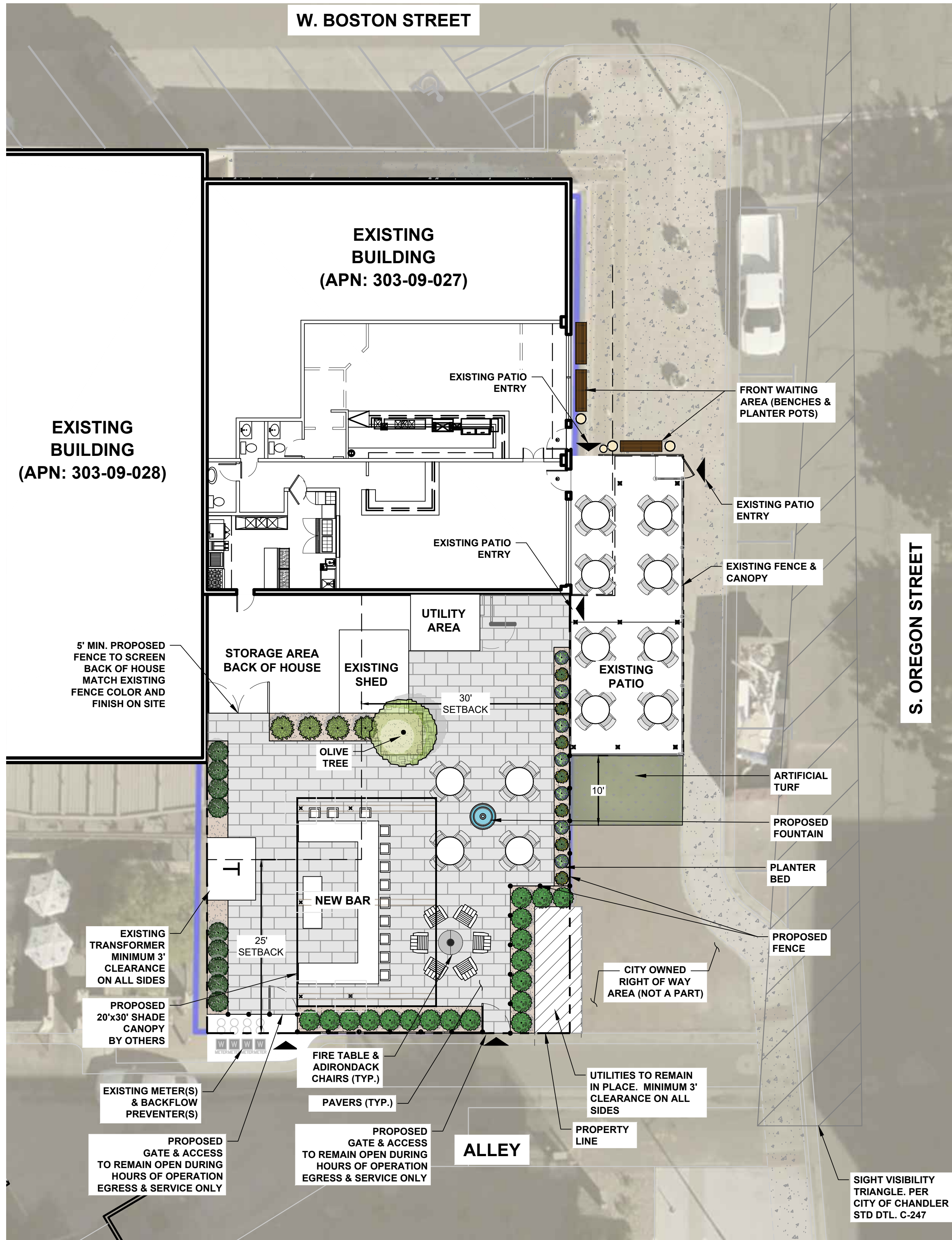
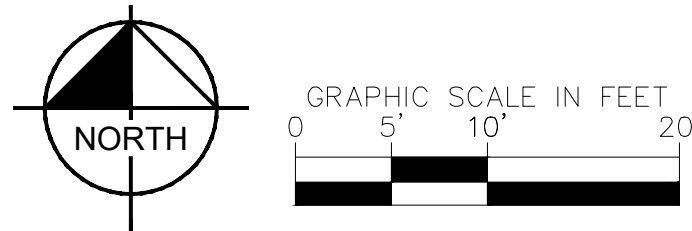




CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



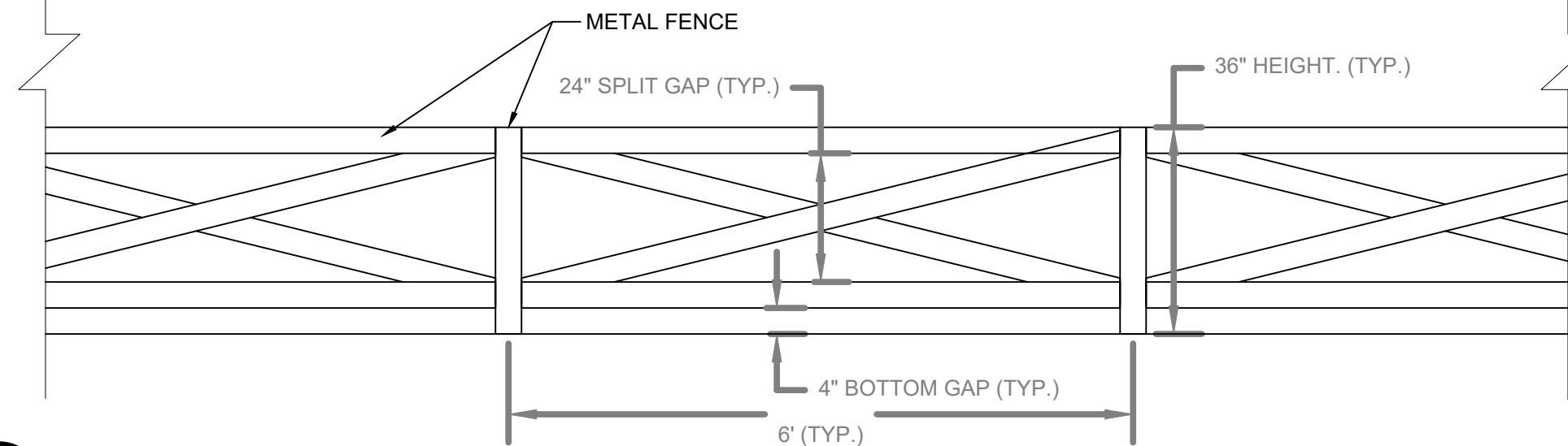
LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	Ficus nitida 'Columns' / Indian Laurel Columns	24" Box
	Olea europaea 'Swan Hill' / Swan Hill Fruitless Olive	36" Box
SYMBOL BOTANICAL / COMMON NAME CONTAINER		
SHRUBS		
	Chrysactinia mexicana / Damianita	5 gal.
	Lavandula angustifolia / English Lavender	5 gal.
	Melampodium leucanthum / Blackfoot Daisy	5 gal.
	Nerium oleander / Oleander	5 gal.
	Olea europaea 'Montra' / Little Ollie Olive	5 gal.
VINES		
	Trachelospermum jasminoides / Chinese Star Jasmine	5 gal.

REFERENCE NOTES & MATERIALS

SYMBOL	DESCRIPTION
	New Fencing
	Paver - Porcelain Paver Manuf.: Arterra by MSI Product: LPAVNQUABE12424 Color: Quartz Beige Pattern: Running Bond or Approved Equal
	Turf - Artificial Grass Manuf.: Arizona Artificial Lawns Product: Coronado Artificial Turf Or Approved Equal
	Decomposed Granite Size: 1/2" Screened; 2" Depth Min. Color: Table Mesa Brown
	Firepit By Owner
	Bench By Owner
	Planter Pots By Owner
	Water Fountain By Owner

NOTES:
METAL FENCE WITH POSTS AND RAILS/DIAGONALS IN X-PATTERN; MATCH EXISTING FENCE ON SITE FOR SIZE, COLOR, AND FINISH. MAINTAIN TYPICAL POST SPACING AND GAPS PER DETAIL; USE EXTERIOR-GRADE GALVANIZED OR STAINLESS FASTENERS, WELD JOINTS; SURFACE MOUNTED. MAINTAIN 3' HEIGHT AND 4" BOTTOM CLEARANCE; CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS.



1 FENCING DESIGN INTENT

SCALE: N.T.S.

GENERAL NOTES

- THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO ILLUSTRATE GENERAL DESIGN INTENT, LAYOUT, AND LANDSCAPE PROGRAM ONLY. THIS IS NOT A FINAL CONSTRUCTION DOCUMENT SET.
- FINAL LANDSCAPE CONSTRUCTION DOCUMENTS, INCLUDING DETAILED PLANS, SPECIFICATIONS, AND CONSTRUCTION DETAILS, WILL BE PREPARED FOLLOWING REVIEW AND APPROVAL OF THE OVERALL LAYOUT, DESIGN DIRECTION, AND PROGRAM.
- ALL SITE ELEMENTS, LAYOUTS, AND QUANTITIES SHOWN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING SUBSEQUENT DESIGN PHASES AND COORDINATION WITH THE PROJECT TEAM AND REVIEWING AGENCIES.
- SITE FURNISHINGS ARE BY OWNER. FURNISHINGS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT REPRESENT FINAL SELECTIONS, LOCATIONS, OR QUANTITIES.
- SHADE STRUCTURES ARE BY OTHERS AND ARE SHOWN FOR REFERENCE ONLY. COORDINATE FINAL DESIGN, LAYOUT, AND STRUCTURAL REQUIREMENTS WITH THE APPROPRIATE CONSULTANT.
- EXISTING UTILITIES ARE PRESENT WITHIN THE PROJECT AREA AND SHALL BE PROTECTED IN PLACE. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND MAINTAIN REQUIRED CLEARANCES PRIOR TO CONSTRUCTION.
- LANDSCAPE AND IRRIGATION DESIGN SHOWN IS PRELIMINARY AND SUBJECT TO REVISION BASED ON FINAL CIVIL, ARCHITECTURAL, AND UTILITY INFORMATION.
- NO GRADING OR DRAINAGE DESIGN IS INCLUDED IN THIS PLAN. REFER TO CIVIL ENGINEERING PLANS FOR GRADING, DRAINAGE, AND RELATED IMPROVEMENTS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, CONDITIONS, AND SITE FEATURES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION.

LIGHTING NOTE

- PROPOSED SITE LIGHTING WILL INCLUDE STRING/BISTRO LIGHTS, UPLIGHTS, DOWNLIGHTS, AND PATH LIGHTS ASSOCIATED WITH THE PATIO ENVIRONMENT.

DOWNLIGHTS MAY BE ATTACHED TO BUILDINGS, CANOPIES, OR OTHER SITE STRUCTURES. FINAL LIGHTING DESIGN, FIXTURE SELECTIONS, AND LOCATIONS ARE NOT INCLUDED WITH THIS SUBMITTAL AND WILL BE PROVIDED AT A LATER DATE.

ALL PROPOSED LIGHTING SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY REQUIREMENTS AND SHALL REMAIN COMPATIBLE WITH THE HISTORIC CHARACTER OF THE SURROUNDING AREA.

ALLEY ACCESS NOTE

EXISTING REAR ALLEY ACCESS, SERVICE FUNCTIONS, UTILITIES, AND EMERGENCY ACCESS SHALL REMAIN OPERATIONAL AND UNOBSTRUCTED. THE PRELIMINARY PATIO, BAR, CANOPY, LANDSCAPE, AND SITE IMPROVEMENTS SHOWN ARE INTENDED TO ESTABLISH GENERAL DESIGN INTENT AND PEDESTRIAN ACTIVATION OF THE PATIO ENVIRONMENT. FINAL CONFIGURATION OF STRUCTURES, FENCING, GATES, CLEARANCES, ACCESS, AND SERVICE CONDITIONS SHALL BE REFINED AND COORDINATED AS NECESSARY TO COMPLY WITH APPLICABLE CITY, FIRE, BUILDING, AND UTILITY REQUIREMENTS. THIS PROJECT CONSISTS OF IMPROVEMENTS TO AN EXISTING DEVELOPED INFILL SITE WITHIN THE DOWNTOWN AREA.

DESCRIPTION

DATE

DATE

R.S.L.A RYAN SCHWARZER
LANDSCAPE ARCHITECT
RSLA, LLC | 4471 S Basila Rd | Chandler, AZ 85248 | Tel. No. (951) 514-9018

CONCEPTUAL SITE LAYOUT &
LANDSCAPE PLAN

ACQUA DI MARE
106 S OREGON ST, CHANDLER, AZ, 85225

DRAWN BY: RAS 5/16/2026

DESIGNED BY: RAS 5/16/2026

CHECKED BY: RAS 5/16/2026

PROJECT NO.: 2026-001 SCALE: AS SHOWN



SHEET
01 of 01

GENERAL NOTES2024 IBC- ASCE 7-22

BASIS OF DESIGN

LOADS:

ROOFS:

ROOF LIVE LOAD = 10 PSF

SNOW LOAD = 0 PSF

ROOF DEAD LOAD = 2 PSF

LATERAL:

3 SECOND WIND GUST = 115 PSF

MIN DESIGN WIND LOAD = 16 PSF

EXPOSURE C

RISK CATEGORY II

SEISMIC:

RISK CATEGORY II

SEISMIC IMPORTANCE FACTOR = 1

Ss = 0.180 S1 = 0.058

SITE CLASSIFICATION = D

Sds = 0.190 Sd1 = 0.110

SEISMIC DESIGN CATEGORY = D

STEEL ORDINARY CANTILEVER COLUMN SYSTEM (SCCS) MOMENT FRAME.

R = 1.25 EQUIVALENT LATERAL FORCE PROCEDURE

DESIGN BASE SHEAR = 104 LBS

CS = 0.152

T = 0.104 FUNDAMENTAL PERIOD

FOUNDATIONS

SOILS REPORT:

A. The contractor is to verify that the assumed soil bearing pressure can be obtained. (See Basis of Design)

1. CODES AND STANDARDS. Comply with the following Codes:

A. ACI 318, "Building Code Requirements for Reinforced Concrete".

B. ACI 347, "Recommended Practice for Concrete Form Work".

2. MATERIALS shall conform to the following:

A. Cement; ASTM C150, Type V, Portland Cement.

B. Hard rock aggregates: ASTM C33

Lightweight aggregates: ASTM C330

C. Water shall be potable.

D. Air entrainment: ASTM C260

E. Fly ash: ASTM C618

F. Calcium chloride SHALL NOT be used.

3. MIX DESIGNS:

A. The maximum slump shall be 4" w/o plasticizer added.

B. Use pea gravel and/or plasticizer in congested areas.

C. Limit fly ash to 20% of the total cement.

D. Concrete mixes shall conform to the following:

TYPE OF CONCRETE MEMBER	28 DAY STRENGTH	MAX. W/C	MAX. DRY WEIGHT	MAX. AGGREGATE SIZE	AIR (%)	MIN. CEMENT PER YD.
	(psi)	(ratio)	(pcf)	(inches)		(lbs)

Footings & slabs

on grade*: 2500 0.45 150 3/4 3 ±1 517

*(Special Inspection not required)

4. CONSTRUCTION:

A. Mechanically vibrate concrete during placement.

5. FOOTINGS:

A. Bear footings on properly prepared materials.

B. Center footings on the wall or column above, UNO.

C. Exterior footings to be embedded a minimum depth. See Basis of Design.

REINFORCING STEEL

1. CODES AND STANDARDS. Comply with:

A. CRSI "Manual of Standard Practice".

B. ACI "Detailing Manual", ACI 315 (or SP-66).

2. MATERIALS:

A. New stock deformed rebar: ASTM A615, Grade 40

3. CONSTRUCTION:

A. Detail, bolster, and support all rebar. Tie bars securely with proper clearances before casting concrete.

B. Use rebar free flaky rust, grease, dirt, and other materials, which affect bond.

C. Minimum lap splices (inches): (Minimum lap 24")

#3 #4 #5 #6

Concrete: 16" 24" 24" 33"

Masonry: 8" block & ((1) bar in cell & centered in wall):

16" 20" 27" -

8" block & ((2) bars in cell & 2-1/2" clear cover):

16" 24" 36" -

D. Make cold bends. DO NOT use heat. DO NOT rebend a previously bent bar.

E. Minimum concrete cover: (securely position and anchor rebar prior to pour)

Cast against and permanently exposed to earth .. 3"

Exposed to earth or weather:

#6 and larger 2"

#5 and smaller 1-1/2"

Slabs-On-Grade (SOG) Center of slab, UNO

F. DO NOT weld reinforcing unless specifically noted.

ALUMINUM

ALUMINUM MEMBERS SHALL CONFORM TO AA ADMI-10 (CURRENT EDITION)

AND THE SPECIFICATIONS LISTED IN THE TABLE BELOW

ALUMINUM MEMBER PROPERTIES		
SHAPE	STANDARD	fy (KSI)
RT (RECTANGLE)	6061-T6	35

1. All bolts shall be installed as bearing type connection with threads included. All high strength bolts shall be fully pre-tensioned using load indicator washers or load indicator bolts

2. Welding shall be preformed by a certified welder w/ experience in Aluminum welded. All welding shall conform to AWS D1.2 latest structural welding code-aluminum

3. Other materials (Bolts, Nuts, Washers, etc.) may be used in construction where contact of dissimilar metals may cause elctrolysis or where aluminum will come in contact w/ concrete, mortar or plaster, the contact surface of the aluminum shall be coated w/ (1) coat of zinc chromate primer and or heavy coat of aluminum pigmented asphalt paint.

Acqua Di'Mare
30' x 20' Extruded Aluminum Cantilever
106 S Oregon St
Chandler, Arizona

Sheet 1
GENERAL NOTES

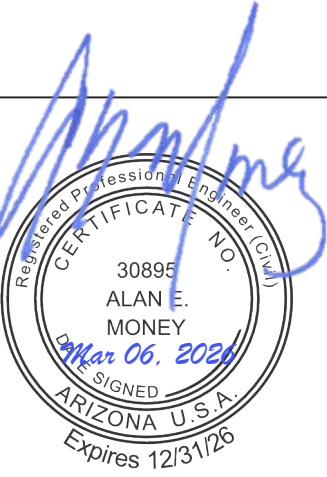
AMMTec CONSULTANTS, PLLC

CONSULTING ENGINEERING SERVICES

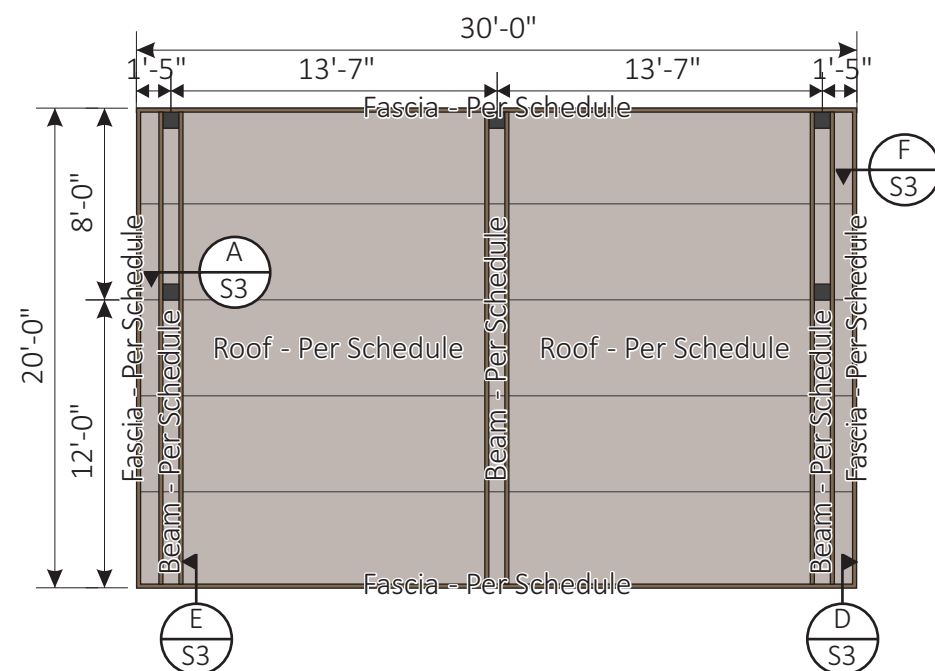
2447 West 12th Street, Ste #1
Tempe, Arizona 85281
E-Mail: ammttec@ammtec.com

Phone: 480 927-9696
Fax: 480 927-9797
www.ammttec.com

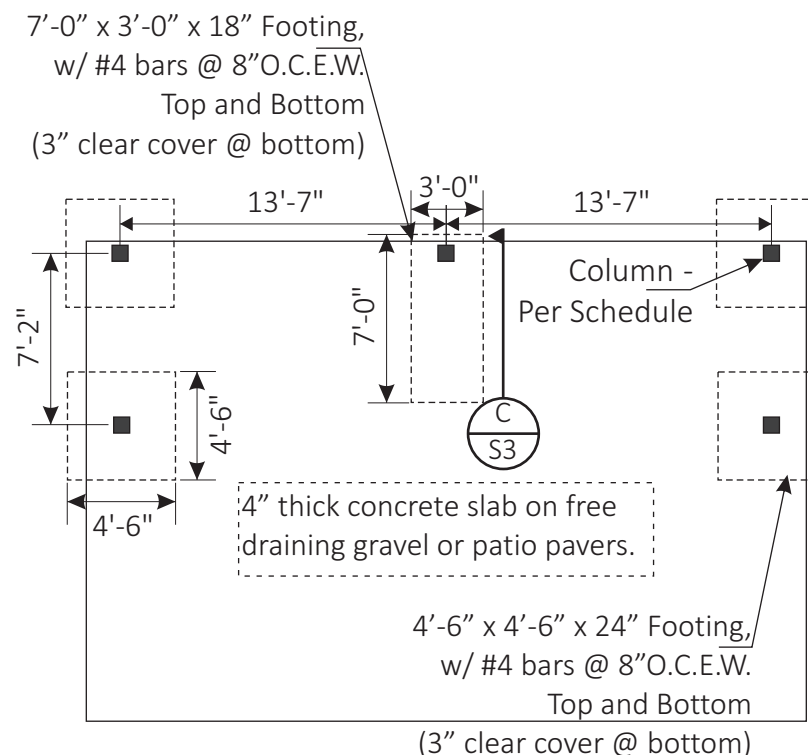
Prepared By: LAH
Reviewed By: AEM
Date: 3/6/2026
Revision:



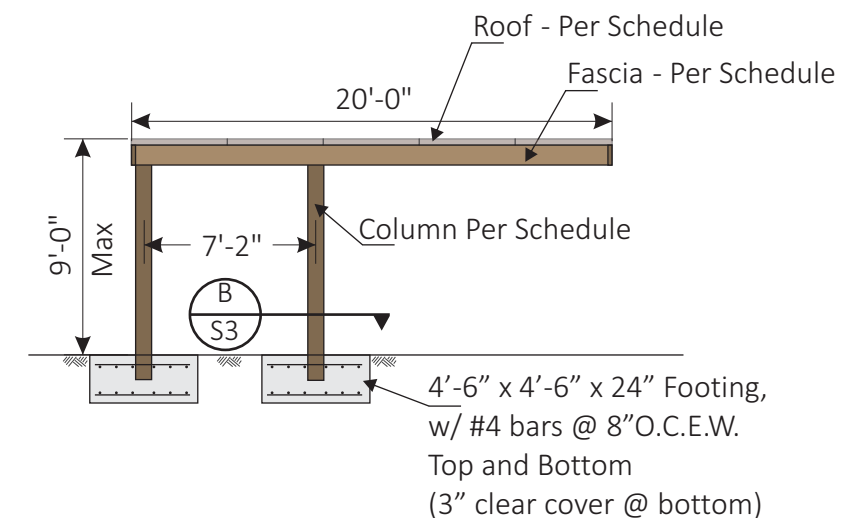
NOTE: Install Beam at Incline to account for Structure Deflection.
Deflection With Dead Load Only = 1.37 in
Deflection Under Worst Case Loading = 6.48 in



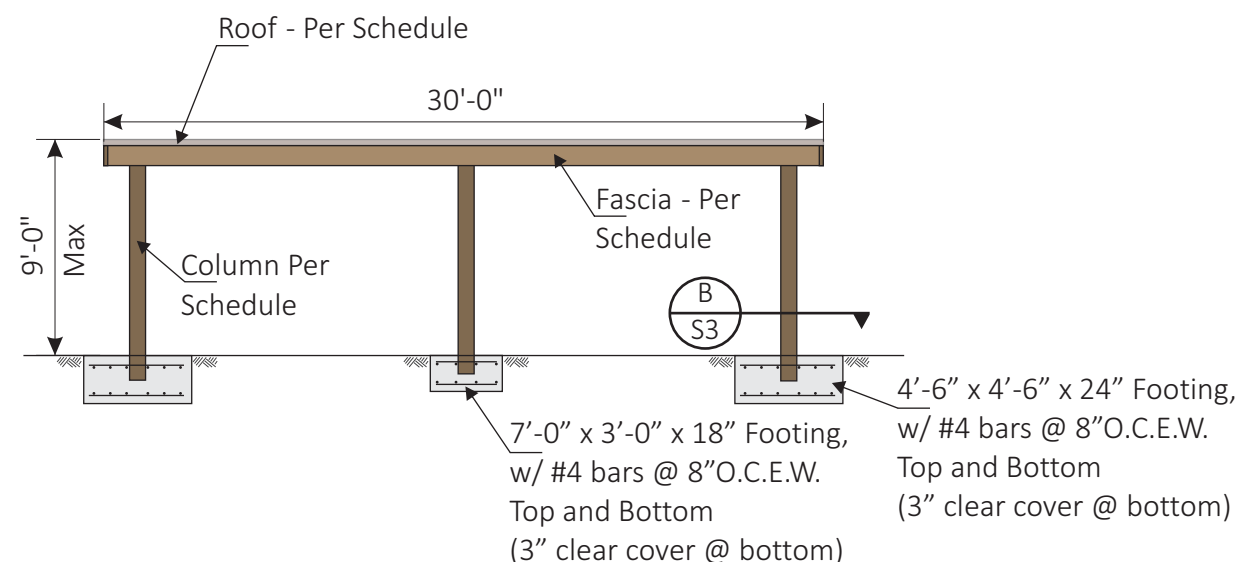
Top View



Foundation Plan



Side Elevation



Front Elevation

Member Schedule

Member	Size
Beam	(2) RT2x10x0.125 Extruded Aluminum
Fascia	RT2x10x0.125 Extruded Aluminum
Column	RT8x8x0.250 Extruded Aluminum
Roof	3" IRP Panel x 0.024" ESR-2444

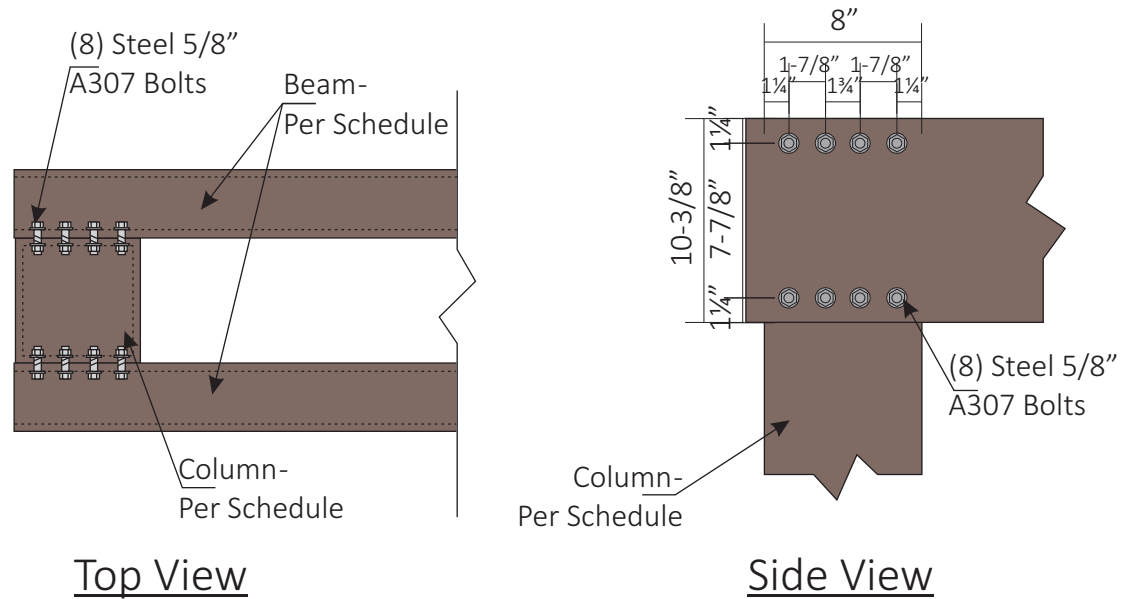
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Sheet 2

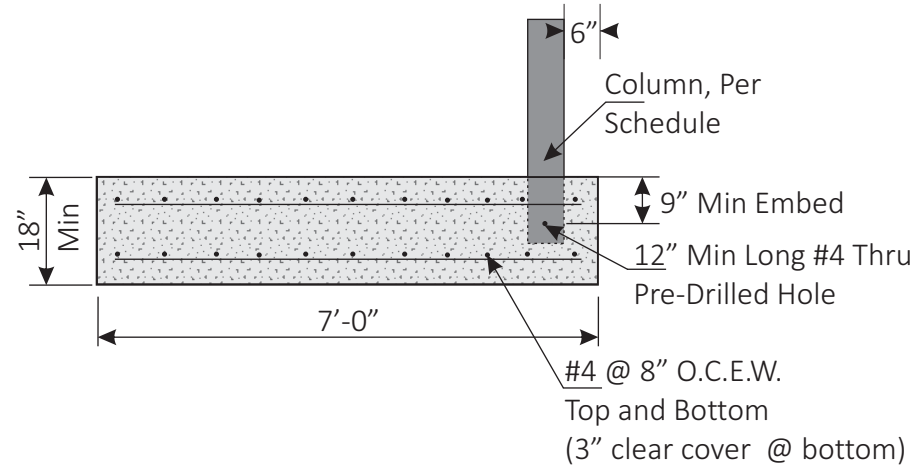
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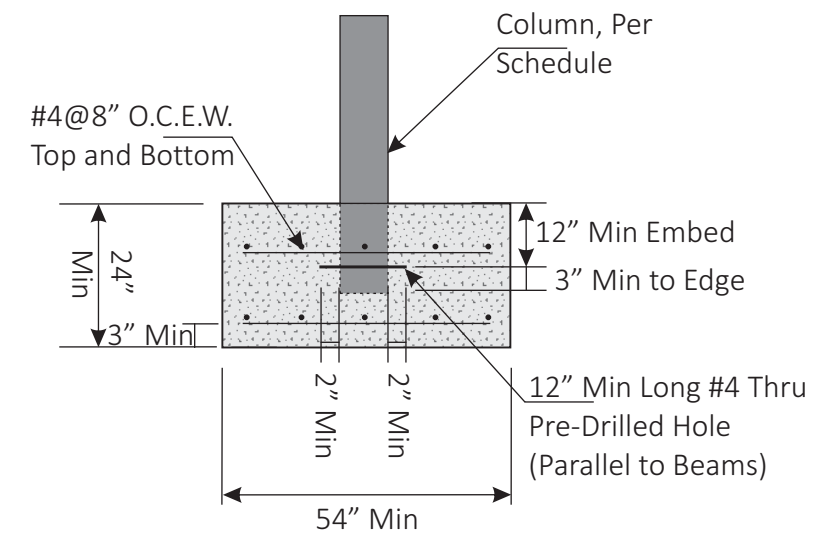




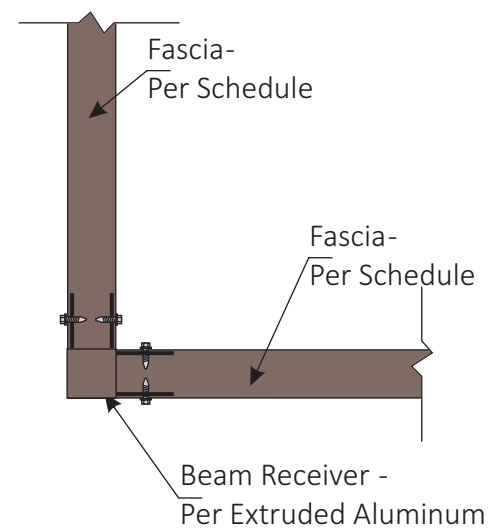
Beam to Column Connection A
S3



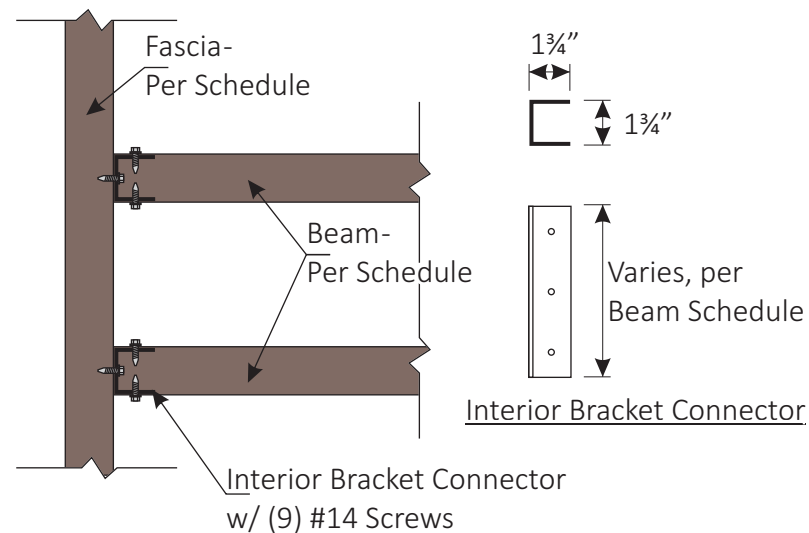
Cantilever Footing Detail B
S3



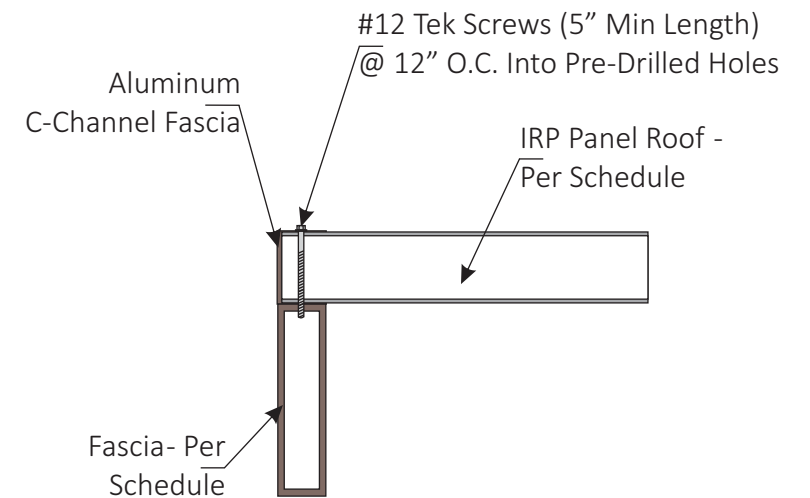
Typical Footing Detail C
S3



Fascia to Fascia Connection D
S3



Beam to Fascia Connection E
S3



Roof Panel to Fascia F
S3

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Sheet 3

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