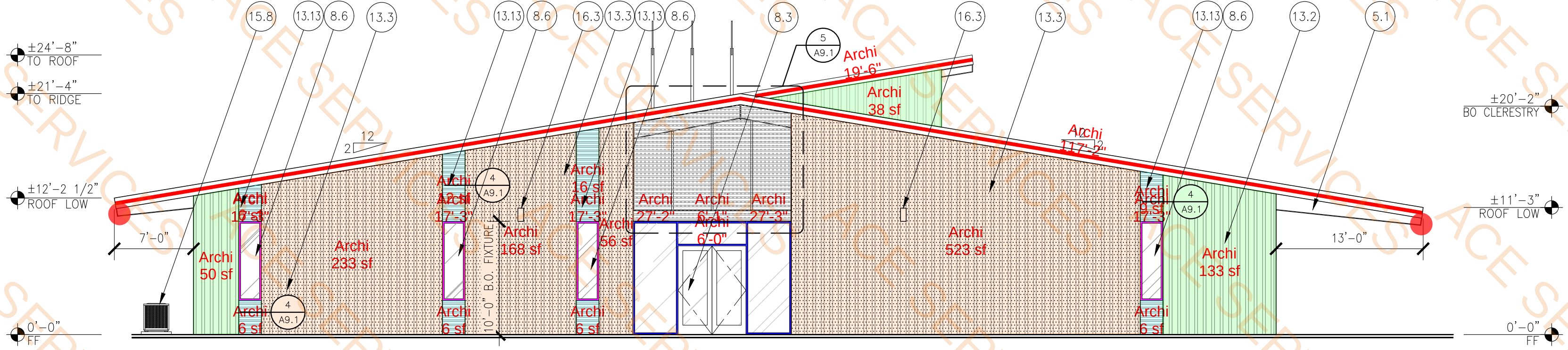
Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Ext. Wall: Other Metal Building Wall (Bldg. Use 1 - Office) (b)	1560	---	---	0.031	0.052
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, (Bldg. Use 1 - Office)	14	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, (Bldg. Use 1 - Office)	14	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, (Bldg. Use 1 - Office)	14	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, (Bldg. Use 1 - Office)	28	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, (Bldg. Use 1 - Office)	28	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, (Bldg. Use 1 - Office)	21	---	---	0.500	0.370
SOUTH					
Ext. Wall: Other Metal Building Wall (Bldg. Use 1 - Office) (b)	1476	---	---	0.031	0.052
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, PF 0.69, (Bldg. Use 1 - Office)	56	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, PF 0.69, (Bldg. Use 1 - Office)	9	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, PF 0.69, (Bldg. Use 1 - Office)	9	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, PF 0.69, (Bldg. Use 1 - Office)	28	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, PF 0.69, (Bldg. Use 1 - Office)	56	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Operable, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, PF 0.69, (Bldg. Use 1 - Office)	38	---	---	0.399	0.450
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, PF 0.69, (Bldg. Use 1 - Office)	54	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, PF 0.69, (Bldg. Use 1 - Office)	54	---	---	0.399	0.380
Door: Glass (over 50% glazing): Metal Frame, Non-Entrance Door, Perf. Specs.: NFRC CPD-ID P-ARA-40083, SHGC 0.25, PF 0.69, (Bldg. Use 1 - Office)	21	---	---	0.412	0.450
Door: Glass (over 50% glazing): Metal Frame, Non-Entrance Door, Perf. Specs.: NFRC CPD-ID P-ARA-40083, SHGC 0.25, PF 0.69, (Bldg. Use 1 - Office)	21	---	---	0.412	0.450
WEST					
Ext. Wall: Other Metal Building Wall (Bldg. Use 1 - Office) (b)	1560	---	---	0.032	0.052
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, (Bldg. Use 1 - Office)	14	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, (Bldg. Use 1 - Office)	14	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, (Bldg. Use 1 - Office)	14	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, (Bldg. Use 1 - Office)	14	---	---	0.399	0.380
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: NFRC CPD-ID P-ARA-24220, SHGC 0.27, PF 0.46, (Bldg. Use 1 - Office)	210	---	---	0.399	0.380

Project Title: Coconino County Ops Bldg
Data Filename: Report date: 04/02/26
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Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: NFRC CPD-ID P-ARA-40083, SHGC 0.25, PF 0.44,	47	---	---	0.412	0.770

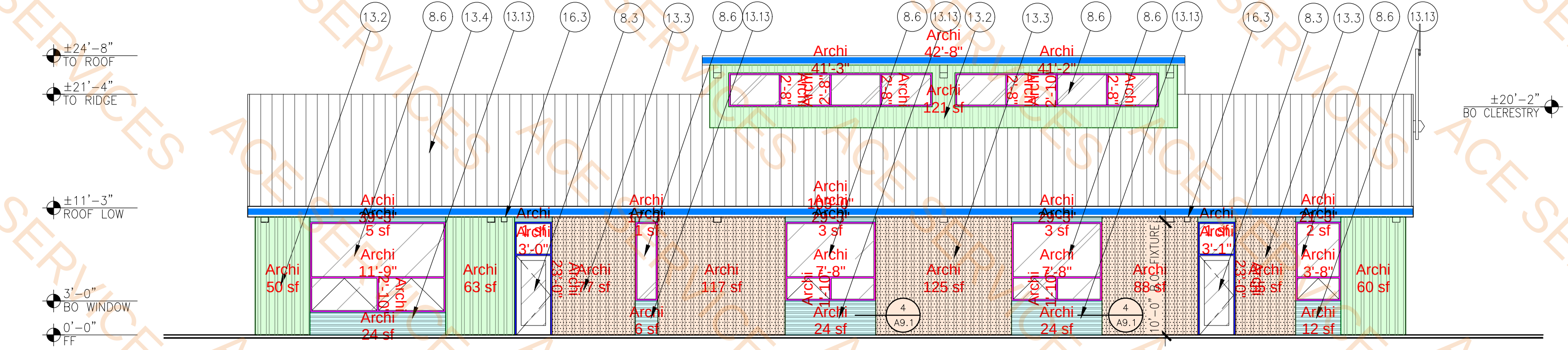
Legend

Description	Quantity	Unit
4"x4" downspout (Ash Gray)	4	Count
Door trim, 2" wide	205.22	ft
Metal eave strut by PEMB & Pre-finished metal gutter (Ash Gray)	248.69	ft
Pre-finished metal C-panel by PEMB (Slate)	417	sf
Pre-finished metal rake trim w/ formed edge drip by PEMB	273.26	ft
Pre-finished metal siding panel by PEMB (Ash Gray-Field color)	1,050	sf
Pre-finished metal siding panel by PEMB (Emerald Green-Accent color)	2,931	sf
Window trim, 2" wide	584.36	ft



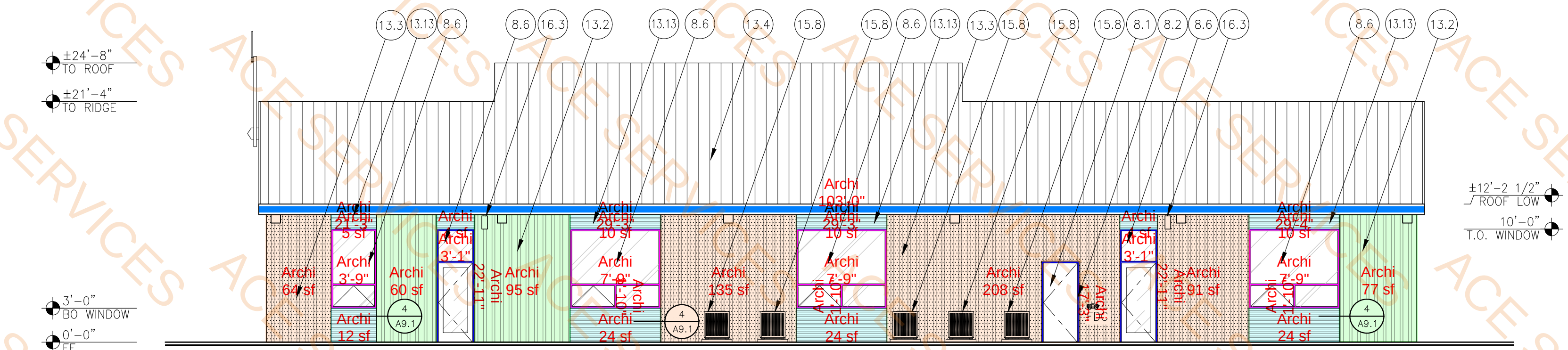
OC BLDG WEST ELEVATION

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



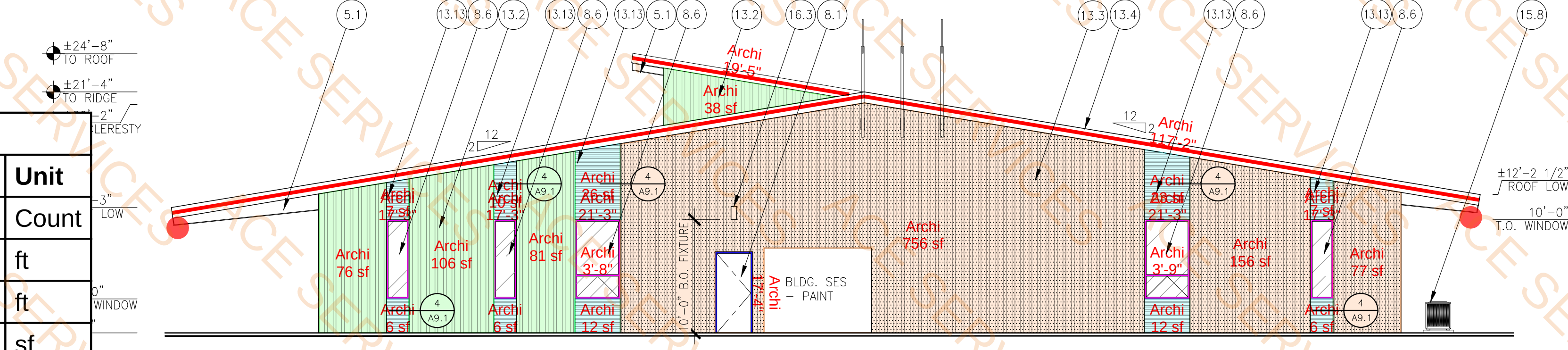
OC BLDG SOUTH ELEVATION

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



OC BLDG NORTH ELEVATION

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



OC BLDG EAST ELEVATION

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

KEY NOTES

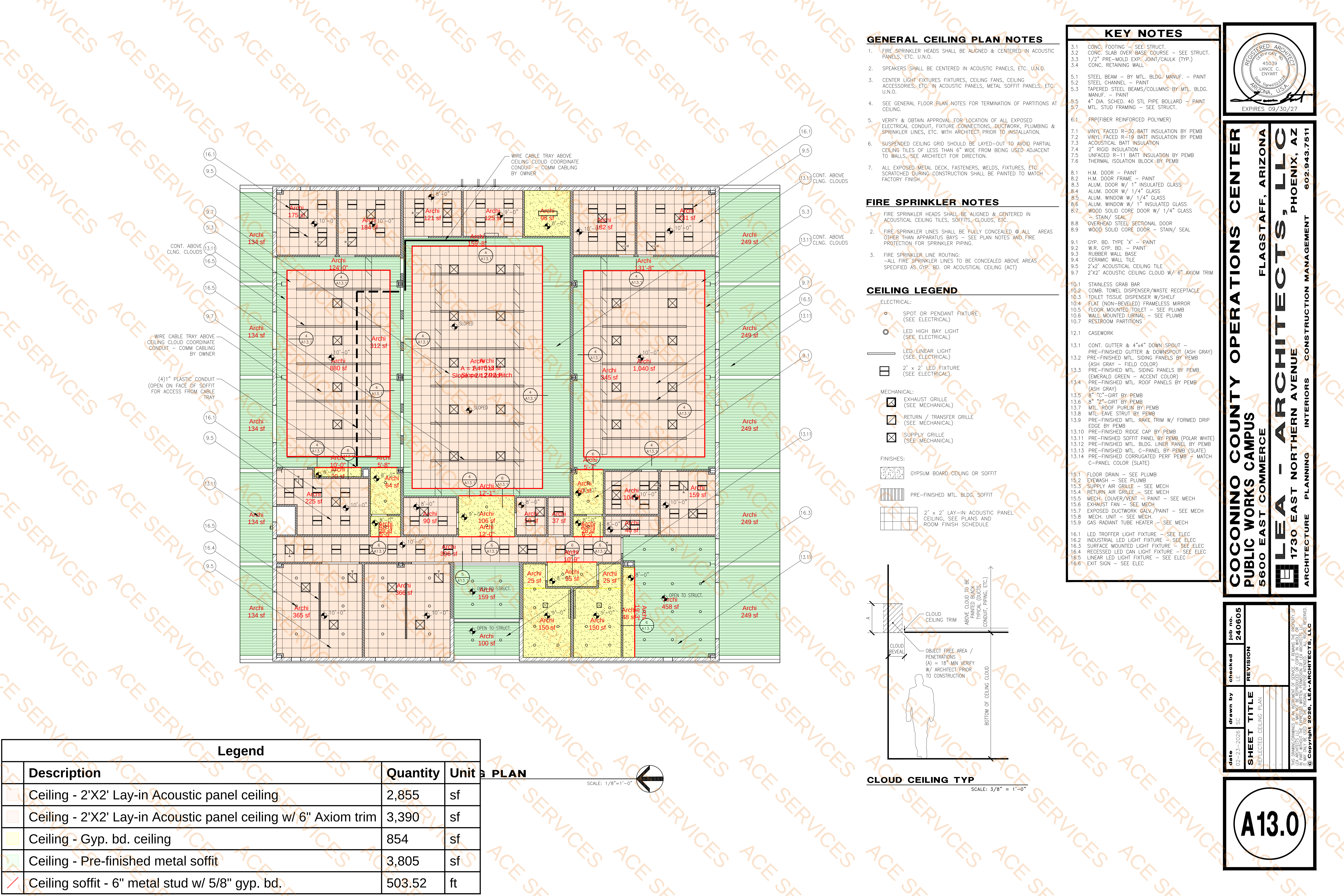
- CONC. FOOTING - SEE STRUCT.
- CONC. SLAB OVER BASE COURSE - SEE STRUCT.
- 1/2" PRE-MOLD EXP. JOINT/CAULK (TYP.)
- CONC. RETAINING WALL
- STEEL BEAM - BY MTL. BLDG. MANUF. - PAINT
- STEEL CHANNEL - PAINT
- TAPERED STEEL BEAMS/COLUMNS BY MTL. BLDG. MANUF. - PAINT
- 4" DIA. SCHED. 40 STL PIPE BOLLARD - PAINT
- MTL. STUD FRAMING - SEE STRUCT.
- FRP(FIBER REINFORCED POLYMER)
- VINYL FACED R-30 BATT INSULATION BY PEMB
- VINYL FACED R-19 BATT INSULATION BY PEMB
- ACOUSTICAL BATT INSULATION
- 2" RIGID INSULATION
- UNFACED R-11 BATT INSULATION BY PEMB
- THERMAL ISOLATION BLOCK BY PEMB
- H.M. DOOR - PAINT
- H.M. DOOR FRAME - PAINT
- ALUM. DOOR W/ 1" INSULATED GLASS
- ALUM. DOOR W/ 1/4" GLASS
- ALUM. WINDOW W/ 1/4" GLASS
- ALUM. WINDOW W/ 1" INSULATED GLASS
- WOOD SOLID CORE DOOR W/ 1/4" GLASS
- STAIN/ SEAL
- OVERHEAD STEEL SECTIONAL DOOR
- WOOD SOLID CORE DOOR - STAIN/ SEAL
- GYP. BD. TYPE 'X' - PAINT
- W.R. GYP. BD. - PAINT
- RUBBER WALL BASE
- CERAMIC WALL TILE
- 2'x2' ACOUSTICAL CEILING TILE
- 2'x2' ACOUSTIC CEILING CLOUD W/ 6" AXIOM TRIM
- STAINLESS GRAB BAR
- COMB. TOWEL DISPENSER/WASTE RECEPTACLE
- TOILET TISSUE DISPENSER W/SHELF
- FLAT (NON-BEVELED) FRAMELESS MIRROR
- FLOOR MOUNTED TOILET - SEE PLUMB
- WALL MOUNTED URINAL - SEE PLUMB
- RESTROOM PARTITIONS
- CASEWORK
- CONT. GUTTER & 4"x4" DOWN SPOUT - PRE-FINISHED GUTTER & DOWNSPOUT (ASH GRAY)
- PRE-FINISHED MTL. SIDING PANELS BY PEMB (ASH GRAY - FIELD COLOR)
- PRE-FINISHED MTL. SIDING PANELS BY PEMB (EMERALD GREEN - ACCENT COLOR)
- PRE-FINISHED MTL. ROOF PANELS BY PEMB (ASH GRAY)
- 8" "C"-GIRT BY PEMB
- 8" "Z"-GIRT BY PEMB
- MTL. ROOF PURLIN BY PEMB
- MTL.-EAVE STRUT BY PEMB
- PRE-FINISHED MTL. RAKE TRIM W/ FORMED DRIP EDGE BY PEMB
- PRE-FINISHED RIDGE CAP BY PEMB
- PRE-FINISHED SOFFIT PANEL BY PEMB (POLAR WHITE)
- PRE-FINISHED MTL. BLDG. LINER PANEL BY PEMB
- PRE-FINISHED MTL. C-PANEL BY PEMB (SLATE)
- PRE-FINISHED CORRUGATED PERF PEMB - MATCH C-PANEL COLOR (SLATE)
- FLOOR DRAIN - SEE PLUMB
- EYEWASH - SEE PLUMB
- SUPPLY AIR GRILLE - SEE MECH
- RETURN AIR GRILLE - SEE MECH
- MECH. LOUVER/VENT - PAINT - SEE MECH
- EXHAUST FAN - SEE MECH
- EXPOSED DUCTWORK GALV./PAINT - SEE MECH
- MECH. UNIT - SEE MECH.
- GAS RADIANT TUBE HEATER - SEE MECH
- LED TROFFER LIGHT FIXTURE - SEE ELEC
- INDUSTRIAL LED LIGHT FIXTURE - SEE ELEC
- SURFACE MOUNTED LIGHT FIXTURE - SEE ELEC
- RECESSED LED CAN LIGHT FIXTURE - SEE ELEC
- LINEAR LED LIGHT FIXTURE - SEE ELEC
- EXIT SIGN - SEE ELEC



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Job no. 240605	checked LE	REVISION
04-03-2026	drawn by SC	03-05-2026
SHEET TITLE	OPERATIONS EXTERIOR	ELEVATIONS
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GENERAL CEILING PLAN NOTES

- 1. FIRE SPRINKLER HEADS SHALL BE ALIGNED & CENTERED IN ACOUSTIC PANELS, ETC. U.N.O.
- 2. SPEAKERS SHALL BE CENTERED IN ACOUSTIC PANELS, ETC. U.N.O.
- 3. CENTER LIGHT FIXTURES, CEILING FANS, CEILING ACCESSORIES, ETC. IN ACOUSTIC PANELS, METAL SOFFIT PANELS, ETC. U.N.O.
- 4. SEE GENERAL FLOOR PLAN NOTES FOR TERMINATION OF PARTITIONS AT CEILING.
- 5. VERIFY & OBTAIN APPROVAL FOR LOCATION OF ALL EXPOSED ELECTRICAL CONDUIT, FIXTURE CONNECTIONS, DUCTWORK, PLUMBING & SPRINKLER LINES, ETC. WITH ARCHITECT PRIOR TO INSTALLATION.
- 6. SUSPENDED CEILING GRID SHOULD BE LAYED-OUT TO AVOID PARTIAL CEILING TILES OF LESS THAN 6" WIDE FROM BEING USED ADJACENT TO WALLS, SEE ARCHITECT FOR DIRECTION.
- 7. ALL EXPOSED METAL DECK, FASTENERS, WELDS, FIXTURES, ETC. SCRATCHED DURING CONSTRUCTION SHALL BE PAINTED TO MATCH FACTORY FINISH.

FIRE SPRINKLER NOTES

- 1. FIRE SPRINKLER HEADS SHALL BE ALIGNED & CENTERED IN ACOUSTICAL CEILING TILES, SOFFITS, CLOUDS, ETC.
- 2. FIRE SPRINKLER LINES SHALL BE FULLY CONCEALED @ ALL AREAS OTHER THAN APPARATUS BAYS - SEE PLAN NOTES AND FIRE PROTECTION FOR SPRINKLER PIPING.
- 3. FIRE SPRINKLER LINE ROUTING: -ALL FIRE SPRINKLER LINES TO BE CONCEALED ABOVE AREAS SPECIFIED AS GYP. BD. OR ACOUSTICAL CEILING (ACT)

CEILING LEGEND

ELECTRICAL:

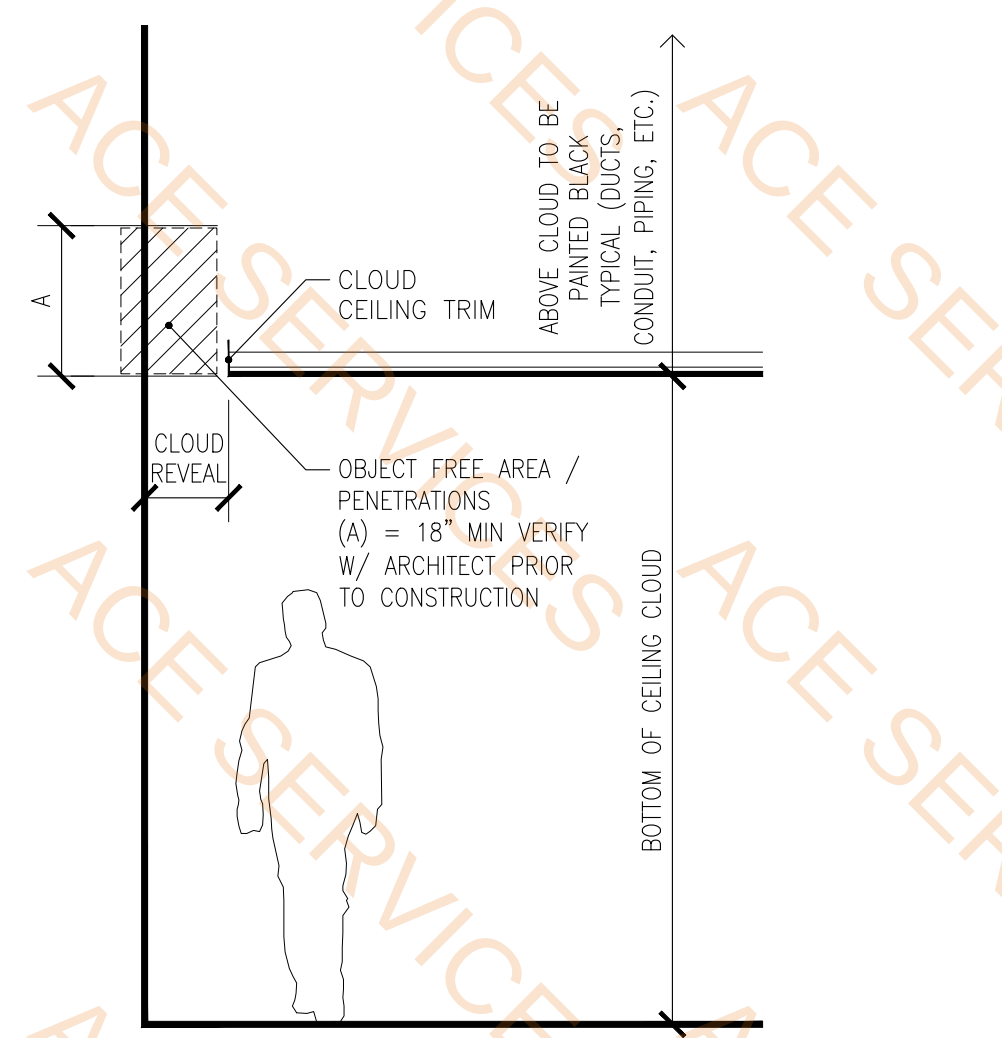
- SPOT OR PENDANT FIXTURE (SEE ELECTRICAL)
- LED HIGH BAY LIGHT (SEE ELECTRICAL)
- LED LINEAR LIGHT (SEE ELECTRICAL)
- 2' x 2' LED FIXTURE (SEE ELECTRICAL)

MECHANICAL:

- EXHAUST GRILLE (SEE MECHANICAL)
- RETURN / TRANSFER GRILLE (SEE MECHANICAL)
- SUPPLY GRILLE (SEE MECHANICAL)

FINISHES:

- GYPSUM BOARD CEILING OR SOFFIT
- PRE-FINISHED MTL. BLDG. SOFFIT
- 2' x 2' LAY-IN ACOUSTIC PANEL CEILING, SEE PLANS AND ROOM FINISH SCHEDULE



CLOUD CEILING TYP SCALE: 3/8" = 1'-0"

KEY NOTES

- 3.1 CONC. FOOTING - SEE STRUCT.
- 3.2 CONC. SLAB OVER BASE COURSE - SEE STRUCT.
- 3.3 1/2" PRE-MOLD EXP. JOINT/CAULK (TYP.)
- 3.4 CONC. RETAINING WALL
- 5.1 STEEL BEAM - BY MTL. BLDG. MANUF. - PAINT
- 5.2 STEEL CHANNEL - PAINT
- 5.3 TAPERED STEEL BEAMS/COLUMNS BY MTL. BLDG. MANUF. - PAINT
- 5.5 4" DIA. SCHED. 40 STL PIPE BOLLARD - PAINT
- 5.7 MTL. STUD FRAMING - SEE STRUCT.
- 6.1 FRP(FIBER REINFORCED POLYMER)
- 7.1 VINYL FACED R-30 BATT INSULATION BY PEMB
- 7.2 VINYL FACED R-19 BATT INSULATION BY PEMB
- 7.3 ACOUSTICAL BATT INSULATION
- 7.4 2" RIGID INSULATION
- 7.5 UNFACED R-11 BATT INSULATION BY PEMB
- 7.6 THERMAL ISOLATION BLOCK BY PEMB
- 8.1 H.M. DOOR - PAINT
- 8.2 H.M. DOOR FRAME - PAINT
- 8.3 ALUM. DOOR W/ 1" INSULATED GLASS
- 8.4 ALUM. DOOR W/ 1/4" GLASS
- 8.5 ALUM. WINDOW W/ 1/4" GLASS
- 8.6 ALUM. WINDOW W/ 1" INSULATED GLASS
- 8.7 WOOD SOLID CORE DOOR W/ 1/4" GLASS STAIN/ SEAL
- 8.8 OVERHEAD STEEL SECTIONAL DOOR
- 8.9 WOOD SOLID CORE DOOR - STAIN/ SEAL
- 9.1 GYP. BD. TYPE 'X' - PAINT
- 9.2 W.R. GYP. BD. - PAINT
- 9.3 RUBBER WALL BASE
- 9.4 CERAMIC WALL TILE
- 9.5 2'x2' ACOUSTICAL CEILING TILE
- 9.7 2'x2' ACOUSTIC CEILING CLOUD W/ 6" AXIOM TRIM
- 10.1 STAINLESS GRAB BAR
- 10.2 COMB. TOWEL DISPENSER/WASTE RECEPTACLE
- 10.3 TOILET TISSUE DISPENSER W/SHELF
- 10.4 FLAT (NON-BEVELED) FRAMELESS MIRROR
- 10.5 FLOOR MOUNTED TOILET - SEE PLUMB
- 10.6 WALL MOUNTED URINAL - SEE PLUMB
- 10.7 RESTROOM PARTITIONS
- 12.1 CASEWORK
- 13.1 CONT. GUTTER & 4"x4" DOWN SPOUT - PRE-FINISHED GUTTER & DOWNSPOUT (ASH GRAY)
- 13.2 PRE-FINISHED MTL. SIDING PANELS BY PEMB (ASH GRAY - FIELD COLOR)
- 13.3 PRE-FINISHED MTL. SIDING PANELS BY PEMB (EMERALD GREEN - ACCENT COLOR)
- 13.4 PRE-FINISHED MTL. ROOF PANELS BY PEMB (ASH GRAY)
- 13.5 8" "C"-GIRT BY PEMB
- 13.6 8" "Z"-GIRT BY PEMB
- 13.7 MTL. ROOF PURLIN BY PEMB
- 13.8 MTL. EAVE STRUT BY PEMB
- 13.9 PRE-FINISHED MTL. RAKE, TRIM W/ FORMED DRIP EDGE BY PEMB
- 13.10 PRE-FINISHED RIDGE CAP BY PEMB
- 13.11 PRE-FINISHED SOFFIT PANEL BY PEMB (POLAR WHITE)
- 13.12 PRE-FINISHED MTL. BLDG. LINER PANEL BY PEMB
- 13.13 PRE-FINISHED MTL. C-PANEL BY PEMB (SLATE)
- 13.14 PRE-FINISHED CORRUGATED PERF PEMB - MATCH C-PANEL COLOR (SLATE)
- 15.1 FLOOR DRAIN - SEE PLUMB
- 15.2 EYEWASH - SEE PLUMB
- 15.3 SUPPLY AIR GRILLE - SEE MECH
- 15.4 RETURN AIR GRILLE - SEE MECH
- 15.5 MECH. LOUVER/VENT - PAINT - SEE MECH
- 15.6 EXHAUST FAN - SEE MECH
- 15.7 EXPOSED DUCTWORK GALV./PAINT - SEE MECH
- 15.8 MECH. UNIT - SEE MECH.
- 15.9 GAS RADIANT TUBE HEATER - SEE MECH
- 16.1 LED TROFFER LIGHT FIXTURE - SEE ELEC
- 16.2 INDUSTRIAL LED LIGHT FIXTURE - SEE ELEC
- 16.3 SURFACE MOUNTED LIGHT FIXTURE - SEE ELEC
- 16.4 RECESSED LED CAN LIGHT FIXTURE - SEE ELEC
- 16.5 LINEAR LED LIGHT FIXTURE - SEE ELEC
- 16.6 EXIT SIGN - SEE ELEC

Legend			
Description	Quantity	Unit	
Ceiling - 2'X2' Lay-in Acoustic panel ceiling	2,855	sf	
Ceiling - 2'X2' Lay-in Acoustic panel ceiling w/ 6" Axiom trim	3,390	sf	
Ceiling - Gyp. bd. ceiling	854	sf	
Ceiling - Pre-finished metal soffit	3,805	sf	
Ceiling soffit - 6" metal stud w/ 5/8" gyp. bd.	503.52	ft	

PLAN SCALE: 1/8"=1'-0"



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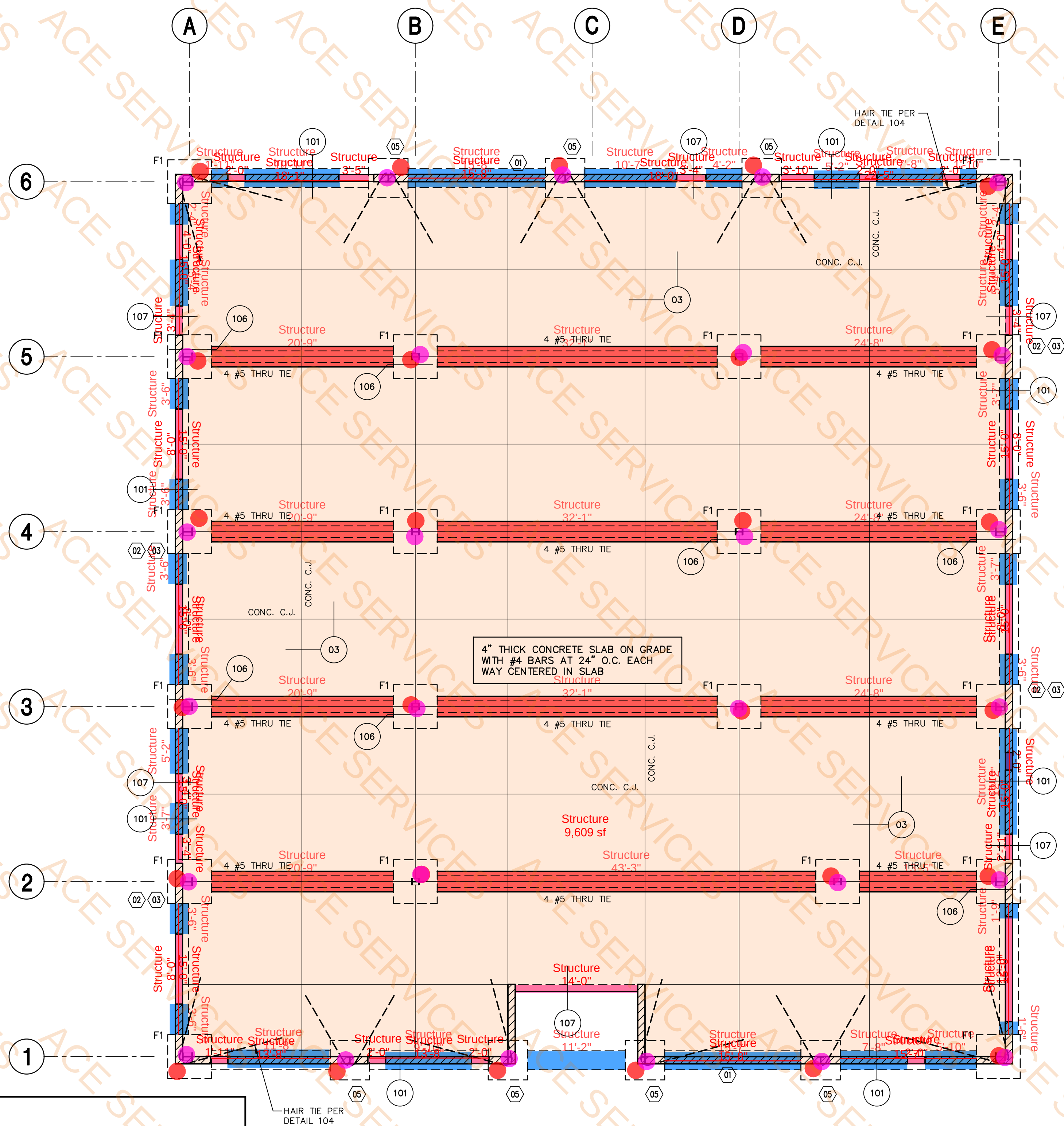
INTERIORS PLANNING
CONSTRUCTION MANAGEMENT 602.943.7511

date	02-23-2026	drawn by	SC	checked	LE	job no.	240605
SHEET TITLE				REVISION			
REFLECTED CEILING PLAN							
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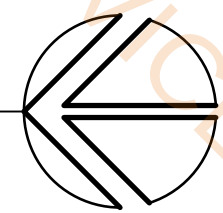
turnins:jobs - WORKING\COCONINO COUNTY 24-1148\OPERATIONS CENTER BLDG\241148-OPS-S13.dwg, 2/23/2026 1:58:35 PM, AutoCAD PDF (High Quality Print).pc3

Legend			
Description	Quantity	Unit	
4" thick concrete slab on grade reinf. w/ #4 @ 24" o.c. E.W.	9,609	Sf	
105	309.93	ft	
Concrete pier reinf. w/ [8]-#6 vert. & #4 ties @ 12" o.c. Size: 24"x24"	19	Count	
Concrete pier reinf. w/ [10]-#6 vert. & #4 ties @ 12" o.c. Size: 24"x36"	8	Count	
F1 isolated footing reinf. w/ [4]-#6 T&B Size: 5'-0"x5'-0"x2'-0"	27	Count	
Turndown footing reinf. w/ #5 cont. T&B Size: 0'-10"x1'-8"	116.69	ft	
Turndown footing reinf. w/ #5 cont. T&B Size: 2'-2"x1'-8"	194.29	ft	
Wall footing reinf. w/ [3]-#4 E.W. Size: 2'-2"x0'-8"	282.68	ft	



OPERATIONS CENTER - FOUNDATION PLAN

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



FOUNDATION NOTES - TYP U.N.O.:

- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS. BUILDING DIMENSIONS AND ELEVATIONS, WHERE SHOWN, WERE PROVIDED BY THE ARCHITECT AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCIES SHALL BE RESOLVED THROUGH THE ARCHITECT.
- SCHEDULED MARK DESIGNATIONS ARE TYPICAL TO THE PROJECT AND MAY NOT NECESSARILY BE FOUND ON THIS PLAN.
- (1), (2), ETC. - AS SHOWN ON PLAN INDICATES KEYNOTES, SEE FOUNDATION KEYNOTES ON THIS SHEET. KEYNOTE DESIGNATIONS ARE TYPICAL TO THE PROJECT AND MAY NOT NECESSARILY BE FOUND ON THIS PLAN.
- (1) - AS SHOWN ON PLAN INDICATES NON-STRUCTURAL ARCHITECTURAL WALL. FOR ADDITIONAL INFORMATION, SEE ARCH'L DRAWINGS, G.S.N. AND TYPICAL DETAILS, OR AS NOTED ON PLANS AND DETAILS.
- W1, W2, ETC. - AS SHOWN ON PLAN INDICATES CONTINUOUS WALL FOOTING, SEE SCHEDULE THIS SHEET.
- F1, F2, ETC. - AS SHOWN ON PLAN INDICATES ISOLATED FOOTING, SEE SCHEDULE THIS SHEET.
- UNLESS NOTED OTHERWISE ON PLANS AND/OR DETAILS, DEPTH OF FOOTING DIMENSIONS INDICATED IN THE G.S.N. ARE MINIMUMS. FOUNDATION CONTRACTOR SHALL COORDINATE WITH SOIL REPORT AND ALL TRADES TO INSURE THAT THESE MINIMUMS ARE SUFFICIENT FOR THE WORK. SEE TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.
- BUILDING CONCRETE SLAB ON GRADE SHALL BE AS NOTED ON PLAN. VERIFY EXACT SIZE AND LOCATION OF DERESSED AND/OR RAISED SLABS WITH ARCH'L DRAWINGS. FOR SIDEWALK LOCATION, SEE ARCH'L DRAWINGS. FOR ADDITIONAL INFORMATION, SEE G.S.N. AND TYPICAL DETAILS.
- CONC. C.J. - AS SHOWN ON PLAN INDICATES LOCATION OF EITHER KEYED OR SAWCUT CONTROL JOINT IN CONCRETE SLAB ON GRADE AT CONTRACTOR'S OPTION, SEE G.S.N. AND TYPICAL DETAILS.
- COLUMN FOOTING SIZES AND PEDESTALS ARE PRELIMINARY SIZES TO BE VERIFIED BY STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION. PRE-ENGINEERED BUILDING MANUFACTURER SHALL SUBMIT DESIGN CALCULATIONS PRIOR TO FABRICATING BUILDING COMPONENTS. CALCULATIONS SHALL SHOW ALL FOOTING LOADS PER METAL BUILDING MANUFACTURER'S ASSOCIATION RECOMMENDED DESIGN PRACTICES MANUAL.

FOUNDATION KEYNOTES

940-11

- (01) SEE ARCH'L FOR EXTERIOR WALL - TYP.
- (02) COLUMN, BASEPLATE AND ANCHORAGE BY OTHERS - TYP.
- (03) CONCRETE PIER 24"x24" WITH 8 #6 VERTICALS AND #4 TIES AT 12" O.C.
- (04) CONCRETE PIER 24"x36" WITH 10 #6 VERTICALS AND #4 TIES AT 12" O.C.
- (05) ASSUMED COLUMN LOCATION TO BE CONFIRMED WITH FINALIZED PEMB DRAWINGS.

ISOLATED FOOTING (F) SCHEDULE

901-11

MARK	DIMENSIONS			FOOTING REINFORCING	REMARKS
	HEIGHT	WIDTH	LENGTH		
F1	24"	5'-0"	5'-0"	4 #6 TOP AND BOTTOM	---

WALL (W) SCHEDULE

24-1148

WALL SIZE	MAX HEIGHT	REMARKS
362S162-43 AT 16" O.C.	19'-1"	CONNECTIONS PER DETAILS 17 AND 18
600S162-33 AT 16" O.C.	26'-0"	CONNECTIONS PER DETAILS 17 AND 18

FOR ADDITIONAL INFORMATION SHOWN BUT NOT NOTED, SEE GENERAL STRUCTURAL NOTES ON SHEET S1.1 AND TYPICAL DETAIL SHEETS.

THESE DRAWINGS/CALCULATIONS ARE CONSIDERED PRELIMINARY - NOT FOR CONSTRUCTION OR RECORDING UNLESS THE STRUCTURAL ENGINEER OF RECORD'S SEAL IS AFFIXED WITH WRITTEN SIGNATURE.

PROJECT NUMBER 24-1148 PROJECT MANAGER RAD
PROJECT ENGINEER CMJ PROJECT DRAFTER TMH

CARUSO TURLEY SCOTT
structural engineers
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Tempe, Arizona 85281
(480) 774-1700
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INTERIORS

PLANNING

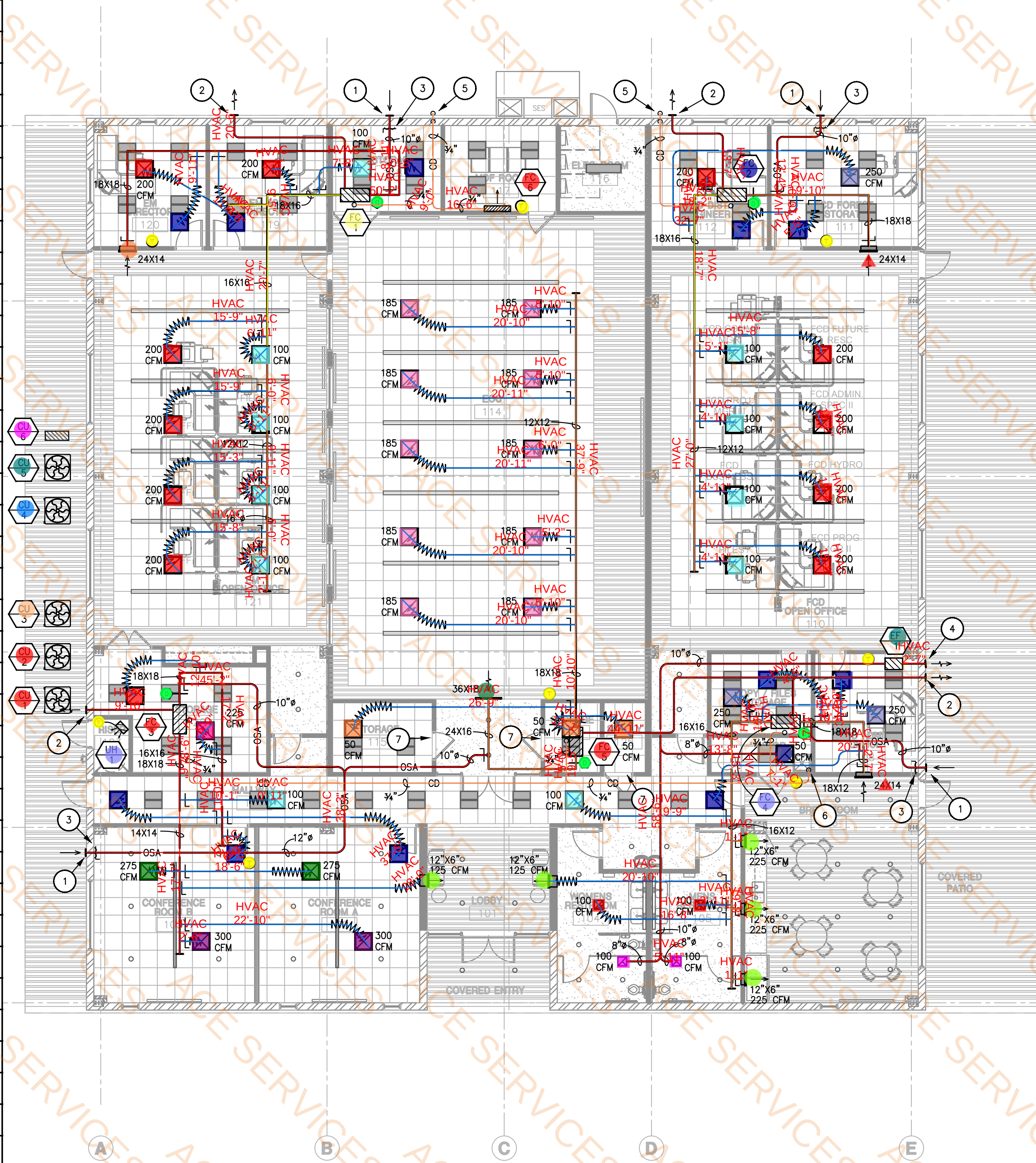
ARCHITECTURE

date	drawn by	checked	job no.
04-08-2025	TMH	CMJ	240605
FOUNDATION PLAN			
REVISION			

S1.3

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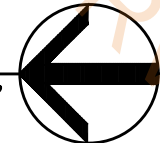
Legend			
Description	Quantity	Unit	
CU-1	1	Count	
CU-2	1	Count	
CU-3	1	Count	
CU-4	1	Count	
CU-5	1	Count	
CU-6	1	Count	
Duct Size: 3/4" dia	134.16	ft	
Duct Size: 8" dia	19.59	ft	
Duct Size: 10" dia	208.84	ft	
Duct Size: 12" dia	38.22	ft	
Duct Size: 12"x12"	80.63	ft	
Duct Size: 14"x14"	17.56	ft	
Duct Size: 16" dia	8.11	ft	
Duct Size: 16"x12"	22.83	ft	
Duct Size: 16"x16"	10.99	ft	
Duct Size: 16"x16"	15.25	ft	
Duct Size: 16"x16"	20.59	ft	
Duct Size: 18"x12"	2.58	ft	
Duct Size: 18"x16"	28.01	ft	
Duct Size: 18"x18"	41.11	ft	
Duct Size: 18"x18"	105.92	ft	
Duct Size: 24"x16"	19.40	ft	
EF-1	1	Count	
Exhaust 50CFM	1	Count	
Exhaust grille 100CFM Size: 12"x12"	2	Count	
FC-1	1	Count	
FC-2	1	Count	
FC-3	1	Count	
FC-4	1	Count	
FC-5	1	Count	
FC-6	1	Count	
Flexible duct	699.26	ft	
Return 125CFM Size: 12"x6"	5	Count	
Return Grille	11	Count	
Return Size: 18"x18"	1	Count	
Return Size: 24x14	1	Count	
Return Size: 24x14	2	Count	
Return Size: 36"x18"	1	Count	
Smoke duct detector	5	Count	
Supply 50CFM	3	Count	
Supply 100CFM	11	Count	
Supply 185CFM	10	Count	
Supply 200CFM	11	Count	
Supply 225CFM	1	Count	
Supply 250CFM	3	Count	
Supply 275CFM	2	Count	
Supply 300CFM	2	Count	
Supply grille 100CFM Size: 12"x12"	2	Count	
Thermostat	8	Count	
UH-1	1	Count	



MECHANICAL FLOOR PLAN



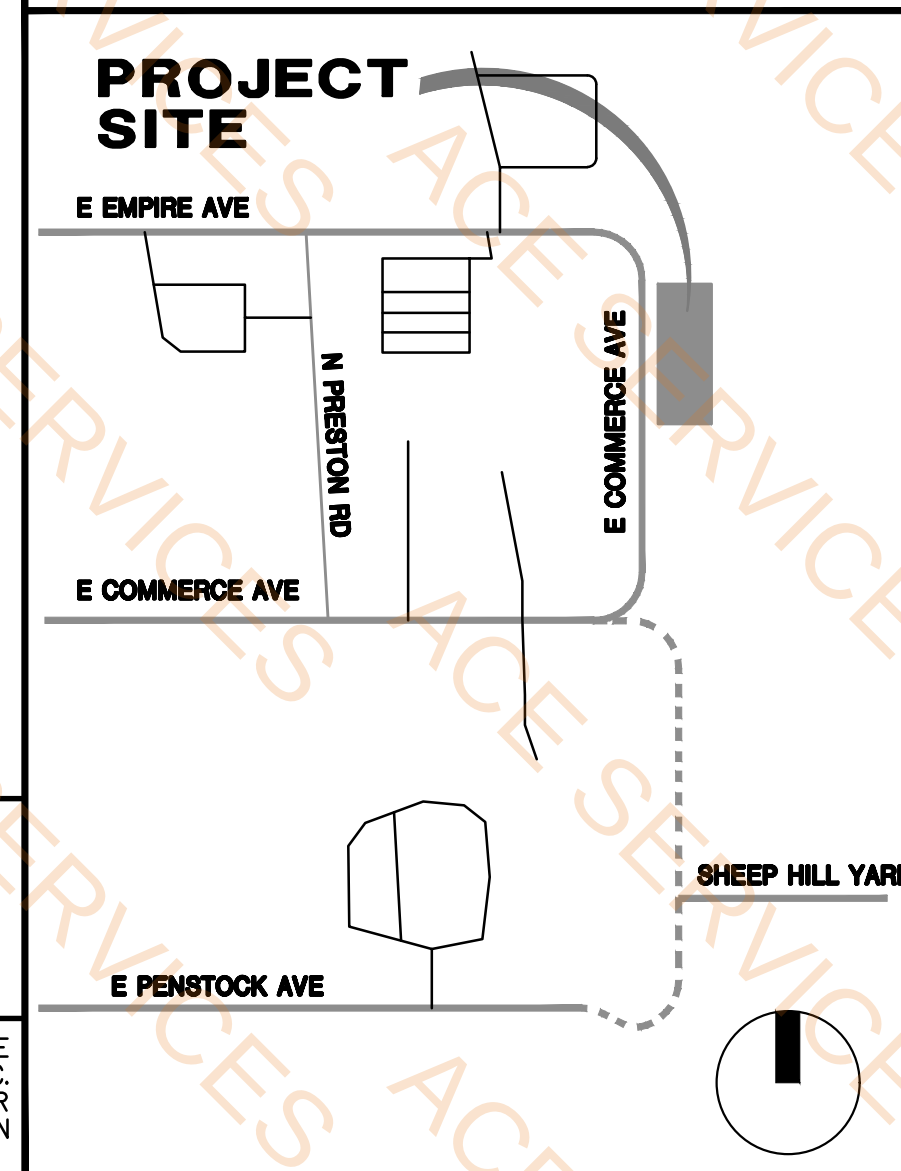
SCALE: 1/8"=1'-0"



KEY NOTES:

- O.S.A. INTAKE, CONTRACTOR SELECTED INTAKE LOUVER.
- FULL SIZE FLUE THRU WALL WITH APPROVED WALL VENT.
- MOTORIZED O.S.A. DAMPER INTERLOCKED WITH BMS, COORDINATE WITH BUILDING ENGINEER AS REQUIRED.
- SIDEWALL EXHAUST LOUVER SELECTED BY CONTRACTOR WITH BACK DRAFT DAMPER. COORDINATE EXACT TERMINATION POINT, WHICH SHALL NOT BE WITHIN 10' OF BUILDING OPENING UNLESS MORE THAN 3' ABOVE SUCH OPENING.
- 3/4" CONDENSATE DRAIN DOWN IN WALL, TERMINATE OVER LANDSCAPE @+6" A.F.G. WITH ELBOW DOWN.
- 3/4" CONDENSATE DRAIN DOWN TO MOP SINK WITH AIR GAP.
- UNDERCUT DOOR 1"

VICINITY MAP



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Job No. 25042

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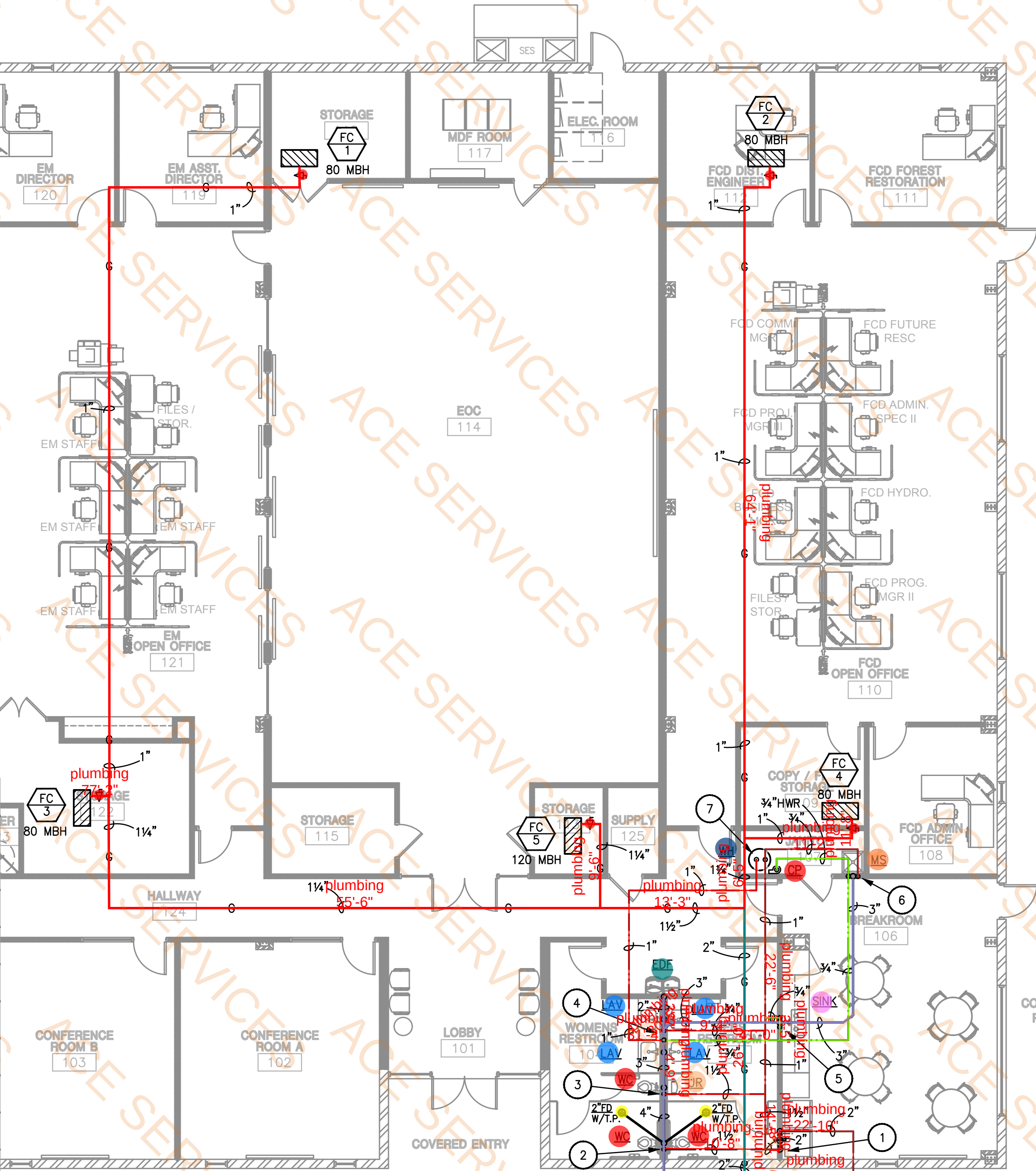
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date	08.01.25	checked	LE/SC	drawn by	BCR	job no.	240805
SHEET TITLE		MECHANICAL FLOOR PLAN		REVISION		CITY OF FLAGSTAFF REVIEW	
						03/20/26	

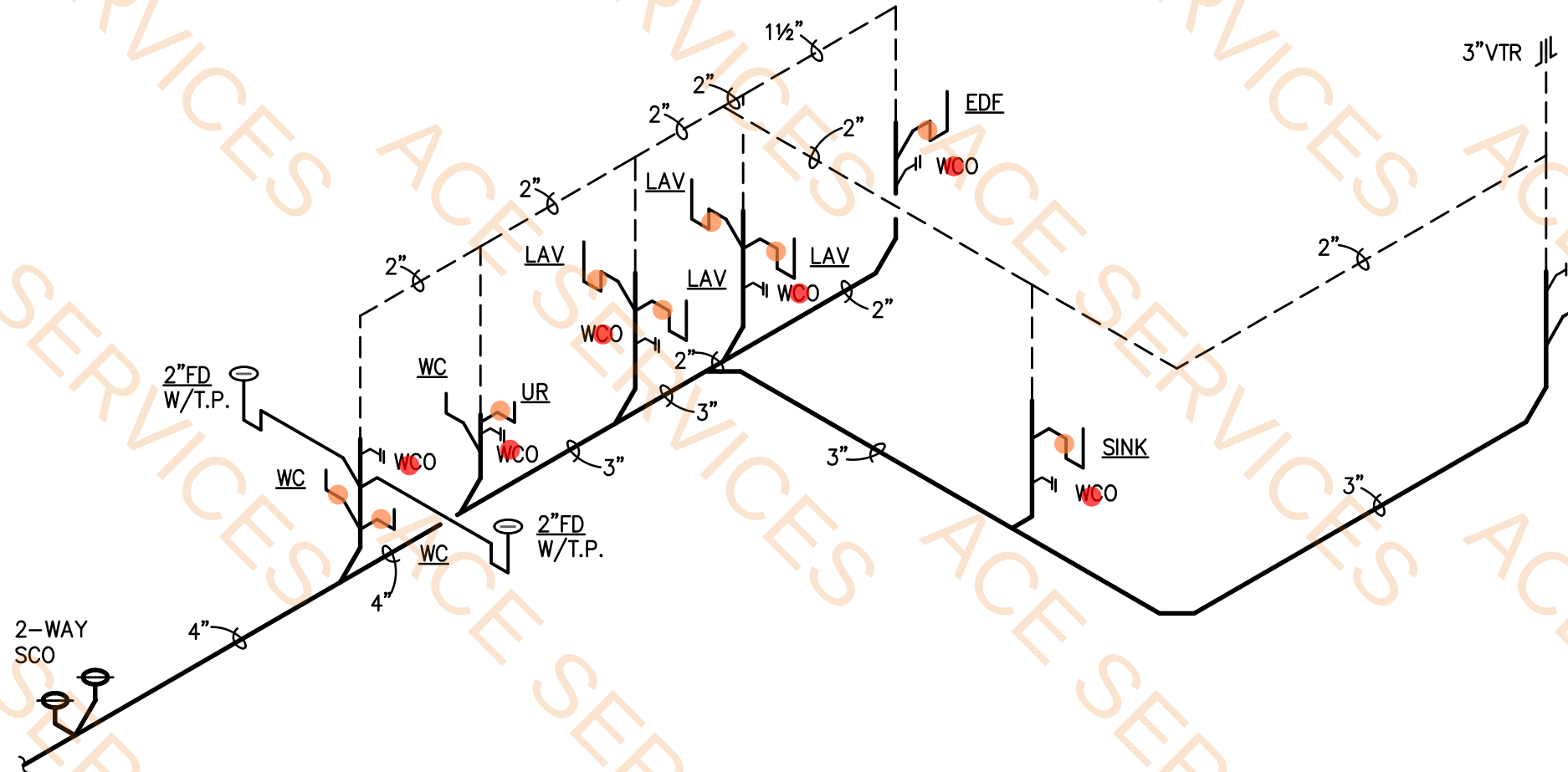
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Legend			
Description	Quantity	Unit	
1 1/2" cold water pipe	26.77	ft	
1 1/2" Gas pipe	13.28	ft	
1 1/4" Gas pipe	71.43	ft	
1" cold water pipe	22.52	ft	
1" dia hot water pipe	31.33	ft	
1" Gas pipe	152.94	ft	
2-way SCO	1	Count	
2-way SCO	1	Count	
2" cold water pipe	22.79	ft	
2" drain water pipe	3.55	ft	
2" Floor drain w/ trap primer	2	Count	
2" Gas pipe	16.91	ft	
2" Gas pipe	26.80	ft	
3" drain water pipe	35.23	ft	
3/4" cold water pipe	20.47	ft	
3/4" Hot water return pipe	44.42	ft	
4" drain water pipe	19.68	ft	
CP	1	Count	
EDF	1	Count	
Gas meter	1	Count	
Gas stop valve	2	Count	
Gas stop valve	5	Count	
Lavatory	4	Count	
MS	1	Count	
P-trap	9	Count	
Sink w/ faucet	1	Count	
Urinal	1	Count	
Wall cleanout	6	Count	
Water closet	3	Count	
WH	1	Count	



PLUMBING FLOOR PLAN



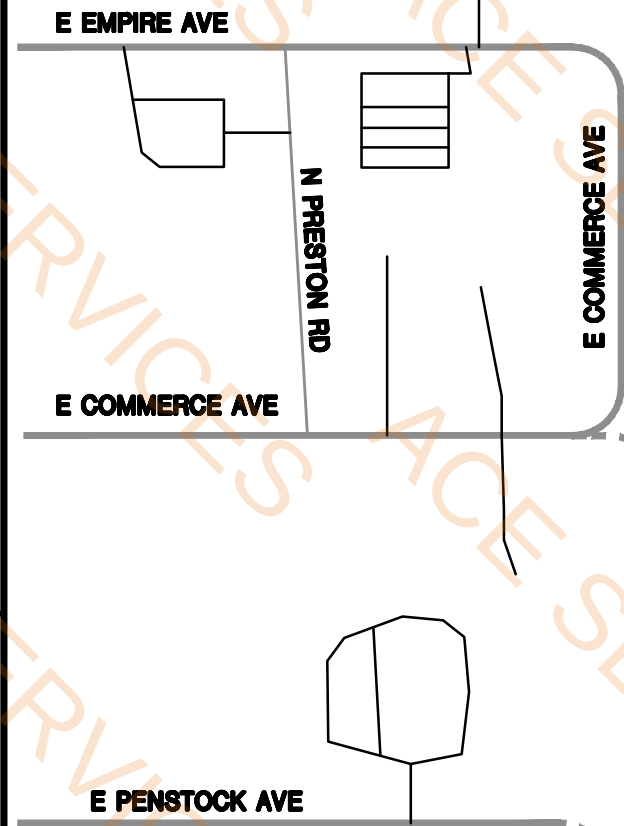
WASTE AND VENT DIAGRAM

KEY NOTES:

- 2" CW MAIN UP IN WALL FROM BELOW GRADE TO BUILDING S.O.V. IN RECESSED VALVE BOX.
- 1 1/2" CW DOWN IN WALL TO (2) WATER CLOSETS.
- 1 1/2" CW DOWN IN WALL TO (1) WATER CLOSET AND (1) URINAL.
- 3/4" HW AND CW DOWN IN WALL TO FULL SIZE HEADER SERVING (4) LAVATORIES AND (1) EDF.
- 3/4" HW AND CW DOWN IN WALL TO SINK.
- 3/4" HW AND CW DOWN IN WALL TO MOP SINK.
- 1" CW DOWN TO WATER HEATER AND 1" HW UP FROM WATER HEATER.

VICINITY MAP

PROJECT SITE



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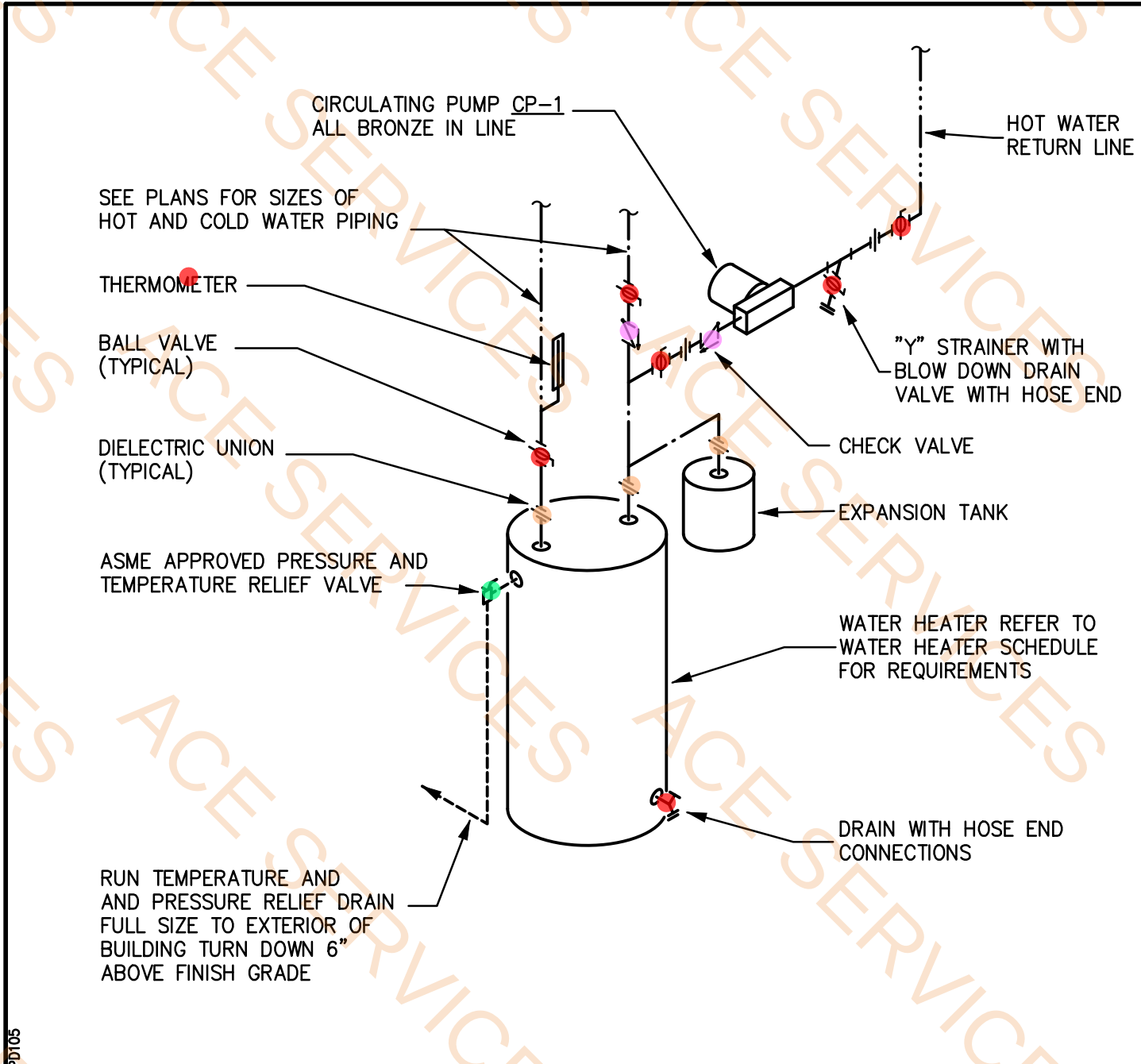
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03/20/26

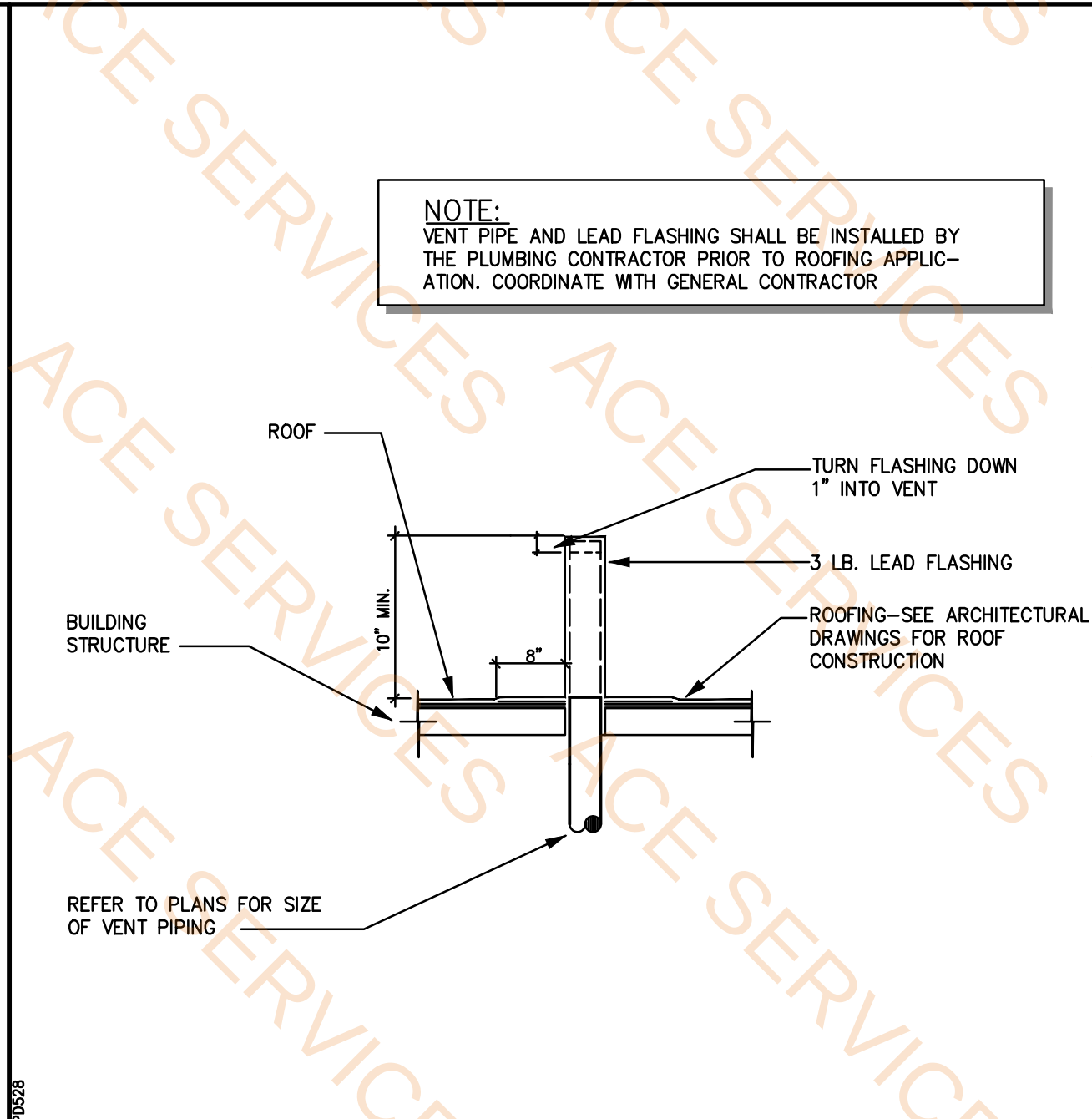
SHEET TITLE
PLUMBING FLOOR PLAN

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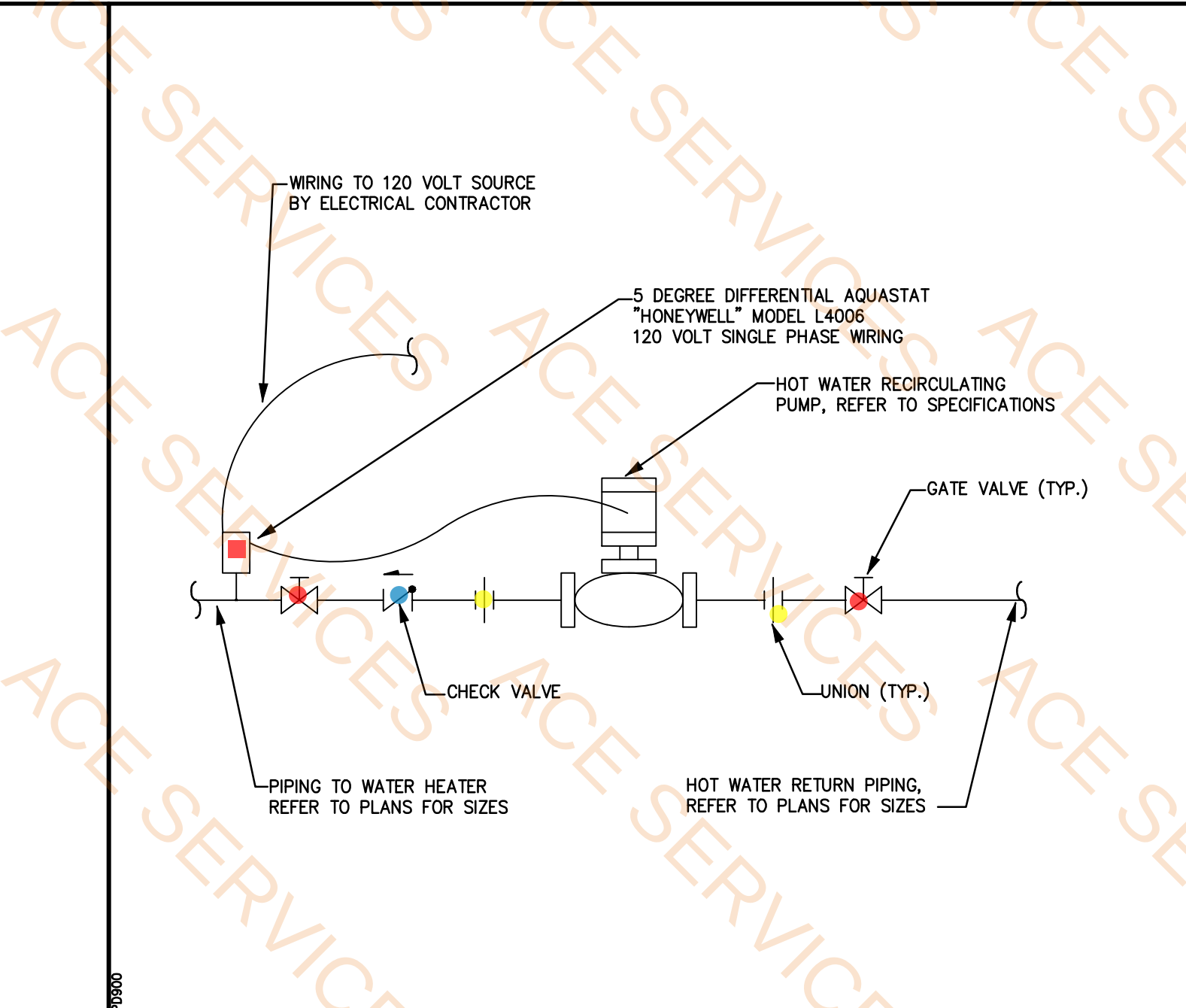
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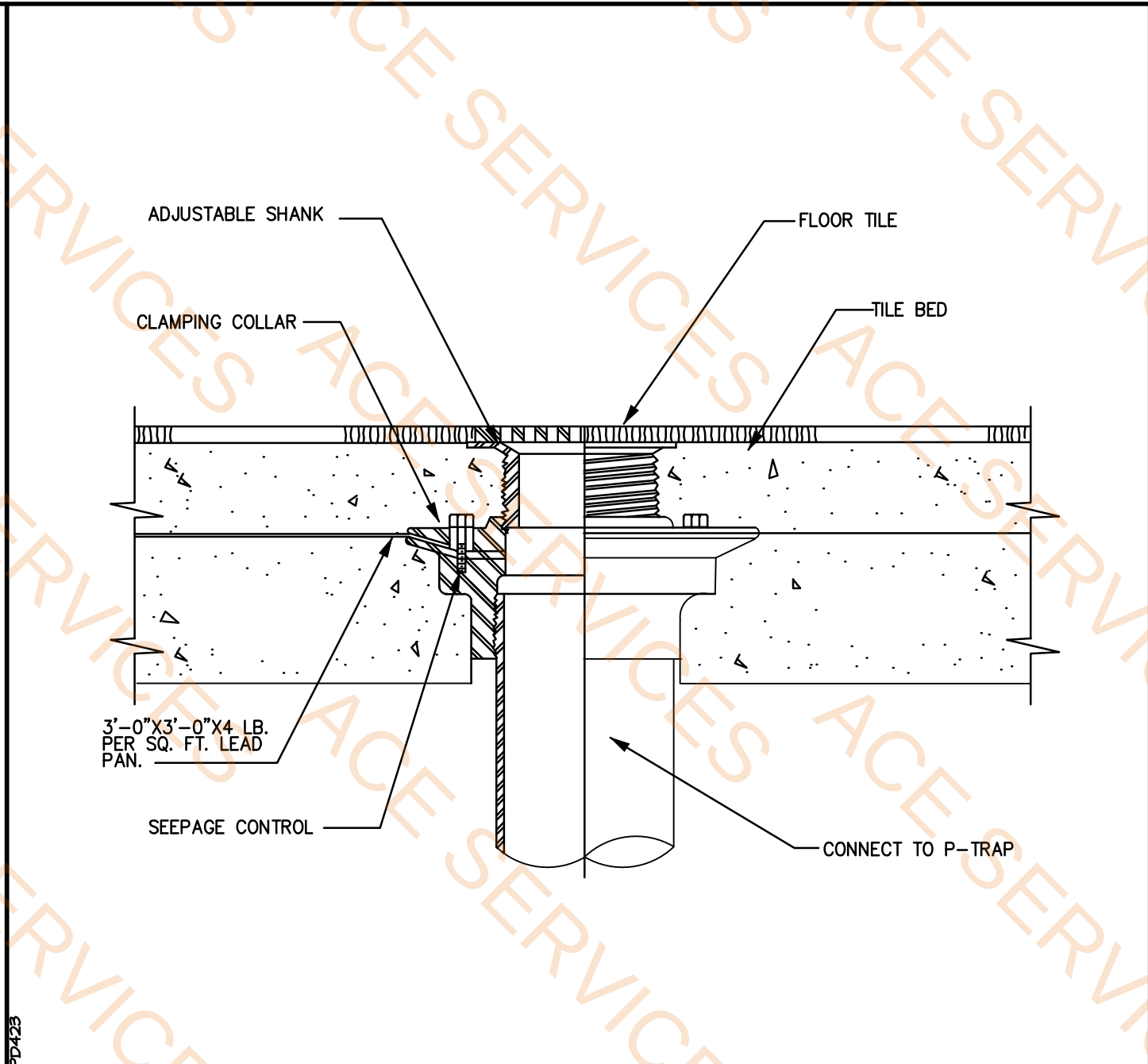
1 ELECTRIC WATER HEATER



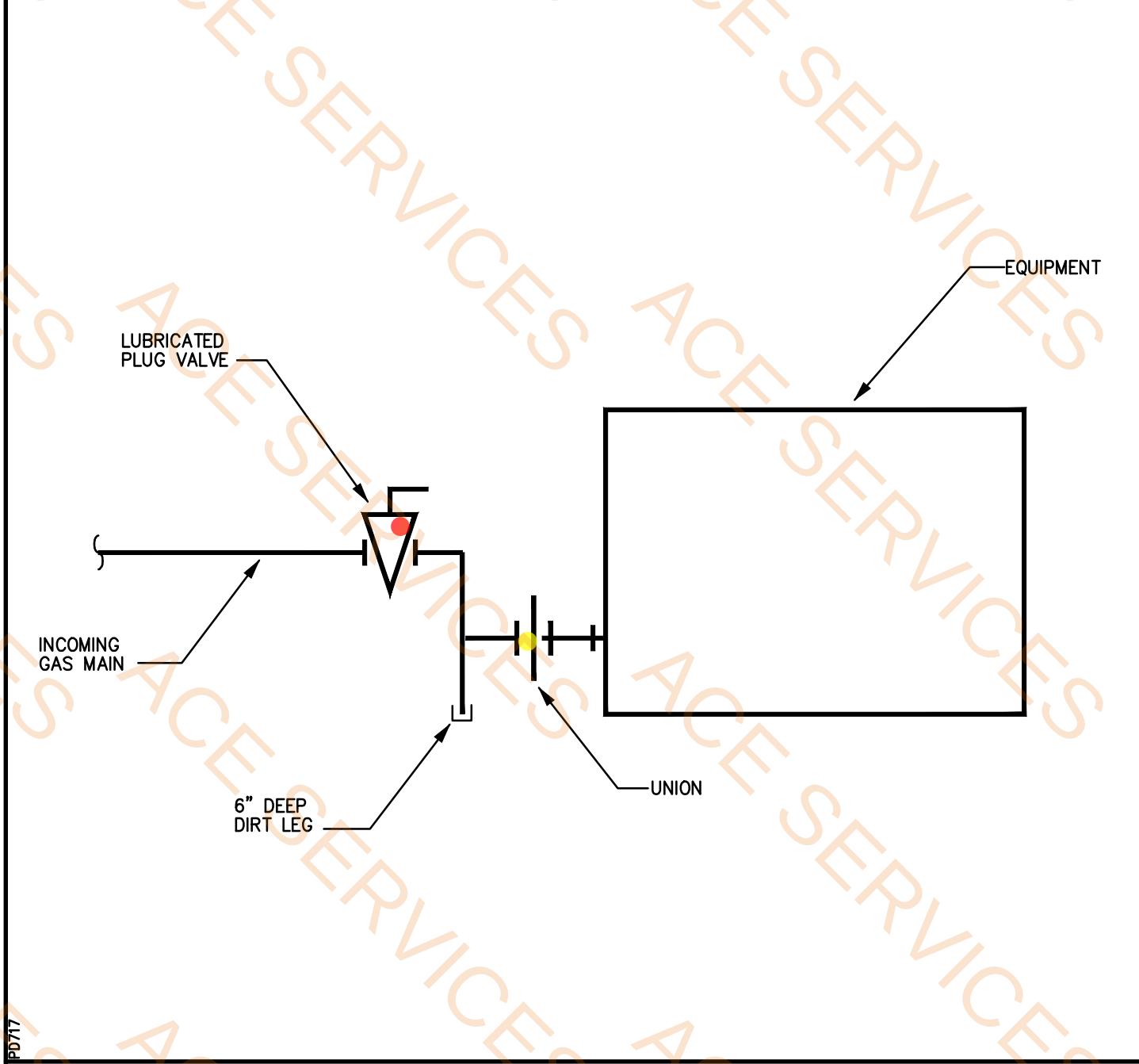
2 VENT THROUGH ROOF



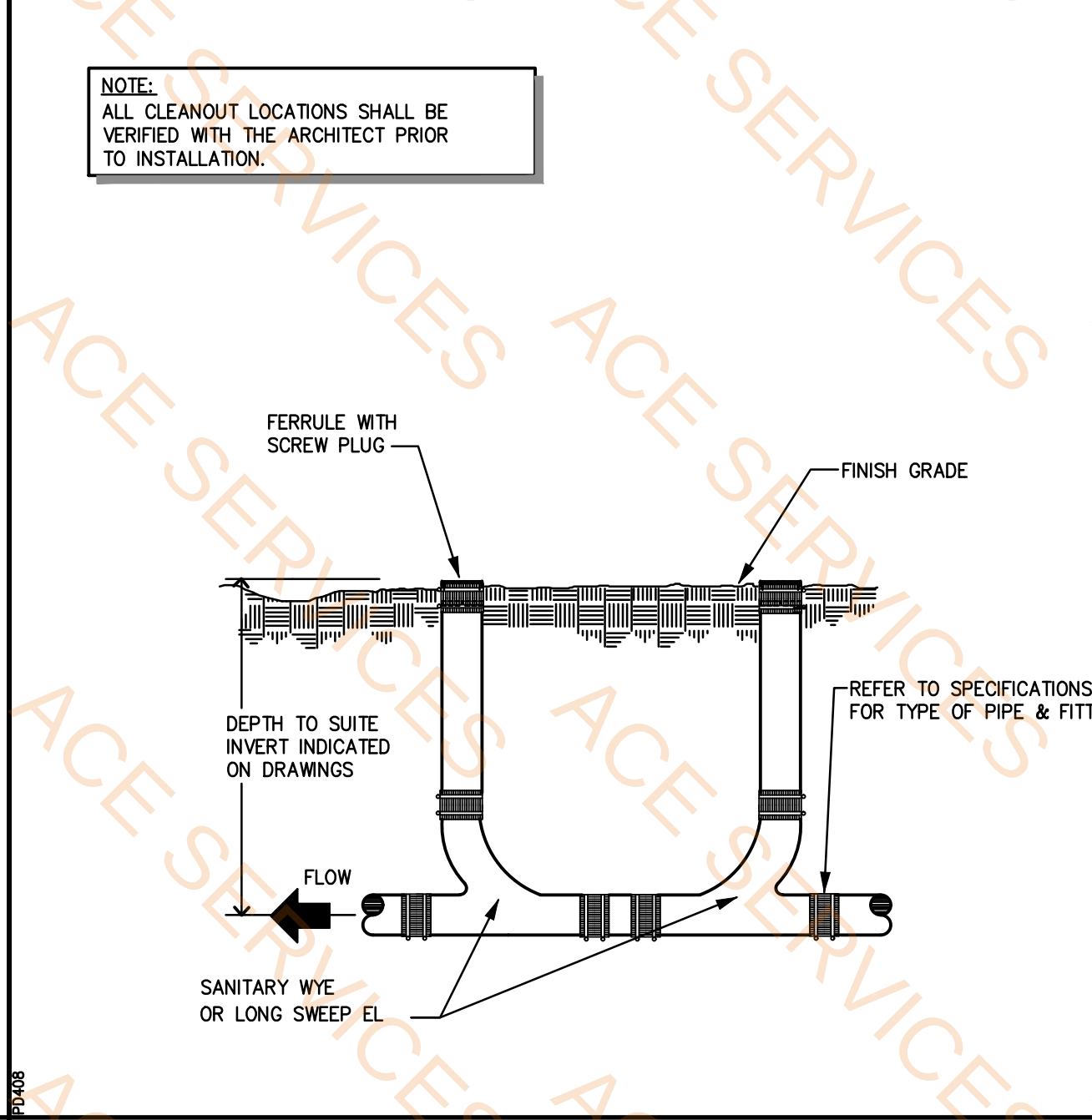
3 HOT WATER RECIRCULATING PUMP



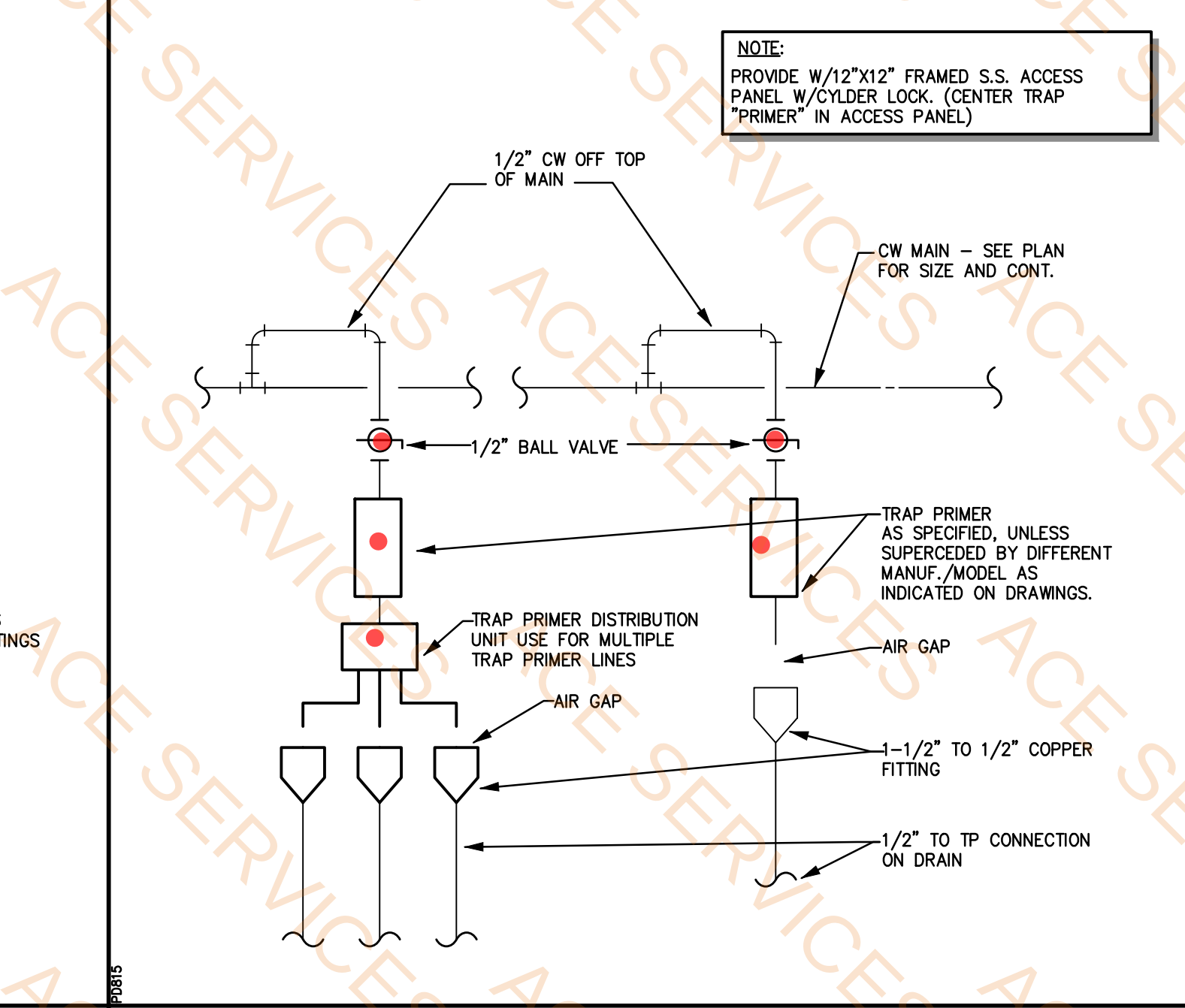
4 FLOOR DRAIN



5 GAS EQUIPMENT CONNECTION



6 TWO-WAY SURFACE CLEANOUT



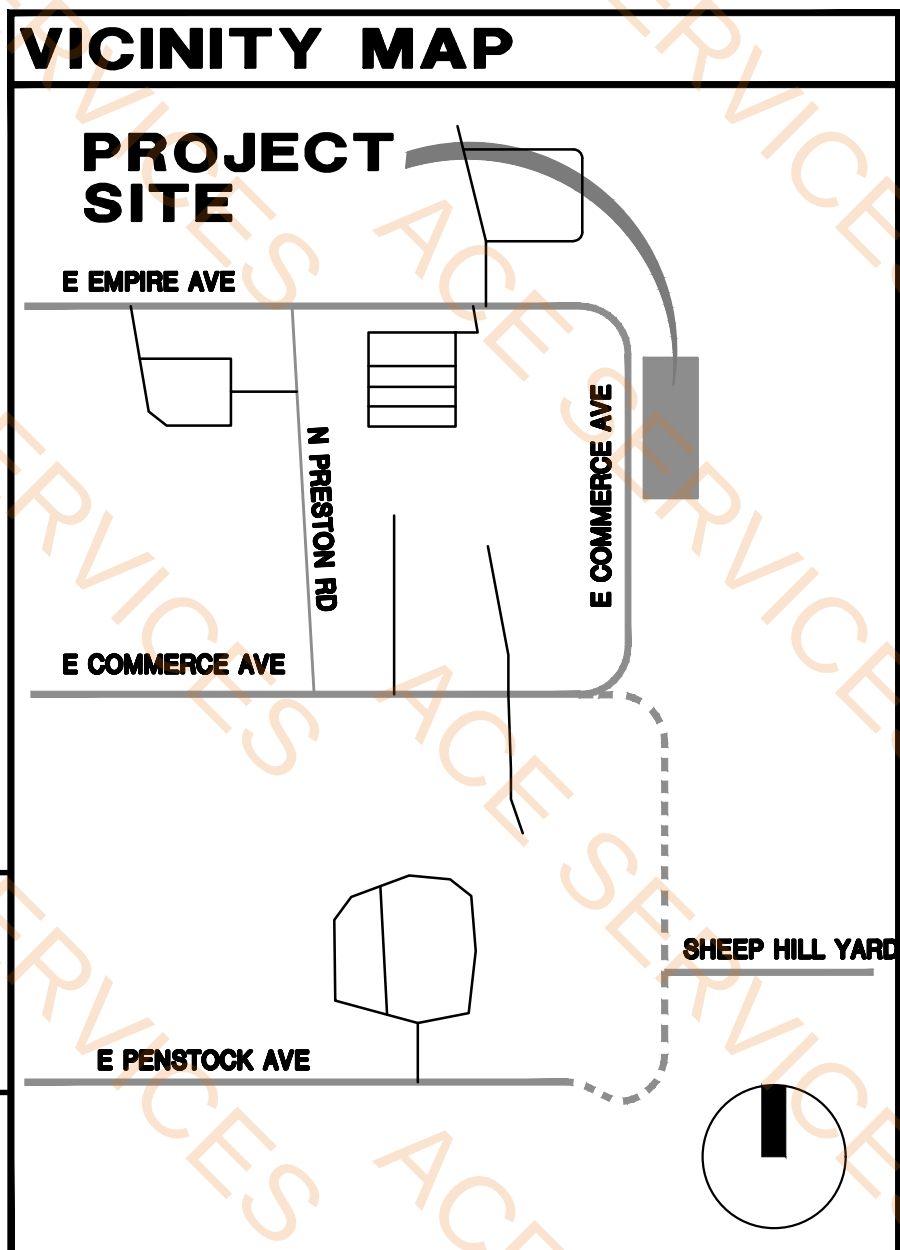
7 TRAP PRIMER PIPING

Legend		
Description	Quantity	Unit
1/2" ball valve	2	Count
5 degree differential aquastat 'Honeywell' Model L4006, 120 volt single phase	1	Count
Ball valve	5	Count
Check valve	1	Count
Check valve	2	Count
Dielectric union	3	Count
Gate valve	2	Count
Hose bibb	1	Count
Lubricated plug valve	1	Count
Pressure & temprature relief valve	1	Count
Thermometer	1	Count
Trap primer	3	Count
Union	3	Count

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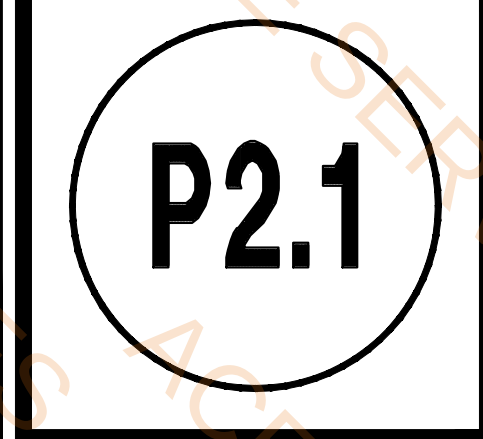
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Job no. 240605	checked LE/SC	drawn by BCR	date 08.01.25
revision CITY OF FLAGSTAFF REVIEW	revision 03/20/26	SHEET TITLE PLUMBING DETAILS	

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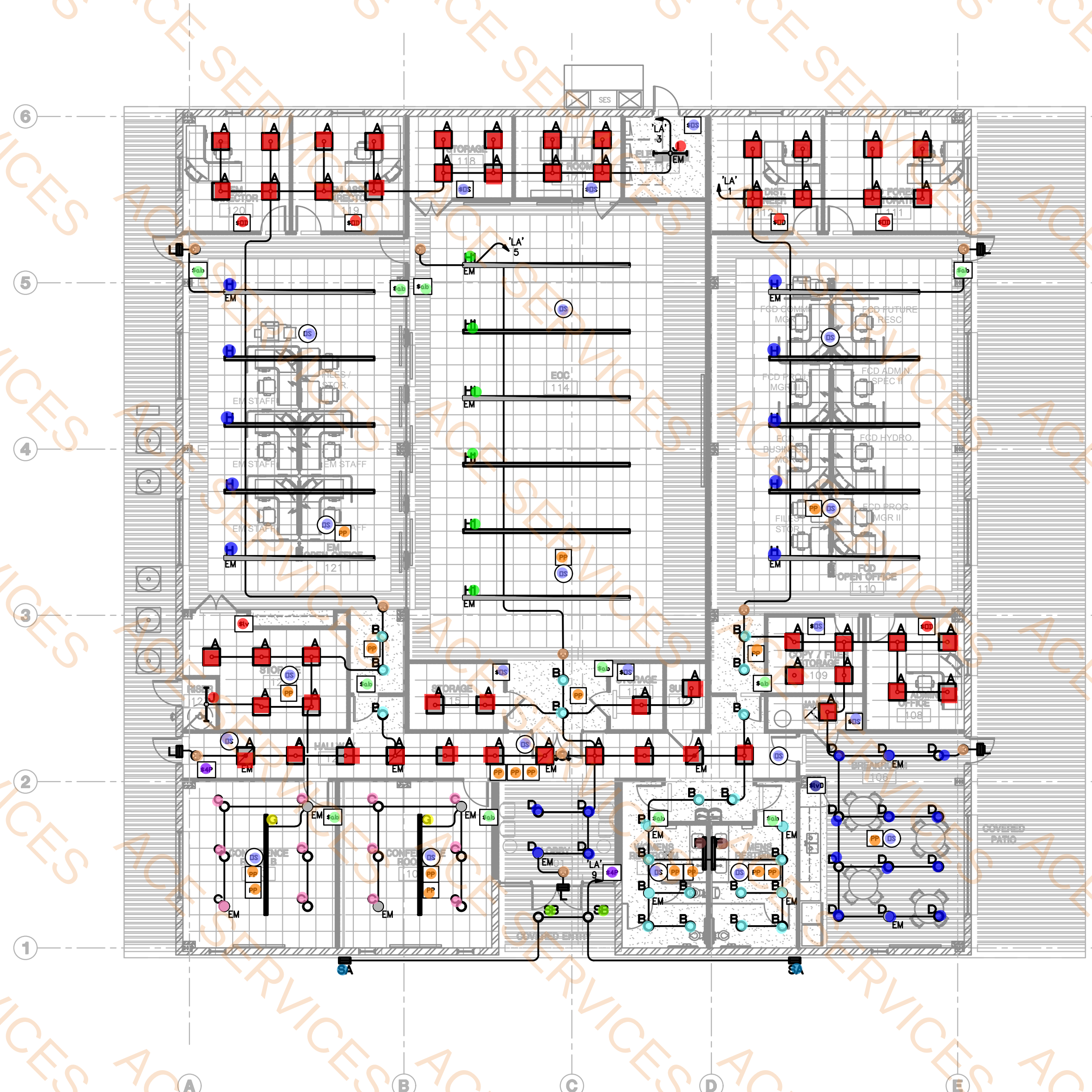
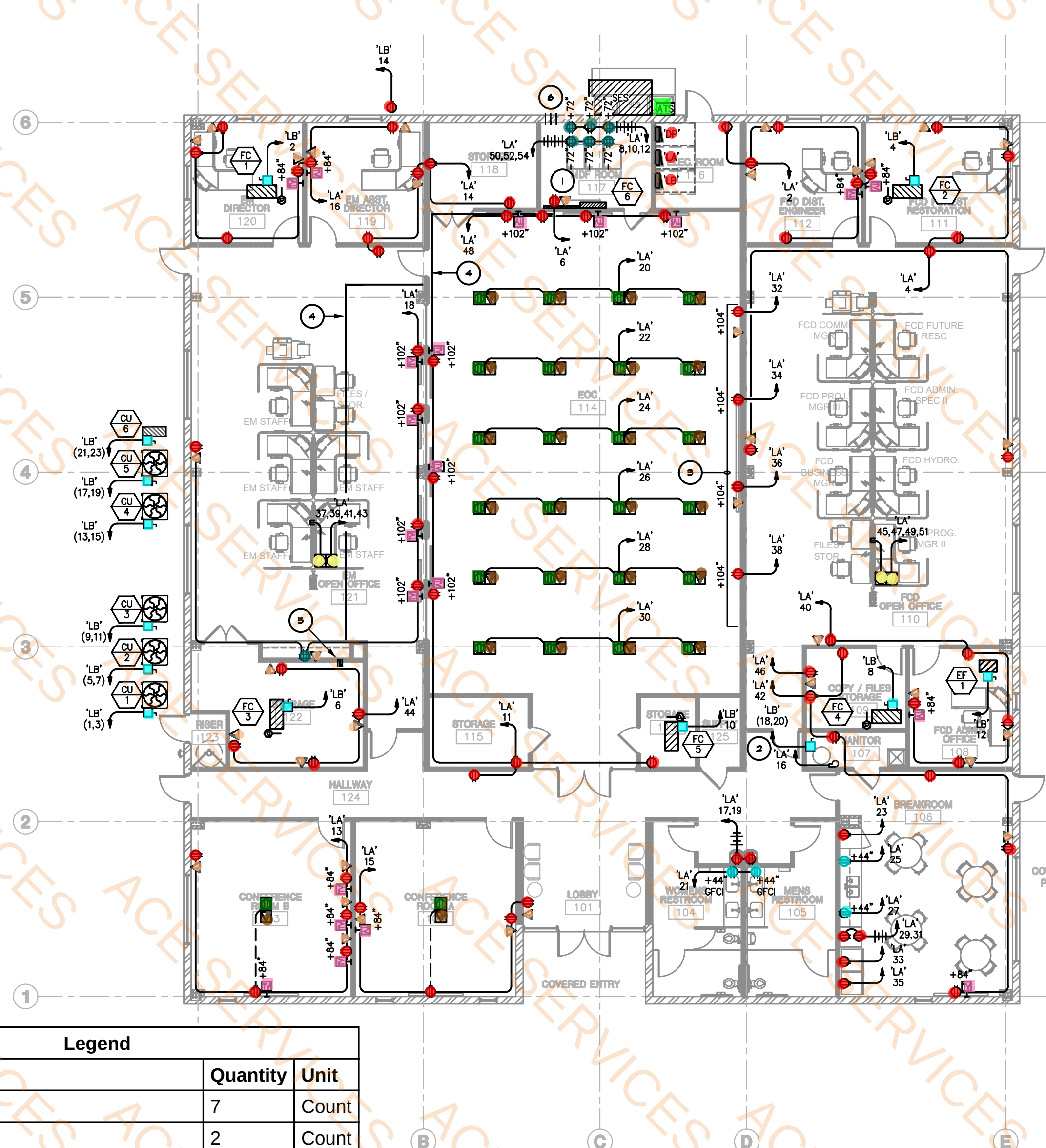




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Legend		
Description	Quantity	Unit
\$OS	7	Count
4P	2	Count
AB	11	Count
ATS	1	Count
A	53	Count
B	22	Count
C	12	Count
Double duplex receptacle	7	Count
DP	1	Count
Duplex convenience receptacle outlet	4	Count
D	16	Count
Duplex receptacle	76	Count
F	2	Count
Floor mounted duplex receptacle	26	Count
Floor mounted junction box	4	Count
Floor mounted telephone & data outlet	26	Count
Fused disconnect switch	13	Count
G	2	Count
H1	6	Count
H	10	Count
J	2	Count
LA	1	Count
LB	1	Count
LQM SW3RELN	10	Count
LVD	1	Count
LV	1	Count
OD	5	Count
OS	15	Count
PP	19	Count
SA	2	Count
SB	2	Count
Telephone & data outlet	36	Count
Television outlet	21	Count

AL POWER PLAN

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

GENERAL NOTE:
1. ALL MONITORS TO HAVE A DATA PORT EXCEPT IN BREAKROOM.

MOUNTING BOARD WITH #6 CU, GND TO METALLIC
1) 2" C. WITH PULL WIRE TO MAIN BUILDING TMB.
FOR EXACT LOCATION.

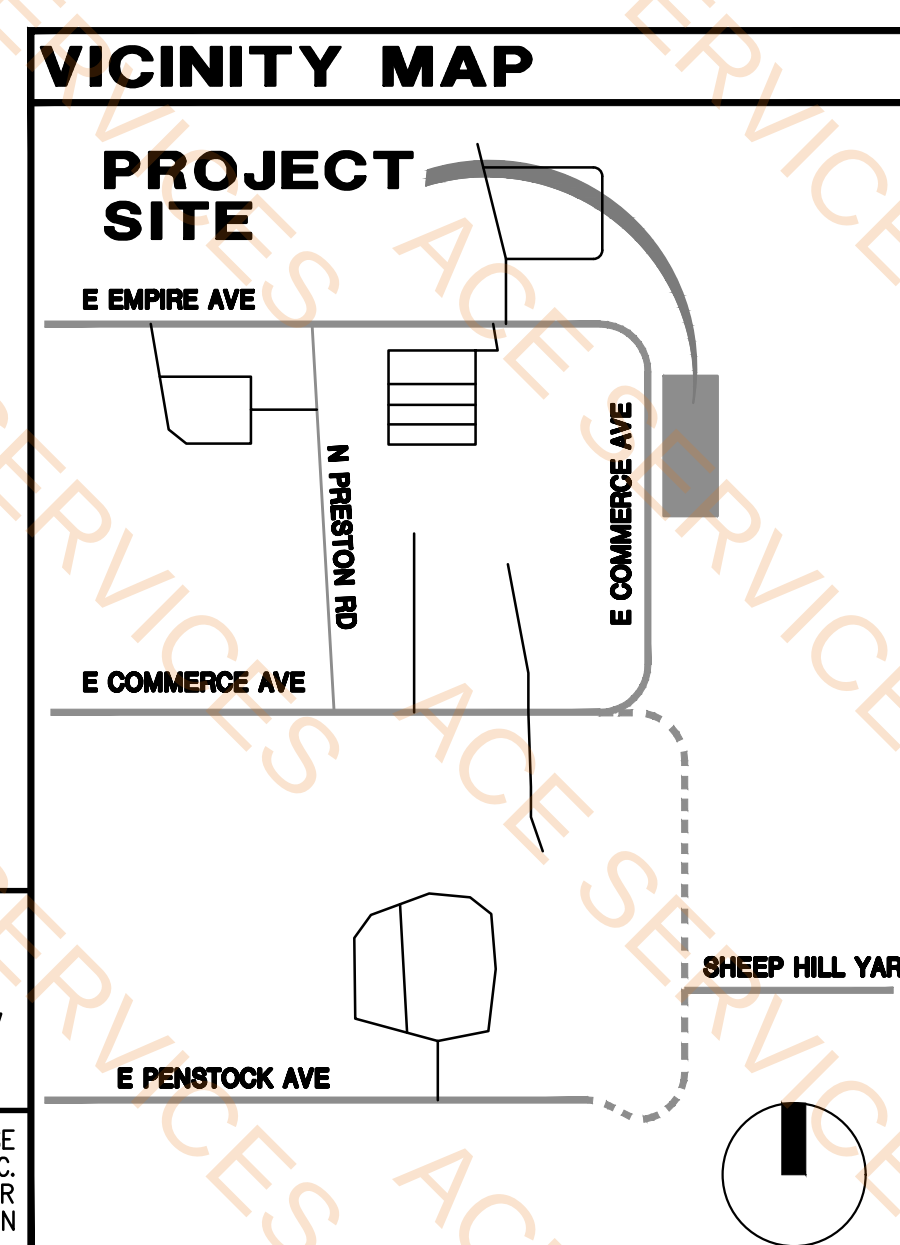
#10 CU, #10 GND, 3/4" C. COORDINATE WITH
VISUAL CONTRACTOR FOR EXACT REQUIREMENTS
COORDINATE WITH ARCHITECT/TENANT FOR EXACT
BID.

ON ON FACE OF SOFFIT FOR ACCESS FROM CABLE
TECT/TENANT PRIOR TO FINAL BID.

PLASTIC CONDUIT THRU WALL FROM ACCESS IN MDF
COORDINATE WITH ARCHITECT/TENANT PRIOR TO

ELECTICAL LIGHTING PLAN

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



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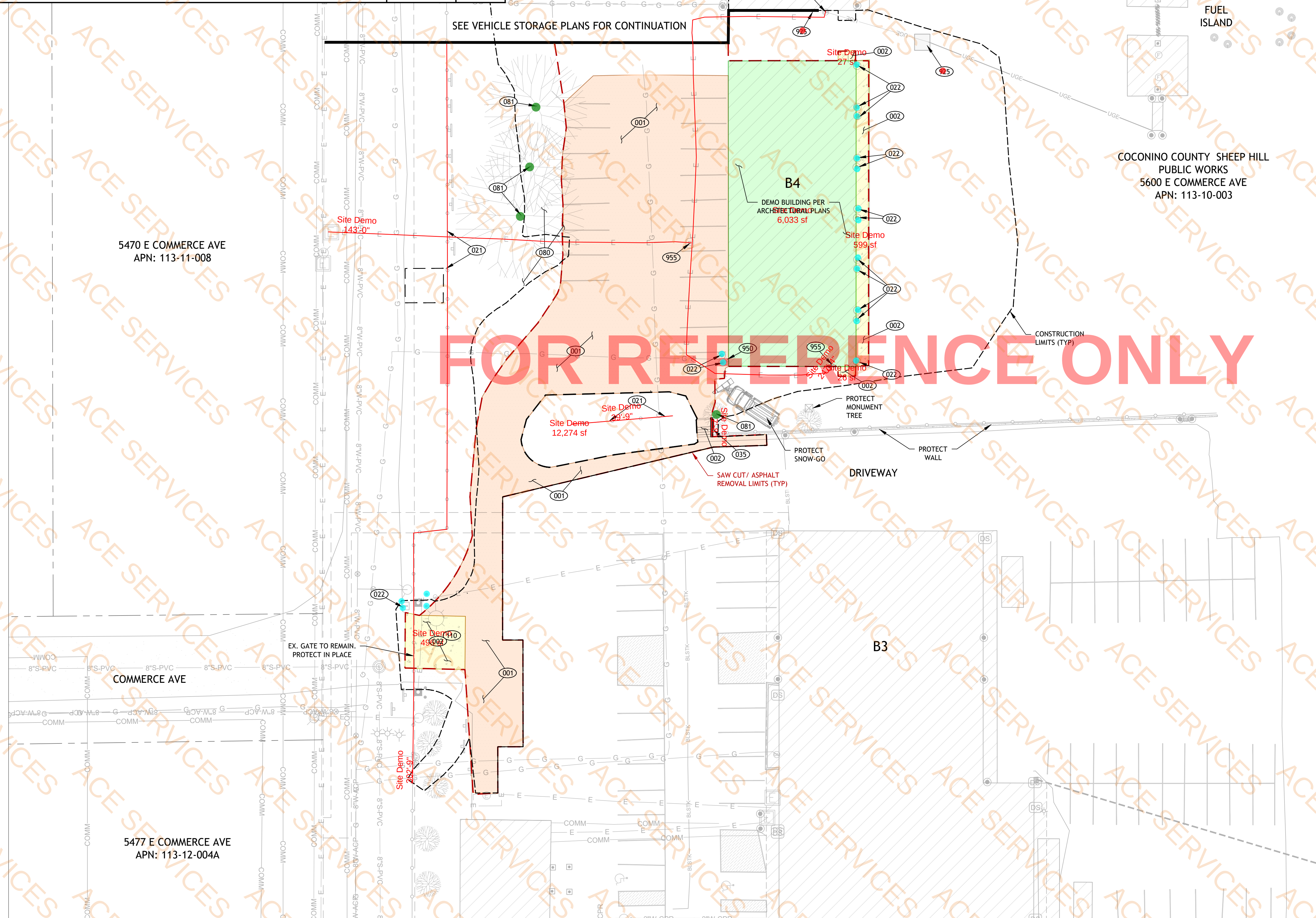
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08.01.25	LE/SC	BCR	1
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ELECTRICAL LIGHTING AND POWER PLAN			
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E1.0

Legend			
	Description	Quantity	Unit
	Existing asphaltic concrete pavement to be removed & dispose off	12,274	sf
●	Existing bollards to be removed & dispose off	18	Count
■	Existing building to be removed in its entirety	6,033	sf
■	Existing concrete pavement to be removed & dispose off	1,149	sf
／	Existing electric line to be relocated	390.34	ft
／	Existing fence to be removed & salvage	342.57	ft
●	Existing fuel shut off to be relocated	2	Count
／	Existing railroad ties to be removed	7.63	ft
●	Existing tree to be removed	4	Count



CONSTRUCTION NOTES

REMOVALS (000)

001 1,330 SY

Sawcut, remove & dispose asphaltic concrete pavement to limits shown.

002 1,175 SF
Remove & dispose Portland cement concrete to a neat sawcut at limits shown or the nearest joint.

021 20 LF (As required)
Remove & salvage fence.

022 15 EA
Remove & dispose bollard

035 5 EA
Remove & dispose railroad ties.

080 1 LS
Clear & grub within the construction limits.

081 4 EA
Remove & dispose tree and stump >12" dia.

Relocations & Adjustments (100)

110 1 LS
Pothole existing gate loop detector and relocate as needed for paving.

Coordination (900)

The following keynotes are informational for coordination purposes. See plans by others for design and details.

925

Relocate fuel shut off to the exterior of building B5 per MEP plans.

950 Remove & relocate gas service per Unisource Energy Services Plans. Coordinate relocation with UES.

955 Remove & relocate electric line per APS plans and electrical plans.
Coordinate relocation with APS.

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FLAGSTAFF, ARIZONA

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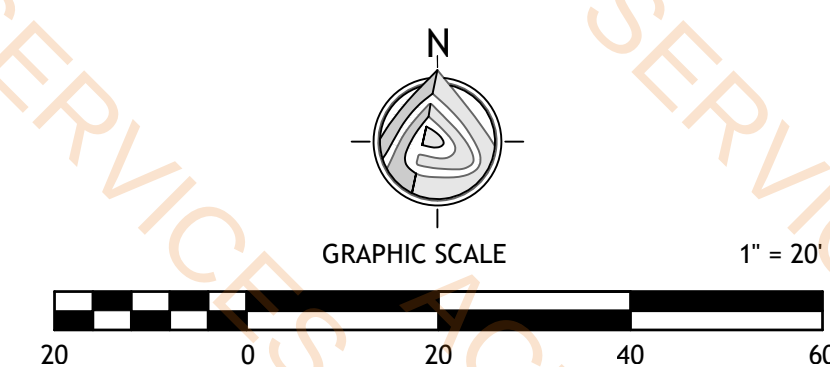
1730 EAST NORTHERN AVENUE
PHOENIX, AZ
ARCHITECTURE **PLANNING** **INTERIORS** **CONSTRUCTION MANAGEMENT** **602.943.7511**

date	checked	job no.
02-20-2026	CAL	24LEA03
drawn by	revision	
SU/DW		
SHEET TITLE		
DEMO		

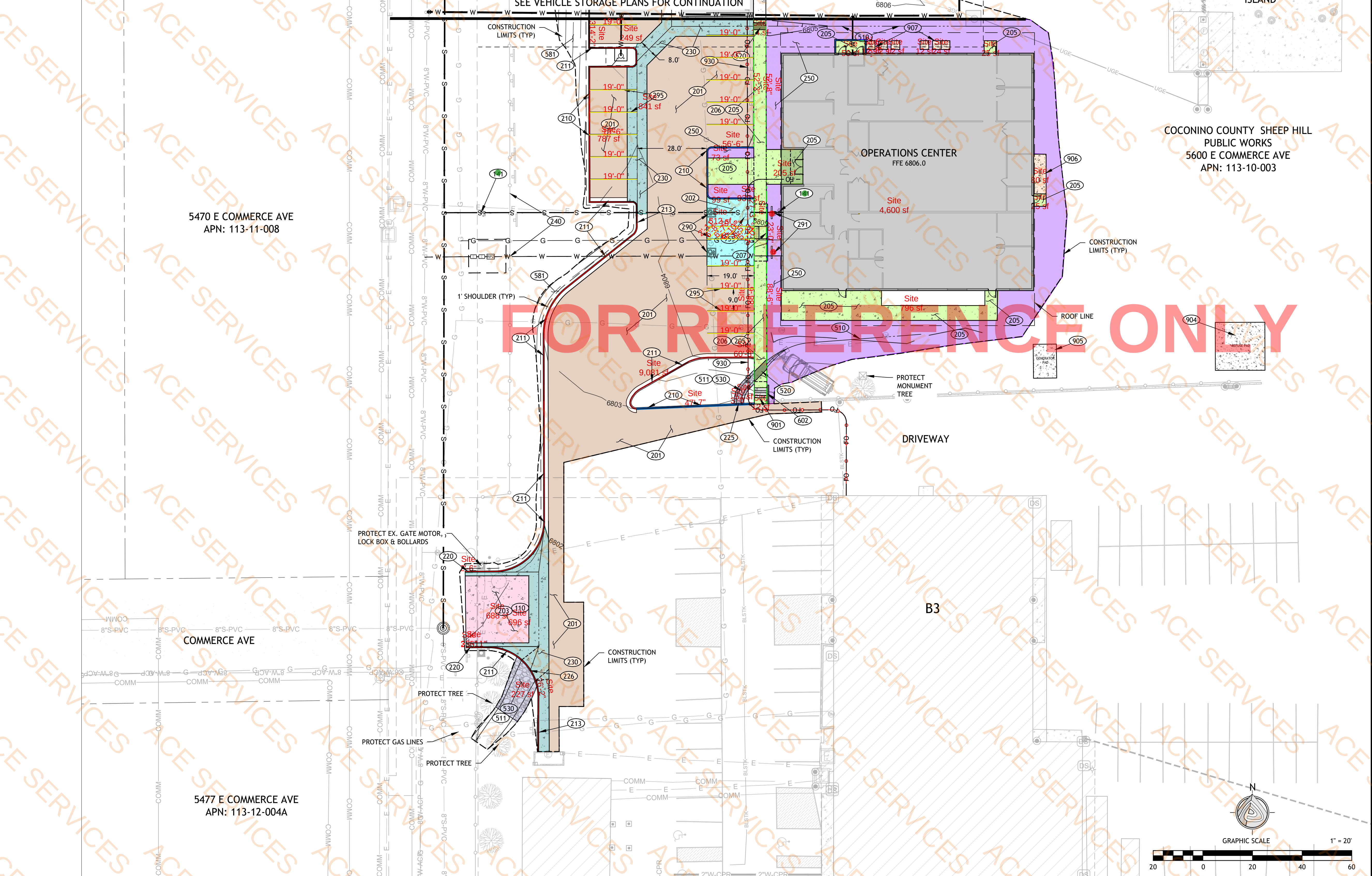
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C2.1



Description	Quantity	Unit
4"-6" riprap - A7	278	sf
4" asphalt concrete Detail A1-C2.0	10,118	sf
4" thick concrete sidewalk w/ 3" ABC stone	2,061	sf
4" thick rock mulch on weed barrier	4,772	sf
4" yellow striping	360.99	ft
6" concrete paving	153	sf
6" PCC pavement Detail-C2.0	512	sf
8" thick concrete apron reinf. w/ 6x6x10 GA WWM over 8" aggregate base course compacted over 6" subgrade	1,537	sf
9.5" PCC/4" ABC pavement Det. A3	688	sf
Ada parking sign post	2	Count
Concrete curb Size: 0'-8"x1'-6"	47.62	ft
Concrete curb Size: 0'-8"x1'-6"	102.23	ft
Depressed curb Size: 0'-6"x0'-8"	8.00	ft
Fiber optic wire	227.23	ft
Scupper	14	sf
Sewer cleanout	2	Count
Turndown edge reinf. w/ #4 cont. Size: 0'-6"x0'-8"	281.78	ft
Type-A vertical curb & gutter	434.50	ft



CONSTRUCTION NOTES

RELOCATIONS & ADJUSTMENTS (100)

110 1 LS
Pothole existing gate loop detector and relocate as needed for paving.

141 1 EA
Adjust sewer cleanout to finished grade per COF Eng. Det. 9-03-062.

NEW CONSTRUCTION (200)

201 1,095 SY
4" AC / 7" ABC pavement section per Det. A1, Sheet C2.0. Type 'B' pavement edge at all unsupported edges per MAG Std. Det. 201.

202 515 SF
6" PCC/4" ABC per Detail A2, Sheet C2.0.

203 690 SF
9.5" PCC / 4" ABC pavement section per Det. A3.

205 2,060 SF
4" PCC/3" ABC sidewalk per MAG Std. Det. 230. Concrete per MAG Spec. 340 modified to include 5% to 55 air entrainment. Pin sidewalk at to buildings at doorway landings.

206 110 LF
Turndown per Det. A4, Sheet C2.0.

207 1 EA
Parallel curb ramp per MAG Std. Det. 238-3. Cast iron detectable warning per COF Std. Det. 10-10-043.

210 180 LF
Type 'A' single curb per MAG Std. Det. 222. No 6" reveal at back of curb typical.

211 325 LF
Type 'A' vertical curb and gutter per MAG Std. Det. 220-1.

213 35 LF
Type 'A' vertical curb and gutter per MAG Std. Det. 220-1, modified with a 4" wide gutter pan, 1" deep.

220 NPI
Curb Termination per MAG Std. Det. 222.

225 1 EA
Curb opening per Detail A10, Sheet C2.0.

226 1 EA
Curb opening per Detail A8, Sheet C2.0.

230 1,540 SF
8" Valley Gutter per COF Eng. Det. 8-06-010.

240 20 LF
Type 1 chain link fence without barbed wire per ADOT Std. Dwg. C-12-20.

250 200 SY
4" thick rock mulch on weed barrier. Coordinate color/type with owner.

290 1 LS
ADA parking stall striping per Sheet A2.0.

291 2 EA
ADA parking sign per Sheet A2.0. Van plaque required on 11-ft stalls.

295 1 LS
4" white parking stall stripe per the MUTCD & ADOT Spec. 708.

DRAINAGE (500)

510 170 LF
Grade "V" swale.

511 55 LF
Grade trapezoidal swale per Detail A9, Sheet C2.0.

520 1 EA
Scupper per MAG Std. Det. 203.

530 32 SY
4"-6" Riprap.

581 60 SY
Hydroseed disturbed slopes per COF Eng. Stds. Sect. 13-17-002-0005.5. Seed mix shall be COF native seed mix, provide material submittal for approval.

Walls (600)

The following keynotes are informational for coordination purposes. See plans by others for design and details.

602
Retaining wall per structural plans, architectural plans.

COORDINATION (900)

The following keynotes are informational for coordination purposes. See plans by others for design and details.

901
Handrail and Stairs, CIP retaining wall per architect's plans, Sheet A2.0.

904
Refuse pad per architect's plans Sheet A2.0. Coordinate location with architect.

905
Generator and pad per architect's and MEP plans, including size and location.

906
SES pad per MEP plans, including size and location.

907
Mechanical equipment pad architectural and MEP plans, including size and location.

930
Fiber optic per MEP plans.

955
Remove & relocate electric line per APS plans and electrical plans. Coordinate relocation with APS.



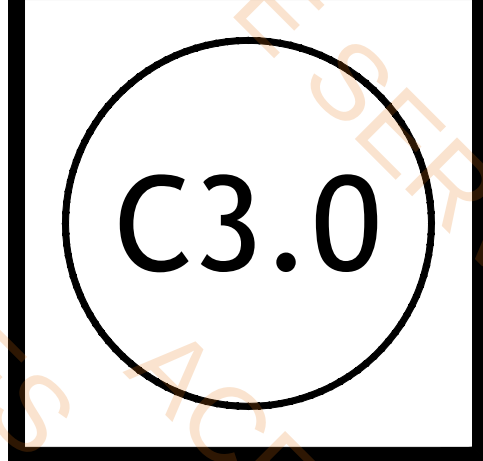
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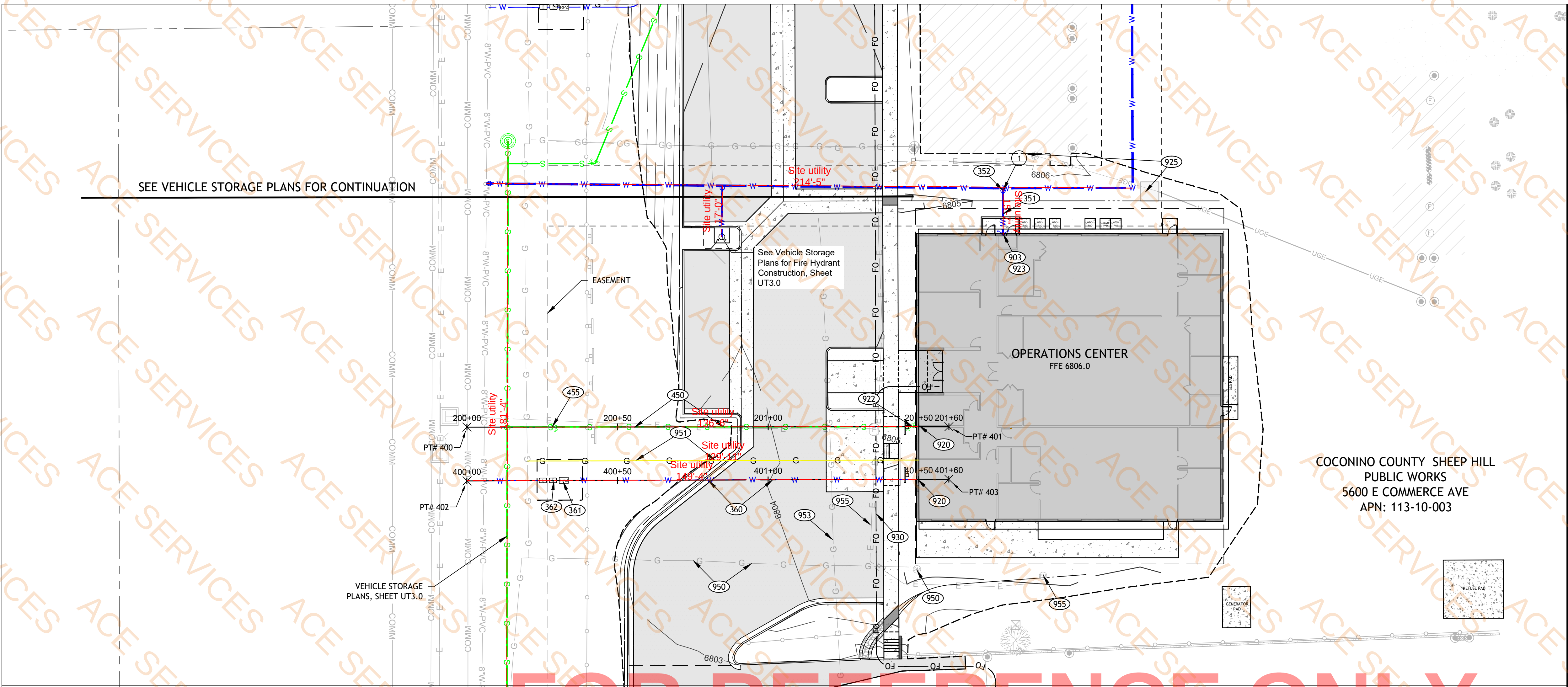
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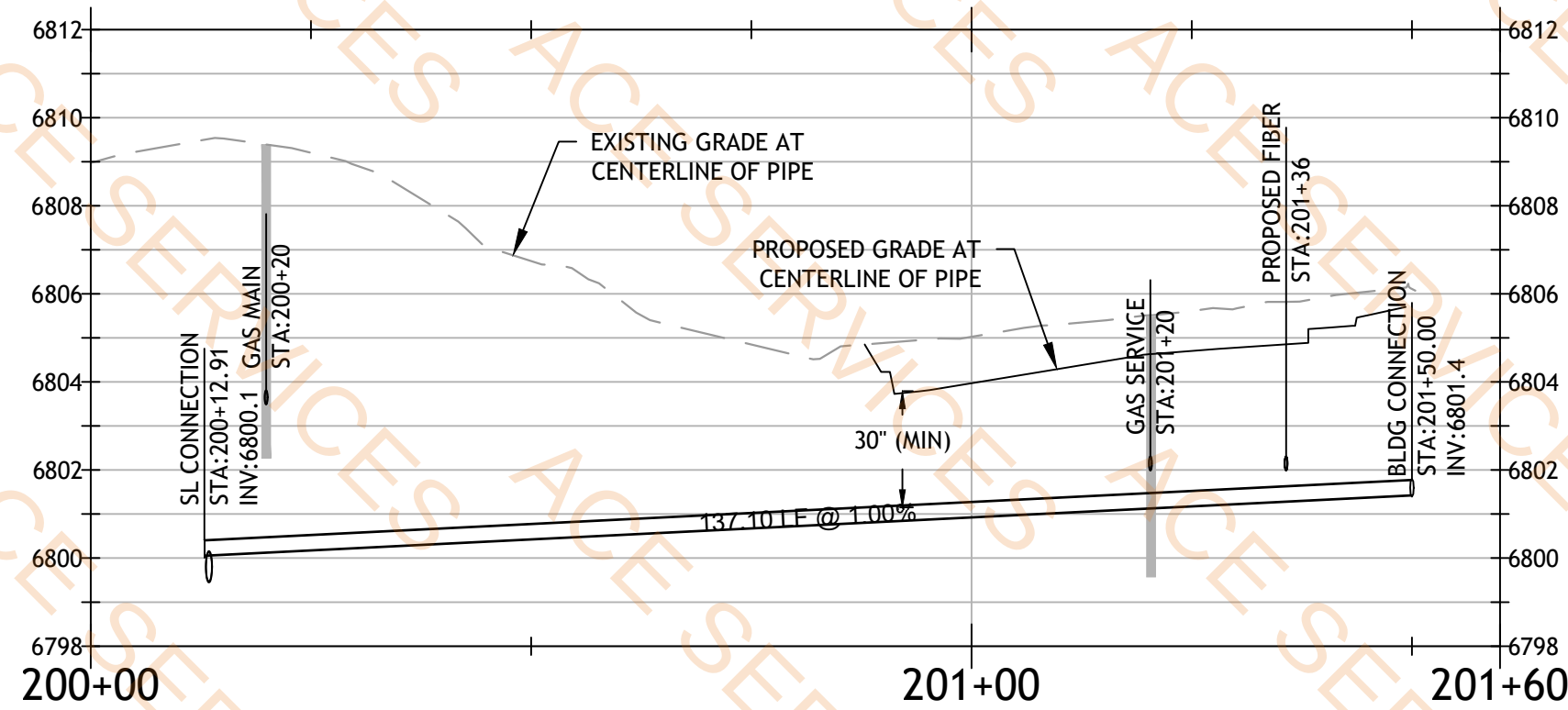
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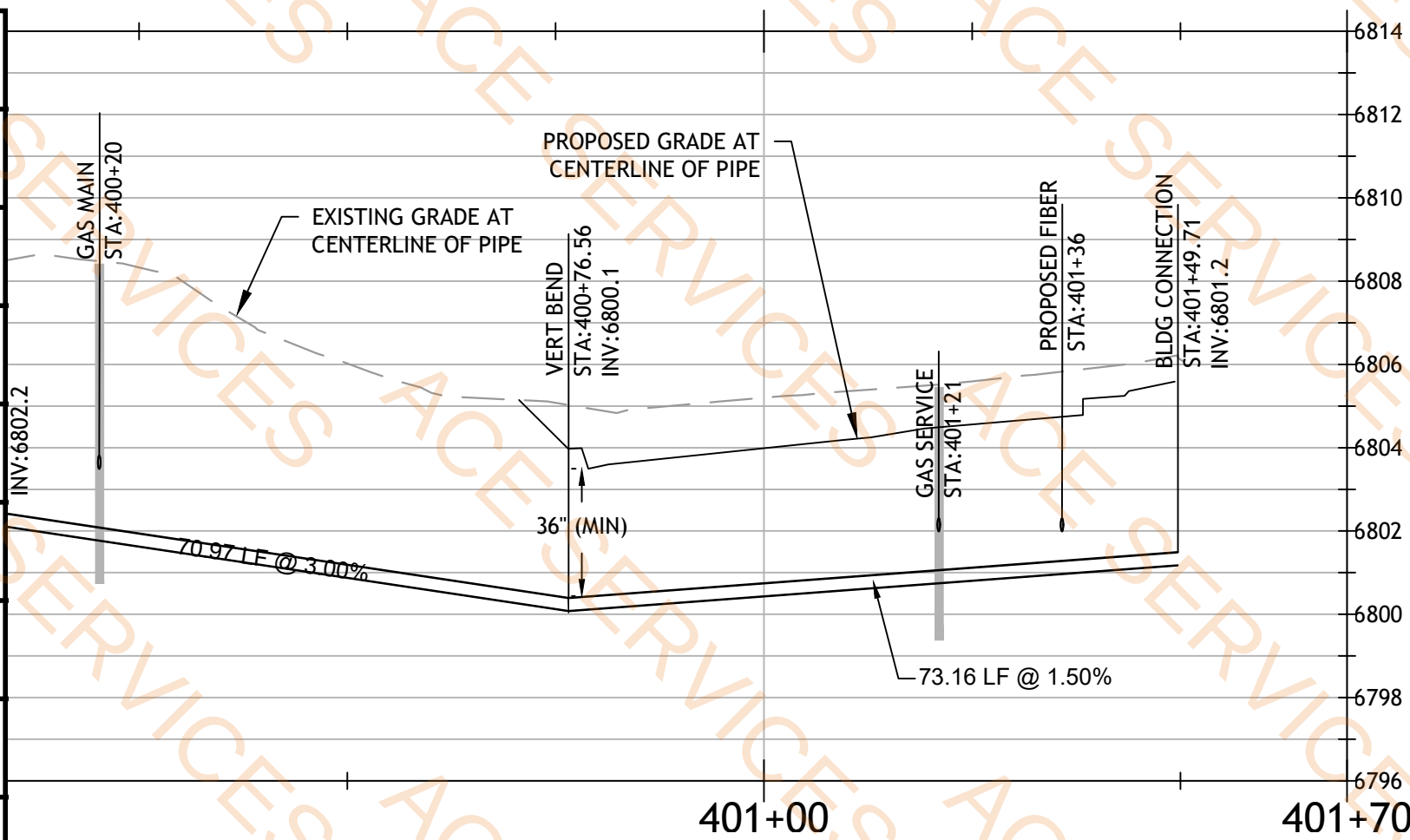
OPERATION CENTER SEWER SERVICE

HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 4'



OPERATION CENTER WATER SERVICE

HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 4'



Legend

Description	Quantity	Unit
1.5" ball valve	1	Count
1.5" pressure reducing valve	1	Count
1.5" RPA backflow preventer	1	Count
2" copper Water pipe	396.25	ft
4" SDR-35 PVC sanitary Sewer line	317.83	ft
Existing gas meter & services to be removed	1	Count
Gas line	129.96	ft
Gate valve	1	Count

CONSTRUCTION NOTES

Water (300) (Private)
351 15 LF
Class 350 DIP fire service line. Line size to be determined by fire protection engineer. Trenching per COF Eng. Dets. 9-01-030 (T-Top), 9-01-031 (paved) and 9-01-032 (unpaved). Fully restrain all joints per MAG Std. Det. 303. Tracer wire per COF Eng. Det. 9-01-020, including all wires, valve boxes, covers and anodes. Polywrap DIP per MAG Specifications. Includes all fittings.

352 1 EA
Gate valve, class 250, epoxy coated, resilient seat, per MAG Std. Det. 301, modified to have a 6" thick concrete footing. Box, cover, and assembly per COF Eng. Det. 9-03-060 & 9-03-062.

360 145 LF
2" copper water service. Trenching per COF Eng. Dets. 9-01-030 (T-Top), 9-01-031 (paved) and 9-01-032 (unpaved).

361 1 EA
1.5" RPA backflow preventer per COF Engineering Detail 9-06-072. Includes ASSE 1060 certified enclosure per Detail 9-06-072, Hubbel Power Systems Hotbox or approved equal. Installation includes drain and drain pipe. See electrical for power to enclosure. Easement location is approximate, no boundary survey was completed for this project verify easement prior to setting meter box.

362 1 EA
1.5" ball valve and 1.5" pressure reducing valve (PRV freeze proof) in traffic rated meter box per COF Eng. Det. 9-03-080A.

Sewer (400) (Private)

450 140 LF
4" SDR-35 PVC sanitary sewer service. Connect to sewer main per MAG Std. Det. 440-1, modified as follows, exclude electronic marker ball. Trenching per COF Standard Details 9-01-030 (T-top), 9-01-031 (paved) or 9-01-032 (unpaved).

455 1 EA
Two way sewer cleanout per Detail 6, Sheet P2.0 of the Vehicle Storage Plumbing Plans with modified lid per MAG Std. Det. 441 and collar per COF Eng. Det. 9-03-062.

Coordination (900)

The following keynotes are informational for coordination purposes. See plans by others for design and details.

903
FDC per architect's and MEP plans.

920
Utility service connection and continuation per MEP plans.

922
Cleanout per MEP plans.

923
See fire sprinkler plans for continuation.

925
Relocate fuel shut off to the exterior of building B5 per MEP plans.

930
Fiber Optic per MEP plans.

950 1 OS
Remove gas service and meter per Unisource Energy Services plans. Coordinate removal with UES.

951 1 LS
New gas service & meter per MEP & Unisource Energy Services plans. Coordinate with UES.

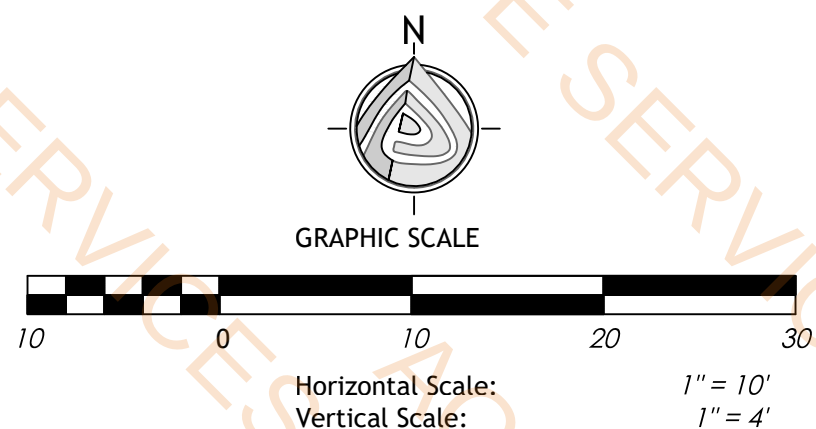
953 1 LS
Confirm ex. gas line is still in service. If in service, pothole gas service and confirm existing gas service meets Unisource Energy Services (UES) minimum cover and depth requirements. Relocate gas service if cover is less than the minimum based on new improvements. Coordinate design and relocation with UES.

955
Remove electric line per APS plans and electrical plans. Coordinate relocation with APS.

WATERLINE FITTINGS

1 TEE

CONTROL POINT TABLE		
Point #	Northing	Easting
400	83575.06	85534.68
401	83575.20	85694.68
402	83557.20	85534.73
403	83557.74	85694.66



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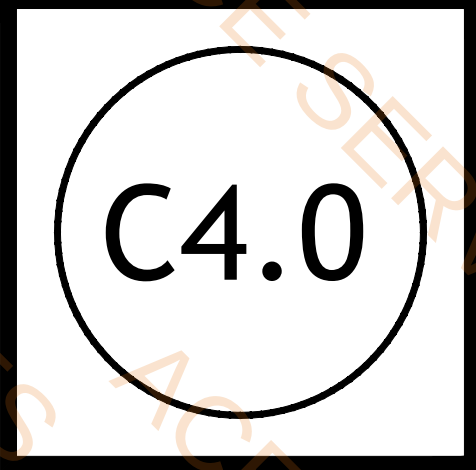
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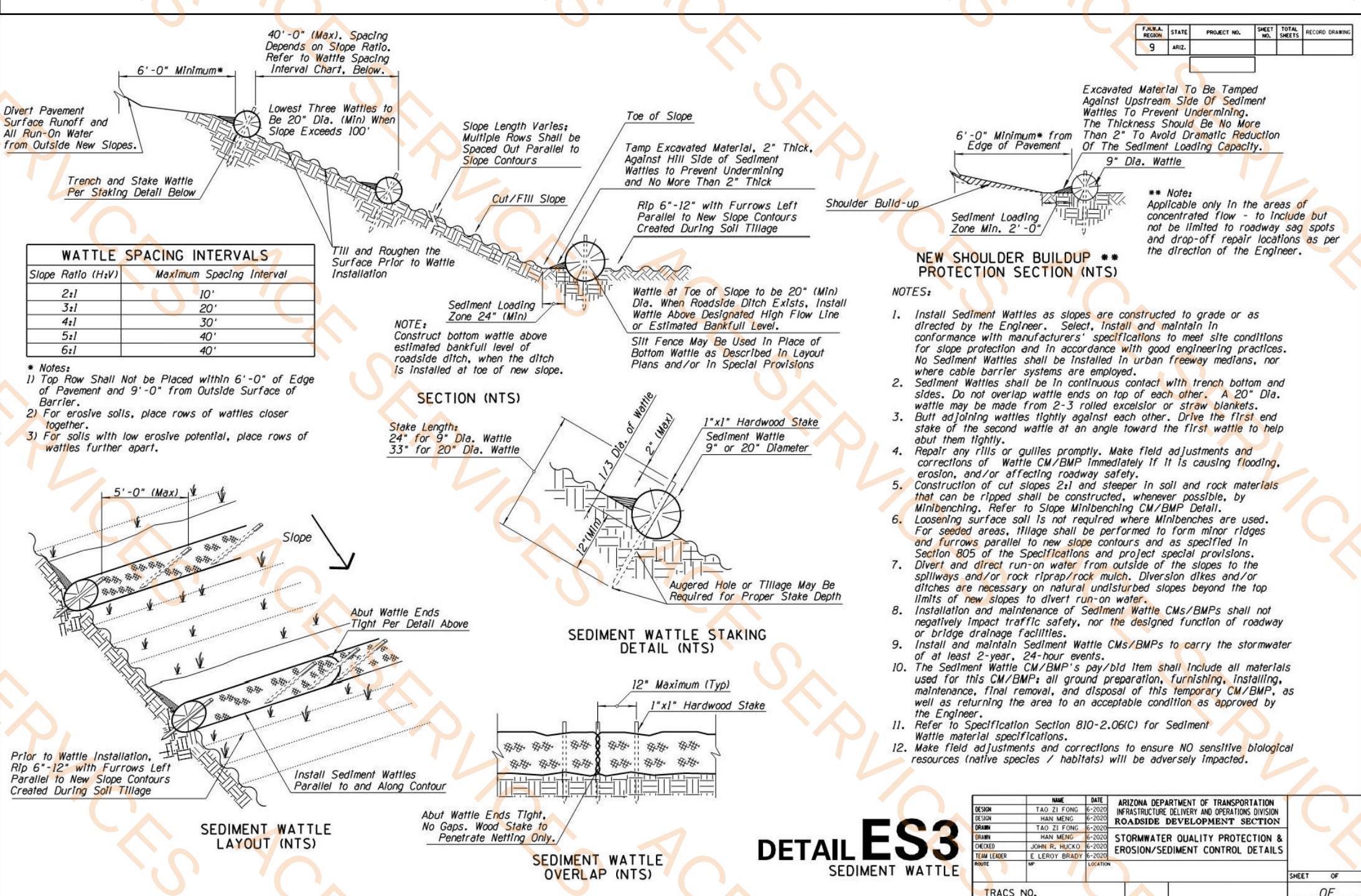
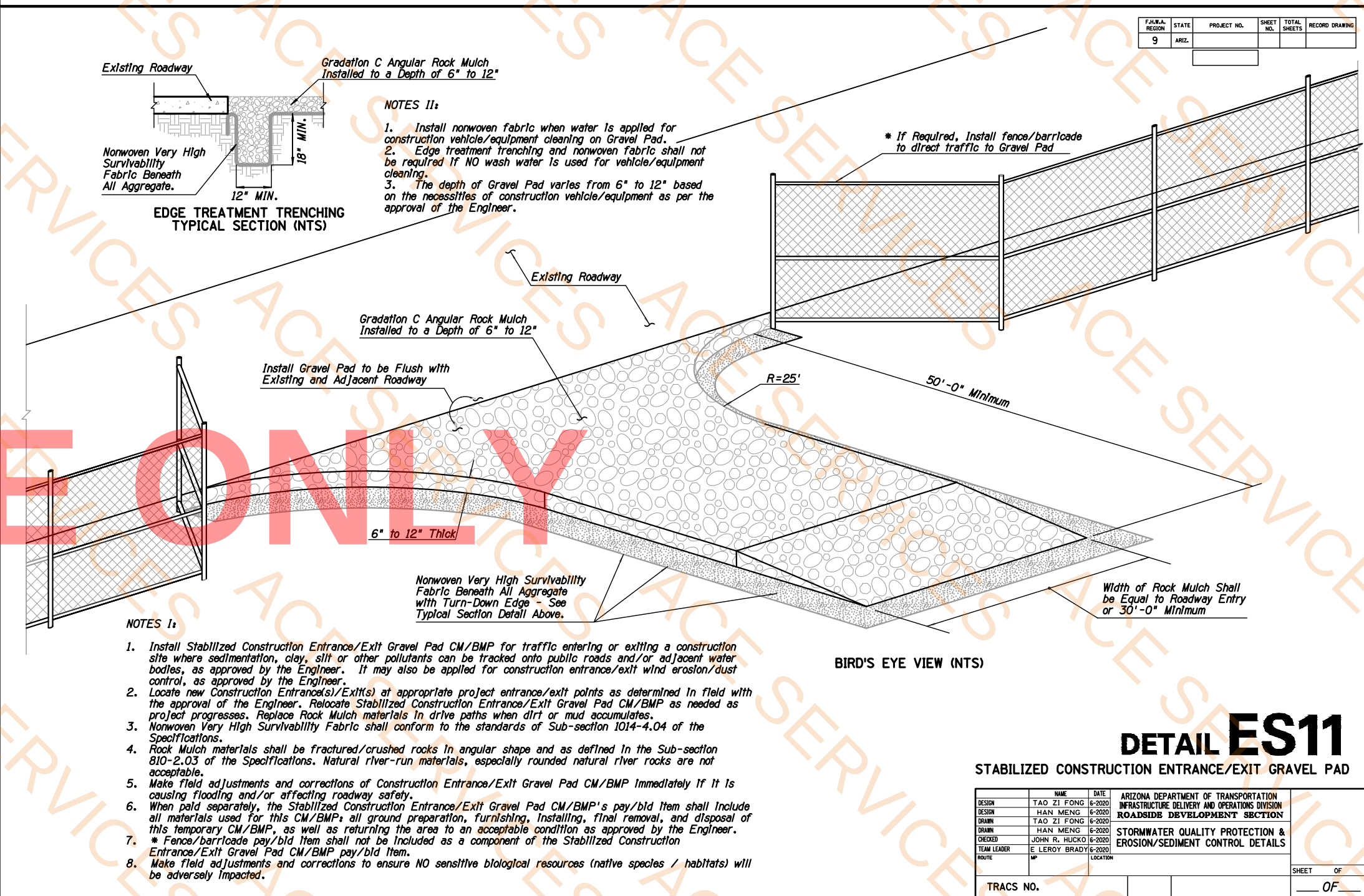
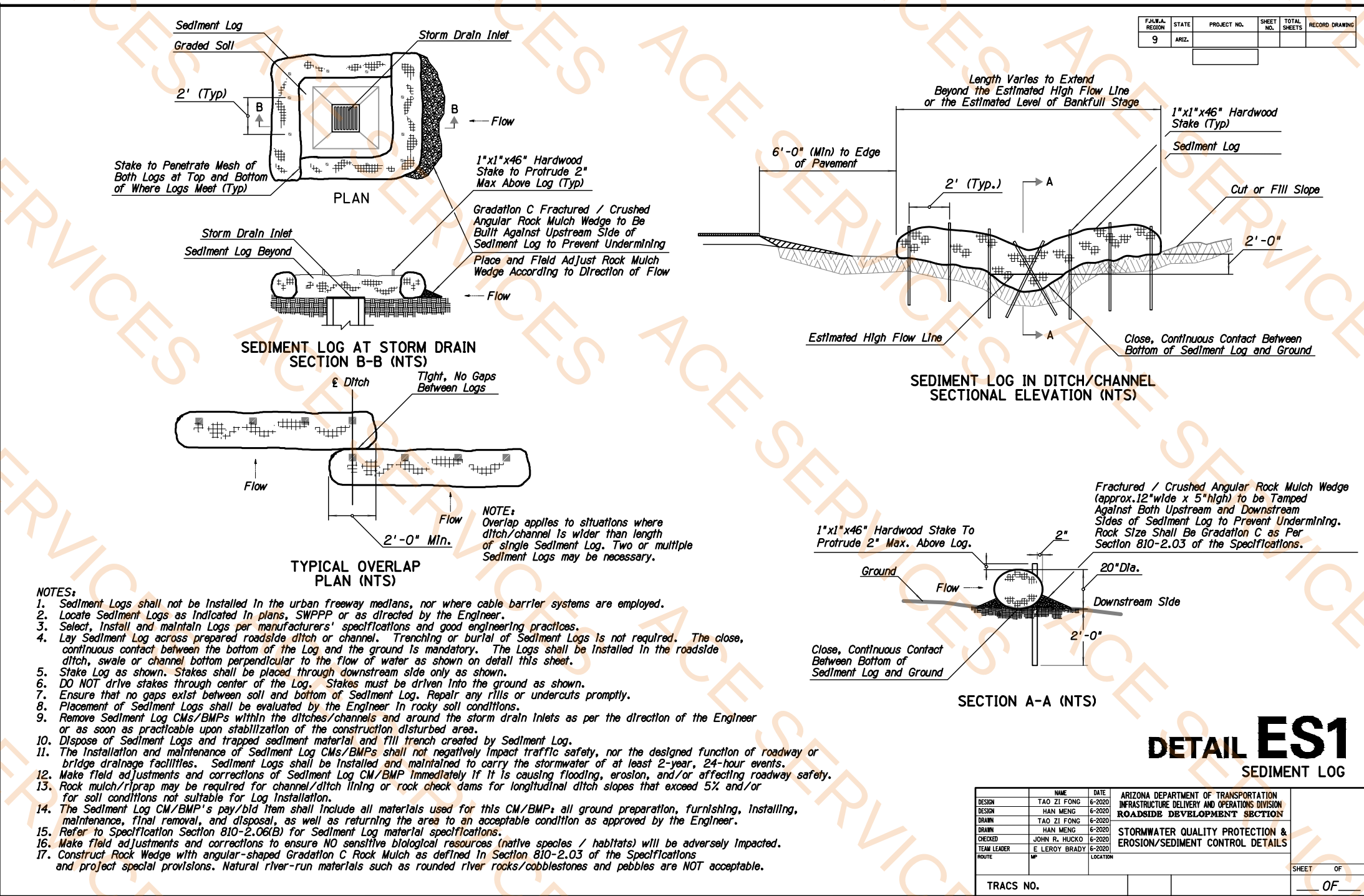
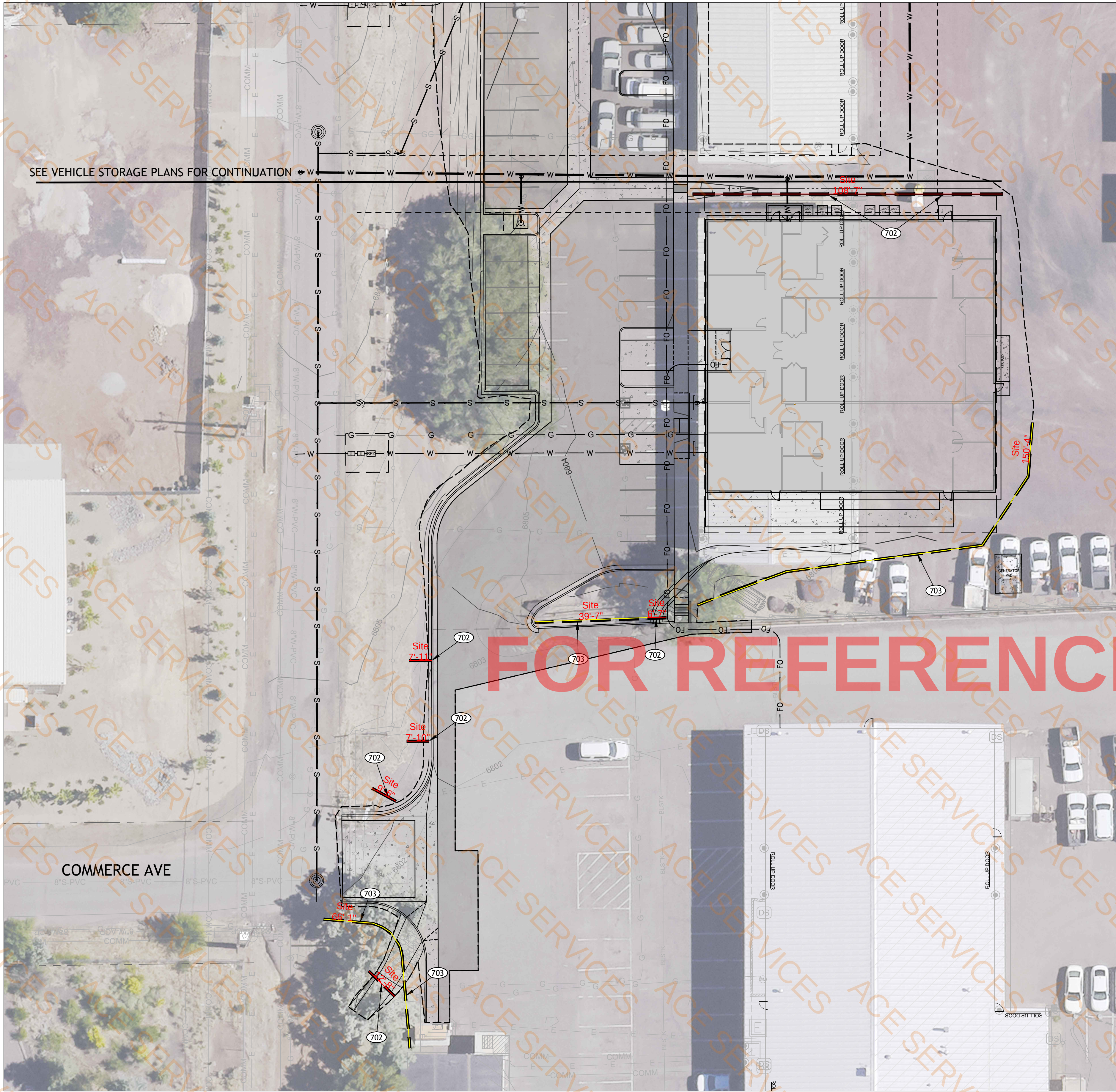
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1730 EAST NORTHERN AVENUE
ARCHITECTURE PLANNING INTERIORS

PHOENIX, AZ
602.943.7511
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CONSTRUCTION NOTES

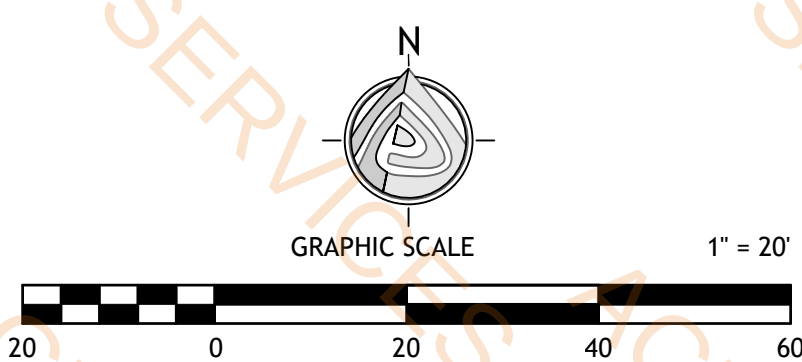
- 701 1 EA
Concrete washout. Concrete washout shall be contained and properly disposed of upon completion of construction. Contractor to determine location on property.
- 702 1 LS
Construct stabilized construction entrance/exit gravel pad per Detail ES11.

Legend

Description	Quantity	Unit
9" sediment wattle	255.99	ft
20" sediment wattle	153.05	ft
Concrete washout	1	Count

LEGEND

SEDIMENT WATTLE/LOGS

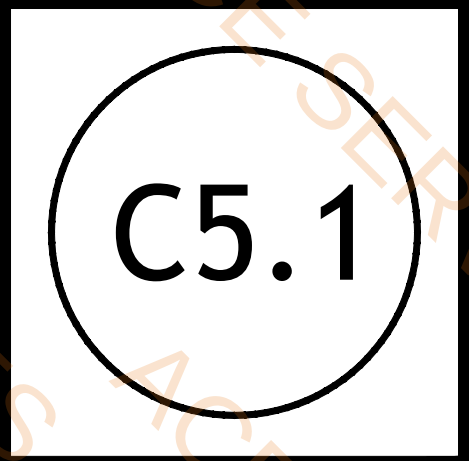


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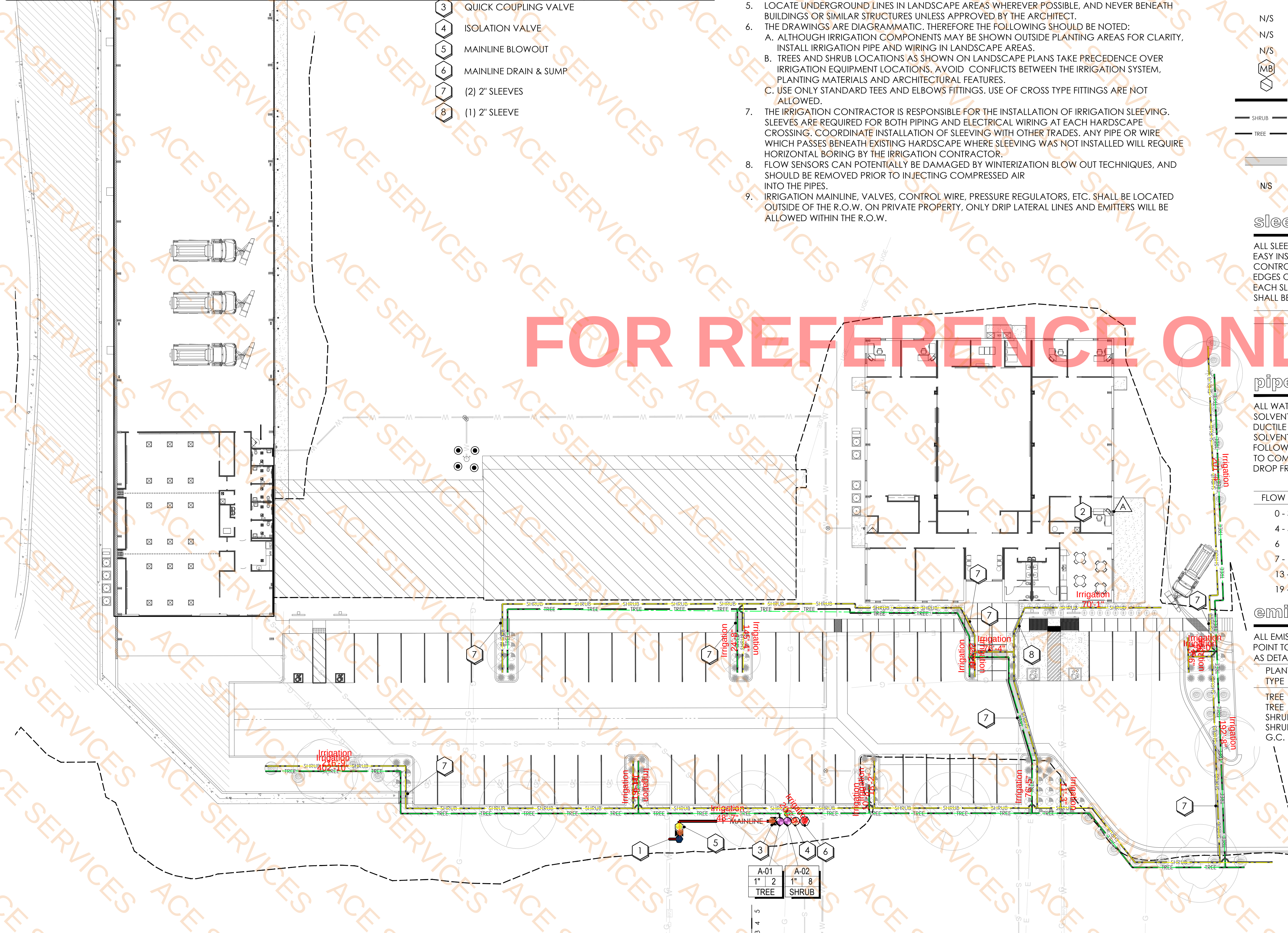
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EROSION CONTROL PLAN				



Legend			
Description		Quantity	Unit
 1" backflow prevention unit		1	Count
 1" mainline pipe		48.55	ft
 3/4" lateral shrub line		1,093.28	ft
 3/4" lateral tree line		958.89	ft
 Isolation valve NIBCO 4660 series PVC ball valve		2	Count
 Mainline blowout		1	Count
 Mainline drain & sump		1	Count
 Quick coupling valve hunter HQ-44-LRC-AW w/ locking cover & LK cover key		1	Count
 Remote control valve w/ pressure regulator: Hunter ICZ-101-25 series		2	Count



emitter notes

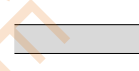
1. INSTALL BOWSMITH #ML200 SERIES MULTI-PORT & #SL200 SERIES SINGLE-PORT EMITTERS PER EMITTER SCHEDULE. DO NOT SUBSTITUTE SINGLE EMITTERS FOR MULTI-PORT EMITTERS.
2. INSTALL ALL EMITTERS UP SLOPE FROM PLANT MATERIAL.
3. INSTALL EMITTERS A MAXIMUM OF 8" FROM SHRUB PIT LOCATIONS AND 24" FROM TREE PIT LOCATIONS.
4. USE RIGID 3/4" CLASS 200 PVC AS EMITTER LATERALS THROUGHOUT AS SHOWN PER PLANS. USE RIGID 1/2" SCHEDULE 40 PVC AS DISTRIBUTION LATERALS THROUGHOUT AS REQUIRED. 1/2" DISTRIBUTION LATERALS ARE NOT SHOWN ON PLANS. SEE EMITTER DETAILS FOR DIRECTIONS OF USE.
5. INSTALL FLUSH VALVE END CAPS AT ENDS OF LATERAL PIPES AS SHOWN PER PLANS. INSTALL ALL FLUSH VALVE END CAPS IN A MINIMUM 9" ROUND, LOCKING VALVE BOX.
6. INSTALL ALL EQUIPMENT AS PER MANUFACTURERS' INSTRUCTIONS AND SPECIFICATIONS AND PROVIDE 100% WATER COVERAGE TO ALL TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS.
7. IRRIGATION CONTRACTOR SHALL ENSURE EACH PLANT RECEIVES ADEQUATE WATER COVERAGE TO SUSTAIN A HEALTHY CONDITION.
8. EMITTER QUANTITIES SHOWN IN 'IRRIGATION SUMMARY' ARE ESTIMATED. CONTRACTOR TO VERIFY.

notes

1. THIS IRRIGATION HAS BEEN DESIGNED AS A WINTERIZED SYSTEM.
2. A MAINLINE DRAIN AND A SUMP IS TO BE PLACED AT THE TERMINUS OF THE MAINLINE RUN.
3. FLUSH VALVES ARE TO BE PLACED AT THE TERMINUS OF ALL LATERAL LINES AND MAINLINE.
4. CONTRACTOR SHALL INSTALL MAINLINE DRAINS AT END LOCATIONS ON MAINLINE AND FITTINGS AT POINTS OF CONNECTION AS REQUIRED FOR AIR PRESSURIZATION OF MAINLINE AND PIPING TO VOID THE SYSTEM OF WATER FOR WINTERIZATION. CONTRACTOR SHALL PROVIDE OWNER WITH COPIES OF PROCEDURES FOR WINTERIZING AND ACTIVATING THE IRRIGATION SYSTEM.
5. LOCATE UNDERGROUND LINES IN LANDSCAPE AREAS WHEREVER POSSIBLE, AND NEVER BENEATH BUILDINGS OR SIMILAR STRUCTURES UNLESS APPROVED BY THE ARCHITECT.
6. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE THE FOLLOWING SHOULD BE NOTED:
 - A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPE AREAS.
 - B. TREES AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS AND ARCHITECTURAL FEATURES.
 - C. USE ONLY STANDARD TEES AND ELBOWS FITTINGS. USE OF CROSS TYPE FITTINGS ARE NOT ALLOWED.
7. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH LANDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
8. FLOW SENSORS CAN POTENTIALLY BE DAMAGED BY WINTERIZATION BLOW OUT TECHNIQUES, AND SHOULD BE REMOVED PRIOR TO INJECTING COMPRESSED AIR INTO THE PIPES.
9. IRRIGATION MAINLINE, VALVES, CONTROL WIRE, PRESSURE REGULATORS, ETC. SHALL BE LOCATED OUTSIDE OF THE R.O.W. ON PRIVATE PROPERTY, ONLY DRIP LATERAL LINES AND EMITTERS WILL BE ALLOWED WITHIN THE R.O.W.

irrigation materials schedule

NOTES: THIS IRRIGATION SYSTEM TO USE THE FOLLOWING EQUIPMENT OR APPROVED EQUAL. REFER TO IRRIGATION DETAILS, NOTES AND SCHEDULES FOR ADDITIONAL INFORMATION. N/S DENOTES SYMBOL NOT SHOWN ON PLANS FOR CLARITY.

	1" SERVICE CONNECTION AND METER BOX: CONTRACTOR TO VERIFY WORKING CONDITION PRIOR TO UTILIZING EXISTING EQUIPMENT
	1" BACKFLOW PREVENTION UNIT
	CONTROLLER AND RAIN SWITCH: HUNTER I CORE IC -800-SS - (8) STATION CONTROLLER IN METAL WALL MOUNT STAINLESS STEEL ENCLOSURE WITH HUNTER RAIN CLICK SENSOR. MINIMUM NUMBER OF (8) STATIONS AND MOUNTING PER PLAN. X = CONTROLLER ID. FINAL LOCATION TO BE DETERMINED IN FIELD BY OWNER AND LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION. ELECTRICAL POWER SOURCE BY OTHERS.
	ISOLATION VALVE: NIBCO 4660 SERIES PVC BALL VALVE, LINE SIZE.
	QUICK COUPLING VALVE: HUNTER HQ-44 -LRC -AW , WITH LOCKING COVER AND LK COVER KEY.
	REMOTE CONTROL VALVE WITH PRESSURE REGULATOR: HUNTER ICZ-101-25 SERIES. SELF-FLUSHING ELECTRIC REMOTE CONTROL VALVE AND 25 PSI PRESSURE REGULATOR. SIZE AS INDICATED. INSTALL ONE ISOLATION VALVE PER TAP (TWO CONTROL VALVES MAX.) UPSTREAM FROM THE CONTROL VALVES.
	PRESSURE REGULATOR & WYE FILTER: SENNINGER 3/4" PRESET PRESSURE REGULATOR (40 PSI) AND 3/4" AG PRODUCTS WYE FILTER WITH 150 MESH SCREEN.
N/S	FLUSH CAP: PVC END CAP.
N/S	DRIP EMITTER, TREE: BOWSMITH ML220 SERIES, MULTI-PORT 2 G.P.H DRIP EMITTER.
N/S	DRIP EMITTER, SHRUB: BOWSMITH SL210 SERIES, SINGLE-PORT 1 G.P.H. DRIP EMITTER.
	MAINLINE BLOWOUT SEE DETAIL 'M' SHEET L7.02
	MAINLINE DRAIN & SUMP SEE DETAIL 'U', SHEET L7.03
	1.0" MAINLINE PIPE
	SHRUB 3/4" LATERAL LINE, SHRUB
	TREE 3/4" LATERAL LINE, TREE
	PVC SLEEVE: SCHEDULE 40 PVC SLEEVE. SIZE PER SLEEVING SCHEDULE AND/OR IRRIGATION PLANS.
N/S	DISTRIBUTION TUBING (SPAGHETTI): 0.25" X 0.17" NOMINAL, WITH DISCO BPS-187 BUG PLUG STAKES AND/OR DISCO BP-187 BUG PLUGS.

sleeving schedule

ALL SLEEVING SHALL BE SCHEDULE 80 PVC AND INSTALLED WITH A MIN. OFFSET AT ALL JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF THE IRRIGATION LINES. MAINLINE PIPE, LATERAL PIPE, AND CONTROL WIRE SHALL BE PLACED IN SEPARATE SLEEVES. EXTEND ALL SLEEVES AT LEAST 12" BEYOND THE EDGES OF THE PAVEMENT AND "MARK" LOCATION BY DRIVING A 12" REBAR STAKE NEAR THE END OF EACH SLEEVE (TOP OF REBAR STAKE SHALL BE A MIN. OF 6" BELOW FINISH GRADE). SIZE OF SLEEVES SHALL BE AS FOLLOWS:

PIPE SIZE	SLEEVE SIZE	PIPE SIZE	SLEEVE SIZE
1/2" TO 3/4"	2" MINIMUM	2-1/2" TO 3"	6" MINIMUM
1" TO 1-1/2"	3" MINIMUM	4"	8" MINIMUM
2"	4" MINIMUM	6"	12" MINIMUM

pipe sizing schedule

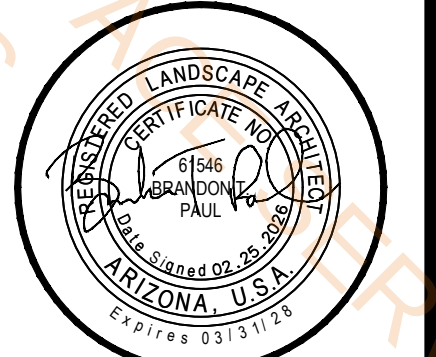
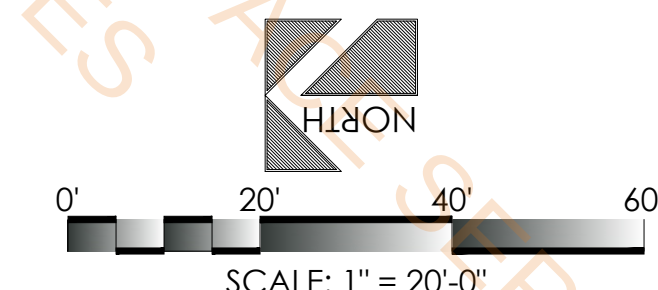
ALL WATER SERVICES TO BE TYPE K COPPER. MAINLINE LESS THAN 3" SHALL BE A MINIMUM SCHEDULE 40 SOLVENT WELD. ALL MAINLINE PIPE 3" AND LARGER SHALL BE A MINIMUM CLASS 200 RING TYPE PIPE WITH DUCTILE IRON FITTINGS AND THRUST BLOCKING. ALL 1/2" LATERAL PIPE SHALL BE A MINIMUM CLASS 315 SOLVENT WELD. ALL LATERAL PIPE 3/4" AND ABOVE SHALL BE A MINIMUM CLASS 200 SOLVENT WELD. THE FOLLOWING PIPE SIZES ARE THE MINIMUM SIZES ALLOWED. PIPE SIZES SHOWN ON THE PLANS MAY BE LARGER TO COMPENSATE FOR HYDRAULIC LOSSES. SIZE ALL LATERAL PIPE TO MAINTAIN A MAXIMUM 10% PRESSURE DROP FROM THE VALVE TO THE MOST DISTANT POINT(S). ALL PVC FITTINGS SHALL BE SCHEDULE 80.

TYPE K COPPER		SCHEDULE 40		CLASS 200 & 315	
FLOW (GPM)	PIPE SIZE	FLOW (GPM)	PIPE SIZE	FLOW (GPM)	PIPE SIZE
0 - 3	1/2"	0 - 4	1/2"	0 - 6	1/2"
4 - 5	5/8"	5 - 8	3/4"	7 - 10	3/4"
6	3/4"	9 - 13	1"	11 - 17	1"
7 - 12	1"	14 - 23	1-1/4"	18 - 27	1-1/4"
13 - 18	1-1/4"	24 - 31	1-1/2"	28 - 35	1-1/2"
19 - 26	1-1/2"	32 - 52	2"	36 - 56	2"

emitter schedule

ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF THE PLANT MATERIAL. ONE EMISSION POINT TO BE LOCATED AT THE PLANT BALL WITH ADDITIONAL POINTS WITHIN THE PLANT PIT PERIMETER AS DETAILED.

PLANT TYPE	PLANT SIZE	EMITTERS / PLANT	GPH / OUTLET	NO. OF OUTLETS	TOTAL GPH
TREE	15 GAL.	2 MULTI	2 GPH	2	4 GPH
TREE	24" BOX	2 MULTI	2 GPH	3	6 GPH
SHRUB	1 GAL.	1 SINGLE	1 GPH	1	1 GPH
SHRUB	5 GAL.	1 SINGLE	1 GPH	1	1 GPH
G.C.	1 GAL.	1 SINGLE	1 GPH	1	1 GPH



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SHEET TITLE		IRRIGATION PLAN			

L3.01

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