City of EL MIRAGE Arizona

GRAND HERITAGE, BRIGHT FUTURE!

CITY OF EL MIRAGE

PRE-APPLICATION FORM

Official Use

Case No: PZ21-06- Date Received: 6.3.21 TAC Meeting: —

PURPOSE

The primary purpose of a Pre-Application review and meeting is to provide an applicant with site specific information and to discuss comments and redlines on requirements for the proposed development from the Technical Advisory Committee (TAC). Pre-Application Meetings are mandatory and will be scheduled at the next available TAC Meeting. Please note that there may be up to three weeks between the date that the Pre-Application Meeting form is filed and the date of the Pre-Application Meeting (Pre-Application Meetings are held Tuesday afternoons).

ACTION REQUESTED (Check one)

- ✓ Conditional Use Permit
- ___ General Plan Amendment: ___ Major ___ Minor
- ___ Planned Area Development (PAD)
- ___ Planned Area Development Amendment
- ___ Rezoning
- ___ Site Plan
- ___ Site Plan Amendment
- ___ Preliminary Plat
- ___ Final Plat
- ___ Other: _____

PROPERTY INFORMATION:

Name of Project: 51 STATE Acreage: ± 1 ACRE

Property Address/Location: 12420 W. THUNDERBIRD RD., EL MIRAGE AZ, 85335

Assessor's Parcel Number: 501-34-082 & 501-34-083

APPLICANT / OWNER INFORMATION:

Applicant:	ANGEL R-TORRES	Owner:	Helena Rovala
Address:	13371 N. PRIMROSE	Address:	PO Box 25500
City/ST/Zip:	EL MIRAGE AZ 85335	City/ST/Zip:	Prescott Valley 86312
Phone:	602-696-3227	Phone:	928-778-2423
Email:	ANGELEE CONSTRUCTION@GMAIL.COM	Email:	
Signature:		Signature:	Helena Rovala
(Agreement to act as agent for owner)		(Authorization for agent to act for owner)	

Applicants will receive comments from each TAC Member at the Pre-Application Meeting. Pre-Application Meetings are only valid for a period of twelve (12) months, after which, a new Pre-Application Meeting will be required with new fees.

- ✓ Application Form
- ✓ Project Narrative
- ✓ Site Plan
- ___ Exterior Elevations
- ✓ Drainage Statement
- ✓ Traffic Impact Statement
- ✓ Preliminary Sewer Report
- ✓ Preliminary Water Report
- ✓ Filing Fee: $500.00

Project Narrative

51State
12420 W Thunderbird Rd
602-696-3227
Angeleeconstruction@gmail.com

Technical Advisory Committee & City of El Mirage Planning & Zoning
10000 N El Mirage Rd, El Mirage, AZ 85335

TAC & City Planners,

Project Narrative:

Angelee Construction Company Dba 51 State is proud to share their growing success with the City of El Mirage. This is an application request for a Conditional Use Permit of an Urban Corridor space that has been vacant for over 8 years. The space we need your approval for is the (Northeast) back corner storage warehouse of suite D of the former marketplace/dollar store.

The Historical data according to the small business association qualifies this address as a HUB Zone. We are a women owned small business and our manufacturing facility will create jobs on a historically underutilized business area and revenue to our local supply chain. 51State wants to manufacture Tiny Homes/Factory Built buildings in this thriving economy. The manufacturing will be indoors from 6:00am to 4:00pm.

Infrastructure utilized will be the existing warehouse and maintaining the fire lane and available parking spaces in front available for future retail growth. The existing dividing interior wall door opening will be closed to access from the retail side. We will construct one interior dividing wall and open a 16' roll up door on the (Northeast corner) for product delivery.

Our operations will not store any hazardous materials. Water based paint will be always utilized to maintain a safe and clean environment to our 10 to 15 employees. OSHA regulations will be followed, and continuing safety training will be provided.

Drainage Statement for the proposed area will remain intact as existing retaining basing on the Northeast corner of the property will not be disturbed. No structures will be permanently erected that will disturb the existing grading & drainage or the 100-year base flood elevation and the 14" above low outfall of site will be respected. Any final drainage report required will be provided upon request.

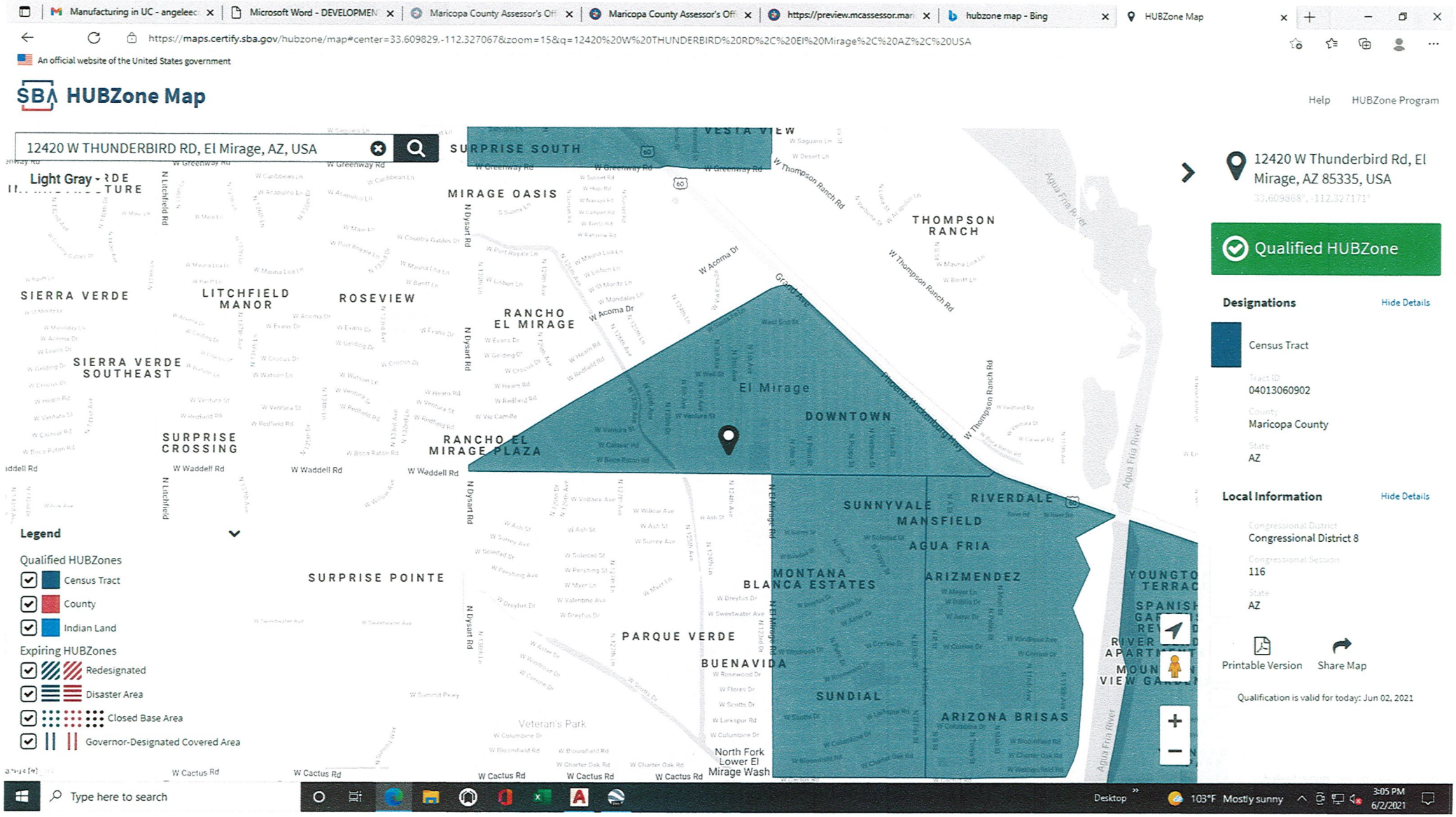
Traffic impact and Site access utilized will be the existing southeast corner of the parking lot entrance. Traffic of approximately 10 to 15 employee cars will start coming in at before 6:00am and exit at or before 4:00pm to the westbound Thunderbird route. Only materials delivery at random times of the day will be kept at a minimum. Employees do not leave the work area during business hours unless in an emergency is required. Due to the current median infrastructure the school traffic will not be impacted by employees exiting our facility as the only turn is westbound and away from the El Mirage Elementary. The main vehicular entrance to the proposed area is approximately 575 feet from the Thunderbird and El Mirage Road intersection. Should a traffic impact analysis be necessary one will be provided upon request.

This Conditional Use permit application to allow Angelee Construction Company Dba 51State manufacture Tiny Homes/Factory Built Buildings will not require any additional structures other than what is already existing and permitted.

Warm regards,

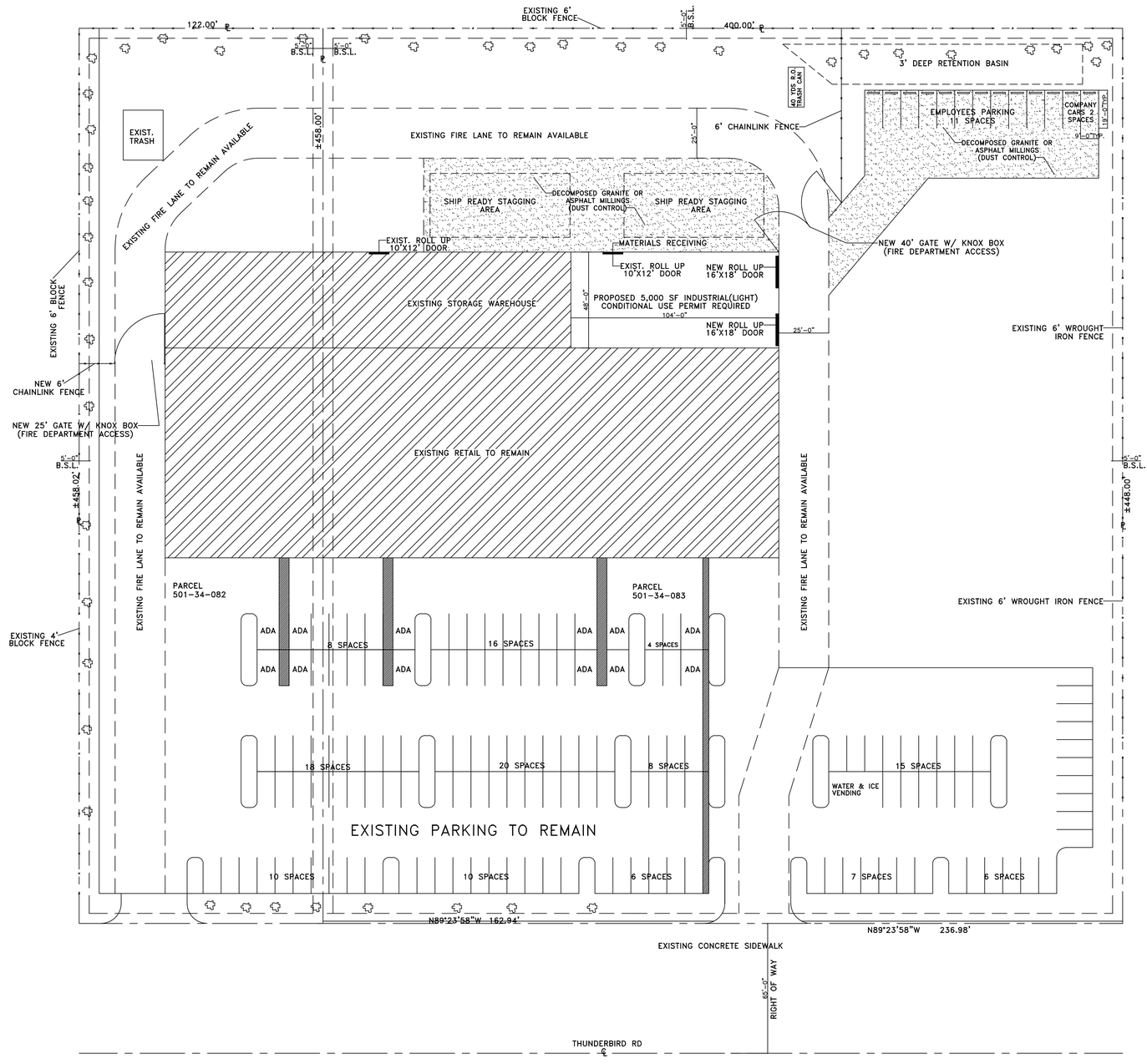
Glenda L. Echevarria

Glenda L Echevarria
President


Manufacturing in UC - angeleec
Microsoft Word - DEVELOPMEN
Maricopa County Assessor's Off
Maricopa County Assessor's Off
https://preview.mcassessor.mari
hubzone map - Bing
HUBZone Map
https://maps.certify.sba.gov/hubzone/map#center=33.609829,-112.327067&zoom=15&q=12420%20W%20THUNDERBIRD%20RD%2C%20El%20Mirage%2C%20AZ%2C%20USA
An official website of the United States government
SBA HUBZone Map
Help
HUBZone Program
12420 W THUNDERBIRD RD, El Mirage, AZ, USA
SURPRISE SOUTH
MIRAGE OASIS
THOMPSON RANCH
SIERRA VERDE
LITCHFIELD MANOR
ROSEVIEW
RANCHO EL MIRAGE
SIERRA VERDE SOUTHEAST
SURPRISE CROSSING
RANCHO EL MIRAGE PLAZA
El Mirage
DOWNTOWN
SUNNYVALE
MANSFIELD
RIVERDALE
AGUA FRIA
MONTANA
BLANCA ESTATES
ARIZMENDEZ
SURPRISE POINTE
PARQUE VERDE
BUENAVIDA
SUNDIAL
ARIZONA BRISAS
Veteran's Park
North Fork Lower El Mirage Wash
Legend
Qualified HUBZones
Census Tract
County
Indian Land
Expiring HUBZones
Redesignated
Disaster Area
Closed Base Area
Governor-Designated Covered Area
12420 W Thunderbird Rd, El Mirage, AZ 85335, USA
33.609868°, -112.327171°
Qualified HUBZone
Designations
Hide Details
Census Tract
Tract ID
04013060902
County
Maricopa County
State
AZ
Local Information
Hide Details
Congressional District
Congressional District 8
Congressional Session
116
State
AZ
Printable Version
Share Map
Qualification is valid for today: Jun 02, 2021
Type here to search
Desktop
103°F Mostly sunny
3:05 PM
6/2/2021

BUILDING & PARKING ANALYSIS

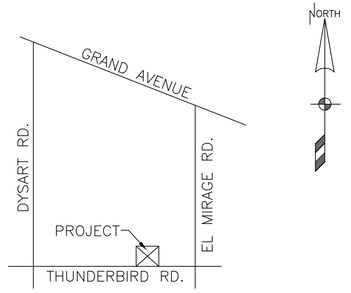
RETAIL: 45,000 S.F.
EXISTING RETAIL AREA: 89% TO REMAIN RETAIL
CONDITIONAL USE PERMIT AREA: 5,000 S.F. (UNDER ROOF)
CONDITIONAL USE PERMIT AREA: 11% NEW LIGHT INDUSTRIAL
PARKING SPACES REQUIRED AT 1/450 RATE: 11 REQUIRED + 2 COMPANY CARS



SITE PLAN

SCALE: 1" = 30'-0"

0' 30' 60' 90'



VICINITY MAP

NOT TO SCALE

ZONING SETBACK:
(PRINCIPAL BUILDING)
FRONT: 10'-0"
REAR: 10'-0"
INT. SIDE: 5'-0"
STREET SIDE: 10'-0"

APN: 501-34-083
ADDRESS: 12420 W THUNDERBIRD RD
EL MIRAGE, AZ 85335
OWNER: REX ROVALA
ZONING: UC

LOT COVERAGE CALCULATION	
LOT:	180,765 S.F.
EXISTING BUILDING SF:	45,000 S.F.
LOT COVERAGE:	24.8%

SPECIAL NOTES

A SEPARATE PERMIT IS REQUIRED FOR ANY WORK IN THE CITY OF EL MIRAGE RIGHT OF WAY.
DO NOT REMOVE EXISTING TREES OR PLANTS.

THE RIGHT TO A USE AND OCCUPANCY PERMIT SHALL BE CONTINGENT UPON THE FULFILLMENT OF ALL GENERAL AND SPECIAL CONDITIONS IMPOSED BY THE CONDITIONAL USE PERMIT PROCEDURE.

ALL SPECIAL CONDITIONS SHALL CONSTITUTE RESTRICTIONS RUNNING WITH THE LAND AND SHALL BE BINDING UPON OWNER OF THE LAND, HIS OR HER SUCCESSORS OR ASSIGNS.

ALL CONDITIONS SPECIFICALLY STATED UNDER ANY CONDITIONAL USE LISTED IN ZONING CODE CHAPTER 154 SHALL APPLY AND BE HE ADHERED TO BY THE OWNER OF THE LAND, HIS OR HER SUCCESSORS OR ASSIGNS.

ALL SPECIAL CONDITIONS SHALL BE CONSENTED TO IN WRITTING BY THE APPLICANT.

THE PROPOSED LIGHT MANUFACTURING SHALL NOT GENERATE NOISE, VIBRATIONS, AND ODORS THAT MAY BECOME A NUISANCE TO THE GENERAL PUBLIC.

NO EXPIRATION DATE OF THE CONDITIONAL USE PERMIT IS BEING PROCESSED BY STAFF., HOWEVER, FAILURE TO MEET AND MAINTAIN THIS STIPULATIONS WILL RESULT IN REVOKING THE CONDITIONAL USE PERMIT.

APPLICANT WILL OBTAIN AN MAINTAIN A BUSINESS LICENSE.

REVISIONS			
NO	DATE	BY	DESCRIPTION
1	6-30-21	AT	CITY COMMENTS
2	7-21-21	AT	SITE, FENCE REVISIONS

51STATE

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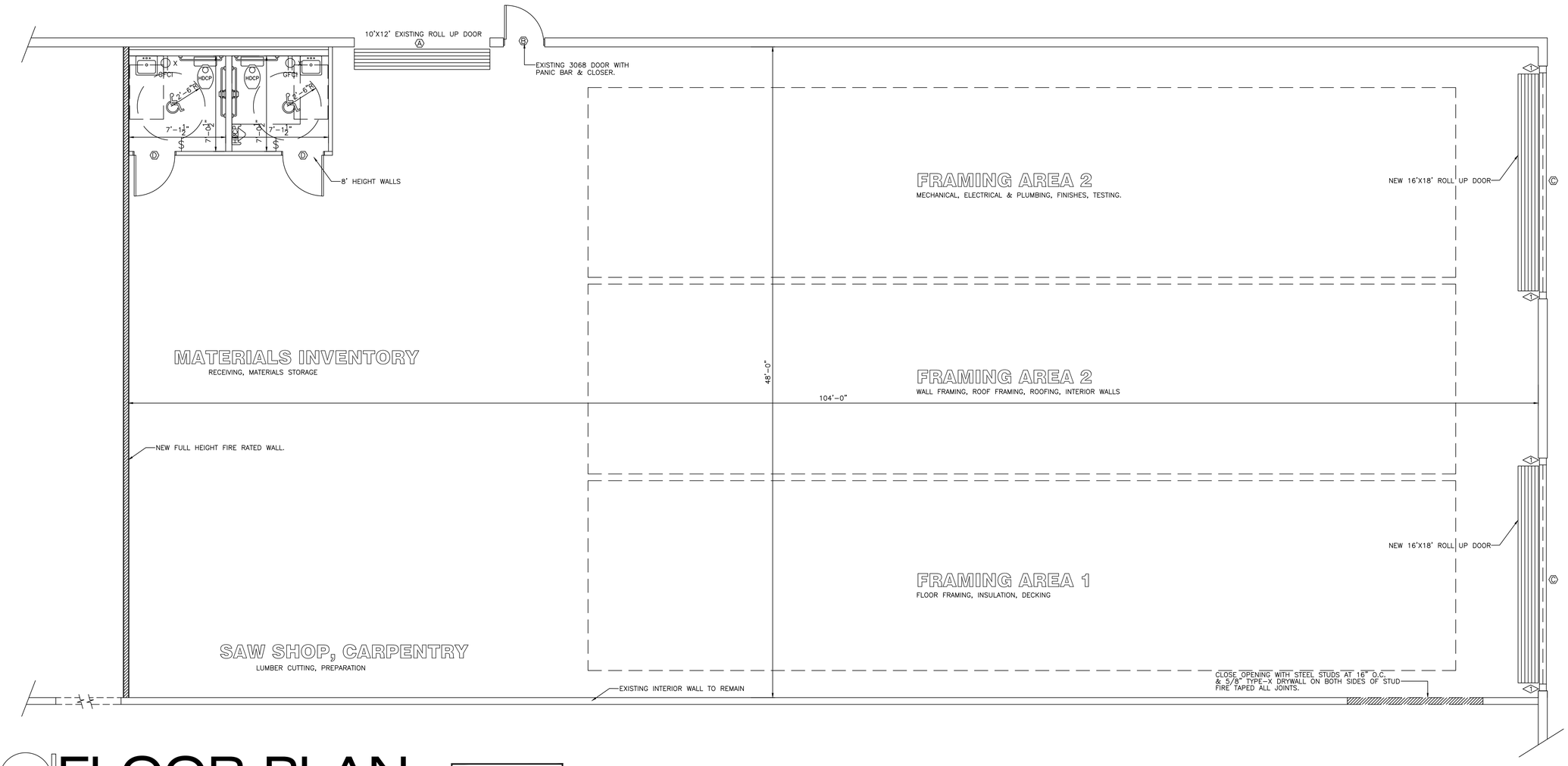
51STATE
12420 W THUNDERBIRD RD
EL MIRAGE, AZ
ANGEL TORRES

DATE: 6-2-21
DRAFTSMAN: ANGEL R TORRES
PROFESSIONAL: N/A
STATE: AZ.
DRAWING #: 51STATE MFG.
PROJECT #: CONDITIONAL USE PERMIT

SHEET NO.
C1.0



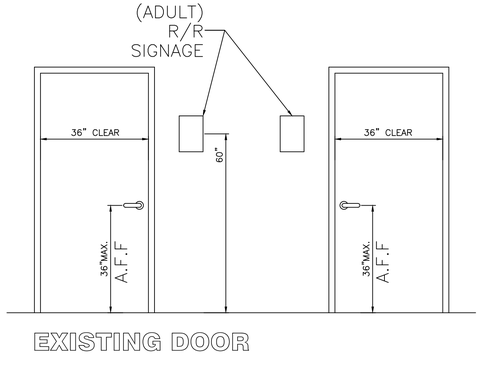
FLOOR PLAN

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

HATCHING DENOTES FULL HGT. 1 HOUR RATED WALL.

SPECIAL NOTES :

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.



EXISTING DOOR

CONSTRUCTION NOTES

FLOOR	EXTERIOR WALL	INTERIOR WALL
EXISTING! CONCRETE FLOOR, SPREAD FOOTINGS, TO REMAIN, NO NEW CONCRETE.	EXISTING! 8X8X16 CMU WALLS, NOT INSULATED TO REMAIN.	NEW! INTERIOR WALL 4" STEEL STUDS 20ga. SPACING 16" o.c. FULL HT. (SEE HATCHING RATED WALL) TOP PLATE 4" STEEL TRACK 20ga. GENERAL NOTES PROVIDE FIRE BLOCK AT 10' HIGH OR LESS AT ALL FULL HEIGHT WALLS

ROOF		ROOF BEAM		POST IDENTIFICATION
ROOFING COLOR:	EXISTING TORCHDOWN WHITE	EXISTING!		(1) 6X6 X1/4" HSS TUBE ON EACH SIDE OF NEW ROLL UP DOOR, ATTACHED TO CMU AT 4' O.C. SEE DETAIL
ROOF SLOPE	1/4" TO 12"	ROOF LOAD	20#	
SHEATHING	1/2" OSB 24/16 RATED	BEAM TYPE	GLUELAM & JOISTS	
CEILING JOIST	2X6 HF #2 AT 16" O.C. AT RESTROOMS ONLY			
INSULATION	R-30 EXISTING			

INTERIOR FINISHES

		SPECIAL NOTES:
FLOOR	1. LINOLEUM AT RESTROOMS ONLY W/ 6" SELF COVE COLOR: GREY	
BASE	1. N/A	
WALLS	1. 5/8" TYPE X DRYWALL ON BOTH SIDES OF STUDS (NEW WALLS) TAPED AND PAINTED, SEMIGLOSS PAINT COLOR: GREY	1-HR RATED WALL FULL HEIGHT WALL ONLY
	2. FRP INSTALLED PER CODE (AT RESTROOMS) BEHIND TOILETS AND 5' LONG SIDE PROTECTION AT CORNER STALLS COLOR: WHITE	
TRIM	1. N/A	
CEILING	1. 5/8" DRYWALL TAPED AND PAINTED (RESTROOMS ONLY) MOUNTED AT 8'-0" A.F.F. (WASHABLE TILES) COLOR: WHITE	

NEW DOORS ONLY SCHEDULE

SYM	SIZE	THK.	DOOR MAT'L	DOOR TYPE	JAMB MAT'L	JAMB TYPE	JAMB	HRD GRP	FIN GRP	QTY	ROUGH OPENING	SPECIAL NOTES:
A	16'X18'		20ga.	METAL	METAL	TRACK		1	1	2	192" x 232"	16" HEADER SEE DETAIL A-S.1
B	3068	1 3/4"	WOOD	S.C.	20ga.	TIMELY	5 1/4"	4	2	2	37 1/2" x 81 1/4"	

HARDWARE GROUP	FINISHED GROUP
NOTE DOOR HANDLES TO BE HANDICAP ACCESSIBLE. 1. BY DOOR MANUFATURER, HAND CRANK TYPE, WITH SLIDE LOCKS INSIDE 2. PRIVACY LEVER, HINGES, WALL MOUNTED DOOR STOP,	1. BAKED ENAMEL PAINT DOOR COLOR: PAINTED TO MATCH BUILDING 2. PAINT GRADE DOOR DOOR COLOR: GREY JAMB COLOR: BROWN TONE

PROFESSIONAL STAMP

REVISIONS

NO	DATE	BY	DESCRIPTION
1	.	.	.

51STATE

DATE: 6-30-21
DRAFTSMAN: ANGEL R TORRES
PROFESSIONAL: ANGEL R TORRES
STATE: AZ
DRAWING #: Factory Arch Sheets
PROJECT #: 51State Factory

SHEET NO. A1.0

ELECTRICAL PLAN

SCALE : ¼" = 1'-0"

ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION	CLR	QTY	REMARKS
PANEL	200 AMP 1 PHASE 120/240 w/ 200 AMP MAIN @ 36" A.F.F. TO TOP OF PANEL/EXT. SURFACE MOUNT (N.B.S.)	N/A	x	EXISTING
	DUPLEX RECEPT. w/ COVER PLATE @ 15" A.F.F. TO TOP. (NO BRAND SPECIFIED)	WHITE	x	EXISTING
GFCI	GROUND FAULT CIRCUIT INTERRUPT RCPT. w/ COVER PLATE @ 46" A.F.F. TO TOP (NO BRAND SPECIFIED)	WHITE	2	NEW
	SINGLE POLE SWITCH W/COVER PLATE @ 46" A.F.F. TO TOP. (NO BRAND SPECIFIED)	WHITE	2	NEW
	2x4-(3) FLUORESCENT FIXTURE, HANGING (NO BRAND SPECIFIED)	N/A	.	EXISTING
	PORCH LIGHTS @ 84" A.F.F. U.N.O. BRAND: HIGH PRESSURE SODIUM	N/A	.	EXISTING
X	WALL MOUNT LED EXIT/EMERGENCY LIGHT COMBO MOUNTED @ 88" A.F.F. w/ BATTERY BACKUP (NO BRAND SPECIFIED)	N/A	1	EXISTING
X	EXHAUST FAN 80 CFM (NO BRAND SPECIFIED)	N/A	2	NEW
RACEWAY	MC/FLEX			

NOTE:
1. ALL MEASUREMENTS FOR DEVICES WHICH REQUIRE A HEIGHT ARE TO THE TOP OF DEVICE UNLESS NOTED OTHERWISE
2. ALL EXTERIOR ELECTRICAL DEVICES TO BE WEATHERPROOF.
3. FIRE ALARM SYSTEM PROVIDED AND INSTALLED ON SITE BY OTHERS. (WHEN APPLICABLE.)

ELECTRICAL GENERAL NOTES :

1. ALL PANEL BOXES SHALL BE UL TESTED & APPROVED.
2. PANEL BOXES SHALL NOT BE ALTERED. (UNLESS ALTERED BY MANUFACTURER).
3. PANEL BOX SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
4. ALL ELECTRICAL DEVICES WILL BE LABELED WITH ITS OWN CIRCUIT NUMBER.
5. A WP GFCI SHALL BE WITHIN 25' OF HVAC UNIT AND PANEL BOX.
6. WATER HEATER WILL BE CONNECTED TO A J-BOX. (HARD WIRED)
7. NO ELECTRICAL DEVICES SHALL IN THE SAME STUD BAY OF PLUMBING ITEMS.
8. ALL MATERIALS USE SHALL BE UL TESTED.
9. ANY WIRE SPLICE CONNECTIONS SHALL BE MADE WITH UL APPROVED CONNECTORS.
10. FLEX CONDUITS, EMT, NON METALLIC WIRE HOUSING(ROMEX), OR ANY OTHER NEC APPROVED WIRING WILL BE USED PER BUILDING BASSIS. (WIRING TYPE WILL BE LISTED IN PRINTS).
11. STD RECEPTS HEIGHT WILL BE 15" A.F.F. (UNLESS NOTED OTHERWISE.)
12. ALL SWITCHES WILL BE MOUNTED @ 46" A.F.F. (U.N.O.)
13. ALARM SYSTEM WILL BE PROVIDED PER BUILDING BASIS AS PER OCCUPANCY AND CODE.
14. EXIT SIGNS WILL BE PROVIDED IF REQUIRED PER CODE.
15. ALL MOUNTING HEIGHTS WILL BE MEASURED FROM FINISH FLOOR TO THE TOP (U.N.O.)
16. 2x4 J-BOX w/ 1/2" CONDUIT STUBBED THRU FLOOR OR CEILING WILL BE STANDARD FOR PHONE JACKS. (MOUNTED AT 15" A.F.F. U.N.O.)
17. PANEL BOXES MOUNTING HEIGHTS WILL VARY DEPENDING ON SIZE, INTERIOR OR EXTERIOR MOUNTED. SPECIFIC MOUNTING HEIGHT WILL BE NOTED ON PRINTS.)
18. NO MORE THAN (10) INTERIOR LIGHTS WILL BE WIRED TO ONE CIRCUIT.

BREAKER SIZE	WIRE SIZE
20 AMP	#12
30 AMP	#10
40 AMP	#8
50 AMP	#6
60 AMP	#6

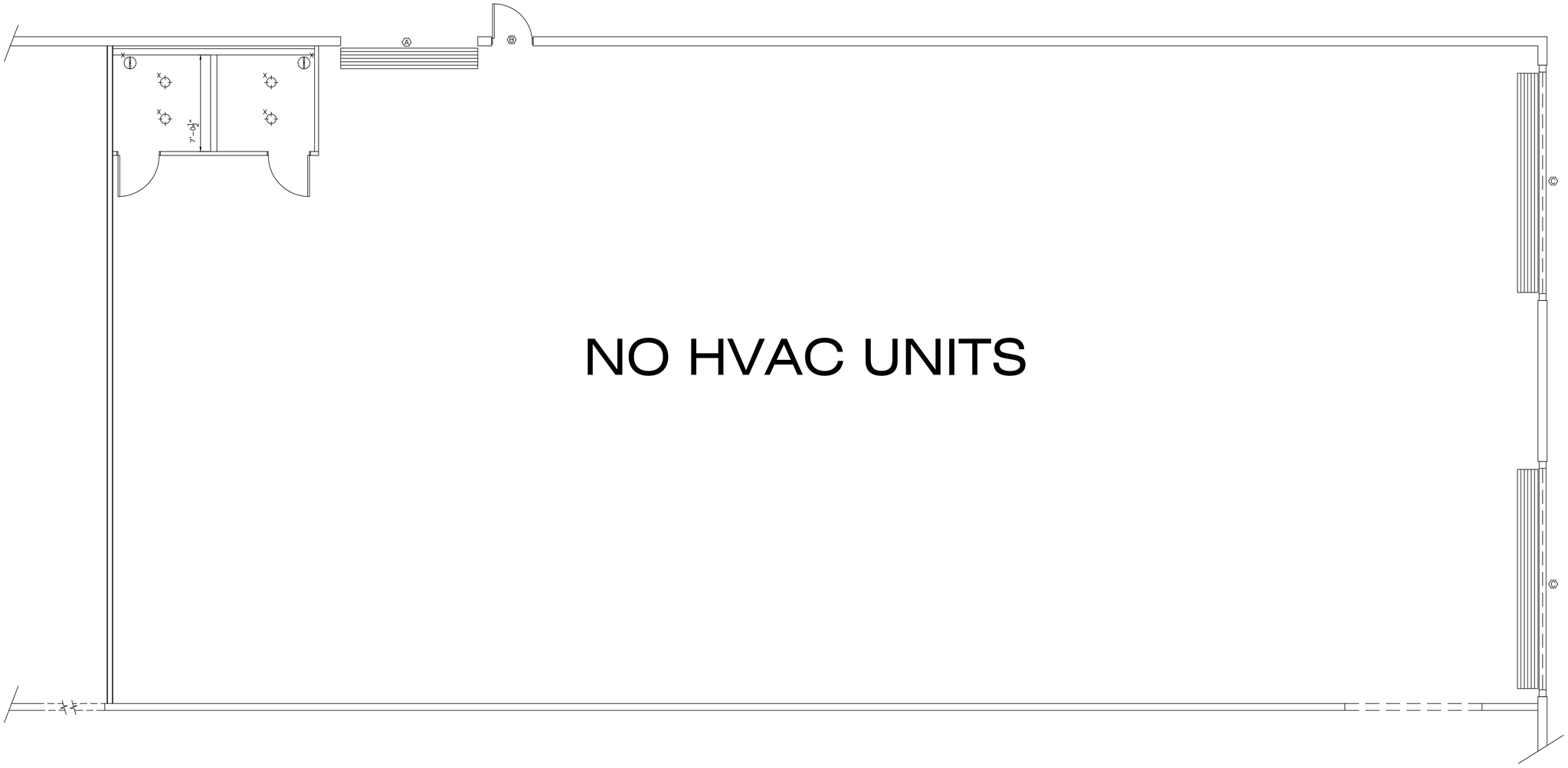
PROFESSIONAL STAMP

NO	DATE	BY	DESCRIPTION
	.	.	.

51STATE

DATE: 6-30-22
DRAFTSMAN: ANGEL R TORRES
PROFESSIONAL: ANGEL R TORRES
STATE: AZ
DRAWING #: Factory Arch Sheets
PROJECT #: 51State Factory

SHEET NO. E1.0



NO HVAC UNITS

MECHANICAL PLAN

SCALE : ¼" = 1'-0"

PROFESSIONAL STAMP

REVISIONS

NO	DATE	BY	DESCRIPTION
1	.	.	.
2			
3			
4			

51 STATE

[redacted]

ARCHITECTURAL WORKS IS AN INSTRUMENT OF SERVICE

DATE:	6-30-21
DRAFTSMAN	ANGEL R TORRES
PROFESSIONAL	ANGEL R TORRES
STATE:	AZ
DRAWING #:	Factory Arch Sheets
PROJECT #:	51State Factory

SHEET NO.

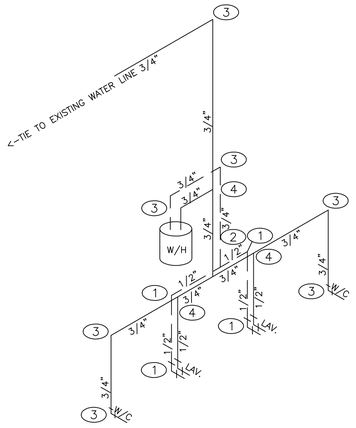
M1.0

PLUMBING SCHEDULE

SYMBOL	DESCRIPTION	QTY
	FLOOR MNT'D ELONGATED BOWL FOR THE HANDICAPPED W/ STANDARD TANK (NO BRAND SPECIFIED)	2
	WALL HUNG LAVATORY W/ 29" SPACE UNDERNEATH RIM FOR HANDICAPPED W/ STANDARD FAUCETS (NO BRAND SPECIFIED)	2
WH	6 GAL ELECTRIC WATER HEATER. (240v) (NO BRAND SPECIFIED).	1
	ONE SET GRAB BARS, INCLUDES: (1) 36" LONG & (1) 48" LONG. MOUNTED @ 34" A.F.F.	2
	TOILET PAPER HOLDER (NO BRAND SPECIFIED)	2
	24"x36" MIRROR @ 40" A.F.F. (NO BRAND SPECIFIED).	2
S	LIQUID SOAP DISPENSER MOUNTED @ 36" A.F.F. (NO BRAND SPECIFIED).	2
SND	SANITARY NAPKIN DISPOSAL @ 19" A.F.F. BRAND: BRADLEY #4781-15 OR EQUAL	1

NOTE: 1. ALL EXPOSED SUPPLY & DRAIN PIPES TO BE INSULATED.
2. CAULK AND FILL GAP BEHIND MIRRORS AND DISPENSERS.

REVISIONS			
NO	DATE	BY	DESCRIPTION
1	.	.	.
2			
3			
4			



COLD & HOT SCHEMATIC

WATER SUPPLY FITTINGS	
1	1/2" EL
2	1/2" TEE
3	3/4" EL
4	3/4" TEE

WATER CALCULATIONS PER 2009 IPC		QTY		FIXTURE UNITS
	F.U.			
WATER CLOSET	2.5	2	=	5
LAVATORY	1.0	2	=	2
TOTAL WATER FIXTURE UNITS =				7

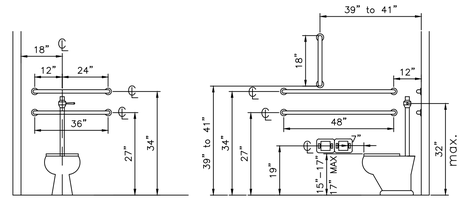
TABLE 604.10.1 MANIFOLD SIZE

SIZE	VELOCITY AT 4' PER SECOND	VELOCITY AT 8' PER SECOND
1/2"	2 F.U.	5 F.U.
3/4"	6 F.U.	11 F.U.
1"	10 F.U.	20 F.U.
1 1/4"	15 F.U.	31 F.U.
1 1/2"	22 F.U.	44 F.U.

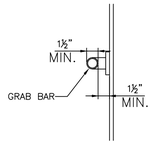
SUPPLY LINES NOTES

MAXIMUM PRESSURE RANGE @ POINT OF CONNECTION 30 TO 45 PSI
GREATEST DEVELOPED LENGTH 100'

1. DESIGNED FOR A MAX OF 1.6 GPF WATER CLOSET.
2. ALL WATER LINES TO BE UL LISTED MATERIALS COPPER K, L, M OR PEX.
3. WATER PIPING TO BE SUPPORTED AS PER CODE.
4. WATER LINES WILL BE TESTED AT FACTORY.
5. ENCLOSED WATER HEATERS SHALL HAVE AN ACCESS OPENING GREATER THAN THE TANK SIZE. INSIDE CABINETS, A MINIMUM OF A 24" WIDE DOOR SHALL BE PROVIDED.
6. WATER HEATERS INSTALLATION SHALL COMPLY WITH THE MANUFACTURER INSTALLATION & INSTRUCTIONS. ONLY APPROVED, TESTED AND LABELED WATER HEATER SHALL BE PROVIDED.

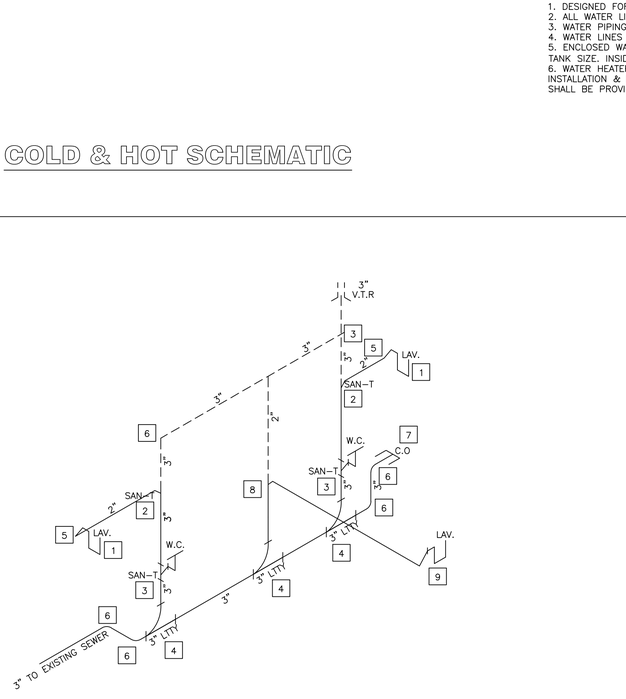


TOILET & GRAB BAR



ALLOWABLE STRESSES IN BENDING, SHEAR AND TENSION SHALL NOT BE EXCEEDED FOR MATERIAL USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 Lbs. IS APPLIED AT ANY POINT ON THE GRAB BAR, SEAT, FASTENER MOUNTING DEVICE OR SUPPORTING STRUCTURE.

GRAB BAR



WASTE AND VENT SCEMATIC

WASTE FIXTURE SIZES	
1	1 1/2" P-TRAP
2	3" X 3" X 2" P-TRAP
3	3" SAN-TEE
4	3" LTTY
5	2" BEND
6	3" BEND
7	3" CLEAN OUT
8	2" SAN-TEE
9	2" P-TRAP

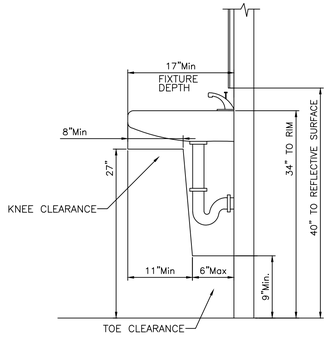
WASTE CALCULATIONS PER 2009 IPC		QTY		DRAIN FIXTURE UNITS
	D.F.U.			
WATER CLOSET	3	2	=	6
LAVATORY	1	2	=	2
TOTAL DRAIN FIXTURE UNITS =				8

TABLE 710.1 MANIFOLD SIZE

SIZE	MAX D.F.U.	MIN. SLOPE
1 1/2"	3 D.F.U.	1/4" PER FT.
2"	21 D.F.U.	1/4" PER FT.
2 1/2"	24 D.F.U.	1/4" PER FT.
3"	42 D.F.U.	1/4" PER FT.
4"	216 D.F.U.	1/4" PER FT.

DRAIN LINES NOTES

1. DRAIN LINES WILL BE TESTED AT FACTORY.
2. ONLY UL APPROVED MATERIALS WILL BE USED. ABS, DWV,
3. CLEANOUT SHALL COMPLY WITH SECTION CURRENT PLUMBING CODE (SEE GENERAL NOTES).
4. ANY TURN OR CHANGE OF DRAIN FLOW SHALL BE MADE USING AN APPROVED FITTING. ANGLES EXAMPLE: (11.1/4")(22.1/2")(45)(60)(90).
5. CLEANOUTS MUST HAVE A CLEARANCE OF 18" IN FRONT OF OPENING.
6. BACK TO BACK PLUMBING DRAIN SHALL BE MADE WITH A LONG TURN WYE OR OTHER APPROVED FITTING.
7. ALL HORIZONTAL DRAIN LINES SHALL KEEP A MIN. OF 1/4" PER FOOT SLOPE.
8. ALL HORIZONTAL DRAIN LINES SHALL BE SUPPORTED COMPLYING CURRENT PLUMBING CODE.
9. VERTICAL TO HORIZONTAL DRAIN SHALL BE MADE OF A 45 DEGREE FITTING OR OTHER APPROVED FITTING.



LAVATORY SECTION

NOTE: ADD 2X6 BLOCKING FOR ALL WALL MOUNTED PLUMBING FIXTURES

PLUMBING PLAN

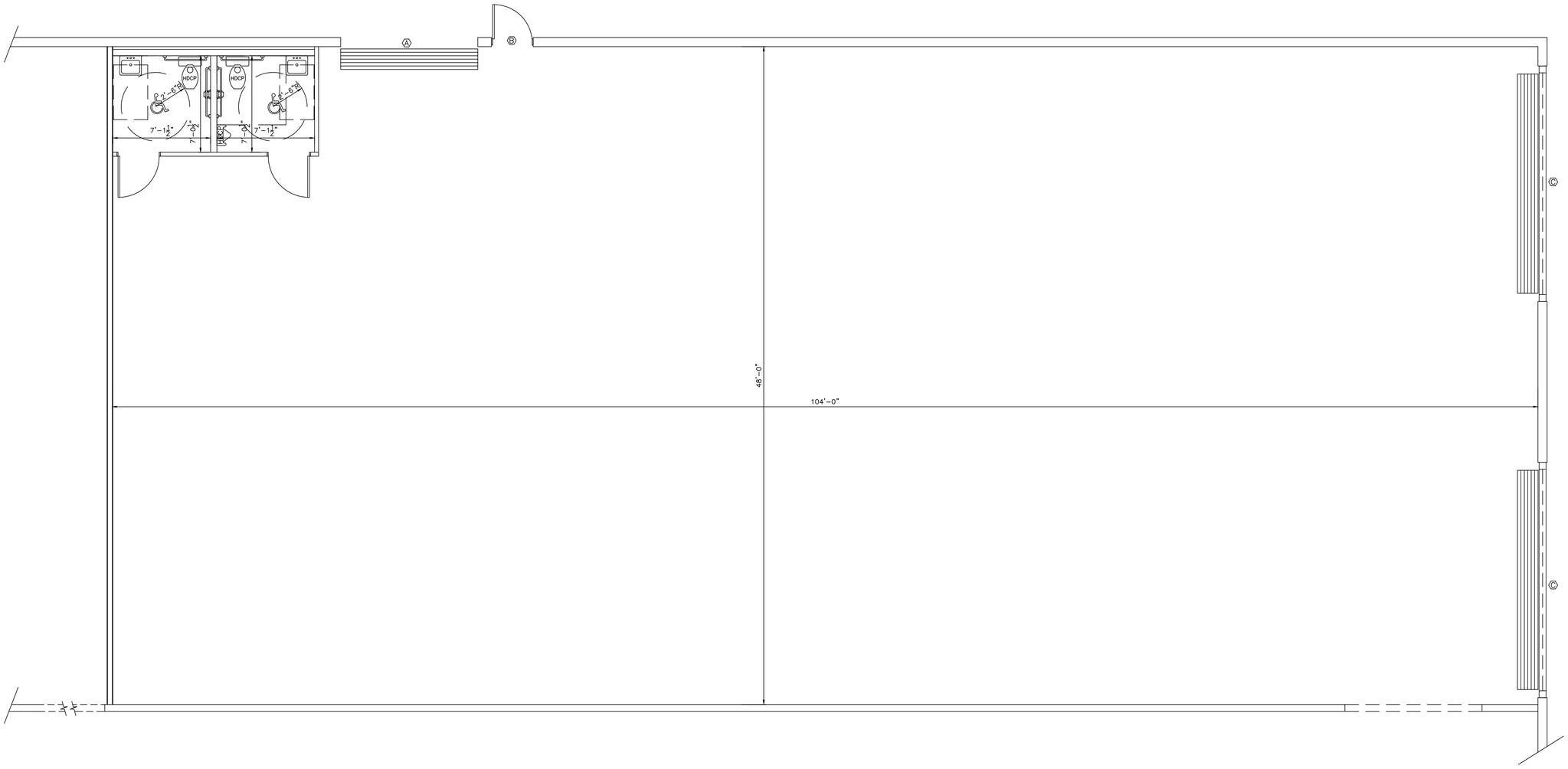
SCALE : NOT TO SCALE

PROFESSIONAL STAMP

51 STATE

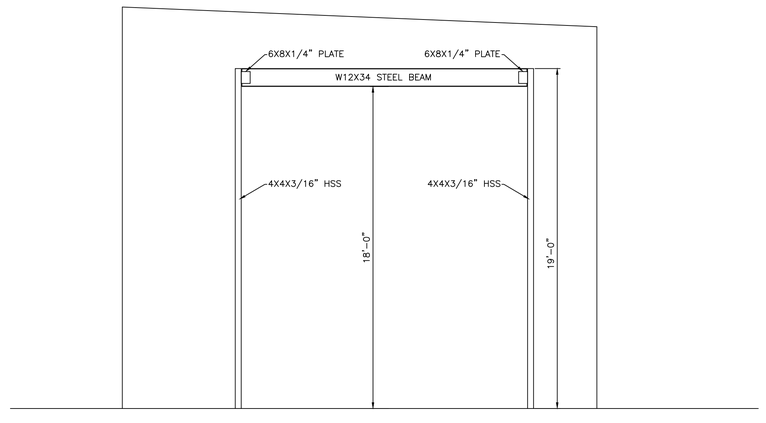
DATE: 6-30-21
DRAFTSMAN: ANGEL R TORRES
PROFESSIONAL: ANGEL R TORRES
STATE: AZ
DRAWING #: Factory Arch sheets
PROJECT #: 51State Factory

SHEET NO. P1.0



WALL-SET PLAN

SCALE : ¼" = 1'-0"



NEW ROLL UP HEADER TYP. DETAIL

PROFESSIONAL STAMP

REVISIONS

NO	DATE	BY	DESCRIPTION
1	.	.	.
2			
3			
4			

51STATE

ARCHITECTURE AND DESIGN, LLC

DATE: 6-30-21

DRAFTSMAN: ANGEL R TORRES

PROFESSIONAL: ANGEL R TORRES

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