

Park Map

NTS



Besh Ba Gowah Exhibit Repairs

Besh Ba Gowah Archaeological Park

1324 S. Jesse Hayes Rd. Globe, AZ 85501

Building Code Data

APPLICABLE CODES

2003 International Building Code (IBC) with City of Globe amendments
 2003 International Existing Building Code (IEBC)
 City of Mesa Adobe Code

USE AND OCCUPANCY

"North Building" is an un-occupied exhibit
 "East Building" is an un-occupied exhibit
 All openings to these two buildings are secured from entry except for occasional maintenance access.

"South Building"
 Occupancy: A-3
 Occupant Load: 489 net s.f./5 = 98 occupants
 Only two north rooms are open to occupancy.
 First floor two south rooms are un-occupied exhibits, secured from entry except for occasional maintenance access.
 Second floor space is un-occupied exhibit, some of which can be viewed from below, and is considered for code purposes as an un-occupied attic.
 Construction Type: V-B
 Gross Floor Area: 1276 s.f.
 Building Height: 2 stories
 Existing: 2 exits required, 2 provided

Project Directory

OWNER: City of Globe
 Department of Public Works
 1240 S. Hagen Rd.
 Globe, AZ 85501
 contact: Jerry Barnes, City Engineer
 phone: 812.219.2356
 jhbarnes@globeaz.gov

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

STRUCTURAL ENGINEER: Slaysman Engineering Company
 5517 N. Black Canyon Hwy.
 Suite A
 Phoenix, AZ 85015
 contact: Melvin Slaysman, P.E.
 phone: 602.280-7777
 mel@slaysman.org

Project Data

Project Name: Besh Ba Gowah Exhibit Repairs
Project Address: 1324 S. Jesse Hayes Rd. Globe AZ 85501
Assessor's Parcel Number: 208-08-001B & 205-20-021D

Legal Description: PCL ADJ TO W LINE OF SW SW SEC 34 T1N N1S1/2E BEING APPROX 159FT N OF THE SE COR OF SAID SW SW, SAID PCL BEING 800 X 382 X 865 X 515FT & BEG AT SE COR OF SEC 36 T1N N1S1E TH N 00 08MIN E 204FT TO T POB TH N 00 08MIN E 450FT TH N 89D 52MIN W 450FT TH S 0 D 00M together with COHM COR 2 HES 74, TH N89 59 0 W 383.86TO POR, TH N09 51 22 W 834.57, TH N11 57 0 W 532.26, TH 545 21 30 W 10.54, TH N50 27 0 W 210.54, TH 572 58 16 W 43.69, TH N52 13 38 W 366.28, TH 538 52 0 W 62.22, TH 518 58 52 W 192.64, TH 556 56 47 E 71.13, TH 501 30 48 E 112.76, TH 501 07 00 E 639.98, TH 533 47 0 W 515.20, TH 50 08 0 W 159.10 TO SW COR SEC 34, TH N89 57 33 W 456.73, TH CURV RIGHT RAD= 512.96 DIST 224.93, TH N34 51 26 E 247.52 TH N55 09 59 W 60.00, TH N34 50 01 E 128.07, TH CURV LEFT RAD=100 DIST 100.97, TH CURV RIGHT RAD=1025 DIST 488.40, TH CURV LEFT RAD= 225 DIST 7.65, TH N27 10 04 W 123.08, TH N62 49 56 E 100.00, TH 527 10 04 E 459.46, TH CURV RIGHT RAD=550 DIST 299.83, TH 504 02 45 W 140.68, TH CURV LEFT RAD=450 DIST 187.04, TH 519 46 06 E 229.80, TH 589 59 00 E 222.73 TO POB SEC 00 T01N N1S1E, = 24.13 AC (OUT OF 205-20-021B)

Scope of work: General repairs and reconstruction of the roof structure of a two story stone exhibit building and two one story unoccupied stone exhibits

Use: Museum

Zoning: R1-6

Sheet Index

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G-01	Cover Sheet
A-01	Demolition Plans
A-02	Repair Plan - First Floor
A-03	Repair Plans - Second Floor and Roof
A-04	Repair Plans - Reflected Ceiling Plans
A-05	Exterior Elevations
A-06	Building Sections
A-07	Details & Specifications
S-1	Structural Roof Plans and Details

Vicinity Map

NTS



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

PROJECT: Besh Ba Gowah Exhibit Repairs
ADDRESS: 1324 S. Jesse Hayes Rd. Globe AZ 85501

PROJECT NO.: 18-011
SHEET TITLE:

Cover Sheet

DATE of ISSUE: April 30, 2019 **CURRENT REVISION:**

SHEET REVISION HISTORY

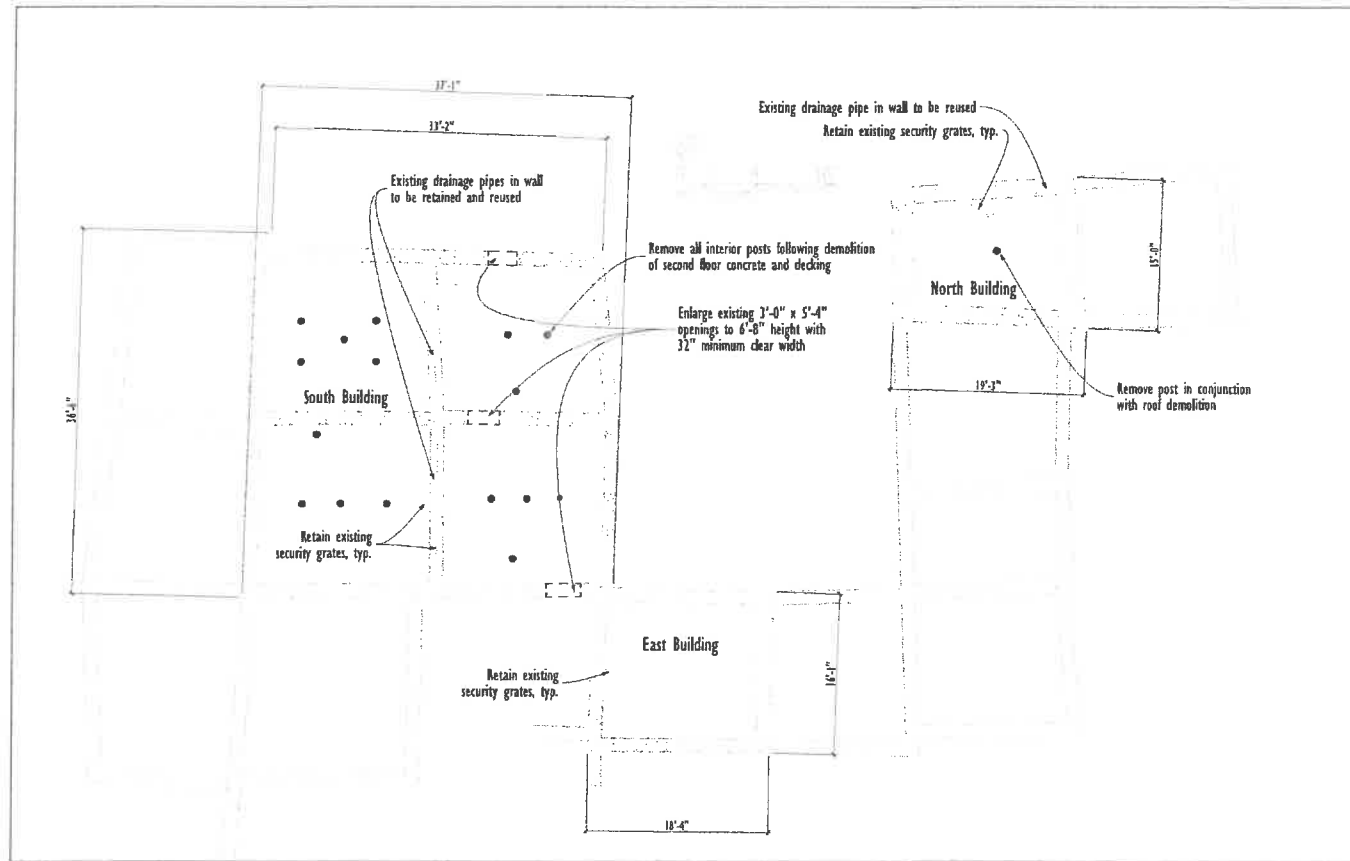
No.	DATE	DESCRIPTION



Sheet No.
G-01

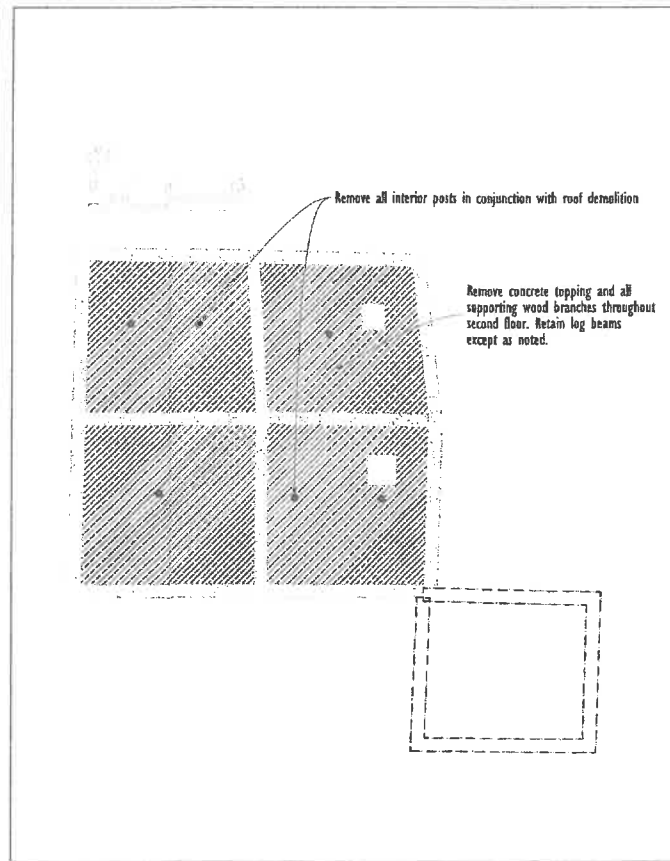
Demolition - First Floor Plan

1/8" = 1'-0"



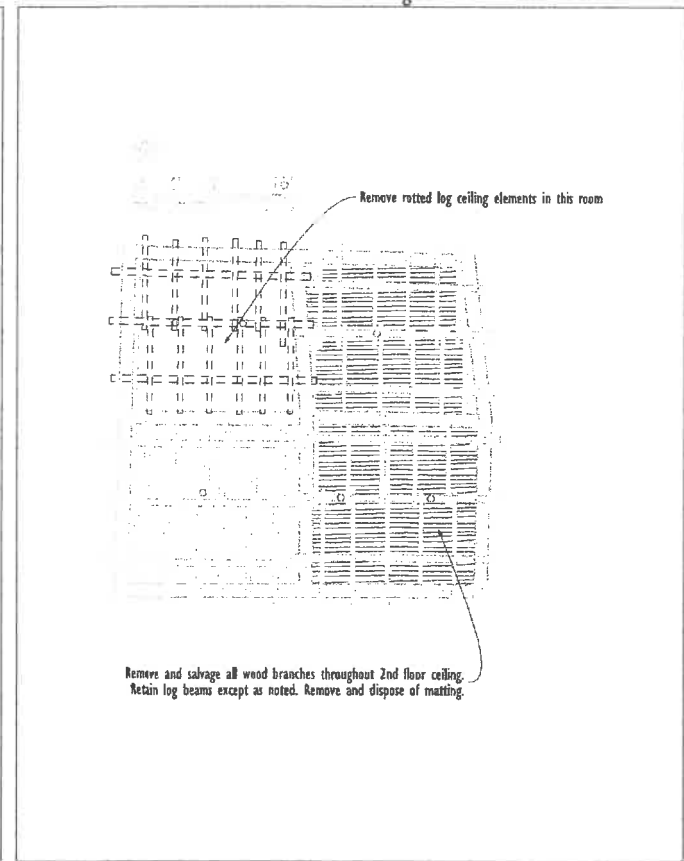
Demolition - Second Floor Plan

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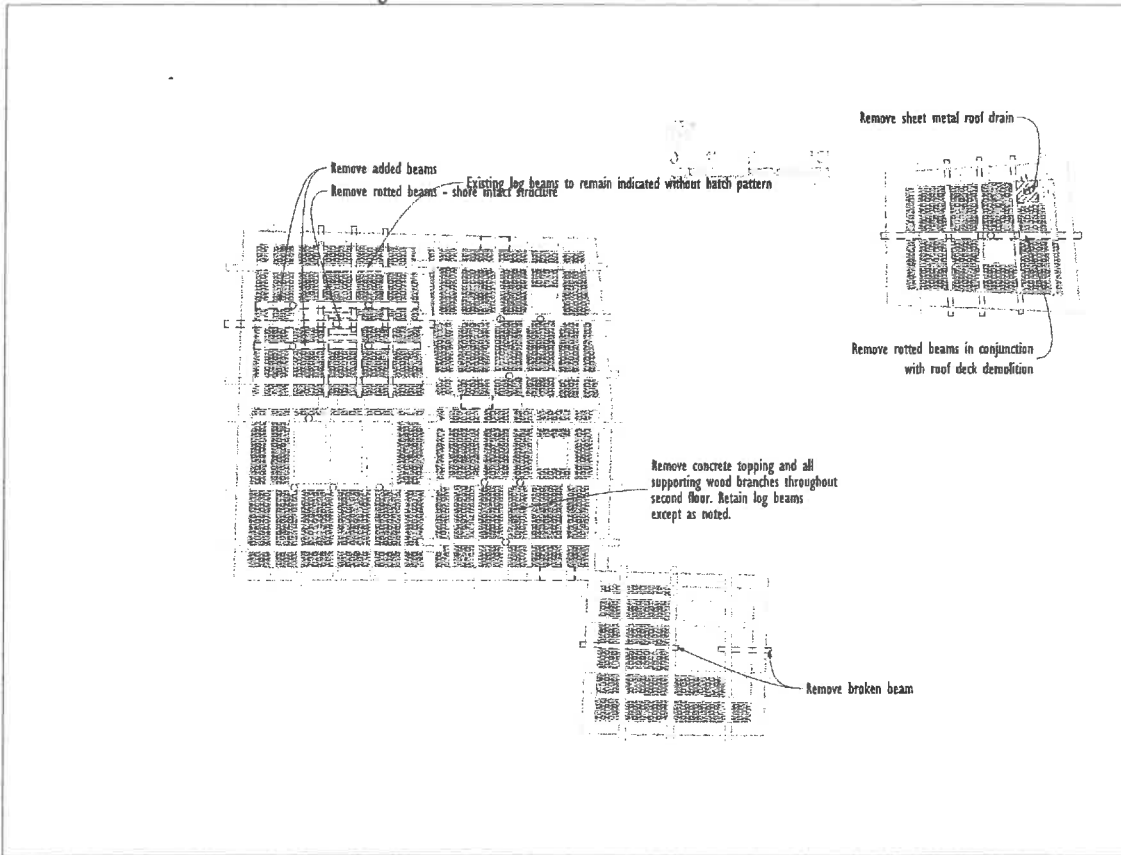
Demolition - Second Floor Reflected Ceiling

1/8" = 1'-0"



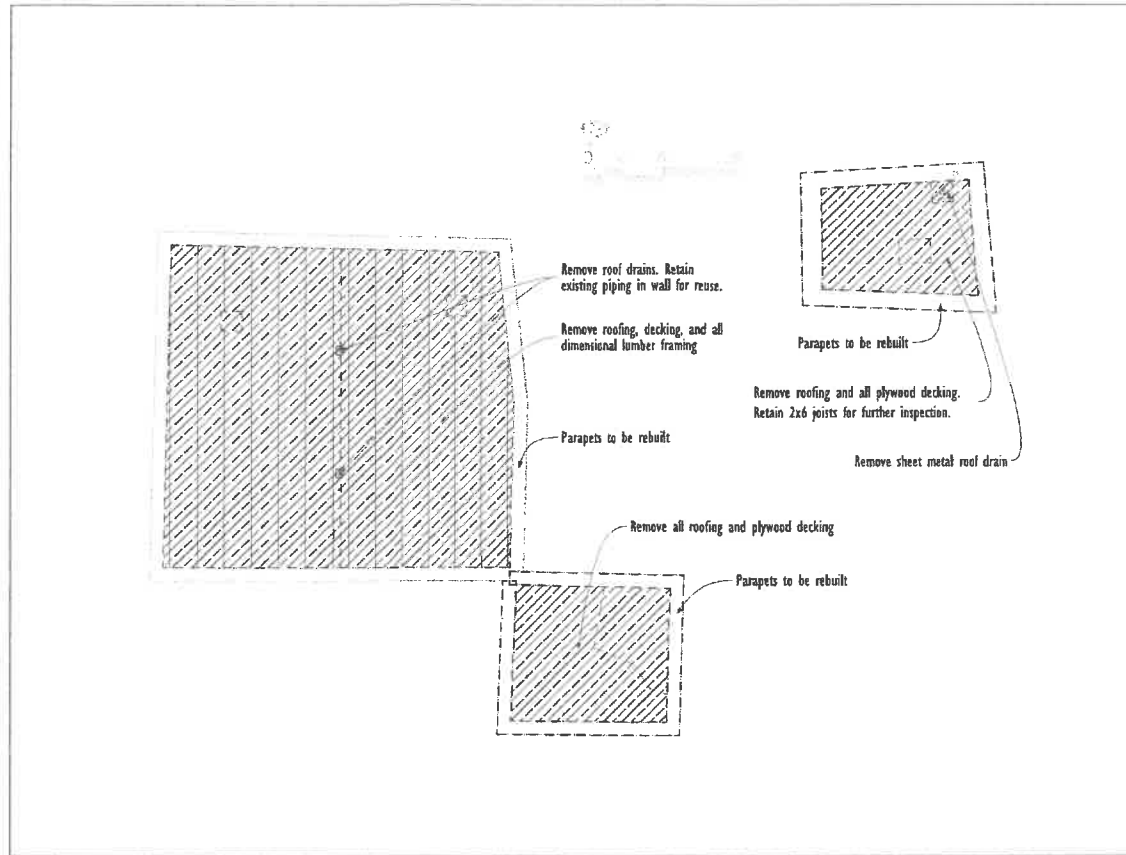
Demolition - First Floor Reflected Ceiling

1/8" = 1'-0"



Demolition - Roof Plan

1/8" = 1'-0"



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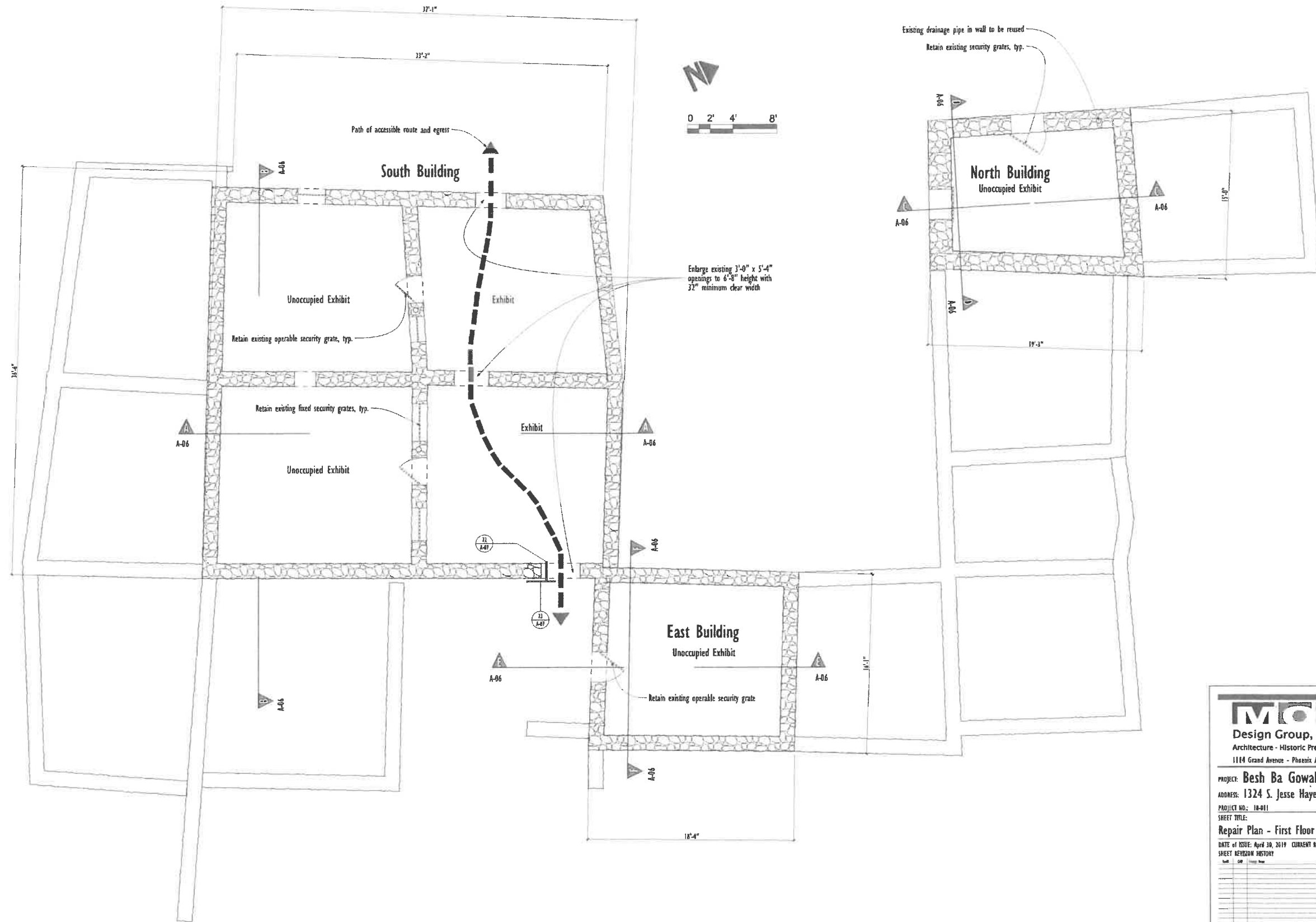
PROJECT: Besh Ba Gowah Exhibit Repairs
ADDRESS: 1324 S. Jesse Hayes Rd. Globe AZ 85501
PROJECT NO.: 18-011
SHEET TITLE: Demolition Plans
DATE OF ISSUE: April 30, 2019 CURRENT REVISION: .
SHEET REVISION HISTORY

NO.	DATE	DESCRIPTION

22434
ROBERT G. GRAMAR
6.2.2019
PHOENIX, ARIZONA, U.S.A.

Sheet No. **A-01**

NOTE: This working drawing package, project manual and associated documents are parts of the contract. It is for use on this project only and is prepared for use in accordance with the contract. Interpretation, clarification, deletion and additions to this set of drawings shall be made only through written communication to the architect. Changes, reproduction or use in part or in whole, for other projects without the architect's written consent are prohibited. See AIA A191 (2017) for COPYRIGHT NOTIFICATION. All trademarks, registered services, the designations, the designations, and except background are the property of their respective owners.



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PROJECT: Besh Ba Gowah Exhibit Repairs
 ADDRESS: 1324 S. Jesse Hayes Rd. Globe AZ 85501
 PROJECT NO.: 18-011
 SHEET TITLE:
 Repair Plan - First Floor

DATE OF ISSUE: April 30, 2019 CURRENT REVISION: ,
 SHEET REVISION HISTORY

NO.	DATE	DESCRIPTION

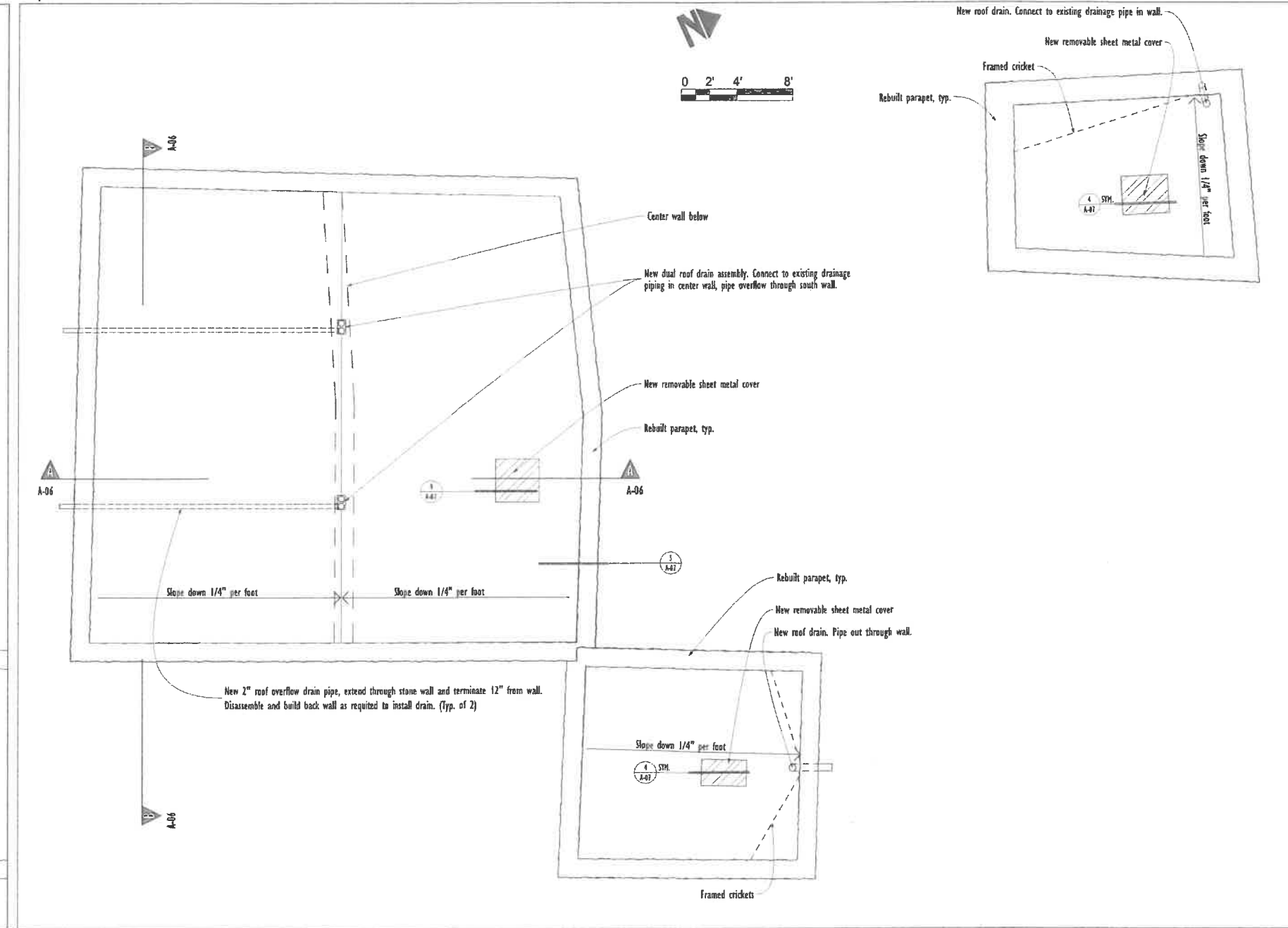
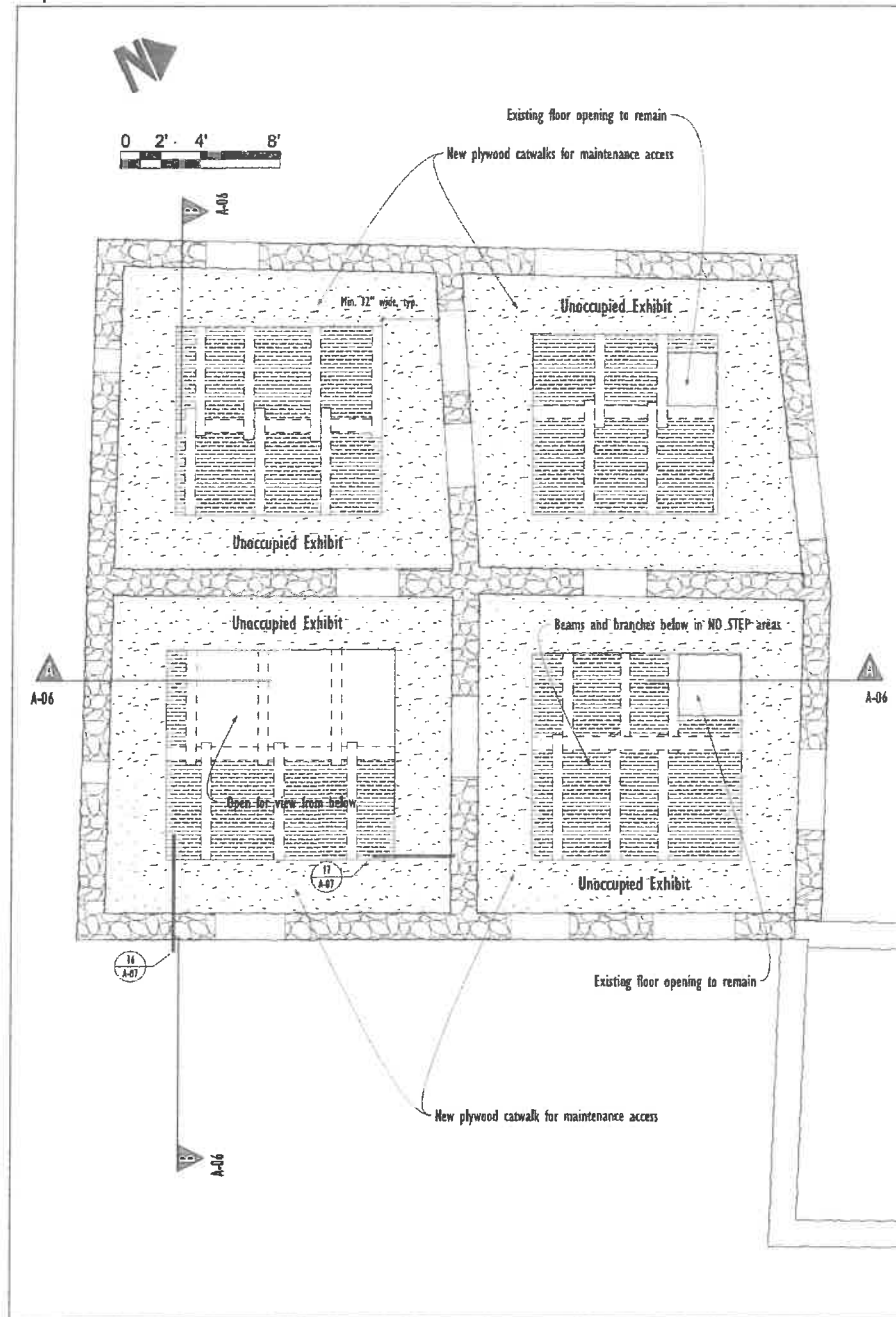
Sheet No. **A-02**

NOTES: All markings showing setbacks, project names, and regulated instruments of service of the architect, is for use on the project only and is prepared for use in conjunction with the architect's responsibility, authorization, and/or professional administration as described in the State of Arizona, without which stated results cannot be expected. Reproduction of this plan or its contents for other purposes without the architect's written consent may violate Arizona Revised Statutes, Title 32, Section 3101 (Professional Engineers). In testimony of professional service, the design, draft, and design incorporated hereon are prepared by employees of the architect's office.

Repairs - Second Floor Plan

Repairs - Roof Plan

1/4" = 1'-0"



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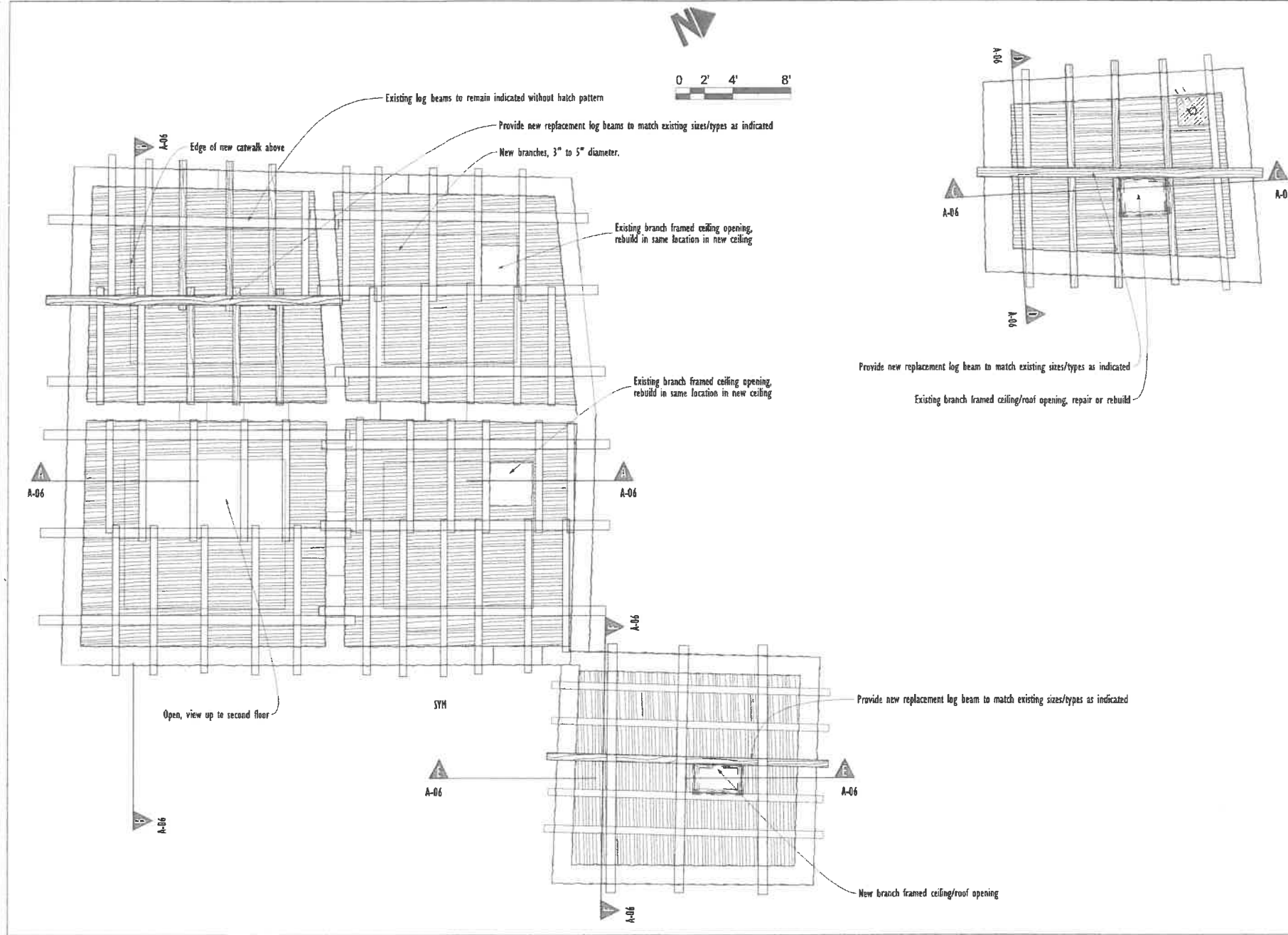
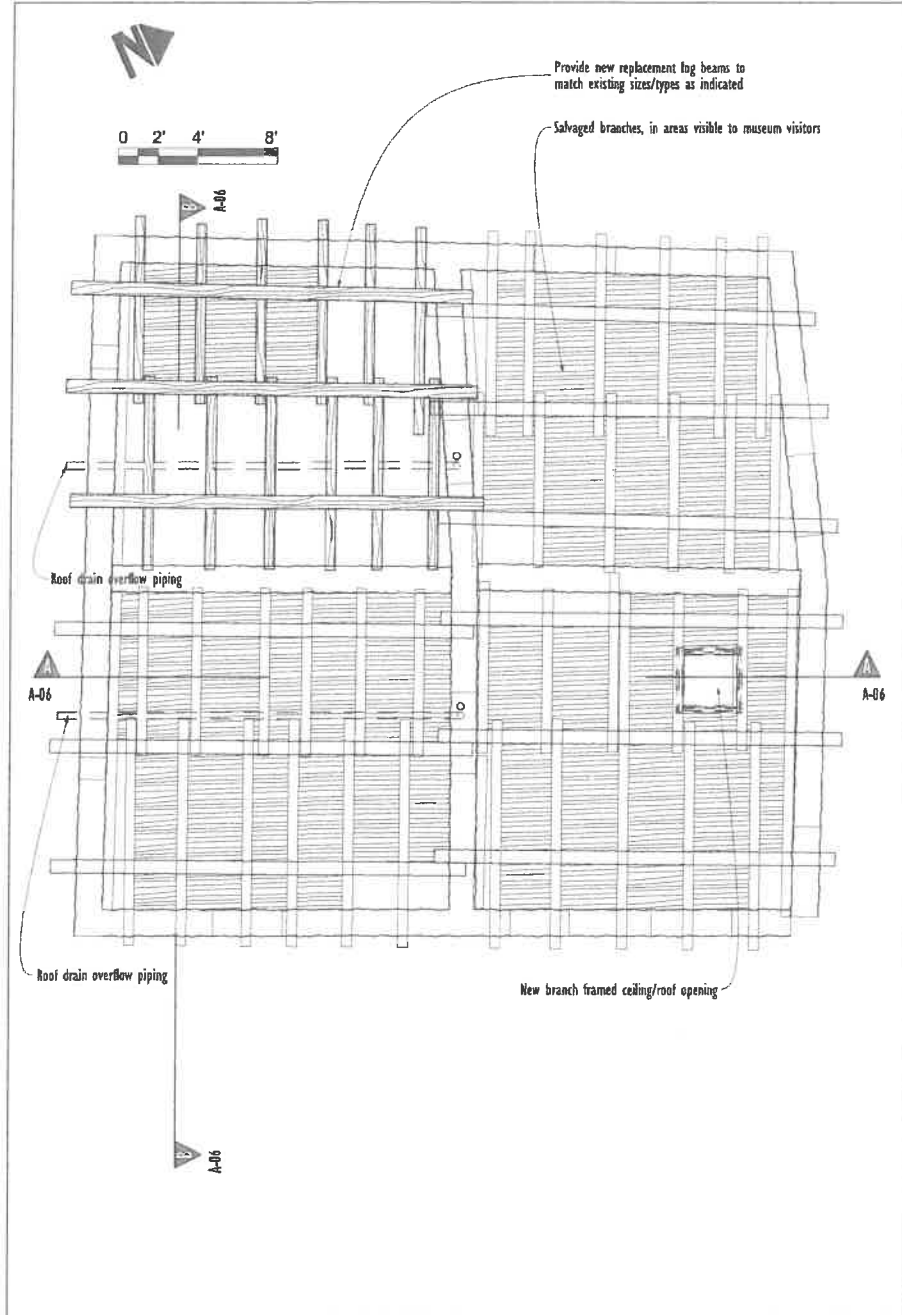
PROJECT: Besh Ba Gowah Exhibit Repairs
ADDRESS: 1324 S. Jesse Hayes Rd. Globe AZ 85501
PROJECT NO.: 18-011
SHEET TITLE: Repair Plans - Second Floor and Roof
DATE OF ISSUE: April 10, 2019 CURRENT REVISION: .
SHEET REVISION HISTORY:

Rev.	Date	Issue/Rev.

Sheet No. **A-03**

ROBERT G. OSBORN
5.2.2019
PHOENIX, ARIZONA

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PROJECT: **Besh Ba Gowah Exhibit Repairs**
 ADDRESS: 1324 S. Jesse Hayes Rd. Globe AZ 85501
 PROJECT NO.: 18-011
 SHEET TITLE:

Repair Plans - Reflected Ceiling Plans

DATE OF ISSUE: April 30, 2019 CLIENT KEYWORD:
 SHEET REVISION HISTORY

No.	Date	Revision

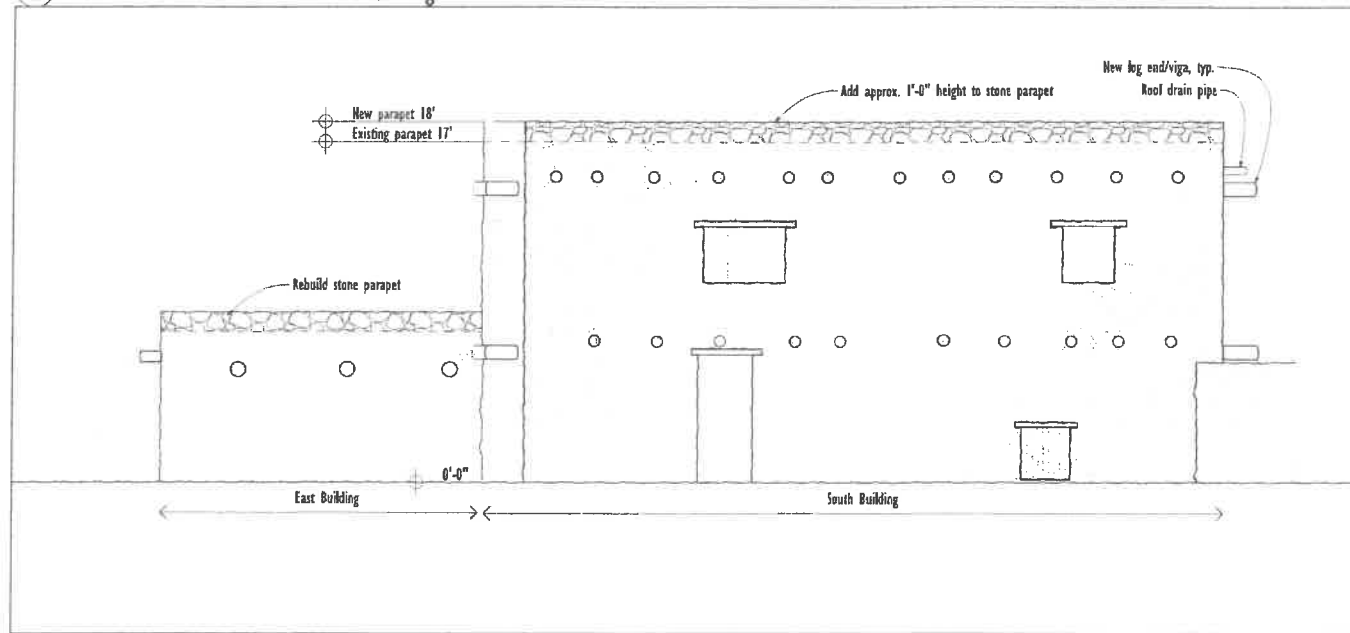


Sheet No.
A-04

NOTES: The working drawings, packages, permits and specifications are prepared for use in conjunction with the contract documents. The drawings, packages, permits and specifications are prepared for use in conjunction with the contract documents. The drawings, packages, permits and specifications are prepared for use in conjunction with the contract documents. The drawings, packages, permits and specifications are prepared for use in conjunction with the contract documents.

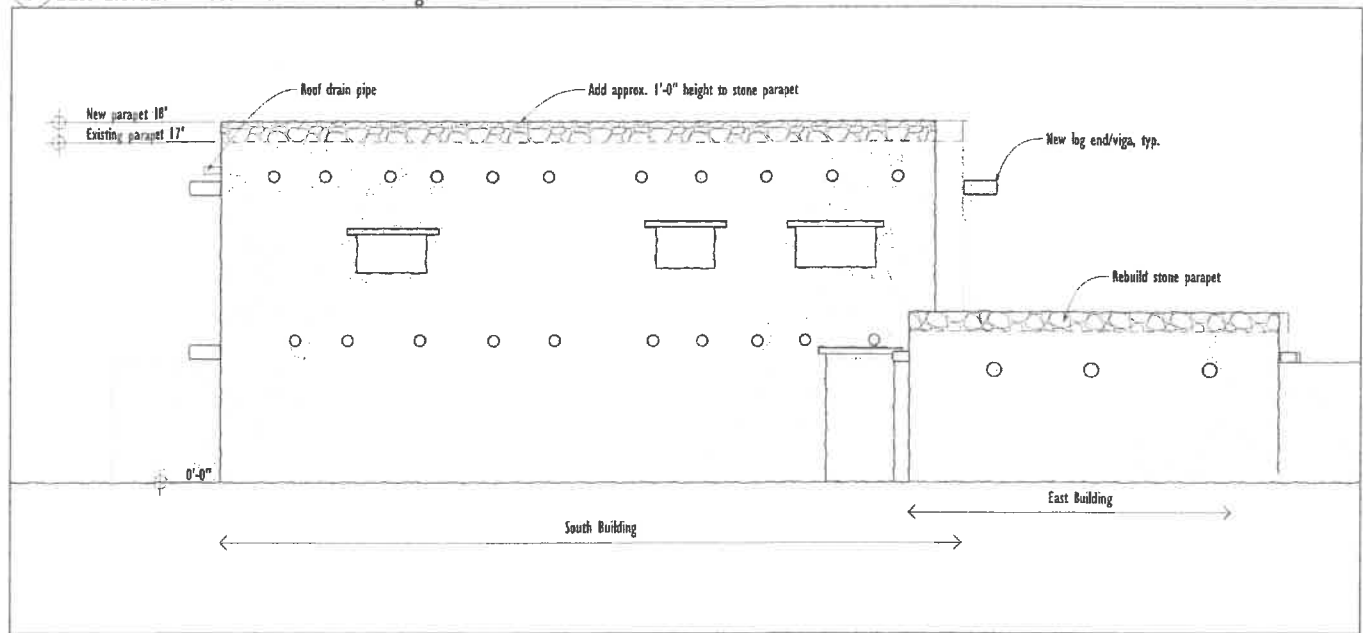
1 West Elevation - South and East Buildings

1/4" = 1'-0"



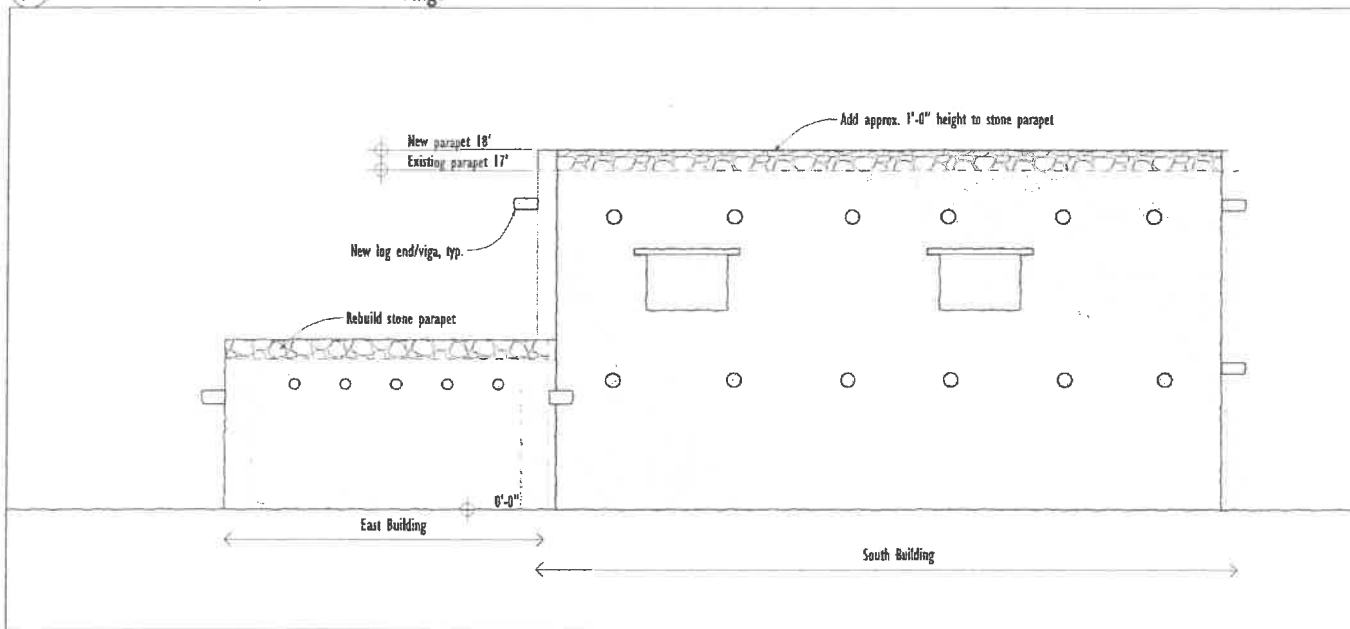
4 East Elevation - South and East Buildings

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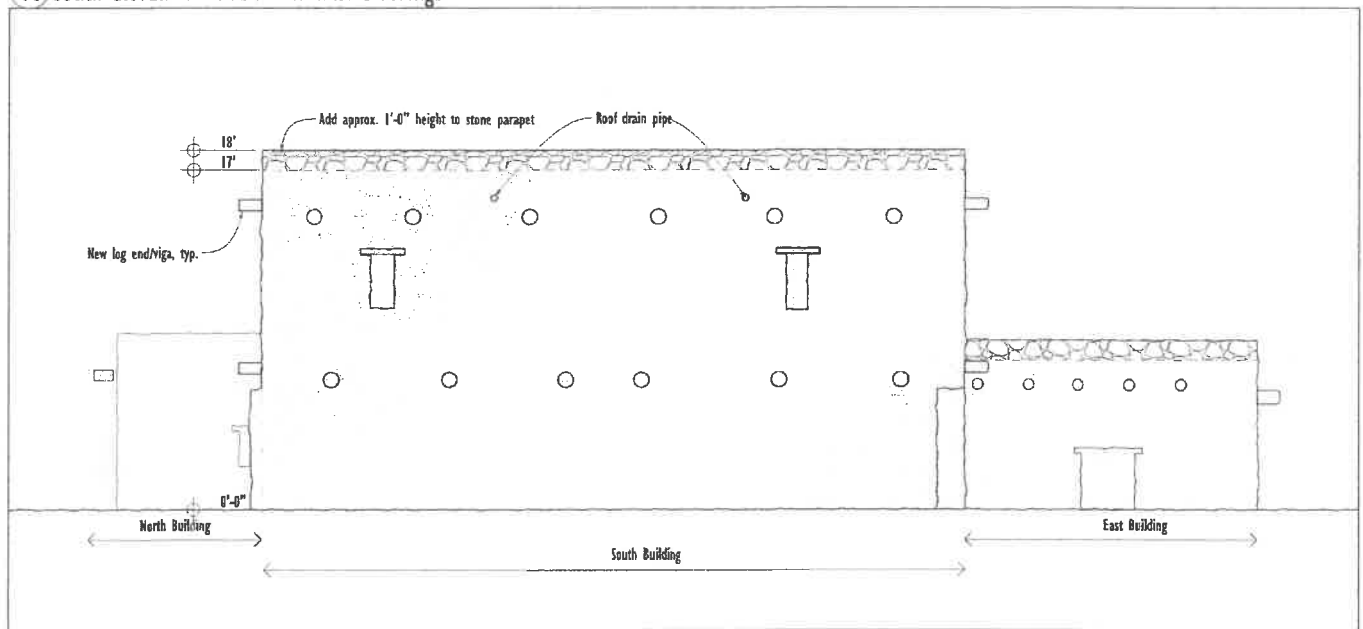
7 North Elevation - South and East Buildings

1/4" = 1'-0"



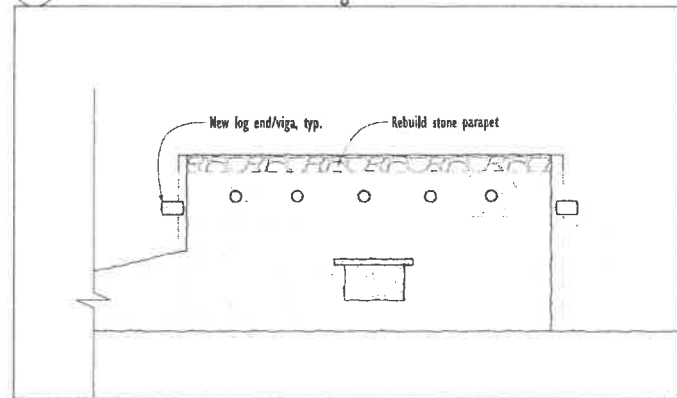
10 South Elevation - South and East Buildings

1/4" = 1'-0"



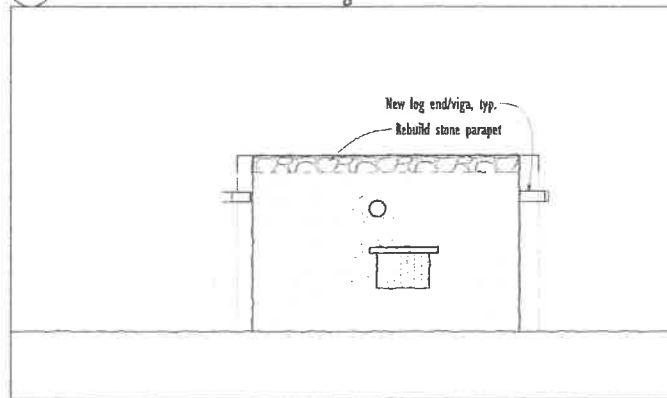
20 West Elevation - North Building

1/4" = 1'-0"



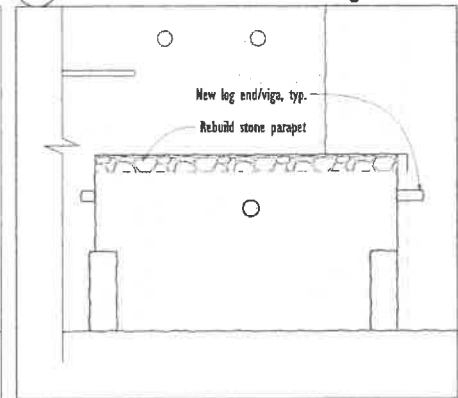
21 South Elevation - North Building

1/4" = 1'-0"



23 North Elevation - North Building

1/4" = 1'-0"



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PROJECT: Besh Ba Gowah Exhibit Repairs

ADDRESS: 1324 S. Jesse Hayes Rd. Globe AZ 85501

PROJECT NO.: 18-011

SHEET NO.:

Exterior Elevations

DATE OF ISSUE: April 30, 2019 CURRENT REVISIONS:

SHEET REVISION HISTORY

DATE: 08/19/2019



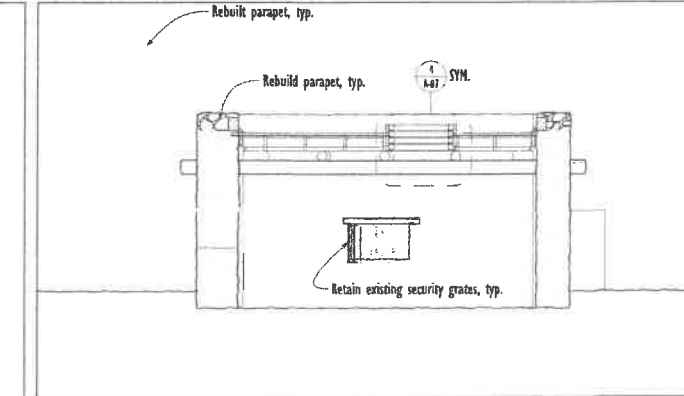
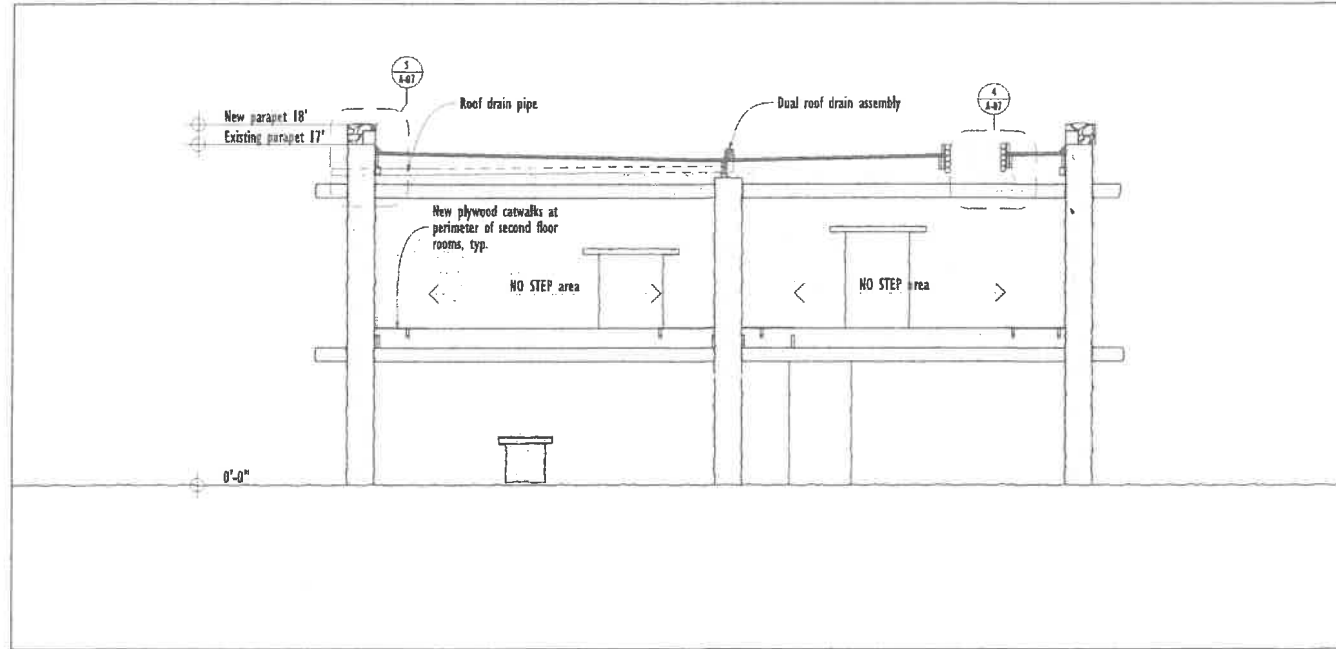
Sheet No.
A-05

NOTES: This working drawing package, project manual, and specialized documents of parts of the contract, is for use on this project only and is prepared for use in conjunction with the owner's requirements, specifications, Addendum and Schedule of Values. It is the responsibility of the contractor to obtain all necessary permits, licenses, and approvals, and to comply with all applicable laws, codes, and regulations. The architect's liability is limited to the contract documents. The architect's liability is limited to the contract documents. The architect's liability is limited to the contract documents.

Section A-A

1/4" = 1'-0" Section C-C

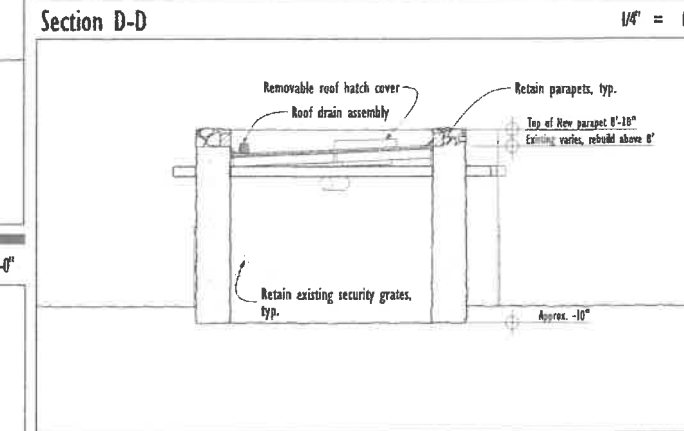
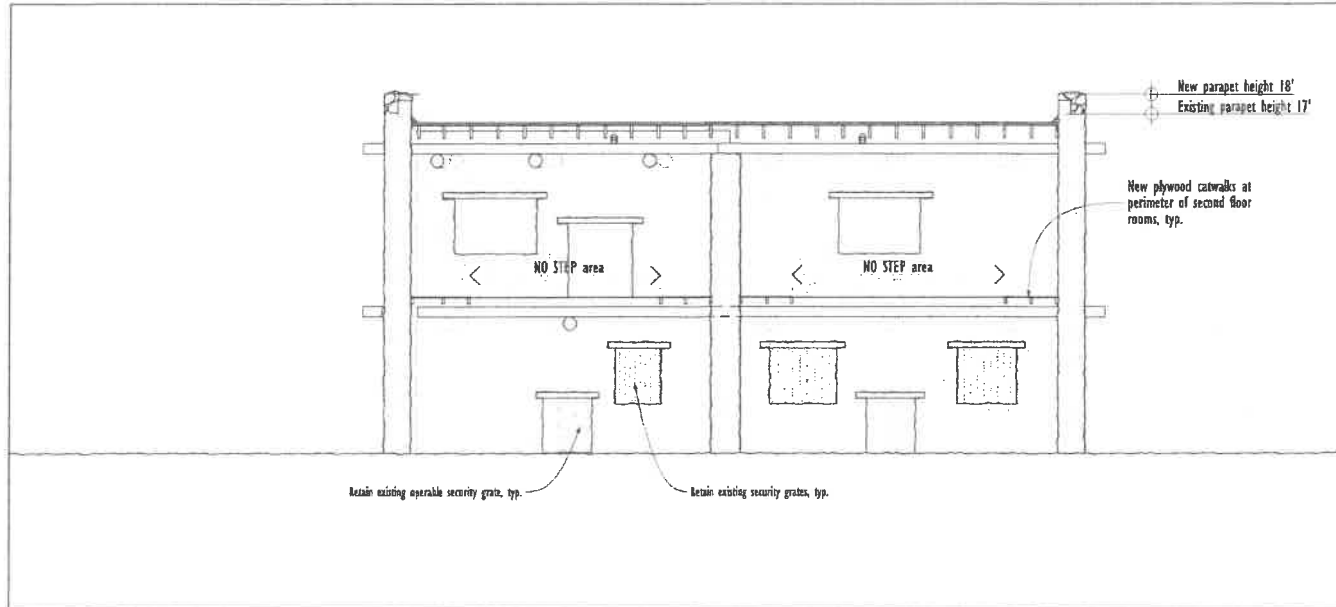
1/4" = 1'-0"



Section B-B

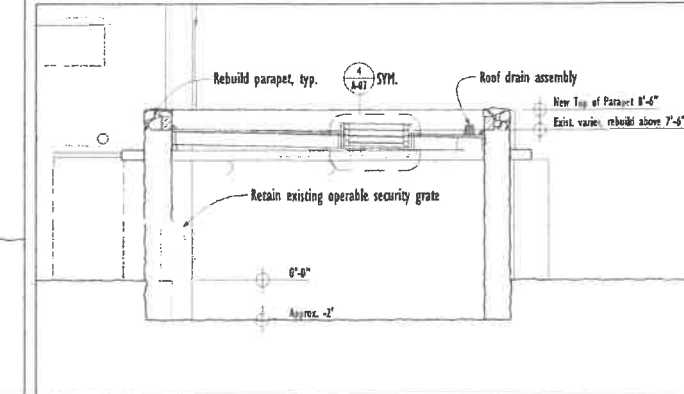
1/4" = 1'-0"

1/4" = 1'-0"



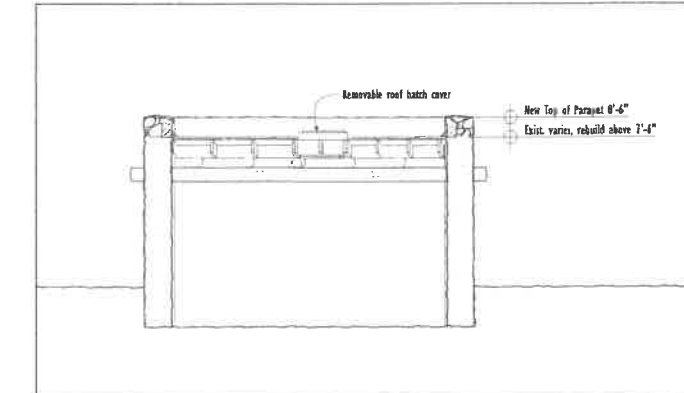
Section E-E

1/4" = 1'-0"



Section F-F

1/4" = 1'-0"



MCM
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 1114 Grand Avenue - Phoenix AZ 85007 - 482.254.5599 - mcmleydesigngroup.com

PROJECT: Besh Ba Gowah Exhibit Repairs
 ADDRESS: 1324 S. Jesse Hayes Rd. Globe AZ 85501
 PROJECT NO.: 16-011
 SHEET TITLE:
Building Sections
 DATE OF RISE: April 30, 2019 CLIENT REFERENCE:
 SHEET NUMBER HISTORY:



Sheet No.
A-06

NOTE: This working drawing package, project manual and regulated statements of work of the architect, is for use on this project only and is prepared for use in conjunction with the owner's interpretive, dissemination, development and administration as described in AIA Doc. B191, revised which document remains in effect. Revision, reproduction, or use in part or in whole, in a later project without the owner's written consent may violate the AIA Code of Ethics. COPYRIGHT NOTICE: All drawings and designs contained herein are the property of the architect and are the property of the architect.

Specifications

I. GENERAL REQUIREMENTS

- 1.1 SCOPE OF WORK: Provide all labor, materials, equipment, and transportation necessary for complete and proper execution of the Work, unless such work is specifically noted as "Not in Contract", "N.I.C.", "By Owner" or "By Others".
- 1.2 FIELD CONDITIONS: Verify all dimensions, elevations, and site conditions prior to commencing work, and notify the Architect of all discrepancies. Bring all conflicts present in the drawings to the attention of the Architect and obtain resolution prior to proceeding with construction.
- 1.3 SUBSTITUTIONS: No substitutions shall be made without approval of the Architect. Where the Contractor wishes to request a change, either due to field conditions of material or detail substitution, he shall submit to the Architect completed documentation including drawings and required engineering prior to construction of the specific area, allowing ample time for review.
- 1.4 CODES: All work shall comply with prevailing building codes in the jurisdiction having responsibility for the project, as identified in the project summary or code data.
- 1.5 PERMITS: Provide all necessary permits and approvals necessary by governing authorities.
- 1.6 CUTTING AND PATCHING: All trades shall do their own cutting, fitting, patching, etc. to make the several parts come together properly and fit it to receive or to be received by work of other trades. Obtain Architect's approval before cutting and/or patching any structural building element.
- 1.7 METHODS AND TECHNIQUES OF CONSTRUCTION: The contract drawings and specifications represent the finished structure. They do not indicate the method of construction. The Contractor shall provide all measures necessary to protect the structure and any surrounding structures during construction. Such measures shall include, but not be limited to, bracing and shoring for loads due to construction equipment. Observation visits by the Architect or his consultants shall not include inspection of such items.
- 1.8 MATERIALS PLACEMENT: Construction materials shall be spread out if placed on framed floor or roof. Load shall not exceed the design live load per square foot.
- 1.9 GENERAL CONDITIONS: AIA Document A201, latest edition as of the date of this contract, is hereby made a part of this contract by reference.
- 1.10 CLEAN-UP: Keep the premises clean and free from accumulated waste materials or rubbish at all times. At the completion of Work, remove all such materials and all tools, scaffolding and surplus materials and clean all parts of the work, including broom cleaning and vacuuming, removal of stickers, labels, and paint smears, etc.
- 1.11 SUBMITTAL PROCEDURES: Submit product data, shop drawings, and samples required by these specifications. Submit samples, including color selection samples, in the form and number required by the relevant section of the specifications. Submit all written and graphic materials in electronic PDF format, unlocked (allowing markup), via email, FTP transfer website, or digital media such as CD-ROM or DVD. Each submittal shall be compiled into a single PDF file. The first page of the PDF file shall be a transmittal page identifying the project, project location, Contractor, Architect, submittal identification and number, and space for Contractor's review and approval and 3" x 5" minimum space for Architect's review stamp. Allow 5 working days for Architect's review of all submittals unless a longer time is specified elsewhere.

2. SITE WORK

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

3. CONCRETE - None In This Project

4. MASONRY

4.1 ADOBE-SET STONE MASONRY REPAIRS

Stone Units: Stone used in repairing and extending existing walls shall be salvaged from the existing construction, supplemented by new material matching the character, color distribution, and size distribution of the existing stone. In general this consists of locally sourced field stone, rounded but with some flat surfaces (generally not spherical river cobbles) and in colors ranging from blue-gray to buff to red-gray, and off-white. Sizes are generally 12" minus down to 4 inches with larger stones predominating.

Adobe mortar materials: Adobe used for repairs shall be unstabilized natural soil substantially matching the appearance and strength characteristics of the existing adobe mortar. Mix shall approximate the relative sand/silt/clay proportions of the existing adobe mortar within a tolerance of plus or minus 10 percent. Dried samples made from such soil shall have a compressive strength similar to that of adobe mortar in existing walls, within a tolerance of plus or minus 100 psi. Submit samples of intact portions of existing adobe walls to testing laboratory for analysis of compressive strength and particle size distribution (sand-silt-clay).

Repair procedures:

- A. Provide sufficient bracing on both sides of walls in area of repairs to ensure stability of the walls during repair where more than 4 square feet of bearing wall is to be removed (2' x 2' area).
- B. Disassemble areas of walls as indicated and as necessary for the installation of new work. Salvage stones removed from wall.
- C. Mix adobe mortar with water to a stiff consistency but with enough workability to remain coherent as it is worked.
- D. Clean stone of dust and dirt prior to use. Lay stones in wall in random ashlar pattern to match existing patterns with full head and bed joints.
- E. Do not exceed lifts of 2 feet without allowing time for lower courses to dry. Drying time is weather dependent and may vary.
- F. Where joints require pointing, clean out loose deteriorated mortar to remove all such material but to a minimum depth of one inch. Moisten old mortar and gently wash away dust from stone surfaces to receive new mortar. Hand pack new mortar into joints to be roughly flush with the surface of stones on all sides.
- D. Remove shoring and bracing after wall repairs have been completed.

5. METALS

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

6. WOOD AND PLASTICS

6.1 ROUGH CARPENTRY

This section applies to dimension lumber and panel product assemblies. For elements including unfinished or peeled branches and logs, see Timber Framing section below.

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

- Vertical framing: Douglas Fir No. 2
- Horizontal framing: Douglas Fir No. 1
- Plywood: 5-ply CDX, plywood shall conform to PS 1-83
- Rough hardware: As manufactured by Simpson

All nails to be common nails, sizes as indicated on nailing schedule and on drawings. Where nails are not specifically called out, IBC table 2304.9.3 shall apply.

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

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

6.2 TIMBER FRAMING

Timber vigas and latillas shall be sizes indicated, plus or minus one inch. Species: Ponderosa Pine or Douglas Fir as locally available. Material shall be sourced from Arizona forests. Logs shall be peeled but not surfaced; irregularities caused by branch points, etc. shall be retained.

Make connections as detailed. Connections of wood members shall be concealed in the finished construction. Nails, spikes, and screws shall be driven from the concealed tops of members to the extent possible.

6.3 SPECIFICATION FOR EPOXY ANCHORS AND ADHESIVES

Fiberglass reinforcing rods to be installed shall be size and type indicated on drawings. Rod shall be Fiberglass Rebar 800 as manufactured by Conserv Epoxy LLC. Install rods using Conserv Structural Epoxy 500 with a 24 hour lap strength of 2500 psi. INSTALL IN STRICT ACCORDANCE WITH ALL MANUFACTURER REQUIREMENTS AND INSTRUCTIONS.

7. MOISTURE AND THERMAL PROTECTION

- 7.1 MODIFIED BITUMEN ROOFING: Provide APP-Modified system, Firestone system N-Q-18-AC or equal, consisting of APP Premium Base sheet fully adhered to substrate, and APP 180 granule surfaced cap sheet. Install in accordance with manufacturer's directions.
- 7.2 FLASHING AND SHEET METAL: G-90 galvanized metal (steel) accessories including drip edge, Roof-to-wall, scupper liner, and other conditions as detailed. Fabricate and install per SMACNA guidelines.
- 7.3 ELASTOMERIC COATING: "EnduraSeal 10" manufactured by Dunn-Edwards. Color: gray-brown approximating adobe color. Provide first coat primer on mortar wash, Dunn Edwards "Super-Loc Premium" SLPR00. Apply topcoat using roller in two coats to dry film thickness of 11-13 mils (wet film 22-26 mils).

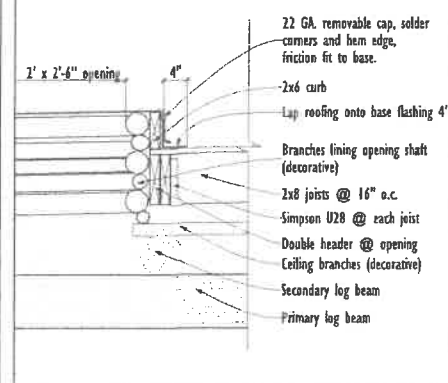
8-14. (None In This Project)

15. MECHANICAL

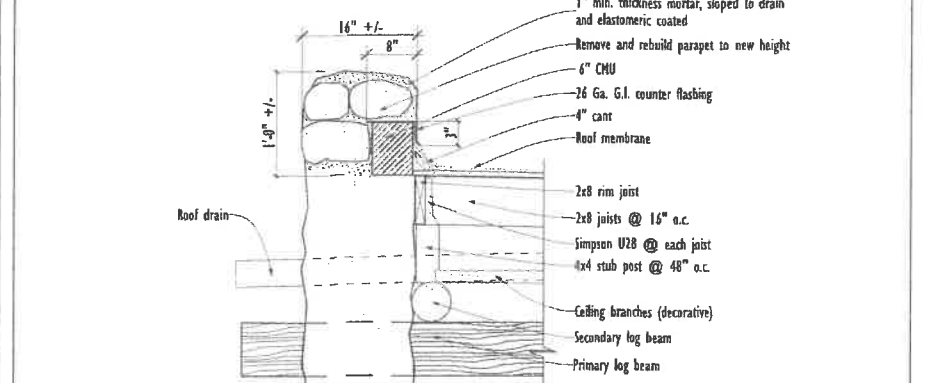
15.1 ROOF DRAINAGE PLUMBING: Provide new Schedule 40 PVC drain piping from roof drains to existing rainwater leader piping. Size new piping to match existing. Single Roof Drains: Jay A. Smith High Dome Gutter Drain, 1640T. Roof Drain with Overflow: Jay A. Smith Combination Roof and Overflow Drain, Series 148.

END OF SPECIFICATIONS

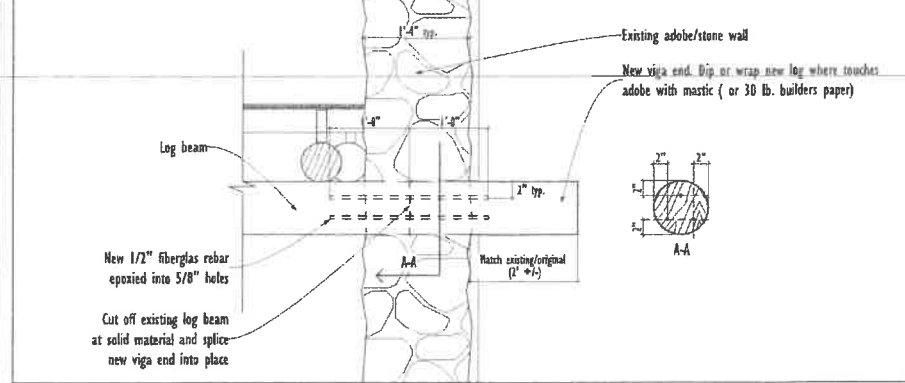
4 Removable Hatch Cover 1" = 1'-0"



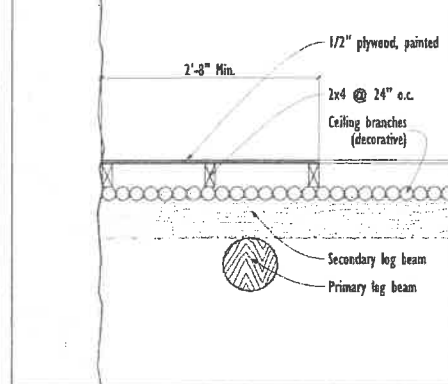
5 Roof at Parapet 1" = 1'-0"



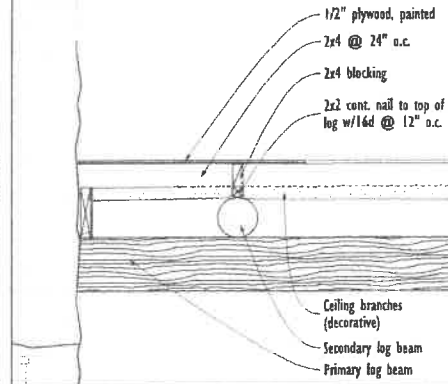
10 Log Beam/Viga Splice 1" = 1'-0"



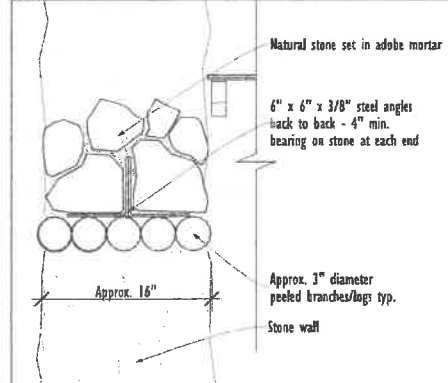
16 Catwalk Section 1" = 1'-0"



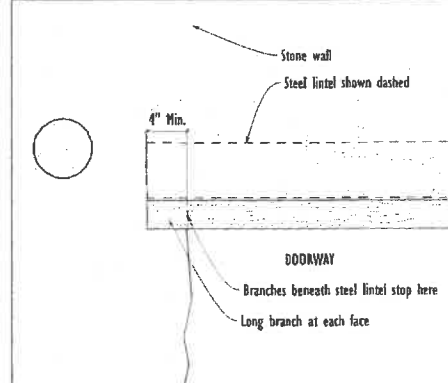
17 Catwalk at Support 1" = 1'-0"



22 Faux Wood Lintel 1 1/2" = 1'-0"



23 Lintel Bearing 1 1/2" = 1'-0"



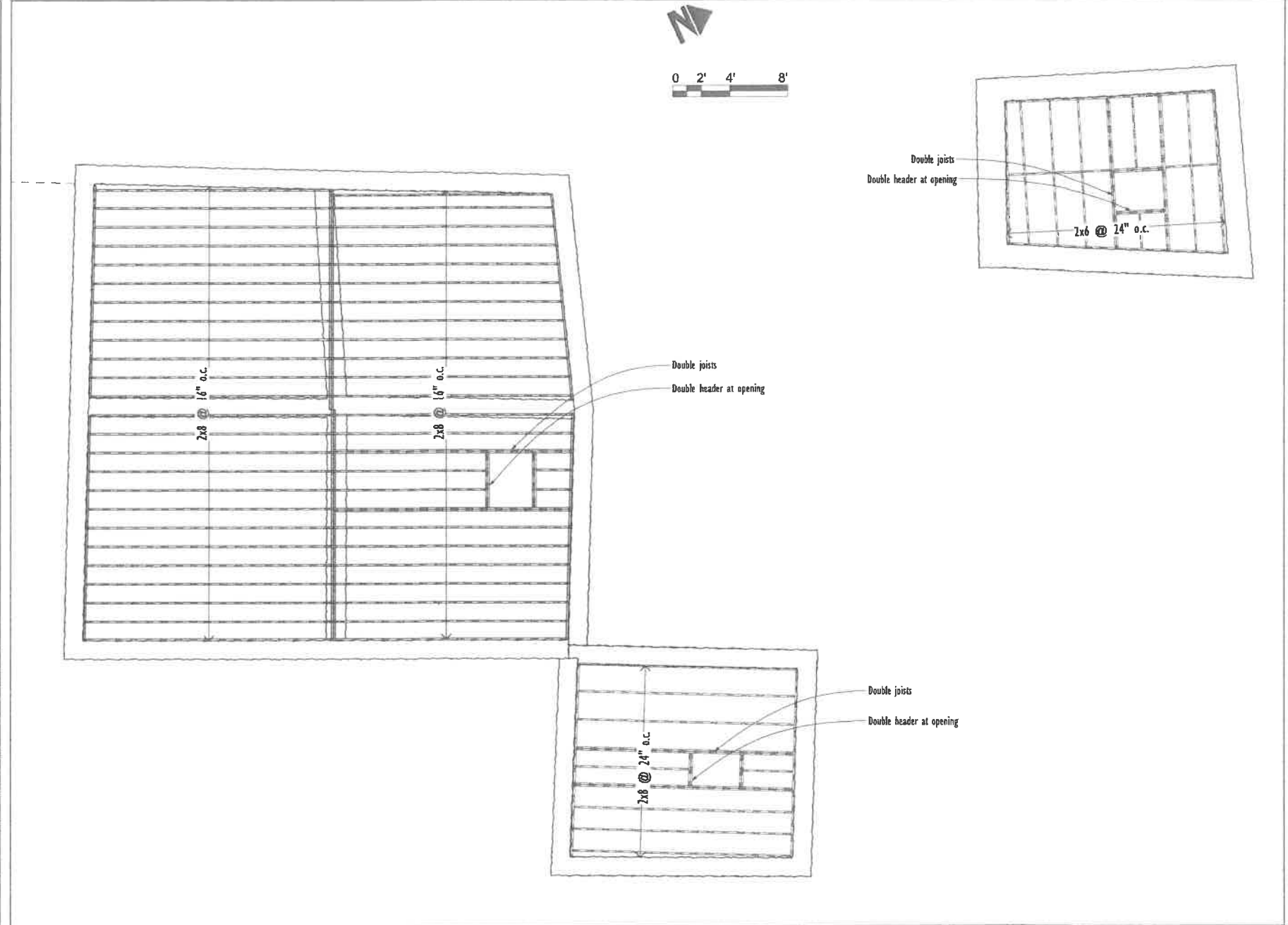
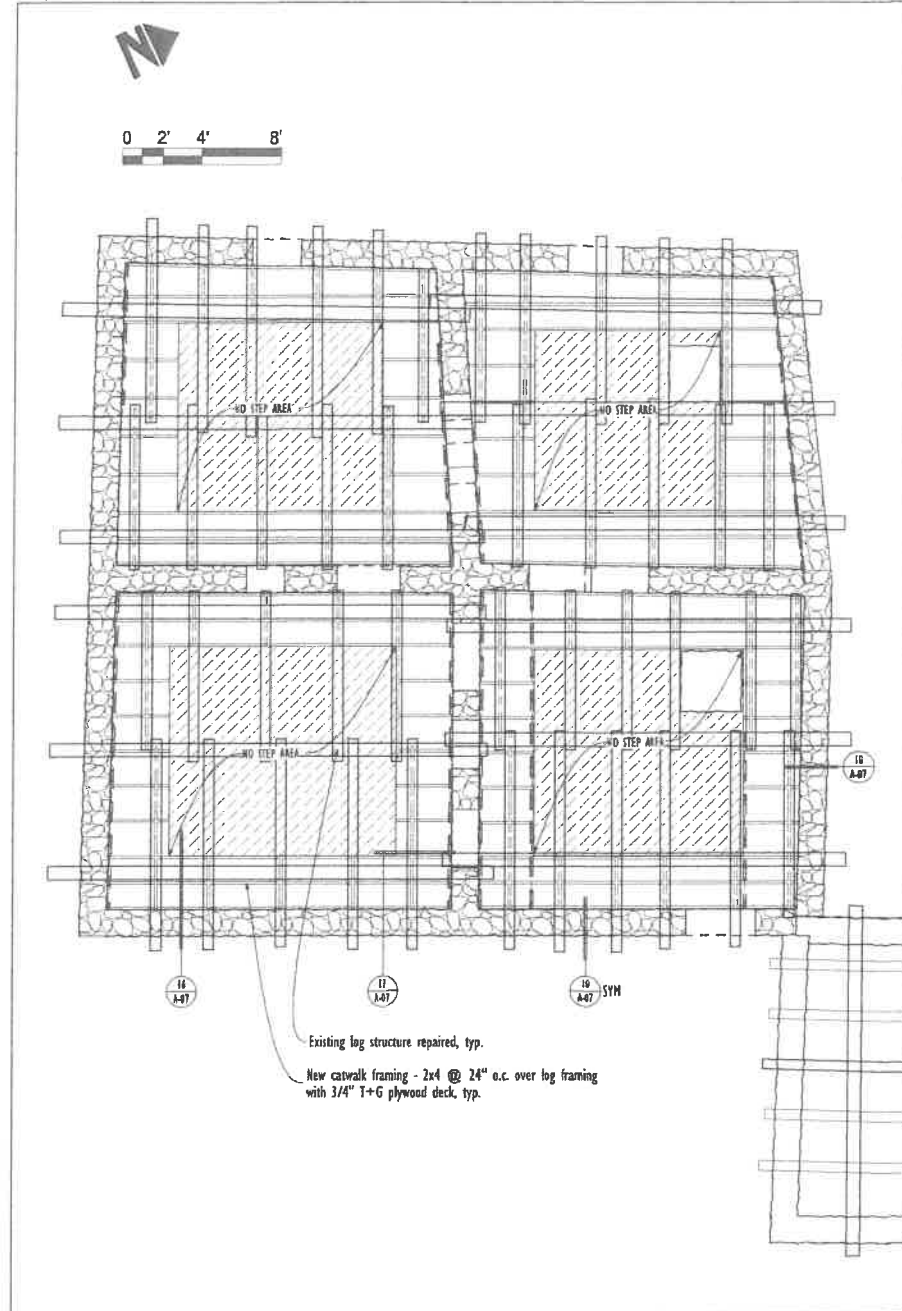
The structural portion of these drawings have been reviewed by this engineer for conformance of the structural components to local codes and conditions. This review and sealing of drawings is for the structural portion only. No review or check for code compliance of architectural, ADA, electrical, mechanical, or civil was done by this engineer and is specifically excluded.

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PROJECT: Besh Ba Gowah Exhibit Repairs
ADDRESS: 1324 S. Jesse Hayes Rd. Globe AZ 85501
PROJECT NO.: 18-011
SHEET TITLE: Details & Specifications
DATE OF ISSUE: April 30, 2019 CURRENT REVISION:
SHEET NUMBER HISTORY

22434
ROBERT G. OBAYAN
6.2.2019
PHOENIX, AZ
REGISTERED PROFESSIONAL ENGINEER
SPECIALTY: STRUCTURAL

Sheet No. **A-07**



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 ADDRESS: 1324 S. Jesse Hayes Rd. Globe AZ 85501
 PROJECT NO.: 18-011
 SHEET TITLE:

Structural Roof Plans and Details

DATE OF ISSUE: April 30, 2019 CLIENT REVISION: .

SHEET REVISION HISTORY

Rev	By	Check By	Date	Description

Sheet No. **S-1**



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