

**TOWN OF FLORENCE
REGULAR MEETING
AGENDA**

PURSUANT TO A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE FLORENCE TOWN COUNCIL AND TO THE GENERAL PUBLIC THAT THE FLORENCE TOWN COUNCIL WILL HOLD A MEETING OPEN TO THE PUBLIC ON MONDAY, SEPTEMBER 15, 2014, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER

**2. ROLL CALL: Mayor Rankin___; Vice-Mayor Smith___;
Councilmembers: Tom Celaya___; Bill Hawkins___;
Ruben Montaña___; Tara Walter___; Vallarie Woolridge___**

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. CALL TO THE PUBLIC

Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

6. MOTION TO ADJOURN TO MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1 BOARD.

- a. Public Hearing to receive citizens' comments on the Feasibility Report relating to Merrill Ranch Community Facilities District No. 1 (the "District"), Assessment Area Seven – Units 9B, 16 and 17C ("Area 7"); and Discussion/Approval/Disapproval of Resolution No. MRCFD1 129-14: A RESOLUTION OF THE DISTRICT BOARD OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SEVENTH AMENDMENT AND WAIVERS (ASSESSMENT AREA SEVEN UNITS 9B, 16 and 17C) FOR DISTRICT DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT (MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1); AUTHORIZING AND RATIFYING THE GIVING OF NOTICE OF HEARING WITH RESPECT TO APPROVING A FEASIBILITY REPORT WHICH INCLUDES IDENTIFYING THE PUBLIC INFRASTRUCTURE OF THE PROJECTS, THE AREAS TO BE BENEFITTED, THE EXPECTED**

METHOD OF FINANCING AND THE SYSTEM OF PROVIDING REVENUES TO OPERATE AND MAINTAIN THE PROJECTS, ALL AS PROVIDED IN SUCH REPORT; APPROVING SUCH FEASIBILITY REPORT AND RESOLVING THE INTENT THEREFOR; ORDERING THE WORK WITH RESPECT THERETO; APPROVING THE ASSESSMENT DIAGRAM AND METHOD OF ASSESSMENT WITH RESPECT TO ASSESSMENT AREA SEVEN AND PROVIDING FOR THE LEVY OF THE RELATED ASSESSMENT.

7. MOTION TO ADJOURN FROM MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1 BOARD.

8. PRESENTATION

a. Presentation by Greater Florence Chamber of Commerce recognizing Batteries + Bulbs as the Business of the Month.

9. CONSENT: All items indicated by an (*) will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.

a. ***Adoption of Resolution** No. 1480-14: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ACCEPTING NON-EXCLUSIVE ROADWAY EASEMENTS FOR THE EXTENSION OF MAIN STREET AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

b. ***Authorization to donate** the modular building that was the temporary Fire Department Station 2 to the City of Phoenix Fire Department.

c. ***Authorization to enter** into an Intergovernmental Agreement with the Town of Winkelman regarding CDBG funds for the 2015 and 2016 funding cycle years.

d. ***Authorization to enter** into an Intergovernmental Agreement with the Superstition Fire and Medical District for maintenance services for fire apparatus.

e. ***Approval of the 2014** Groundwater Savings Agreement with Pinal County Water Augmentation Authority and Maricopa-Stanfield Irrigation & Drainage District.

f. ***Approval of the July 31, August 4, and August 18, 2014** Town Council Minutes.

g. ***Receive and file the following board and commission minutes:**

- i. **April 30, and July 16, 2104** Historic District Advisory Commission minutes.
- ii. **June 10 and July 16, 2014** Joint-Use Library Advisory Board minutes.

10. NEW BUSINESS

- a. **Canvas of the 2014** Primary Election and Discussion/Approval/Disapproval of Resolution No. 1481-14: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, DECLARING AND ADOPTING THE RESULTS OF THE PRIMARY ELECTION HELD ON AUGUST 26, 2014.
- b. **Discussion/Approval/Disapproval** to enter into a design-build contract with Low Mountain Construction, establishing the Guaranteed Maximum Price of \$12,991,719 for design development and construction of the Library/Recreation Complex.
- c. **Discussion/Approval/Disapproval** of authorizing staff to issue a request for qualifications and/or proposals for the proposed fitness and recreation center.
- d. **Discussion/Approval/Disapproval** of entering into a contract with DBA Construction, Inc., for sidewalk and asphaltic concrete improvements on Willow and Central Streets, between Adamsville Road and the High School parking lot, in an amount not to exceed \$274,346.41.
- e. **Discussion/Approval/Disapproval** of entering into a contract with Decorative Paving Solutions, LLC, for crosswalks and asphaltic concrete improvements on Main Street, between Ruggles and 12th Street, in an amount not to exceed \$48,500.

11. MANAGER'S REPORT

12. CALL TO THE PUBLIC

13. CALL TO THE COUNCIL

14. ADJOURNMENT

Council may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3).

POSTED ON SEPTEMBER 11, 2014, BY LISA GARCIA, TOWN CLERK, AT 775 NORTH MAIN STREET, 1000 SOUTH WILLOW STREET, FLORENCE, ARIZONA, AND AT WWW.FLORENCEAZ.GOV.

*****PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION.*****

**MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1
SPECIAL MEETING
AGENDA**

PURSUANT TO A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1 BOARD AND TO THE GENERAL PUBLIC THAT THE MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1 BOARD WILL HOLD A SPECIAL MEETING OPEN TO THE PUBLIC ON MONDAY, SEPTEMBER 15, 2014, AT 6:00 P.M. IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER

- 2. ROLL CALL: Chair Tom Rankin___; Vice-Chair Tom Smith___;
Board Members: Tom Celaya___; Bill Hawkins___;
Ruben Montaña___; Tara Walter___; Vallarie Woolridge___;**

3. NEW BUSINESS

- a. Public Hearing to receive citizens' comments on the Feasibility Report relating to Merrill Ranch Community Facilities District No. 1 (the "District"), Assessment Area Seven – Units 9B, 16 and 17C ("Area 7"); and Discussion/Approval/Disapproval of Resolution No. MRCFD1 129-14: A RESOLUTION OF THE DISTRICT BOARD OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SEVENTH AMENDMENT AND WAIVERS (ASSESSMENT AREA SEVEN UNITS 9B, 16 and 17C) FOR DISTRICT DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT (MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1); AUTHORIZING AND RATIFYING THE GIVING OF NOTICE OF HEARING WITH RESPECT TO APPROVING A FEASIBILITY REPORT WHICH INCLUDES IDENTIFYING THE PUBLIC INFRASTRUCTURE OF THE PROJECTS, THE AREAS TO BE BENEFITTED, THE EXPECTED METHOD OF FINANCING AND THE SYSTEM OF PROVIDING REVENUES TO OPERATE AND MAINTAIN THE PROJECTS, ALL AS PROVIDED IN SUCH REPORT; APPROVING SUCH FEASIBILITY REPORT AND RESOLVING THE INTENT THEREFOR; ORDERING THE WORK WITH RESPECT THERETO; APPROVING THE ASSESSMENT DIAGRAM AND METHOD OF ASSESSMENT WITH RESPECT TO ASSESSMENT AREA SEVEN AND PROVIDING FOR THE LEVY OF THE RELATED ASSESSMENT.**

4. ADJOURNMENT

The Board may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the District Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3).

POSTED SEPTEMBER 11, 2014, BY LISA GARCIA, BOARD CLERK, AT 775 NORTH MAIN STREET, 1000 SOUTH WILLOW STREET, FLORENCE, ARIZONA, AND AT WWW.FLORENCEAZ.GOV.

*****PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION.*****

	Community Facilities District No. 1 District ACTION FORM	<u>AGENDA ITEM</u> 6a.
MEETING DATE: September 15, 2014 DEPARTMENT: Finance STAFF PRESENTER: Mike Farina, District Treasurer SUBJECT: Public Hearing and Adoption of Resolution No. MRCFD1 129-14	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input checked="" type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other	

RECOMMENDED MOTION/ACTION:

Open public hearing to receive citizens’ comments on the Feasibility Report relating to Merrill Ranch Community Facilities District No. 1 (the “District”), Assessment Area Seven – Units 9B, 16 and 17C (“Area 7”).

Following the public hearing, adopt Resolution No. MRCFD1 129-14 approving and authorizing the execution and delivery of a seventh amendment and waivers (Assessment Area Seven – Units 9B, 16 and 17C) for district development, financing participation, waiver and intergovernmental agreement; approving a feasibility report for projects and resolving the intent therefor; ordering the work with respect thereto; approving the assessment diagram and method of assessment with respect to assessment area seven and providing for the levy of the related assessment.

BACKGROUND/DISCUSSION:

Formation of the District was approved on December 19, 2005 by the Town upon request of all the owners of the land within the District upon its formation. The District is located within the municipal boundaries of the Town. The District was formed to finance the costs of certain public infrastructure purposes.

Assessment Area Seven contains approximately 52.88 acres and upon build out will comprise approximately 208 single family residential lots.

The public infrastructure in Assessment Area Seven (the “Projects”) consists of storm drain (\$208,116), street improvements (\$887,397) and related engineering costs (\$467,234). The estimated total cost of the Projects is \$1,562,747. The engineering and storm drain improvements are complete and the street improvements are scheduled for completion in December 2014.

Of the total estimated acquisition cost of the Projects, \$728,000 will be provided for by the District in installment purchase payments, which will be payable from amounts

collected by the District from special assessments. The per parcel special assessment amount will be \$3,500, which will be amortized over a 25-year period. As homes are sold, this amount will be assumed by the homebuyer.

State statute requires that each homebuyer be supplied the Arizona Department of Real Estate Subdivision Report (the "Public Report"), within which these assessments must be disclosed. Prior to any home sale, the homebuyer must acknowledge by signature that they have read and accepted the Public Report. In addition, Pulte Homes requires the homebuyer to sign an additional form that highlights and discloses the additional assessment payments as a result of the District financing.

The District has entered into an agreement with the Pinal County Treasurer for the collection of the assessment.

FINANCIAL IMPACT:

Public infrastructure improvements will be acquired for an estimated \$1,562,747, part of which will be paid for with \$728,000 special assessment installment purchase agreement. Each lot will be assessed \$3,500, which will be amortized over a 25-year period. The average annual payment over the 25-year period will be approximately \$335.

STAFF RECOMMENDATION:

Adopt Resolution No. MRCFD1 129-14

ATTACHMENTS:

Resolution No. MRCFD1 129-14
Installment Purchase Agreement Feasibility Report
Seventh Amendment and Waivers

RESOLUTION NO. MRCFD1 129-14

(MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1)

A RESOLUTION OF THE DISTRICT BOARD OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SEVENTH AMENDMENT AND WAIVERS (ASSESSMENT AREA SEVEN - UNITS 9B, 16 and 17C) FOR DISTRICT DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT (MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1); AUTHORIZING AND RATIFYING THE GIVING OF NOTICE OF HEARING WITH RESPECT TO APPROVING A FEASIBILITY REPORT WHICH INCLUDES IDENTIFYING THE PUBLIC INFRASTRUCTURE OF THE PROJECTS, THE AREAS TO BE BENEFITTED, THE EXPECTED METHOD OF FINANCING AND THE SYSTEM OF PROVIDING REVENUES TO OPERATE AND MAINTAIN THE PROJECTS, ALL AS PROVIDED IN SUCH REPORT; APPROVING SUCH FEASIBILITY REPORT AND RESOLVING THE INTENT THEREFOR; ORDERING THE WORK WITH RESPECT THERETO; APPROVING THE ASSESSMENT DIAGRAM AND METHOD OF ASSESSMENT WITH RESPECT TO ASSESSMENT AREA SEVEN AND PROVIDING FOR THE LEVY OF THE RELATED ASSESSMENT

BE IT RESOLVED BY THE DISTRICT BOARD OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 as follows:

1. Findings.

a. Pursuant to Title 48, Chapter 4, Article 6, Arizona Revised Statutes (hereinafter referred to as the "Act"), and Section 9-500.05, Arizona Revised Statutes, the Town of Florence, Arizona (hereinafter called the "Municipality"), Merrill Ranch Community Facilities District No. 1 (hereinafter called the "District") and the owner of the portions of the real property included within the District affected hereby (hereinafter called the "Owner"), among other parties entered into a District Development, Financing Participation, Waiver and Intergovernmental Agreement (Merrill Ranch Community

Facilities District No. 1), dated as of December 1, 2005, which has subsequently been amended by a First Amendment and Waivers (Assessment Area One), dated as of February 1, 2006, a Second Amendment and Waivers (Assessment Area Two - Unit 54), dated as of November 1, 2008, a Third Amendment and Waivers (Assessment Area Three - Unit 17A), dated as of September 1, 2010, a Fourth Amendment and Waivers (Assessment Area Four - Unit 18), dated as of January 1, 2012, a Fifth Amendment and Waivers (Assessment Area Five - Unit 17B), dated as of July 1, 2012, and a Sixth Amendment and Waivers (Assessment Area Six - Units 2 and 9A), dated as of July 1, 2013 (as so amended hereinafter referred to as the "Original Development Agreement"), to specify, among other things, conditions, terms, restrictions and requirements for public infrastructure (as such term is defined in the Act) and the financing of public infrastructure, particularly with regard to the property which makes up the real property included within the District (hereinafter referred to as the "Property"), matters relating to the construction of certain public infrastructure by the District and the acceptance thereof by the Municipality.

b. It has been determined that the Original Development Agreement needs to be amended and subjected to certain waivers to reflect certain amendments and waivers necessary for the Original Development Agreement to serve the purposes hereof, and the district board of the District (hereinafter referred to as the "District Board") has determined to enter into a Seventh Amendment and Waivers (Assessment Area Seven - Units 9B, 16 and 17C) for District Development, Financing Participation, Waiver and Intergovernmental Agreement

(Merrill Ranch Community Facilities District No. 1), to be dated as of October 1, 2014 (hereinafter referred to as the "Seventh Amendment"), for such purpose.

c. Further, pursuant to the Act, the District Board caused to be prepared a study of the feasibility and benefits of the projects relating to certain public infrastructure provided for in the General Plan of the District heretofore approved by the Municipality and the District, such study having included a description of certain public infrastructure to be acquired or constructed and all other information useful to understand the projects, a map showing, in general, the location of the projects, an estimate of the cost to construct, acquire, operate and maintain the projects, an estimated schedule for completion of the projects, a map or description of the area to be benefitted by the projects and a plan for financing the projects (hereinafter referred to as the "Report"). A public hearing on the Report was held on the date of, but prior to, the adoption of this Resolution, after provision for publication and mailing to the governing board of the Municipality of notice thereof as provided by law.

d. Pursuant to Section 48-721, Arizona Revised Statutes, the District Board, by resolution and pursuant to the procedures prescribed by the Original Development Agreement as amended by the Seventh Amendment (as so amended, hereinafter referred to as the "Development Agreement"), may levy an assessment of the costs of the public infrastructure purposes as provided for in the Development Agreement and in the Report and with respect to the intent therefor

and the ordering of certain work with respect thereto (hereinafter referred to as the "Area Seven Work") resolved in this Resolution on the area of the Property to be assessed for the costs and expenses thereof (hereinafter referred to as the "Area Seven Assessed Property") based on the benefit determined by the District Board to be received by the Area Seven Assessed Property, in each case as more fully described herein.

e. The District Board has determined special assessment lien bonds of the District (hereinafter referred to as the "Bonds") may be issued in the future if certain conditions are met with respect to the Area Seven Work pursuant to the provisions of the Development Agreement, in the name of the District, but payable only out of a special fund collected by the District from special assessments levied upon the lots, tracts, pieces and parcels of land included within the Area Seven Assessed Property, in not to exceed twenty-five (25) annual installments from the assessment of Twenty-Five Dollars (\$25.00) or over remaining unpaid as of the date of the Bonds as provided by the Development Agreement. The Bonds shall bear interest at rates not to exceed eight and one half percent (8.5%) per annum from their date, payable on the first day of January and July of each year and shall be payable in the manner and be subject to the provisions as to collection of assessments for the payment thereof, except as otherwise described in the Development Agreement and that neither the District nor the Municipality is required to purchase delinquent land at sale if there is no other purchaser, as described in Title 48, Chapter 4, Article 2, Arizona Revised Statutes, save and

except that the method of collection of such assessments shall be as provided in Sections 48-600 to 48-607, both inclusive, Arizona Revised Statutes and not as provided in Section 48-608, Arizona Revised Statutes.

f. In the meantime, the District Board has determined that the installments of such special assessments so collected in such special fund shall be paid to the Owner for the costs of public infrastructure purposes until, if ever, the Bonds are issued for such purposes and that, until the Bonds are issued, such assessments shall bear interest, all as provided in the Development Agreement.

g. The District Board, pursuant to the procedures prescribed by Sections 48-576 through 48-589, Arizona Revised Statutes, as nearly as practicable, and the other procedures the District Board has provided in the Development Agreement, will cause to be levied an assessment of the costs of the Area Seven Work (hereinafter referred to as the "Area Seven Assessment") on the Area Seven Property, and, in that respect, the Owner has waived certain matters and agreed to certain other matters with respect thereto pursuant to the Development Agreement, including as to the manner in which the Area Seven Assessments are to be allocated as the Area Seven Assessed Property is to be divided into more than one parcel and is to be prepaid and reallocated.

h. Pursuant to this Resolution, the District Board (i) resolves its intent with respect to and orders the Area Seven Work, (ii) determines that the Seventh Amendment should be executed

and delivered and then, as provided in the Seventh Amendment, that the Bonds may be issued to represent the costs and expenses thereof, (iii) declares the Area Seven Work to be of more than local or ordinary public benefit and that the costs and expenses thereof be assessed upon the Area Seven Property and (iv) provides that the Area Seven Work be performed under the provisions of the Act, the Development Agreement and the Report, the Area Seven Assessed Property to be assessed and the Bonds to be issued being more fully described in the Development Agreement, the Report and this Resolution (hereinafter referred to as, collectively, the "Resolution of Intention Documents") to which reference is hereby made for such description.

i. Pursuant to this Resolution, the District Board finds and determines that it had jurisdiction to order the Area Seven Work and orders that the Area Seven Work be done as described in the Resolution of Intention Documents and in accordance with the "Area Seven Work Plans and Specifications" which are included in the Report. Pursuant to the Development Agreement, the Owners have waived or otherwise agreed to the satisfaction of, among other things, any publication, posting, protest or objection right or obligation or hearing right or obligation with respect to the Resolution of Intention Documents.

j. The District Board will receive a proposal from Stifel, Nicolaus & Company, Incorporated, serving in the capacity of and designated as the placement agent (hereinafter referred to as the "Placement Agent") and not acting as a municipal advisor as defined in the "Registration of Municipal Advisors" rule promulgated by the

United States Securities and Exchange Commission, and has determined that the Seventh Amendment should be placed with the Owner by the Placement Agent pursuant to the Strategic Alliance of Volume Expenditures (SAVE) Cooperative Response Proposal #C-007-1213.

k. There has been placed on file with the District Clerk and presented in connection herewith the proposed form of the Seventh Amendment.

l. Willdan & Associates, Inc. (hereinafter called the "Assessment Engineers") have prepared and presented to the District Board (i) duplicate diagrams of the Area Seven Assessed Property (hereinafter referred to as the "Diagram"), a form of such diagram being attached hereto and marked as Exhibit "A" and (ii) the method by which the Assessment Engineers have allocated the assessment which is the subject of the Diagram, such methodology being attached hereto and marked as Exhibit "B" (hereinafter referred to as the "Method of Assessment").

m. Pursuant to this Resolution, the Diagram and the Method of Assessment will be approved and adopted and the levy of the Area Seven Assessments will be ordered. No direction will be given that demand be made on the owners of the Area Seven Assessed Property so assessed for payment of the Area Seven Assessments as such owners waived such right pursuant to the Development Agreement. The District Manager will levy and record the Area Seven Assessments for the District and execute a warrant to the District Treasurer to collect the amounts with respect to the Assessment (hereinafter referred to as the "Warrant"). Thereafter, the Warrant and the Area Seven Assessments

will be returned by the District Treasurer as prescribed by law. The certified list of unpaid amounts with respect to the Area Seven Assessments will be filed with the District Clerk by the District Manager.

2. a. Approval of Seventh Amendment. The Seventh Amendment is hereby approved in substantially the form submitted herewith, with such changes, additions, deletions, insertions and omissions, if any, as the Chairperson of the District Board, with the advice of the District Manager and the District Counsel, shall authorize, the execution and delivery of the Seventh Amendment to be conclusive evidence of the propriety of such document and the authority of the person or persons executing the same.

b. Completion of Seventh Amendment. The District Manager or his designee is hereby authorized to complete the Seventh Amendment by including the appropriate materials as necessary therein.

c. Execution of Seventh Amendment. The Chairperson of the District Board, with the advice of the District Manager and the District Counsel, is hereby authorized and directed to execute, and the District Clerk to attest, the Seventh Amendment on behalf of the District.

3. Authorization and Ratification of Notice of Hearing on Report. Notice of the public hearing on the Report provided by the District Manager and attached hereto and marked as Exhibit "C" (hereinafter referred to as the "Notice") is hereby authorized and ratified in all respects as well as the mailing of the Report and the Notice to the governing body of the Municipality. The providing of the Notice

as provided by law and as caused by the District Manager is hereby authorized and ratified.

4. a. Preparation of Report. The preparation of the Report is hereby ratified and confirmed. (Upon completion of a draft of the Report, the Report, marked in a conspicuous fashion "**DRAFT**," was submitted to the District Board and the Owner for their review and comment.)

b. Approval of Report. After review of the Report and based on the public hearing held by the District Board on even date herewith and the mailing of the Report to the governing body of the Municipality, the Report is hereby approved in the form submitted to the District Board.

c. Resolving Intent. The District Board hereby declares (1) its intent as required by Section 48-715, Arizona Revised Statutes and for purposes of Section 48-721(A), Arizona Revised Statutes and as set forth in the Development Agreement, to take such reasonable actions as may be necessary to cause the results contemplated by and set forth in the Report, including particularly the acquisition of the public infrastructure projects for the benefit of the areas described in the Report and the consummation of the expected method of financing and an appropriate system of providing revenues to maintain such projects, all as provided in the Report, and (2) that the Area Seven Work shall result in proportionate, beneficial use, principally to the land with the geographical limits of the Area Seven Assessed Property.

d. Work, Plans and Specifications and Estimates.

(1) The public interest or convenience requires, and it is the intention of the District Board, to order the Area Seven Work described in substantial form in the Report including the "Area Seven Work Plans and Specifications" which are included in the Report (hereinafter referred to as, collectively, the "Area Seven Work Plans and Specifications").

(2) The Area Seven Work shall be performed substantially in accordance with the Act, the Development Agreement and the Report including the Area Seven Work Plans and Specifications.

(3) The estimate of the cost and expense of the Area Seven Work included in the Report (hereinafter referred to as the "Area Seven Estimate") is hereby approved, and the Area Seven Estimate is hereby adopted by the District Board.

e. Assessment Area. (1) The Area Seven Work, in the opinion of the District Board, is of more than local or ordinary public benefit and is of special benefit to the respective lots, pieces and parcels of land comprising the Area Seven Assessed Property, and the District Board hereby makes and orders the cost and expense of the Area Seven Work chargeable upon the Area Seven Assessed Property and hereby declares that the Area Seven Assessed Property benefitted by the Area Seven Work and to be assessed to pay the costs and expenses thereof in proportion to the benefits derived therefrom, is described and bounded as so set forth.

(2) The District shall not assess the costs and expenses of the Area Seven Work which are for the general public

benefit against the respective lots, pieces and parcels of land located within the boundaries of the Area Seven Assessed Property and if a portion of the costs and expenses of the Area Seven Work is for the general public benefit, the District shall assess the respective lots, pieces and parcels of land located within the boundaries of the Area Seven Assessed Property only that portion of costs and expenses which benefits the lots, pieces and parcels of land located within the boundaries of the Area Seven Assessed Property.

f. Public Property. The District Board hereby declares that any lot belonging to the United States, the State of Arizona, the Municipality, a county, school district or any political subdivision or institution of the State of Arizona or county included within the boundaries of the Area Seven Assessed Property shall be omitted from the assessment hereafter to be made, and the total expense of the Area Seven Work shall be assessed on the remaining lots lying within the boundaries of the Area Seven Assessed Property except to the extent the State of Arizona, the Municipality, county, school district or any political subdivision or institution of the State of Arizona or county shall contract with the District to pay any such assessment.

g. Execution and Delivery of Seventh Amendment. The District Board hereby finds that the public convenience requires that the Seventh Amendment as described in the Report and the Development Agreement shall be executed and delivered to represent the cost and expenses of the Area Seven Work and determine that the amounts payable pursuant to the Seventh Amendment be so payable under the provisions

of the Act, in the name of the District, but payable only out of a special fund collected by the District from special assessments levied upon the lots, tracts, pieces and parcels of land included within the Area Seven Assessed Property, in not to exceed twenty-five (25) annual installments from the assessment of Twenty-Five Dollars (\$25.00) or over remaining unpaid as of the date, subject to prepayment, all as provided by the Seventh Amendment. The principal amount payable pursuant to the Seventh Amendment shall not exceed \$728,000 which shall be equal to or less than the amount certified to the District Clerk as the amount of the Area Seven Assessments remaining unpaid. The unpaid amounts of such assessments shall bear interest at rates not to exceed eight and one half percent (8.5%) per annum from their date, payable on the first day of January and July of each year and shall be payable in the manner and be subject to the provisions as to collection of assessments for the payment thereof, except as otherwise described in the Development Agreement and that neither the District nor the Municipality is required to purchase delinquent land at sale if there is no other purchaser, as described in Title 48, Chapter 4, Article 2, Arizona Revised Statutes, save and except that the method of collection of such assessments shall be as provided in Sections 48-600 to 48-607, both inclusive, Arizona Revised Statutes and not as provided in Section 48-608, Arizona Revised Statutes.

h. Publication. The publication of the Notice shall be in lieu of the posting and publication of this Resolution.

i. Waiver, Acceptance. Pursuant to the Development Agreement, the Owner has waived any and all rights of the Owner to

file (1) written protests against the construction of the Area Seven Work or (2) objections to the extent of the Area Seven Assessed Property. Such waivers are hereby accepted by the District Board, and the District Board is proceeding in reliance on such waivers.

j. Ordering the Work. Based on the foregoing, the Area Seven Work is hereby ordered in accordance with the Area Seven Work Plans and Specifications and the Development Agreement.

5. a. Approval of Diagram. The Diagram, as prepared and presented to the District Board, is hereby approved by the District Board.

b. Approval of Method and Levy of Assessment. The Method of Assessment, as prepared and presented to the District Board, is hereby approved by the District Board and the levy of the Area Seven Assessments in amounts not in excess of those described therein and to result therefrom is hereby approved in accordance with the Method of Assessment, the Area Seven Assessments being hereby declared to be based on the benefit to be received by the Area Seven Assessed Property.

c. Certification and Delivery. The District Clerk be and she hereby is authorized and directed to certify that the Diagram was approved by the District Board on this date, and after such certification the District Clerk be and she hereby is authorized and directed to deliver the Diagram to the District Manager.

d. Demand and Certification. No demand shall be made on the owners of the Area Seven Property so assessed for payment of the Area Seven Property as such owners waived such right pursuant

to the Development Agreement. The District Treasurer is directed to certify to the District Clerk that nothing was collected and that the Area Seven Assessments remain unpaid in full.

6. a. Assessments. The amounts due pursuant to the Area Seven Assessments and unpaid are and shall be a first lien on the Area Seven Assessed Property so assessed, subject only to general property taxes and prior special assessments and shall be collected as prescribed by Sections 48-599 and 600, Arizona Revised Statutes, as nearly as practicable or such other procedures as the Board may prescribe. In the event of nonpayment of amounts due pursuant to the Area Seven Assessments and, except as otherwise provided herein, the procedures for collection of delinquent amounts and sale of delinquent property prescribed by Sections 48-601 through 48-607, Arizona Revised Statutes, apply, as nearly as practicable, except that neither the District nor the Municipality is required to purchase the delinquent land at the sale if there is no other purchaser.

b. Obligations of Municipality. Nothing contained in this Resolution, the Development Agreement (specifically as amended by the Seventh Amendment) or any other instrument shall be construed as obligating the Municipality, except to the extent provided in such documents or instruments, or as incurring a charge upon the general credit of the Municipality nor shall the breach of any agreement contained in this Resolution, the Development Agreement or any other instrument or documents executed in connection therewith impose any charge upon the general credit of the Municipality.

7. a. Repeal of Resolution. After the Seventh Amendment is executed and delivered, this Resolution shall be and remain irrevocable until the unpaid principal amounts due thereunder and the interest thereon shall have been fully paid, canceled and discharged.

b. Severability; Amendment; Ratification. (1) If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

(2) This Resolution may only be amended as provided by the terms of the Indenture.

(3) All prior acts of the District Board, of the District Manager and of the District Treasurer with respect to all matters concerning the District Resolution, the Development Agreement, the Report, the Resolution of Intention Documents, the Area Seven Assessments, the Area Seven Warrant and this Resolution are hereby ratified and confirmed.

c. Effective Date. This Resolution shall be effective immediately.

PASSED by the District Board of Merrill Ranch Community
Facilities District No. 1 this 15th day of September, 2014.

.....
Chairperson, District Board, Merrill
Ranch Community Facilities District
No. 1

ATTEST:

.....
District Clerk, Merrill Ranch
Community Facilities District
No. 1

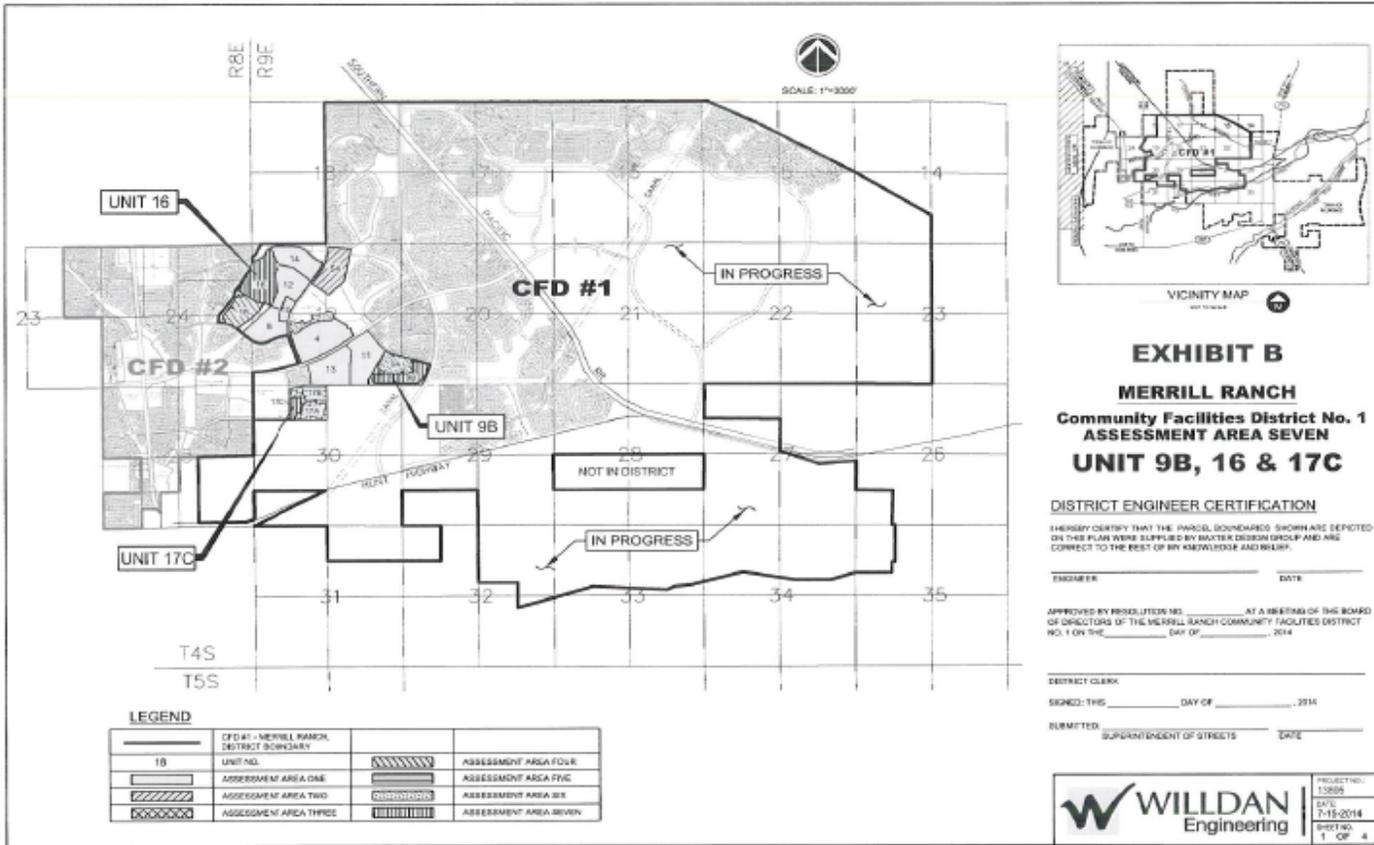
APPROVED AS TO FORM:

.....
District Counsel, Merrill Ranch
Community Facilities District
No. 1

ATTACHMENTS:

- EXHIBIT A - Area Seven Assessment Diagram
- EXHIBIT B - Area Seven Method of Assessment
- EXHIBIT C - Form of Notice of Hearing on Report

* * *



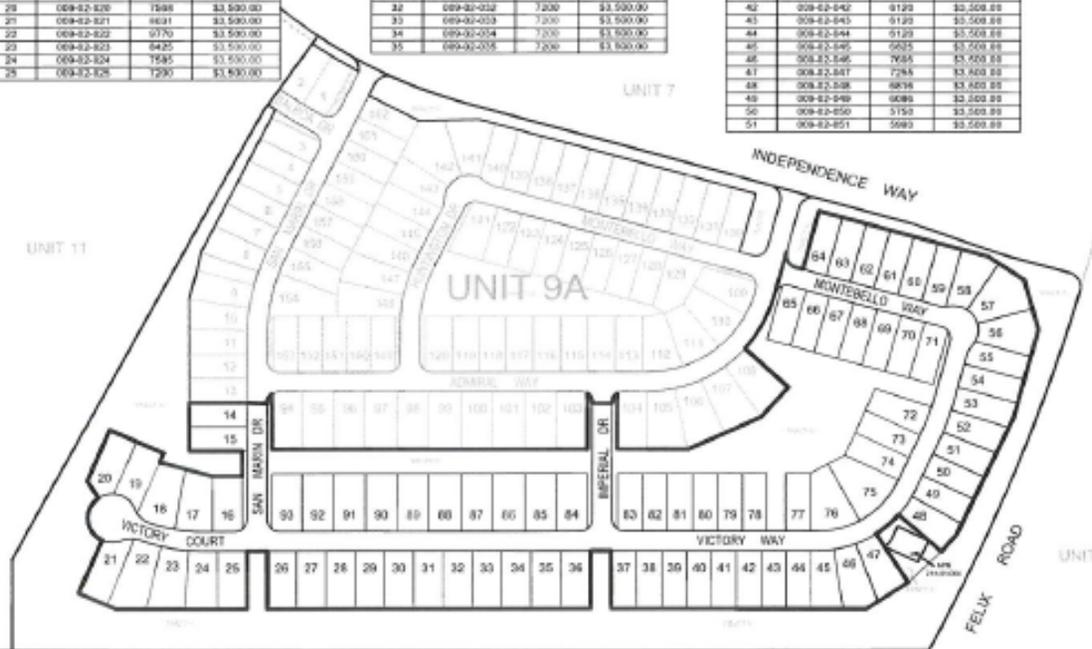
AREA SEVEN ASSESSMENT DIAGRAM

EXHIBIT A

LOT NO.	ASSESSMENT NO.	AREA (SF)	ASSESSMENT PER LOT
14	009-02-014	5650	\$3,500.00
15	009-02-015	5650	\$3,500.00
16	009-02-016	5676	\$3,500.00
17	009-02-017	5139	\$3,500.00
18	009-02-018	5634	\$3,500.00
19	009-02-019	7211	\$3,500.00
20	009-02-020	7588	\$3,500.00
21	009-02-021	5631	\$3,500.00
22	009-02-022	5770	\$3,500.00
23	009-02-023	6425	\$3,500.00
24	009-02-024	7585	\$3,500.00
25	009-02-025	7290	\$3,500.00

LOT NO.	ASSESSMENT NO.	AREA (SF)	ASSESSMENT PER LOT
26	009-02-026	7200	\$3,500.00
27	009-02-027	7200	\$3,500.00
28	009-02-028	7200	\$3,500.00
29	009-02-029	7200	\$3,500.00
30	009-02-030	7200	\$3,500.00
31	009-02-031	7200	\$3,500.00
32	009-02-032	7200	\$3,500.00
33	009-02-033	7200	\$3,500.00
34	009-02-034	7200	\$3,500.00
35	009-02-035	7200	\$3,500.00

LOT NO.	ASSESSMENT NO.	AREA (SF)	ASSESSMENT PER LOT
36	009-02-036	7200	\$3,500.00
37	009-02-037	6120	\$3,500.00
38	009-02-038	6120	\$3,500.00
39	009-02-039	6120	\$3,500.00
40	009-02-040	6120	\$3,500.00
41	009-02-041	6120	\$3,500.00
42	009-02-042	6120	\$3,500.00
43	009-02-043	6120	\$3,500.00
44	009-02-044	6120	\$3,500.00
45	009-02-045	6675	\$3,500.00
46	009-02-046	7685	\$3,500.00
47	009-02-047	7284	\$3,500.00
48	009-02-048	6876	\$3,500.00
49	009-02-049	6089	\$3,500.00
50	009-02-050	5150	\$3,500.00
51	009-02-051	5990	\$3,500.00



LOT NO.	ASSESSMENT NO.	AREA (SF)	ASSESSMENT PER LOT
62	009-02-062	6120	\$3,500.00
63	009-02-063	6470	\$3,500.00
64	009-02-064	6250	\$3,500.00
65	009-02-065	6148	\$3,500.00
66	009-02-066	6234	\$3,500.00
67	009-02-067	6119	\$3,500.00
68	009-02-068	7860	\$3,500.00
69	009-02-069	6239	\$3,500.00
70	009-02-070	6250	\$3,500.00
71	009-02-071	6289	\$3,500.00
72	009-02-072	6250	\$3,500.00
73	009-02-073	6250	\$3,500.00
74	009-02-074	6148	\$3,500.00
75	009-02-075	6116	\$3,500.00
76	009-02-076	6250	\$3,500.00
77	009-02-077	6120	\$3,500.00
78	009-02-078	6120	\$3,500.00
79	009-02-079	6120	\$3,500.00

LOT NO.	ASSESSMENT NO.	AREA (SF)	ASSESSMENT PER LOT
80	009-02-080	6020	\$3,500.00
81	009-02-081	6020	\$3,500.00
82	009-02-082	6020	\$3,500.00
83	009-02-083	6020	\$3,500.00
84	009-02-084	6020	\$3,500.00
85	009-02-085	6020	\$3,500.00
86	009-02-086	6020	\$3,500.00
87	009-02-087	6020	\$3,500.00
88	009-02-088	6020	\$3,500.00
89	009-02-089	6020	\$3,500.00
90	009-02-090	6020	\$3,500.00
91	009-02-091	6020	\$3,500.00
92	009-02-092	6020	\$3,500.00
93	009-02-093	6020	\$3,500.00
94	009-02-094	6020	\$3,500.00
95	009-02-095	6020	\$3,500.00

LOT NO.	ASSESSMENT NO.	AREA (SF)	ASSESSMENT PER LOT
96	009-02-096	6120	\$3,500.00
97	009-02-097	6120	\$3,500.00
98	009-02-098	6120	\$3,500.00
99	009-02-099	6086	\$3,500.00
100	009-02-100	7885	\$3,500.00
101	009-02-101	7885	\$3,500.00
102	009-02-102	7885	\$3,500.00
103	009-02-103	7885	\$3,500.00
104	009-02-104	7885	\$3,500.00
105	009-02-105	7885	\$3,500.00
106	009-02-106	7885	\$3,500.00
107	009-02-107	7885	\$3,500.00
108	009-02-108	7885	\$3,500.00
109	009-02-109	7885	\$3,500.00
110	009-02-110	7885	\$3,500.00
111	009-02-111	7885	\$3,500.00
112	009-02-112	7885	\$3,500.00
113	009-02-113	7885	\$3,500.00
114	009-02-114	7885	\$3,500.00
115	009-02-115	7885	\$3,500.00
116	009-02-116	7885	\$3,500.00
117	009-02-117	7885	\$3,500.00
118	009-02-118	7885	\$3,500.00
119	009-02-119	7885	\$3,500.00
120	009-02-120	7885	\$3,500.00
121	009-02-121	7885	\$3,500.00
122	009-02-122	7885	\$3,500.00
123	009-02-123	7885	\$3,500.00
124	009-02-124	7885	\$3,500.00
125	009-02-125	7885	\$3,500.00
126	009-02-126	7885	\$3,500.00
127	009-02-127	7885	\$3,500.00
128	009-02-128	7885	\$3,500.00
129	009-02-129	7885	\$3,500.00
130	009-02-130	7885	\$3,500.00
131	009-02-131	7885	\$3,500.00
132	009-02-132	7885	\$3,500.00
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134	009-02-134	7885	\$3,500.00
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139	009-02-139	7885	\$3,500.00
140	009-02-140	7885	\$3,500.00
141	009-02-141	7885	\$3,500.00
142	009-02-142	7885	\$3,500.00
143	009-02-143	7885	\$3,500.00
144	009-02-144	7885	\$3,500.00
145	009-02-145	7885	\$3,500.00
146	009-02-146	7885	\$3,500.00
147	009-02-147	7885	\$3,500.00
148	009-02-148	7885	\$3,500.00
149	009-02-149	7885	\$3,500.00
150	009-02-150	7885	\$3,500.00
151	009-02-151	7885	\$3,500.00
152	009-02-152	7885	\$3,500.00
153	009-02-153	7885	\$3,500.00
154	009-02-154	7885	\$3,500.00
155	009-02-155	7885	\$3,500.00
156	009-02-156	7885	\$3,500.00
157	009-02-157	7885	\$3,500.00
158	009-02-158	7885	\$3,500.00
159	009-02-159	7885	\$3,500.00
160	009-02-160	7885	\$3,500.00
161	009-02-161	7885	\$3,500.00
162	009-02-162	7885	\$3,500.00
163	009-02-163	7885	\$3,500.00
164	009-02-164	7885	\$3,500.00
165	009-02-165	7885	\$3,500.00
166	009-02-166	7885	\$3,500.00
167	009-02-167	7885	\$3,500.00
168	009-02-168	7885	\$3,500.00
169	009-02-169	7885	\$3,500.00
170	009-02-170	7885	\$3,500.00
171	009-02-171	7885	\$3,500.00
172	009-02-172	7885	\$3,500.00
173	009-02-173	7885	\$3,500.00
174	009-02-174	7885	\$3,500.00
175	009-02-175	7885	\$3,500.00
176	009-02-176	7885	\$3,500.00
177	009-02-177	7885	\$3,500.00
178	009-02-178	7885	\$3,500.00
179	009-02-179	7885	\$3,500.00
180	009-02-180	7885	\$3,500.00
181	009-02-181	7885	\$3,500.00
182	009-02-182	7885	\$3,500.00
183	009-02-183	7885	\$3,500.00
184	009-02-184	7885	\$3,500.00
185	009-02-185	7885	\$3,500.00
186	009-02-186	7885	\$3,500.00
187	009-02-187	7885	\$3,500.00
188	009-02-188	7885	\$3,500.00
189	009-02-189	7885	\$3,500.00
190	009-02-190	7885	\$3,500.00
191	009-02-191	7885	\$3,500.00
192	009-02-192	7885	\$3,500.00
193	009-02-193	7885	\$3,500.00
194	009-02-194	7885	\$3,500.00
195	009-02-195	7885	\$3,500.00

MERRILL RANCH
Community Facilities District No. 1
ASSESSMENT AREA SEVEN
UNIT 9B

ASSESSMENT NO.
009-02-014 thru 009-02-093

NOTE: IMPROVEMENTS CONSISTS OF ROADWAY PAVING, CURB & GUTTER AND DRAINAGE FACILITIES AS SHOWN IN THE FEASIBILITY REPORT DATED OCTOBER 17, 2011 ON FILE WITH THE DISTRICT CLERK.

WILLDAN Engineering
 PROJECT NO. 13396
 DATE: 7-15-2014
 SHEET NO. 2 OF 4

LOT NO.	ASSESSMENT NO.	AREA (SF)	ASSESSMENT PER LOT
1	016-01-001	6,362	\$3,560.00
2	016-01-002	7,277	\$3,560.00
3	016-01-003	6,320	\$3,560.00
4	016-01-004	7,242	\$3,560.00
5	016-01-005	6,154	\$3,560.00
6	016-01-006	6,617	\$3,560.00
7	016-01-007	7,475	\$3,560.00
8	016-01-008	7,475	\$3,560.00
9	016-01-009	7,475	\$3,560.00
10	016-01-010	6,055	\$3,560.00
11	016-01-011	6,056	\$3,560.00
12	016-01-012	6,175	\$3,560.00
13	016-01-013	7,489	\$3,560.00
14	016-01-014	6,642	\$3,560.00
15	016-01-015	6,055	\$3,560.00
16	016-01-016	7,475	\$3,560.00
17	016-01-017	7,475	\$3,560.00
18	016-01-018	7,475	\$3,560.00
19	016-01-019	7,475	\$3,560.00
20	016-01-020	7,553	\$3,560.00
21	016-01-021	6,195	\$3,560.00
22	016-01-022	11,786	\$3,560.00
23	016-01-023	12,429	\$3,560.00
24	016-01-024	12,134	\$3,560.00
25	016-01-025	8,852	\$3,560.00
26	016-01-026	8,843	\$3,560.00
27	016-01-027	7,771	\$3,560.00
28	016-01-028	8,070	\$3,560.00
29	016-01-029	5,082	\$3,560.00
30	016-01-030	8,783	\$3,560.00
31	016-01-031	8,022	\$3,560.00
32	016-01-032	7,475	\$3,560.00
33	016-01-033	7,475	\$3,560.00
34	016-01-034	6,095	\$3,560.00
35	016-01-035	6,086	\$3,560.00

LOT NO.	ASSESSMENT NO.	AREA (SF)	ASSESSMENT PER LOT
36	016-01-036	6,085	\$3,560.00
37	016-01-037	6,071	\$3,560.00
38	016-01-038	6,095	\$3,560.00
39	016-01-039	6,095	\$3,560.00
40	016-01-040	7,475	\$3,560.00
41	016-01-041	7,119	\$3,560.00
42	016-01-042	8,838	\$3,560.00
43	016-01-043	7,070	\$3,560.00
44	016-01-044	6,451	\$3,560.00
45	016-01-045	6,071	\$3,560.00



LOT NO.	ASSESSMENT NO.	AREA (SF)	ASSESSMENT PER LOT
46	016-01-046	6,071	\$3,560.00
47	016-01-047	6,456	\$3,560.00
48	016-01-048	6,880	\$3,560.00
49	016-01-049	7,132	\$3,560.00
50	016-01-050	6,460	\$3,560.00
51	016-01-051	6,896	\$3,560.00
52	016-01-052	6,896	\$3,560.00
53	016-01-053	6,896	\$3,560.00
54	016-01-054	6,971	\$3,560.00
55	016-01-055	6,225	\$3,560.00
56	016-01-056	6,345	\$3,560.00
57	016-01-057	6,968	\$3,560.00
58	016-01-058	7,475	\$3,560.00
59	016-01-059	7,475	\$3,560.00
60	016-01-060	7,475	\$3,560.00
61	016-01-061	7,475	\$3,560.00
62	016-01-062	6,071	\$3,560.00
63	016-01-063	6,085	\$3,560.00
64	016-01-064	6,086	\$3,560.00
65	016-01-065	6,214	\$3,560.00
66	016-01-066	6,311	\$3,560.00
67	016-01-067	7,222	\$3,560.00
68	016-01-068	6,071	\$3,560.00
69	016-01-069	6,117	\$3,560.00
70	016-01-070	6,884	\$3,560.00
71	016-01-071	7,023	\$3,560.00
72	016-01-072	7,475	\$3,560.00
73	016-01-073	7,475	\$3,560.00
74	016-01-074	12,708	\$3,560.00
75	016-01-075	6,667	\$3,560.00
76	016-01-076	7,011	\$3,560.00
77	016-01-077	7,475	\$3,560.00
78	016-01-078	6,038	\$3,560.00
79	016-01-079	6,071	\$3,560.00
80	016-01-080	4,472	\$3,560.00
81	016-01-081	7,219	\$3,560.00
82	016-01-082	4,684	\$3,560.00
83	016-01-083	6,125	\$3,560.00
84	016-01-084	6,125	\$3,560.00
85	016-01-085	7,750	\$3,560.00
86	016-01-086	6,180	\$3,560.00
87	016-01-087	6,113	\$3,560.00
88	016-01-088	6,699	\$3,560.00
89	016-01-089	6,685	\$3,560.00
90	016-01-090	6,836	\$3,560.00
91	016-01-091	6,897	\$3,560.00
92	016-01-092	6,836	\$3,560.00
93	016-01-093	6,889	\$3,560.00
94	016-01-094	6,871	\$3,560.00
95	016-01-095	7,691	\$3,560.00
96	016-01-096	6,084	\$3,560.00
97	016-01-097	6,086	\$3,560.00
98	016-01-098	6,095	\$3,560.00
99	016-01-099	6,105	\$3,560.00
100	016-01-100	6,105	\$3,560.00
101	016-01-101	10,157	\$3,560.00
102	016-01-102	11,220	\$3,560.00
103	016-01-103	8,236	\$3,560.00
104	016-01-104	7,025	\$3,560.00
105	016-01-105	6,095	\$3,560.00
106	016-01-106	7,095	\$3,560.00
107	016-01-107	6,476	\$3,560.00
108	016-01-108	6,440	\$3,560.00
109	016-01-109	6,440	\$3,560.00
110	016-01-110	6,371	\$3,560.00
111	016-01-111	6,601	\$3,560.00

MERRILL RANCH
Community Facilities District No. 1
ASSESSMENT AREA SEVEN

UNIT 16

ASSESSMENT NO.
016-01-001 thru 016-01-111

NOTE: IMPROVEMENTS CONSISTS OF ROADWAY PAVING, CURB & GUTTER AND DRAINAGE FACILITIES AS SHOWN IN THE FEASIBILITY REPORT DATED OCTOBER 17, 2011 ON FILE WITH THE DISTRICT CLERK.

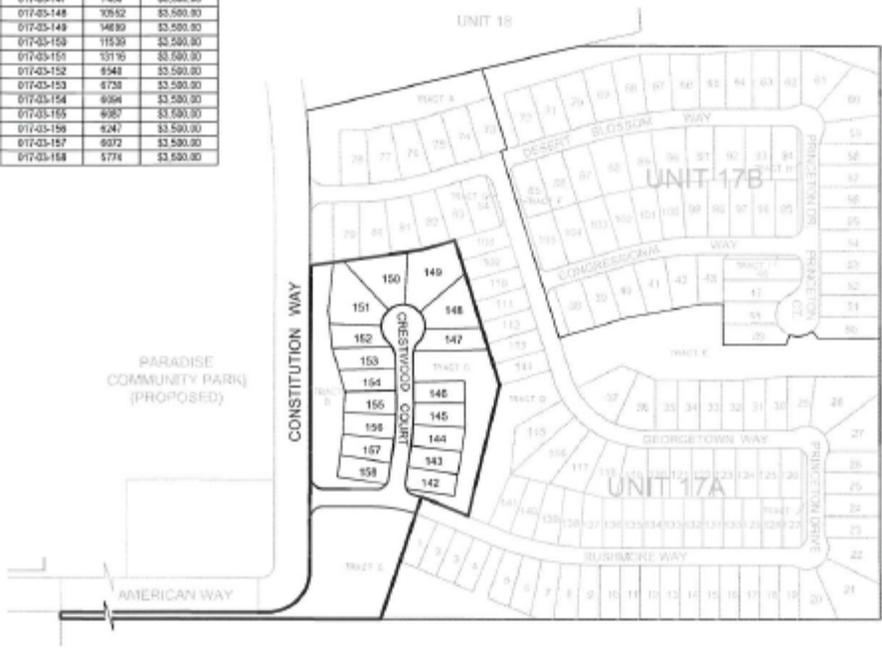
WILLDAN Engineering

PROJECT NO: 13895
DATE: 7-15-2014
SHEET NO: 3 OF 4

LOT NO.	ASSESSMENT NO.	AREA (SF)	ASSESSMENT PER LOT
142	017-03-142	5739	\$3,500.00
143	017-03-143	5918	\$3,500.00
144	017-03-144	6136	\$3,500.00
145	017-03-145	6161	\$3,500.00
146	017-03-146	5900	\$3,500.00
147	017-03-147	7458	\$3,500.00
148	017-03-148	7052	\$3,500.00
149	017-03-149	14890	\$3,500.00
150	017-03-150	11530	\$3,500.00
151	017-03-151	13176	\$3,500.00
152	017-03-152	6548	\$3,500.00
153	017-03-153	6738	\$3,500.00
154	017-03-154	6564	\$3,500.00
155	017-03-155	4982	\$3,500.00
156	017-03-156	6247	\$3,500.00
157	017-03-157	6072	\$3,500.00
158	017-03-158	5774	\$3,500.00



MERRILL RANCH
Community Facilities District No. 1
ASSESSMENT AREA SEVEN
UNIT 17C



ASSESSMENT NO.
017-03-142 thru 017-03-158

NOTE: IMPROVEMENTS CONSISTS OF ROADWAY PAVING, CURB & GUTTER AND DRAINAGE FACILITIES AS PICTURED IN THE FEASIBILITY REPORT DATED OCTOBER 17, 2011 ON FILE WITH THE DISTRICT CLERK.

	PROJECT NO.	13895
	DATE	7-15-2014
	SHEET NO.	4 OF 4

EXHIBIT B

AREA SEVEN METHOD OF ASSESSMENT

**MERRILL RANCH
COMMUNITY FACILITIES DISTRICT NO. 1**

(Florence, Arizona)

**ASSESSMENT METHODOLOGY
ASSESSMENT AREA SEVEN
(Units 9B, 16 and 17C)**

Prepared by:

**WILLDAN
1440 East Missouri Ave, Suite C170
Phoenix, AZ 85014
(602) 870-7600**

July 30, 2014

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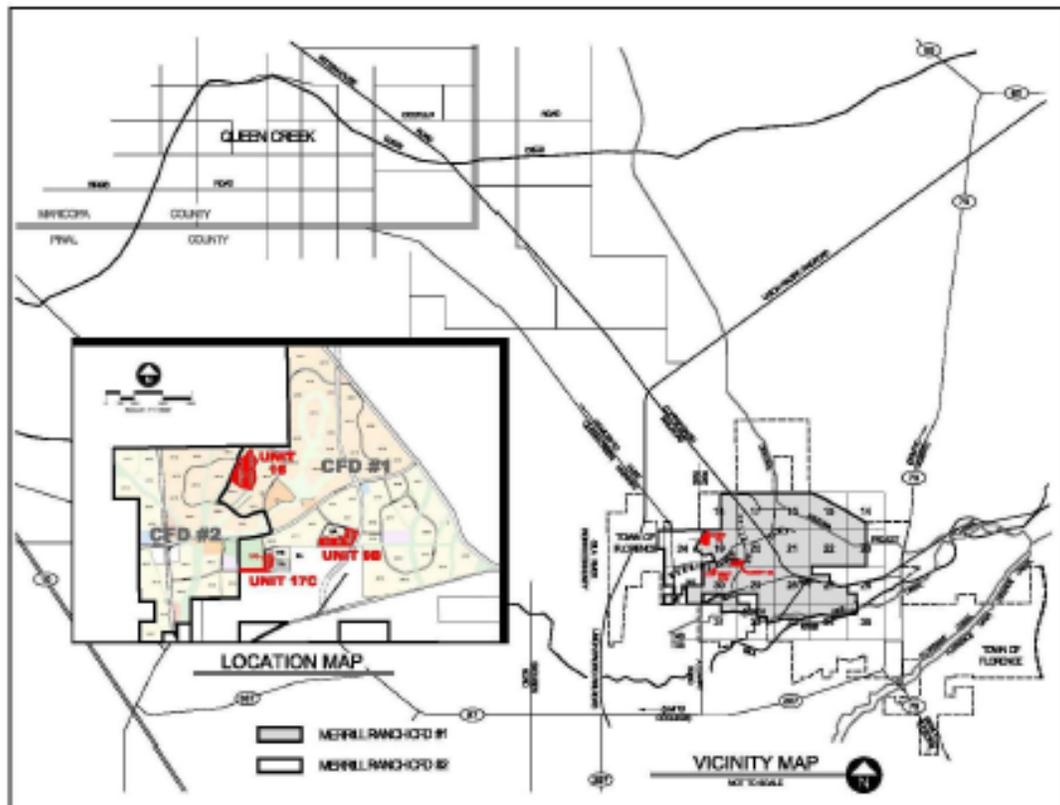
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MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 ASSESSMENT AREA SEVEN – Units 9B, 16, and 17C

Willdan, the District Engineer for the Merrill Ranch Community Facilities District No. 1, makes this report of benefit as directed by District staff in support of the *Feasibility Report for the Issuance of Not to Exceed \$728,000 Aggregate Principal Amount of Installment Purchase Agreement for Merrill Ranch Community Facilities District No. 1 Special Assessment (Assessment Area Seven)*, dated August 10, 2014 ("Feasibility Report").

PROJECT DESCRIPTION

The Merrill Ranch master planned community ("Project") consists of 8,970 acres and is located in Florence Arizona. On December 19, 2005 the Merrill Ranch Community Facilities District No. 1 was established over 7,900 of such acres to finance the construction and/or acquisition of public infrastructure that are part of the Project. Assessment Area Seven of such district ("Assessment Area Seven") consists of 208 residential lots within 52.88 gross acres. Special Assessment relates to the acquisition of public infrastructure that will benefit development of Assessment Area Seven. Details related to the project area, infrastructure improvements, costs, and land use can be found in the Feasibility Report.



DESCRIPTION OF IMPROVEMENTS

The improvements that will be funded are the subject of the Feasibility Report and this report and will be public infrastructure that is eligible for funding according to Arizona Revised Statutes Title 48 Community Facilities Act of 1989. The improvements are more fully described in Section 2 of the Feasibility Report. Briefly, the improvements are described as follows:

Street Improvements

The engineering design and construction of certain grading, trenching, staking, asphalt paving, base, concrete curb/gutter and sidewalk, signing, permits and fees, together with appurtenances, contingency, and appurtenant work within public right-of-ways within the defined parcels benefiting as per the Community Master Plan.

This Project consists of the installation of asphaltic paving and concrete installation to include 4 inch roll and 6 inch vertical curb, 6-foot valley gutters, and 4-foot wide sidewalks within the public roadways within the Assessment Area. The pavement section is to be 2.5 inches of asphalt on 7 inches of aggregate base course ("ABC"). Improvements will comply with the Maricopa Association of Governments (MAG) standard details. All improvement will be within the public roadways of the Assessment Area.

Storm Drain Improvements

Storm drain improvements consist of the engineering design, survey and construction of local residential storm drain facilities within public right-of-ways along the frontage of each benefiting property, along with appurtenances and contingency.

Storm drain improvements constructed with this project will be within the public roadways of the Assessment Area. The storm drain will intercept runoff from the public roadways by either catch basins or scuppers, conveying to retention facilities by pipe or overland flow. The catch basins and scuppers will comply with MAG Standard Details. The pipe will be sized between 15 inches and 30 inches of concrete pipe, or approved alternate.

Engineering

The projects include engineering design, survey, and development of infrastructure plans for grading and drainage, utilities, paving, concrete and storm drain as related to the public improvements necessary in Assessment Area Seven, Units 9B, 16, and 17C. The plans will be reviewed and approved by the Town in accordance with their guidelines and standards.

PRELIMINARY COST ESTIMATE

A summary of the costs of the public infrastructure to be financed through the installment purchase agreement described in the Feasibility Report (the "Agreement") is as follows, with details available in the Feasibility Report:

**MERRILL RANCH COMMUNITY FACILITIES DISTRICT No. 1
ASSESSMENT AREA SEVEN (Units 9B, 16, and 17C)**

COST ESTIMATE

<u>Improvement Projects</u>	<u>Estimated Costs</u>
Residential Streets / Concrete	\$ 887,397
Storm Drain	\$ 208,116
Engineering	<u>\$ 467,234</u>
TOTAL IMPROVEMENTS	\$1,562,747
FINANCED AMOUNT NOT TO EXCEED	\$ 728,000

ASSESSMENT METHODOLOGY

The State of Arizona Revised Statutes provides that assessments be allocated in proportion to the benefits received by each lot from the improvements. The original assessed amount (prior to cash payments) and consequently the remaining assessments securing the Agreement are allocated at a rate of not to exceed \$3,500.00 per lot to the lots within Assessment Area Seven based upon the following benefit methodology.

The Improvements consist of local roadways and storm drains benefitting equally each of the 208 residential lots included with the Assessment Area. The roadways and storm drains provide a direct and special benefit to the developable lots to be assessed, in that primary access and required infrastructure is made available to the lots assessed for the improvements within the Assessment Area, and, as such, the assessments shall be set such that each lot will be assessed an equal amount.

To further support that the required benefit to each lot within the Assessment Area, no lot within the Assessment Area would be able to develop without the entire infrastructure for the parcel being in place and accepted by the Town of Florence. The standard is addressed in the Town of Florence Sub-Division Development Standards.

Estimated Special Assessment Lien Per Lot

Based upon the information presented above, the assessment to be placed upon each of the parcels and lots located within Assessment Area Seven (Units 9B, 16, and 17C) are as follows:

Assessment Number	Unit /Parcel No.	Use	No. of Lots	Net Ac.	Improvement Assessment per Parcel	Assessment Lien Per Lot (1)
Seven	9B	Res	80	18.39	\$280,000	\$3,500.00
	16	Res	111	27.58	\$388,500	\$3,500.00
	17C	Res	17	6.91	\$ 59,500	\$3,500.00
TOTALS			208	52.88	\$1,028,000	

(1) Special assessment liens will not be placed upon common areas, areas owned by homeowner's associations, public right-of-way, property owned by the District, or other governmental/public entities and will be per lot assessments which will not vary from amounts shown.

DIAGRAM FOR ASSESSMENT AREA SEVEN (UNITS 9B, 16, AND 17C)

EXHIBIT C

FORM OF NOTICE OF HEARING ON REPORT

NOTICE FOR HEARING REQUIRED BY A.R.S. § 48-715 ON REPORT OF THE FEASIBILITY AND BENEFITS OF CERTAIN PROJECTS TO BE FINANCED WITH THE PROCEEDS OF SPECIAL ASSESSMENTS LEVIED AND COLLECTED WITHIN AN AREA OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 AND OF THE ADOPTION OF THE RESOLUTION OF INTENTION WITH RESPECT TO CERTAIN PUBLIC INFRASTRUCTURE PURPOSES DESCRIBED IN SUCH STUDY

Pursuant to Section 48-715, Arizona Revised Statutes, notice is hereby given that a public hearing on the report of the feasibility and benefits of projects to be financed with the proceeds of special assessments levied and collected within an area of Merrill Ranch Community Facilities District No. 1 shall be held by the District Board on September 15, 2014, at approximately 7:00 p.m. (Arizona time), or immediately preceding the meeting of the Mayor and Common Council of the Town of Florence, Arizona, on the same date in the Council Chambers located at 775 North Main Street, Florence, Arizona. Such feasibility report and further information relating thereto are on file with the Town Clerk of the Town of Florence, Arizona/District Clerk of Merrill Ranch Community Facilities District No. 1, 775 North Main Street, Florence, Arizona 85132, telephone number: (520) 868-7552. **THE MATTERS IN THE STUDY OF FEASIBILITY AND BENEFITS RELATING TO THE "WORK" AND THE "ESTIMATE" AND THE "PLANS AND SPECIFICATIONS" RELATING THERETO ARE ALSO THE SUBJECT OF THE RESOLUTION OF INTENTION RELATING TO THE WORK TO BE ADOPTED SIMULTANEOUSLY WITH THE RESOLUTION APPROVING SUCH STUDY OF FEASIBILITY AND BENEFITS AFTER SUCH HEARING, SUCH RESOLUTION DECLARING THAT SUCH DISTRICT WILL PROVIDE THE WORK, ISSUE BONDS OR INCUR OTHER OBLIGATIONS FOR SUCH PURPOSE AND ASSESS THE COSTS AND EXPENSES THEREOF AGAINST THE AREA IN SUCH DISTRICT DESCRIBED IN SUCH STUDY OF FEASIBILITY AND BENEFITS. THERE SHALL NOT BE A SEPARATE PUBLIC HEARING WITH RESPECT TO SUCH RESOLUTION OF INTENTION. SUCH BONDS OR OTHER OBLIGATIONS SHALL BE INCURRED PURSUANT TO THE PROVISIONS OF THE DEVELOPMENT AGREEMENT, IN THE NAME OF THE DISTRICT, BUT PAYABLE ONLY OUT OF A SPECIAL FUND COLLECTED BY THE DISTRICT FROM SPECIAL ASSESSMENTS LEVIED UPON THE LOTS, TRACTS, PIECES AND PARCELS OF LAND INCLUDED WITHIN SUCH AREA, IN NOT TO EXCEED TWENTY-FIVE (25) ANNUAL INSTALLMENTS FROM THE ASSESSMENT OF TWENTY-FIVE DOLLARS (\$25.00) OR OVER REMAINING UNPAID AS OF THE DATE OF INCURRENCE THEREOF AS PROVIDED BY THE DEVELOPMENT AGREEMENT. SUCH BONDS OR OTHER OBLIGATIONS SHALL BEAR INTEREST AT RATES NOT TO EXCEED EIGHT AND ONE HALF PERCENT (8.5%) PER ANNUM FROM THEIR DATE, PAYABLE ON THE FIRST DAY OF JANUARY AND JULY OF EACH YEAR AND SHALL BE PAYABLE IN THE MANNER AND BE SUBJECT TO THE PROVISIONS AS TO COLLECTION OF ASSESSMENTS FOR THE PAYMENT THEREOF, EXCEPT AS OTHERWISE**

DESCRIBED IN THE DEVELOPMENT AGREEMENT AND THAT NEITHER THE DISTRICT NOR THE MUNICIPALITY IS REQUIRED TO PURCHASE DELINQUENT LAND AT SALE IF THERE IS NO OTHER PURCHASER, AS DESCRIBED IN TITLE 48, CHAPTER 4, ARTICLE 2, ARIZONA REVISED STATUTES, SAVE AND EXCEPT THAT THE METHOD OF COLLECTION OF SUCH ASSESSMENTS SHALL BE AS PROVIDED IN SECTIONS 48-600 TO 48-607, BOTH INCLUSIVE, ARIZONA REVISED STATUTES AND NOT AS PROVIDED IN SECTION 48-608, ARIZONA REVISED STATUTES.

This notice supersedes a prior notice relating to a proposed meeting of the District Board previously scheduled for August 18, 2014. The meeting has been rescheduled for September 15, 2014.

Dated this 4th day of September, 2014.

/s/ Charles Montoya.....
District Manager, Merrill Ranch
Community Facilities District No. 1

**MERRILL RANCH
COMMUNITY FACILITIES DISTRICT NO. 1
(Florence, Arizona)**

**FEASIBILITY
REPORT**

Not to Exceed \$728,000
(Assessment Area Seven - Units 9B, 16, and 17C)

August 18, 2014

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SECTION ONE

**INTRODUCTION,
PURPOSE OF FEASIBILITY REPORT,
GENERAL DESCRIPTION OF DISTRICT
AND ASSESSMENT AREA**

INTRODUCTION

This Feasibility Report (this "Report") has been prepared by engineers and other qualified persons for presentation to the District Board (the "Board") of Merrill Ranch Community Facilities District No. 1 (Florence, Arizona) (the "District") in connection with the proposed incurrence by the District of a special assessment lien installment purchase agreement which is incorporated in the herein after described Development Agreement with respect to certain public infrastructure (as defined in A.R.S. §48-701) to be financed pursuant to the Development Agreement (the "Projects") and of the plan for financing the Projects in accordance with the provisions of A.R.S. §48-715 and is considered part of (i) the statement of the estimated costs and expenses of the amounts to be financed through the incurrence of the Development Agreement and (ii) the plans and specifications for purposes of levying the assessment from which the Development Agreement are to be repaid, in each case for all purposes of and pursuant to the Community Facilities District Act of 1988, Title 48, Chapter 4, Article 6 of Arizona Revised Statutes, as amended (the "Act").

PURPOSE OF FEASIBILITY REPORT

Pursuant to A.R.S. §48-715, this Report includes, among other things required by A.R.S. §48-715, (i) a description of the Projects which are to be acquired (Section Two); (ii) a map showing, in general, the location of the Projects and a map or description of the area to be benefited by the Projects (Section Three), (iii) an estimate of the cost to acquire, operate, and maintain the Projects and an estimated schedule for completion of the Projects (Section Four); and (iv) a plan for financing the Projects (Section Five).

THIS REPORT HAS ALSO BEEN PREPARED AS PART OF THE DECLARATION OF INTENT FOR PURPOSES OF A.R.S. § 48-721(A) AND THE DISTRICT DEVELOPMENT FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT, DATED AS OF DECEMBER 1, 2005, AS AMENDED BY THE FIRST AMENDMENT AND WAIVERS (ASSESSMENT AREA ONE), DATED AS OF FEBRUARY 1, 2006, THE SECOND AMENDMENT AND WAIVERS (ASSESSMENT AREA TWO-UNIT 54) DATED AS OF NOVEMBER 1, 2008, THE THIRD AMENDMENT AND WAIVERS (ASSESSMENT AREA THREE-UNIT 17A), DATED AS OF SEPTEMBER 1, 2010, THE FOURTH AMENDMENT AND WAIVERS (ASSESSMENT AREA FOUR-UNIT 18), DATED AS OF JANUARY 1, 2012, THE FIFTH AMENDMENT AND WAIVERS (ASSESSMENT AREA FIVE-UNIT 17B), DATED AS OF JULY 1, 2012, THE SIXTH AMENDMENT AND WAIVERS (ASSESSMENT AREA SIX-UNITS 2 & 9A), DATED AS OF JULY 1, 2013, AND THE SEVENTH AMENDMENT AND WAIVERS (ASSESSMENT AREA SEVEN-UNITS 9B, 16, AND 17C), TO BE DATED AS OF AUGUST 1, 2014 (AS SO AMENDED, THE "DEVELOPMENT AGREEMENT", WITH RESPECT TO THE ACQUISITION OF THE PROJECTS FOR THE BENEFIT OF THE AREAS DESCRIBED IN THIS REPORT. On the date this Report is approved, the Board will resolve, among other things, that (i) the public interest or convenience requires, and it is the intention of the Board, to order the Projects described in substantial form in this Report, (ii) the Projects shall be performed substantially in accordance with this Report and specific plans and specifications relating to the Projects, forms of which are filed with this Report for each of the types of the Projects and the contents of which are incorporated by this reference (the "Plans and Specifications"); (iii) the Estimate (as such term is defined herein) is approved and adopted by the Board; (iv) the Projects described substantially in the Plans and Specifications shall be performed as provided in the Development Agreement; (v) the Projects are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of land within the portion of the District described in Section Four and in the Appendix hereto (the "Assessment Area") and the costs and expenses of the Projects will be charged upon the Assessment Area which shall be benefited by the Projects and assessed to pay the costs and expenses

thereof in proportion to the benefit derived therefrom; (vi) the public convenience requires that the Development Agreement shall be incurred to represent the costs and expenses of the Projects, in the name of the District, but payable only out of a special fund collected by the District from installments of the assessment levied upon the lots, tracts, pieces and parcels of land included within the Assessment Area, in not to exceed twenty-five (25) annual installments from the assessment of twenty-five dollars (\$25.00) or over remaining unpaid as provided by the Development Agreement and (vii) the Development Agreement shall bear interest at the rate of not to exceed twelve percent (12%) per annum, payable on the first day of January and July of each year and shall be payable in the manner and be subject to the provisions as to collection of assessments for the payment thereof, except as otherwise described in the Development Agreement, and neither District nor the Town of Florence, Arizona (the "Town"), is required to purchase delinquent land at sale if there is no other purchaser, as described in A.R.S. Title 48, Chapter 4, Article 2, save and except that the method of collection of such assessments shall be as provided in A.R.S. §§ 48-600 to 48-607 as nearly as practicable, both inclusive and not as provided in A.R.S. § 48-608.

In preparing this Report, engineers, staff of the Town, legal counsel and other experts have been consulted as deemed appropriate. **THIS REPORT IS NOT INTENDED TO BE A "FINANCIAL FEASIBILITY REPORT OR STUDY" AS THAT TERM IS CUSTOMARILY USED.**

GENERAL DESCRIPTION OF DISTRICT AND ASSESSMENT AREA

Formation of the District was approved on December 19, 2005 by the Town upon the request of CMR/CASA GRANDE LLC, an Arizona limited liability company, ROADRUNNER RESORTS, LLC, an Arizona limited liability company and FELIX HUNT HIGHWAY, LLC, an Arizona limited liability company, and PULTE HOMES CORPORATION, a Michigan corporation ("Pulte"), as the owners of all of the land within the District upon formation. The District is located within the municipal boundaries of the Town. (See the maps in Section Three and Appendix A for a legal description of the boundaries of the District.)

The District was formed to finance the costs of certain public infrastructure purposes (as such term is defined in the Act). In connection with the development of a project known as "Merrill Ranch", an 8,970 acre residential, commercial and golf course master planned community (the "Development") approximately 7,900 acres of which are included within the boundaries of the District. A portion of the land within the boundaries of the District is being developed as part of an approximately 3,191 acre master-planned development known as Anthem at Merrill Ranch ("Anthem"). Anthem is being developed within Merrill Ranch. Simultaneously with the formation of the District, Merrill Ranch Community Facilities District No. 2 (Florence, Arizona) ("District No. 2") was formed over 1,060 acres of Merrill Ranch to finance the cost of certain infrastructure improvements within District No. 2. Within Anthem, there is both an active adult community ("Sun City") and a family oriented community ("Parkside"). The boundaries of the District and District No. 2 do not overlap, however Anthem encompasses land within both districts. The Development is the subject of the Development Agreement. (The Development Agreement is available for review at the Office of the Clerk of the Town.)

The Assessment Area contains approximately 52.88 acres and upon build out will comprise approximately 208 single family lots. Although the number of acres devoted to each particular type of land use may ultimately vary from those presented, the build-out of the District and the Assessment Area is currently expected to include the following land uses:

**Merrill Ranch Community Facilities District No. 1
Anticipated Land Use Plan**

Description	District		Assessment Area Seven		
	Acres	Number of Units	Planning Area	Estimated Lots	Estimated Acres
Residential – Low Density	3,021	22,075	Unit 9B	80	18.39
Residential – Medium Density	1,190	8,696	Unit 16	111	27.58
Residential – High Density	654	4,779	Unit 17C	17	6.91
Golf Courses	385	-		-	-
Worship Sites	18	-		-	-
Commercial / Light Industrial	1,176	-		-	-
Roadways / ROW	402	-		-	-
Schools	137	-		-	-
Open Space/Parks	917	-		-	-
Total:	7,900	35,550		208	52.88

The Single-family residences to be constructed by Pulte within Anthem currently range in size from 1,480 to 2,700 square feet and are currently base priced from \$134,000 to \$292,000.

The following table represents the single family residential closings from January 1, 2006 through April 30, 2014:

	District No. 1	District No. 2	District No. 1	District No. 2	TOTAL
	Sun City		Parkside		
2006	92	30	25	41	188
2007	91	43	98	237	469
2008	176	38	68	171	453
2009	136	2	34	98	270
2010	38	59	22	68	187
2011	2	68	17	45	132
2012	16	48	51	14	129
2013	78	32	59	13	182
2014	17	15	13	1	46
	646	335	387	688	2,056

Source: Pulte Group

SECTION TWO

DESCRIPTION OF THE PROJECTS

DESCRIPTION OF THE PROJECTS

The Projects to be acquired by the District pursuant to the Development Agreement are composed of: (1) engineering, (2) municipal review and inspection fees, (3) storm drain and (4) street improvements. See the maps in Section Three for detail about location of the Projects. As described hereinabove, the Plans and Specifications are on file herewith and are incorporated herein by reference.

(1) Engineering

The Projects include engineering plans for grading and drainage, utilities, and paving relating to storm drain and curb, gutter and sidewalk. The plans will be reviewed and approved by the Town in accordance with Town guidelines and standards.

Description	Unit of Measure	Quantity
Engineering drawings	LS*	N/A

* LS = lump sum

(2) Storm Drain

The Projects further include storm drain within the public roadways of the Assessment Area. The storm drain will intercept runoff from the public roadways by either catch basins or scuppers, conveying to retention facilities by pipe or overland flow. The pipe will be sized between 15 inches and 30 inches of concrete pipe, or approved alternate.

Description	Unit of Measure	Unit	Quantity
Storm Drain Pipe	LF*	Unit 9B	1,224
	LF*	Unit 16	1,503
	LF*	Unit 17C	159
Total:			2,336

* LF = lineal feet

(3) Street Improvements

The Projects also will further include asphaltic paving and 4 inch roll and vertical curb, 6 foot valley gutter, and 4 foot wide sidewalks within the public roadways of the Assessment Area. The pavement section is anticipated to be 2.5 inches of asphalt on 7 inches of aggregate base course. The curb and gutter will comply with the Maricopa Association of Governments standard details and sidewalk within the public roadways of the Assessment Area.

Description	Unit of Measure	Unit	Quantity
Paving	SY*	9B	10,021
		16	18,360
		17C	1,266
Total:			29,647
Curb and Gutter	LF*	9B	5,955
		16	10,593
		17C	814
Total:			17,362
Sidewalk	SF*	9B	23,773
		16	28,184
		17C	3,256
Total:			55,213

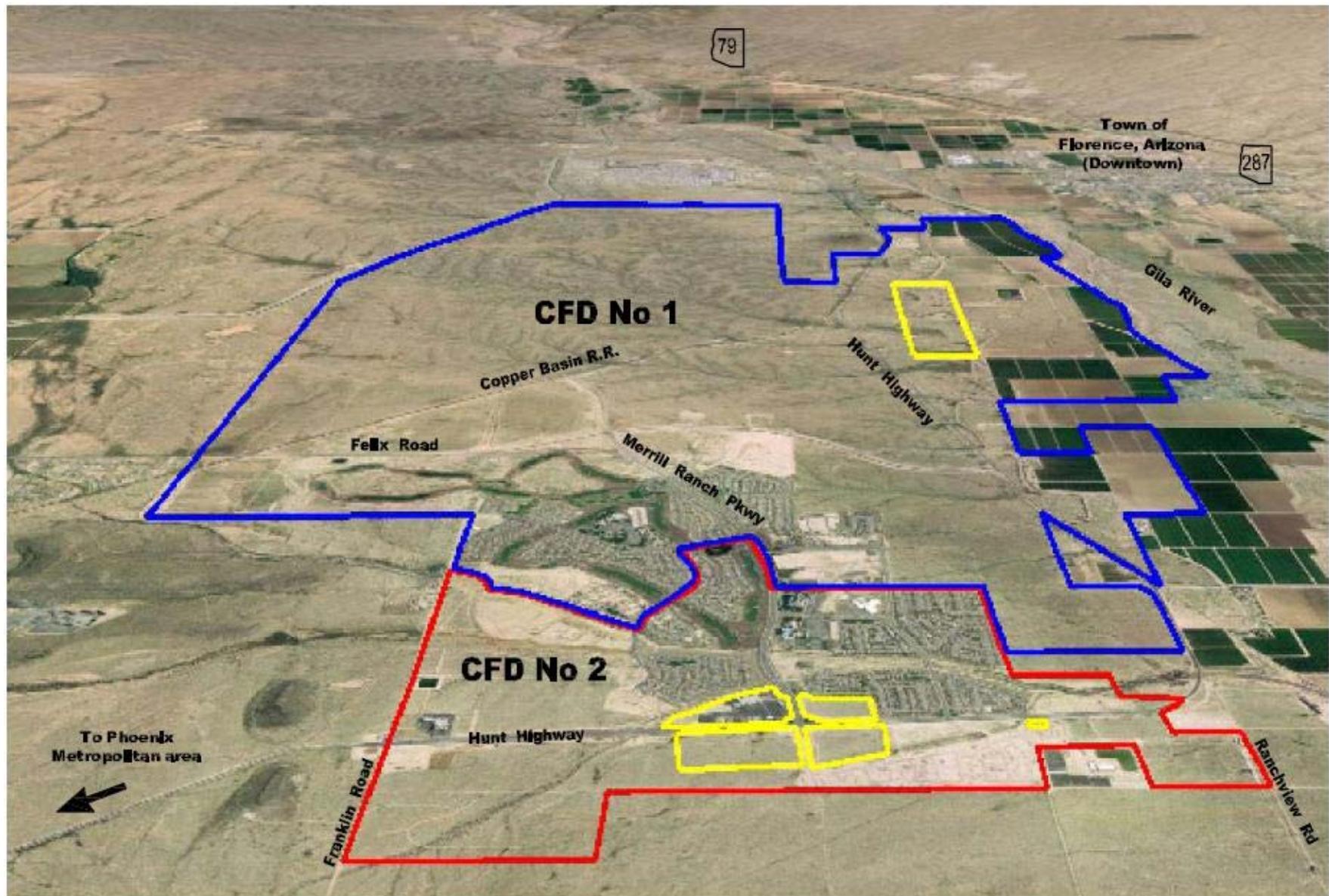
*SY= Square Yard

*LF= Lineal Foot

*SF= Square Foot

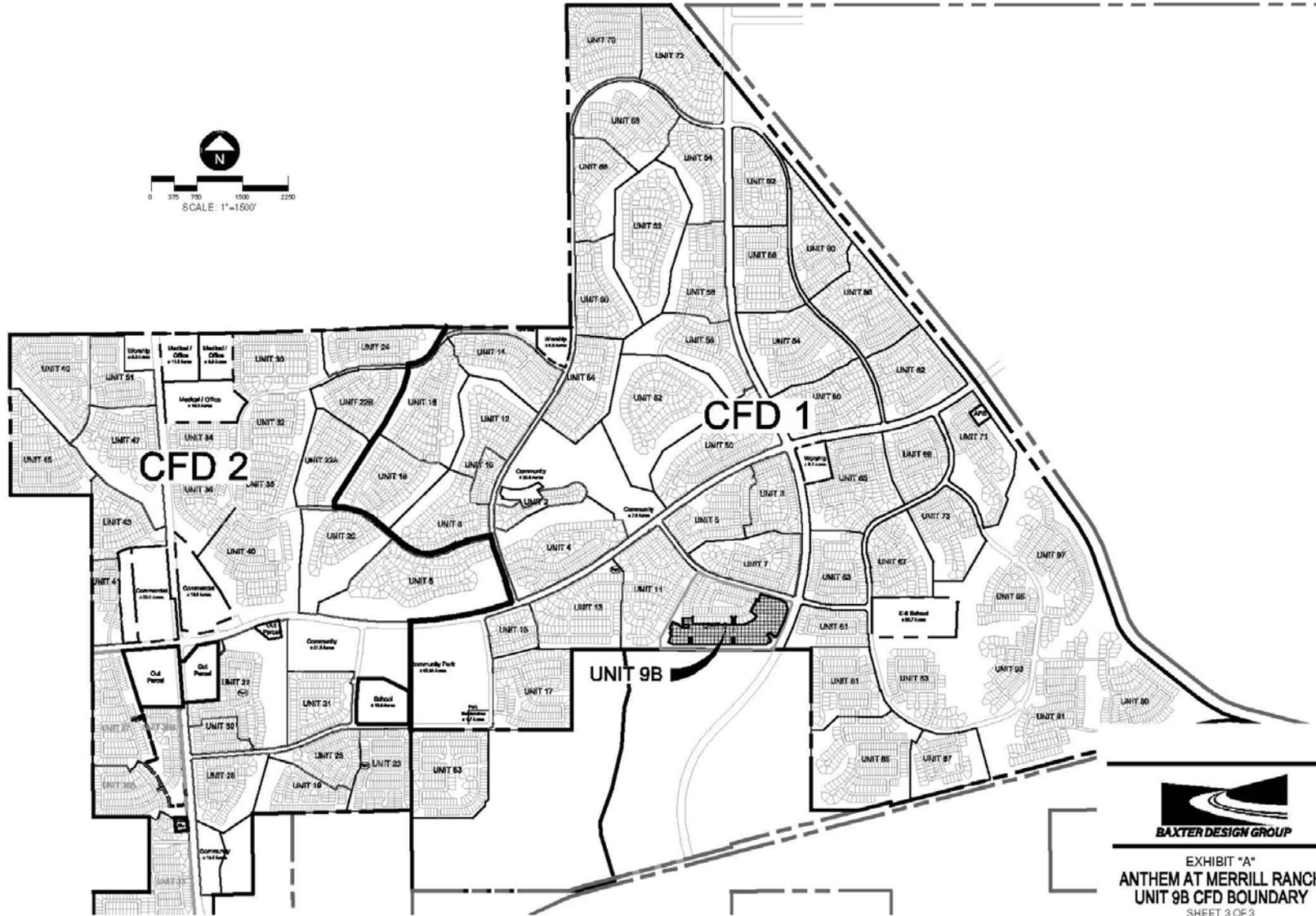
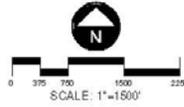
SECTION THREE

**MAP OF LOCATION OF THE PROJECTS &
MAPS OF THE AREA TO BE BENEFITED**



 Land not included in each respective district

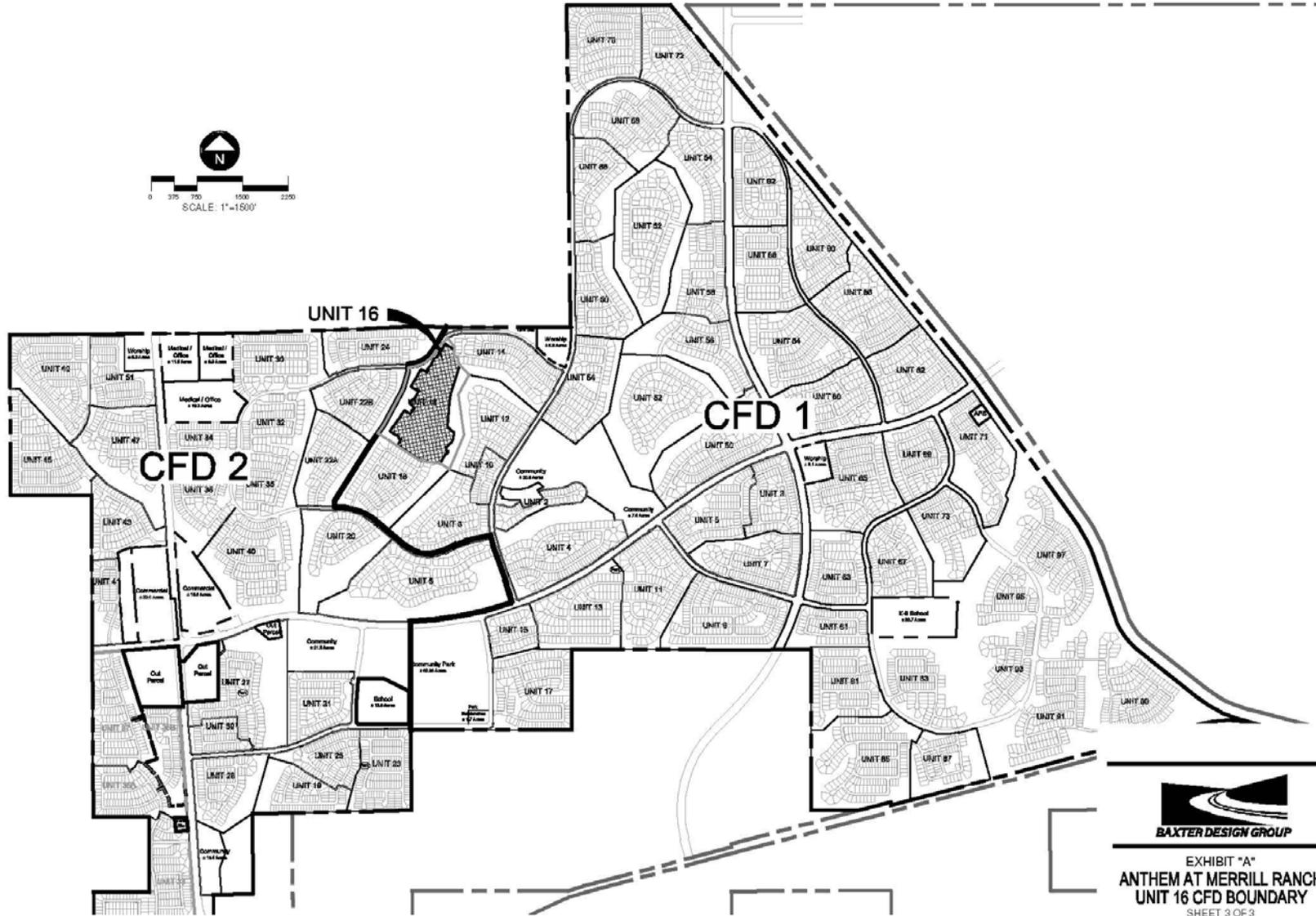
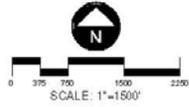
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BAXTER DESIGN GROUP

EXHIBIT "A"
ANTHEM AT MERRILL RANCH
UNIT 9B CFD BOUNDARY
 SHEET 3 OF 3

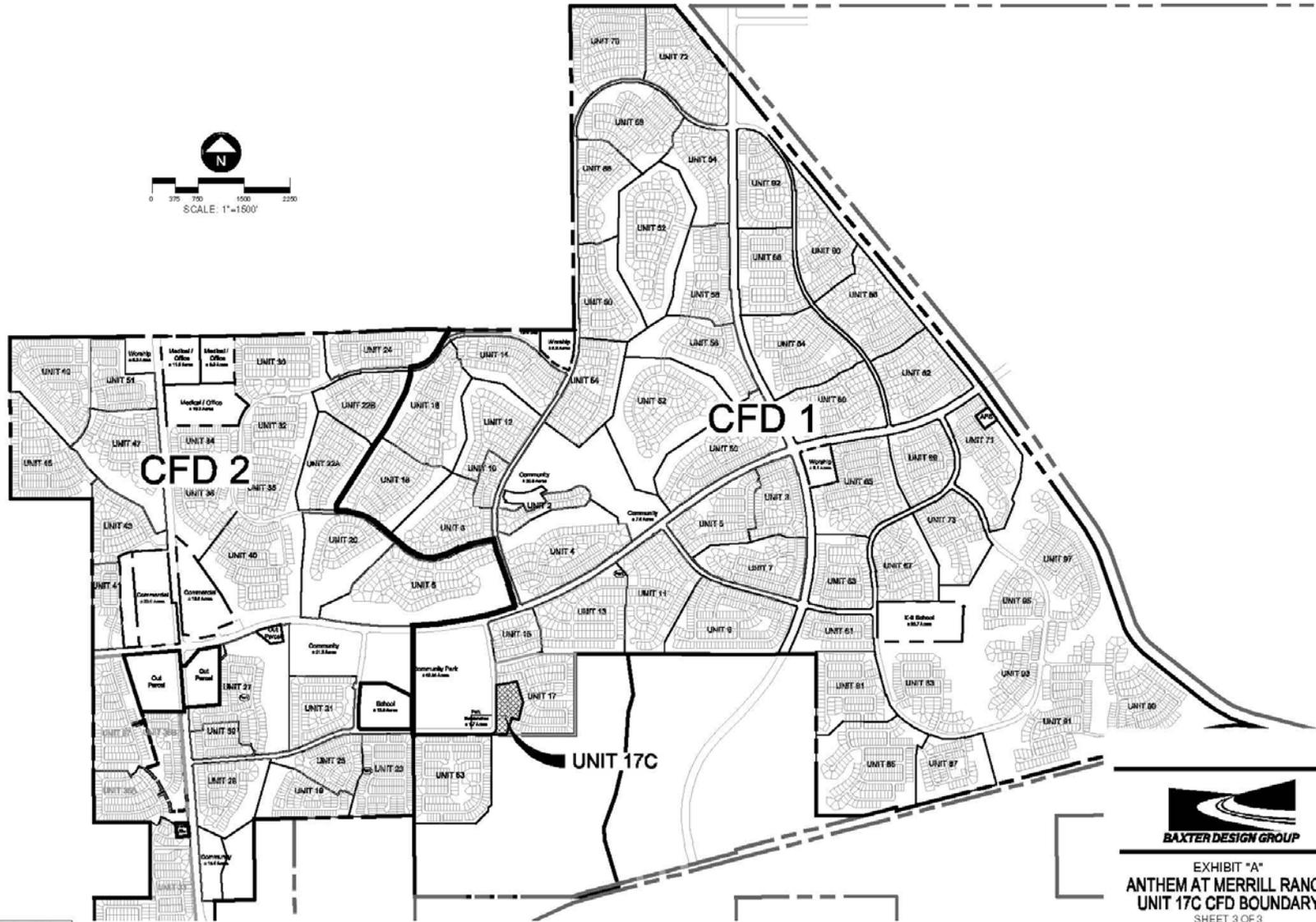
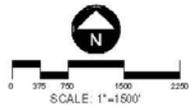
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BAXTER DESIGN GROUP

EXHIBIT "A"
ANTHEM AT MERRILL RANCH
 UNIT 16 CFD BOUNDARY
 SHEET 3 OF 3

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BAXTER DESIGN GROUP

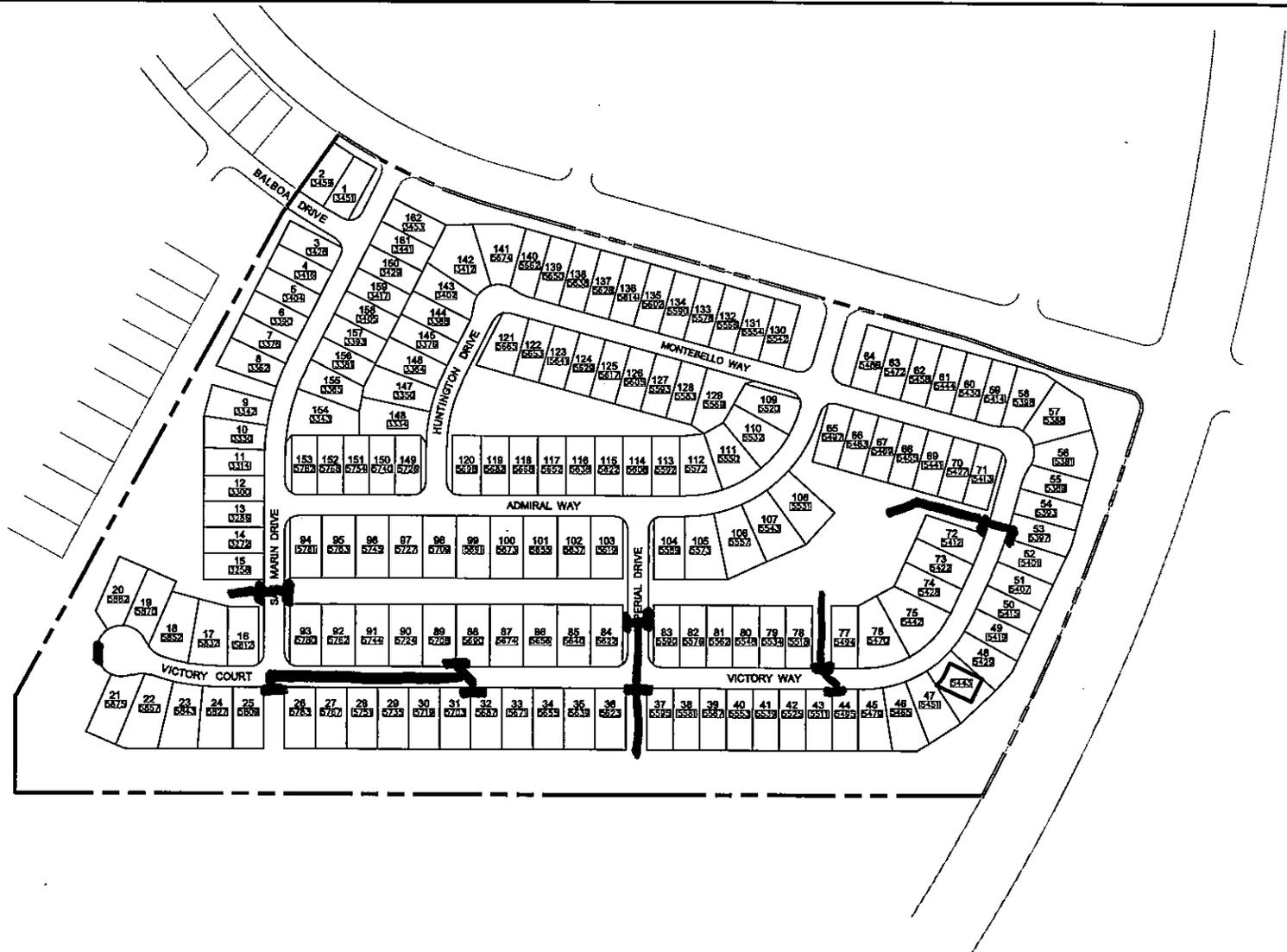
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ANTHEM AT MERRILL RANCH
UNIT 17C CFD BOUNDARY
 SHEET 3 OF 3

ISSUE DATE: APRIL 8, 2013

STORM DRAIN



anthem
BY DEL WEBB



UNIT 9

Address Map

Scale: 1" = 200'
Version 2
April 2014



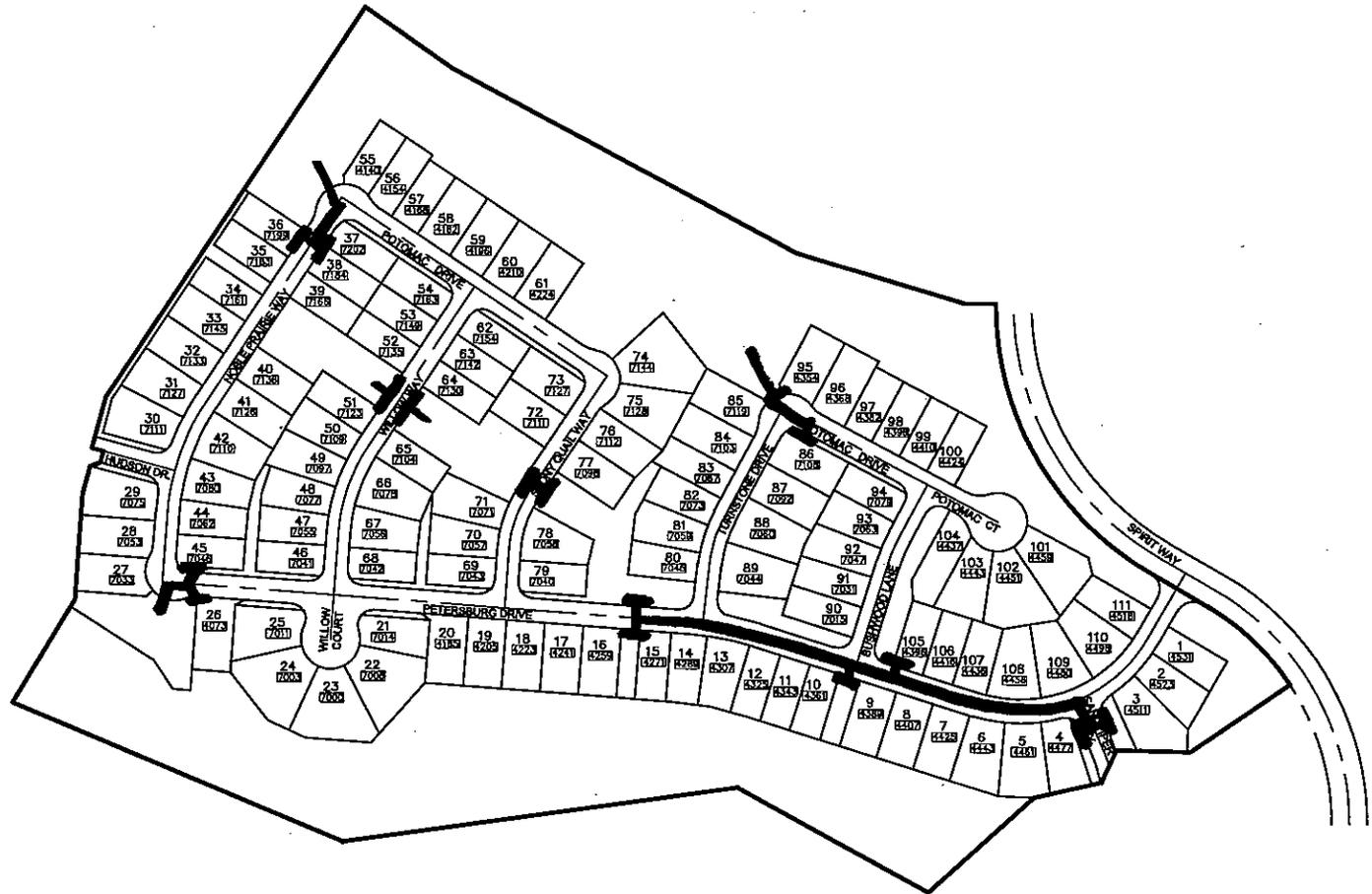
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STORM DRAIN



anthem
BY DEL WEBB



Sun City Anthem
by Del Webb

AT MERRILL RANCH

UNIT 16

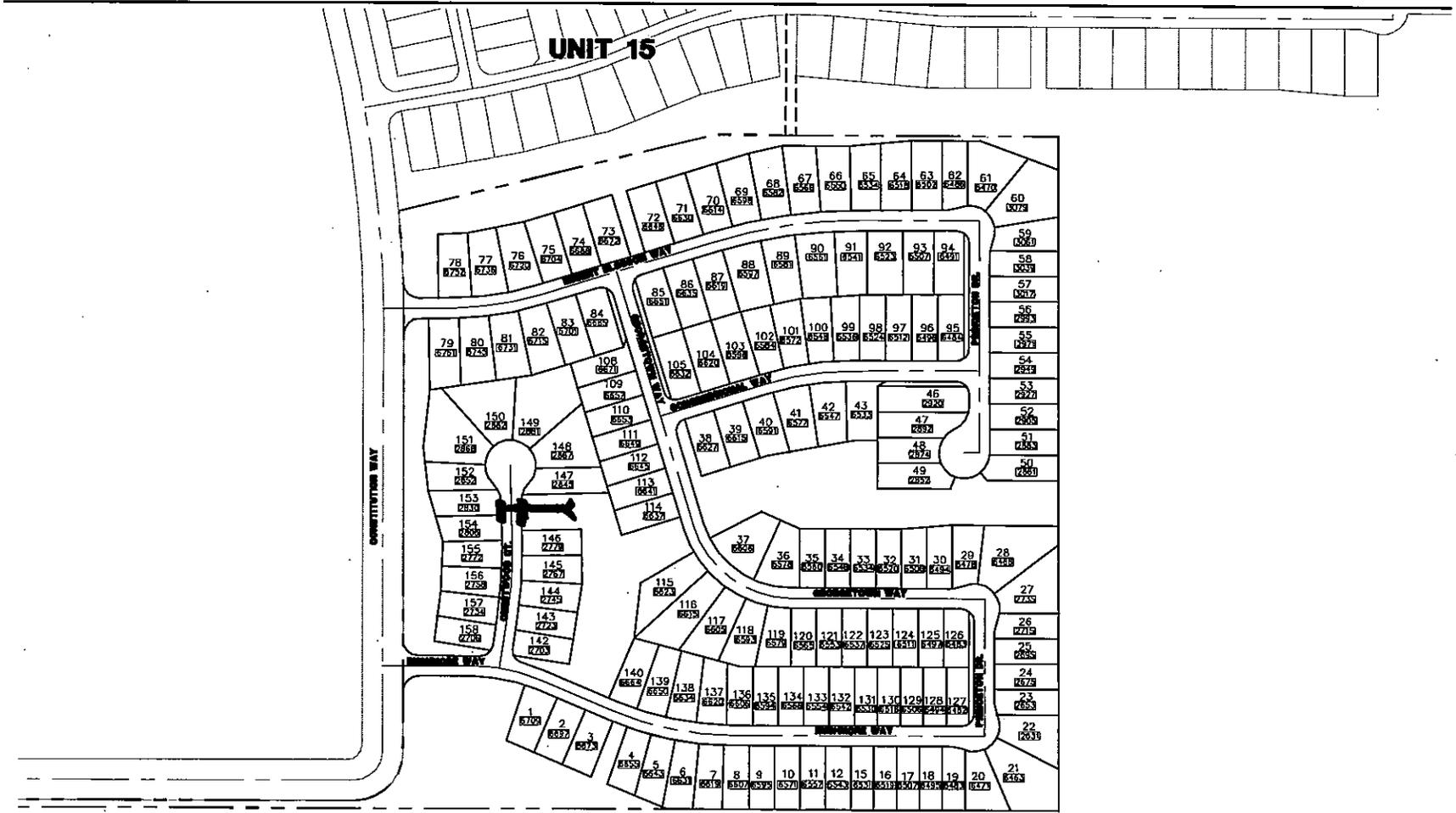
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Version 2



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STORM DRAIN



Sun City Anthem
by Del Webb

AT MERRILL RANCH

UNIT 17

Address Map

Scale: 1" = 200'



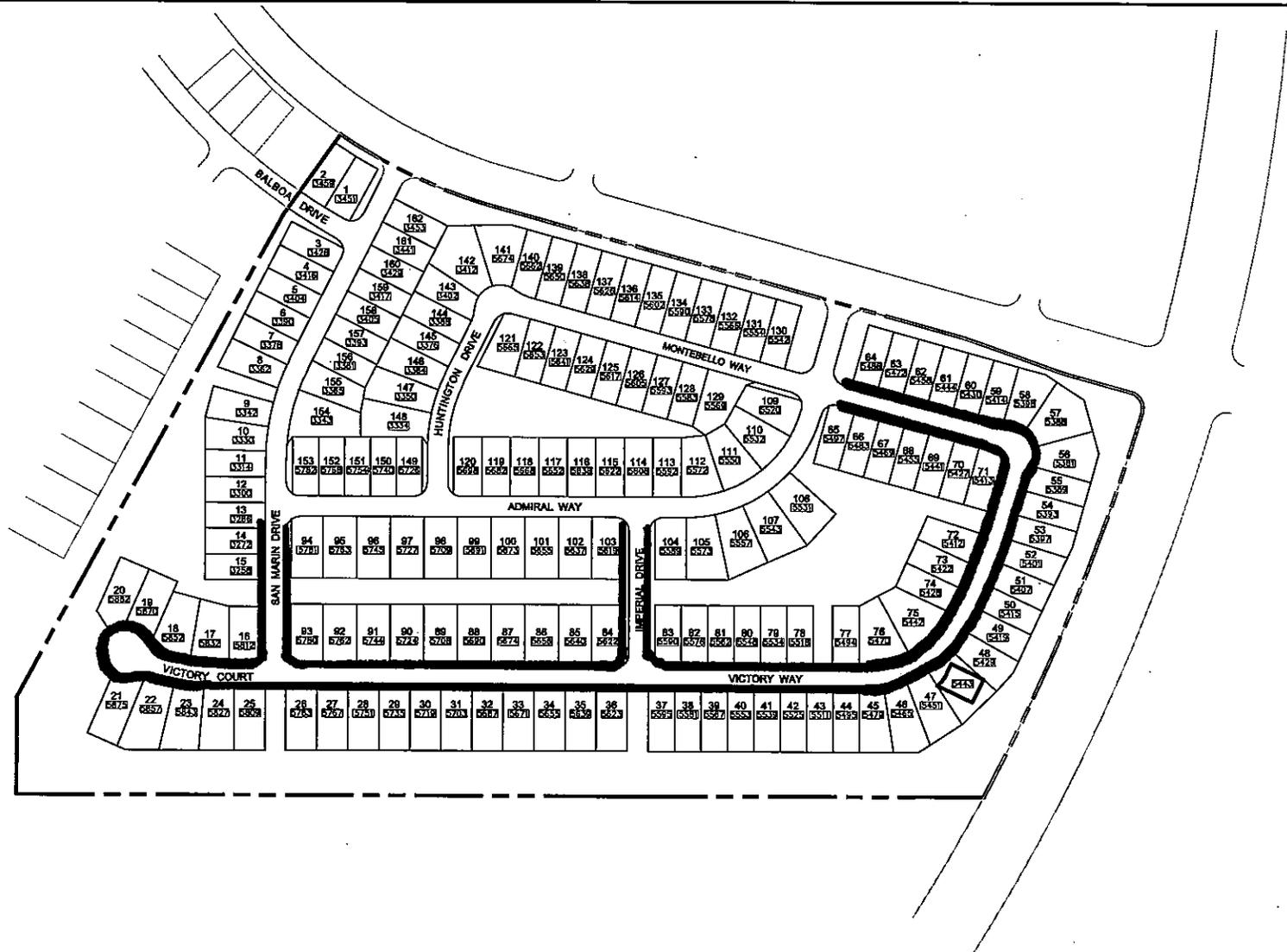
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STORM DRAIN

CONCRETE



anthem
BY DEL WEBB



UNIT 9

Address Map

Scale: 1" = 200'
Version 2
April 2014



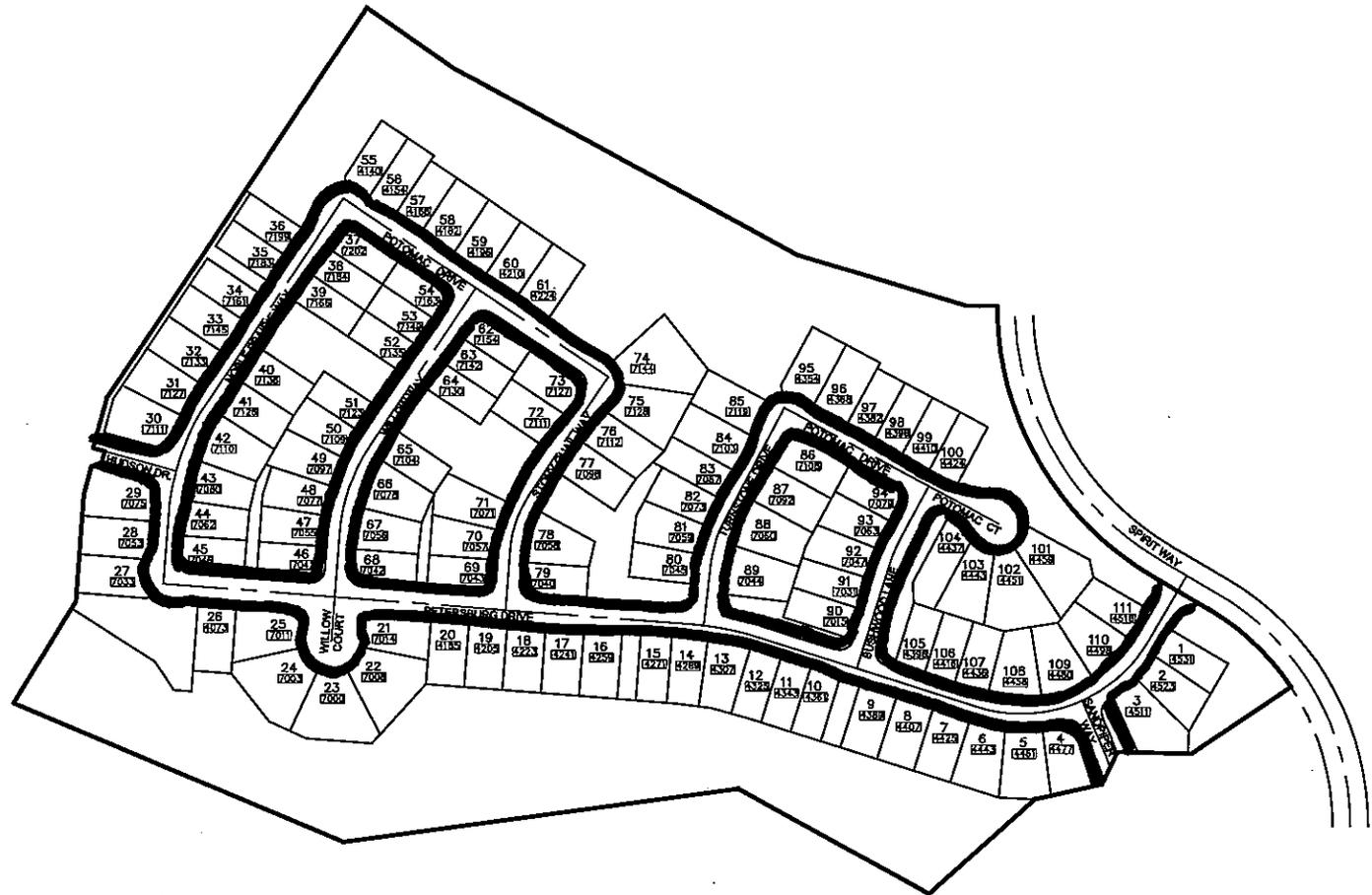
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CONCRETE



anthem
BY DEL WEBB



Sun City Anthem
by Del Webb

AT MERRILL RANCH

UNIT 16

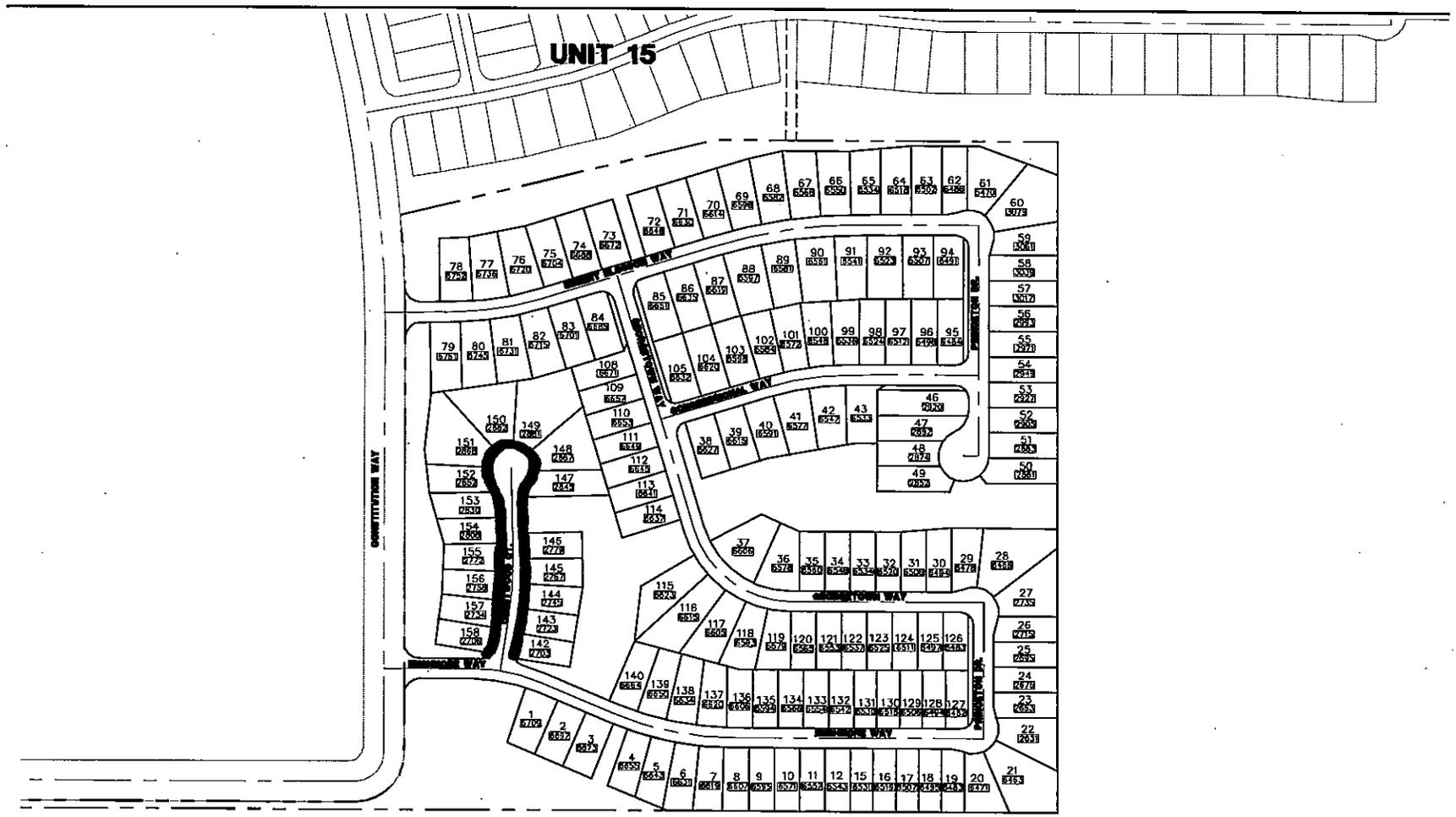
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Version 2



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CONCRETE



Sun City Anthem
by Del Webb
 AT MERRILL RANCH

UNIT 17
 Address Map

Scale: 1" = 200'

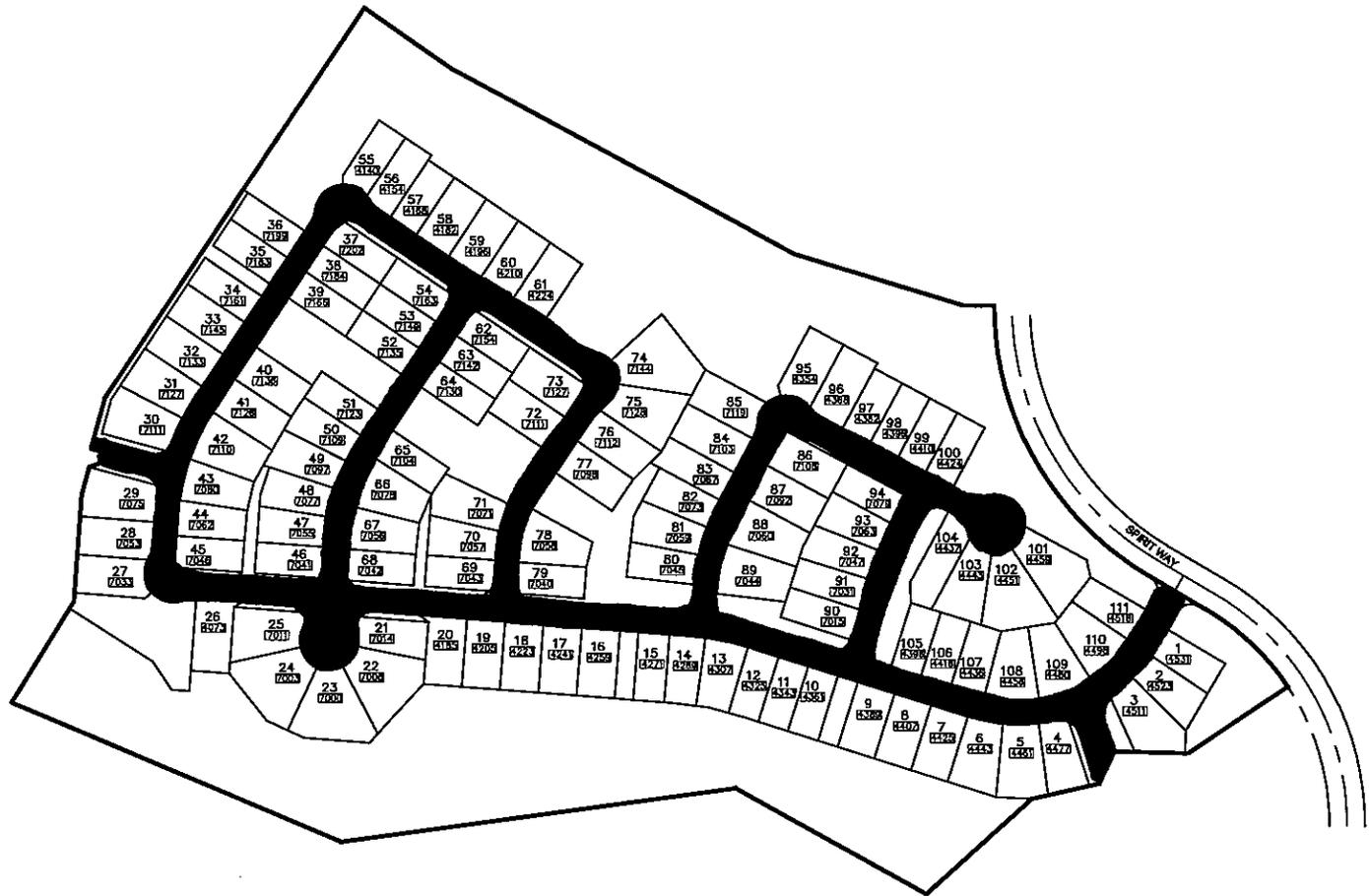
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CONCRETE

PAVING



anthem
BY DEL WEBB



Sun City Anthem
by Del Webb

AT MERRILL RANCH

UNIT 16

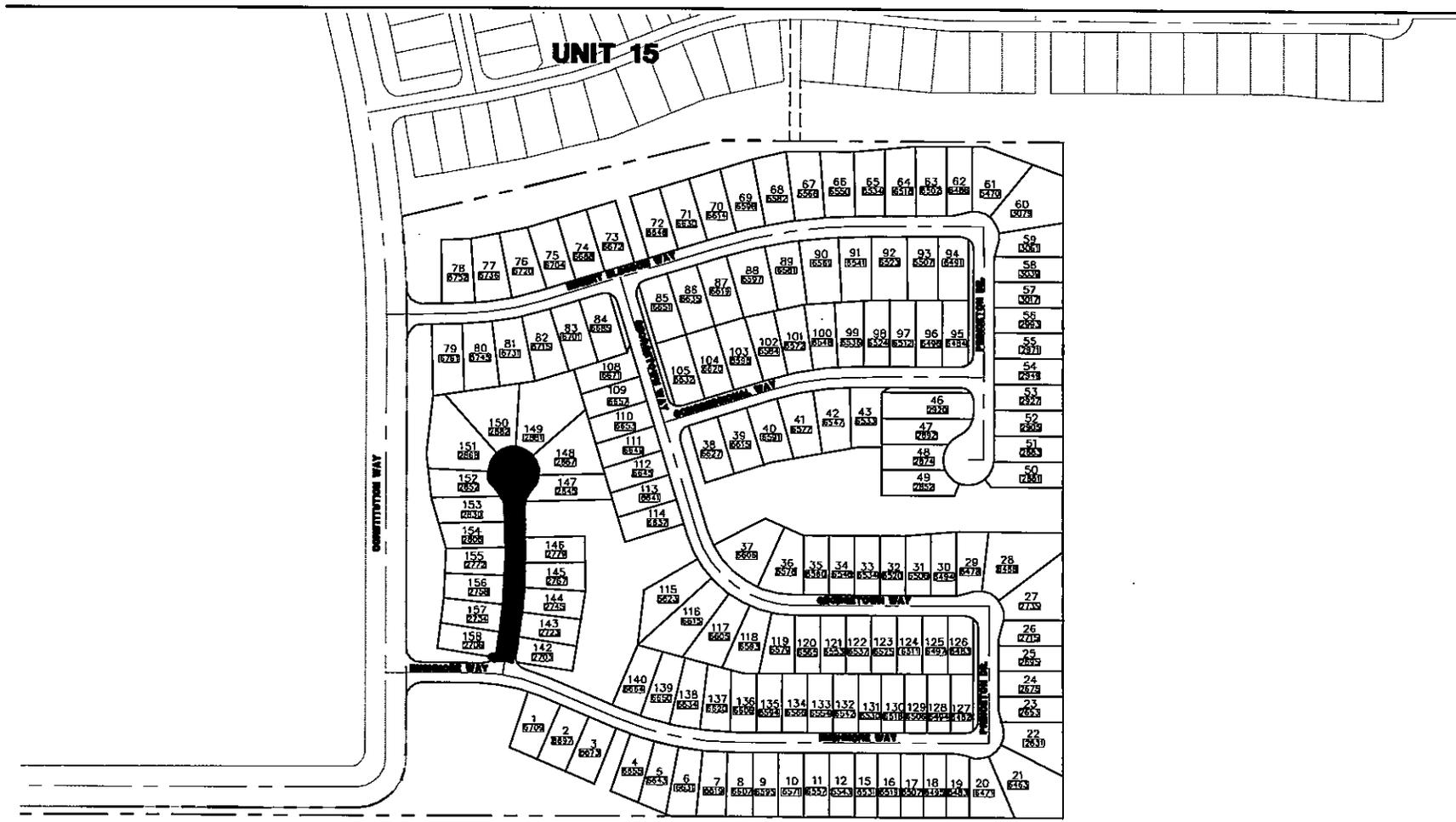
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Version 2



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PAVING



Sun City Anthem
by Del Webb
 AT SUNBRILL RANCH

UNIT 17
 Address Map

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DRIVING

SECTION FOUR

**ESTIMATED COSTS OF THE PROJECTS &
TIMETABLE FOR COMPLETION OF THE PROJECTS**

ESTIMATED COST OF THE PROJECTS

Shown below is a summary of the total costs of the Projects (the “Estimate”). The acquisition costs to be paid as described in Section Five – “PLAN OF FINANCE” equal \$728,000 and are anticipated to be incurred prior to and after the levy of the Assessment described in such section. No further amounts are due with respect to the Projects as of the date of such levy. If applicable, amounts are the result of public bidding to be, in aggregate decreased, but not increased. The actual acquisition costs of the Projects will be determined as prescribed in the Development Agreement, but will not collectively be more than those shown below.

The Projects will be transferred to the Town. Accordingly, it is not anticipated that there will be operating or maintenance expenses in connection with the Projects. However, expenses may be paid in the future as described in the Development Agreement.

Construction contracts related to the Projects have been bid and awarded pursuant to the public bid process of Title 34 of the Arizona Revised Statutes and applicable Town requirements and administered in conformance with applicable law and such requirements.

<u>Assessment Area Seven Projects</u>	<u>Estimated Costs</u>
1. Engineering	\$467,234
2. Storm Drain	208,116
3. Street Improvements	887,397
Total Assessment Area Projects	<u>\$1,562,747</u>

TIMETABLE FOR COMPLETION OF THE PROJECTS

<u>Project</u>	<u>Estimated Completion Date</u>
1. Engineering	Completed
2. Storm Drain	Completed
3. Street Improvements	December 2014

SECTION FIVE
PLAN OF FINANCE

PLAN OF FINANCE

The following describes the process for financing the Projects. This Plan of Finance is subject to modification to accommodate market conditions at the time of incurrence by the District of the special assessment lien installment purchase agreement and to the extent necessary to comply with federal and State Law.

(1) Costs of the acquisition of the Projects as described in Section Four – “ESTIMATED COSTS OF THE PROJECTS” will be provided for by the District pursuant to the Development Agreement.

(2) Installment purchase payments due with respect to the Projects pursuant to the Development Agreement (the “Payments”) shall be payable from amounts collected by the District from the hereinafter described special assessment (the “Assessment”).

The Assessment shall be levied pursuant to the procedures prescribed by Sections 48-576 through 48-589, Arizona Revised Statutes, as amended, as nearly as practicable and except as otherwise provided in the Development Agreement, upon the Assessment Area based on the benefits to be received by and as allocated to the parcels into which the Assessment Area is or is to be divided.

The per parcel assessment amount is expected to be no more than \$3,500. Average annual payments with respect to such portion will be approximately \$335. Pulte currently expects that at the time of sale of the home to the buyer, this amount will be assumed by the homebuyer and the annual payments made over time.

(3) The principal component is expected to have an approximately 25 year amortization with the first year being interest only and the principal then over the remaining 24 years. See the following “Estimated Payments” in this Section.

(4) A.R.S. Section 32-2181 et seq. requires the disclosure of all property taxes and assessments to be paid by a homeowner in the Arizona Department of Real Estate Subdivision Public Report (the “Public Report”). Each homebuyer must be supplied a Public Report and, prior to any home sale, the homebuyer must acknowledge by signature that they have read and accepted the Public Report. In addition, Pulte will require the homebuyer to sign an additional form that highlights and discloses the additional assessment payments as a result of District financing.

(5) The District has entered into an agreement with the Pinal County Treasurer for the collection of the Assessment in a similar manner and together with the collection by the County of real property taxes.

**MERRILL RANCH
COMMUNITY FACILITIES DISTRICT NO. I
(FLORENCE, ARIZONA)
ASSESSMENT AREA SEVEN – Units 9B, 16, AND 17C**

ESTIMATED PAYMENTS

Date	Principal	Interest (I)	Total Debt Service
07/01/2015		\$48,078.34	\$48,078.34
07/01/2016	\$12,160	54,600.00	66,760.00
07/01/2017	12,730	53,688.00	66,418.00
07/01/2018	13,300	52,733.26	66,033.26
07/01/2019	13,890	51,735.76	65,625.76
07/01/2020	14,580	50,694.00	65,274.00
07/01/2021	15,370	49,600.50	64,970.50
07/01/2022	16,070	48,447.76	64,517.76
07/01/2023	21,880	47,242.50	69,122.50
07/01/2024	22,800	45,601.50	68,401.50
07/01/2026	23,830	43,891.50	67,721.50
07/01/2026	24,870	42,104.26	66,974.26
07/01/2027	25,920	40,239.00	66,159.00
07/01/2028	27,170	38,295.00	65,465.00
07/01/2029	28,440	36,257.26	64,697.26
07/01/2030	29,830	34,124.26	63,954.26
07/01/2031	36,330	31,887.00	68,217.00
07/01/2032	37,840	29,162.26	67,002.26
07/01/2033	39,560	26,324.26	65,884.26
07/01/2034	41,410	23,357.26	64,767.26
07/01/2035	48,370	20,251.50	68,621.50
07/01/2036	50,560	16,623.76	67,183.76
07/01/2037	52,860	12,831.76	65,691.76
07/01/2038	55,290	8,867.26	64,157.26
07/01/2039	62,940	4,720.50	67,660.50
Total	\$728,000	\$911,358.46	\$1,639,358.46

(I) Interest estimated at 7.50%. Subject to change based on market conditions.

APPENDIX A

LEGAL DESCRIPTION OF ASSESSMENT AREA



Legal Description
Anthem at Merrill Ranch, Unit 9B

A parcel of land lying within the Southeast Quarter of Section 19 and the Southwest Quarter of Section 20, Township 4 South, Range 9 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Southeast Corner Section 19 (3" Pinal Co. Hwy. Dept. Aluminum Cap, found) from which the South Quarter corner of said Section 19 (3" GLO Brass Cap, found) bears North 89 degrees 55 minutes 26 seconds West (Basis of Bearing) a distance of 2622.97 feet, also from the Southeast corner, the East Quarter corner of Section 19 (One half inch Rebar, No ID, found) bears North 00 degrees 13 minutes 50 seconds West, a distance of 2643.34 feet;

Thence North 89 degrees 55 minutes 26 seconds West, a distance of 1032.79 feet to a point on the South line of the Southeast Quarter of Section 19;

Thence departing said South line, North 00 degrees 13 minutes 38 seconds East, a distance of 118.74 feet to the **POINT OF BEGINNING**;

Thence, North 23 degrees 33 Minutes 47 seconds East, a distance of 120.00 feet;

Thence Northerly, an arc distance of 106.69 feet along a non-tangent curve to the right, the radius point bears North 24 degrees 13 minutes 12 seconds East, a distance of 50.00 feet with a central angle of 122 degrees 15 minutes 41 seconds;

Thence, North 33 degrees 31 minutes 06 seconds West, a distance of 42.01 feet;

Thence, North 23 degrees 33 minutes 47 seconds East, a distance of 115.00 feet;

Thence, South 66 degrees 26 minutes 13 seconds East, a distance of 120.00 feet;

Thence, South 23 degrees 33 minutes 47 seconds West, a distance of 20.69 feet;

Thence, South 75 degrees 06 minutes 28 seconds East, a distance of 111.20 feet;

Thence, South 89 degrees 58 minutes 53 seconds East, a distance of 60.00 feet;

Thence, North 00 degrees 01 minutes 07 seconds East, a distance of 51.95 feet;

Thence, North 89 degrees 58 minutes 53 seconds West, a distance of 107.00 feet;

Thence, North 00 degrees 01 minutes 07 seconds East, a distance of 100.00 feet;

Thence, South 89 degrees 58 minutes 53 seconds East, a distance of 117.00 feet;

Thence, South 87 degrees 11 minutes 18 seconds East, a distance of 40.05 feet;



Thence Northerly, an arc distance of 23.18 feet along a non-tangent curve to the right, the radius point bears South 89 degrees 58 minutes 53 seconds East, a distance of 25.00 feet with a central angle of 53 degrees 07 minutes 48 seconds;

Thence, South 00 degrees 01 minutes 07 seconds West, a distance of 115.00 feet;

Thence, South 89 degrees 58 minutes 53 seconds East, a distance of 643.19 feet;

Thence, North 00 degrees 01 minutes 07 seconds East, a distance of 115.00 feet;

Thence Southerly, an arc distance of 23.18 feet along a non-tangent curve to the right, the radius point bears South 36 degrees 53 minutes 18 seconds West, a distance of 25.00 feet with a central angle of 53 degrees 07 minutes 48 seconds;

Thence, South 89 degrees 58 minutes 53 seconds East, a distance of 40.00 feet;

Thence Northerly, an arc distance of 23.18 feet along a non-tangent curve to the right, the radius point bears South 89 degrees 58 minutes 53 seconds East, a distance of 25.00 feet with a central angle of 53 degrees 07 minutes 48 seconds;

Thence, South 00 degrees 01 minutes 07 seconds West, a distance of 115.00 feet;

Thence, South 89 degrees 58 minutes 53 seconds East, a distance of 142.79 feet;

Thence, North 66 degrees 06 minutes 07 seconds East, a distance of 165.20 feet;

Thence, North 42 degrees 11 minutes 07 seconds East, a distance of 82.60 feet;

Thence, North 47 degrees 48 minutes 53 seconds West, a distance of 120.00 feet;

Thence Northerly, an arc distance of 126.35 feet along a non-tangent curve to the left, the radius point bears North 47 degrees 48 minutes 53 seconds West, a distance of 270.00 feet with a central angle of 26 degrees 48 minutes 44 seconds;

Thence, North 15 degrees 22 minutes 23 seconds East, a distance of 93.19 feet;

Thence Southerly, an arc distance of 39.27 feet along a non-tangent curve to the left, the radius point bears South 74 degrees 37 minutes 37 seconds East, a distance of 25.00 feet with a central angle of 90 degrees 00 minutes 00 seconds;

Thence, South 74 degrees 37 minutes 37 seconds East, a distance of 16.79 feet;

Thence North 15 degrees 22 minutes 23 seconds East, a distance of 125.00 feet;;

Thence South 74 degrees 37 minutes 37 seconds East, a distance of 354.48 feet;

Thence South 56 degrees 32 minutes 07 seconds East, a distance of 88.19 feet;



Thence South 15 degrees 23 minutes 42 seconds East, a distance of 107.32 feet;

Thence South 15 degrees 22 minutes 23 seconds West, a distance of 188.03 feet;

Thence South 25 degrees 15 minutes 32 seconds West, a distance of 268.03 feet;

Thence South 41 degrees 27 minutes 02 seconds West, a distance of 47.65 feet;

Thence North 48 degrees 32 minutes 58 seconds West, a distance of 115.00 feet;

Thence Southwesterly, an arc distance of 60.48 feet along a non-tangent curve to the right, the radius point bears North 48 degrees 32 minutes 58 seconds West, a distance of 220.00 feet with a central angle of 15 degrees 45 minutes 04 seconds;

Thence South 32 degrees 47 minutes 54 seconds East, a distance of 120.00 feet;

Thence South 57 degrees 12 minutes 06 seconds West, a distance of 100.12 feet;

Thence North 89 degrees 58 minutes 53 seconds West, a distance of 521.41 feet;

Thence North 00 degrees 01 minutes 07 seconds East, a distance of 120.00 feet;

Thence North 89 degrees 58 minutes 53 seconds West, a distance of 41.07 feet;

Thence South 00 degrees 01 minutes 07 seconds West, a distance of 120.00 feet;

Thence North 89 degrees 58 minutes 53 seconds West, a distance of 660.00 feet;

Thence North 00 degrees 01 minutes 07 seconds East, a distance of 120.00 feet;

Thence North 89 degrees 58 minutes 53 seconds West, a distance of 40.00 feet;

Thence South 00 degrees 01 minutes 07 seconds West, a distance of 120.00 feet;

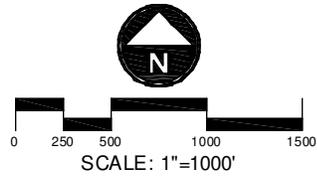
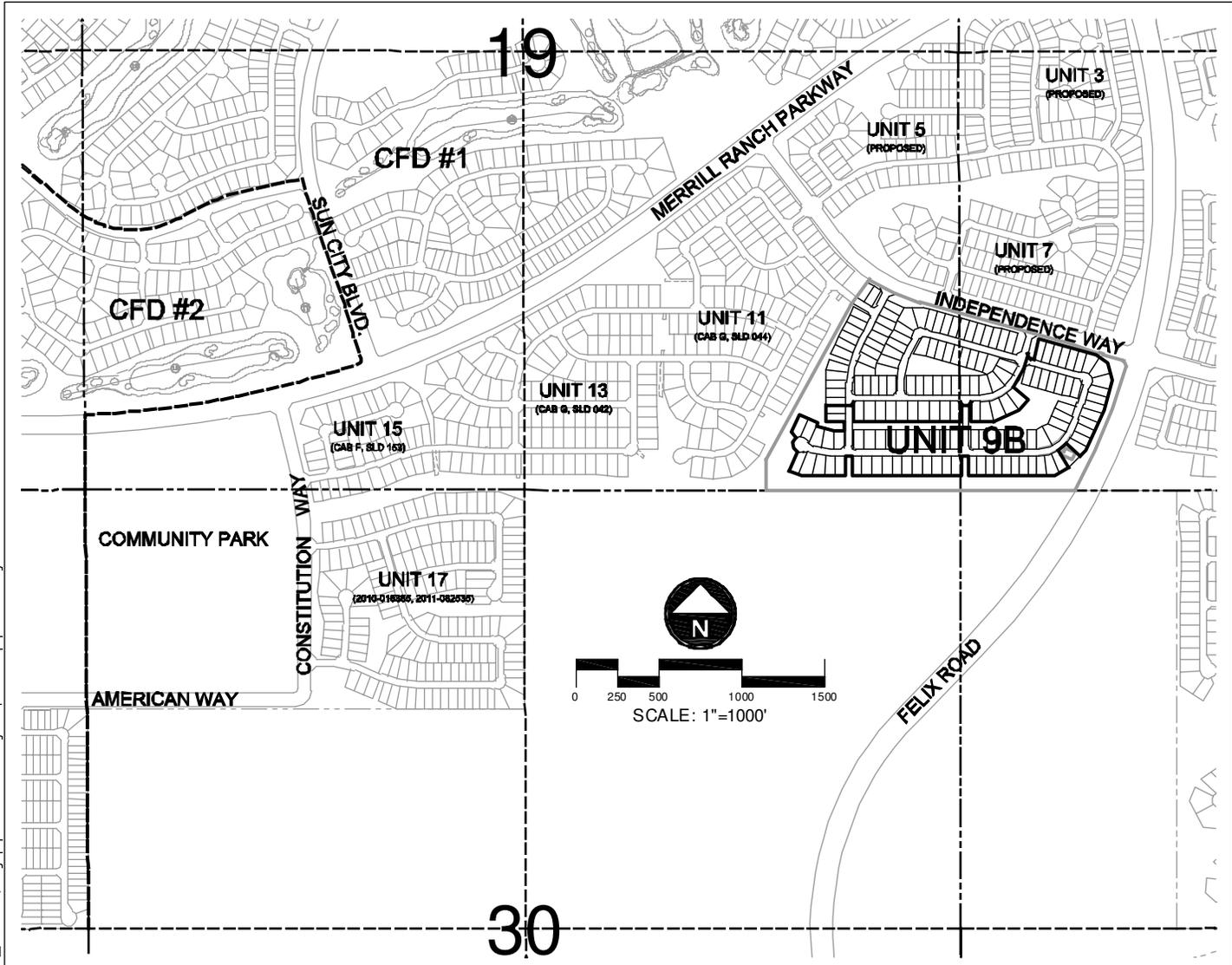
Thence North 89 degrees 58 minutes 53 seconds West, a distance of 267.69 feet;

Thence North 66 degrees 26 minutes 13 seconds West, a distance of 81.89 feet to the **POINT OF BEGINNING**.

Containing 18.3946 acres more or less.

See Exhibit "A", attached.

path: R:\742-AMR\UNITS\UNIT-09-AMR-09-EXHIBITS\CFD Legal\UNIT 9B CFD LEGAL EXHB_052913.dwg | plot date: May 29, 2013 | plotted by: ssanders



VICINITY MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N23°33'47"E	120.00'
L2	N33°31'06"W	42.01'
L3	S23°33'47"W	20.69'
L4	S75°06'28"E	111.20'
L5	S89°58'53"E	60.00'
L6	N00°01'07"E	51.95'
L7	N89°58'53"W	107.00'
L8	S87°11'18"E	40.05'
L9	S89°58'53"E	40.00'
L10	N15°22'23"E	93.19'
L11	S74°37'37"E	16.79'
L12	N89°58'53"W	41.07'
L13	N89°58'53"W	40.00'

LINE LEGEND	
	BOUNDARY LINE (CFD LIMITS)
	PARCEL BOUNDARY LINE
	UNIT 9 LOT LINE
	ADJACENT PARCEL LOT LINE
	MID-SECTION LINE
	SECTION LINE

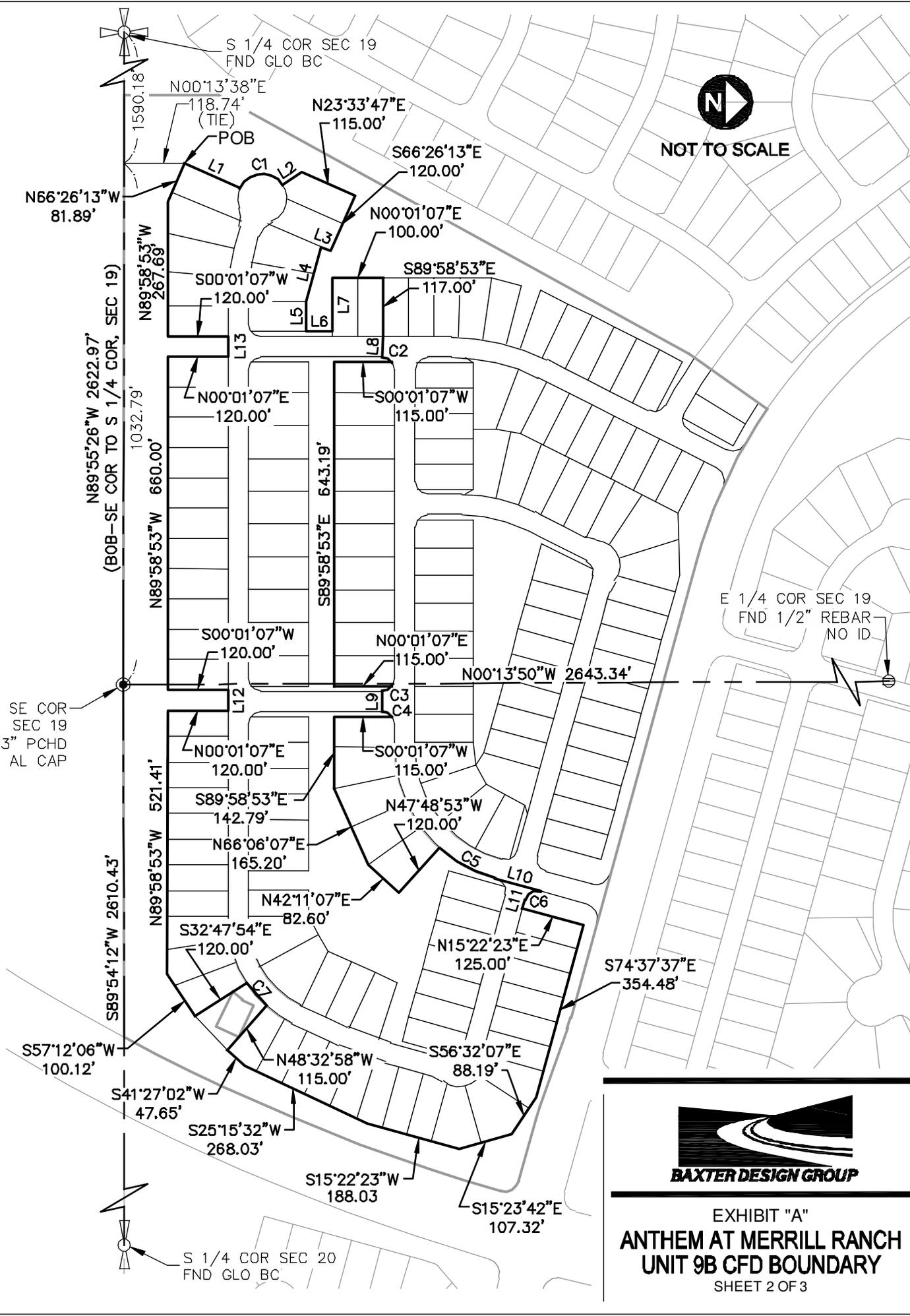
ABBREVIATIONS	
CFD	COMMUNITY FACILITIES DISTRICT
BOB	BASIS OF BEARING
POB	POINT OF BEGINNING
RB	RADIAL BEARING

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	50.00'	106.69'	122°15'41"	90.69
C2	25.00'	23.18'	53°07'48"	12.50
C3	25.00'	23.18'	53°07'48"	12.50
C4	25.00'	23.18'	53°07'48"	12.50
C5	270.00'	126.35'	26°48'44"	64.35
C6	25.00'	39.27'	90°00'00"	25.00
C7	220.00'	60.48'	15°45'04"	30.43

BAXTER DESIGN GROUP

EXHIBIT "A"
ANTHEM AT MERRILL RANCH
UNIT 9B CFD BOUNDARY
 SHEET 1 OF 3

path: r:\742-AMR\UNITS\UNIT-09-EXHIBITS\CFD Legal\ file name: UNIT 9B CFD LEGAL_EXHB_052913.dwg | plot date: May 29, 2013 | plotted by: ssanders



NOT TO SCALE

E 1/4 COR SEC 19
FND 1/2" REBAR
NO ID



EXHIBIT "A"
ANTHEM AT MERRILL RANCH
UNIT 9B CFD BOUNDARY
SHEET 2 OF 3

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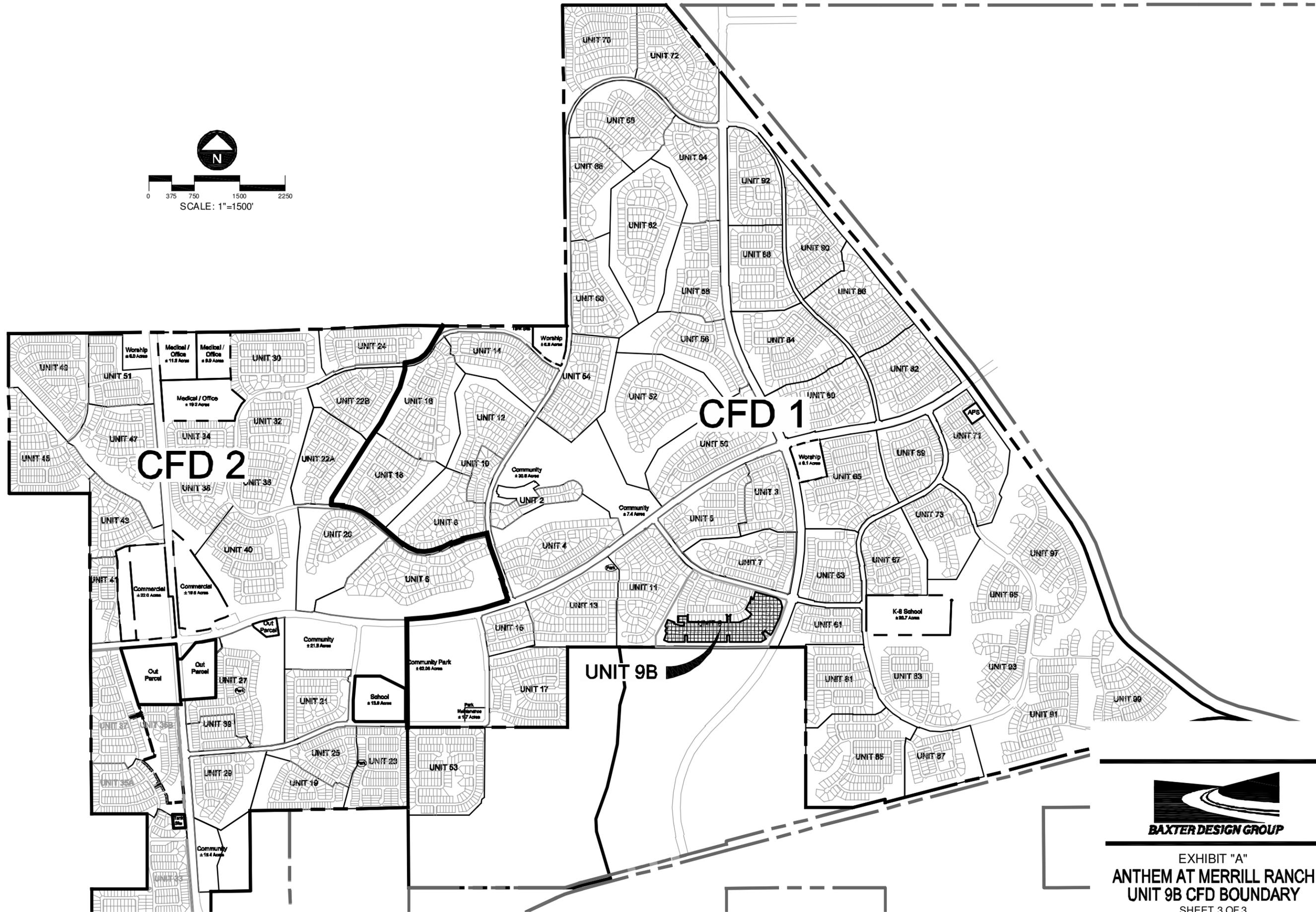


EXHIBIT "A"
ANTHEM AT MERRILL RANCH
UNIT 9B CFD BOUNDARY
SHEET 3 OF 3



Community Facilities District
Legal Description
Anthem at Merrill Ranch, Unit 16

A parcel of land lying within the Northeast quarter of Section 24, Township 4 South, Range 8 East and the Northwest quarter of Section 19, Township 4 South, Range 9 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the East quarter corner of said Section 24 (3" aluminum cap, LS 11893, found) from which the Northeast corner of Section 24 (GLO brass cap, found) bears North 00 degrees 25 minutes 55 seconds West (basis of bearing), 2639.77 feet. Also from the East quarter corner, the Center quarter corner of Section 24 (1/2" rebar, LS 13021, found) bears South 88 degree 42 minutes 23 seconds West, 2590.82 feet;

Thence North 00 degree 25 minutes 55 seconds West along the East line of the Northeast quarter of Section 24, a distance of 927.10 feet to a point from which the Northeast corner bears North 00 degree 25 minutes 55 seconds West, 1712.67 feet;

Thence departing said East line, South 89 degrees 34 minutes 05 seconds West, 313.26 feet to the **POINT OF BEGINNING**;

Thence North 33 degrees 36 minutes 43 seconds East, a distance of 106.00 feet;

Thence South 56 degrees 23 minutes 17 seconds East, a distance of 10.00 feet;

Thence North 33 degrees 36 minutes 43 seconds East, a distance 313.00 feet;

Thence South 56 degrees 23 minutes 17 seconds East, a distance of 115.00 feet;

Thence North 33 degrees 36 minutes 43 seconds East, a distance of 75.49 feet;

Thence Northerly, an arc distance of 22.55 feet along a curve to the left having a radius of 50.00 feet and a central angle of 25 degrees 50 minutes 31 minutes;

Thence Northerly, an arc distance of 34.61 feet along a reverse curve to the right having a radius of 50.00 feet and a central angle of 39 degrees 39 minutes 57 seconds;

Thence North 42 degrees 33 minutes 51 seconds West, a distance of 115.50 feet;

Thence North 51 degrees 25 minutes 16 seconds East, a distance of 119.63 feet;

Thence North 28 degrees 06 minutes 30 seconds East, a distance of 117.87 feet;



Thence Northerly, an arc distance of 26.04 feet along a non-tangent curve to the right, the radius point bears North 47 degrees 35 minutes 59 seconds East, a distance of 50.00 feet with a central angle of 29 degrees 50 minutes 03 seconds;

Thence South 77 degrees 26 minutes 02 seconds West, a distance of 18.00 feet;

Thence North 61 degrees 53 minutes 30 seconds West, a distance of 113.43 feet;

Thence North 28 degrees 06 minutes 30 seconds East, a distance of 130.00feet;

Thence South 61 degrees 53 minutes 30 seconds East, a distance of 10.00 feet;

Thence North 28 degrees 06 minutes 30 seconds East, a distance of 212.00 feet;

Thence South 61 degrees 53 minutes 30 seconds East, a distance of 115.00 feet;

Thence North 28 degrees 06 minutes 30 seconds East, a distance of 22.07 feet;

Thence Northerly, an arc distance of 39.77 feet along a curve to the left having a radius of 50.00 feet and a central angle of 45 degrees 34 minutes 23 seconds;

Thence Northeasterly, an arc distance of 97.92 feet along a reverse curve to the right having a radius of 50.00 feet and a central angle of 112 degrees 12 minutes 27 seconds;

Thence North 28 degrees 06 minutes 30 seconds East, a distance of 117.90 feet;

Thence North 77 degrees 53 minutes 16 seconds East, a distance of 30.07 feet;

Thence North 30 degrees 11 minutes 49 seconds East, a distance of 115.00 feet;

Thence North 59 degrees 48 minutes 11 seconds West, a distance of 21.99 feet;

Thence Southwesterly, an arc distance of 47.12 feet along a curve to the left having a radius of 30.00 feet and a central angle of 90 degrees 00 minutes 00 seconds;

Thence North 30 degrees 11 minutes 49 seconds East, a distance of 100.00 feet;

Thence Southerly, an arc distance of 47.12 feet along a non-tangent curve to the left, the radius point bears South 59 degrees 48 minutes 11 seconds East, a distance of 30.00 feet with a central angle of 90 degrees 00 minutes 00 seconds;

Thence South 59 degrees 48 minutes 11 seconds East, a distance of 32.43 feet;

Thence North 30 degrees 11 minutes 49 seconds East, a distance of 115.00 feet;

Thence South 59 degrees 48 minutes 11 seconds East, a distance of 131.63 feet;



Thence South 89 degrees 00 minutes 12 seconds East, a distance of 38.15 feet;
Thence South 00 degrees 59 minutes 48 seconds West, a distance of 120.18 feet;
Thence South 64 degrees 47 minutes 43 seconds East, a distance of 59.69 feet;
Thence South 13 degrees 07 minutes 59 seconds East, a distance of 116.75 feet;
Thence South 02 degrees 31 minutes 43 seconds West, a distance of 60.42 feet;
Thence South 17 degrees 14 minutes 35 seconds West, a distance of 446.06 feet;
Thence South 15 degrees 16 minutes 04 seconds West, a distance of 63.40 feet;
Thence South 06 degrees 30 minutes 35 seconds West, a distance of 63.23 feet;
Thence South 04 degrees 12 minutes 32 seconds West, a distance of 421.29 feet;
Thence South 47 degrees 36 minutes 59 seconds East, a distance of 135.62 feet;
Thence South 04 degrees 12 minutes 32 seconds West, a distance of 111.37 feet;
Thence South 24 degrees 42 minutes 32 seconds West, a distance of 69.19 feet;
Thence South 50 degrees 59 minutes 43 seconds West, a distance of 102.22 feet;
Thence South 04 degrees 12 minutes 32 seconds West, a distance of 65.00 feet;
Thence South 85 degrees 47 minutes 28 seconds East, a distance of 35.00 feet;
Thence South 04 degrees 12 minutes 32 seconds West, a distance of 30.00 feet;
Thence South 56 degrees 20 minutes 53 seconds West, a distance of 58.00 feet;
Thence South 32 degrees 23 minutes 44 seconds West, a distance of 166.50 feet;
Thence North 58 degrees 49 minutes 36 seconds West, a distance of 14.00 feet;
Thence North 85 degrees 47 minutes 28 seconds West, a distance of 180.35 feet;
Thence North 75 degrees 01 minutes 39 seconds West, a distance of 49.26 feet;
Thence North 18 degrees 43 minutes 04 seconds West, a distance of 18.03 feet;
Thence North 75 degrees 01 minutes 39 seconds West, a distance of 20.00 feet;
Thence South 14 degrees 58 minutes 21 seconds West, a distance of 20.40 feet;



Thence North 75 degrees 01 minutes 39 seconds West, a distance of 30.00 feet;

Thence North 14 degrees 58 minutes 21 seconds East, a distance of 10.94 feet;

Thence North 75 degrees 01 minutes 39 seconds West, a distance of 60.29 feet;

Thence North 56 degrees 23 minutes 17 seconds West, a distance of 416.97 feet;

Thence North 33 degrees 36 minutes 43 seconds East, a distance of 115.00 feet;

Thence North 56 degrees 23 minutes 17 seconds West, a distance of 17.05 feet;

Thence Northwesterly, an arc distance of 22.55 feet along a curve to the left having a radius of 50.00 feet and a central angle of 25 degrees 50 minutes 31 seconds;

Thence Northwesterly, an arc distance of 69.80 feet along a reverse curve to the right having a radius of 50.00 feet and a central angle of 79 degrees 58 minutes 48 seconds;

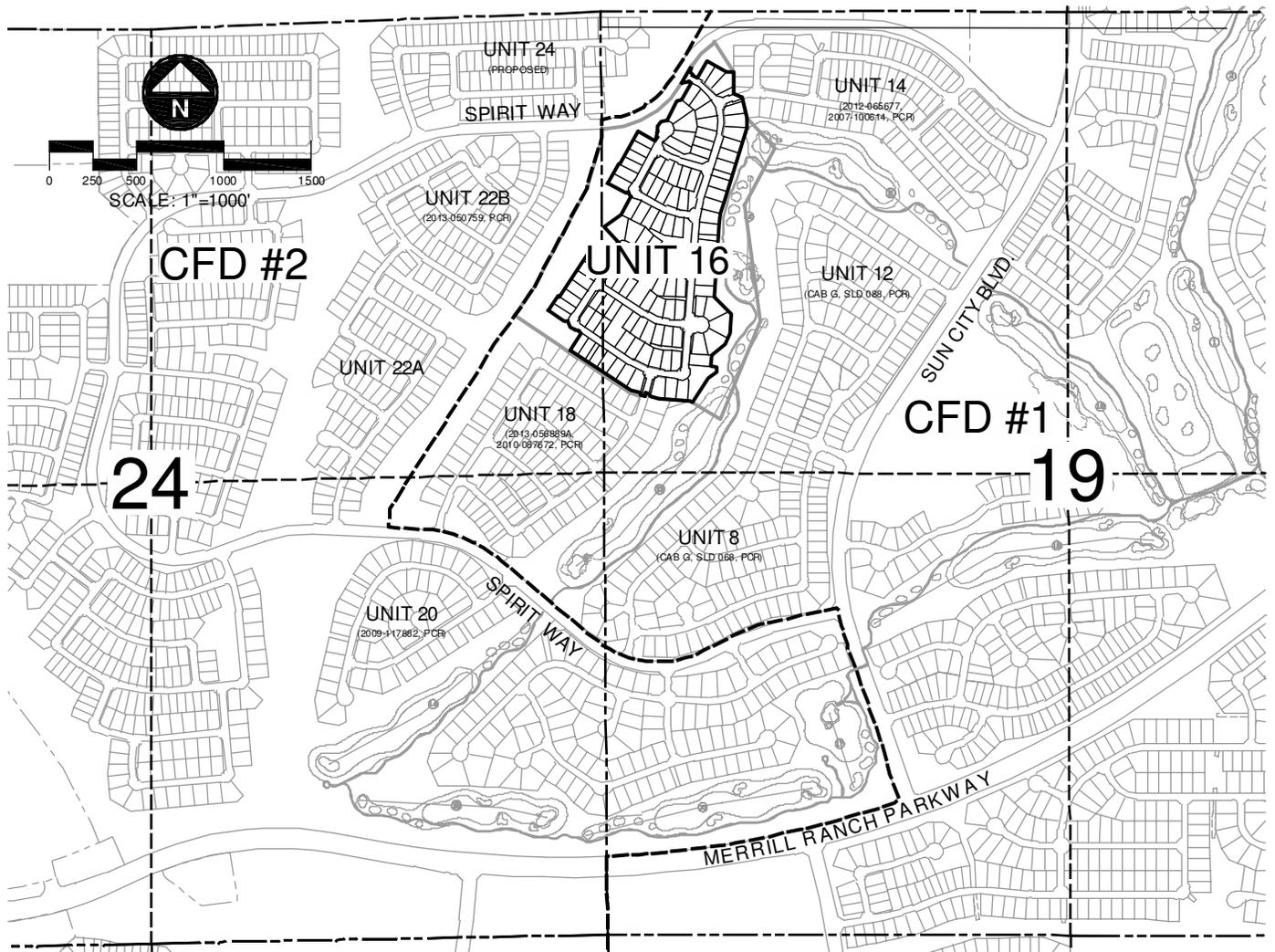
Thence South 87 degrees 45 minutes 00 seconds West, a distance of 15.00 feet;

Thence North 56 degrees 23 minutes 17 seconds West, a distance of 112.32 feet to the **POINT OF BEGINNING**.

Containing 27.5837 acres, more or less.

See Exhibit "A", attached.

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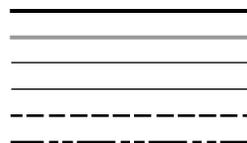


CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	22.55'	50.00'	25°50'31"	11.47'
C2	34.61'	50.00'	39°39'57"	18.03'
C3	26.04'	50.00'	29°50'03"	13.32'
C4	39.77'	50.00'	45°34'23"	21.00'
C5	97.92'	50.00'	112°12'27"	74.42'
C6	47.12'	30.00'	90°00'00"	30.00'
C7	47.12'	30.00'	90°00'00"	30.00'
C8	22.55'	50.00'	25°50'31"	11.47'
C9	69.80'	50.00'	79°58'48"	41.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S56°23'17"E	10.00'
L2	S56°23'17"E	115.00'
L3	N33°36'43"E	75.49'
L4	N42°33'51"W	115.50'
L5	S77°26'02"W	18.00'
L6	N61°53'30"W	113.43'
L7	N28°06'30"E	130.00'
L8	S61°53'30"E	10.00'
L9	N28°06'30"E	22.07'
L10	N77°53'16"E	30.07'
L11	N30°11'49"E	115.00'
L12	N59°48'11"W	21.99'
L13	S59°48'11"E	32.43'
L14	N30°11'49"E	115.00'
L15	S89°00'12"E	38.15'
L16	S00°59'48"W	120.18'
L17	S64°47'43"E	59.69'
L18	S02°31'43"W	60.42'

LINE TABLE (CONT.)		
LINE	BEARING	DISTANCE
L19	S24°42'32"W	69.19'
L20	S50°59'43"W	102.22'
L21	S04°12'32"W	65.00'
L22	S85°47'28"E	35.00'
L23	S04°12'32"W	30.00'
L24	S56°20'53"W	58.00'
L25	N58°49'36"W	14.00'
L26	N75°01'39"W	49.26'
L27	N18°43'04"W	18.03'
L28	N75°01'39"W	20.00'
L29	S14°58'21"W	20.40'
L30	N75°01'39"W	30.00'
L31	N14°58'21"E	10.94'
L32	N75°01'39"W	60.29'
L33	N56°23'17"W	17.05'
L34	S87°45'00"W	15.00'
L35	N56°23'17"W	112.32'

VICINITY MAP



LINE LEGEND

- BOUNDARY LINE (CFD LIMITS)
- PARCEL BOUNDARY LINE
- UNIT 16 LOT LINE
- ADJACENT PARCEL LOT LINE
- MID-SECTION LINE
- SECTION LINE

ABBREVIATIONS

- CFD COMMUNITY FACILITIES DISTRICT
- BOB BASIS OF BEARING
- POB POINT OF BEGINNING
- RB RADIAL BEARING



EXHIBIT "A"
ANTHEM AT MERRILL RANCH
UNIT 16 CFD BOUNDARY
 SHEET 1 OF 3

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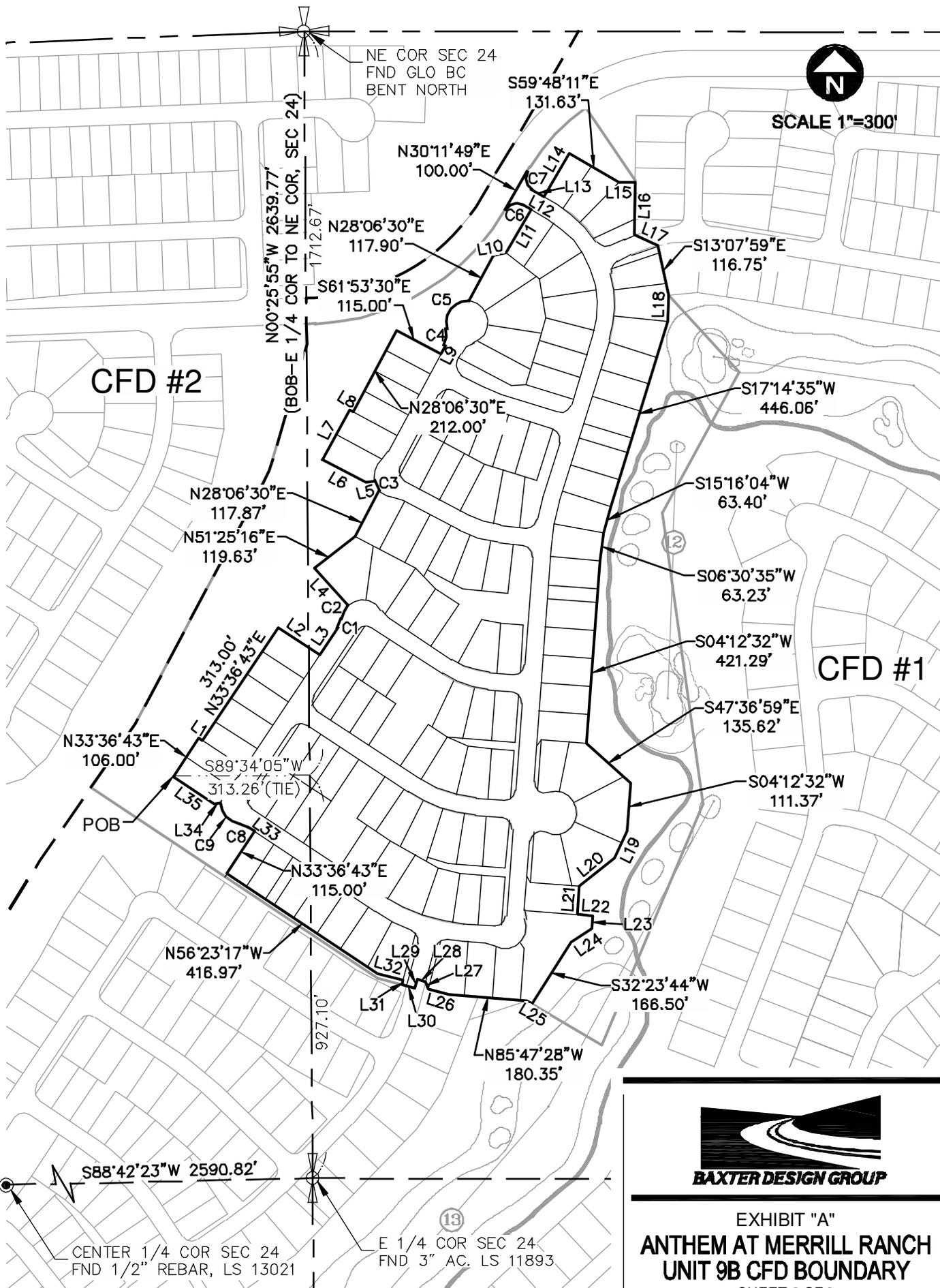


EXHIBIT "A"
ANTHEM AT MERRILL RANCH
UNIT 9B CFD BOUNDARY
SHEET 2 OF 3

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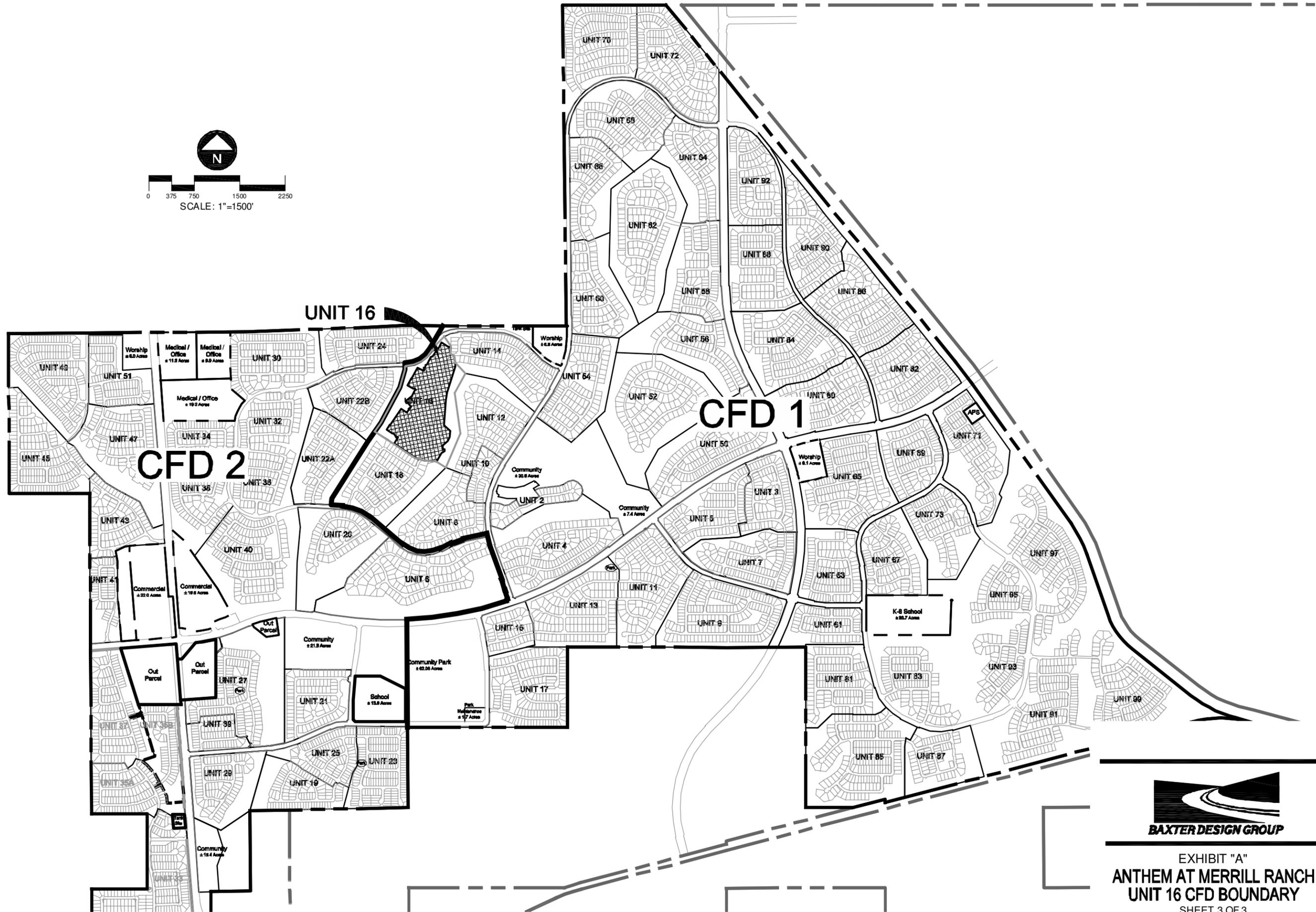
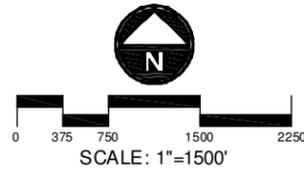


EXHIBIT "A"
ANTHEM AT MERRILL RANCH
UNIT 16 CFD BOUNDARY
SHEET 3 OF 3



Legal Description
Anthem at Merrill Ranch, Unit 17, Phase C

A parcel of land lying within the Northwest Quarter of Section 30, Township 4 South, Range 9 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Center North Sixteenth corner of Section 30 (3" GLO brass cap, found), from which the North Quarter corner (3" GLO brass cap, found), bears North 00 degrees 07 minutes 47 seconds West, 1321.63 feet;

Thence, North 89 degrees 55 minutes 50 seconds West, 1130.01 feet to the **POINT OF BEGINNING**;

Thence, North 89 degrees 55 minutes 50 seconds West, 1511.27 feet;

Thence North 00 degrees 25 minutes 29 seconds West, 15.22 feet;

Thence South 89 degrees 55 minutes 37 seconds East, 1257.12 feet to the beginning of a curve,

Said curve turning to the left through an angle of 90 degrees 00 minutes 00 seconds, having a radius of 95.00 feet, and an arc length of 149.23 feet;

Thence, North 00 degrees 04 minutes 23 seconds East, 703.64 feet;

Thence, North 81 degrees 49 minutes 08 seconds East, 253.87 feet;

Thence, North 73 degrees 20 minutes 54 seconds East, 78.82 feet;

Thence, South 17 degrees 00 minutes 53 seconds East, 350.00 feet;

Thence, South 13 degrees 22 minutes 48 seconds West, 309.85 feet;

Thence, North 67 degrees 06 minutes 03 seconds West, 85.75 feet to the beginning of a curve,

Said curve turning to the left through an angle of 04 degrees 25 minutes 42 seconds, having a radius of 370.00 feet, and an arc length of 28.60 feet;

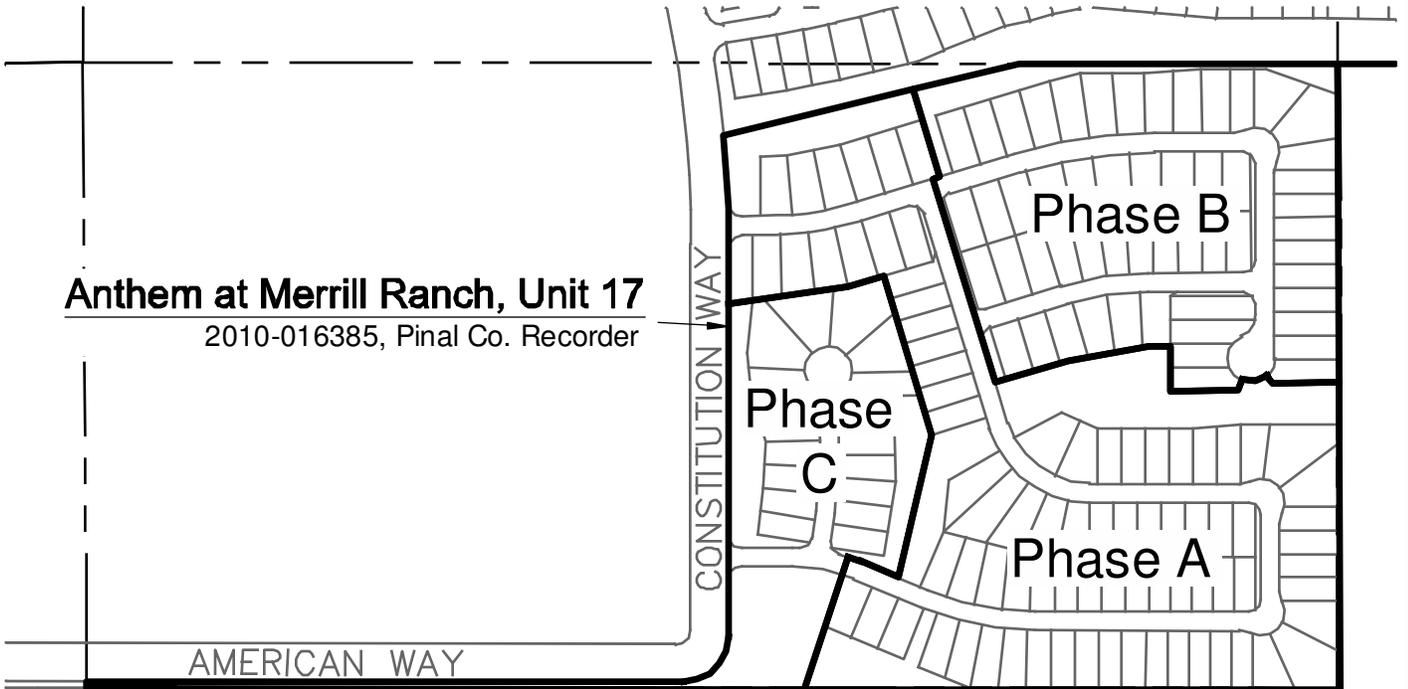
Thence, South 18 degrees 28 minutes 15 seconds West, 295.22 feet to the **POINT OF BEGINNING**.

Containing 300,993 square feet or 6.9098 acres more or less.

See Exhibit "A", attached.

Exhibit "A"

Anthem at Merrill Ranch, Unit 17
2010-016385, Pinal Co. Recorder



NO SCALE

Northwest Quarter
Section 30
Township 4 South
Range 9 East
GSRM

Legend

-  lot line
-  phase line
-  right-of-way centerline
-  mid-section line



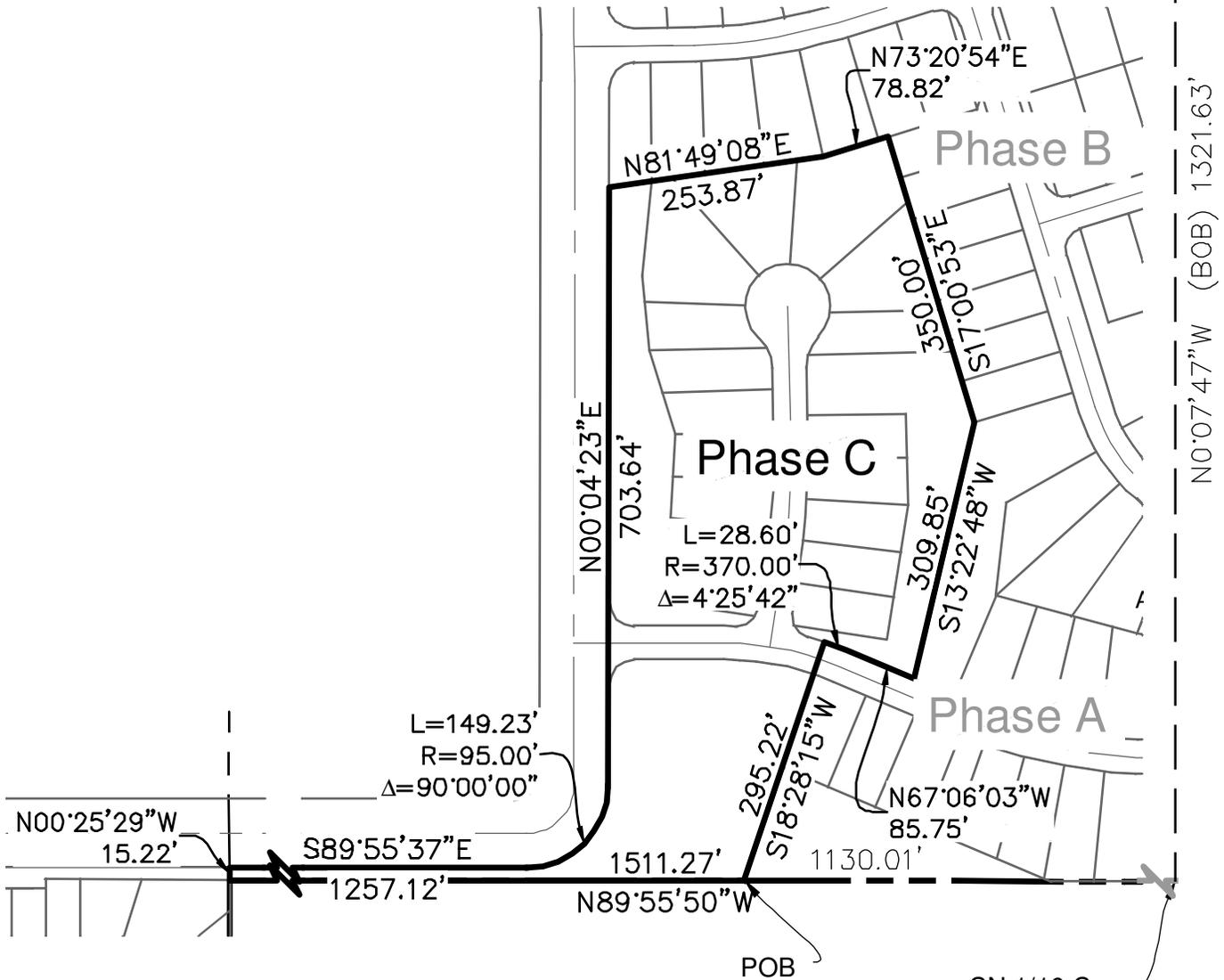
BAXTER DESIGN GROUP

EXHIBIT "A"
ANTHEM AT MERRILL RANCH
UNIT 17C CFD
SHEET 1 OF 3

ISSUE DATE: APR. 8, 2013

Exhibit "A"

N 1/4 Cor
 Sec 30, T4S, R9E
 Found GLO brass cap



CN 1/16 Cor
 Sec 30, T4S, R9E
 Found Rebar LS 21780
 POC



1"=200'



EXHIBIT "A"
ANTHEM AT MERRILL RANCH
UNIT 17C CFD
 SHEET 1 OF 3

ISSUE DATE: APR. 8, 2013

path: R:\742-AMR\UNITS\UNIT-17-AMR\09-EXHIBITS\UNIT 17B CFD\ file name: UNIT-17-CFD EXHIBIT_2.dwg | plot date: April 08, 2013 | plotted by: ssanders

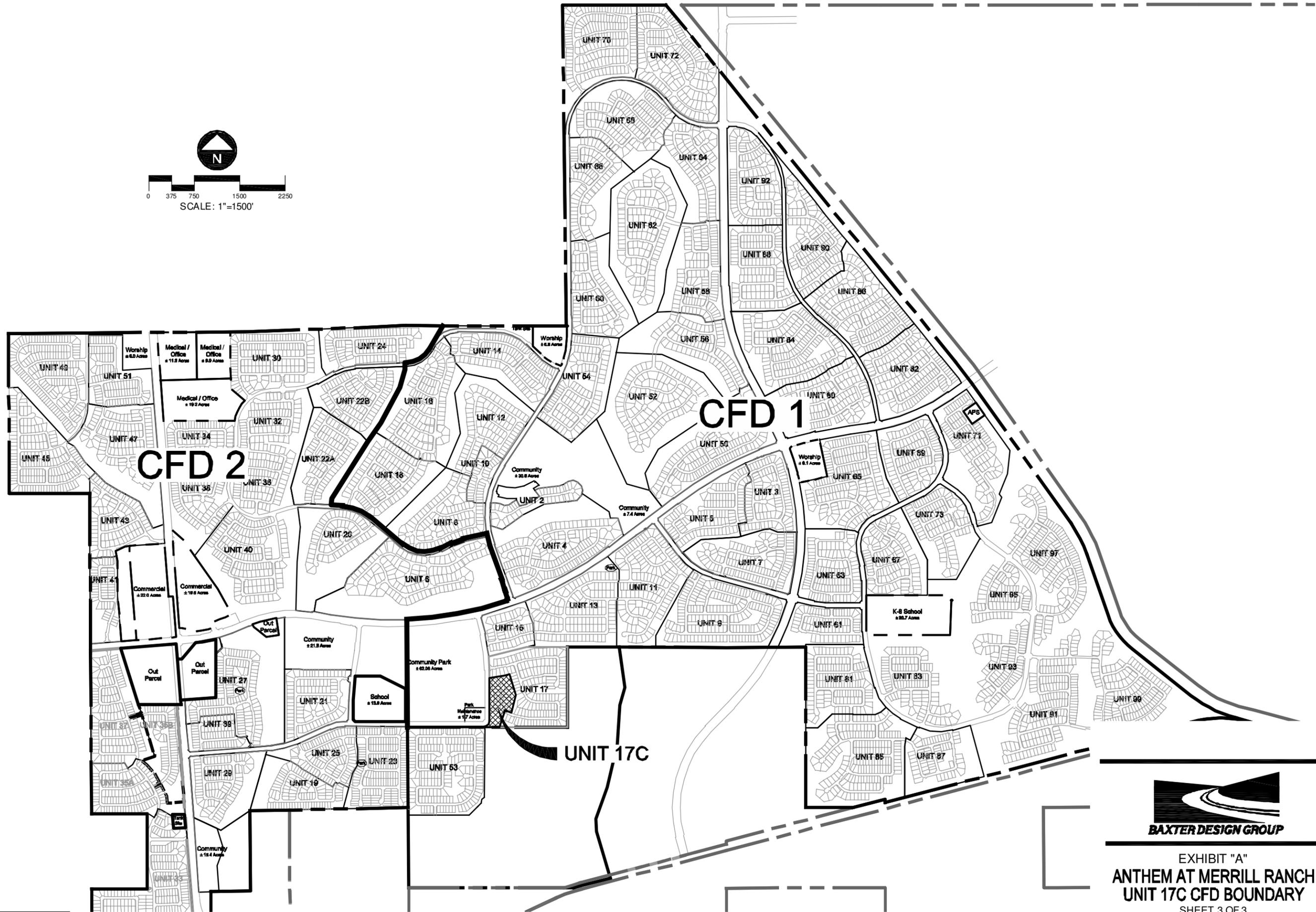
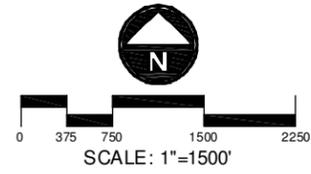


EXHIBIT "A"
ANTHEM AT MERRILL RANCH
UNIT 17C CFD BOUNDARY
SHEET 3 OF 3

ISSUE DATE: APRIL 8, 2013

When recorded, please return to:

Michael Cafiso, Esq.
Greenberg Traurig, LLP
Suite 700
2375 East Camelback Road
Phoenix, Arizona 85016

SEVENTH AMENDMENT AND WAIVERS
(ASSESSMENT AREA SEVEN - UNITS 9B, 16 and 17C),
FOR DISTRICT DEVELOPMENT, FINANCING PARTICIPATION,
WAIVER AND INTERGOVERNMENTAL AGREEMENT
(MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1)

THIS SEVENTH AMENDMENT AND WAIVERS (ASSESSMENT AREA SEVEN - UNITS 9B, 16 and 17C), dated as of August 1, 2014 (hereinafter referred to as this "*Amendment*"), for DISTRICT DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT (MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1), dated as of December 1, 2005, as amended by the First Amendment and Waivers (Assessment Area One), dated as of February 1, 2006, the Second Amendment and Waivers (Assessment Area Two - Unit 54), dated as of November 1, 2008, the Third Amendment and Waivers (Assessment Area Three - Unit 17A), dated as of September 1, 2010, the Fourth Amendment and Waivers (Assessment Area Four - Unit 18), dated as of January 1, 2012, the Fifth Amendment and Waivers (Assessment Area Five - Unit 17B), dated as of July 1, 2012, and the Sixth Amendment and Waivers (Assessment Area Six - Units 2 and 9A), dated as of July 1, 2013 (as so amended hereinafter referred to as the "*Agreement*"), by and between Merrill Ranch Community Facilities District No. 1, a community facilities district formed by the Municipality (as such term is hereinafter defined), and duly organized and validly existing, pursuant to the laws of the State of Arizona (hereinafter referred to as the "*District*"), and Pulte Home Corporation, a corporation duly incorporated and validly existing pursuant to the laws of the State of Michigan and having an interest in certain property within the boundaries of the District (hereinafter referred to as the "*Owner*");

W I T N E S S E T H:

WHEREAS, pursuant to Title 48, Chapter 4, Article 6, Arizona Revised Statutes (hereinafter referred to as the "*Act*"), and Section 9-500.05, Arizona Revised Statutes, the Town of Florence, Arizona, a municipality duly incorporated and validly existing

pursuant to the laws of the State of Arizona (the "*Municipality*"); the District; the Owner; CMR/Casa Grande, LLC, a limited liability company duly organized and validly existing pursuant to the laws of the State of Arizona and having an interest in certain property within the boundaries of the District; Roadrunner Resorts, LLC, a limited liability company duly organized and validly existing pursuant to the laws of the State of Arizona and having an interest in certain property within the boundaries of the District, and WHM Merrill Ranch SPE, LLC, a limited liability company duly organized and validly existing pursuant to the laws of the State of Delaware, entered into the Agreement as a "development agreement" to specify, among other things, conditions, terms, restrictions and requirements for "public infrastructure" (as such term is defined in the Act) and the financing of public infrastructure and subsequent reimbursements or repayments over time; and

WHEREAS, with regard to the Property (as such term and all other undefined terms used in these Recitals are defined in the Agreement), the Municipality, the District and the Owner specified some of such matters in the Agreement, particularly matters relating to the construction or acquisition of certain public infrastructure by the District, the acceptance thereof by the Municipality and the reimbursement or repayment of the Owner with respect thereto, all pursuant to the Act, such public infrastructure being necessary for the Owner to develop the Property prior to the time at which the District can itself pay for the construction or acquisition thereof; and

WHEREAS, the Agreement provided that the Assessment Bonds shall be issued if certain conditions are met to provide moneys for certain public infrastructure purposes described in the General Plan of the District, and the use of the proceeds of the sale of the Assessment Bonds was a subject of the Agreement; and

WHEREAS, the Agreement provided that an amendment thereto would provide (1) for the designation from time to time of Assessed Property and of the portions of the Infrastructure, the acquisition of which is to be financed with the proceeds of the sale of Assessment Bonds and (2) the means by which the Owner would accept the Assessments and have the Assessments allocated and recorded against the various parcels comprising the Assessed Property; and

WHEREAS, Section 10.5 of the Agreement provides that the Agreement can be altered and otherwise amended if the amendment is solely for the purpose of designating certain parcels of "Property" and portions of "Infrastructure" (as contemplated by the definitions of "Assessed Property" and "Work" in connection with "Assessments") and accepting, allocating and recording Assessments against such parcels (as contemplated by Section 6.2(c)(2) of the Agreement) and waivers related thereto and need be signed only by (and shall be effective against only) the District and the owner of such parcels; and

WHEREAS, subsequent to the execution and delivery of the Agreement, State law was amended to provide that the District may provide that the collection of installments of the Assessments be paid to such owner for the costs of public infrastructure purposes, until the District Board of the District determined, if ever, that the Assessment Bonds for such purposes should be issued and that, until such Assessment Bonds are issued, the Assessments may bear interest at the rate specified by the District Board of the District, as all such terms are defined in the Development Agreement; and

WHEREAS, this Amendment as an amendment to a "development agreement" is consistent with the "general plan" of the Municipality, as defined in Section 9-461, Arizona Revised Statutes applicable to the Property on the date this Agreement is executed; and

WHEREAS, the Owner is the current fee owner of the Area Seven Assessed Property (as such term is hereinafter defined), and there are no holders of any other interests, legal or equitable, in the Area Seven Assessed Property; and

WHEREAS, the appropriate representatives of the Owner (i) have, independently with the assistance of legal counsel, reviewed and evaluated all of the law of the State as it relates to the subject matter of this Amendment; (ii) have a full and complete knowledge and understanding of such law; (iii) are sufficiently knowledgeable and experienced in such matters to be able to evaluate the risks and merits of matters provided by this Amendment and (iv) are voluntarily causing the Owner to enter into this Amendment knowing that the terms and provisions of this Amendment shall run with and encumber the Area Seven Assessed Property and bind the entities executing this Amendment and their successors and assigns; and

WHEREAS, such representatives of the Owner have reviewed the boundaries of the Area Seven Assessed Property as well as the Area Seven Estimate, the Area Seven Work Plans and Specifications and the Area Seven Assessment Diagram (as such terms are hereinafter defined); and

WHEREAS, the Owner is receiving fair consideration and reasonably equivalent value for its execution hereof; the Owner is not now insolvent, nor will the execution hereof, render the Owner insolvent; no obligation of the Owner has been incurred with the intent to hinder, delay or defraud present or future creditors and the execution hereof does not involve the incurrence by the Owner of an obligation or debt which the Owner reasonably believes is or will become beyond the ability of the Owner to pay as it becomes due;

NOW, THEREFORE, in the joint and mutual exercise of their powers, in consideration of the above premises and of the mutual covenants herein contained and for other valuable consideration, and subject to the conditions set forth herein, the parties hereto amend the Agreement by providing for the purposes described hereinabove to provide that they agree that:

Section 1. (a) For all purposes of this Amendment, except as otherwise expressly provided or unless the context otherwise requires, the terms defined in this Section have the meanings assigned to them in this Section and include, as appropriate, the plural as well as the singular, and otherwise the terms used herein have the meanings assigned to them in the Agreement:

"Area Seven Assessed Property" means the parcels of the Property described in the Exhibit to this Amendment.

"Area Seven Assessment Bonds" means the bonds entitled "Special Assessment Lien Bonds (Assessment Area Seven)" of the District or such other title approved by the District Board which may be authorized to be sold and issued by the District as described in this Amendment, payable from amounts collected from, among other sources, the Area Seven Assessments, remaining after payment of the principal amounts paid pursuant to Section 2(d)(3).

"Area Seven Assessment Diagram" means the assessment diagram to be on file with the District Clerk, prepared by the District Engineer and the Superintendent of Streets, as amended from time to time, showing estimated maximum dollar amounts of benefits derived from the Area Seven Work for each parcel of the Area Seven Assessed Property and assessing against each such parcel the maximum proportionate share of costs and expenses of the Area Seven Work, the contents of which are hereby incorporated herein by this reference.

"Area Seven Assessments" means, as to be originally levied and as thereafter reallocated as described herein, the proportionate share of costs and expenses of Area Seven Work levied against each parcel of the Area Seven Assessed Property pursuant to Title 48, Chapter 4, Article 2, Arizona Revised Statutes.

"Area Seven Estimate" means the estimate included in the Area Seven Report, such portion of the contents of which are hereby incorporated herein by this reference, being the total of amounts necessary to pay the total of all amounts due pursuant to the Agreement for the Area Seven Work not otherwise paid from cash collections of the Area Seven Assessments.

"Area Seven Report" means the Report applicable to the Area Seven Work on file with the District Clerk.

"Area Seven Work" means the portions of the Infrastructure described in the Area Seven Report, such portion of the contents of which are hereby incorporated herein by this reference, the acquisition of which is to be financed as provided herein.

"Area Seven Work Plans and Specifications" means the Plans and Specifications for the corresponding Acquisition Projects on file with the District Clerk, which shall compose the Area Seven Work, the contents of which are hereby incorporated herein by this reference.

"Assessment Collection Agreement" means the Community Facilities District Assessment Collection Agreement (Merrill Ranch Community Facilities District No. 1), dated as of September 1, 2009, by and between the Treasurer of Pinal County, Arizona, and the District.

(b) All references in this Amendment to designated "Exhibits," "Sections" and other subdivisions are to the designated Exhibits, Sections and other subdivisions of this Amendment as originally executed unless otherwise indicated.

(c) The words "herein," "hereof" and "hereunder" and other words of similar import refer to this Amendment as a whole and not to any particular Exhibit, Section or other subdivision.

Section 2. (a) Notwithstanding any provision of the Agreement to the contrary, this Section shall apply to this Amendment and, if ever issued, the Area Seven Assessment Bonds to the exclusion of any conflicting provision therein:

(1) (A) Subject to reduction as provided in Section 2(a)(2)(E), the Area Seven Assessments shall be levied based on the Area Seven Estimate upon all of the Area Seven Assessed Property based on the benefits received by and as allocated to the parcels into which the Area Seven Assessed Property is or is to be divided in an amount of \$3,500 per typical equivalent dwelling unit lot; provided, however, that unless the Owner pays the difference to the District in cash (which the District hereby agrees to apply to the payment of the amounts due the Owner pursuant to Section 2(d)(3) and, if ever issued, after the issuance thereof, the Area Seven Assessment Bonds according to their terms) the amount allocated per lot shall never be in total less than the principal amount due to the Owner pursuant hereto or, if ever issued, after the issuance thereof, the principal amount of the Area Seven Assessment Bonds. With respect to each such allocation, the Owner shall provide to the District Manager evidence satisfactory to the District Manager of any matters the District Manager may reasonably request, including particularly with respect to the condition of title of any lot and that the value of the remaining lots after such allocation is at least equal to the remaining total of such principal amount, in each case as applicable, evidencing such values on a lot by lot basis, if necessary.

(B) The Owner accepts the Area Seven Assessments which are in an amount not more than the total amount of the Area Seven Estimate against the Area Seven Assessed Property and shall have the Area Seven Assessments allocated and recorded with the County Recorder of Pinal County, Arizona, by means of this Amendment against the various parcels comprising the Area Seven Assessed Property.

(C) The Area Seven Assessed Property receives benefits from the Area Seven Work equal to not less than the Area Seven Assessments as so allocated to the parcels into which the Area Seven Assessed Property is or is to be divided, and the Area Seven

Assessments shall be final, conclusive and binding upon the Owner whether or not the Area Seven Work is completed in substantial compliance with the Area Seven Work Plans and Specifications.

(2) (A) The Owner approves the boundaries of the Area Seven Assessed Property as well as the Area Seven Estimate, the Area Seven Work Plans and Specifications and the Area Seven Assessment Diagram.

(B) This Amendment shall be construed to be an express consent by the Owner that (I) the District may, with respect to the Area Seven Assessed Property, incur costs and expenses necessary to complete the Area Seven Work and (II) the District may levy and collect the Area Seven Assessments in amounts sufficient to pay the amounts indicated in the Area Seven Estimate, including for the Area Seven Work, but not in excess of the total amount of the Area Seven Estimate.

(C) The mailing to the governing body of the Municipality of the Area Seven Estimate and the Area Seven Work Plans and Specifications in the form of the Area Seven Report pursuant to Section 48-715, Arizona Revised Statutes shall satisfy the filing requirements of Section 48-577, Arizona Revised Statutes and the publication of the notice of hearing on the Area Seven Report pursuant to Section 48-715, Arizona Revised Statutes, as amended, shall satisfy the publication and posting requirements of Section 48-578, Arizona Revised Statutes.

(D) Installments of the Area Seven Assessments (whether paid to the Owner pursuant to Section 2(d)(3), or if issued, with respect to the Area Seven Assessment Bonds) shall be credited against such costs and expenses.

(E) Notwithstanding Section 4.2 of the Agreement but instead pursuant to Section 2(d)(3), the District shall pay the Segment Price for and acquire from the Owner, and the Owner shall accept the Segment Price for and sell to the District, each Segment which is part of the Area Seven Work after approval of the Area Seven Report and no later than the date the first installment of the Area Seven Assessments is payable by filing with the District Manager the appropriate Conveyance for such Segment, and the same shall be considered as payment for purposes of Section 7.1 of the Agreement. (For purposes hereof, the definition of "Segment Price" shall be read as follows, additions in **bold** and deletions stricken out: an amount equal to the sum of (1) the amounts **estimated to be** paid by an Owner **in the Area Seven Report** for design of the Segment (including the costs of the review of such design by the District Engineer), (2) the amounts **estimated to be** paid by an Owner **in the Area Seven Report** for construction of the Segment pursuant to the Acquisition Project Construction Contract for such Segment (such amount to be equal to the contract amount plus any increases to such contract amount approved as described in Section 3.5 less any change orders decreasing the contract amount), (3) the amounts **estimated to be** paid by an Owner **in**

the Area Seven Report for inspection and supervision of performance under such Acquisition Project Construction Contract including an amount determined by the Engineers in the Certificate of Engineers for such Segment determined to be then commercially reasonable by them, ~~but in no event less than five percent (5%) or more than ten percent (10%) of the amount described in clause (2) hereof for such Segment,~~ for construction administration, (4) the fair market value of real property for rights of way, easements and any other interests in real property which are part of or related to such Segment, ~~(5) interest during the period starting after the Segment has been accepted by the Municipality for use but before the provisions of Section 7.1 hereof are effective with respect to such Segment until the Segment Price for such Segment can be paid,~~ calculated at the rates of interest equal to the prime rate as reported in the West Coast Edition of The Wall Street Journal plus two percent (2%) from day to day on the amounts expended for purposes of clause (1), (2) and (3) hereof during such period and ~~(65)~~ other miscellaneous costs for such Segment attributable to construction of the Segment ~~approved by the Engineers as certified in the Certificate of the Engineers for that Segment~~ **estimated in the Area Seven Report.**) If prior to the sale and conveyance by the Owner of any of the Area Seven Assessed Property to any other party the Owner has not presented to the District Manager the Certificate of the Engineers evidencing that the amounts of the Segments Prices described above were incurred by the Owner in an amount at least equal to the Area Seven Assessments, the Area Seven Assessments shall be reduced by a corresponding, proportioned amount as calculated by the District Engineer, and the Area Seven Assessments shall be modified accordingly by the District Board at such time. (The forms of the Conveyance and the Certificate of the Engineers shall be revised in a form acceptable to the District Manager to conform with their use as described above.) Other materials otherwise required to be filed pursuant to Section 4.2 of the Agreement shall also be filed prior to any sale by the Owner of any of the Area Seven Assessed Property to any other party for amounts to continue to be payable pursuant to Section 2(d)(3).

(3) Notwithstanding that Section 32-2181(I), Arizona Revised Statutes may be construed to prevent any waiver of the right to appear before the District Board on any hearing required at or prior to the confirmation of the Area Seven Assessments, the Owner instead hereby requests that the District Board hold hearings on any protests with respect to the Area Seven Work and objections to the extent of the Area Seven Assessed Property (all of which is to be assessed) pursuant to Sections 48-579 and 580, Arizona Revised Statutes, any objections to award of applicable contracts with respect to the Area Seven Work pursuant to Section 48-584, Arizona Revised Statutes and any objections with respect to the Area Seven Assessments or to any previous proceedings connected therewith or claim that the Area Seven Work has not been performed according to any applicable contract or the Area Seven Work Plans and Specifications pursuant to Section 48-590, Arizona Revised Statutes should any protests or objections or any requests for hearings with respect thereto be made prior to the confirmation of the Area Seven Assessments. The Owner

hereby waives all formal requirements of notice (whether to be mailed, posted or published) and the passage of time prior to such hearings and further consents that hearings and proceedings may be consolidated and held by the District Board on the same day or days.

(4) The Owner, with full knowledge of the provisions, and the rights thereof pursuant to such provisions, of applicable law, waives:

(I) any and all defects, irregularities, illegalities or deficiencies in the proceedings establishing the Area Seven Assessed Property;

(II) any and all notices and time periods related thereto provided by Section 48-576, et seq., Arizona Revised Statutes, including, but not limited, to mailing, posting and publication, as applicable, of any notice required in connection with the adoption of the resolution of intention with respect to the Area Seven Work, the noticing of proposed improvements with respect to the Area Seven Work, the adoption of the resolution ordering the improvements with respect to the Area Seven Work, the noticing of ordering of the improvements with respect to the Area Seven Work, the noticing of award of applicable contracts with respect to the Area Seven Work, the Area Seven Assessments and any other procedural steps and related proceedings necessary in connection with the Area Seven Work;

(III) any and all protests with respect to the Area Seven Work and objections to the extent of the Area Seven Assessed Property (all of which is to be assessed) and including any right to file a written protest or objection for such purpose and any right to any hearing on such matters;

(IV) any and all defects, irregularities, illegalities or deficiencies in, or in the adoption by the District Board of, the Area Seven Assessed Property (all of which is to be assessed), the Area Seven Work Plans and Specifications, the Area Seven Estimate and the Area Seven Assessment Diagram, all of which provide for and effectuate the completion of the Area Seven Work;

(V) any and all defects, irregularities, illegalities or deficiencies in, or in the awarding of, any contracts for or with respect to, the Area Seven Work, including, but not limited to, any right to claim that any of the acts or proceedings relating to the Area Seven Work are irregular, illegal or faulty pursuant to Section 48-584(E), Arizona Revised Statutes, any right to file a notice specifying in which respect the acts and proceedings are irregular, illegal or faulty and any right to any hearing in connection therewith;

(VI) any and all actions and defenses against the Area Seven Assessments, this Amendment or any of the Area Seven Assessment Bonds, including, but not limited to, the judicial review

granted by Section 48-721(A), Arizona Revised Statutes as to whether the Area Seven Property (all of which is to be assessed) is benefited by the Area Seven Work;

(VII) any right to object to the legality of any of the Area Seven Assessments or to any of the previous proceedings connected therewith or claim that the Area Seven Work has not been performed according to any applicable contract or the Area Seven Work Plans and Specifications in each case as permitted pursuant to Section 48-590(G), Arizona Revised Statutes and including any right to file a written notice specifying the grounds of such objection and any right to any hearing in connection therewith;

(VIII) any right to demands for, or of cash payment of the Area Seven Assessments pursuant to Section 48-590, Arizona Revised Statutes, except as may otherwise be ordered by the District Board and

(IX) any and all provisions of any collateral security instruments relating to the Area Seven Assessed Property (all of which is to be assessed) which prohibit the establishment of the Area Seven Assessed Property, designation of the boundaries of the Area Seven Assessed Property (all of which is to be assessed), completion of the Area Seven Work and levying and recording of the Area Seven Assessments.

(5) The Area Seven Work is of more than local or ordinary public benefit, and the Area Seven Assessed Property receives a benefit from the Area Seven Work in an amount not less than shown in the Area Seven Assessment Diagram.

(6) Instead of the public bidding, bonding and contracting requirements set forth in Sections 48-581 and 584, Arizona Revised Statutes, the provisions therefor provided by the Agreement have been or will be complied with with respect to the Area Seven Work.

(b) The Owner shall execute all documents necessary, appropriate or incidental to the purposes of this Amendment, particularly as they relate to this Section thereof, as long as such documents are consistent with this Amendment and do not create additional liability of any type to the signers by virtue of execution thereof.

(c) Notwithstanding any provision of the Agreement to the contrary, this Amendment as it relates to the Owner shall be a covenant and agreement running with the Area Seven Assessed Property and shall be recorded in the records of the County Recorder of Pinal County, Arizona, as a lien and encumbrance against the Area Seven Assessed Property. In the event of any sale, transfer or other conveyance by the Owner of the right, title or interest of the Owner in the Area Seven Assessed Property or any part thereof, the Property or such part thereof shall continue to be bound by all of the terms, conditions and provisions hereof; any purchaser, transferee or other

subsequent owner shall take such property subject to all of the terms, conditions and provisions hereof and any purchaser, transferee or other subsequent owner shall take such property entitled to all of the rights, benefits and protections afforded the predecessor in interest thereof by the terms hereof. To the extent that the Area Seven Assessments after levied remain unpaid, the Area Seven Assessments shall constitute liens against the Area Seven Assessed Property in the amounts indicated in the Area Seven Assessment Diagram, as provided by, and pursuant to, this Amendment and the Act and shall be enforceable and collectable with the same force and effect originally provided to them.

(d) (1) For purposes of Section 5.2(a)(1) of the Agreement and instead thereof, the installments of the Area Seven Assessments shall be paid to the Owner as installment purchase payments for the acquisition provided by Section 2(a)(2)(E).

(2) In addition to the purposes provided in Section 6.2(c)(1) of the Agreement, the Area Seven Assessments shall also be levied for the purposes of this Amendment. The Area Seven Assessments shall be collected pursuant to the Assessment Collection Agreement.

(3) The aggregate principal amount payable pursuant to this Section is \$728,000, which shall bear interest from the date of the levy of the Area Seven Assessments at the rate of eight (8%) per annum until paid. Such principal amount shall be amortized such that the payments of principal on the first day of January of each year and interest on the first day of January and July of each year with respect to the Area Seven Assessments will be substantially equal over a period ending July 1, 2039.

(4) The payments due pursuant to this Section shall be prepayable at the option of the District prior to their due date in whole or from time to time in part on any date, upon payment of the principal amount to be prepaid, plus accrued interest, if any, from the most recent payment date to the prepayment date, without premium, from, and only from, funds of the District which are prepaid with respect to the Area Seven Assessments and are deposited in the "Prepayment Account" (as such term is hereinafter defined) as described in Section 6.2(c)(4) of the Agreement.

(5) The payments due pursuant to this Section shall also be prepayable at the option of the District prior to their due date in whole on any date, upon payment of the amount available pursuant to Section 2(e)(2) even if such amount is less than the principal amount payable pursuant to Section 2(d)(3) then unpaid, plus accrued interest, if any, from the most recent payment date to the prepayment date, without a premium, from proceeds of the sale of the Area Seven Assessment Bonds.

(6) The District shall establish a special fund designated its "Special Assessment Lien (Assessment Area Seven) Fund" (herein referred to as the "Fund") and within the Fund (1) a special

account designated the "Principal Account," (2) a special account designated the "Interest Account," (3) a special account designated the "Prepayment Account" and (4) a special account designated the "Expenses Account." The money deposited to the Principal Account, the Interest Account, the Prepayment Account and the Expenses Account, together with all investments thereof and investment income therefrom, shall be applied solely as follows:

The District shall, upon receipt, deposit to the credit of

- the Principal Account amounts collected by or remitted to the District from the collection of the principal portion of installments with respect to the Area Seven Assessments and which are allocated in the budget of the District for the applicable fiscal year for the payment of principal on the amounts due pursuant to Section 2(d)(3).

- the Interest Account amounts collected by or remitted to the District from the collection of the interest portion of installments with respect to the Area Seven Assessment and which are allocated in the budget of the District for the applicable fiscal year for payment of the interest on the amounts due pursuant to Section 2(d)(3).

- the Prepayment Account

amounts remitted to the District as prepayments of installments with respect to the Area Seven Assessments to the extent provided in Sections 2(d)(4) and not necessary to pay principal of or interest on the Bonds (which shall be held in the Principal Account and the Interest Account, respectively) prior to the application of such amounts to prepay the amounts due pursuant to Section 2(d)(3);

amounts received by the District as proceeds from any foreclosure sale of any real property which is the subject of the Area Seven Assessments due to a failure to pay an installment which is the subject of the Area Seven Assessments and

amounts paid pursuant to Section 2(d)(5).

- the Expenses Account amounts collected by or remitted to the District from the collection of amounts to be applied for the payment of expenses and costs of the District arising from the financing of the Area Seven Work, including, particularly, but not

by way of limitation, expenses and costs for agents or third parties required to administer the Area Seven Assessments and this Amendment, prepare annual audits and budgets and provide for any purposes otherwise related to such activities of the District as a portion of the interest portion of installments with respect to the Area Seven Assessments to the extent provided in Section 2(a)(1)(A) and which are allocated in the budget of the District for the applicable fiscal year for the payment of such expenses.

The amounts in the Principal Account, the Interest Account, the Prepayment Account and the Expenses Account shall be applied solely as follows:

- the amounts in the Principal Account shall be applied to pay principal due pursuant to Section 2(d)(3);

- the amounts in the Interest Account shall be applied to pay interest due pursuant to Section 2(d)(3);

- the amounts in the Prepayment Account shall be applied to prepay as described in Sections 2(d)(4) and (5) and

- the amounts in the Expenses Account shall be applied by the District for the purposes described in Section 9.1(b) of the Agreement.

(7) The amounts available because of the Area Seven Assessments (calculated after being reduced by any amounts available in the Fund not required for payment of amounts due pursuant to Section 2(d)(3) in the then-current year for, and whether in the form of, regularly payable installments with respect thereto, prepayments thereof, proceeds of the sale of land related to delinquent installments thereof or otherwise) shall be deposited in the Principal Account, the Interest Account, the Prepayment Account and the Expenses Account and applied, in each case, as described in Section 2(d)(6).

(8) Such amounts shall be kept separately from other funds of the District by depositing them in the accounts and amounts provided in Section 2(d)(6).

(9) The District has levied the Area Seven Assessments in accordance with the Act and the Resolution of Intention Documents and shall take or cause to be taken all actions required by law to collect and enforce the payment thereof.

(10) If any portion of the Area Seven Assessments shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the District shall be satisfied that

any portion of the Area Seven Assessments is so irregular or defective that the same cannot be enforced or collected, or if the District shall have omitted to make any portion of the Area Seven Assessments when it might have done so, the District shall either (1) take all necessary steps to cause a new assessment to be made pursuant to the Act for the whole or any part of the Area Seven Work or (2), in its sole discretion, make up the amount of such portion of the Area Seven Assessments from legally available funds of the District, which funds shall be deposited into the applicable account of the Fund.

(11) The Area Seven Assessments shall be enforced pursuant to the provisions of the Act and the Resolution of Intention Documents, including but not limited to declaring the entire unpaid balance of any portion of the Area Seven Assessments to be in default and causing the lien with respect to such portion of the Area Seven Assessments on the related delinquent land to be foreclosed pursuant to the Act and the Resolution of Intention Documents. Notwithstanding the foregoing, neither the District nor the Municipality shall be required under any circumstances to purchase or make payment for the purchase of the delinquent portion of the Area Seven Assessments or the related land.

(12) The Board shall make and adopt before the date set by law for certifying the annual budget of the Municipality an annual budget for each fiscal year of the District, as required by the Act, which shall include statements and estimates of the amount to be raised to pay the amounts to be shown in such budget as described in Section 2(d)(6).

(e) (1) If issued, the Area Seven Assessment Bonds will be issued at the request and for the benefit of the Owner.

(2) Notwithstanding the first sentence of Section 5.2(c)(2) of the Agreement, the Area Seven Assessment Bonds shall be sold and issued for the purpose of prepaying the balance of amounts due pursuant to Section 2(d)(3) at the time of sale and issuance of the Area Seven Assessment Bonds, and the Owner shall accept such amount in satisfaction thereof. The principal amount of the Area Seven Assessment Bonds shall not exceed the principal amount remaining unpaid pursuant to Section 2(d)(3), and the Area Seven Assessment Bonds shall be amortized over a period not longer than provided in Section 2(d)(3); provided that such period may be shorter if the annual payments described in the next sentence can be maintained. If the effective interest rate at which the Area Seven Assessment Bonds are sold and issued exceeds the interest rate being paid on the Area Seven Assessments pursuant to Section 2(d)(3), the principal amount of the Area Seven Assessment Bonds shall be that amount which can be amortized at such interest rate without increasing the annual payments due with respect to each of the Area Seven Assessments, and the principal amounts of the Area Seven Assessments shall be modified by the District Board accordingly at such time. The Owner shall accept such redeemed amount as full and complete satisfaction of the amounts due pursuant to Section 2(d)(3). The amounts collected pursuant to

the Assessment Collection Agreement shall be reamortized to reflect the effect and the interest payable with respect to the Area Seven Assessments of the sale of the Area Seven Assessment Bonds and, if applicable, the reduction of the principal amount described above.

(3) Notwithstanding Section 6.2(c)(6)(B) of the Agreement, an amount sufficient to fund a reserve fund, which shall be a reserve to secure payment of debt service on the Area Seven Assessment Bonds, in an amount equal to the maximum amount permitted by the Internal Revenue Code of 1986, as amended, and the Treasury Regulations applicable thereto, shall be contributed by the Owner. Payment from such reserve shall not effect a reduction in the amount of the Area Seven Assessments, and any amount collected with respect to the Area Seven Assessments thereafter shall be deposited to such reserve to the extent the Area Seven Assessments are so paid therefrom.

(4) The Area Seven Assessment Bonds may be sold as a series as part of a composite issue along with other series of the Assessment Bonds. An amount sufficient to pay costs of issuance of the Area Seven Assessment Bonds shall also be contributed by the Owner.

Section 3. In the event that the Owner fails to perform its obligations arising under or in connection herewith, including a failure to timely pay the Area Seven Assessments, the District shall have the right to enforce its legal, equitable and contractual rights hereunder and under applicable law. If a bankruptcy case that would have the effect of staying the District from enforcement of its rights and remedies hereunder or under applicable law is commenced: (1) in addition to all other rights and remedies, the District shall be entitled to immediate stay relief under 11 U.S.C. § 362 with respect to the enforcement of its rights and remedies hereunder or applicable law for cause, and (2) the Owner shall be obligated to pay, as "adequate protection" under 11 U.S.C. § 361(1), periodic payments in amounts not less than, and at times no less frequently than, the payments required by the Area Seven Assessments.

Section 4. All the provisions of this Amendment, including but not limited to all general waivers, waivers of statutory provisions, waivers of due process and other substantive rights, remedies and indemnities contained herein shall be enforceable in strict accordance with their terms.

Section 5. (a) The provisions of the Agreement not excluded by Sections 2(a), (c) and (d) hereof are, in all other respects, applicable to this Amendment, including particularly, but not by way of limitation, those provided in Section 10.9 of the Agreement, and are ratified and confirmed in all respects.

(b) With respect to the Agreement and to the extent applicable under Section 41-440, Arizona Revised Statutes, the Owner shall comply with all federal immigration laws and regulations that

relate to its employees and its compliance with the "e-verify" requirements under Section 23-214(A), Arizona Revised Statutes. The breach by the Owner of the foregoing shall be deemed a material breach of the Agreement and may result in the termination of the Agreement. The District may randomly inspect the papers and records of the Owner to ensure that the Owner is complying with the above-mentioned covenant. The Owner shall keep such papers and records open for random inspection during normal business hours by the Owner. The Owner shall cooperate with the random inspections by the District including granting the District entry rights onto its property to perform such random inspections and waiving its respective rights to keep such papers and records confidential.

IN WITNESS WHEREOF, the officers of the District have duly affixed their signatures and attestations, and the officers of the Owner their signatures, all as of the day and year first written above.

MERRILL RANCH COMMUNITY FACILITIES
DISTRICT NO. 1

By.....
Tom J. Rankin, Chairperson,
District Board

ATTEST:

.....
Lisa Garcia, District Clerk

PULTE HOME CORPORATION, a Michigan
corporation

By.....
Bruce E. Robinson, Vice President
and Treasurer of Pulte Home
Corporation

STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

The foregoing instrument was acknowledged before me this day of August, 2014, by Tom J. Rankin, as Chairperson of the District Board of Merrill Ranch Community Facilities District No. 1, an Arizona community facilities district.

.....
Notary Public

My commission expires:
.....

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this of August, 2014, by Bruce E. Robinson, Vice President and Treasurer of Pulte Home Corporation, a Michigan corporation.

.....
Notary Public

My commission expires:
.....

ATTACHMENTS:

EXHIBIT - Legal Description Of The Area Seven Assessed Property

Notice required by A.R.S. Section 41-313: The foregoing notarial certificate(s) relate(s) to the Seventh Amendment And Waivers (Assessment Area Seven - Units 9B, 16 and 17C), dated August 1, 2014, executed by the Merrill Ranch Community Facilities District No. 1, a municipal corporation, and Pulte Home Corporation, a Michigan Corporation, (the "Notarized Document"). The Notarized Document contains a total of pages.

EXHIBIT

LEGAL DESCRIPTION OF THE AREA SEVEN ASSESSED PROPERTY

LEGAL DESCRIPTION

ANTHEM AT MERRILL RANCH, UNITS 9B, 16 and 17C

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9a.
MEETING DATE: September 15, 2014 DEPARTMENT: Community Development STAFF PRESENTER: Mark Eckhoff, AICP Community Development Director SUBJECT: Resolution No. 1480-14, acceptance of roadway easements for the extension of Main Street		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Resolution No. 1480-14, accepting the Non-Exclusive Roadway Easements for the extension of Main Street.

BACKGROUND/DISCUSSION:

The extension of Main Street has been discussed for many years. Most recently, as part of the North End Framework Plan and Territory Square project efforts, the Town committed to the longer term goal of Main Street continuing north from its current terminus to tie into Hunt Highway. The more affordable and interim extension of Main Street will extend Main Street north, roughly to the Ranchview Road alignment, where the roadway can then bend eastwardly to tie into Highway 79.

The two property owners impacted by this extension have agreed to provide the roadway easements necessary for the Town to construct an interim roadway similar to what is in place now on Plant Road. This extension helps the flow of traffic into and out of the core of Florence and will help immensely with opening up the first phases of the Territory Square development. The roadway also helps to expose (and market) the potential of the developable land within the Territory square development along Highway 79 and east of the highway.

As noted, the ultimate plan is to have Main Street cross the Gila River to connect into Hunt Highway for the most direct access into downtown. This would be supplemented by an east-west roadway that would run along the northern developable end of Territory Square from Highway 79 to Plant Road. Looking further into the future, this transportation network would be supplemented by the North-South Freeway and potentially a Plant Road crossing of the Gila River from the current terminus near the Windmill Winery to Hunt Highway.

FINANCIAL IMPACT:

None, directly applicable to this request; however, there will be a cost to complete the planned roadway improvements to extend Main Street, as well as ongoing maintenance costs. Construction costs were allocated and approved for this project in the 2014-2015 Fiscal Year budget.

RECOMMENDATION:

Motion to adopt Resolution No. 1480-14, accepting the Non-Exclusive Roadway Easements for the extension of Main Street.

ATTACHMENTS:

Resolution No. 1480-14
Non-Exclusive Roadway Easements

RESOLUTION NO. 1480-14

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ACCEPTING NON-EXCLUSIVE ROADWAY EASEMENTS FOR THE EXTENSION OF MAIN STREET AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

BE IT RESOLVED by the Mayor and Council of the Town of Florence, Arizona, as follows:

1. Accept the Non-Exclusive Roadway Easements for the extension of Main Street from Dennis L. Cox and Christine Cox Revocable Trust, dated July 1, 1993, and Yole, LLC, an Arizona Limited Liability Company.

2. Authorize execution by the Town Manager of any documentation necessary to complete the acceptance of the Non-Exclusive Roadway Easements for the extension of Main Street.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 15th day of September 2014.

Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

James E. Mannato, Town Attorney

WHEN RECORDED MAIL TO:

LISA GARCIA
Town Clerk
Town of Florence, Arizona
P.O. Box 2670
Florence, AZ 85132

NON-EXCLUSIVE ROADWAY EASEMENT

Pinal County Parcel No.: 200-46-009A

KNOW ALL MEN BY THESE PRESENTS:

That for the consideration of One (\$1.00) Dollar and other valuable consideration, the **Dennis L. Cox and Christine Cox Revocable Trust dated July 1, 1993** ("Grantor"), hereby grants to the Town of Florence, Arizona, an Arizona municipal corporation ("Grantee"), a non-exclusive easement ("Easement") over, across and under the lands described below (the "Easement Parcel") for a public roadway and adjacent electrical utilities, and with the right to use lands adjacent to said easement during temporary periods of construction through and within the Easement Parcel.

The lands over, across and under which this Easement is granted are situated in the County of Pinal, State of Arizona, and are more particularly described by "EXHIBIT A" attached hereto and by this reference made a part hereof.

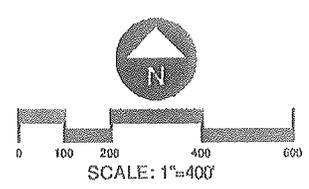
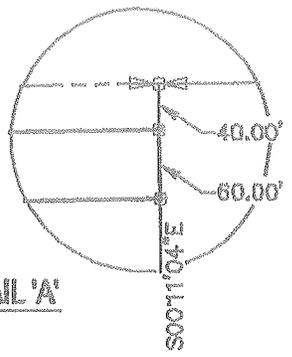
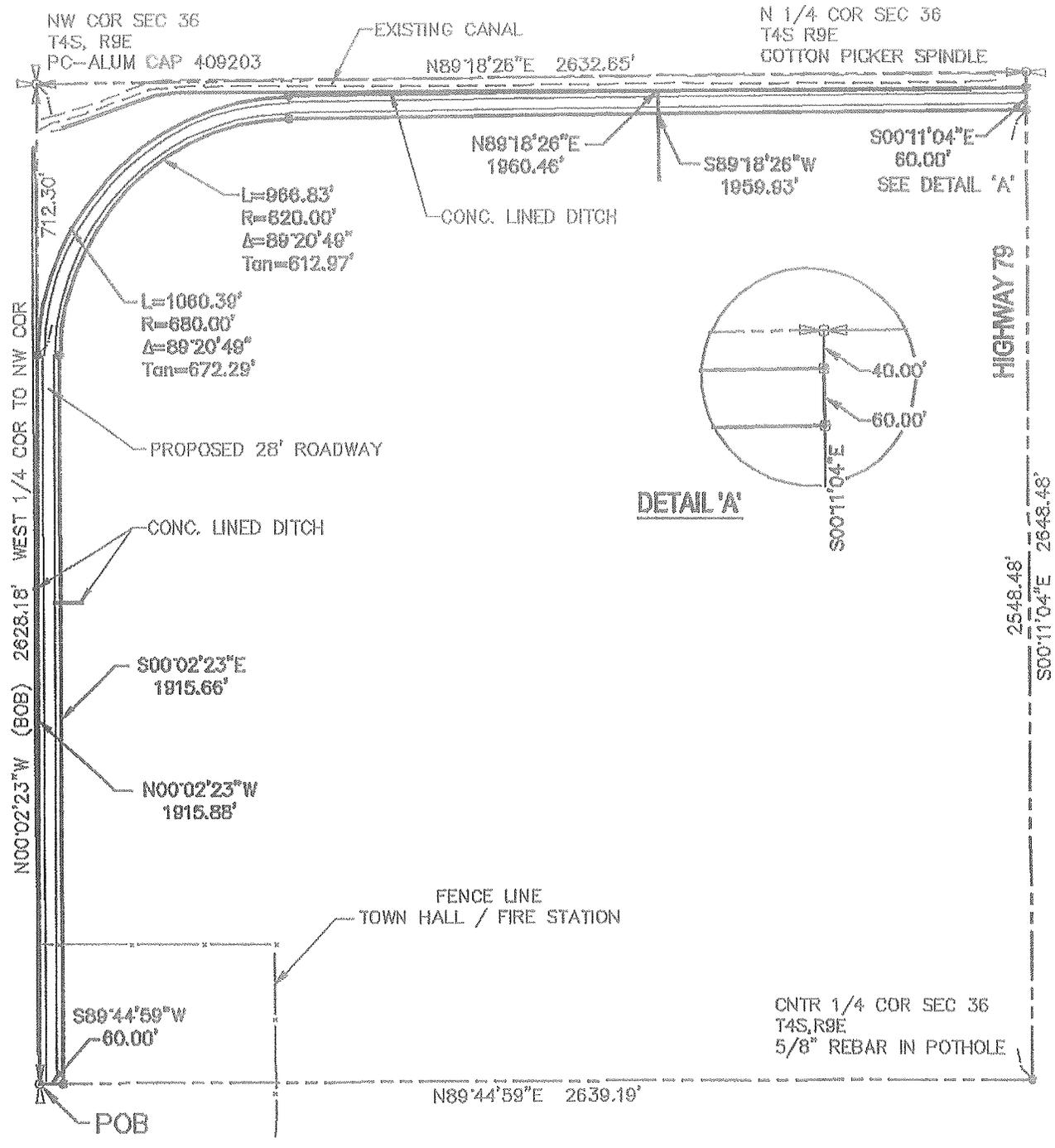
The Easement herein granted shall be subject to the following conditions:

- 1) Grantor shall retain the prior right to construct, reconstruct, operate and maintain its existing and future irrigation facilities within the Easement herein granted.
- 2) Other than the prior rights retained by Grantor, Grantee's Easement as described herein shall be exclusive. Subject to Grantor's consent, Grantee may grant permits to other utility companies within the Easement herein granted, provided said permits or other utilities' facilities shall not unreasonably obstruct or interfere with Grantor's existing or future facilities.

- 3) Grantor shall not be liable for any expense, cost or charge arising from Grantee's exercise of rights granted herein. Grantee shall reimburse Grantor for (in part) all costs and expenses incurred by Grantor to remove or relocate irrigation or electrical facilities and landscaping to accommodate the purposes for which this Easement is granted.
- 4) Prior to constructing, reconstructing or modifying any facilities within the Easement, Grantee shall submit plans and receive Grantor's written approval for such facilities. Grantor's approval shall not be unreasonably withheld.
- 5) As a condition of the granting of this Easement by Grantor, Grantee expressly agrees to indemnify, defend, and hold harmless, Grantor, its officers, directors, agents, and employees from all liabilities, claims, or demands on account of or arising out of any injury or loss resulting from Grantee's exercise of rights granted herein, insofar as permitted by law.
- 6) In the event the right, privilege, and easement herein granted shall be abandoned and permanently cease to be used for the purposes for which granted, such rights shall revert back to the property owner of record at the time of the abandonment.
- 7) The easement herein granted is subject to all prior licenses, leases, and easements of record.
- 8) The covenants and agreements in this Easement shall run with and burden the land and shall extend and inure in favor of and to the benefit of, and shall be binding on, Grantor and Grantee and their successors (including successors in ownership and estate), heirs, administrators, executors, personal representatives, legal representatives, assigns and lessees.
- 9) This easement shall be for a term of fifteen (15) years and shall expire and be of no force and effect on the date which is fifteen (15) years after the date of conveyance by Grantor.

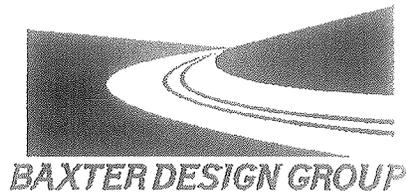
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BAXTER DESIGN GROUP
 7200 N. Dobson Rd., Suite 200
 Scottsdale, AZ 85258
 (480) 616-8801

EXHIBIT "A"
**TOWN OF FLORENCE
 MAIN STREET EXTENSION
 ACCESS EASEMENT**
 TOWN OF FLORENCE, ARIZONA



Town of Florence
Main Street Extension Access Easement

A Parcel of Land lying within the Northwest Quarter of Section 36, Township 4 South, Range 9 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the West Quarter Corner of Section 36 (Brass Cap, Marked LS 20358 Found), from which the Northwest Corner of Section 36 (Alum Cap, Marked 409203, Found) bears North 00 Degrees 02 Minutes 23 Seconds West (Basis of Bearing), a distance of 2628.18 feet and the Center Quarter Corner of Section 36 (5/8" Rebar, Found) bears North 89 Degrees 44 Minutes 59 Seconds East, a distance of 2639.19'.

Thence, along the West line of the Northwest Quarter of said Section 36, North 00 Degrees 02 Minutes 23 Seconds West, a distance of 1915.88;

Thence, Northeasterly an arc distance of 1060.39 feet along a curve to the right having a radius of 680.00 feet and an included angle of 89 Degrees 20 Minutes 49 Seconds;

Thence, North 89 Degrees 18 Minutes 26 Seconds East, a distance of 1960.46 feet;

Thence, South 00 Degrees 11 Minutes 04 Seconds East, a distance of 60.00 feet;

Thence, South 89 Degrees 18 Minutes 26 Seconds West, a distance of 1959.93 feet;

Thence Southwesterly, an arc distance of 966.83 feet along a curve to the left having a radius of 620.00 feet and an included angle of 89 Degrees 20 Minutes 49 Seconds;

Thence, South 00 Degrees 02 Minutes 23 Seconds East, a distance of 1915.66 feet;

Thence, South 89 Degrees 44 Minutes 59 Seconds West, a distance of 60.00 feet to the POINT OF BEGINNING.

Containing 6.7349 acres, more or less.

See Exhibit A, attached.

WHEN RECORDED MAIL TO:

LISA GARCIA
Town Clerk
Town of Florence, Arizona
P.O. Box 2670
Florence, AZ 85132

NON-EXCLUSIVE ROADWAY EASEMENT

Pinal County Parcel No.: 200-46-007

KNOW ALL MEN BY THESE PRESENTS:

That for the consideration of One (\$1.00) Dollar and other valuable consideration, YOLE, LLC, an Arizona limited liability corporation organized and existing under the laws of the State of Arizona, ("Grantor"), hereby grants to the Town of Florence, Arizona, an Arizona municipal corporation ("Grantee"), a non-exclusive easement ("Easement") over, across and under the lands described below (the "Easement Parcel") for a public roadway and adjacent electrical utilities, and with the right to use lands adjacent to said easement during temporary periods of construction through and within the Easement Parcel.

The lands over, across and under which this Easement is granted are situated in the County of Pinal, State of Arizona, and are more particularly described by "EXHIBIT A" attached hereto and by this reference made a part hereof.

The Easement herein granted shall be subject to the following conditions:

- 1) Grantor shall retain the prior right to construct, reconstruct, operate and maintain its existing and future irrigation facilities within the Easement herein granted.
- 2) Other than the prior rights retained by Grantor, Grantee's Easement as described herein shall be exclusive. Subject to Grantor's consent, Grantee may grant permits to other utility companies within the Easement herein granted, provided said permits or other utilities' facilities shall not unreasonably obstruct or interfere with Grantor's existing or future facilities.

- 3) Grantor shall not be liable for any expense, cost or charge arising from Grantee's exercise of rights granted herein. Grantee shall reimburse Grantor for (in part) all costs and expenses incurred by Grantor to remove or relocate irrigation or electrical facilities and landscaping to accommodate the purposes for which this Easement is granted.
- 4) Prior to constructing, reconstructing or modifying any facilities within the Easement, Grantee shall submit plans and receive Grantor's written approval for such facilities. Grantor's approval shall not be unreasonably withheld.
- 5) As a condition of the granting of this Easement by Grantor, Grantee expressly agrees to indemnify, defend, and hold harmless, Grantor, its officers, directors, agents, and employees from all liabilities, claims, or demands on account of or arising out of any injury or loss resulting from Grantee's exercise of rights granted herein, insofar as permitted by law.
- 6) In the event the right, privilege, and easement herein granted shall be abandoned and permanently cease to be used for the purposes for which granted, such rights shall revert back to the property owner of record at the time of the abandonment.
- 7) The easement herein granted is subject to all prior licenses, leases, and easements of record.
- 8) The covenants and agreements in this Easement shall run with and burden the land and shall extend and inure in favor of and to the benefit of, and shall be binding on, Grantor and Grantee and their successors (including successors in ownership and estate), heirs, administrators, executors, personal representatives, legal representatives, assigns and lessees.
- 9) This easement shall be for a term of fifteen (15) years and shall expire and be of no force and effect on the date which is fifteen (15) years after the date of conveyance by Grantor.

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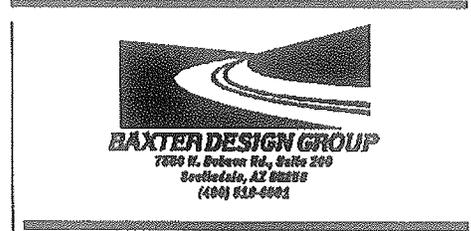
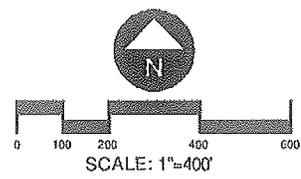
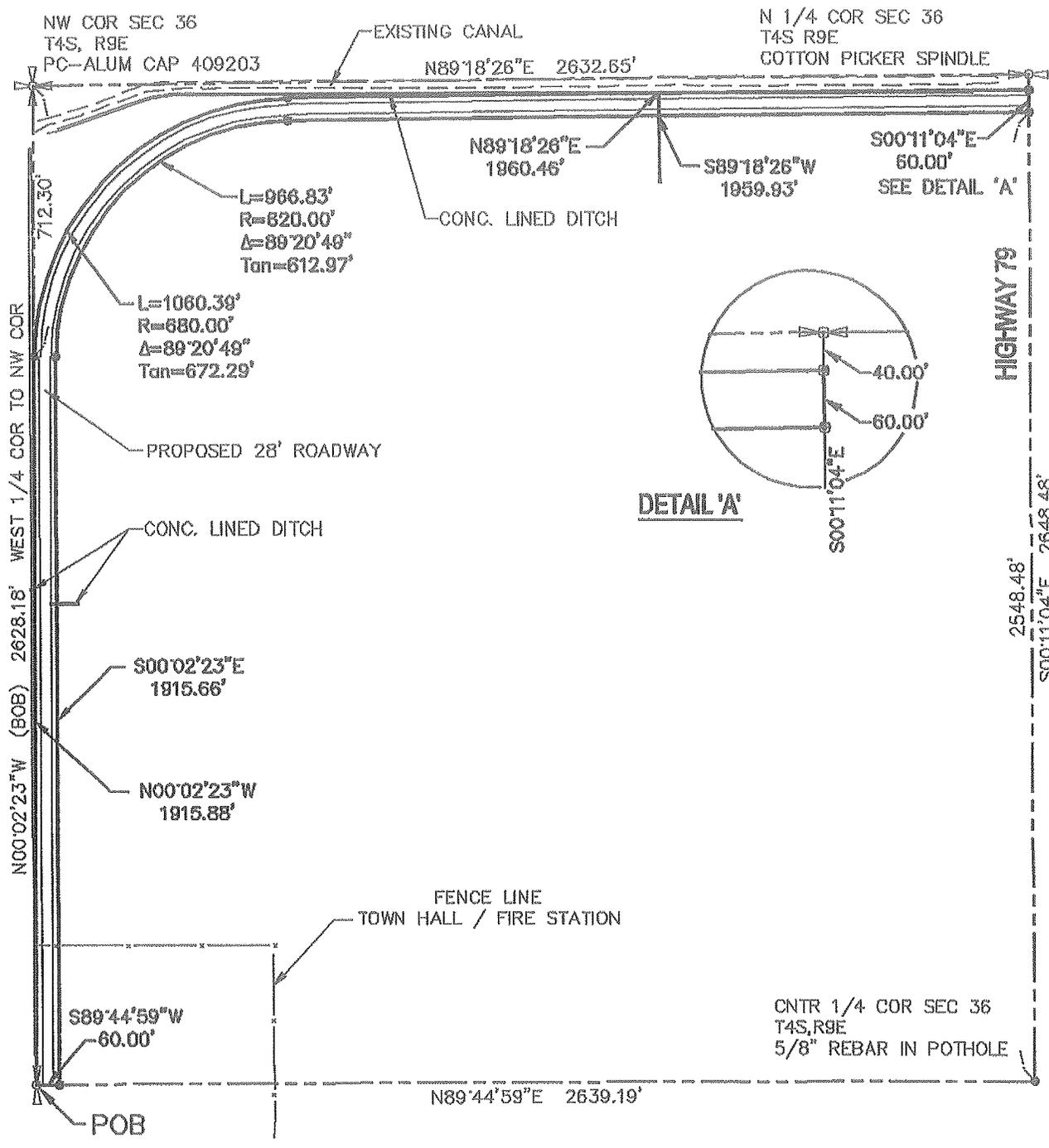


EXHIBIT "A"
**TOWN OF FLORENCE
 MAIN STREET EXTENSION
 ACCESS EASEMENT**
 TOWN OF FLORENCE, ARIZONA



Town of Florence
Main Street Extension Access Easement

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Containing 6.7349 acres, more or less.

See Exhibit A, attached.

WHEN RECORDED MAIL TO:

**LISA GARCIA
Town Clerk
Town of Florence, Arizona
P.O. Box 2670
Florence, AZ 85132**

NON-EXCLUSIVE ROADWAY EASEMENT

Pinal County Parcel No.: 200-46-008

KNOW ALL MEN BY THESE PRESENTS:

That for the consideration of One (\$1.00) Dollar and other valuable consideration, YOLE, LLC, an Arizona limited liability corporation organized and existing under the laws of the State of Arizona, ("Grantor"), hereby grants to the Town of Florence, Arizona, an Arizona municipal corporation ("Grantee"), a non-exclusive easement ("Easement") over, across and under the lands described below (the "Easement Parcel") for a public roadway and adjacent electrical utilities, and with the right to use lands adjacent to said easement during temporary periods of construction through and within the Easement Parcel.

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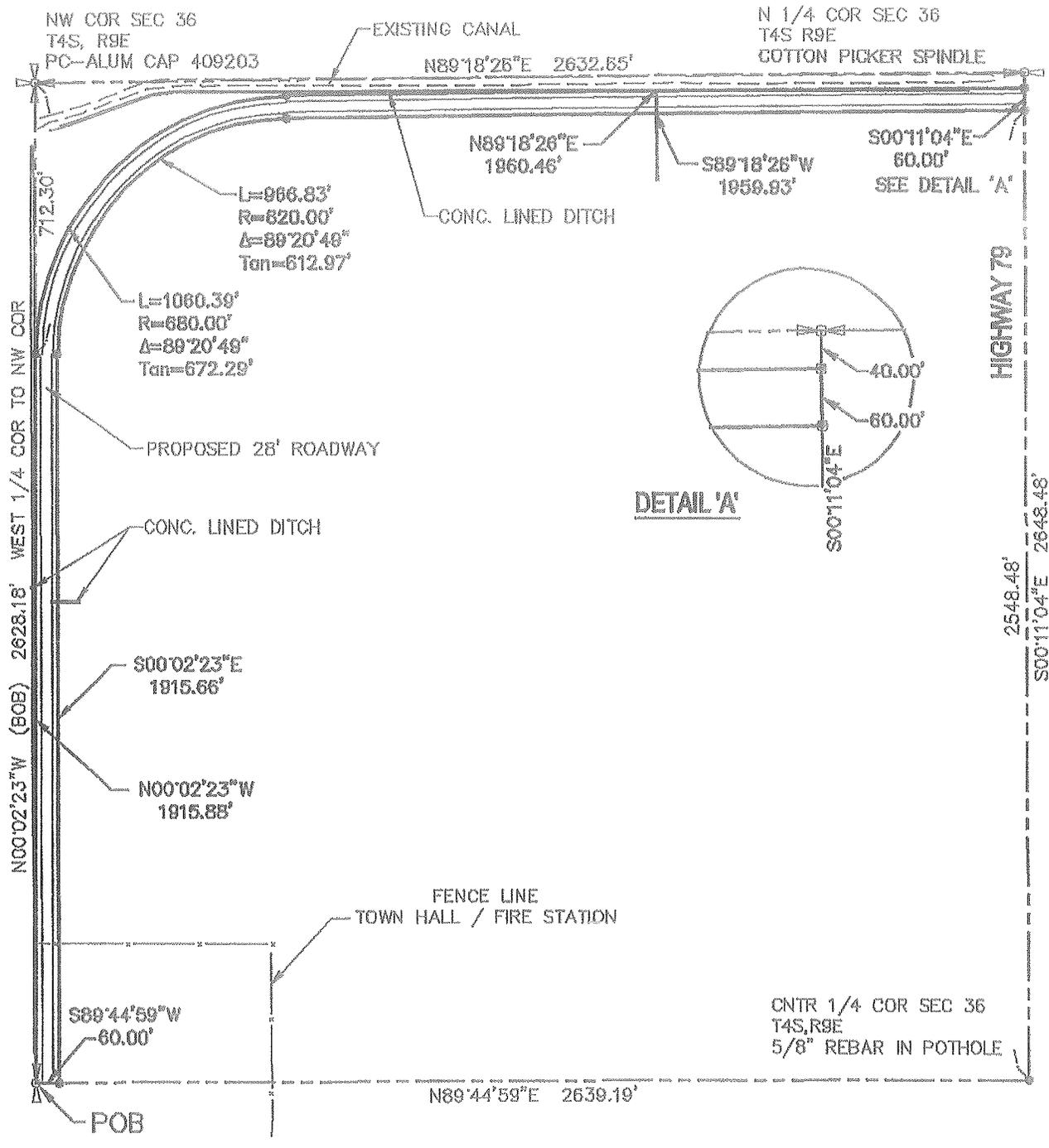
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W 1/4 COR SEC 36
T4S R9E
BRASS CAP FLUSH
LS 20358

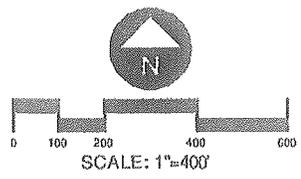
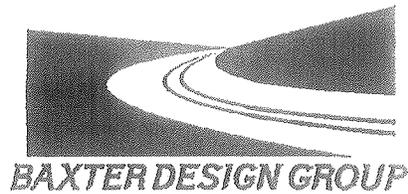


EXHIBIT "A"
TOWN OF FLORENCE
MAIN STREET EXTENSION
ACCESS EASEMENT

TOWN OF FLORENCE, ARIZONA



Town of Florence
Main Street Extension Access Easement

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Containing 6.7349 acres, more or less.

See Exhibit A, attached.

WHEN RECORDED MAIL TO:

**LISA GARCIA
Town Clerk
Town of Florence, Arizona
P.O. Box 2670
Florence, AZ 85132**

NON-EXCLUSIVE ROADWAY EASEMENT

Pinal County Parcel No.: 200-46-010

KNOW ALL MEN BY THESE PRESENTS:

That for the consideration of One (\$1.00) Dollar and other valuable consideration, YOLE, LLC, an Arizona limited liability corporation organized and existing under the laws of the State of Arizona, ("Grantor"), hereby grants to the Town of Florence, Arizona, an Arizona municipal corporation ("Grantee"), a non-exclusive easement ("Easement") over, across and under the lands described below (the "Easement Parcel") for a public roadway and adjacent electrical utilities, and with the right to use lands adjacent to said easement during temporary periods of construction through and within the Easement Parcel.

The lands over, across and under which this Easement is granted are situated in the County of Pinal, State of Arizona, and are more particularly described by "EXHIBIT A" attached hereto and by this reference made a part hereof.

The Easement herein granted shall be subject to the following conditions:

- 1) Grantor shall retain the prior right to construct, reconstruct, operate and maintain its existing and future irrigation facilities within the Easement herein granted.
- 2) Other than the prior rights retained by Grantor, Grantee's Easement as described herein shall be exclusive. Subject to Grantor's consent, Grantee may grant permits to other utility companies within the Easement herein granted, provided said permits or other utilities' facilities shall not unreasonably obstruct or interfere with Grantor's existing or future facilities.

- 3) Grantor shall not be liable for any expense, cost or charge arising from Grantee's exercise of rights granted herein. Grantee shall reimburse Grantor for (in part) all costs and expenses incurred by Grantor to remove or relocate irrigation or electrical facilities and landscaping to accommodate the purposes for which this Easement is granted.
- 4) Prior to constructing, reconstructing or modifying any facilities within the Easement, Grantee shall submit plans and receive Grantor's written approval for such facilities. Grantor's approval shall not be unreasonably withheld.
- 5) As a condition of the granting of this Easement by Grantor, Grantee expressly agrees to indemnify, defend, and hold harmless, Grantor, its officers, directors, agents, and employees from all liabilities, claims, or demands on account of or arising out of any injury or loss resulting from Grantee's exercise of rights granted herein, insofar as permitted by law.
- 6) In the event the right, privilege, and easement herein granted shall be abandoned and permanently cease to be used for the purposes for which granted, such rights shall revert back to the property owner of record at the time of the abandonment.
- 7) The easement herein granted is subject to all prior licenses, leases, and easements of record.
- 8) The covenants and agreements in this Easement shall run with and burden the land and shall extend and inure in favor of and to the benefit of, and shall be binding on, Grantor and Grantee and their successors (including successors in ownership and estate), heirs, administrators, executors, personal representatives, legal representatives, assigns and lessees.
- 9) This easement shall be for a term of fifteen (15) years and shall expire and be of no force and effect on the date which is fifteen (15) years after the date of conveyance by Grantor.

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path: R:\020-TOF Hwy 79-Remainder Intersection\09-EXHIBITS\file number\TOF Easement-L.dwg | plot date: June 30, 2014 | plotted by: eednders

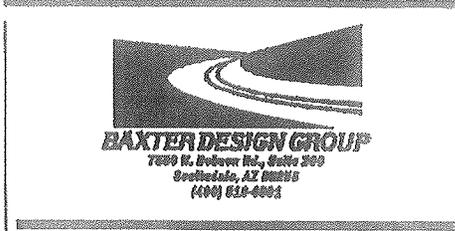
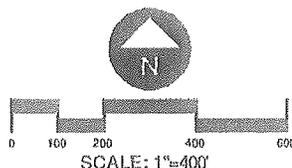
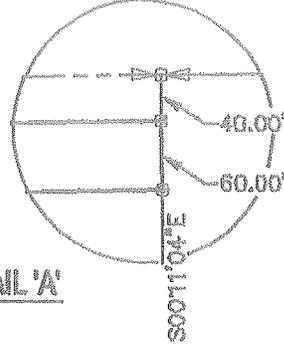
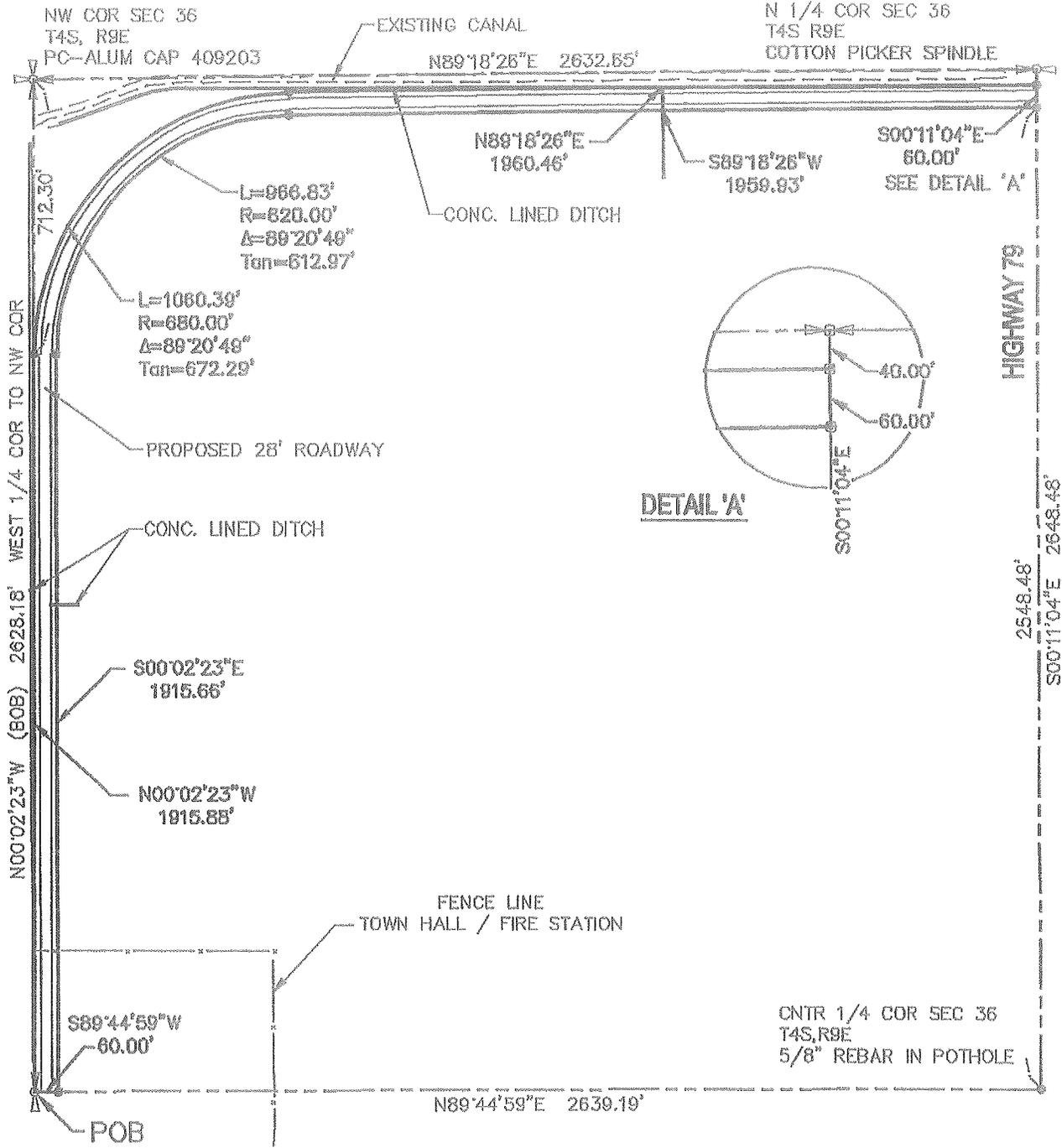


EXHIBIT "A"
**TOWN OF FLORENCE
 MAIN STREET EXTENSION
 ACCESS EASEMENT**

TOWN OF FLORENCE, ARIZONA



Town of Florence
Main Street Extension Access Easement

A Parcel of Land lying within the Northwest Quarter of Section 36, Township 4 South, Range 9 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the West Quarter Corner of Section 36 (Brass Cap, Marked LS 20358 Found), from which the Northwest Corner of Section 36 (Alum Cap, Marked 409203, Found) bears North 00 Degrees 02 Minutes 23 Seconds West (Basis of Bearing), a distance of 2628.18 feet and the Center Quarter Corner of Section 36 (5/8" Rebar, Found) bears North 89 Degrees 44 Minutes 59 Seconds East, a distance of 2639.19'.

Thence, along the West line of the Northwest Quarter of said Section 36, North 00 Degrees 02 Minutes 23 Seconds West, a distance of 1915.88;

Thence, Northeasterly an arc distance of 1060.39 feet along a curve to the right having a radius of 680.00 feet and an included angle of 89 Degrees 20 Minutes 49 Seconds;

Thence, North 89 Degrees 18 Minutes 26 Seconds East, a distance of 1960.46 feet;

Thence, South 00 Degrees 11 Minutes 04 Seconds East, a distance of 60.00 feet;

Thence, South 89 Degrees 18 Minutes 26 Seconds West, a distance of 1959.93 feet;

Thence Southwesterly, an arc distance of 966.83 feet along a curve to the left having a radius of 620.00 feet and an included angle of 89 Degrees 20 Minutes 49 Seconds;

Thence, South 00 Degrees 02 Minutes 23 Seconds East, a distance of 1915.66 feet;

Thence, South 89 Degrees 44 Minutes 59 Seconds West, a distance of 60.00 feet to the POINT OF BEGINNING.

Containing 6.7349 acres, more or less.

See Exhibit A, attached.

WHEN RECORDED MAIL TO:

LISA GARCIA
Town Clerk
Town of Florence, Arizona
P.O. Box 2670
Florence, AZ 85132

NON-EXCLUSIVE ROADWAY EASEMENT

Pinal County Parcel No.: 200-46-011B

KNOW ALL MEN BY THESE PRESENTS:

That for the consideration of One (\$1.00) Dollar and other valuable consideration, YOLE, LLC, an Arizona limited liability corporation organized and existing under the laws of the State of Arizona, ("Grantor"), hereby grants to the Town of Florence, Arizona, an Arizona municipal corporation ("Grantee"), a non-exclusive easement ("Easement") over, across and under the lands described below (the "Easement Parcel") for a public roadway and adjacent electrical utilities, and with the right to use lands adjacent to said easement during temporary periods of construction through and within the Easement Parcel.

The lands over, across and under which this Easement is granted are situated in the County of Pinal, State of Arizona, and are more particularly described by "EXHIBIT A" attached hereto and by this reference made a part hereof.

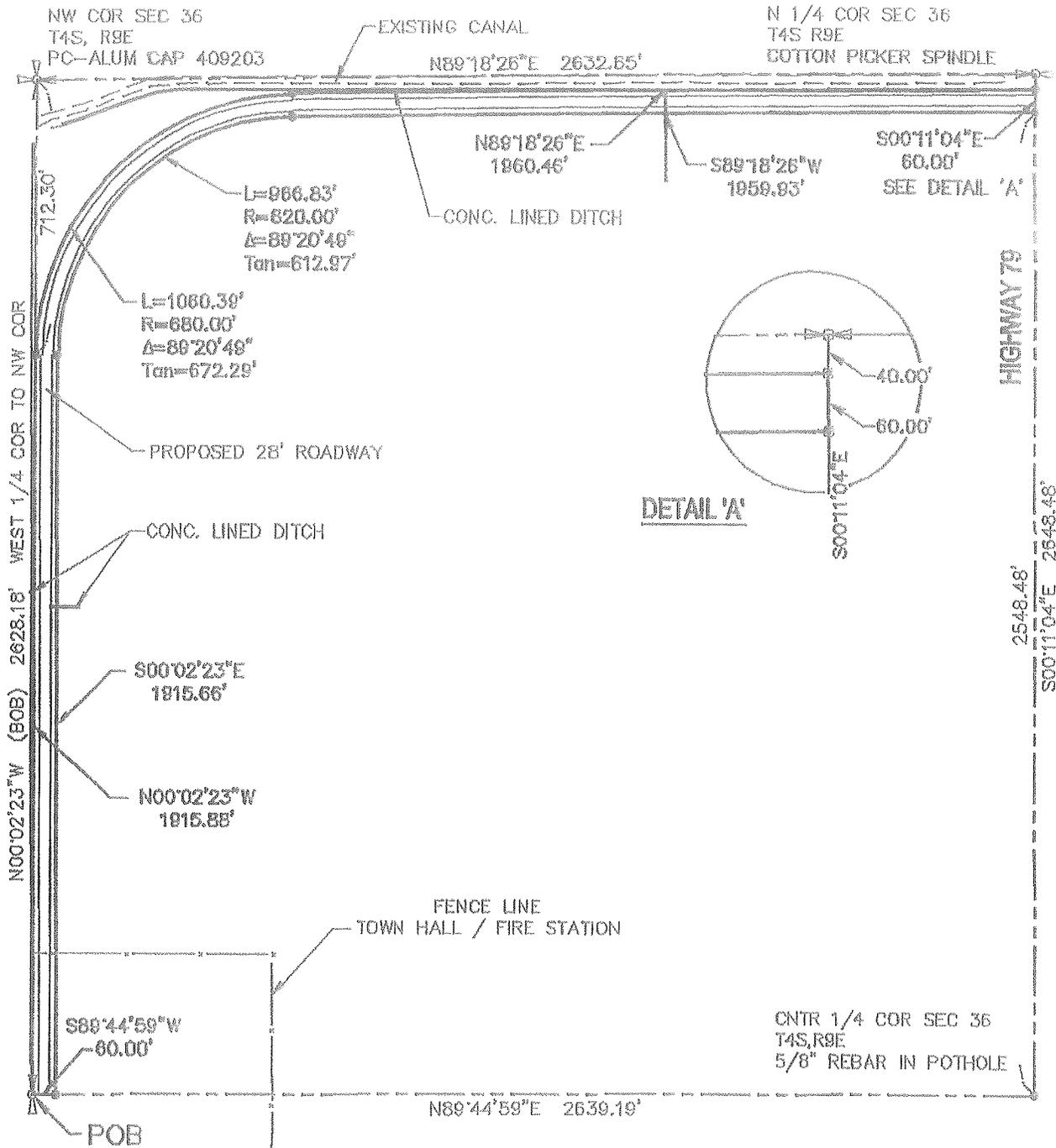
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- 2) Other than the prior rights retained by Grantor, Grantee's Easement as described herein shall be exclusive. Subject to Grantor's consent, Grantee may grant permits to other utility companies within the Easement herein granted, provided said permits or other utilities' facilities shall not unreasonably obstruct or interfere with Grantor's existing or future facilities.

- 3) Grantor shall not be liable for any expense, cost or charge arising from Grantee's exercise of rights granted herein. Grantee shall reimburse Grantor for (in part) all costs and expenses incurred by Grantor to remove or relocate irrigation or electrical facilities and landscaping to accommodate the purposes for which this Easement is granted.
- 4) Prior to constructing, reconstructing or modifying any facilities within the Easement, Grantee shall submit plans and receive Grantor's written approval for such facilities. Grantor's approval shall not be unreasonably withheld.
- 5) As a condition of the granting of this Easement by Grantor, Grantee expressly agrees to indemnify, defend, and hold harmless, Grantor, its officers, directors, agents, and employees from all liabilities, claims, or demands on account of or arising out of any injury or loss resulting from Grantee's exercise of rights granted herein, insofar as permitted by law.
- 6) In the event the right, privilege, and easement herein granted shall be abandoned and permanently cease to be used for the purposes for which granted, such rights shall revert back to the property owner of record at the time of the abandonment.
- 7) The easement herein granted is subject to all prior licenses, leases, and easements of record.
- 8) The covenants and agreements in this Easement shall run with and burden the land and shall extend and inure in favor of and to the benefit of, and shall be binding on, Grantor and Grantee and their successors (including successors in ownership and estate), heirs, administrators, executors, personal representatives, legal representatives, assigns and lessees.

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W 1/4 COR SEC 36
 T4S R9E
 BRASS CAP FLUSH
 LS 20358

N 1/4 COR SEC 36
 T4S R9E
 COTTON PICKER SPINDLE

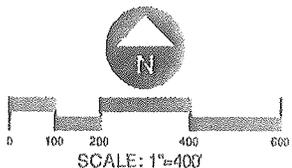
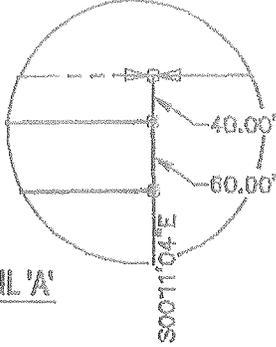


EXHIBIT "A"
 TOWN OF FLORENCE
 MAIN STREET EXTENSION
 ACCESS EASEMENT

TOWN OF FLORENCE, ARIZONA



Town of Florence
Main Street Extension Access Easement

A Parcel of Land lying within the Northwest Quarter of Section 36, Township 4 South, Range 9 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

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Thence, South 89 Degrees 44 Minutes 59 Seconds West, a distance of 60.00 feet to the POINT OF BEGINNING.

Containing 6.7349 acres, more or less.

See Exhibit A, attached.

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9b.
MEETING DATE: September 15, 2014 DEPARTMENT: Administration STAFF PRESENTER: Lisa Garcia, Deputy Town Manager/ Town Clerk SUBJECT: Donation of modular building to the City of Phoenix Fire Department		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1 st Reading <input type="checkbox"/> 2 nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Authorize the donation of the modular building that was the temporary Fire Department Station 2 to the City of Phoenix Fire Department.

BACKGROUND/DISCUSSION:

The Town of Florence issued a notice to municipalities that the donation of a modular home was available for review. The Town noticed that all costs associated with the tear down and relocation of the building would be at the expense of the municipality accepting the donation. The building needs to be moved so that Pulte can continue construction in the Anthem area. Phoenix Fire has requested use of the facility and has obtained the necessary permissions to accept the modular building. This donation falls within our Disposal Policy.

FINANCIAL IMPACT:

The modular building was originally donated by Pulte on June 18, 2007, for use as a temporary Fire Station. Pulte was informed about the donation and did not have any comment. The Town of Florence will not bear any costs associated with the relocation of the facility. Legal has drafted a waiver of liability that will be included with the title.

STAFF RECOMMENDATION:

Staff recommends approval for the donation of the modular building to the City of Phoenix Fire Department.

ATTACHMENTS:

Phoenix Letter of Acceptance
Disposed Asset Form



PHOENIX FIRE DEPARTMENT
Facilities Management Division

September 9, 2014

Lisa Garcia
Deputy Town Manager/Town Clerk
PO Box 2670
775 N. Main Street
Florence, AZ 85132

(520) 868-7552

Good Morning Lisa,

I am writing to inform you that the Phoenix Fire Department intends to obtain the modular building previously used for the Town of Florence Fire Station located on North Constitution Way.

Please accept this letter as our formal request to obtain your Modular Building.

We have obtained permission from the City Managers office and Fire Administration authorizing us to proceed with this acquisition. We are working with a modular moving vendor and Maricopa County for moving and placing the modular.

We would like to obtain the title and keys this week and hope to take possession and move sometime in early October 2014.

If you need any additional information from us please let me know and we will be happy to provide it. Thanks again, have a great day.

Sincerely,

Jim Zwerg, AIA
Architect / Facility Manager

Phoenix Fire Department

602-370-7639

CC;

Division Chief Wes Patterson

Deputy Chief Ken C Leake

Disposed Asset Form

Capital Asset No. 002.006.055 Date: September 9, 2014

Description of Asset: Modular building

Department: Fire Department Division: Substation 548

Location of Disposition: 2700 N. Constitution Way, Florence, Arizona

Was Asset Lost Stolen Destroy Outlived Useful Life
 Other no longer needed

Give a detailed account of what happened to asset including witnesses, other employees, or your facts including a copy of the police report attached (if applicable).

The Town of Florence no longer has a need for the modular building. There is no financial impact to the Town for this asset as it was donated to the Town by Pulte, and transportation costs to move the building will be incurred by the City of Phoenix Fire Department.

Department Manager:  Date: September 9, 2014

Authorized by: _____ Date: September 9, 2014
Town Manager or Representative

Prepared by: Lisa Garcia Entered by: _____
Deputy Town Manager/Town Clerk

Report Criteria:
 [Report].Asset Number = "002.006.055"

Asset Number	Description	Vendor	PO No.	Check No.	Life	Prior Accum	Total Cost
Tag Number	Department Classification	Acq Date New/Used Manufacturer Model Number	Invoice Number Serial Number	Depr Date Method	Current Depr Future Depr	Accum Depr Book Value	
002.006.055	Fire Department SubStation 548 FIRE - FFE FFE	06/18/2007 New Pulte Homes			20 06/18/2007 Straight line	49,827.74 - 8,250.00	165,000.00 49,827.74 115,172.26
Grand Totals:						49,827.74 - 8,250.00	165,000.00 49,827.74 115,172.26

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9c.
MEETING DATE: September 15, 2014 DEPARTMENT: Finance STAFF PRESENTER: Ernest Feliz Grants and Assessment Manager SUBJECT: Intergovernmental Agreement with Town of Winkelman for Community Development Block Grants funds		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to authorize the approval the Community Development Building Grants (CDBG) Intergovernmental Agreement (IGA) with the Town of Winkelman.

BACKGROUND/DISCUSSION:

The Central Arizona Governments (CAG) has announced that the annual CDBG funding allocations for each CAG community for Fiscal Year 2015 will be approximately \$113,000 for each of the 17 communities in the region. In the past, this annual amount has substantially limited the impact this grant can generate for each regional member. Because of this, it has become an accepted practice by several of the communities in the region to “partner” with other members in an effort to accomplish a much larger project every other year. Historically, the Town has “partnered” with the Town of Winkelman through an IGA. The Town is currently receiving Winkelman’s 2014 CDBG share since the Town provided its 2013 CDBG share to Winkelman. The 2014 funds have been earmarked for owner occupied housing rehabilitation in Florence. It is now time to consider renewal of the “partnership” IGA for the 2015 and 2016 CDBG cycle years.

FINANCIAL IMPACT:

Under the IGA, Winkelman will receive the FY 2015 cycle funds and Florence will receive the FY 2016 cycle funds. The figures presented below are approximate.

FY 2015 – Winkelman \$113,000 (allocation) + \$113,000 (Florence share) = \$226,000
FY 2016 – Florence \$113,000 (allocation) + \$113,000 (Winkelman share) = \$226,000

STAFF RECOMMENDATION:

Staff is recommending that the Town enter into an IGA with the Town of Winkelman regarding CDBG funds for the 2015 and 2016 funding cycle years.

ATTACHMENT:

Draft IGA (Winkelman has indicated it will act on this IGA at its Town Council meeting on September 8, 2014.)

**INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE TOWN OF FLORENCE
AND
THE TOWN OF WINKELMAN**

This Intergovernmental Agreement (IGA) is made and entered into effective the 1st day of October, 2014 by and between the Town of Florence, an Arizona municipal corporation hereinafter referred to as "Florence" and the Town of Winkelman, an Arizona municipal corporation hereinafter referred to as "Winkelman."

RECITALS:

Winkelman is located in Gila County, Arizona and Florence is located in Pinal County, Arizona. Each community is a member of the Central Arizona Governments (CAG). CAG is charged with the administration and distribution of funds obtained through the Arizona Department of Commerce for Community Development Block Grants (CDBG). Each year both communities are eligible for participation in the funding/distribution process, and the amount of funding available to each member depends upon the number of eligible CAG entities making application for CDBG allocations. Florence and Winkelman believe that it is in their best interests to partner with another participating member, so that one can make application in one fiscal year and the other in the next fiscal year. Therefore, each community should receive larger sums in the year they participate, allowing each to work on larger projects which could not be considered under normal funding circumstances. CAG has now authorized such a procedure for switching funding years, and this agreement is entered into to memorialize Florence and Winkelman's intent to participate in such a switch for fiscal years (FY) 2015 and 2016. Each community is empowered to enter into this (IGA) by the provisions of ARS. Section 11-952 *et. seq.*

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. Pursuant to CAG rules and regulations and the method of distribution established by the CAG Regional Council, each community will submit all required documentation to CAG, together with a copy of this (IGA), so as to inform CAG that the parties to this agreement will partner for the purpose of applying for funding rounds for FY 2015 and FY 2016. A letter of intent must be submitted to CAG by October 1, 2014. Each letter will indicate that it is the intent of the parties that: the Town of Winkelman will request funding for FY 2015 and forego applying for FY 2016, thus allowing the Town of Winkelman to apply for double or increased funding in FY 2015; and the Town of Florence will forego a funding request in FY 2015 and submit an application to obtain funding for FY 2016, thus allowing the Town of Florence to apply for double or increased funding in FY 2016.

2. Each of the parties acknowledges that there is a possibility of a change in state policy and/or funding in the future, and that each knowingly assumes the risk, understanding that funding levels may change during the two (2) year term of this agreement. Each community further understands that the letter of intent which is to be filed in accordance with this IGA will be valid for a period of two (2) years, and there shall be no authority to withdraw or void said letter of intent.

3. Each community shall be fully and solely responsible for compliance with all rules and regulations applicable to the grant applications each may submit and for any funding received. Failure to obtain funding or grants as a result of a community's failure to timely file applications for grant funds shall not authorize relief from this agreement. This agreement shall have a term of two (2) years from the date above stated.

4. Each community shall be responsible for payment of any fees charged by CAG for work performed by CAG on behalf of that community during the term of this agreement.

5. The Town Clerk for Winkelman and the Town Manager for Florence are authorized to execute any and all documents required to carry out the intent of this agreement.

6. Notices shall be mailed to the parties as follows:

Town of Winkelman
Sylvia Kerlock
Town Clerk
P.O. Box 386
Winkelman, AZ 85192

Town of Florence
Charles Montoya
Town Manager
P.O. Box 2670
Florence, AZ 85132

7. The Town Clerk for Winkelman and the Town Manager for Florence are fully knowledgeable in the requirements and procedures adopted by CAG. Each community enters this agreement based on the understanding, knowledge, and recommendations made by the parties in paragraph 6. Legal council has prepared and attached this written determination that the parties are authorized under the laws of this state to enter into this IGA and that this document is in the proper legal form.

EXECUTED and effective as of the date written above.

TOWN OF WINKELMAN

TOWN OF FLORENCE

Mayor, Louis C. Bracamonte

Mayor, Tom J. Rankin

ATTEST:

ATTEST:

Town Clerk, Sylvia Kerlock

Town Clerk, Lisa Garcia

LEGAL DETERMINATION

I have reviewed the above - referenced proposed intergovernmental between the Town of Florence and the Town of Winkelman and declare this agreement to be in proper form and within the powers and authority of the respective municipal corporation under the laws of the State of Arizona.

Dated this 1st day of October, 2014.

APPROVED AS TO FORM:

APPROVED AS TO FORM:

J. Dee Flake, Town Attorney

James E. Mannato, Town Attorney

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9d.
MEETING DATE: September 15, 2014 DEPARTMENT: Fire STAFF PRESENTER: Fire Chief Peter Zick SUBJECT: Superstition Fire and Medical District Intergovernmental Agreement for maintenance Services for fire apparatus.		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Authorization to enter into an Intergovernmental Agreement (IGA) with Superstition Fire and Medical District for maintenance services for fire apparatus.

BACKGROUND/DISCUSSION:

The IGA was returned to the Town prior to it being voted on by the Superstition Fire and Medical Board due to an error in the rates. The Superstition Fire and Medical Department is on a four day workweek and the rates for maintenance on Fridays will be charged at a different rate than the normal Monday through Thursday workweek rates. This error was noticed after Council approved the IGA. The attached IGA reflects the correction for the Friday rates.

FINANCIAL IMPACT:

The corrected rates in this IGA will only have a financial impact if emergency maintenance were needed on a Friday. The Fire Department has adjusted its maintenance schedule to ensure services are scheduled during the four day work schedule; and will only utilize services on Friday, Saturday or Sunday, on an emergency basis.

STAFF RECOMMENDATION:

Staff recommends approval of entering into an IGA with Superstition Fire and Medical District for maintenance services for fire apparatus.

ATTACHMENTS:

Superstition Fire and Medical District Intergovernmental Agreement

INTERGOVERNMENTAL AGREEMENT

Repair and Maintenance of Fire Apparatus and Equipment

Between

The TOWN of FLORENCE, ARIZONA,
a municipal corporation of the State of Arizona

And

The SUPERSTITION FIRE & MEDICAL DISTRICT,
a political subdivision of the State of Arizona

DATE:

**INTERGOVERNMENTAL AGREEMENT
FOR
REPAIR AND MAINTENANCE OF
FIRE APPARATUS AND EQUIPMENT**

This Agreement is entered into this _____ day of _____, 2014, by and between the Town of Florence, a municipal corporation of the State of Arizona (“Town”), and the Superstition Fire & Medical District, a special taxing district existing pursuant to the authority of Title 48, Chapter 5 of the Arizona State Revised Statutes and a political subdivision of the State of Arizona (“District”).

1. **EFFECTIVE DATE:** This Agreement shall become effective upon execution of the agreement.
2. **DESCRIPTION OF AGREEMENT:** The District shall furnish the parts, supplies and labor services as listed below when and if requested by the Town or an authorized representative of the Town during the contract period.
3. **INDIVIDUALS AUTHORIZED TO PURCHASE UNDER THIS AGREEMENT:** The following individuals are authorized to make purchases under this agreement within their dollar limitations:
 - Town of Florence Fire Department Employees with proper identification with \$1,000 single purchase limit.
 - Purchasing Agent with \$2,000 single purchase limit.
4. **PURCHASE LIMITATION:** Individual purchases under this Agreement shall not exceed \$2,000. Purchases exceeding \$2,000 are subject to competition requirement and can only be made by the Contracting Specialists and Purchasing Agents within their delegated procurement authority.
5. **PRICING:**
 - Labor @ \$67.00 per hour per mechanic during the work week hours as follows: 7 a.m. through 6:00 p.m., Monday through Thursday excluding holidays.
 - After hours and/or holidays @ \$100.00 per hour per mechanic.
 - Applicable parts, supplies, current sales tax and freight @ 100% reimbursable to the District.
 - Additional travel costs portal-to-portal for District Service Truck; under 30 miles, flat \$75; exceeding 30 miles, \$2.00 per mile portal-to-portal.
6. **TERM / RENEWAL / TERMINATION:** This Agreement shall remain in force and effect until June 30, 2017, and shall thereafter be automatically renewed for successive periods of one (1) year, unless either party shall give notice in writing to the other not less than one (1) month nor more than three (3) months prior to the initial expiration date, or of any renewal date hereof, canceling said Agreement. In the event of such notification and upon

expiration of the term during which notice is given, this Agreement shall thereupon become of no further force or effect. It is understood that this Agreement may be amended, or suspended by mutual consent in writing of the parties hereto at any time with all other conditions set forth remaining in effect. Notwithstanding anything above to the contrary, this Agreement shall not be construed so as to require Town to make any purchases hereunder.

7. **INVOICES AND BILLING PROCEDURES:** A summary invoice shall be submitted monthly on a 30-day billing cycle for all transactions made during the billing period. The summary invoice is to reflect total(s) for each work order and a total for the month's purchases. Submit invoices to:

Florence Fire Department
P.O. Box 2670
72 East 1st Street
Florence, AZ 85132
Attn: Fire Chief

8. **PAYMENT:** Payment is due within 30 days of the invoice date.
9. **LIABILITY:** The District and the Town agree to mutually hold each other harmless from any and all claims, demands, causes of action or damages, whatsoever, arising out of or in connection with services provided for in this Agreement.
10. **NOTICE:** All notices or demands required under this Agreement from either party to the other shall be in writing and shall be deemed to have been given when the notice is delivered in person or on the date deposited in the U.S. Mail addressed as follows:

TO DISTRICT:
Fire Chief
Superstition Fire & Medical District
565 N. Idaho Road
Apache Junction, AZ 85119
(480) 982-4440

TO TOWN:
Town Manager
Town of Florence
P.O. Box 2670
Florence, AZ 85132
(520) 868-7652

11. **MERGER:** This Agreement, together with any attachment(s) thereto, shall constitute the entire Agreement between the parties. No services except for those listed herein shall be covered by the terms of this Agreement. No statement, promises or inducements made by either party, or by an agent of either party, that is not contained in this written Agreement shall be valid or binding.

12. CONFLICT OF INTEREST: This Agreement is subject to the cancellation provisions of A.R.S. 38-511.

IN WITNESS WHEREOF, the parties hereto caused this Agreement to be executed this _____ day of _____, 2014.

TOWN OF FLORENCE

Town Manager

Date

ATTEST:

Town Clerk

APPROVED AS TO FORM and within the powers and authority granted under the laws of Arizona to the Town of Florence, Arizona

Attorney for the Town

Date

SUPERSTITION FIRE & MEDICAL DISTRICT

Chair Person of the Board

Date

ATTEST:

APPROVED AS TO FORM and within the powers and authority granted under the laws of Arizona to the Superstition Fire & Medical District

Attorney for the Board

Date

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9e.
MEETING DATE: September 15, 2014 DEPARTMENT: Public Works STAFF PRESENTER: Wayne J. Costa, P.E. Public Works Director SUBJECT: 2014 Groundwater Saving Agreement		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Approval of the 2014 Groundwater Saving Agreement with Pinal County Water Augmentation Authority (PCWAA) and Maricopa-Stanfield Irrigation & Drainage District (MSIDD).

BACKGROUND/DISCUSSION:

Each year, the Town enters into a Groundwater Savings Agreement with the Pinal County Water Augmentation Authority (PCWAA) and a drainage district. This year, the Town will contract with Maricopa-Stanfield Irrigation District (MSIDD).

The Town is allocated 2048 acre feet of CAP water annually through a subcontract with Central Arizona Water Conservation District (CAWCD), but does not actually take physical delivery of the water. The agreement allows the PCWAA to purchase the water in the Town's name and MSIDD to actually take physical delivery of the water.

In return, the Town will accrue stored water credits in its long-term storage account with the Arizona Department of Water Resources (ADWR). These credits allow the Town to avoid paying replenishment fees to the Central Arizona Groundwater Replenishment District (CAGR).

The MSIDD pays for the CAP water in lieu of pumped groundwater within its district in the Pinal Active Management Area. Then PCWAA pays for the storage permit and the implementation of the agreement.

FINANCIAL IMPACT:

The Town will pay \$77.00 per acre foot for the water, but will receive long-term storage credits. Valuation of similar water rights is at least \$400.00 per acre-foot.

STAFF RECOMMENDATION:

Staff recommends entering into a Groundwater Savings Agreement with the PCWAA and the MSIDD. The Town Attorney has reviewed and approved the Agreement as to form.

ATTACHMENTS:

2014 Groundwater Saving Agreement

GROUNDWATER SAVINGS PROJECT AGREEMENT

PARTIES:

This Agreement is made this _____ day of _____, 2014, by and between the **Pinal County Water Augmentation Authority** (the "Authority"), the **Town of Florence** (the "Town"), and **Maricopa-Stanfield Irrigation & Drainage District** (the "District"), to create and implement a Groundwater Savings Project ("GWSP").

RECITALS:

WHEREAS:

A. The Town has a 2,048 acre-feet per year allocation of CAP water pursuant to a subcontract with the CAWCD, which is presently not being directly used, but desires to recharge at least the minimum amount necessary to meet its M&I requirements.

B. The District desires to use a portion of the Town's CAP allocation for agricultural irrigation as an affordable alternative to pumping ground water.

C. The Authority is charged with guiding and coordinating the development of water augmentation and water conservation efforts within the Pinal Active Management Area (AMA) in conjunction with local governmental entities and the Arizona Department of Water Resources.

D. The parties desire to develop and participate in a Groundwater Savings Project as a method of facilitating an affordable interim use of a portion of the Town's CAP allocation thereby preserving the ground water underlying the Pinal AMA, according to the terms and conditions set forth herein.

COVENANTS:

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. **Intergovernmental Agreement.** This Intergovernmental Agreement ("Agreement") is entered into pursuant to the provisions of Arizona Revised Statutes §11-951, et seq.

2. **Definitions.**

2.1 "ADWR" shall mean the Arizona Department of Water Resources.

2.2 "BOR" shall mean the Bureau of Reclamation of the United States Department of the Interior.

2.3 "CAP Water" shall mean Central Arizona Project water that is part of the Town's allocation or other Central Arizona Project water which the Town has the legal right to use.

2.4 "CAWCD" shall mean the Central Arizona Water Conservation District.

2.5 "Facility Permit" shall mean permit issued by ADWR to the District and any amendments or supplements thereto.

2.6 "GWSP" shall mean the Ground Water Savings Project contemplated by this Agreement, whereby CAP water purchased by Town is delivered to the District for its direct use in order to preserve the Pinal AMA groundwater.

2.7 "GWS Water" shall mean CAP water purchased by the Authority on behalf of the Town and Delivered to the District under this Agreement.

2.8 "Pumped Water" shall mean water withdrawn from any of the wells within the District service area as shown on Exhibit "A".

2.9 "Storage Permit" shall mean the permit issued by ADWR to the Authority for storage of in lieu water pursuant to the Facility Permit issued to the District.

2.10 "Stored Water Credits" shall mean those credits accrued by the Town pursuant to this Agreement and Arizona Revised Statutes §45-852.01.

2.11 "Water Delivery System" shall mean the District turnout facilities at the CAP aqueduct used to deliver water to the District canals, including existing and future turnouts and pumps.

3. **Delivery of GWS Water.** Pursuant to the Storage Permit, and in quantities and on delivery dates scheduled by the District, up to Two Thousand Forty Eight acre feet (2048 af) of CAP Water shall be purchased in the name of the Town during the term of this Agreement, unless otherwise agreed, and its delivery shall be directed to the District. The District shall take delivery of the GWS Water at the delivery points agreed upon by the District and CAWCD. The parties shall pay the charges and fees for the purchase of the GWS Water in the manner set forth below. The District shall use such water for agricultural irrigation in lieu of Pumped Water within the District's service area within the Pinal AMA. The District shall use the GWS Water delivered under the Agreement in lieu of Pumped Water on a gallon-for-gallon substitute basis. The Town shall be entitled under this Agreement and Arizona law to the Stored Water Credits to the extent of GWS Water used by the District.

4. **Individual and Shared Expenses.** During the term of this Agreement the parties shall bear responsibility for individual and shared expenses as follows:

4.1 **District Expenses.**

4.1.1 Pay all the expenses of the delivery after receipt of GWS Water

within the District beyond the Water Delivery System.

4.1.2 Absorb the District's legal and internal operating and administrative fees and expenses, relating to the receipt and use of GWS Water under this Agreement, including legal fees incurred by the District in the development and implementation of this Agreement.

4.2 **Town Expenses.**

4.2.1 Pay all of the M&I capital charges portion of the annual water rate charged by CAWCD for GWS Water under this Agreement.

4.2.2 Absorb its legal and internal operating and administrative fees and expenses relating to the development and implementation of this Agreement.

4.3 **Authority Expenses.**

4.3.1 Authority shall pay any and all costs for the Authority to obtain a Storage Permit.

4.3.2 Absorb its legal and internal operating and administrative fees and expenses relating to the development and implementation of this Agreement.

4.4 **Shared Expenses.** Based upon the annual M&I Water Rate charged by CAWCD, less the capital charges to be paid by the Town, the parties shall pay as follows for the GWS Water used by the District:

4.4.1 The District shall pay Forty-nine and no/100 (\$49.00) Dollars per acre foot.

4.4.2 The Town shall pay Seventy-seven and no/100 (\$77.00) Dollars per acre foot (based on Central Arizona Project Final 2014/2015 Rate Schedule, June 6, 2013).

4.4.3 The Authority shall pay the remaining balance of Twenty and no/100 (\$20.00) Dollars per acre-foot, subject to the terms and conditions set forth herein, as well as receipt of Legislative funding as implemented by the Arizona Department of Water Resources.

5. **GWS Water Delivery Point and Measurement.**

5.1 GWS Water furnished to the District pursuant to this Agreement shall be delivered to the District at its Water Delivery System.

5.2 All water delivered to the Water Delivery System shall be measured using the CAWCD water measuring equipment on site. The results of such measurements shall be provided to the Authority and the Town.

6. **Ordering and Billing.**

6.1 The Town shall schedule GWS Water deliveries from CAWCD in accordance with CAWCD's procedures and at the same time shall notify and deliver to the Authority and the District a copy of the Town's schedule.

6.2 The Town shall prepay charges for said GWS Water based on the schedule of deliveries and otherwise comply with the CAWCD rules and regulations concerning payment and security of payment for said water.

6.3 The District will attempt to take delivery and use not more than the Town's annual allocation of CAP water.

6.4 The parties acknowledge the interruptible nature of the CAP water supply to be furnished under this Agreement. No party shall be liable to the other(s) for any damages resulting from curtailment, interruptions, discontinuances or reductions in supply or

undeliverable water which are beyond the control of the party.

7. **Payment.** The Town shall issue a bill to the Authority and the District for the GWS Water delivered under this Agreement. The bill will be for the actual amount of GWS Water scheduled to be delivered to the Water Delivery System pursuant to Paragraphs 6.1 and 6.2 above and for which the Town has been billed and has paid. The amount billed shall be paid within Forty Five (45) days from the date of the bill. Late payments shall incur interest at the rate of 12% per annum from the date of delinquency of any such payment. The Authority and the District shall prepay in whole or in part their respective share of the cost for the GWS Water to be delivered under this Agreement. The District shall reimburse the other parties for any payments made for the delivery of water later canceled or not accepted by the District.

8. **Final Accounting.** In the event there is determined to have been an overpayment or underpayment for GWS Water by any party, the Parties will make any appropriate adjustment to the amount paid hereunder within forty five (45) days of the determination.

9. **Hold Harmless.** The Authority and the Town shall not be responsible for the control, carriage, handling, use, disposal, or distribution of GWS Water. The Parties shall hold each other harmless from damages or claims attributable to the negligent acts of a particular party arising out of the use of the GWS Water, any damages payable, or obligations arising as a result of such negligent acts shall be the sole responsibility of the negligent party.

10. **Quality of Water.** No Party makes any warranty as to the quality of any GWS Water and no Party is under any obligation to construct or furnish water treatment facilities to maintain or better the quality of any GWS Water.

11. **Accrual and Recovery of Town's Stored Water Credits.**

11.1 Pursuant to the Storage Permit, the Authority shall accrue Stored Water Credits for and on behalf of the Town in a long term storage account with ADWR for in lieu water delivered to the District. The Town may use such credits at its sole discretion consistent with this Agreement.

11.2 Recovery of Stored Water Credits shall be allowed from wells that the Town is permitted to recover Central Arizona Project water from, subject to the requirements and constraints of the recovery well permit, including any subsequent amendments.

12. **Records and Reporting.** The parties will maintain records and accounts of deliveries, storage and uses of water under this Agreement, on the basis of information received from CAWCD and the District. The District will furnish the Authority and the Town with all groundwater pump reports and information required. The Authority will file any reports required by the Storage Permit. Copies of all such records, accounts and reports shall be made available to the other parties upon request.

13. **Effective Date.** This Agreement shall become effective on the date first written above or the date it is filed with the Pinal County Recorder as required by Arizona Revised Statutes §11-952(G), whichever is later, when fully executed by the Parties and upon the receipt of all regulatory and other approvals necessary for the implementation thereof. The deliveries of GWS Water under this Agreement shall commence as soon after the issuance of the Storage Permit as possible.

14. **Term of Agreement.** This Agreement shall remain in effect for a period of one (1) year from the Effective Date set forth in Paragraph 13 above, unless sooner terminated in

accordance with Paragraph 16 below. The parties further agree that this Agreement may be extended for additional one (1) year periods, subject to termination as set forth herein, and subject to acceptability of CAP M&I water pricing, availability of revenue for the purposes of this Agreement, availability of water, and the level of participation of other operating units in the GWSP contemplated by this Agreement.

15. **Compliance with Repayment Contract.** The parties acknowledge that the provisions of this Agreement shall in all respects comply with the terms of the Contract between the United States and CAWCD for Delivery of Water and Repayment of Costs of the Central Arizona Project, Contract No.: 14-06-W-245, Amendment No.1, dated December 1, 1988.

16. **Termination.** If any party fails to perform any obligation under this Agreement, including the payment of any charges required of the party, the other party or parties may terminate this Agreement, which termination shall be effective thirty (30) days after mailing written notice of default to the defaulting party. The defaulting party shall remain obligated to pay all charges required to be paid under this Agreement through and including the last day of the term of this Agreement.

17. **Notices.** Any notice, demand or request authorized or required by this Agreement shall be deemed to have been given when mailed, postage prepaid, or delivered as follows:

If to Town:	Town of Florence Town Manager P.O. Box 2670 Florence, AZ 85132
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If to the District: General Manager
 Maricopa-Stanfield Irrigation & Drainage District
 41630 W. Louis Johnson Drive
 Maricopa, Arizona 85138

If to the Authority: Pinal County Water Augmentation Authority
 Post Office Box 12684
 Casa Grande, Arizona 85130

The designation of the addressee or the address may be changed by notice given in the same manner as provided in this paragraph.

18. **General Provisions.**

18.1 **Time is of the Essence.** Time is of the essence in this Agreement and each term, provision and condition hereof.

18.2 **Waiver.** No waiver by any Party of any default or breach by any other Party hereto shall be deemed to be or constitute a waiver of any other or subsequent default or breach.

18.3 **Binding Effect.** All terms, provisions and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

18.4 **Entire Agreement.** This Agreement, and all other documents contemplated or described herein which are or have been or shall be executed by the Parties hereto, accurately and completely reflect the mutual understanding of the Parties as to all matters addressed herein and therein, and there exists no other agreements, understandings, written or oral, between the Parties and no expectations which are not specifically set forth herein.

18.5 **Attorney's Fees and Costs.** In the event of a dispute, the successful party shall be entitled to reasonable attorney's fees and costs.

18.6 **Counterpart Executions.** This Agreement may be executed in multiple counterparts, and when a counterpart has been executed by each of the Parties hereto, such counterparts, taken together, shall constitute a single agreement. Duplicate originals may also be utilized, each of which shall be deemed an original document.

18.7 **Conflict of Interest.** The parties acknowledge that the Town may be entitled to terminate this Agreement in the event of a conflict of interest pursuant to the provisions of A.R.S. § 38-511, Arizona Revised Statutes.

18.8 **Acknowledgment of Dual Representation of Legal Counsel.** The Authority and Town each acknowledge that the law firm of Cooper & Rueter, L.L.P. represents the Authority and the City of Eloy in a similar Agreement and that legal counsel for the Authority did not draft this Agreement but has reviewed this Agreement as to form and state law requirements for Intergovernmental Agreements. The Authority and Town hereby waives any claim as to conflict of interest as a result of the law firm of Cooper & Rueter, L.L.P. representing the Authority and if applicable the City of Eloy.

THIS AGREEMENT EXECUTED this _____ Day of _____, 2014.

Pinal County Water Augmentation Authority

Attest: _____
Secretary

By _____
Its Chairman

Approved as to Form:

Authority Attorney

Town of Florence

Attest: _____
Town Clerk

By _____
Mayor

Approved as to form:

Town Attorney

Maricopa-Stanfield Irrigation & Drainage District

Attest: _____
Secretary

By: _____
Its President

Approved as to form:

District Attorney

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON THURSDAY, JULY 31, 2014, AT 5:30 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Mayor Rankin called the meeting to order at 5:30 pm.

ROLL CALL:

Rankin, Smith, Celaya, Hawkins, Montañó, Walter Woolridge

WORK SESSION REGARDING CONSTRUCTION OF MUNICIPAL FACILITIES CONSISTING OF A LIBRARY, OUTDOOR AQUATIC COMPLEX, RECREATION SPACE, PROGRAMMING OFFICES, OUTDOOR FIELDS, AND OTHER GOVERNMENT FACILITIES.

The design-build team assembled for this project by Low Mountain Construction includes: Hidell and Associates Architects, H2O Design, Gilmore Planning and Landscape Architecture, Wood/Patel and Swaback Partners. Hidell is a leader in public facilities, particularly libraries, and H2O specializes in the design and consultation of municipal, commercial and semi-commercial aquatic facilities. Low Mountain was fortunate to secure the services of Wood/Patel and Swaback Partners, both of which were involved with developing the North End Framework Vision Plan for the Town of Florence.

Mr. Aaron Babcock, Principal, Hidell & Associates Architects, explained that the new complex will be an entrance into the territory square and will be designated as such by the artwork and signage.

Mr. Jeffrey M. Denzack, APA, ASLA, Partner, Swaback Partners, pllc, discussed the master planning element to the design process with regards to Phase I. He said it is important to ensure that the investment is done properly and has a positive impact on any future development. They have worked closely with the other consultants and the team to ensure that it will have a positive impact and matches the master plan. He said they are working on Phase I of the area and how it relates to the adjacent 40 acres, how it impacts the entire area and how it relates to Territory Square. He said consideration was given to the North End Vision Plan and the Territory Square Zoning District.

Mr. Denzack provided the refined schematic site plan for Phase I of the project and explained how the project is laid out. He said they have organized the 40 acre parcel in terms of development areas that could be done by the Town, in a joint venture, public-private partnership, or to sell it for private development.

Mr. Denzack outlined the location of the various facilities, offices, covered walkways, future Town Hall, and roadways. The site includes parcels A –F, which will have a

library, future recreation center, pool, mixed use development, office space, and possible parking structure. He said the goal is to create flexibility for the future.

Mr. Babcock stated the library and recreation complex had originally been designed around a central interior plaza. The redesign still includes the central interior plaza but it has now been oriented around Main Street, which has changed the configuration. He explained that the requirements outlined in the RFP still remain and still work in concert with one another.

Mr. Babcock explained that the program space and library space has been combined. The area will include multiple seating areas, express computers, and programming space. The programming space will include a meeting room with a divisible wall and a kitchen. He said there are also three recreation programming rooms which are divided by removable walls and can be turned into one large room. He said there is also a library entry off of the interior plaza. The library is configured with a series of rooms that are used as buffer zones between the main collection area and interior plaza. These rooms are also program spaces that are enclosed within the library. The library will have a teen zone that can be entered through the library or the plaza, a craft room which is part of the children's area and can be utilized by adults, and a story time and children's work room and study rooms. The goal is to create usages that are flexible as programming changes. There plaza will have public restrooms, a control desk, and staff area which can entered through the lobby area.

Mr. Babcock stated that they have taken elements from buildings along Main Street to use in the design of the new buildings to create a cohesive look. He said a vegetative plaza will contain signage and artwork and will play as a backdrop to define Territory Square and will contain the architectural elements that will be repeated in the future for Territory Square.

Mr. Wayne R. Hatch, Vice-President, Low Mountain Construction, Inc., stated that the configuration of the pool has been changed. He said Mr. Bryan Hughes, Parks and Recreation Director, toured pools that Low Mountain Construction had participated in building in Mesa, Chandler, and Gilbert. He said the original plan included three separate pools, and the new layout has two pools, which will create a larger area for parents to be with their children. The layout includes underwater benches, and provides an area for swim lessons. He said this will save on equipment and construction. There will also be a completion pool and a diving area, two slides, lots of shade areas, and a greenbelt area.

Mr. Babcock explained the layout of the aquatics facility, which includes bathhouse/locker rooms, shaded vending area, restrooms, administration area and multi-purpose room.

Mr. Bryan Hughes, Parks and Recreation Director, stated that changes have been made to the original plan, and staff believes they are at a point where they can generate

a guaranteed maximum price with Low Mountain Construction, which will come before Council in the near future.

Mayor Rankin inquired about the crafts room in the library, and thought that Parks and Recreation normally do craft programs.

Mr. Hughes stated that traditionally Parks and Recreation do crafts; however, the Library Department does arts and crafts through the library. Staff would like to continue to offer classes through both departments.

Discussion occurred on the elements incorporated into the design of the building.

Mayor Rankin stated that he has concerns of building a recreation facility; however, it does not include all of the recreational elements. He would like the fitness center to be located in the new facility.

Councilmember Celaya agreed that the fitness center needs to be located in the new facility and would like all of the recreation elements incorporated at the same time. He inquired what the difference in cost is to build it now versus delaying the construction to a later time. He said if the Town is financing a portion of the project, it may better to include it now.

Mr. Charles A. Montoya, Town Manager, stated that there is another site that the fitness center can be added. He said there is a concern to add the fitness center within the building itself due to the odors and emanations that are associated with the fitness center.

Councilmember Celaya stated that his thoughts were to build a separate building.

Discussion occurred on the offices spaces proposed within the facility.

Mr. Hughes stated that there are various options for adding a fitness center based on the uses.

Councilmember Celaya stated that Site 2 is what is slated for the fitness center and is in close proximity to the other facilities. He inquired how much it would cost to add this facility to the existing project.

Mr. Montoya stated that the cost may be approximately \$2 million.

Councilmember Montaña agreed with Councilmember Celaya in adding the fitness center.

Vice-Mayor Smith stated that adding the fitness center will centralize all the recreation services and staff in one location.

Councilmember Celaya stated that moving the fitness center will also create a vacancy on Main Street for another business to occupy.

Councilmember Woolridge stated that she would not want the fitness center to be attached to the library.

Mayor Rankin stated that he has received comments from the public stating that they do not want the Town to do bonds or finance the project.

Mr. Montoya stated that there is approximately \$8 million in CIP that is assigned to the project. There is approximately \$5 million in the General Fund that the Town is not utilizing; however, staff is recommending \$5 million in issuance of bonds.

Mayor Rankin inquired if the \$5 million in the General Fund are associated with the impact fees that were collected north of the river.

Mr. Montoya stated that it does not.

Mayor Rankin inquired if there is a stipulation on some of the impact fees that were collected north of the river that cannot be used in the core area.

Mr. Montoya stated that the impact fee consultant has stated that the impact fees were gained in the Town of Florence and can be used within the Town of Florence.

Mr. James E. Mannato, Town Attorney, stated that the Town has consulted with the firm that provided the Town with the impact fee study when the laws changed in 2012. He said with regards to development impact fees, one must ascertain if the fees were collected prior to the legal rubric and those that were collected after the Town was required to conduct a new impact fee study. He stated impact fees that were collected for purposes which are no longer eligible for impact fee utilization can be used for those purposes, notwithstanding that there are now different laws, so long as they make the utilization of those fees prior to 2020. Both he and the consultant concluded that the types of impact fees that the Town collected prior to 2012 can appropriately be applied.

Mayor Rankin inquired the impact fees can be utilized north of the river.

Mr. Mannato stated that the impact fees were derived, in part, from the development of the Anthem community. He said impact fees are not utilized in service areas, which was not that way in the past when the Town was collecting to those fees from Anthem. He said when legislature changed the law they deemed it appropriate to allow fees that were collected under the prior legal framework to be utilized that way, which is what is allowing the Town to utilize the impact fees for this project.

Vice-Mayor Smith inquired if there is a limit on the timeframe in which the impact fees must be used.

Mr. Mannato stated that if you collected fees for a purpose that is no longer permitted, you must spend the fees by 2020.

Discussion occurred on the funding mechanism and development impact fees.

Staff's recommendation is to issue bonds. It is always best for the Town to have the flexibility to have cash in its account and issue debt if the debt is cost effective. An analysis was done to determine which option was more cost effective. The Town would still gain more in interest on retaining the cash than it would pay in interest on the debt.

Mr. Mannato stated that the current law, from 2012 forward, allows for development impact fees to be pay for pools but not aquatic centers.

Councilmember Walter inquired if the aquatics component was disallowed prior to 2012. She inquired if \$5 million is enough to cover the aquatics portion of the project and if this is why the Town is choosing the bonding.

Discussion occurred on what development impact fees could be used for through 2012, and after when the law changed.

Mayor Rankin inquired if the bond must be voted on by the citizens.

Mr. Mannato stated that the citizens do not need to vote on it because the bonds are not General Obligation Bonds. The bonds that will be issued have a lien on them and are pledged to the Town's excise tax revenue.

Mayor Rankin inquired about the total cost of the project.

Mr. Montoya responded that the project is estimated to cost approximately \$13 million. The Town has the funds to pay for the project without the bonds.

Mayor Rankin stated that the Town is in litigations due to the condemnation of the Curis building and inquired where the funding would come from if the Town had to purchase the building.

Mr. Montoya said the Town has the \$75 million in bonding capacity.

Councilmember Hawkins stated that the economy is doing so well that the Town is going into debt for a luxury, and not a necessity. He said the project came to fruition because the Town would no longer be able to use its facilities for the library or pool. Councilmember Walter asked for a clarification as to why the Town would not have to ask the voters to vote on these revenue bonds but did have to ask the voters to vote for the revenue bonds to purchase Johnson Utilities.

Mr. Montoya explained that the citizens were asked if they wanted the Town to acquire the utility, they were not asked to vote on the bonds.

Mr. Mannato explained that the bonds for this project are not revenue bonds. He said the bonds are pledged with a lien against a certain kind of revenue.

Discussion occurred on bonding.

Councilmember Walter stated that the operations and maintenance costs outlined does not include staffing or costs associated with the staffing. She is concerned about the costs, specifically if the Home Rule Option does not pass.

Councilmember Hawkins expressed his concern on the amount of debt that will be incurred. He understands the annual payment to be approximately \$390,000 annually. He said there is an addition \$170,000 annual expense for pool maintenance. He said there will also be expenses for the library, which may equate to approximately \$700,000 annually to have the facility. He inquired if the facility is expected to bring in that amount of revenue to offset the cost.

Mr. Montoya stated that the debt obligation will be structured will be two years of interest only, which will allow the Town to ramp up services to get foot traffic into the facility to assist in paying for it. He explained the difference in costs from the high school pool and the proposed new pool.

Councilmember Montaña stated that it is important to remember that the Town will now be providing a service to the community as well as job opportunities, which has been lacking for some time. Our residents leave Florence for something to do because there is nothing here, and people will stay in Town with this.

Councilmember Woolridge stated that the Town has been planning for this for years, and it is time to move forward. The residents deserve a new facility.

Councilmember Celaya stated the library and pool will not generate enough revenue to offset the cost; however it is a service that the Town provides to its citizens. It is the most ideal opportunity to move forward on the project.

Mayor Rankin stated that the facility will be a selling point for developers. He is concerned about the annual operational costs. He does not see the need for a heated swimming pool.

Councilmember Montaña stated that the Town hired Mr. Hughes to move the recreation services forward and it is important to have the facility needed to showcase the services that can be offered to our residents.

Councilmember Hawkins said that he is in agreement that a new pool and library facility are needed; however, the proposed project is much more than a library and pool.

Mr. Hughes stated the Town has not received the cost analysis on the library/recreation complex as of yet as they have only been working on the aquatic center.

Mayor Rankin stated that the costs are needed so they know how the budget will be impacted and before Council can make a decision.

Mr. Montoya stated that the building is not in its final configuration so they are unable to provide an exact cost at this time.

Councilmember Woolridge stated that the utility costs will be estimates. You won't know your true costs until after the first year.

Mr. Hughes stated that the Town has not paid for water or electrical utilities for the pool, and utilities will be an added cost. He explained the reasons for the different type of pools proposed as well as the difference in cost for chemicals. He said you are able to control the heated pool and not utilize it during certain seasons. The cost to not include the heating would be significant at a later time. He said Low Mountain Construction has built 29 pools in Arizona, and they all contained the heating. The completion pool would be the only pool with heating. He said if the high school were to utilize use of the pool, their season goes through November.

Councilmember Montaño inquired what type of chemicals would be used.

Mr. Hughes said it would be a chlorinated pool.

Discussion occurred on operation and maintenance costs per square footage and estimated costs for the proposed facility.

Mayor Rankin inquired if solar was considered to help subsidize costs.

Mr. Montoya stated that staff can research solar usage.

Mr. Hughes stated that solar is not as efficient as one may think. They are building the facility as efficient as possible.

Councilmember Celaya stated that if the building is already efficient, they may lose the advantage.

Mayor Rankin inquired when the authorization will go before Council.

Mr. Montoya stated that authorization for the bonds as well as a GMP maximum contract to get the project moving forward will go before Council on August 18, 2014.

The Council stated that it may be beneficial to move forward with adding the fitness center to the project.

Mr. Montoya stated that staff will provide a total cost for the project as well as estimates on operations and maintenance costs for the facilities, and personnel totals and costs.

Discussion occurred on possible locations for the fitness center.

Discussion occurred on operations and maintenance costs for the soccer fields.

Mr. Hughes stated that he will review the scheduling of the current fields to determine the need for the addition of back stops. He said they will be adding lighting to Field No. 3 in the near future. There may be enough ball field space to accommodate the needs without having to add back stops at this time.

Discussion occurred on the the distance from the parking lot to the library.

Discussion occurred on the possibility of using Astroturf instead of grass as a cost savings mechanism.

Discussion occurred on restrooms and shower facilities located within the facilities.

Mr. Hughes stated that staff is trying to stay on a timeline. They would be able to incorporate a gymnasium and fitness center under a separate track, which would allow them to stay on track with the library, recreation and aquatic center. He said they would like to have the library completed and opened by May 2015 with the recreation and aquatic center to open thereafter.

Mayor Rankin is concerned about the extra office spaces.

Councilmember Montaña stated that the additional space is needed for growth and additional programming.

Mr. Montoya stated that the facilities are designed for growth. He said the gymnasium and weight center will have one office.

Ms. Rosemary Bebris, Librarian Director, stated that two needs assessments have been done to identify the amount of space that the library will need for their future growth and they have identified that the library will need approximately 30,000 square feet. The study in 2007 identified that they were 1,000 square feet too small.

ADJOURNMENT

On motion of Councilmember Celaya, seconded by Vice-Mayor Smith, and carried to adjourn the meeting at 7:30 p.m.

Tom J. Rankin, Mayor

ATTEST:

Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on July 31, 2014, and that the meeting was duly called to order and that a quorum was present.

Lisa Garcia, Town Clerk

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, AUGUST 4, 2014, AT 5:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Mayor Rankin called the meeting to order at 5:18 pm.

ROLL CALL:

Present: Rankin, Smith, Celaya, Hawkins, Montaña, Walter, Woolridge

ADJOURN TO EXECUTIVE SESSION

For the purpose of discussion and consultation of the public body in accordance with A.R.S. 38-431.03(A)(3) and A.R.S. 38-431.03(A)(4) to obtain legal advice from the Town Attorney and to discuss and consider the settlement of pending litigation.

On motion of Councilmember Walter, seconded by Councilmember Hawkins, and carried to adjourn to Executive Session.

ADJOURN FROM EXECUTIVE SESSION

On motion of Councilmember Hawkins, seconded by Councilmember Celaya, and carried to adjourn from Executive Session.

INVOCATION

Councilmember Walter led the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Rankin led the Pledge of Allegiance.

CALL TO THE PUBLIC

Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

Ms. Barbara Manning, Florence Resident, shared her support for the new pool and the positive impact it will have on the community; however, she is concerned with the cost of the pool based on recent usage numbers. Ms. Manning would like the Council to

postpone the vote to allow for further review of the facility costs and to include residents in the process.

Mr. Larry Putrick, Florence Resident, reminded the Council that the taxpayers in the Florence Unified School District, voted down the budget override three times. The pool and library are needed and are a good idea, but asked the Council to exercise a little discrimination on how the money is spent with regards to these items.

Ms. Ruth Frothechski, Florence Resident, is in agreement with the community pool and library project, as they are needed. She said the expense of the center needs to be justified. She inquired why the town employees obtained bids prior to Council approval for the project. She also inquired how much of the aquatic center expense is being paid for by Development Impact Fees, and of these fees, what percentage is paid by Anthem.

Ms. Karen Shoppell, Florence Resident, agreed with the need of a pool and library for the Town; but as an employee of the FUSD, does not see the usage at the pool that would warrant a new facility.

Mr. Richard E. Waggoner, Florence Resident, inquired as to what percent of the property tax is from the Sun City residents. He also inquired about assessments and how those funds are used.

Mr. Phil Hollins, Magic Ranch Resident, stated the Town of Florence is requesting a bond of \$5 million with an interest rate of 3%. He is concerned that this amount will increase and so will the interest on the bond. He stated that he is concerned that residents do not have a say in this matter.

Ms. Ruth Harrison, Florence Resident, discussed the proposed library and aquatic center and referenced information that was provided at the Council's works session. She stated that the information included the proposed addition of a recreational building at a cost of approximately \$2 million dollars. The proposed cost is to be offset by the sale of the existing fitness center located on Main Street, which would allow for a business to move in. She asked that the fitness center be left at its current location until there is more activity on Main Street and the Town can afford the additional expense.

Ms. Denise Kollert, Florence Resident, inquired where the Anthem residents were when the Town had the several meetings to discuss the project.

Mr. John Dantico, Iron Horse Ranch Resident, expressed his concern regarding the timing of the project in relation to the annexations. He asked how the project was to be funded.

Ms. Donna Rankin, Florence Resident, stated that it is disturbing to hear the people talk as if they are not part of Florence. She said everyone is part of Florence, and should

identify themselves as Florence residents. She said the Council works hard for all Florence residents.

Councilmember Celaya responded to criticism, in which he stated that the Town will do a press release to respond to questions during call to the public.

PUBLIC HEARINGS/PRESENTATIONS

Presentation of a Proclamation declaring August 2014 as “Child Support Awareness” month.

Mr. Charles A. Montoya, Town Manager, read the proclamation for the record.

Mayor Rankin declared August 2014 as Child Support Awareness Month and presented the Proclamation to Ms. Bertha Castro, Office Manager, Child Support Services Pinal Region. He recognized the importance of the work that the Child Support Services does and thanked them for their service to community.

Ms. Bertha Castro, Office Manager for Child Support Services Pinal Region, thanked the Town of Florence for their support. She stated that they have 186 active cases, of which, 5.8% are in Pinal County. They have collected \$35 million for the families they serve.

Presentation of a Proclamation declaring August 2014 as “Drowning Impact Awareness” month.

Mr. Charles A. Montoya, Town Manager, read the proclamation for the record.

Mayor Rankin stated that firefighters see drownings on a continual basis. He stressed the importance of raising awareness and it is important to know where the children are at all times when they are around pools.

Public hearing on a request by United Engineering Group, on behalf of Palms-Magic Ranch 80, LLC, on an application to replace the existing Planned Unit Development (PUD) zoning with a new Planned Unit Development (PUD). The Ashburn at Magic Ranch PUD is a planned single-family residential community of approximately 80 acres that is generally located west of Mitchell Trail, south of Arizona Farms Road and east of the Union Pacific Railroad. This case is contingent upon the annexation of the property into the Town of Florence, per pending Annexation 2013-01. First reading of Ordinance No. 613-14.

Ordinance No. 613-14:

Mr. Charles A. Montoya, Town Manager, read Ordinance No. 613-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ASHBURN AT MAGIC RANCH PLANNED UNIT DEVELOPMENT (PZC-20-14-PUD).

Mr. Mark Eckhoff, Community Development Director, stated if the property is annexed into the Town, the owners would like to improve upon the plans and lower the density on the project and will designate a four acre public safety site. He said the Planning and Zoning Commission has forwarded a favorable recommendation.

Mayor Rankin opened the public hearing.

Mr. Albert Dare, Tempe, Arizona, Resident, stated that he owns a home in Magma Ranch and is in support of the annexation. He stated that one of the reasons he moved to Magma Ranch is it was his dream to have a little place out in the open. He has weighed the positives and negatives of the proposed project and is still in the support of the project.

Mayor Rankin closed the public hearing.

Public hearing on a request by the Arizona State Land Department request to change the existing zoning on approximately 320 acres from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD). The Lookout Mountain II PUD proposes underlying zoning of Multi-Family Residential (MFR) and Highway Business Commercial (B-2) on the property, which is generally located south of Arizona Farms Road, east and adjacent to the Gila River Indian Community and west of the Union Pacific Railroad. The subject site is also bisected by Hunt Highway. This case is contingent upon the annexation of the property into the Town of Florence, per pending Annexation 2013-01. First reading of Ordinance No. 614-14.

Ordinance No. 614-14

Mr. Charles A. Montoya, Town Manager, read Ordinance No. 614-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE LOOKOUT MOUNTAIN II PLANNED UNIT DEVELOPMENT (PZC-21-14-PUD).

Mr. Mark Eckhoff, Community Development Director, stated that the Town is acting on behalf of State Land. In 2009, the Town entered into a development agreement with State Land, and per the agreement, agreed to work with them regarding zoning if the parcels were ever annexed into the Town. He said all of the parcels have been incorporated into the Town, with the exception of this parcel. He said this is the last parcel to be annexed into the Town, and it has been included in the Magic Ranch annexation.

Mr. Eckhoff explained the proposed zoning. He stated that currently there is not a market for commercial in the current configuration and explained how the property will be developed. He stated that many residents are concerned of what will be built on the property and it will likely be single family homes. He said the Planning and Zoning Commission has forwarded a favorable recommendation.

Mayor Rankin inquired when multi-family, high density commercial was adopted on the property.

Mr. Eckhoff stated the General Plan in 2007 provided for high density commercial. It was modified in 2008 and was approved by the voters in 2010. The Development Agreement with the State was entered into in 2009.

Mayor Rankin opened the public hearing.

Mr. Charles Smith discussed the Gila River Nation. He said that District 4 contains eight villages and is 119 square miles. He explained what the District entails such as the roadways within the District. He also discussed the issues they had with Scottsdale, Arizona, regarding Pima Road. He inquired if Florence has held discussions with the Nation.

Mr. John Dantico, Iron Horse Ranch Resident, stated that the Town is doing things prior to the annexation and that property is being destroyed. He stated that they have not been part of the planning process, and the annexation is not in their best interest. He stated that they will be negatively impacted financially and have no say in what is being done. He said the political process is not fair or good for him and his neighbors.

Mayor Rankin inquired how Mr. Dantico felt he would be economically impacted by the annexation.

Mr. Dantico stated once people learn that a multi-unit development is planned with the possibility of 3-story apartments, and the possibility of subsidized housing, it will deter them from purchasing in the area.

Mayor Rankin asked Mr. Dantico if he felt a developer would pay the high price to put in Section 8 housing. He stated that Section 8 housing is in all communities and it does not decrease home values. He said homeowners should utilize their HOA to enforce rules to assist in the maintenance of the community. He has not heard of one property that has decreased in property value due to a neighboring home being a Section 8 house.

Mr. Dantico stated that multi-unit housing would devalue his property. He encouraged the Council to involve the residents when determining the zoning of this parcel.

Vice-Mayor Smith explained that the Town is limited on what they can approve for the land. He stated that they cannot mandate what a property owner can place on their

property. He said the Town works with the land developer with the Town Plan. He said the Plan was implemented years ago, projecting what was going to be placed on the land.

Mr. Phil Collins, Magic Ranch Resident, spoke about high density residential verses residential housing and said there is not much difference, and inquired why the zoning would be changed. He said he has an understanding of how the grants and funding are connected to zoning classifications, Section 8 housing and multi-family housing. He said it is the renters and not the residents that cause the problems. If they had been a part of the housing strategy years ago, they could have expressed their concerns and shared their negative experiences. He said the plan of our Florence leadership is not living up to their promises and he does not see accountability; otherwise, fees would not be charged or reduced. He said Florence lost a lawsuit and inquired who would pay for it.

Councilmember Hawkins stated that the property owners are the ones who will decide if the annexation will pass. The Town must comply with State law. He said Florence is transparent.

Councilmember Woolridge stated that crime happens everywhere and not only within subsidized housing.

Mayor Rankin stated that plans are subject to change.

Councilmember Celaya stated that the Council has everyone's best interest when making decisions.

Mr. Woody Rast, Magic Ranch Resident, stated that he is against the annexation.

Ms. Kathy Hargrove, Magic Ranch Resident, stated that the land has already been zoned and State Land has the final decision on what will be built on their property. She said the property has changed ownership several times. She stated that she is in favor of the annexation.

Ms. Hargrove stated the current status of the mine project is the result of the prior owner who setup the ability for the mine to reopen and be worked. If the lawsuit requires a payment by the Town, she does not want to pay for it.

Mr. John Dantico, Magic Ranch at Iron Horse Resident, thanked the Council for protecting their well-being with regards to the mine.

Mayor Rankin closed the public hearing.

Public hearing on a request by The WLB Group, Inc., on behalf of El Dorado Arizona Farms, LLC, for a request to replace the existing Planned Unit Development (PUD) zoning with a new Planned Unit Development (PUD). The

Arizona Farms West PUD is a planned mixed use community of approximately 389 acres generally located on the south side of Arizona Farms Road, east of the Quail Run Lane alignment, north of the Heritage Road alignment and west of the Copper Basin Railroad. This case is contingent upon the annexation of the property into the Town of Florence, per pending Annexation 2013-01. First reading of Ordinance No. 616-14.

Ordinance No. 616-14

Charles A. Montoya read Ordinance No. 616-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ARIZONA FARMS WEST PLANNED UNIT DEVELOPMENT (PZC-24-14-PUD).

Mr. Mark Eckhoff, Community Development Director, stated this project is primarily residential with some small commercial and employment pieces and a golf course. The land has been planned for 12 years and the new owners have split the land into two projects; west and east. Each project falls into two different annexations. This Arizona Farms West project is in the Magic Ranch annexation.

The plan will consist primarily of residential homes with 20 acres set aside for a Town park, 14 acres for a school site along with HOA amenities including pocket parks and multi-use paths. The two projects will be merged together to make one community.

Mayor Rankin opened the public hearing.

Mr. Albert Dare, Magma Ranch Resident, stated that he is in favor of this project. He stated that Section 8 residents are the same as everyone else and should be respected just as any citizen.

Mr. Fred Rudman, Magic Ranch Resident, expressed his concern regarding the roads that lead into the various projects that are being discussed. The current road system in Oasis at Magic Ranch is servicing an adjacent community as their access road was never completed. He said he is interested in seeing the road system planned for the developments and hoped that there are sufficient ingresses and egresses which will be able to handle the increased traffic flow.

Mayor Rankin closed the public hearing

Public hearing on a request by The WLB Group, Inc., on behalf of: El Dorado Arizona Farms, LLC; Langley AZ Farms 150, LLC; Wolfy's R. E. Holdings, LLC; David C. Phillips c/o BGH Associates, LLC, and Superstition Springs R-14 Association to replace the existing Planned Unit Development (PUD) zoning with a new Planned Unit Development (PUD). The Arizona Farms East PUD is a planned mixed use community of approximately 766 acres generally located on

the south side of Arizona Farms Road, north of the Heritage Road alignment, west of Felix Road and east of the Copper Basin Railroad. This case is contingent upon the annexation of the property into the Town of Florence, per pending Annexation 2013-02. First reading of Ordinance No. 617-14.

Ordinance No. 617-14

Charles A. Montoya read Ordinance No. 617-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ARIZONA FARMS EAST PLANNED UNIT DEVELOPMENT (PZC-25-14-PUD).

Mr. Mark Eckhoff, Community Development Director, stated that the Arizona Farms East PUD is planned with various residential, commercial and employment. Commercial employment has been retained as it was planned originally with Pinal County so as to not lose the employment opportunities. He stated that this is the first project that Community Development has had an opportunity to work with the owners with regards to the area which may include a segment of the North-South corridor. He stated that there will be a five acre site for a public safety facility and possible locations for school sites.

Mr. Eckhoff discussed the road infrastructure for the area and how Community Development is working with land owners in the area to improve the road system.

Mayor Rankin opened the public hearing. There being no public comment, Mayor Rankin closed the public hearing.

Public hearing on a request by United Engineering Group, on behalf of RMG Lucky Hunt LLC, for a change to the existing zoning on approximately 65 acres from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD). The Reserve at Lookout Mountain PUD is a proposed single-family residential community generally located on the west side of Hunt Highway at the Heritage Road alignment. This case is contingent upon the annexation of the property into the Town of Florence, per pending Annexation 2013-01. First reading of Ordinance No. 618-14.

Ordinance No. 618-14

Charles A. Montoya read Ordinance No. 618-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE RESERVE AT LOOKOUT MOUNTAIN PLANNED UNIT DEVELOPMENT (PZC-02-14-PUD).

Mr. Eckhoff, Community Development Director, stated that the property is located within Magic Ranch and will be a subdivision with various lot sizes, and will preserve the natural hills in the area. He stated that the developer has held discussions with the Gila River Nation on how they could improve on the community. It was requested that the homes not all back up to the Nation and the request was incorporated into the plan. He said the Planning and Zoning Commission has forwarded a favorable recommendation.

Mayor Rankin inquired how many units are planned and how many access points the development will have.

Mr. Eckhoff, Community Development Director, stated that there will be access from the north and the south of the shopping center as well as from the development on the south. He said there may be additional access which can be obtained from Hunt Highway if deemed necessary during project development.

Mayor Rankin opened the public hearing. There being no public comment, Mayor Rankin closed the public hearing.

CONSENT AGENDA: All items indicated by an (*) will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.

- a. ***Approval of accepting the register of demands ending June 30, 2014, in the amount of \$2,452,387.59.**
- b. ***Authorization to enter into an Assurance Agreement for Construction of Subdivision Improvements with D.R. Horton, Inc.**
- c. ***Authorization to purchase a Ford Explorer for the Fleet Motor Pool, from Chapman Ford, in an amount not to exceed \$30,623.94.**
- d. ***Authorization to purchase two Chevrolet Tahoe vehicles, for the Police Department, from Midway Chevrolet, in an amount not to exceed \$64,750.00.**
- e. ***Approval to enter into a lease agreement with the Pinal County Federal Credit Union, to lease property located at 200 W. 20th Street, from the Town of Florence.**

On motion of Councilmember Montañó, seconded by Councilmember Celaya, and carried to approve the Consent Agenda, as written, with the exception of Item 9c.

c. *Authorization to purchase a Ford Explorer for the Fleet Motor Pool, from Chapman Ford, in an amount not to exceed \$30,623.94.

Councilmember Walter inquired know how many vehicles are in the fleet and if this vehicle is necessary for purchase at this time.

Mr. Montoya stated that there are three vehicles available to Town Hall with additional vehicles assigned to the other departments.

Councilmember Walter inquired if there were any other vehicles other than the ones at Town Hal and what is the total number of vehicles in the Town's fleet. She also inquired if the new vehicle will have an emblem affixed to it, as she did not see that in the purchase agreement.

Discussion occurred on the Town's fleet of vehicles, and the requirements of identifying Town vehicles as such.

Mr. Costa explained total fleet count, which includes equipment. He said the new vehicle will have an emblem affixed to it.

On motion of Councilmember Walter, seconded by Vice-Mayor Smith, to table the purchase of the Ford Explorer for clarification of labeling the vehicle; motion failed.

On motion of Councilmember Woolridge, seconded by Vice-Mayor Smith, and carried to purchase a Ford Explorer for the Fleet Motor Pool, from Chapman Ford, in an amount not to exceed \$30,623.94.

NEW BUSINESS

Discussion/Approval/Disapproval of entering into a contract with EPS Group, to design a new waterline along SR 79 from Caliente to Vista Hermosa, in an amount not to exceed \$111,460.

Mr. John Mitchell, Utilities Director, stated this request is to have the EPS Group design the water line between Caliente and Vista Hermosa. The project has been included in the CIP and he is requesting to move forward on the project and work on the design.

Mayor Rankin inquired what the installation cost will be.

Mr. Mitchell stated that the estimated cost will be approximately \$1 to \$1.5 million.

On motion Councilmember Woolridge, seconded by Councilmember Montaña, and carried to approved a contract with EPS Group, to design a new waterline along SR 79 from Caliente to Vista Hermosa, in an amount not to exceed \$111,460.

Ordinance No. 619-14

Jess Knudson, Assistant Town Manager, read Ordinance No. 619-14, by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS OF THE TOWN OF FLORENCE, ARIZONA, AND PROVIDING FOR A RESCISSION OF SUCH ANNEXATION IF THE ANNEXATION IS CHALLENGED (MAGIC RANCH ANNEXATION NO. 2013-01).

Mr. Mark Eckhoff, Community Development Director stated the public hearing occurred on September 9, 2013. The annexation encompasses approximately 2,571 acres or 4.04 square miles. He said when combined with the Arizona Farms annexation, this would increase the corporate limits from approximately 62 square miles to 68 square miles.

Mayor Rankin inquired as to what reading this was.

Mr. Eckhoff stated this is the first reading. It will come back for a second reading potentially on August 18, 2014.

Ordinance No. 620-14

Jess Knudson, Assistant Town Manager, read Ordinance No 620-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS OF THE TOWN OF FLORENCE, ARIZONA, AND PROVIDING FOR A RESCISSION OF SUCH ANNEXATION IF THE ANNEXATION IS CHALLENGED (ARIZONA FARMS ANNEXATION NO. 2013-02).

Mr. Eckhoff, Community Development Director stated he had addressed this Ordinance in a previous presentation in this meeting.

Resolution No. 1465-14:

Mr. Jess Knudson, Assistant Town Manager, read Resolution No. 1465-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH BARCLAY HOLDINGS XLIII, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “BARCLAY” PROPERTY).

Mr. Eckhoff, Community Development Director, stated that the agreement with Barkley Holdings who represents the all stores except the Smith's store aka, Fry's. The agreement with Smiths has just been completed and will be on the next agenda. He said the difference with this agreement is the commitment to not increase the Development Impact Fees for the first 10 years.

On motion, Councilmember Woolridge, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1465-14.

Resolution No. 1466-14:

Mr. Jess Knudson, Assistant Town Manager, read Resolution No. 1466-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH CHI CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “PARCEL G AND PORTIONS OF PARCELS K AND F AT MAGIC RANCH” PROPERTIES).

Mr. Eckhoff, Community Development Director, stated that CHI Construction is an extension of D.R. Horton. He said the subdivision is complete and there is a \$1,500 cap on single-family home permit fees. He explained that the fees would be calculated differently from Pinal County, and the fees will be slightly higher for larger homes in the \$200,000 to \$250,000 range. He said the cap is an incentive for building in the Town. The PADA commits to not increase Development Impact Fees for the subject site for the first ten years of the 15 year term of the PADA.

On motion, Councilmember Hawkins, seconded by Councilmember Woolridge, and carried to adopt Resolution No. 1466-14.

Resolution No. 1467-14

Mr. Jess Knudson, Assistant Town Manager, read Resolution No. 1467-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH D.R. HORTON, INC., A DELAWARE CORPORATION, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “MAGIC RANCH - PARCELS B & C” PROPERTIES).

Mr. Mark Eckhoff, Community Development Director, stated that the PADA agreement is similar to the others. This resolution would allow D.R. Horton to complete the Magic Ranch project near the clubhouse.

On motion, Councilmember Walter, seconded by Councilmember Montaña, and carried to adopt Resolution No. 1467-14.

Mr. Jess Knudson, Assistant Town Manager, read Resolution No. 1468-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH EL DORADO ARIZONA FARMS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “ARIZONA FARMS WEST” PROPERTY).

Mr. Eckhoff, Community Development Director, noted that the terms vary from some other recent agreements because of the size and complexities of the Arizona Farms East and West projects, particularly with these projects planning for a future freeway, fire station site dedication, community park dedication, school site dedication, etc. This project is expected to take 15 to 20 years to complete. The PADA commits to not increase Development Impact Fees for the single-family residential lots planned within this project for the first 15 years of the 20 year term of the PADA.

Mr. Mark Eckhoff, Community Development Director offered to answer any question as he previously presented this project in tonight’s meeting.

On motion, Councilmember Montaña, seconded by Councilmember Celaya, and carried to adopt Resolution No. 1468-14.

Resolution No. 1471-14

Mr. Jess Knudson, Assistant Town Manager, read Resolution No. 1471-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH EL DORADO ARIZONA FARMS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND LANGLEY ARIZONA FARMS 150, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-02 – “ARIZONA FARMS EAST” PROPERTY).

On motion, Councilmember Montaña, seconded by Councilmember Celaya, and carried to adopt Resolution No. 1471-14.

Resolution No. 1470-14

Mr. Jess Knudson, Assistant Town Manager, read Resolution No. 1470-14 by title only.

A RESOLUTION of the TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH CMG 900, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “399 FINISHED LOTS WITHIN MAGIC RANCH” PROPERTY).

Mr. Eckhoff, Community Development Director, stated that the developer has inherited 399 completed lots from the prior owner. The previous owners of the land pre-paid funds to Pinal County towards regional transportation improvements. As part of the agreement, no additional transportation fees would be charged to this property. The PADA commits to reduced Development Impact Fee for the single-family residential lots planned within this project for the full 20 year term of the PADA. This reduction largely reflects that a Development Impact Fee would not be collected for the transportation/roads category. To ensure the developer is not harmed, there is a commitment in the PADA to not have a Construction Sales Tax for the homes in this project. He said this was the only possible equation to keep the incentive to join the Town. When they come into the Town and there is a demand for new homes, they can immediately go vertical on the development.

Mayor Rankin asked James E. Mannato, Town Attorney, if the agreement conforms to all legal requirements.

Mr. Mannato stated the agreement is legal and within the discretion of the Town Council.

On motion, Vice-Mayor Smith, seconded by Councilmember Walter, and carried to adopt Resolution No. 1470-14.

DEPARTMENT REPORT

- Manager’s Report**
- Department Reports**
- Community Development**
- Courts**
- Finance**
- Fire**
- Library**
- Parks and Recreation**
- Police**
- Public Works**
- Utilities**

Councilmember Walter inquired what vehicles were serviced and to which department each vehicle is assigned to, as noted in the Public Works Department Report. She also inquired what is the long-term plan for the sanitation vehicles, and if they will be sold.

Mr. Wayne Costa, Public Works Director, explained what repairs were done to each of the vehicles serviced and to which department each vehicle is assigned to. He said the sanitation vehicles are operated on a monthly basis to keep them operable. Sale of three of the four vehicles is being entertained if an agreement can be made with the entities looking to purchase them. He stated that the proceeds from the sale of the vehicles would be placed in the sanitation fund.

Mr. Charles Montoya, Town Manager, said Mr. Costa is conducting a study on the cost effectiveness of centralizing a sanitation transfer station in the Town, as requested by the Council. Currently a location for a station has not been identified. The study is scheduled to come before the Council in the near future.

Councilmember Montaña inquired what is being done to slow people down on Main Street, noting the Police Report for Beat 1 with the highest speed recorded was 52 mph.

Mr. Montoya agreed that the report is concerning and would be following up with Police Chief Hughes, Lieutenant Tryon, and ADOT to determine what can be done to reduce speeding on Main Street.

Vice-Mayor Smith inquired who owns the small speed signs out in Anthem, noting it would be nice to have these signs on Main Street.

Mr. Montoya noted the signs belong to the Town and he has already spoken to Chief Hughes to place some on Felix Road and within the downtown area.

The Department Reports were received and filed.

CALL TO THE PUBLIC

Ruth Harrison, Florence Resident, requested the Council replace the splash pad at Padilla Park, which does not recirculate water, with a recirculating water fountain.

Denise Kollert, Florence Resident, is concerned that other residents feel the Council is not transparent and the residents are not informed. She stated that the Town has provided ample information through various meetings, mailings and posted reports. She stated that the aquatic center is needed and will be a benefit for the community as large.

Mr. Dantico inquired how income will be generated to replace all of the waivers of fees for the next ten years on the PADAs that were presented this evening.

CALL TO THE COUNCIL

Councilmember Celaya stated that many of the questions posed this evening along with the information that has been requested have been addressed at prior meetings. He asked staff to release a press release answering the questions that were posed.

Councilmember Walter stated that she would like the press release to include a review of the use of Developmental Impact Fees for the development of an Aquatic Center. She stated per A.R.S. § 9-46305, it states aquatic centers do not qualify for the use of these fees. She asked staff to provide a projected operating cost budget at the next meeting so Council can have a better understand what to expect.

Councilmember Montaña stated that Mr. Ed Cunningham passed away. He was a pioneer in our community. Mr. Cunningham was a Korean War veteran and served on many environmental boards and the school district.

Councilmember Hawkins stated that he hopes the water from the splash pad is recirculating and it would be irresponsible to have the water go down the drain.

Vice-Mayor Smith stated that recycled water must be treated with chemicals that would kill the grass surrounding the pad. He stated that he is concerned with the flyers that are being circulated with incorrect figures regarding the cost of the aquatic center. He said the signs that are being posted also contain incorrect information. He asked the citizens to be cautious of what is being circulated and to speak with Town staff to obtain the correct information.

Mayor Rankin stated that the costs associated with the pool is not known at this time. He said Council will review the final figures prior to voting. The usage of the pool could be better if the condition of the pool was improved. The pool is for the residents who live within the Town limits. The Council believes the first-class facility will develop the north end of town and will draw people to the Town.

Mayor Rankin explained that fees are paid and utilized for the betterment of the Town as a whole. The bonding that is being considered will not raise your taxes. He asked if anyone has questions, to please contact the Town staff.

ADJOURNMENT

On motion of Councilmember Montaña, seconded by Vice-President Smith, and carried to adjourn the meeting at 8:44 pm.

Tom J. Rankin, Mayor

ATTEST:

Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on August 4, 2014, and that the meeting was duly called to order and that a quorum was present.

Lisa Garcia, Town Clerk

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, AUGUST 18, 2014, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Mayor Rankin called the meeting to order at 6:05 pm.

ROLL CALL:

Present: Rankin, Smith, Celaya, Hawkins, Montaña, Walter, Woolridge

INVOCATION

Councilmember Walter led the invocation.

PLEDGE OF ALLEGIANCE

Mayor Rankin led the Pledge of Allegiance.

CALL TO THE PUBLIC

Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

Mr. Aaron Fuller, Magic Ranch Resident, stated that many firefighters and police officers have been walking through annexation neighborhoods collecting votes. He stated that per A.R.S. § 16-192, and Title 16 which governs elections and electors, shall not spend or use public resources to influence an election, including the use or expenditures of monies, accounts, credit materials, equipment, building, facilities, vehicles, postage, telecommunications, computer hardware and software, web pages and personnel and any other thing of value or of public entity. He stated that he is against the annexation. The town is paying firefighters and police officers to go door-to-door. He also stated he has photos of fire trucks in the area as well as a recording of his conversation with a Captain and two firefighters who stated it looked bad that they were not in their district while they were on duty, so they brought in overtime firefighters to cover the town while they were out collecting votes. He believes it is illegal and that someone should notify the County.

Mayor Rankin asked that Mr. Fuller disseminate the facts.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, stated that Mr. Fuller is correct regarding elections; however, collecting signatures regarding the annexation is not an election. Staff members were collecting signatures on the petitions from citizens that would like to be incorporated. She stated that Arizona State Law requires that staff collect signatures from citizens who may want to be incorporated. It also requires notification to be sent out. She reiterated that the collection of signatures is not an election.

Mr. James E. Mannato, Town Attorney, explained that the annexation is not an election as it was characterized by Mr. Fuller. An annexation petition is governed by different rules than an election.

Mr. Charles Smith, Florence Resident, inquired if it is the Town's position that using firefighters and police officers to circulate petitions is a legal way to push their annexation agenda. He provided a list of questions for staff to answer.

Mayor Rankin stated that they will review the list of questions Mr. Smith submitted and respond at a later time.

Ms. Denise Kollert, Florence Resident, stated that she is in favor of the project west of the Town Hall, which includes the library, pool, and sports field. She has attended multiple meetings. She has seen letters with people stating they have existing amenities similar to those being built and inquired why they should have to pay for the project. She stated that the Florence residents are deserving of what the Town is attempting and she is tired of advocating the project and her statements not being in the paper.

Ms. Tiana Gray, Florence Resident, stated that she had two police officers come to her door and stated that they were there to collect a signature. And felt intimidated. She has also had firefighters come to her home. She said that she told the police officers that they did not want to be annexed. She stated the same thing to the firefighters and they wanted reasons as to why she did not want to be annexed. She said she does not believe that it should matter why she does not wish to be annexed. The firefighters came back to her home at least three times after she stated she did not want to sign. She does not know why she is being hassled and feels intimidated.

Ms. Gray stated that she had a difficult time finding a parking spot at Town Hall this evening because the lines are not clearly visible. She said she is not sure if she wants to be annexed into Florence if they are not taking care of their roads.

Mayor Rankin asked if the door to door officers were sworn police officers or volunteers. Ms. Gray stated that they appeared to be police officers as they were in uniform and had a badge.

Mr. Fred Redmond, Magic Ranch Resident, stated that he is in favor of the annexation. He has lived in Oasis of Magic Ranch for nine years. He has gone door-to-door to

convince people to be in favor of annexation. He stated that he is frustrated because he believes much of the information is slanted for anti-annexation. He stated he has not had any Town personnel come to his door. If he were to have them come to his door he would be happy to speak with them. He stated that he would hope that if they become annexed they would be people he would know so he could discuss local concerns and speak with them face to face. Mr. Redmond stated that he pays \$386 annually for fire protection for a 1,300 square foot house.

Mr. Redmond estimates that he would save approximately \$300 annually if the annexation were to pass. He continues to hear of increases ranging from 2% to 5% in franchise fees on utilities, but believes those fees will not be more than his estimated savings. Mr. Redmond is frustrated that he is supporting people who do not pay the fire protection fee so that they can have a fire department. He believes that Florence does much more than Pinal County based on his attendance at council meetings. He stated that he lives close to Iron Horse Estates and the proposed park and library would be a long drive for him to utilize those facilities. He stated that the Town has been saving for many years for an aquatic center.

Mayor Rankin closes call to the public.

PUBLIC HEARING AND PRESENTATIONS

Public Hearing for submission of an application for FY 2014 Community Development Block Grant, Regional Account, and State Special Project and Discussion/Approval/Disapproval of RESOLUTION NO. 1469-14: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING THE SUBMISSION OF APPLICATION(S) FOR FY 2014 STATE COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS, CERTIFYING THAT SAID APPLICATION(S) MEETS THE COMMUNITY'S PREVIOUSLY IDENTIFIED HOUSING AND COMMUNITY DEVELOPMENT NEEDS AND THE REQUIREMENTS OF THE STATE CDBG PROGRAM, AND AUTHORIZING ALL ACTIONS NECESSARY TO IMPLEMENT AND COMPLETE THE ACTIVITIES OUTLINED IN SAID APPLICATION.

Mr. Ernie Feliz, Grants and Assessments Manager, stated that the Town has submitted applications for \$300,000 in State Special Project funding and for \$226,279 in Regional Account funding from the Arizona Department of Housing. He said a public hearing was conducted last month, as required by the Arizona Department of Housing, to discuss potential projects for which the Town could apply. The only viable project discussed was owner-occupied housing rehabilitation. Town staff is proposing owner-occupied housing rehabilitation because it represents the best opportunity to be awarded funding. This proposed project meets the criteria for state and national priority, and local need. The project is an ADOH/HUD high housing priority, as well as being locally shovel ready. Staff has created guidelines for this project. There have been 14 applications submitted from homeowners who want to be a part of the program. He said they estimate spending an average of \$50,000 per home for repairs, with a forgivable loan. If State Special Project funds are received an additional five homes could be repaired.

The Town has been awarded \$275,000 to repair five homes through the State Housing Fund as of Friday.

Staff is requesting the Town Council conduct a public hearing, as required, for submission of an application for FY 2014 Community Development Block Grant (CDBG) Regional Account (RA) and State Special Project (SSP) funds. After the public hearing is completed, staff recommends the Town Council adopt FY 2014 Regional Account and State Special Project application Resolution No. 1469-14 "to conduct Owner-Occupied Housing Rehabilitation within the Town of Florence." The motion must include the words within the quotation, and the minutes must also reflect this wording.

Mayor Rankin opened the public hearing. There being no comments, Mayor Rankin closed the public hearing.

On motion of Councilmember Woolridge, seconded by Vice-Mayor Smith, and carried to adopt Resolution No. 1469-14.

Presentation by Greater Florence Chamber of Commerce recognizing the Business of the Month.

Mr. Jim Gilloon, Office Manager, Greater Florence Chamber of Commerce, recognized Golden Eagle Distributors, as the business of the month for July 2014.

Mr. Matt Herrington, Branch Manager, Golden Eagle Distributors, accepted the award.

CONSENT: All items indicated by an (*) will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.

***Appointment of Connie Stevens to the Parks and Recreation Advisory Board with a term to expire December 31, 2014.**

***Appointment of Robert Tapia to the Historic District Advisory Commission with a term to expire December 31, 2014.**

***Approval of Change Order Number 2 for the Well 3B improvement project, in an amount not to exceed \$33,608.86.**

***Approval of the GIS Enterprise License Agreement Renewal and award the bid to ESRI, in an amount not to exceed \$27,425.00.**

***Approval of the purchase; Spillman Technologies CompStat Management Dashboard and Community Dashboard in an amount not to exceed \$30,441.**

Ratification of the Chamber of Commerce's Special Event License to the Arizona Department of Liquor Licenses and Control, for their September 4, 2014, Monthly Business Mixer.

***Approval of the July 7 and July 21, 2014 Town Council Minutes.**

***Receive and file the following board and commission minutes:
April 16, 2014 Joint Use Library Advisory Board minutes.**

On motion of Councilmember Montañó, seconded by Councilmember Walter, and carried to approve the Consent Agenda, as written.

NEW BUSINESS

Resolution No. 1472-14:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1472-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH SMITH'S FOOD AND DRUG CENTERS, INC., an Ohio Corporation, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (Annexation No. 2013-01 – "Smith's" PROPERTY).

Mr. Eckhoff, Community Development Director, stated that they have done the Pre-Annexation and Development Agreement at the last meeting for the areas outside of the red lines, which is the inline shops and pad sites for the shopping center; they just had not put the Fry's or Smith's on that agenda. He said the terms of the PADA is for a ten year development agreement with a commitment to not raise the impact fees for that duration. He said Fry's has indicated a desire to locate their store in Florence in the future as soon as the market recovers.

On motion of Councilmember Montañó, seconded by Councilmember Walter, and carried to adopt Resolution No. 1472-14.

Resolution No. 1475-14:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1475-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH GENERAL HUNT PROPERTIES, INC., AN ARIZONA CORPORATION, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – "GENERAL HUNT PROPERTIES,

INC.”.

Mr. Mark Eckhoff, Community Development Director, stated the development agreements are related to properties that are held by General Hunt, Oasis Solid Waste, LLC, The Club at Oasis, LLC, and Johnson Utilities, LLC. The purpose of the agreements are to ensure that they will be allowed the same uses on their properties as what was permitted through Pinal County. The properties have been developed, they are PAD zoned. He said there have been no discussions with regards to impact fees, or fee reductions. He stated that the properties have been developed and they are in conformance with the Towns Code. They will be incorporated with the County zoning.

On motion of Councilmember Hawkins, seconded by Councilmember Walter, and carried to adopt Resolution No. 1475-14.

Resolution No. 1476-14:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1476-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH OASIS SOLID WASTE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “OASIS SOLID WASTE, LLC” PROPERTY).

On motion of Councilmember Walter, seconded by Councilmember Montaña, and carried to adopt Resolution No. 1476-14.

Resolution No. 1477-14:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1477-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH THE CLUB AT OASIS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “THE CLUB AT OASIS, LLC” PROPERTY).

On motion of Councilmember Montaña, seconded by Councilmember Walter, and carried to adopt Resolution No. 1477-14.

Resolution No. 1478-14:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1478-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH JOHNSON UTILITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “JOHNSON UTILITIES, LLC” PROPERTY).

On motion of Councilmember Walter, seconded by Councilmember Montañó, and carried to adopt Resolution No. 1478-14.

Ordinance No. 621-14: First Reading of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING CHAPTER 32 OF THE FLORENCE TOWN CODE BY ADDING ARTICLE 32, SECTION § 32.200 ESTABLISHING AN ARTS AND CULTURE COMMISSION IN THE TOWN OF FLORENCE.

Ms. Jennifer Evans, Management Analyst, stated the Florence Arts and Culture Commission would develop the annual Public Art Project Plan. The ordinance will create a five person commission as well as one alternate. The commission would also be responsible for implementing the annual work plan. If the commission wished, they could also look into other potential projects to increase art in the community.

Councilmember Celaya stated that the commission is the right direction for the Town. The Town is looking for an identity and he believes this program will provide an identity. He stated that the program will distinguish Florence from surrounding cities.

Ordinance No. 622-14:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 622-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING TITLE IX – GENERAL REGULATION, BY AMENDING, DELETING AND REPLACING CHAPTER 90, ANIMALS; DEFINITIONS; PENALTY.

Mr. Daniel Hughes, Police Chief, stated the Town has an agreement with Pinal County Animal Control to deal with dog issues, and the Town pays a monthly fee for this service. The officers contact Animal Control, who take a while to arrive on scene. He said if Animal Control is called out in the evening, the Town pays a higher fee. He said the officers handle many of the dog issues internally and issue citations. Animal Control

would continue to do larger services, such as impounds, but this would allow officers to handle small common problem issues.

Councilman Celaya asked if the Town will be collecting fees.

Chief Hughes stated that fees would be collected. And the fees would mirror Pinal County fees. Since the offense would be a a misdemeanor, it would be processed through the Town's municipal court.

Councilmember Celaya inquired if there are any projected numbers on the impact to the Municipal Court.

Chief Hughes stated he does not have those figures.

Councilman Montaña asked if officers will be trained to capture dogs at large.

Chief Hughes stated that the officers have catch poles. It is the officer's discretion if they feel they can catch the dog safely. If not, they will contact Pinal County Animal Control. The Police Department can hold the animal until such time that Pinal County can pick up the animal, if needed.

Discussion/Approval/Disapproval of authorizing the purchase of one 2015 Water Truck for the Public Works Department from Freightliner of Arizona, in an amount not to exceed \$132,017.00.

Mr. Morris Taylor, Public Works Superintendent, stated the truck will replace the current 28 year old water truck that is worn out. Three bids were received, and Freightliner of Arizona is the successful bidder.

On motion of Councilmember Montaña, seconded by Councilmember Walter, and carried to authorize the purchase of one 2015 Water Truck for the Public Works Department from Freightliner of Arizona, in an amount not to exceed \$132,017.00.

Discussion/Approval/Disapproval of a contract with Sun Western Contractors, for improvements to the SWWTP, including reuse pump station, chlorine facility upgrade and operations building expansion, in an amount not to exceed \$1,492,013.00.

This item was removed from the agenda.

Discussion/Approval/Disapproval of a Contract with M.R. Tanner for improvements on Butte Avenue between Centennial Park Avenue and Plant Road, in an amount not to exceed \$109,842.79.

Mr. Morris Taylor, Public Works Superintendent, stated that Butte Avenue, west of Centennial to Plant Road, is too narrow with only 19 feet being the widest point. The

contract would improve the road, increase the road width, and match Plant Road that was recently built.

Councilmember Hawkins agreed that the road is too narrow.

Mayor Rankin asked if an additional right-of-way has been procured.

Mr. Taylor stated that procurement of the right-of-way is not necessary for that road.

Mayor Rankin asked if there has been any discussion on installing sidewalks.

Mr. Taylor stated that there has not been any discussion on installing sidewalks at this time.

On motion of Councilmember Walter, seconded by Councilmember Hawkins, and carried to approve a contract with M.R. Tanner for improvements on Butte Avenue between Centennial Park Avenue and Plant Road, in an amount not to exceed \$109,842.79.

MANAGER'S REPORT

a. Update on annexation and annexation process

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, stated in an attempt to be respectful of homeowners when they decide to vote no and cross out their name on the annexation petition, their name is removed from a master spreadsheet; Halfway through the process, updates were sent out to the homeowners advising them that the Town was at 34-37%, so that they would know where the process was at. Staff wanted to ensure that every person in the area had the ability to know how things were proceeding.

Ms. Garcia stated with regards to the Arizona Farms annexation, the Town is at 57%; and will be presented to Council at the September 2, 2014 Council meeting.

Ms. Garcia stated that the Magic Ranch annexation is at 51%. Staff will confirm that both the assessed valuation is correct and ensure that the signature portion is correct. She said many individuals have spoken with staff stating they are not in favor of annexation. Staff has explained to residents that regardless of the annexation going through or not, the Town will continue to be good neighbors and will have good working relations. If the annexation proceeds, the Town will provide the best services it can. She said some homeowners have chosen to withdraw their signatures, and staff has returned their petitions to them and removed their names from the list.

Mayor Rankin stated that he is concerned regarding adding additional staff without having Council's understanding of the need for it. He stated that sometimes you can get top heavy and he believes the Town is heading in that direction with adding additional personnel. He would like the lines of communication to be more open.

It was the consensus of the Council that the Manager's Report be included in the agenda packet so that they may review it prior to the meeting.

CALL TO THE PUBLIC

There were no public comments.

CALL TO THE COUNCIL

Councilmember Walter encouraged the public to vote in the August 26, 2014 election. She stated that the election is important because it allows the Town to maintain the budget and continue to provide necessary services with the Home Rule.

Councilmember Hawkins concurred with Councilmember Walter. He stated that Mr. Andy Celaya, owner of Moe's Barber Shop, lost his battle with cancer and offered his condolences to the family.

Councilmember Woolridge reminded citizens that it is illegal to tamper with campaign signs.

Councilmember Celaya also spoke on the importance of the Home Rule Option, which allows the Town the ability to use the funding available to provide services to the Town. He stated that Florence is on the rise for potential growth according to Arizona's Top Cities. In order to continue to grow, the Town needs the population in order to support businesses and amenities.

Councilmember Montañó stated that Pinal County gave up their contract with ICE in respect to the detainees being held in the Arizona Adult Detention Center. He stated approximately \$11 million won't be gained into the community as revenue, but will be shared in the CCA facilities in Eloy and Florence. The concern is the detainees were high risk or maximum custody detainees and were moved to CCA, which was not designed for high risk detainees. This may put a burden on local law enforcement when issues may arise at the private facility that requires local law enforcement. The burden of payment is on the local community.

Mayor Rankin stated that next week is the election and encourages citizens to vote.

ADJOURNMENT

On motion of Councilmember Walter, seconded by Councilmember Montañó, and carried to adjourn the meeting at 7:06 pm.

Tom J. Rankin, Mayor

ATTEST:

Florence Town Council Meeting
August 18, 2014
Page **10** of **11**

Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on August 18, 2014, and that the meeting was duly called to order and that a quorum was present.

Lisa Garcia, Town Clerk

TOWN OF FLORENCE
HISTORIC DISTRICT ADVISORY COMMISSION
MEETING MINUTES

REGULAR MEETING OF THE HISTORIC DISTRICT ADVISORY COMMISSION OF THE TOWN OF FLORENCE HELD WEDNESDAY, APRIL 30, 2014 AT 6:00 P.M. IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Chairman Wheeler called the meeting to order at 6:00 pm.

ROLL CALL:

Present: Wheeler, Madden, Smith, Reid, Cochran and Adam

PLEDGE OF ALLEGIANCE

Commissioner Reid led the Pledge of Allegiance.

DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meeting conducted on February 26, 2014.

On motion of Commissioner Reid, seconded by Commissioner Smith and carried to approve the minutes of the regular meeting conducted on February 26, 2014.

WORK SESSION

DOWNTOWN MURALS

PRESENTATION/DISCUSSION of a Design Review application for proposed wall murals located at 20 North Main Street and on 75 North Bailey Street, Florence, AZ 85132.

Heath Reed, Town Planner led the Work Session by reviewing the previous meetings submittal for Mural design, the 76 Cola and Windmill Winery Mural. Due to the issue of the mural being art or off premise signage, the applicant along with his artist listened to the concerns of the Commission and is submitting a spring board rendering of a potential Mural at the site of the former Windmill Winery Mural at the northwest corner of Main and Butte.

Discussion was had on the size, design, placement and vision of the mural. Commissioners commented on the design and praised the direction the mural was

heading. Staff and the commission discussed the next steps and potential changes and gave suggestions to the applicant in how to improve the mural and how to incorporate other elements and town history.

No motion was taken.

NEW BUSINESS

CASE HDAC-05-14-DR (THE PAINTED GUITAR)

PRESENTATION/APPROVAL/DISAPPROVAL of a Design Review application for the proposed signage for “The Painted Guitar” located at 360 North Main Street in Florence, Arizona.

Heath Reed, Town Planner stated Town staff is excited to see another business come to the Historic District. Small businesses like the one in front of the Commission are what help revitalize downtown areas. They add foot traffic and fill vacant spaces and reinvest into the community, especially in Downtowns. The Town is excited to add another business to the Historic District.

The Mauk Building was built in 1925 as a small commercial building that has been utilized for many uses over the years and is currently vacant. The property is zoned DC (Downtown Commercial) which supports retail uses.

The applicant/owners of “The Painted Guitar” specialize in custom paintings and refurbishing new and used guitars. The owners currently operate out of their home and wish to relocate into the vacant retail space of the Mauk Building in Downtown to allow their business to expand with the sale of additional musical instruments, clothing apparel and teach lessons.

The applicant has met with staff and submitted an application for Design Review for wall and banner signage. The wall sign will be located on the front of the building facing Main Street measuring 72” x 6” with white vinyl letters measuring 6” in height on the face of the dark stained awning. An additional two banners will be placed on the inside of the windows measuring 30” x 48” each. Staff contends that the banners do not exceed the maximum 25% allowable window coverage stipulated in the Town code regarding window signage.

Staff recognizes that the location and style of the sign is a good fit for this location and follows the Florence Town site Historic District Preservation Design Guidelines for awning signs.

Staff finds that this request is in compliance with applicable Town Codes and recommends approval to the Historic District Advisory Commission the Design Review application HDAC-05-14-DR, subject to the following conditions:

1. Construction of signage shall conform to the exhibits presented on April 30, 2014.
2. Design Review approval shall expire in one (1) year from this approval (April 30, 2014) if a building permit is not issued for the subject site/project within said period.
3. Signage shall comply with all applicable Town Codes, including all applicable building, fire and engineering codes.

Commissioner Smith asked if there is going to be any hanging signs under the awning?

Mr. Reed responded no, not at this time. If they do want that at a later date, they will have to go through the Design Review process.

Commissioner Reid asked the applicant about the red design on their banner?

Christina Kilroe, applicant and owner of the Painted Guitar responded that it is a headstock of a guitar, a part of their logo. Under the design is their website.

Commissioner Smith asked how are they going to attach the letters to the awning?

Mr. Reed responded the vinyl letters are going to stick to the awning.

Commissioner Smith recommended instead of vinyl letters that will wear and tear with the outdoor elements, to paint the letters on the awning.

On motion of Commissioner Smith, seconded by Commissioner Adam, and carried to approve the proposed signage for The Painted Guitar located at 360 North Main Street in Florence, Arizona.

CASE HDAC-03-14-DR (BRUNENKANT AWNINGS)

PRESENTATION/APPROVAL/DISAPPROVAL of a Design Review application by the Town of Florence, Arizona for the proposed awnings on the Brunenkant building located at 291 North Bailey Street Florence, Arizona 85132.

Heath Reed, Town Planner stated that the Arizona State historic property inventory recognizes the subject Town owned building located within the Florence Townsite Historic District at 291 N. Bailey Street as the "Brunenkant City Bakery" Building.

The American-Victorian style two-story commercial building is a significant contributor to the Historic District in many aspects. This structure was built as a "corner building" with its west and north facades located directly on the parcel's parcel lines. Town Council approved a contract and funding in 2013 to stabilize the building. Today, the repairs of

the building are almost complete and the Town desires to add new awnings to the building.

Due to the repairs of the building, the previous green and white striped awnings have been removed. The Town, along with Swan Architects, has selected two options for awning styles around the windows and three color options that will complement the building and enhance the buildings historic architectural features.

OPTION 1

Option 1 resembles the previous awnings of the building that covers a larger amount of the architectural features of the building and specifically, around the windows. A similar option has been on the building previously, but is not historically significant as the building has seen changes to its façade in the past century. Staff notes that the window trim and keystones are less visual with the awnings covering these features up around the six windows; a feature staff believes is an enhancement to the building and to the district. The second story's three windows have individual covers of the windows while the first story windows have one awning spanning the three windows and light features. The awning has a standing seam metal roof or covering.

OPTION 2

Option 2 has individual awning covers on the first and second stories of the building. The awnings are inset near the window casing/trim to allow for the architectural features of the trim/keystone to be a focal point of the building's façade. The awnings will cover the same amount of the window, but will allow for the brickwork, lighting and trim/keystones to be focal points of the building's façade. The awning has a standing seam metal roof or covering.

With the two options of awnings, staff has provided the following three color options for the Brunenkant buildings awnings:

- Rustic Red
- Koko Brown
- Charcoal Gray

Staff finds that the request is in compliance with Town Codes and Historic Preservation Guidelines and is in keeping with the character established for the Historic District. Therefore, staff recommends Option 2 for awing style and awning color of Rustic Red for the Design Review for HDAC-03-14-DR.

Commissioner Smith asked if the awnings are going to be attached to the brick?

Mr. Reed responded, staff recommended Option 2 which will be attached to the window casings unlike the former awnings that were attached to the brick. Option 1 will have the new awnings attach to the brick, similar to the existing green and white awnings.

Commissioner Reid asked if the awnings open and close?

Mr. Reed responded that they do not. They will remain open at all times and are made of metal.

Commissioners discussed the awning color choices and options.

Commissioner Smith asked if the building has a tenant?

Jess Knudson, Assistant Town Manager replied that the Town is utilizing the building as a business assistance center for the community. The Town has decided to place the Economic Development staff member with an office in the building to provide information, assistance, training and desk space for business owners within the community.

Chairwomen Wheeler asked, if the building will have a new sign?

Mr. Knudson responded that he believes that there will be a sign on the building to identify the building as the Florence Business Center.

On motion of Commissioner Smith, seconded by Commissioner Reid, and carried to approve the proposed awnings on the Brunenkant building located at 291 North Bailey Street Florence, Arizona 85132.

CASE HDAC-04-14-DR (PADILLA PARK RESTROOM FACILITY)

PRESENTATION/APPROVAL/DISAPPROVAL of a Design Review application by the Town of Florence for the Padilla Park public restroom facilities located at the southeast corner of Main Street and Ruggles Street Florence, Arizona 85132.

Heath Reed, Town Planner presented up dated plans for the Padilla Park at Silver King Plaza. The plans have been more defined from the conceptual plan and the details are starting to come forward as the plan progresses and construction nears.

The overall park plan is at 30% construction drawings and the project team is ramping up to finalizing the final pieces of the park. In addition to the plans, the project team has decided on what the park fence will look like. There will be five areas of ingress/egress points into the park at various locations.

In 2008, the Town began to aggressively complete restoration efforts on one of the finest examples of Victorian architecture in Florence. The Silver King Hotel rehabilitation project allowed this significant building to be occupied and leased for commercial purposes.

Soon after the rehabilitation was completed, funding to finish the rest of the exterior lot behind the Silver King Hotel diminished. The rebounding economy and recent acquisition of the adjacent lot from the Padilla family have created an opportunity to complete this restoration project with complementary site improvements.

These general ideas were then conveyed to generous business partners who have donated their time, talents and funding to the Town for the creation of the proposed public space. The WLB Group, Inc. created the final plat for the expanded subject site that was approved by the Town Council on August 19, 2013. Swaback Partners and the Londen Company have also graciously contributed their time and funds to the conceptual design of the Padilla Park at the Silver King Plaza. All parties desired to give back to the Town and appreciated how this quality project would benefit the Town as a whole.

The original site plan had the restoration of the adobe carriage house on the north side of the property along Ruggles Street as being restored/updated including modern amenities of public restrooms. Due to the cost of rehabilitation and potential high use and damage, the Town has decided to build a detached public restroom facility at the park.

The proposed Padilla Park public restrooms will host both men and women restrooms. The restroom facility will be easily accessible by park patrons, centrally located in the park next to many of the parks focal points. The restrooms will be a single occupancy male and female ADA accessible facility. The building will also have attached drinking fountains at the front of the facility.

The building meets or exceeds natural environmental pressures and due to the steel reinforced concrete construction, the building will not rot, rust or burn. The design makes maintenance considerably easier than other public facilities due to the materials used. The walls and roof structure will be concrete, coated with an exterior stain and texture, followed by an anti-graffiti sealer to protect the building against damage and vandalism. The building manufacture supplies a variety of texture and colors to fit into its setting.

Wall Textures

- Barnwood
- Split Face Block
- Stucco
- Exposed Aggregate
- Horizontal Lap Siding

- Board and Bat
- Brick
- Napa Valley
- River Rock
- Field Stone

Roof Textures

- Cedar Shake
- Ribbed Metal (Delta)
- Exposed Aggregate
- Tile

Colors (Decided at a later date by project team)

- Earth Tone Colors

Staff contends that the restroom facility fits in with the surrounding building colors and textures. Therefore, the project team recommends the stucco surface for the restroom facility's texture and cedar shake for the roof. Staff along with the project team believes these materials and texture choices are most compatible to the area and on surrounding buildings. Staff's intent is to blend the facility into the area. The colors for the facility will be earth tones that will complement the Carriage House and Silver King Market Place. The final color will be selected at a later date on site by the project team.

Staff finds that the request is in compliance with applicable Town Codes staff hereby recommends to the Historic District Advisory Commission the Design Review application HDAC-04-14-DR for approval, subject to the surface of the restroom facilities texture be stucco, roof to be cedar shake shingles and the final colors to be determined in the field by the project team and subject to the following condition:

Commissioner Smith asked how many toilets for both men and women restrooms?

Mr. Reed replied, each restroom will have one toilet.

Commissioner Smith responded what if there are a lot of people waiting?

Mr. Reed replied that this is what was picked as suitable for the park of this size. The project team was looking at locating the restroom facilities within the Carriage House on the property but realized it would be costly and not a good use. The Town desires that the carriage house be restored and used as an art gallery or other retail use.

Commissioner Reid asked how many and the location of the drinking fountains on the **restroom facility?**

Mr. Reed responded that there are two that are on the facility facing the splash pad and will be in the center of the building, one being ADA accessible.

Commissioner Cochran asked what is the fire protection of the building?

Mr. Reed responded that the building is all concrete and does not rust, deteriorate and is fire proof.

Commissioner Adam raised concerns about the moving parts of the park, especially the relocation of the stage and bathroom being added. Patrons who are sitting near the patio of the Silver King now cannot view the stage.

Mr. Reed responded that the conceptual plan/vision went to bid, and was well over the Town's budget. Some of the elements changed due to budget concerns and constraints. The stage moved at the suggestion of project team as they reviewed the site and had concerns of line of sight with sunsets and attendees.

Commissioner Reid commented on the concept of the fence. Most of the members did not like the idea of a fence around the park. It was meant to be an open area and has deplored the idea of open access to public park space. The park was meant to be an open area and it no longer is an open area.

Commissioner Adam shared concerns about losing historic value with the new restroom facility and fence around the property without discussion. She is concerned about the fence going to wrought iron instead of adobe.

Discussion on the placement of the trash and restroom facilities as tourist exit McFarland State Park and Ruggles Street and the fence.

Mr. Reed responded that the trash facilities are never ideal, but due to the Silver King having active business and potentially a restaurant, the need for these facilities along with the park are needed and that this was the best spot for such uses due to the layout and flexibility of uses.

On motion of Commissioner Smith, seconded by Commissioner Cochran, and carried to approve the proposed Padilla Park public restroom facilities located at the southeast corner of Main Street and Ruggles Street Florence, Arizona 85132.

CASE PZC-11-14-ZC (DOWNTOWN COMMERCIAL ZONE CHANGE)

PRESENTATION/DISCUSSION of a Zone Change request by the Town of Florence to change existing zoning on multiple properties from Neighborhood Office (NO) to Downtown Commercial (DC) in an area generally bound by Ruggles Street to the north,

Butte Avenue to the south, Bailey Street to the west and Pinal Street to the east and including property located at the southeast corner of Pinal Street and 8th Street.

Heath Reed, Town Planner stated that this agenda item is for information only and not an action item. Staff wanted to update the commission on what is going on in and around the district at all times. This item has already been approved by the Planning and Zoning Commission and is currently being heard by the Town Council.

The Downtown Commercial (DC) Zoning District currently encompasses a land area that is generally bordered by Ruggles Street to the north, Butte Avenue to the south, Granite Street to the west and Bailey Street to the east. The purpose of the DC Zoning District is to provide a legal zoning category that helps to maintain and enhance the character of the downtown historic core. The intent of the district is to promote a pedestrian-oriented specialty retail district by encouraging the improvement of the pedestrian environment, delineating the appropriate land uses within the district and ensuring that new buildings are designed to be compatible with the historic fabric of the area and development continues to occur at the appropriate scale.

A range of uses are permitted in the DC Zoning District that are intended to encourage and promote its pedestrian, specialty retail and historic character. Residential uses are encouraged as part of mixed use developments, ideally by being vertically or horizontally integrated into commercial and office environments. The range of uses permitted in the DC Zoning District are intended to underscore the uniqueness of the area.

In January 2013, the Mayor and Town Council of the Town of Florence approved multiple staff-initiated text changes to the DC Zoning District to improve reinvestment opportunities and enhance economic development in the District. These included: changes to allow hotels, bed and breakfast facilities, movie theaters and grocery stores as principally permitted uses in the DC Zone; providing consistency in setback requirements for commercial and residential uses; and eliminating most on-site parking requirements in the District.

Ultimately, the boundaries of the DC District should be increased per the goals of the 2020 General Plan and Redevelopment Plan and to generally mirror the core of the Downtown Historic Business District.

Over the past year, staff has been working with property owners to expand the DC District and the Town is sponsoring this application that includes 12 private property owners and two Town owned properties that are located between Butte Avenue and Ruggles Street and between Bailey Street and Pinal Street. Additionally, the 1940's era adobe Ortega building located at the southeast corner of Pinal Street and 8th Street and the adjacent undeveloped Catholic Church property to the south are now included for this DC Zoning.

The purpose of this application is to obtain a Zone Change approval for several property owners within the Historic District. The application originated from two property owners that were seeking DC Zoning for their properties. As these initial Zone Change requests commenced, staff made a concurrent effort to seek additional property owners interested in obtaining DC Zoning. With substantial interest from owners, the two private applicants and the Town agreed to merge three applications into this single application.

Planning Staff offers the following findings for the consideration of the Planning and Zoning Commission and Town Council:

1. The proposed zoning is consistent with the Town of Florence 2020 General Plan.
2. The 2020 General Plan has the Downtown Mixed Use (DMU) designation on the site which supports the mix of land uses while respecting the value of the historic area.
3. The future development of the sites will be subject to all applicable Town codes.
4. The Zone Change from Neighborhood Office (NO) to Downtown Commercial (DC) will allow more pedestrian-oriented land uses and make the subject area more compatible with the Historic District.

Staff finds that the proposed Zone Change as described in Exhibit A, is in compliance with the Town's General Plan and is in the interest of general welfare, health and safety of the public and therefore staff and the Planning and Zoning Commission recommended approval to the Town Council.

Chairwomen Wheeler asked if those who did not get their zone changed at this time, can they do so in the future?

Mr. Reed responded that is correct. Gilbert Olgin, the Town's Senior Planner went door to door and sent out letters to every property owner multiple times within this area to see who wanted to participate in the application. Those property owners, who choose not to be a part of the process at this time, can do so in the future.

Commissioner Adam asked that one of the big things about the DC zone is to waive all parking requirements but over time, due to no onsite parking it could create problems in the future.

Mr. Reed responded that the parking is due to the way most of these properties were built and have limited space for onsite parking and do not meet modern or suburban standard zoning requirements. Parking maybe an issue at a later date, but as I see it,

parking issues in downtowns are good things because that means your downtown is thriving and successful.

No motion was taken on this case.

STAFF REPORT

Cuen Building Update
Historic Preservation Conference
New businesses opening in Downtown (Sandwich Shop)

No motions were taken.

CALL TO THE PUBLIC/COMMISSION RESPONSE:

Call to the Public for Comment is limited to issues within the jurisdiction of the Town of Florence Historic District Advisory Commission. Individual Commission members may respond to criticism made by those commenting, may ask staff liaison to review a matter raised, or may ask that a matter be put on a future agenda.

CALL TO THE COMMISSION

ADJOURNMENT

The meeting was adjourned at 7:25 pm.

x Betty Wheeler
Betty Wheeler

**TOWN OF FLORENCE
HISTORIC DISTRICT ADVISORY COMMISSION
SPECIAL MEETING
MEETING MINUTES**

SPECIAL MEETING OF THE HISTORIC DISTRICT ADVISORY COMMISSION OF THE TOWN OF FLORENCE HELD WEDNESDAY, JULY 16, 2014 AT 6:00 P.M. IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Chairman Wheeler called the meeting to order at 6:00 pm.

ROLL CALL

Present: Wheeler, Madden, Smith, Reid, Cochran and Adam.

PLEDGE OF ALLEGIANCE

Vice-Chair Madden led the Pledge of Allegiance.

NEW BUSINESS

CASE HDAC-06-14-DR (MAIN STREET VAULT)

PRESENTATION/APPROVAL/DISAPPROVAL of a Design Review application for the proposed signage for Main Street Vault Restaurant located at 270 North Main Street in Florence, Arizona.

Heath Reed, Town Planner stated that the First National Bank of Florence building was built in 1916 as a small commercial building that has been mainly used over the years as a bank. This property is zoned DC (Downtown Commercial) which supports restaurant uses. The building was vacated in 2013 when National Bank of Arizona opened their new building on the corner of Main Street and Butte Avenue.

The design review submittal includes three signs for review; two of which are wall signs and one suspended sign. The front wall sign will be located on the front facade of the building facing Main Street measuring 36"x 96". The second sign will be a suspended sign from the overhang awning over the sidewalk in front of the building. This sign is similar in size and height of other suspended signs within the Historic District and will be 14"x 48". The third sign which is another wall sign will be located at the back of the building and measures at 12½" x 72". All three signs are made of composite panel material with vinyl and laminate to be able to withstand the natural elements.

The applicant's inspiration for the design of the sign was the history of the building as a bank, hence the name of the restaurant "Main Street Vault" and the Vienna Beef logo. The color scheme of the sign is based upon the primary product they are selling, which is "Vienna Beef". The Vienna Beef logo along with the Town of Florence seal is how the colors of the sign were chosen. The applicant used the suggested Historic District Design Guidelines (6.2.4) font as a model and modified the letters of the signage to resemble the bank and the family theme of Main Street.

Staff recognized that the location and style of the sign was a good fit for this location and the applicant followed the Florence Town Site Historic District Preservation Design Guidelines for wall and suspended signs.

Staff found this request is in compliance with applicable Town Codes, Historic District Preservation Design Guidelines and recommended approval to the Historic District Advisory Commission on the Design Review application HDAC-06-14-DR, subject to the following conditions:

1. Construction of signage shall conform to the exhibits presented on July 16, 2014.
2. Design Review approval shall expire in one (1) year from this approval (July 16, 2014) if a building permit is not issued for the subject site/project within said period.
3. Signage shall comply with all applicable Town Codes, Historic District Preservation Design Guidelines including all applicable building, fire and engineering codes.

Commissioner Adam asked if the suspended sign is at the same height as the True Values suspended signs underneath their awnings along Main Street.

Gilbert Olgin, Senior Planner responded that the code states 8 feet measured from the bottom of the sign to the concrete for suspended signs.

Commissioner Smith asked if the applicant is going to have parking in the back of the building.

Mr. Reed responded that the applicant does not have to have parking in the District due to the building being in the Downtown Commercial zone. However, the sign in the back will be for another entrance into the restaurant.

On motion of Commissioner Smith, seconded by Commissioner Cochran, and carried to approve the signage for Main Street Vault restaurant located at 270 North Main Street in Florence, Arizona 85132.

CASE HDA-07-14-DR (PIPER ROOF)

PRESENTATION/APPROVAL/DISAPPROVAL of a Design Review application for a new roof for Terri Piper located at 144 South Willow Street Florence, AZ 85132.

Heath Reed, Town Planner presented the design review for the Piper Roof case. The 1889 C. D. Henry House is a great Florence example of American-Victorian architecture. Considered as one of the earliest fired-bricked residences remaining, this property has seen improvements in restoration over the past years. Recently, the home received a historic marker and has been showcased in the Florence annual home tour.

The intent of the application is to receive approval from the Historic District Advisory Commission to replace the deteriorating metal roof with a proposed new metal roof. The applicant is proposing a copper color metal roof that is similar to recent renovated roofs within the historic district. The copper colored roof will be placed on the original structure and replace the current metal roof. The home has an addition living space on the back of the home which has a flat roof. The flat roof portion is not visible from the street and will be modified bitumen white in color, differing from the copper color. Staff contends that the roof upgrade will complement the historic home. The proposed roof will blend into the existing historic character of the Town. The applicant has applied the Florence Town Site Historic District Preservation Design Guidelines to his project.

Town staff and the applicant have considered multiple roof options that seek to be in concert with the vision of the historic district, while also serving to promote the historic downtown area.

When staff accepts an application for a property within the Historic District, one of the first tools in a planner's arsenal of educational references that is quite useful in evaluating a new submittal is the "Secretary of Interior's Standards for Rehabilitation", which works hand and hand with the Guidelines. The National Park Service created these ten basic principles (Standards) in 1977 to guide owners in preserving the historic integrity of a building.

The Standards, amended in 1990, recognize the need for adapting historic structures to modern times and therefore allow for changes and new construction that are compatible with the building and/or the designated Historic District.

The Standards for Rehabilitation are general enough that they apply to all architectural styles, periods and building types. The ten standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility of the project.

The Secretary of the Interior's Standards for the Treatment of Historic Properties: Standards for Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

Secretary of the Interior's Standards for Rehabilitation

The following Standards are to be applied to specific projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. ***Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.***
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. ***New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work***

shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The roof has been in place as far as documented photos from 1970's, the roof has had a metal roof. Traditionally, American-Victorian homes within the Florence Historic District had shingle shake roofs, however staff and the applicant has been unable to find any images of the original roof materials. Therefore, the homeowner desires to replace the existing deteriorating metal roof with a metal copper colored roof. The new roof will enhance the historic look of the home and also protect the structure from the elements.

Staff contends that per the Secretary of the Interior's Standards for the Treatment of Historic Properties (identified above in bold font No. 6, 9 and 10), the applicants new metal roof is not only appropriate for this property but will blend with other historic properties in close proximity.

Additional Metal Roof Details

The metal roof panel is a 1 ½" high integral snap-lock metal roofing system comprised of an integral narrow batten seam that snaps over a rigid, continuous interlock leg to create a rugged, yet aesthetically pleasing, architectural metal roof panel system.

Staff found this request is in compliance with applicable Town Codes, Historic District Preservation Design Guidelines and hereby recommended approval to the Historic District Advisory Commission for the Design Review application HDAC-07-14-DR, subject to the following conditions:

1. Construction of the new metal roof shall conform to the exhibits presented on July 16, 2014.
2. Design Review approval shall expire in one (1) year from this approval (July 16, 2014) if a building permit is not issued for the subject site/project within said period.
3. Roof shall comply with all applicable Town Codes, Historic District Preservation Design Guidelines including all applicable building, fire and engineering codes.

Commissioner Adam asked if it looks like copper, then what kind of metal is it.

Baron with Bavohe Homes, roofing contractor responded on behalf of the applicant that the roof is a steel roof that is painted copper.

Commissioner Adam asked if the paint will peel.

Baron responded that the paint has a 30 year warranty.

Commissioner Reid stated that the Commission has not been real keen on the copper color since it really does not match the history of the district of steel or metal roofs with no added color. Is the applicant adamant to keep the copper color?

Baron responded that the difference is the cost since the copper metal is very expensive.

Commissioner Reid stated that she is referring to the tin or metal roof like what everyone else has around the District. The color of the roof does not match Section 6 of the Guidelines. The color looks really nice, but is not really historic in Florence since none of those roofs had those colors in the old days.

Commissioner Smith responded that most of the roofs in the Town were corrugated metal and it is bothersome to some of the Commissioners due to the actions of a couple of people.

Baron responded that the shape and design will not be any different except for the color.

Chairwomen Wheeler asked about the submitted materials and the before and after pictures of the home. Which style is the roof going to be since some are lighter than the others?

Baron responded that all three are the same painted copper metal seamed roofs. The variation in colors might be due to sun angles when these pictures were taken.

Commissioner Cochran asked how fast the paint will fade. Everything here seems to fade faster due to the weather extremes. Roofs, signs, paint and so forth.

Baron responded that this paint has a very good warranty on it for 30 years. In the event if the roof does fade, the roof can easily be repainted.

Chairwomen Wheeler asked the applicant if he is married to the color of the roof.

Robert Tapia, owner stated as he walks by the E.N. Fish House, it's exactly what he describes is the different colors of the roof that looks great and gives variety. He was hoping to do a similar style and add to the Historic. The roof style metal seamed roof would stay the same but be updated and painted.

Commissioner Reid responded the only issue is the color.

Mr. Tapia responded that in his research the roofing styles have slightly changed over the years and believes this would be in line as the District progresses forward.

Commissioner Reid responded that the fear is that everyone is going to take your lead and it's not going to look like Historic Florence anymore. No doubt the new roof looks nice, but it takes away the history and is becoming something other than Historic Florence.

Baron responded that the applicant has already ordered the roof and was unaware that they had to go through this process for a roof.

Commissioner Adam responded if the Commission can make some allowance since at that time historically, copper material was available since Arizona is the Copper State. She believes it's the gentrification of the District. The roof does not resemble Historic Florence, but it moves the District slightly more upscale and moves the District forward. The image of the new roof looks really nice.

Roll Call Vote

- Wheeler - Yes
- Madden - Yes
- Smith - No
- Reid - No
- Cochran - Yes
- Adam - Yes

On motion of Commissioner Adam, seconded by Vice-Chair Madden, and carried to approve a Design Review application for a new roof for Terri Piper located at 144 South Willow Street Florence, Arizona 85132.

WORK SESSION

HISTORIC MARKERS

DISCUSSION of potential and current historic markers within and around the Historic District.

Discussion was had on three prospective historic markers within and around the District. In addition, staff and the Commission discussed maintenance issues of deteriorating historic markers within the District.

The Commission directed staff to develop a visual survey of all historic markers within the District and generate a digital database for review and reference.

No motions were taken.

Padilla Park Update

Gilbert Olgin, Senior Planner updated the Commission on the Padilla Park progress and plans going forward.

No motions were taken.

CALL TO THE PUBLIC/COMMISSION RESPONSE:

Call to the Public for Comment is limited to issues within the jurisdiction of the Town of Florence Historic District Advisory Commission. Individual Commission members may respond to criticism made by those commenting, may ask staff liaison to review a matter raised, or may ask that a matter be put on a future agenda.

Ruth Harrison discussed the Historic District Guidelines not being easily accessible on the Town's website for home owners, relators, contractors and business owners.

CALL TO THE COMMISSION

ADJOURNMENT

The meeting was adjourned at 6:55 pm.

x  _____
Chairwomen Betty Wheeler

**TOWN OF FLORENCE
JOINT-USE LIBRARY ADVISORY BOARD AND
PARKS AND RECREATION ADVISORY BOARD**

MINUTES FROM THE SPECIAL MEETING HELD ON TUESDAY, JUNE 10, 2014 AT 6:00 P.M. IN THE COUNCIL CHAMBER OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, AZ.

CALL TO ORDER

Library Advisory Board Chairman Denise Kollert called the meeting to order at 6:07 p.m.

ROLL CALL

Present: **Library Advisory Board:** Denise Kollert (Chair), Sheree Berger, Eugene Horan, Talma Harmon
 Parks and Recreation Advisory Board: Donald Woolridge, Shawn Gibson

- Jaclyn Revis, Chairperson arrived at 6:11 P.M.

Council Liaisons: Tara Walter, Vallarie Woolridge

Absent: **Library Advisory Board:** Hermalene Wick, Kamian Harmon (Alternate)
 Parks and Recreation Advisory Board: Don Pinson
 Council Liaisons: Mayor Tom Rankin
 Florence School District Members: Dr. Amy Fuller, Thad Gates

NEW BUSINESS:

- a. **Discussion/Approval/Disapproval of making a recommendation to the Florence Town Council to proceed with the construction of the Recreation Center, Aquatic Complex and Library Project**

Bryan Hughes, Parks and Recreation Director, commenced the discussion about the proposed construction of the recreation center, aquatic complex and library project. Mr. Hughes informed both boards of the first steps that are being taken to start the process, first being sending out a "RFQ" seeking out a design-build team for the proposed facility. The Town received 21 proposals from various design-build teams. From those 21 proposals, it was narrowed down to the top five. From the top five an "RFP" which is a request for proposal and is more detailed was sent out. The Town received some very good submittals from the top five, which include Low Mountain Construction, Sundt Construction, Haydon Building Corporation, D.L. Withers Construction and Okland Construction. From those five submittals, the selection committee further scored them and selected Low Mountain Construction as the best firm to do business on this particular project. Low Mountain has put together an excellent team which includes

Hidell and Associates Architects, H2O design, Gilmore Planning and Landscape Architecture, Wood and Patel and Swaback Partners. Mr. Hughes let the public and the boards know that this proposed complex is consistent with the Town's North End Vision Framework Plan, which calls for a Civic Government core. The Financial impact is estimated between 12 to 13 million dollars; a more precise budget will be worked on as we continue to work with Low Mountain and their design team. Funding for the project was identified by the Town Manager and the Finance Director which include development fee funds and some other taxes that are specific for use to building this type of facilities, i.e. food tax, the parks and recreation development fee, general government development fees, library fees which are restricted funds that can only be used for this purpose and if the fees are not used in a certain amount of time the Town will have to return the funds. Another portion of funding that was identified is the possibility of bonding to keep money in the General Fund.

CALL TO THE PUBLIC/BOARD RESPONSE

Jennifer Mistacao expressed that she wants to make sure that an area at the Library is specifically targeting the youth for story time, or have a little theater come in; and she also mentioned she had a fourteen year old Son that she wishes we create programming to keep them interested in the Library.

Ms. Ruth Harrison commented that she had suggested at a previous Council meeting that the Library be built at Padilla Park so it may be close to Main Street. Ms. Harrison commented that since the Parks and Recreation offices will be in the new building the Town should keep the Planning and Zoning Department at its current location and sell the Credit Union building to help with the costs of this project. Ms. Harrison also commented that she likes the idea of solar and that the Town should look into utilizing it; and also believes that the fitness center should be included in this building, but not on Main St.

Shanty Rabinagrath commented that she would like to see more areas and programming for teens because there isn't anything for teens to do in Florence.

Board member Eugene Horan congratulated on the progress the departments have done on this area and expressed he is proud to be a part of it. Board member Talma Harmon congratulated our joint departments as well and asked if there will be a civic center for cultural performances, which was one of her concerns when the planning process started. Ms. Rose Bebris, Library Director, responded that the plan that we have put forth and the concept that we're working for allowed for a lot of public meeting space and opportunity to do cultural programming. Whether we are actually accommodating from very small groups, for instance the coffee club, book club to things that may be as large to accommodate a fairy tale festival or an author festival; certainly Parks and Rec has a lot of the big cultural events. Board member Harmon asked if events will be held outdoors or indoors. Ms. Bebris indicated that there will be opportunities for both indoor and outdoor programming. Library Chairman, Denise Kollert asked why in the plans it doesn't show shade sails over the "play" areas of the pool. Mr. Hughes responded that there will be a shade structure that will cover the "play" area. Library board member Talma Harmon asked if local business' being utilized as sub-contractors for example, for landscaping. Mr. Hughes said Low Mountain

construction will be choosing the sub-contractors and will be using locally if they qualify. Library Chairman Kollert asked if we were planning on heating the pool and suggested we look into solar, because gas can get expensive. Mr. Hughes responded that heating the pool is in the conceptual design and it makes sense to include now but budget will dictate if it's included. Parks and Recreation board member Shawn Gibson asked if the new complex included offices for Recreation staff; if our department's offices will be relocating from our current building. Mr. Hughes responded that our offices will be relocated to the new facility and free up space at the Fitness Center; since the new building does not include any exercise facilities. Mr. Gibson asked if the Fitness center will be renovated. Mr. Hughes responded that as much as we are available to do within the budget; the building is older and we will need to hire an architect. Current Fitness members have expressed they would like showers installed in the facility, so right now we are looking into what renovations can be done to the Fitness center. Ms. Gibson asked if within the costs is there a reserved amount for unexpected expenses for instance the proposed building is within a flood plain. Mr. Hughes responded that the flood plain is already being raised by a different contractor.

CALL TO THE BOARD

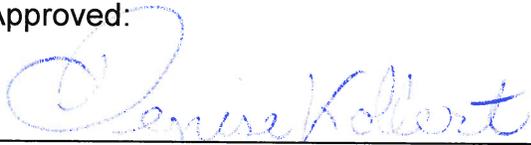
On Motion by Library Board member Talma Harmon, and seconded by Library Board member Eugene Horan, and carried to recommend to the Florence Town Council to proceed with the construction of the Recreation Center, Aquatic Complex and Library Project.

On Motion by Parks and Recreation Board chairman Jaclyn Revis, and seconded by Parks and Recreation Board member Donald Woolridge, and carried to recommend to the Florence Town Council to proceed with the construction of the Recreation Center, Aquatic Complex and Library Project.

ADJOURNMENT

On motion made by Library Board Member Eugene Horan, seconded by Library Board Member Sheree Berger, and carried to adjourn the meeting at 6:47 p.m.

Approved:



Denise Kollert
Denise Kollert, Chairman

FLORENCE COMMUNITY LIBRARY
Joint-Use Library Advisory Board

1000 S. Willow St. / P. O. Box 985
Florence, AZ 85132

Minutes

Regular Meeting

July 16, 2014 – 6:00 p.m.

1. The meeting was called to order at 6:06 pm by Chairperson Kollert.
2. Members present were: Sheree Berger, Talma Harmon, Denise Kollert and Kamian Harmon.
Members absent were: Eugene Horan and Hermalene Wick.
3. A motion was made by Member Berger, seconded by Member Harmon, and carried to approve the April 16, 2014 minutes.
4. The Library Director's report included the following:
 - The Florence Community Library closed out its 2014 Arizona Summer Reading Program, "Fizz! Boom! Read!" with Professional Hypnotist Paul Watson. Patrons came out and enjoyed an evening of hypnosis, comedy, and a little bit of magic to successfully end the science-themed summer reading program.

Florence's youth read a combined total of more than 33,000 minutes this summer. Arcel E. Lopez was our top children's reader. He received a tablet, book, and a prize bag. Isabelle Wang was our 2nd place reader. Aisaya Bell, Anthony Berdge, Rahmel Valentine and Talia Valentine were 3rd place readers. Each of them received a book, and a prize bag. Sarah Colter was our top teen reader. She received Harkins Theatre tickets for 4, a book, and a prize bag.

Other readers of note are Nathaniel Wang, Jordan Cherry, George Crispin, Kaeden Christenson, Amanda Schifano, Ryan Lopez, Serina Paulson, Tanner Elliott, Haley Lopez, Oscar Rodriguez, Diego Rodriguez, Shawn Mendez, Jolee Anna Viola, Levi Backes, Jonathan Schifano, Bailey Christenson, Andrea Perez Salazar, Marilyn Bieker, Chloe Dubien, Noah Christenson, Madison Grogitsky, and Norah Hess.

Megan Yeo was this year's raffle winner of Arizona Diamondbacks tickets for 4.

Everyone who turned in their reading logs received a book and a prize bag full of goodies.

"Literary Elements," the 2014 Adult Summer Reading Program, was also a success. Participants read more than 80 total books during the program's month-long run. Denise Kollert was our top adult reader with 22 books read.

Kandi Hartung placed second with 13 books, and April Shilliam third with 7 books read.

The Florence Community Library is thankful for everyone who took part in making this program a success: The Friends of the Florence Community Library; Arizona Cardinals; Arizona Diamondbacks; Pinal County Historical Society & Museum; B&D Restaurants, Inc. /McDonald's; Harkins Theatres; Paula Norby at Papa Murphy's Pizza; Ginger Marvin at Peter Piper Pizza; Jeanine Gooding, RDH Oral Health Screening Clinical Director at Sun Life Family Health Center; Jennie Treadway, Instructional Specialist, and Annie Cecil, Sensory Screener at The University of Arizona Cooperative Extension. We would like to also thank our wonderful volunteers: Brad Berger, Melanie Crouse, Ian Singco, Ingree Villalba, and Dave Zambrano.

- The last day of school for Florence Unified School District students was May 29, 2014. Students will return from break on July 21, 2014.
- Bonnie Wolfsberg retired from her position with the school district at the end of May. The position will not be replaced. The Town's vacant Library Aide position has been filled. Veronica Felix began her duties on July 14, 2014, 2014.

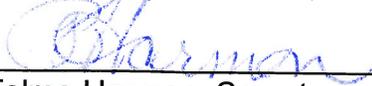
5. Ms. Rosemary Bebris, Library Director, provided an update on the new library facility. The most recent floor plan was distributed. Staff has been having weekly meetings with Low Mountain to keep the project on track. Staff expects to break ground on the facility in the first part of October.

As requested by the Library Board, Ms. Bebris provided a revised Children's Access and Use Policy for Board Members to review. Ms. Bebris gave an overview of the suggested changes, as well as examples of policies from other area libraries. Ms. Bebris told Board Members that a "responsible caregiver" was clarified to be a parent or adult caregiver over the age of 18. Member Harmon suggested the age children can be in the library unattended be changed from 10 years old to 12 years old, as 10 is too young to be left alone. Other Library Board Members indicated general agreement. Ms. Bebris stated that library staff would not have an objection to the change, but noted it would be a significant departure from the old policy. A motion was made by Member Harmon, seconded by Member Berger, and carried to approve the updated Children's Access and Use Policy with the additional change; children must be 12 years old to be in the library without a parent or adult caregiver over the age of 18.

6. The next meeting was scheduled for August 20, 2014.

7. A motion was made by Member Harmon, seconded by Member Berger, and carried to adjourn the meeting at 6:40 pm.

Respectfully submitted,



Talma Harmon, Secretary

Approved,

Denise Kollert

Denise Kollert, Chairperson



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 10a.

MEETING DATE: September 15, 2014

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia, Deputy Town Manager/
Town Clerk

SUBJECT: Primary Election Results

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Resolution No. 1481-14: **A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, DECLARING AND ADOPTING THE RESULTS OF THE PRIMARY ELECTION HELD ON AUGUST 26, 2014.**

BACKGROUND/DISCUSSION:

The following table identifies the voter turnout for the last 12 years. The area highlighted in yellow shows the non-mayoral election cycle. Voter turnout in 2014 increased nearly three percent compared to the 2010 primary election.

ELECTION	REGISTERED VOTERS	VOTES CAST	VOTER TURNOUT PERCENTAGE
PRIMARY 2002	2458	798	32.5
PRIMARY 2004	3276	940	28.7
PRIMARY 2006	3270	264	8.0
PRIMARY 2008	3269	745	22.79
PRIMARY 2010	3976	1332	33.43
GENERAL 2010	3827	1639	43.83
PRIMARY 2012	4122	2144	52.0
GENERAL 2012	3948	1869	47.3
PRIMARY 2014	4176	1505	36.04

The Town of Florence voter turnout for the 2014 Primary was 1505 ballots cast or 36 percent. The number of votes cast through mail ballot equaled 77 percent of the ballots cast 2014 Primary Election. The elections results for the 2014 Primary Election and votes cast for the candidates for councilmember are as follows:

Candidates for Council Member

Name	Total Votes	Percentage
John Lee Anderson	529	14.13%
Arthur Buckley	570	15.23%
H. Douglas Carlson	303	8.10%
Lyle Gilbertson	607	16.22%
Rebecca Guilin	654	17.47%
Peter VillaVerde	465	12.42%
Vallarie Woolridge	599	16.00%

House Bill 2126 provided for a new way to calculate a “majority of votes cast” at the primary election in order for a candidate to win at the primary. The new law, which only applies to primary elections in 2014 and 2015, specifies that the number needed to win is calculated by adding all of the votes cast for all candidates for the office (3727), dividing by the number of seats to be filled (3), dividing by two, and then rounding to the highest whole number. The result of this calculation is that a candidate receiving 622 or more votes in the 2014 Primary is elected to the Florence Town Council.

The following candidate received the required amount of votes to be elected and is issued a certificate of election:

Rebecca Guilin

The four candidates receiving the highest votes will be issued certificates of nomination and will move on to the November 4, 2014 General Election. Those candidates are:

John Lee Anderson
Arthur Buckley
Lyle Gilbertson
Vallarie Woolridge

FINANCIAL IMPACT:

There is no fiscal impact to adopting Resolution No. 1481-14, approving the results of the 2014 Primary Election.

STAFF RECOMMENDATION:

Adoption of Resolution No. 1481-14, adopting the 2014 Primary Election results.

ATTACHMENTS:

Resolution No. 1481-14
Voting Results

Resolution No. 1481-14

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, DECLARING AND ADOPTING THE RESULTS OF THE PRIMARY ELECTION HELD ON AUGUST 26, 2014.

WHEREAS, the Town of Florence, Pinal County, Arizona, did hold a General Election on the 26th day of August 2014, for the election of three council members; and

WHEREAS, the election returns have been presented to and canvassed by the Florence Town Council.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Florence, Pinal County, Arizona, as follows:

THAT the total number of ballots cast at said Primary Election, as shown by the poll lists, was 1505.

THAT the number of mall ballots cast at the Primary Election were 1164, all of which were verified and that voters found to be ineligible were 12.

THAT the number of provisional ballots to be verified was 50, and that voters found to be ineligible were 6.

THAT the votes cast for the candidates for councilmember were as follows:

Name	Total Votes	Percentage
John Lee Anderson	529	14.13%
Arthur Buckley	570	15.23%
H. Douglas Carlson	303	8.10%
Lyle Gilbertson	607	16.22%
Rebecca Guilin	654	17.47%
Peter VillaVerde	465	12.42%
Vallarie Woolridge	599	16.00%

THAT it is hereby found, determined and declared of record, that the following candidate did receive more than one-half of the total number of valid votes cast and are hereby issued certificates of election:

Rebecca Guilin

THAT it is hereby found, determined and declared of record, that the following four candidates did receive the next greatest number of votes of the

electors of the town voting at said election and shall have their names placed on the general municipal election ballot of the Town of Florence, Pinal County, Arizona, to be held on the 4th day of November, 2014, and are hereby issued certificates of nomination:

John Lee Anderson
Arthur Buckley
Lyle Gilbertson
Vallarie Woolridge

THAT the following votes were cast in regards to Proposition 400 for the Town of Florence.

	Votes	Percentage
Yes	622	48.25
No	667	51.75

THIS resolution shall be in full force and effect immediately upon its adoption.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 15th day of September 2014.

Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

James E. Mannato, Town Attorney

JURISDICTIONAL CANVASS
 RUN DATE:09/03/14 02:28 PM

TOWN OF FLORENCE

	VOTES	PERCENT		VOTES	PERCENT
01 = BALLOTS CAST	1,505		Proposition 400 TOWN OF FLORENCE		
Council Member TOWN OF FLORENCE			(VOTE FOR) 1		
(VOTE FOR) 3			10 = YES	622	48.25
02 = ANDERSON, JOHN	529	14.13	11 = NO	667	51.75
03 = BUCKLEY, ARTHUR	570	15.23			
04 = CARLSON, DOUGLAS H.	303	8.10			
05 = GILBERTSON, LYLE	607	16.22			
06 = GUILIN, REBECCA	654	17.47			
07 = VILLAVERDE, PETER	465	12.42			
08 = WOOLRIDGE, VALLARIE	599	16.00			
09 = WRITE-IN	16	.43			

	01	02	03	04	05	06	07	08	09	10	11
0023 23 FLORENCE NORTH	460	147	142	108	143	242	173	216	1	182	210
0024 24 FLORENCE SOUTH	378	96	101	86	78	216	183	182	6	144	164
0025 25 CACTUS FOREST	1	0	0	0	0	0	0	1	0	0	0
0027 27 POSTON BUTTE	666	286	327	109	386	196	109	200	9	296	293

ABSENTEE ROSTER

Election - PE2014: 08/26/2014 2014 PRIMARY

Registrant ID Status Reason	Registrant Name Absentee Cascade Address	Ballot Type Ballot Style Ballot #	Birth Date Precinct Part Reg/Bal Party	Contact Method Absentee Reason	Notice Sent App. Requested App. Sent	App. Returned App Status/Reason Tracking #	Ballot Sent Received Status/Reason
1200142670 ACTIVE VALID REGISTRAR	STEPHANIE TERESA ZITO 7341 W TRENTON WAY FLORENCE, AZ 85132	REGULAR 27 REP FLOR	1/29/1937 27.19 REP/REP	MAIL	5/8/2014 16:16 5/8/2014 16:31	7/17/2014 14:32 ACCE/	7/31/2014 16:32 8/7/2014 15:14 ACCE/

Summary by Ballot Status:

<u># Accepted:</u>	<u># Rejected:</u>	<u># Suspense:</u>	<u># Not yet processed:</u>	<u>TOTAL:</u>
1164	12	0	1408	2584

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 10b.
MEETING DATE: September 15, 2014 DEPARTMENT: Parks and Recreation STAFF PRESENTER: Bryan Hughes, Parks & Recreation Director SUBJECT: Library/Recreation Complex Design-Build Contract		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to approve a design-build contract with Low Mountain Construction, establishing the Guaranteed Maximum Price (GMP) of \$12,991,719, for design development and construction of the Library/Recreation Complex.

BACKGROUND/DISCUSSION:

Earlier this year, the Town issued a Request for Qualifications (RFQ) followed by a Request for Proposals (RFP) seeking a design-build team for a new Library/Recreation Center/Aquatic Complex. Low Mountain Construction emerged as the most qualified firm for this project and Town Staff began working with the design-build team in early June.

This project consists of all aspects associated with a library, outdoor aquatic complex, space for Parks and Recreation Department programming and offices, outdoor fields and other government facilities. The project also contains the master planning of the 40-acre site that includes the future development of municipal facilities (Community Center, Town Hall, etc.), schematic layout of interior roadways, site grades, drainage, water distribution, wastewater collection systems, and a layout that addresses all on-site and off-site improvements required to support the facilities.

Town Staff and the Design-Build Team

Town of Florence Staff and the Low Mountain Construction Design-Build Team have been meeting weekly since mid-June to plan the Territory Square – Library/Recreation Complex Project. The schematic design phase is complete and the project is ready to move forward into design development and construction.

Town Council and Public Input

The project has been presented to the Town Council at four different meetings over the past few months, which included opportunities for public comment. Additionally, there

were three Project Open Houses where the general public was invited to give input on the project.

Evolution of the Project

The schematic design was presented to the Town Council at the July 31 Work Session. Over the past few weeks, Town Staff and the Design-Build Team have worked to finalize the documents in order to move on to the design development and construction phases of the project. A copy of the presentation is included for your review.

Project Timeline

According to the latest construction timeline, the project is anticipated to be completed by July 2015. Staff is beginning to explore contingency plans in the event the new facilities are not ready for occupancy as scheduled. Design development would begin immediately upon approval and construction would begin in the next two to three months.

This project is coming back to the Town Council for consideration and action for the following reasons:

- The Town Council directed staff to bring back with detailed information regarding the project.
- The Low Mountain Design-Build Team is at a point where they cannot proceed further and additional delays would only delay the completion date.
- The Town Manager has no authority to move forward with the project pending Town Council direction.

Thus, the project is at the point that it cannot proceed further without action by the Town Council. Staff will implement the Town Council's vision and direction regarding this project.

FINANCIAL IMPACT:

The Library/Activity Center, Aquatic Center and Athletic Fields and Sport Courts will cost \$12,991,719 for design services and construction. This amount includes the previously approved contract for \$302,494 for schematic design.

The Town Manager and the Finance Director have identified funding for the project utilizing funds from several restricted funds. These restricted funds can only be utilized for specific uses and all are appropriate for this project. A memo from the Finance Director is attached, as well as an update on Project Funding Allocation (estimated), and the Town Attorney's Response to Request for Legal Review, Opinion and Consultation. There are two options to consider with regard to funding the balance of the project not covered by the restricted funds. Option #1 is to use funds available in the capital projects budget. Option #2 is to finance the balance using excise revenue obligation.

Planning and Funding History

Planning and funding for these projects had been identified as far back as the FY2007 capital improvement projects budget (attached); which included \$16,024,000 for a community center (\$5,560,000), an aquatics center (\$3,094,000), a library (\$5,400,000), and for parks (1,970,000). Additionally, the Parks and Recreation Master Plan CIP Plan (page attached), adopted by the Town Council in 2008, identifies \$14,160,000 for a community center (\$10,000,000), an aquatics center (\$3,500,000), soccer fields (\$460,000), and tennis courts (\$200,000).

Operation and Maintenance Costs

Staff is estimating a net cost of \$660,200 annually for operations and maintenance. Staff has been conservative in our estimates and they are within the range that can be included in future budgets without increasing taxes for residents or affecting other services. The estimates represent an increase to the Parks and Recreation and Library budgets of approximately 33%, an increase of less than 5% of the General Fund, and less than 1% of the overall Town budget for FY15.

There has been a lot of information shared by staff (August 15 memo attached), as well as the public, about the operational costs of the new facilities, particularly the Aquatic Complex. As previously stated, there are a number of variables to be considered with regard to operations that can cause the budgets to increase or decrease. Those include operating season, operating hours, number of staff, scheduling, etc. The budget may also be influenced by demand and cost recovery at the facilities, which could make them go up or down each year.

Although there are similarities, there are also differences between municipalities, depending on how they budget for full-time staff, staff hourly wages, utility costs and more. A comparison of operating budgets for nearby facilities is attached for your review, but again, there are many variables. There are large, year-round facilities like Mesquite Groves in Chandler to seasonal facilities like Superstition Springs in Apache Junction. Staff has talked with staff at all these facilities in order to develop an operation and maintenance budget and compare "like" facilities.

Once again, the proposed budget is our "best estimate" at this time based on the information available to us with information provided by our consultants and other municipalities. Ultimately, it is up to the Town Council to consider the funding level each year based on the information provided by staff.

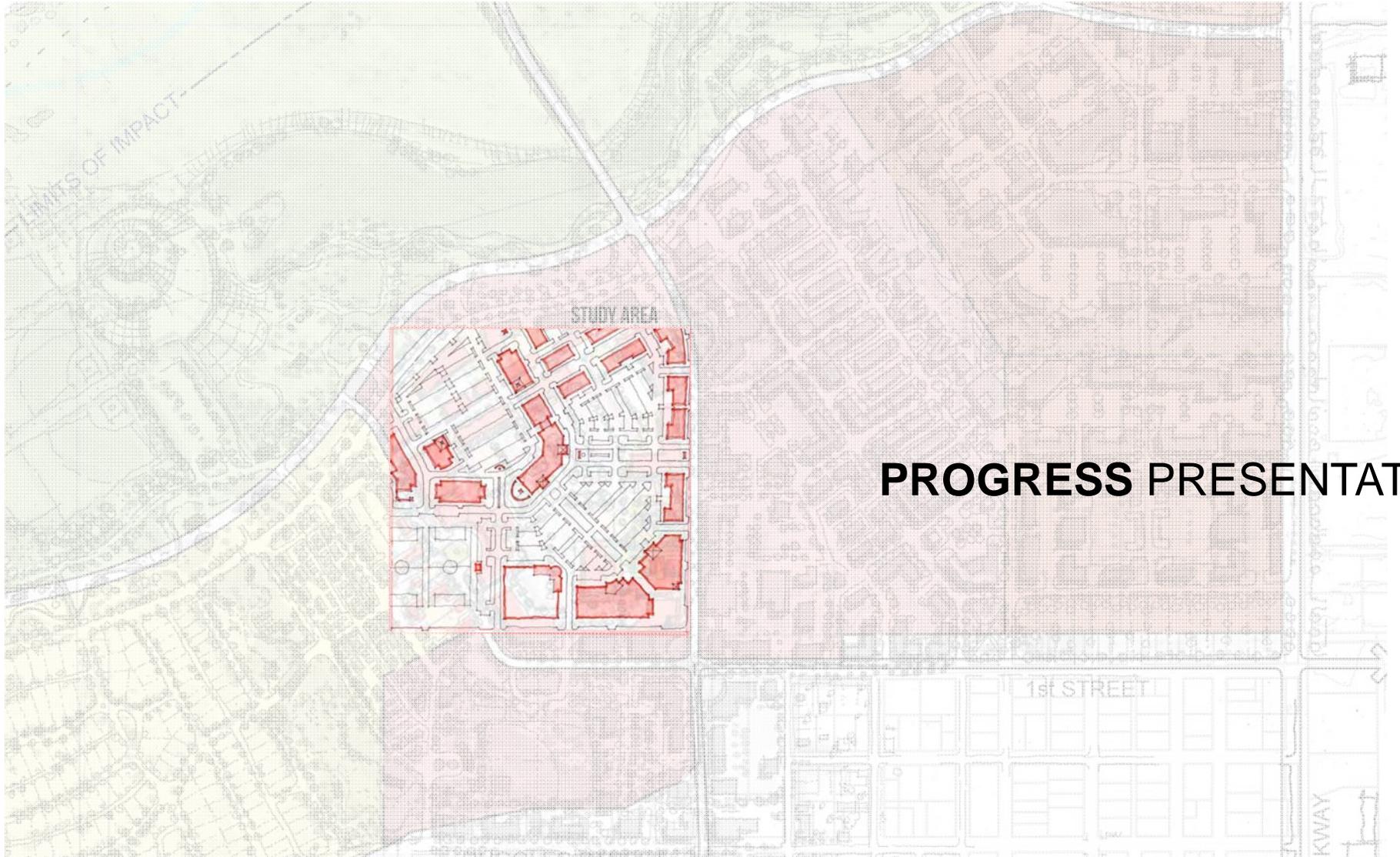
STAFF RECOMMENDATION:

Staff recommends approval of the motion as presented.

ATTACHMENTS:

Progress Presentation (7/31/14); Parks and Recreation Director Memo; Finance Director Memo, Project Funding Allocation (estimated), and Town Attorney Response to

Request for Legal Review, Opinion and Consultation, FY2007 CIP Budget; 2008 Parks and Recreation Master Plan CIP, Aquatics Budget Comparisons



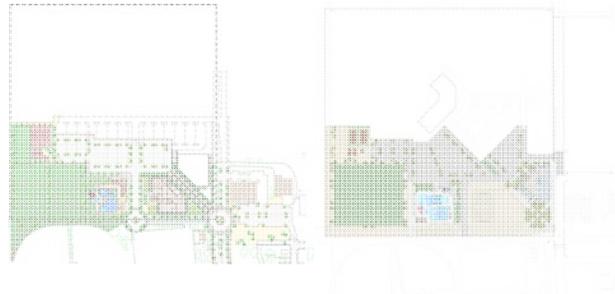
PROGRESS PRESENTATION

TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14





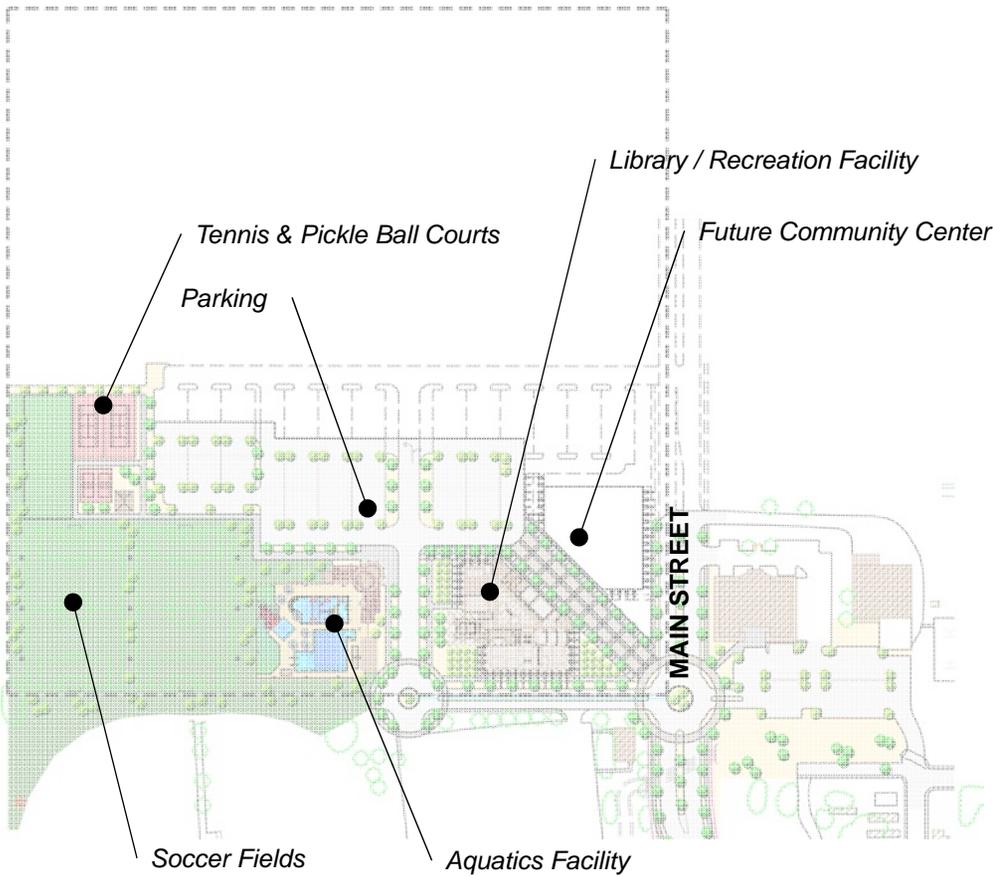
SITE PLAN PHASE I

TOWN OF FLORENCE

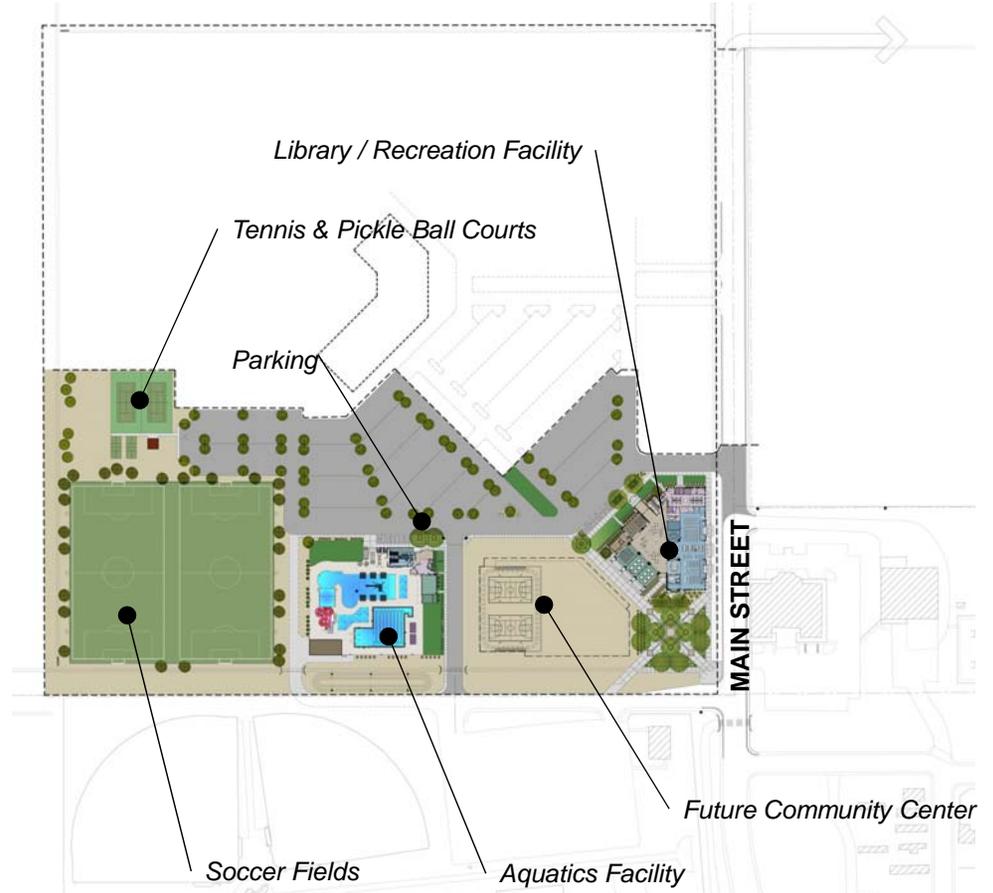
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14





ORIGINAL CONCEPT



REFINED SCHEMATIC SITE PLAN – PHASE I

TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14





KEY NOTES

- 1. Library / Recreation Facility
- 2. Future Community Facility
- 3. Aquatic Center
- 4. Soccer Fields (2)
- 5. Tennis Courts (2) Pickle Ball (2)
- 6. Ramada
- 7. Parking
- 8. Service Road
- 9. Retention Basin for Aquatic Center
- 10. Plaza

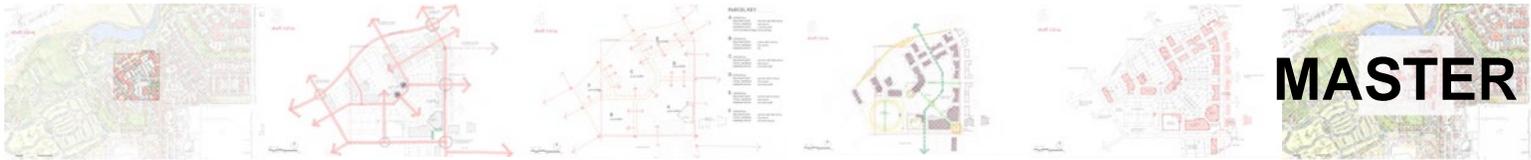
TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14

SCHEMATIC SITE PLAN – PHASE I





MASTER PLAN DESIGN

TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14





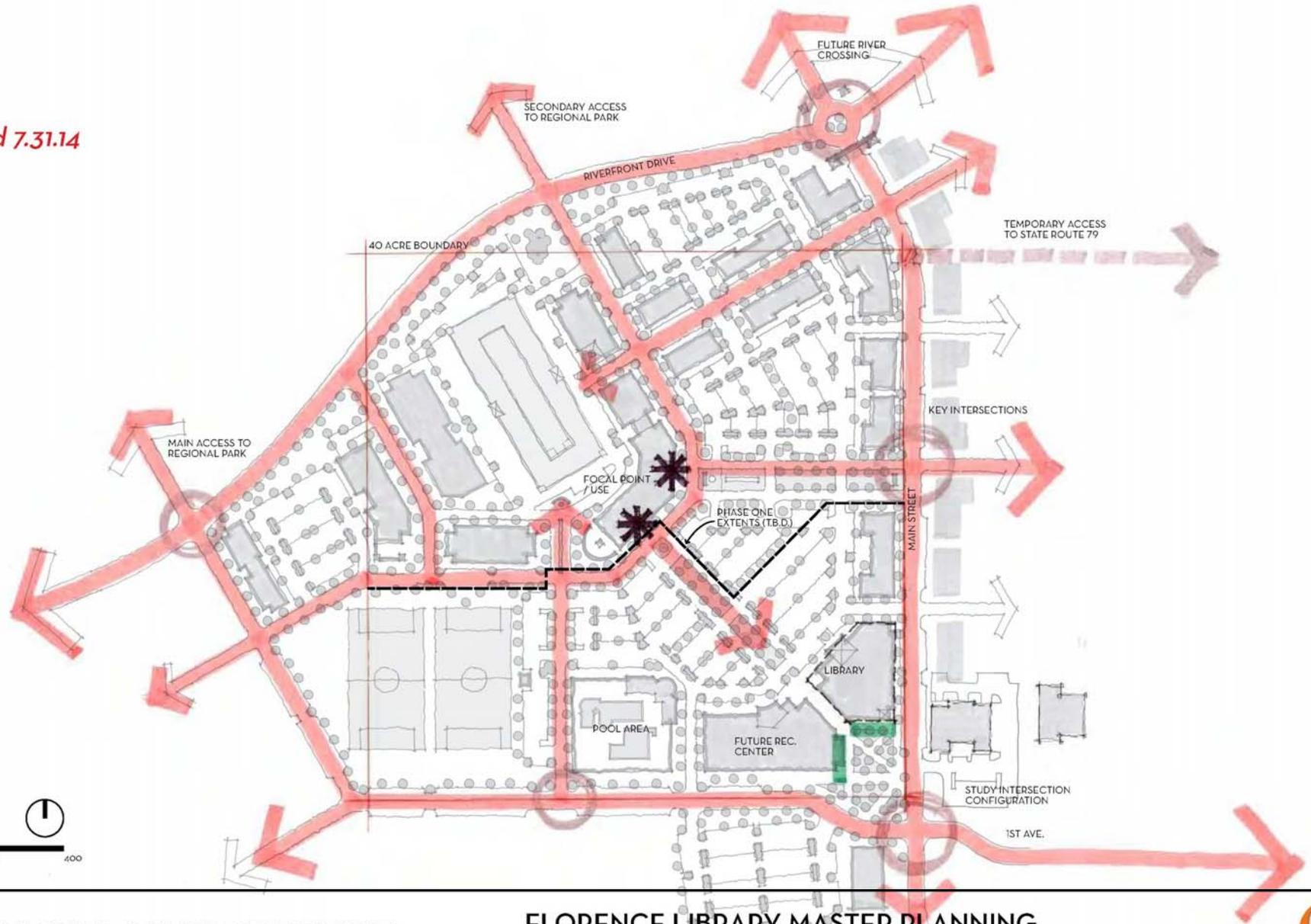
TOWN OF FLORENCE

FLORENCE LIBRARY MASTER PLANNING
STUDY AREA OVERLAY ON MASTER PLAN



3

updated 7.31.14



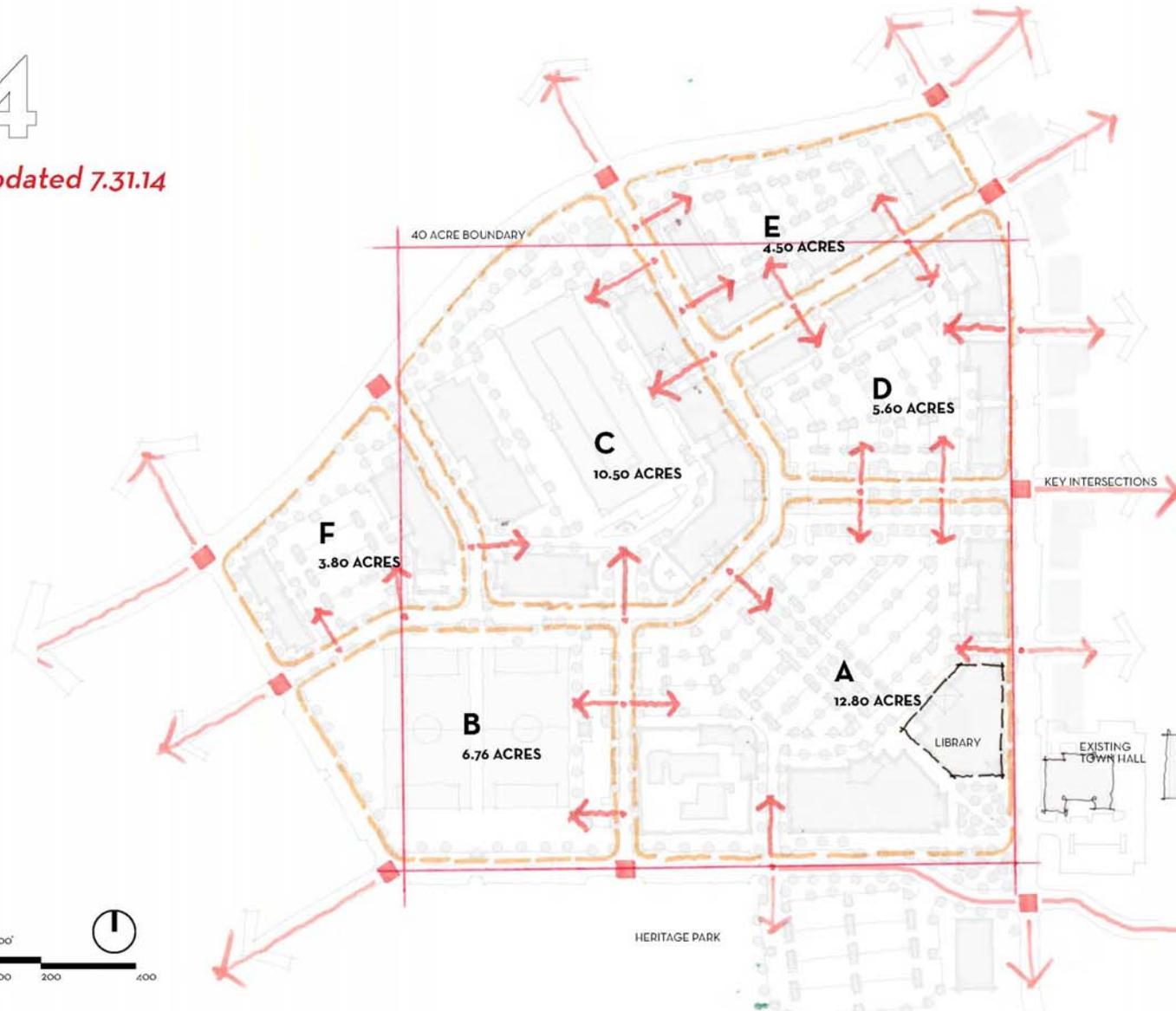
TOWN OF FLORENCE

FLORENCE LIBRARY MASTER PLANNING
CIRCULATION FRAMEWORK



4

updated 7.31.14



PARCEL KEY

- A** - POTENTIAL
 BUILDING SQFT 130,000 sqft (1&2 story)
 - TOTAL PARKING 540 spaces
 - PARKING RATIO 4.1/1,000 sqft
 (not including heritage park parking)
- B** - POTENTIAL
 BUILDING SQFT 5,000 sqft (1 story)
 - TOTAL PARKING 100 spaces
 - PARKING RATIO NA
- C** - POTENTIAL
 BUILDING SQFT 250,000 sqft (2, 3, 4 story)
 - TOTAL PARKING 900 spaces
 - PARKING RATIO 3.6/1,000 sqft.
- D** - POTENTIAL
 BUILDING SQFT 90,000 sqft (2 story)
 - TOTAL PARKING 270 spaces
 - PARKING RATIO 3.0/1,000 sqft.
- E** - POTENTIAL
 BUILDING SQFT 70,000 sqft (2 story)
 - TOTAL PARKING 250 spaces
 - PARKING RATIO 3.6/1,000 sqft.
- F** - POTENTIAL
 BUILDING SQFT 40,000 sqft (1&2 story)
 - TOTAL PARKING 150 spaces
 - PARKING RATIO 3.7/1,000 spaces



TOWN OF FLORENCE

FLORENCE LIBRARY MASTER PLANNING
BLOCK DIAGRAM



5

updated 7.31.14



TOWN OF FLORENCE

FLORENCE LIBRARY MASTER PLANNING
FIGURE GROUND DIAGRAM & BUILDING PADS



6

updated 7.31.14



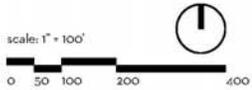
TOWN OF FLORENCE

FLORENCE LIBRARY MASTER PLANNING
CONCEPT PLAN



7

updated 7.31.14



TOWN OF FLORENCE

FLORENCE LIBRARY MASTER PLANNING
CONCEPT PLAN: FUTURE INFILL DEVELOPMENT

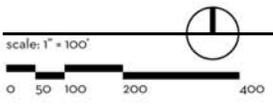


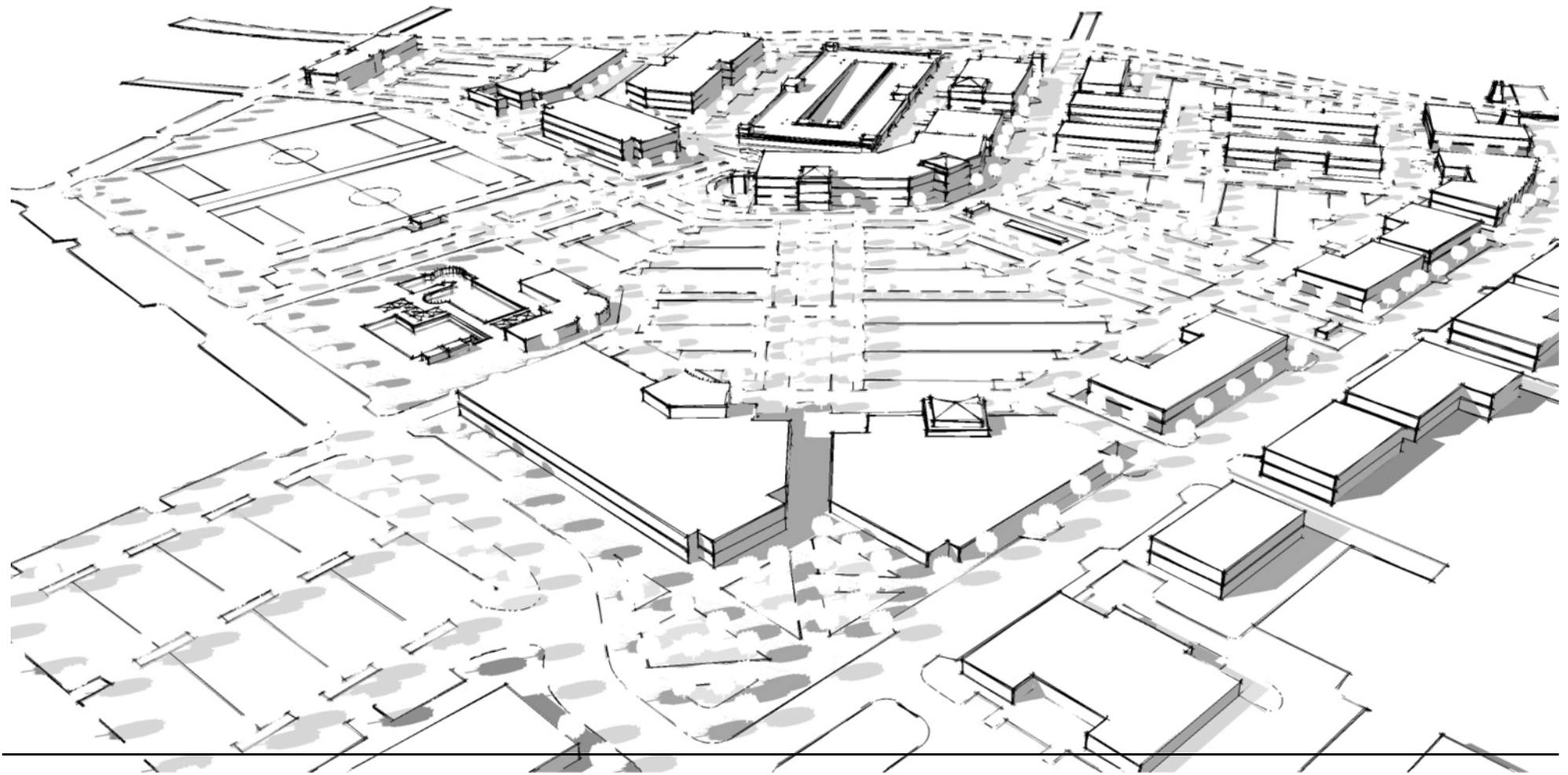


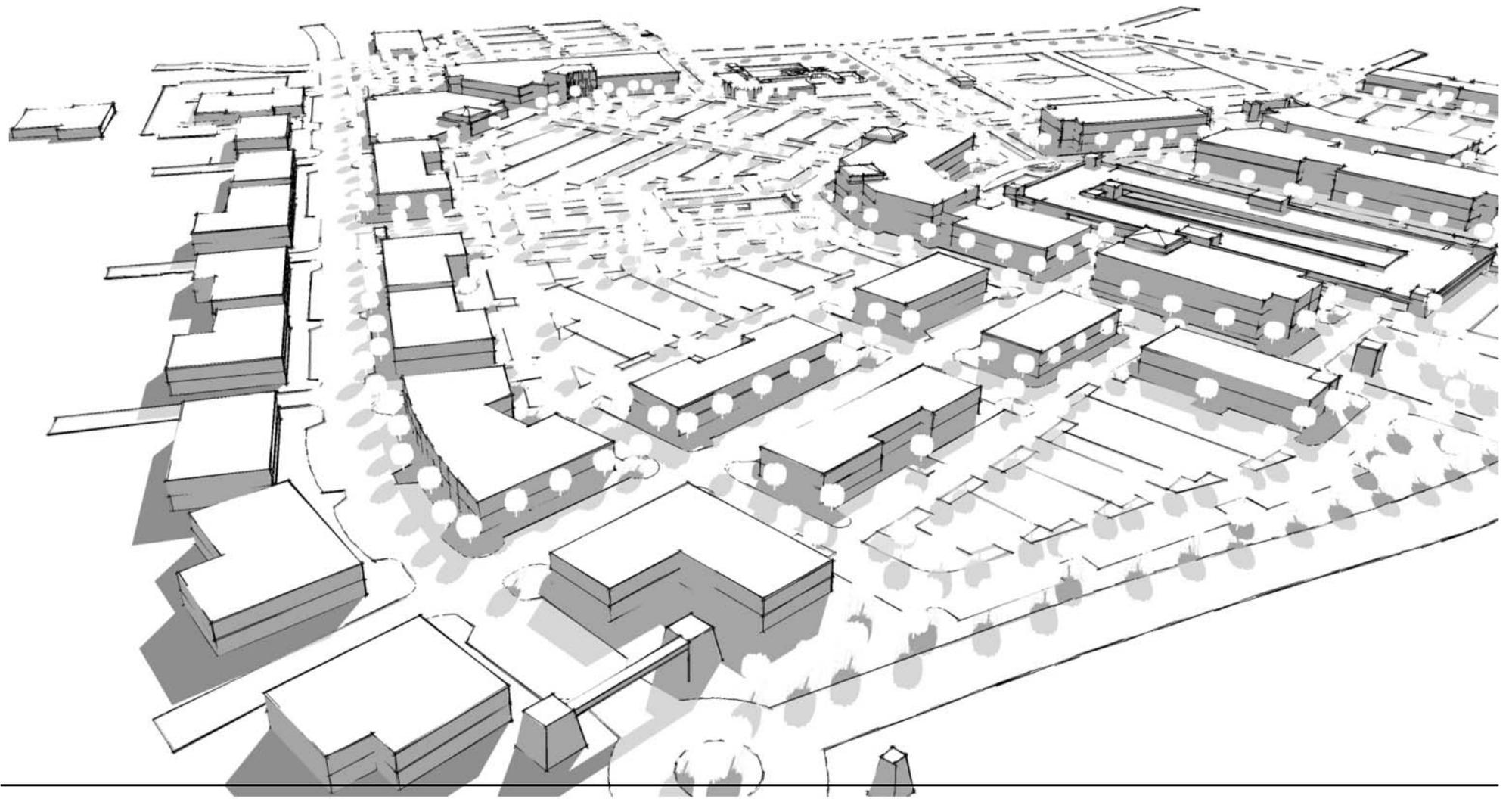
TOWN OF FLORENCE

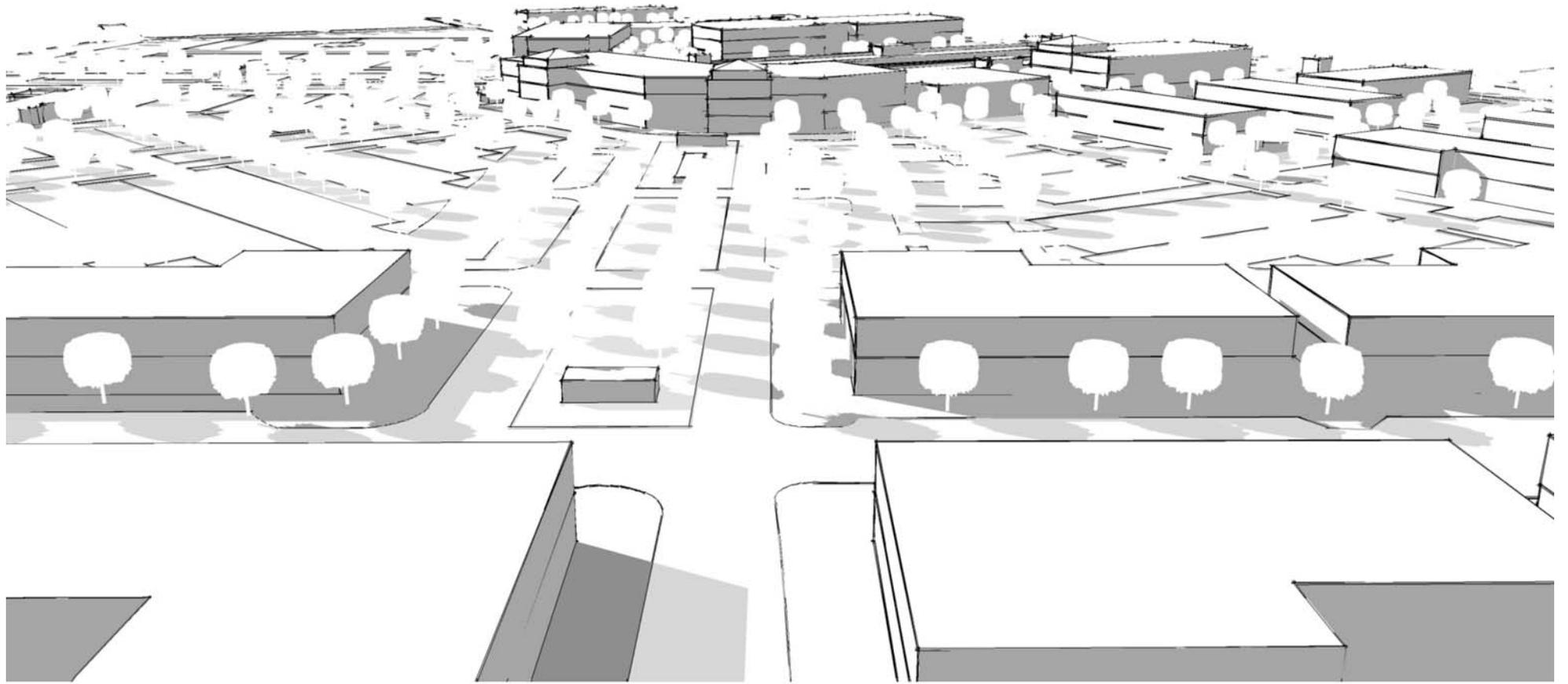
FLORENCE LIBRARY MASTER PLANNING
STUDY AREA OVERLAY ON UPDATED MASTER PLAN

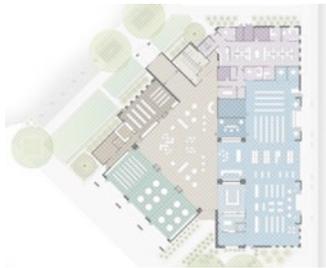
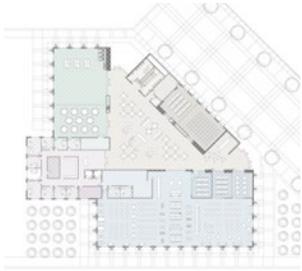












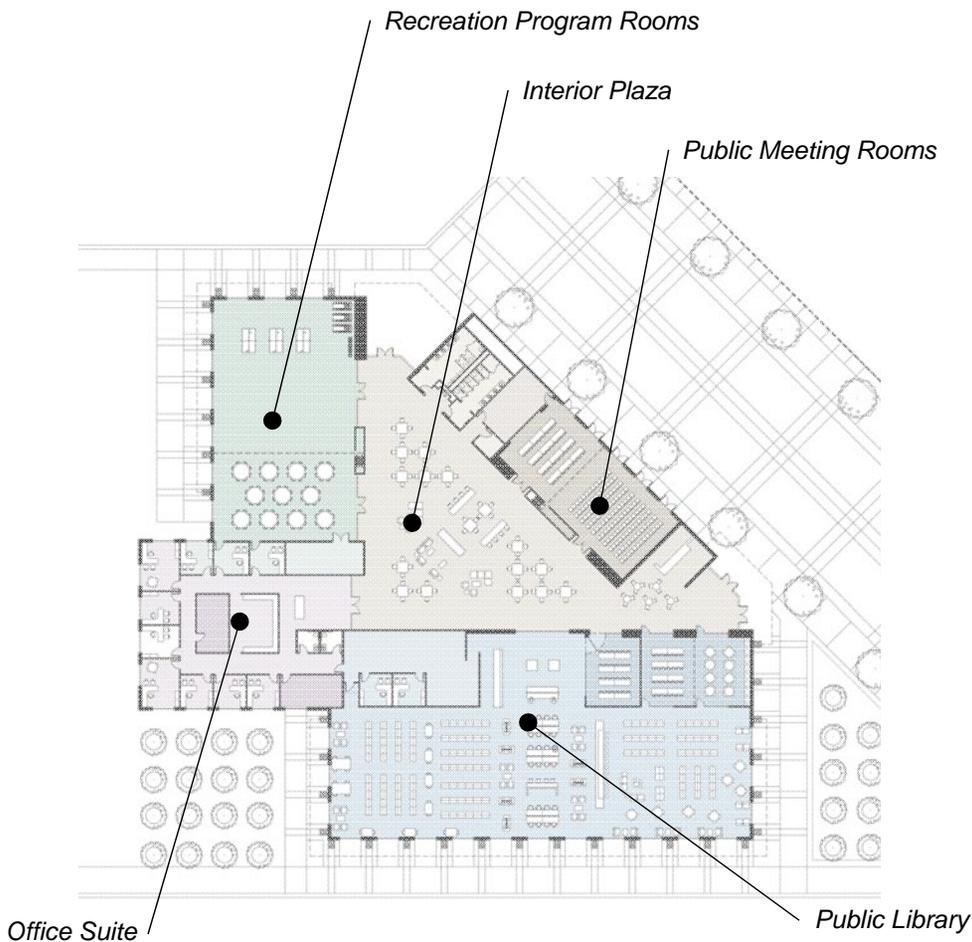
LIBRARY / RECREATION/ OFFICE FACILITY

TOWN OF FLORENCE

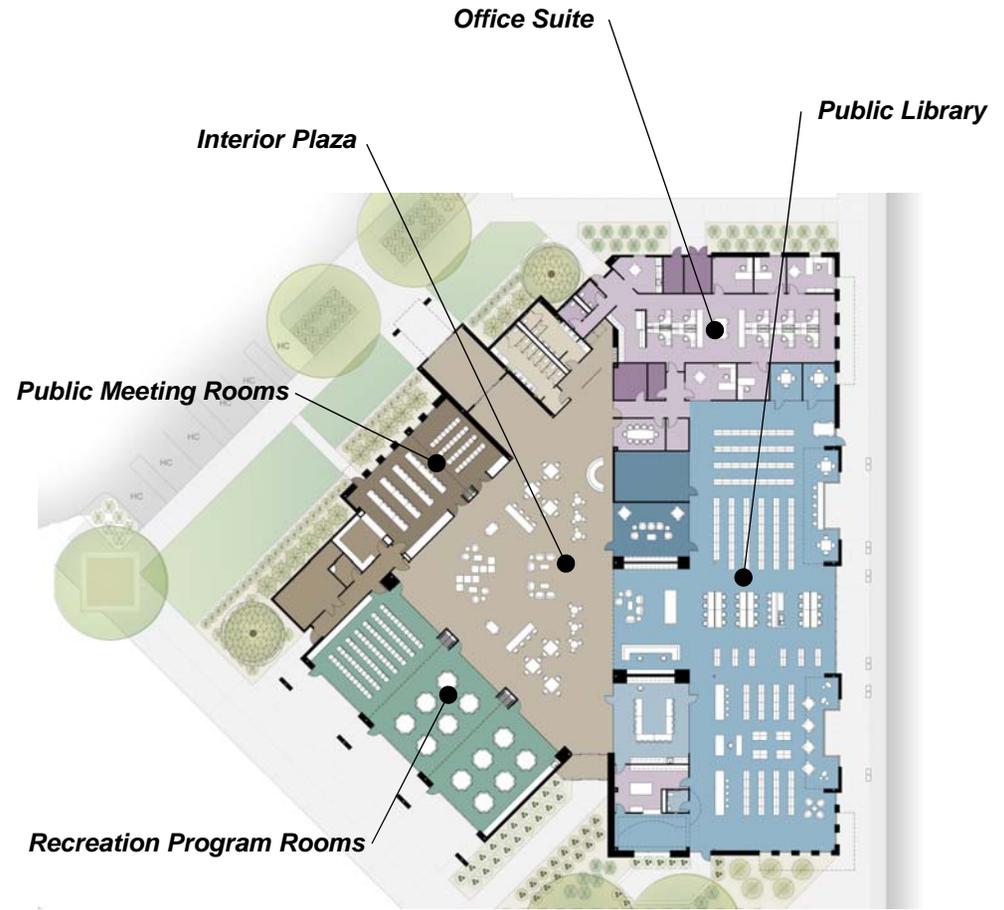
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14





ORIGINAL CONCEPT



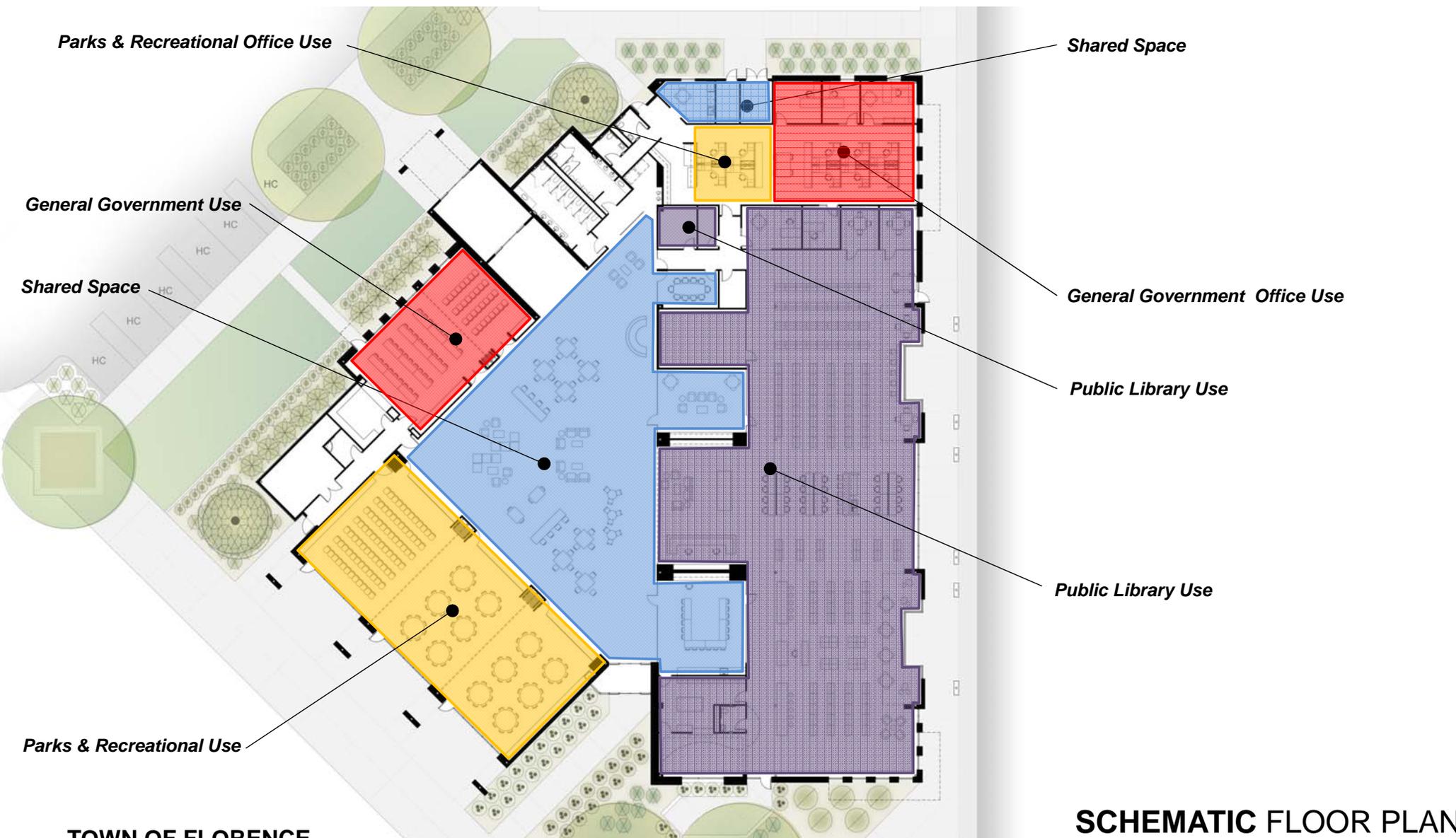
REFINED SCHEMATIC FLOOR PLAN

TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14

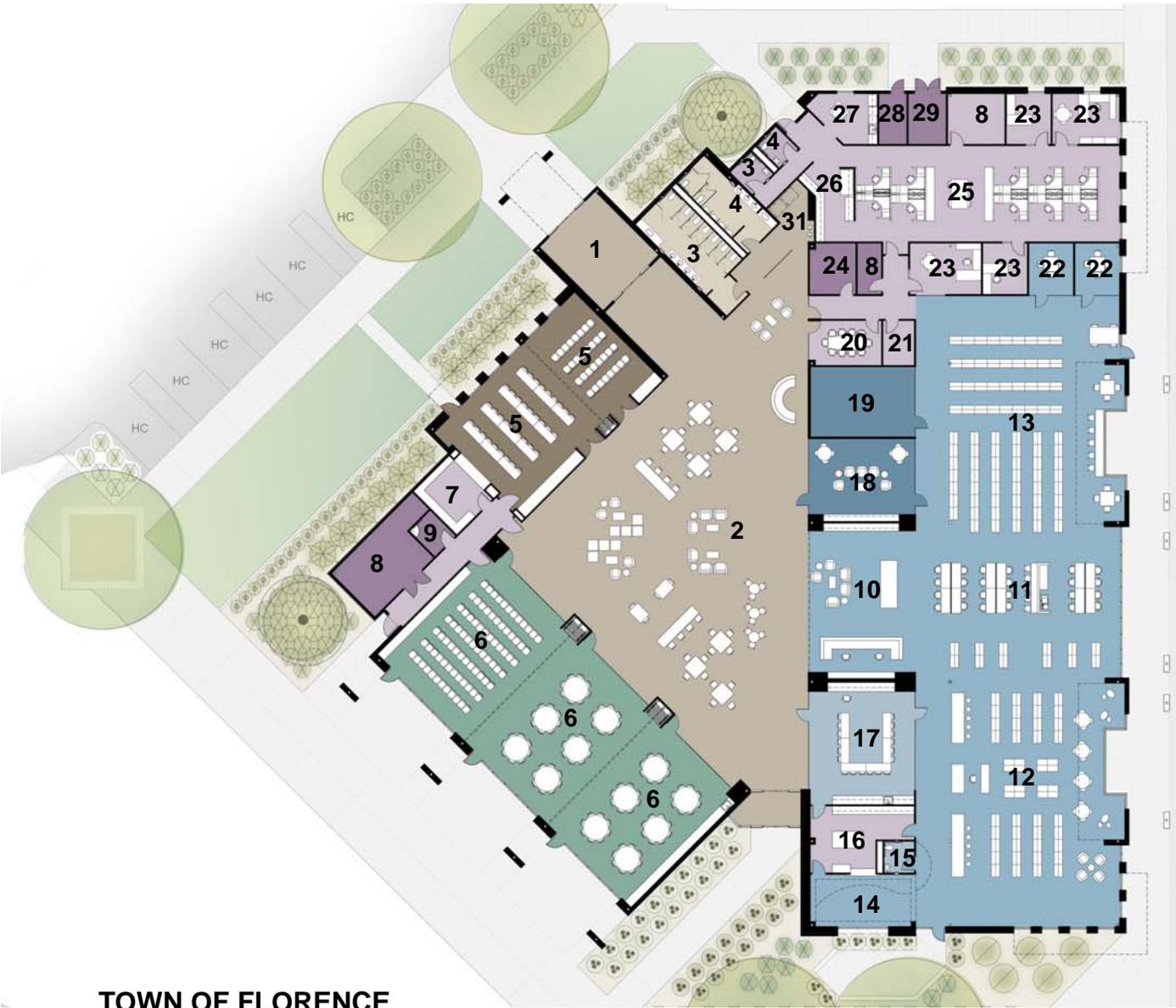




SCHEMATIC FLOOR PLAN

TOWN OF FLORENCE
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
 PROGRESS PRESENTATION 07.31.14





KEY NOTES

1. Lobby
2. General Sitting Area
3. Women's Restroom
4. Men's Restroom
5. Meeting Room
6. Recreation Program Room
7. Kitchen
8. Storage
9. Janitor
10. Library Entry
11. Public Computers
12. Children's Collection
13. Adult Collection
14. Storytime
15. Family Toilet
16. Staff Workroom
17. Craft Room
18. Program Room (Teen)
19. Program Room (Digital Lab)
20. Conference Room
21. Data
22. Study Room
23. Office
24. Book Drop
25. Shared Office Workstations
26. Office Copy Room
27. Office Break Room
28. Fire Riser
29. Electrical Room
30. Staff Entry
31. Vending

TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14

SCHEMATIC FLOOR PLAN





MAIN STREET FACADE



NORTH WEST FACADE



SOUTH EAST FACADE

TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
 PROGRESS PRESENTATION 07.31.14

TERRITORY SQUARE CONTEXT



Rhythm of glass inset in façade provides a visual connection from Main Street



Brick detailing



Column arcade provides layering effect



Sloped canopy system at pedestrian scale

CONCEPTUAL RENDERING – SCHEME A





MAIN STREET FACADE



NORTH WEST FACADE



MAIN ENTRY FACADE

TERRITORY SQUARE CONTEXT



Large overhang provides shade for glazing at a pedestrian scale



Continuous canopy system



Vertical element defines "place"



Sloping roof element

CONCEPTUAL RENDERING – SCHEME B

TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14





MAIN STREET FACADE



NORTH WEST FACADE



MAIN ENTRY FACADE

TERRITORY SQUARE CONTEXT



Large overhang provides shade for glazing at a pedestrian scale



Continuous canopy system



Vertical element defines "place"



Sloping roof element

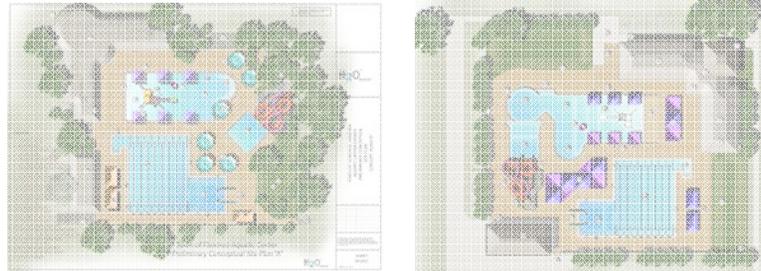
CONCEPTUAL RENDERING – SCHEME C

TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14





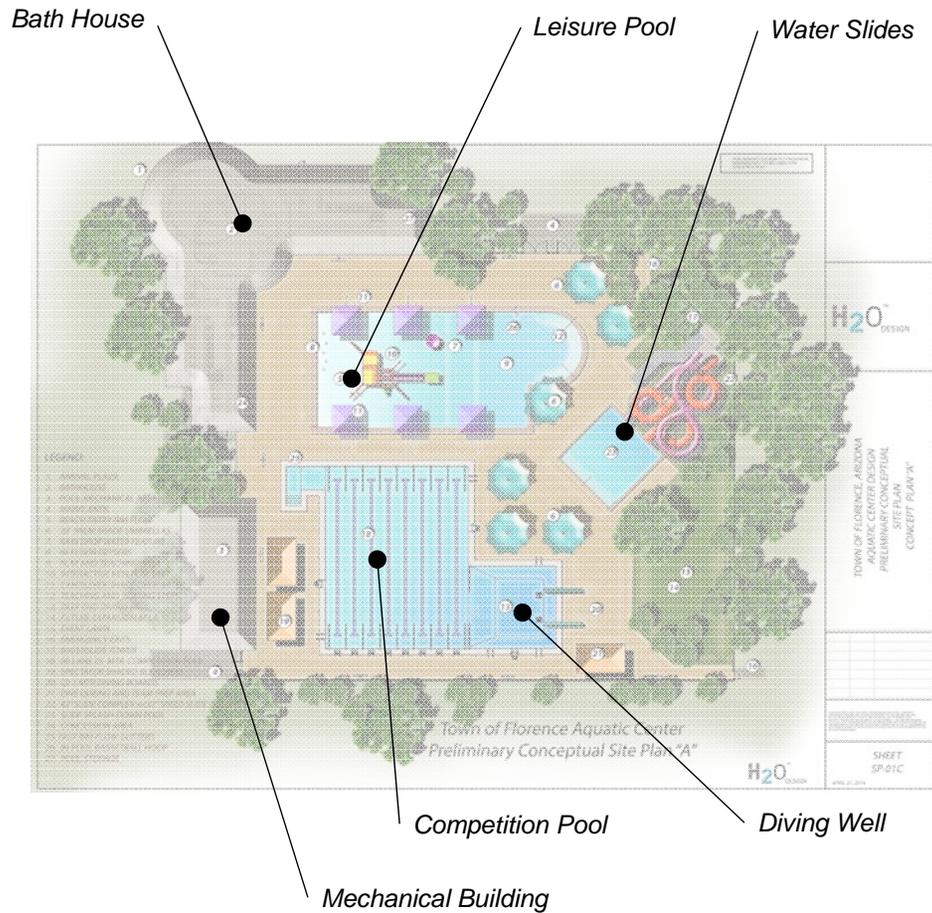
AQUATICS FACILITY

TOWN OF FLORENCE

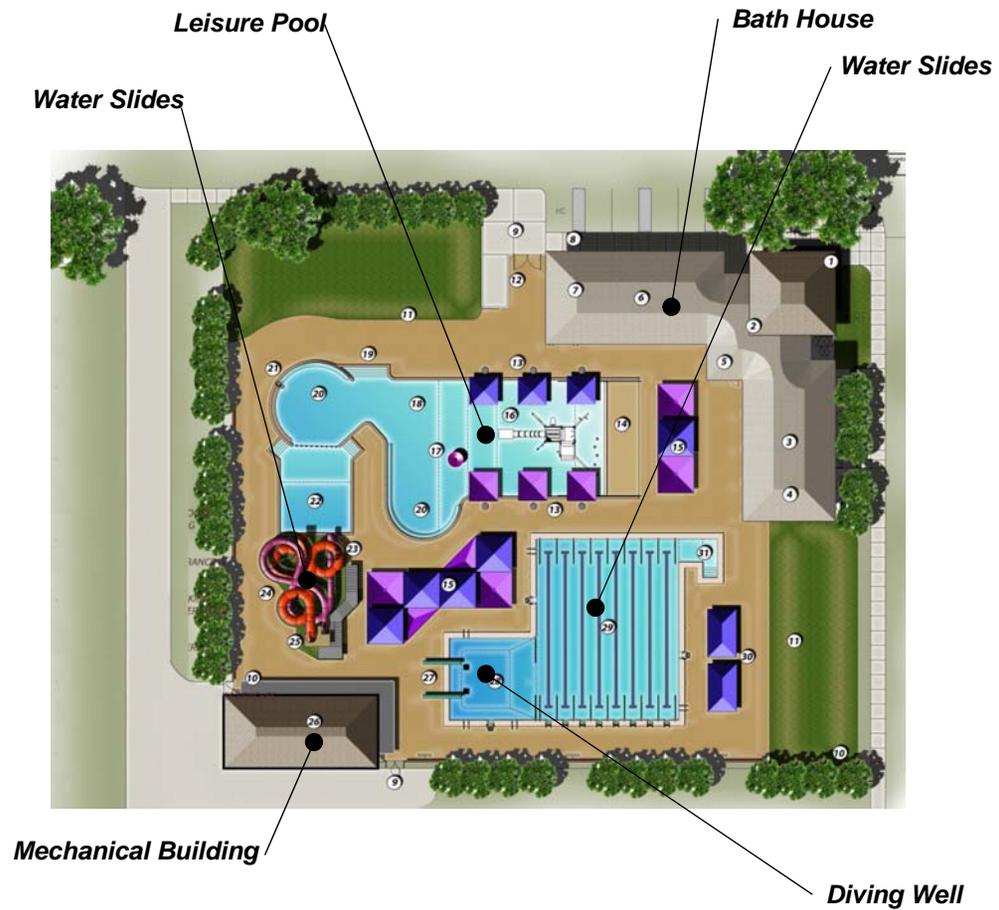
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14





ORIGINAL CONCEPT



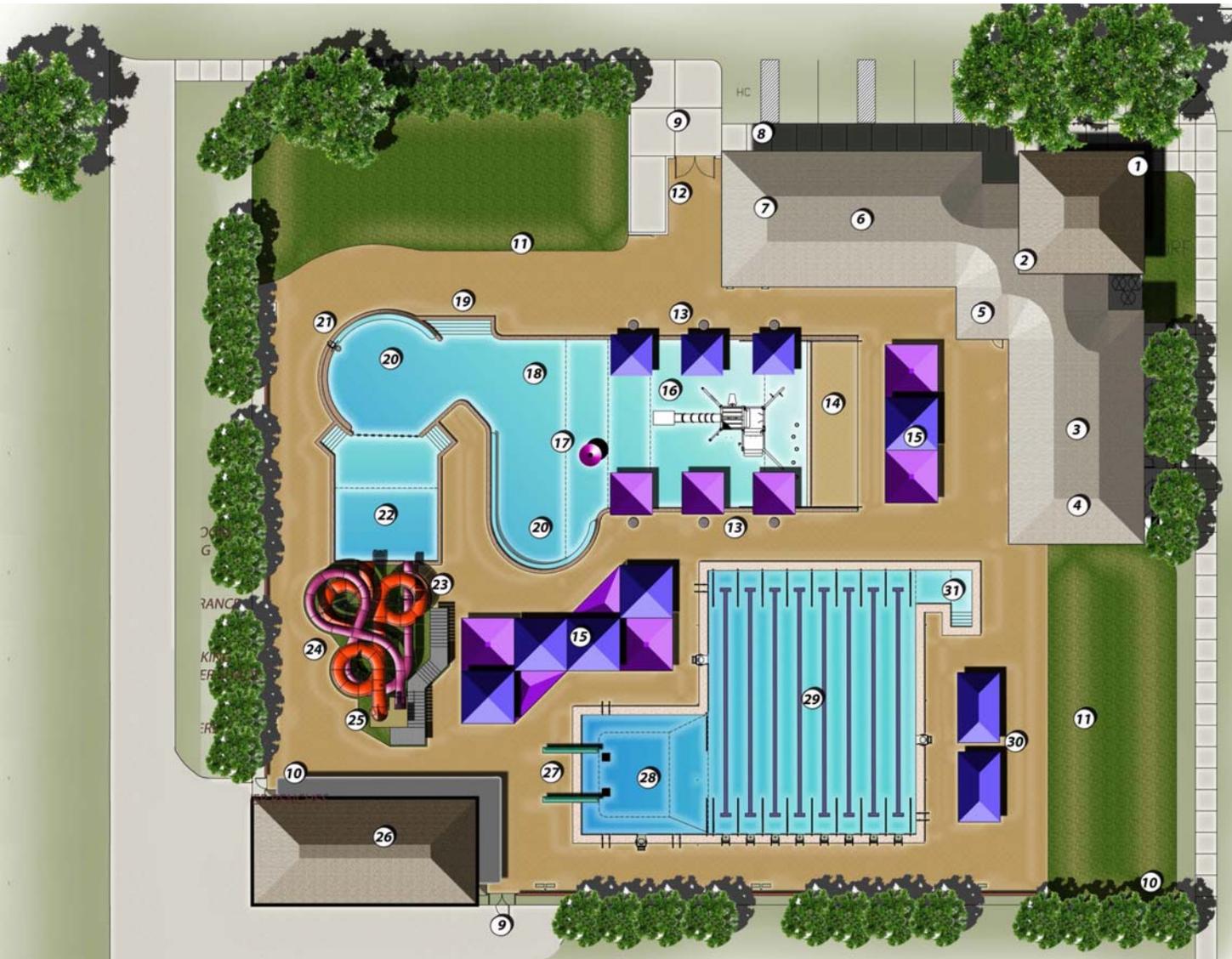
REFINED SCHEMATIC LAYOUT

TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14





KEY NOTES

1. Arrival Plaza
2. Bathhouse
3. Multi-Purpose Room
4. Pool Storage Area
5. Managers Observation Room
6. Mens & Womens Changing
7. Vending Area
8. Park Unisex Restrooms
9. Food Truck/Vending Entrance
10. Emergency Exit Gates
11. Grass / Landscape Area
12. Food Truck Vending Parking
13. Over the Water Shade
14. Ramp Down to Beach Entry
15. Deck Shade
16. Aquatic Play Unit & Geysers
17. Rain Drop Water Feature
18. Multi-Use Pool
19. Pool Teaching Stairs
20. Community/Teaching Underwater
21. Basketball Hoop (Removable)
22. Waterslide Splash Down Pool
23. Slide Stars and Tower
24. 32' Speed Slide
25. 42' Body Slide
26. Pool Mechanical Area
27. (2) 1 MTR Comp. Diving Boards
28. Diving Well
29. (8) Lane 25 YRD Competition Pool
30. Spectator Shade (For Bleachers)
31. Comp/Dive Pool Entrance/Stairs

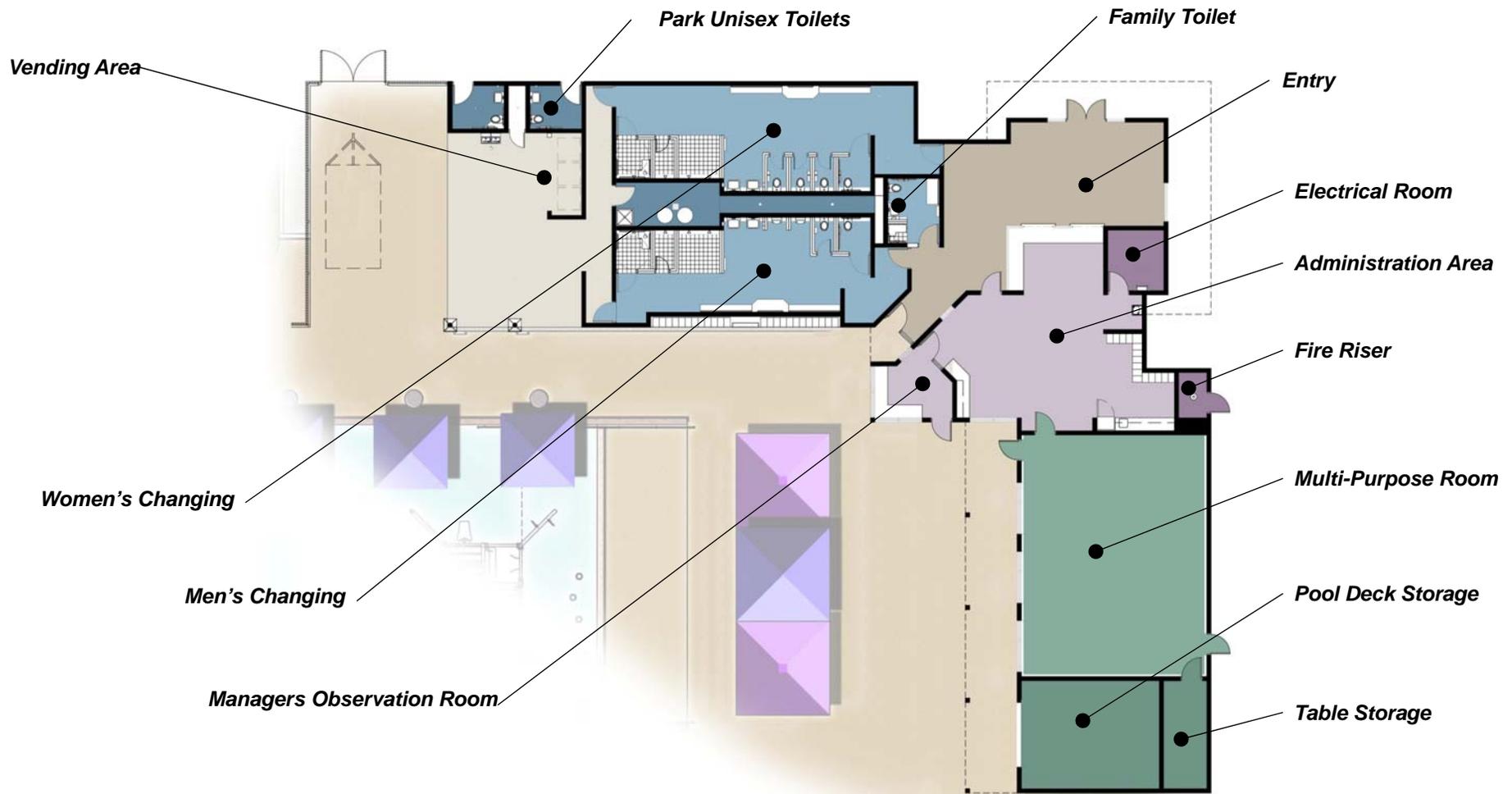
TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14

SCHEMATIC LAYOUT AQUATICS FACILITY





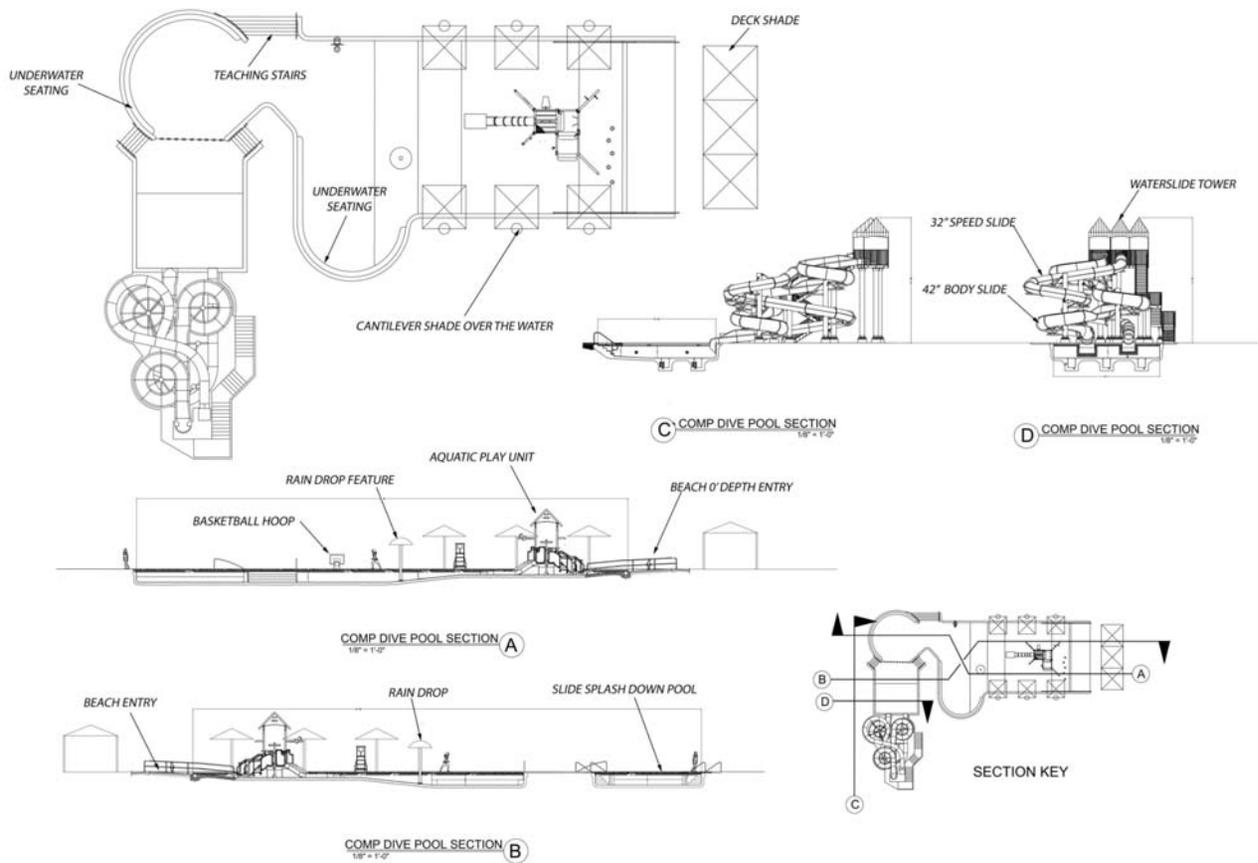
TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14

SCHEMATIC FLOOR PLAN – BATH HOUSE



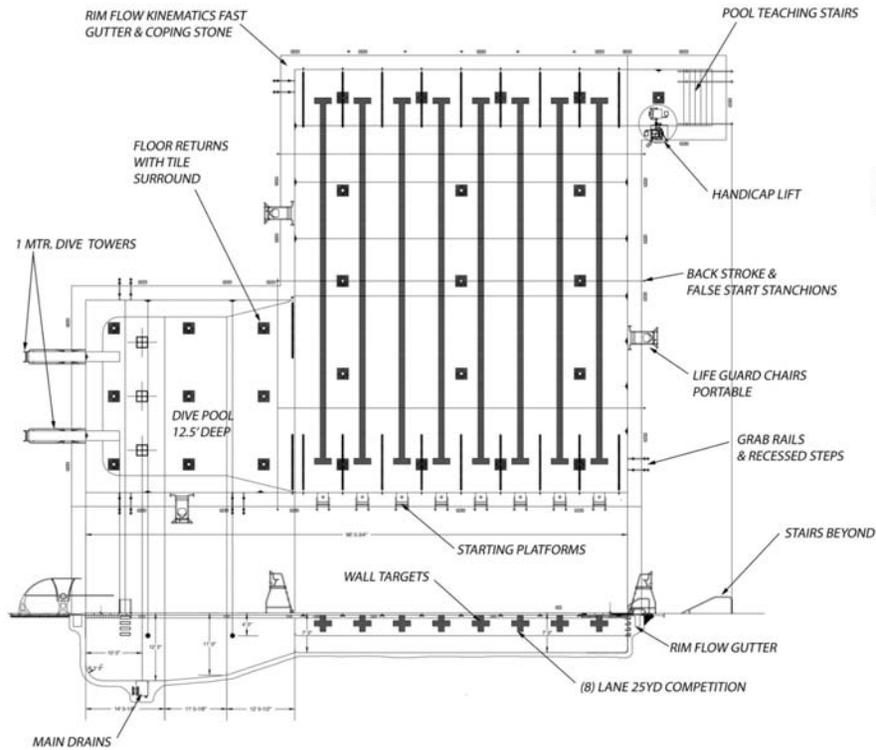


TOWN OF FLORENCE

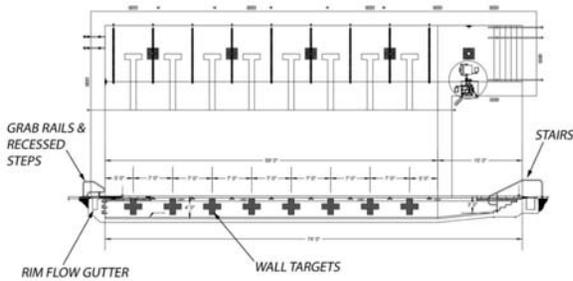
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
 PROGRESS PRESENTATION 07.31.14

SCHEMATIC LAYOUT LEISURE POOL

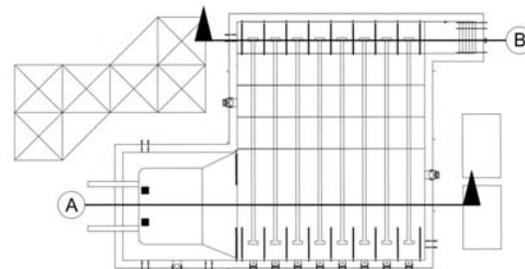




COMP DIVE POOL SECTION A
1/8" = 1'-0"



COMP DIVE POOL SECTION B
1/8" = 1'-0"



SECTION KEY



TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
PROGRESS PRESENTATION 07.31.14

SCHEMATIC LAYOUT COMPETITION POOL



PROJECT SHCEDULE

TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14



**BEGIN
DESIGN**
6.23.14

**BEGIN
CONSTRUCTION**
Library / Recreation Facility 10.10.2014
Aquatic Center 11.7.14
Civil / Offsite 11.12.14

**CONSTRUCTION
COMPLETE**
Library 5.31.14
Aquatic Center
Civil / Offsite

**LIBRARY / RECREATION
FACILITY**

AQUATICS FACILITY

SITE IMPROVEMENTS



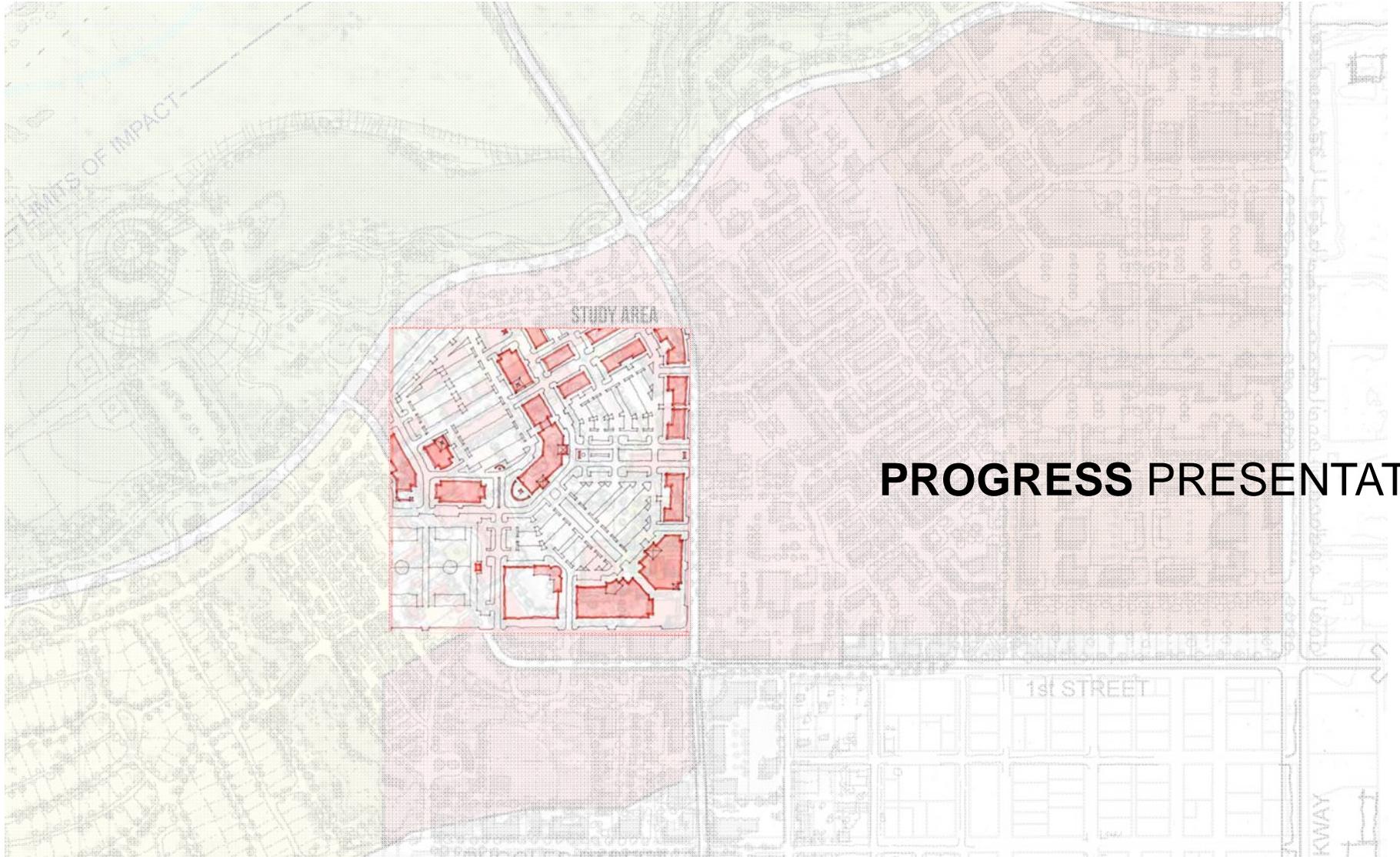
GMP APPROVAL
8.18.14

PERMITTING
Library / Recreation Facility 9.30.14 – 10.10.14
Aquatic Center 10.27.14-11.7.14
Civil / Offsite 10.30.14 – 11.12.14

TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
PROGRESS PRESENTATION 07.31.14





PROGRESS PRESENTATION

TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

PROGRESS PRESENTATION 07.31.14



H2O™



Memorandum



To: Mayor Rankin and Town Council
Through: Charles Montoya, Town Manager
From: Bryan C. Hughes, Parks and Recreation Director
Date: August 15, 2014
Re: Library/Recreation Complex Update

At the Work Session on July 31, the Town Council requested additional information with regard to operating costs for the proposed Library/Recreation Complex Project.

Staff has drafted budget estimates for the new facilities based on information provided by both our consultants and other municipalities with similar facilities. There are a number of variables to be considered with regard to operations that can cause the budgets to increase or decrease. Those include operating season, operating hours, number of staff, scheduling, etc., which will be determined annually by the Town Council and the available funding each year. However, this is our “best estimate” at this time based on the information available to us.

FINANCIAL IMPACT:

Library/Recreation Complex

Construction Costs

The estimated cost of the design and construction of the Library/Recreation Center/Aquatic Complex is estimated to be between \$12.8 million and \$13 million, which would include the pre-construction and schematic design services previously authorized.

The Town Manager and the Finance Director have identified funding for the project utilizing funds from several restricted funds, as well as the possible use of bonds for a portion of the project, leaving the Town in good financial position to complete other projects. These restricted funds can only be utilized for specific uses and all are appropriate for this project. A memo from the Finance Director is attached with updated information with regard to the use of these funds.

Annual Expenditure and Revenue Estimates

• Library/Activity Center

- **Expenditures** – Staff is estimating that it will cost approximately \$219,750 for salaries and benefits and \$164,750 for operations and maintenance for a total of \$384,500 annually to operate the facility. The Library/Activity Center is approximately 28,750 square feet.
- **Revenues** – Staff is estimating that we will generate \$38,500, approximately 10% cost recovery, from external rentals, such as birthday party packages, staff training (county or corrections), family reunions, receptions (small), financial seminars, civic organizations or non-profits, HOA meetings (future).
- **Net Operating Costs** – Estimated to be \$346,000 annually. An overall increase in operating costs of 17.9% for these departments. In addition, one must keep in mind the

Town currently pays “Nothing” in electric or operational costs for the existing Library facility.

- **Aquatic Center**

- Expenditures – Staff is estimating that it will cost approximately \$152,900 for salaries and benefits and \$229,400 for operations and maintenance for a total of \$382,300 annually to operate the facility. This is based on a projected eight month operating season, significantly different than the current limited two month season because of the existing facility. It is also important to note that all utilities for the existing pool were paid by the Florence Unified School District. Lastly, the child pool at the school has been non-operational and not available for children use.
- Revenues – Staff is estimating that we will generate \$95,600, approximately 25% cost recovery, with \$43,000 from open swim, \$28,700 from swim lessons, \$19,100 from concessions, and \$4,800 from rentals. These estimates are based on similar facilities in other municipalities.
- Net Operating Costs – Estimated to be \$286,700 annually. Again the Town only budget for two months and chemicals no operating costs, they currently amount to \$52,000.

- **Athletic Fields & Sport Courts**

- Expenditures – Staff is estimating that it will cost approximately \$27,500 annually to operate the facility.
- Revenues – Staff is not projecting to generate any revenue for this facility at this time.
- Net Operating Costs – Estimated to be \$27,500 annually. Of these estimated costs, town staff believes they may be able to be absorbed into the current budget, but until everything is completed we will not know.

SUMMARY:

In summary, the Library/Activity Center, Aquatic Center, Athletic Fields and Sport Courts will cost up to an estimated \$13 million to construct and have an estimated net cost of \$660,200 for operations and maintenance. Staff has been conservative in our estimates and they are within the range that can be included in future budgets without increasing taxes for residents or affecting other services. The estimates above represent an increase to the Parks and Recreation and Library budget of approximately 33%, an increase of less than 5% of the General Fund, and less than 1% of the overall Town budget for FY15. These additional operational costs will not impact current or future town services, but only enhance them.

It is important to note: The costs above represent the cost of these facilities alone, but that there will likely be savings realized in existing funds that are already budgeted in Parks and Recreation, Library, and Facility Maintenance. Therefore, the total shown above will not be the total amount of new funding required and may be less.

Lastly, these types of recreational amenities do not typically operate at full cost recovery in any community, but are amenities that improve the quality of life for residents and the Town as a whole. Per the Town’s Cost Recovery Policy, parks and recreation facilities fall into the Low Cost Recovery category, which is 0-30%. These annual estimates are within that range, however staff would strive to increase the overall cost recovery in future years as the facilities’ use grows, while at the same time making the them affordable and available to ALL our residents.

ATTACHMENTS:

Finance Director Memo, Project Funding Allocation (estimated), and Town Attorney Response to Request for Legal Review, Opinion and Consultation.

OFFICE OF THE TOWN ATTORNEY
RESPONSE TO REQUEST FOR LEGAL REVIEW, OPINION AND
CONSULTATON

#LO14-0008

JAMES E. MANNATO
FLORENCE TOWN ATTORNEY
520-868-7557
James.mannato@florenceaz.gov

DATE OF REQUEST: 8/12/14

Date of Reply: 8/14/14

REQUESTING DEPARTMENT: Mayor / Town Council

PERSON REQUESTING: Mayor Tom J. Rankin

CONTACT INFO: 520-705-1039

Dear Mayor Rankin and Councilmembers -

Recently, you requested me to issue an opinion as to whether the Town could appropriately use development impact fees which were assessed upon residential (and commercial) construction in the Anthem at Merrill Ranch community for the construction of the Town's proposed library and recreation facility, including a swimming pool and aquatic center, in downtown Florence.

Summary Answer

Yes. The Town can legally use impact fees assessed upon residential (and commercial) construction in the Anthem at Merrill Ranch community for the construction of the Town's proposed library and recreation facility in downtown Florence, because the fees which will be used were collected prior to enactment of the new development fee legislation which took effect on January 1, 2012, and as explained below, may be used for the purposes for which they were collected at that time.

Analysis

The 2011 Legislation and Existing Town Impact Fee Structure

In 2011 the Arizona legislature enacted sweeping changes to Arizona Revised Statutes (A.R.S.) §§ 9-463.05 pertaining to development fees (also referred to herein as “development impact fees”). Among the most significant changes were the requirements that:

1. Development fees must be calculated based on an infrastructure improvement plan adopted pursuant to § 9-463.05(D).
2. The development fee shall not exceed the proportionate share of the cost of necessary public services, based upon service units, needed to provide necessary public services.
3. Costs for necessary public services made necessary by new development shall be based upon the same level of service provided to existing development in the service area.
4. The legislation specifically defined the term “necessary public services”, leaving little or no room for interpretation as to what types of services development fees could be used for. *See* § 9-463.05(T)(7).

Notwithstanding these changes, the 2011 legislation also provided for the utilization of development fees which were previously collected for a purpose not authorized by the new law:

§ 9-463.05(K) provides in part that -

“Any development fee monies collected before January 1, 2012 remaining in a development fee account:

(K)(2) If development fees were collected for a purpose not authorized by this section, shall be used for the purpose for which they were collected on or before January 1, 2020...”

As will be discussed in more detail below, the above language is a very significant factor in this opinion, because the vast bulk of the development impact fees currently in the Town’s accounts were collected prior to January 1, 2012.

In response to the 2011 legislation, the Town commissioned the creation of the 2013-2023 Land Use Assumptions, Infrastructure Improvements Plan and Impact Fee Study (the “Study”), which was

adopted by the Florence Town Council on July 1, 2013, over a year before the August 1, 2014 statutory deadline to adopt a new impact fee structure. *See*, Florence Resolution 1403-13.

The purpose of the study was to comply with the new law by, among other things, delineating service areas, using service units as the basis for justifying the level of development impact fees to be assessed, and creating new level of service (LOS) standards.

As a result of the Town's adoption of the Study, the current assessment of development impact fees in the Town of Florence must comply with the following requirements:

- The Town's "service areas" must demonstrate a "substantial nexus" between the public facilities and development in the service area, meaning that developments within the service area must clearly benefit from the necessary public services paid for with the development impact fees collected;
- Any fees must be based upon an existing level of service.

(With regard to library services, this required the Town to commit to funding a library facility within ten years. Pursuant to the new law, however, development impact fees can only be used for a maximum of 10,000 square feet of such a facility.)

(With regard to park facilities, parks larger than 30 acres are excluded, and such facilities cannot include "aquatic centers" but can include "swimming pools".

- Fees for "general government" are no longer collected;
- The service area for library facilities is town-wide;

Preexisting Town Impact Fee Structure

As stated above, A.R.S. § 9-463.05(K)(2) allows the Town to utilize impact fees collected prior to January 1, 2012 for the purpose for which they were collected at that time.

The Town revised its impact fee methodology in 2007 pursuant to Florence Ordinance No. 461-07, which allowed for the assessment of impact fees for water, wastewater, transportation, general government,

police, fire/emergency medical services, parks/open space development, library services and sanitation services.

Unlike the current law, the version of A.R.S. § 9-463.05 then in effect only required that development fees assessed by a municipality result in a "beneficial use" to the development. Significantly, while the statute required that development impact fees be assessed for "necessary public services", this term was not defined by the statute and was left to the interpretation of the municipality. For example, if the Town assessed an impact fee for "parks", such fees would have to be expended on park services, but the nature of such parks was left to the municipality to decide within its infrastructure improvements plan.

And unlike the current law, all that was required of the municipality regarding the amount of its development fees was to show some rational basis for setting the amount of the fee for it to avoid being clearly erroneous, arbitrary, and wholly unwarranted. Also, all that was required was to show that the fee bore a "reasonable relationship" to the burden placed on the municipality by the development.

Homebuilder's Association of Central Arizona v. City of Scottsdale, 179 Ariz. 5 (1993).

This is in contrast to today's requirement that development fees be set according to existing levels of service within a defined service area, which are established on the basis of service units.

Prior Development Impact Fee Collection

As required by statute, the Town issues an Annual Report of Development Impact Fees for use by the public. The report shows the amount of impact fees in each category assessed and collected from each individual housing unit, by job site address.

By way of example, the Annual Report for the fiscal year ending on June 30, 2007 showed the following collections:

Sanitation:	\$ 88,200.00
Transportation:	\$ 49,727.21
General Government:	\$216,517.97
Public Works:	\$ 61,233.76
Police:	\$191,182.47
Fire/EMS:	\$203,616.57
Parks:	\$214,760.00
Library:	\$155,700.00

A review of the job site addresses accompanying the tabulation of impact fees collected establishes that the vast bulk of fees collected were paid by Pulte Homes for job site addresses in the Anthem at Merrill Ranch community.

As discussed above, due to the fact that such fees were collected prior to the current law, and on the basis of the reasonable relationship test enunciated in Homebuilder's Association of Central Arizona v. City of Scottsdale, *supra*, it is my opinion that the fees collected in the library, parks, and general government categories can appropriately be utilized for the proposed library and recreation facility in downtown Florence.

It is to be noted that under the current proposal, and using the current costs estimates, which may be subject to change, the following impact fees which were collected under the prior law are proposed to be used:

Library component:	\$ 846,000.00
Parks and Rec component:	\$1,289,700.00
General Govt. component:	\$ 526,000.00

What can be observed from this is that other, non-impact fees sources of funds will be used for the balance of the costs related to the project. For example, while the Aquatic Center facility in the Parks and Recreation component of this project could legally be funded by previously collected Parks impact fees, this feature of the project will be funded by the expenditure of monies in the Town's food tax account, construction tax fund and previously allocated capital projects funds.

Opinion of Town's Consultant

The Town's 2013-2023 Land Use Assumptions, Infrastructure Improvements Plan and Impact Fee Study was authored by Mr. Clancy Mullen, Vice-President of Duncan Associates of Austin, Texas.

Mr. Mullen was requested to issue an opinion as to whether the Town could utilize its previously collected impact fees on this project. Mr. Mullen responded as follows:

"From the information provided, it is clear that the proposed use of park and library impact fees would be legitimate expenditures of these funds."

“Yes, you can use park, library and general government fees collected from development in the CFD to help fund the park/library/general government office complex. These fees were collected before the Town’s fees were updated to comply with SB 1525’s requirements relating to service areas and CFD’s. No park or general government fees have been collected from the CFD after the fees were updated. Library fees continue to be collected in the CFD and are appropriate to be spent anywhere in the Town-wide service area.”

From this, it is clear that the Town’s consultant has reached the same conclusion as I have reached in this opinion. I have attached the full opinion of Mr. Mullen, as well as the Town’s August 12, 2014 estimated Project Funding Allocation, for your convenience.

Conclusion

For the above reasons, it is my opinion that the Town can legally and appropriately use impact fees collected prior to the 2011 development fee legislation of Senate Bill 1525 (found at A.R.S. § 9-463.05 effective January 1, 2012), to partially fund the construction of the library, recreation facility, pool and aquatic center which is currently proposed for downtown Florence.

I hope this analysis is helpful in resolving your inquiry. If you would like to discuss this opinion in greater detail, please contact me directly.

**James E. Mannato
Florence Town Attorney**

July 18, 2014

Mike Farina, Finance Director
 Town of Florence
 775 N. Main Street
 Florence, AZ 85132

Via electronic transmittal to mike.farina@florenceaz.gov

Mike,

You asked my opinion about the proposed use of impact fee funds to help finance the planned library/parks and recreation/general government offices complex. I have reviewed the conceptual plan, cost estimates and proposed funding sources. Conceptual project costs are summarized as follows. In addition to the costs itemized below, it is our understanding that there are additional costs associated with this project, including bringing the land out of the flood plain and project management costs.

Table 1. Conceptual Plan Cost Estimate

	Sq. Feet	Est. Cost
Library	12,000	\$2,300,000
Parks & Rec	10,000	\$1,450,000
Government Office	3,000	\$430,000
Shared Space	5,000	\$800,000
Total, Library/Recreation/Office Bldg	30,000	\$4,980,000
Aquatic Center		\$5,500,000
Site Master Planning		\$54,000
Onsite & Offsite/Fields & Courts		\$2,363,000
Total		\$12,897,000

Proposed funding sources and amounts are summarized in Table 2.

Table 2. Proposed Funding

Funding Source	Amount
General Government Impact Fees	\$1,219,700
Park Impact Fees	\$1,289,700
Library Impact Fees	\$846,700
Subtotal, Impact Fees	\$3,356,100
Food Tax	\$2,100,000
Capital Projects	\$1,543,900
Construction Tax	\$1,000,000
Bond Financing	\$5,000,000
Total	\$13,000,000

From the information provided, it is clear that the proposed use of park and library impact fees would be legitimate expenditures of these funds (see Table 3 below). The costs attributable to parks and library facilities are much greater than the proposed impact fee funding. The project is located

in the parks service area, making it eligible for park impact fee funding. The proposed use of general government impact fees, on the other hand, may exceed the costs attributable to that facility category. General government fees are not designed to be used on any municipal improvement, but rather on Town facilities that are not covered by other impact fees, such as parks, libraries, fire and police facilities. Most of the planned complex is attributable to parks and library facilities. Only the cost of the portion of the building that is planned for general government offices would be eligible for funding with general government impact fees, plus a pro rata share of on-site and off-site costs (those costs are not broken out from park-related field and court costs, and consequently could not be estimated here). A pro rata portion of other project-related costs, such as bringing the land out of the flood plain and project management, could also be allocated to the general government fees.

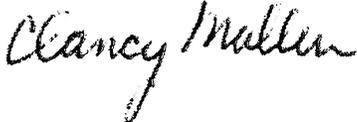
Table 3. Eligible Impact Fee Costs

Funding Source	Est. Eligible Costs			Proposed Funding
	Building	Other	Total	
General Government Impact Fees	\$526,000	\$0	\$526,000	\$1,219,700
Park Impact Fees	\$1,770,000	\$1,181,500	\$2,951,500	\$1,289,700
Library Impact Fees	\$2,684,000	\$0	\$2,684,000	\$846,700
Subtotal, Impact Fees	\$4,980,000	\$1,181,500	\$6,161,500	\$3,356,100

Notes: Building cost includes pro-rata share of shared space costs; other park costs exclude aquatics center, which may be eligible, and includes assumed 50% of on-site & off-site/fields & courts as attributable to fields & courts (on-site & off-site costs, if itemized separately, could be allocated among fee types proportional to total other costs).

It should be kept in mind that the eligible costs shown above are preliminary estimates based on conceptual design and cost estimates, and will likely need to be adjusted.

Sincerely,
DUNCAN ASSOCIATES



Clancy Mullen
Vice-President

James Mannato

Sent: Wednesday, August 06, 2014 2:02 PM
To: Michael Farina
Subject: RE: another question

Mike,

Yes, you can use park, library and general government fees collected from development in the CFD to help fund the park/library/general government office complex. These fees were collected before the Town's fees were updated to comply with SB 1525's requirements relating to service areas and CFDs. No park or general government fees have been collected from the CFD after the fees were updated. Library fees continue to be collected in the CFD and are appropriate to be spent anywhere in the Town-wide service area.

Clancy

a | duncan associates | :

From: Michael Farina [<mailto:Mike.Farina@florenceaz.gov>]
Sent: Monday, August 04, 2014 1:33 PM
To: Clancy Mullen
Subject: another question

Clancy,

Another question has come up for clarity purposes. Realizing that the majority of the impact fees were collected in the CFD area (Anthem) and prior to the new law, CAN THESE IMPACT FEES THAT WERE COLLECTED PRIOR TO THE NEW LAW FROM WITHIN THE CFD AREA STILL BE SPENT IN AN AREA OTHER THAN IN THE CFD? The project is across from Town Hall to the west.

Sorry for the all CAPS. I'm only emphasizing the questions I'm still getting. Thanks.

Mike

Mike Farina
Finance Director

Town of Florence
P.O. Box 2670
775 N. Main Street
Florence, AZ 85132
520.868.7505

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Finance Department Memorandum

To: Charles Montoya, Town Manager
From: Mike Farina, Finance Director
 Bryan Hughes, Parks and Recreation Director
Date: 8/5/2014
Re: Use of Impact Fees on Library, Aquatics and Recreation Facilities Project

Based on the discussion at last night's Town Council meeting, we'd like to clarify the use of the impact fees on the above mentioned project.

As you can see in Table 1 below, the total conceptual cost estimate of the project is \$12,897,000. There is \$846,700 in library impact fees available to fund part of the \$2,300,000 cost of the library portion of the building. There is \$1,289,700 in park impact fees to fund part of the \$1,450,000 cost of the parks and recreation portion of the building. There is \$526,000 in general government impact fees available and eligible for the project, as well.

The above analysis on the use of impact fees only pertains to the building itself. The remainder of the project, including the aquatics center is not planned to be funded by the impact fees and at no time has staff made such a statement. What staff has said and previously presented to Council are the funds that are available, including the use of impact fees, food tax, construction tax, capital projects funding and financing.

Table 1.

Facility Component	Sq. Feet	Est. Cost
Library	12,000	\$2,300,000
Parks & Rec	10,000	\$1,450,000
Government Office	3,000	\$430,000
Shared Space	5,000	\$800,000
Total, Library/Recreation/Office Bldg	30,000	\$4,980,000
Aquatic Center		\$5,500,000
Site Master Planning		\$54,000
Onsite & Offsite/Fields & Courts		\$2,363,000
Total		\$12,897,000

Table 2.

Funding Source	Est. Eligible Costs			Proposed Funding
	Building	Other	Total	
General Government Impact Fees	\$526,000	\$0	\$526,000	\$1,219,700
Park Impact Fees	\$1,770,000	\$1,181,500	\$2,951,500	\$1,289,700
Library Impact Fees	\$2,684,000	\$0	\$2,684,000	\$846,700
Subtotal, Impact Fees	\$4,980,000	\$1,181,500	\$6,161,500	\$3,356,100

Notes: Building cost includes pro-rata share of shared space costs; other park costs exclude aquatics center, which may be eligible, and includes assumed 50% of on-site & off-site/fields & courts as attributable to fields & courts (on-site & off-site costs; if itemized separately, could be allocated among fee types proportional to total other costs.

Library, Aquatics, Recreation Facility Project
Project Funding Allocation (estimated)
8/12/2014

Allocation of Project Funding		
	<u>Cost</u>	<u>Funding</u>
Low Mountain Construction, Inc.		
Building		
Library component	\$ 2,684,000	
Library impact fees		\$ (846,700)
Capital Projects Fund/Construction Tax Fund/Financing		(1,837,300)
Total Library component	2,684,000	(2,684,000)
Parks and Recreation component		
Parks impact fees	1,770,000	
Capital Projects Fund/Construction Tax Fund/Financing		(1,289,700)
		(480,300)
Total P&R component	1,770,000	(1,770,000)
Government Offices component		
General Govt impact fees	526,000	
		(526,000)
Total General Government offices component	526,000	(526,000)
Total Building	4,980,000	(4,980,000)
Aquatics Facility		
Food tax	5,500,000	
Capital Projects Fund/Construction Tax Fund/Financing		(2,100,000)
		(3,400,000)
Total Aquatics Facility	5,500,000	(5,500,000)
Fields and Courts		
Capital Projects Fund/Construction Tax Fund/Financing	1,181,500	
		(1,181,500)
Total Fields and Courts	1,181,500	(1,181,500)
Onsite & Offsite		
General Govt impact fees	1,181,500	
Capital Projects Fund/Construction Tax Fund/Financing		(46,800)
		(1,134,700)
Total Onsite & Offsite	1,181,500	(1,181,500)
Site Master Planning		
General Govt impact fees	54,000	
Capital Projects Fund/Construction Tax Fund/Financing		(2,100)
		(51,900)
Total Site Master Planning	54,000	(54,000)
Total Low Mountain Construction estimate	12,897,000	(12,897,000)
Swan Architects, Inc. - Project Management	270,600	
Rummel Construction, Inc. - Territory Square site-grading	1,032,500	
General Govt impact fees		(156,300)
Capital Projects Fund/Construction Tax Fund/Financing		(1,146,800)
Total project management and site-grading	1,303,100	(1,303,100)
Total Project estimate (includes the contracted costs-to-date*)	\$ 14,200,100	\$ (14,200,100)

Project Cost estimates		
<u>Building</u>	<u>square feet</u>	<u>cost</u>
Library	12,953	\$ 2,684,000
Parks and Recreation	6,364	1,770,000
Government Office	5,465	526,000
Total Building	24,782	\$ 4,980,000
Building		
		\$ 4,980,000
Aquatics Facility		5,500,000
Fields and Courts		1,181,500
Onsite & Offsite		1,181,500
Site Master Planning		54,000
Project Management		270,600
LOMR		1,032,500
Total Project estimated costs		\$ 14,200,100

Funding Source estimates	
Library impact fees	\$ 846,700
Parks impact fees	1,289,700
General Government impact fees	731,200
Food tax	2,100,000
Construction Tax Fund	1,000,000
Capital Projects Fund	3,232,500
Financing	5,000,000
Total estimated Funding Sources	\$ 14,200,100

*Project Contracted Costs-To-Date	
	<u>contract</u>
Facility pre-construction and schematic design - Low Mountain Const.	\$ 302,500
Territory Square site-grading - Rummel Const.	1,032,500
Project management - Swan Architects	270,600
Total contracted and paid-to-date	\$ 1,605,600

PARKS AND RECREATION

Account	Account Title	2012-13 Actual	2013-14 Budget	2013-14 Projected	2014-15 Budget	2015-16 Request	
AQUATICS							
010-524-101	Salaries & Wages	-	-	-	-	44,883	
010-524-102	Part-Time Salaries	17,814	27,000	27,000	27,700	120,000	
010-524-111	AZ Retirement Contributions	42	3,116	3,100	3,200	19,044	
010-524-121	FICA - Employer's Portion	1,363	2,075	2,100	2,200	13,108	
010-524-123	Workman's Compensation	625	400	400	400	2,390	
010-524-201	Telephone	253	200	200	300	300	
010-524-207	Service Contracts	-	-	-	-	5,750	
010-524-208	General Equipment Repair	1,555	2,000	2,000	3,000	1,725	Routine maintenance on pumps, filters, etc.
010-524-211	Maintenance Other	-	-	-	-	-	
010-524-212	Utility Charges	-	-	-	-	71,326	Gas, water
010-524-215	Electrical Charges	-	-	-	-	47,322	APS
010-524-218	Engineering Services	-	-	-	-	920	
010-524-222	Rental/Lease Charges	-	-	-	-	-	
010-524-217	Professional Services	110	200	200	200	5,000	Contract with Aquatic Environmental Systems (AES); Issues with filters, chemical systems
010-524-224	Contractual Employees	550	800	800	1,400	2,000	Special Interest Instructors (i.e. Aqua Aerobics)
010-524-302	Operating Supplies	1,349	1,000	1,000	1,500	230	
010-524-303	Recreation Supplies	366	800	800	800	-	
010-524-304	Uniform Allowance	884	1,000	1,000	1,200	2,575	Swim suits, t-shirts for 30-40 PT/Seasonal Staff
010-524-310	Chemicals	6,910	8,500	8,500	9,000	66,502	
010-524-311	Small Tools	-	-	-	-	345	
010-524-312	Safety Equipment	-	500	500	500	2,000	
010-524-313	Training Materials	-	800	800	800	2,000	CPR/AED Training materials
010-524-315	Janitorial Supplies	-	-	-	-	2,300	
010-524-316	Facilities Maintenance	-	-	-	-	9,775	
010-524-317	Land Maintenance	-	-	-	-	-	Irrigation system; repair/replace trees/shrubs
010-524-403	Training and Development	-	-	-	-	7,800	AFO Certifications; WSI Training
010-524-407	Community Promotion Expense	27	200	200	-	1,500	Marketing of open swim, lessons, and other programs
TOTAL AQUATICS		31,848	48,591	48,600	52,200	383,912	

NOTES:

Utilities and Electricity previously in FUSD Budget

Assumes season of March-Early November

AIA Swim and Dive Season - August to October

Potential Full-Time Staff

Recreation Coordinator (Facilities Manager) (.25 FTE)

Maintenance Worker II (.50 FTE)

Custodial Maintenance Worker (.30 FTE)

PARKS AND RECREATION

Account	Account Title	2012-13 Actual	2013-14 Budget	2013-14 Projected	2014-15 Budget	2015-16 Request	
Library/Activity Center							
101	Salaries & Wages	-	-	-	-	68,883	
102	Part-Time Salaries	-	-	-	-	129,350	
111	AZ Retirement Contributions	-	-	-	-	22,896	
121	FICA - Employer's Portion	-	-	-	-	15,760	
123	Workman's Compensation	-	-	-	-	2,874	
201	Telephone	-	-	-	-	300	
207	Service Contracts	-	-	-	-	19,250	
208	General Equipment Repair	-	-	-	-	5,775	
211	Maintenance Other	-	-	-	-	-	
212	Utility Charges	-	-	-	-	17,250	Estimated \$.60/SF; 28,746 SF
215	Electrical Charges	-	-	-	-	61,800	Estimated \$2.15/SF; 28,746 SF
218	Engineering Services	-	-	-	-	3,080	
222	Rental/Lease Charges	-	-	-	-	-	
217	Professional Services	-	-	-	-	-	
224	Contractual Employees	-	-	-	-	-	
302	Operating Supplies	-	-	-	-	770	
303	Recreation Supplies	-	-	-	-	-	
304	Uniform Allowance	-	-	-	-	1,325	
310	Chemicals	-	-	-	-	-	
311	Small Tools	-	-	-	-	1,155	
312	Safety Equipment	-	-	-	-	1,925	
313	Training Materials	-	-	-	-	-	
315	Janitorial Supplies	-	-	-	-	7,700	
316	Facilities Maintenance	-	-	-	-	32,725	
317	Land Maintenance	-	-	-	-	-	
403	Training and Development	-	-	-	-	500	
407	Community Promotion Expense	-	-	-	-	1,000	Promotion of rental opportunities
TOTAL AQUATICS		-	-	-	-	325,435	

NOTES:

Assumes open M-F, 8am-9pm; Sa, 8am-3pm

2-3 Recreation Staff depending on schedule of activities

Potential Full-Time Staff

Recreation Coordinator (Facilities Manager) (.25 FTE)

Maintenance Worker II (.15 FTE)

Custodial Maintenance Worker (.35 FTE)

PARKS AND RECREATION

Account	Account Title	2012-13 Actual	2013-14 Budget	2013-14 Projected	2014-15 Budget	2015-16 Request	
Park (New)							
101	Salaries & Wages	-	-	-	-	5,452	
102	Part-Time Salaries	-	-	-	-	-	
111	AZ Retirement Contributions	-	-	-	-	630	
121	FICA - Employer's Portion	-	-	-	-	433	
123	Workman's Compensation	-	-	-	-	80	
201	Telephone	-	-	-	-	-	
207	Service Contracts	-	-	-	-	600	Pesticide
208	General Equipment Repair	-	-	-	-	400	
211	Maintenance Other	-	-	-	-	-	
212	Utility Charges	-	-	-	-	3,000	Irrigation System
215	Electrical Charges	-	-	-	-	12,000	Field & Court Lights
218	Engineering Services	-	-	-	-	-	
222	Rental/Lease Charges	-	-	-	-	-	
217	Professional Services	-	-	-	-	-	
224	Contractual Employees	-	-	-	-	-	
302	Operating Supplies	-	-	-	-	2,650	Field Marking, Irrigation Heads, Field Paint
303	Recreation Supplies	-	-	-	-	-	
304	Uniform Allowance	-	-	-	-	600	
310	Chemicals	-	-	-	-	-	
311	Small Tools	-	-	-	-	-	
312	Safety Equipment	-	-	-	-	-	
313	Training Materials	-	-	-	-	-	
315	Janitorial Supplies	-	-	-	-	-	
316	Facilities Maintenance	-	-	-	-	-	
317	Land Maintenance	-	-	-	-	1,500	
403	Training and Development	-	-	-	-	-	
407	Community Promotion Expense	-	-	-	-	-	
TOTAL AQUATICS		-	-	-	-	27,345	

NOTES:

New Maintenance Worker II (.15 FTE)

* 2007 Budget Capital Demand

TOWN OF FLORENCE
 COMBINED-MAJOR CAPITAL SUMMARY
 CAPITAL IMPROVEMENT PROJECT

PROJECT #	PROJECT TITLE	PROJECT LOCATION	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	TOTAL
GG-03	Bulk Purchase/Computer Unification Plan	Admin/IT			100,000							\$100,000
GG-05	Acquisition of Land for Public Works Facility	Public Works		30,000								\$30,000
GG-06	Public Works Facility	Public Works			200,000	800,000						\$1,000,000
GG-10	Combined with GG-09 Improvements to Town Hall - Council Chamber	Town Hall	35,000	35,000	50,000	600,000	70,000					\$790,000
GG-14	Planning & Zoning Facilities and FFE	Planning & Zoning			975,000							\$975,000
POC-01	Florence Multi-Generational Community Center	Giles Property	50,000	* 700,000	* 2,560,000							\$3,310,000
POC-02	Community Center - Phase II	Adjacent to Heritage Park			* 766,667	* 666,667	* 866,666					\$2,300,000
POC-03	Parks, Opens Space, & Trails Master Plan	Town of Florence	70,000									\$70,000
POC-04	Heritage Park Lighting	Heritage Park	18,000	150,000								\$168,000
POC-05	Restroom Partitions	All Town Parks	20,000									\$20,000
POC-06	Playground Equipment & Surfacing	Town of Florence	6,000	70,000								\$76,000
POC-07	Scoreboards - Heritage Park & Little League Park	HP & LL Park	4,000	40,000								\$44,000
POC-08	Public Aquatic Center	Town of Florence		6,000		* 450,000	* 300,000	* 2,344,000				\$3,100,000
POC-09	Rodeo Ground Enhancement/Repairs	Rodeo Grounds	110,000	599,000	33,333	33,333	33,334					\$809,000
POC-10	Trail-Walking Nature Riparian	Town of Florence		320,000	100,000	413,000						\$833,000
POC-11	Parks (Additional)	Town of Florence		10,000	200,000	900,000		100,000	* 1,970,000			\$3,180,000
POC-12	Florence Cemetery main Access Paving	Florence Cemetery		22,600								\$22,600
POC-13	Fencing	Florence Cemetery			17,800							\$17,800
POC-14	Kitchen Expansion/Remodeling	Senior Center	50,000									\$50,000
POC-15	Senior Center Dining Room Expansion	Senior Center		30,000								\$30,000
POC-16	Replace Senior Center Carpet/Flooring	Senior Center	20,000									\$20,000
POC-18	Senior Cut-Away Van	Senior Center				* 35,000	* 1,350,000	* 1,350,000				\$35,000
POC-19	Library Building	Town of Florence			* 1,350,000	* 1,350,000	* 1,350,000	* 1,350,000				\$5,400,000
POC-20	Phase II - Cemetery Planning	Florence Cemetery				10,000						\$10,000
POC-21	Development	Rodeo Grounds	4,000	100,000	100,000	1,000,000						\$1,204,000
POC-22	Play Ground Equipment	Main Street Park			125,000							\$125,000

Total \$16,024,000

Capital Improvement Plan – CIP

Town of Florence PTOS (Parks Trails and Open Space) Master Plan Capital Improvements - Cost Breakdown					Recommended Action Plan 0-5 years	Recommended Action Plan 6-10 years	Recommended Action Plan 11-20 years
Proposed Improvements	QTY	Unit of Measure	Unit/Cost	TOTAL	2009 -2013	2014-2018	2019-2028

Existing Parks

Aero-Modeler Park

Miscellaneous Im- provements (Signage, dust control, etc.)	1	LS	\$50,000	\$50,000		\$50,000	
Subtotal				\$50,000	\$0	\$50,000	\$0

Arriola Square

Miscellaneous Im- provements (Signage, Landscape/Irrigation, etc.)	1	LS	\$30,000	\$30,000		\$15,000	\$15,000
Subtotal				\$30,000	\$0	\$15,000	\$15,000

Heritage Park

Baseball/Softball (lighted)	1	EA.	\$250,000	\$250,000			
Little League*/Soft- ball (lighted)	0	EA.	\$230,000	\$0			
Softball (lighted)	3	EA.	\$230,000	\$690,000	\$230,000	\$230,000	\$230,000
Soccer (lighted)	2	EA.	\$230,000	\$460,000	\$230,000	\$230,000	
Multi-use Fields	4	EA.	\$115,000	\$460,000	\$115,000	\$115,000	\$230,000
Basketball (lighted)	2	EA.	\$95,000	\$190,000			
Volleyball (lighted)	1	EA.	\$30,000	\$30,000		\$30,000	
Tennis (lighted)	4	EA.	\$50,000	\$200,000		\$100,000	\$100,000
Picnic Ramadas	7	EA.	\$25,000	\$175,000		\$100,000	\$75,000
Swimming Pools	1	EA.	\$3,500,000	\$3,500,000		\$3,500,000	
Children's Play Areas (Shaded)	1	LS	\$170,000	\$170,000		\$170,000	
Trailhead 1E	1	LS	\$225,000	\$225,000			\$225,000
BMX Park	1	EA.	\$250,000	\$250,000			\$250,000
Skate Park	0	EA.	\$250,000	\$0			
Maintenance Facility	1	EA.	\$375,000	\$375,000		\$375,000	
Community Center	1	EA.	\$10,000,000	\$10,000,000			\$10,000,000
Restroom Building	1	EA.	\$275,000	\$275,000		\$275,000	
Site Amenities (benches, trash, pic- nic tables, drinking fountains, etc.)	1	LS	\$100,000	\$100,000	\$25,000	\$50,000	\$25,000
Site Lighting	1	LS	\$3,000,000	\$3,000,000	\$100,000	\$2,000,000	\$900,000
Landscape (misc. outside sports fields)	1	LS	\$750,000	\$750,000	\$200,000	\$400,000	\$150,000

Aquatics Budget Comparisons

	Anthem Parkside	Apache Junction	Chandler - Mesquite Groves	Gilbert - Mesquite	Gilbert - Williams Field	Florence (proposed)	Mesa - Carson/Westwood
Salaries & Benefits							
<i>FT</i>	\$0	\$33,756	\$257,538	\$29,672	\$29,672	\$15,640	\$0
<i>PT</i>	\$0	\$123,600	\$353,359	\$125,502	\$108,914	\$110,800	\$0
<i>Benefits</i>	\$0	\$24,175	\$0	\$28,166	\$26,444	\$26,489	\$0
	\$170,400	\$181,531	\$610,897	\$183,340	\$165,030	\$152,929	\$0
Professional Services	\$0	\$2,000	\$24,158	\$0	\$1,050	\$11,670	\$0
Purchased Services	\$0	\$0	\$0	\$14,219	\$10,600	\$0	\$0
Operating Supplies & Equipment	\$0	\$8,850	\$133,136	\$40,758	\$29,703	\$12,675	\$0
Repairs & Maintenance	\$39,700	\$200,000	\$172,239	\$30,830	\$10,250	\$76,277	\$0
Utilities & Communication	\$173,000	\$0	\$203,415	\$1,700	\$800	\$118,948	\$0
Insurance, Taxes & Rent	\$0	\$0	\$1,000	\$1,500	\$975	\$0	\$0
Training, Education & Other Charges	\$0	\$500	\$3,000	\$2,000	\$1,400	\$9,800	\$0
TOTAL	\$383,100	\$392,881	\$1,147,845	\$274,347	\$219,808	\$382,299	\$230,000
Pool Features	Competition/Lap Pool Diving Well w/ 2 Boards Family Pool w/ Zero Depth Double Water Slides Toddler Play Features	Competition/Lap Pool Diving Well w/ 2 Boards Family Pool w/ Zero Depth Double Water Slides Water Vortex	Competition/Lap Pool Diving Well w/ 2 Boards Family Pool w/ Zero Depth Double Water Slides Water Vortex Lazy River Toddler Slides "Big Blue" Tumble Bucket	Competition/Lap Pool Diving Well w/ 2 Boards Family Pool w/ Zero Depth Double Water Slides Play Mushrooms Kiddie Slide	Competition/Lap Pool Diving Well w/ 2 Boards Family Pool w/ Zero Depth Splash Pad Tumble Buckets	Competition/Lap Pool Diving Well w/ 2 Boards Family Pool w/ Zero Depth Double Water Slides Toddler Play Features	Competition/Lap Pool Diving Well w/ 2 Boards Family Pool w/ Zero Depth Double Water Slides Kiddie Slide Tumble Buckets
Programs	Swimming Sessions Swim Lessons Swim & Dive Clinics Swim Team	Public Swimming Sessions Swim Lessons Youth Swim Team Jr. Lifeguard Program	Public Swimming Sessions Swim Lessons Recreational Swim Team Facility Rentals Aquatics Classes	Public Swimming Sessions Swim Lessons Youth Swim Team Jr. Lifeguard Program	Public Swimming Sessions Swim Lessons Youth Swim Team Jr. Lifeguard Program Aquatics Classes	Public Swimming Sessions Swim Lessons Recreational Swim Team Facility Rentals Aquatics Classes	Public Swimming Sessions Swim Lessons Youth Swim Team
Season	Year-Round	April-September	Year-Round	May-August	May-August	April-September	May-August
Notes	Private Facility; Not heated from December-February; Staff costs estimated	No breakout available for utilities included in Repairs and Maintenance	Includes five (5) full-time positions	Utilities Paid by Local School District	Utilities Paid by Local School District	Recreation Programmer (.3 FTE) & Parks Mainetanance (.5 FTE) costs in other line items (\$34,000 estimated)	Lump sum info only; Utilities Paid by Local School District

AIA[®] Document A141[™] – 2004

Standard Form of Agreement Between Owner and Design-Builder

AGREEMENT made as of the 8th day of September in the year 2014
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Town of Florence
775 North Main Street
Florence, AZ 85132

and the Design-Builder:
(Name, legal status, address and other information)

Low Mountain Construction, Inc.
4105 North 20th Street, Suite 205
Phoenix, AZ 85016

for the following Project:
(Name, location and detailed description)

Territory Square Library/Recreation Complex

The Owner and Design-Builder agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Consultation with an attorney is also encouraged with respect to professional licensing requirements in the jurisdiction where the Project is located.

Init.

TABLE OF ARTICLES

- 1 THE DESIGN-BUILD DOCUMENTS
- 2 WORK OF THIS AGREEMENT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 MISCELLANEOUS PROVISIONS
- 8 ENUMERATION OF THE DESIGN-BUILD DOCUMENTS

TABLE OF EXHIBITS

- A TERMS AND CONDITIONS
- B DETERMINATION OF THE COST OF THE WORK
- C INSURANCE AND BONDS

ARTICLE 1 THE DESIGN-BUILD DOCUMENTS

§ 1.1 The Design-Build Documents form the Design-Build Contract. The Design-Build Documents consist of this Agreement between Owner and Design-Builder (hereinafter, the "Agreement") and its attached General Conditions of the Contract, Supplementary and other Conditions; Addenda issued prior to execution of the Agreement; the Project Criteria, including changes to the Project Criteria proposed by the Design-Builder and accepted by the Owner, if any; the Design-Builder's Proposal and written modifications to the Proposal accepted by the Owner, if any; Owner's Request for Qualifications; Design-Builder's Statement of Qualifications; other documents listed in this Agreement; and Modifications issued after execution of this Agreement. The Design-Build Documents shall not be construed to create a contractual relationship of any kind (1) between the Architect and Owner, (2) between the Owner and a Contractor or Subcontractor, or (3) between any persons or entities other than the Owner and Design-Builder, including but not limited to any consultant retained by the Owner to prepare or review the Project Criteria. An enumeration of the Design-Build Documents, other than Modifications, appears in Article 8.

§ 1.2 The Design-Build Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral.

§ 1.3 The Design-Build Contract may be amended or modified only by a Modification. A Modification is (1) a written amendment to the Design-Build Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive or (4) a written order for a minor change in the Work issued by the Owner.

ARTICLE 2 THE WORK OF THE DESIGN-BUILD CONTRACT

§ 2.1 The Design-Builder shall fully execute the Work described in the Design-Build Documents, except to the extent specifically indicated in the Design-Build Documents to be the responsibility of others. Notwithstanding anything contained in the foregoing to the contrary, the Work shall consist of the delivery to Owner of 100% pre-construction services and a Final Design representing 100% of overall design for the Library and Aquatic Center and associated onsite and offsite improvements. The work also includes construction of all aspects of the work depicted in the drawings.

Init.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice issued by the Owner.
(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

The date of commencement for the design phase will be fixed in a notice to proceed by the owner. The date of commencement of construction will be fixed in a notice to proceed by the owner.

If, prior to the commencement of Work, the Owner requires time to file mortgages, documents related to mechanic's liens and other security interests, the Owner's time requirement shall be as follows:
(Insert Owner's time requirements.)

§ 3.2 The Contract Time shall be measured from the date of commencement, subject to adjustments of this Contract Time as provided in the Design-Build Documents.
(Insert provisions, if any, for liquidated damages relating to failure to complete on time or for bonus payments for early completion of the Work.)

Liquidated damages for the Library shall be \$2,000.00 per day.
Liquidated damages for the Aquatic Center shall be \$2,420.00 per day.

§ 3.3 The Design-Builder shall achieve Substantial Completion of the Work not later than days from the date of commencement, or as follows:
(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. Unless stated elsewhere in the Design-Build Documents, insert any requirements for earlier Substantial Completion of certain portions of the Work.)

Library Building-

Design: 60 calendar days following Design Notice to Proceed from Owner (95% design for plan review)
Construction: 240 calendar days from Construction Notice to Proceed from Owner

Aquatic Center-

Design: 60 calendar days from Design Notice to Proceed from Owner for 95% design for plan review and ADEQ and/or Pinal County Health Department permit applications
Construction: 240 calendar days from Construction Notice to Proceed from Owner and ADEQ and/or Pinal County Health Department issuance of permit to construct

Onsite and Offsite Improvements-

Design: 60 calendar days from Design Notice to Proceed from Owner for 95% design for plan review.
Construction: 240 calendar days from Construction Notice to Proceed from Owner.

Portion of Work

Substantial Completion Date

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Design-Builder the Contract Sum in current funds for the Design-Builder's performance of the Design-Build Contract. The Contract Sum shall be one of the following:
(Check the appropriate box.)

- Stipulated Sum in accordance with Section 4.2 below;
- Cost of the Work Plus Design-Builder's Fee in accordance with Section 4.3 below;
- Cost of the Work Plus Design-Builder's Fee with a Guaranteed Maximum Price in accordance with Section 4.4 below.

Init.

(Based on the selection above, complete either Section 4.2, 4.3 or 4.4 below.)

§ 4.2 STIPULATED SUM

§ 4.2.1 The Stipulated Sum shall be (\$), subject to additions and deductions as provided in the Design-Build Documents.

§ 4.2.2 The Stipulated Sum is based upon the following alternates, if any, which are described in the Design-Build Documents and are hereby accepted by the Owner:

§ 4.2.3 Unit prices, if any, are as follows:

Description	Units	Price (\$0.00)
-------------	-------	----------------

§ 4.2.4 Allowances, if any, are as follows:

(Identify and state the amounts of any allowances, and state whether they include labor, materials, or both)

Allowance	Amount (\$0.00)	Included Items
-----------	-----------------	----------------

§ 4.2.5 Assumptions or qualifications, if any, on which the Stipulated Sum is based, are as follows:

§ 4.3 COST OF THE WORK PLUS DESIGN-BUILDER'S FEE

(Paragraph deleted)

§ 4.3.1.

§ 4.3.2 The Design-Builder's Fee is:

(State a lump sum, percentage of Cost of the Work or other provision for determining the Design-Builder's Fee and the method of adjustment to the Fee for changes in the Work.)

4%

§ 4.4 COST OF THE WORK PLUS DESIGN-BUILDER'S FEE WITH A GUARANTEED MAXIMUM PRICE

§ 4.4.1 The Cost of the Work is as defined in Exhibit B, plus the Design-Builder's Fee.

§ 4.4.2 The Design-Builder's Fee is:

(State a lump sum, percentage of Cost of the Work or other provision for determining the Design-Builder's Fee and the method of adjustment to the Fee for changes in the Work.)

Four Hundred Seventy Five Thousand and Zero Dollars (\$475,000.00)

§ 4.4.3 GUARANTEED MAXIMUM PRICE

§ 4.4.3.1 The sum of the Cost of the Work and the Design-Builder's Fee is guaranteed by the Design-Builder not to exceed Twelve Million Six Hundred Eighty Nine Thousand Two Hundred Twenty-Five and Zero Dollars (\$ 12,689,225.00) for the design & construction, subject to additions and deductions by changes in the Work as provided in the Design-Build Documents. Such maximum sum is referred to in the Design-Build Documents as the Guaranteed Maximum Price. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Design-Builder without reimbursement by the Owner.

(Insert specific provisions if the Design-Builder is to participate in any savings.)

Init.

§ 4.4.3.2 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Design-Build Documents and are hereby accepted by the Owner:

None

§ 4.4.3.3 Unit Prices, if any, are as follows:

Description	Units	Price (\$0.00)
None		

§ 4.4.3.4 Allowances, if any, are as follows:

(Identify and state the amounts of any allowances, and state whether they include labor, materials, or both.)

Allowance	Amount (\$0.00)	Included Items
1. SCIDD/SCIP Canal Relocation Allowance- including design fees, environmental fees, SCID fees, demolition and construction	\$ 290,000.00	
2. Southwest Gas Allowance- for design and construction of gasline to serve the Aquatic Center including Gas Company fees	\$ 76,500.00	
3. APS Allowance – for design and construction of primary and secondary electrical distribution including relocation of existing overhead and underground lines as necessary	\$ 152,890.00	
4. Owner Contingency Allowance-	\$ 150,000.00	
5. Design-Build contingency is for the exclusive use of the Design-Build Builder and covers unanticipated costs that are not the basis for a change order. The Design-Build Builder will provide the Town of Florence a monthly status report accounting for the contingency. Unused Design-Build Builder contingency will be deducted from the final pay application or transferred to the Owners Allowance.	\$ 285,000.00	

§ 4.4.3.5 Assumptions, if any, on which the Guaranteed Maximum Price is based, are as follows:

(Identify the assumptions on which the Guaranteed Maximum Price is based.)

See Exhibit "A" schematic design submittal

§ 4.5 CHANGES IN THE WORK

§ 4.5.1 Adjustments of the Contract Sum on account of changes in the Work may be determined by any of the methods listed in Article 7.3.3 of the General Conditions and Fee will be 4% for Additive Change Orders.

§ 4.5.2 Where the Contract Sum is the Cost of the Work, with or without a Guaranteed Maximum Price, and no specific provision is made in Sections 4.3.2 or 4.4.2 for adjustment of the Design-Builder's Fee in the case of Changes in the Work, or if the extent of such changes is such, in the aggregate, that application of the adjustment will cause substantial inequity to the Owner or Design-Builder, the Design-Builder's Fee shall be equitably adjusted on the basis of the Fee established for the original Work, and the Contract Sum shall be adjusted accordingly.

Init.

ARTICLE 5 PAYMENTS

§ 5.1 PROGRESS PAYMENTS

§ 5.1.1 Based upon Applications for Payment submitted to the Owner by the Design-Builder, the Owner shall make progress payments on account of the Contract Sum to the Design-Builder as provided below and elsewhere in the Design-Build Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received not later than the last day of month, the Owner shall make payment to the Design-Builder not later than the 20th day of the following month per ARS §32-1129.01. If an Application for Payment is received by the Owner after the application date fixed above, payment shall be made by the Owner not later than fourteen (14) days after the Owner receives the Application for Payment.

§ 5.1.4 With each Application for Payment where the Contract Sum is based upon the Cost of the Work, or the Cost of the Work with a Guaranteed Maximum Price, the Design-Builder shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner to demonstrate that cash disbursements already made by the Design-Builder on account of the Cost of the Work equal or exceed (1) progress payments already received by the Design-Builder, less (2) that portion of those payments attributable to the Design-Builder's Fee; plus (3) payrolls for the period covered by the present Application for Payment.

§ 5.1.5 With each Application for Payment where the Contract Sum is based upon a Stipulated Sum or Cost of the Work with a Guaranteed Maximum Price, the Design-Builder shall submit the most recent schedule of values in accordance with the Design-Build Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. Compensation for design services shall be shown separately. Where the Contract Sum is based on the Cost of the Work with a Guaranteed Maximum Price, the Design-Builder's Fee shall be shown separately. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Owner may require. This schedule of values, unless objected to by the Owner, shall be used as a basis for reviewing the Design-Builder's Applications for Payment.

§ 5.1.6 In taking action on the Design-Builder's Applications for Payment, the Owner shall be entitled to rely on the accuracy and completeness of the information furnished by the Design-Builder and shall not be deemed to have made a detailed examination, audit or arithmetic verification of the documentation submitted in accordance with Sections 5.1.4 or 5.1.5, or other supporting data; to have made exhaustive or continuous on-site inspections; or to have made examinations to ascertain how or for what purposes the Design-Builder has used amounts previously paid on account of the Agreement. Such examinations, audits and verifications, if required by the Owner, will be performed by the Owner's accountants acting in the sole interest of the Owner.

§ 5.1.7 Except with the Owner's prior approval, the Design-Builder shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 PROGRESS PAYMENTS - STIPULATED SUM

§ 5.2.1 Applications for Payment where the Contract Sum is based upon a Stipulated Sum shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.2.2 Subject to other provisions of the Design-Build Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of percent (%) on the Work, other than services provided by design professionals and other consultants retained directly by the Design-Builder. Pending final determination of cost to the Owner of Changes in the Work, amounts not in dispute shall be included as provided in Section A.7.3.8 of Exhibit A, Terms and Conditions;
- .2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in

advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of percent (%);

- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract amounts, if any, for which the Owner has withheld payment from or nullified an Application for Payment as provided in Section A.9.5 of Exhibit A, Terms and Conditions.

§ 5.2.3 The progress payment amount determined in accordance with Section 5.2.2 shall be further modified under the following circumstances:

- .1 add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Owner shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and
(Section A.9.8.6 of Exhibit A, Terms and Conditions requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)
- .2 add, if final completion of the Work is thereafter materially delayed through no fault of the Design-Builder, any additional amounts payable in accordance with Section A.9.10.3 of Exhibit A, Terms and Conditions.

§ 5.2.4 Reduction or limitation of retainage, if any, under Section 5.2.2 shall be as follows:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.2.2.1 and 5.2.2.2 above, and this is not explained elsewhere in the Design-Build Documents, insert here provisions for such reduction or limitation.)

§ 5.3 PROGRESS PAYMENTS - COST OF THE WORK PLUS A FEE

§ 5.3.1 Where the Contract Sum is based upon the Cost of the Work plus a fee without a Guaranteed Maximum Price, Applications for Payment shall show the Cost of the Work actually incurred by the Design-Builder through the end of the period covered by the Application for Payment and for which Design-Builder has made or intends to make actual payment prior to the next Application for Payment.

§ 5.3.2 Subject to other provisions of the Design-Build Documents, the amount of each progress payment shall be computed as follows:

- .1 Take the Cost of the Work as described in Exhibit B;
- .2 Add the Design-Builder's Fee, less retainage of percent (%). The Design-Builder's Fee shall be computed upon the Cost of the Work described in the preceding Section 5.3.2.1 at the rate stated in Section 4.3.2; or if the Design-Builder's Fee is stated as a fixed sum in that section, an amount which bears the same ratio to that fixed-sum Fee as the Cost of the Work in the preceding section bears to a reasonable estimate of the probable Cost of the Work upon its completion;
- .3 Subtract the aggregate of previous payments made by the Owner;
- .4 Subtract the shortfall, if any, indicated by the Design-Builder in the documentation required by Section 5.1.4 or resulting from errors subsequently discovered by the Owner's accountants in such documentation; and
- .5 Subtract amounts, if any, for which the Owner has withheld or withdrawn a Certificate for Payment as provided in the Section A.9.5 of Exhibit A, Terms and Conditions.

§ 5.3.3 Retainage in addition to the retainage stated at Section 5.3.2.2, if any, shall be as follows:

§ 5.3.4 Except with the Owner's prior approval, payments for the Work, other than for services provided by design professionals and other consultants retained directly by the Design-Builder, shall be subject to retainage of not less than percent (%). The Owner and Design-Builder shall agree on a mutually acceptable procedure for review and approval of payments and retention for Contractors.

§ 5.4 PROGRESS PAYMENTS - COST OF THE WORK PLUS A FEE WITH A GUARANTEED MAXIMUM PRICE

§ 5.4.1 Applications for Payment where the Contract Sum is based upon the Cost of the Work Plus a Fee with a Guaranteed Maximum Price shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage

of that portion of the Work which has actually been completed; or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Design-Builder on account of that portion of the Work for which the Design-Builder has made or intends to make actual payment prior to the next Application for Payment by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 5.4.2 Subject to other provisions of the Design-Build Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values. Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section A.7.3.8 of Exhibit A, Terms and Conditions;
- .2 Add that portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work, or if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing;
- .3 Add the Design-Builder's Fee, less retainage of percent (%). The Design-Builder's Fee shall be computed upon the Cost of the Work described in the two preceding sections at the rate stated in Section 4.4.2 or, if the Design-Builder's Fee is stated as a fixed sum in that section, shall be an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work in the two preceding sections bears to a reasonable estimate of the probable Cost of the Work upon its completion;
- .4 Subtract the aggregate of previous payments made by the Owner;
- .5 Subtract the shortfall, if any, indicated by the Design-Builder in the documentation required by Section 5.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's accountants in such documentation; and
- .6 Subtract amounts, if any, for which the Owner has withheld or nullified a Certificate for Payment as provided in Section A.9.5 of Exhibit A, Terms and Conditions.

§ 5.4.3 Except with the Owner's prior approval, payments for the Work, other than for services provided by design professionals and other consultants retained directly by the Design-Builder, shall be subject to retainage of not less than ten percent (10%) for construction portion only. When the Work is fifty percent (50%) completed, one-half of the amount retained including any securities substituted pursuant to ARS§34-609(B)(5) shall be paid to the Contractor upon the Contractor's request, provided the Contractor is making satisfactory progress on the Work and there is no specific cause or claim requiring a greater amount to be retained. After the construction Work is fifty percent (50%) completed, no more than five percent (5%) of the amount of any subsequent progress payments made under this Contract may be retained, provided the Contractor is making satisfactory progress on the Project. If, at any time, the Town determines satisfactory progress is not being made, ten percent (10%) retention shall be reinstated for all progress payments made under this Contract after the determination.

§ 5.5 FINAL PAYMENT

§ 5.5.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Design-Builder no later than 30 days after the Design-Builder has fully performed the Design-Build Contract, including the requirements in Section A.9.10 of Exhibit A, Terms and Conditions, except for the Design-Builder's responsibility to correct non-conforming Work discovered after final payment or to satisfy other requirements, if any, which extend beyond final payment.

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 The parties appoint the following individual to serve as a Neutral pursuant to Section A.4.2 of Exhibit A, Terms and Conditions:

(Insert the name, address and other information of the individual to serve as a Neutral. If the parties do not select a Neutral, then the provisions of Section A.4.2.2 of Exhibit A, Terms and Conditions, shall apply.)

§ 6.2 If the parties do not resolve their dispute through mediation pursuant to Section 4.6 of the General Conditions of the Contract the method of binding dispute resolution shall be the following:
(If the parties do not select a method of binding dispute resolution, then the method of binding dispute resolution shall be by litigation in a court of competent jurisdiction.)
(Check one.)

- Arbitration pursuant to Section 4.6.2 et seq. of the General Conditions of the Contract
- Litigation in a court of competent jurisdiction
- Other *(Specify)*

§ 6.3 ARBITRATION

§ 6.3.1 If Arbitration is selected by the parties as the method of binding dispute resolution, then any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to arbitration as provided in Section 4.6.2 et seq. of the General Conditions of the Contract.

ARTICLE 7 MISCELLANEOUS PROVISIONS

§ 7.1 The Architect, other design professionals and consultants engaged by the Design-Builder shall be persons or entities duly licensed to practice their professions in the jurisdiction where the Project is located and are listed as follows:
(Insert name, address, license number, relationship to Design-Builder and other information.)

Name and Address	License Number	Relationship to Design-Builder	Other Information
Hidell and Associates 3033 Kellway Drive Suite 120 Carrollton, TX 75006	40836	Consultant	
See Exhibit "B"			

§ 7.2 Consultants, if any, engaged directly by the Owner, their professions and responsibilities are listed below:
(Insert name, address, license number, if applicable, and responsibilities to Owner and other information.)

Name and Address	License Number	Responsibilities to Owner	Other Information
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§ 7.3 Separate contractors, if any, engaged directly by the Owner, their trades and responsibilities are listed below:
(Insert name, address, license number, if applicable, responsibilities to Owner and other information.)

Name and Address	License Number	Responsibilities to Owner	Other Information
------------------	----------------	---------------------------	-------------------

§ 7.4 The Owner's Designated Representative is:
(Insert name, address and other information.)

Bryan Hughes
 Town of Florence
 P.O. Box 2670
 775 North Main Street

Florence, AZ 85132

Project Manager Acting as Agent and Consultant to the Town of Florence
Jeffrey A. Swan, AIA
Swan Architects
833 North 5th Avenue
Phoenix, AZ 85003

§ 7.4.1 The Owner's Designated Representative identified above shall be authorized to act on the Owner's behalf with respect to the Project.

§ 7.5 The Design-Builder's Designated Representative is:
(Insert name, address and other information.)

Arthur D. Case
Low Mountain Construction, Inc.
4105 North 20th Street, Suite 205
Phoenix, AZ 85016

§ 7.5.1 The Design-Builder's Designated Representative identified above shall be authorized to act on the Design-Builder's behalf with respect to the Project.

§ 7.6 Neither the Owner's nor the Design-Builder's Designated Representative shall be changed without ten days written notice to the other party.

§ 7.7 Other provisions:

§ 7.7.1 Where reference is made in this Agreement to a provision of another Design-Build Document, the reference refers to that provision as amended or supplemented by other provisions of the Design-Build Documents.

§ 7.7.2 Payments due and unpaid under the Design-Build Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

Six percent (6 %)

(Usury laws and requirements under the Federal Truth in Lending Act, similar state and local consumer credit laws and other regulations at the Owner's and Design-Builder's principal places of business, the location of the Project and elsewhere may affect the validity of this provision. Legal advice should be obtained with respect to deletions or modifications, and also regarding requirements such as written disclosures or waivers.)

ARTICLE 8 ENUMERATION OF THE DESIGN-BUILD DOCUMENTS

§ 8.1 The Design-Build Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows:

§ 8.1.1 The Agreement is this executed edition of the Standard Form of Agreement Between Owner and Design-Builder, AIA Document A141-2004.

§ 8.1.2 The Supplementary and other Conditions of the Agreement, if any, are as follows:
(Either list applicable documents below or refer to an exhibit attached to this Agreement.)
General Conditions Of The Contract

Document	Title	Pages
----------	-------	-------

§ 8.1.3 The Project Criteria, including changes to the Project Criteria proposed by the Design-Builder, if any, and accepted by the Owner, consist of the following:

(Either list applicable documents and their dates below or refer to an exhibit attached to this Agreement.)

See Exhibit "A"

Title	Date
-------	------

§ 8.1.4 The Design-Builder's Proposal, dated June 6, 2014 and modified July 9, 2014 , consists of the following:

(Either list applicable documents below or refer to an exhibit attached to this Agreement.)

See Exhibit "A"

§ 8.1.5 Amendments to the Design-Builder's Proposal, if any, are as follows:

(Either list applicable documents below or refer to an exhibit attached to this Agreement.)

§ 8.1.6 The Addenda, if any, are as follows:

(Either list applicable documents below or refer to an exhibit attached to this Agreement.)

Number	Date	Pages
--------	------	-------

§ 8.1.7 Terms and Conditions.

(If the parties agree to substitute terms and conditions other than those contained in AIA Document A141-2004, Exhibit A, Terms and Conditions, then identify such terms and conditions and attach to this Agreement as Exhibit A.)

See General Conditions

§ 8.1.8 Determination of the Cost of the Work, if applicable.

(If the parties agree to substitute a method to determine the cost of the Work other than that contained in AIA Document A141-2004, Exhibit B, Determination of the Cost of the Work, then identify such other method to determine the cost of the Work and attach to this Agreement as Exhibit B. If the Contract Sum is a Stipulated Sum, then Exhibit B is not applicable.)

See General Conditions

§ 8.1.9 Insurance and Bonds, if applicable.

(Complete AIA Document A141-2004, Exhibit C, Insurance and Bonds or indicate "not applicable.")

See Exhibit "C"

§ 8.1.10 Other documents, if any, forming part of the Design-Build Documents are as follows:

(Either list applicable documents below or refer to an exhibit attached to this Agreement.)

See Exhibit "A", "B", "C", "D", "E", and "F"

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

Charles A. Montoya – Florence Town Manager
(Printed name and title)



DESIGN-BUILDER (Signature)

Wayne Hatch, Vice President
(Printed name and title)



Init.

General Conditions of the Contract
Between the Town of Florence, Arizona
and
Low Mountain Construction, Inc.

September 15, 2014

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ARTICLE 1 GENERAL PROVISIONS

- 1.1.1 THE CONTRACT DOCUMENTS

The contract consists of the Agreement between Owner and Contractor (hereinafter, the “Agreement”), Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to the execution of the Contract, any other contract documents listed in the Agreement and any modifications to the Agreement issued after execution of the Agreement (together, the “Contract Documents”). A modification is (1) a written amendment to the Contract Documents signed by both parties, (2) a Change Order, (3) a construction Change Directive or (4) a written order for a minor change in the work issued by the Owner (the “Modification”). Unless specifically enumerated in the Contract Documents, the Contract Documents do not include other documents such as bidding requirements (advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor’s bid or portions of Addenda relating to bidding requirements).

- 1.1.2 THE CONTRACT

The Contract Documents form the Contract for construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be constructed to create a contractual relationship of any kind (1) between the Owner and a Subcontractor or a Sub-subcontractor, or (2) between any persons or entities other than the Owner and Contractor.

1.1.3 THE WORK

The term “Work” means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor’s obligations. The Work may constitute the whole or a part of the project.

- 1.1.4 THE PROJECT

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner or by separate contractors.

- 1.1.5 THE DRAWINGS

The Drawings are the graphics and pictorial portions of the Contract Documents showing the design, location and dimensions of the work, generally including plans, elevations, sections, details, schedules, and diagrams.

- 1.1.6 THE SPECIFICATIONS

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards, and workmanship for the Work, and performance of related services.

- 1.1.7 THE PROJECT MANUAL

The Project Manual is a volume assembled for the Work which may include the bidding requirements, sample forms, and Conditions of the Contract and Specifications.

- 1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

- 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

- 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

- Unless otherwise stated in the Contract Documents, words which have well known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

- 1.3 CAPITALIZATION

- 1.3.1 Terms capitalized in these General Conditions include those which are (1) specifically defined, (2) the titles of numbered articles or (3) the titles of other documents which are included in the Contract Documents.

- 1.4 INTERPERTATION

- 1.4.1 In the interest of brevity the Contract Documents frequently omit modifying words such as “all” and “any” and articles such as “the” and “an” but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

- 1.5 EXECUTION OF CONTRACT DOCUMENTS

- 1.5.1 The contract Documents shall be signed by the Owner and Contractor. If either the Owner or Contractor or both do not sign all the Contract Documents, the Owner shall identify such unsigned Documents upon request.

- 1.5.2 Execution of the Agreement or the Contract Documents by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed, correlated personal observations with requirements of the Contract Documents and performed sufficient due diligence to discover such other conditions as may affect the performance of the Work.

- 1.6 OWNERSHIP AND USE OF DRAWINGS, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE

- 1.6.1 The Drawings, Specifications and other documents, including those in electronic form, prepared by the Contractor and the Contractor’s consultants are Instruments of Service through

which the Work to be executed by the Contractor is described. The Contractor may retain one record set. Neither the Contractor nor any Subcontractor, Sub-subcontractor or material or equipment supplier shall own or claim a copyright in the Drawings, Specifications and other documents prepared by the Contractor or the Contractor's consultants, unless otherwise indicated by the Contractor or the Contractor's consultants, and unless otherwise indicated, any statutory and other reserved rights in addition to the copyrights. All copies of Instruments of Service, except the Contractor's record set, shall be returned or suitably accounted for to the Owner on request, or upon completion of the Work. The Drawings, Specifications, and other documents prepared by the Contractor and the Contractor's consultants, and copies thereof furnished to any Subcontractor, Sub-subcontractor or material or equipment supplier are for use solely with respect to this Project. They are not to be used by the Contractor or any Subcontractor, Sub-subcontractor or material or equipment suppliers for any purpose other than the Work and only to the extent authorized for use in the execution of their Work under the Contract Documents. All copies made under this authorization shall bear the statutory copyright notice, if any, shown on the Drawings, Specifications and other documents prepared by the Contractor and the Contractor's consultants. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Contractor's or Contractor's consultant's copyright or other reserved rights, if any.

- ARTICLE 2 OWNER

- 2.1 GENERAL

- 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a Representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. The term "Owner" means the Owner or the Owner's authorized Representative.

- 2.1.2 The Owner shall furnish to the Contractor within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to elevate, give notice of or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal titles to the property on which the Project is located, usually referred to as the site and the Owner's interest therein.

- 2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER

- 2.2.1 The Owner shall, at the written request of the Contractor, prior to commencement of the Work and thereafter, furnish to the Contractor reasonable evidence that financial arrangements have been made to fulfill the Owner's obligations under the Contract. Furnishing of such evidence shall be a condition precedent to commencement or continuation of the work. After such evidence has been furnished, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

- 2.2.3 Except for permits and fees, including those required under Section 3.7.1 which are responsibility of the Contractor under the Contract Documents, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of the Project.
- 2.2.4 Information or services required of the Owner by the Contract Documents shall be furnished by the Owner with reasonable promptness. Any other information or services relevant to the Contractor's performance of the Work under the Owner's control shall be furnished by the Owner after receipt from the Contractor of a written request for such information or services.
- 2.2.5 Unless otherwise provided in the Contract Documents, the Contractor will be furnished, free of charge, with copies of Drawings and Project Manuals as are necessary for execution of the Work.
- 2.3 OWNER'S RIGHT TO STOP THE WORK
- 2.3.1 If the Contractor neglects to correct Work which is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or persistently fails to carry out the Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order had been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3
- 2.4 OWNER'S RIGHT TO CARRY OUT THE WORK
- If the Contractor defaults or neglects to carry out the work in accordance with the Contract Documents and fails within a seven-day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may after such seven-day period give the Contractor a second written notice to correct such deficiencies within a three-day period. If the Contractor within such three-day period after receipt of such second notice fails to commence and continue to correct such deficiencies, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for any additional services made necessary by such default, neglect or failure. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner.

ARTICLE 3 CONTRACTOR

- 3.1 CONTRACTOR
- 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Contractor" means the Contractor or the Contractor's authorized Representatives.
- 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents.
- 3.1.3 The Contractor shall not be relieved of its obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Owner in the Owner's administration of the contract, or by tests, inspections or approvals required or performed by persons other than the Contractor.

- 3.2 REVIEW OF CONTRACT DOCUMENTS AND FILED CONDITIONS BY CONTRACTOR
- 3.2.1 Since the Contract Documents are complementary, before starting each portion of the Work, the Contractor shall carefully study and compare the various Drawings and other Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.2.3, shall take field measurements of any existing conditions related to that portion of the Work and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating construction by the Contractor and are not for the purpose of discovering errors, omissions or inconsistencies in the Contractors Documents; however, any errors, inconsistencies or omissions discovered by the Contractor shall be reported promptly to the Owner as a request for information in such form as the Owner may reasonably require.
- 3.2.2 Any design errors or omissions noted by the Contractor during this review shall be reported promptly to the Owner, but it is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional unless otherwise specifically provided in the Contract Documents.
- 3.2.3 If the Contractor believes that additional cost or time is involved because of clarifications or instructions issued by Owner in response to the Contractor's notices or requests for information pursuant to sections 3.2.1 and 3.2.2, the Contractor shall make Claims as provided in Sections 4.3.6 and 4.3.7. If the Contractor fails to perform the obligations of Sections 3.2.1 and 3.2.2, the Contractor shall pay such costs and damages to the Owner as would have been avoided if the Contractor had performed such obligations. The Contractor shall not be liable to the Owner for damages resulting from errors, inconsistencies or omissions in the Contract Documents not caused by Contractor, or for differences between field measurements or existing conditions and the Contract Documents unless and to the extent such differences were caused by the Contractor.
- 3.3 SUPERVISIONS AND CONSTRUCTION PROCEDURES
- 3.3.1 The Contractor shall supervise and direct the Work using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instructions concerning construction means, methods, techniques, sequences or procedures. The Contractor shall evaluate the jobsite safety thereof and, except as stated below, shall be fully and solely responsible for the jobsite safety of such means, methods, techniques, sequences or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely written notice to Owner.
- 3.3.2 The Contractor shall be responsible to the Owner for the acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for or on behalf of the Contractor or any of its Subcontractors, including Sub-subcontractors.
- 3.3.3 The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

- 3.4 LABOR AND MATERIALS
 - 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the work, whether temporary or permanent, and whether or not incorporated or to be incorporated in the work.
 - 3.4.2 The Contractor may make substitutions only with the consent of the Owner, after evaluation by the Owner and in accordance with a Change Order.
 - 3.4.3 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract. The Contractor shall not permit employment of unfit persons or persons that are unskilled in tasks assigned to them.
- 3.5 WARRANTY
 - 3.5.1 The Contractor warrants to the Owner that materials and equipment furnished under the Contract will be of good quality and new unless otherwise required or permitted by the Contract Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the Work will conform to the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, modifications not excused by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Owner, the Contractor shall furnish evidence as to the kind and quality of materials and equipment.
- 3.6 TAXES
 - 3.6.1 The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor which are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.
- 3.7 PERMITS, FEES AND NOTICES
 - 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building completion and other permits and governmental fees, licenses and inspections necessary for proper execution and completion of the Work which are customarily secured after execution of the Contract and are legally required when bids are received or negotiations concluded.
 - 3.7.2 The Contractor shall comply with and give notices as required by the laws, ordinances, rules, regulations and lawful orders of public authorities applicable to performance of the Work.
 - 3.7.3 It is not the Contractor's responsibility to ascertain that the Contract Documents are in accordance with applicable laws, statues, ordinances, building codes, and rules and regulations. However, if the Contractor observes that portions of the Contract Documents are at variance therewith, the Contractor shall promptly notify the Owner in writing, and necessary changes shall be accomplished by appropriate Modification.

- 3.7.4 If the Contractor performs the Work knowing it to be contrary to any laws, statues, ordinances, building codes, rules or other regulations without notice to the Owner, the Contractor shall assume appropriate responsibility for such Work shall bear the costs attributable to correction.
- 3.8 ALLOWANCES
- 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.
- 3.8.2 Materials and equipment under an allowance shall be selected by the Owner in sufficient time to avoid delay in the Work.
- 3.9 SUPERINTENDENT
- 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if to the Contractor. Important communications shall be confirmed in writing. Other communications shall be similarly confirmed on written request in each case.
- 3.10 CONTRACTOR'S CONSTRUCTION SCHEDULES
- 3.10.1 The Contractor, promptly after being awarded the Contract, shall prepare and submit for the Owner's information a Contractor's construction schedule for the Work. The schedule shall not exceed the time limits required under the Contract Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work.
- 3.10.2 The Contractor shall prepare and keep current, for the Owner's approval, a schedule of submittals which is coordinated with the Contractor's construction schedule and allows the Owner reasonable time to review submittals.
- 3.10.3 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Owner's Representative.
- 3.11 DOCUMENTS AND SAMPLES AT THE SITE
- 3.11.1 The Contractor shall maintain at the site for the Owner one record copy of the Drawings, Specifications, Addenda, Change Orders and other Modifications, in good order and marked currently to record field changes and selections made during construction, one record copy of approved Shop Drawings, Product Data, Samples and similar required submittals. These shall be available to the Owner and shall be delivered to the Owner upon completion of the Work.
- 3.12 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

- 3.12.1 Shop Drawings are drawings, diagrams, schedules and other data specifically prepared for the Work by the Contractor or Subcontractor, Sub-subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work.
- 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.
- 3.12.3 Samples are physical examples which illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.
- 3.12.4 Shop Drawings, Product Data, Samples and similar submittals are not Contract Documents. The purpose of their submittal is to demonstrate for those portions of the Work for which submittals are required by the Contract Documents the way by which the Contractor proposed to conform to the information given in the design concept expressed in the Contract Documents. Review by the Owner is subject to the limitations of Section 4.2.7. Informational submittals upon which the Owner is not expected to take responsive action may be so identified in the Contract Documents. Submittals which are not required by the Contract Documents may be returned by the Owner without action.
- 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve and submit to the Owner Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of separate contractors. Submittals which are not marked as reviewed for compliance with the Contract Documents and approved by the Contractor may be returned by the Owner without action.
- 3.12.6 By approving and submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents that the Contractor has determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained with such submittals with the requirements of the Work and of the Contract Documents.
- 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples and similar submittals until the respective submittal has been approved by the Owner.
- 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Owner's approval of Shop Drawings, Product Data, Samples or similar submittals unless the Contractor has specifically informed the Owner in writing of such deviation at the time of submittal and (1) the Owner has given written approval to the specific deviation as a minor change in work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittals by the Owner's approval thereof.
- 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples or similar submittals, to revisions other than those requested by the Owner in previous submittals. In the absence of such written notice the Owner's approval of resubmissions shall not apply to such revisions.

- 3.12.10 The Contractor shall not be required to provide professional services which constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for constructions means, methods, techniques, sequences and procedures. The Contractor shall not be required to provide professional services in violation of applicable law. If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, the Owner will specify all performance and design criteria that such services must satisfy. The Contractor shall cause such services or certifications to be provided by a properly licensed design professional, whose signature and seal shall appear in all drawings, calculations, specifications, certifications, Shop Drawings and other submittals prepared by such professional, or if prepared by others, shall bear such professional's written approval when submitted to the Owner. The Owner shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications or approvals performed by such design professionals, provided the Owner has specified to the Contractor all performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10 the Owner will review, approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given in the design concept expressed in the Contract Documents. The Contractor shall not be responsible for the adequacy of the performance or design criteria required by the Contract Documents unless such have been provided by the Contractor.
- 3.13 USE OF SITE
 - 3.13.1 The Contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.
- 3.14 CUTTING AND PATCHING
 - 3.14.1 The Contractor shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts fit together properly.
 - 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or separate contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter such construction by the Owner or separate contractor except with written consent of the Owner and of such separate contractor; however, such consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold from the Owner or a separate contractor the Contractor's consent to cutting or otherwise altering the Work.
- 3.15 CLEANING UP
 - 3.15.1 The Contractor shall keep the Project premises and surrounding area free from accumulation of waste material or rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove from and about the Project waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials.
 - 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the cost thereof shall be charged to the Contractor.

- 3.16 ACCESS TO WORK
- 3.16.1 The Contractor shall provide the Owner access to the Work in preparation and in progress wherever located.
- 3.17 ROYALTIES, PATENTS, AND COPYRIGHTS
- 3.17.1 The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringements of copyright and patent rights and shall hold the Owner harmless from loss on account thereof, but shall not be responsible for such defense or loss when a particular design, process or product of a particular manufacturer or manufacturers is required by the Contractor Documents or where the copyright violations are contained in Drawings, Specifications or other documents prepared by the Owner. However, if the Contractor has reason to believe that the required design, process or product is an infringement of copyright or a patent, the Contractor shall be responsible for such loss unless such information is promptly furnished to the Owner.
- 3.18 INDEMNIFICATION
- 3.18.1 To the fullest extent permitted by law and to the extent claims, damages, losses or expenses are not covered by the Project Management Protective Liability insurance purchased by the Contractor in accordance with section 11.3, the Contractor shall indemnify and hold harmless the Owner, Owner's consultants, agents and employees or any of them from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Section 3.18.
- 3.18.2 In any claim against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or Subcontractor under worker's compensation acts, disability benefit acts or other employee benefit acts.
- ARTICLE 4 ADMINISTRATION OF THE CONTRACT
- 4.1 OWNER'S REPRESENTATIVE
- 4.1.1 The Owner's Representative may be an employee of the Owner, a registered professional engineer or a person lawfully licensed to practice architecture, who is identified as such in the Agreement and referred to throughout the Contract Documents as if singular in number. The term "Owner's Representative" means the Owner's Representative or the authorized Representative of the Owner's Representative.

- 14.1.2 The duties, responsibilities and limitations of authority of the Owner's Representative as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner.
- 4.1.3 If the employment of the Owner's Representative is terminated, the Owner shall employ a new Owner's Representative whose status under the Contract Documents shall be that of the former Owner's Representative.
- 4.2 OWNER'S REPRESENTATIVE'S ADMINISTRATION OF THE CONTRACT
- 4.2.1 The Owner's Representative will provide administration of the Contract as described in the Contract Documents, and will be the Owner's Representative (1) during construction, (2) until final payment is due and (3) with the Owner's concurrence, from time to time during the one-year period for correction of the Work described in Section 12.2. The Owner's Representative will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents, unless otherwise modified in writing in accordance with other provisions of the Contract.
- 4.2.2 The Owner's Representative, as a Representative of the Owner, will visit the site at intervals appropriate to the stage of the Contractor's operations (1) to become generally familiar with and to keep the Owner informed about the progress and quality of the portion of the Work completed (2) to endeavor or to guard the Owner against defects and deficiencies in the work, and (3) to determine in general if the Work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Owner's Representative will not be required to make exhaustive or continuous on-site inspections to check the quality of the Work. The Owner's Representative will neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents, except as provided in Section 3.3.1.
- 4.2.3 The Owner's Representative will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Owner's Representative will not have control over or charge of and will not be responsible for acts or omissions of the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.
- 4.2.4 Except as otherwise provided in the Contract Documents or when direct communications have been specially authorized, the Owner and Contractor shall endeavor to communicate with each other through the Owner's Representative about matters arising out of or relating to the Contract. Communications by and with the Owner's Representative's consultants shall be through the Owner's Representative. Communications by and with Subcontractors and material suppliers shall be through the Contractor. Communications by and with separate contractors shall be through the Owner.
- 4.2.5 Based on the Owner's Representative's evaluations of the Contractor's Applications for Payment, the Owner's Representative will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.
- 4.2.6 The Owner's Representative will have authority to reject Work that does not conform to the Contract Documents. Whenever the Owner's Representative considers it necessary or advisable, the

Owner's Representative will have authority to require inspection or testing of the Work in accordance with Sections 13.5.2 and 13.5.3, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Owner's Representative nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Owner's Representative to the Contractor, Subcontractors, materials and equipment suppliers, their agents or employees, or other persons or entities performing portions of the Work.

- 4.2.7 The Owner's Representative will review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Owner's Representative's action will be taken with such reasonable promptness as to cause no delay in the Work or in the activities of the Owner, Contractor or separate contractors, while allowing sufficient time, in the Owner's Representative's professional judgment, to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for sustaining instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Owner's Representative's review of the Contractor's submittals shall not relieve the Contractor of its obligations under Sections 3.1.2, 3.3, and 3.5. The Owner's Representative's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Owner's Representative, of any construction means, methods, techniques, sequences or procedures. The Owner's Representative's approval of a specific item shall not indicate approval of an assembly of which the item is a component.
- 4.2.8 The Owner's Representative will prepare Change Orders and Construction Change Directives, and may authorize minor changes in the Work as provided in Section 7.4.
- 4.2.9 The Owner's Representative will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion, and will receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor, and will issue a final Certificate for payment upon compliance with the requirements of the Contract Documents.
- 4.2.10 If the Owner and Owner's Representative agree, the Owner's Representative will provide one or more project Representatives to assist in carrying out the Owner's Representative's responsibilities at the site.
- 4.2.11 The Owner's Representative will interpret and decide matters concerning performance under and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Owner's Representative's response to such requests will be made in writing within any time limit agreed upon or otherwise with reasonable promptness. If no agreement is made concerning the time within which interpretation required of the Owner's Representative shall be furnished in compliance with this Section 4.2, then delay shall not be recognized on account of failure by the Owner's Representative to furnish such interpretation until 15 days after written request is made for them.
- 4.2.12 Interpretations and decisions of the Owner's Representative will be consistent with the intent of and reasonably inferable from the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and initial decisions, the Owner's

Representative will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either and will not be liable for results of interpretations or decisions so rendered in good faith.

- 4.2.13 The Owner's Representative's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.
- 4.3 CLAIMS AND DISPUTES
- 4.3.1 Definition. A Claim is a demand or assertion by one of the parties seeking, as a matter of right, adjustment or interpretation of Contract terms, payments of money, extensions of time or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of relating to the Contract. Claims must be initiated by written notice. The responsibility to substantiate Claims shall rest with the party making the Claim.
- 4.3.2 Time Limits on Claims. Claims made by either party must be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later. Claims must be initiated by written notice to the Owner's Representative or the Contractor, as the case may be.
- 4.3.3 Continuing Contract Performance. Pending final resolution of a Claim, and except as otherwise agreed in writing or as provided in Section 9.7.1 and Article 14 hereunder, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.
- 4.3.4 Claim for Concealed or Unknown Conditions. If conditions are encountered at the site which are (1) subsurface or otherwise concealed physical conditions which differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature, which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, then notice by the observing party shall be given to the other party promptly before conditions are disturbed and in no event later than 21 days after first observance of the conditions. The Owner's Representative will promptly investigate such conditions and, if they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend an equitable adjustment in the Contract Sum or Contract Time, or both. If the Owner's Representative determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Owner's Representative shall so notify the Owner and Contractor in writing, stating the reasons. Claims by either party for an adjustment in the Contract Sum or the Contract Time, shall be referred to the Owner's Representative for initial determination, subject to further proceedings pursuant to Section 4.4.
- 4.3.5 Claims for Additional Cost. If the Contractor wishes to make Claim for an increase in the Contract Sum, written notice as provided herein shall be given before proceeding to execute the Work. Prior notice is not required for claims relating to an emergency endangering life or property arising under Section 10.6.

- 4.3.6 If the Contractor believes additional cost is involved for reasons including but not limited to (1) a written interpretation from the Owner's Representative, (2) an order by the Owner to stop the Work where the Contractor was not at fault, (3) a written directive for a minor change in the Work issued by the Owner's Representative, (4) failure of payment by the Owner, (5) termination of the Contract by the Owner, (6) Owner's suspension or (7) other reasonable grounds, such Claim shall be filed in accordance with this Section 4.3.
- 4.3.7 Claims for Additional Time
 - 4.3.7.1 If the Contractor wishes to make Claim for an increase in the Contract Time, written notice as provided herein shall be given. The Contractor's Claim shall include an estimate of cost and of the probable effect of delay on progress of the Work. In the case of a continuing delay only one Claim is necessary.
 - 4.3.7.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated and had an adverse effect on the scheduled construction.
 - 4.3.8 Injury or Damage to Person or Property. If either party to the Contract suffered injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, written notice of such injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable to other party to investigate the matter.
 - 4.3.9 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed in a proposed Change Order or Construction Change Directive so that application of such unit prices to quantities of Work proposed will cause substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.
 - 4.3.10 Claims for consequential Damages. The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to the Contract. This mutual waiver includes:
 1. Damages incurred by the Owner for rental expenses; for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and
 2. Damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing in this Section 4.3.10 shall be deemed to preclude an award of liquidated direct damages, when applicable, in accordance with the requirements of the Contract Documents.

- 4.4 RESOLUTION OF CLAIMS AND DISPUTES
- 4.4.1 Decisions of Owner's Representative. Claims, including those alleging an error or omission by the Owner's Representative but excluding those arising under Sections 10.3 through 10.5, shall be referred initially to the Owner's Representative for decision. An initial decision by the Owner's Representative shall be required as a condition precedent to mediation, arbitration or litigation of all Claims between the Contractor and Owner arising prior to the date final payment is due, unless 30 days have passed after the Claim has been referred to the Owner's Representative with no decision having been rendered by the Owner's Representative. The Owner's Representative will not decide disputes between the Contractor and persons or entities other than the Owner.
- 4.4.2 The Owner's Representative will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise on the merits of the Claim if the Owner's Representative is unable to resolve the Claim.
- 4.4.3 In evaluating Claims, the Owner's Representative may, but shall not be obliged to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Owner's Representative in rendering a decision. The Owner's Representative may request the Owner to authorize retention of such persons at the Owner's expense.
- 4.4.4 If the Owner's Representative requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of such request, and shall either provide a response or the requested supporting data or advise the Owner's Representative when the response or supporting data will be furnished.
- 4.4.5 The Owner's Representative will approve or reject Claims by written decision, which shall state the reasons therefor and which shall notify the parties of any changes in the Contract Sum or Contract Time or both. The approval or rejection of a Claim by the Owner's Representative shall be final and binding on the parties but subject to meditation and arbitration.
- 4.4.6 When a written decision of the Owner's Representative states that (1) the decision is final but subject to meditation and arbitration and (2) a demand for arbitration of a Claim covered by such decision must be made within 30 days after the date on which the party making the demand receives the final written decision, then failure to demand arbitration within said 30 days' period shall result in the Owner's Representative's decision becoming final and binding upon the Owner and Contractor. If the Owner's Representative renders a decision after arbitration proceedings have been initiated, such decision may be entered as evidence, but shall not supersede the arbitration proceedings unless the decision is acceptable to all parties concerned.
- 4.4.7 Upon receipt of a Claim against the Contractor or at any time thereafter, the Owner's Representative or the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to the possibility of the Contractor's default, the Owner's Representative or the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

- 4.4.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the Claim by the Owner's Representative, by meditation or by arbitration.
- 4.6 ARBITRATION
- 4.6.1 Any Claim arising out of or related to the Contract, except Claims relating to aesthetic effect and except those waived as provided for in Section 4.3.10, 9.10.4 and 9.10.5, shall, after decision by the Owner's Representative or 30 days after submission of the Claim to the Owner's Representative, be subject to arbitration. Prior to arbitration, the parties shall endeavor to resolve disputes by meditation using a mediator mutually acceptable to the parties.
- 4.6.2 Claims not resolved by meditation shall be decided by arbitration which, unless the parties mutually agree otherwise, shall be in accordance with the rules of the American Arbitration Association for Binding Arbitration currently in effect. The demand for arbitration shall be filed in writing with the other party to the Contract and with the American Arbitration Association, and a copy shall be filed with the Owner's Representative.
- 4.6.3 A demand for arbitration shall be made within the time limits specified in Sections 4.4.6 and 4.6.1 as applicable, and in other cases within a reasonable time after the Claim has arisen, and in no event shall it be made after the date when institution of legal or equitable proceedings based on such Claim would be barred by the applicable statute of limitations as determined pursuant to Section 13.7
- 4.6.4 Limitation on Consolidation or Joinder. No arbitration arising out of or relating to the Contract shall include, by consolidation or joinder or in any other manner, the Owner's Representative or the Owner's Representative's employees or consultants, except by written consent containing specific reference to the Agreement and signed by the Owner's Representative, Owner, Contractor and any other person or entity sought to be joined. No arbitration shall include, by consolidation or joinder or in any other manner, parties other than the Owner, Contractor, a separate contractor as described in Article 6 and other persons substantially involved in a common question of fact or law whose presence is required if complete relief is to be accorded in arbitration. No person or entity other than the Owner, Contractor or a separate contractor as described in Article 6 shall be included as an original third party or additional third party to an arbitration whose interest or responsibility is insubstantial. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of a Claim not described therein or with a person or entity not named or described therein. The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by the parties to the Agreement shall be specifically enforceable under applicable law in any court having jurisdiction thereof.
- 4.6.5 Claims and Timely Assertion of Claims. The party filing a notice of a demand for arbitration must assert in the demand all Claims then known to the party on which arbitration is permitted to be demanded.
- 4.6.6 Judgment on Final Award. The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

- ARTICLE 5 SUBCONTRACTORS
- 5.1 DEFINITIONS
- 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term “Subcontractor” is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term “Subcontractor” does not include a separate contractor or subcontractors of a separate contractor.
- 5.1.2 A sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term “Sub-subcontractor” is referred to throughout the Contract Documents as if singular in number and means Sub-subcontractor or an authorized representative of the Sub-subcontractor.
- 5.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK
- 5.2.1 Unless otherwise stated in the Contract Documents or the bidding requirements, the Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner through the Owner’s Representative the names of all Subcontractors, and shall furnish in writing to the Owner through the Owner’s Representative the names of all persons or entities who are to furnish labor, materials, or equipment fabricated to a special design, proposed for each principal portion of the Work whether designated as a Subcontractor or otherwise. The Owner’s Representative will promptly reply to the Contractor in writing stating whether or not the Owner or the Owner’s Representative, after due investigation, has reasonable objection to any such proposed person or entity. Failure of the Owner or Owner’s Representative to reply promptly shall constitute notice of no reasonable objection.
- 5.2.2 The Contractor shall not contract with a proposed person or entity to which the Owner or Owner’s Representative has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.
- 5.2.3 If the Owner or Owner’s Representative has reasonable objection to a person or entity proposed by the Contractor pursuant to section 5.2.1 above, the Contractor shall propose another person or entity as to whom the Owner or Owner’s Representative has no reasonable objection. If the proposed but rejected Subcontractor, person or entity was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor’s, person’s or entity’s Work.
- 5.2.4 The Contractor shall not change a Subcontractor, person or entity previously selected if the Owner or Owner’s Representative makes reasonable objection to such substitute.
- 5.3 SUBCONTRACTUAL RELATIONS
- 5.3.1 By appropriate agreement, written where legally required for validity, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor’s Work, which the

Contractor, by these Documents, assumes towards the Owner and Owner's Representative. Each subcontract agreement shall preserve and protect the rights of the Owner and Owner's Representative under the Contract Documents with respect to the Work to be performed by the Subcontractor so that the Subcontractor thereof will not prejudice such rights, and shall not allow to the Subcontractor the benefit of all rights, remedies and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with the Sub-subcontractors. The Contractor, prior to the execution of the subcontract agreement, will provide to the Subcontractor copies of the Contract Documents to which the Contractor and Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement which may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

- 5.4 CONTINGENT ASSIGNMENT OF SUBCONTRACTS

- 5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner provided that:

1. Assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements which the Owner accepts by notifying the Subcontractor and Contractor in writing; and
2. Assignment is subject to the prior rights of the surety, if any, obligated under the bonds relating to the Contract.

- 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for any increase in cost resulting from the suspension.

- ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

- 6.1 OWNER'S RIGHT TO PERFORM CONSTRUCTION AND TO AWARD SEPARATE CONTRACTS

- The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and to award separate contracts in connection with other portions of the Project for other construction or operations on the site under Conditions of the Contract identical or substantially similar to these including those portions related to insurance and waiver of subrogation. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, the Contractor shall make such Claim as provided in Section 4.3.

- 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

- 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each separate contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with other separate contractors and the Owner in reviewing their construction schedules when directed to do so. The Contractor shall make any revisions to the construction deemed necessary

after joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, separate contractors and the Owner until subsequently revised.

- 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction operations related to the Project with the Owner's own forces the Owner shall be deemed to be subject to the same obligations and to have the same rights which apply to the Contractor under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6 and Articles 10, 11 and 12.
- 6.2 MUTUAL RESPONSIBILITY
- 6.2.1 The Contractor shall afford the Owner and separate contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.
- 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a separate contractor, the Contractors shall, prior to proceeding with that portion of the Work, promptly report to the Owner's Representative apparent discrepancies or defects in such other construction that would render it unsuitable for such proper execution and results. Failure of the Contractor so to report shall constitute an acknowledgment that the Owner's or separate contractors completed or partially completed construction is fit and proper to receive the Contractor's Work, except as to defects not then reasonably discoverable.
- 6.2.3 The Owner shall be reimbursed by the Contractor for costs incurred by the Owner which are payable to a separate contractor because of delays, improperly timed activities or defective construction of the Contractor. The Owner shall be responsible to the Contractor for costs incurred by the Contractor because of delays, improperly timed activities, damage to the Work or defective construction of a separate contractor.
- 6.2.4 The Contractor shall promptly remedy damage wrongfully caused by the Contractor to completed or partially completed construction or to property of the Owner or separate contractors as provided in Section 10.2.5.
- 6.2.5 The Owner and each separate contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.
- ARTICLE 7 CHANGES IN THE WORK
- 7.1 GENERAL
- 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.
- 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor and Owner's Representative; a Construction Change Directive requires agreement by the Owner and Owner's Representative and may or may not be agreed to by the Contractor; an order for a minor change in the Work may be issued by the Owner's Representative alone.

- 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents, and the Contractor shall proceed promptly, unless otherwise provided in the Change Order, Construction Change Directive or order for a minor change in the Work.
- 7.2 CHANGE ORDERS
- 7.2.1 A Change Order is a written instrument prepared by the Owner's Representative and signed by the Owner, Contractor and Owner's Representative, stating their agreement upon all of the following:
 1. Change in the Work;
 2. The amount of the adjustment, if any, in the Contract Sum; and
 3. The extent of the adjustment, if any, in the Contract Time.
- 7.2.2 Methods used in determining adjustments to the Contract Sum may include those listed in Section 7.3.3.
- 7.3 CONSTRUCTION CHANGE DIRECTIVES
- 7.3.1 A Construction Change Directive is a written order prepared by the Owner's Representative and signed by the Owner and Owner's Representative, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum, or Contract Time, or both. The Owner may issue a Construction Change Directive without invalidating the Contract, or order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, with the Contract Sum and Contract Time being adjusted accordingly.
- 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.
- 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:
 1. Mutual acceptance of a lump sum properly itemized and supported by sufficient data to permit evaluation.
 2. Unit prices stated in the Contract Documents or subsequently agreed upon;
 3. Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
 4. As provided in Section 7.3.6.
- 7.3.4 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Owner's Representative of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

- 7.3.5 A Construction Change Directive signed by the Contractor indicates the agreement of the Contractor therewith, including adjustment in the Contract Sum and Contract Time or the method for determining them. Such agreements shall be effective immediately and shall be recorded as a Change Order.
- 7.3.6 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the method and the adjustment shall be determined by the Owner's Representative on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, a reasonable allowance for overhead and profit. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Owner's Representative may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.6 shall be limited to the following:
 1. Costs of labor, including social security, unemployment insurance, fringe benefits required by agreement or custom, and workers' compensation insurance;
 2. Costs of material, supplies and equipment, including costs of transportation, whether incorporated or consumed;
 3. Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
 4. Costs of premiums for all bonds and insurance, permit fees, and sales, use or similar taxes related to the Work; and
 5. Additional costs of supervision and field office personal directly attributable to the change.
- 7.3.7 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change which results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Owner's Representative. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.
- 7.3.8 Pending final determination of the total cost of a Construction Change Directive to the Owner, amounts not in dispute for such change in the Work shall be included in Applications for payment accompanied by a Change Order indicating the parties' agreements with part or all such costs. For any portion of such costs that remain in dispute, the Owner's Representative will make an interim determination for purposes of monthly certification for payment for those costs. That determination of costs shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a claim in accordance with Article 4.
- 7.3.9 When the Owner and Contractor agree with the determination made by the Owner's Representative concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon adjustments, such agreement shall be effective immediately and shall be recorded by preparation and execution of an appropriate Change Order.

- 7.4 MINOR CHANGES IN THE WORK
- 7.4.1 The Owner's Representative will have authority to order minor changes in the Work not involving adjustment in the Contract Sum or extension of the Contract Time and not inconsistent with the intent of the Contract Documents. Such changes shall be effected by written order and shall be binding on the Owner and Contractor. The Contractor shall carry out written orders promptly.
- ARTICLE 8 TIME
- 8.1 DEFINITIONS
- 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.
- 8.1.2 The date of commencement of the Work is the date established in the Agreement.
- 8.1.3 The date of substantial completion is the date certified by the Owner's Representative in accordance with Section 9.8.
- The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.
- 8.2 PROGRESS AND COMPLETION
- 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement the Contractor confirms that the Contract Time is a reasonable period for performing the Work.
- 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, prematurely commence operations on the site or elsewhere prior to the effective date of insurance required Article 11 to be furnished by the Contractor and Owner. The date of commencement of the Work shall not be changed by the effective date of such insurance. Unless the date of commencement is established by the Contract Documents or a notice to proceed is given by the Owner, the Contractor shall notify the Owner in writing not less than five days or other agreed period before commencing the Work to permit the timely filing of mortgages, mechanic's liens and other security interests.
- 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.
- 8.3 DELAYS AND EXTENSIONS OF TIME
- 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by an act or neglect of the Owner or Owner's Representative, or of an employee of either, or of a separate contractor employed by the Owner, or by changes ordered in the Work, or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties or other causes beyond the Contractor's control, or by delay authorized by the Owner pending mediation and arbitration, or by other causes which the Owner's Representative determined may justify delay, then the Contract Time shall be extended by Change Order for such reasonable time as the Owner's Representative may determine.

- 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Section 4.3.
- 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.
- ARTICLE 9 PAYMENTS AND COMPLETION
- 9.1 CONTRACT SUM
- 9.1.1 The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.
- 9.2 SCHEDULE OF VALUES
- 9.2.1 Before the first Application for Payment, the Contractor shall submit to the Owner's Representative a schedule of values allocated to various portions of the Work, prepared in such form and supported by such data to substantiate its accuracy as the Owner's Representative may require. This schedule, unless objected to by the Owner's Representative, shall be used as a basis for reviewing the Contractor's Applications for Payment.
- 9.3 APPLICATIONS FOR PAYMENT
- 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Owner's Representative an itemized Application for Payment for operations completed in accordance with the schedule of values. Such application shall be notarized, if required, and supported by such data substantiating the Contractor's right to payment as the Owner or Owner's Representative may require, such as copies of requisitions from Subcontractors and material suppliers, and reflecting retainage if provided for in the Contract Documents.
- 9.3.1.1 As provided in Section 7.3.8, such applications may include requests for payment on account of changes in the Work which have been properly authorized by Construction Change Directives, or by interim determinations of the Owner's Representative, but not yet included in Change Orders.
- 9.3.1.2 Such applications may not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or material supplier, unless such Work has been performed by others whom the Contractor intends to pay.
- 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment suitably stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage and transportation to the site for such materials and equipment stored off the site.
- 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an

Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information and belief, be free and clear of liens, claims, security interest encumbrances in favor of the Contractor, Subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials and equipment relating to the Work.

- 9.4 CERTIFICATES FOR PAYMENTS

- 9.4.1 The Owner's Representative will, within seven days after receipt of the Contractor's Application for Payment, either issue to the Owner a Certificate for Payment, with a copy to the Contractor, for such amount as the Owner's Representative determines is properly due, or notify the Contractor and Owner in writing of the Owner's Representative's reasons for withholding certification in whole or in part as provided in Section 9.5.1.

- 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Owner's Representative to the Owner, based on the Owner's Representative's evaluation of the Work and the data comprising the Application for Payment, that the Work had progressed to the point indicated and that, to the best of the Owner's Representative's knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion and to specific qualifications expressed by the Owner's Representative. The issuance of a Certificate for Payment will further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a Certificate for Payment will not be a representation that the Owner's Representative has (1) made exhaustive or continuous onsite inspections to check the quality of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

- 9.5 DECISIONS TO WITHHOLD CERTIFICATION

- 9.5.1 The Owner's Representative may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Owner's Representative's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Owner's Representative is unable to certify payment in the amount of the Application, the Owner's Representative will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Owner's Representative cannot agree on a revised amount, the Owner's Representative will promptly issue a Certificate for Payment for the amount for which the Owner's Representative is able to make such representations to the Owner. The Owner's Representative may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or part of a Certificate for Payment previously issued, to such extent as may be necessary in the Owner's Representative's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Sections 3.3.2, because of:

1. Defective Work not remedied;

2. Third party claim filed or reasonable evidence indicating probable filing of such claims unless security acceptable to the Owner is provided by the Contractor;
 3. Reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
 4. Damage to the Owner or another Contractor;
 5. Reasonable evidence that the Work will be not completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
 6. Persistent failure to carry out the Work in accordance with the Contract Documents.
- 9.5.2 When the above reasons for withholding certification are removed, certification will be made for amounts previously withheld.
 - 9.6 PROGRESS PAYMENTS
 - 9.6.1 After the Owner's Representative has issued a Certificate for Payment, the Owner shall make payments in the manner and within the time provided in the Contract Documents, and shall so notify the Owner's Representative.
 - 9.6.2 The Contractor shall promptly pay each Subcontractor, upon receipt of payment from the Owner, out of the amount paid to the Contractor on account of such Subcontractor's portions of the Work, the amount to which said Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of each Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.
 - 9.6.3 The Owner's Representative will, on request, furnish to a Subcontractor, as practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Owner's Representative and Owner on account of portions of the Work done by such Subcontractor.
 - 9.6.4 Neither the Owner nor Owner's Representative shall have an obligation to pay or to see the payment of money to a Subcontractor except as may otherwise be required by law.
 - 9.6.5 Payment to material suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.
 - 9.6.6 A Certificate of Payment, progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.
 - 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors and material suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not

commingled with money of the Contractor, or shall create any fiduciary liability or tort liability on the part of the Contractor for breach of the requirements of this provision.

- 9.7 FAILURE OF PAYMENT

- 9.7.1 If the Owner's Representative does not issue a Certificate of Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application of Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents the amount certified by the Owner's Representative or awarded by arbitration, then the Contractor may, upon seven additional days' written notice to the Owner and Owner's Representative, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shut-down, delay and start-up, plus interest as provided for in the Contract Documents.

- 9.8 SUBSTANTIAL COMPLETION

- 9.8.1 Substantial Completion in the progress of the Work occurs when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.
- 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Owner's Representative a comprehensive list of items to be completed or corrected prior to final payment. Failure to include any items in such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.
- 9.8.3 Upon receipt of the Contractor's list, the Owner's Representative will make an inspection to determine whether the Work or designated portion thereof is substantially complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, and shall provide the Contractor with a comprehensive list of items to be completed or corrected prior to final payment. The Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such items upon notification by the Owner's Representative. In such case, the Contractor shall then submit a request for another inspection by the Owner's Representative to determine Substantial Completion.
- 9.8.4 When the Work or designated portion thereof is substantially complete, the Owner's Representative will prepare a Certificate of Substantial Completion which shall establish the date of Substantial Completion, shall establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and shall fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.
- 9.8.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in such Certificate. Upon such acceptance and consent of surety, if any, the Owner shall make payment of retainage applying to such Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

- 9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor and Owner's Representative shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.
- 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.
- 9.10 FINAL COMPLETION AND FINAL PAYMENT
- 9.10.1 Upon receipt of written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Owner's Representative will promptly make such inspection and, when the Owner's Representative finds the Work acceptable under the Contract Documents and the Contract fully performed, the Owner's Representative will promptly issue a final Certificate for Payment stating that to the best of the Owner's Representative's knowledge, information and belief, and on the basis of the Owner's Representative's on-site visits and inspections, the Work has been completed in accordance with terms and conditions of the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Owner's Representative's final Certificate for Payment will constitute further representation that the conditions listed in Section 9.10.2 as precedent to the Contractor's entitlement to final payment have been fulfilled.
- 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Owner's Representative (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be reasonably encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied.
- 9.10.3 If, after Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Owner's Representative so confirms, the Owner shall, upon application by the Contractor and certification by the Owner's Representative, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance for Work not fully completed or corrected is less than the retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Owner's Representative prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of claims.
- 9.10.4 The making of final payment shall constitute a waiver of Claims by the Owner except those arising from:
 1. Liens, Claims, security interests or encumbrances arising out of the Contract and unsettled;
 2. Failure of the Work to comply with the requirements of the Contract Documents; or
 3. Terms of special of special warranties required by the Contract Documents.

- 9.10.5 Acceptance of final payment by the Contractor, a Subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application of Payment.
- ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY
- 10.1 SAFETY PRECAUTIONS AND PROGRAMS
- 10.1.1 The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.
- 10.2 SAFETY OF PERSONS AND PROPERTY
- 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to:
 1. Employees on the Work and other persons who may be affected thereby;
 2. The Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the Contractor or the Contractor's Subcontractors or Sub-subcontractors; and
 3. Other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.
- 10.2.2 The Contractor shall give notices and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety or persons or property or their protection from damage, injury or loss.
- 10.2.3 The Contractor shall erect and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities.
- 10.2.4 When use or storage of explosives or other hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.
- 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any one of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3, except damage or loss attributable to acts or omissions of the Owner or Owner's Representative or anyone directly or indirectly employed by either of them, or by anyone for who acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Sections 3.18.

- 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Owner's Representative.
- 10.2.7 The Contractor shall not load or permit any part of the construction or site to be loaded so as to endanger its safety.
- 10.3 HAZARDOUS MATERIALS
- 10.3.1 If reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and report the condition to the Owner and Owner's Representative in writing.
- 10.3.2 The Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to verify that it has been rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Owner's Representative the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of such material or substance or who are to perform the task of removal or safe containment of such material or substance. The Contractor and the Owner's Representative will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the person or entities proposed by the Owner. If either the Contractor or Owner's Representative has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Owner's Representative have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. The Contract Time shall be extended appropriately and the Contract Sum shall be increased in the amount of the Contractor's reasonable additional costs of shut-down, delay and start-up, which adjustments shall be accomplished as provided in Article 7.
- 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Owner's Representative, Owner's Representative's consultants and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of Work in affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) and provided that such damage, loss or expense is not due to the sole negligence of a party seeking indemnity.
- 10.4 The Owner shall not be responsible under Section 10.3 for materials and substances brought to the site by the Contractor unless such materials or substances were required by the Contract Documents.
- 10.5 If, without negligence on the part of the Contractor, the Contractor is held liable for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall indemnify the Contractor for all costs and expense thereby incurred.

- ARTICLE 11 INSURANCE AND BONDS
- 11.1 CONTRACTOR'S LIABILITY INSURANCE
- 11.1.1 The Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance as will protect the Contractor and Owner from the claims set forth below which may arise out of or result from the Contractor's operations under the Contract and for which the Contractor may be legally liable, whether such operations are by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any one of them may be liable:
 1. Claims under workers' compensation, disability benefit and other similar employee benefit acts which are applicable to the Work to be performed;
 2. Claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees
 3. Claims or damages insured by personal injury liability coverage;
 4. Claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
 5. Claim for damages because of bodily injury, death of person or property damage arising out of ownership, maintenance or use of a motor vehicle;
 6. Claims for bodily injury or property damage arising out of completed operations; and
 7. Claims involving contractual liability insurance applicable to the Contractor's obligations under Section 3.18.
- The insurance required by Sections 11.1.1 shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever coverage is greater. Coverage, whether written on an occurrence or claims-made basis, shall be maintained without interruption from date of commencement of the Work until date of final payment and termination of any coverage required to be maintained after final payment. Coverage written on a claims-made basis shall be maintained for at least one year after final payment.
- 11.1.3 Certificates of insurance acceptable to the Owner shall be filed with the Owner prior to commencement of the Work. These certificates and the insurance policies required by this Section 11.1 shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner. If any of the foregoing insurance coverages are required to remain in force after final payment and are reasonably available, an additional certificate evidencing continuation of such coverage shall be submitted with the final Application for Payment are required by Section 9.10.2. Information concerning reduction of coverage on account of revised limits or claims paid under the General Aggregate, or both, shall be furnished by the Contractor with reasonable promptness in accordance with the Contractor's information and belief. All Certificates of Insurance required by this Section 11.1 shall name the Town of Florence, Arizona as Additional Insured.

- 11.2 OWNER'S LIABILITY INSURANCE
- 11.2.1 The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.
- 11.3 PROJECT MANAGEMENT PROTECTIVE LIABILITY INSURANCE
- 11.3.1 Optionally, the Owner may require the Contractor to purchase and maintain Project Management Protective Liability insurance from the Contractor's usual sources as primary coverage for the Owner's, Contractor's and Owner's Representative's vicarious liability for construction operations under the Contract. Unless otherwise required by the Contract Documents, the Owner shall reimburse the Contractor by increasing the Contract Sum to pay the cost of purchasing and maintaining such operational insurance coverage and the Contractor shall not be responsible for purchasing any other liability insurance on behalf of the Owner. The minimum limits of liability purchased with such coverage shall be equal to the aggregate of the limits required for Contractor's Liability Insurance under Sections 11.1.1.2 through 11.1.1.5.
- 11.3.2 To the extent damages are covered by the Project Management Protective Liability Insurance, the Owner, Contractor and Owner's Representative waive all rights against each other for damages, except such rights as they may have to the proceeds of such insurance. The policy shall provide for such waivers of subrogation by endorsement or otherwise.
- 11.4 PROPERTY INSURANCE
- 11.4.1 Unless otherwise provided, the Owner shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus value of subsequent Contract modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement costs basis without optional deductibles. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made as provided in Section 9.10 or until no person or entity other than the Owner has an insurable interest in the property required by this Section 11.4 to be covered, whichever is later. This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project.
- 11.5 PERFORMANCE BOND AND PAYMENT BOND
- 11.5.1 The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents, or by law, on the date of execution of the Contract.
- 11.5.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall permit a copy to be made.

- ARTICLE 12 UNCOVERING AND CORRECTION OF WORK
- 12.1 UNCOVERING OF WORK
- 12.1.1 If a portion of the Work is covered contrary to the Owner's Representative's request or to requirements specifically expressed in the Contract Documents, it must, if required in writing by the Owner's Representative, be uncovered for the Owner's Representative's examination and be replaced at the Contractor's expense without change in the Contract Time.
- 12.1.2 If a portion of the Work has been covered which the Owner's Representative has not specifically requested to examine prior to its being covered, the Owner's Representative may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, costs of uncovering and replacement shall, by appropriate Change Order, be at the Owner's expense. If such Work is not in accordance with the Contract Documents, correction shall be at the Contractor's expense unless the condition was caused by the Owner or a separate contractor in which event the Owner shall be responsible for payment of such costs.
- 12.2 CORRECTION OF WORK
- 12.2.1 BEFORE OR AFTER SUBSTANTIAL COMPLETION
- 12.2.1.1 The Contractor shall promptly correct the Work rejected by the Owner's Representative for failure to conform to the requirements of the Contract Documents, whether discovered before or after Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections and compensation for the Owner's Representative's services and expenses made necessary thereby, shall be at the Contractor's expense.
- 12.2.2 AFTER SUBSTANTIAL COMPLETION
- 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1 or by terms of an applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of written notice from the Owner to do so unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give each such notice promptly after discovery of the conditions. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Owner's Representative, the Owner may correct it in accordance with Section 2.4.
- 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of work first performed after Substantial Completion by the period of time between Substantial Completion and the actual performance of the Work.
- 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

- 12.2.3 The Contractor shall remove from the site portions of the Work which are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.
- 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction, whether completed or partially completed, of the Owner or separate contractors caused by the Contractor's correction or removal of Work which is not in accordance with the requirements of the Contract Documents.
- 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations which the Contractor might have under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligation other than specifically to correct the Work.
- 12.3 ACCEPTANCE OF NONCONFORMING WORK
- 12.3.1 If the Owner prefers to accept Work which is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.
- ARTICLE 13 MISCELLANEOUS PROVISIONS
- 13.1 GOVERNING LAW
- 13.1.1 The Contract shall be governed by the law of the State of Arizona. The venue of any legal action arising from the performance of the Contract shall be Pinal County, Arizona and shall not be removed therefrom without the written consent of the Owner.
- 13.2 SUCCESSORS AND ASSIGNS
- 13.2.1 The Owner and Contractor shall respectively bind themselves, their successors and assigns to the other party hereto and to partners, successors and assigns of such other party in respect to covenants, agreements and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract in whole or in part without the written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.
- 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to an institutional lender providing construction financing for the Project. In such event, the lender may assume the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate such assignment, if any.

- 13.3 WRITTEN NOTICE
 - 13.3.1 Written notice shall be deemed to have been duly served if delivered in person to the individual or a member of the firm or entity or to an officer of the corporation for which it was intended, or if delivered at or sent by registered or certified mail to the last business address known to the party given notice.
- 13.4 RIGHTS AND REMEDIES
 - 13.4.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law.
 - 13.4.2 No action or failure to act by the Owner, Owner's Representative or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing.
- 13.5 TEST AND INSPECTIONS
 - 13.5.1 Test, inspections and approvals of portions of the Work required by the Contract Documents or by laws, ordinances, rules, regulations or orders of public authorities having jurisdiction shall be made at an appropriate time. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of test, inspections and approvals. The Contractor shall give the Owner's Representative timely notice of when and where tests and inspections are to be made so that the Owner's Representative may be present for such procedures. The Owner shall bear the costs of tests, inspections or approvals which do not become requirements until after bids are received or negotiations concluded.
 - 13.5.2 If the Owner's Representative, Owner or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection or approval not included under Section 13.5.1, the Owner's Representative will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection or approval by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Owner's Representative of when and where tests and inspections are to be made so that the Owner's Representative may be present for such procedures. Such costs, except as provided in Section 13.5.3, shall be at the Owner's expense.
 - 13.5.3 If such procedures for testing, inspection or approval under Section 13.5.1 and 13.5.2 reveal failure of portions of the Work to comply with the requirements established by the Contract Documents, all costs made necessary by such failure including those of repeated testing procedures and compensation for the Owner's Representative's services and expenses shall be at the Contractor's expense.
 - 13.5.4 Required certificates of testing, inspection or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Owner's Representative.

- 13.5.5 If the Owner’s Representative is to observe tests, inspections or approvals required by the Contract Documents, the Owner’s Representative will do so promptly and, where practicable, at the normal place of testing.
- 13.5.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.
- 13.6 INTEREST
- 13.6.1 Payments due and unpaid under the Contract Documents shall bear interest from the date payments is due at such rate as the parties may agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
- 13.7 COMMENCEMENT OF STATUTORY LIMITATION PERIOD
- 13.7.1 As between the Owner and Contractor:
 1. Before Substantial Completion. As to acts or failures to act occurring prior to the relevant date of Substantial Completion, any applicable statute of limitations shall commence to run and alleged causes of action shall be deemed to have accrued in any and all events not later than such date of Substantial Completion;
 2. Between Substantial Completion and Final Certificate for Payment. As to acts or failures to act occurring subsequent to the relevant date of Substantial Completion and prior to issuance of the final Certificate for Payment, any applicable statute of limitations shall commence to run and alleged causes of action shall be deemed to have accrued in any and all events no later than the date of issuance of the final Certificate for Payment; and
 3. After Final Certificate for Payment. As to acts or failures to act occurring after the relevant date of issuance of the final Certificate of Payment, any applicable statute of limitations shall commence to run and any alleged causes of the action shall be deemed to have accrued in any and all events not later than the date of any act or failure to act by the Contractor pursuant to any Warranty provided under Section 3.5, the date of any correction of the Work or failure to correct the Work by the Contractor under Section 12.2, or the date of actual commission of any other act or failure to perform any duty or obligation by the Contractor or Owner, whichever occurs last.
- ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT
- 14.1 TERMINATION BY THE CONTRACTOR
- 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, for any of the following reasons:
 1. Issuance of an order of a court or other public authority having jurisdiction which requires all Work to be stopped.

2. An act of government, such as a declaration of national emergency which requires all Work to be stopped;
 3. Because the Owner's Representative has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment of a Certificate for Payment within the time stated in the Contractor Documents; or
 4. The Owner has failed to furnish the Contractor promptly, upon the Contractor's request, reasonable evidence as required by Section 2.2.1.
- 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor or Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, repeated suspensions, delays or interruptions of the entire Work by the Owner as described in Section 14.3 constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.
 - 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' written notice to the Owner and Owner's Representative, terminate the Contract and recover from the Owner payment for Work executed and for proven loss with respect to materials, equipment, tools, and construction equipment and machinery, including reasonable overhead, profit and damages.
 - 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor or a Subcontractor or their agents or employees or any other persons performing portions of the Work under contract with the Contractor because the Owner has persistently failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' written notice to the Owner and the Owner's Representative, terminate the Contract and recover from the Owner as provided in Section 14.1.3.
 - 14.2 TERMINATION BY THE OWNER FOR CAUSE
 - 14.2.1 The Owner may terminate the Contract if the Contractor:
 1. Persistently or repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
 2. Fails to make payment to Subcontractors for materials or labor in accordance with the respective agreements between the Contractor and the Subcontractor;
 3. Refuses to accept the assignment of subcontractors pursuant to Section 5.4;
 4. Causes Owner to finish the Work by whatever reasonable method the Owner may deem expedient. Upon request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work; and
 5. Persistently or repeatedly refuses or fails to make corrections to the Work.

- 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.
- 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation of the Owner's Representative's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Owner's Representative, upon application, and this obligation for payment shall survive termination of the Contract.
- 14.3 SUSPENSION BY THE OWNER FOR CONVENIENCE
- 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the Owner may determine.
- 14.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the costs and time caused by suspension, delay or interruption as described in Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent:
 1. That performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Contractor is responsible; or
 2. That an equitable adjustment is made or denied under another provision of the Contract.

End

SCHEMATIC DESIGN SUBMITTAL



DESIGN NARRATIVE AND OUTLINE SPECIFICATIONS PACKAGE



September 5, 2014

Mr. Bryan Hughes
TOWN OF FLORENCE
775 N. Main Street
Florence, AZ 85132

Re: Territory Square Library/Recreation Facility
Schematic Design and Guaranteed Maximum Price Submittal

Dear Bryan,

Please accept our completed Schematic Design Phase submittal as well as our Guaranteed Maximum Price Proposal for the Library, Aquatic Center, Recreation Fields and associated site work.

You are familiar with the design concepts which are being presented here and we believe that the Town of Florence is in agreement with the direction of this project.

Our guaranteed maximum price proposal for this scope of work is \$12,991,719.00.

A breakdown of this price is included in this submittal book as well as a comparison to the estimates we provided to the Town on May 2, 2014. We have also included some pricing alternatives for the Town's consideration.

There are some qualifications to our GMP proposal. They are:

1. We have been in contact with the various utilities which will serve this project as well as the San Carlos Irrigation District. They are all now aware of the project and its scope and utility requirements. It is too early in the design for them to give final costs, however, we have met with each of them and we have established allowances to cover the scope of their work as follows:

APS Allowance	\$152,890.00
Southwest Gas Allowance	\$ 76,500.00
SCID Realignment	\$290,000.00

These allowances are included in our GMP.

2. In our GMP, we are only including the utility installation costs required for the facilities we are building. In our master planning we are showing proposed future utility lines and corridors, but we are not including the construction of any of these future utilities. We include a 12" sewer line to the existing manhole located in Heritage Park and we are running that line to the north side of the parking lot we will construct. We are including a 12" waterline loop to connect to the existing waterline in Main Street in two places. We have included the cost of trenching for the Southwest Gas Line from its point of origin to the Pool Equipment Building.



Mr. Bryan Hughes (con't)
September 5, 2014
Page Two

We are including primary and secondary conduits and data conduits to our service entrance and transformer locations.

3. The only offsite roadway that we are improving is Main Street north from the existing roadway to the drive entrance at the north end of the Phase I development. We have included improving that section of Main Street full width with curb, gutter and sidewalk on both sides to align with the existing construction.
4. The design fees shown include the master planning of the balance of the 40 acres as described in our proposal of May 2, 2014.
5. We have included the additional costs of the most recent building elevations including the tower on the southeast corner of the building, sloped metal roofs on the east and west and additional glazing.
6. As you are aware, we have not been allowed to perform our soils borings until today and so we do not have the benefit of geotechnical recommendations. For purposes of our pricing we have assumed that the in situ material is suitable for our building pads. We have included compacting this material beneath the buildings, but have not included any import of engineered fill.
7. We have included a contingency allowance for the Town's use of \$150,000.00 and it is included in the GMP.
8. The Town of Florence is waiving the Town's portion of the gross receipts tax for this project. We have included only the Pinal County and State of Arizona portions of the gross receipts tax.

Since a portion of the design work has been awarded to us in a previous contract, that amount will be deducted from the contract for the completion of the design and construction as follows:

Proposed Guaranteed Maximum Price	\$12,991,719.00
Schematic Design Previously Approved	(302,494.00)

Balance of Design and Construction	\$12,689,225.00

We have appreciated the opportunity of working with the Town of Florence and the Town staff. We are prepared to immediately begin work on completing the design of these facilities under your direction.

Sincerely,
LOW MOUNTAIN CONSTRUCTION, INC.

A handwritten signature in black ink, appearing to read "Arthur D. Case", is written over the typed name.

Arthur D. Case
President



TERRITORY SQUARE LIBRARY/RECREATION COMPLEX

GUARANTEED MAXIMUM PRICE CALCULATION

August 8, 2014

DESCRIPTION	LIBRARY BUILDING		AQUATIC CENTER		SITE DEVELOPMENT	
	2-May-14 ESTIMATE	8-Aug-14 GMP	2-May-14 ESTIMATE	8-Aug-14 GMP	2-May-14 ESTIMATE	8-Aug-14 GMP
SITWORK, GRADING & PAVING	126,332	180,943	139,697	194,308	194,010	96,610
SITE CONCRETE	115,804	110,783	34,568	25,420	45,144	26,880
SITE STRUCTURES	20,300	20,300	36,500	66,520	228,740	85,300
BUILDING SIGNAGE	3,500	3,500	3,500	3,500		
SITE UTILITIES	17,525	32,500	16,850	22,500	213,155	200,310
LANDSCAPE & IRRIGATION	131,018	76,000	25,096	31,000	555,720	427,000
BUILDING CONCRETE	179,100	197,137	96,411	92,663		
STRUCTURAL STEEL	540,000	480,000	102,552	66,857		
MASONRY	163,525	329,517	107,002	90,900		
BUILDING INSULATION	66,000	49,250	9,400	11,700		
ROOFING/GSM	115,500	126,000	77,728	4,000		
METAL ROOFING		65,000		45,648		
CAULKING	4,000	4,000	3,000	3,000		
METAL STUDS/EIFS	296,450	161,000		16,000		
PAINTING	68,355	50,730	30,420	19,890		
GLASS/ALUMINUM	65,700	158,750	16,575	5,800		
DOORS/FRAMES/HARDWARE	28,600	23,800	13,000	11,200		
FRAMING/DRYWALL	147,150	295,680	51,810	33,810		
COILING DOOR		8,500				
FOLDING PANEL PARTITIONS	15,000	46,880				
MILLWORK	56,000	80,000	8,000	8,000		
ACOUSTICAL CEILINGS	80,000	44,500		2,000		
CERAMIC TILE	164,000	53,800	72,000	6,800		
FLOOR COVERING	71,104	89,200		4,050		
TOILET PARTITIONS/ACCESSORIES	17,960	17,960	15,140	9,000		
SWIMMING POOL			2,614,000	2,687,200		
SHADE STRUCTURES			75,000	109,005		
PLUMBING	153,500	126,300	63,130	133,460		
FIRE SPRINKLERS	90,000	40,000	24,356	15,000		
HVAC	366,600	317,600	96,000	42,200		
ELECTRICAL	422,500	422,990	353,344	333,000	378,001	522,210
SCIDD CANAL REALIGNMENT ALLOWANCE						290,000
SOUTHWEST GASLINE ALLOWANCE						76,500
APS ALLOWANCE						152,890
GENERAL CONDITIONS	236,146	236,146	236,146	236,146	161,565	161,565
INSURANCE 1.5%	65,245	57,731	72,993	64,959	30,905	30,589
DESIGN BUILDER CONTINGENCY	190,000	140,000	150,000	100,000	95,000	45,000
OWNER CONTINGENCY ALLOWANCE		50,000		50,000		50,000
DESIGN BUILD FEE	195,000	195,000	195,000	195,000	85,000	85,000
BOND 1.1%	46,050	47,206	50,892	52,146	21,862	24,748
TAX 4.355%	325,335	188,951	359,550	208,721	154,456	99,059
DESIGN FEES	393,000	465,000	350,000	410,000	199,000	214,000
TOTAL	\$4,976,299	\$4,992,655	\$5,499,660	\$5,411,403	\$2,362,558	\$2,587,661

GMP Total Price

12,991,719

Town of Florence

Territory Square Library / Recreation Complex

SCHEMATIC DESIGN SUBMITTAL

08.05.14

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Outline Specifications – Mechanical / Plumbing

Town of Florence

Territory Square Library / Recreation Complex

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08.05.14

Territory Square Library / Recreation Complex

Low Mountain Construction, Inc.

Town of Florence, AZ

'Schematic Design Narrative'

August 4, 2014

Town of Florence

Territory Square Library / Recreation Complex

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All information contained within the following Design Narrative is preliminary (**schematic**); additional information not known at this time will be researched by the appropriate parties. As information is received the design team will continue to develop, modify and adjust based on the evolution of the design and the critiques by the team. Materials, finishes and systems will also continue to develop and change to reflect the most cost effective and quality products, vandal resistance, with minimal maintenance, longevity of materials and systems while supporting the Town's requirements and the aesthetics of the design within the Territory Square District.

The following is a breakdown of program spaces and their associated net square footages as it relates to the proposed reconfigured library plan. The room identification numbers relate to the conceptual drawings that are provided.

PROGRAM SPACES SQUARE FOOTAGE

Room Number	Description	Square Feet
Shared Space (Public)		
100	Lobby	401
101	Entry	403
147	Interior plaza (Social Space)	5432
103	Women's Restroom	328
102	Alcove	53
143	Janitor	60
104	Men's Restroom	265
145	Meeting Room A	847
146	Meeting Room B	477
105	Vending	181
144	Kitchen	175
142	Storage	332
125	Conference Room	195
132	Craft Room	679
141	Passage	226
137	Vestibule	119
	Subtotal	10,173
Public Library		
133	Children's Collection/Seating	2,795
136	Storytime	363
135	Family Toilet	53
134	Children's Workroom	270
129	Adult Collection/Seating	2,590
123	Study Room	131
124	Study Room	131

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127	Program Room A	442
128	Program Room B	456
Room Number	Description	Square Feet
116	Staff Area	1,516
117	Copy	84
110	Staff Lounge	197
107 & 108	Staff Toilets (2) @ 52 sf	101
113	Storage	213
114	Office	127
115	Office	127
121	Office	192
122	Office	209
126	Data Distribution Closet	122
119	Book Drop	116
111	Fire Riser	67
112	Electrical Room	108
106	Passage	69
119	Passage	124
130	Public Computers	1,848
131	Library Entry	867
	Subtotal	13,318
<u>Parks and Recreation Facility</u>		
138	Recreation Room - A	1,029
139	Recreation Room - B	1,025
140	Recreation Room - C	1,072
	Subtotal	3,126
	TOTAL SF	26,617
	8.00% Non-Assignable	2,129
	Grand Total	28,746

ARCHITECTURAL NARRATIVE

Code Analysis

The Town of Florence Adopted Codes includes the following:

- International Building Code, 2006 Edition;
- International Mechanical Code, 2006 Edition;
- International Plumbing Code, 2006 Edition;
- International Energy Conservation Code, 2006 Edition;
- National Electrical Code, 2005 Edition;
- International Accessible and Usable Buildings and Facilities Code, 2003 Edition;
- International Fire Code, 2006 Edition, including all Appendices.
- The Code of the Town of Florence, Arizona

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PRELIMINARY ARCHITECTURAL OUTLINE SPECIFICATION

04 20 00 Unit Masonry

- Masonry (CMU – Burnished and Split-Face Finish – (stained to achieve desired color)

06 40 23 Interior Architectural Woodwork

All millwork / cabinetry shall be high-density particleboard

- All exterior surfaces of high-density particleboard shall receive plastic laminate (u.n.o).
- All interior surfaces not exposed to the exterior shall receive hard plastic laminate “Melamine”. Color shall be “white”.
- Solid Surface Countertop and backsplash shall be equal to manufacture Okite.
- Plastic Laminate Veneer Paneling
 - P-Lam over ½” thick high density particle board secured and mounted to 1x stringers spaced horizontally 16” o.c. over metal stud wall construction. Outside panel perimeter shall maintain ½” reveal, panel to panel shall maintain ¼” reveal. (P-lam Veneer panels located in Interior Plaza 147)

07 21 00 Thermal Insulation

Typical Exterior wall application

- Faced, Glass-Fiber Blanket Insulation in metal stud framing cavity: ASTM C 665, Type III (blankets with reflective membrane facing) Class A (membrane-faced surface with a flame-spread index of 25 or less); Category 1 (membrane is a vapor barrier), faced with polypropylene-scrim-kraft paper retarded membrane on 1 face. Thermal Resistance – R19

Typical Under Roof Insulation

- Un-faced, Glass-Fiber-Blanket Insulation: ASTM 665, Type I(blankets without membrane facing). Insulation shall be installed in metal stud wall cavity at all interior restroom walls, demising wall between program rooms, demising walls between offices.

07 24 00 Exterior Insulation and Finish Systems (EIFS)

- Exterior Insulation and Finish System. Class PB EIFS system : Adhesive, Expanded Polystyrene Insulation (EPS) Board, Base Coat with embeded Reinforcing Fabric Mesh, Primer and Finish Coat installed over glass mat gypsum sheathing.

07 41 13 Preformed Metal Standing Seam Roofing

- Roof Type 3:
 - Standing Seam metal roof (Cee-Long Profile) Equal to Berridge.(20 Year Warranty)
Standing seam metal roof system on water proof membrane on ½” high density fiberboard on metal deck.

07 54 23 Thermoplastic Polyolefin (TPO Roofing)

- Roof Type 1:
 - Single ply 80 mil TPO roof membrane on ½” high density fiberboard on 4 inches of Rigid Insulation (R30) on metal deck. Fully adhered system-model T-FA-N-N-80 by GAF or Equal (20 Year Warranty)
- Roof Type 2:
 - Single ply 80 mil TPO Roof Membrane on 4 inches of Rigid Insulation (R30) on metal deck. Fully adhered system-model T-FA-N-I-80 by GAF or Equal (20 Year Warranty)

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07 72 00 Roof Accessories

Roof Curbs

- Provide metal roof curbs, internally reinforced and capable of supporting superimposed live and dead loads, including equipment loads and other construction to be supported on roof curbs. Fabricate with welded or sealed mechanical corner joints, with (stepped integral metal cant raised the thickness of roof insulation) and integral formed mounting flange at perimeter bottom.

Roof Hatch

- Fabricate roof hatches with insulated double-wall lids and insulated single -wall curb frame with integral deck mounting flange and lid frame counter flashing. Fabricate with welded or mechanically fastened and sealed corner joints. Provide continuous weather tight perimeter gasketing and equip with corrosion-resistant or hot-dip galvanized hardware.

08 11 13 Hollow Metal Doors And Frames

Steel Door Frame

- Fabricate steel frames for scheduled openings, in styles and profiles as shown, using concealed fasteners.
 1. Minimum thickness:
 - a. Interior: 16 gage.
 - b. Exterior: 14 gage. Fabricate from galvanized steel.
 2. Construction: Mitered and welded corners.

08 12 00 Interior Glass Doors, and Framing

- Glass/Framing System at Meeting Room, Recreation Craft Room, Program Room, Study Rooms, Office and Conference Room
 - Glass is ½ thick, tempered: glass panels are separated by 1/8" between each glass panel. Glass is framed at top and bottom with CRL wet glaze 1" deep U-channel with brushed stainless steel anodized finish. Glass shall receive an applied silk screening / etching – TBD.
 - Hardware for the doors (which are also ½" thick, tempered)
 - Vertical straight pull/push set (back-to-back) US32D brushed stainless steel size (1 ¼" dia., CTC – 51") by Rockwood Manuf., equal to locking pull system (bolts down). Exterior – cylinder and interior thumbturn.
 - CRL transom/sidelite free swinging top pivot LS 3BS
 - CRL top and bottom pivot rod set LS5BS
 - CRL bottom free swinging pivot cat NO. 1NT402

08 21 20 Solid Core Plastic Laminate-Faced Doors

- 3'-0" x 8'-0" x 1-3/4" solid core wood door – particleboard or glued block, bonded to stiles and rails, sanded, 3 ply construction. Finish faces – high-pressure decorative laminate

08 32 13 Automatic Sliding Aluminum-Framed Glass Doors

- Automatic Sliding Door System: Shall be Stanley DURA-GLIDE Series 2000. The system shall consist of sliding aluminum door(s), sidelight(s) (unglazed), header, operator, and actuating controls.

08 43 13 Exterior Aluminum Framed Storefronts

Aluminum Window Frame System for new punched openings

- System 1 – Trifab® VG 451T Storefront System – 2" x 4-1/2" (50.8 x 114.3) nominal dimension; Thermal; Front Set, Structural Silicone Glazed (Type B); Shear Block, Fabrication by Kawneer.

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08 71 00 Door Hardware and Schedule

TBD

08 80 00 Glazing

Glass Type [I-1]: Low-e-coated, insulating glass.

- Overall Unit Thickness: [1 inch (25 mm)].
- Thickness of Each Glass Lite: [6.0 mm].
- Type: **PPG Sungate 500 Low-E Coated**
- Outdoor Lite: Tinted [fully tempered float glass].
- Interspace Content: [Air].
- Indoor Lite: Clear [fully tempered float glass].
- Low-E Coating: on second surface.
- Visible Light Transmittance: [17%] percent minimum.
- U-Value: [2]
- LSG: [1.19]
- SHGC: [0.62]
- SC: [0.71]

Glass Type S - 1: Float glass. Annealed (untreated), Color: Clear.

Glass Type S - 2: Float glass. Fully tempered, Color: Clear.

Glass Type S - 3: Water-based back-painted coating free from isocyanates and volatile organic compounds. (Backpainted Glass) Tempered. Thickness ¼" and ½". Edge Treatment – Flat Polished

Glass Type S - 4: Silkscreen (etching) tempered glass. Thickness ½". Edge Treatment – Flat Polished, starphire glass

09 29 00 Gypsum Board – Demising walls between spaces

Framing Materials

- 3 5/8" metal studs, 16" o.c. with bracing as required, u.n.o. 6" metal studs at special locations will be required with diagonal bracing as required at 4'-0 O.C.

Gypsum Board

- 5/8" Type "X" drywall, one layer each side of studs. Drywall to extend 6" above adjacent ceiling or to deck above (i.e. restrooms, corridors/hallways, rated wall construction), 5/8" gypsum board at all other locations.

Miscellaneous Materials (Sound Attenuation Blankets)

- ASTM, Type I; un-faced, semi-rigid mineral fiber mat; thickness as required for wall construction and STC rating of 35

09 30 13 Tile

- Porcelain Tile:
 - Product Characteristics Based on:
 - Manufacturer: DalTile
 - Type: Color Body Porcelain
 - Style: Fabrique
 - Finish: Unpolished
 - Size (floor): 12"x12, Size (wall): 12"x12"
 - Color Brun Linen(P691) and Crème Linen (P686)

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09 51 23 Acoustical Tile Ceilings

- Suspended Acoustical Lay-in Ceiling System
 - Acoustical lay-in ceiling system [**act-1**] (grid and tile) product characteristics based on: (Armstrong Optima open plan tegular. model no 3251 with edge profile 9/16" square tegular. grid shall be suprafine xl 9/16" exposed tee system) typical at all 2x2 lay-in ceilings
 - Acoustical lay-in ceiling system (grid and tile) product characteristics based on: (Armstrong Optima open plan tegular. model no 3261 (24x72) with edge profile 9/16" square tegular. grid shall be suprafine xl 9/16" exposed tee system) typical at Adult Collection 129, Public Computers 130, and Children's Collection 133
 - 2' x 2' x 5/8" washable lay-in ceiling tile/grid [act-3], clean room vl non-perforated with prelude 15/16" exposed tee grid (washable, and soil resistant) equal to Armstrong

09 65 19 Resilient Tile Flooring

- Resilient Tile Modular Flooring
 - Product Characteristics Based On:
 - Manufacturer: Johnsonite
 - Type: Training Multi-functional & Sports Sheet
 - Size: 6'-6" wide Roll
 - Color: TBD

09 65 50 Luxury Vinyl Flooring

- Luxury Vinyl Flooring
 - Product Characteristics Based on:
 - Size: 6.56"x 39.37"x2.5mm"
 - Manufacture: Johnsonite
 - Type: I.D. Inspriation
 - Color: TBD

09 91 13 Exterior Paints and Coatings

- All exterior steel to receive Gloss paint finish

09 91 23 Interior Paints and Coatings

- **All interior walls and ceilings to receive Satin paint finish shall receive a LEVEL 4 finish.** All joints and interior angles shall have tape embedded in joint compound and shall be immediately wiped with a joint knife or trowel, leaving a thin coating of joint compound over all joints and interior angles. In addition, two separate coats of joint compound shall be applied over all flat joints and one separate coat of joint compound applied over interior angles. Fastener heads and accessories shall be covered with three separate coats of joint compound. All joint compounds shall be smooth and free of tool marks and ridges. The prepared surface shall be covered with a drywall primer prior to the application of the final decoration. A light texture shall be used with this finish.
- **All interior walls and ceilings to receive Semigloss or higher paint finish shall receive a LEVEL 5 finish.** All joints and interior angles shall have tape embedded in joint compound and immediately wiped with a joint knife or trowel, leaving a thin coating of joint compound over all joints and interior angles. Two separate coats of joint compound shall be applied over all flat joints and one separate coat of joint compound applied over interior angles. Fastener heads and accessories shall be covered with three separate coats of joint compound. A thin skim coat of joint compound shall be trowel applied to the entire surface. Excess compound is immediately sheared off, leaving a film or skim coating of compound completely covering the paper. As an alternative to a skim coat, a material manufactured especially for this purpose may be applied. The surface must be smooth and free of tool marks and ridges. The prepared surface shall be covered with a drywall primer prior to the application of the final decoration.

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- All interior walls shall receive Latex Satin Finish [u.n.o.]
- All interior walls above tile wainscot shall receive tile-like epoxy gloss

10 14 00 Interior Signage

- Architectural Signage System (wall & glass mounted, primary room identification, restrooms, meeting rooms, program rooms, conference room, study rooms, and all code compliant signage)
 - The signage shall incorporate a decorative laminate face with applied graphics including all tactile requirements in adherence to ADA specifications.

10 21 13 Toilet Compartments

- By Mills Toilet Partitions or equal: Powder Coated Steel Partition, overhead braced, floor mounted. – Sentinel Overhead Braced –Series 400.

10 26 50 Impact-Resistant Wall Protection

- Stainless Steel Corner Guards by Pawling Corporation “Pro-Tec Style CG50-90” 3 ½” x 3 ½” x 48” H, 1/8” corner radius, 16 gauge, no. 430 stainless steel. (Qty. 12)

10 28 00 Toilet Accessories

- Refer to schedule on drawings for toilet accessories.

10 42 00 Exterior Building Signage

- Building mounted Cast Aluminum letters. 1” thickness with F-1 Satin Finish. Content and size T.B.D.

10 42 21 Building Dedication Plaque

- 21” x16” Cast Aluminum building dedication plaque with AL-100 satin aluminum raised areas with sandblasted aluminum background. Edge Border: No. 504; Texture: Matte.

10 44 00 Fire Protection Specialties

Portable Fire Extinguishers in cabinet (FEC-1)

- Semi recessed fire extinguisher cabinet and a cosmic 10E, 10# multipurpose dry chemical extinguisher tated 4A-60B:C. (Total Quantity of 4)

10 52 00 Solid Plastic Locker

- Standard triple tier lockers consisting of sides, backs, shelves, tops, bottoms, doors, door frames and continuous latch constructed from high-density polyethylene (HDPE). 12”Wx12”Dx24”H (72” in overall height) Model LENOXLOCKER lockers by The Mills Company, a subsidiary of Bradley Corporation, P.O. Box 309, Menomonee Falls, WI 53052-0309. Phone 800-BRADLEY (800-272-3539), FAX 262-251-5817. <http://www.bradleycorp.com>

10 65 00 Operable Panel Partitions

- Manually Folding Partition from wall cavity. Minimum performance standards based on operable walls manufactured by Advanced Equipment Corporation. All welded steel construction with STC rating of 50. Sigma series panel system.
- Location: Meeting Room A 145, Recreation Room A 138, Recreation Room C 140

10 75 00 Flagpoles

- Extruded Aluminum 40’-0” exposed height flagpole with manually operated internal halyard winch system. (Quantity of 3)

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11 05 00 Library Equipment

Exterior Book Drop BD-1:

- Kingsley Companies, Ease Drive-Up Book Return Model #10-8175 with Stainless Steel Finish. Quantity of (1)

Interior Book Drop BD-2:

- Kingsley Companies, One piece interior thru wall depository system. Ease Interior Thru Wall System Model #10-8105 with Stainless Steel Finish. Quantity of (2)

Book Drop Carts BDC-1:

- Kingsley Companies, High Capacity Duralight Cushion Drop II Cart. Cushioned Drop Lined Cart Model #37-9040 Anodized Aluminum Finish; Size 26"x26"x30"H. Quantity of (2)

Book Drop Carts BDC-2:

- Kingsley Companies, High Capacity Duralight Cushion Drop II Cart. Cushioned Drop Lined Cart Model #37-9050 Anodized Aluminum Finish; Size 26"x26"x39 ½"H. Quantity of (2)

11 31 00 Residential Appliances

- Refrigerator with Ice Maker and Integrated Dispenser
 - Products:
 - General Electric Company
 - Bottom Freezer Refrigerator
 - Model # PFCS1RKZSS
 - Appliance Finish: Stainless Steel
 - Staff Lounge 110
 - Storage Capacity:
 - Total Capacity: 20.9 Cu. Ft
 - Size: 69 5/8"H x 35 3/4"W x 31"D
 - Coordinate door swing prior to order
- ADA Standard Dishwasher:
 - Products:
 - General Electric Company
 - ADA undercounter dishwasher: Model GLDA696PSS
 - Appliance Finish: Stainless Steel
 - Staff Lounge 110,
- Microwave:
 - Products:
 - Electrolux Convection Microwave Oven
 - Size: 22 1/4"H x 21 11/16"D x 27"W
 - Appliance Finish: Stainless Steel
 - Model # EW27SO60LS
 - Staff Lounge 110

11 52 13 Electrically Operated Projections Screens

- Product Characteristics Based on:
 - Draper Inc.; Signature / Series V. – Tab Tensioning System
 - Location (Recreation Room A 138 and Recreation Room B 139)

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12 48 16 Foot Grilles

- Footgrille Entry Mat: Product: FG-5 aluminum serrated T-extrusion, frame type GC, no pan with hidden support. Tread bars are extruded 6061-T6 aluminum alloy tread rails joined mechanically by 3/8" diameter threaded steel rods with nylon spacers at centers. Manufacture: Equal to KNC K.N. Crowder. Size: 10'-0x8'-0"

12 49 40 Roller Shades

- **Manual Operation – RS-1** – (Standard Mechoshade Slimline Drive End Bracket with optional snap lock fascia panel) – Recreation Room A 138, Recreation Room B 139, Recreation Room C 140, Office 121, Conference Room 125
- **Electrical Operation – RSO-1** – (ElectroShade System for Motorized Shades: Electro/3 with optional snap lock fascia panel). Black out cloth to be Meeting Room A 145, Meeting Room B 146.

**TERRITORY SQUARE LIBRARY AND RECREATION CENTER
MAIN STREET NORTH OF 1ST STREET, FLORENCE, ARIZONA**

STRUCTURAL NARRATIVE

Timothy S. Sepper, PE, SE

July 18, 2014

I Executive Summary

A. Overview

1. The library and recreation center complex is comprised of the following major structural elements: a central 1-story, 30,000-sf library/offices building; a 1-story, 7,000-sf bathhouse to the west in the pool / recreation area; and a 1-story, 1,500-sf pumphouse also in the pool / recreation area.
2. There are additional structures within this recreation complex for the pools, shade canopies, play equipment, and slide tower, but these are pre-engineered by the suppliers and not included in this narrative.

B. Geotechnical

1. There is testing evidence of loose, soft soils on the site plus potential for both expansive and collapsible soils from previous agricultural use, hence it is recommended to deeply overexcavate and recompact several feet of soil on the site.
2. The preliminary mass grading soil information provided by Alpha Geotechnical in 2013 indicates fairly common desert alluvial deposits and previous agricultural uses adjacent to the nearby Gila River. Due to the extensive cut and fill of this loose earth, there will be critical compaction and sieve analysis requirements by the civil engineer for the site and building pad overexcavation and recompaction.
3. This is very similar to the soil conditions of previous projects that KPFF has undertaken in the Florence vicinity. Hence, even though a site-specific foundation recommendations report has not yet been done for this project, we are using assumed soil information below from our previous projects of the Arizona State Prison complex and the Arizona National Guard Readiness Center.

II Structural

A. Codes and Standards

1. The Florence governing building code for the design is the 2006 International Building Code (IBC 06) as adopted by Florence.
2. The IBC 06 incorporates by reference the following material-specific design codes:
 - a. ASCE/SEI 7-05 Minimum Design Loads for Buildings and Other Structures.
 - b. ACI 318-05 Building Code Requirements for Structural Concrete
 - c. ACI 530-05 Building Code Requirements for Masonry Structures
 - d. AISC 360-05 Specification for Structural Steel Buildings.
 - e. AISC 341-05 Seismic Provisions for Structural Steel Buildings
 - f. AISI NAS-01 North American Specification for the Design of Cold-Formed Steel Structural Members

B. Design Loads

1. Roof Loading
 - a. Snow Loads
 - (i) Ground Snow Load = 0 psf, not applicable
 - (ii) Freeze depth = 0 inches, not applicable
 - b. Live Loads
 - (i) Tributary Area 0 to 200-sf: 20 psf
 - (ii) Tributary Area 201 to 599-sf: $24 - 0.02 \times \text{Area}$, not less than 12 psf
 - (iii) Tributary Area 600-sf and above: 12 psf
 - c. Dead Loads
 - (i) High clerestory roof: 20 psf including weight of structure
 - (ii) All other areas: 20 psf including weight of structure
2. Floor Levels:
 - a. Live Loads
 - (i) Stairs, Exits, Corridors, Lobbies: 100 psf, non-reducible, 15 psf partition load omitted
 - (ii) First Floor Assembly Areas: 100 psf, non-reducible, 15 psf partition load omitted
 - (iii) Library shelving/stack areas: 150 psf, non-reducible, 15 psf partition load omitted
3. Wind Loading
 - a. Basic Wind Speed, 3-Second Gust: 90 mph
 - b. Exposure Category: C
 - c. Building Category: III (assembly use with over 300 occupants)
 - (i) Importance Factor, I_w : 1.15
 - d. Building Classification: Enclosed
 - (i) Internal Pressure Coeff., G_{Cpi} : +/-0.18
 - e. Directionality Factor, K_d : 0.85
 - f. Topographical Factor, K_{zt} : 1.0
 - g. Base Pressure, q_h : 18.3 psf
4. Seismic Loading
 - a. Occupancy Category: III
 - (i) Importance Factor, I_e : 1.25
 - b. Site Classification: D
 - (i) Site Coefficient, F_a : 1.592
 - (ii) Site Coefficient, F_v : 2.400
 - c. Site Location: 33.04 Lat., -111.39 Long.
 - (i) Mapped Spectral Acceleration, S_s : 26.0%g
 - (ii) Mapped Spectral Acceleration, S_1 : 8.0%g
 - (iii) Design Spectral Acceleration, S_{ds} : 0.276
 - (iv) Design Spectral Acceleration, S_{d1} : 0.128
 - d. **Seismic Design Category: B**
 - e. Seismic Resisting System: Intermediate-reinforced concrete masonry shear walls
 - (i) Response Modification Factor, R : 3.5
 - (ii) System Overstrength Factor, Ω_o : 2
 - (iii) Deflection Amplification Factor, C_d : 2.25
 - f. Analytical Procedure: Equivalent Lateral Force Method
 - g. Building Period Coeff., C_T : 0.020
 - h. Long Period Transition Period, L_T : 6
 - i. Seismic Response Coeff., C_s : 0.099
 - j. Design Base Shear, V : $0.099 \times W$

C. Structural Systems

1. Foundations
 - a. Draft Soil Report by (none).
 - b. Remove and replace approximately ? feet deep undocumented fills and loose soils with non-expansive, compacted, engineered native fill below building foundations extending under entire building footprint plus 5 feet outside the edge of exterior wall footings.
 - c. Finish the top one (1) foot of the pad with granular, non-native, non-expansive soils.
 - d. Interior slabs on ground shall be 4 inch thick reinforced concrete slab on 15 mil vapor barrier on 4 inch aggregate base course (ABC) on compacted granular subgrade. The ABC shall consist of #57 or #67 crushed stone. River rock is not acceptable. Reinforce the slab with #4 rebar at 18" o.c. each way. A minimum of ? inches of non-expansive compacted fill shall be placed below the ABC of all interior building slabs on ground.
 - e. Shallow concrete spread footings, bearing at minimum 2.0 feet deep from lowest adjacent finish grade measured 5 feet from building perimeter or top of footing at 2.0 feet below top of slab, whichever is lower. Footings shall bear on at least ? feet of engineered fill. Allowable bearing pressure is 3,000 psf (assumed).
2. Library Roof Framing
 - a. The roof deck is 1-1/2-inch deep, 20-gage type B wide-rib galvanized steel roof deck with Hilti shot pins to supporting steel and side lap button punching with pneumatic tool.
 - b. Supporting the roof deck are sloping open-web steel joists at approximately 9 to 10 feet on center spacing. Longer spans (high roof) shall be LH-series joists, while shorter spans (low roof) can be K-series joists with standard depth bearing seats.
 - c. All joist bearing seats shall be sloped to match the roof slope.
 - d. Steel joist overhangs shall be R-type extended ends depending on joist spacing/loading and length of cantilever overhang.
 - e. Supporting the roof joists are structural steel wide flange beam-girders or joist girders depending upon location.
 - f. Steel columns shall be tube-shaped steel HSS members; both rounds and squares are used.
 - g. At the building perimeter, joists shall be supported directly by the CMU bearing walls where possible as well as steel beams.
3. Bathhouse and Pumphouse Roof Framing
 - a. The roof deck is 1-1/2-inch deep, 22-gage type B wide-rib galvanized steel roof deck with Hilti shot pins to supporting steel and side lap button punching with pneumatic tool.
 - b. Supporting the roof deck are sloping open-web steel joists at approximately 7.5 to 8 feet on center spacing. Shorter spans shall be K-series joists with standard depth bearing seats.
 - c. All joist bearing seats shall be sloped to match the roof slope.
 - d. Steel joist overhangs shall be R-type extended ends depending on joist spacing/loading and length of cantilever overhang.
 - e. Supporting the roof joists are structural steel wide flange beam-girders or joist girders depending upon location.
 - f. Steel columns shall be tube-shaped steel HSS members; both rounds and squares are used.
 - g. At the building perimeter, joists shall be supported directly by the CMU bearing walls where possible as well as steel beams.
4. Bearing Walls and Lateral Wind/Seismic System
 - a. Lateral loadings are resisted by the flexible metal decking diaphragm at the roof.
 - b. Lateral diaphragm loads are then transferred to concrete masonry unit (CMU) shear walls.
 - c. CMU walls are 8 inch thick typically.
 - d. CMU walls are not solid-grouted; only horizontal and vertical cells with reinforcing shall be grouted.
 - e. CMU stem walls below top of slab on grade shall be solid-grouted.
5. Building Facade
 - a. The exterior load bearing CMU walls will be exposed.

6. Special Structural Inspections
 - a. Cast in place concrete
 - b. Anchors/bolts in concrete (cast-in-place and post-installed)
 - c. Concrete reinforcing steel
 - d. Masonry and masonry reinforcing steel
 - e. Structural steel and steel joist erection
 - f. Structural steel welding
 - g. Structural steel high strength bolting
 - h. Metal decking

7. Material Design Stresses and Grades
 - a. Normal-Weight Concrete 28-day compressive strength:
 - (i) 3,000 psi all structural concrete
 - (ii) All concrete shall contain class F flyash to mitigate potential alkali-silica reactivity (ASR)
 - (iii) Flyash content shall be 25% to 30% by weight of combined weight of cementitious materials
 - (iv) 5,000 psi ASTM C1107 non-metallic, non-shrink grout below column base plates
 - b. Concrete and Masonry Reinforcing:
 - (i) ASTM A615, Grade 60, $F_y = 60$ ksi, typically
 - (ii) ASTM A706, Grade 60, $F_y = 60$ ksi, reinforcing to be welded
 - (iii) ASTM E1745, Class A, 15-mil, underslab vapor barrier
 - (iv) ASTM C1116, 1.5"-2.25", copolymer/polypropylene macrofibers for slab on grade at dosage rates of 4 to 7.5 pounds per cubic yard to replace reinforcing.
 - c. Masonry:
 - (i) $F'_m = 1,500$ psi at 28-days for all concrete masonry units (CMU)
 - (ii) ASTM C90, Grade N, Type I, Medium weight CMU units, 1,900 psi net
 - (iii) CMU units shall have integral water repellent admixture
 - (iv) ASTM C270 Type S mortar, 1,800 psi
 - (v) ASTM C476 grout, 2,000 psi, slump 8 to 11 inches
 - d. Structural Steel:
 - (i) ASTM A36 ($F_y = 36$ ksi) at plates, channels, angles
 - (ii) ASTM A992-50 ($F_y = 50$ ksi) beams, girders, columns
 - (iii) ASTM A500, Grade B ($F_y = 46$ ksi) at HSS tubes
 - (iv) ASTM A53, Grade B ($F_y = 36$ ksi) at pipes
 - (v) ASTM A1085, $F_y = 50$ ksi allowed for pipes and tubes (new spec)
 - e. Welding:
 - (i) AWS E70XX at structural steel
 - (ii) AWS E6022 at steel decking
 - (iii) AWS E60XX at light gage steel
 - (iv) ASTM A108, Gr. 1015-1020 for headed anchor studs (HAS) and shear connectors
 - (v) ASTM A496 for deformed bar anchors
 - f. Steel Connection Bolts:
 - (i) ASTM A325-N Snug Tight
 - g. Anchor Rods/Anchor Bolts:
 - (i) ASTM F1554, A307 or A36 (Grade 36) typical
 - (ii) ASTM F1554, A325 or A449 (Grade 55) high strength where required

OUTLINE SPECIFICATIONS

DIVISION 21: FIRE SUPPRESSION

DIVISION 22: PLUMBING

DIVISION 23: HEATING, VENTILATING AND AIR-CONDITIONING

DIVISION 21: FIRE SUPPRESSION

21 1000 WATER-BASED FIRE SUPPRESSION SYSTEMS

21 1313 WET-PIPE SPRINKLER SYSTEMS

END OF TABLE OF CONTENTS

SECTION 21 1313**WET-PIPE SPRINKLER SYSTEMS****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
1. Furnish and install complete wet-pipe fire sprinkler system as specified in Contract Documents.
 2. Furnish and install Firestop Penetration Systems for fire sprinkler system penetrations as described in Contract Documents.

1.2 REFERENCES

- A. Association Publications:
1. Underwriters Laboratories, Inc.:
 - a. UL Directory B, 'Fire Protection Equipment Directory' (2011).
- B. Definitions:
1. Sealant. Sealants are generally used in applications where elastic properties are needed while adhesives are generally used in applications where bonding strength and rigidity are needed. With technology advancements both sealants and adhesives can be used interchangeably depending on applications performance requirements.
 2. Sealant Types and Classifications:
 - a. ASTM Specifications:
 - 1) Type:
 - a) Type S: Single-component sealant.
 - b) Type M: Multi-component sealant.
 - 2) Grade:
 - a) Grade P: Pourable or self-leveling sealant used for horizontal traffic joints.
 - b) Grade NS: Non-sag or gunnable sealant used for vertical and non-traffic joints.
 - 3) Classes (Represent movement capability in percent of joint width):
 - a) Class 100/50: Sealant that, when tested for adhesion or cohesion under cyclic movement shall withstand of at least 100 percent increase and decrease of at least 50 percent of joint width as measured at time of application.
 - b) Class 50: Sealant that, when tested for adhesion or cohesion under cyclic movement shall withstand increase and decrease of at least 50 percent of joint width as measured at time of application.
 - c) Class 25: Sealant that, when tested for adhesion or cohesion under cyclic movement shall withstand increase and decrease of at least 25 percent of joint width as measured at time of application.
 - d) Class 12: Sealant that, when tested for adhesion and cohesion under cyclic movement shall withstand increase and decrease of at least 12 percent of joint width as measured at time of application.
 - 4) Use:
 - a) T (Traffic): Sealant designed for use in joints in pedestrian and vehicular traffic areas such as walkways, plazas, decks and parking garages.
 - b) NT (Non-Traffic): Sealant designed for use in joints in non-traffic areas.
 - c) I (Immersion): Sealant that meets bond requirements when tested by immersion (Immersion rated sealant applications require primer).
 - d) M (Mortar): Sealant that meets bond requirements when tested on mortar specimens.
 - e) G (Glass): Sealant that meets bond requirements when tested on glass specimens.

- f) A (Aluminum): Sealant that meets bond requirements when tested on aluminum specimens.
 - g) O (Other): Sealant that meets bond requirements when tested on substrates other than standard substrates, being glass, aluminum, mortar.
- b. Federal Specifications:
- 1) Type:
 - a) Type I: Self-leveling, pour grade:
 - (1) Compound which has sufficient flow to give smooth level surface when applied in horizontal joint at 40 deg F.
 - b) Type II: Non-sag, gun grade:
 - (1) Compound which permits application in joints on vertical surfaces without sagging (slumping) at temperatures 40 deg F and 122 deg.
 - c) Type NS: Non-sag, gun grade:
 - (1) Non-sag shall be a compound which permits application in joints on vertical surfaces without sagging (slumping) at temperatures between -20 deg F and 122 deg. F.
 - 2) Class:
 - a) Class A: Compounds resistant to 50 percent total joint movement (includes Type I and Type II):
 - (1) Capable of resisting compression-extension cycling of plus and minus 25 percent of nominal half inch width.
 - b) Class B: Compounds resistant to 25 percent total joint movement (includes Type I and Type II):
 - (1) Capable of resisting compression-extension cycling of plus and minus 12 1/2 percent of nominal half inch width.
- C. Reference Standards:
1. American National Standards Institute / American Society of Mechanical Engineers:
 - a. ANSI/ASME B1.20.1-1983(R2006), 'Pipe Threads, General Purpose (Inch)'.
 - b. ANSI/ASME B16.1-2010, 'Cast Iron Pipe Flanges and Flanged Fittings'.
 - c. ANSI/ASME B16.3-2011, 'Malleable Iron Threaded Fittings: Classes 150 and 300'.
 - d. ANSI/ASME B16.4-2011, 'Gray Iron Threaded Fittings, Classes 125 and 250'.
 - e. ANSI/ASME B16.5-2009, 'Pipe Flanges and Flanged Fittings'.
 2. American National Standards Institute / American Water Works Association:
 - a. ANSI/AWWA C606-11, 'Grooved and Shouldered Joints'.
 3. American National Standards Institute / American Welding Society:
 - a. ANSI/AWA B2.1/B2.1M-2009, 'Specification for Welding Procedure and Performance Qualification'.
 4. ASTM International:
 - a. ASTM A53/A53M-12, 'Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless'.
 - b. ASTM A135/A135M-09, 'Standard Specification for Electric-Resistance-Welded Steel Pipe'.
 - c. ASTM A234/A234M-11a, 'Standard Specification for Piping Fittings of Wrought Carbon Steel and Alloy Steel for Moderate and High Temperature Service'.
 - d. ASTM A395/A395M-99(2009), 'Standard Specification for Ferritic Ductile Iron Pressure-Retaining Castings for Use at Elevated Temperatures'.
 - e. ASTM A536-84(2009), 'Standard Specification for Ductile Iron Castings'.
 - f. ASTM A795/A795M-08, 'Standard Specification for Black and Hot-Dipped Zinc-Coated (Galvanized) Welded and Seamless Steel Pipe for Fire Protection Use'.
 - g. ASTM C920-11, 'Standard Specification for Elastomeric Joint Sealants'.
 5. National Fire Protection Association / American National Standards Institute:
 - a. NFPA 13: 'Standard for the Installation of Sprinkler Systems', (2010 Edition).
 - b. NFPA 24: 'Installation of Private Fire Service Mains and their Appurtenances', (2010 Edition).
 - c. NFPA 25: 'Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems', (2011 Edition).
 - d. NFPA 101: 'Life Safety Code', (2012 Edition).

1.3 SUBMITTALS

A. Action Submittals:

1. Shop Drawings:

- a. Size sprinkler system by one of following methods:
 - 1) Pipe schedule method in accordance with NFPA 13.
 - 2) Hydraulic calculation design method based on water supply evaluation performed at building site.
- b. On submittals, refer to sprinkler heads by sprinkler identification or model number published in appropriate agency listing or approval. Trade names and other abbreviated designations are not acceptable.
 - 1) Grooved joint couplings and fittings shall be shown on drawings and product submittals and be specifically identified with applicable Victaulic styles or series numbers.
- c. Submittal Procedure:
 - 1) After award of Contract and before purchase of equipment, submit seven sets of shop drawings with specifications and hydraulic calculations to Architect and two sets to local jurisdiction having authority for fire prevention for review. If pipe schedule method is used, submit copies of schedules in NFPA 13 used in sizing pipe.
 - 2) After integrating Architect's and AHJ's comments into drawings, licensed certified fire protection engineer of record who designed fire protection system shall stamp, sign, and date each sheet of shop drawings and first page of specifications and calculations.
 - 3) Submit stamped documents to Owner and to AHJ for fire prevention for final approval.
 - 4) After final approval, submit four copies of approved stamped documents to Architect.
 - 5) Failure of system to meet requirements of authority having jurisdiction and/or approved stamped construction documents shall be corrected at no additional cost to Owner.

B. Informational Submittals:

1. Qualification Statement:

- a. Licensed fire protection engineer or fire protection system designer:
 - 1) Licensed for area of Project.
 - 2) Certified by NICET to level three minimum.
 - 3) Provide Qualification documentation if requested by Architect or Owner.
- b. Installer:
 - 1) Provide Qualification documentation if requested by Architect or Owner.

C. Closeout Submittals:

1. Include following in Operations And Maintenance Manual specified in Section 01 7800:

- a. Operations and Maintenance Data:
 - 1) Maintenance and instructions.
 - a) List of system components used indicating name and model of each item.
 - b) Manufacturer's maintenance instructions for each component installed in Project.
 - c) Instructions shall include installation instructions, parts numbers and lists, operation instructions of equipment, and maintenance and lubrication instructions.
- b. Warranty Documentation:
 - 1) Include copies of required warranties.
- c. Record Documentation:
 - 1) Include copies of approved shop drawings.
 - 2) Provide master index showing items included.
 - 3) Provide name, address, and phone number of Architect, Architect's Fire Sprinkler Consultant, General Contractor, and Fire Protection subcontractor.
 - 4) Provide operating instructions to include:
 - a) General description of fire protection system.
 - b) Step by step procedure to follow for shutting down system or putting system into operation.
 - 5) Provide copy of system's above ground and below ground hydrostatic tests. Provide separate copies for Architect and Owner.
 - 6) Provide copy of 'Contractor's Material and Testing Certificate for Above Ground Piping' NFPA 13, Figure 24.1 (2010 edition).

2. Inspection:

- a. Provide Owner with latest version of NFPA 25.

- D. Maintenance Material Submittals;
 - 1. Extra Stock Materials:
 - a. Spare sprinkler heads in the quantity recommended by NFPA 13 selected in representative proportion to quantity used in Project and in accordance with NFPA 13 (Six (6) spare sprinkler heads minimum). Do not include dry barrel Pendent and dry barrel Sidewall sprinkler heads.
 - b. Provide spare heads in cabinet with sprinkler head wrench for each type of head used. After approval of cabinet and contents, mount cabinet in convenient location in Riser Room.

1.4 QUALITY ASSURANCE

- A. Requirements of Regulatory Agencies:
 - 1. Unless noted otherwise, system shall conform to:
 - a. NFPA 13, 'Light & Ordinary Hazard Occupancies'.
 - b. NFPA 24, 'Service Mains and Their Appurtenances, Private'.
 - c. NFPA 25, 'Inspection, Testing, and Maintenance.
 - d. NFPA 101, 'Life Safety Code'.
 - e. Requirements of local water department and local authority having jurisdiction for fire protection.
 - f. Underwriters Laboratories Publication, UL Directory B, 'Fire Protection Equipment Directory', current edition at time of Pre-Bid Meeting.
 - g. Comply with backflow prevention requirements and, if required, include device in hydraulic calculations.
 - h. Applicable rules, regulations, laws, and ordinances.
- B. Qualifications:
 - 1. Licensed fire protection engineer or fire protection system designer certified by NICET to level three minimum and engaged in design of fire protection systems. Engineer / designer shall:
 - a. Licensed for area of Project.
 - b. Minimum five (5) years experience in fire protection system installations.
 - c. Minimum five (5) satisfactorily completed installations in past three (3) years of projects similar in size, scope, and complexity required for this project before bidding.
 - d. Be responsible for overseeing preparation of shop drawings, hydraulic calculations where applicable, and system installation.
 - e. Make complete inspection of installation.
 - f. Provide corrected record drawings to Owner with letter of acceptance.
 - g. Certify that installation is in accordance with Contract Documents.
 - h. Upon request, submit documentation.
 - 2. Installer:
 - a. Licensed for area of Project.
 - b. Minimum five (5) years experience in fire protection system installations.
 - c. Minimum five (5) satisfactorily completed installations in past three (3) years of projects similar in size, scope, and complexity required for this project before bidding.
 - d. Upon request, submit documentation.

1.5 WARRANTY

- A. Manufacturer Warranty:
 - 1. Pipe Boot:
 - a. Provide thirty five (35) year limited Product Warranty.

PART 2 - PRODUCTS**2.1 SYSTEM****A. Manufacturers:****1. Manufacturer Contact List:**

- a. Croker Corp, Elmsford, NY www.croker.com.
- b. Gruvlock by Anvil International, Portsmouth, NH www.anvilintl.com.
- c. HO Trerice Company, Oak Park, MI www.hotco.com.
- d. Kennedy Valve, Elmira, NY www.kennedyvalve.com.
- e. Milwaukee Valve Co, New Berlin, WI www.milwaukeevalve.com.
- f. Mueller Company, Decatur, IL www.muellerflo.com.
- g. Nibco Inc, Elkhart, IN www.nibco.com.
- h. Notifier by Honeywell, Northford, CT www.notifier.com.
- i. Potter Electric Signal Company, St. Louis, MO www.pottersignal.com.
- j. Potter-Roemer, Cerritos, CA www.potterroemer.com.
- k. Prinzing, Milwaukee, WI www.prinzing.com.
- l. Reliable Automatic Sprinkler Co, Mount Vernon, NY www.reliablesprinkler.com.
- m. System Sensor, St Charles, IL www.systemsensor.com.
- n. TYCO Fire & Building Products, Lansdale, PA www.tyco-fire.com.
- o. Victaulic Company of America, Easton, PA or Victaulic Company of Canada, Rexdale, ON www.victaulic.com.
- p. Viking Corp, Hastings, MI www.vikingcorp.com.

B. Description:

1. Automatic wet-pipe fire sprinkler system starting at flange in Fire Riser Room and extending throughout building.

C. Performance:**1. Design Criteria:**

- a. Area of Application and Corresponding Design Density:
 - 1) Library book shelve area.
 - a) Ordinary type II Hazard: Design density = 0.20 gpm per sq ft over 2,000 sq ft.
 - 2) Storage rooms:
 - a) Ordinary Hazard .15 gpm per sq. ft. over 1500 sq. ft.
 - 3) All Other Areas:
 - a) Light Hazard.
- b) Design density = 0.10 gpm per sq ft over 1,500 sq ft.
- b. Maximum Coverage per Sprinkler Head:
 - 1) Library Book shelf area: 130 sq ft.
 - 2) Ordinary Hazard Areas: 130 sq ft.
 - 3) Light Hazard Areas: 225 sq ft.
- c. Design Area shall be hydraulically most remote area in accordance with NFPA 13.
- d. Maximum velocity of water flow within piping: 20 feet.

D. Components:

1. General: Use only domestically manufactured cast iron pipe fittings, valves, sprinkler heads, and other components.
 - a. Pipe of foreign manufacture that meets ASTM Standards is acceptable.
 - b. Ductile iron fittings of foreign manufacture are acceptable.
2. Pipe:
 - a. Schedule 40 Welded Steel pipe smaller than 8" diameter, Schedule 30 welded steel pipe for 8" and larger:
 - 1) Exterior, Above Ground: Schedule 40 hot-dip galvanized welded steel meeting requirements of ASTM A53/A53M, ASTM A135/A135M or ASTM A795/A795M.
 - 2) Interior, Above Ground: Schedule 40 black welded steel meeting requirements of ASTM A53/A53M, ASTM A135/A135M or ASTM A795/A795M.
 - 3) Connections:
 - a) 2 inches And Smaller: Screwed, flanged, or roll grooved coupling system.

- b) 2-1/2 inches And Larger: Flanged or roll grooved coupling system.
- 3. Fittings:
 - a. Usage:
 - 1) 2 inches And Smaller: Welded, screwed, flanged, or roll grooved coupling system. For use with schedule 40 carbon steel pipe.
 - 2) 2-1/2 inches And Larger: Welded, flanged, or roll grooved coupling system.
 - b. Types And Quality:
 - 1) Screwed:
 - a) Cast iron meeting requirements of ANSI B16.4 or ductile iron meeting requirements of ANSI B16.3 and ASTM A536, Grade 65-45-12.
 - b) Threaded fittings and pipe shall have threads cut to ANSI B1.20.1.
 - c) Do not extend pipe into fittings to reduce waterway.
 - d) Ream pipe after cutting to remove burrs and fins.
 - 2) Flanged: Steel meeting requirements of ANSI B16.5.
 - 3) Welded:
 - a) Carbon steel meeting requirements of ASTM A234/A234M.
 - b) Weld pipe using methods complying with AWS B2.1, level AR-3. Welding procedures and performance of welders shall comply with AWS B2.1, level AR3.
 - 4) Roll Grooved Pipe Coupling System:
 - a) Ductile iron meeting requirements of ASTM A395/A395M and ASTM A536, and UL listed.
 - b) Grooved products used on Project shall be from same manufacturer. Grooving tools shall be as recommended by manufacturer of grooved products.
 - c) Approved Products: See Section 01 6200 for definition of Categories:

	Gruvlok	Tyco (Grinnell)	Victaulic
Rigid Couplings	7401	772	Style 005
Flexible Couplings ¹	7000	705	Style 75
Flange Adaptors ²	7012	71	Style 744
Grooved Coupling Gaskets ³	'E' EPDM	Grade 'E' EPDM	'E' EPDM ⁴

¹ Use in locations where vibration attenuation, stress relief, thermal expansion, or seismic design is required / needed.

² Class 125 or 150.

³ Temperature rated 30 to 150 deg F . NSF-61 certified.

⁴ Grade 'A'.

- c. Use of saddle or hole cut type mechanical tees is **NOT APPROVED**.
- 4. Valves:
 - a. Butterfly Valves:
 - 1) Design Criteria:
 - a) UL / CASA approved.
 - b) Indicating type.
 - 2) Approved Products: :
 - a) Milwaukee:
 - (1) Model BB-SCS02 threaded ends with tamper switch one inch to 2 inches.
 - (2) Model BBVSCS02 Grooved ends with tamper switch 2 inches to 2-1/2 inch.
 - b) Nibco:
 - (1) Model WD3510-8 Wafer type with valve tamper switch.
 - (2) Model GD4765-8N Grooved type with valve tamper switch, 2-1/2 inches to 8 inches.
 - c) Tyco (Grinnell):
 - (1) Model BFV-N wafer.
 - (2) Model BFV-N grooved.
 - d) Victaulic: Series 705W Grooved end type with internal supv. switches.
 - e) Kennedy:
 - (1) Model 01W wafer.
 - (2) Model G300 grooved.
 - b. Gate Valves:
 - 1) Design Criteria:

- a) UL / CASA approved.
- b) Outside Screw and Yoke Type (O.S.&Y).
- c) Class 150 psi.
- 2) Approved Products: :
 - a) Nibco:
 - (1) T-104-0 with Threaded Ends 1/2 inch to 2 inches.
 - (2) F-637-31 Flanged Ends.
 - b) Mueller: R-2360-6 Flanged Ends.
 - c) Victaulic: Series 771 Grooved Ends
- c. Ball Valves:
 - 1) Design Criteria:
 - a) UL / CASA approved.
 - b) Valve tamper switch.
 - 2) Approved Products: :
 - a) Milwaukee: BB-SCS02 with threaded ends.
 - b) Nibco: KT-505 with threaded ends.
 - c) Nibco: KG-505 with grooved ends.
 - d) Victaulic: Series 728 with grooved or threaded ends.
- d. Swing Check Valves:
 - 1) 1/2 to 3 inch horizontal check.
 - a) Design Criteria:
 - (1) Regrinding type.
 - (2) Renewable disk.
 - (3) Bronze Class 125 with threaded ends.
 - b) Approved Products: :
 - (1) Nibco: KT-403-W.
 - (2) Victaulic: Series 712.
 - (3) Viking: G-1 Grooved ends.
 - 2) 2 to 4 inch Horizontal check:
 - a) Design Criteria:
 - (1) Grooved ends.
 - (2) Ductile iron body.
 - (3) Rated 300 psi.
 - b) Approved Products: :
 - (1) Tyco (Grinnell): CV-1F Grooved ends.
 - (2) Victaulic: Series 712.
 - (3) Viking: G-1 Grooved ends.
 - 3) 3 to 12 inch Horizontal check:
 - a) Design Criteria:
 - (1) Bolted bonnet.
 - (2) Raised face flanges.
 - (3) Bronze mounted with ductile iron body.
 - (4) 125 lb Class A.
 - b) Approved Products: :
 - (1) Nibco: F-938-31.
 - (2) Mueller: A-2120-6.
 - (3) Viking: F-1 grooved and flanged.
- e. Grooved-End Check Valves:
 - 1) Design Criteria:
 - a) UL / CASA listed and approved to 250 psi maximum operating pressure.
 - b) 2-1/2 to 12 inch ductile iron body.
 - c) Disc And Seat:
 - (1) 2-1/2 And 3 Inch: Aluminum bronze disc with mounted elastomer seal and PPS (polyphenylene sulfide) coated seat.
 - (2) 4 Inch And Larger: Elastomer encapsulated ductile iron disc with welded in nickel seat.
 - (3) Viking: Model VK462.
 - 2) Approved Products. :
 - a) Nibco: KG-900-W grooved ends.
 - b) Victaulic: Series 717.

- c) Kennedy: Fig.426.
 - f. Alarm Check Valves:
 - 1) Approved Products: :
 - a) Reliable: E with gauges and drain.
 - b) Tyco (Grinnell): Model AV-1-300.
 - c) Victaulic: Series 751 with gauges and drain.
 - d) Viking: J-1 with gauges and drain.
 - g. Backflow Preventer: Make and model shown on Drawings or as required by local codes.
 - h. Retard Chamber:
 - 1) Design Criteria:
 - a) Self-draining.
 - 2) Approved Products: :
 - a) Reliable: E-1.
 - b) Victaulic: Series 752.
 - c) Viking: C-1.
 - i. Inspector's Test Valve:
 - 1) Design Criteria:
 - a) Bronze body with threaded or grooved ends.
 - b) Combination sight glass / orifice.
 - 2) Approved Products. :
 - a) Tyco (Grinnell): Model F350.
 - b) Victaulic: Testmaster Alarm Test Module Style 720.
- 5. Sprinkler Heads:
 - a. Horizontal Sidewall Sprinkler:
 - 1) Design Criteria:
 - a) UL / CASA listed and approved.
 - b) Recess adjustable.
 - c) Where guards are required, use chrome plated sprinkler guards that are listed, that are approved by Sprinkler Manufacturer for use with head, and that are supplied by Sprinkler Manufacturer.
 - 2) Approved Products:
 - a) Wet System:
 - (1) Reliable: F1FR.
 - (2) Tyco (Grinnell): Model TY-FRB.
 - (3) Victaulic: Model V2710.
 - (4) Viking: VK305.
 - (5) Equal as approved by Architect before bidding. See Section 01 6200.
 - b. Pendant Sprinklers:
 - 1) Design Criteria:
 - a) UL / CASA listed and approved.
 - b) Where guards or escutcheons are required, use chrome plated sprinkler guards and escutcheons that are listed, that are approved by Sprinkler Manufacturer for use with head, and that are supplied by Sprinkler Manufacturer.
 - 2) Approved Products:
 - a) Reliable: F1FR.
 - b) Tyco: TY-FRB.
 - c) Victaulic: Model V2704.
 - d) Viking: VK302.
 - e) Equal as approved by Architect before bidding. See Section 01 6200.
 - c. Upright Sprinklers:
 - 1) Design Criteria:
 - a) UL / CASA listed and approved.
 - 2) Approved Products:
 - a) Reliable: F1FR.
 - b) Tyco: TY-FRB.
 - c) Victaulic: Models V2704.
 - d) Viking: VK300.
 - e) Equal as approved by Architect before bidding. See Section 01 6200.
- 6. Water Flow Alarm:
 - a. Electric Flow Alarm:

- 1) Design Criteria:
 - a) UL / CASA listed and approved.
- 2) Approved Products: :
 - a) Potter Electric: Horn Strobe, SASH-120, 120VAC.
 - b) System Sensor: Horn Strobe, P2RHK-120, 120 VAC.
7. Pressure Gauges:
 - a. Mechanical Water Pressure Gauges:
 - 1) Design Criteria:
 - a) UL / CASA listed and approved.
 - b) 3-1/2 inch diameter dial.
 - c) 0 to 300 psi in 5 psi increments.
 - 2) Approved Products: :
 - a) Reliable: UA.
 - b) HO Trerice: 500.
 - c) Viking: 01124A.
8. Waterflow Detectors:
 - a. Electrical Water Flow Switch:
 - 1) Design Criteria:
 - a) UL / CASA listed.
 - b) Switch activates with flow of 10 gpm or more.
 - c) Two single pole double throw switches.
 - d) Automatic reset.
 - 2) Approved Products: :
 - a) Potter-Roemer: Model 6201 thru 6208.
 - b) System Sensor: WFD20 thru WFD80.
 - c) Viking: VSR-F.
9. Tamper Switch
 - a. Weather and Tamper Resistant Switch.
 - 1) Design Criteria:
 - a) UL / CASA listed.
 - b) Mount to monitor valve and not interfere with operation.
 - c) Shall operate in horizontal and vertical position.
 - 2) Approved Products. :
 - a) Control Valves, Butterfly Valves:
 - (1) Potter Electric: Model PCVS.
 - (2) Notifier: Model PIBV2.
 - (3) System Sensor: Model PIBV2.
 - b) O.S. & Y Valves:
 - (1) Potter Electric: Model OSYSU.
 - (2) System sensor: Model OSY2.
10. Automatic Drain Device:
 - a. Design Criteria:
 - 1) Straight Design, 3/4 inch: (19 mm).
 - b. Approved Products: :
 - 1) Nibco: Ball-Drip.
 - 2) Potter-Roemer: Figure 5982.
 - 3) Viking: Brass Ball Drip.
11. Fire Department Connection:
 - a. Two-way Inlet with single clapper:
 - 1) Class One Quality Standards: See Section 01 6200:
 - a) Round 'AUTO SPKR' identification plate, red enamel finish aluminum plate:
 - (1) Croker: Fig 6766.
 - (2) Potter-Roemer Fig. 5966.
 - 2) Approved Products. :
 - a) Rough chrome plated:
 - (1) Croker: 6405-RC.
 - (2) Potter-Roemer: Fig. 5710-C.
 - b) Caps and Chains:
 - (1) Croker: 6747 RC.
 - (2) Potter-Roemer: 4625.

12. Gate Valve Lockout Cover:
 - a. Category Four Approved Product: :
 - 1) Prinzing: Model LK095E.

2.2 ACCESSORIES

- A. Manufacturers:
 1. Manufacturer Contact List:
 - a. Anvil International, Portsmouth, NH www.anvilintl.com.
 - b. Cooper B-Line, Highland, IL www.b-line.com.
- B. Hangers, Rods, And Clamps:
 1. Design Criteria:
 - a. Galvanized, unless specified otherwise, and UL / CASA approved for service intended.
 2. Class One Quality Standard:
 - a. Hangers and accessories shall be Anvil numbers specified or equals by Cooper B-Line.
 - b. Pipe Ring Hangers: Equal to Anvil Fig 69.
 - c. Riser Clamps: Equal to Anvil Fig. 261.
- C. Posted System Diagram:
 1. Provide single floor plan diagram showing wet pipe system elements.
 2. Include following information on diagram sheet:
 - a. Step by step shut down procedure.
 - b. Step by step system drainage procedure.
 - c. Step by step start-up procedure.
 - d. Step by step procedure for protection of system from freezing.
 - e. Step by step procedure to follow in deactivating system for maintenance.
 3. Laminate diagram with plastic and mat or frame suitable for hanging near riser.

PART 3 - EXECUTION

3.1 INSTALLERS

- A. Acceptable Installers. See Section 01 4301:
 1. Meet Quality Assurance Installer Qualifications as specified in Part 1 of this specification.

3.2 EXAMINATION

- A. Drawings:
 1. Fire Protection Drawings show general arrangement of piping. Follow as closely as actual building construction and work of other trades will permit. Install system so it drains.
 2. Consider Architectural and Structural Drawings part of this work insofar as these drawings furnish information relating to design and construction of building. These Drawings take precedence over Fire Protection Drawings.
 3. Because of small scale of Drawings, it is not possible to indicate all offsets, fittings, and accessories that may be required. Investigate structural and finish conditions affecting this work and arrange work accordingly, providing such fittings, valves, and accessories required to meet conditions and to enable system to drain.

3.3 INSTALLATION

- A. Connect system to flange provided under Section 33 1119. After installation of riser, fill annular space between pipe and slab with flexible mastic.

- B. Install sprinkler systems in accordance with requirements of latest editions of NFPA 13 and as specified below:
 - 1. Provide maintenance access to equipment
 - 2. Conceal sprinkler lines installed in occupied areas.
 - 3. Install to enable drainage of system. Drain trapped piping in accordance with NFPA 13, Paragraph 8.16.2.5.
 - a. Install main drain from riser.
 - 4. Install piping system, except for dry heads, so it will not be exposed to freezing temperatures.
 - 5. Do not use dropped, damaged, or used sprinkler heads.
 - 6. Install tamper switches and flow detectors where located by Architect.
 - 7. Brace and support system to meet seismic zone requirements for building site.
- C. Flush system at full design flow rate for minimum five minutes. Route water to outside of building. Protect landscaping and other exterior elements from damage during flow tests.

3.4 FIELD QUALITY CONTROL

- A. Field Tests:
 - 1. Pressure Test:
 - a. Hydrostatically test system to 200 psi minimum for 2 hours as required by 'Contractor's Material And Testing certificate for Above Ground Piping' NFPA-13, Figure Figure 24.1 (2010) Edition).
 - 2. Water Flow Test:
 - a. Test to determine static and residual pressures and corresponding flow rate at point of connection to utility water main.
 - b. Adjust water flow test data for seasonal fluctuations and future growth as recommended by Water Utility and AHJ.
 - c. At point of connection to utility water main, combine inside and outside hose stream allowances.
 - 3. Check piping in relation to building's thermal envelope to be certain piping is within insulation envelope and protected from freezing temperatures. Report unsatisfactory conditions to Architect.
 - 4. Tests shall be witnessed by Architect and representative of local jurisdiction over fire prevention.

3.5 CLEANING

- A. Waste Management:
 - 1. Glycerin:
 - a. Disposal must be disposed from site in accordance to national, state, and local health codes.

3.6 CLOSE-OUT ACTIVITIES

- A. Instruction of Owner:
 - 1. Instruction Sessions:
 - a. Instruct Owner's personnel in operation and maintenance of system utilizing 'Operation And Maintenance Manual' when so doing. Minimum instruction period shall be four (4) hours.
 - 1) Include antifreeze system requirement to be tested at least once a year.
 - b. Instruction sessions shall occur after Substantial Completion inspection when system is properly working and before final payment is made.
 - c. Provide Owner with latest version of NFPA 25.
- B. Training:
 - 1. Installer required to provide FM Training from latest version of NFPA 25 with checklist and brief explanation of following inspections:
 - a. Weekly Inspection.
 - b. Monthly Inspection.

- c. Quarterly Inspection.
- d. Semi-Annual Inspection.
- e. Annual Inspection.

END OF SECTION

DIVISION 22: PLUMBING

22 0500 COMMON WORK RESULTS FOR PLUMBING

- 22 0501 COMMON PLUMBING REQUIREMENTS
- 22 0529 HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT
- 22 0553 IDENTIFICATION FOR PLUMBING PIPES AND EQUIPMENT
- 22 0719 PLUMBING PIPING INSULATION

22 1000 PLUMBING PIPES AND PUMPS

- 22 1116 DOMESTIC WATER PIPING
- 22 1119 DOMESTIC WATER PIPING SPECIALTIES
- 22 1313 FACILITY SEWERS
- 22 1319 FACILITY SANITARY SEWER SPECIALTIES
- 22 1400 FACILITY STORM DRAINAGE

22 3000 PLUMBING EQUIPMENT

- 22 3423 GAS DOMESTIC WATER HEATERS

22 4000 PLUMBING FIXTURES

- 22 4213 COMMERCIAL WATER CLOSETS AND URINALS
- 22 4216 COMMERCIAL LAVATORIES AND SINKS
- 22 4700 DRINKING FOUNTAINS AND WATER COOLERS

END OF TABLE OF CONTENTS

SECTION 22 0501**COMMON PLUMBING REQUIREMENTS****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Common requirements and procedures for plumbing systems.
 - 2. Responsibility for proper operation of electrically powered equipment furnished under this Division.
 - 3. Furnish and install sealants relating to installation of systems installed under this Division.
 - 4. Furnish and install Firestop Penetration Systems for plumbing systems penetrations as described in Contract Documents.

PART 2 - PRODUCTS**2.1 COMPONENTS**

- A. Components shall bear Manufacturer's name and trade name. Equipment and materials of same general type shall be of same make throughout work to provide uniform appearance, operation, and maintenance.
- B. Pipe And Pipe Fittings:
 - 1. Weld-O-Let and Screw-O-Let fittings are acceptable.
 - 2. Use domestic made pipe and pipe fittings on Project, except non-domestic made cast iron pipe and fittings by MATCO-NORCA are acceptable.
- C. Sleeves:
 - 1. General:
 - a. Two sizes larger than bare pipe or insulation on insulated pipe.
 - 2. In Concrete And Masonry:
 - a. Sleeves through outside walls, interior shear walls, and footings shall be schedule 80 black steel pipe with welded plate.
 - 3. In Framing And Suspended Floor Slabs:
 - a. Standard weight galvanized iron pipe, Schedule 40 PVC, or 14 ga (2 mm) galvanized sheet metal.
- D. Valves:
 - 1. Valves of same type shall be of same manufacturer.

END OF SECTION

SECTION 22 0529**HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT****PART 1 - GENERAL****1.1 SUMMARY**

A. Includes But Not Limited To:

1. Common hanger and support requirements and procedures for plumbing systems.

PART 2 - PRODUCTS**2.1 ASSEMBLIES**

A. Manufacturers:

1. Manufacturer Contact List:
 - a. Anvil International, Portsmouth, NH www.anvilintl.com.
 - b. Cooper B-Line, Highland, IL www.b-line.com.
 - c. Unistrut, Wayne, MI www.tyco-unistrut.com.

B. Materials:

1. Hangers, Rods, And Inserts
 - a. Galvanized and UL approved for service intended.
 - b. Support horizontal piping from hangers or on roller assemblies with channel supports, except where trapeze type hangers are explicitly shown on Drawings. Hangers shall have double nuts.
 - 1) Support insulated pipes 2 inches in diameter and smaller with adjustable swivel ring hanger with insulation protection shield. Gauge and length of shield shall be in accordance with Anvil design data.
 - a) Acceptable Products:
 - (1) Swivel Ring Hanger: Anvil Fig. 69.
 - (2) Insulation Protection Shield: Anvil Fig. 167.
 - (3) Equals by Cooper B-Line.
 - 2) Support insulated pipes 2-1/2 inches in diameter and larger with clevis hanger or roller assembly with an insulation protection shield. Gauge and length of shield shall be according to Anvil design data.
 - a) Acceptable Products:
 - (1) Clevis Hanger: Anvil Fig. 260.
 - (2) Roller Assembly: Anvil Fig. 171.
 - (3) Insulation Protection Shield: Anvil Fig. 167.
 - (4) Equals by Cooper B-Line.
 - 3) Support uninsulated copper pipe 2 inches in diameter and smaller from swivel ring hanger, copper plated and otherwise fully suitable for use with copper tubing. Support non-copper uninsulated pipes from swivel ring hanger.
 - a) Acceptable Products:
 - (1) Swivel Ring Hanger For Copper Pipe: Anvil Fig. CT-69.
 - (2) Swivel Ring Hanger For Other Pipe: Anvil Fig. 69.
 - (3) Equals by Cooper B-Line.
 - 4) Support uninsulated copper pipe 2-1/2 inches in diameter and larger from clevis hanger, copper plated hangers and otherwise fully suitable for use with copper tubing. Support non-copper uninsulated pipes from clevis hanger.
 - a) Acceptable Products:
 - (1) Clevis Hanger For Copper Pipe: Anvil Fig. CT-65.
 - (2) Clevis Hanger For Other Pipe: Anvil Fig. 260.

(3) Equals by Cooper B-Line.

c. Support rods for single pipe shall be in accordance with following table:

Rod Diameter	Pipe Size
3/8 inch	2 inches and smaller
1/2 inch	2-1/2 to 3-1/2 inches
5/8 inch	4 to 5 inches
3/4 inch	6 inches
7/8 inch	8 to 12 inches

d. Support rods for multiple pipe supported on steel angle trapeze hangers shall be in accordance with following table:

Rods		Number of Pipes per Hanger for Each Pipe Size						
Number	Diameter	2 Inch	2.5 Inch	3 Inch	4 Inch	5 Inch	6 Inch	8 Inch
2	3/8 Inch	Two	0	0	0	0	0	0
2	1/2 Inch	Three	Three	Two	0	0	0	0
2	5/8 Inch	Six	Four	Three	Two	0	0	0
2	5/8 Inch	Nine	Seven	Five	Three	Two	Two	0
2	5/8 Inch	Twelve	Nine	Seven	Five	Three	Two	Two

1) Size trapeze angles so bending stress is less than 10,000 psi.

e. Riser Clamps For Vertical Piping:

1) Acceptable Products:

a) Anvil Fig. 261.

b) Equals by Cooper B-Line.

f. Concrete Inserts:

1) Individual Inserts:

a) Suitable for special nuts size 3/8 inch through 7/8 inch with yoke to receive concrete reinforcing rods, and with malleable iron lugs for attaching to forms.

b) Acceptable Products:

(1) Anvil Fig. 282.

(2) Equals by Cooper B-Line.

2) Continuous Inserts:

a) Quality Standard: Equal to Unistrut P-3200 series.

g. Steel Deck Bracket:

1) Quality Standard: Equal to Unistrut P1000 with clamp nut, minimum 6 inch length.

END OF SECTION

SECTION 22 0553

IDENTIFICATION FOR PLUMBING PIPES AND EQUIPMENT

PART 1 - GENERAL

1.1 SUMMARY

- A. Includes But Not Limited To:
 - 1. Furnish and install identification of plumbing piping and equipment as described in Contract Documents.

PART 2 - PRODUCTS

2.1 SYSTEM

- A. Materials:
 - 1. Labels:
 - a. Equipment Identification:
 - 1) Black formica, with white reveal when engraved.
 - 2) Lettering to be 3/16 inch high minimum.
 - 2. Pipe Markers:
 - a. Rigid vinyl or polyester, 360 degree wrap-around pipe markers.
 - b. Surface printed with UV ink and then thermoformed. Legend to include pipe contents and directional arrows.
 - c. Provide pipe markers as follows:

Pipe Use	Abbreviation
Domestic Hot Water	HW
Domestic Hot Water Recirculation	HW RECIRC
Domestic Cold Water	CW
Roof Drains	RD
Sanitary Vent	SV
Relief Vent	RV

- 3. Tags:
 - a. Regardless of size, each valve shall have brass tag 1-1/2 inches by 3 inches minimum in size and 0.051 inch thick.

END OF SECTION

SECTION 22 0719

PLUMBING PIPING INSULATION

PART 1 - GENERAL

1.1 SUMMARY

- A. Includes But Not Limited To:
 - 1. Furnish and install insulation on hot and hot water return water lines, fittings, valves, and accessories as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 22 1116: 'Domestic Water Piping'.
 - 2. Section 22 1400: 'Facility Storm Drainage'.

PART 2 - PRODUCTS

2.1 COMPONENTS

- A. Manufacturers:
 - 1. Manufacturer Contact List:
 - a. Armacell, Mebane, NC www.armaflex.com.
 - b. Childers Products Co, Eastlake, OH www.fosterproducts.com.
 - c. IMCOA, Youngsville, NC www.nomacokflex.com.
 - d. Johns-Manville, Denver, CO www.jm.com.
 - e. Knauf, Shelbyville, IN www.knauffiberglass.com.
 - f. Manson, Brossard, PQ, Canada www.isolationmanson.com.
 - g. Nomaco Inc, Yopungsville, NC www.nomacokflex.com.
 - h. Owens-Corning, Toledo, OH www.owenscorning.com.
 - i. Speedline Corp, Solon, OH www.speedlinepvc.com.
- B. Materials:
 - 1. Above Grade Metal Piping:
 - a. Insulation For Piping:
 - 1) Snap-on glass fiber or melamine foam pipe insulation, or heavy density pipe insulation with factory vapor jacket.
 - 2) Insulation Thickness:

Service Water Temperature	Pipe Sizes		
	Up to 1-1/4 In	1-1/2 to 2 In	Over 2 In
140 - 160 Deg F	1/2 In	One In	1-1/2 In
45 - 130 Deg F	1/2 In	1/2 In	One In
 - 3) Performance Standards: Fiberglas ASJ by Owens-Corning.
 - 4) Acceptable Manufacturers:
 - a) Childers Products.
 - b) Knauf.
 - c) Manson.
 - d) Owens-Corning.
 - e) Johns-Manville.
 - f) Equal as approved by Architect before bidding. See Section 01 6200.
 - b. Fitting, Valve, And Accessory Covers:
 - 1) PVC.
 - 2) Performance Standard: Zeston by Johns-Manville.
 - 3) Acceptable Manufacturers:

- a) Knauf.
 - b) Speedline.
 - c) Johns-Manville.
 - d) Equal as approved by Architect before bidding. See Section 01 6200.
2. Below Grade Metal Piping:
- a. Insulation:
 - 1) 1/2 inch thick.
 - 2) Category Four Acceptable Products. See Section 01 6200 for definition of Categories:
 - a) SS Tubolit by Armacell.
 - b) ImcoLock by Imcoa.
 - c) Nomalock or Therma-Cel by Nomaco.
 - b. Joint Sealant:
 - 1) Category Four Acceptable Products. See Section 01 6200 for definition of Categories:
 - a) Armacell 520.
 - b) Nomaco K-Flex R-373.

END OF SECTION

SECTION 22 1116**DOMESTIC WATER PIPING****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Perform excavating and backfilling required by work of this Section.
 - 2. Furnish and install potable water piping complete with necessary valves, connections, and accessories inside building and connect with outside utility lines 5 feet from building perimeter as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 22 0501: 'Common Piping Requirements'.

PART 2 - PRODUCTS**2.1 SYSTEMS**

- A. Manufacturers:
 - 1. Manufacturer Contact List:
 - a. Cash Acme, Cullman, AL www.cashacme.com
 - b. Cla-Val Company, Costa Mesa, CA or Cla-Val Canada Ltd, Beamsville, ON www.cla-val.com.
 - c. Conbraco Industries Inc, Matthews, NC www.conbraco.com or Conbraco (Honeywell Ltd), Scarborough, ON (416) 293-8111.
 - d. Hammond Valve, New Berlin, WI www.hammondvalve.com.
 - e. Handy & Harmon Products Div, Fairfield, CT www.handyharmon.com or Handy and Harmon of Canada Ltd, Rexdale, ON (800) 463-1465 or (416) 675-1860.
 - f. Harris Products Group, Cincinnati, OH www.harrisproductsgroup.com.
 - g. Honeywell Inc, Minneapolis, MN www.honeywell.com.
 - h. Milwaukee Valve Co, New Berlin, WI www.milwaukeevalve.com.
 - i. Nibco Inc, Elkhart, IN www.nibco.com.
 - j. Rehau, Leesburg, VA www.rehau-na.com.
 - k. Sloan Valve Co, Franklin Park, IL www.sloanvalve.com.
 - l. Spence Engineering Co, Walden, NY www.spenceengineering.com.
 - m. Symmons Industries, Braintree, MA www.symmons.com.
 - n. Uponor Inc, Apple Valley, MN www.uponor-usa.com.
 - o. Viega ProPress, Wichita, KS www.viega-na.com.
 - p. Watts Regulator Co, Andover, MA www.wattsreg.com.
 - q. Wilkins (Zurn Wilkins), Paso Robles, CA www.zurn.com.
 - r. Zurn PEX, Inc., Commerce, TX www.zurnpex.com.
- B. Materials:
 - 1. Design Criteria:
 - a. All drinking water products, components, and materials above and below grade used in drinking water systems must meet NSF International Standards for Lead Free.
 - b. No CPVC allowed.
 - 2. Pipe:
 - a. Copper:
 - 1) Above-Grade:
 - a) Meet requirements of ASTM B88, Type L.
 - 2) Below-Grade:

- a) Meet requirements of ASTM B88, Type K. 3/4 inch minimum under slabs.
 - b) 2 inches and Smaller: Annealed soft drawn.
 - c) 2-1/2 inches and Larger: Hard Drawn.
3. Fittings:
- a. For Copper Pipe: Wrought copper.
4. Connections For Copper Pipe:
- a. Above-Grade:
 - 1) Sweat copper type with 95/5 or 96/4 Tin-Antimony solder, Bridgit solder, or Silvabrite 100 solder. Use only lead-free solder.
 - 2) Viega ProPress System
 - b. Below Grade:
 - 1) Brazed using following type rods:
 - a) Copper to Copper Connections:
 - (1) AWS Classification BCuP-4 Copper Phosphorus (6 percent silver).
 - (2) AWS Classification BCuP-5 Copper Phosphorus (15 percent silver).
 - 2) Copper to Brass or Copper to Steel Connections: AWS Classification BAg-5 Silver (45 percent silver).
 - 3) Do not use rods containing Cadmium.
 - 4) Brazing Flux:
 - a) Approved Products:
 - (1) Stay-Silv white brazing flux by Harris Product Group.
 - (2) High quality silver solder flux by Handy & Harmon.
 - 5) Joints under slabs acceptable only if allowed by local codes.
5. Ball Valves:
- a. Use ball valves exclusively unless otherwise specified. Ball valves shall be by single manufacturer from approved list below.
 - b. Valves shall be two-piece, full port for 150 psi SWP.
 - 1) Operate with flow in either direction, suitable for throttling and tight shut-off.
 - 2) Body: Bronze, 150 psi wsp at 350 deg F and 400 psig wog.
 - 3) Seat: Bubble tight at 100 psig under water.
 - c. Quality Standard: Nibco T585 or S585.
 - 1) Equal by Conbraco 'Apollo,' Hammond, Milwaukee, or Watts.
6. Combination Pressure Reducing Valve / Strainer:
- a. Integral stainless steel strainer, or separate 'Y' strainer installed upstream of pressure reducing valve.
 - b. Built-in thermal expansion bypass check valve.
 - c. Quality Standard: Watts LFU5B:
 - 1) Equal by Cash Acme, Cla-Val Hi Capacity, Conbraco 36C, Honeywell-Braukmann, Spence Hi Capacity, Watts, or Wilkins. See Section 01 6200.
7. Mixing Valve MV-1:
- a. Solid brass construction and CSA B125 certified.
 - b. Wetted surfaces to be lead free (less than one-quarter of one percent of lead by weight).
 - c. Includes integral check valves and inlet screen. Features advanced paraffin-based actuation technology.
 - d. Flow of 11 GPM with maximum 10 psi pressure drop. Perform to minimum flow of 0.5 GPM in accordance with ASSE 1017 and ASSE 1070.
 - e. Set for 105 deg F Service.
 - f. Quality Standard Powers LFLM490-10. See Section 01 6200.
 - g. Acceptable Manufacturers: Leonard, Powers, Sloan, Symmons, and Watts.

END OF SECTION

SECTION 22 1119**DOMESTIC WATER PIPING SPECIALTIES****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install miscellaneous potable water piping specialties as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 22 0501: 'Common Plumbing Requirements'.
 - 2. California only: California Assembly Bill 1953 (AB1953) Compliant for Lead Free.

PART 2 - PRODUCTS**2.1 ACCESSORIES**

- A. Manufacturers:
 - 1. Manufacturer Contact List:
 - a. Ashcroft, Stratford, CT www.ashcroftinc.com.
 - b. Chicago Faucet Co, Des Plaines, IL www.chicagofaucets.com.
 - c. ConBraco Industries, Matthews, NC www.conbraco.com.
 - d. Febco, Denver, CO www.repmasters.com.
 - e. H O Trerice, Oak Park, MI www.hotco.com.
 - f. IPS Corporation, Compton, CA www.ipscorp.com.
 - g. Josam Co, Michigan City, IN www.josam.com.
 - h. Jay R. Smith Manufacturing Co, Montgomery, AL www.jrsmith.com.
 - i. Mifab Manufacturing Inc, Chicago, IL www.mifab.com.
 - j. Nibco Inc, Elkhart, IN www.nibco.com.
 - k. Oatey, Cleveland, OH www.oatey.com.
 - l. Precision Plumbing Products (PPP), Portland, OR www.pppinc.net.
 - m. Prier Products, Inc., Grandview, MD www.prier.com.
 - n. Proset Systems Inc., Lawrenceville, GA www.prosetsystems.com.
 - o. Sioux Chief Manufacturing Co, Peculiar, MO www.siouxchief.com.
 - p. Sure Seal, Tacoma, WA www.thesureseal.com.
 - q. Wade (Division of Tyler Pipe), Tyler, TX www.wadedrains.com.
 - r. Watts Drainage, Spindale, NC www.watts.com or Watts Industries, Burlington, ON, Canada www.wattscda.com.
 - s. Weiss Instruments, Inc., Holtsville, NY www.weissinstruments.com.
 - t. Woodford Manufacturing, Colorado Springs, CO www.woodfordmfg.com.
 - u. Zurn Cast Metals, Erie, PA or Zurn Industries Limited, Mississauga, ON www.zurn.com.
- B. Materials:
 - 1. Trap Guard Trap Seal:
 - a. Design Criteria:
 - 1) Not required to meet NSF International Standards for Lead Free.
 - b. Approved Products. See Section 01 6200 for definitions of Categories:
 - 1) Trap Guard by Proset:
 - a) Install per Manufacturer's recommendations.
 - 2) Sure Seal by Sure Seal:
 - a) Install per Manufacturer's recommendation.
 - 2. Pressure Reducing Station:

- a. Design Criteria:
 - 1) Meet NSF International Standards for Lead Free.
 - b. Pressure Gauges:
 - 1) Gauges shall have following features:
 - a) Cast aluminum case.
 - b) Chrome plated ring.
 - c) Impact resistant window.
 - d) Phosphor bronze alloy steel bourdon tube.
 - e) 1/2 percent scale range accuracy.
 - f) 4-1/2 inch diameter dial face.
 - g) Range 0 to 100 psig.
 - 2) Quality Standard: 500X by H O Terice.
 - a) Equal by Ashcroft or Weiss. See Section 01 6200.
 - c. Brass Gauge Cocks:
 - 1) Approved Products. See Section 01 6200 for definitions of Categories:
 - a) 1092 by Ashcroft.
 - b) 865 by H O Terice.
3. Exterior Hydrants:
 - a. Design Criteria:
 - 1) Provide with integral anti-siphon device. Key-operated.
 - 2) Non-freeze.
 - 3) Not required to meet NSF International Standards for Lead Free.
 - b. Approved Products. See Section 01 6200 for definitions of Categories:
 - 1) Josam: 71050.
 - 2) Jay R. Smith: 5609-QT.
 - 3) Prier: C-634.
 - 4) Wade: W-8600.
 - 5) Watts: HY-725.
 - 6) Woodford: 67.
 - 7) Zurn: Z-1310.
 4. Rest Room And Evaporative Cooler Maintenance Hydrants:
 - a. Design Criteria:
 - 1) Provide with integral anti-siphon device and stainless steel face. Key-operated.
 - 2) Not required to meet NSF International Standards for Lead Free.
 - b. Approved Products. See Section 01 6200 for definitions of Categories:
 - 1) Josam: 71070.
 - 2) Mifab: MHY-30.
 - 3) Watts: HY-430
 - 4) Zurn: Z-1333.
 5. Water Hammer Arrestors:
 - a. Design Criteria:
 - 1) Meet NSF International Standards for Lead Free.
 - 2) Nesting type, air pre-charged bellows with casing.
 - 3) Bellows constructed of stabilized 18-8 stainless steel.
 - b. Approved Products. See Section 01 6200 for definitions of Categories:
 - 1) Josam: 75003.
 - 2) Jay R. Smith: 5020.
 - 3) Sioux Chief: 650 Series.
 - 4) Wade: 20.
 6. Clothes Washing Machine Outlet Box:
 - a. Design Criteria:
 - 1) Includes two (2) 1/4 turn brass ball valves designed for copper sweat connection.
 - 2) Color: Off-White.
 - 3) Not required to meet NSF International Standards for Lead Free.
 - b. Quality Standard: Quadro 38530 by Oatey.
 - 1) Equal by Guy Grey, IPS Corporation. See Section 01 6200.

END OF SECTION

SECTION 22 1313**FACILITY SANITARY SEWERS****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install soil, waste, and vent piping systems within building and connect with outside utility lines 5 feet out from building where applicable.
 - 2. Perform excavation and backfill required by work of this Section.
- B. Related Requirements:
 - 1. Section 22 0501: 'Common Plumbing Requirements'.

PART 2 - PRODUCTS**2.1 SYSTEMS**

- A. Performance:
 - 1. Design Criteria:
 - a. Minimum size of waste piping installed under floor slab on grade shall be 2 inches.
- B. Materials:
 - 1. Piping And Fittings: PVC Schedule 40 cellular core plastic pipe and pipe fittings meeting requirements of ASTM F891, joined using cement primer meeting requirements of ASTM F656 and pipe cement meeting requirements of ASTM D2564.
 - a. Furnish wall cleanouts with chrome wall cover and screw.

END OF SECTION

SECTION 22 1319**FACILITY SANITARY SEWER SPECIALTIES****PART 1 - GENERAL****1.1 SUMMARY**

- A. Products Furnished But Not Installed Under this Section as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 22 0501: 'Common Plumbing Requirements'.
 - 2. Section 22 1119: 'Domestic Water Piping Specialties'.
 - 3. Section 22 1313: 'Facility Sanitary Sewers' for installation of miscellaneous sanitary sewer specialties.

PART 2 - PRODUCTS**2.1 SYSTEMS**

- A. Manufacturers:
 - 1. Manufacturer Contact List:
 - a. H-M Company, Cincinnati, OH www.draintroughs.com.
 - b. Josam Co, Michigan City, IN www.josam.com.
 - c. Jay R. Smith Manufacturing Co, Montgomery, AL www.jrsmith.com.
 - d. Mifab Manufacturing Inc, Chicago, IL www.mifab.com.
 - e. Precision Plumbing Products (PPP), Portland, OR www.pppinc.net.
 - f. Sioux Chief Manufacturing Co, Peculiar, MO www.siouxchief.com.
 - g. Wade Div Tyler Pipe, Tyler, TX www.wadedrains.com.
 - h. Watts Drainage, Spindale, NC www.watts.com or Watts Industries, Burlington, ON, Canada www.wattscda.com.
 - i. Zurn Industries, LLC, Erie PA www.zurn.com. or Zurn Industries Ltd, Mississauga, ON (905) 795-8844.
- B. Performance:
 - 1. Design Criteria:
 - a. All materials NOT required to be low lead compliant.
- C. Components:
 - 1. Drains And Drain Accessories:
 - a. Floor Drain FD-1:
 - 1) Approved types with deep seal trap and chrome plated strainer.
 - 2) Approved Products. See Section 01 6200 for definitions of Categories:
 - a) Josam: 30000-50-Z-5A.
 - b) J. R. Smith: 2010-A.
 - c) Mifab: F-1100-C.
 - d) Sioux Chief: 832.
 - e) Wade: 1100.
 - f) Watts: FD-200-A.
 - g) Zurn: Z-415.
 - 2. Drain Trough:
 - a. Polypropylene, 3/8 inch thick body with one inch thick lid. 48 inches long by 12 inches high by 18 inches wide with 2 inch drain and integral lint filter.
 - b. Approved Products. See Section 01 6200 for definitions of Categories:

1) HM Company.

D. Accessories:

1. Drain Accessories:

a. Floor Drains:

1) Approved Products. See Section 01 6200 for definitions of Categories:

a) Trap guard by Proset Systems. Provide model number to match floor drain.

b) Trap seal by Sureseal. Provide model number to match floor drain.

E. EXECUTION: Not Used

END OF SECTION

SECTION 22 1400**FACILITY STORM DRAINAGE****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install complete roof drainage system as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 22 0501: 'Common Plumbing Requirements'.

1.2 SYSTEM

- A. Manufacturers:
 - 1. Manufacturer Contact List:
 - a. Jay R. Smith Manufacturing Co, Montgomery, AL www.jrsmith.com.
 - b. Josam, Michigan City, IN www.josam.com.
 - c. Mifab Manufacturing Inc, Chicago, IL www.mifab.com.
 - d. Wade Div Tyler Pipe, Tyler, TX www.wadedrains.com.
 - e. Watts Drainage, Spindale, NC www.watts.com or Watts Industries, Burlington, ON, Canada www.wattscda.com.
 - f. Zurn Cast Metals, Erie, PA or Zurn Industries Limited, Mississauga, ON www.zurn.com.
- B. Materials:
 - 1. Piping And Fittings: PVC Schedule 40 cellular core plastic pipe and pipe fittings meeting requirements of ASTM F891, joined using cement primer meeting requirements of ASTM F656 and pipe cement meeting requirements of ASTM D2564.
 - 2. Roof Drains:
 - a. Roof Drains (RD-1):
 - 1) Size: As scheduled on Drawings.
 - 2) Duco cast-iron body, with adjustable extension, reversible collar flashing clamp, gravel stop, underdeck clamp, sump receiver, and cast iron dome.
 - 3) Approved Products. See Section 01 6200 for definitions of Categories:
 - a) J R Smith: 1015.
 - b) Josam: 21500-AE-3-22-Z.
 - c) Watts: RD-300-F.
 - d) Mifab: R-1200-EU-M-B-U.
 - e) Zurn: Z 100 EA.
 - b. Overflow Roof Drains (OD-1):
 - 1) Size: As shown on Drawings.
 - 2) Duco cast-iron body, with 2 inch water dam collar, gravel stop, underdeck clamp, sump receiver, and cast iron dome.
 - 3) Approved Products. See Section 01 6200 for definitions of Categories:
 - a) J R Smith: 1080 with 1015 extension.
 - b) Josam: 21500-AE-3-17-Z.
 - c) Watts: RD-300-R.
 - d) Mifab: R-1200-EU-M-B-U-R.
 - e) Zurn: Z 100 EA-89.
 - 3. Downspout Nozzle:
 - a. Cast bronze downspout and flange with nickel-bronze finish. Include rodent screen/guards if typical for area.

END OF SECTION

SECTION 22 3423**GAS DOMESTIC WATER HEATERS****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install gas-fired storage type water heater as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 22 0501: 'Common Plumbing Requirements'.
 - 2. Section 22 1116: 'Domestic Water Piping'.
 - 3. Section 23 5134: 'Flues'.
 - 4. Section 23 5135: 'Air Piping'.

PART 2 - PRODUCTS**2.1 EQUIPMENT**

- A. Manufacturers:
 - 1. Manufacturer Contact List:
 - a. American Water Heater Co, Johnson City, TN www.americanwaterheater.com.
 - b. A O Smith Water Products Co, Ashland City, TN www.hotwater.com or A O Smith Enterprise Ltd, Stratford, ON (800) 265-8520 or (519) 271-5800.
 - c. Bradford White Corp, Ambler, PA www.bradfordwhite.com.
 - d. Heat Transfer Products, East Freetown, MA www.htproducts.com.
 - e. Lochinvar, Lebanon, TN www.lochinvar.com.
 - f. Rheem Water Heating, Montgomery, AL www.rheem.com.
 - g. State Industries Inc, Ashland City, TN www.stateind.com.
- B. Materials:
 - 1. Design Criteria:
 - a. All (wetted) drinking water products, components, and materials used in drinking water systems must meet NSF International Standards for Lead Free.
 - 2. Standard Water Heaters:
 - a. Glass lined storage tank, pressure tested and rated for 150 psi w.p complete with thermostat, high limit control, gas valve, gas pressure regulator, 100 percent safety shut-off, and draft diverter. AGA approved.
 - b. Water heaters shall each have temperature-pressure relief valve sized to match heat input and set to relieve at 120 psi.
 - c. 100 Gallon:
 - 1) With hand hole cleanout, flue damper, and spark ignition.
 - 2) Category Four Approved Products. See Section 01 6200 for definitions of Categories:
 - a) DCG3-100T199-6N by American.
 - b) BTR-200 by A O Smith.
 - c) D-100L-199-3N by Bradford-White.
 - d) CGN200 100 by Lochinvar.
 - e) SBD 100-199 NES by State Industries.
 - d. 40 Gallon (Standard Type):
 - 1) Category Four Approved Manufacturers. See Section 01 6200 for definitions of Categories:
 - a) American.
 - b) A O Smith.

- c) Bradford-White.
- d) Lochinvar.
- e) State Industries.

2.2 ACCESSORIES

- A. Anchoring Components:
 - 1. One inch by 18 ga galvanized steel straps.
 - 2. No. 10 by 2-1/2 inch screws.
- B. Thermal Expansion Absorbers:
 - 1. Bladder type for use with potable water systems.
 - 2. Type One Acceptable Products:
 - a. Therm-X-Trol ST-12 by Amtrol Inc, West Warwick, RI www.amtrol.com.
 - b. Equal as approved by Architect before bidding. See Section 01 6200.

END OF SECTION

SECTION 22 4213**COMMERCIAL WATER CLOSETS AND URINALS****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install plumbing fixtures as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 22 0501: 'Common Plumbing Requirements'.
 - 2. Section 22 1116: 'Domestic Water Piping'.

PART 2 - PRODUCTS**2.1 ASSEMBLIES**

- A. Manufacturers:
 - 1. Manufacturer Contact List:
 - a. American Standard Brands, Piscataway, NJ www.americanstandard-us.com or American Standard Canada, Mississauga, ON www.americanstandard.ca.
 - b. AMTC - Advanced Modern Technologies Corp, Woodland Hills, CA www.amtccorporation.com.
 - c. Bemis Manufacturing Co, Sheboygan Falls, WI www.bemismfg.com.
 - d. Beneke by Sanderson Plumbing Products, Columbus, MS www.sppi.com.
 - e. Church Seat Co, Sheboygan Falls WI www.churchseats.com.
 - f. Delany Flush Valves, Charlottesville, VA www.delanyproduct.com.
 - g. Delta Faucet Co, Indianapolis, IN www.deltafaucet.com or Delta Faucet Canada, London, ON (519) 659-3626.
 - h. Dearborn Brass, Cleveland, OH www.dearbornbrass.com.
 - i. Gerber Plumbing Fixtures LLC, Woodridge, IL www.gerberonline.com.
 - j. Josam Co, Michigan City, IN www.josam.com.
 - k. Jay R. Smith Mfg. Co, Montgomery, AL www.jrsmith.com.
 - l. Kohler Co Plumbing Div, Kohler, WI www.us.kohler.com.
 - m. McGuire Manufacturing Co, Cheshire, CT www.mcguiremfg.com.
 - n. Mifab Manufacturing Inc, Amherst, NY www.mifab.com.
 - o. Moen Incorporated, North Olmsted, OH, or Moen Canada, Oakville, ON www.moen.com.
 - p. Olsonite Corp, Newnan, GA www.olsonite.net or Olsonite Co Ltd, Tilbury, ON (519) 682-1240.
 - q. Sloan Valve Co, Franklin Park, IL www.sloanvalve.com.
 - r. South Fork Manufacturing, Coalville, UT (801) 953-3001 www.dirt-grabber.com.
 - s. Toto U.S.A., Inc., Morrow, GA www.totousa.com
 - t. Wade Div Tyler Pipe, Tyler, TX www.wadedrains.com.
 - u. Zurn Industries, LLC, Erie PA www.zurn.com. or Zurn Industries Ltd, Mississauga, ON (905) 795-8844.
- B. Performance:
 - 1. Design Criteria:
 - a. Interior exposed pipe, valves, and fixture trim, including trim behind custom casework doors, shall be chrome plated.
 - b. All materials NOT required to be low lead compliant.

- C. Materials:

1. Water Closets:
 - a. Standard and Handicap Accessible Fixture:
 - 1) Maximum water usage of 1.6 gallons per flush.
 - 2) Approved Products:
 - a) Toto CT708E.
 - b) Approved Equal.
2. Urinals
 - a. Standard Fixtures :
 - 1) Maximum water usage of 0.5 gallons (1.9 liters) per flush.
 - 2) 3/4 inch spud.
 - 3) 2 inch outlet connection.
 - 4) Approved Products. :
 - a) Toto UT447E
 - b) Approved Equal.
3. Water Closet Accessories:
 - a. Seats:
 - 1) Provide split front type with check hinge.
 - 2) Approved Products. :
 - a) Standard And Handicap Accessible Fixtures:
 - b) Bemis: 1655SSC.
 - c) Beneke: 527 SS.
 - d) Church: 9500SSC.
 - e) Kohler: K-4731-C.
 - f) Olsonite: 95SSC.
 - g) Toto SC534.
 - b. Flush Valve (Sensor Operated with Battery):
 - 1) Standard:
 - a) Maximum water usage of 1.6 gallons per flush.
 - b) Approved Products. :
 - (1) Toto TET6KN
 - (2) Approved Equal..
 - c. Carrier - In-Wall Type
 - 1) Approved Products. :
 - a) Zurn Z1203-ND4.
 - b) Approved Products.
4. Urinal Accessories
 - a. Carrier / Support:
 - 1) Approved Products. :
 - a) Zurn Z1218
 - b) Approved Equal
 - b. Flush Valve:
 - 1) Standard:
 - a) Proximity sensor type.
 - b) Low flow, 1 gallon per flush maximum.
 - c) Approved Products. :
 - (1) Toto TEU1LN
 - (2) Approved Equal..

END OF SECTION

SECTION 22 4216**COMMERCIAL LAVATORIES AND SINKS****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install plumbing fixtures as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 22 0501: 'Common Plumbing Requirements'.
 - 2. Section 22 1116: 'Domestic Water Piping'.

PART 2 - PRODUCTS**2.1 ASSEMBLIES**

- A. Manufacturers:
 - 1. Manufacturer Contact List:
 - a. American Standard Brands, Piscataway, NJ www.americanstandard-us.com or American Standard Canada, Mississauga, ON www.americanstandard.ca.
 - b. Brocar Products Inc, Cincinnati, OH www.brocar.com.
 - c. CECO, Huntington Park, CA www.cecosinks.com.
 - d. Chicago Faucet Co, Des Plaines, IL www.chicagofaucets.com.
 - e. Dearborn Brass, Tyler, TX www.dearbornbrass.com.
 - f. Delta Faucet Co, Indianapolis, IN www.deltafaucet.com or Delta Faucet Canada, London, ON (519) 659-3626.
 - g. Engineered Brass Co. (EBC) (Just Manufacturing Co.), Franklin Park, IL www.justmfg.com.
 - h. Elkay Manufacturing Co, Oak Brook, IL www.elkay.com.
 - i. Gerber Plumbing Fixtures LLC, Woodridge, IL www.gerberonline.com.
 - j. Josam Co, Michigan City, IN www.josam.com.
 - k. Jay R. Smith Manufacturing Co, Montgomery, AL www.jrsmith.com.
 - l. Just Manufacturing Co, Franklin Park, IL www.justsinks.com.
 - m. Keeney Manufacturing Co, Newington, CT www.keeneymfg.com.
 - n. Kindred USA, Midland, ON www.kindred-sinkware.com.
 - o. Kohler Co Plumbing Div, Kohler, WI www.us.kohler.com.
 - p. McGuire Manufacturing Co, Cheshire, CT www.mcguiremfg.com.
 - q. Mifab Manufacturing Inc, Amherst, NY www.mifab.com.
 - r. Moen Incorporated, North Olmsted, OH, or Moen Canada, Oakville, ON www.moen.com.
 - s. Omni Flow Controls, Harbor City, CA www.chromomite.com or www.omniflowcontrols.com.
 - t. Plumberex Specialty Products, Palm Springs, CA www.plumberex.com.
 - u. Sloan Valve Co, Franklin Park, IL www.sloanvalve.com.
 - v. Speakman Company, New Castle, DE www.speakmancompany.com.
 - w. Symmons, Braintree, MA www.symmons.com.
 - x. T & S Brass & Bronze Works Inc, Travelers Rest, SC www.tsbrass.com.
 - y. TrueBro Inc, Collierville, TN www.truebro.com.
 - z. Wade Div Tyler Pipe, Tyler, TX www.wadedrains.com.
 - aa. Watts Drainage, Spindale, NC www.wattsdrainage.com or Watts Industries, Burlington, ON, Canada www.wattscda.com.
 - bb. Zurn Commercial Brass, Sanford, NC www.zurn.com or Zurn Industries Ltd, Mississauga, ON (905) 795-8844.
 - cc. Zurn Cast Metal, Erie, PA www.zurn.com.

- B. Performance:
1. Design Criteria:
 - a. Interior exposed pipe, valves, and fixture trim, including trim behind custom casework doors, shall be chrome plated.
- C. Components:
1. Lavatories And Fittings:
 - a. Self Supporting Lavatories:
 - 1) Size: 20 by 18 inches.
 - 2) Approved Products:
 - a) American Standard: 0356.041.
 - b) Gerber: Monticello II 12-654.
 - c) Kohler: Greenwich K-2023.
 - 3) Carrier / Support:
 - a) Approved Products:
 - (1) Zurn Z1231.
 - (2) Jay R. Smith: 0700.
 - (3) Wade: 520-M36.
 - b. Undercounter Lavatories:
 - 1) Sensor operated faucet and tempered water supply
 - 2) Approved Products:
 - a) Toto LT643.
- D. Lavatory Fittings:
- 1) Faucet and Drain:
 - a) Design Criteria:
 - (1) Meet NSF International Standards for Lead Free.
 - (2) Battery-operated automatic faucet.
 - b) Accessories:
 - (1) Cast brass spout.
 - (2) 4 inches (100 mm) cover plate.
 - (3) Single supply configuration.
 - (4) Solenoid valve.
 - (5) Control module and transformer.
 - (6) Hermetically sealed electronics.
 - (7) In-line filter.
 - c) Approved Products:
 - (1) Chicago: 116.101.AB.1
 - (2) Approved Equal
 - 2) Flow Control Fitting:
 - a) Design Criteria:
 - (1) Meet NSF International Standards for Lead Free.
 - b) Accessories:
 - (1) Provide vandal-proof type in place of aerator. Flow shall be 1.5 gpm.
 - c) Approved Product:
 - (1) Omni A-200 Series by Chronomite Laboratories.
 - 3) Supply pipes with stops:
 - a) Design Criteria:
 - (1) Meet NSF International Standards for Lead Free.
 - b) Accessories:
 - (1) Provide chrome plated quarter-turn brass ball valve, 12 inches (305 mm) long braided stainless steel riser, and chrome-plated steel flange.
 - c) Approved Products:
 - (1) McGuire: BV2165CC.
 - (2) Zurn: Z8804 LRQ-PC.
 - 4) Trap:
 - a) Description:
 - (1) 17 gauge tube 'P' trap, chrome plated.
 - b) Design Criteria:
 - (1) Not required to meet NSF International Standards for Lead Free.

- c) Approved Products:
 - (1) Dearborn.
 - (2) Engineered Brass Company (EBC).
 - (3) Keeney Manufacturing.
 - (4) McGuire.
 - (5) Zurn.
- 5) Safety Covers for Handicap Accessible Lavatories:
 - a) Description:
 - (1) Provide protection on water supply pipes and on trap.
 - b) Design Criteria:
 - (1) Not required to meet NSF International Standards for Lead Free.
 - c) Approved Products:
 - (1) Trapwrap by Brocar Products Inc.
 - (2) Pro Wrap by McGuire Products.
 - (3) Lav Guard 2 by TrueBro.
 - (4) Pro Extreme by Plumberex.
- 2. Stainless Steel Sinks And Fittings:
 - a. Design Criteria:
 - 1) Not required to meet NSF International Standards for Lead Free.
 - 2) Self-rimming, 18 gauge stainless steel, satin finish.
 - b. Single Compartment Sink:
 - 1) Approved Products:
 - a) Elkay: LR-2219.
 - b) Just: SL-1921-AG-R.
 - c) Kindred: LBS 4008P-1.
 - c. Stainless Steel Sink Fittings:
 - 1) Faucets for Standard Double and Single Compartment Sinks:
 - a) Design Criteria:
 - (1) Meet NSF International Standards for Lead Free.
 - b) Approved Products:
 - (1) Chicago: 1100-GN8
 - (2) Approved Equal
 - 2) Supply pipes with stops:
 - a) Design Criteria:
 - (1) Meet NSF International Standards for Lead Free.
 - b) Accessories:
 - (1) Provide chrome plated quarter-turn brass ball valve, 12 inches (300 mm) long braided stainless steel riser, and chrome-plated steel flange.
 - c) Approved Products:
 - (1) McGuire: BV2165CC.
 - (2) Zurn: Z8804 LRQ-PC.
 - 3) Flow Control Fitting:
 - a) Design Criteria:
 - (1) Meet NSF International Standards for Lead Free.
 - b) Accessories:
 - (1) Provide vandal-proof type in place of aerator. Flow shall be 2.0 gpm.
 - c) Approved Product:
 - (1) Omni A-200 Series by Chronomite Laboratories.
 - 4) Waste For Standard Stainless Steel Sinks:
 - a) Design Criteria:
 - (1) Not required to meet NSF International Standards for Lead Free.
 - b) Approved Products:
 - (1) Elkay: LK-99.
 - (2) Kindred: 1130.
 - (3) Kohler: K8801.
 - (4) McGuire: 151.
 - (5) Zurn Z-8740-PC.
 - 5) Trap:
 - a) Description:
 - (1) 17 gauge tube 'P' trap, chrome plated.

- b) Design Criteria:
 - (1) Not required to meet NSF International Standards for Lead Free.
- c) Approved Products:
 - (1) Dearborn.
 - (2) Engineered Brass Company (EBC).
 - (3) Keeney Manufacturing.
 - (4) McGuire: MCT150075NCZN.
 - (5) Zurn.
- 3. Miscellaneous Sinks And Fittings:
 - a. Service Sink:
 - 1) Description:
 - a) Floor Type, enameled cast iron, 28 inches square with vinyl coated rim guard or 24 inches square with Stainless Steel rim guard.
 - 2) Design Criteria:
 - a) Not required to meet NSF International Standards for Lead Free.
 - 3) Approved Products:
 - a) CECO: 871
 - b) Gerber: 12-905.
 - c) Kohler: Whitby K-6710.
 - d) Zurn: 5850.
 - 4) Service Sink Fittings:
 - a) Design Criteria:
 - (1) Not required to meet NSF International Standards for Lead Free.
 - b) Supply:
 - (1) Mounting height of 42 inches.
 - (2) Provide 48 inch hose and clamp unless spout is threaded.
 - (3) Approved Products:
 - (a) American Standard: Exposed Yoke Wall-Mount Utility Faucet with top brace 8344.112 with threaded spout.
 - (b) Chicago: 897 CP.
 - (c) Delta: 28T9 with 28T911 hose and bracket.
 - (d) Gerber: C4-44-654.
 - (e) Kohler: K-8928.
 - (f) Moen: 8124.
 - (g) Speakman: SC-5812.
 - (h) T&S: B-0665-BSTP.
 - (i) Zurn: Z-843M1.
 - c) Drain and Strainer:
 - (1) Approved Products:
 - (a) American Standard: Grid strainer 7721.038.
 - (b) Kohler: K-9146, 3 inch IPS.
 - d) Trap: Cast iron, PVC, or ABS to match piping.
 - b. Floor Sink:
 - 1) Description:
 - a) Duco cast-iron body with flashing flange, acid resisting porcelain enamel interior, with dome strainer, and 8-1/2 inch square nickel-bronze rim and half grate.
 - b) Provide 36 inches by 36 inches by 4 lb / sq ft lead pan.
 - c) Provide deep seal cast iron 'P' trap with clean out.
 - 2) Design Criteria:
 - a) Not required to meet NSF International Standards for Lead Free.
 - 3) Approved Products:
 - a) Jay R. Smith: 3100.
 - b) Josam: 49000-43.
 - c) Mifab: FS-1520-FL-1.
 - d) Watts Drainage:
 - e) Zurn Cast Metal: Z-1910.

END OF SECTION

SECTION 22 4700**DRINKING FOUNTAINS AND WATER COOLERS****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install drinking water cooling system units as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 22 0501: 'Common Plumbing Requirements'.
 - 2. Section 22 1116: 'Domestic Water Piping'.

PART 2 - PRODUCTS**2.1 MANUFACTURED UNITS**

- A. Design Criteria:
 - 1. All drinking water products, components, and materials above and below grade used in drinking water systems must meet NSF International Standards for Lead Free.
 - 2. Interior exposed pipe, valves, and fixture trim shall be chrome plated.
 - 3. Do not use flexible water piping.
- B. Materials:
 - 1. Handicap Accessible Bi-Level Fountain:
 - a. Include accessory fountain. Vandal proof operating bar on front and both sides. 7.8 GPH minimum of 50 deg F water with 90 deg F room temperature, 1/5 horsepower motor, 120 V, 60 Hz, single phase. Flexi-guard or chrome plated brass bubbler.
 - b. Approved Products:
 - 1) Haws Model H1011.8
 - 2) Approved Equal

END OF SECTION

DIVISION 23: HEATING, VENTILATING, AND AIR-CONDITIONING

23 0500 COMMON WORK RESULTS FOR HVAC

- 23 0501 COMMON HVAC REQUIREMENTS
- 23 0529 HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
- 23 0553 IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
- 23 0713 DUCT INSULATION
- 23 0933 ELECTRIC AND ELECTRONIC CONTROL SYSTEM FOR HVAC

23 1000 FACILITY FUEL SYSTEMS

- 23 1123 FACILITY NATURAL GAS PIPING

23 2000 HVAC PIPING AND PUMPS

- 23 2600 CONDENSATE DRAIN PIPING & COOLER DRAIN PIPING

23 3000 HVAC AIR DISTRIBUTION

- 23 3001 COMMON DUCT REQUIREMENTS
- 23 3114 LOW-PRESSURE METAL DUCTS
- 23 3300 AIR DUCT ACCESSORIES
- 23 3346 FLEXIBLE DUCTS
- 23 3400 HVAC FANS
- 23 3713 DIFFUSERS, REGISTERS, AND GRILLES

23 4000 HVAC AIR CLEANING DEVICES

- 23 4100 AIR FILTERS

23 5000 CENTRAL HEATING EQUIPMENT

- 23 5134 FLUES
- 23 5533 GAS-FIRED RADIANT HEATERS

23 7000 CENTRAL HVAC EQUIPMENT

- 23 7413 PACKAGED, OUTDOOR HEAT PUMP A/C UNITS
- 23 7600 EVAPORATIVE AIR COOLING EQUIPMENT

END OF TABLE OF CONTENTS

SECTION 23 0501**COMMON HVAC REQUIREMENTS****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Common requirements and procedures for HVAC systems.
 - 2. Responsibility for proper operation of electrically powered equipment furnished under this Division.
 - 3. Interface with Testing And Balancing Agency.
 - 4. Furnish and install sealants relating to installation of systems installed under this Division.
 - 5. Furnish and install Firestop Penetration Systems for HVAC system penetrations as described in Contract Documents.
 - 6. Furnish and install sound, vibration, and seismic control elements.

PART 2 - PRODUCTS**2.1 COMPONENTS**

- A. Components shall bear Manufacturer's name and trade name. Equipment and materials of same general type shall be of same make throughout work to provide uniform appearance, operation, and maintenance.
- B. Pipe And Pipe Fittings:
 - 1. Use domestic made pipe and pipe fittings on Project.
 - 2. Weld-O-Let and Screw-O-Let fittings are acceptable.
- C. Sleeves:
 - 1. In Framing: Standard weight galvanized iron pipe, Schedule 40 PVC, or 14 ga (2 mm) galvanized sheet metal two sizes larger than bare pipe or insulation on insulated pipe.
 - 2. In Concrete And Masonry: Sleeves through outside walls, interior shear walls, and footings shall be schedule 80 black steel pipe with welded plate.
- D. Valves:
 - 1. Valves of same type shall be of same manufacturer.

PART 3 - EXECUTION**3.1 EXAMINATION**

- A. Drawings:
 - 1. HVAC Drawings show general arrangement of piping, ductwork, equipment, etc. Follow as closely as actual building construction and work of other trades will permit.
 - 2. Consider Architectural and Structural Drawings part of this work insofar as these drawings furnish information relating to design and construction of building. These drawings take precedence over HVAC Drawings.
 - 3. Because of small scale of Drawings, it is not possible to indicate all offsets, fittings, and accessories that may be required. Investigate structural and finish conditions affecting this work and arrange work accordingly, providing such fittings, valves, and accessories required to meet conditions.

B. Verification Of Conditions:

1. Examine premises to understand conditions that may affect performance of work of this Division before submitting proposals for this work. Examine adjoining work on which mechanical work is dependent for efficiency and report work that requires correction.
2. No subsequent allowance for time or money will be considered for any consequence related to failure to examine site conditions.
3. Ensure that items to be furnished fit space available. Make necessary field measurements to ascertain space requirements including those for connections and furnish and install equipment of size and shape so final installation shall suit true intent and meaning of Contract Documents. If approval is received by Addendum or Change Order to use other than originally specified items, be responsible for specified capacities and for ensuring that items to be furnished will fit space available.
4. Check that slots and openings provided under other Divisions through floors, walls, ceilings, and roofs are properly located. Perform cutting and patching caused by neglecting to coordinate with Divisions providing slots and openings at no additional cost to Owner.

3.2 PREPARATION**A. Changes Due To Equipment Selection:**

1. Where equipment specified or otherwise approved requires different arrangement or connections from that shown in Contract Documents, submit drawings, if requested by Architect, showing proposed installations.
2. If proposed changes are approved, install equipment to operate properly and in harmony with intent of Contract Documents. Make incidental changes in piping, ductwork, supports, installation, wiring, heaters, panelboards, and as otherwise necessary.
3. Provide any additional motors, valves, controllers, fittings, and other additional equipment required for proper operation of system resulting from selection of equipment.
4. Be responsible for the proper location of roughing-in and connections provided under other Divisions.

3.3 INSTALLATION**A. Interface With Other Work:**

1. Furnish sleeves, inserts, supports, and equipment that are to be installed by others in sufficient time to be incorporated into construction as work proceeds. Locate these items and see they are properly installed.
2. Electrical: Furnish exact location of electrical connections and complete information on motor controls to installer of electrical system.
3. Testing And Balancing:
 - a. Put HVAC systems into full operation and continue their operation during each working day of testing and balancing.
 - b. Make changes in pulleys, belts, fan speeds, and dampers or add dampers as required for correct balance as recommended by Testing And Balancing Agency and at no additional cost to Owner.

B. Cut carefully to minimize necessity for repairs to previously installed or existing work. Do not cut beams, columns, or trusses.**C. Locating Equipment:**

1. Arrange pipes, ducts, and equipment to permit ready access to valves, cocks, unions, traps, filters, starters, motors, control components, and to clear openings of doors and access panels.
2. Adjust locations of pipes, ducts, switches, panels, and equipment to accommodate work to interferences anticipated and encountered.
3. Install HVAC work to permit removal of equipment and parts of equipment requiring periodic replacement or maintenance without damage to or interference with other parts of equipment or structure.
4. Determine exact route and location of each pipe and duct before fabrication.

- a. Right-Of-Way:
 - 1) Lines that pitch shall have right-of-way over those that do not pitch. For example, steam, steam condensate, and drains shall normally have right-of-way.
 - 2) Lines whose elevations cannot be changed shall have right-of-way over lines whose elevations can be changed.
 - b. Offsets, Transitions, and Changes in Direction:
 - 1) Make offsets, transitions, and changes in direction in pipes and ducts as required to maintain proper head room and pitch of sloping lines whether or not indicated on Drawings.
 - 2) Furnish and install all traps, air vents, sanitary vents, and devices as required to effect these offsets, transitions, and changes in direction.
- D. Piping:
1. Furnish and install complete system of piping, valved as indicated or as necessary to completely control entire apparatus.
 - a. Pipe drawings are diagrammatic and indicate general location and connections. Piping may have to be offset, lowered, or raised as required or directed at site. This does not relieve this Division from responsibility for proper erection of systems of piping in every respect.
 - b. Arrange piping to not interfere with removal of other equipment, ducts, or devices, or block access to doors, windows, or access openings.
 - 1) Arrange so as to facilitate removal of tube bundles.
 - 2) Provide accessible flanges or ground joint unions, as applicable for type of piping specified, at connections to equipment and on bypasses.
 - a) Make connections of dissimilar metals with di-electric unions.
 - b) Install valves and unions ahead of traps and strainers. Provide unions on both sides of traps.
 - 3) Do not use reducing bushings, street elbows, bull head tees, close nipples, or running couplings.
 - 4) Install piping systems so they may be easily drained. Provide drain valves at low points and manual air vents at high points in hot water heating and cooling water piping.
 - 5) Install piping to insure noiseless circulation.
 - 6) Place valves and specialties to permit easy operation and access. Valves shall be regulated, packed, and glands adjusted at completion of work before final acceptance.
 - c. Do not install piping in shear walls.
 2. Properly make adequate provisions for expansion, contraction, slope, and anchorage.
 - a. Cut piping accurately for fabrication to measurements established at site. Remove burr and cutting slag from pipes.
 - b. Work piping into place without springing or forcing. Make piping connections to pumps and other equipment without strain at piping connection. Remove bolts in flanged connections or disconnect piping to demonstrate that piping has been so connected, if requested.
 - c. Make changes in direction with proper fittings.
 - d. Expansion of Thermoplastic Pipe:
 - 1) Provide for expansion in every 30 feet of straight run.
 - 2) Provide 12 inch offset below roof line in each vent line penetrating roof.
 3. Provide sleeves around pipes passing through concrete or masonry floors, walls, partitions, or structural members. Do not place sleeves around soil, waste, vent, or roof drain lines passing through concrete floors on grade. Seal sleeves with specified sealants.
 - a. Sleeves through floors shall extend 1/4 inch above floor finish in mechanical equipment rooms above basement floor. In other rooms, sleeves shall be flush with floor.
 - b. Sleeves through floors and foundation walls shall be watertight.
 4. Provide spring clamp plates (escutcheons) where pipes run through walls, floors, or ceilings and are exposed in finished locations of building. Plates shall be chrome plated heavy brass of plain pattern and shall be set tight on pipe and to building surface.
 5. Remove dirt, grease, and other foreign matter from each length of piping before installation.
 - a. After each section of piping used for movement of water or steam is installed, flush with clean water, except where specified otherwise.
 - b. Arrange temporary flushing connections for each section of piping and arrange for flushing total piping system.
 - c. Provide temporary cross connections and water supply for flushing and drainage and remove after completion of work.

- E. Penetration Firestops: Install Penetration Firestop System appropriate for penetration at HVAC system penetrations through walls, ceilings, roofs, and top plates of walls.
- F. Sealants:
 - 1. Seal openings through building exterior caused by penetrations of elements of HVAC systems.
 - 2. Furnish and install acoustical sealant to seal penetrations through acoustically insulated walls and ceilings.

3.4 REPAIR / RESTORATION

- A. Each Section of this Division shall bear expense of cutting, patching, repairing, and replacing of work of other Sections required because of its fault, error, tardiness, or because of damage done by it.
 - 1. Patch and repair walls, floors, ceilings, and roofs with materials of same quality and appearance as adjacent surfaces unless otherwise shown.
 - 2. Surface finishes shall exactly match existing finishes of same materials.

3.5 FIELD QUALITY CONTROL

- A. Field Tests:
 - 1. Perform tests on HVAC piping systems. Furnish devices required for testing purposes.
- B. Non-Conforming Work:
 - 1. Replace material or workmanship proven defective with sound material at no additional cost to Owner.
 - 2. Repeat tests on new material, if requested.

3.6 SYSTEM START-UP

- A. Off-Season Start-up:
 - 1. If Substantial Completion inspection occurs during heating season, schedule spring start-up of cooling systems. If inspection occurs during cooling season, schedule autumn start-up for heating systems.
 - 2. Notify Owner seven days minimum before scheduled start-up.
 - 3. Time will be allowed to completely service, test, check, and off-season start systems. During allowed time, train Owner's representatives in operation and maintenance of system.
 - 4. At end of off-season start-up, furnish Owner with letter confirming that above work has been satisfactorily completed.
- B. Preparations that are to be completed before start up and operation include, but are not limited to, following:
 - 1. Dry out electric motors and other equipment to develop and properly maintain constant insulation resistance.
 - 2. Make adjustments to insure that:
 - a. Equipment alignments and clearances are adjusted to allowable tolerances.
 - b. Nuts and bolts and other types of anchors and fasteners are properly and securely fastened.
 - c. Packed, gasketed, and other types of joints are properly made up and are tight and free from leakage.
 - d. Miscellaneous alignments, tightenings, and adjustments are completed so systems are tight and free from leakage and equipment performs as intended.
 - 3. Motors and accessories are completely operable.
 - 4. Inspect and test electrical circuitry, connections, and voltages to be properly connected and free from shorts.
 - 5. Adjust drives for proper alignment and tension.
 - 6. Make certain filters in equipment for moving air are new and of specified type.
 - 7. Properly lubricate and run-in bearings in accordance with Manufacturer's directions and recommendations.

3.7 CLEANING

- A. Clean exposed piping, ductwork, and equipment.
- B. No more than one week before Final Inspection, flush out bearings and clean other lubricated surfaces with flushing oil. Provide best quality and grade of lubricant specified by Equipment Manufacturer.
- C. Replace filters in equipment for moving air with new filters of specified type no more than one week before Final Inspection.

3.8 CLOSEOUT ACTIVITIES

- A. Instruction Of Owner:
 - 1. Instruct building maintenance personnel and Facility Manager in operation and maintenance of mechanical systems utilizing Operation And Maintenance Manual when so doing.
 - a. Minimum Instruction Periods:
 - 1) HVAC: Eight (8) hours.
 - 2) Temperature Control: Six (6) hours.
 - b. Conduct instruction periods after Substantial Completion inspection when systems are properly working and before final payment is made. None of these instructional periods shall overlap another.

3.9 PROTECTION

- A. Protect piping systems from entry of foreign materials by temporary covers, completing sections of the work, and isolating parts of completed system. Cap or plug open ends of pipes and equipment to keep dirt and other foreign materials out of system. Do not use plugs of rags, wool, cotton waste, or similar materials.
- B. Do not operate pieces of equipment used for moving supply air without proper air filters installed properly in system.
- C. After start-up, continue necessary lubrication and be responsible for damage to bearings while equipment is being operated up to Substantial Completion.

END OF SECTION

SECTION 23 0529

HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT

PART 1 - GENERAL

1.1 SUMMARY

- A. Includes But Not Limited To:
 1. Common hanger and support requirements and procedures for HVAC systems.

PART 2 - PRODUCTS

2.1 ASSEMBLIES

- A. Manufacturers:
 1. Quality Standard Approved Manufacturers. See Section 01 6200:
 - a. Anvil International, Portsmouth, NH www.anvilintl.com.
 - b. Cooper B-Line, Highland, IL www.cooperblineline.com.
 - c. Erico International, Solon, OH www.erico.com.
 - d. Hilti Inc, Tulsa, OK www.hilti.com.
 - e. Minerallac, Hampshire, IL www.minerallac.com.
 - f. Thomas & Betts, Memphis, TN www.superstrut.com.
 - g. Unistrut, Wayne, MI www.unistrut.com.

- B. Performance:
 1. Design Criteria:
 - a. Support rods for single pipe shall be in accordance with following table:

Rod Diameter	Pipe Size
3/8 inch	2 inches and smaller
1/2 inch	2-1/2 to 3-1/2 inches
5/8 inch	4 to 5 inches
3/4 inch	6 inches
7/8 inch	8 to 12 inches

- b. Support rods for multiple pipes supported on steel angle trapeze hangers shall be in accordance with following table:

Rods		Number of Pipes per Hanger for Each Pipe Size						
No.	Diameter	2 Inch	2.5 Inch	3 Inch	4 Inch	5 Inch	6 Inch	8 Inch
2	3/8 Inch	Two	0	0	0	0	0	0
2	1/2 Inch	Three	Three	Two	0	0	0	0
2	5/8 Inch	Six	Four	Three	Two	0	0	0
2	5/8 Inch	Nine	Seven	Five	Three	Two	Two	0
2	5/8 Inch	Twelve	Nine	Seven	Five	Three	Two	Two

- 1) Size trapeze angles so bending stress is less than 10,000 psi.

- C. Materials:
 1. Hangers, Rods, Channels, Attachments, And Inserts:
 - a. Galvanized and UL approved for service intended.
 - b. Support horizontal piping from clevis hangers or on roller assemblies with channel supports, except where trapeze type hangers are explicitly shown on Drawings. Hangers shall have double nuts.
 - c. Quality Standards:

- 1) Support insulated pipes with clevis hanger equal to Anvil Fig 260 or roller assembly equal to Anvil Fig 171 with an insulation protection shield equal to Anvil Fig 167. Gauge and length of shield shall be in accordance with Anvil design data.
 - 2) Except uninsulated copper pipes, support uninsulated pipes from clevis hanger equal to Anvil Fig 260. Support uninsulated copper pipe from hanger equal to Anvil Fig CT-65 copper plated hangers and otherwise fully suitable for use with copper tubing.
- d. Riser Clamps For Vertical Piping:
- 1) Quality Standard: Anvil Figure 261.
- e. Steel Deck Bracket:
- 1) 6 inch length minimum.
 - 2) Quality Standard: Unistrut P1000 with clamp nut.
 - 3) Acceptable Manufacturers: Hilti, Thomas & Betts.
 - 4) Equal as approved by Architect before installation. See Section 01 6200.
- f. Furnace / Fan Coil Support Channel:
- 1) Quality Standard: Unistrut P1000.
 - 2) Acceptable Manufacturers: Hilti, Thomas & Betts.
 - 3) Equal as approved by Architect before installation. See Section 01 6200.
- g. Swivel Attachment:
- 1) Quality Standard: Unistrut EM3127.
 - 2) Acceptable Manufacturers: Hilti, Thomas & Betts.
 - 3) Equal as approved by Architect before installation. See Section 01 6200.

END OF SECTION

SECTION 23 0553**IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install identification of HVAC equipment and piping as described in Contract Documents.
- B. Products Furnished But not Installed Under This Section:
 - 1. Complete coverage and full paint identification for gas piping used in HVAC equipment.
- C. Related Requirements:
 - 1. Section 22 0529: 'Hangers And Supports For Plumbing' for installation of paint identification for gas piping used with HVAC equipment.

PART 2 - PRODUCTS**2.1 SYSTEMS**

- A. Description:
 - 1. Abbreviations for Pipe Stencils and Equipment Identification and Band Colors for Pipe Identification:
 - a. Apply continuous painting as follows:
 - 1) Mechanical Mezzanine And Exposed on Roof:

Pipe Type	Pipe Color
Gas	Yellow
- B. Materials:
 - 1. Paint:
 - a. Paints specified are from Pittsburgh Paint & Glass (PPG), Pittsburgh, PA www.ppgaf.com or PPG Canada Inc, Mississauga, ON (800) 263-4350 or (905) 238-6441.
 - b. One Coat Primer:
 - 1) 6-2 Quick Drying Latex Primer Sealer over fabric covers.
 - 2) 6-205 Metal Primer under dark color paint.
 - 3) 6-6 Metal Primer under light color paint.
 - c. Finish Coats: Two coats 53 Line Acrylic Enamel.
 - d. Quality Standard.
 - 1) Paint of equal quality from other Manufacturers may be used.
 - 2) Maintain specified colors, shades, and contrasts.
 - 2. Labels:
 - a. Equipment Identification:
 - 1) Black formica, with white reveal when engraved.
 - 2) Lettering to be 3/16 inch high minimum.
 - 3. Pipe Markers:
 - a. Rigid vinyl or polyester, 360 degree wrap around pipe markers.
 - b. Surface printed with UV ink and then thermoformed. Legend to include pipe contents and directional arrows.
 - c. Provide pipe markers for natural gas piping.
 - 4. Tags:
 - a. Regardless of size, each valve shall have brass tag 1-1/2 inches by 3 inch minimum in size and 0.051 inch thick.

END OF SECTION

SECTION 23 0713**DUCT INSULATION****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install thermal wrap duct insulation as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 23 3114: 'Low-Pressure Metal Ducts'.
 - 2. Section 23 3300: 'Acoustic Duct Accessories' for duct liner.

PART 2 - PRODUCTS**2.1 MANUFACTURERS**

- A. Manufacturer Contact List:
 - 1. Certainteed St Gobain, Valley Forge, PA www.certainteed.com.
 - 2. Johns-Manville, Denver, CO www.jm.com.
 - 3. Knauf Fiber Glass, Shelbyville, IN www.knauffiberglass.com or Toronto, ON (416) 593-4322.
 - 4. Manson Insulation Inc, Brossard, QB www.isolationmanson.com.
 - 5. Owens-Corning, Toledo, OH or Owens-Corning Canada Inc, Willowdale, ON www.owenscorning.com.

2.2 MATERIALS

- A. Thermal Wrap Duct Insulation:
 - 1. 1-1/2 inch or 3 inch thick fiberglass with factory-laminated, reinforced aluminum foil scrim kraft facing and density of 0.75 lb / per cu ft. Supply and return ducts and plenums installed inside of the building thermal insulation and in un-conditioned spaces shall be insulated to a value of R-5. Supply and return ducts outside of the building insulation envelope shall be insulated to a minimum of R-8.
 - 2. Thermal Conductivity: 0.27 BTU in/HR SF deg F at 75 deg F maximum.
 - 3. Type One Acceptable Products:
 - a. Type 75 standard duct insulation by Certainteed St Gobain.
 - b. Microlite FSK by Johns-Manville.
 - c. Duct Wrap FSK by Knauf Fiber Glass.
 - d. Alley Wrap FSK by Manson Insulation Inc.
 - e. FRK by Owens-Corning.
 - f. Equal as approved by Architect before bidding. See Section 01 6200.

END OF SECTION

SECTION 23 0933

ELECTRIC AND ELECTRONIC CONTROL SYSTEM FOR HVAC

PART 1 - GENERAL

1.1 SUMMARY

- A. Includes But Not Limited To:
 - 1. Furnish and install automatic temperature control system as described in Contract Documents.
 - 2. Furnish and install conductors and make connections to control devices, motors, and associated equipment.
 - 3. Assist in air test and balance procedure.
- B. Related Requirements:
 - 1. Section 23 0501: Common HVAC Requirements.
 - 2. Section 23 3300: Furnishing and installing of temperature control dampers.

PART 2 - PRODUCTS

2.1 SYSTEMS

- A. Manufacturers:
 - 1. Manufacturer Contact List:
 - a. Air Products & Controls Ltd, Pontiac, MI www.ap-c.com.
 - b. Fire-Lite Alarms, Northford, CT www.firelite.com.
 - c. Honeywell Inc, Minneapolis, MN www.honeywell.com.
 - 1) Primary Contact: Chris Brinkerhoff, (801) 550-3344, chris.brinkerhoff@honeywell.com.
 - d. ICCA Firex, Carol Stream, IL www.icca.invensys.com.
 - e. Insul_Guard, Salt Lake City, UT:
 - 1) Primary Contact: Dan Craner, (801) 518-3733, insul_guard@comcast.net.
 - f. System Sensor, St Charles, IL www.systemsensor.com.
 - g. Zimmerman Technologies, Renton, WA:
 - 1) Primary Contact: Tracy Zimmerman, (425) 255-1906, zimmtech@yahoo.com.
- B. Performance:
 - 1. Design Criteria:
 - a. Honeywell Prestige IAQ thermostat system with RedLINK Internet Gateway(s).
 - 1) General Requirements:
 - a) Controls multistage equipment, dehumidification and ventilation with 2 wire connection to thermostat location into occupied space.
 - b) Adjust backlight preference to darken screen after 45 seconds of setting adjustments.
 - c) Programmable from keypad or USB Port memory stick.
 - d) Prestige thermostat design utilizes wireless communicating thermostats with EIM located near furnace, with electronic thermostat located in building space.
 - e) Thermostat system shall control outdoor ventilation air based upon TOD schedule for electric / electronic actuation of dampers.
 - f) CO2 sensors will open dampers only when CO2 exceeds 1200 ppm for energy savings.
 - g) RedLINK wireless network enables devices access via internet browser/ Apps via RIG module(s).
 - h) Wireless room sensors (temperature and humidity) & Outdoor Air sensor can be added as specified.

- 2) System Requirements:
 - a) Up to 4 Heat/2 Cool Heat Pumps; Up to 3 Heat/2 Cool Conventional Systems.
 - b) Used with Honeywell RedLINK enabled thermostats and accessories.
 - c) Tri-Lingual Display (Selectable for English, Spanish, or French).
 - d) 18 to 30 Vac.
 - e) 50 Hz; 60 Hz.
 - f) System Position to include Auto changeover for Heat-Cool.
 - g) 7-Day Programming.
 - h) 365-Day Event Scheduling.
 - i) Display Security Lockout options.
 - j) Minimum/ Maximum Temperature Range Stops.
 - k) 1,2,3,4 hour over-ride option.
 - l) Remote Access via internet, free Apple App, free Droid App.
 - m) Dehumidification setting range 40 to 80% RH.
 - n) Return Air and Discharge Air Sensors calculate Delta T for equipment diagnostics.

C. Components:

1. Thermostats And Sensors:
 - a. Thermostat and Sensor Kit:
 - 1) Approved Product:
 - a) Part Number Honeywell YTHX9421R5085WW consisting of following:
 - (1) Communicating Thermostat THX9421R5021WW.
 - (2) Discharge Air / Return Air Sensors: Honeywell C7735A1000, 10k ohms.
 - (3) Equipment Interface Module (EIM) THM5421R1021.
 - b. Outdoor Air Sensor: Honeywell C7089R1013.
 - c. Remote Room Temperature/ Humidity Sensor:
 - 1) Category Four Approved Products:
 - a) Honeywell C7189R1004, plain face, wireless temperature/humidity.
 - b) Honeywell REM5000R1001, Portable Comfort Control.
 - d. Internet Gateway Module(s): One (1) module per four (4) thermostats.
 - 1) Approved Product:
 - a) Honeywell THM6000R1002, RIG Redlink Internet Gateway module.
 - e. Sealant Compound:
 - 1) Description:
 - a) Non hardening waterproof, vapor proof, self-adhesive for hot or cold application for sealing conduit openings against drafts, dust moisture and noise.
 - 2) Approved Product:
 - a) Duct Seal Compound No. DS-130 by Gardner Bender, Menomonee Falls , WI.
www.gardnerbender.com.
 - b) Thumb-Tite Sealing Compound No. 4216-92 by Nu-Calgon, St. Louis, MO
www.nucalgon.com.
2. Duct Smoke Detectors:
 - a. Duct mounted smoke detector in systems with airflow greater than 2000 CFM.
 - b. Intelligent low flow photoelectric duct smoke detector with flash scan.
 - c. Approved Product:
 - 1) System Sensor Model D4120.
3. Transformer:
 - a. 120 / 24 V, 50VA Honeywell AT150F.
 - b. 120 / 24 V, 75VA Honeywell AT175F.
4. Damper Actuators:
 - a. Electric type equipped for Class I wiring.
 - b. Shall not consume power during UNOCCUPIED cycle or use chemicals or expandable media.
 - c. Have built in spring return.
 - d. Approved Product:
 - 1) Honeywell MS8105A1030/U.
 - 2) Honeywell MS8105A1130 w/ End switch.
5. Conductors:
 - a. Color-coded and No. 16 and No. 12 AWG Type TWN, TFN, or THHN, stranded.

- b. Thermostat Cable: 12, 8, or 4 conductor, 18AWG solid copper wire, insulated with high-density polyethylene. Conductors parallel enclosed in brown PVC jacket (22 AWG cable not allowed).
- c. Communicating Cable:
 - 1) Quality Standard:
 - a) CAT 4, 22 gauge (0.025 in) twisted pair, non-plenum and non-shielded cable.
- 6. CO₂ Return Air Sensor:
 - a. Duct mount with display.
 - b. Approved Product:
 - 1) Honeywell: C7232B1006.
- 7. CO₂ Room Air Sensor:
 - a. Wall Mount CO₂ Sensor without display.
 - 1) Description: Stand-alone carbon dioxide (CO₂) and temperature sensor for use in determining ventilation necessity with HVAC controllers.
 - b. Approved Product:
 - 1) Honeywell C7262A1016/U.

END OF SECTION

SECTION 23 1123**FACILITY NATURAL-GAS PIPING****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
1. Perform excavation and backfill required for work of this Section.
 2. Furnish and install gas piping and fittings within building and from building to meter including connection to meter as described in Contract Documents.

PART 2 - PRODUCTS**2.1 SYSTEM**

- A. Manufacturers:
1. Manufacturer Contact List:
 - a. BrassCraft, Novi, MI www.brasscraft.com.
 - b. Cimberio Valve Co Inc, Malvern, PA www.cimberio.com.
 - c. ConBraCo Industries, Inc, Matthews, NC www.conbraco.com or ConBraCo / Honeywell Ltd, Scarborough, ON (416) 293-8111.
 - d. Dormont Manufacturing Company, Export, PA www.dormont.com.
 - e. Jenkins-NH-Canada, Brantford, ON www.jenkins-nh-canada.com.
 - f. Jomar International, Madison Heights, MI www.jomar.com.
 - g. California Valves (formally KOSO) by Pacific Seismic Products Inc, Lancaster, CA, Distributed by Strand Earthquake Consultants www.strandearthquake.net.
 - h. Watts Regulator Co, North Andover, MA www.wattsreg.com or Watts Industries (Canada) Inc, Burlington, ON (888) 208-8927.
- B. Materials:
1. Above-Ground Pipe And Fittings:
 - a. Black carbon steel, butt welded, Schedule 40 pipe meeting requirements of A53/A53M.
 - b. Welded forged steel fittings meeting requirements of ASTM A234/A234M or standard weight malleable iron screwed.
 2. Below-Ground Pipe And Fittings: Polyethylene pipe and fittings meeting requirements of ASTM D2513 with No. 14 coated copper trace wire.
 3. Valves:
 - a. 125 psi bronze body ball valve, UL listed.
 - b. Approved Products:
 - 1) CIM 102.1 by Cimbrio Valve.
 - 2) Apollo Series 80-100 by ConBraCo.
 - 3) 'Red Cap' R602 by Jenkins NH Canada.
 - 4) Model T-204 by Jomar International.
 - 5) Model B-6000-UL by Watts Regulator.
 4. Cocks:
 - a. Gauge Cocks: Conbraco Series 50-56 bronze gauge cock.
 5. Flexible Connector:
 - a. Type 304 stainless steel corrugated tube coated for corrosion protection.
 - b. Approved Products:
 - 1) Dormont Supr-Safe.
 - 2) BrassCraft Procoat.

END OF SECTION

SECTION 23 2600**CONDENSATE and COOLER DRAIN PIPING****PART 1 - GENERAL****1.1 SUMMARY**

A. Includes But Not Limited To:

1. Coordinate installation of condensate and cooler drain piping with Section 22 0501 as described in Contract Documents.

B. Related Requirements:

1. Section 22 0501: 'Common Plumbing Requirements'.
2. Section 23 0501: 'Common HVAC Requirements'.

PART 2 - PRODUCTS**2.1 SYSTEMS**

A. Materials:

1. Condensate Drains:
 - a. Schedule 40 PVC for condensate drains from A/C units and Evaporative Coolers coils.

END OF SECTION

SECTION 23 3001

COMMON DUCT REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

- A. Includes But Not Limited To:
 - 1. General procedures and requirements for ductwork.
 - 2. Repair leaks in ductwork, as identified by duct testing, at no additional cost to Owner.
- B. Related Requirements:
 - 1. Section 23 0501: 'Common HVAC Requirements'.

PART 2 - PRODUCTS

2.1 ASSEMBLIES

- A. Performance:
 - 1. Design Criteria:
 - a. Standard Ducts: Construction details not specifically called out in Contract Documents shall conform to applicable requirements of SMACNA, 'HVAC Duct Construction Standards - Metal and Flexible'.
- B. Materials:
 - 1. Duct Hangers:
 - a. One inch by 18 ga galvanized steel straps or steel rods as shown on Drawings, and spaced not more than 96 inches apart. Do not use wire hangers.
 - b. Attach threaded rod to steel joist with Anvil Steel washer plate Fig. 60. Double nut connection.

END OF SECTION

SECTION 23 3114**LOW-PRESSURE METAL DUCTS****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install above-grade low-pressure steel ducts and related items as described in Contract Documents.
- B. Products Installed But Not Furnished Under This Section:
 - 1. Duct smoke detectors.
- C. Related Requirements:
 - 1. Section 23 0713: 'Duct Insulation' for thermal Insulation for ducts, plenum chambers, and casings.
 - 2. Section 23 3001: 'Common Duct Requirements'.
 - 3. Section 23 0933: 'Electric And Electronic Control System For HVAC':
 - a. Temperature control damper actuators and actuator linkages.
 - b. Furnishing of duct smoke detectors.

PART 2 - PRODUCTS**2.1 SYSTEM**

- A. Materials:
 - 1. Sheet Metal:
 - a. Fabricate ducts, plenum chambers and casings of zinc-coated, lock-forming quality steel sheets meeting requirements A653/A653M, with G 60 coating.
 - 2. Duct Sealer For Interior Ducts:
 - a. Category Four Approved Products. See Section 01 6200 for definitions of Categories:
 - 1) Duct Butter or Butter Tak by Cain Manufacturing Co Inc, Pelham, AL www.cainmfg.com.
 - 2) DP 1010 by Design Polymerics, Fountain Valley, CA www.designpoly.com.
 - 3) SAS by Duro Dyne, Bay Shore, NY or Duro Dyne Canada, Lachine, QB www.durodyne.com.
 - 4) Iron Grip 601 by Hardcast Inc, Wylie, TX www.hardcast.com.
 - 5) MTS100 or MTS 200 by Hercules Mighty Tough, Denver CO, www.herculesindustries.com.
 - 6) 15-325 by Miracle / Kingco, Div ITW TACC, Rockland, MA www.taccint.com.
 - 7) 44-39 by Mon-Eco Industries Inc, East Brunswick, NJ www.mon-ecoindustries.com.
 - 8) Airseal Zero by Polymer Adhesive Sealant Systems Inc, Weatherford, TX www.polymeradhesives.com.
 - 9) Airseal #22 Water Base Duct Sealer by Polymer Adhesive Sealant Systems Inc, Weatherford, TX www.polymeradhesives.com.
 - 3. Duct Sealer For Exterior Ducts:
 - a. Category Four Approved Products. See Section 01 6200 for definitions of Categories:
 - 1) Hardcast DT Tape and RTA-50 liquid adhesive by Hardcast Inc, Wylie, TX www.hardcast.com.
- B. Fabrication:
 - 1. General:
 - a. Straight and smooth on inside with joints neatly finished.

- b. Duct drops to diffusers shall be round, square, or rectangular to accommodate diffuser neck. Drops shall be same gauge as branch duct. Seal joints air tight.
- 2. Standard Ducts:
 - a. General:
 - 1) Ducts shall be large enough to accommodate inside acoustic duct liner. Dimensions shown on Drawings are net clear inside dimensions after duct liner has been installed.
 - b. Rectangular Duct:
 - 1) Duct panels through 36 inch dimension having acoustic duct liner need not be cross-broken or beaded. Cross-break horizontal sheet metal barriers, duct offsets, and elbows, or bead 12 inches on center.
 - a) Center of cross-break shall be of required height to assure surfaces being rigid.
 - b) Internally line square and rectangular drops. Externally insulate round drops.
 - c. Round Duct:
 - 1) Spiral Seam: 28 ga minimum for ducts up to and including 14 inches in diameter.
 - 2) Longitudinal Seam:
 - a) 28 ga minimum for ducts up to and including 8 inches in diameter.
 - b) 26 ga minimum for ducts over 8 inches and up to 14 inches in diameter.

END OF SECTION

SECTION 23 3300**AIR DUCT ACCESSORIES****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install duct accessories in specified ductwork as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 23 0933: 'Electric And Electronic Control System For HVAC' for temperature control damper actuators and actuator linkages.
 - 2. Section 23 3001: 'Common Duct Requirements'.

PART 2 - PRODUCTS**2.1 ACCESSORIES**

- A. Manufacturers:
 - 1. Manufacturer Contact List:
 - a. AGM Industries, Brockton, MA www.agmind.com.
 - b. Air Balance Inc, Holland, OH www.airbalance.com.
 - c. Air Filters Inc, Baltimore, MD www.afinc.com.
 - d. Air-Rite Manufacturing, Bountiful, UT (801) 295-2529.
 - e. American Warming & Ventilating, Holland, OH www.american-warming.com.
 - f. Arrow United Industries, Wyalusing, PA www.arrowunited.com.
 - g. Cain Manufacturing Company Inc, Pelham, AL www.cainmfg.com.
 - h. C & S Air Products, Fort Worth, TX www.csairproducts.com.
 - i. CertainTeed Corp, Valley Forge, PA www.certainteed.com.
 - j. Cesco Products, Florence, KY www.cescoproducts.com.
 - k. Daniel Manufacturing, Ogden, UT (801) 622-5924.
 - l. Design Polymerics, Fountain Valley, CA www.designpoly.com.
 - m. Duro Dyne, Bay Shore, NY www.durodyne.com.
 - n. Dyn Air Inc. Lachine, QB www.dynair.ca
 - o. Elgen Manufacturing Company, Inc. East Rutherford, NJ www.elgenmfg.com
 - p. Flexmaster USA Inc, Houston, TX www.flexmasterusa.com.
 - q. Greenheck Corp, Schofield, WI www.greenheck.com.
 - r. Gripnail Corp, East Providence, RI www.gripnail.com.
 - s. Hardcast Inc, Wylie, TX www.hardcast.com.
 - t. Hercules Industries, Denver, CO, www.herculesindustries.com.
 - u. Honeywell Inc, Minneapolis, MN www.honeywell.com.
 - v. Industrial Acoustics Co, Bronx, NY www.industrialacoustics.com.
 - w. Johns-Manville, Denver, CO www.jm.com.
 - x. Kees Inc, Elkhart Lake, WI www.kees.com.
 - y. Knauf Fiber Glass, Shelbyville, IN www.knauffiberglass.com.
 - z. Manson Insulation Inc, Brossard, QB www.isolationmanson.com.
 - aa. Metco Inc, Salt Lake City, UT (801) 467-1572 www.metcospiral.com.
 - bb. Miracle / Kingco, Rockland, MA www.taccint.com.
 - cc. Mon-Eco Industries Inc, East Brunswick, NJ www.mon-ecoindustries.com.
 - dd. Nailor Industries Inc, Houston, TX www.nailor.com.
 - ee. Owens Corning, Toledo, OH www.owenscorning.com.
 - ff. Polymer Adhesive Sealant Systems Inc, Irving, TX www.polymeradhesives.com.
 - gg. Pottorff Company, Fort Worth, TX www.pottorff.com.

- hh. Ruskin Manufacturing, Kansas City, MO www.ruskin.com.
 - ii. Sheet Metal Connectors Inc, Minneapolis, MN www.smconnectors.com.
 - jj. Tamco, Stittsville, ON www.tamco.ca.
 - kk. Techno Adhesive, Cincinnati, OH www.technoadhesives.com.
 - ll. Titus, Richardson, TX (972) 699-1030. www.titus-hvac.com
 - mm. McGill AirFlow, Groveport, OH www.mcgillairflow.com.
 - nn. McGill AirSeal, Columbus, OH www.mcgillairseal.com.
 - oo. Utemp Inc, Salt Lake City, UT (801) 978-9265.
 - pp. Ventfabrics Inc, Chicago, IL www.ventfabrics.com.
 - qq. Young Regulator Co, Cleveland, OH www.youngregulator.com.
- B. Materials:
1. Acoustical Liner System:
 - a. Duct Liner:
 - 1) One inch thick, 1-1/2 lb density fiberglass conforming to requirements of ASTM C1071. Liner will not support microbial growth when tested in accordance with ASTM C1338.
 - 2) Approved Products:
 - a) ToughGard by CertainTeed.
 - b) Duct Liner E-M by Knauf Fiber Glass.
 - c) Akousti-Liner by Manson Insulation.
 - d) Quiet R by Owens Corning.
 - e) Permacote Linacoustic HP by Johns-Manville.
 - b. Adhesive:
 - 1) Approved Water-Based Products:
 - a) Cain: Hydrotak.
 - b) Design Polymerics: DP2501 or DP2502 (CMCL-2501).
 - c) Duro Dyne: WSA.
 - d) Elgen Manufacturing: A-410-WB.
 - e) Hardcast: Coil-Tack.
 - f) Miracle / Kingco: PF-101.
 - g) Mon-Eco: 22-67 or 22-76.
 - h) Polymer Adhesive: Glasstack #35.
 - i) Techno Adhesive: 133.
 - j) McGill Airseal: Uni-tack.
 - c. Fasteners:
 - 1) Adhesively secured fasteners not allowed.
 - 2) Approved Products:
 - a) AGM Industries Inc: 'DynaPoint' Series RP-9 pin.
 - b) Cain.
 - c) Duro Dyne.
 - d) Gripnails may be used if each nail is installed by 'Grip Nail Air Hammer' or by 'Automatic Fastener Equipment' in accordance with Manufacturer's recommendations.
 2. Flexible Equipment Connections:
 - a. 30 oz closely woven UL approved glass fabric, double coated with neoprene.
 - b. Fire retardant, waterproof, air-tight, resistant to acids and grease, and withstand constant temperatures of 200 deg F.
 - c. Approved Products:
 - 1) Cain: N-100.
 - 2) Duro Dyne: MFN.
 - 3) Dyn Air: CPN with G-90 galvanized off-set seam
 - 4) Elgen: ZLN / SDN.
 - 5) Ventfabrics: Ventglas.
 - 6) Ductmate: ProFlex.
 3. Duct Access Doors:
 - a. General:
 - 1) Factory built insulated access door with hinges and sash locks, as necessary. Construction shall be galvanized sheet metal, 24 ga minimum.
 - 2) Fire and smoke damper access doors shall have minimum clear opening of 12 inches square or larger as shown on Drawings.

- b. Rectangular Ducts:
 - 1) Approved Products:
 - a) Air Balance: Fire/Seal FSA 100.
 - b) Air-Rite: Model HAD-2.
 - c) Cesco: HDD.
 - d) Elgen Manufacturing: TAB Type / Hinge and Cam.
 - e) Flexmaster: Spin Door.
 - f) Kees Inc: ADH-D.
 - g) Nailor: 08SH.
 - h) Pottorff: 60-HAD.
 - i) Ruskin: ADH-24.
- 4. Dampers And Damper Accessories:
 - a. Locking Quadrant Damper Regulators:
 - 1) Approved Products:
 - a) Duro Dyne: KS-385.
 - b) Dyn Air: QPS-385.
 - c) Elgen Manufacturing: EQR-4.
 - d) Ventfabrics: Ventline 555.
 - e) Young: No. 1.
 - b. Concealed Ceiling Damper Regulators:
 - 1) Approved Products:
 - a) Cain.
 - b) Duro Dyne.
 - c) Elgen Manufacturing.
 - d) Metco Inc.
 - e) Ventfabrics: 666 Ventlok.
 - f) Young: 301.
 - c. Volume Dampers:
 - 1) Rectangular Duct:
 - a) Factory-manufactured 16 ga galvanized steel, single blade and opposed blade type with 3/8 inch axles and end bearings. Blade width 8 inches maximum. Blades shall have 1/8 inch clearance all around.
 - b) Damper shall operate within acoustical duct liner.
 - c) Provide channel spacer equal to thickness of duct liner.
 - d) Dampers above removable ceiling and in Mechanical Rooms shall have locking quadrant on bottom or side of duct. Otherwise, furnish with concealed ceiling damper regulator and cover plate.
 - e) Approved Products:
 - (1) Air-Rite: Model CD-2.
 - (2) American Warming: VC-2-AA.
 - (3) Arrow: OBDAF-207.
 - (4) C & S: AC40.
 - (5) Cesco: AGO.
 - (6) Daniel: CD-OB.
 - (7) Greenheck: VCD-20.
 - (8) Nailor: 1810 or 1820.
 - (9) Pottorff: CD-42.
 - (10) Ruskin: MD-35.
 - (11) Utemp: CD-OB.
 - 2) Round Duct:
 - a) Factory-manufactured 20 ga galvanized steel, single blade with 3/8 inch axles and end bearings.
 - b) For use in outside air ducts.
 - c) Approved Products:
 - (1) Air Balance: Model AC-22.
 - (2) Air-Rite: Model CD-5.
 - (3) American Warming: V-22.
 - (4) Arrow: Type-70.
 - (5) C & S: AC21R.
 - (6) Cesco: MGG.

- (7) Nailor: 1890.
- (8) Pottorff: CD-21R.
- (9) Ruskin: MDRS-25.
- d. Motorized Outside Air Dampers:
 - 1) General:
 - a) Low leakage type. AMCA certified.
 - b) Make provision for damper actuators and actuator linkages to be mounted external of air flow.
 - 2) Rectangular Ducts:
 - a) Damper Blades:
 - (1) Steel or aluminum airfoil type with mechanically locked blade seals, 8 inch blade width maximum measured perpendicular to axis of damper.
 - (2) Jamb seals shall be flexible metal compression type.
 - (3) Opposed or single blade type.
 - b) Approved Products:
 - (1) Air Balance: AC 526.
 - (2) American Warming: AC526.
 - (3) Arrow: AFD-20.
 - (4) C & S: AC50.
 - (5) Cesco: AGO3.
 - (6) Honeywell: D-643.
 - (7) Nailor: 2020.
 - (8) Pottorff: CD-52.
 - (9) Ruskin: CD-60.
 - (10) Tamco: Series 1000.
- e. Backdraft Dampers:
 - 1) Backdraft blades shall be nonmetallic neoprene coated fiberglass type.
 - 2) Stop shall be galvanized steel screen or expanded metal, 1/2 inch mesh.
 - 3) Frame shall be galvanized steel or extruded aluminum alloy.
 - 4) Approved Products:
 - a) Air-Rite: Model BDD-3.
 - b) American Warming: BD-15.
 - c) C & S: BD30.
 - d) Cesco: FBD 101.
 - e) Daniel: FBD-H/V.
 - f) Pottorff: 50FBD.
 - g) Ruskin: NMS2.
 - h) UTEMP: BFEA.
- 5. Duct Silencers:
 - a. Approved Products:
 - 1) Air Filters Inc.: AIRSAN.
 - 2) Industrial Acoustic Co.
 - 3) Titus Products Div.
 - 4) McGill AirsealCorp.
- 6. Air Turns:
 - a. Single thickness vanes. Double thickness vanes not acceptable.
 - b. 4-1/2 inch wide vane rail. Junior vane rail not acceptable.
- 7. Branch Tap for Flexible Ductwork:
 - a. Factory-manufactured rectangular-to-round 45 degree leading tap fabricated of 24 ga zinc-coated lock-forming quality steel sheets meeting requirements of ASTM A653, with G-90 coating.
 - b. One inch wide mounting flange with die formed corner clips, pre-punched mounting holes, and adhesive coated gasket.
 - c. Manual Volume Damper:
 - 1) Single blade, 22 ga minimum
 - 2) 3/8 inch minimum square rod with brass damper bearings at each end.
 - 3) Heavy-duty locking quadrant on 1-1/2 inch high stand-off mounting bracket attached to side of round duct.
 - d. Approved Products:
 - 1) ST-1HD by Air-Rite.

- 2) STO by Flexmaster.
- 3) HET by Sheet Metal Connectors.

C. Fabrication:

1. Duct Liner:
 - a. Install mat finish surface on airstream side. Secure insulation to cleaned sheet metal duct with continuous 100 percent coat of adhesive and with 3/4 inch long mechanical fasteners 12 inches on center maximum unless detailed otherwise on Drawings. Pin all duct liner.
 - b. Accurately cut liner and thoroughly coat ends with adhesive. Butt joints tightly. Top and bottom sections of insulation shall overlap sides. If liner is all one piece, folded corners shall be tight against metal. Ends shall butt tightly together.
 - c. Coat longitudinal and transverse edges of liner with adhesive.
2. Air Turns:
 - a. Permanently install vanes arranged to permit air to make abrupt turn without appreciable turbulence, in 90 degree elbows of above ground supply and return ductwork.
 - b. Quiet and free from vibration when system is in operation.

END OF SECTION

SECTION 23 3346**FLEXIBLE DUCTS****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install supply air branch duct runouts to diffusers as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 23 3001: Common Duct Requirements.

PART 2 - PRODUCTS**2.1 SYSTEM**

- A. Manufacturers:
 - 1. Manufacturer Contact List:
 - a. Anco Products Inc, Elkhart, IN www.ancoproductsinc.com.
 - b. Thermaflex by Flexible Technologies, Abbeville, SC or Mississauga, ON www.thermaflex.net.
 - c. Flexmaster USA Inc, Houston, TX www.flexmasterusa.com or Flexmaster Canada Ltd, Richmond Hill, ON (905) 731-9411.
- B. Materials:
 - 1. Ducts:
 - a. Formable, flexible, circular duct which shall retain its cross-section, shape, rigidity, and shall not restrict airflow after bending.
 - b. Insulation: Nominal 1-1/2 inches, 3/4 lb per cu ft density fiberglass insulation with air-tight, polyethylene or polyester core, sheathed in seamless vapor barrier jacket factory installed over flexible assembly.
 - c. Assembly, including insulation and vapor barrier, shall meet Class I requirement of NFPA 90A and be UL 181 rated, with flame spread of 25 or less and smoke developed rating of 50 or under.
 - d. Category Four Approved Products. See Section 01 6200 for definitions of Categories:
 - 1) ANCO-FLEX 4625 by Anco Products.
 - 2) M-KC by Thermaflex by Flexible Technologies.
 - 3) Type 4m Insulated by Flexmaster.
 - 2. Cinch Bands: Nylon, 3/8 inch removable and reusable type.

END OF SECTION

SECTION 23 3400**HVAC FANS****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install exhaust fans as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 23 3001: Common Duct Requirements.

PART 2 - PRODUCTS**2.1 MANUFACTURERS**

- A. Manufacturer Contact List:
 - 1. Acme Engineering & Manufacturing Corp, Muskogee, OK www.acmefan.com.
 - 2. Breidert Air Products, Jacksonville, FL www.breidert.com.
 - 3. Carnes Co, Verona, MI www.carnes.com.
 - 4. Greenheck Corp, Schofield, WI www.greenheck.com.
 - 5. Loren Cook Co, Springfield, MO www.lorencook.com.
 - 6. PennBarry, Richardson, TX (215) 464-8900 www.pennbarry.com.

2.2 MANUFACTURED UNITS

- A. Ceiling Mounted Exhaust Fans:
 - 1. Acoustically insulated housings. Sound level rating of 5.0 sones maximum for CFM and static pressure listed on Contract Drawings.
 - 2. Include chatterproof integral back-draft damper with no metal-to-metal contact.
 - 3. True centrifugal wheels.
 - 4. Entire fan, motor, and wheel assembly shall be easily removable without disturbing housing.
 - 5. Suitably ground motors and mount on rubber-in shear vibration isolators.
 - 6. Provide wall or roof cap, as required.
 - 7. Approved Products:
 - a. Acme: VQ.
 - b. Broan: LoSone.
 - c. Carnes: VCD.
 - d. Cook: Gemini.
 - e. Soler & Palau: FF.
- B. Roof Mounted Exhaust Fans:
 - 1. Completely weatherproof, for curb mounting fabricated of steel or aluminum.
 - 2. Exhaust cowl, or entire drive assembly shall be readily removable for servicing.
 - 3. Aluminum bird and insect screen on discharge..
 - 4. UP approved safety disconnect switch
 - 5. Acoustically insulated housings. Sound level rating of 5.6 sones maximum for fan RPM and CFM listed on Drawings.
 - 6. Include chatterproof integral back-draft damper with no metal-to-metal contact.
 - 7. True centrifugal wheels.
 - 8. Suitably ground motors and mount on rubber-in shear vibration isolators.
 - 9. Provide roof curb, as required.

10. Quality Standards:
 - a. Cook ACE.
Approved Manufacturers:
 - b. Acme, Breidert, Broan, Carnes, Cook-Gemini, Greenheck, PennBarry.

END OF SECTION

SECTION 23 3713**DIFFUSERS, REGISTERS, AND GRILLES****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install diffusers, registers, and grilles connected to ductwork as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 23 3001: Common Duct Requirements.

PART 2 - PRODUCTS**2.1 MANUFACTURERS**

- A. Manufacturer Contact List:
 - 1. Carnes Co, Verona, MI www.carnes.com.
 - 2. Krueger Air System Components, Richardson, TX www.krueger-hvac.com.
 - 3. Metal*Aire by Metal Industries Inc, Clearwater, FL www.metalaire.com.
 - 4. Nailor Industries, Houston, TX www.nailor.com.
 - 5. Price Industries Inc, Suwanee, GA www.price-hvac.com.
 - 6. Titus, Richardson, TX www.titus-hvac.com.
 - 7. Tuttle & Bailey, Richardson, TX www.tuttleandbailey.com.

2.2 MANUFACTURED UNITS

- A. Lay-In Ceiling Diffusers:
 - 1. Finish: White baked enamel.
 - 2. Removable inner core assembly.
 - 3. Performance Standard: Titus TMSA Border Type 3.
 - 4. Category Four Approved Products. See Section 01 6200 for definitions of Categories:
 - a. Carnes.
 - b. Krueger.
 - c. Metal*Aire.
 - d. Nailor.
 - e. Price.
 - f. Titus.
 - g. Tuttle & Bailey.
- B. Ceiling Return, Exhaust And Transfer Grilles:
 - 1. Finish: White baked enamel.
 - 2. 1/2 inch by 1/2 inch aluminum cove.
 - 3. Class One Quality Standard: Titus 50F-3.
 - a. Carnes.
 - b. Kreuger.
 - c. Metal*Aire.
 - d. Nailor.
 - e. Price.
 - f. Titus.
 - g. Tuttle & Bailey.

- C. Hard Ceiling Diffusers:
1. Finish: White baked enamel.
 2. Category Four Approved Products. See Section 01 6200 for definitions of Categories:
 - a. Carnes: SKSA.
 - b. Krueger: SH Frame F21.
 - c. Metal*Aire: 5500S-2.
 - d. Price: SMD.
 - e. Titus: TDC Border Type 6.
 - f. Tuttle & Bailey: MS.

END OF SECTION

SECTION 23 4100**AIR FILTERS****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install filters used in mechanical equipment.
- B. Related Requirements:
 - 1. Section 23 3001: 'Common Duct Requirements'.

PART 2 - PRODUCTS**2.1 MANUFACTURED UNITS**

- A. Air Conditioning Unit Filters:
 - 1. 2 inch thick, ANSI/ASHRAE MERV 8, disposable type pre-formed pleated design, having at least 4.5 sq ft of filtering media per sq ft of face area.
 - 2. Media shall be reinforced non-woven cotton fabric, treated with adhesive similar to 'Vyclad B' and continuously laminated to supporting steel wire grid conforming to configuration of pleats.
 - 3. Media pack shall be sealed in a chipboard frame or beverage board.
 - 4. Filters shall have rated average efficiency of 25 to 30 percent on ANSI/ASHRAE 52.2 Test Standard and be capable of operating with variable face velocities up to 500 FPM without impairing efficiency.
 - 5. Initial resistance shall not exceed 0.30 inch wg at 500 FPM or 0.14 inch wg at 300 FPM. Filter shall be listed Class 2 by UL.
 - 6. Category Four Approved Products. See Section 01 6200 for definitions of Categories:
 - a. DP-40 by Airguard Industries Inc, Louisville, KY www.airguard.com.
 - b. Aerostar Series 400 by Filtration Group, Santa Rosa, CA www.filtrationgroup.com.
 - c. PrePleat 40 by Flanders, St Petersburg, FL www.flanderscorp.com.
 - d. Type 30/30 by Camfil Farr Co, Riverdale, NJ www.camfilfarr.com or Farr Inc, Laval, QB (519) 629-3030.

END OF SECTION

SECTION 23 5134**FLUES****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install flues as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 23 0501: 'Common HVAC Requirements'.

PART 2 - PRODUCTS**2.1 ASSEMBLIES**

- A. Manufacturers:
 - 1. Manufacturer Contact List:
 - a. Acme Engineering & Manufacturing Corp, Muskogee, OK www.acmefan.com.
 - b. AMPCO, Holland, MI www.americanmetalproducts.com.
 - c. Breidert Air Products, Jacksonville, FL www.breidert.com.
 - d. Metal-Fab Inc, Wichita, KS www.mtlfab.com.
 - e. Metlvent by Hart & Cooley, Holland, MI www.hartandcooley.com.
 - f. Selkirk Metalbestos, Logan, OH www.selkirkusa.com.
 - g. Simpson Dura-Vent Co, Vacaville, CA www.duravent.com.
- B. Materials:
 - 1. Flues:
 - a. Double wall, factory-fabricated sectional type 'B', of aluminum construction designed to handle combustion products of fuel being used. Provide with inspection cap as required by local code, roof flashing, and clean-out.
 - b. Size flues according to local codes except:
 - 1) No vertical flue shall have an area of less than 12-1/2 sq inches, 4 inches in diameter.
 - 2) In no case shall vent connector be smaller than outlet collar provided by Manufacturer.
 - c. Horizontal flue connectors shall be double wall.
 - d. Fittings shall be pre-fabricated double wall.
 - e. Approved Products:
 - 1) Ameri-Vent by AMPCO.
 - 2) Metal-Fab Inc.
 - 3) Metlvent by Hart & Cooley.
 - 4) Selkirk Metalbestos.
 - 5) Simpson Dura-Vent.
 - 2. Vent Caps:
 - a. Non-backdraft type for installation on top of flue, aluminum construction.
 - b. Approved Products:
 - 1) Mastervent Type MVR by Acme Engineering & Manufacturing.
 - 2) Ameri-cap by AMPCO.
 - 3) Type L by Breidert Air Products.

END OF SECTION

SECTION 23 5533**GAS-FIRED UNIT RADIANT HEATERS****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install gas-fired radiant heaters as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 23 0501: Common HVAC Requirements.
 - 2. Section 23 0933: Electric and Electronic Control.
 - 3. Section 23 1123: Gas piping systems.

PART 2 - PRODUCTS**2.1 MANUFACTURERS**

- A. Manufacturer Contact List:
 - 1. Co-Ray Vac (Roberts-Gordon LLC) www.corayvac.com
 - 2. Space-Ray www.spaceray.com

2.2 MANUFACTURED UNITS

- A. Infrared Gas Heater:
 - 1. Provide with:
 - a. Single stage gas valve.
 - b. Multi-try direct spark ignition with 100 percent lock out.
 - c. Limit and safety controls, including combustion air pressure switch to verify proper vent flow before allowing operation of gas valve.
 - 2. Equip each unit for use with gas and 120/1, volt power supply.
 - 3. Category Four Approved Products. See Section 01 6200 for definitions of Categories:
 - a. Co-Ray Vac CRV
 - b. Space-Ray LTU.

2.3 ACCESSORIES

- A. Electrical Control System:
 - 1. Include high limit automatic control with 24-volt gas valve, and transformer.

END OF SECTION

SECTION 23 7413**PACKAGED, OUTDOOR, HEAT PUMP A/C UNITS****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install packaged air conditioning units as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 23 0501: 'Common HVAC Requirements'.

1.2 REFERENCES

- A. Definitions:
 - 1. Compressor: Pump that increases vapor (refrigerant or air) pressure from one level to a higher level of pressure.
 - 2. Condenser: Device used to condense refrigerant in a cooling system.
 - 3. Condenser Coils: In an air conditioner, the coil dissipates heat from the refrigerant, changing the refrigerant from vapor to liquid.
 - 4. Condensing Unit: Outside section of an air conditioning system which pumps vaporized refrigerant from the evaporator, compresses it, liquefies it in the condenser and returns it to the evaporator coil. The outdoor portion of a split system air conditioner contains the compressor and outdoor coil.
 - 5. EER (Energy Efficiency Rating): Rating that lists how many BTU's per hour are used for each watt of power it draws.
 - 6. Refrigerant: Absorbs heat by a change of state (evaporation) from liquid to a gas, and releases heat by a change of state (condenses) from gas back to a liquid.
 - 7. SEER (Seasonal Energy Efficiency Ratio): Measure of cooling efficiency for air conditioners and heat pumps. A ratio of total cooling in comparison to electrical energy input in watts per hour. Higher the seer, the more energy efficient the unit. Since 2006, the minimum SEER required by the Department of Energy is 13.00 and 15.00+ SEER is considered high efficiency.

1.3 QUALITY ASSURANCE**PART 2 - PRODUCTS****2.1 PERFORMANCE**

- A. Capacities:
 - 1. SEER rating, as defined by ARI, shall be not less than 13.0 for units 5 tons and smaller.
 - 2. EER rating, as defined by ARI, shall be not less than 10.2 for units larger than 5 tons.

2.2 MANUFACTURED UNITS

- A. Air Conditioning Units:
 - 1. Units shall be completely factory assembled and tested. Units shall include following components and features:
 - a. Condenser coils.
 - b. Condenser fans and motors.

- c. Interconnected wiring.
 - d. Pre-wired control panel.
 - e. Filter section.
 - f. Factory installed 100 percent modulating economizer cycle including motorized dampers and controls with modulating power exhaust for unit of 3 tons and larger.
 - g. Factory installed 100 percent modulating economizer cycle including motorized dampers and controls with barometric exhaust for unit of 2.5 tons and smaller.
 - h. Corrosion-resistant all-weather cabinet.
2. Air-Cooled Condensing Unit Section:
- a. Strainer-dryer.
 - b. Time delay or cycle protection to prevent short cycling.
 - c. Condenser Coil: 1/2 inch outside diameter copper tube with aluminum fins. Include condenser coil hail guard assembly.
 - d. Compressors:
 - 1) Equip with crankcase heater.
 - 2) Hermetic or semi-hermetic type mounted on vibration isolators.
 - 3) Fully hermetic scroll type internally protected. Independent circuits for units 7-1/2 tons and larger.
 - 4) On units 3 tons and larger, mount on factory rubber-shock, internal spring vibration isolators.
 - e. Condenser Fan: Axial flow type propeller fan.
 - f. Refrigerant Coils: Constructed of copper tubes with mechanically bonded aluminum plate fins.
 - g. Refrigerant lines shall have:
 - 1) Flexible connections.
 - 2) Suction and liquid line service valves.
 - 3) Charging valves.
 - 4) Receiver valve.
3. Furnace Section:
- a. Units Smaller Than 3 Tons:
 - 1) Aluminized or chromized heat exchanger.
 - 2) Induced-draft motor with solid-state sensor for adequate airflow.
 - b. Units 3 Tons And Larger:
 - 1) Tubular section type of 20 ga steel minimum with 1.2 mil nominal aluminum-silicone alloy coating.
 - 2) Factory-installed induced draft blower.
 - c. Gas shut-off valve.
 - d. High limit switches.
 - e. Fan switch safety pilot and control transformer.
 - f. Automatic electric ignition.
4. Fan Section:
- a. Indoor Blower (evaporator fan):
 - 1) Steel with corrosion-resistant finish and dynamically balanced. Bearings shall be sealed, permanently lubricated, ball bearing type.
 - 2) Belt driven, double inlet, forward curved centrifugal type with adjustable pitch motor pulley.
 - b. Condenser fan shall be direct-driven propeller type and discharge upward. Condenser fan shall have blades riveted to corrosion-resistant steel spiders and be dynamically balanced. Condenser motor shall be totally enclosed.
 - c. Constructed and tested in accordance with AMCA requirements.
 - d. Furnish with flexible connections with weather protection on supply and return air take-offs.
 - e. Evaporator-fan cabinet interior shall be insulated with 1/2 inch (13 mm) thick minimum fiber glass insulation coated on air side. Use Aluminum foil-faced insulation in heating compartment.
5. Controls:
- a. Low ambient and dual pressure.
 - b. Pre-wired.
 - c. Low voltage control circuit with fuse protection on 24 V transformer side.
 - d. Solid state compressor protection for following factory-supplied safeties:
 - 1) Compressor over-temperature, over-current.

- 2) Loss of charge / low-pressure switch.
- 3) Freeze protection thermostat, evaporator coil.
- 4) High-pressure switch.
- e. Following minimum protection for heating section:
 - 1) High temperature limit switch.
 - 2) Flame rollout switch.
 - 3) Induced draft motor speed sensor on units 2-1/2 tons and smaller.
 - 4) Flame proving controls on units 3 tons and larger.
- 6. Safety Controls:
 - a. Factory Supplied Duct Smoke Detectors mounted in Supply Air Section of Roof top Cabinet:
 - 1) Photo electric smoke detector mounted in systems with airflow greater than 2000 CFM.
 - 2) Approved Products:
 - a) Intelligent low-flow photoelectric duct smoke detector with flashscan
 - b) Model FSD-751 RPLA.
 - c) Notifier by Honeywell Minneapolis, MN www.honeywell.com.
- 7. Cabinets:
 - a. 3 Ton And Larger Units: Galvanized and weatherproof, with baked enamel finish on externally exposed surfaces and primed interior panel surfaces. Evaporator fan, compressor, and filter panels shall be hinged.
 - b. All Other Units: Galvanized, weatherproof, and coated inside and outside with corrosion-resistant paint.
- 8. Quality Standard:
 - a. 5ton and smaller: York BHZ
 - b. larger than 5 ton: York XP
 - c. Acceptable Manufacturers\
 - 1) York Corporation
 - 2) Carrier Corp.
 - 3) Lennox Industries.
 - 4) Trane Co.

2.3 ACCESSORIES

- A. Vibration Isolation:
 - 1. Internal type with 1 inch minimum deflection.

END OF SECTION

SECTION 23 7600**EVAPORATIVE AIR COOLING EQUIPMENT****PART 1 - GENERAL****1.1 SUMMARY**

- A. Includes But Not Limited To:
 - 1. Furnish and install rooftop evaporative air handlers and powered ventilators as described in Contract Documents.
- B. Related Requirements:
 - 1. Section 23 0501: Common HVAC Requirements.

PART 2 - PRODUCTS**2.1 MANUFACTURERS**

- A. Type One Acceptable Manufacturers:
 - 1. United Metal Products, Tempe, AZ www.unitedmetal.com.

2.2 MANUFACTURED UNITS

- A. Evaporative Cooling Units
 - 1. Units shall include following components and features
 - a. Casing:
 - 1) Hot-dipped galvanized steel with epoxy powder coat finish. Double thick corners.
 - 2) Unit braced by factory supplied support legs.
 - 3) Curb and curb counter-flashing.
 - 4) Auto-damper with grille diffuser.
 - 5) Provide easy access to external distributor clean outs.
 - 6) Height from top of curb to top of unit 3 feet maximum.
 - 7) Provide over-flow drain through bottom of unit and within curb.
 - b. Fan:
 - 1) Axial, propeller type fan, dynamically balanced and with corrosion resistant finish. Down discharge. Self-aligning, heavy duty, greaseable, pillow block, ball bearing.
 - 2) Belt driven, keyed steel shaft with self-tensioning belt.
 - 3) Adjustable motor sheave.
 - 4) Provide slide frame accessibility to fan, motor and drive.
 - c. Motor:
 - 1) Totally enclosed for wet environment.
 - d. Pads:
 - 1) 8 inch thick cross-fluted 80 percent efficient media with side access removal.
 - e. Water Distribution:
 - 1) Provide distribution system for uniform flow thru media.
 - 2) Centrifugal pump.
 - 3) Cold water make-up valve with float.
 - 2. Design Standard:
 - a. United Metal Products, 'FAN-AIR' UMP-724 with UFD33-2 diffuser and full size barometric damper.
- B. Powered Venitlaor Units
 - 1. Units shall include following components and features

- a. Casing:
 - 1) Aluminum Construction with Key Steel Components.
 - 2) Lifting sky hooks, and hinged access hood.
 - 3) Curb and curb counter-flashing.
 - 4) Interchangeable components with UMP-700 series evaporative coolers.
 - b. Fan:
 - 1) Axial, propeller type fan, dynamically balanced and with corrosion resistant finish. Down discharge. Self-aligning, heavy duty, greaseable, pillow block, ball bearing.
 - 2) Belt driven, keyed steel shaft with self-tensioning belt.
 - 3) Adjustable motor sheave.
 - c. Motor:
 - 1) Open drip proof copper-wound heavy duty ball bearing motors..
2. Design Standard:
- a. United Metal Products, 'FAN AIR UE series.with full size barometric damper.

END OF SECTION

Plumbing Fixtures

1. Water Closets (Toilets) Wall hung 1.28 GPF, with in-wall carrier, sensor operated flush valve. Typical fixture cut sheets attached
 - a. Fixture Catalog cut: representative fixture - Toto CT708E
 - b. Flush Valve Catalog : Representative Valve - Toto TET6LN
 - c. In Wall Carrier:Representative Carrier - Zurn Z1203-ND4
2. Urinal Wall Hung, 0.5 GPF with in-wall carrier, sensor operated flush valve. Typical fixture cut sheets attached.
 - a. Fixture Catalog cut: representative fixture - Toto UT447E
 - b. Flush Valve Catalog : Representative Valve - Toto TEU1LN
 - c. In Wall Carrier:Representative Carrier - Zurn Z1218
3. Lavatories - L1 undercounter in main restrooms - with sensor operated faucet and tempered water supply.
 - a. Fixture Catalog cut: representative fixture - Toto LT643
 - b. Faucet: representative faucet - Chicago 116.101.AB.1
4. Lavatories - L2 Wall mounted self supporting, with in wall carrier, sensor operated faucet and tempered water supply.
 - a. Fixture Catalog cut: representative fixture - American Std 0356.041
 - b. Faucet: representative faucet - Chicago 116.101.AB.1
 - c. In Wall Carrier:Representative Carrier - Zurn Z1231
5. Service Sink - Enameled Cast Iron Service Sink.
 - a. Fixture Catalog Cut: CECO Model 871
 - b. Faucet: Representative Fauct - Chicago 897-CP
6. Classroom/Breakroom Sink - S1 Self rimming, stainless steel sink
 - a. Fixture Catalog Cut: Elkay LR 2219
 - b. Faucet: Representative Faucet - Chicago 1100-GN8
7. Drinking Fountain - DF1 - dual height drinking fountain with recessed in wall chiller
 - a. Fixture Catalog Cut: Haws Model H1011.8.
8. Hose Bibb (Wall Hydrant) - in wall close coupled with Wall box and tee key.
 - a. Fixture Catalot Cut: Woodford Model B75

Water Closets

TOTO® CT708E(G) & CT708EV(G)

Wall-Mounted Flushometer Toilet, 1.28GPF when used with High Efficiency Flushometer Valve

FEATURES

- Wall-mounted outlet
- Elongated front bowl
- Optional SanaGloss® ceramic glaze - SanaGloss glaze prevents debris, and mold from sticking to ceramic surfaces, leading to fewer chemicals and less water in cleaning.

MODELS

- CT708E
Commercial wall-mounted toilet with 1-1/2' top spud inlet, less seat
- CT708EG
Commercial wall-mounted toilet with 1-1/2' top spud inlet, less seat with SanaGloss ceramic glaze
- CT708EV
Commercial wall-mounted toilet with 1-1/2' back spud inlet, less seat
- CT708EVG
Commercial wall-mounted toilet with 1-1/2' back spud inlet, less seat with SanaGloss ceramic glaze
- SC534 seat (sold separately)
- SC134 seat (sold separately)
- THU111 Retro-fit mounting bolt cap set (4 pcs sold separately)



SanaGloss

FLUSHOMETER VALVES (sold separately)			
Manual		EcoPower®	
1.28 GPF	1.6 GPF	1.28 GPF	1.6 GPF
TMT1LN32#CP	TMT1NNC-32	TET1LN32#CP	TET1GNC-32#CP
		TET6LN32#CP	TET6GNC-32#CP
		TET3LN#31#SS	TET3GN#31#SS
		TET2LN#31#SS	TET2GN#31#SS

CT708E

CT708EV

COLORS/FINISHES

- #01 Cotton
- #03 Bone
- #12 Sedona Beige

CODES/STANDARDS

- Meets and exceeds ASME A112.19.2/CSA B45.1
- Certifications: IAPMO (cUPC), State of Massachusetts, City of Los Angeles, and others
- Code compliance: UPC, IPC, NSPC, NPC Canada, and others
- ADA Compliant

PRODUCT SPECIFICATION

The wall-mounted, low consumption siphon jet flushing system toilet shall be 1.28GPF/4.8LPF when paired with a 1.28GPF flushometer valve and 1.6GPF/6.0LPF when paired with 1.6GPF/6.0LPF flushometer valve. Toilet shall have optional SanaGloss ceramic glaze. Toilet can be mounted at ADA height. Toilet shall be elongated front bowl. Toilet shall be TOTO Model CT708E_____.

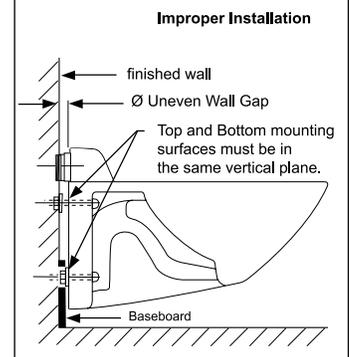
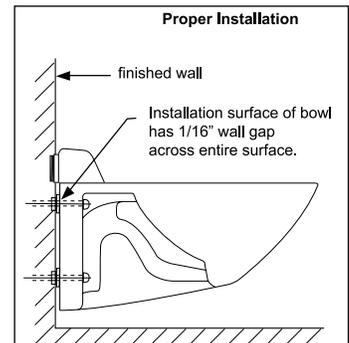
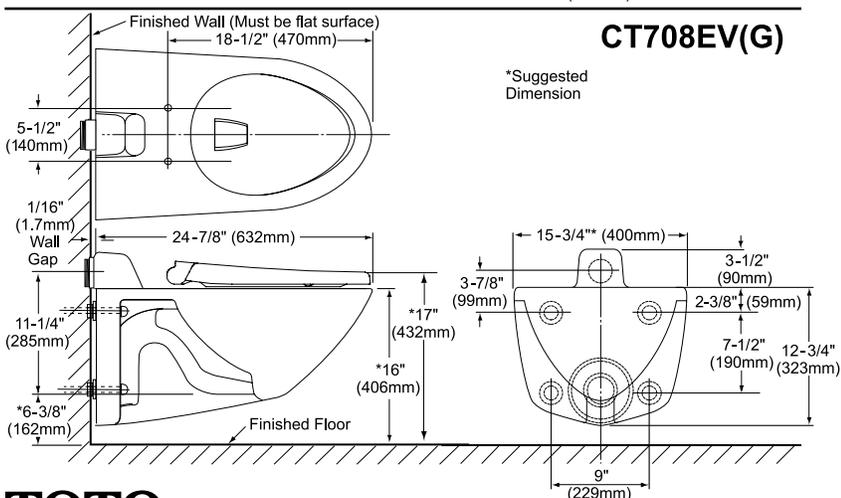
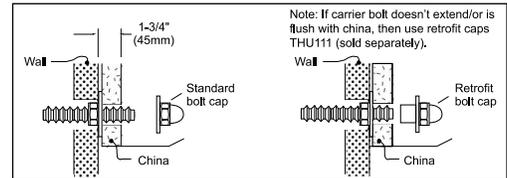
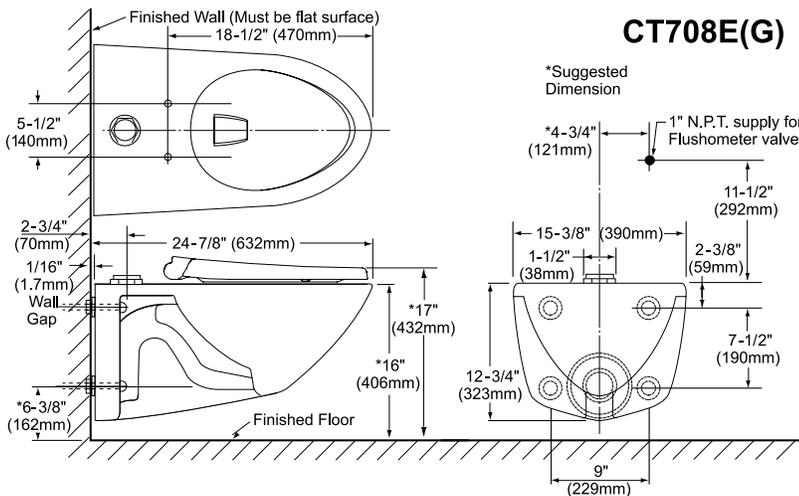


CT708E(G) & CT708EV(G)

Wall-Mounted Flushometer Toilet, 1.28GPF when used with High Efficiency 1.28GPF Flushometer Valve

SPECIFICATIONS

- Water Use 1.28GPF/4.8LPF
(or 1.6GPF/6.0LPF when used with 1.6GPF flush valve)
- Flush System Siphon jet flushing action
- Min. Water Pressure 35 psi (flowing)
- Min. Flow Rate 23 GPM
- Water Surface 12" x 9-1/4"
- Trap Diameter 2-1/8"
- Trap Seal 2-5/8"
- Warranty One Year Limited Warranty
- Material Vitreous china
- Shipping Weight CT708E(G) - 49lbs
CT708EV(G) - 53.5lbs
- Shipping Dimensions CT708E(G)
17-1/8" L x 16" W x 26" H
CT708EV(G)
15-1/2" L x 15-1/2" W x 26-3/8" H



TOTO

These dimensions and specifications are subject to change without notice

High-Efficiency Toilet EcoPower® Flushometer Valve, 1.28 gpf

FEATURES

- Hydropower self-generating system
- Electronic flushometer valve, neutral rough-in, complete with 1" angle stop and 1-1/2" vacuum breaker set
- For use with 24" vacuum breakers
- 1.28 gpf or less
- Manual override button
- 24 hour automatic flush for trap seal protection

MODELS

- TET6LN#CP
Valve only, Left and right rough,
Polished Chrome finish
- TET6LN32#CP (1-1/2" Vacuum Breaker)
Left and right rough, Polished Chrome finish
Complete set supplied with:
Vacuum breaker & angle stop set - VBXCP-32
 - 1" Angle stop - 10077t3
 - 1-1/2" Vacuum breaker 24" long - 10075t1L
 - Spud nut & escutcheon - 71051Nt6
 - Sweat solder kit - TH559EDVSJ3
- Optional Part:
Z-4000-J - Adapter for ground joint angle stops



Piston Valve

COLORS/FINISHES

- #CP Polished Chrome

CODES/STANDARDS

- Meets or exceeds ASSE 1037, CSA B125.3
- Certifications: IAPMO(cUPC), ASSE, State of Massachusetts, City of Los Angeles, and others
- Code Compliance: UPC, IPC, NSPC, NPC Canada, and others
- ADA compliant



PRODUCT SPECIFICATION

TOTO® Model No. _____

Automatic infrared sensor activated, toilet flush valve designed for use with 24" vacuum breakers. Heavy-duty zinc die cast cover with polished chrome finish. Vandal resistant hex head screws. Low water consumption of 1.28 gallons per flush. Automatic sensor adjustment on installation. Manual override button incorporated. Piston valve and solenoid with self-cleaning mechanism. Automatic flush every twenty four hours if not used. Angle stop and vacuum breaker included with accessories. Through the use of TOTO's EcoPower® Flush Valves, using the valve 12 flushes per day will fully recharge the valve for up to 10 years.

TET6LN Series

High-Efficiency Toilet EcoPower® Flushometer Valve, 1.28 gpf

SPECIFICATIONS

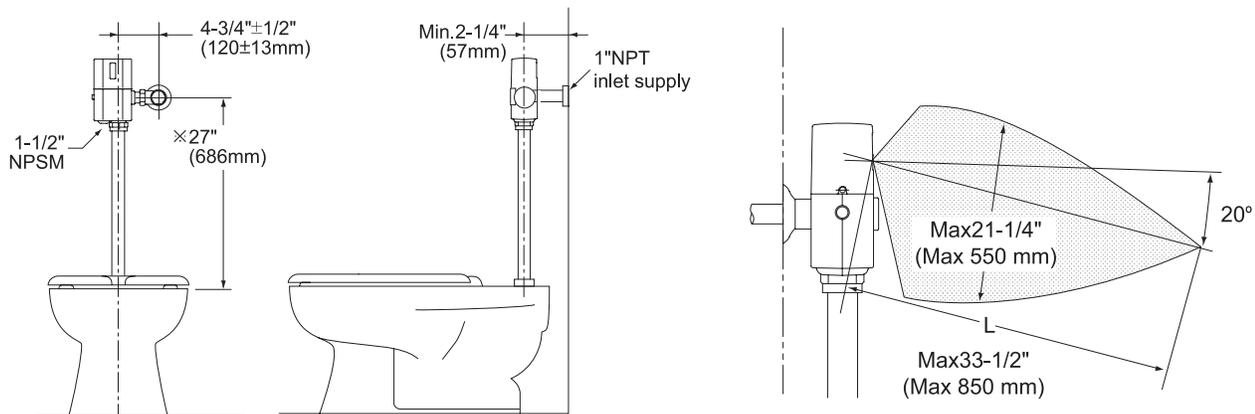
- Warranty Three Year Warranty
- Material Bronze casting with polished chrome finish
- Power Supply Hydropower self-generating system
- Water Supply 1" NPT
- Detection time Factory setting at six (6) seconds minimum
- Detection range Self-adjusting to environment
- Discharge quantity Preset to 1.28 gpf / 4.8 lpf
- Operating temperature 32°-104°F (0°-40°C)
- Supply water pressure 35 psi (flowing) - 125 psi* (minimum flow rate of 23 gpm)
- Trap seal protection Automatically flushes once after twenty-four (24) hours of non-use

These specifications are subject to change without notice.

*Water pressures over 80 psi are not recommended for most plumbing fixtures. Check your local plumbing code for details.

INSTALLATION NOTES

Alternate ADA Installation:
Use split grab bars.



*Check local codes

TOTO

These dimensions and specifications are subject to change without notice



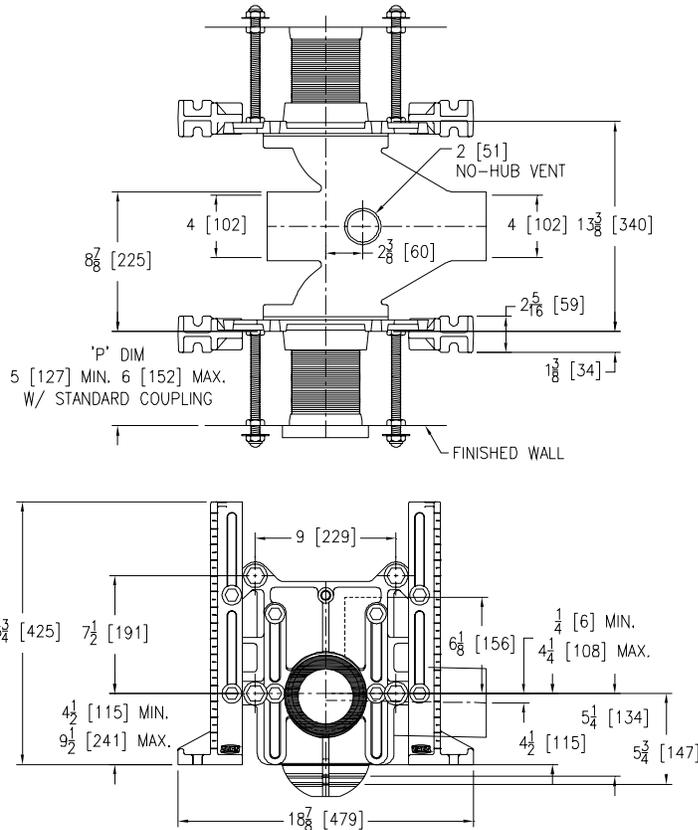
Z1203-ND4

ADJUSTABLE HORIZONTAL BACK TO BACK SIPHON JET-NO HUB

SPECIFICATION SHEET

TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



Product Number	Approx. Wt. Lbs. [kg]
Z1203-ND4	120[51]

Note:

1. Min. 'P' Dim. Obtainable=2 [51]
2. Feet bolted to floor using min. 1/2 [13] dia. bolts and back slots on carrier feet.

ENGINEERING SPECIFICATION: ZURN Z1203-ND4

Adjustable, horizontal siphon jet water closet "Rigid System" with 4 [102] No-Hub connections. Complete with Dura-Coated cast iron fitting, with 2 [51] vent, adjustable gasketed face plates, universal floor mounted foot supports, corrosion resistant adjustable ABS couplings with integral test cap, fixture bolts, trim, stud protectors and bonded "Neo-Seal" gaskets.

OPTIONS (Check/specify appropriate options)

Z1203-ND4 4 [102] No-Hub Back to Back Inlet (Double)

PREFIXES

- ___ Z D.C.C.I. System with Zurn "ZZ" Adjustable Coupling*
- ___ ZQ D.C.C.I. System with Non-Adjustable Coupling

SUFFIXES

- | | |
|--|--|
| <ul style="list-style-type: none"> ___ -A Auxiliary Support Assembly (For P-Dim. Greater than 18 [457]) ___ -B Blowout Type Fixture Support ___ -BC Back Cleanout ___ -CC Corrosion Resistant Cast Iron Coupling (6 to 12 [152] to [305]) ___ -CL Coupling Length Greater than 12 [152] (Specify Length Required.) ___ -F Floor Mount, Back Outlet Fixture Support ___ -G Galvanized Cast Iron ___ -JC 2 [51] Auxiliary Inlet with Sanitary Sweep on Faceplate Centerline (No-Hub only) ___ -M Auxiliary Foot Support (For P-Dim. 10-18 [254-457]) ___ -T Threaded Connection (Available on Restricted Basis Only) ___ -VP Vandal-Proof Trim ___ -W Adapter for Women's Urinal | <ul style="list-style-type: none"> ___ -XB Bariatric 1000 lb [454 kg] Carrier ___ -XH Extra-Heavy-Duty 750 lb [340 kg] Carrier ___ -X3 3 [76] Foot Extension ___ -X4 4 [102] Foot Extension ___ -29 Mechanical Test Cap Assembly (Previously Z1210-29) ___ -45 Finishing Frame for Siphon Jet System (For Blowout System Specify -45-B) (Previously Z1210-45) ___ -50 Flush Valve Supply Support for W.C. (Previously Z1210-50) ___ -61 "ZZ" Coupling Wrench |
|--|--|

*REGULARLY FURNISHED UNLESS OTHERWISE SPECIFIED

REV. G	DATE: 9/25/08	C.N. NO. 99142
DWG. NO. 54354	PRODUCT NO. Z1203-ND4	

Urinals

0.5GPF Low Consumption Washout Urinal

FEATURES

- Compact urinal with concealed integral trap
- Washout flush action with 3/4" top or back spud inlet
- 0.5 GPF with any flush valve shown below

MODELS

- UT447E
Urinal with 3/4" top spud inlet
- UT447EV
Urinal with 3/4" back spud inlet

ADDITIONAL ITEMS (sold separately)

- THU3017
Stainless Steel Urinal Drain Cover

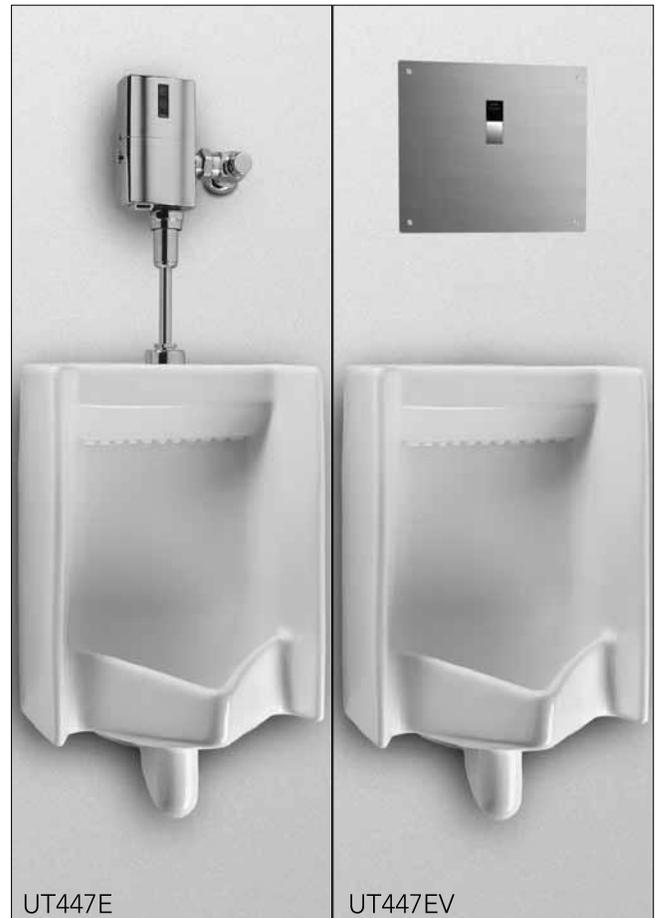
RECOMMENDED FLUSH VALVES		
UT447E		UT447EV
EcoPower®	Manual	EcoPower®
TEU1LN12#CP	TMU1LN12#CP	TEU2LN11#SS
		TEU3LN11#SS

COLORS/FINISHES

- Standard
 - #01 Cotton
 - #03 Bone
 - #12 Sedona Beige

PRODUCT SPECIFICATION

The wall-mounted, ADA compliant, low consumption washout urinal shall be 0.5GPF/1.9LPF when paired with a 0.5GPF flushometer valve and 1.0GPF/3.8LPF when paired with 1.0GPF/3.8LPF flushometer valve. Urinal specified shall be model UT447E_____.



CODES/STANDARDS

- Meets and exceeds ASME A112.19.2/CSA B45.1,
- Certifications: IAPMO(cUPC), State of Massachusetts, City of Los Angeles
- Code compliance: UPC, IPC, NSPC, NPC Canada, and others
- Legislative compliance: California AB715, California Green Building Code
- ADA compliant



High-Efficiency Urinal EcoPower® Flushometer Valve, 0.5 gpf

FEATURES

- Hydropower self-generating system
- Electronic flushometer valve, neutral rough-in, complete with 3/4" angle stop and 1-1/4" or 3/4" vacuum breaker set
- 0.5 gpf or less
- Manual override button
- 12 hour automatic flush for trap seal protection

MODELS

- TEU1LN#CP
Valve only, Left and right rough, Polished Chrome finish
- TEU1LN12#CP (3/4" Vacuum breaker)
Left and right rough, Polished Chrome finish
Complete set supplied with:
Vacuum breaker & angle stop set - VB9CP-12
 - 3/4" Angle stop - 10077t4
 - 3/4" Vacuum breaker - 10075t2
 - Spud nut & escutcheon - 71051Nt5
 - Sweat solder kit - TH559EDVSJ1
- TEU1LN22#CP (1-1/4" Vacuum breaker)
Left and right rough, Polished Chrome finish
Complete set supplied with:
Vacuum breaker & angle stop set - VB9CP-22
 - 3/4" Angle stop - 10077t4
 - 1-1/4" Vacuum breaker - 10075t5
 - Spud nut & escutcheon - 71051Nt5
 - Sweat solder kit - TH559EDVSJ1
- Optional Part:
Z-4000-J - Adapter for ground joint angle stops

COLORS/FINISHES

- #CP Polished Chrome

CODES/STANDARDS

- Meets or exceeds ASSE 1037, CSA B125.3
- Certifications: IAPMO(cUPC), ASSE, State of Massachusetts, City of Los Angeles, and others
- Code Compliance: UPC, IPC, NSPC, NPC Canada, and others
- ADA compliant



Piston Valve

PRODUCT SPECIFICATION

TOTO® Model No. _____
Automatic infrared sensor activated, urinal flush valve. Heavy-duty zinc die cast cover with polished chrome finish. Vandal resistant hex head screws. Low water consumption of 0.5 gallon per flush. Automatic sensor adjustment on installation. Manual override button incorporated. Piston valve and solenoid with self-cleaning mechanism. Automatic flush every twelve hours if not used. Angle stop and vacuum breaker included with accessories. Through the use of TOTO's EcoPower® Flush Valves, using the valve 30 flushes per day will fully recharge the valve for up to 10 years.

TEU1LN Series

High-Efficiency Urinal EcoPower® Flushometer Valve, 0.5 gpf

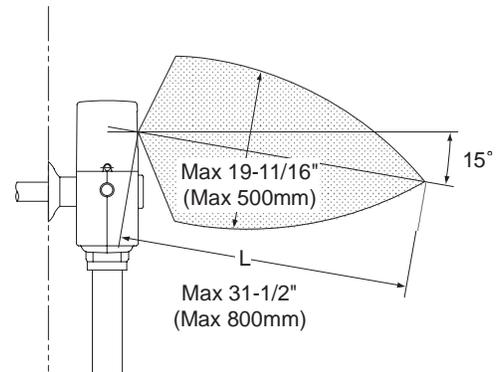
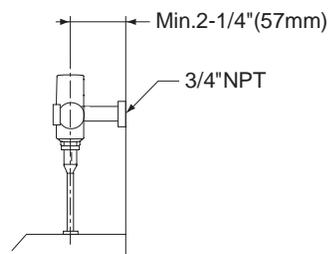
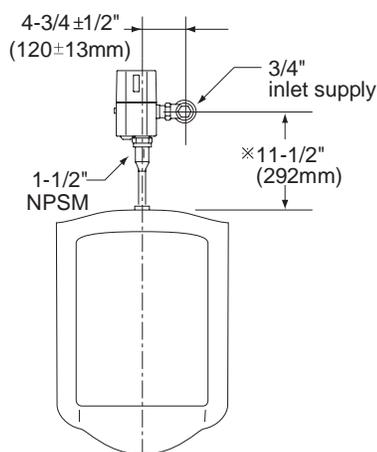
SPECIFICATIONS

- Warranty Three Year Warranty
- Material Bronze casting with polished chrome finish
- Power Supply Hydropower self-generating system
- Water Supply 3/4" NPT
- Detection time Factory setting at six (6) seconds minimum
- Detection range Self-adjusting to environment
- Discharge quantity Preset to 0.5 gpf / 2.4 lpf
- Operating temperature 32°-104°F (0°-40°C)
- Supply water pressure 15 psi - 125 psi*
- Trap seal protection Automatically flushes once after twelve (12) hours of non-use

These specifications are subject to change without notice.

*Water pressures over 80 psi are not recommended for most plumbing fixtures.

Check your local plumbing code for details.



*Check local codes

TOTO

These dimensions and specifications are subject to change without notice



Z1218

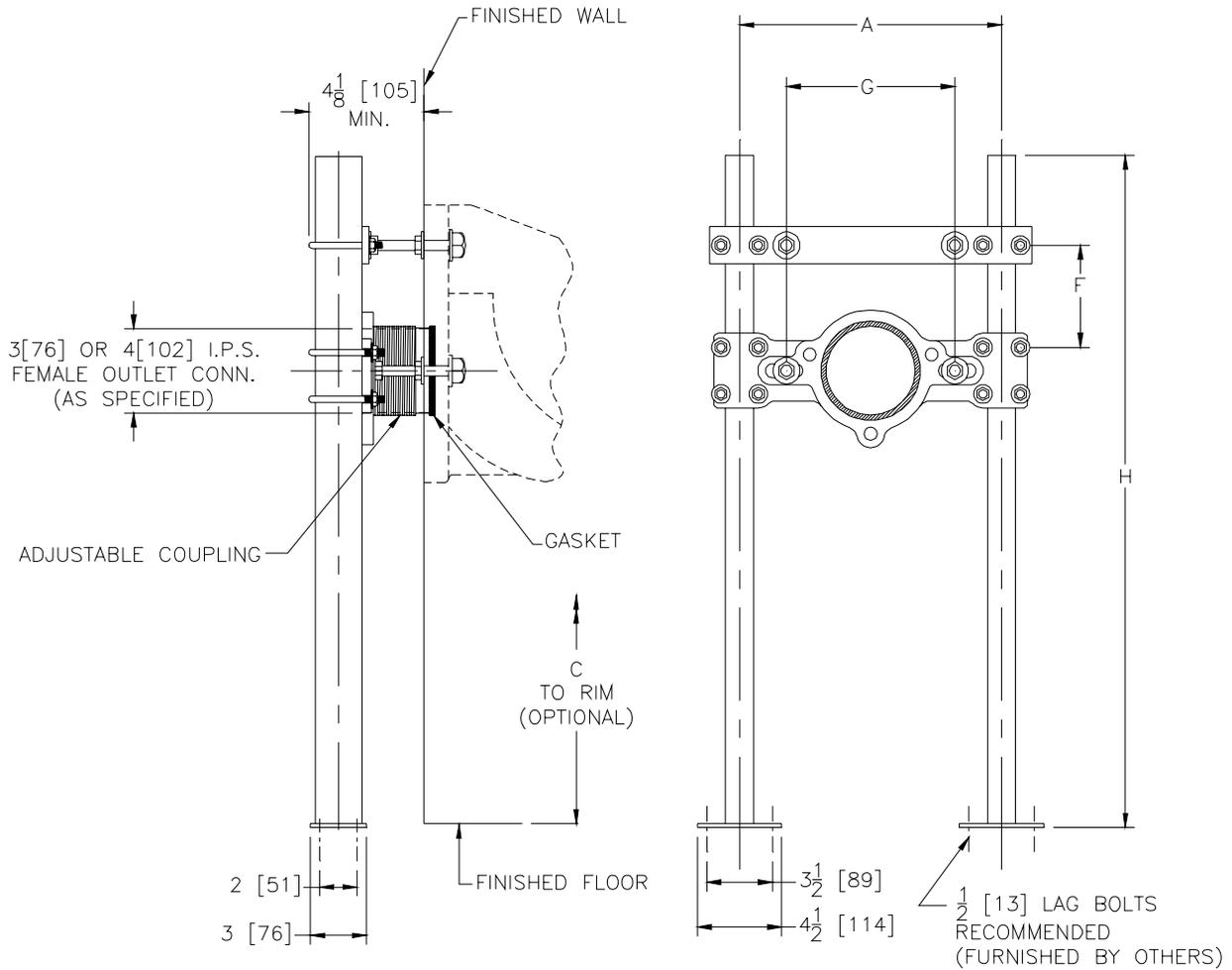
COUPLING TYPE SYSTEM

WALL URINAL / SERVICE SINK

SPECIFICATION SHEET

TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



Product No.	Outlet Inches	Approx. Wt. Lbs. [kg]
Z1218	3-4 [76-102]	63 [29]

ENGINEERING SPECIFICATION: ZURN Z1218

Service sink support system. Complete with Dura-Coated rectangular steel uprights with welded feet, adjustable face plate and upper support plate, adjustable corrosion resistant coupling, fixture bolts, trim and bonded "Neo-Seal" gasket.

OPTIONS (Check/specify appropriate options)

PREFIXES

_____ Z Dura-Coated System with Adjustable Coupling *

SUFFIXES

- _____ -B Blowout Type Fixture Support
- _____ -VP Vandal Proof Trim
- _____ -WS Wall Support Valve Plate (Specify Valve Name and Number)
- _____ -79 Paraplegic Rough-In

*REGULARLY FURNISHED UNLESS OTHERWISE SPECIFIED

REV. E	DATE: 3/24/05	C.N. NO. 93147
DWG. NO. 58848		PRODUCT NO. Z1218

Lavatories (under counter)

Dartmouth® Undercounter Lavatory

FEATURES

- 17-1/4" x 12-7/8" Undercounter lavatory
- 4-3/4" Basin depth
- Oval design for undercounter installation
- Overflow drain
- Mounting assembly complete with installation template and mounting hardware

MODELS

- LT643
(#01, #03, #11, #12, #51)



COLORS/FINISHES

- #01 Cotton
- #03 Bone
- #11 Colonial White
- #12 Sedona Beige
- #51 Ebony

CODES/STANDARDS

- Meets and exceeds ASME A112.19.2/CSA B45.1
- Certifications: IAPMO(cUPC), State of Massachusetts, City of Los Angeles, and others
- Meets ADA guidelines and ANSI A117.1 requirements when countertop is installed 864mm (34") from finished floor and lavatory is installed 205mm (8-1/8") minimum from front edge.



PRODUCT SPECIFICATION

The undercounter lavatory shall be made of vitreous china. Lavatory shall be 18-3/4" in length and 13-3/4" in width. Product shall be with overflow and lavatory shall include mounting assembly. Lavatory shall be TOTO Model LT643_____.

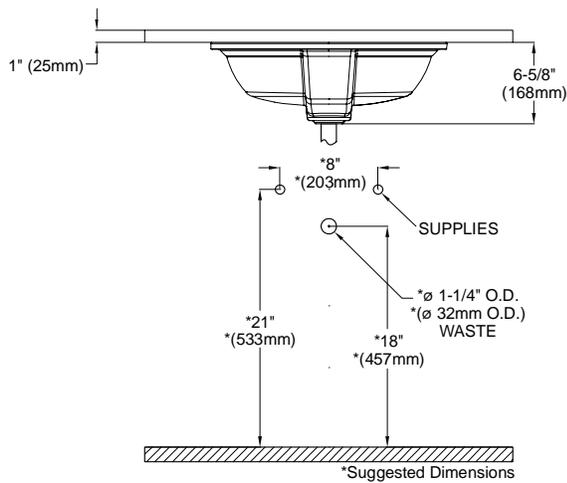
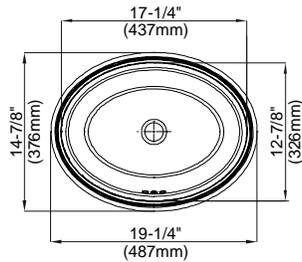
LT643

Dartmouth® Undercounter Lavatory

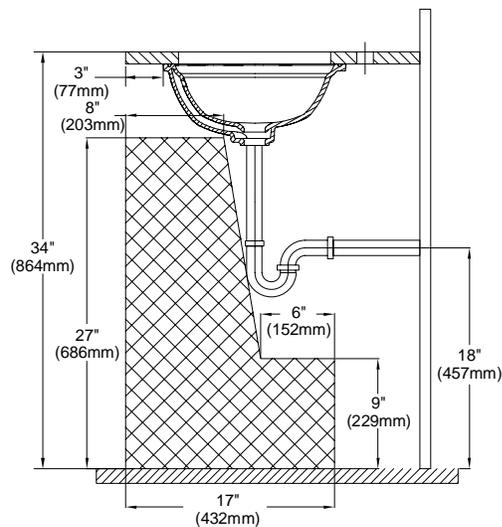
SPECIFICATIONS

- Waste 1-1/4" O.D.
- Size 19-1/4"W x 14-7/8"D
- Basin 17-1/4"W x 12-7/8"D
- Warranty One Year Limited Warranty
- Material Vitreous china
- Shipping Weight 17 lbs.
- Shipping Dimensions 22-1/4"W x 18-3/4"D x 9-3/4"H

INSTALLATION NOTES



ADA Compliance Check



Electronic Faucets

Product Type

Deck Mounted Single Hole HyTronic Traditional Sink Faucet with Dual Beam Infrared Sensor

Features & Specifications

- Single Hole
- Traditional Electronic Integral Spout
- 0.5 GPM (1.9 L/min) Vandal Proof Non-Aerating Spray
- Single Supply for Tempered Water
- 12 Volt AC Transformer Required (Order Separately)
- Stainless Steel Hose Included
- Includes Optional 2.2 GPM (8.3 L/min) Aerator Insert
- Multiple Field Adjustable Modes and Ranges
- Compatible with Chicago Faucets Commander™ Handheld Programming Unit
- ECAST® design provides durable brass construction with total lead content equal to or less than 0.25% by weighted average
- CFNow! Item Ships in 5 Days

Performance Specification

- Rated Operating Pressure: 20-125 PSI
- Rated Operating Temperature: 40-140°F

Warranty

- Lifetime Limited Faucet Warranty
- 1-Year Limited Finish Warranty
- 5-Year Limited Mechanical Warranty
- 3-Year Limited Electronics and Solenoid Warranty

Codes & Standards

- ASME A112.18.1/CSA B125.1
- Certified to NSF/ANSI 61, Section 9 by CSA
- California Health and Safety Code 116875 (AB1953-2006)
- Vermont Bill S.152
- NSF/ANSI 372 Low Lead Content
- ADA ANSI/ICC A117.1
- CALGreen

Job Name _____

Item Number _____

Section/Tag _____

Model Specified _____

Architect _____

Engineer _____

Contractor _____

Submitted as Shown Submitted with Variations

Date _____



ECAST

ECAST products are intended for installation where state laws and local codes mandate lead content levels or in any location where lead content is a concern.

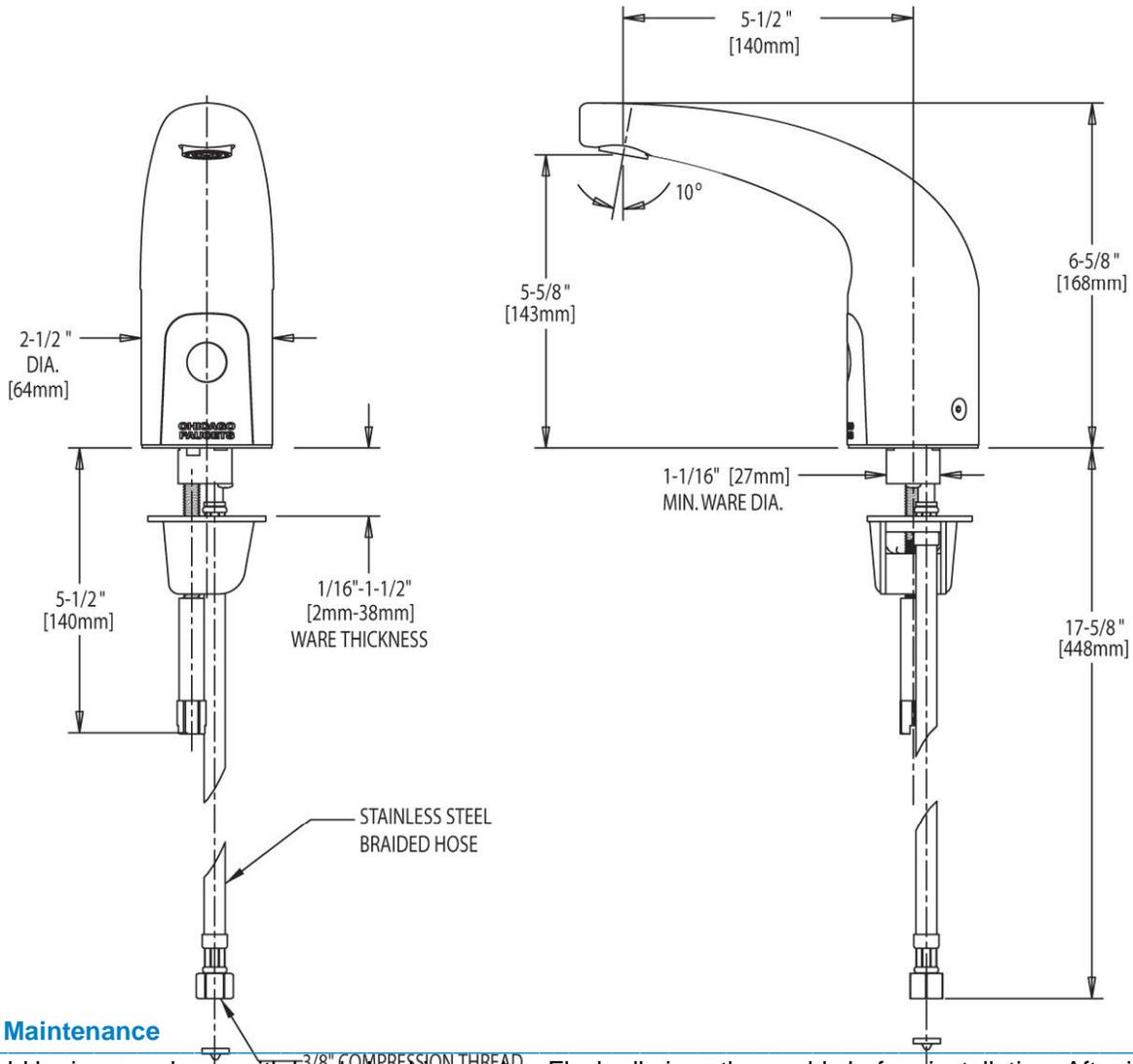
116.101.AB.1

Electronic Faucets



Architect/Engineer Specification

Chicago Faucets No. 116.101.AB.1, Deck Mounted Single Hole HyTronic Traditional Sink Faucet with Dual Beam Infrared Sensor, Chrome Plated solid brass construction. Traditional Electronic Integral Spout. Includes Optional 2.2 GPM (8.3 L/min) Aerator Insert. 0.5 GPM (1.9 L/min) Pressure Compensating Econo-Flo Vandal Proof Non-Aerating Spray. Single Supply for Tempered Water. 12 Volt AC Transformer Required (Order Separately). Stainless Steel Hose Included. Multiple Field Adjustable Modes and Ranges. Compatible with Chicago Faucets Commander™ Handheld Programming Unit. ECAST® construction with less than 0.25% lead content by weighted average. CALGreen Compliant. This product meets ADA ANSI/ICC A117.1 requirements and is tested and certified to industry standards: ASME A112.18.1/CSA B125.1, Certified to NSF/ANSI 61, Section 9 by CSA, California Health and Safety Code 116875 (AB1953-2006), Vermont Bill S.152, NSF/ANSI 372 Low Lead Content, and California Green Building Standards Code (CALGreen).



Operation and Maintenance

Installation should be in accordance with local plumbing codes. Flush all pipes thoroughly before installation. After installation, remove spout outlet or flow control and flush faucet thoroughly to clear any debris. Care should be taken when cleaning the product. Do not use abrasive cleaners, chemicals or solvents as they can result in surface damage. Use mild soap and warm water for cleaning and protecting the life of Chicago Faucet products. For specific operation and maintenance refer to the installation instructions and repair parts documents that are located at www.chicagofaucets.com.

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Lavatories (Self supporting)



LUCERNE™ WALL-HUNG LAVATORY

- Wall-hung sink
- Vitreous china
- Front overflow
- D-shaped bowl
- Self-draining deck area with contoured back and side splash shields
- Faucet ledge
- Compliant with Texas accessibility standard (TAS) for children age group 13 and up

Faucet holes on 203mm (8") centers (Illus.):

- 0356.028** For exposed bracket support
Shown with 4801.862 Amarilis Heritage faucet with Triune Cross handles (not included)
- 0356.015** For wall hanger (included) or concealed arms support
- 0356.915** For wall hanger (included) or concealed arms support
 - Less overflow

Faucet holes on 102mm (4") centers:

- 0355.027** For exposed bracket support
- 0355.012** For wall hanger (included) or concealed arms support
- 0355.912** For wall hanger (included) or concealed arms support
 - Less overflow

Single center faucet hole (Illus.):

- 0356.041** For exposed bracket support
Shown with 1340.000 metering faucet (not included)
- 0356.421** For wall hanger (included) or concealed arms support
- 0356.921** For wall hanger (included) or concealed arms support
 - Less overflow
- 0356.439** For wall hanger (included) or concealed arms support
 - Single faucet hole on right
- 0356.066** For exposed bracket support
 - Single faucet hole on right

Nominal Dimensions:

521 x 464mm
(20-1/2" x 18-1/4")

Bowl sizes:

381mm (15") wide
254mm (10") front to back
165mm (6-1/2") deep

Compliance Certifications -

Meets or Exceeds the Following Specifications:

- ASME A112.19.2 / CSA B45.1 for Vitreous China Fixtures



0356.028



0356.041

SEE FOLLOWING PAGES FOR ROUGHING-IN DIMENSIONS

To Be Specified:

- Color: White
- Faucet*:
- Faucet Finish:
- Supplies:
- 1-1/4" Trap:
- Nipple:
- Bracket Support (by others):
- Concealed Arms Support (by others):

* See faucet section for additional models available

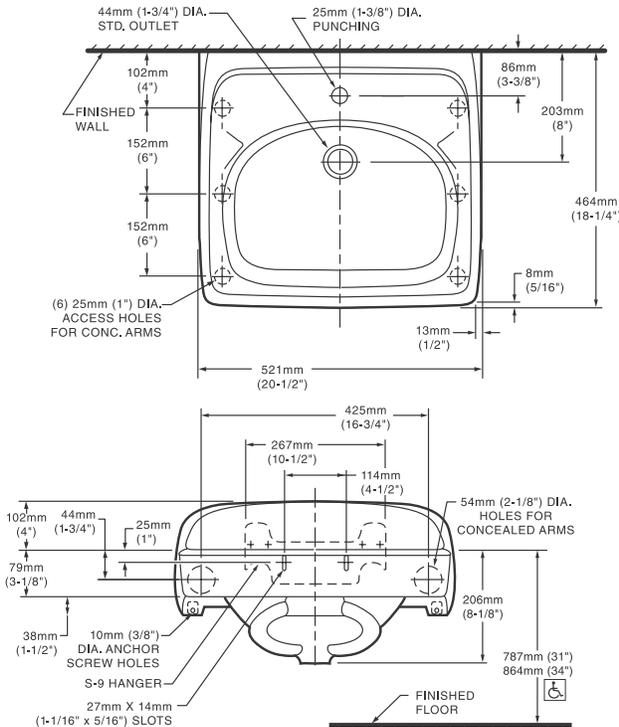


MEETS THE AMERICANS WITH DISABILITIES ACT GUIDELINES AND ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES - CHECK LOCAL CODES.
Top of front rim mounted 864mm (34") from finished floor.

0356.041 SINGLE CENTER HOLE FOR EXPOSED BRACKET SUPPORT

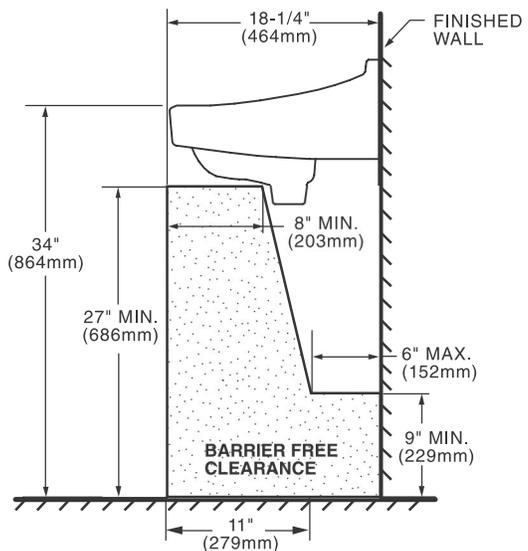
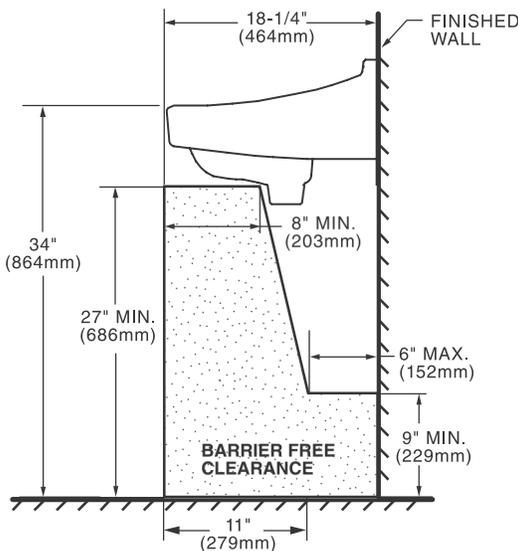
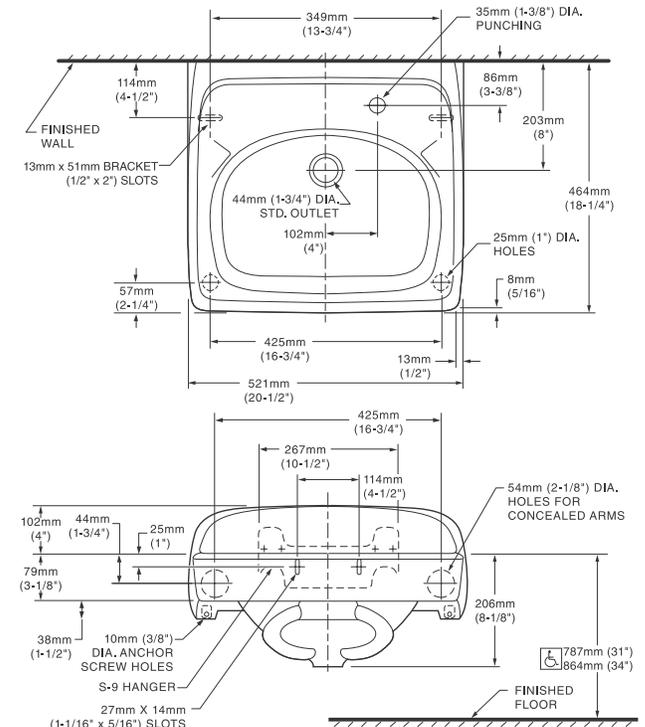
0356.421 SINGLE CENTER HOLE FOR WALL HANGER OR CONCEALED ARMS

0356.921 LESS OVERFLOW



0356.439 SINGLE CENTER HOLE ON RIGHT FOR WALL HANGER OR CONCEALED ARMS

0356.066 SINGLE CENTER HOLE ON RIGHT FOR EXPOSED BRACKET SUPPORT



NOTES:
* DIMENSIONS SHOWN FOR LOCATION OF SUPPLIES AND "P" TRAP ARE SUGGESTED.
PROVIDE SUITABLE REINFORCEMENT FOR ALL WALL SUPPORTS.
FITTINGS NOT INCLUDED AND MUST BE ORDERED SEPARATELY.
CONCEALED ARM SUPPORT AS REQUIRED TO BE FURNISHED BY OTHERS.

IMPORTANT: Dimensions of fixtures are nominal and may vary within the range of tolerances established by ANSI Standard A112.19.2. These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided pages.

LAVATORY DESIGNED TO MEET ADA HANDICAPPED GUIDELINES WITH MOUNTING HEIGHT SET AT 864MM (34") ABOVE FINISHED FLOOR.

Electronic Faucets

Product Type

Deck Mounted Single Hole HyTronic Traditional Sink Faucet with Dual Beam Infrared Sensor

Features & Specifications

- Single Hole
- Traditional Electronic Integral Spout
- 0.5 GPM (1.9 L/min) Vandal Proof Non-Aerating Spray
- Single Supply for Tempered Water
- 12 Volt AC Transformer Required (Order Separately)
- Stainless Steel Hose Included
- Includes Optional 2.2 GPM (8.3 L/min) Aerator Insert
- Multiple Field Adjustable Modes and Ranges
- Compatible with Chicago Faucets Commander™ Handheld Programming Unit
- ECAST® design provides durable brass construction with total lead content equal to or less than 0.25% by weighted average
- CFNow! Item Ships in 5 Days

Performance Specification

- Rated Operating Pressure: 20-125 PSI
- Rated Operating Temperature: 40-140°F

Warranty

- Lifetime Limited Faucet Warranty
- 1-Year Limited Finish Warranty
- 5-Year Limited Mechanical Warranty
- 3-Year Limited Electronics and Solenoid Warranty

Codes & Standards

- ASME A112.18.1/CSA B125.1
- Certified to NSF/ANSI 61, Section 9 by CSA
- California Health and Safety Code 116875 (AB1953-2006)
- Vermont Bill S.152
- NSF/ANSI 372 Low Lead Content
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Job Name _____

Item Number _____

Section/Tag _____

Model Specified _____

Architect _____

Engineer _____

Contractor _____

Submitted as Shown Submitted with Variations

Date _____



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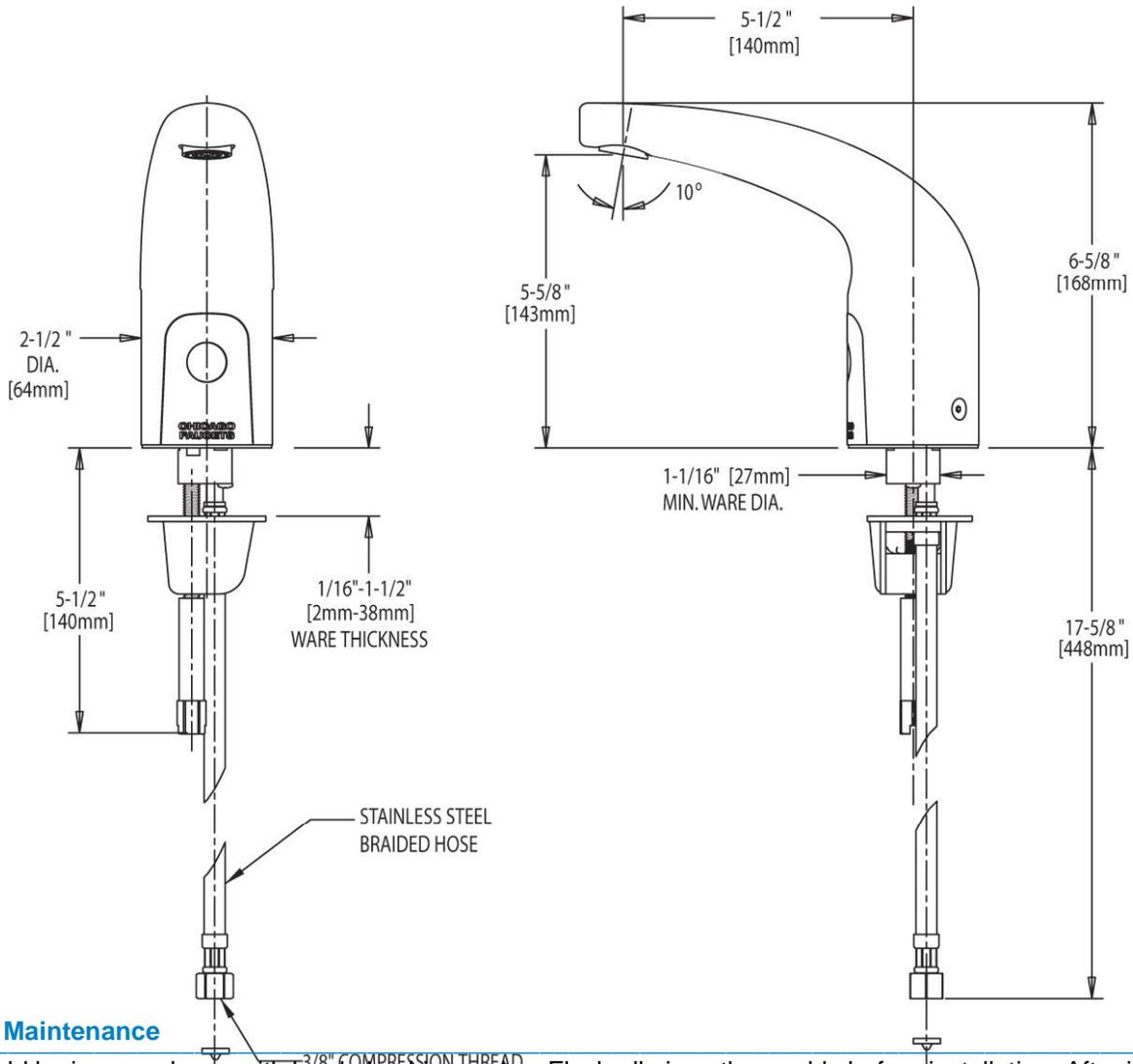
116.101.AB.1

Electronic Faucets



Architect/Engineer Specification

Chicago Faucets No. 116.101.AB.1, Deck Mounted Single Hole HyTronic Traditional Sink Faucet with Dual Beam Infrared Sensor, Chrome Plated solid brass construction. Traditional Electronic Integral Spout. Includes Optional 2.2 GPM (8.3 L/min) Aerator Insert. 0.5 GPM (1.9 L/min) Pressure Compensating Econo-Flo Vandal Proof Non-Aerating Spray. Single Supply for Tempered Water. 12 Volt AC Transformer Required (Order Separately). Stainless Steel Hose Included. Multiple Field Adjustable Modes and Ranges. Compatible with Chicago Faucets Commander™ Handheld Programming Unit. ECAST® construction with less than 0.25% lead content by weighted average. CALGreen Compliant. This product meets ADA ANSI/ICC A117.1 requirements and is tested and certified to industry standards: ASME A112.18.1/CSA B125.1, Certified to NSF/ANSI 61, Section 9 by CSA, California Health and Safety Code 116875 (AB1953-2006), Vermont Bill S.152, NSF/ANSI 372 Low Lead Content, and California Green Building Standards Code (CALGreen).



Operation and Maintenance

Installation should be in accordance with local plumbing codes. Flush all pipes thoroughly before installation. After installation, remove spout outlet or flow control and flush faucet thoroughly to clear any debris. Care should be taken when cleaning the product. Do not use abrasive cleaners, chemicals or solvents as they can result in surface damage. Use mild soap and warm water for cleaning and protecting the life of Chicago Faucet products. For specific operation and maintenance refer to the installation instructions and repair parts documents that are located at www.chicagofaucets.com.

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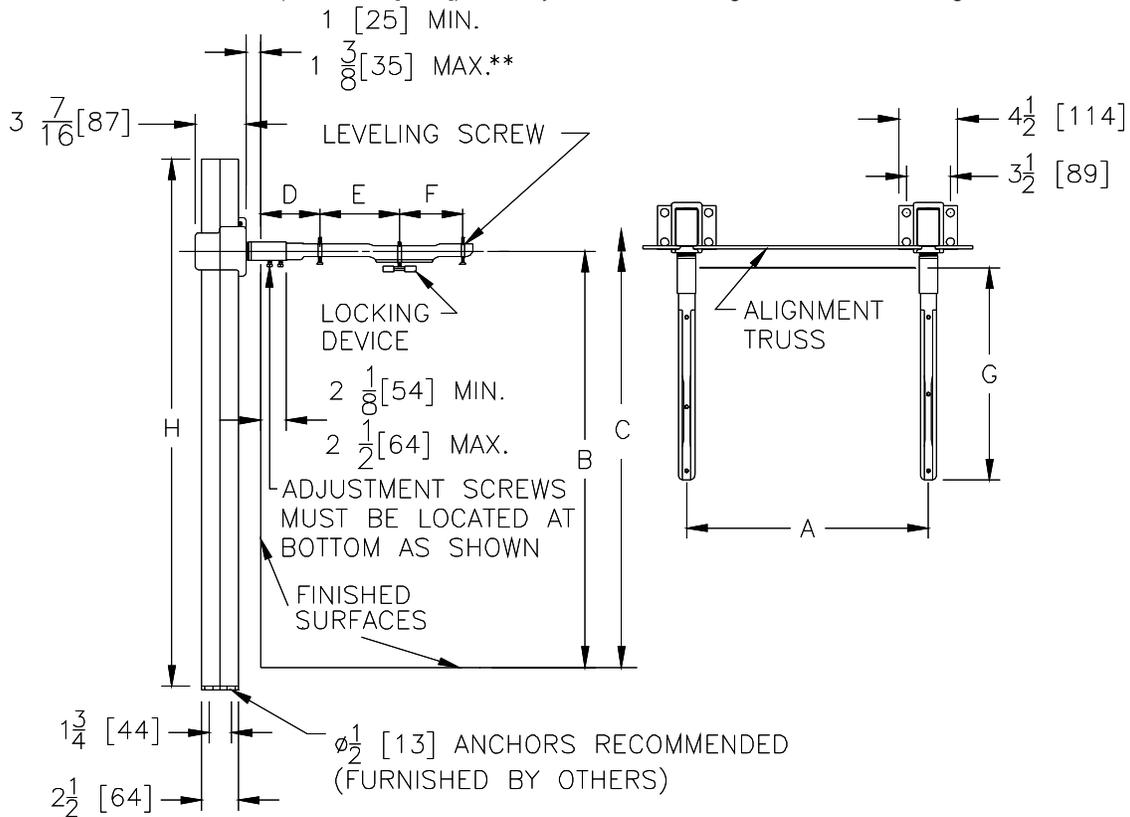
Z1231

CONCEALED ARM SYSTEM WALL LAVATORIES

SPECIFICATION SHEET

TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



** WITH STANDARD SLEEVE LENGTH OF 4 [102]

Product No.	Approx. Wt. Lbs. [kg]
Z1231	45 [20]

ENGINEERING SPECIFICATION: ZURN Z1231 Lavatory support system with concealed arms. Complete with Dura-Coated rectangular steel uprights with welded feet, cast iron adjustable headers, concealed arms, steel sleeves, alignment truss, and mounting fasteners.

OPTIONS (Check/specify appropriate options)

PREFIXES

___ Z Dura-Coated System with Concealed Arms*

SUFFIXES

- ___ -AL Adapter Lug
- ___ -CB Carrier Bank
- ___ -CU Floor to Ceiling Upright (Specify Height Required)
- ___ -D Back to Back System
- ___ -E2 Concealed Arm Escutcheons 2 [51] Long
- ___ -E4 Concealed Arm Escutcheons 4 [102] Long
- ___ -E6 Concealed Arm Escutcheons 6 [152] Long
- ___ -SL Sleeve Length Over 4 [102] (Specify Length)
- ___ -WS Wall Support Valve Plate (Specify Valve Name and Number)
- ___ -79 Paraplegic Rough-in

Note: Dimensional data for letter dimensions depends upon fixture type and manufacturer. See Zum Carrier/Fixture Rough-In information at www.zurn.com for specific rough-in dimensions

*REGULARLY FURNISHED UNLESS OTHERWISE SPECIFIED

REV. I	DATE: 11/29/10	C.N. NO. 120530
DWG. NO. 58855		PRODUCT NO. Z1231

Service Sink

Ceco Model # 871 - SERVICE SINKS & URINALS			
Kohler	American Standard	Eljer	J.R. Smith / Zum
K-6710 Whitby	7741.000 Florwell	242.0050 Custodia	



CORNER SERVICE SINK

Available with B71-2" caulk drain with flat chrome strainer.

Available with B71-2" IPS drain with flat chrome strainer.

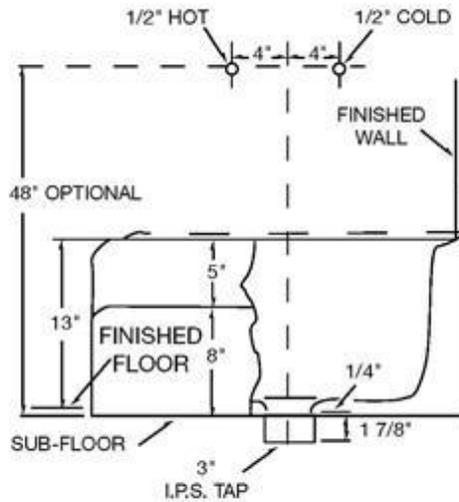
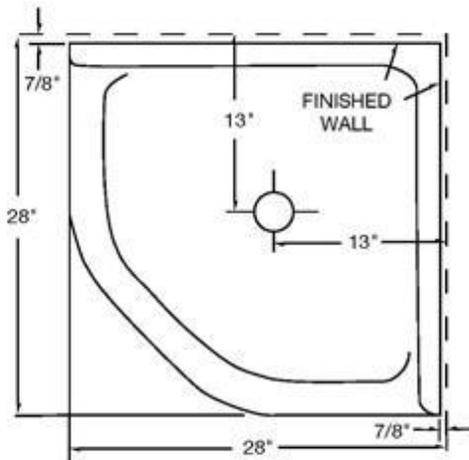
Available with B71-3" caulk drain with flat chrome strainer.

Available with B71-3" IPS drain with flat chrome strainer.

Available with B-872 coated wire rim guard.

Cat. No.	Size	Approx. Shipping Wt.
871	28" x 28"	163 lbs.

Model:871



Manual and Metering Faucets

Product Type

Wall Mounted 8" Body, Adjustable Arms 7 5/8" - 8 3/4" Hot and Cold Water Sink Faucet

Features & Specifications

- 8" Body, Adjustable Arms 7 5/8" - 8 3/4"
- 2-3/8" Lever Handle
- Quatern Compression Operating Cartridge
- 1/2" NPT Adjustable Female Union Nut Supply Arms
- 3/4" Male Hose Thread Outlet
- Integral Stop Valves for Servicing the product
- Atmospheric Vacuum Breaker, Not Intended for Continuous Pressure Applications
- Vacuum Breaker Spout with Pail Hook and Wall Brace
- Atmospheric Vacuum Breaker, Not Intended for Continuous Pressure Applications
- CFNow! Item Ships in 5 Days

Performance Specification

- Rated Operating Pressure: 20-125 PSI
- Rated Operating Temperature: 40-140°F

Warranty

- Lifetime Limited Faucet Warranty
- 5-Year Limited Cartridge Warranty
- 1-Year Limited Finish Warranty

Codes & Standards

- ASME A112.18.1/CSA B125.1
- ADA ANSI/ICC A117.1

Job Name _____

Item Number _____

Section/Tag _____

Model Specified _____

Architect _____

Engineer _____

Contractor _____

Submitted as Shown Submitted with Variations

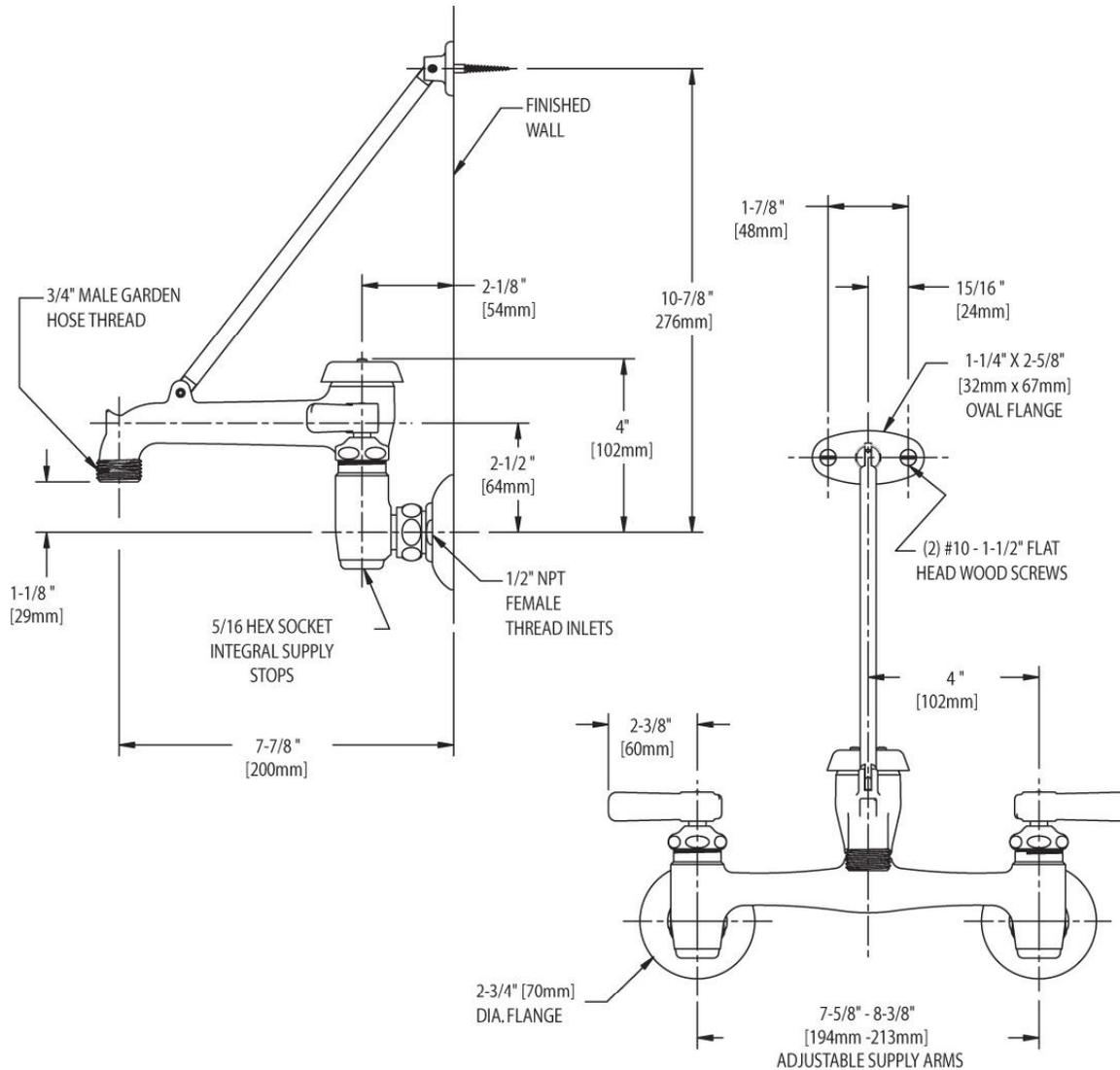
Date _____



Manual and Metering Faucets

Architect/Engineer Specification

Chicago Faucets No. 897-CP, Wall Mounted 8" Body, Adjustable Arms 7 5/8" - 8 3/4" Hot and Cold Water Sink Faucet, Chrome Plated solid brass construction. Vacuum Breaker Spout with Pail Hook and Wall Brace. 2-3/8" Metal Lever handle(s) with Sixteen Point Tapered Broach and Secured Blue and Red Buttons. Quatern™ rebuildable compression cartridge, opens and closes 90°, closes with water pressure, features square tapered stem. 1/2" NPT Adjustable Female Union Nut Supply Arms. 3/4" Male Hose Thread Outlet. Integral Stop Valves for Servicing the product. Atmospheric Vacuum Breaker, Not Intended for Continuous Pressure Applications. Atmospheric Vacuum Breaker, Not Intended for Continuous Pressure Applications. Secondary Control Valve: Vacuum Breaker Spout with Pail Hook and Wall Brace. .



Operation and Maintenance

Installation should be in accordance with local plumbing codes. Flush all pipes thoroughly before installation. After installation, remove spout outlet or flow control and flush faucet thoroughly to clear any debris. Care should be taken when cleaning the product. Do not use abrasive cleaners, chemicals or solvents as they can result in surface damage. Use mild soap and warm water for cleaning and protecting the life of Chicago Faucet products. For specific operation and maintenance refer to the installation instructions and repair parts documents that are located at www.chicagofaucets.com.

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Classroom/Breakroom Sinks

ELKAY® SPECIFICATIONS

Gourmet® Single Bowl Sink Models LR, LRQ, LRS and LRSQ Series

GENERAL

Highest quality sink formed of #18 (1.2mm) gauge, type 304 (18-8) nickel bearing stainless steel. Top mount.

DESIGN FEATURES

LR(Q) Bowl Depth: 8" (203mm) (LR[Q]2521), 7-1/2" (191mm) (LR[Q]1919), 7-5/8" (194mm) (all others).

Coved Corners: 1-3/4" (44mm) vertical and horizontal radius.

Bowl and Faucet Deck Recess: 3/16" (5mm) below outside edge of sink.

Finish: Exposed surfaces are hand blended to a lustrous satin finish.

Underside: Fully undercoated to dampen sound and prevent condensation. LR(Q)2521 is fully protected by heavy duty Sound Guard® undercoating.

OTHER

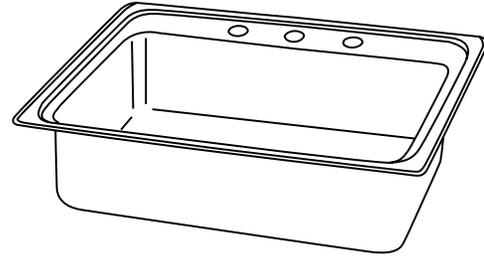
Drain Opening: 3-1/2" (89mm).

NOTE: Unless otherwise specified, models with one, two, three or OS4 faucet hole option are furnished with 3 faucet holes as shown; models with choice of one, two, three, four or five faucet hole option are furnished with 4 faucet holes standard.

These sinks comply with ASME A112.19.3.

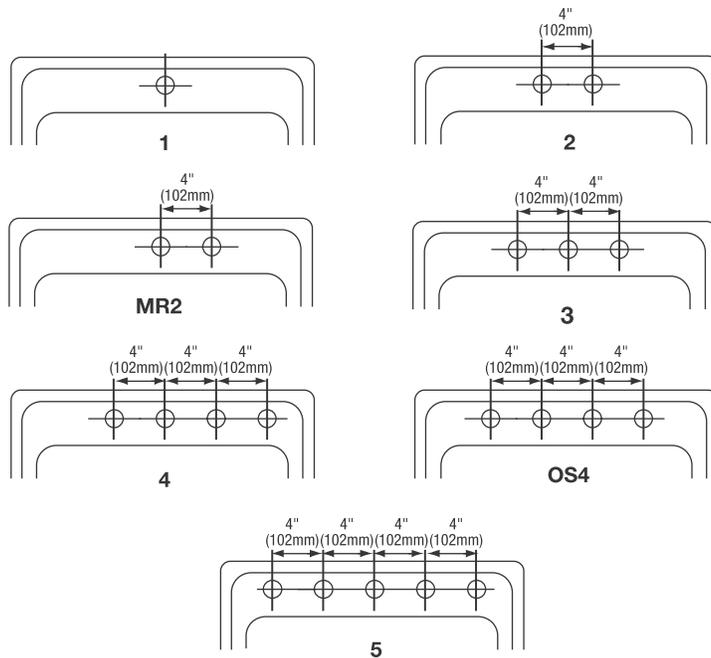


These sinks are listed by the International Association of Plumbing and Mechanical Officials as meeting the requirements of the Uniform Plumbing Code.

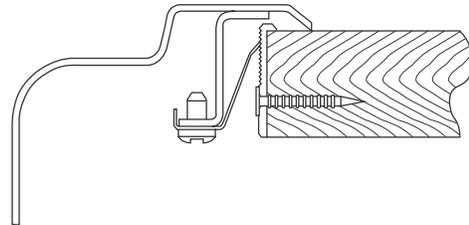


Model LR(Q)22193

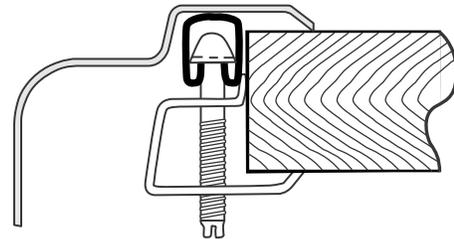
HOLE DRILLING CONFIGURATIONS



Quick-Clip® Mounting System



U-Channel Type Mounting System



In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit elkayusa.com for most current version of Elkay product specification sheets.

This specification describes an Elkay product with design, quality and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.

Elkay

elkayusa.com

2222 Camden Court
Oak Brook, IL 60523

Printed in U.S.A.
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(Rev. 6/08)

1-60I

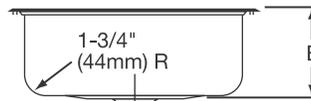
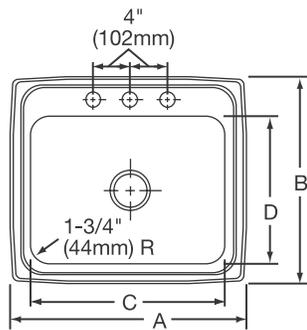
Gourmet® Single Bowl Sink
Models LR, LRQ, LRS and LRSQ Series

ELKAY®
SPECIFICATIONS

SINK DIMENSIONS*

U-Channel Model Number	Quick-Clip® Model Number	Overall		Inside Bowl			Cutout in Countertop [1 1/2" (38mm) Radius Corners]		No. of 1 1/2" (38mm) Dia. Faucet Holes 4" (102mm) Center	Minimum Cabinet Size
		L	W	L	W	D	L	W		
		A	B	C	D	E	L	W		
LR1316	LRQ1316	13 (330mm)	16 (406mm)	10 (254mm)	10 (254mm)	7 5/8 (194mm)	12 3/8 (321mm)	15 3/8 (391mm)	1, 2, MR2 or 3	18 (457mm)
LR1517	LRQ1517	15 (381mm)	17 1/2 (445mm)	12 (305mm)	12 (305mm)	7 5/8 (194mm)	14 3/8 (371mm)	16 7/8 (429mm)	1, 2, MR2 or 3	18 (457mm)
LR1522	LRQ1522	15 (381mm)	22 (559mm)	11 1/2 (292mm)	16 (406mm)	7 5/8 (194mm)	14 3/8 (371mm)	21 3/8 (543mm)	1, 2, MR2 or 3	18 (457mm)
LR1716	LRQ1716	17 (432mm)	16 (406mm)	14 (356mm)	10 (254mm)	7 5/8 (194mm)	16 3/8 (422mm)	15 3/8 (391mm)	1, 2, MR2, 3 or OS4	21 (533mm)
LR1720	LRQ1720	17 (432mm)	20 (508mm)	14 (356mm)	14 (356mm)	7 5/8 (194mm)	16 3/8 (422mm)	19 3/8 (492mm)	1, 2, MR2, 3 or OS4	21 (533mm)
LR1722	LRQ1722	17 (432mm)	22 (559mm)	13 1/2 (343mm)	16 (406mm)	7 5/8 (194mm)	16 3/8 (422mm)	21 3/8 (543mm)	1, 2, MR2, 3 or OS4	21 (533mm)
LR1918	LRQ1918	19 (483mm)	18 (457mm)	16 (406mm)	11 1/2 (292mm)	7 5/8 (194mm)	18 3/8 (467mm)	17 3/8 (441mm)	1, 2, MR2, 3 or OS4	24 (610mm)
LR1919	LRQ1919	19 1/2 (495mm)	19 (483mm)	16 (406mm)	13 1/2 (343mm)	7 1/2 (190mm)	18 7/8 (479mm)	18 3/8 (467mm)	1, 2, MR2, 3 or OS4	24 (610mm)
LR2022	LRQ2022	19 1/2 (495mm)	22 (559mm)	16 (406mm)	16 (406mm)	7 5/8 (194mm)	18 7/8 (479mm)	21 3/8 (543mm)	1, 2, MR2, 3 or OS4	24 (610mm)
LR2219	LRQ2219	22 (559mm)	19 1/2 (495mm)	18 (457mm)	14 (356mm)	7 5/8 (194mm)	21 3/8 (543mm)	18 7/8 (479mm)	1, 2, MR2, 3, 4 or 5	27 (686mm)
LR2222	LRQ2222	22 (559mm)	22 (559mm)	19 (483mm)	16 (406mm)	7 5/8 (194mm)	21 3/8 (543mm)	21 3/8 (543mm)	1, 2, MR2, 3, 4 or 5	27 (686mm)
LR2521	LRQ2521	25 (635mm)	21 1/4 (540mm)	21 (533mm)	15 3/4 (400mm)	8 (203mm)	24 3/8 (619mm)	20 5/8 (524mm)	1, 2, MR2, 3, 4 or 5	30 (762mm)
LR3122	LRQ3122	31 (787mm)	22 (559mm)	28 (711mm)	16 (406mm)	7 5/8 (194mm)	30 3/8 (772mm)	21 3/8 (543mm)	1, 2, MR2, 3, 4 or 5	36 (914mm)
LRS3322	LRSQ3322	33 (838mm)	22 (559mm)	28 (711mm)	16 (406mm)	7 5/8 (194mm)	32 3/8 (822mm)	21 3/8 (543mm)	1, 2, MR2, 3, 4 or 5	36 (914mm)

*Length is left to right. Width is front to back.



LRQ Series Illustrated

MECHANICAL FAUCETS

1100-GN8AE3-317AB



Manual and Metering Faucets

Product Type

Deck Mounted 8" Fixed Centers Hot and Cold Water Sink Faucet

Features & Specifications

- 8" Fixed Centers
- 8" Rigid / Swing Gooseneck Spout
- 2.2 GPM (8.3 L/min) Aerator
- 4" Wristblade Handle
- Quatum Compression Operating Cartridge
- 1/2" NPSM Supply Inlets and Coupling Nut for 3/8" or 1/2" Flexible Riser
- ECAST® design provides durable brass construction with total lead content equal to or less than 0.25% by weighted average
- CFNow! Item Ships in 5 Days

Performance Specification

- Rated Operating Pressure: 20-125 PSI
- Rated Operating Temperature: 40-140°F

Warranty

- Lifetime Limited Faucet Warranty
- 5-Year Limited Cartridge Warranty
- 1-Year Limited Finish Warranty

Codes & Standards

- ASME A112.18.1/CSA B125.1
- Certified to NSF/ANSI 61, Section 9 by CSA
- California Health and Safety Code 116875 (AB1953-2006)
- Vermont Bill S.152
- NSF/ANSI 372 Low Lead Content
- ADA ANSI/ICC A117.1

Job Name _____

Item Number _____

Section/Tag _____

Model Specified _____

Architect _____

Engineer _____

Contractor _____

Submitted as Shown Submitted with Variations

Date _____



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1100-GN8AE3-317AB

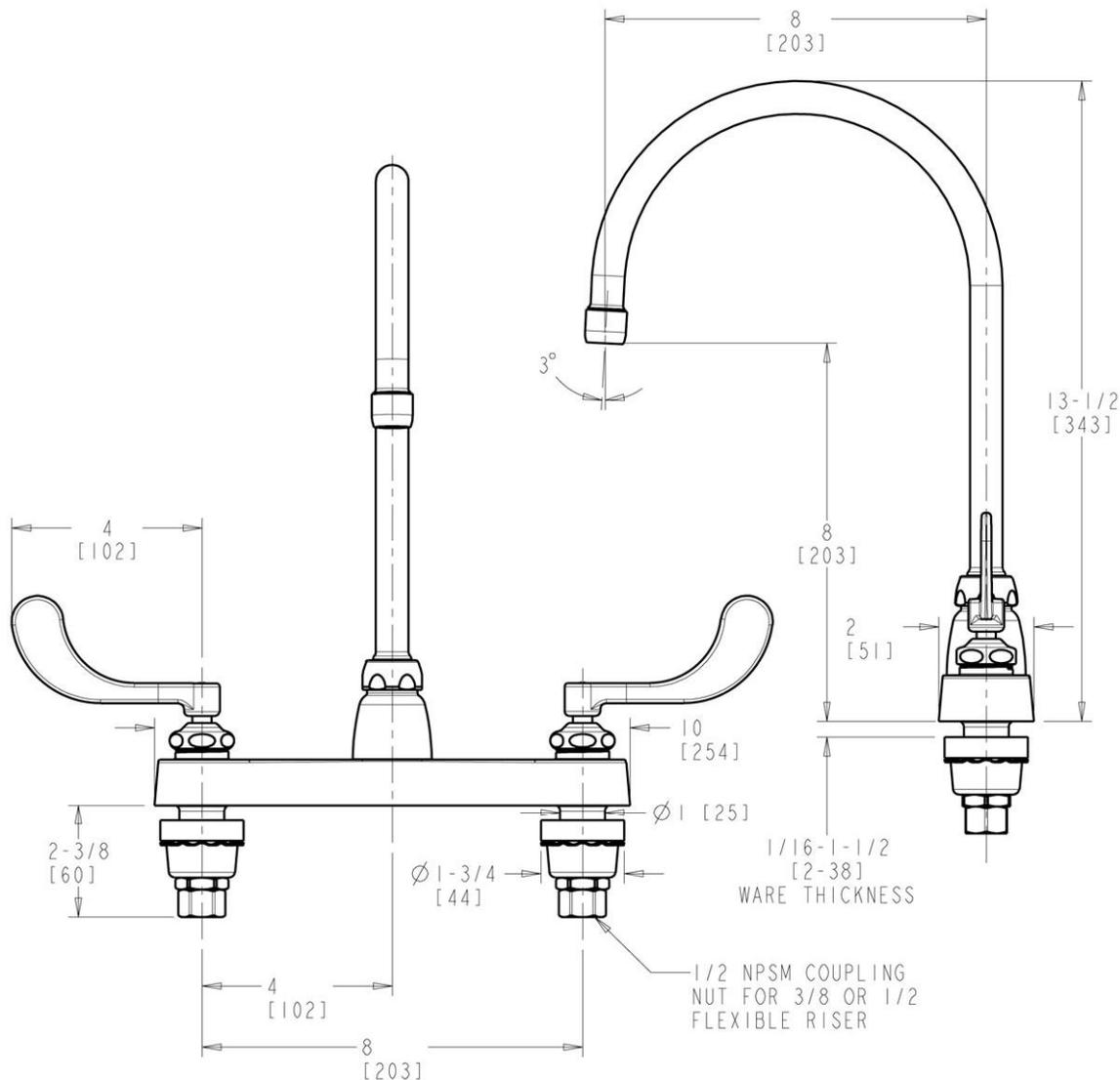


a Geberit company

Manual and Metering Faucets

Architect/Engineer Specification

Chicago Faucets No. 1100-GN8AE3-317AB, Deck Mounted 8" Fixed Centers Hot and Cold Water Sink Faucet, Chrome Plated solid brass construction. 8" Center to Center Rigid / Swing Gooseneck Spout. 2.2 GPM (8.3 L/min) Pressure Compensating Softflo Aerator. 4" Metal Wristblade handle(s) with Sixteen Point Tapered Broach and Secured Blue and Red Buttons. Quatum™ rebuildable compression cartridge, opens and closes 90°, closes with water pressure, features square tapered stem. 1/2" NPSM Supply Inlets and Coupling Nut for 3/8" or 1/2" Flexible Riser. Mounting hardware included ECAST® construction with less than 0.25% lead content by weighted average. This product meets ADA ANSI/ICC A117.1 requirements and is tested and certified to industry standards: ASME A112.18.1/CSA B125.1, Certified to NSF/ANSI 61, Section 9 by CSA, California Health and Safety Code 116875 (AB1953-2006), Vermont Bill S.152, and NSF/ANSI 372 Low Lead Content.



Operation and Maintenance

Installation should be in accordance with local plumbing codes. Flush all pipes thoroughly before installation. After installation, remove spout outlet or flow control and flush faucet thoroughly to clear any debris. Care should be taken when cleaning the product. Do not use abrasive cleaners, chemicals or solvents as they can result in surface damage. Use mild soap and warm water for cleaning and protecting the life of Chicago Faucet products. For specific operation and maintenance refer to the installation instructions and repair parts documents that are located at www.chicagofaucets.com.

Chicago Faucets, member of the Geberit Group, is the leading brand of commercial faucets and fittings in the United States, offering a complete range of products for schools, laboratories, hospitals, office buildings, food service, airports and sport facilities. Call 1.800.TECTRUE or 1.847.803.5000 Option 1 for installation or other technical assistance.



Drinking Fountain



model H1011.8

Barrier-Free Chilled Dual Wall Mount Fountain

FEATURES & BENEFITS

PUSH BUTTON

With its patented stainless steel, push-button activated valve assembly which allows for front access stream adjustment as well as cartridge and strainer access, this fountain offers 100% lead free waterways. The valve works at an operating pressure range of 30 to 90 psi (2.1 to 6.2 bar).

CONSTRUCTION

18 gauge Type 304 Stainless Steel swirl design bowl, 14 gauge Type 304 Stainless Steel bracket, and a vandal-resistant bottom plate provides a long lasting unit with added peace of mind.

QUALITY CONTROL

Both fountains are pre-built and fully water and pressure tested to ensure no leaks and proper function for reduced installation time and added peace of mind.

BARRIER-FREE

Barrier-free capabilities combined with its ease of use allows for a number of installation location possibilities.

MOUNTING

Heavy-duty galvanized steel mounting frame provides the sturdy hidden support needed for the 'Hi-Lo' configuration of this unit. Further convenience is given to the chiller with the integral fold-out shelf.

BUBBLER HEAD

Polished chrome-plated brass bubbler head with integral laminar flow prevents splashing and provides a superior flow pattern. The integral basin shank and inserted roll pin adds vandal resistance strength to the design, and the shielded angled stream orifice produces a steady sanitary source of water.

OPTIONS

- ❑ Fountain Skirt: Model SK3, satin finish stainless steel cane touch skirt for installation on high unit to comply with ADA protruding objects guidelines.
- ❑ Water Filter: Model 6426, 12" x 2" (30.5 x 5.1 cm), in-line lead removal element that reduces lead from incoming water supply.

To see all options for this model, visit www.hawsc.com



SPECIFICATIONS

Model H1011.8 electric "Hi-Lo" wall mounted barrier-free water cooler shall include dual 18 gauge Type 304 Stainless Steel satin finish basins with integral swirl design, 14 gauge Type 304 Stainless Steel wall bracket, 100% lead-free waterways, push-button operated stainless steel valves with front-accessible cartridge and flow adjustment, polished chrome-plated brass vandal-resistant bubbler heads with integral laminar anti-squirt flow, chrome-plated brass vandal-resistant waste strainers, vandal-resistant bottom plates, stainless steel satin finish back panel and louvered intrusion-proof grill, high and low fountain mounting levels, and 1-1/4" (3.2 cm) O.D. waste pipe. The R-134a refrigeration system is hermetically sealed and delivers a minimum of 8 gph (30.3 L) of water at 50° F (10° C) cooled from 80° F (26.7° C) inlet water at 90° F (32.2° C) ambient. 115 Volts, 60Hz, rated watts: 370, full load amps: 5. REQUIRES MODEL HCR8 AND MTGFR.LG PRICED SEPARATELY.

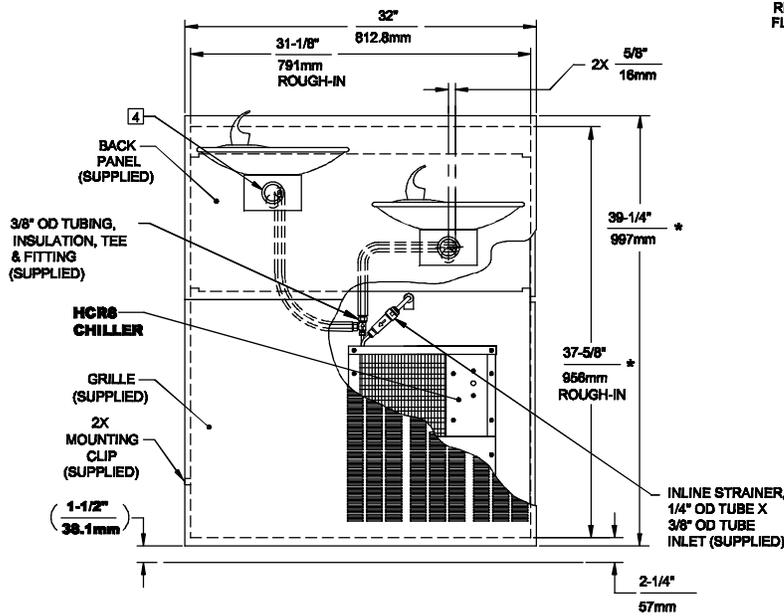
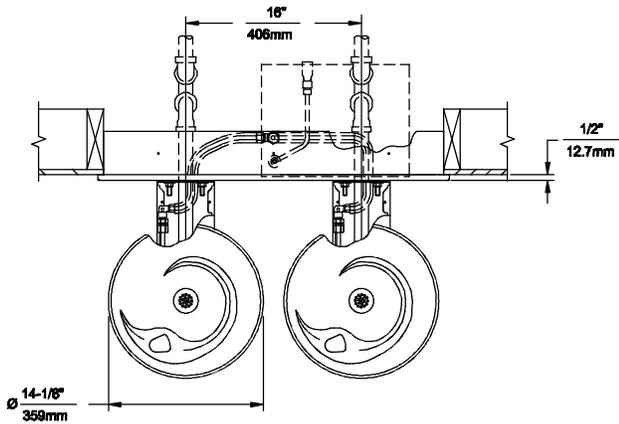
APPLICATIONS

Specifically, this type fountain may be placed in settings such as: schools, office buildings, shopping malls, and other indoor environments where there is a demand for a chilled water source and/or wheelchair access. Electric water coolers are not recommended or designed for outdoor applications or enclosed pool areas (chlorine). These conditions may void warranty. Model meets all current Federal Regulations for the disabled including those in the Americans with Disabilities Act. Haws manufactures drinking fountains and electric water coolers to be lead-free by all known definitions including NSF/ANSI Standard 61, Section 9, NSF/ANSI 372, California Proposition 65, and the Federal Safe Drinking Water Act. Product is compliant to California Health and Safety Code 116875 (AB 1953-2006). Haws electric water coolers comply with ARI Standard 1010 and ANSI A117.1, and are listed by Underwriter Laboratories to U.S. and Canadian standards.

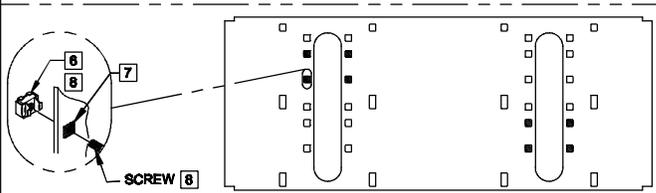
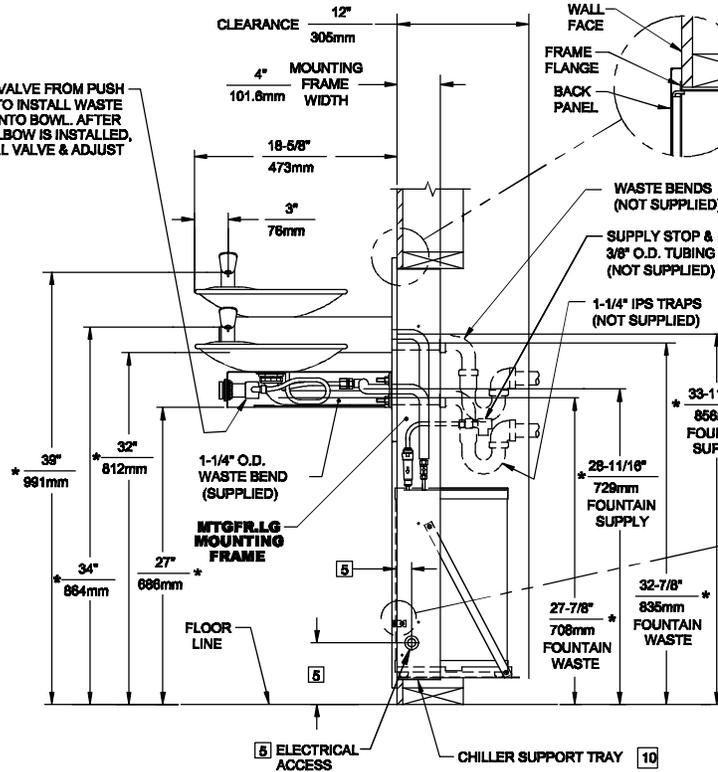


NOTES:

1. HOLD ROUGH-IN DIMENSIONS ±1/8"
2. WHEN INSTALLING THIS UNIT, LOCAL CODES MUST BE ADHERED TO. FOR DIMENSIONS (LARGER THAN SHOWN, DIMENSION IS REQUIRED).
3. INSTALLER MUST PROVIDE TRAP AND VALVE.
4. REFER TO 5874SS OPERATION AND MAINTENANCE MANUAL FOR PUSH BUTTON AND VALVE INSTALLATION.
5. REFER TO MTGFR.LG INSTALLATION FOR MOUNTING FRAME.
6. INSERT 5/16"-18 PANEL INSERTS FOR DARKENED HOLES. HOLE COMBINATIONS SHOWN ON THE RIGHT AND THE HI FOUNTAIN ON THE LEFT.
7. HOLE COMBINATION SHOWN BELOW FOR HI FOUNTAIN ON THE RIGHT AND HI FOUNTAIN ON THE LEFT. USE OPPOSITE HOLES FOR HIGH FOUNTAIN.
8. TO CHANGE FOUNTAIN MOUNTING CLIP ON NUT RETAINER TO POP UP.
9. IMPORTANT: A L.H. LOW (OPTIONAL) FOUNTAIN REQUIRES A DIFFERENT BACK PANEL AND TRAP. DIMENSIONS SHOWN (*) MUST BE USED.
10. ALIGN HOLES IN CHILLER SUPPORT TRAY WITH #10 SHEET METAL SCREWS.



REMOVE VALVE FROM PUSH BUTTON TO INSTALL WASTE ELBOW ONTO BOWL. AFTER WASTE ELBOW IS INSTALLED, REINSTALL VALVE & ADJUST FLOW.



BOWL MOUNTING PATTERN DETAIL

		Haws	
ECN NO. REVISED PER BY:	ECN: 4828	HM	MODEL(S)
DRAWN:	DATE:	CHKD.:	H1011.8/H1011.8HP
RTM	07/97		DRINKING FOUNTAIN
APPROVED:	DATE:		SCALE: 1/16
			DRAWING TYPE

Hose Bibb (Wall Hydrant)

FOR NON-FREEZING AREAS ONLY.

360° SWIVEL INLET

The Model 75 and B75 are anti-siphon wall hydrants designed for irrigation purposes in mild climate areas or within temperature controlled buildings. The Model 75 is only 2-5/8" deep and fits inside a stud wall. The B75 fits inside a 4" wall.

SPECIFICATIONS:

VACUUM BREAKER – ANTI-SIPHON - NIDEL® Model 34HF with 3/4 inch male hose thread, approved under ASSE Standard 1011, Canadian Standards Association and listed by IAPMO®.

VALVE SEAT – Permanent type brass valve body with hemispherical seating surface.

STEM – Hardened stainless steel stem resists damage.

PACKING – EPDM rubber with adjustable packing nut..

TEE KEY – Loose key operates hydrant.

INLET – 3/4" female pipe thread. Inlet swivels 360° to any position.

MAX PRESSURE – 125 p.s.i.

MAX TEMPERATURE - 120° F

OPTIONS - RK Bracket Kit

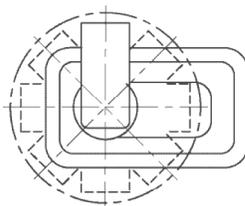
SHIPPING WEIGHT – **Model 75:** 3.1 lbs.
Model B75: 10.2 lbs.
Model RB75: 7.9 lbs.

For Installation / Troubleshooting Instructions go to
www.woodfordmfg.com or call 1-800-621-6032

Specify as follows:

Wall hydrant shall be Woodford Model 75 (exposed type) or B75 (concealed box type), with anti-siphon vacuum breaker listed by ASSE, CSA and IAPMO. 3/4" inlet and outlet. 360° inlet orientation. Hardened stainless steel operating stem. Packing nut secured with lock nut. Permanent type valve body with large hemispherical seating surface. Exterior finish to be Chrome Plated (options: Polished Brass or Rough Brass). Loose tee key to be furnished with each hydrant.

360 Degree Inlet Orientation



WOODFORD



Anti-Siphon Close Coupled Trimline Wall Hydrants Model 75/B75/RB75



MODEL 75

Exterior Finish:
Standard - Chrome (CH)
Optional - Brass (BR) Polished Brass (PB)



MODEL B75

Square Box & Door - Optional: Flat Door (F)
Exterior Finish:
Standard - Chrome (CH)
Optional - Brass (BR) Polished Brass (PB)



Patent
Pending

MODEL RB75

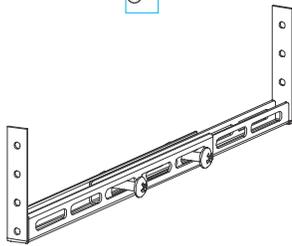
Optional Round Box & Door
Exterior Finish:
Standard - Chrome (CH)
Install through 6" diameter hole.

When ordering, specify model number, and finish.

WOODFORD



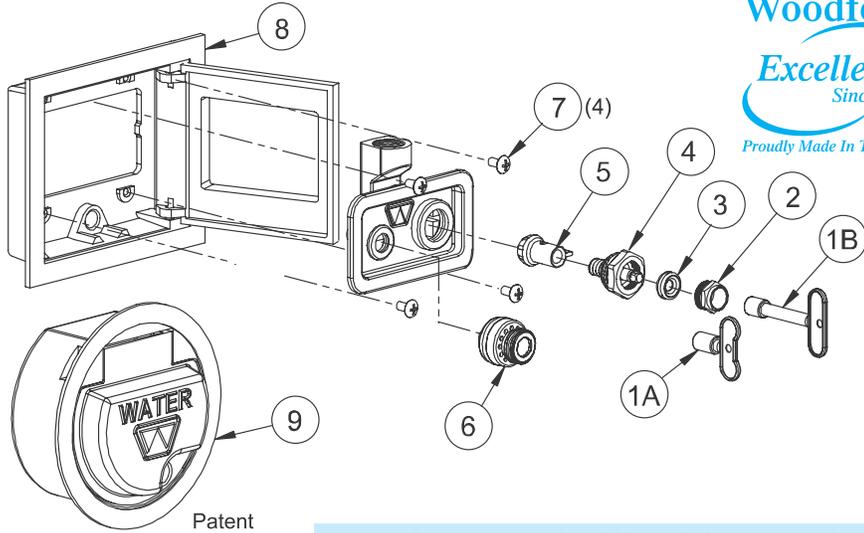
Woodford
Excellence
 Since 1929
 Proudly Made In The U.S.A.



**Mounting Bracket
 Included With B75**

Adjust and fasten bracket in stud wall. Attach box assembly to bracket for easy installation.

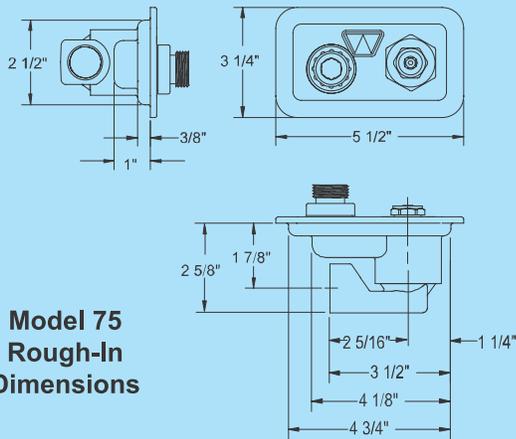
May be ordered as separate item:
 RK-Bracket



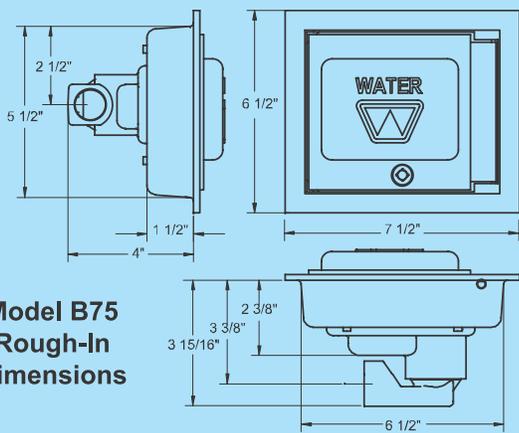
Patent Pending

MODEL 75/B75/RB75 PARTS LIST

ITEM	PART#	DESCRIPTION
1A	50009	Tee Key
1B	50010	Long Tee Key (Box Models)
2	30109 30107	Packing Nut - chrome Packing Nut - brass
3	30247	Packing
4	55183 55182	Head Nut Assembly - chrome Head Nut Assembly - brass
5	55105	Yoke Nut & Valve Assembly
6	34HF-CH 34HF-BR	Vacuum Breaker - chrome Vacuum Breaker - brass
7	51049	Truss Head Screws (4)
8	74BX	Square Box/Door Assembly - chrome standard
9	RB74BX	Round Box/Door Assembly - chrome
	RK-75	Chrome Repair Kit (Includes Items 1-5)



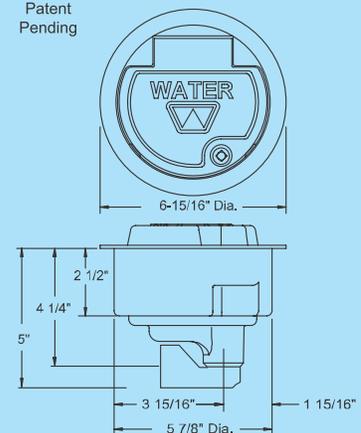
**Model 75
 Rough-In
 Dimensions**



**Model B75
 Rough-In
 Dimensions**

Patent Pending

**Model RB75
 Rough-In
 Dimensions**



Manufactured under one or more of the following patents: U.S. Patents: 3,414,001; 4,178,956; 4,316,481; 4,532,954
 D216,790; D216,791; D277,365; D277,366; Canada Patents: 852,529; 865,995; 1,146,438

For more information contact...

WOODFORD MANUFACTURING COMPANY

2121 Waynoka Road, Colorado Springs, Colorado 80915 • Phone: (800) 621-6032 • Fax: (800) 765-4115

To view our complete product line visit: www.woodfordmfg.com or email: sales@woodfordmfg.com

A Division Of WCM Industries, Inc.

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DRAWINGS PACKAGE

Town of Florence

Territory Square Library / Recreation Complex

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08.05.14

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Aquatic Center

- Aquatic Center Overall Layout and Amenities in General
- Schematic Design Drawings
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Town of Florence

Territory Square Library / Recreation Complex

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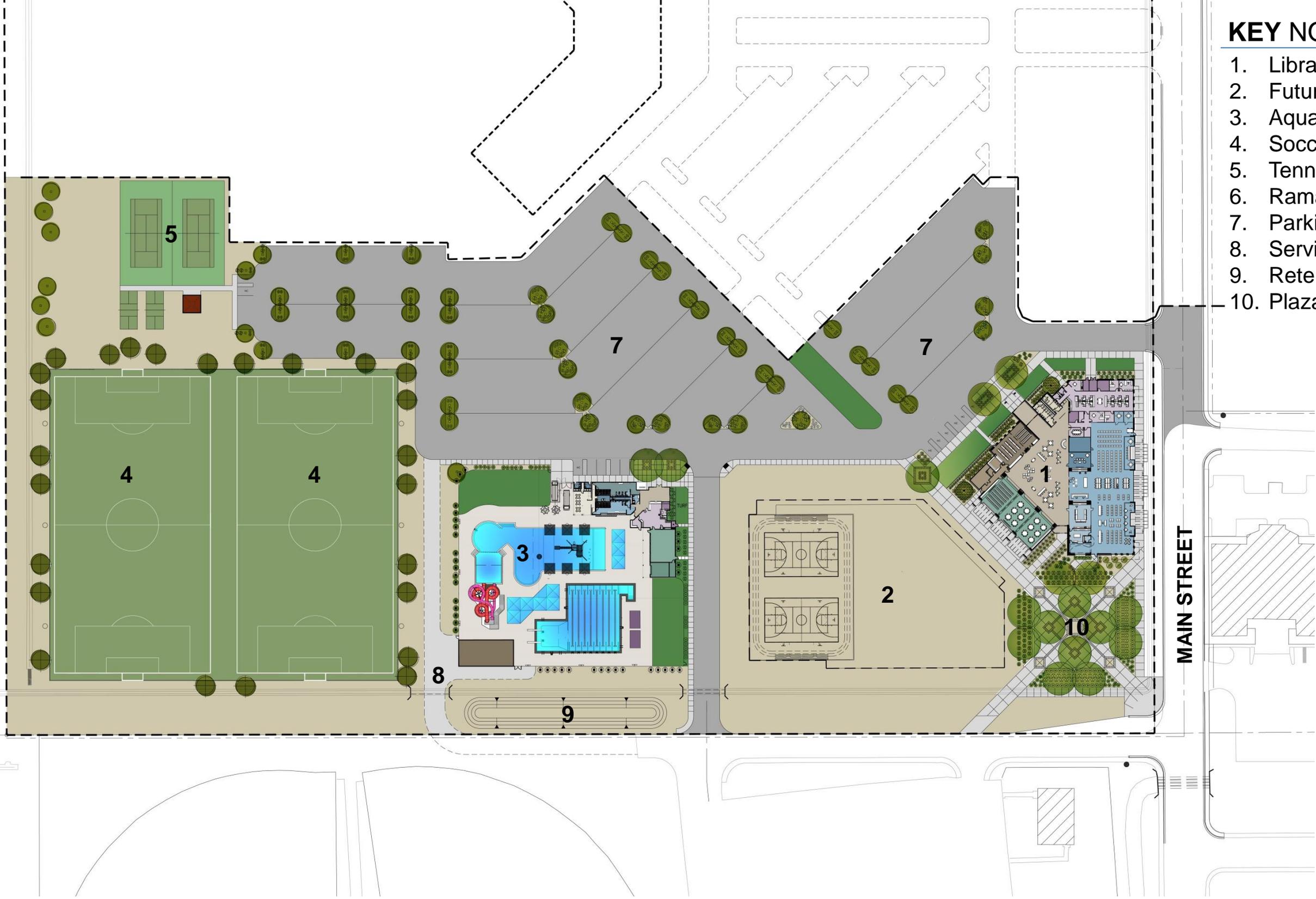
ITEM ONE: PHASE I DESIGN

Phase I Schematic Design

- Layout of Phase I Components
- Onsite project limits
- Proposed Main Street cross section

KEY NOTES

- 1. Library / Recreation Facility
- 2. Future Community Facility
- 3. Aquatic Center
- 4. Soccer Fields (2)
- 5. Tennis Courts (2) Pickle Ball (2)
- 6. Ramada
- 7. Parking
- 8. Service Road
- 9. Retention Basin for Aquatic Center
- 10. Plaza



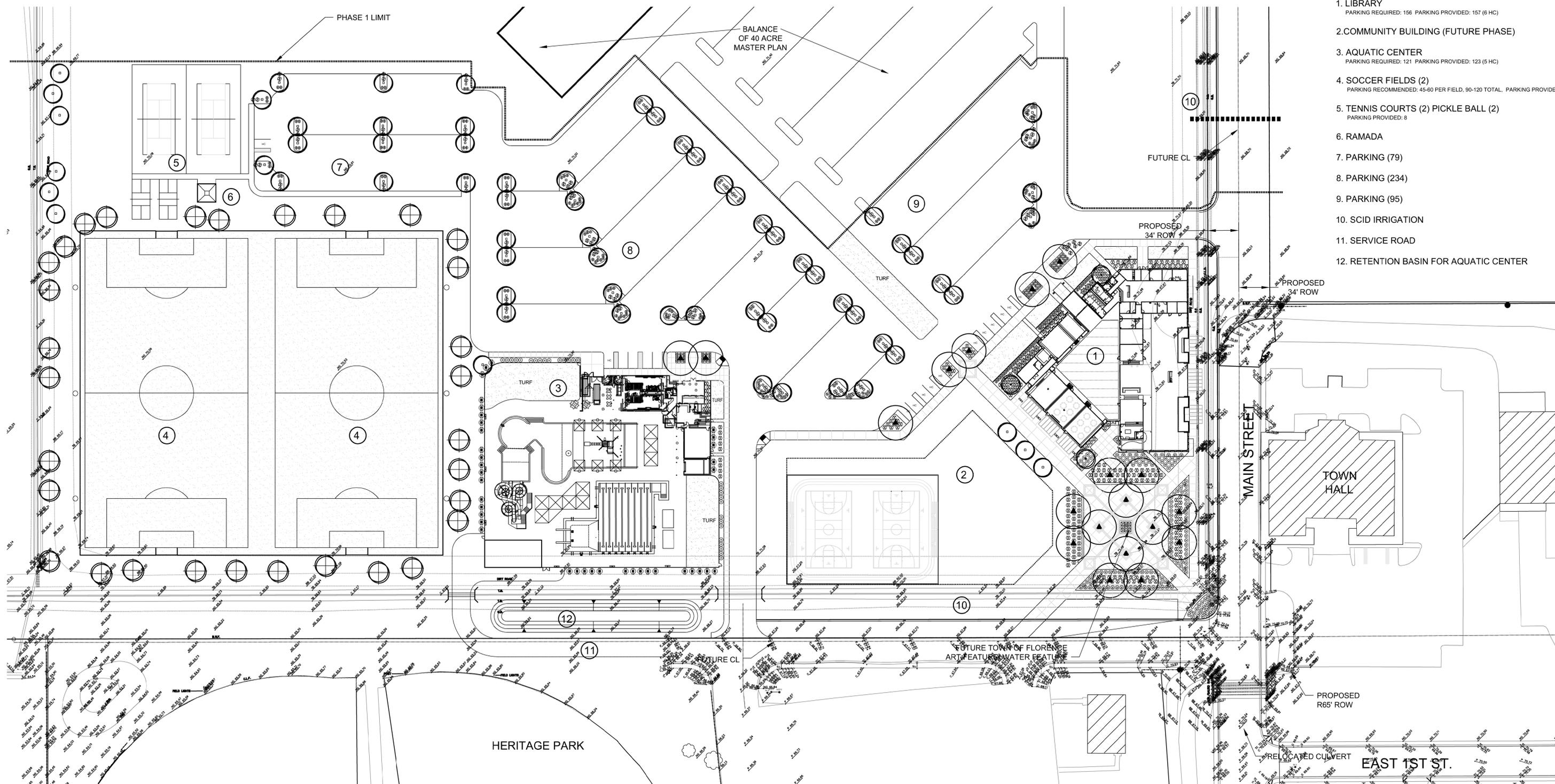
MAIN STREET

TOWN OF FLORENCE

SCHEMATIC SITE PLAN – PHASE I

LEGEND

- 1. LIBRARY
PARKING REQUIRED: 156 PARKING PROVIDED: 157 (6 HC)
- 2. COMMUNITY BUILDING (FUTURE PHASE)
- 3. AQUATIC CENTER
PARKING REQUIRED: 121 PARKING PROVIDED: 123 (5 HC)
- 4. SOCCER FIELDS (2)
PARKING RECOMMENDED: 45-60 PER FIELD, 90-120 TOTAL, PARKING PROVIDED: 120
- 5. TENNIS COURTS (2) PICKLE BALL (2)
PARKING PROVIDED: 8
- 6. RAMADA
- 7. PARKING (79)
- 8. PARKING (234)
- 9. PARKING (95)
- 10. SCID IRRIGATION
- 11. SERVICE ROAD
- 12. RETENTION BASIN FOR AQUATIC CENTER

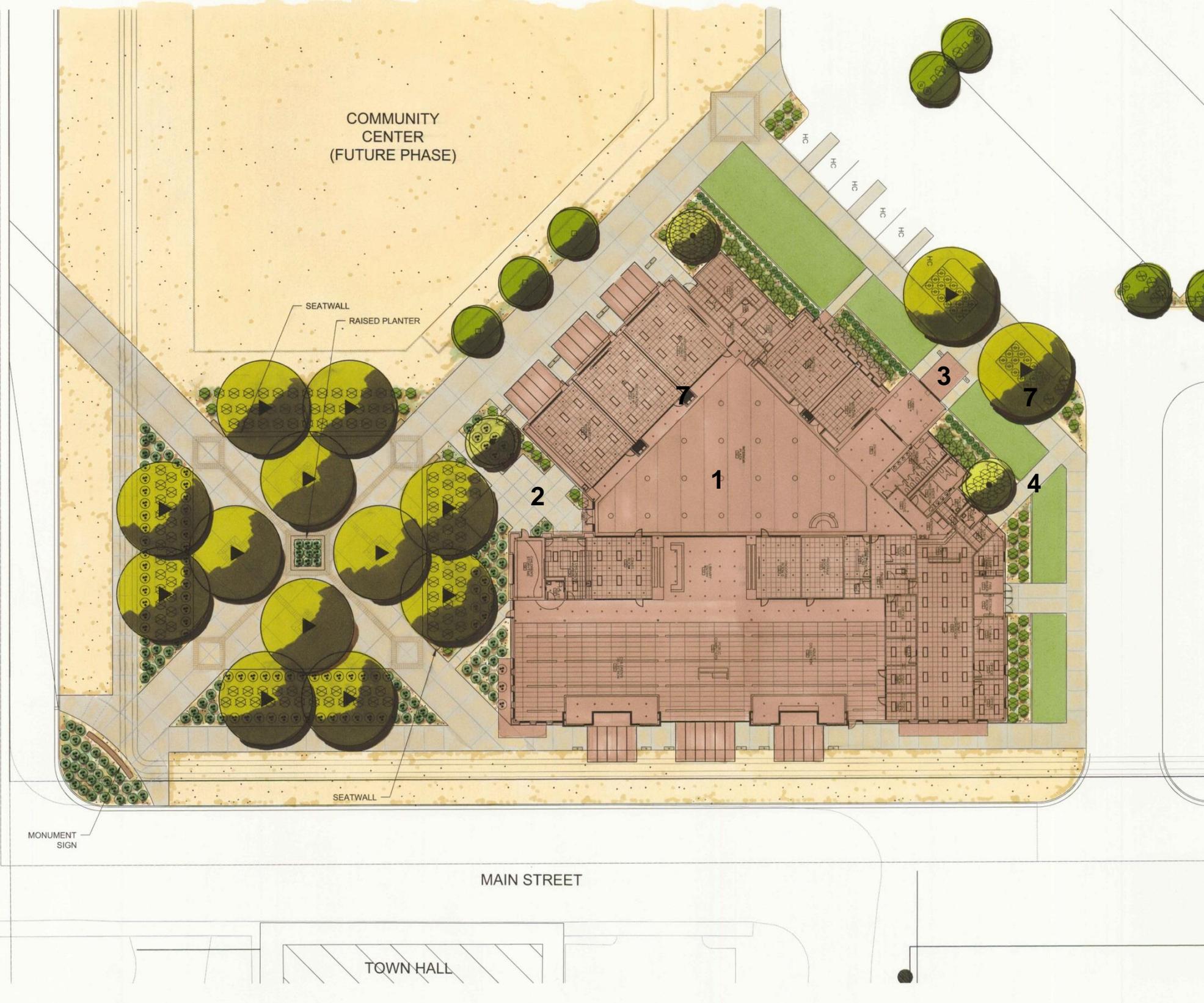


TERRITORY SQUARE LIBRARY/ RECREATION COMPLEX FLORENCE, AZ CONCEPTUAL SITE PLAN - PHASE 1

PREPARED FOR: LOW MOUNTAIN CONSTRUCTION

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 SCALE: 1" = 50' 0' 25' 50' 100' 150'
 DATE: 08.01.14
 GPLA JOB# 14022





KEY NOTES

1. Library / Recreation Facility
2. Courtyard for Programming / Seating
3. Library / Recreation Entry
4. Staff Entry

TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
 SCHEMATIC DESIGN SUBMITTAL 08.05.14

SCHEMATIC PLAZA PLAN – PHASE I

Town of Florence

Territory Square Library / Recreation Complex

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08.05.14

ITEM TWO: MASTER PLAN

Master Plan

- Circulation Framework
- Block Diagram
- Figure Ground Diagram & Building Pads
- Concept Plan
- Study Area Overlay on Updated Master Plan
- Conceptual Master Plan Model

updated 7.31.14

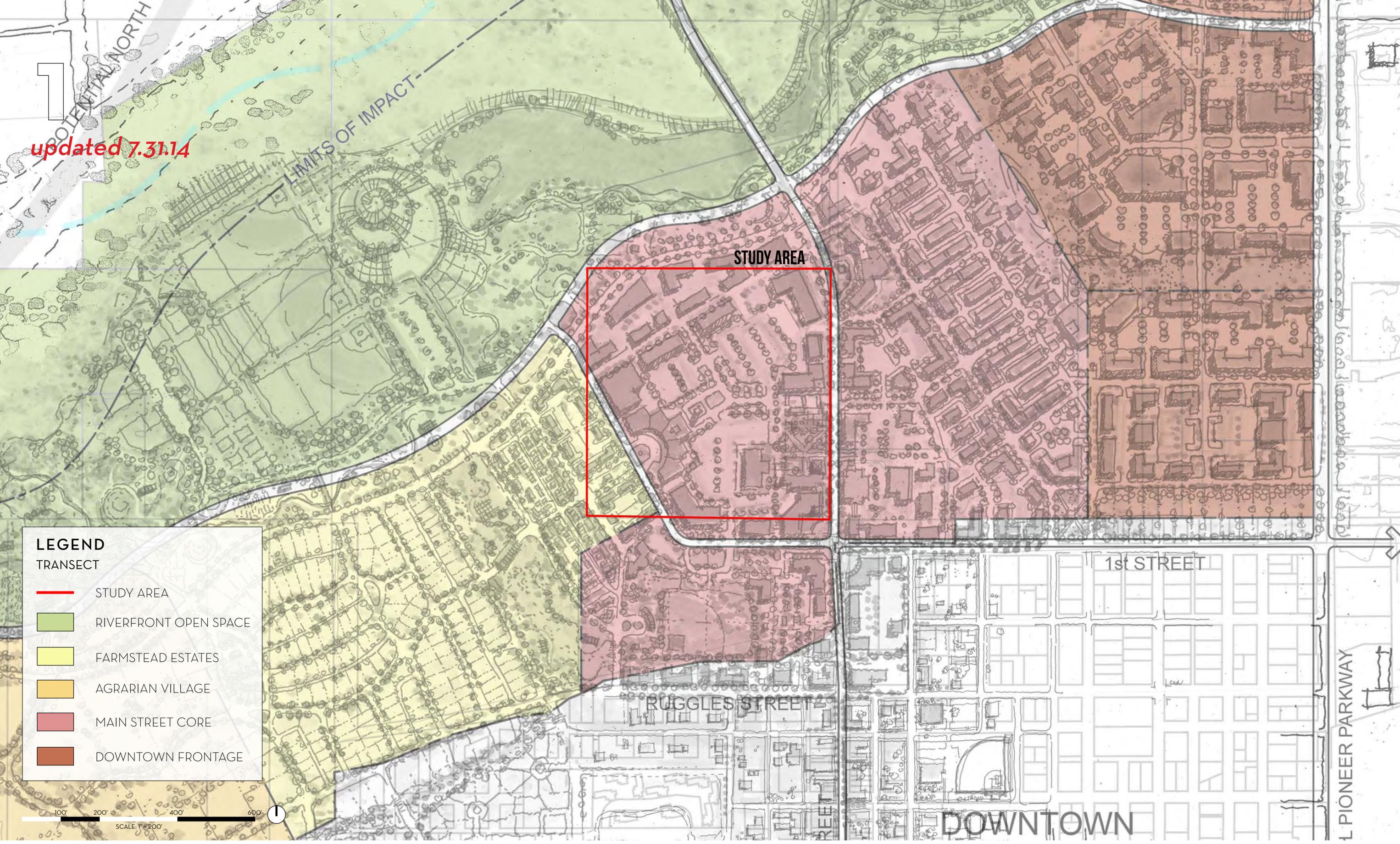
LEGEND

TRANSECT

-  STUDY AREA
-  RIVERFRONT OPEN SPACE
-  FARMSTEAD ESTATES
-  AGRARIAN VILLAGE
-  MAIN STREET CORE
-  DOWNTOWN FRONTAGE

100' 200' 400' 600' 

SCALE: 1" = 200'



TOWN OF FLORENCE

FLORENCE LIBRARY MASTER PLANNING
 STUDY AREA OVERLAY ON REGULATORY PLAN & MASTER PLAN



2

updated 7.31.14



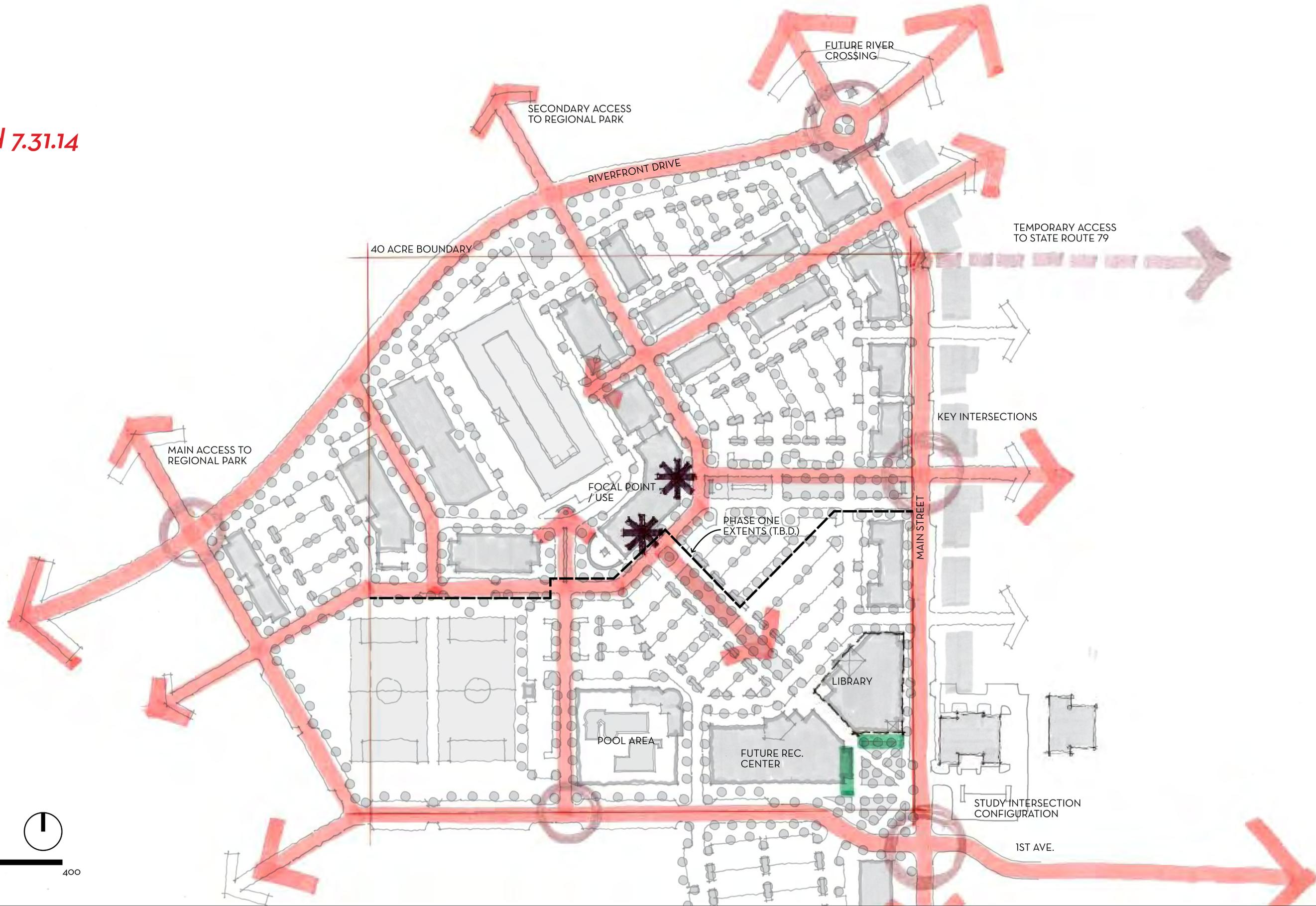
TOWN OF FLORENCE

FLORENCE LIBRARY MASTER PLANNING
STUDY AREA OVERLAY ON MASTER PLAN



3

updated 7.31.14



scale: 1" = 100'

0 50 100 200 400



TOWN OF FLORENCE

FLORENCE LIBRARY MASTER PLANNING
CIRCULATION FRAMEWORK



PARCEL KEY

A - POTENTIAL
 BUILDING SQFT 130,000 sqft (1&2 story)
 - TOTAL PARKING 540 spaces
 - PARKING RATIO 4.1/1,000 sqft
 (not including heritage park parking)

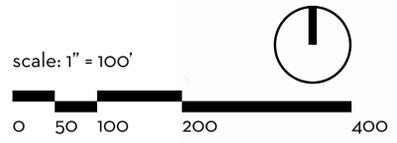
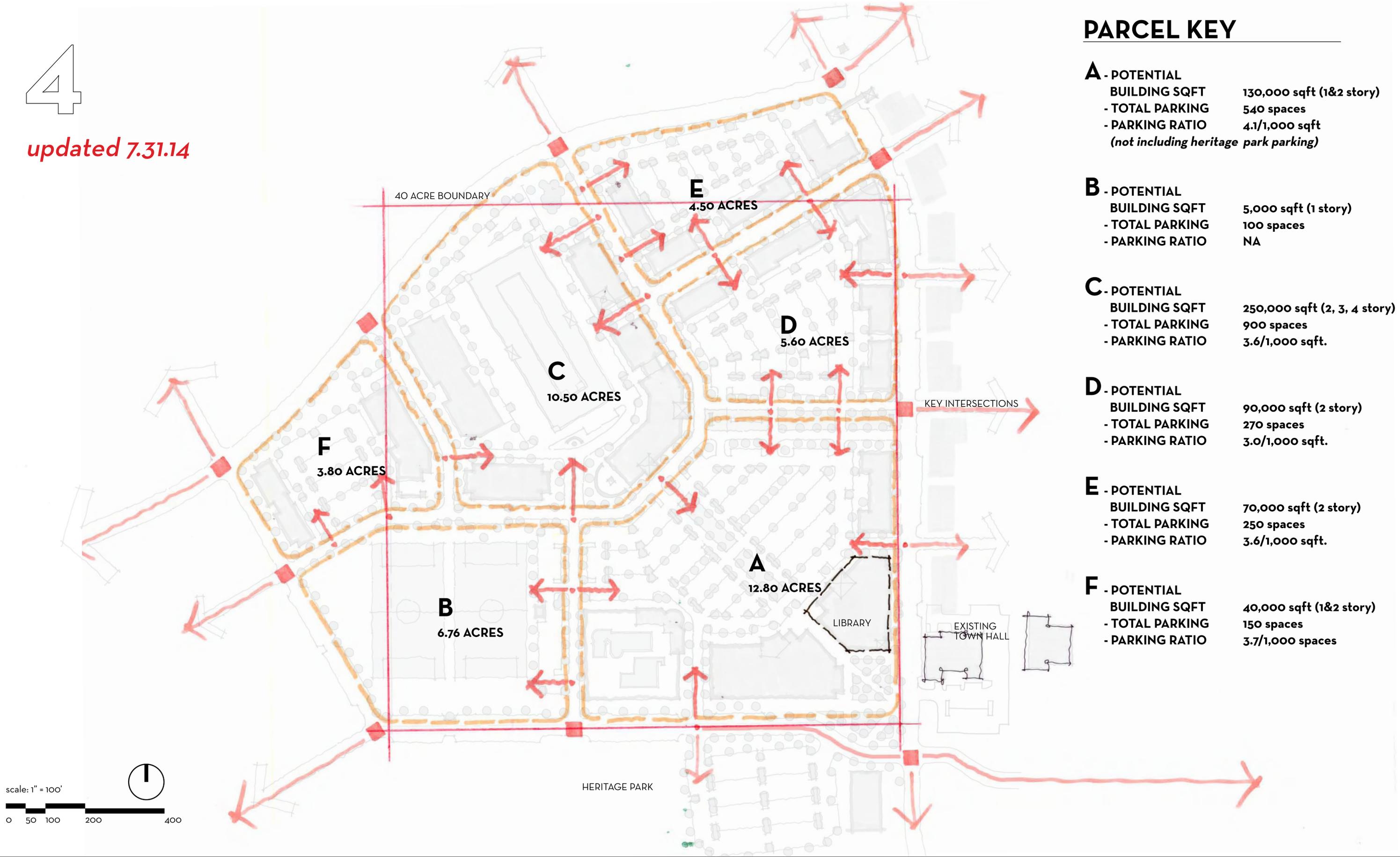
B - POTENTIAL
 BUILDING SQFT 5,000 sqft (1 story)
 - TOTAL PARKING 100 spaces
 - PARKING RATIO NA

C - POTENTIAL
 BUILDING SQFT 250,000 sqft (2, 3, 4 story)
 - TOTAL PARKING 900 spaces
 - PARKING RATIO 3.6/1,000 sqft.

D - POTENTIAL
 BUILDING SQFT 90,000 sqft (2 story)
 - TOTAL PARKING 270 spaces
 - PARKING RATIO 3.0/1,000 sqft.

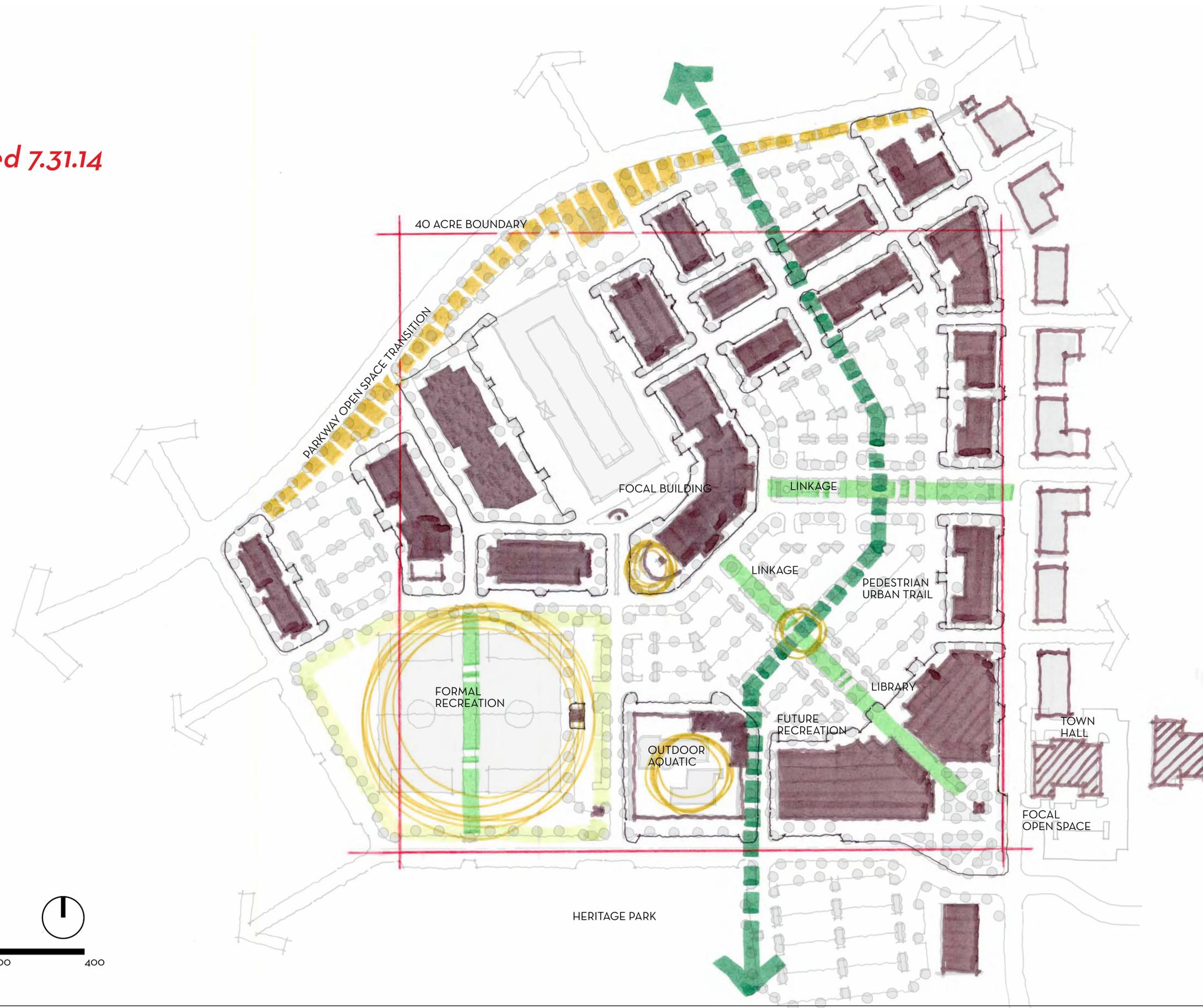
E - POTENTIAL
 BUILDING SQFT 70,000 sqft (2 story)
 - TOTAL PARKING 250 spaces
 - PARKING RATIO 3.6/1,000 sqft.

F - POTENTIAL
 BUILDING SQFT 40,000 sqft (1&2 story)
 - TOTAL PARKING 150 spaces
 - PARKING RATIO 3.7/1,000 spaces



5

updated 7.31.14



scale: 1" = 100'



TOWN OF FLORENCE

FLORENCE LIBRARY MASTER PLANNING
FIGURE GROUND DIAGRAM & BUILDING PADS





updated 7.31.14



TOWN OF FLORENCE

FLORENCE LIBRARY MASTER PLANNING
CONCEPT PLAN



7

updated 7.31.14



scale: 1" = 100'



TOWN OF FLORENCE

FLORENCE LIBRARY MASTER PLANNING

CONCEPT PLAN: FUTURE INFILL DEVELOPMENT



updated 7.31.14



TOWN OF FLORENCE

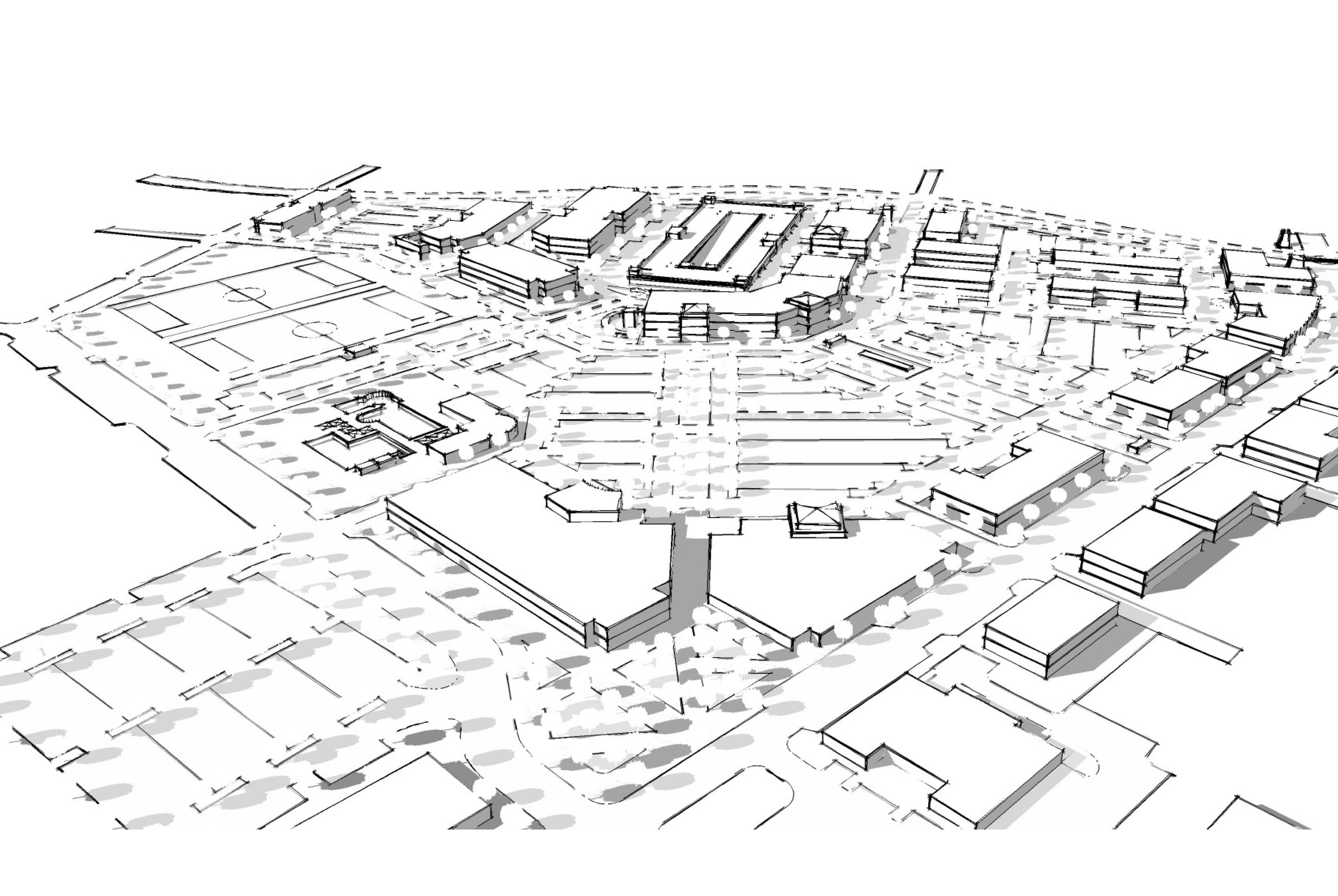
FLORENCE LIBRARY MASTER PLANNING
STUDY AREA OVERLAY ON UPDATED MASTER PLAN



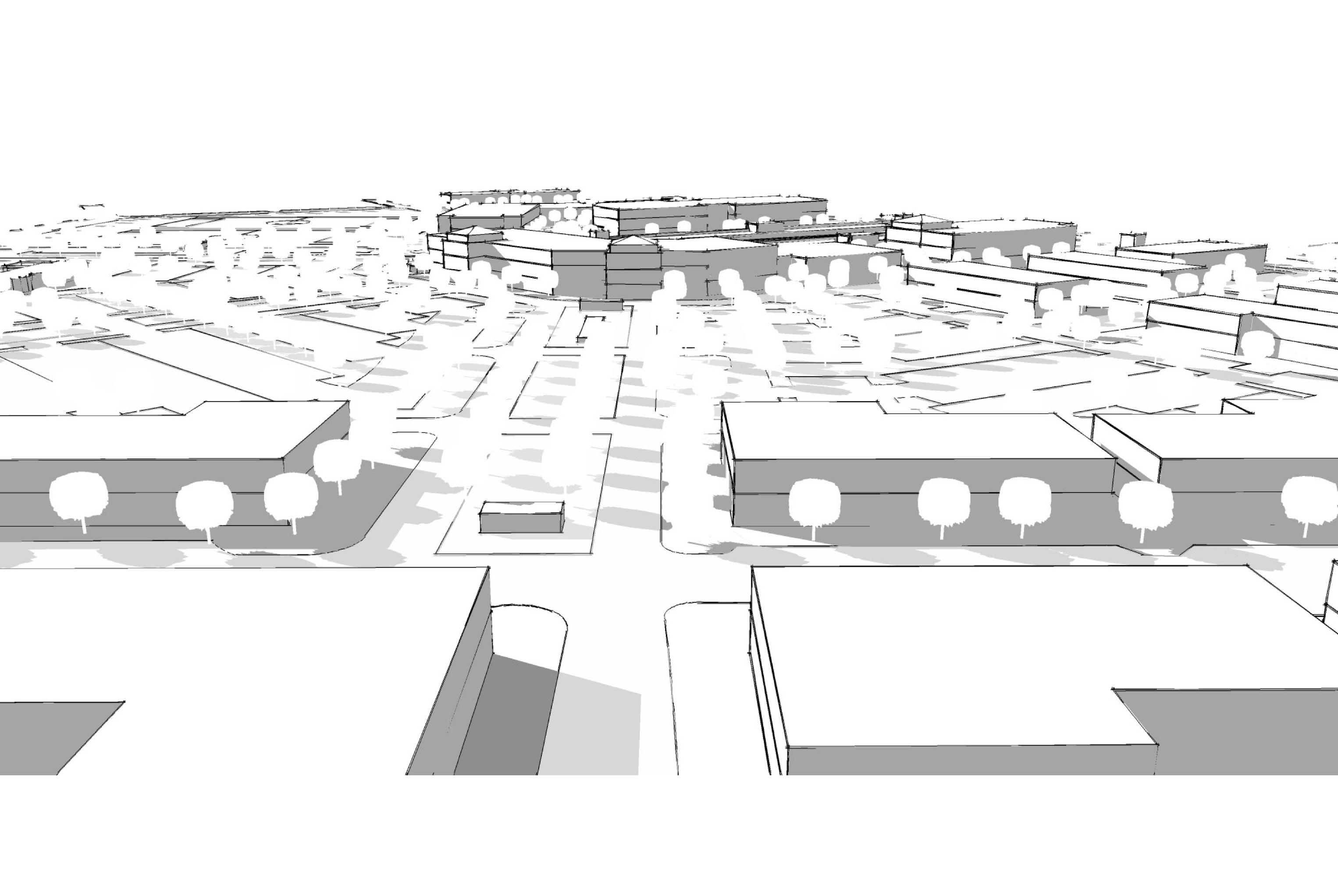


scale: 1" = 100'









Town of Florence

Territory Square Library / Recreation Complex

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08.05.14

ITEM THREE: LIBRARY / RECREATION FACILITY

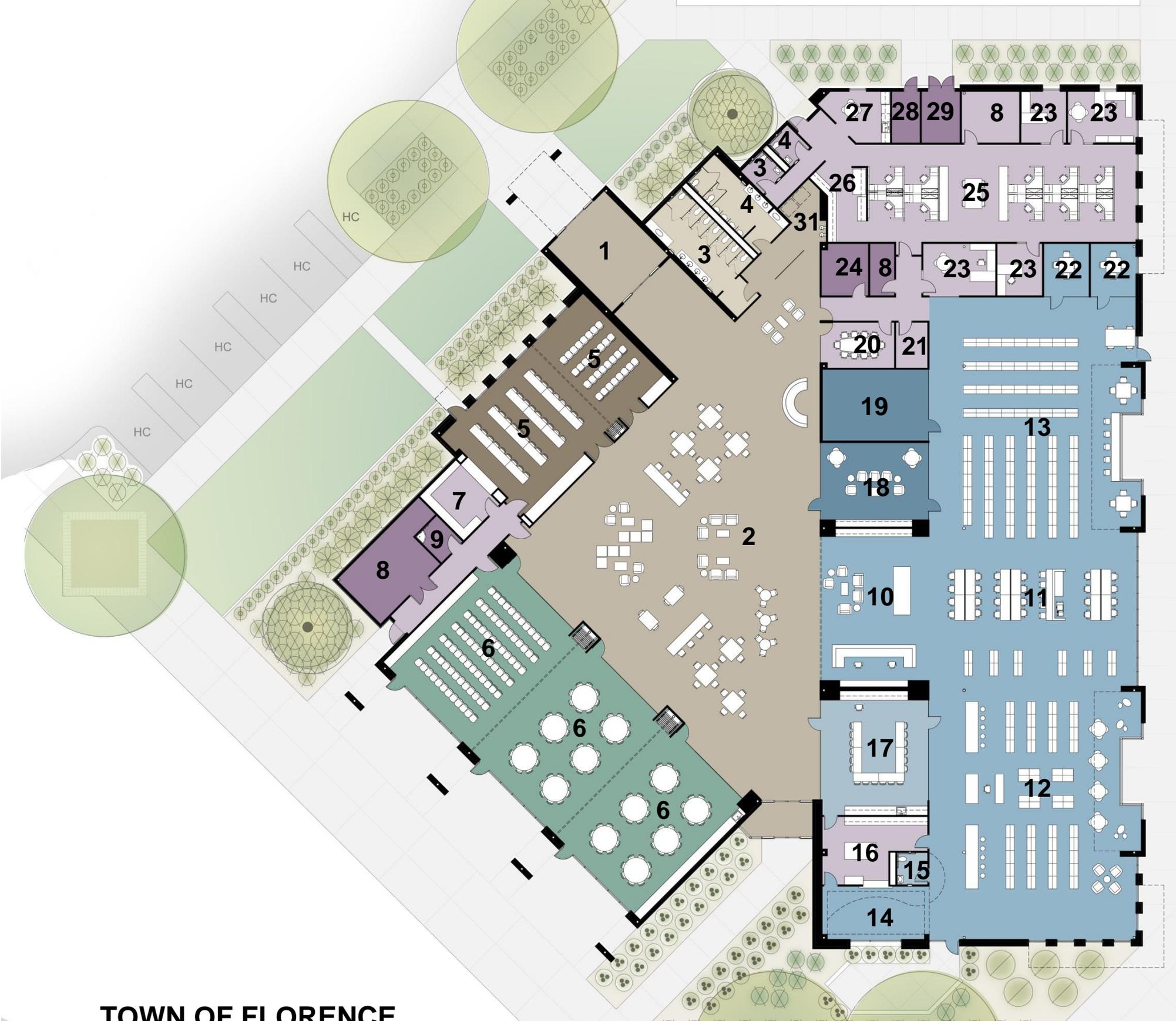
Library / Recreation Facility Schematic Design

- Overall Floor Plan Layout
- Room Configuration Plan
- Technology Plan
- Building Access and Security Plan
- Schematic Design Drawings
 - Reference sheet index for included drawings



KEY NOTES

1. Lobby
2. General Sitting Area
3. Women's Restroom
4. Men's Restroom
5. Meeting Room
6. Recreation Program Room
7. Kitchen
8. Storage
9. Janitor
10. Library Entry
11. Public Computers
12. Children's Collection
13. Adult Collection
14. Storytime
15. Family Toilet
16. Staff Workroom
17. Craft Room
18. Program Room (Teen)
19. Program Room (Digital Lab)
20. Conference Room
21. Data
22. Study Room
23. Office
24. Book Drop
25. Shared Office Workstations
26. Office Copy Room
27. Office Break Room
28. Fire Riser
29. Electrical Room
30. Staff Entry
31. Vending



SCHEMATIC FLOOR PLAN

TOWN OF FLORENCE

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

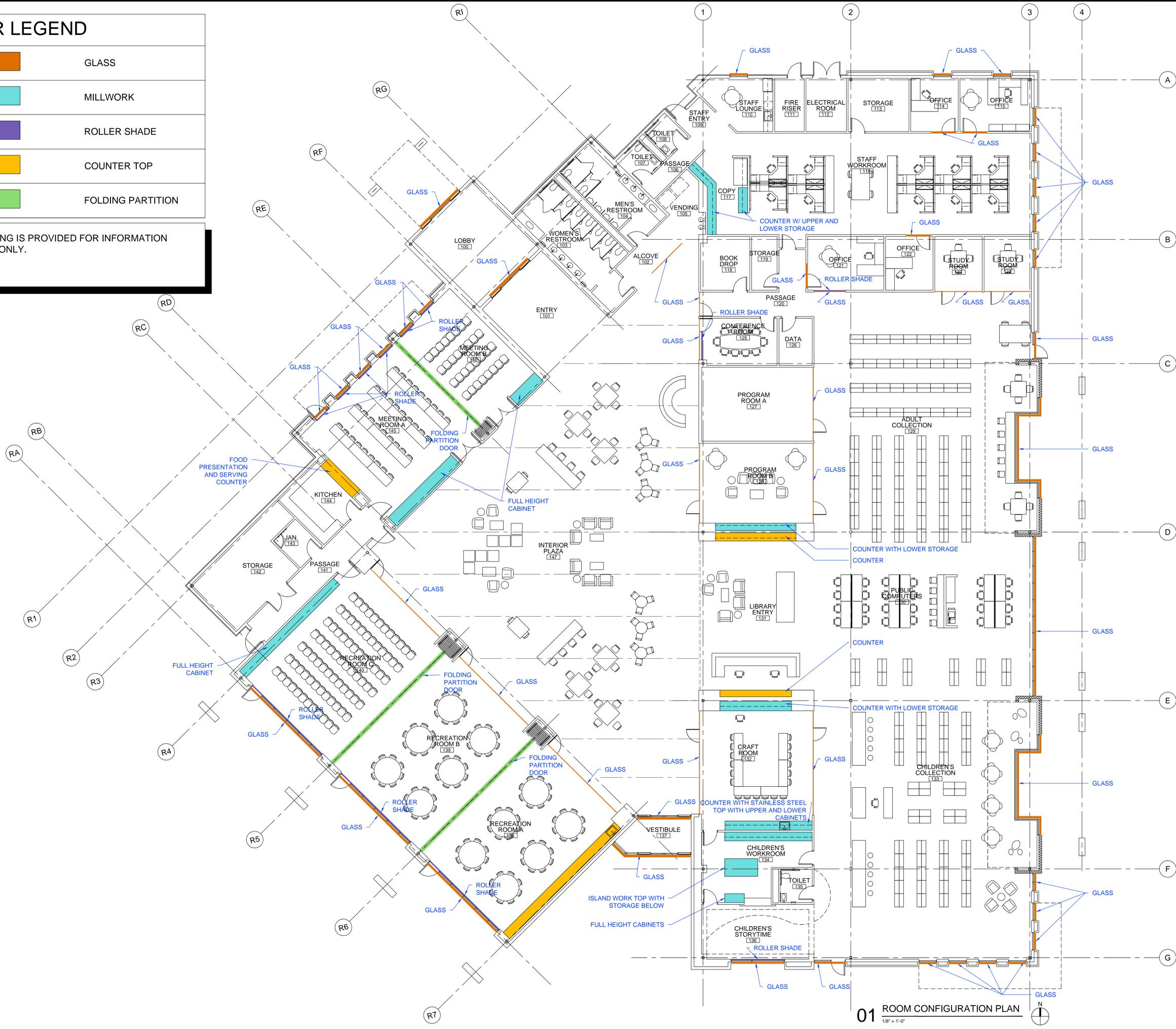
SCHEMATIC DESIGN SUBMITTAL 08.05.14



COLOR LEGEND

	GLASS
	MILLWORK
	ROLLER SHADE
	COUNTER TOP
	FOLDING PARTITION

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01 ROOM CONFIGURATION PLAN

1/8" = 1'-0"

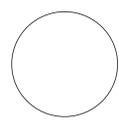


TERRITORY SQUARE LIBRARY - RECREATION COMPLEX

FLORENCE, AZ

HIDELL ASSOCIATES ARCHITECTS

3033 KELLWAY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-4666
E-MAIL: ababcock@hidell.com



PRELIMINARY ONLY

TITLE

ROOM CONFIGURATION

REVISIONS

NO.	DESCRIPTION

JOB NO. 20144

Issue Date: _____

Drawn By: DZ

Checked By: AB

SHEET NO. _____

RM CONF

COLOR LEGEND

	COMPUTERS
	A/V SCREEN
	EQUIPMENT
	LIBRARY EQUIPMENT
	MARKER SURFACE

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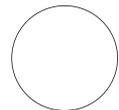
01 TECHNOLOGY PLAN
1/8" = 1'-0"

TERRITORY SQUARE LIBRARY - RECREATION COMPLEX

FLORENCE, AZ

HIDELL ASSOCIATES ARCHITECTS

3033 KELLWAY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-4666
E-MAIL: ababcock@hidell.com



PRELIMINARY ONLY

TITLE

TECHNOLOGY PLAN

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: DZ

Checked By: AB

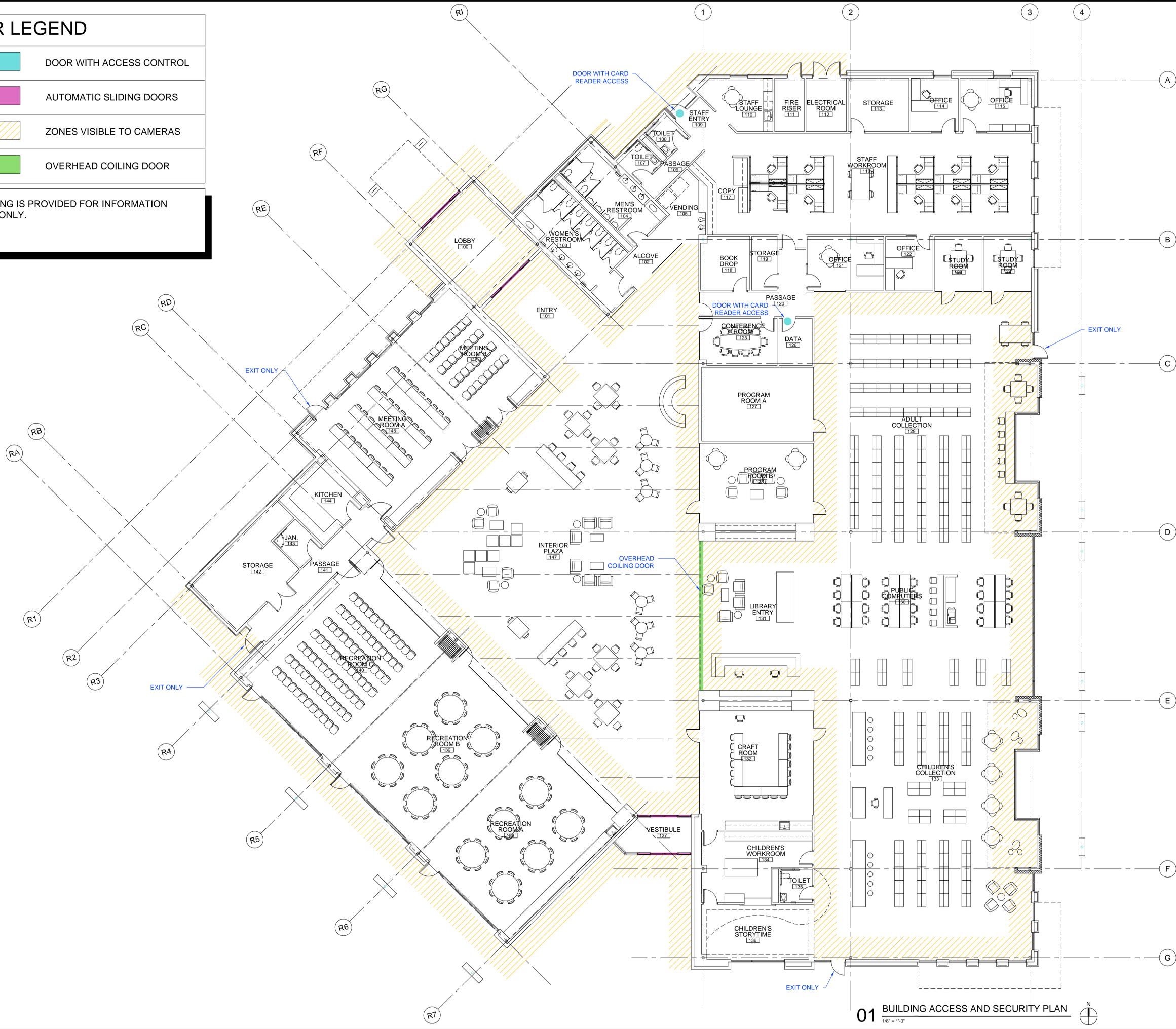
SHEET NO.

TECH

COLOR LEGEND

- DOOR WITH ACCESS CONTROL
- AUTOMATIC SLIDING DOORS
- ZONES VISIBLE TO CAMERAS
- OVERHEAD COILING DOOR

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01 BUILDING ACCESS AND SECURITY PLAN
1/8" = 1'-0"

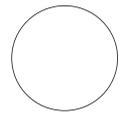


TERRITORY SQUARE LIBRARY - RECREATION COMPLEX

FLORENCE, AZ

HIDELL ASSOCIATES ARCHITECTS

3033 KELLWAY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-4666
E-MAIL: ababcock@hidell.com



PRELIMINARY ONLY

TITLE

BUILDING ACCESS AND SECURITY

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: DZ

Checked By: AB

SHEET NO.

SEC/ACC

COLOR LEGEND

- ZUMTOBEL RECESSED FLUSH BASKET ML4 2X4 FIXTURE
- ZUMTOBEL OPEN RECESSED DOWNLIGHT, SPEC-5 VERTICAL COMPACT FLOURESCENT 32W TRIPLE TUBE.
- FINE LITE SERIES 12 DIRECT / INDIRECT LINEAR PENDANT FIXTURE.
- LOUIS POULSEN PENDANT FIXTURE PH 6 MAXI

THIS DRAWING IS PROVIDED FOR INFORMATION PURPOSES ONLY.



ACOUSTICAL LAY-IN CEILING SYSTEM (GRID AND TILE) PRODUCT CHARACTERISTICS BASED ON: (ARMSTRONG OPTIMA OPEN PLAN TEGULAR, MODEL NO 3251 WITH EDGE PROFILE # SQUARE TEGULAR, GRID SHALL BE SUPRAPINE XL EXPOSED TEE SYSTEM) TYPICAL AT ALL 2X2 LAY-IN CEILINGS

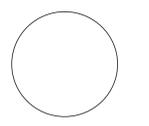
01 REFLECTED CEILING PLAN
1/8" = 1'-0"

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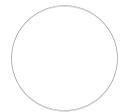
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SCHEMATIC DESIGN REVIEW

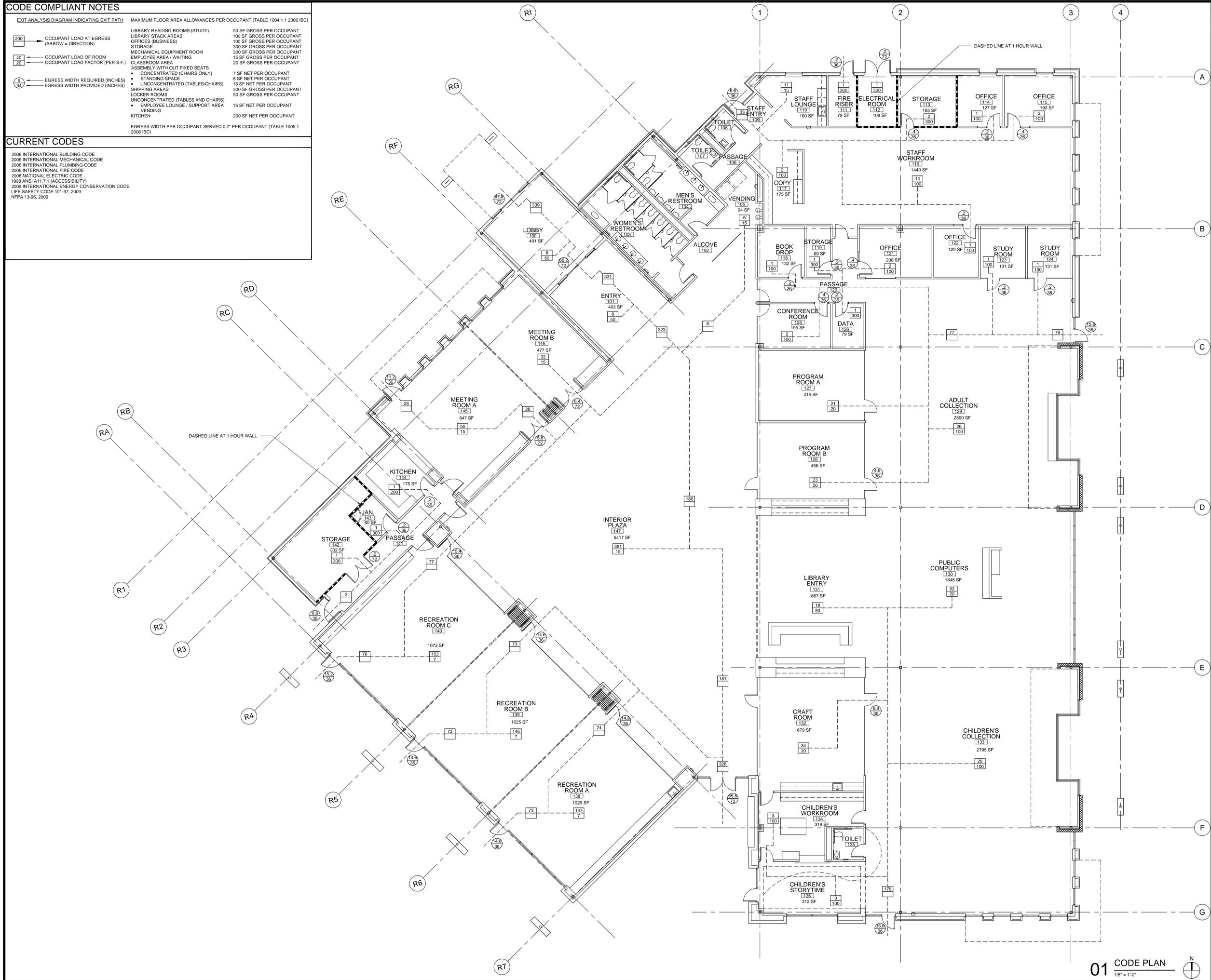
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CODE COMPLIANT NOTES

EXIT ANALYSIS DIAGRAM INDICATING EXIT PATH	MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (TABLE 1004.1.1 2006 IBC)
<p>200 → OCCUPANT LOAD AT EGRESS (ARROW = DIRECTION)</p> <p>40 → OCCUPANT LOAD OF ROOM</p> <p>20 → OCCUPANT LOAD FACTOR (PER S.F.)</p> <p>9 → EGRESS WIDTH REQUIRED (INCHES)</p> <p>34 → EGRESS WIDTH PROVIDED (INCHES)</p>	<p>LIBRARY READING ROOMS (STUDY)</p> <p>LIBRARY STACK AREAS</p> <p>OFFICES (BUSINESS)</p> <p>STORAGE</p> <p>MECHANICAL EQUIPMENT ROOM</p> <p>EMPLOYEE AREA / WAITING</p> <p>CLASSROOM AREA</p> <p>ASSEMBLY WITH OUT FIXED SEATS</p> <ul style="list-style-type: none"> • CONCENTRATED (CHAIRS ONLY) • STANDING SPACE • UNCONCENTRATED (TABLES/CHAIRS) <p>SHIPPING AREAS</p> <p>LOCKER ROOMS</p> <p>UNCONCENTRATED (TABLES AND CHAIRS)</p> <ul style="list-style-type: none"> • EMPLOYEE LOUNGE / SUPPORT AREA • VENDING <p>KITCHEN</p> <p>EGRESS WIDTH PER OCCUPANT SERVED 0.2" PER OCCUPANT (TABLE 1005.1 2006 IBC)</p>
	<p>50 SF GROSS PER OCCUPANT</p> <p>100 SF GROSS PER OCCUPANT</p> <p>100 SF GROSS PER OCCUPANT</p> <p>300 SF GROSS PER OCCUPANT</p> <p>300 SF GROSS PER OCCUPANT</p> <p>15 SF GROSS PER OCCUPANT</p> <p>20 SF GROSS PER OCCUPANT</p> <p>7 SF NET PER OCCUPANT</p> <p>5 SF NET PER OCCUPANT</p> <p>15 SF NET PER OCCUPANT</p> <p>300 SF GROSS PER OCCUPANT</p> <p>50 SF GROSS PER OCCUPANT</p> <p>15 SF NET PER OCCUPANT</p> <p>200 SF NET PER OCCUPANT</p>

CURRENT CODES

- 2006 INTERNATIONAL BUILDING CODE
- 2006 INTERNATIONAL MECHANICAL CODE
- 2006 INTERNATIONAL PLUMBING CODE
- 2006 INTERNATIONAL FIRE CODE
- 2006 NATIONAL ELECTRIC CODE
- 1998 ANSI A117.1 (ACCESSIBILITY)
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- LIFE SAFETY CODE 101-97, 2009
- NFPA 13-96, 2009



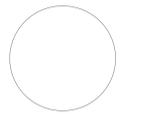
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CODE PLAN

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SCHEMATIC DESIGN REVIEW

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ADA SHEET NOTE:
All notes and figures are based on the Americans with Disabilities Act 2010 Standards for Accessible Design Sections 3 - 9. Accessible elements and spaces; Scope and Technical Requirements. These notes and figures are for the general purpose of information and are not a substitute for the Americans with Disabilities Act 2010 Standards for Accessible Design. Reference <http://www.ada.gov/> for the complete documents and sections.

CHAPTER 3 : BUILDING BLOCKS

301 General
301.1 Scope. The provisions of Chapter 3 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

302 Floor or Ground Surfaces
302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

EXCEPTIONS:
1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.
2. Areas of sport activity shall not be required to comply with 302.

Advisory 302.1 General. A stable surface is one that remains unobscured by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition. A firm surface resists deformation by either indentations or particles moving on its surface. A slip-resistant surface provides sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

Advisory 302.2 Carpet. Carpets and permanently affixed mats can significantly increase the amount of force (roll resistance) needed to propel a wheelchair over a surface. The firmer the carpeting and backing, the lower the roll resistance. A pile thickness up to 1/2 inch (13 mm) (measured to the backing, cushion, or pad) is allowed, although a lower pile provides easier wheelchair maneuvering. If a backing, cushion or pad is used, it must be firm. Preferably, carpet pad should not be used because the soft padding increases roll resistance.

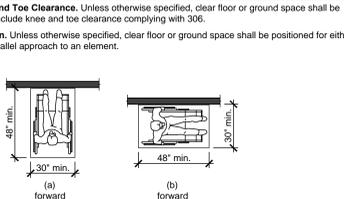


Figure 305.5 Position of Clear Floor or Ground Space

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

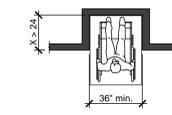


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

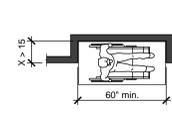


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

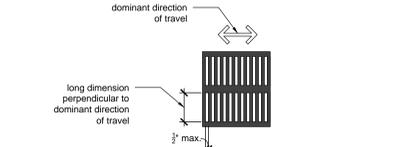


Figure 303.3 Beveled Change in Level

303 Changes in Level
303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

EXCEPTIONS:
1. Animal containment areas shall not be required to comply with 303.
2. Areas of sport activity shall not be required to comply with 303.

303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.



Figure 303.2 Vertical Change in Level

303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

Advisory 303.3 Beveled. A change in level of 1/2 inch (13 mm) is permitted to be 1/4 inch (6.4 mm) vertical plus 1/4 inch (6.4 mm) beveled. However, in no case may the combined change in level exceed 1/2 inch (13 mm). Changes in level exceeding 1/2 inch (13 mm) must comply with 405 (Ramps) or 406 (Curb Ramps).

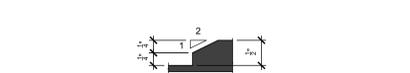


Figure 303.3 Beveled Change in Level

303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

304 Turning Space
304.1 General. Turning space shall comply with 304.

304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 304.2 Floor or Ground Surface Exception. As used in this section, the phrase "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding that permitted in Section 303.3. Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aids such as in wheelchair spaces, or maneuver to use elements such as doors, fixtures, and telephones. The exception permits slopes not steeper than 1:48.

304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

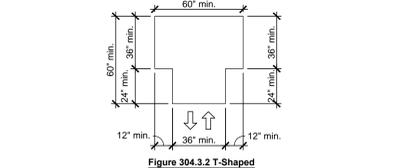


Figure 304.3.2 T-Shaped Turning Space

304.4 Door Swing. Doors shall be permitted to swing into turning spaces.

305 Clear Floor or Ground Space
305.1 General. Clear floor or ground space shall comply with 305.

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.



Figure 305.3 Clear Floor or Ground Space

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

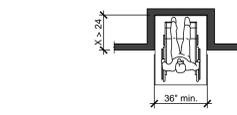


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

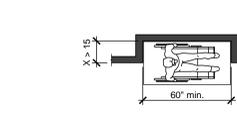


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

306 Knee and Toe Clearance
306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

Advisory 306.1 General. Clearances are measured in relation to the usable clear floor space, not necessarily to the vertical support for an element. When determining clearance under an object for required turning or maneuvering space, care should be taken to ensure the space is clear of any obstructions.

306.2 Toe Clearance.

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

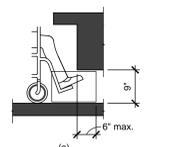


Figure 306.2 Toe Clearance

306.3 Knee Clearance.

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

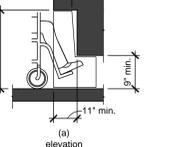


Figure 306.3 Knee Clearance

307 Protruding Objects
307.1 General. Protruding objects shall comply with 307.

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

Advisory 307.2 Protrusion Limits. When a cane is used and the element is in the detectable range, it gives a person sufficient time to detect the element with the cane before there is body contact. Elements located on circulation paths, including operable elements, must comply with requirements for protruding objects. For example, awnings and the supporting structures cannot reduce the minimum required vertical clearance. Similarly, casement windows, when open, cannot encroach more than 4 inches (100 mm) into circulation paths above 27 inches (685 mm).

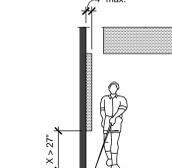


Figure 307.2 Limits of Protruding Objects

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

EXCEPTION: The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.

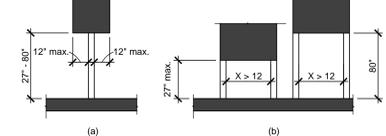


Figure 307.3 Post-Mounted Protruding Objects

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrail barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

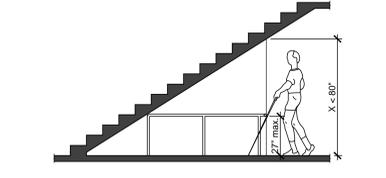


Figure 307.4 Vertical Clearance

307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.

308 Reach Ranges
308.1 General. Reach ranges shall comply with 308.

Advisory 308.1 General. The following table provides guidance on reach ranges for children according to age where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children. These dimensions apply to either forward or side reaches. Accessible elements and operable parts designed for adult or children over age 12 can be located outside these ranges but must be within the adult reach ranges required by 308.

Forward or Side Reach	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
High (maximum)	36 in	40 in	44 in
Low (minimum)	20 in	18 in	16 in

308.2 Forward Reach.
308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

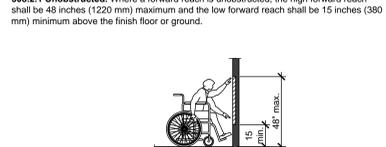


Figure 308.2.1 Unobstructed Forward Reach

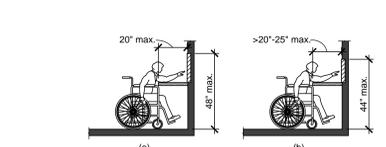


Figure 308.2.2 Obstructed High Forward Reach

308.3 Side Reach.
308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

EXCEPTIONS:
1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

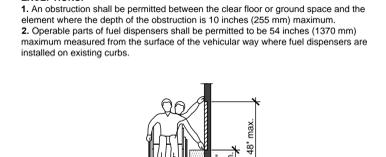


Figure 308.3.1 Unobstructed Side Reach

308.3.2 Obstructed High Side Reach. Where a clear floor or ground space allows a parallel approach to an element and the side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

EXCEPTIONS:
1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

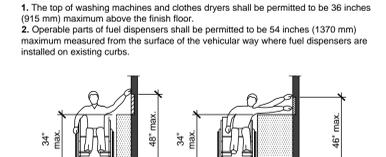


Figure 308.3.2 Obstructed High Side Reach

309 Operable Parts
309.1 General. Operable parts shall comply with 309.

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

EXCEPTION: Gas pump nozzles shall not be required to provide operable parts that have an activating force of 5 pounds (22.2 N) maximum.

CHAPTER 4: ACCESSIBLE ROUTES

401 General
401.1 Scope. The provisions of Chapter 4 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

402 Accessible Routes
402.1 General. Accessible routes shall comply with 402.

402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

Advisory 402.2 Components. Walking surfaces must have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped.

403 Walking Surfaces
403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303.

403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.

EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

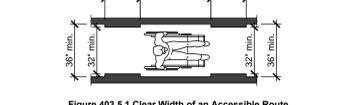


Figure 403.5.1 Clear Width of an Accessible Route

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

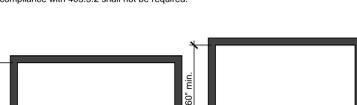


Figure 403.5.2 Clear Width at Turn

403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either: a space 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 48 inches (1220 mm) minimum beyond the intersection.

403.6 Handrails. Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505.

Advisory 403.6 Handrails. Handrails provided in elevator cabs and platform lifts are not required to comply with the requirements for handrails on walking surfaces.

404 Doors, Doorways, and Gates
404.1 General. Doors, doorways, and gates that are part of an accessible route shall comply with 404.

EXCEPTION: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with 404.2.7, 404.2.8, 404.2.9, 404.3.2 and 404.3.4 through 404.3.7.

Advisory 404.1 General Exception. Security personnel must have sole control of doors that are eligible for the Exception at 404.1. It would not be acceptable for security personnel to operate the doors for people with disabilities while allowing others to have independent access.

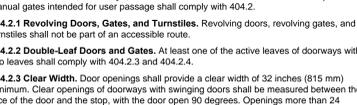
404.2 Manual Doors, Doorways, and Manual Gates. Manual doors and doorways and manual gates intended for user passage shall comply with 404.2.

404.2.1 Revolving Doors, Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

404.2.2 Double-Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4.

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening with lower than 24 inches (685 mm) above the finish floor or ground. Projections into the clear opening within 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

EXCEPTIONS:
1. In alterations, a projection of 5/8 inch (16 mm) maximum into the required clear width shall be permitted for the latch side stop.
2. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.



ADA SHEET NOTE:
All notes and figures are based on the Americans with Disabilities Act 2010 Standards for Accessible Design, Sections 3 - 9. Accessible elements and spaces: Scope and Technical Requirements. These notes and figures are for the general purpose of information and are not a substitute for the Americans with Disabilities Act 2010 Standards for Accessible Design. Reference <http://www.ada.gov/> for the complete documents and sections.

CHAPTER 4: ACCESSIBLE ROUTES (Continued)

404.3.6 Break Out Opening. Where doors and gates without standby power are a part of a means of egress, the clear break out opening at swinging or sliding doors and gates shall be 32 inches (815 mm) minimum when operated in emergency mode.

EXCEPTION: Where manual swinging doors and gates comply with 404.2 and serve the same means of egress compliance with 404.3.6 shall not be required.

404.3.7 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

405 Ramps

405.1 General. Ramps on accessible routes shall comply with 405.

EXCEPTION: In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405.

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

EXCEPTION: In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.

Table 405.2 Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities

Slope	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

A slope steeper than 1:8 is prohibited.

Advisory 405.2 Slope. To accommodate the widest range of users, provide ramps with the least possible running slope and, wherever possible, accompany ramps with stairs for use by those individuals for whom distance presents a greater barrier than steps, e.g., people with heart disease or limited stamina.

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

Advisory 405.3 Cross Slope. Cross slope is the slope of the surface perpendicular to the direction of travel. Cross slope is measured the same way as slope is measured (i.e., the rise over the run).

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

Advisory 405.7 Landings. Ramps that do not have level landings at changes in direction can create a compound slope that will not meet the requirements of this document. Circular or curved ramps continually change direction. Curvilinear ramps with small radii also can create compound cross slopes and cannot, by their nature, meet the requirements for accessible routes. A level landing is needed at the accessible door to permit maneuvering and simultaneously door operation.



Figure 405.7 Ramp Landings

405.7.1 Slope. Landings shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

405.7.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. The landing clear length shall be 60 inches (1525 mm) long minimum.

405.7.4 Change in Direction. Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.

405.7.5 Doorways. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area.

405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.

EXCEPTION: Within employee work areas, handrails shall not be required where ramps that are part of common use circulation paths are designed to permit the installation of handrails complying with 505. Ramps not subject to the exception to 405.5 shall be designed to maintain a 36 inch (915 mm) minimum clear width when handrails are installed.

405.9 Edge Protection. Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

EXCEPTIONS:

1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying with 406.3.

2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway.

3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/8 inch (3 mm) maximum within 10 inches (255 mm) horizontally of the minimum landing area specified in 405.7.

405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505.

Advisory 405.9.1 Extended Floor or Ground Surface. The extended surface prevents wheelchair casters and crutch tips from slipping off the ramp surface.

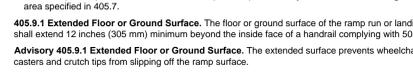


Figure 405.9.1 Extended Floor or Ground Surface Edge Protection

405.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.



Figure 405.9.2 Curb or Barrier Edge Protection

405.10 Wet Conditions. Landings subject to wet conditions shall be designed to prevent the accumulation of water.

406 Curb Ramps

406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and roof surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.



Figure 406.2 Counter Slope

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

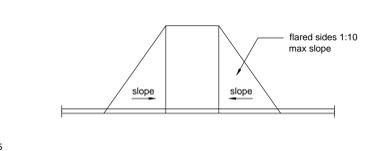


Figure 406.3 Sides of Curb Ramps

406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

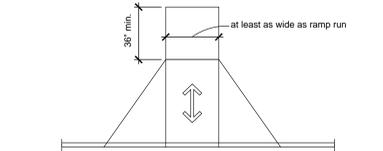


Figure 406.4 Landings at the Top of Curb Ramps

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

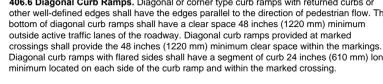


Figure 406.6 Diagonal or Corner Type Curb Ramps

406.7 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area 48 inches (1220 mm) long minimum by 36 inches (915 mm) wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.



Figure 406.7 Islands in Crossings

407 Elevators

407.1 General. Elevators shall comply with 407 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

Advisory 407.1 General. The ADA and other Federal civil rights laws require that accessible features be maintained in working order so that they are accessible to and usable by those people they are intended to benefit. Building owners should note that the ASME Safety Code for Elevators and Escalators requires routine maintenance and inspections. Isolated or temporary interruptions in service due to maintenance or repairs may be unavoidable; however, failure to take prompt action to effect repairs could constitute a violation of Federal laws and these requirements.

407.2 Elevator Landing Requirements. Elevator landings shall comply with 407.2.

407.2.1 Call Controls. Where elevator call buttons or keypads are provided, they shall comply with 407.2.1 and 309.4. Call buttons shall be raised or flush.

EXCEPTION: Existing elevators shall be permitted to have recessed call buttons.

407.2.1.1 Height. Call buttons and keypads shall be located within one of the reach ranges specified in 308, measured to the centerline of the highest operable part.

EXCEPTION: Existing call buttons and existing keypads shall be permitted to be located at 54 inches (1370 mm) maximum above the finish floor, measured to the centerline of the highest operable part.

407.2.1.2 Size. Call buttons shall be 3/4 inch (19 mm) minimum in the smallest dimension.

EXCEPTION: Existing elevator call buttons shall not be required to comply with 407.2.1.2.

407.2.1.3 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided at call controls.

Advisory 407.2.1.3 Clear Floor or Ground Space. The clear floor or ground space required at elevator call buttons must remain free of obstructions including ashtrays, plants, and other decorative elements that prevent wheelchair users and others from reaching the call buttons. The height of the clear floor or ground space is considered to be a volume from the floor to 80 inches (2030 mm) above the floor. Recessed ashtrays should not be placed near elevator call buttons so that persons who are blind or visually impaired do not inadvertently contact them or their contents as they reach for the call buttons.

407.2.1.4 Location. The call button that designates the up direction shall be located above the call button that designates the down direction.

EXCEPTION: Destination-oriented elevators shall not be required to comply with 407.2.1.4.

Advisory 407.2.1.4 Location, Exception. A destination-oriented elevator system provides lobby controls enabling passengers to select floor stops, lobby indicators designating which elevator to use, and a car indicator designating the floors at which the car will stop. Responding cars are programmed for maximum efficiency by reducing the number of stops any passenger experiences.

407.2.1.5 Signals. Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.

EXCEPTIONS:

1. Destination-oriented elevators shall not be required to comply with 407.2.1.5 provided that visible and audible signals complying with 407.2.2 indicating which elevator car to enter are provided.

2. Existing elevators shall not be required to comply with 407.2.1.5.

407.2.1.6 Keypads. Where keypads are provided, keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.2.2 Hall Signals. Hall signals, including in-car signals, shall comply with 407.2.2.

407.2.2.1 Visible and Audible Signals. A visible and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call and the car's direction of travel. Where in-car signals are provided, they shall be visible from the floor area adjacent to the hall call buttons.

EXCEPTIONS:

1. Visible and audible signals shall not be required at each destination-oriented elevator where a visible and audible signal complying with 407.2.2 is provided indicating the elevator car designation information.

2. In existing elevators, a signal indicating the direction of car travel shall not be required.

407.2.2.2 Visible Signals. Visible signal fixtures shall be centered at 72 inches (1830 mm) minimum above the finish floor or ground. The visible signal elements shall be 2 1/2 inches (64 mm) minimum measured along the vertical centerline of the element. Signals shall be visible from the floor area adjacent to the hall call button.

EXCEPTIONS:

1. Destination-oriented elevators shall be permitted to have signals visible from the floor area adjacent to the hoistway entrance.

2. Existing elevators shall not be required to comply with 407.2.2.2.

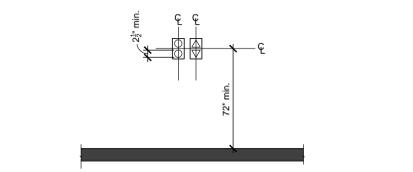


Figure 407.2.2.2 Visible Hall Signals

407.2.2.3 Audible Signals. Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of elevator car travel. Audible signals shall have a frequency of 1500 Hz maximum. Verbal annunciators shall have a frequency of 300 Hz minimum and 3000 Hz maximum. The audible signal and verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 90 dB, measured at the hall call button.

EXCEPTIONS:

1. Destination-oriented elevators shall not be required to comply with 407.2.2.3 provided that the audible tone and verbal announcement is the same as those given at the call button or call button keypad.

2. Existing elevators shall not be required to comply with the requirements for frequency and dB range of audible signals.

407.2.3 Differentiation. Each destination-oriented elevator in a bank of elevators shall have audible and visible means for differentiation.

407.2.3.1 Hoistway Signs. Signs at elevator hoistways shall comply with 407.2.3.

407.2.3.1.1 Floor Designation. Floor designations complying with 703.2 and 703.4.1 shall be provided on both jambs of elevator hoistway entrances. Floor designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum. A tactile star shall be provided on both jambs at the main entry level.

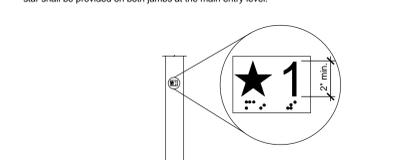


Figure 407.2.3.1 Floor Designations on Jamb of Elevator Hoistway Entrances

407.2.3.2 Car Designations. Destination-oriented elevators shall provide tactile car identification complying with 703.2 on both jambs of the hoistway immediately below the floor designation. Car designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum.

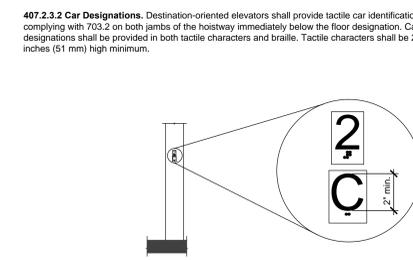


Figure 407.2.3.2 Car Designations on Jamb of Destination-Oriented Elevator Hoistway Entrances

407.3 Elevator Door Requirements. Hoistway and car doors shall comply with 407.3.

407.3.1 Type. Elevator doors shall be the horizontal sliding type. Car gates shall be prohibited.

407.3.2 Operation. Elevator hoistway and car doors shall open and close automatically.

EXCEPTION: Existing manually operated hoistway swing doors shall be permitted provided that they comply with 404.2.3 and 404.2.9. Car door closing shall not be initiated until the hoistway door is closed.

407.3.3 Reopening Device. Elevator doors shall be provided with a reopening device complying with 407.3.3 that shall stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person.

EXCEPTION: Existing elevators with manually operated doors shall not be required to comply with 407.3.3.

407.3.3.1 Height. The device shall be activated by sensing an obstruction passing through the opening at 5 inches (125 mm) nominal and 29 inches (735 mm) nominal above the finish floor.

407.3.3.2 Contact. The device shall not require physical contact to be activated, although contact is permitted to occur before the door reopens.

407.3.3.3 Duration. Door reopening devices shall remain effective for 20 seconds minimum.

407.3.4 Door and Signal Timing. The minimum acceptable time from notification that a car is answering a call or notification of the car assigned at the means for the entry of destination information until the doors that car start to close shall be calculated from the following equation:

$$T = D(1.5 \text{ ft/s}) \text{ or } T = D(455 \text{ mm/s}) = 5 \text{ seconds minimum where } T \text{ equals the total time in seconds and } D \text{ equals the distance (in feet or millimeters) from the point in the lobby or corridor } 60 \text{ inches (1525 mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door.}$$

EXCEPTIONS:

1. For cars with in-car lanterns, T shall be permitted to begin when the signal is visible from the point 60 inches (1525 mm) directly in front of the farthest hall call button and the audible signal is sounded.

2. Destination-oriented elevators shall not be required to comply with 407.3.4.

407.3.5 Door Delay. Elevator doors shall remain fully open in response to a car call for 3 seconds minimum.

407.3.6 Width. The width of elevator doors shall comply with Table 407.4.1.

EXCEPTION: In existing elevators, a power-operated car door complying with 404.2.3 shall be permitted.

407.4 Elevator Car Requirements. Elevator cars shall comply with 407.4.

407.4.1 Car Dimensions. Inside dimensions of elevator cars and clear width of elevator doors shall comply with Table 407.4.1.

EXCEPTION: Existing elevator car configurations that provide a clear floor area of 16 square feet (1.5 m²) minimum and also provide an inside clear depth 54 inches (1370 mm) minimum and a clear width 36 inches (915 mm) minimum shall be permitted.

Table 407.4.1 Elevator Car Dimensions - Minimum Dimensions

Door Location	Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches	80 inches	51 inches	54 inches
Side (off-centered)	36 inches - A tolerance of minus 5/8 inch is permitted	68 inches	51 inches	54 inches
Any	36 inches - A tolerance of minus 5/8 inch is permitted.	54 inches	80 inches	54 inches
Any	36 inches - A tolerance of minus 5/8 inch is permitted.	60 inches - Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.	60 inches - Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.	60 inches - Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.

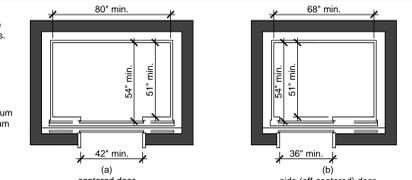


Figure 407.4.1 Elevator Car Dimensions

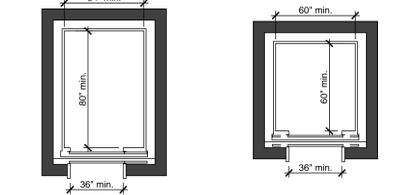


Figure 407.4.1 Elevator Car Dimensions

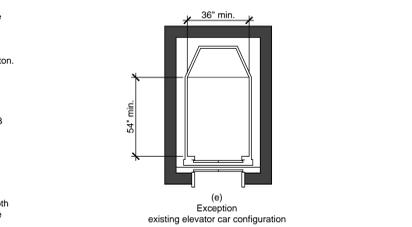


Figure 407.4.1 Elevator Car Dimensions

407.4.2 Floor Surfaces. Floor surfaces in elevator cars shall comply with 302 and 303.

407.4.3 Platform to Hoistway Clearance. The clearance between the car platform sill and the edge of any hoistway landing shall be 1 1/4 inch (32 mm) maximum.

407.4.4 Leveling. Each car shall be equipped with a self-leveling feature that will automatically bring and maintain the car at floor landings within a tolerance of 1/2 inch (13 mm) under rated loading to zero loading conditions.

407.4.5 Illumination. The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot candles (54 lux) minimum.

407.4.6 Elevator Car Controls. Where provided, elevator car controls shall comply with 407.4.6 and 309.4.

EXCEPTION: In existing elevators, where a new car operating panel complying with 407.4.6 is provided, existing car operating panels shall not be required to comply with 407.4.6.

407.4.6.1 Location. Controls shall be located within one of the reach ranges specified in 308.

EXCEPTIONS:

1. Where the elevator panel serves more than 16 openings and a parallel approach is provided, buttons with floor designations shall be permitted to be 54 inches (1370 mm) maximum above the finish floor.

2. In existing elevators, car control buttons with floor designations shall be permitted to be located 54 inches (1370 mm) maximum above the finish floor where a parallel approach is provided.

407.4.6.2 Buttons. Car control buttons with floor designations shall comply with 407.4.6.2 and shall be raised or flush.

EXCEPTION: In existing elevators, buttons shall be permitted to be recessed.

407.4.6.2.1 Size. Buttons shall be 3/4 inch (19 mm) minimum in their smallest dimension.

407.4.6.2.2 Arrangement. Buttons shall be arranged with numbers in ascending order. When two or more columns of buttons are provided they shall read from left to right.

407.4.6.3 Keypads. Car control keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.4.6.4 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.4.1 Height. Emergency control buttons shall have their centerlines 35 inches (890 mm) minimum above the finish floor.

407.4.6.4.2 Location. Emergency controls, including the emergency alarm,

ADA SHEET NOTE:
All notes and figures are based on the Americans with Disabilities Act 2010 Standards for Accessible Design Sections 3 - 9. Accessible elements and spaces: Scope and Technical Requirements. These notes and figures are for the general purpose of information and are not a substitute for the Americans with Disabilities Act 2010 Standards for Accessible Design. Reference <http://www.ada.gov/> for the complete documents and sections.

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

501 General
501.1 Scope. The provisions of Chapter 5 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

502 Parking Spaces
502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.
EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.
EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.
Advisory 502.3 Access Aisle. Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.

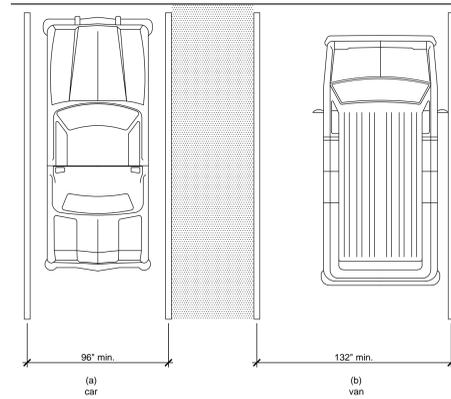


Figure 502.2 Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.
Advisory 502.3 Access Aisle. Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.

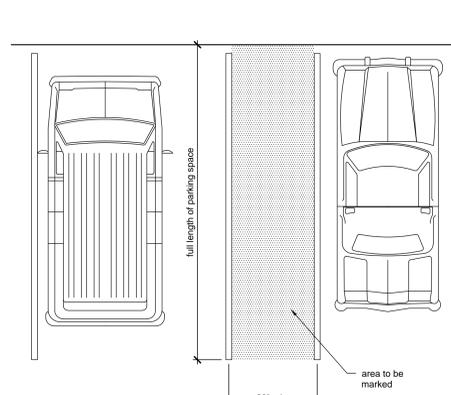


Figure 502.3 Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.
502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.
502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

Advisory 502.3.3 Marking. The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations. Because these requirements permit the van access aisle to be wide as a parking space, it is important that the aisle be clearly marked.
502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Advisory 502.3.4 Location. Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.
502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 502.4 Floor or Ground Surfaces. Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.
502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.
Advisory 502.5 Vertical Clearance. Signs provided at entrances to parking facilities informing drivers of clearances and the location of van-accessible parking spaces can provide useful customer service.
502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.
Advisory 502.6 Identification. The required "van accessible" designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.
Advisory 502.7 Relationship to Accessible Routes. Wheel stops are an effective way to prevent vehicle encroachments from reducing the clear width of accessible routes.
503 Passenger Loading Zones
503.1 General. Passenger loading zones shall comply with 503.
503.2 Vehicle Pull-Up Space. Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.
503.3 Access Aisle. Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.
503.3.1 Width. Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide minimum.
503.3.2 Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.
503.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

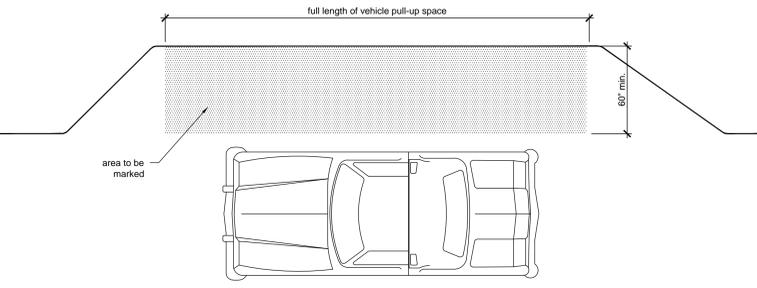


Figure 503.3 Passenger Loading Zone Access Aisle

503.4 Floor and Ground Surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

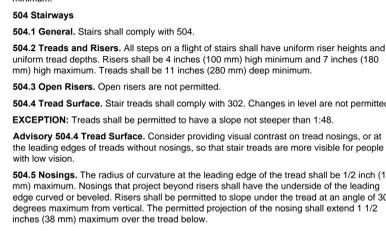


Figure 503.5 Vertical Clearance

504 Stairways
504.1 General. Stairs shall comply with 504.
504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.
504.3 Open Risers. Open risers are not permitted.
504.4 Tread Surface. Stair treads shall comply with 302. Changes in level are not permitted.
EXCEPTION: Treads shall be permitted to have a slope not steeper than 1:48.

Advisory 504.4 Tread Surface. Consider providing visual contrast on tread nosings, or at the leading edges of treads without nosings, so that stair treads are more visible for people with low vision.
504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below.

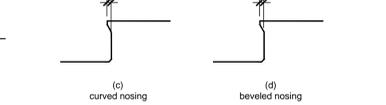


Figure 504.5 Stair Nosings

504.6 Handrails. Stairs shall have handrails complying with 505.
504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.
505 Handrails
505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

Advisory 505.1 General. Handrails are required on ramp runs with a rise greater than 6 inches (150 mm) (see 405.8) and on certain stairways (see 504). Handrails are not required on walking surfaces with running slopes less than 1:20. However, handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1:20 (see 403.6). Sections 505.2, 505.3, and 508.10 do not apply to handrails provided on walking surfaces with running slopes less than 1:20 as these sections only reference requirements for ramps and stairs.
505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.
EXCEPTION: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.
505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.
EXCEPTION: In assembly areas, handrails on ramps shall not be required to be continuous in aisles serving seating.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.
Advisory 505.4 Height. The requirements for stair and ramp handrails in this document are for adults. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28 inches (710 mm) measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9 inches (230 mm) minimum, should be provided to help prevent entrapment.

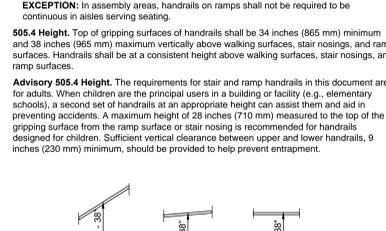


Figure 505.4 Handrail Height

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.
505.6 Gripping Surfaces. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.
EXCEPTION: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.
2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch (3.2 mm) for each 1/2 inch (13 mm) of additional handrail perimeter dimension that exceeds 4 inches (100 mm).

Advisory 505.6 Gripping Surface. People with disabilities, older people, and others benefit from continuous gripping surfaces that permit users to reach their fingers outward or downward to grasp the handrail, particularly as the user senses a loss of equilibrium or begins to fall.
505.7 Operable Parts. Operable parts shall comply with 309.
505.8 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.
505.9 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

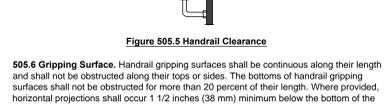


Figure 505.5 Handrail Clearance

505.10 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.
EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.
2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.
3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.
505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.
EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.
2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.
3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.
505.10.2 Top Handrail Extension at Stairs. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.
EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.
2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.
3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.
EXCEPTION: In residential dwelling units, a lavatory complying with 606 shall be permitted on the rear wall 18 inches (455 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.
Advisory 604.3.2 Overlap. When the door to the toilet room is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room.
604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.
EXCEPTIONS: 1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4.
2. In residential dwelling units, the height of water closets shall be permitted to be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the finish floor measured to the top of the seat.
604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.
EXCEPTIONS: 1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.
2. In residential dwelling units, grab bars shall not be required to be installed in toilet or bathroom provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.
3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.
Advisory 604.5 Grab Bars Exception 2. Reinforcement must be sufficient to permit the installation of rear and side wall grab bars that fully meet all accessibility requirements, but not limited to, required length, installation height, and structural strength.
604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

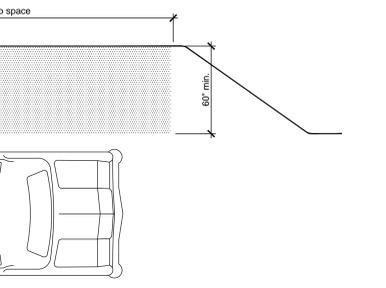


Figure 505.7 Operable Parts

505.7 Circular Cross Section. Handrail gripping surfaces shall have a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.
505.7.2 Non-Circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 5 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum.

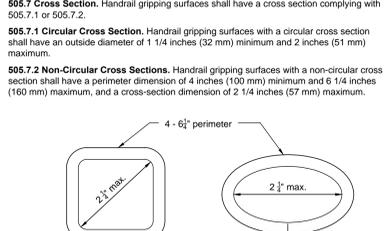


Figure 505.7.2 Non-Circular Cross Sections

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.
505.9 Fittings. Handrails shall not rotate within their fittings.
505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.
EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.
2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.
3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.
505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.
EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.
2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.
3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

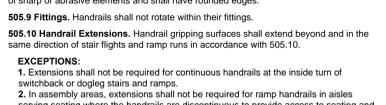


Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

505.10.2 Top Handrail Extension at Stairs. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.
EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.
2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.
3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.



Figure 505.10.2 Top Handrail Extension at Stairs

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.
EXCEPTION: In residential dwelling units, a lavatory complying with 606 shall be permitted on the rear wall 18 inches (455 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.
Advisory 604.3.2 Overlap. When the door to the toilet room is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room.
604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.
EXCEPTIONS: 1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4.
2. In residential dwelling units, the height of water closets shall be permitted to be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the finish floor measured to the top of the seat.
604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.
EXCEPTIONS: 1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.
2. In residential dwelling units, grab bars shall not be required to be installed in toilet or bathroom provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.
3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.
Advisory 604.5 Grab Bars Exception 2. Reinforcement must be sufficient to permit the installation of rear and side wall grab bars that fully meet all accessibility requirements, but not limited to, required length, installation height, and structural strength.
604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.



Figure 505.10.3 Bottom Extension at Stairs

602.3 Operable Parts. Operable parts shall comply with 309.
602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.
602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.



Figure 602.5 Drinking Fountain Spout Location

602.6 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.
Advisory 602.6 Water Flow. The purpose of requiring the drinking fountain spout to provide a flow of water 4 inches (100 mm) high minimum is so that a cup can be inserted under the flow of water to provide a drink of water for an individual who, because of a disability, would otherwise be incapable of using the drinking fountain.
602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 36 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.
603 Toilet and Bathing Rooms
603.1 General. Toilet and bathing rooms shall comply with 603.
603.2 Clearances. Clearances shall comply with 603.2.
603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.
603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.
603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.
EXCEPTIONS: 1. Doors to a toilet room or bathing room for a single occupant accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3.
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.
Advisory 603.2.3 Door Swing Exception 1. At the time the door is installed, and if the door swing is reversed in the future, the door must meet all the requirements specified in 404. Additionally, the door swing cannot reduce the required width of an accessible route. Also, avoid violating building or life safety codes when the door swing is reversed.
603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.
Advisory 603.3 Mirrors. A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74 inches (1880 mm) minimum from the floor or ground.
603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.
604 Water Closets and Toilet Compartments
604.1 General. Water closets and toilet compartments shall comply with 604.2 through 604.8.
EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply with 604.9.
604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.
604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.
604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.
604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.
EXCEPTION: In residential dwelling units, a lavatory complying with 606 shall be permitted on the rear wall 18 inches (455 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.
Advisory 604.3.2 Overlap. When the door to the toilet room is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room.
604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.
Advisory 604.8.1.1 Size. The minimum space required in toilet compartments is provided so that a person using a wheelchair can maneuver into position at the water closet. This space cannot be obstructed by baby changing tables or other fixtures or conveniences, except as specified at 604.3.2 (Overlap). If toilet compartments are to be used to house fixtures other than those associated with the water closet, they must be designed to exceed the minimum space requirements. Convenience fixtures such as baby changing tables must also be accessible to people with disabilities as well as to other users. Toilet compartments that are designed to meet, and not exceed, the minimum space requirements may not provide adequate space for maneuvering into position at a baby changing table.
604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.
604.8.1.2 Wheelchair Accessible Toilet Compartment Doors
604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.
604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.
EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep.
604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.
604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.
604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.
604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.
604.8.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.
604.9 Water Closets and Toilet Compartments for Children's Use. Water closets and toilet compartments for children's use shall comply with 604.9.
Advisory 604.9 Water Closets and Toilet Compartments for Children's Use. The requirements in 604.9 are to be followed where the exception for children's water closets in 604.1 is used. The following table provides additional guidance in applying the specifications for water closets for children according to the age group served and reflects the differences in the size, stature, and reach ranges of children ages 3 through 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements.
Advisory Specifications for Water Closets Serving Children Ages 3 through 12

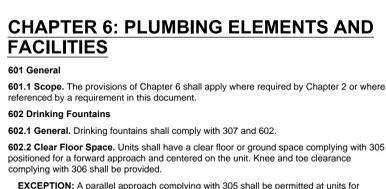


Figure 604.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

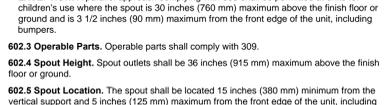


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

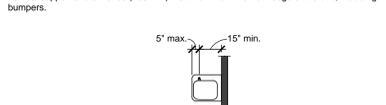


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

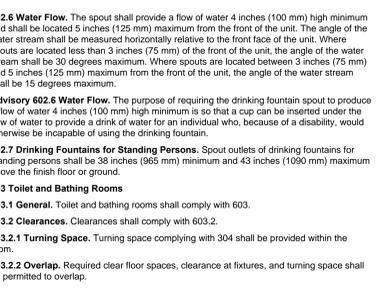


Figure 604.5.1 Side Wall Grab Bar at Water Closets

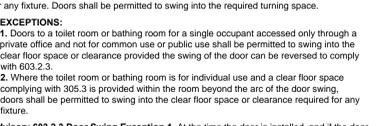


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend

ADA SHEET NOTE:
All notes and figures are based on the Americans with Disabilities Act 2010 Standards for Accessible Design Sections 3 - 9. Accessible elements and spaces: Scope and Technical Requirements. These notes and figures are for the general purpose of information and are not a substitute for the Americans with Disabilities Act 2010 Standards for Accessible Design. Reference <http://www.ada.gov/> for the complete documents and sections.

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES (Continued).

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

EXCEPTIONS:
1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars.
2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance complying with 305.
3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met:

- (a) the cabinetry can be removed without removal or replacement of the fixture;
 - (b) the finish floor extends under the cabinetry; and
 - (c) the walls behind and surrounding the cabinetry are finished.
4. A knee clearance of 24 inches (610 mm) minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 5 years and younger.
5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger.
6. The dip of the overflow shall not be considered in determining knee and toe clearances.
7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance complying with 306.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

EXCEPTIONS:
1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 606.3.
2. In residential dwelling unit kitchens, sinks that are adjustable to variable heights, 29 inches (735 mm) minimum and 36 inches (915 mm) maximum, shall be permitted where rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm).

606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

607 Bathubs

607.1 General. Bathubs shall comply with 607.

607.2 Clearance. Clearance in front of bathubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with 606 shall be permitted at the control end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the wall at the head end of the bathtub.

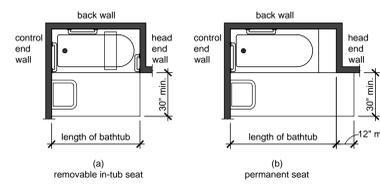


Figure 607.2 Standard Roll-In Type Shower Compartment Size and Clearance

607.3 Seat. A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610.

607.4 Grab Bars. Grab bars for bathubs shall comply with 609 and shall be provided in accordance with 607.4.1 and 607.4.2.

EXCEPTIONS:
1. Grab bars shall not be required to be installed in a bathtub located in a bathing facility for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 607.4.
2. In residential dwelling units, grab bars shall not be required to be installed in bathubs located in bathing facilities provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 607.4.

607.4.1 Bathubs With Permanent Seats. For bathubs with permanent seats, grab bars shall be provided in accordance with 607.4.1.

607.4.1.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be installed 15 inches (380 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.1.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

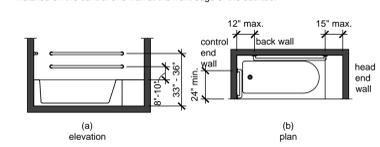


Figure 607.4.1 Grab Bars for Bathubs with Permanent Seats

607.4.2 Bathubs Without Permanent Seats. For bathubs without permanent seats, grab bars shall comply with 607.4.2.

607.4.2.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be installed 15 inches (380 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.2.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

607.4.2.3 Head End Wall. A grab bar 12 inches (305 mm) long minimum shall be installed on the head end wall at the front edge of the bathtub.

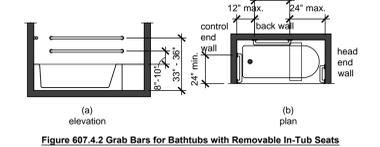


Figure 607.4.2 Grab Bars for Bathubs with Removable In-Tub Seats

607.5 Controls. Controls, other than drain stoppers, shall be located on an end wall. Controls shall be between the bathtub rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. Controls shall comply with 309.4.

607.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars.

Advisory 607.6 Shower Spray Unit and Water. Ensure that hand-held shower spray units are capable of delivering water pressure substantially equivalent to fixed shower heads.

607.7 Bathub Enclosures. Enclosures for bathubs shall not obstruct controls, faucets, and shower spray units or obstruct transfer from wheelchairs onto bathtub seats or into bathubs. Enclosures on bathubs shall not have tracks installed on the rim of the open face of the bathtub.

608 Shower Compartments

608.1 General. Shower compartments shall comply with 608.

608.1.1 Transfer Type Shower Compartments. In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening.



Figure 608.1.1 Transfer Type Shower Compartment Control Location

608.2 Standard Roll-In Type Shower Compartments. In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

Advisory 608.2 Standard Roll-In Type Shower Compartments. In standard roll-in type shower compartments without seats, the shower head and operable parts can be located on any of the three walls of the shower without adversely affecting accessibility.

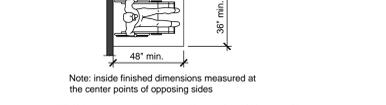


Figure 608.2.1 Standard Roll-In Type Shower Compartment Size and Clearance

608.2.2 Standard Roll-In Type Shower Compartments. Standard roll-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment.

608.2.2.1 Clearance. A 30 inch (760 mm) wide minimum by 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment.

EXCEPTION: A lavatory complying with 606 shall be permitted on one 30 inch (760 mm) wide minimum side of the clearance provided that it is not on the side of the clearance adjacent to the controls or, where provided, not on the side of the clearance adjacent to the shower seat.

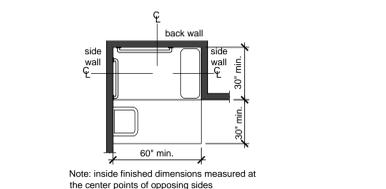


Figure 608.2.2 Standard Roll-In Type Shower Compartment Size and Clearance

608.2.3 Alternate Roll-In Type Shower Compartments. Alternate roll-in type shower compartments shall be 38 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides. A 36 inch (915 mm) wide minimum entry shall be provided at one end of the long side of the compartment.

EXCEPTION: A lavatory complying with 606 shall be permitted on one 30 inch (760 mm) wide minimum side of the clearance provided that it is not on the side of the clearance adjacent to the controls or, where provided, not on the side of the clearance adjacent to the shower seat.

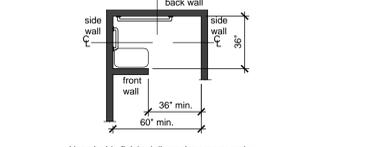


Figure 608.2.3 Alternate Roll-In Type Shower Compartment Size and Clearance

608.3 Grab Bars. Grab bars shall comply with 609 and shall be provided in accordance with 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor.

EXCEPTIONS:
1. Grab bars shall not be required to be installed in a shower located in a bathing facility for a single occupant accessed only through a private office, and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 608.3.
2. In residential dwelling units, grab bars shall not be required to be installed in showers located in bathing facilities provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 608.3.

608.3.1 Transfer Type Shower Compartments. In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (455 mm) from the control wall.

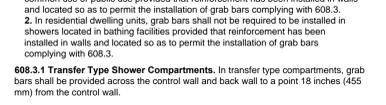


Figure 608.3.1 Grab Bars for Transfer Type Showers

608.3.2 Standard Roll-In Type Shower Compartments. Where a seat is provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.



Figure 608.3.2 Standard Roll-In Type Showers

608.3.3 Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall farthest from the compartment entry. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

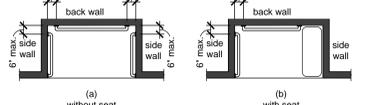


Figure 608.3.3 Alternate Roll-In Type Showers

609 Grab Bars

609.1 General. Grab bars in toilet facilities and bathing facilities shall comply with 609.

609.2 Cross Section. Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.

609.2.1 Circular Cross Section. Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

609.2.2 Non-Circular Cross Section. Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (100 mm) minimum and 4.8 inches (120 mm) maximum.

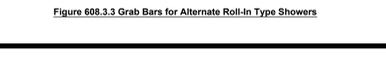


Figure 609.2.2 Grab Bar Non-Circular Cross Section

609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

609.5 Surface Hazards. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

609.6 Fittings. Grab bars shall not rotate within their fittings.

609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

610 Seats

610.1 General. Seats in bathubs and shower compartments shall comply with 610.

610.2 Bathub Seats. The top of bathub seats shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (380 mm) minimum and 16 inches (405 mm) maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches (380 mm) deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub.



Figure 610.2 Bathub Seats

610.3 Shower Compartment Seats. Where a seat is provided in a standard roll-in shower compartment, it shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. Where a seat is provided in an alternate roll-in type shower compartment, it shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches (75 mm) of the compartment entry. In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. The top of the seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. Seats shall comply with 610.3.1 or 610.3.2.

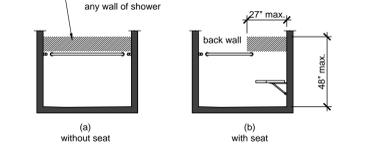


Figure 610.3 Extent of Seat

610.3.1 Rectangular Seats. The rear edge of a rectangular seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the wall. The side edge of the seat shall be 1 1/2 inches (38 mm) maximum from the adjacent wall.

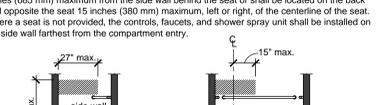


Figure 610.3.1 Rectangular Shower Seat

610.3.2 L-Shaped Seats. The rear edge of an L-shaped seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches (38 mm) maximum from the wall and the front edge shall be 14 inches (355 mm) minimum and 15 inches (380 mm) maximum from the wall. The end of the "L" shall be 22 inches (560 mm) minimum and 23 inches maximum (585 mm) from the main seat wall.

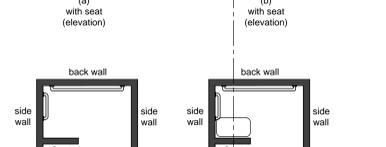


Figure 610.3.2 L-Shaped Shower Seat

610.4 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

611 Washing Machines and Clothes Dryers

611.1 General. Washing machines and clothes dryers shall comply with 611.

611.2 Clear Floor Space. A clear floor or ground space complying with 305 positioned for a parallel approach shall be provided. The clear floor or ground space shall be centered on the appliance.

611.3 Operable Parts. Operable parts, including doors, lint screens, and detergent and bleach compartments shall comply with 309.

611.4 Height. Top loading machines shall have the door to the laundry compartment located 36 inches (915 mm) maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches (380 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

612 Saunas and Steam Rooms

612.1 General. Saunas and steam rooms shall comply with 612.

612.2 Bench. Where seating is provided in saunas and steam rooms, at least one bench shall comply with 903. Doors shall not swing into the clear floor space required by 903.2.

EXCEPTION: A readily removable bench shall be permitted to obstruct the turning space required by 612.3 and the clear floor or ground space required by 903.2.

612.3 Turning Space. A turning space complying with 304 shall be provided within saunas and steam rooms.

609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches (38 mm) minimum.



Figure 609.3 Spacing of Grab Bars

609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

609.5 Surface Hazards. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

609.6 Fittings. Grab bars shall not rotate within their fittings.

609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

610 Seats

610.1 General. Seats in bathubs and shower compartments shall comply with 610.

610.2 Bathub Seats. The top of bathub seats shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (380 mm) minimum and 16 inches (405 mm) maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches (380 mm) deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub.

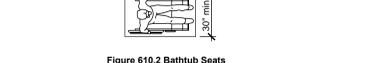


Figure 610.2 Bathub Seats

610.3 Shower Compartment Seats. Where a seat is provided in a standard roll-in shower compartment, it shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. Where a seat is provided in an alternate roll-in type shower compartment, it shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches (75 mm) of the compartment entry. In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. The top of the seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. Seats shall comply with 610.3.1 or 610.3.2.

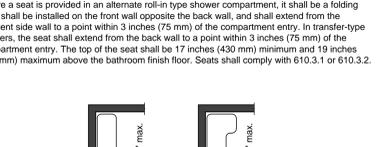


Figure 610.3 Extent of Seat

610.3.1 Rectangular Seats. The rear edge of a rectangular seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the wall. The side edge of the seat shall be 1 1/2 inches (38 mm) maximum from the adjacent wall.

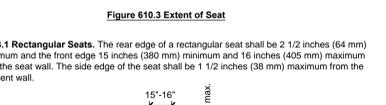


Figure 610.3.1 Rectangular Shower Seat

610.3.2 L-Shaped Seats. The rear edge of an L-shaped seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches (38 mm) maximum from the wall and the front edge shall be 14 inches (355 mm) minimum and 15 inches (380 mm) maximum from the wall. The end of the "L" shall be 22 inches (560 mm) minimum and 23 inches maximum (585 mm) from the main seat wall.

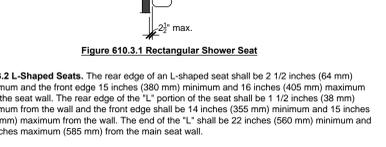


Figure 610.3.2 L-Shaped Shower Seat

610.4 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

611 Washing Machines and Clothes Dryers

611.1 General. Washing machines and clothes dryers shall comply with 611.

611.2 Clear Floor Space. A clear floor or ground space complying with 305 positioned for a parallel approach shall be provided. The clear floor or ground space shall be centered on the appliance.

611.3 Operable Parts. Operable parts, including doors, lint screens, and detergent and bleach compartments shall comply with 309.

611.4 Height. Top loading machines shall have the door to the laundry compartment located 36 inches (915 mm) maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches (380 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

612 Saunas and Steam Rooms

612.1 General. Saunas and steam rooms shall comply with 612.

612.2 Bench. Where seating is provided in saunas and steam rooms, at least one bench shall comply with 9

ADA SHEET NOTE:
All notes and figures are based on the Americans with Disabilities Act 2010 Standards for Accessible Design Sections 3 - 9, Accessible elements and spaces; Scope and Technical Requirements. These notes and figures are for the general purpose of information and are not a substitute for the Americans with Disabilities Act 2010 Standards for Accessible Design. Reference <http://www.ada.gov/> for the complete documents and sections.

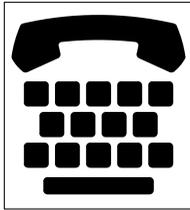
CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES (continued)

703.2 Symbols.

703.2.1 International Symbol of Accessibility. The International Symbol of Accessibility shall comply with Figure 703.7.2.1.



703.7.2.2 International Symbol of TTY. The International Symbol of TTY shall comply with Figure 703.7.2.2.



703.7.2.3 Volume Control Telephones. Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure 703.7.2.3.



703.7.2.4 Assistive Listening Systems. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 703.7.2.4.



704 Telephones

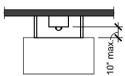
704.1 General. Public telephones shall comply with 704.

704.2 Wheelchair Accessible Telephones. Wheelchair accessible telephones shall comply with 704.2.

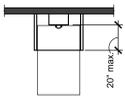
704.2.1 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided. The clear floor or ground space shall not be obstructed by bases, enclosures, or seats.

Advisory 704.2.1 Clear Floor or Ground Space. Because clear floor and ground space is required to be unobstructed, telephones, enclosures and related telephone book storage cannot encroach on the required clear floor or ground space and must comply with the provisions for protruding objects. (See Section 307).

704.2.1.1 Parallel Approach. Where a parallel approach is provided, the distance from the front edge of the telephone enclosure to the face of the telephone unit shall be 10 inches (255 mm) maximum.



704.2.1.2 Forward Approach. Where a forward approach is provided, the distance from the front edge of a counter within the telephone enclosure to the face of the telephone unit shall be 20 inches (510 mm) maximum.



704.2.2 Operable Parts. Operable parts shall comply with 309. Telephones shall have push-button controls where such service is available.

704.2.3 Telephone Directories. Telephone directories, where provided, shall be located in accordance with 305.

704.2.4 Cord Length. The cord from the telephone to the handset shall be 29 inches (735 mm) long minimum.

704.3 Volume Control Telephones. Public telephones required to have volume controls shall be equipped with a receive volume control that provides a gain adjustable up to 20 dB minimum. For incremental volume control, provide at least one intermediate step of 12 dB of gain minimum. An automatic reset shall be provided.

Advisory 704.3 Volume Control Telephones. Amplifiers on pay phones are located in the base or the handset or are built into the telephone. Most are operated by pressing a button or key. If the microphone in the handset is not being used, a mute button that temporarily turns off the microphone can also reduce the amount of background noise which the person hears in the earpiece. If a volume adjustment is provided that allows the user to set the level anywhere from the base volume to a level of 20 dB, there is no need to specify a lower limit. If a stepped volume control is provided, one of the intermediate levels must provide 12 dB of gain. Consider compatibility issues when matching an amplified handset with a phone or phone system. Amplified handsets that can be switched with pay telephone handsets are available. Portable and in-line amplifiers can be used with some phones but are not practical at most public phones covered by these requirements.

704.4 TTYs. TTYs required at a public pay telephone shall be permanently affixed within, or adjacent to, the telephone enclosure. Where an acoustic coupler is used, the telephone cord shall be sufficiently long to allow connection of the TTY and the telephone receiver.

Advisory 704.4 TTYs. Ensure that sufficient electrical service is available where TTYs are to be installed.

704.4.1 Height. When in use, the touch surface of TTY keypads shall be 34 inches (865 mm) minimum above the finish floor.

EXCEPTION: Where seats are provided, TTYs shall not be required to comply with 704.4.1.

Advisory 704.4.1 Height. A telephone with a TTY installed underneath cannot also be a wheelchair accessible telephone because the required 34 inches (865 mm) minimum keypad height can cause the highest operable part of the telephone, usually the coin slot, to exceed the maximum permitted side and forward reach ranges. (See Section 308).

Advisory 704.4.1 Height Exception. While seats are not required at TTYs, reading and typing at a TTY is more suited to sitting than standing. Facilities that often provide seats at TTYs include, but are not limited to, airports and other passenger terminals or stations, courts, art galleries, and convention centers.

704.5 TTY Shelf. Public pay telephones required to accommodate portable TTYs shall be equipped with a shelf and an electrical outlet within or adjacent to the telephone enclosure. The telephone handset shall be capable of being placed flush on the surface of the shelf. The shelf shall be capable of accommodating a TTY and shall have 6 inches (150 mm) minimum vertical clearance above the area where the TTY is to be placed.

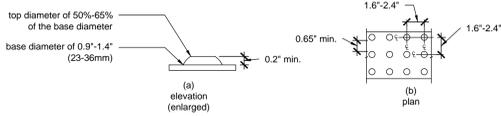
705 Detectable Warnings

705.1 General. Detectable warnings shall consist of a surface of truncated domes and shall comply with 705.

705.1.1 Dome Size. Truncated domes in a detectable warning surface shall have a base diameter of 0.9 inch (23 mm) minimum and 1.4 inches (36 mm) maximum, a top diameter of 50 percent of the base diameter minimum, and 0.65 inches (16.5 mm) maximum, and a height of 0.2 inch (5.1 mm).

705.1.2 Dome Spacing. Truncated domes in a detectable warning surface shall have a center-to-center spacing of 1.6 inches (41 mm) minimum and 2.4 inches (61 mm) maximum, and a base-to-base spacing of 0.65 inch (17 mm) minimum, measured between the most adjacent domes on a square grid.

705.1.3 Contrast. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.



705.2 Platform Edges. Detectable warning surfaces at platform boarding edges shall be 24 inches (610 mm) wide and shall extend the full length of the public use areas of the platform.

706 Assistive Listening Systems

706.1 General. Assistive listening systems required in assembly areas shall comply with 706.

Advisory 706.1 General. Assistive listening systems are generally categorized by their mode of transmission. There are hard-wired systems and three types of wireless systems: induction loop, infrared, and FM radio transmission. Each has different advantages and disadvantages that can help determine which system is best for a given application. For example, induction loop systems may be better than an infrared system in some open-air assemblies since infrared signals are less effective in sunlight. On the other hand, an infrared system is typically a better choice than an FM system where confidential transmission is important because it will be contained within a given space.

The technical standards for assistive listening systems describe minimum performance levels for volume, interference, and distortion. Sound pressure levels (SPL), expressed in decibels, measure output sound volume. Signal-to-noise ratio (SNR or SN), also expressed in decibels, represents the relationship between the loudness of a desired sound (the signal) and the background noise in a space or piece of equipment. The higher the SNR, the more intelligible the signal. The peak clipping level limits the distortion in signal output produced when high-volume signals are manipulated by assistive listening devices.

Selecting or specifying an effective assistive listening system for a large or complex venue requires assistance from a professional sound engineer. The Access Board has published technical assistance on assistive listening devices and systems.

706.2 Receiver Jacks. Receivers required for use with an assistive listening system shall include a 1/8 inch (3.2 mm) standard mono jack.

706.3 Receiver Hearing-Aid Compatibility. Receivers required to be hearing-aid compatible shall interface with telephones or hearing aids through the provision of neckcocks.

Advisory 706.3 Receiver Hearing-Aid Compatibility. Neckcocks and headsets that can be worn as neckcocks are compatible with hearing aids. Receivers that are not compatible include earbuds, which may require removal of hearing aids, earphones, and headsets that must be worn over the ear, which can create disruptive interference in the transmission and can be uncomfortable for people wearing hearing aids.

706.4 Sound Pressure Level. Assistive listening systems shall be capable of providing a sound pressure level of 110 dB minimum and 118 dB maximum with a dynamic range on the volume control of 50 dB.

706.5 Signal-to-Noise Ratio. The signal-to-noise ratio for internally generated noise in assistive listening systems shall be 18 dB minimum.

706.6 Peak Clipping Level. Peak clipping shall not exceed 18 dB of clipping relative to the peaks of speech.

707 Automatic Teller Machines and Fare Machines

Advisory 707 Automatic Teller Machines and Fare Machines. Interactive transaction machines (ITMs), other than ATMs, are not covered by Section 707. However, for entities covered by the ADA, the Department of Justice regulations that implement the ADA provide additional guidance regarding the relationship between these requirements and elements that are not directly addressed by these requirements. Federal procurement law requires that ITMs purchased by the Federal government comply with standards issued by the Access Board under the Rehabilitation Act of 1973, as amended. This law covers a variety of products, including computer hardware and software, web page systems, fax machines, copiers, and similar technologies. For more information on Section 508 consult the Access Board's website at www.access-board.gov.

707.1 General. Automatic teller machines and fare machines shall comply with 707.

Advisory 707.1 General. If farcads have one tactually discernible corner they can be inserted with greater accuracy. Token collection devices that are designed to accommodate tokens which are perforated can allow a person to distinguish more readily between tokens and common coins. Place accessible gates and fare vending machines in close proximity to other accessible elements when feasible so the facility is easier to use.

707.2 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided.

EXCEPTION: Clear floor or ground space shall not be required at drive-up only automatic teller machines and fare machines.

707.3 Operable Parts. Operable parts shall comply with 309. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 309.2 and 309.3.

707.4 Privacy. Automatic teller machines shall provide the opportunity for the same degree of privacy of input and output available to all individuals.

Advisory 707.4 Privacy. In addition to people who are blind or visually impaired, people with limited reach who use wheelchairs or have short stature, who cannot effectively block the ATM screen with their bodies, may prefer to use speech output. Speech output users can benefit from an option to render the visible screen blank, thereby affording them greater personal security and privacy.

707.5 Speech Output. Machines shall be speech enabled. Operating instructions and orientation, visible transaction prompts, user input verification, error messages, and all displayed information for full use shall be accessible to and independently usable by individuals with visual impairments. Speech shall be delivered through a mechanism that is readily available to all users, including but not limited to, an inductive standard connector or a telephone handset. Speech shall be recorded or digitized human, or synthesized.

EXCEPTIONS:
1. Audible tones shall be permitted instead of speech for visible output that is not displayed for security purposes, including but not limited to, asterisk identification numbers.
2. Advertisements and other similar information shall not be required to be audible unless they convey information that can be used in the transaction being conducted.
3. Where speech synthesis cannot be supported, dynamic alphabetic output shall not be required to be audible.

Advisory 707.5 Speech Output. If an ATM provides additional functions such as dispensing coupons, selling theater tickets, or providing copies of monthly statements, all such functions must be available to customers using speech output. To avoid confusion at the ATM, the method of initiating the speech mode should be easily discoverable and should not require specialized training. For example, if a telephone handset is provided, lifting the handset can initiate the speech mode.

707.5.1 User Control. Speech shall be capable of being repeated or interrupted. Volume control shall be provided for the speech function.

EXCEPTION: Speech output for any single function shall be permitted to be automatically interrupted when a transaction is selected.

707.5.2 Receipts. Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.

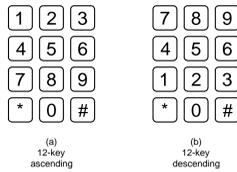
EXCEPTIONS:
1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.
2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.
3. Printed copies of bank statements and checks shall not be required to be audible.

707.6 Input. Input devices shall comply with 707.6.

707.6.1 Input Controls. At least one tactually discernible input control shall be provided for each function. Where provided, key surfaces not on active areas of display screens, shall be raised above surrounding surfaces. Where membrane keys are the only method of input, each shall be tactually discernible from surrounding surfaces and adjacent keys.

707.6.2 Numeric Keys. Numeric keys shall be arranged in a 12-key ascending or descending telephone keypad layout. The number five key shall be tactually distinct from the other keys.

Advisory 707.6.2 Numeric Keys. Telephone keypads and computer keyboards differ in one significant feature, ascending versus descending numerical order. Both types of keypads are acceptable, provided the computer-style keypad is organized similarly to the number pad located at the right on most computer keyboards, and does not resemble the line of numbers located above the computer keys.



707.6.3 Function Keys. Function keys shall comply with 707.6.3.

707.6.3.1 Contrast. Function keys shall contrast visually from background surfaces. Characters and symbols on key surfaces shall contrast visually from key surfaces. Visual contrast shall be either light-on-dark or dark-on-light.

EXCEPTION: Tactile symbols required by 707.6.3.2 shall not be required to comply with 707.6.3.1.

707.6.3.2 Tactile Symbols. Function key surfaces shall have tactile symbols as follows: Enter or Proceed key: raised circle; Clear or Correct key: raised left arrow; Cancel key: raised letter ex; Add Value key: raised plus sign; Decrease Value key: raised minus sign.

707.7 Display Screens. The display screen shall comply with 707.7.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 707.7.1.

707.7.1 Visibility. The display screen shall be visible from a point located 40 inches (1015 mm) above the center of the clear floor space in front of the machine.

707.7.2 Characters. Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16 inch (4.8 mm) high minimum based on the uppercase letter "T". Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

707.8 Braille Instructions. Braille instructions for initiating the speech mode shall be provided. Braille shall comply with 703.3.

708 Two-Way Communication Systems

708.1 General. Two-way communication systems shall comply with 708.

Advisory 708.1 General. Devices that do not require handsets are easier to use by people who have a limited reach.

708.2 Audible and Visual Indicators. The system shall provide both audible and visual signals.

Advisory 708.2 Audible and Visual Indicators. A light can be used to indicate visually that assistance is on the way. Signs indicating the meaning of visual signals should be provided.

708.3 Handsets. Handset cords, if provided, shall be 29 inches (735 mm) long minimum.

708.4 Residential Dwelling Unit Communication Systems. Communications systems between a residential dwelling unit and a site, building, or floor entrance shall comply with 708.4.

708.4.1 Common Use or Public Use System Interface. The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.

708.4.2 Residential Dwelling Unit Interface. The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.

CHAPTER 8: SPECIAL ROOMS, SPACES AND ELEMENTS

801 General

801.1 Scope. The provisions of Chapter 8 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

Advisory 801.1 Scope. Facilities covered by these addresses are also subject to the requirements of the other chapters. For example, 806 requires guest rooms in transient lodging facilities where the facility contains the technical specifications for dining surfaces. If a transient lodging facility contains a restaurant, the restaurant must comply with requirements in other chapters such as those applicable to certain dining surfaces.

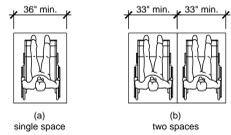
802 Wheelchair Spaces, Companion Seats, and Designated Aisle Seats

802.1 Wheelchair Spaces. Wheelchair spaces shall comply with 802.1.

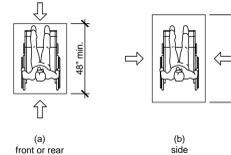
802.1.1 Floor or Ground Surface. The floor or ground surface of wheelchair spaces shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

802.1.2 Width. A single wheelchair space shall be 36 inches (915 mm) wide minimum. Where two adjacent wheelchair spaces are provided, each wheelchair space shall be 33 inches (840 mm) wide minimum.



802.1.3 Depth. Where a wheelchair space can be entered from the front or rear, the wheelchair space shall be 48 inches (1220 mm) deep minimum. Where a wheelchair space can be entered only from the side, the wheelchair space shall be 60 inches (1525 mm) deep minimum.



802.1.4 Approach. Wheelchair spaces shall adjoin accessible routes. Accessible routes shall not overlap wheelchair spaces.

Advisory 802.1.4 Approach. Because accessible routes serving wheelchair spaces are not permitted to overlap the clear floor space at wheelchair spaces, access to any wheelchair space should be through another wheelchair space.

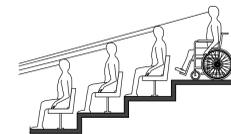
802.1.5 Overlap. Wheelchair spaces shall not overlap circulation paths.

Advisory 802.1.5 Overlap. The term "circulation paths" used in Section 802.1.5 means aisle width required by applicable building or life safety codes for the specific assembly occupancy. Where the circulation path provided is wider than the required aisle width, the wheelchair space may intrude into that portion of the circulation path that is provided in excess of the required aisle width.

802.2 Lines of Sight. Lines of sight to the screen, performance area, or playing field for spectators in wheelchair spaces shall comply with 802.2.

802.2.1 Lines of Sight Over Seated Spectators. Where spectators are expected to remain seated during events, spectators in wheelchair spaces shall be afforded lines of sight complying with 802.2.1.

802.2.1.1 Lines of Sight Over Heads. Where spectators are provided lines of sight over the heads of seated spectators seated in the first row in front of their seats, wheelchair spaces shall be afforded lines of sight over the heads of seated spectators in the first row in front of wheelchair spaces.

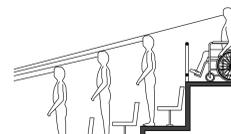


802.2.1.2 Lines of Sight Between Heads. Where spectators are provided lines of sight over the shoulders and between the heads of spectators seated in the first row in front of their seats, wheelchair spaces shall be afforded lines of sight over the shoulders and between the heads of seated spectators in the first row in front of wheelchair spaces.

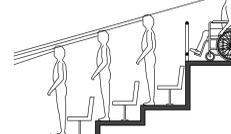


802.2.2 Lines of Sight Over Standing Spectators. Where spectators are expected to stand during events, spectators in wheelchair spaces shall be afforded lines of sight complying with 802.2.2.

802.2.2.1 Lines of Sight Over Heads. Where standing spectators are provided lines of sight over the heads of spectators standing in the first row in front of their seats, wheelchair spaces shall be afforded lines of sight over the heads of standing spectators in the first row in front of wheelchair spaces.



802.2.2.2 Lines of Sight Between Heads. Where standing spectators are provided lines of sight over the shoulders and between the heads of spectators standing in the first row in front of their seats, wheelchair spaces shall be afforded lines of sight over the shoulders and between the heads of standing spectators in the first row in front of wheelchair spaces.



802.3 Companion Seats.

Companion seats shall comply with 802.3.

802.3.1 Alignment. In row seating, companion seats shall be located to provide shoulder alignment with adjacent wheelchair spaces. The shoulder alignment point of the wheelchair space shall be measured 36 inches (915 mm) from the front of the wheelchair space. The floor surface of the companion seat shall be at the same elevation as the floor surface of the wheelchair space.

802.3.2 Type. Companion seats shall be equivalent in size, quality, comfort, and amenities to the seating in the immediate area. Companion seats shall be permitted to be movable.

802.4 Designated Aisle Seats. Designated aisle seats shall comply with 802.4.

802.4.1 Armrests. Where armrests are provided on the seating in the immediate area, folding or retractable armrests shall be provided on the aisle side of the seat.

802.4.2 Identification. Each designated aisle seat shall be identified by a sign or marker.

Advisory 802.4.2 Identification. Seats with folding or retractable armrests are intended for use by individuals who have difficulty walking. Consider identifying such seats that contrast (light-on-dark or dark-on-light) and that are also photo luminiscent.

803 Dressing, Fitting, and Locker Rooms

803.1 General. Dressing, fitting, and locker rooms shall comply with 803.

Advisory 803.1 General. Partitions and doors should be designed to ensure people using accessible dressing and fitting rooms privacy equivalent to that afforded other users of the facility. Section 903.5 requires dressing room bench seats to be installed so that they are at the same height as a typical wheelchair seat, 17 inches (430 mm) to 19 inches (485 mm). However, wheelchair seats can be lower than dressing room benches for people of short stature or children using wheelchairs.

803.2 Turning Space. Turning space complying with 304 shall be provided within the room.

803.3 Door Swing. Doors shall not swing into the room unless a clear floor or ground space complying with 305.3 is provided between the door and the door swing.

803.4 Benches. A bench complying with 304 shall be provided within the room.

803.5 Coat Hooks and Shelves. Coat hooks provided within the room shall be located within one of the reach ranges specified in 308. Shelves shall be 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground.

804 Kitchens and Kitchennettes

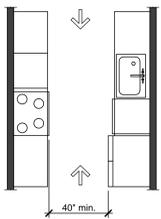
804.1 General. Kitchens and kitchennettes shall comply with 804.

804.2 Clearance. Where a pass through kitchen is provided, clearances shall comply with 804.2.1. Where a U-shaped kitchen is provided, clearances shall comply with 804.2.2.

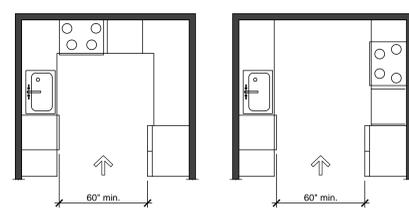
EXCEPTION: Spaces that do not provide a cooktop or conventional range shall not be required to comply with 804.2.

Advisory 804.2 Clearance. Clearances are measured from the furthest projecting face of all opposing base cabinets, counter tops, appliances, or walls, excluding hardware.

804.2.1 Pass Through Kitchen. In pass-through kitchens where counters, appliances or cabinets are on two opposing sides, or where counters, appliances or cabinets are opposite a parallel wall, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches (1015 mm) minimum. Pass-through kitchens shall have two entries.



804.2.2 U-Shaped. In U-shaped kitchens enclosed on three contiguous sides, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 60 inches (1525 mm) minimum.



804.3 Kitchen Work Surface. In residential dwelling units required to comply with 809, at least one 30 inches (760 mm) wide minimum section of counter shall provide a kitchen work surface that complies with 804.3.

804.3.1 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. The clear floor or ground space shall be centered on the kitchen work surface and shall provide knee and toe clearance complying with 306.

EXCEPTION: Cabinetry shall be permitted under the kitchen work surface provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the kitchen work surface; (b) the finish floor extends under the cabinetry; and (c) the finish floor and surrounding the cabinetry are finished.

804.3.2 Height. The kitchen work surface shall be 34 inches (865 mm) maximum above the finish floor or ground.

EXCEPTION: A counter that is adjustable to provide a kitchen work surface at variable heights, 29 inches (735 mm) minimum and 36 inches (915 mm) maximum shall be permitted.

804.3.3 Exposed Surfaces. There shall be no sharp or abrasive surfaces under the work surface counters.

804.4 Sinks. Sinks shall comply with 606.

804.5 Storage. At least 50 percent of shelf space in storage facilities shall comply with 811.

804.6 Appliances. Where provided, kitchen appliances shall comply with 804.6.

ADA SHEET NOTE:
 All notes and figures are based on the Americans with Disabilities Act 2010 Standards for Accessible Design Sections 3 - 9. Accessible elements and spaces; Scope and Technical Requirements. These notes and figures are for the general purpose of information and are not a substitute for the Americans with Disabilities Act 2010 Standards for Accessible Design. Reference <http://www.ada.gov/> for the complete documents and sections.

CHAPTER 8: SPECIAL ROOMS, SPACES AND ELEMENTS (continued)

809.5.2 Residential Dwelling Unit Smoke Detection System. Residential dwelling unit smoke detection systems shall comply with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

809.5.2.1 Activation. All visible alarm appliances provided within the residential dwelling unit for smoke detection notification shall be activated upon smoke detection.

809.5.3 Interconnection. The same visible alarm appliances shall be permitted to provide notification of residential dwelling unit smoke detection and building fire alarm activation.

809.5.4 Prohibited Use. Visible alarm appliances used to indicate residential dwelling unit smoke detection or building fire alarm activation shall not be used for any other purpose within the residential dwelling unit.

809.5.5 Residential Dwelling Unit Primary Entrance. Communication features shall be provided at the residential dwelling unit primary entrance complying with 809.5.5.

809.5.5.1 Notification. A hard-wired electric doorbell shall be provided. A button or switch shall be provided outside the residential dwelling unit primary entrance. Activation of the button or switch shall initiate an audible tone and visible signal within the residential dwelling unit. Where visible doorbell signals are located in sleeping areas, they shall have controls to deactivate the signal.

809.5.5.2 Identification. A means for visually identifying a visitor without opening the residential dwelling unit entry door shall be provided and shall allow for a minimum 180 degree range of view.

Advisory 809.5.5.2 Identification. In doors, peepholes that include prisms clarify the image and should offer a wide-angle view of the hallway or exterior for both standing persons and wheelchair users. Such peepholes can be placed at a standard height and permit a view from several feet from the door.

809.5.6 Site, Building, or Floor Entrance. Where a system, including a closed-circuit system, permitting voice communication between a visitor and the occupant of the residential dwelling unit is provided, the system shall comply with 703.4.

810 Transportation Facilities

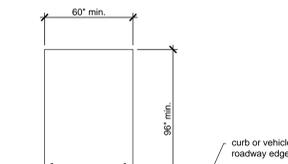
810.1 General. Transportation facilities shall comply with 810.

810.2 Bus Boarding and Alighting Areas. Bus boarding and alighting areas shall comply with 810.2.

Advisory 810.2 Bus Boarding and Alighting Areas. At bus stops where a shelter is provided, the bus stop pad can be located either within or outside of the shelter.

810.2.1 Surface. Bus stop boarding and alighting areas shall have a firm, stable surface.

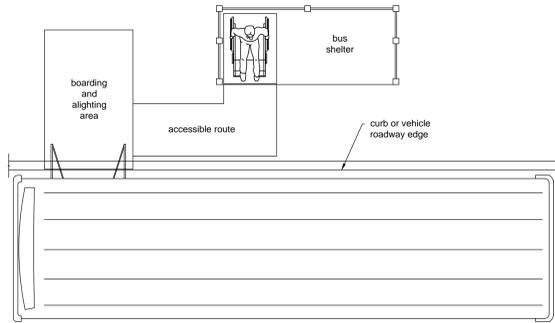
810.2.2 Dimensions. Bus stop boarding and alighting areas shall provide a clear length of 96 inches (2440 mm) minimum, measured perpendicular to the curb or vehicle roadway edge, and a clear width of 60 inches (1525 mm) minimum, measured parallel to the vehicle roadway.



810.2.3 Connection. Bus stop boarding and alighting areas shall be connected to streets, sidewalks, or pedestrian paths by an accessible route complying with 402.

810.2.4 Slope. Parallel to the roadway, the slope of the bus stop boarding and alighting area shall be the same as the roadway, to the maximum extent practicable. Perpendicular to the roadway, the slope of the bus stop boarding and alighting area shall not be steeper than 1:48.

810.3 Bus Shelters. Bus shelters shall provide a minimum clear floor or ground space complying with 305 entirely within the shelter. Bus shelters shall be connected by an accessible route complying with 402 to a boarding and alighting area complying with 810.2.



810.4 Bus Signs. Bus route identification signs shall comply with 703.5.1 through 703.5.4, and 703.5.7 and 703.5.8. In addition, to the maximum extent practicable, bus route identification signs shall comply with 703.5.5.

EXCEPTION: Bus schedules, timetables and maps that are posted at the bus stop or bus bay shall not be required to comply.

810.5 Rail Platforms. Rail platforms shall comply with 810.5.

810.5.1 Slope. Rail platforms shall not exceed a slope of 1:48 in all directions.

EXCEPTION: Where platforms serve vehicles operating on existing track or track laid in existing roadway, the slope of the platform parallel to the track shall be permitted to be equal to the slope (grade) of the roadway or existing track.

810.5.2 Detectable Warnings. Platform boarding edges not protected by platform screens or guards shall have detectable warnings complying with 705 along the full length of the public use area of the platform.

810.5.3 Platform and Vehicle Floor Coordination. Station platforms shall be positioned to coordinate with vehicles in accordance with the applicable requirements of 36 CFR Part 1192. Low-level platforms shall be 8 inches (205 mm) minimum above top of rail.

EXCEPTION: Where vehicles are boarded from sidewalks or street-level, low-level platforms shall be permitted to be less than 8 inches (205 mm).

Advisory 810.5.3 Platform and Vehicle Floor Coordination. The height and position of a platform must be coordinated with the floor of the vehicles it serves to minimize the vertical and horizontal gaps, in accordance with the ADA Accessibility Guidelines for Transportation Vehicles (36 CFR Part 1192). The vehicle guidelines, divided by bus, van, light rail, rapid rail, commuter rail, intercity rail, are available at www.access-board.gov. The preferred alignment is a high platform, level with the vehicle floor. In some cases, the vehicle guidelines permit use of a low platform in conjunction with a lift or ramp. Most such low platforms must have a minimum height of eight inches above the top of the rail. Some vehicles are designed to be boarded from a street or the sidewalk along the street and the exception permits such boarding areas to be less than eight inches high.

810.6 Rail Station Signs. Rail station signs shall comply with 810.6.

EXCEPTION: Signs shall not be required to comply with 810.6.1 and 810.6.2 where audible signs are remotely transmitted to hand-held receivers, or are user- or proximity-actuated.

Advisory 810.6 Rail Station Signs Exception. Emerging technologies such as an audible sign systems using infrared transmitters and receivers may provide greater accessibility in the transit environment than traditional Braille and raised letter signs. The transmitters are placed on or next to print signs and transmit their information to an infrared receiver that is held by a person. By scanning an area, the person will hear the sign. This means that signs can be placed well out of reach of Braille readers, even on parapet walls and on walls beyond barriers. Additionally, such signs can be used to provide wayfinding information that cannot be efficiently conveyed on Braille signs.

810.6.1 Entrances. Where signs identify a station or its entrance, at least one sign at each entrance shall comply with 703.2 and shall be placed in uniform locations to the maximum extent practicable. Where signs identify a station that has no defined entrance, at least one sign shall comply with 703.2 and shall be placed in a central location.

810.6.2 Routes and Destinations. Lists of stations, routes and destinations served by the station which are located on boarding areas, platforms, or mezzanines shall comply with 703.5. At least one tactile sign identifying the specific station and complying with 703.2 shall be provided on each platform or boarding area. Signs covered by this requirement shall, to the maximum extent practicable, be placed in uniform locations within the system.

EXCEPTION: Where sign space is limited, characters shall not be required to exceed 3 inches (75 mm).

Advisory 810.6.2 Routes and Destinations. Route maps are not required to comply with the informational sign requirements in this document.

810.6.3 Station Names. Stations covered by this section shall have identification signs complying with 703.5. Signs shall be clearly visible and within the sight lines of standing and sitting passengers from within the vehicle on both sides and not obstructed by another vehicle.

Advisory 810.6.3 Station Names. It is also important to place signs at intervals in the station where passengers in the vehicle will be able to see a sign when the vehicle is either stopped at the station or about to come to a stop in the station. The number of signs necessary may be directly related to the size of the lettering displayed on the sign.

810.7 Public Address Systems. Where public address systems convey audible information to the public, the same or equivalent information shall be provided in a visual format.

810.8 Clocks. Where clocks are provided for use by the public, the clock face shall be uncluttered so that its elements are clearly visible. Hands, numerals and digits shall contrast with the background either light-on-dark or dark-on-light. Where clocks are installed overhead, numerals and digits shall comply with 703.5.

810.9 Escalators. Where provided, escalators shall comply with the sections 6.1.3.5.6 and 6.1.3.6.5 of ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1) and shall have a clear width of 32 inches (815 mm) minimum.

EXCEPTION: Existing escalators in key stations shall not be required to comply with 810.9.

810.10 Track Crossings. Where a circulation path serving boarding platforms crosses tracks, it shall comply with 402.

EXCEPTION: Openings for wheel flanges shall be permitted to be 2 1/2 inches (64 mm) maximum.



811 Storage

811.1 General. Storage shall comply with 811.

811.2 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided.

811.3 Height. Storage elements shall comply with at least one of the reach ranges specified in 308.

811.4 Operable Parts. Operable parts shall comply with 309.

CHAPTER 9: BUILT-IN ELEMENTS

901 General

901.1 Scope. The provisions of Chapter 9 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

902 Dining Surfaces and Work Surfaces

902.1 General. Dining surfaces and work surfaces shall comply with 902.2 and 902.3.

EXCEPTION: Dining surfaces and work surfaces for children's use shall be permitted to comply with 902.4.

Advisory 902.1 General. Dining surfaces include, but are not limited to, bars, tables, lunch counters, and booths. Examples of work surfaces include writing surfaces, study carrels, student laboratory stations, baby changing and other tables or fixtures for personal grooming, coupon counters, and where covered by the ADA, scooping provisions, employee work stations.

902.2 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided.

902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

902.4 Dining Surfaces and Work Surfaces for Children's Use. Accessible dining surfaces and work surfaces for children's use shall comply with 902.4.

EXCEPTION: Dining surfaces and work surfaces that are used primarily by children 5 years and younger shall not be required to comply with 902.4 where a clear floor or ground space complying with 305 positioned for a parallel approach is provided.

902.4.1 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided, except that knee clearance 24 inches (610 mm) minimum above the finish floor or ground shall be permitted.

902.4.2 Height. The tops of tables and counters shall be 26 inches (660 mm) minimum and 30 inches (760 mm) maximum above the finish floor or ground.

903 Benches

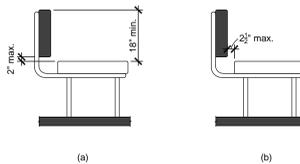
903.1 General. Benches shall comply with 903.

903.2 Clear Floor or Ground Space. Clear floor or ground space complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench.

903.3 Size. Benches shall have seats that are 42 inches (1065 mm) long minimum and 20 inches (510 mm) deep minimum and 24 inches (610 mm) deep maximum.

903.4 Back Support. The bench shall provide for back support or shall be affixed to a wall. Back support shall be 42 inches (1065 mm) long minimum and shall extend from a point 2 inches (51 mm) maximum above the seat surface to a point 18 inches (455 mm) minimum above the seat surface. Back support shall be 2 1/2 inches (64 mm) maximum from the rear edge of the seat measured horizontally.

Advisory 903.4 Back Support. To assist in transferring to the bench, consider providing grab bars on a wall adjacent to the bench, but not on the seat back. If provided, grab bars cannot obstruct transfer to the bench.



903.5 Height. The top of the bench seat surface shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the finish floor or ground.

903.6 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

903.7 Wet Locations. Where installed in wet locations, the surface of the seat shall be slip resistant and shall not accumulate water.

904 Check-Out Aisles and Sales and Service Counters

904.1 General. Check-out aisles and sales and service counters shall comply with the applicable requirements of 904.

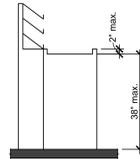
904.2 Approach. All portions of counters required to comply with 904 shall be located adjacent to a walking surface complying with 403.

Advisory 904.2 Approach. If a cash register is provided at the sales or service counter, locate the accessible counter close to the cash register so that a person using a wheelchair is visible to sales or service personnel and to minimize the reach for a person with a disability.

904.3 Check-Out Aisles. Check-out aisles shall comply with 904.3.

904.3.1 Aisle. Aisles shall comply with 403.

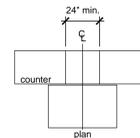
904.3.2 Counter. The counter surface height shall be 38 inches (965 mm) maximum above the finish floor or ground. The top of the counter edge protection shall be 2 inches (51 mm) maximum above the top of the counter surface on the aisle side of the check-out counter.



904.3.3 Check Writing Surfaces. Where provided, check writing surfaces shall comply with 902.3.

904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is 24 inches (610 mm) long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.



904.4.1 Parallel Approach. A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch (915 mm) minimum length of counter.

EXCEPTION: Where the provided counter surface is less than 36 inches (915 mm) long, the entire counter surface shall be 36 inches (915 mm) high maximum above the finish floor.

904.4.2 Forward Approach. A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

904.5 Food Service Lines. Counters in food service lines shall comply with 904.5.

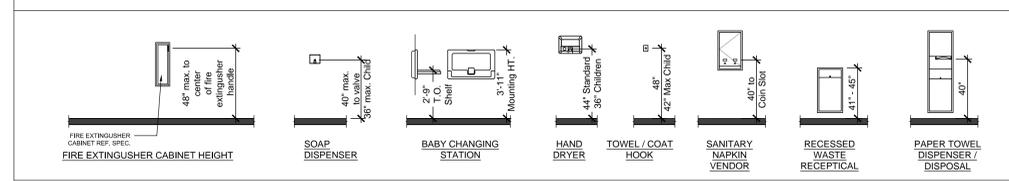
904.5.1 Self-Service Shelves and Dispensing Devices. Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall comply with 306.

904.5.2 Tray Slides. The tops of tray slides shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

904.6 Security Glazing. Where counters or teller windows have security glazing to separate personnel from the public, a method to facilitate voice communication shall be provided. Telephone handset devices, if provided, shall comply with 704.3.

Advisory 904.6 Security Glazing. Assistive listening devices complying with 706 can facilitate voice communication at counters or teller windows where there is security glazing which promotes distortion in audible information. Where assistive listening devices are installed, place signs complying with 703.2.4 to identify those facilities which are so equipped. Other voice communication methods include, but are not limited to, grilles, slats, talk-through baffles, intercoms, or telephone handset devices.

OTHER ACCESSIBLE ELEMENTS

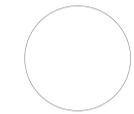


TERRITORY SQUARE LIBRARY - RECREATION COMPLEX

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DESIGN CONSULTANT
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 GILMORE PLANNING &
 LANDSCAPE ARCHITECTURE
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TITLE

ADA REQUIREMENTS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: DZ

Checked By: AB

SHEET NO.

ADA-6 SCHEMATIC DESIGN REVIEW

PRELIMINARY ONLY



TOWN OF FLORENCE

PUBLIC IMPROVEMENTS

COUNCIL

TOM RANKIN - MAYOR,
 TOM SMITH - VICE-MAYOR,
 TOM CELAYA,
 BILL HAWKINS,
 RUBEN MONTAÑO,
 TARA WALTER,
 VALLARIE WOOLRIDGE,
TOWN MANAGER
 CHARLES MONTOYA
TOWN ATTORNEY
 JAMES MANNATO
TOWN CLERK
 LISA GARCIA

"AS-BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE "AS-BUILT" IMPROVEMENTS AS SHOWN HEREON ARE LOCATED AS NOTED, AND THE LOCATIONS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR _____

DATE _____

TOWN OF FLORENCE

REVIEWED AND RECOMMENDED APPROVAL BY:

PAVING	STRUCTURES
GRADING & DRAINAGE	BUILDING
WATER & SEWER	PLUMBING
TRAFFIC	MECHANICAL
PLANNING IMPROVEMENTS	ELECTRICAL
PLANNING FACILITIES	FIRE IMPROVEMENTS
LANDSCAPE	FIRE FACILITIES
NATIVE PLANT	

ENGINEERING COORDINATION MANAGER (OR DESIGNEE) _____ DATE _____

BUILDING OFFICIAL (OR DESIGNEE) _____ DATE _____

NO CONFLICT SIGNATURE BLOCK				
Utility	Utility Company	Name of Company Representative	Telephone Number	Date Signed
Electric				
Telephone				
Natural Gas				
Cable TV				
Water				
Sewer				

Engineer's Certification
 I, _____, as the Engineer of Record for this development, hereby certify that all utility companies listed above have been provided final improvement plans for review, and that all conflicts identified by the utilities have been resolved. In addition, "No Conflict" forms have been obtained from each utility company and are included in this submittal.

Signature _____ Date _____

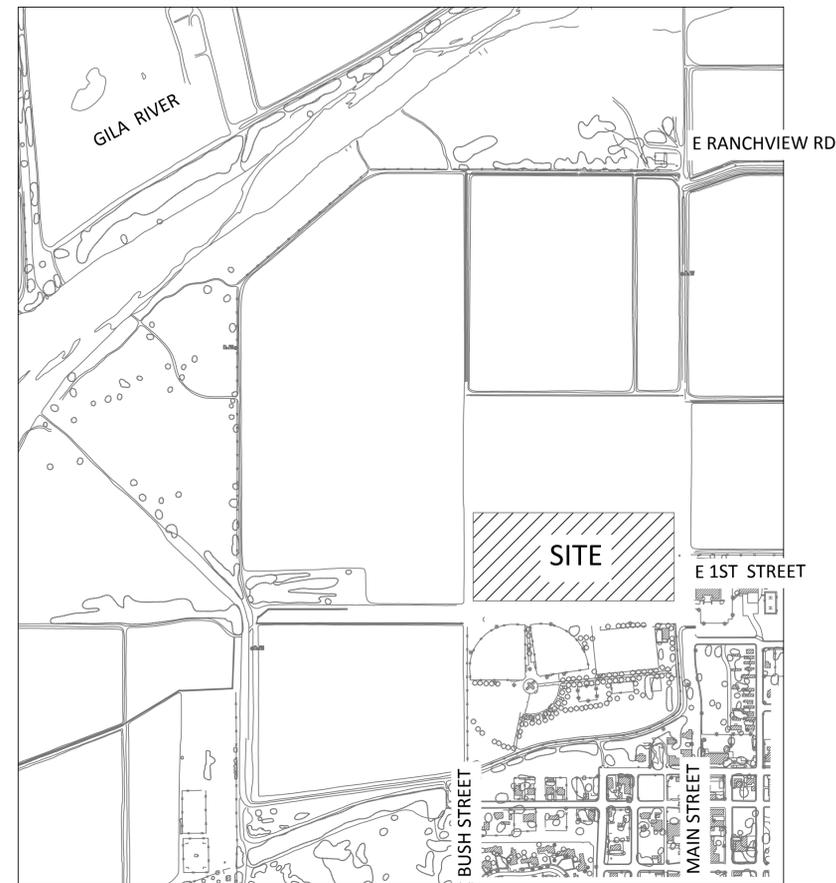
30% DESIGN
 AUGUST 2014

BENCH MARKS (NGVD 29)

- | No. | Description |
|-----|---|
| 1. | NGS BRASSCAP "FLORENCE" LOCATED AT THE TOWN OF FLORENCE OLD COURT HOUSE, ON THE WEST SIDEWALK, 1' ABOVE GROUND.
ELEVATION=1489.65 TOWN OF FLORENCE NGVD 29 |

SHEET INDEX

Sht. No.	Description
C1	COVER SHEET
C2	NOTES, LEGEND & QUANTITIES
C3	INDEX MAP & CONTROL FILE
C4-C9	GRADING & DRAINAGE PLAN
C10-12	WATER & SEWER PLAN
C13	SEWER PROFILE
C14	DETAIL SHEET



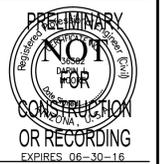
Vicinity Map
 N.T.S.

TOWN OF FLORENCE - LIBRARY & AQUATIC CENTER
 PROJECT NO. _____ BID NO. _____

DR/STAFF APPROVAL NO. _____

PLAN REVIEW NO. _____

TOWN OF FLORENCE, ARIZONA
 LIBRARY & AQUATIC CENTER
 COVER SHEET



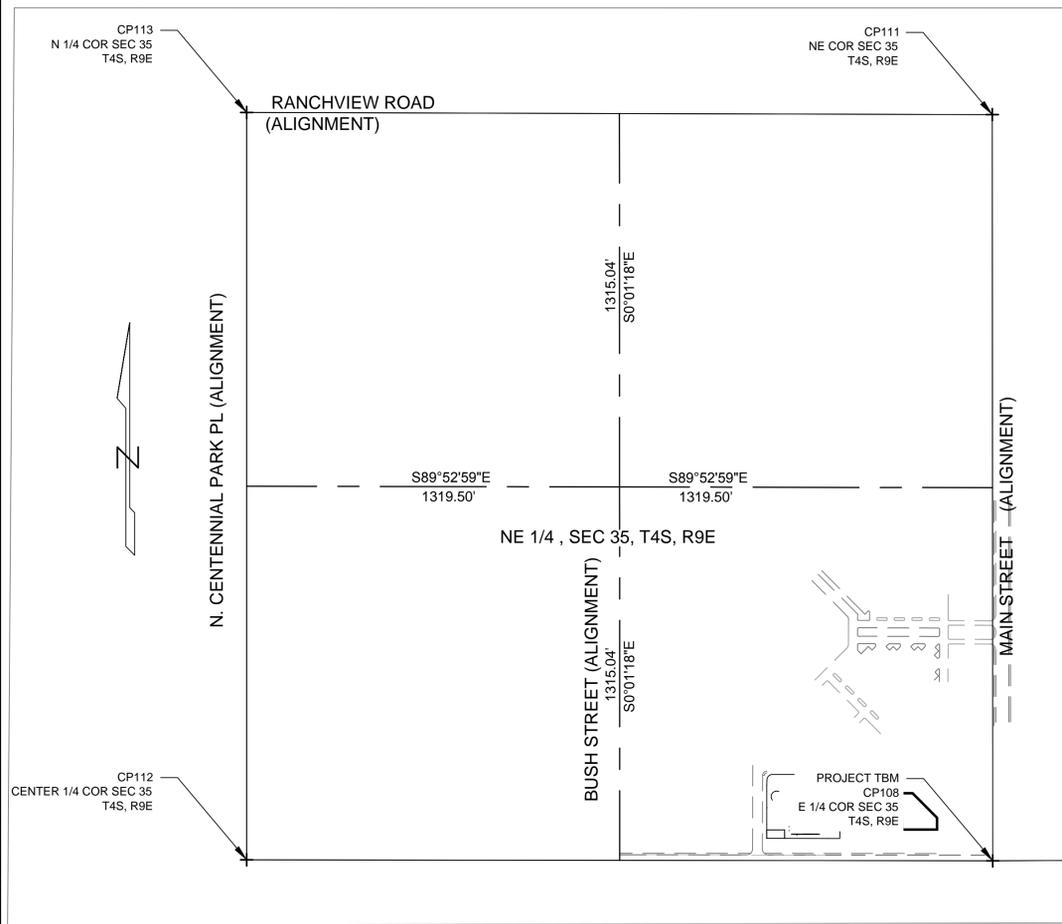
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ENGINEER D.L. MOORE
 DESIGNER M. SPEEDIE
 CAD TECHNICIAN R. LAPIERRE
 SCALE (HORIZ) _____
 SCALE (VERT) _____
 DATE 8/4/14
 JOB NUMBER 144231

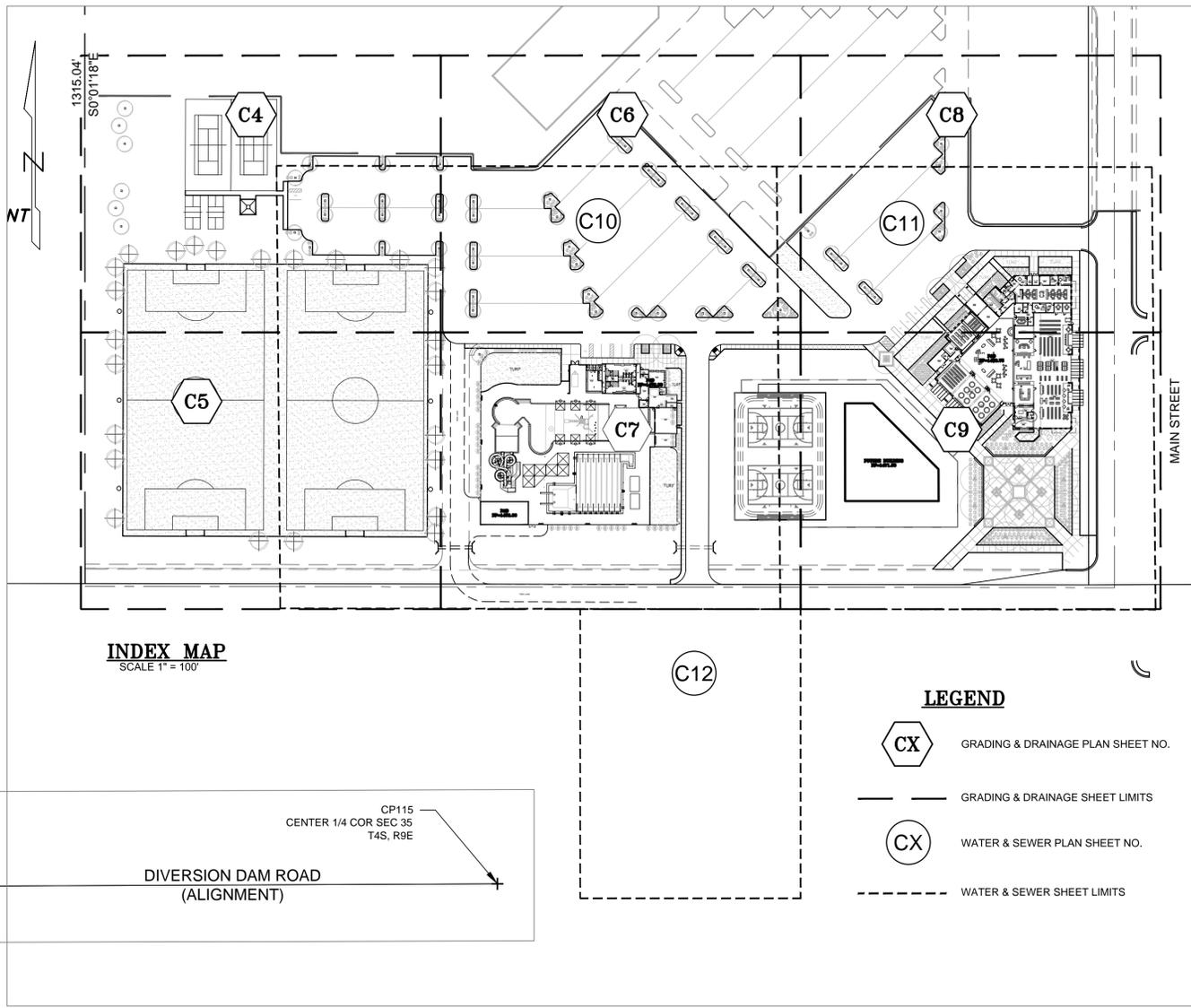
SHEET
 C1 OF 14



N:\2014\144231\Drawings\021-C1-C2.dwg



CONTROL MAP
SCALE 1" = 300'



INDEX MAP
SCALE 1" = 100'

- LEGEND**
- GRADING & DRAINAGE PLAN SHEET NO.
 - GRADING & DRAINAGE SHEET LIMITS
 - WATER & SEWER PLAN SHEET NO.
 - WATER & SEWER SHEET LIMITS

COORDINATE TABLE				
PLAN REF NO.	ELEVATION	NORTHING	EASTING	DESCRIPTION
101	1489.650'	739726.872	862599.019	BRASS CAP FLUSH
108	1471.392'	741925.741	862109.237	BRASS CAP FLUSH
111	-	744553.867	862107.438	BRASS CAP FLUSH
112	-	741929.183	859469.438	BRASS CAP FLUSH
113	-	744561.210	859469.242	BRASS CAP FLUSH
115	-	741937.277	864748.239	5/8" REBAR

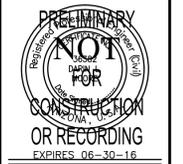
HORIZONTAL COORDINATES ARE A MODIFIED ARIZONA STATE PLANE CENTRAL ZONE, NAD 83, (EPOCH 2010)
 MODIFIED AS FOLLOWS:
 MODIFIED TO GROUND AT (GRID) N:741053.537, E:864777.335, USING A SCALE FACTOR OF 1.0001355781
 HORIZONTAL ADJUSTMENT: N(+)-0.38' AND E(-)-0.31'
 TO MATCH CLIENT PROVIDED COORDINATE SYSTEM

THE VERTICAL DATUM IS BASED ON AN NGS BRASS CAP "FLORENCE" LOCATED AT THE TOWN OF FLORENCE OLD COURT HOUSE, ON THE WEST SIDEWALK, 1' ABOVE GROUND.
 ELEVATION=1489.65 TOWN OF FLORENCE NGVD 29

REV	DESCRIPTION	DATE

TOWN OF FLORENCE, ARIZONA
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 INDEX MAP - CONTROL FILE

NOT FOR CONSTRUCTION OR RECORDING
 DRB SUBMITTAL

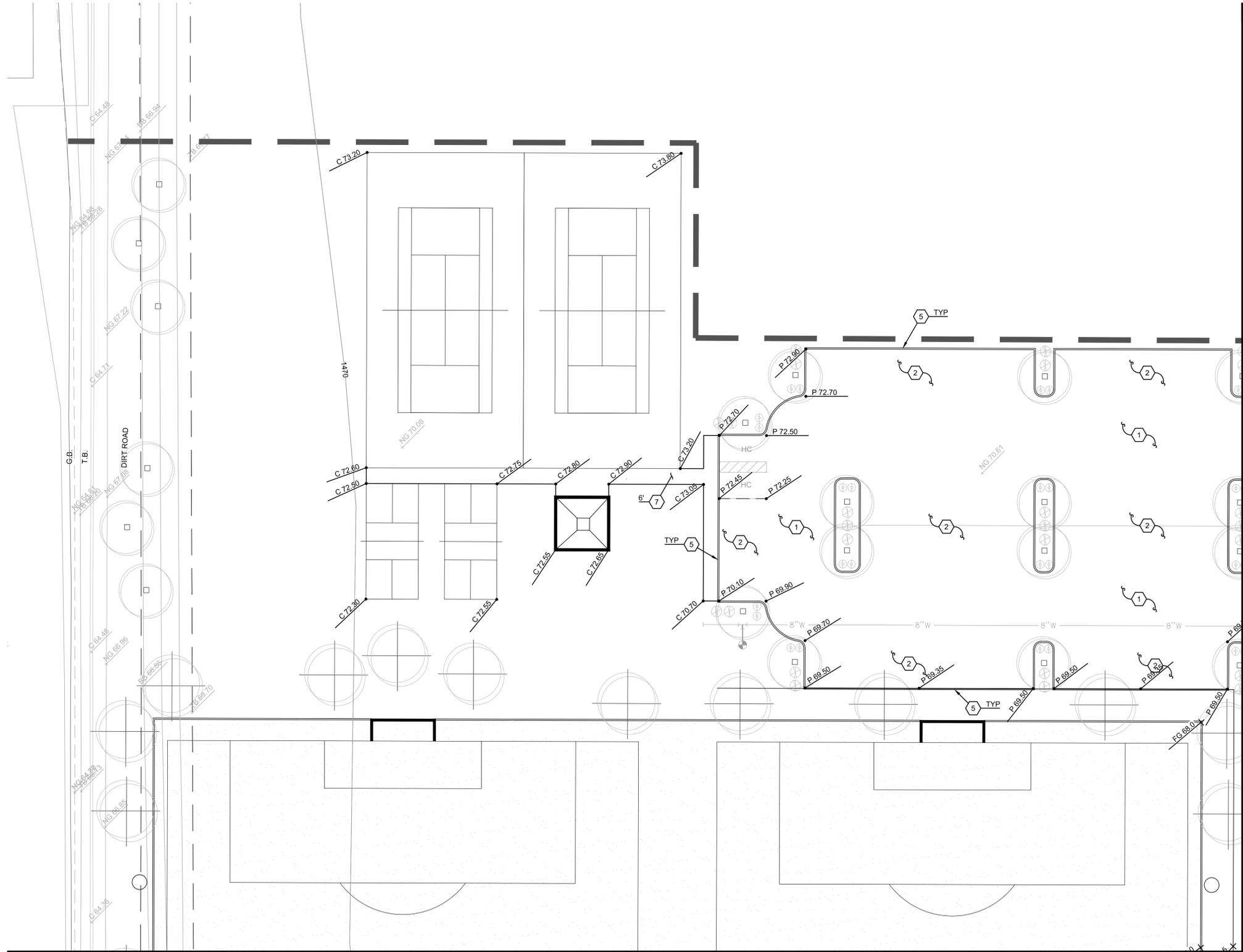


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ENGINEER D.L. MOORE
 DESIGNER M. SPEEDIE
 CAD TECHNICIAN R. LAPIERRE
 SCALE (HORIZ) _____
 SCALE (VERT) _____
 DATE 8/4/14
 JOB NUMBER 144231

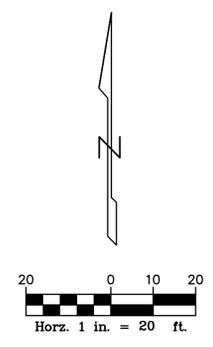
SHEET C3 OF 14





MATCH LINE SHEET C5

MATCH LINE SHEET C6



GRADING NOTES

- 1 CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT, 2" A.C. OVER 8" A.B.C. OVER 8" COMPACTED SUBGRADE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. SEE GEOTECHNICAL REPORT FOR FURTHER INFORMATION.
- 2 CONSTRUCT LIGHT DUTY ASPHALT PAVEMENT, 2" A.C. OVER 6" A.B.C. OVER 8" COMPACTED SUBGRADE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. SEE GEOTECHNICAL REPORT FOR FURTHER INFORMATION.
- 3 MATCH EXISTING LOCATION AND ELEVATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 4 CONSTRUCT A.D.A. APPROVED CURB RAMP. ALL RAMP MUST MEET A.D.A. ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS: 2% MAX CROSS SLOPES AND 12:1 MAX LONGITUDINAL SLOPES. SEE DETAIL ON SHEET C__.
- 5 CONSTRUCT 6" VERTICAL CURB PER M.A.G. STD. DETAIL 222, TYPE 'A'.
- 6 CONSTRUCT 6" VERTICAL CURB & GUTTER PER M.A.G. STD. DETAIL 220-1, TYPE 'A'.
- 7 CONSTRUCT CONCRETE SIDEWALK PER C.O.P. STD. DETAIL 1230. COLOR AND FINISH TO MATCH EXISTING SIDEWALK. WIDTH PER PLAN.
- 8 CONSTRUCT DOUBLE STALL REFUSE ENCLOSURE PER C.O.P. STANDARDS.
- 9 INSTALL INDIGENOUS/NATIVE STONE RIP-RAP (D50=8", 24" THICK) PER GRADATION TABLE ON SHEET C__.
- 10 CONSTRUCT SCREEN WALL PER LANDSCAPE ARCHITECT'S PLAN. ELEVATIONS PER PLAN.
- 11 CONSTRUCT RETAINING SCREEN WALL PER LANDSCAPE ARCHITECT'S PLAN. ELEVATIONS PER PLAN. SEE SHEET C__ FOR STRUCTURAL DETAILS.
- 12 INSTALL TRAFFIC RATED DECORATIVE CONCRETE PAVERS PER M.A.G. STD. DETAIL 225. PAVERS TO MATCH EXISTING PAVERS. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION.
- 13 CONSTRUCT CURB OPENING. WIDTH PER PLAN. SEE DETAIL ON SHEET C__.
- 14 CONSTRUCT 2.5' CURB TERMINATION PER M.A.G. STD. DETAIL 222.
- 15 CONSTRUCT 12" WIDE RIBBON CURB PER M.A.G. STD. DETAIL 220-1, TYPE 'B', MODIFIED FOR 12" WIDTH.
- 16 CONSTRUCT 6" CONCRETE VALLEY GUTTER PER M.A.G. STD. DETAIL 240.
- 17 INSTALL PRECAST SAFETY CURB PER M.A.G. STD. DETAIL 150, TYPE 'B-3'.
- 18 ACCESSIBLE PARKING, MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS. SEE SHEET C__ FOR DETAILS.
- 19 LANDSCAPE AREA PER LANDSCAPE PLAN.
- 20 PAINT 3" SOLID WHITE STANDARD PARKING STALL STRIPE.

REV	DESCRIPTION	DATE

TOWN OF FLORENCE, ARIZONA
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 GRADING & DRAINAGE PLAN

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ENGINEER D.L. MOORE
 DESIGNER M. SPEEDIE
 CAD TECHNICIAN R. LaPIERRE
 SCALE (HORIZ) 1"=20'
 SCALE (VERT) 1"=20'
 DATE 8/4/14
 JOB NUMBER 144231

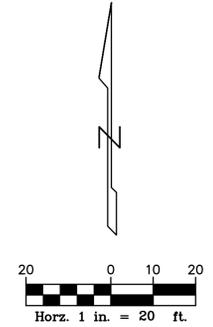
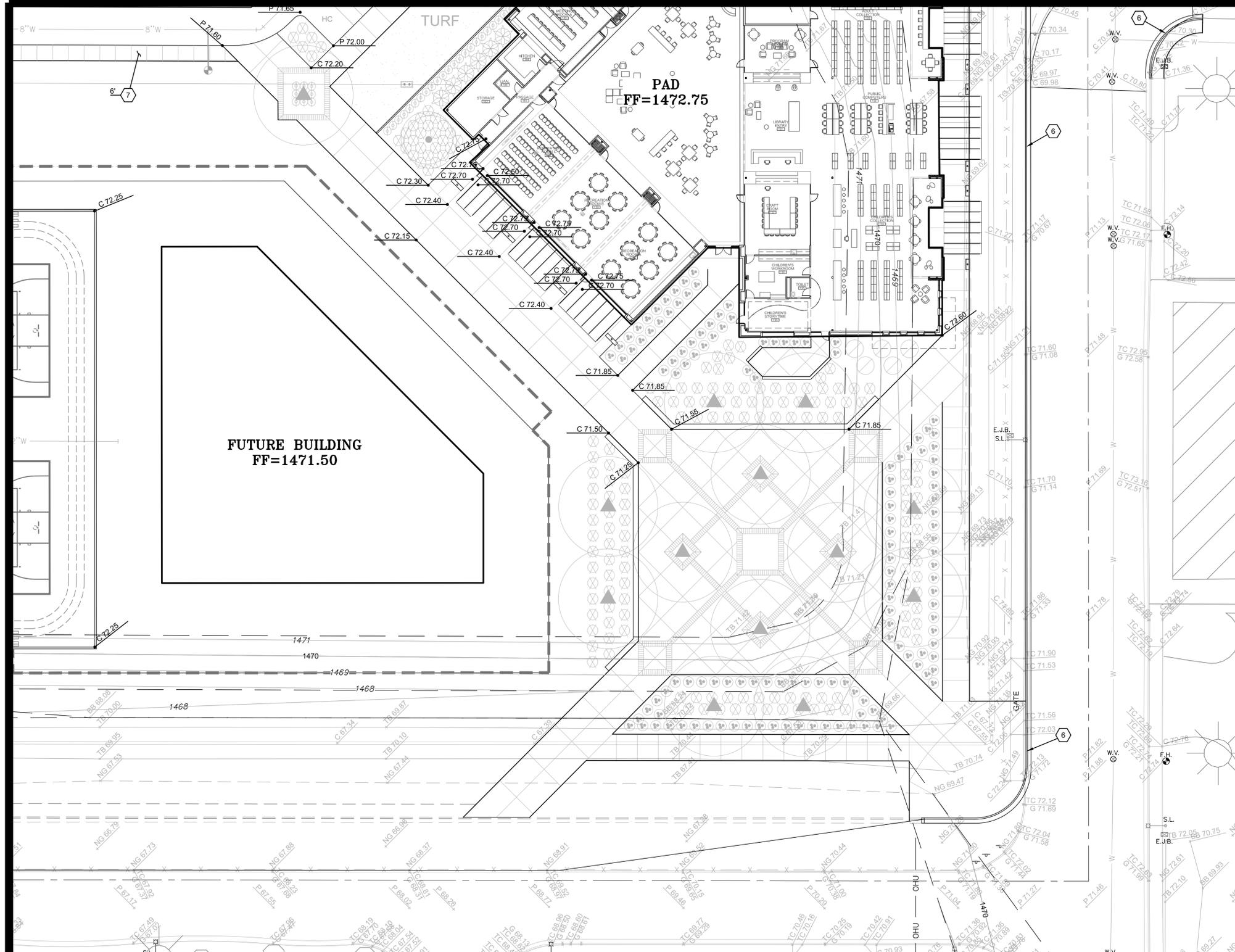
SHEET C4 OF 14



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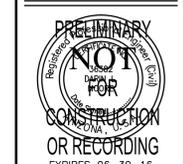
MATCH LINE SHEET C7

MATCH LINE SHEET C8



REV	DESCRIPTION	DATE

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 GRADING & DRAINAGE PLAN

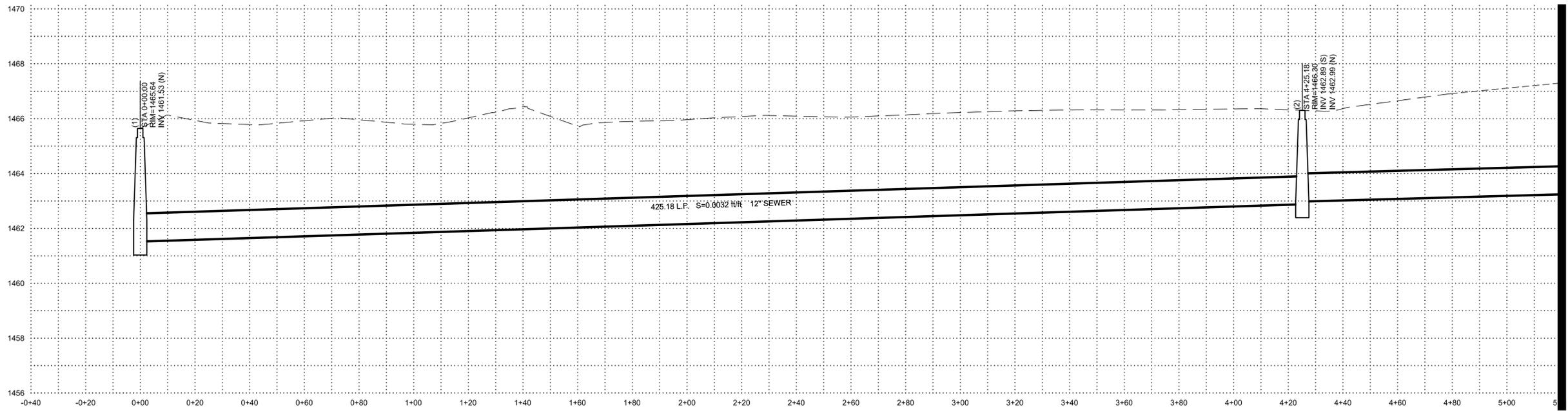


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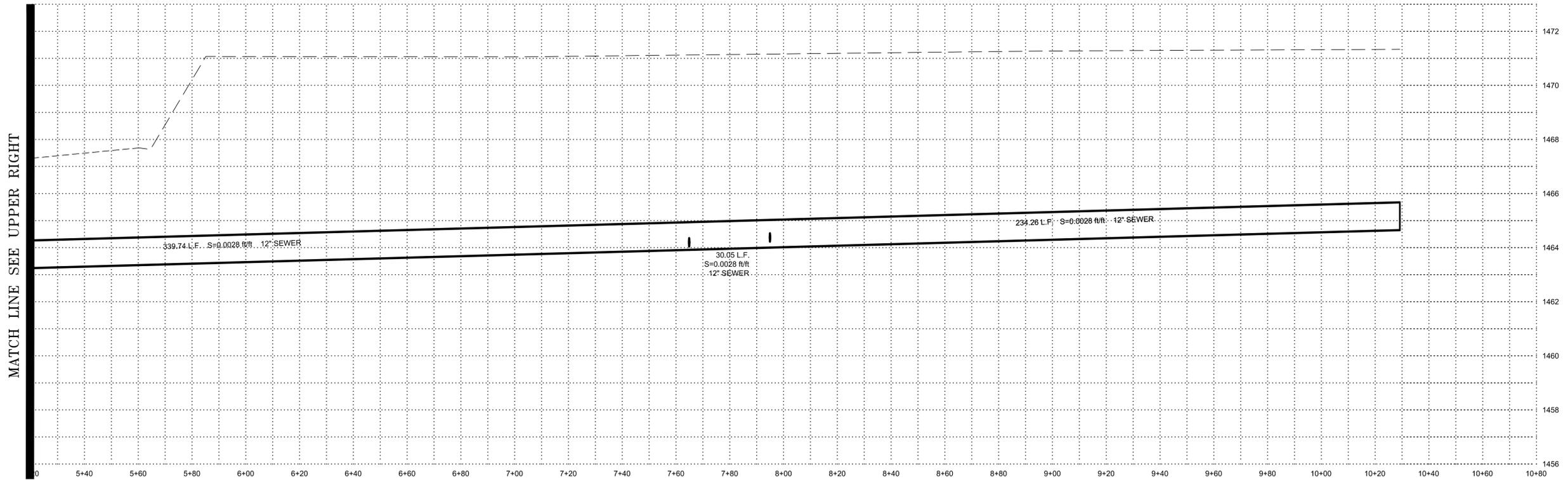
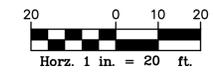
ENGINEER D.L. MOORE
 DESIGNER M. SPEEDIE
 CAD TECHNICIAN R. LaPIERRE
 SCALE (HORIZ) 1"=20'
 SCALE (VERT) 1"=20'
 DATE 8/4/14
 JOB NUMBER 144231

SHEET C9 OF 14





12" SEWER LINE PROFILE

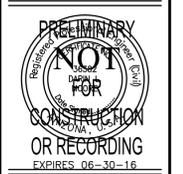


MATCH LINE SEE LOWER LEFT

MATCH LINE SEE UPPER RIGHT

REV	DESCRIPTION	DATE

TOWN OF FLORENCE, ARIZONA
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 12" SEWER PROFILE PLAN



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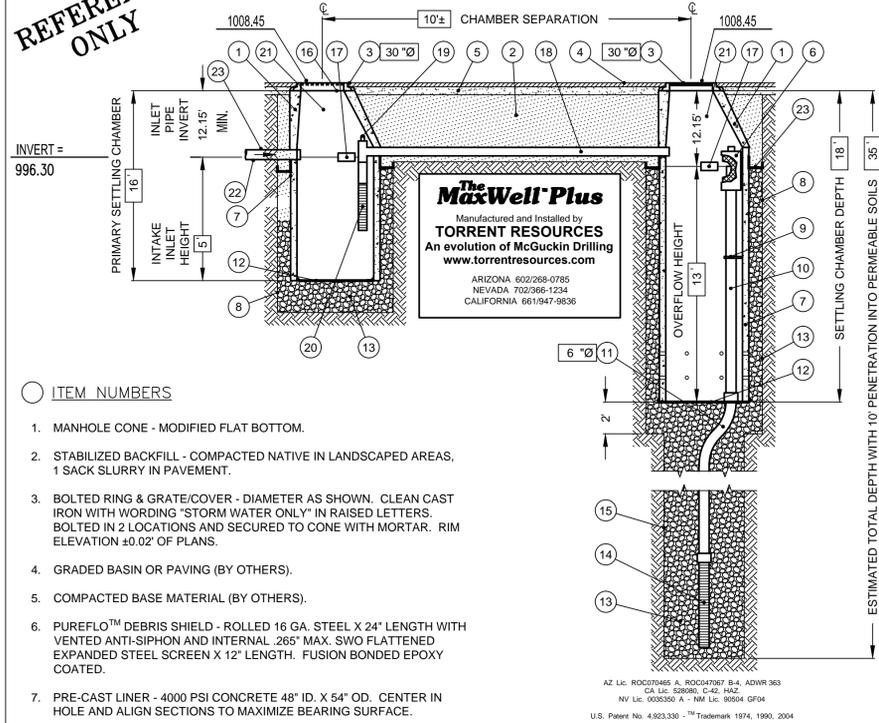
ENGINEER D.L. MOORE
 DESIGNER M. SPEEDIE
 CAD TECHNICIAN R. LaPIERRE
 SCALE (HORIZ) 1"=20'
 SCALE (VERT) 1"=2'
 DATE 8/4/14
 JOB NUMBER 144231

SHEET
C13 OF 14



DETAILS FOR REFERENCE ONLY

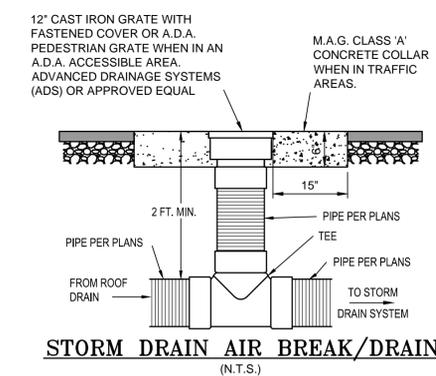
The MaxWell™ Plus Drainage System Detail And Specifications



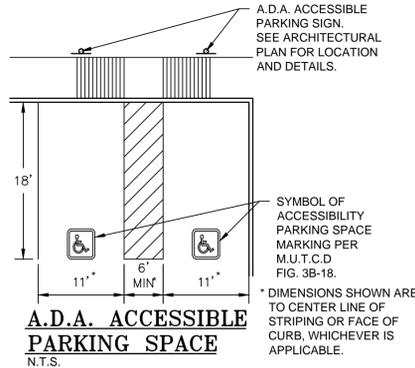
ITEM NUMBERS

- MANHOLE CONE - MODIFIED FLAT BOTTOM.
- STABILIZED BACKFILL - COMPACTED NATIVE IN LANDSCAPED AREAS, 1 SACK SLURRY IN PAVEMENT.
- BOLTED RING & GRATE/COVER - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS.
- GRADED BASIN OR PAVING (BY OTHERS).
- COMPACTED BASE MATERIAL (BY OTHERS).
- PUREFLO™ DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL .265" MAX. SWO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
- PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
- MIN. 6" Ø DRILLED SHAFT.
- SUPPORT BRACKET - FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.
- OVERFLOW PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
- DRAINAGE PIPE - ADS HIGHWAY GRADE WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
- BASE SEAL - GEOTEXTILE OR CONCRETE SLURRY.
- FLOFAST™ DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. DIAMETER VARIES 120" OVERALL LENGTH WITH TRI-B COUPLER.
- MIN. 4" Ø SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
- FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.
- ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY.
- CONNECTOR PIPE - 4" Ø SCH. 40 PVC.
- VENTED ANTI-SIPHON INTAKE WITH FLOW REGULATOR.
- INTAKE SCREEN - SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 48" OVERALL LENGTH WITH TRI-C END CAP.
- FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE PRIMARY/SECONDARY SETTLING CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE CONNECTOR PIPE OVERFLOW.
- OPTIONAL INLET PIPE (BY OTHERS).
- MOISTURE MEMBRANE - 6 MIL. PLASTIC. PLACE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL. USED IN LIEU OF SLURRY IN LANDSCAPED AREAS.
- EIGHT (8) PERFORATIONS PER FOOT, 2 ROWS MINIMUM.

FOR REFERENCE ONLY



STORM DRAIN AIR BREAK/DRAIN
(N.T.S.)

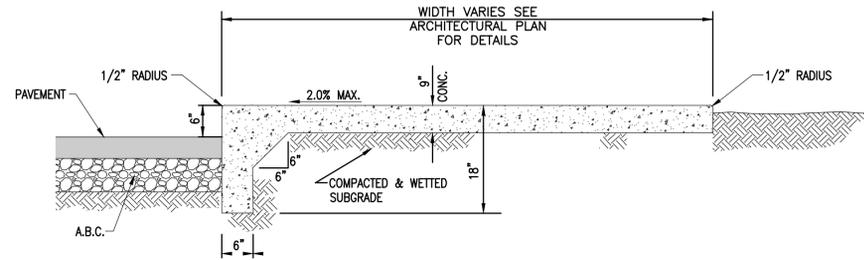


A.D.A. ACCESSIBLE PARKING SPACE
(N.T.S.)

A.D.A. ACCESSIBLE PARKING SIGN. SEE ARCHITECTURAL PLAN FOR LOCATION AND DETAILS.

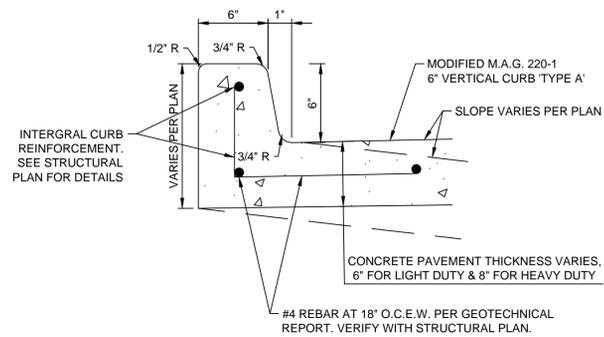
SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING PER M.U.T.C.D FIG. 3B-18.

* DIMENSIONS SHOWN ARE TO CENTER LINE OF STRIPING OR FACE OF CURB, WHICHEVER IS APPLICABLE.

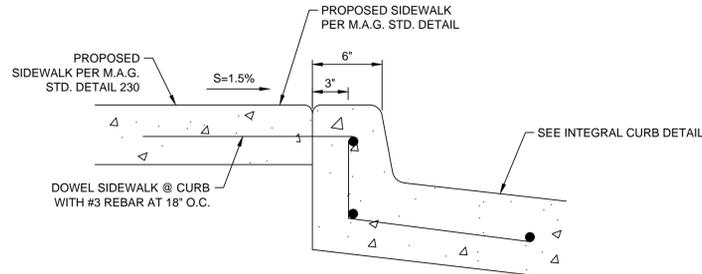


NOTES:
 ① SCORE MARKINGS/EXPANSION JOINT LAYOUT, LIMITS OF COLORED CONCRETE AND CONCRETE FINISHES TO BE COORDINATED WITH THE ARCHITECT.
 ② SEE DETAIL ON HARDSCAPE PLANS

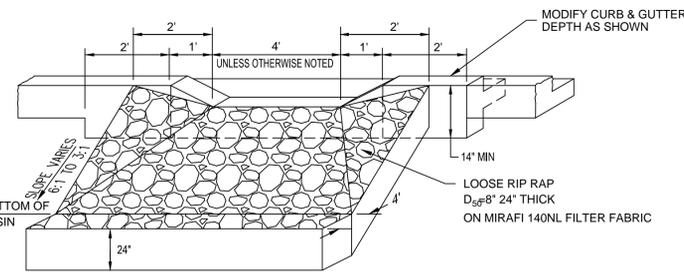
SIDEWALK WITH TURNDOWN EDGE
N.T.S.



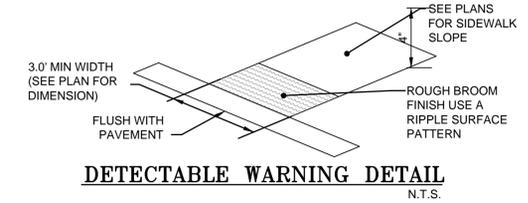
INTEGRAL CURB DETAIL
N.T.S.



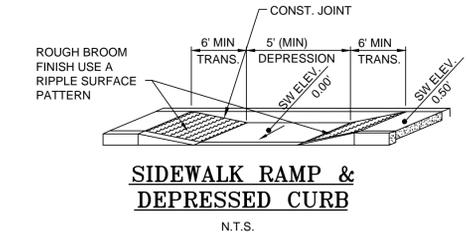
INTEGRAL CURB DETAIL WITH SIDEWALK
N.T.S.



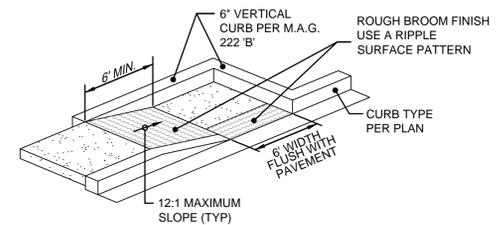
CURB OPENING AND SPILLWAY DETAIL
(N.T.S.)



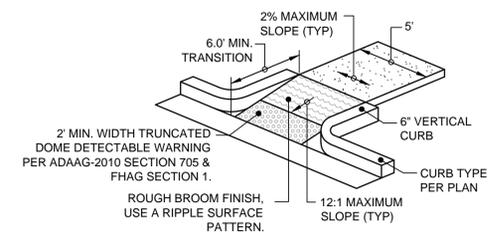
DETECTABLE WARNING DETAIL
N.T.S.



SIDEWALK RAMP & DEPRESSED CURB
N.T.S.



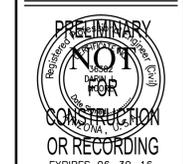
SIDEWALK RAMP DETAILS
(N.T.S.)



SIDEWALK RAMP DETAILS
N.T.S.

REV	DESCRIPTION	DATE

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ENGINEER: D.L. MOORE
 DESIGNER: M. SPEEDIE
 CAD TECHNICIAN: R. LAPIERRE
 SCALE (HORIZ):
 SCALE (VERT):
 DATE: 8/4/14
 JOB NUMBER: 144231
 SHEET: C14 OF 14

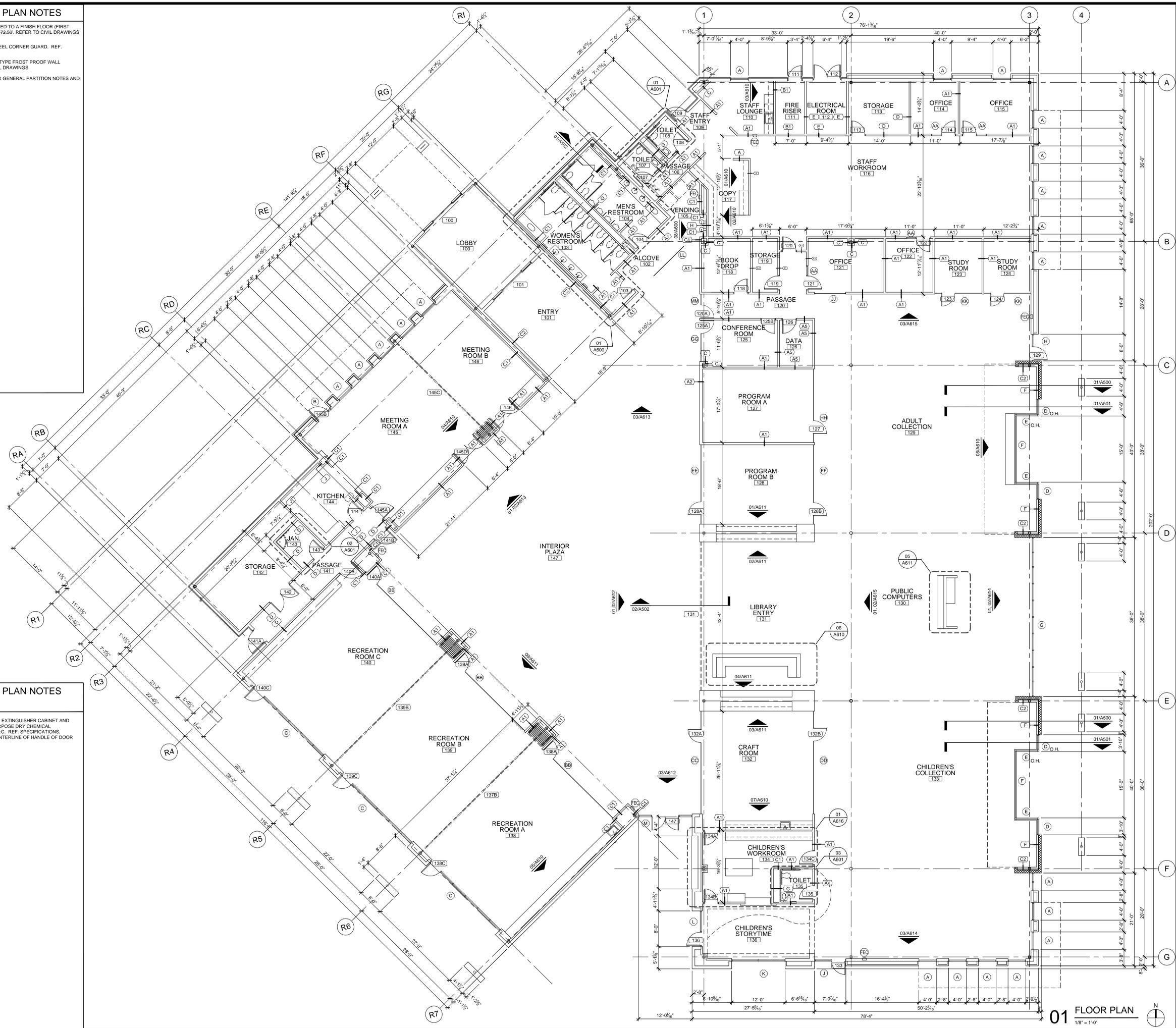


GENERAL FLOOR PLAN NOTES

1. ALL ELEVATIONS ARE REFERENCED TO A FINISH FLOOR (FIRST FLOOR) ELEVATION OF 100'-0" = 472.50'. REFER TO CIVIL DRAWINGS FOR ABSOLUTE ELEVATIONS.
2. "CG-1" INDICATES STAINLESS STEEL CORNER GUARD. REF. SPECIFICATIONS.
3. "NFWH" INDICATES CONCEALED TYPE FROST PROOF WALL HYDRANT. REF. ARCHITECTURAL DRAWINGS.
4. REFERENCE SHEET "NOTES" FOR GENERAL PARTITION NOTES AND WALL TYPES.

GENERAL FLOOR PLAN NOTES (CONT.)

- FEC** FEC-1: FULLY RECESSED FIRE EXTINGUISHER CABINET AND SUITABLE FOR ONE MULTIPURPOSE DRY CHEMICAL EXTINGUISHER RATED AA-BOB-C. REF. SPECIFICATIONS. MOUNT CABINET SO THAT CENTERLINE OF HANDLE OF DOOR IS 48" A.F.F.



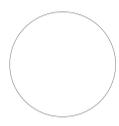
01 FLOOR PLAN
1/8" = 1'-0"

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bryan.hughes@florenceaz.gov

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CR ENGINEERS
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jalcorn@creng.com

TITLE

FLOOR PLAN

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: DZ

Checked By: AB

SHEET NO.

A200

SCHEMATIC DESIGN REVIEW

PRELIMINARY ONLY

REFLECTED CEILING PLAN NOTES

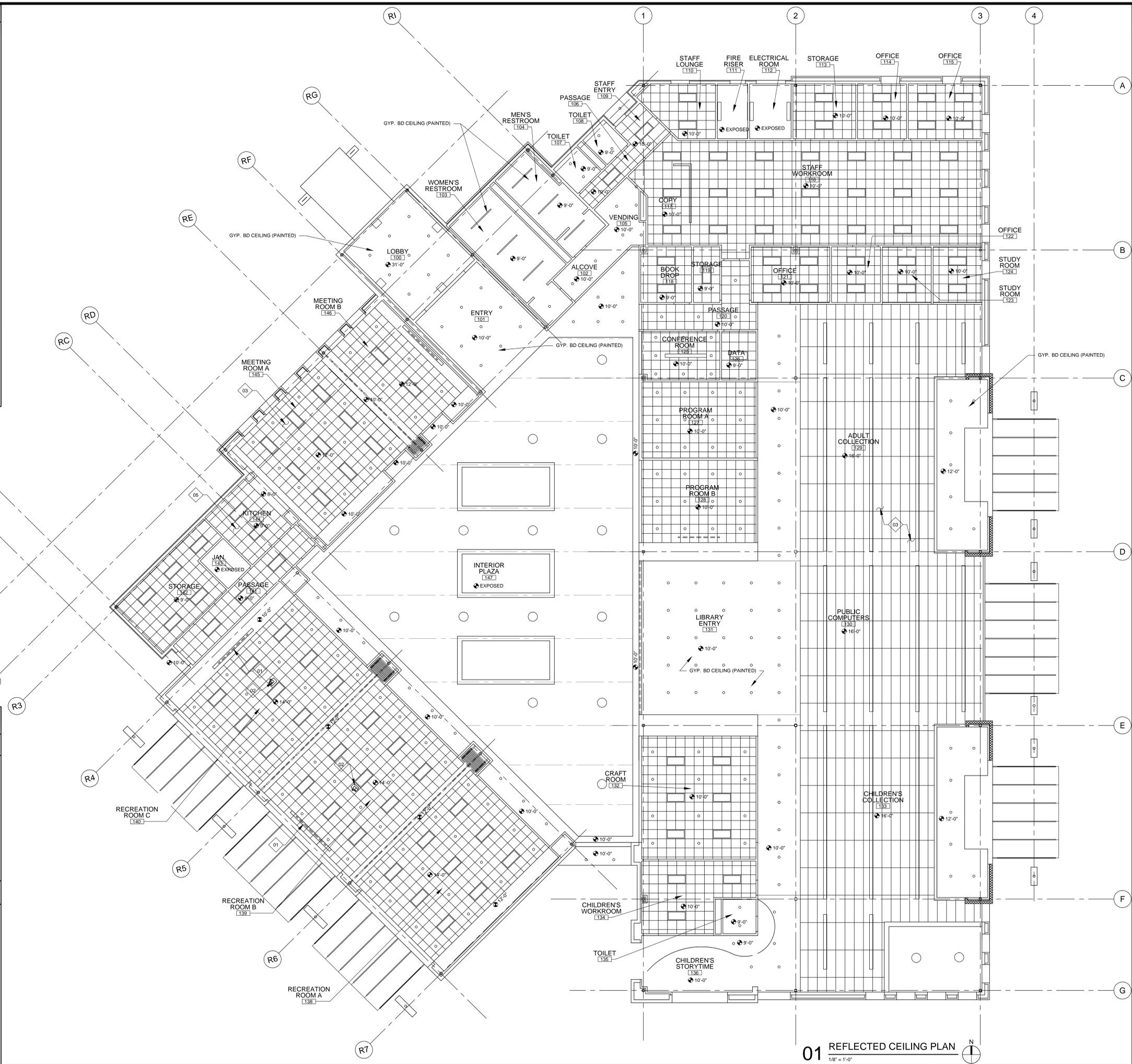
1. ANY EXPOSED CEILING AS IDENTIFIED ON RCP PLANS OR SCHEDULES, STRUCTURE, MECHANICAL, PLUMBING, ELECTRICAL COMPONENTS AND CEILING SYSTEM ACCESSORIES SHALL BE PAINTED - REFERENCE SPECIFICATION 019000 FOR COLOR.
2. THE CONTRACTOR SHALL PROVIDE CUTOUTS AND OTHER SPECIAL PROVISIONS IN CEILING SYSTEM WORK AS REQUIRED FOR LIGHT FIXTURES, DIFFUSERS, REGISTERS AND OTHER INSERTED ITEMS.
3. PRIOR TO CLOSING UP ANY CEILING, ALL PLENUM SYSTEMS (PLUMBING, HVAC, AND ELECTRICAL) SHALL BE INSPECTED AND TESTED BY CONTRACTORS, ENGINEERS, AND BY AUTHORITIES HAVING JURISDICTION TO ENSURE THEIR PROPER INSTALLATION AND FUNCTION. REFERENCE COMMISSIONING SPECIFICATIONS FOR MECHANICAL, PLUMBING AND ELECTRICAL.
4. REFERENCE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. REFERENCE ARCHITECTURAL DRAWINGS FOR DIMENSIONAL CONTROL OF LIGHT FIXTURES AND MOUNTING HEIGHTS AS WELL AS LINEAR SLOT DIFFUSERS.
5. PROVIDE ALL MISCELLANEOUS STEEL AS REQUIRED FOR THE PROPER INSTALLATION OF ELECTRICAL EQUIPMENT, LIGHT FIXTURES, LIGHTING GRIDS AND SYSTEMS, INCLUDING, BUT NOT LIMITED TO SUPPORTS, ANCHORS, AND GUIDES. SUBMIT PROPOSED METHODS FOR SUPPORTING ELECTRICAL AND MECHANICAL SYSTEMS AND EQUIPMENT TO THE STRUCTURAL ENGINEER FOR APPROVAL.
6. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THAT OF THE FIRE PROTECTION, HVAC, PLUMBING, AND ELECTRICAL CONTRACTORS WHENEVER THEIR WORK IS CONTIGUOUS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
7. GENERAL CONTRACTOR SHALL COORDINATE WITH DRYWALL / MILLWORK CONTRACTOR AND ELECTRICAL CONTRACTOR IN COORDINATING OPENINGS FOR LIGHT FIXTURES AND SIZE OF LIGHT FIXTURES REQUIREMENTS.
8. GENERAL CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND ELECTRICAL CONTRACTOR PRIOR TO THE INSTALLATION OF ALL TRANSFORMERS. TRANSFORMERS TO LIGHT FIXTURES SHALL BE LOCATED ABOVE THE IMMEDIATE ADJACENT LAY-IN CEILING SYSTEM.
9. REF. LIGHT FIXTURE SCHEDULE SEE ELECTRICAL.
10. REF. INDEX SHEET FOR GENERAL NOTES.
11. ALL AREAS RECEIVING ACOUSTICAL LAY-IN CEILING TILE SHALL RECEIVE ACT-1 UNLESS OTHERWISE NOTED.
12. G.C. SHALL COORDINATE WITH OWNER'S REPRESENTATIVE AND OWNER PROVIDED CONTRACTOR FOR BUILDING SECURITY (SECURITY GAMERS FOR THE SIZE AND REQUIRED MOUNTING FOR INTERIOR AND EXTERIOR USE), TECHNOLOGY (WIRELESS DROPS, DATA, MULTI-MEDIA, INTERACTIVE DISPLAYS, PHONE, AND SPEAKERS) - G.C. IS RESPONSIBLE FOR COORDINATING ALL TRADES THAT MAY AFFECT THE SAID WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY ARCHITECT OF ANY DISCREPANCIES AND OBTAINING CLARIFICATION TO CONTINUE CONSTRUCTION OF AREA IN QUESTION.

REFLECTED CEILING PLAN NOTES (CONT.)

- LIGHT FIXTURE LEGEND**
- 2x2 FLUORESCENT LIGHT FIXTURE
 - RECESSED CAN LIGHT
 - ⊙ SUSPENDED LIGHT FIXTURE AS SCHEDULED
 - SUSPENDED LIGHT FIXTURE AS SCHEDULED
 - UNDERCABINET LIGHTING AS SCHEDULED
 - SURFACE-WALL MOUNTED LIGHT FIXTURE AS SCHEDULED
 - TRACK LIGHTING SYSTEM
 - WD WIRELESS DROPS
 - ⊞ 2 x 2' ACOUSTICAL LAY-IN CEILING
 - ⊞ 2 x 6' ACOUSTICAL LAY-IN CEILING
 - ⊞ SUPPLY AIR DIFFUSER-HORIZONTAL
 - ⊞ SLOT DIFFUSER
 - ⊞ SUPPLY AIR DIFFUSER
 - ⊞ RETURN AIR GRILLE
 - ⊞ SPEAKER
 - ⊞ SECURITY CAMERAS

KEYNOTES

- 01 PROVIDE AND INSTALL CEILING MOUNTED PROJECTION SURFACE
- 02 PROVIDE AND INSTALL CEILING MOUNT FOR DIGITAL PROJECTOR
- 03 ACOUSTICAL LAY-IN CEILING SYSTEM (ACT-1) (GRID AND TILE) PRODUCT CHARACTERISTICS BASED ON: (ARMSTRONG OPTIMA OPEN PLAN TEGULAR, MODEL NO 3251 WITH EDGE PROFILE 1/2" SQUARE TEGULAR. GRID SHALL BE SUPRAFINE XL 1/2" EXPOSED TEE SYSTEM) TYPICAL AT ALL 2X2 LAY-IN CEILINGS
- 04 ACOUSTICAL LAY-IN CEILING SYSTEM (GRID AND TILE) PRODUCT CHARACTERISTICS BASED ON: (ARMSTRONG OPTIMA OPEN PLAN TEGULAR, MODEL NO 3251 (24X72) WITH EDGE PROFILE 1/2" SQUARE TEGULAR. GRID SHALL BE SUPRAFINE XL 1/2" EXPOSED TEE SYSTEM)
- 05 2 x 2 x 1/2" WASHABLE LAY-IN CEILING TILE (ACT-3), CLEAN ROOM V.L. NON-PERFORATED WITH PRELIMINARY EXPOSED TEE GRID (WASHABLE, SCREBBABLE, AND SOIL RESISTANT) EQUAL TO ARMSTRONG

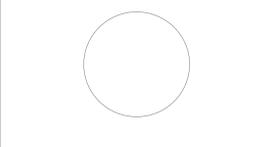


01 REFLECTED CEILING PLAN
1/8" = 1'-0"

TERRITORY SQUARE LIBRARY - RECREATION COMPLEX

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TITLE

REFLECTED CEILING PLAN

REVISIONS

NO.	DATE	DESCRIPTION

JOB NO. 20144

Issue Date:

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SHEET NO.

A210

SCHEMATIC DESIGN REVIEW

PRELIMINARY ONLY

ROOF PLAN NOTES

1. REF. PLUMBING DRAWINGS FOR PLUMBING ROOF VENT LOCATIONS. LOCATE VENTS A MINIMUM OF 2'-0" BACK FROM INSIDE FACE OF PARAPET WALLS.
2. LOCATE ROOF CURBS AND MISC. PENETRATIONS SO AS NOT TO BLOCK CRICKET DRAINAGE VALLEYS.
3. REFERENCE SHEET INDEX FOR ARCHITECTURAL GENERAL NOTES.
4. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR ITEMS PENETRATING ROOF. LOCATED ON ROOF, NOTES, DIMENSIONS AND DETAILS OF MECHANICAL EQUIPMENT (ROOF TOP UNITS, EXHAUST FANS, PIPE PENETRATIONS, ETC.).
5. REFERENCE STRUCTURAL DRAWINGS FOR ROOF SLOPES AND T.O.S. ELEVATIONS.
6. COORDINATE LOCATIONS OF ROOF DRAINS, INTERIOR CONNECTIONS AND CLEANOUTS WITH PLUMBING DRAWINGS.
7. PROVIDE TREATED WOOD BLOCKING AT ALL LOCATIONS REQUIRING WOOD BLOCKING. ROOFING CONTRACTOR SHALL FURNISH AND INSTALL ALL WOOD BLOCKING REQUIRED BY ROOF WARRANTY.
8. PROVIDE TAPERED INSULATION AS REQUIRED AT ALL MECHANICAL UNITS, VENTS, ROOF DRAINS, ETC. TO MAINTAIN A POSITIVE SLOPE OF 1/4" MIN. PER FOOT.
9. COORDINATE WITH STRUCTURAL DWGS. ON LOCATION OF MECHANICAL EQUIPMENT AND PENETRATIONS.
10. ALL ROOF DRAINS AND OVERFLOW DRAINS SHALL RECEIVE SPLASH BLOCKS LOCATED AT TERMINATION OF PIPE. OVERFLOW DRAINS THAT TERMINATE OVER WALKS OR PAVING DOES NOT REQUIRE A SPLASH BLOCK. (ONLY ONE SPLASH BLOCK REQUIRED AT O.D. BETWEEN COL. LINES R5 & R6. COORDINATE W/ LANDSCAPE ARCHITECT AND LANDSCAPE MATERIAL.)
11. COORDINATE LOCATION OF ROOF HATCH WITH STRUCTURAL STEEL FRAMING. NOTIFY ARCHITECT OF ANY CONFLICTS WITH OTHER COMPONENTS OF HVAC AND ELECTRICAL TRADES WITH ACCESS LADDERS AND ROOF HATCHES.
12. ALL WOOD USED IN THE ROOFING SYSTEM IS REQUIRED TO BE FIRE - RETARDANT TREATED LUMBER PER THE IBC 603.

REFLECTED CEILING PLAN NOTES (CONT.)

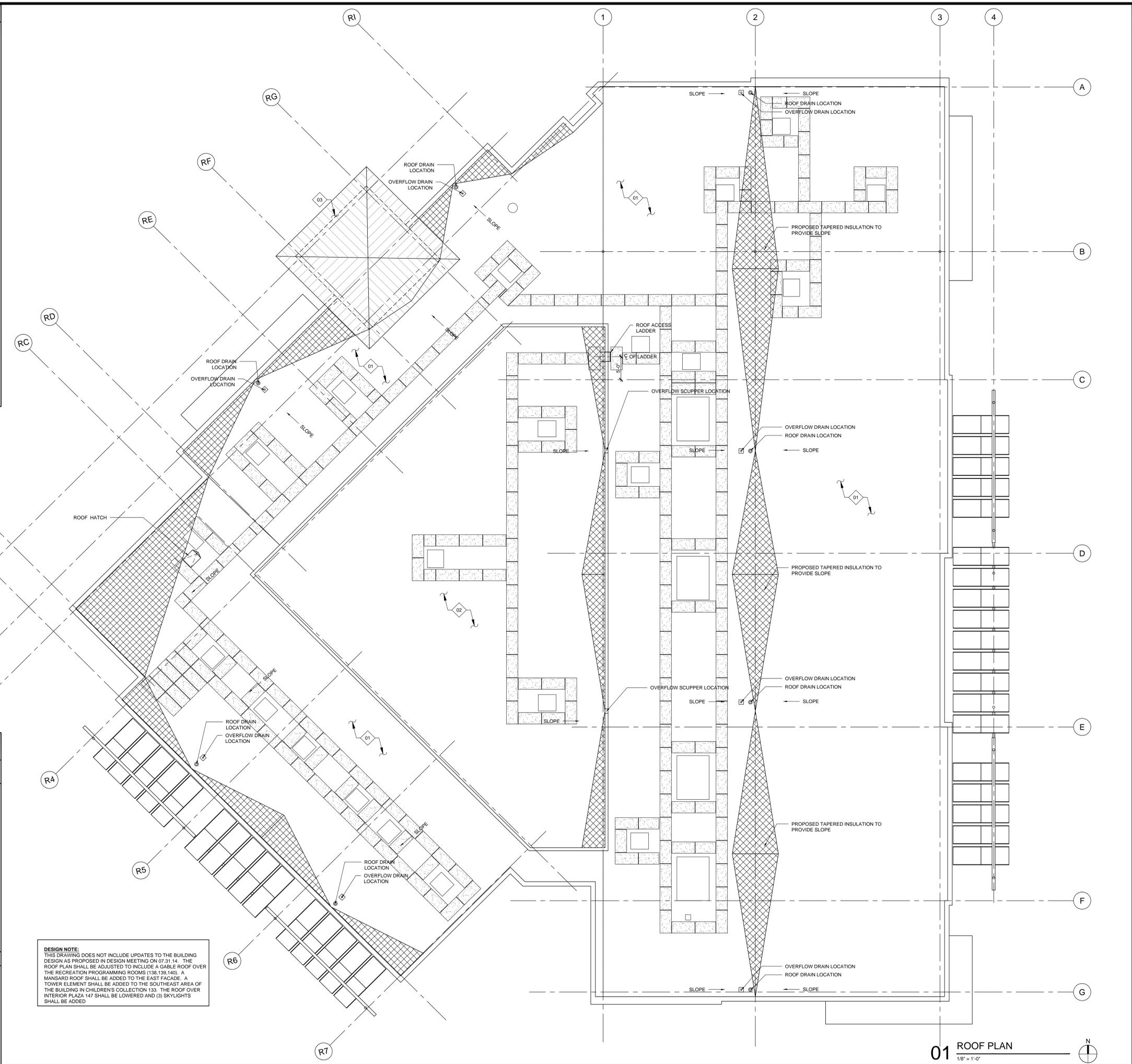
KEYNOTES

- 01 **ROOF TYPE 1:** SINGLE PLY 80 MIL TPO ROOF MEMBRANE ON 3/4" HIGH DENSITY FIBERBOARD ON 4" RIGID INSULATION (R30) METAL DECK, FULLY ADHERED SYSTEM-MODEL T-FA-N-80 BY GAF OR EQUAL (20 YEAR WARRANTY).
- 02 **ROOF TYPE 2:** SINGLE PLY 80 MIL TPO ROOF MEMBRANE ON 3/4" HIGH DENSITY FIBERBOARD ON 4" RIGID INSULATION (R30) METAL DECK, FULLY ADHERED SYSTEM-MODEL T-FA-N-80 BY GAF OR EQUAL (20 YEAR WARRANTY).
- 03 **ROOF TYPE 3:** STANDING SEAM METAL ROOF (CEE-LOCK PROFILE) EQUAL TO BERRIDGE OVER WATER AIR/MOISTURE BARRIER ON 3/4" HIGH DENSITY FIBERBOARD.

LEGEND

- AREAS REPRESENT TPO WITH TAPERED INSULATION TO CREATE CRICKETS AND SLOPES FOR PROPER DRAINAGE.
- AREAS REPRESENT TPO TO SLOPE WITH STRUCTURE TO CREATE SLOPES FOR PROPER DRAINAGE.
- AREAS REPRESENT ROOF TOP WALK PADS.

DESIGN NOTE:
THIS DRAWING DOES NOT INCLUDE UPDATES TO THE BUILDING DESIGN AS PROPOSED IN DESIGN MEETING ON 07.31.14. THE ROOF PLAN SHALL BE ADJUSTED TO INCLUDE A GABLE ROOF OVER THE RECREATION PROGRAMMING ROOMS (136,139,140). A MANSARD ROOF SHALL BE ADDED TO THE EAST FACADE. A TOWER ELEMENT SHALL BE ADDED TO THE SOUTHEAST AREA OF THE BUILDING IN CHILDREN'S COLLECTION 133. THE ROOF OVER INTERIOR PLAZA 147 SHALL BE LOWERED AND (3) SKYLIGHTS SHALL BE ADDED



01 ROOF PLAN
1/8" = 1'-0"

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TITLE

ROOF PLAN

REVISIONS

JOB NO. 20144

Issue Date:

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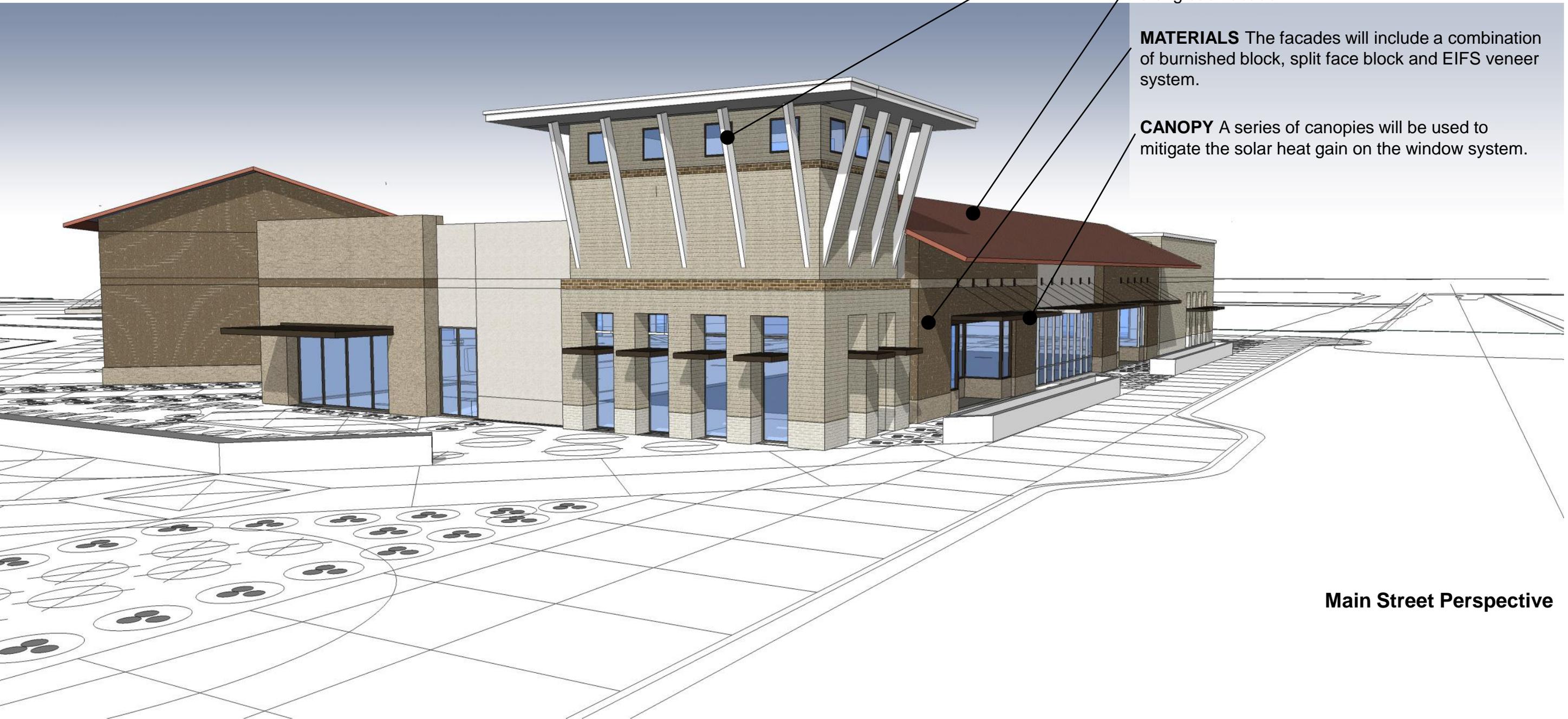
SHEET NO.

A240

SCHEMATIC DESIGN REVIEW

PRELIMINARY ONLY

EXTERIOR ELEVATION STUDIES



VERTICAL ELEMENT Located at Southeast Corner of facility to mark the entry to the Territory Square District

MANSARD ROOF Standing Seam metal roof located along east facade

MATERIALS The facades will include a combination of burnished block, split face block and EIFS veneer system.

CANOPY A series of canopies will be used to mitigate the solar heat gain on the window system.

Main Street Perspective

EXTERIOR ELEVATION STUDIES

GABLE ROOF Standing Seam metal roof located at Recreation Program Rooms (138,139,& 140)

MATERIALS The facades will include a combination of burnished block, split face block and EIFS veneer system.

VERTICAL ELEMENT Located at Southeast Corner of facility to mark the entry to the Territory Square District



South Elevation

Town of Florence

Territory Square Library / Recreation Complex

SCHEMATIC DESIGN SUBMITTAL

08.05.14

EXTERIOR ELEVATION STUDIES

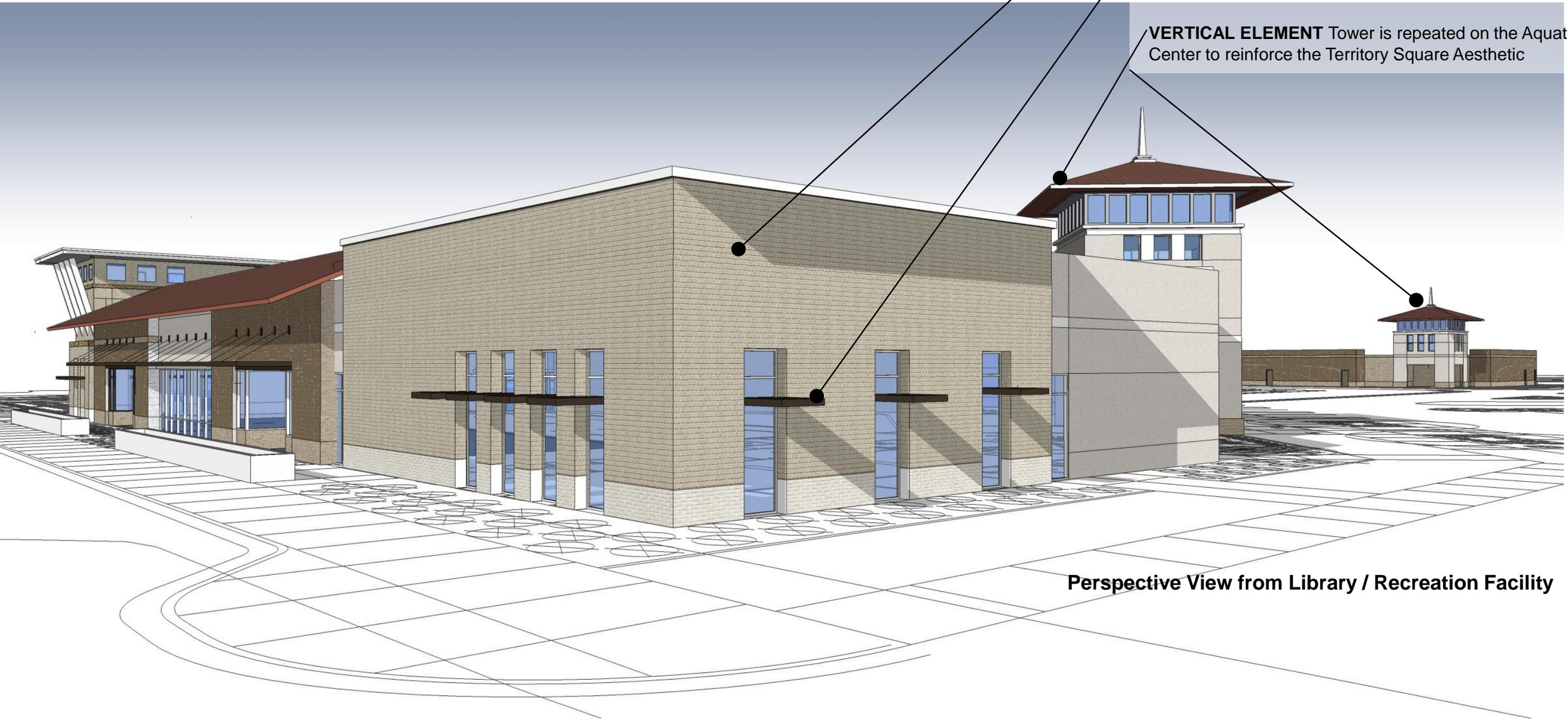


EXTERIOR ELEVATION STUDIES

MATERIALS The facades will include a combination of burnished block, split face block and EIFS veneer system.

CANOPY A series of canopies will be used to mitigate the solar heat gain on the window system.

VERTICAL ELEMENT Tower is repeated on the Aquatic Center to reinforce the Territory Square Aesthetic



Perspective View from Library / Recreation Facility

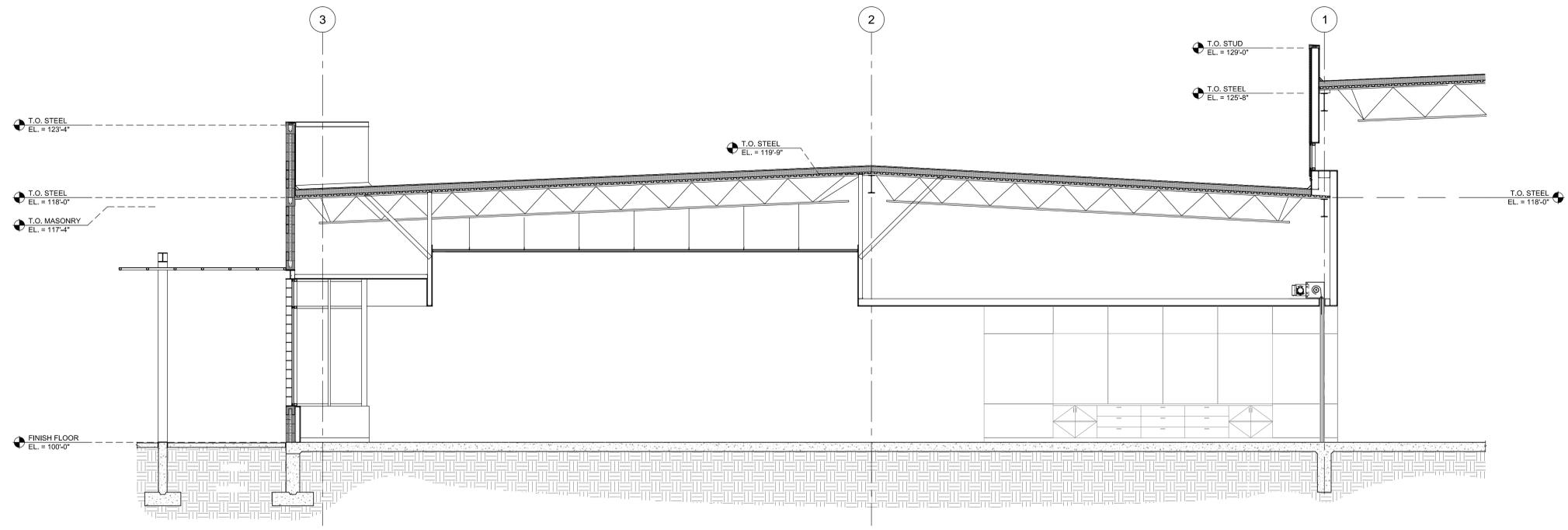
EXTERIOR ELEVATION STUDIES

VERTICAL ELEMENT Tower is repeated on the Aquatic Center to reinforce the Territory Square Aesthetic

MATERIALS The facades will include a combination of burnished block, split face block and EIFS to match the materials on the Library / Recreation Facility



Perspective View from Aquatic Facility



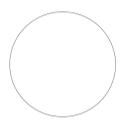
01 BUILDING SECTION THROUGH LIBRARY
1/4" = 1'-0"

**TERRITORY
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FLORENCE, AZ

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TITLE

BUILDING SECTIONS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: DZ

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SHEET NO.

A310

SCHEMATIC DESIGN REVIEW

PRELIMINARY ONLY

ROOM FINISH SCHEDULE											
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS	ROOM NO.
				NORTH	EAST	SOUTH	WEST	TYPE	HEIGHT		
100	LOBBY	F-1, F-5	B-4	W-1	W-1, W-2	W-1	W-1, W-2	C-2	31'-0"		100
101	ENTRY	F-1	B-4	W-1	-	W-1	W-1, W-2	C-2	10'-0"		101
102	ALCOVE	F-1	B-4	W-1	-	W-1	W-1, W-4	C-2	10'-0"		102
103	WOMEN'S RESTROOM	F-4	B-2	W-1, W-3	W-1, W-3	W-1, W-3	W-1, W-3	C-2	9'-0"		103
104	MEN'S RESTROOM	F-4	B-2	W-1, W-3	W-1, W-3	W-1, W-3	W-1, W-3	C-2	9'-0"		104
105	VENDING	F-1	B-4	W-1	W-1	W-1, W-2	W-1	C-2	10'-0"		105
106	PASSAGE	F-2	B-1	-	W-1	W-1	W-1	C-1	10'-0"		106
107	TOILET	F-4	B-2	W-1, W-3	W-1, W-3	W-1, W-3	W-1, W-3	C-2	9'-0"		107
108	TOILET	F-4	B-2	W-1, W-3	W-1, W-3	W-1, W-3	W-1, W-3	C-2	9'-0"		108
109	STAFF ENTRY	F-2	B-1	W-1	W-1	W-1	W-1	C-1	10'-0"		109
110	STAFF LOUNGE	F-3	B-1	W-1	W-1	W-1	W-1	C-1	10'-0"		110
111	FIRE RISER	F-9	B-3	W-1	W-1	W-1	W-1	C-3	EXPOSED		111
112	ELECTRICAL ROOM	F-9	B-3	W-1	W-1	W-1	W-1	C-3	EXPOSED		112
113	STORAGE	F-2	B-1	W-1	W-1	W-1	W-1	C-1	10'-0"		113
114	OFFICE	F-2	B-1	W-1	W-1	W-1	W-1	C-1	10'-0"		114
115	OFFICE	F-2	B-1	W-1	W-1	W-1	W-1	C-1	10'-0"		115
116	STAFF WORKROOM	F-2	B-1	W-1	W-1	W-1	W-1	C-1	10'-0"		116
117	COPY	F-2	B-1	W-1	W-1	W-1	W-1	C-1	10'-0"		117
118	BOOK DROP	F-3	B-1	W-1	W-1	W-1	W-1	C-1	9'-0"		118
119	STORAGE	F-3	B-1	W-1	W-1	W-1	W-1	C-1	9'-0"		119
120	PASSAGE	F-2	B-1	W-1	W-1	W-1	W-1	C-1	10'-0"		120
121	OFFICE	F-2	B-1	W-1	W-1	W-1, W-2	W-1	C-1	10'-0"		121
122	OFFICE	F-2	B-1	W-1	W-1	W-1	W-1	C-1	10'-0"		122
123	STUDY ROOM	F-2	B-1	W-1	W-1	W-1, W-2	W-1	C-1	10'-0"		123
124	STUDY ROOM	F-2	B-1	W-1	W-1	W-1, W-2	W-1	C-1	10'-0"		124
125	CONFERENCE ROOM	F-3	B-1	W-1	W-1	W-1	W-2	C-1	10'-0"		125
126	DATA	F-3	B-1	W-1	W-1	W-1	W-1	C-1	9'-0"		126
127	PROGRAM ROOM A	F-2	B-1	W-1	W-1	W-1	W-1	C-1	9'-0"		127
128	PROGRAM ROOM B	F-2	B-1	W-1	W-1	W-1	W-1	C-1	9'-0"		128
129	ADULT COLLECTION	F-2	B-1	W-1, W-2	W-1, W-2	-	W-1	C-2, C-6	VARIES		129
130	PUBLIC COMPUTERS	F-2	B-1	-	W-1, W-2	-	-	C-2, C-6	VARIES		130
131	LIBRARY ENTRY	F-2	B-3	W-5	-	W-5	-	C-2	10'-0"		131
132	CRAFT ROOM	F-6	B-1	W-5	W-1, W-2	W-1	W-1, W-2	C-1	10'-0"		132
133	CHILDREN'S COLLECTION	F-2	B-1	-	W-1	W-1, W-2	W-1	C-2, C-6	VARIES		133
134	CHILDREN'S WORKROOM	F-6	B-1	W-1	W-1	W-1	W-1	C-1	9'-0"		134
135	TOILET	F-4	B-2	W-1, W-3	W-1, W-3	W-1, W-3	W-1, W-3	C-2	9'-0"		135
136	STORY TIME	F-2	B-1	W-1	-	W-1, W-2	W-1	C-2, C-6	VARIES		136
137	NOT USED										137
138	RECREATION ROOM A	F-7	B-1	W-1, W-2	W-1	W-1, W-2	-	C-1, C-2	VARIES		138
139	RECREATION ROOM B	F-7	B-1	W-1, W-2	-	W-1, W-2	-	C-1, C-2	VARIES		139
140	RECREATION ROOM C	F-7	B-1	W-1, W-2	W-1	W-1, W-2	-	C-1, C-2	VARIES		140
141	PASSAGE	F-1	B-1	W-1	W-1	W-1	W-1	C-1	9'-0"		141
142	STORAGE	F-1	B-1	W-1	W-1	W-1	W-1	C-1	9'-0"		142
143	JANITOR	F-1	B-1	W-1	W-1	W-1, W-3	W-1, W-3	C-3	EXPOSED		143
144	KITCHEN	F-8	B-5	W-6	W-6	W-6	W-6	C-5	9'-0"		144
145	MEETING ROOM A	F-6	B-1	-	W-1, W-2	W-1	W-1, W-2	C-1, C-2	VARIES		145
146	MEETING ROOM B	F-6	B-1	W-1	W-1, W-2	-	W-1, W-2	C-1, C-2	VARIES		146
147	INTERIOR PLAZA	F-1	B-4	W-1, W-2	W-1, W-2	W-1, W-2	W-1, W-2	C-2, C-3	VARIES		147

GENERAL NOTES

- CONTRACTOR SHALL PROTECT WORK OF OTHER TRADES DURING PAINTING AND PROVIDE "WET PAINT" SIGNAGE AS REQUIRED TO PROTECT NEWLY PAINTED FINISHES. CONTRACTOR SHALL PROTECT AREAS, AND OTHER ITEMS NOT SCHEDULED TO RECEIVE PAINT DURING PAINTING, UPON COMPLETION OF THE WORK OF ALL TRADES, TOUCH-UP AND RESTORE ALL DAMAGED PAINT SURFACES.
- PROVIDE OWNER WITH A MINIMUM OF ONE NEW UNOPENED GALLON OF EACH COLOR FINISH AND TYPE OF PAINT.
- THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES (FLOORING, ETC.) AND INDICATE ALL NECESSARY "TOUCH-UP" PAINTING OR PATCHING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL V.O.C. (VOLATILE ORGANIC COMPOUNDS) REGULATIONS FOR PRIMERS, PAINTS, SOLVENTS AND ADHESIVES.
- PLACE MATERIALS TO MINIMIZE CUTS AND JOINTS AND FINISH ALL EDGES FLUSH WITH ABUTTING MATERIAL.
- WHERE FLOORING MATERIAL CHANGES AT DOOR THE LINE OF TRANSITION SHALL BE AT THE CENTERLINE OF THE DOOR.

- COATINGS FOR INTERIOR SURFACES
 - ALL INTERIOR GYPSUM BOARD WALLS SHALL RECEIVE LATEX, SATIN FINAL SHEEN SHALL BE DETERMINED THRU A MOCK-UP PANEL WITH FINISH AS SPECIFIED. REFERENCE SPECIFICATION SECTION 092900 FOR FINISH OF DRYWALL SURFACES. NOTE: ALL WALLS AND CEILINGS IN SAID PROJECT SHALL RECEIVE A LEVEL 4 FINISH IN VIEW OF PUBLIC AND STAFF EXCEPT THOSE ROOMS NOTED UNDER SECTION 092900 3.6, F.2 a.b.c.
 - ALL INTERIOR GYPSUM BOARD CEILINGS SHALL RECEIVE LATEX, SATIN
 - ALL INTERIOR GYPSUM BOARD WALLS ABOVE TILE WALLS SHALL RECEIVE LATEX, SATIN
 - ALL AREAS OF EXPOSED CONSTRUCTION FOR CEILINGS SHALL RECEIVE DRYFOG, EGGSHELL UNLESS OTHERWISE NOTED IN FINISH AREAS OF EXPOSED CONSTRUCTION SHALL BE PAINTED AS NOTED ON DRAWINGS AND SPECIFICATION 019000.
- REFERENCE SPECIFICATION SECTION 019000 MATERIAL FINISH SELECTION SCHEDULE FOR DESCRIPTIONS, SIZE, AND LOCATION OF FINISHES.
- ALL CERAMIC AND PORCELAIN TILE FLOOR WALL AND WALL APPLICATIONS SHALL BE THINSET - UNLESS NOTED OTHERWISE.
- NO MILLWORK RECEIVES A RUBBER BASE. REFERENCE DETAILS FOR BASE FINISH.
- REFERENCE THE 1300 SERIES SHEETS FOR PAINTING LOCATIONS AND DESIGNATIONS FOR WALLS AND CEILINGS.

MATERIAL DESIGNATION

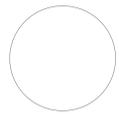
FLOOR KEY	BASE KEY	WALL KEY	CEILING KEY
F-1 POLISHED CONCRETE	B-1 RUBBER BASE	W-1 GYPSUM BOARD - PAINTED	C-1 2' x 2' ACOUSTICAL LAY-IN CEILING TILE (ACT-1)
F-2 CARPET	B-2 TILE	W-2 GLASS SYSTEM	C-2 GYPSUM BOARD - PAINTED
F-3 VINYL COMPOSITE TILE (VCT)	B-3 NO BASE	W-3 TILE	C-3 EXPOSED - PAINTED
F-4 PORCELAIN TILE	B-4 STAINED WOOD	W-4 1/2" TEMPERED BACK - PAINTED GLASS	C-4 SUSPENDED GYPSUM BOARD CEILING SYSTEM
F-5 RECESSED FLOOR MAT	B-5 QUARRY TILE (BULLNOSE)	W-5 MILLWORK	C-5 2' x 2' x 1/2" WASHABLE LAY-IN CEILING TILE/GRID, CLEAN ROOM V.L. NON-PERFORATED WITH PRELUDE 1/2"
F-6 LUXURY VINYL FLOORING		W-6 FRP PANELING	EXPOSED TEE GRID (WASHABLE, SCRUBBLEABLE AND SOIL RESISTANT) EQUAL TO ARMSTRONG (ACT-3)
F-7 RESILIENT TILE MODULAR FLOORING (RTMF)			C-6 2'x6' ACOUSTICAL LAY-IN CEILING TILE (ACT-2)
F-8 QUARRY TILE			
F-9 SEALED CONCRETE			

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TITLE

ROOM FINISH SCHEDULE

REVISIONS

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DOOR SCHEDULE

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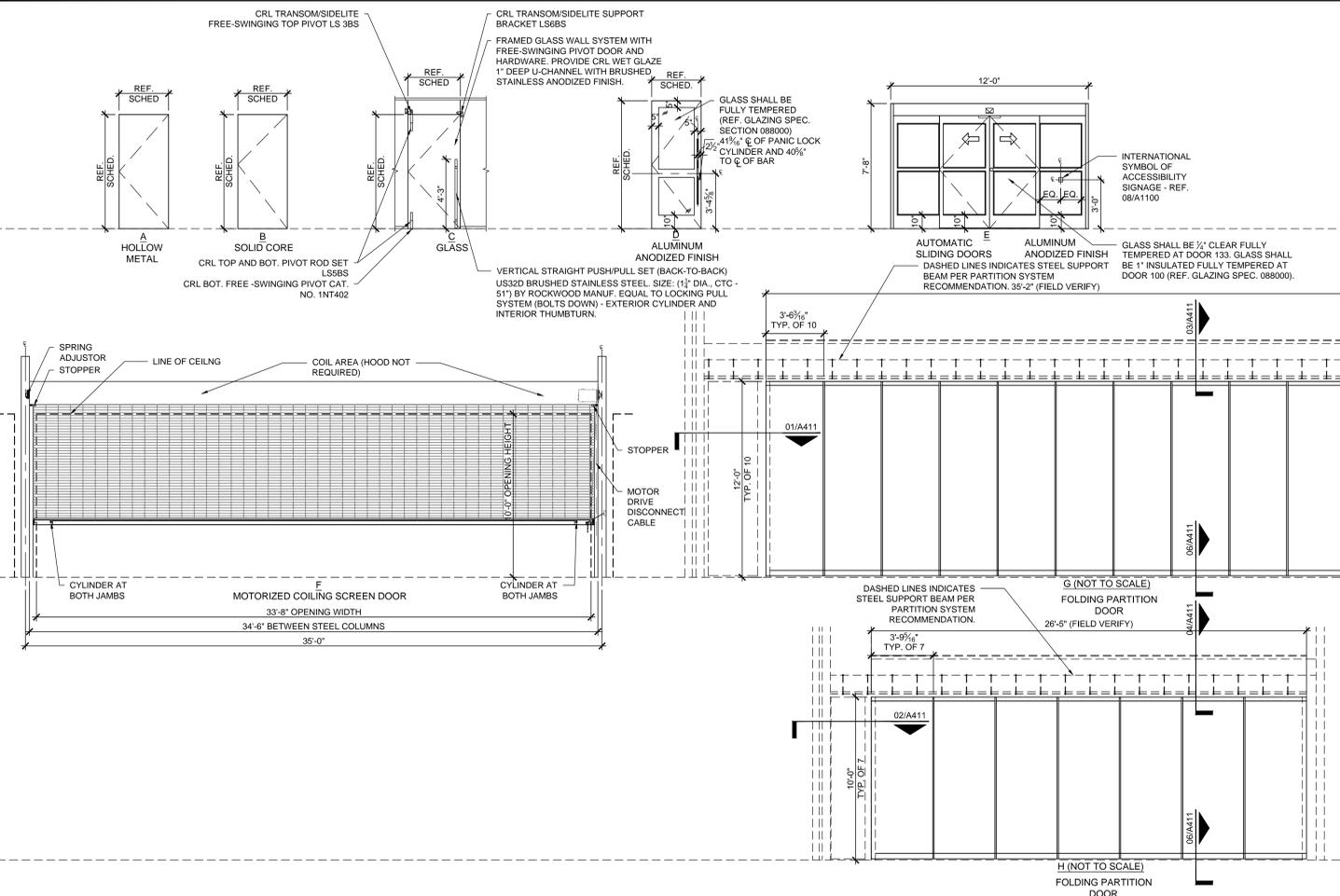
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DOOR AND FRAME SCHEDULE

OPENING	DOOR DATA						FRAME DATA						FIRE RATING	HWR SET	DOOR SIGNAGE TYPE	REMARKS	OPENING TYPE
	WIDTH	HEIGHT	THICK	TYPE	MATRL	FINISH	TYPE	MATRL	FINISH	HEAD	JAMB	SILL					
100	12'-0"	7'-8"	-	E	ALUM	ANOD	-	ALUM	ANOD	-	-	-	-	-	-	-	100
101	12'-0"	7'-8"	-	E	ALUM	ANOD	-	ALUM	ANOD	-	-	-	-	-	-	-	101
103	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	103
104	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	104
107	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	107
108	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	108
109	3'-0"	7'-0"	1 3/4"	A	H.M.	PAINT	1	H.M.	ANOD	-	-	-	-	-	-	-	109
111	3'-0"	7'-0"	1 3/4"	A	H.M.	PAINT	1	H.M.	ANOD	-	-	-	-	-	-	-	111
112	PAIR 3'-0"	7'-0"	1 3/4"	A	H.M.	PAINT	1	H.M.	ANOD	-	-	-	-	-	-	-	112
113	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	113
114	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	AA/A420	ALUM	ANOD	-	-	-	-	-	-	-	114
115	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	AA/A420	ALUM	ANOD	-	-	-	-	-	-	-	115
118	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	118
119	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	119
120	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	120
120A	3'-3"	7'-0"	1 1/2"	C	GLASS	-	MM/A420	ALUM	BRUSHED	-	-	-	-	-	-	-	120A
121	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	AA/A420	ALUM	ANOD	-	-	-	-	-	-	-	121
122	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	AA/A420	ALUM	ANOD	-	-	-	-	-	-	-	122
123	3'-3"	7'-0"	1 1/2"	C	GLASS	-	KK/A420	ALUM	BRUSHED	-	-	-	-	-	-	-	123
124	3'-3"	7'-0"	1 1/2"	C	GLASS	-	KK/A420	ALUM	BRUSHED	-	-	-	-	-	-	-	124
125A	3'-3"	7'-0"	1 1/2"	C	GLASS	-	GG/A420	ALUM	BRUSHED	-	-	-	-	-	-	-	125A
125B	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	125B
126	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	126
127	3'-3"	7'-0"	1 1/2"	C	GLASS	-	HH/A420	ALUM	BRUSHED	-	-	-	-	-	-	-	127
128A	3'-3"	7'-0"	1 1/2"	C	GLASS	-	EE/A420	ALUM	BRUSHED	-	-	-	-	-	-	-	128A
128B	3'-3"	7'-0"	1 1/2"	C	GLASS	-	FF/A420	ALUM	BRUSHED	-	-	-	-	-	-	-	128B
129	3'-0"	7'-0"	1 3/4"	D	ALUM	ANOD	HA/421	ALUM	ANOD	-	-	-	-	-	-	-	129
131	33'-8"	10'-0"	-	F	ALUM	ANOD	-	-	-	-	-	-	-	-	-	-	131
132A	3'-3"	7'-0"	1 1/2"	C	GLASS	-	CC/A420	ALUM	BRUSHED	-	-	-	-	-	-	-	132A
132B	3'-3"	7'-0"	1 1/2"	C	GLASS	-	DD/A420	ALUM	BRUSHED	-	-	-	-	-	-	-	132B
133	3'-0"	7'-0"	1 3/4"	D	ALUM	ANOD	JA/421	ALUM	ANOD	-	-	-	-	-	-	-	133
134A	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	134A
134B	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	134B
134C	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	134C
136	3'-0"	7'-0"	1 3/4"	D	ALUM	ANOD	LA/421	ALUM	ANOD	-	-	-	-	-	-	-	136
138A	3'-3"	7'-0"	1 1/2"	C	GLASS	-	BB/A420	ALUM	BRUSHED	-	-	-	-	-	-	-	138A
138B	35'-2"	12'-0"	3"	G	-	-	-	-	-	03/A411	01_05/A411	06/A411	-	-	-	-	138B
138C	3'-0"	7'-0"	1 3/4"	D	ALUM	ANOD	CA/421	ALUM	ANOD	-	-	-	-	-	-	-	138C
139A	3'-3"	7'-0"	1 1/2"	C	GLASS	-	BB/A420	ALUM	BRUSHED	-	-	-	-	-	-	-	139A
139B	35'-2"	12'-0"	2"	G	-	-	-	-	-	03/A411	01_05/A411	06/A411	-	-	-	-	139B
139C	3'-0"	7'-0"	1 3/4"	D	ALUM	ANOD	CA/421	ALUM	ANOD	-	-	-	-	-	-	-	139C
140A	3'-3"	7'-0"	1 1/2"	C	GLASS	-	BB/A420	ALUM	BRUSHED	-	-	-	-	-	-	-	140A
140B	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	140B
140C	3'-0"	7'-0"	1 3/4"	D	ALUM	ANOD	CA/421	ALUM	ANOD	-	-	-	-	-	-	-	140C
141A	3'-0"	7'-0"	1 3/4"	A	H.M.	PAINT	1	H.M.	ANOD	-	-	-	-	-	-	-	141A
141B	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	141B
142	PAIR 3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	142
143	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	143
144	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	144
145A	3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	145A
145B	3'-8"	7'-0"	1 3/4"	D	ALUM	ANOD	BA/421	ALUM	ANOD	-	-	-	-	-	-	-	145B
145C	26'-5"	10'-0"	3"	H	-	-	-	-	-	04/A411	02_05/A411	06/A411	-	-	-	-	145C
145D	PAIR 3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	145D
146	PAIR 3'-0"	7'-0"	1 3/4"	B	S.C.	P.LAM.	2	ALUM	ANOD	-	-	-	-	-	-	-	146
147	PAIR 3'-0"	7'-0"	1 3/4"	D	ALUM	ANOD	MA/421	ALUM	ANOD	-	-	-	-	-	-	-	147

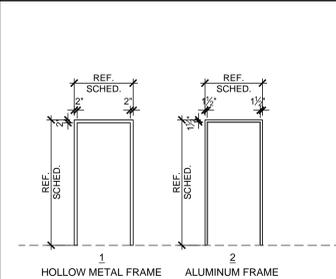
DOOR TYPES

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



FRAME TYPES

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

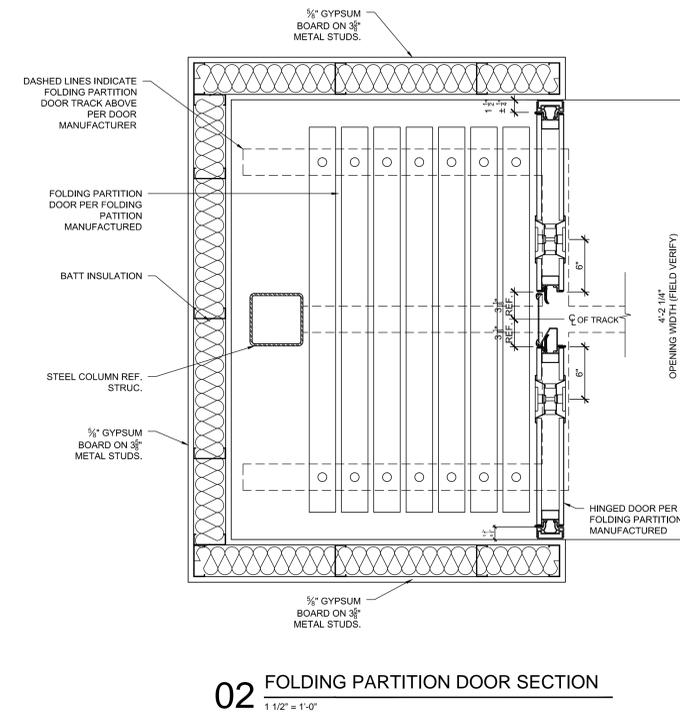
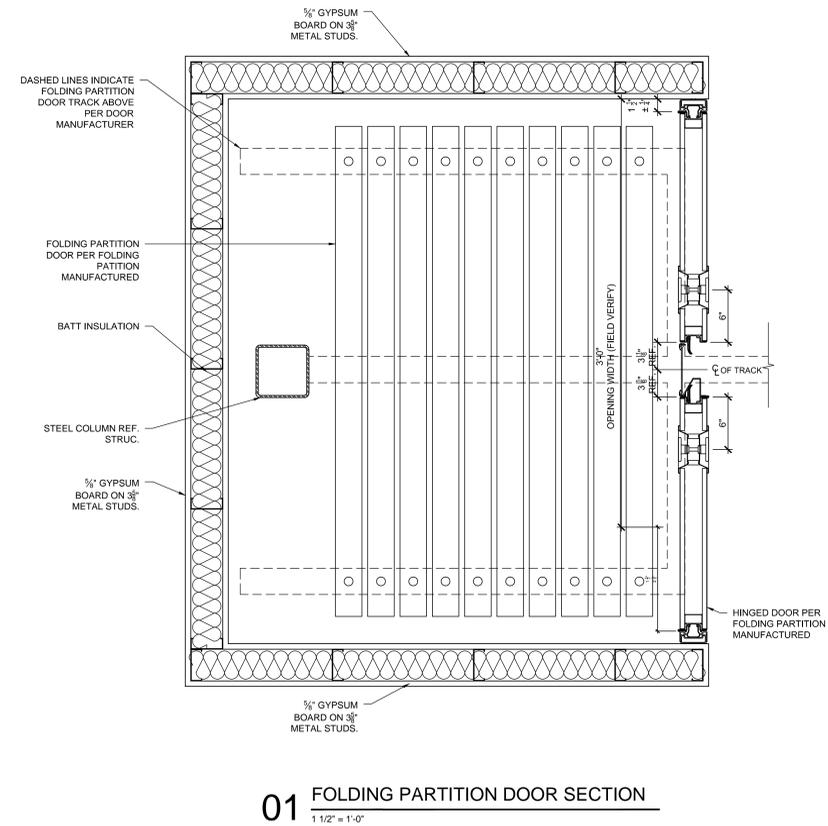
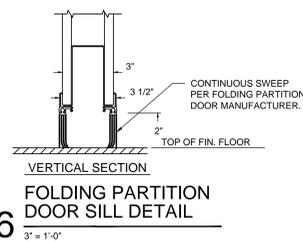
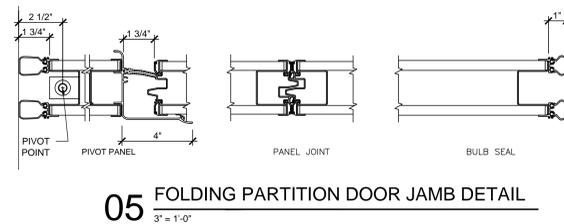
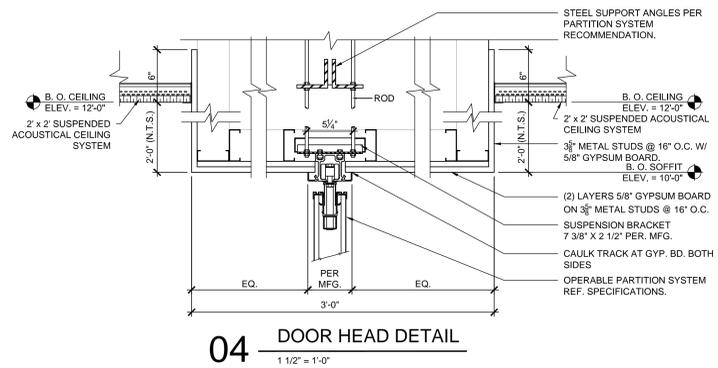
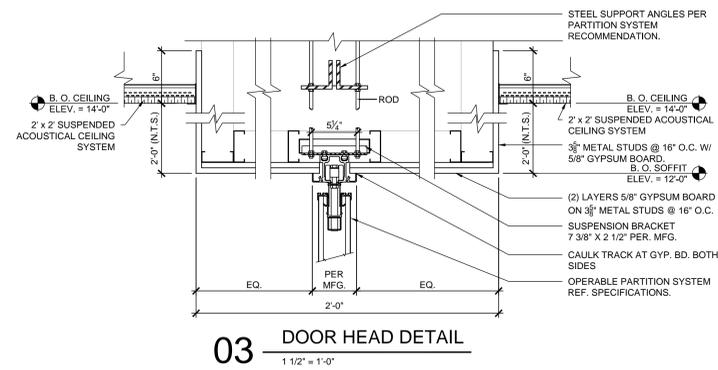


ABBREVIATION NOTES

ABBREV.	DESCRIPTION
ALUM	ALUMINUM
HM	HOLLOW METAL
WOOD	SOLID CORE WOOD
ANOD	ANODIZED
KYNAR	KYNAR FINISH
PAINT	PAINTED FINISH
A	ANNEALED
T	TEMPERED
CLEAR	CLEAR 1/4" ANNEALED
STAIN	STAINED, COLOR TO BE DETERMINED
AL/GL	ALUMINUM AND GLASS
GL	GLASS
P. LAM	PLASTIC LAMINATE
FIBER	SEMI-RIGID FIBER GLASS

GENERAL NOTES

- DOOR CLOSER SWEEP PERIOD SHALL BE ADJUSTED SO THAT FROM OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM LATCH, MEASURING TO THE LEADING EDGE OF THE DOOR.
- MAXIMUM FORCE FOR PUSHING OR PULLING OPEN DOOR SHALL BE:
 - FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
 - OTHER DOORS - INTERIOR HINGED, SLIDING, AND FOLDING DOORS SHALL NOT REQUIRE MORE THAN 5 LBS.
- ALL GLAZING IN INTERIOR SIDELIGHTS & DOORS (EXCLUDING ENTRANCE VESTIBULES) SHALL BE CLEAR 1/4" TEMPERED GLASS U.N.O.

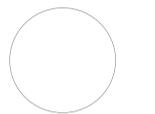


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DOOR SCHEDULE

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TITLE

WINDOW SCHEDULE, ELEVATIONS
AND DETAILS

REVISIONS

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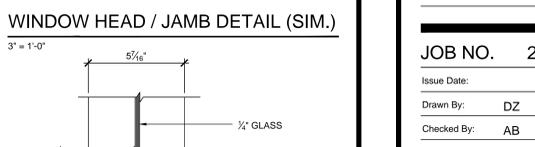
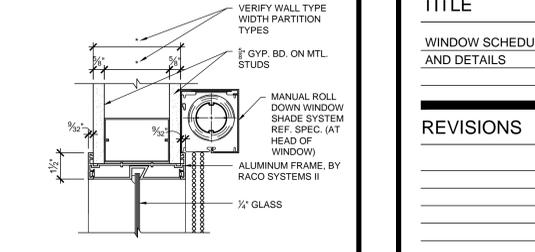
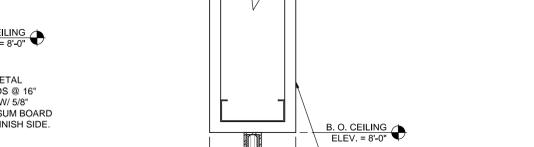
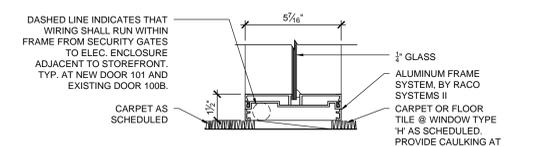
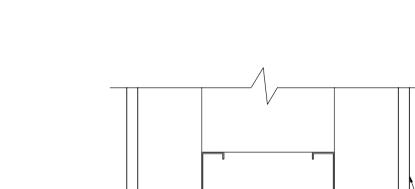
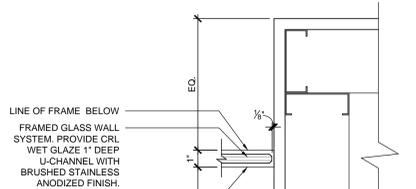
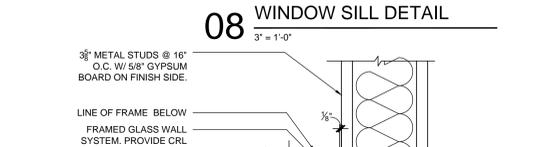
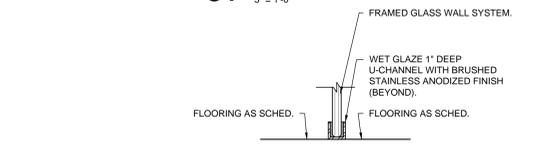
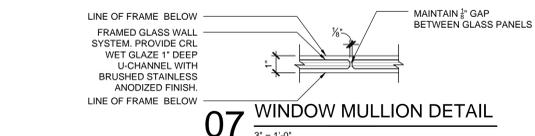
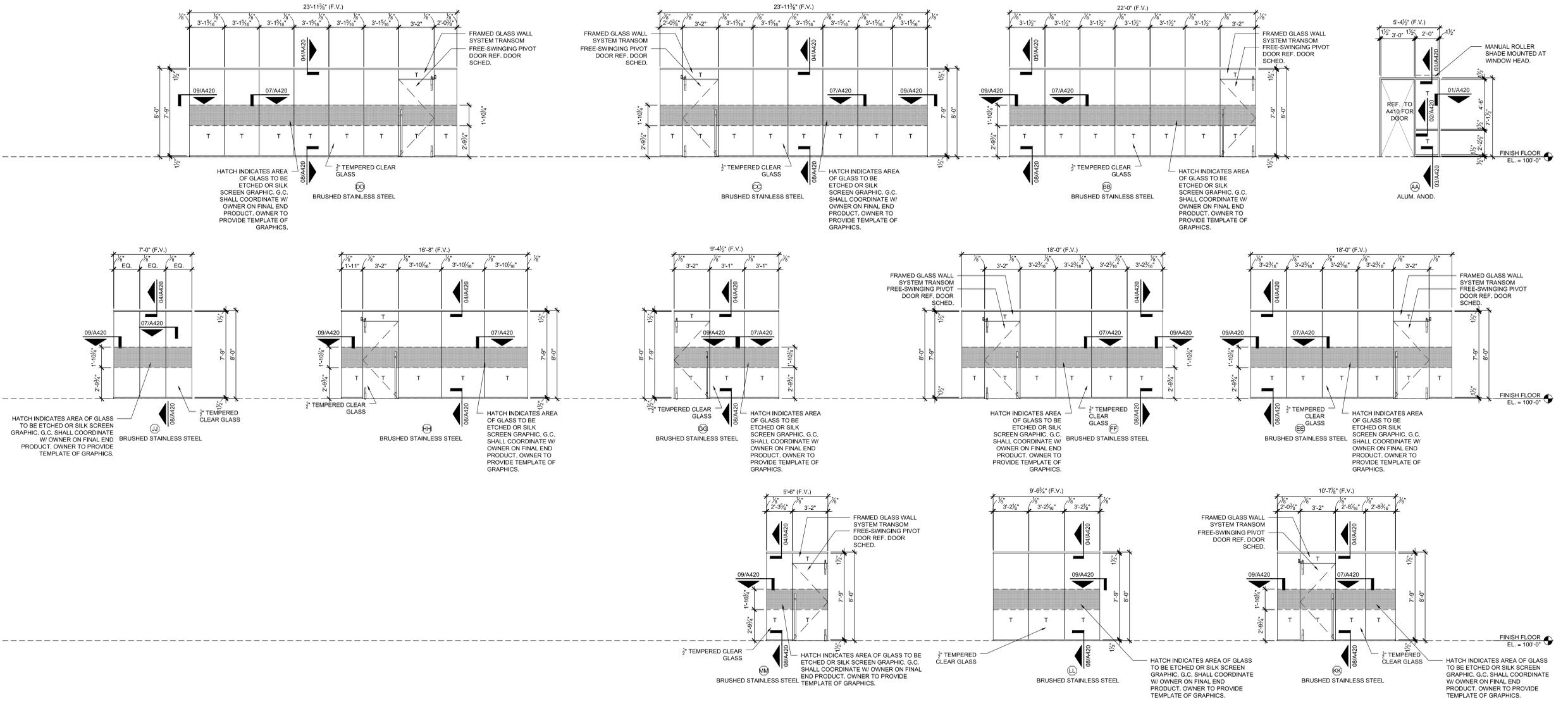
A420

SCHEMATIC DESIGN REVIEW

PRELIMINARY ONLY

WINDOW SCHEDULE

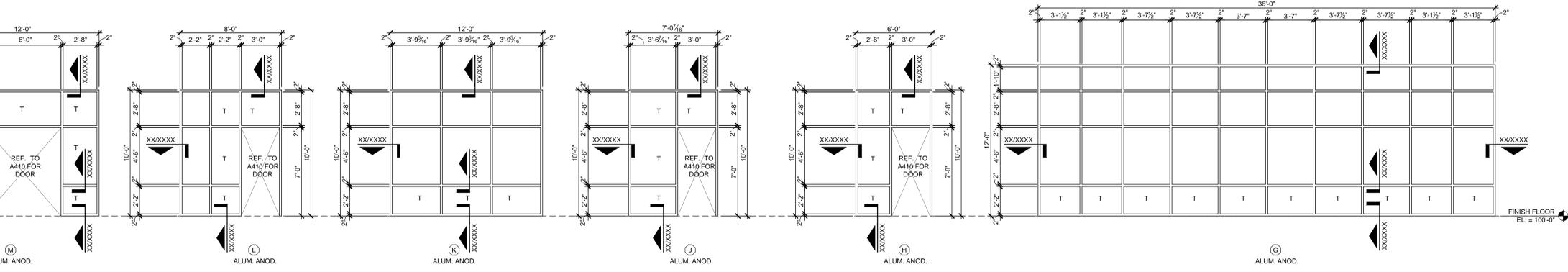
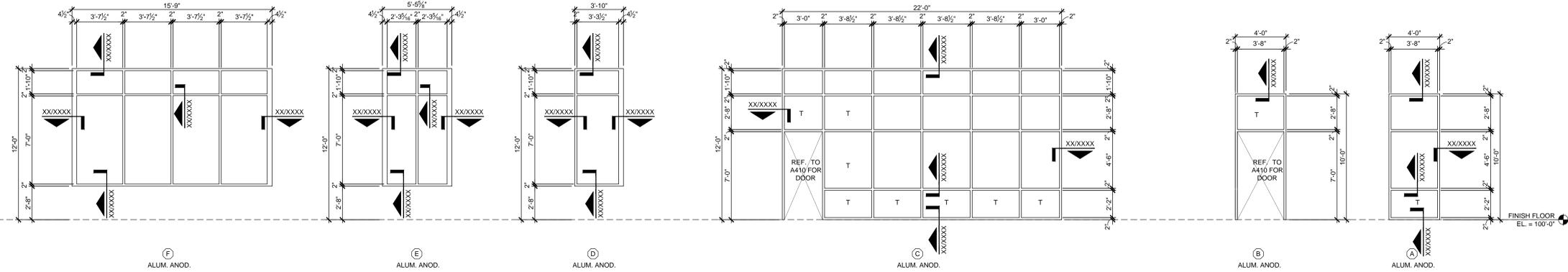
INTERIOR		WINDOW SIZE		FRAME DATA					GLASS		REMARKS	OPENING TYPE	
OPENING TYPE	WIDTH	HEIGHT	DEPTH	MATL.	FINISH	HEAD	JAMB	SILL	MULLION	TYPE	THICK		
AA	5'-4 1/2"	7'-1 1/2"	4"	ALUM	ANOD						1/4"		AA
BB	22'-0"	8'-0"	1"	S.S.	BRUSHED						1/2"		BB
CC	23'-11 3/8"	8'-0"	1"	S.S.	BRUSHED						1/2"		CC
DD	23'-11 3/8"	8'-0"	1"	S.S.	BRUSHED						1/2"		DD
EE	18'-0"	8'-0"	1"	S.S.	BRUSHED						1/2"		EE
FF	18'-0"	8'-0"	1"	S.S.	BRUSHED						1/2"		FF
GG	9'-4 1/2"	8'-0"	1"	S.S.	BRUSHED						1/2"		GG
HH	17'-10"	8'-0"	1"	S.S.	BRUSHED						1/2"		HH
JJ	9'-11 3/4"	8'-0"	1"	S.S.	BRUSHED						1/2"		JJ
KK	10'-7 1/8"	8'-0"	1"	S.S.	BRUSHED						1/2"		KK
LL	9'-3 3/4"	8'-0"	1"	S.S.	BRUSHED						1/2"		LL
MM	5'-6"	8'-0"	1"	S.S.	BRUSHED						1/2"		MM



WINDOW SCHEDULE

EXTERIOR

OPENING TYPE	WINDOW SIZE			FRAME DATA				GLASS		REMARKS	OPENING TYPE	
	WIDTH	HEIGHT	DEPTH	MATRL.	FINISH	HEAD	JAMB	SILL	MULLION			TYPE
A	4'-0"	10'-0"	4 1/2"	ALUM	ANOD						1"	A
B	4'-0"	10'-0"	4 1/2"	ALUM	ANOD						1"	B
C	22'-0"	12'-0"	4 1/2"	ALUM	ANOD						1"	C
D	3'-10"	9'-4"	4 1/2"	ALUM	ANOD						1"	D
E	5'-5 5/8"	9'-4"	4 1/2"	ALUM	ANOD						1"	E
F	15'-8"	9'-4"	4 1/2"	ALUM	ANOD						1"	F
G	36'-0"	12'-0"	4 1/2"	ALUM	ANOD						1"	G
H	6'-0"	10'-0"	4 1/2"	ALUM	ANOD						1"	H
J	7'-0 7/16"	10'-0"	4 1/2"	ALUM	ANOD						1"	J
K	12'-0"	10'-0"	4 1/2"	ALUM	ANOD						1"	K
L	8'-0"	10'-0"	4 1/2"	ALUM	ANOD						1"	L
M	8'-0"	10'-0"	4 1/2"	ALUM	ANOD						1"	M

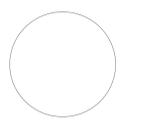


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jalcorn@creng.com

TITLE

WINDOW SCHEDULE, ELEVATIONS AND DETAILS

REVISIONS

JOB NO. 20144

Issue Date: _____

Drawn By: DZ

Checked By: AB

SHEET NO. _____

A421

SCHEMATIC DESIGN REVIEW

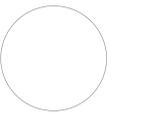
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COMPLEX

FLORENCE, AZ

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ARCHITECTS

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TITLE

WALL SECTIONS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: DZ

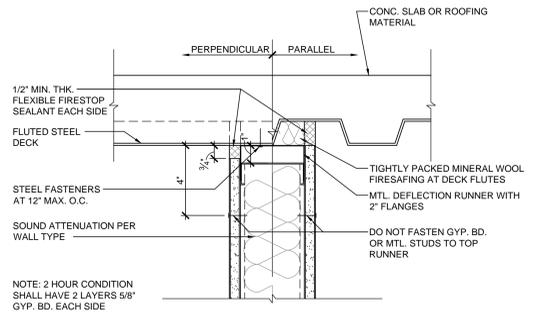
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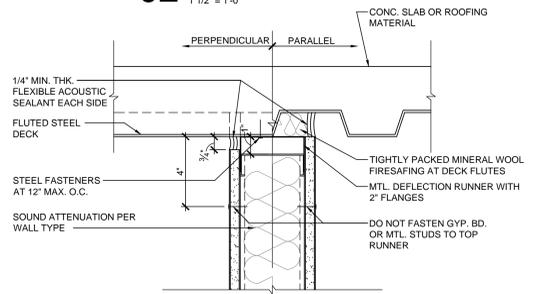
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SCHEMATIC DESIGN REVIEW

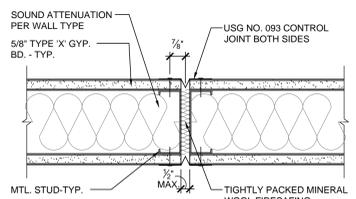
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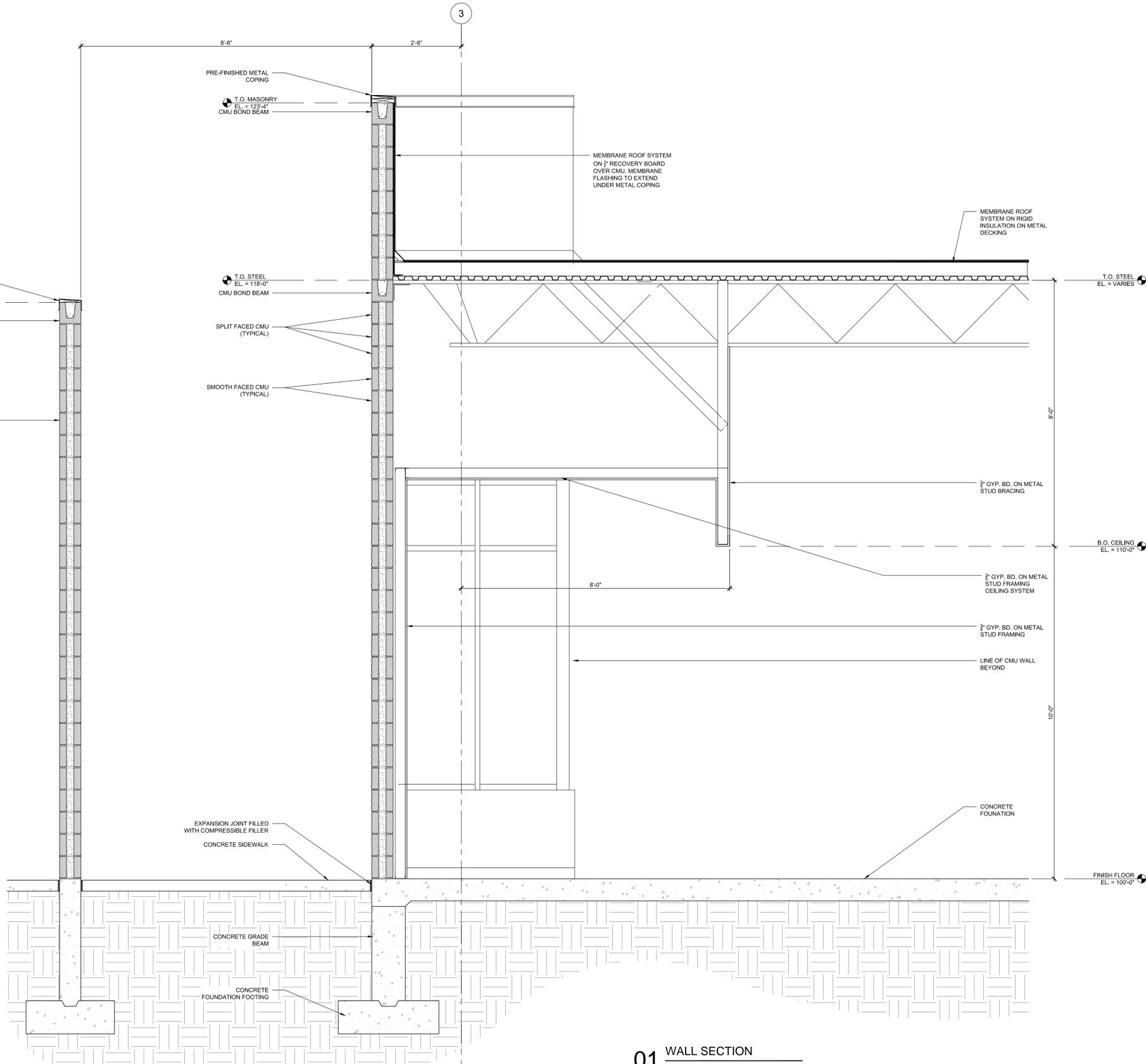
02 DEFLECTION HEAD DETAIL
1 1/2" = 1'-0"



03 DEFLECTION HEAD DETAIL
1 1/2" = 1'-0"



04 CONTROL JOINT DETAIL
1 1/2" = 1'-0"



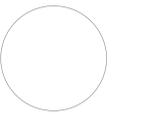
01 WALL SECTION
3/4" = 1'-0"

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COMPLEX

FLORENCE, AZ

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jalcorn@creng.com

TITLE

WALL SECTIONS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: DZ

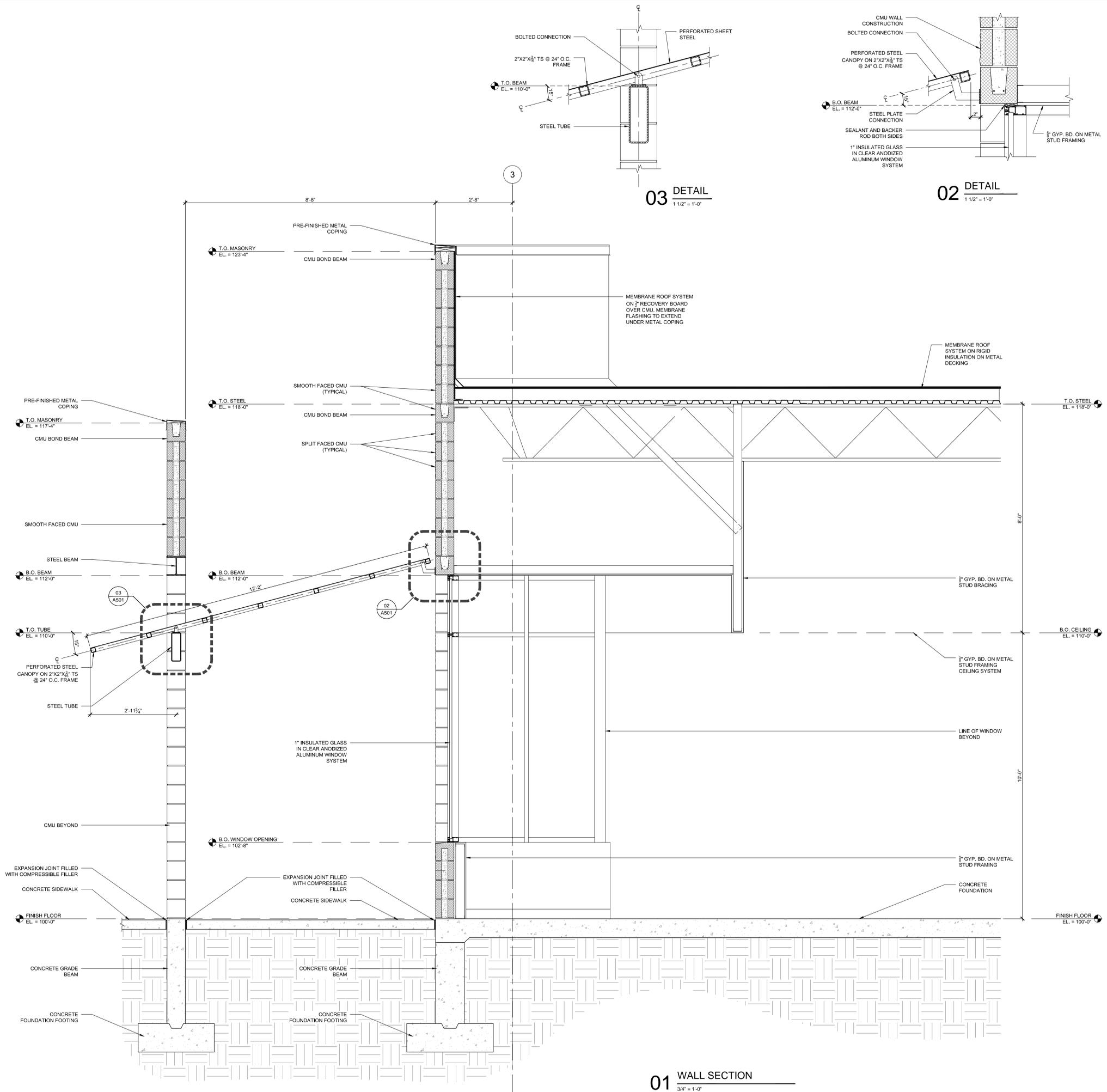
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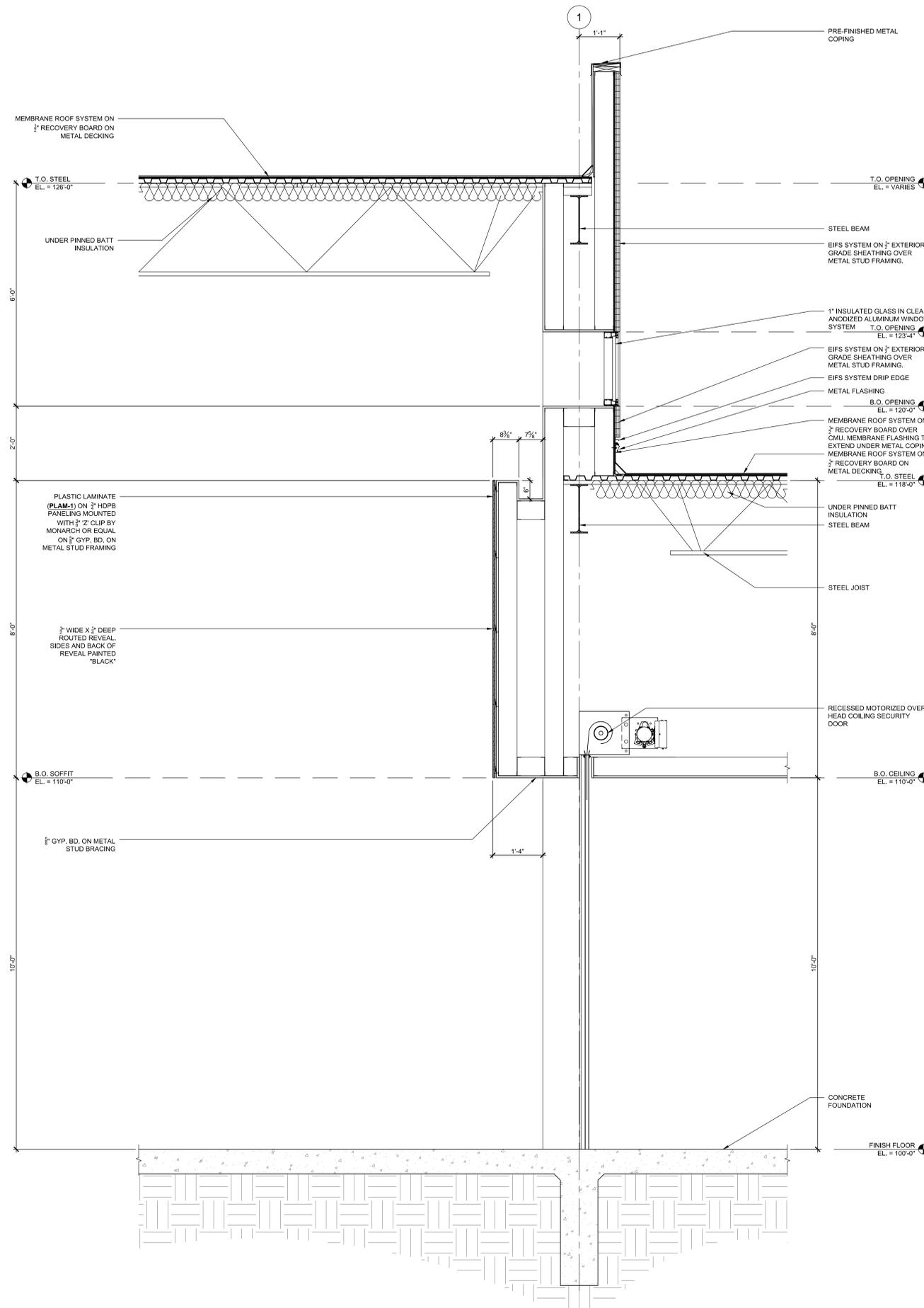
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A501

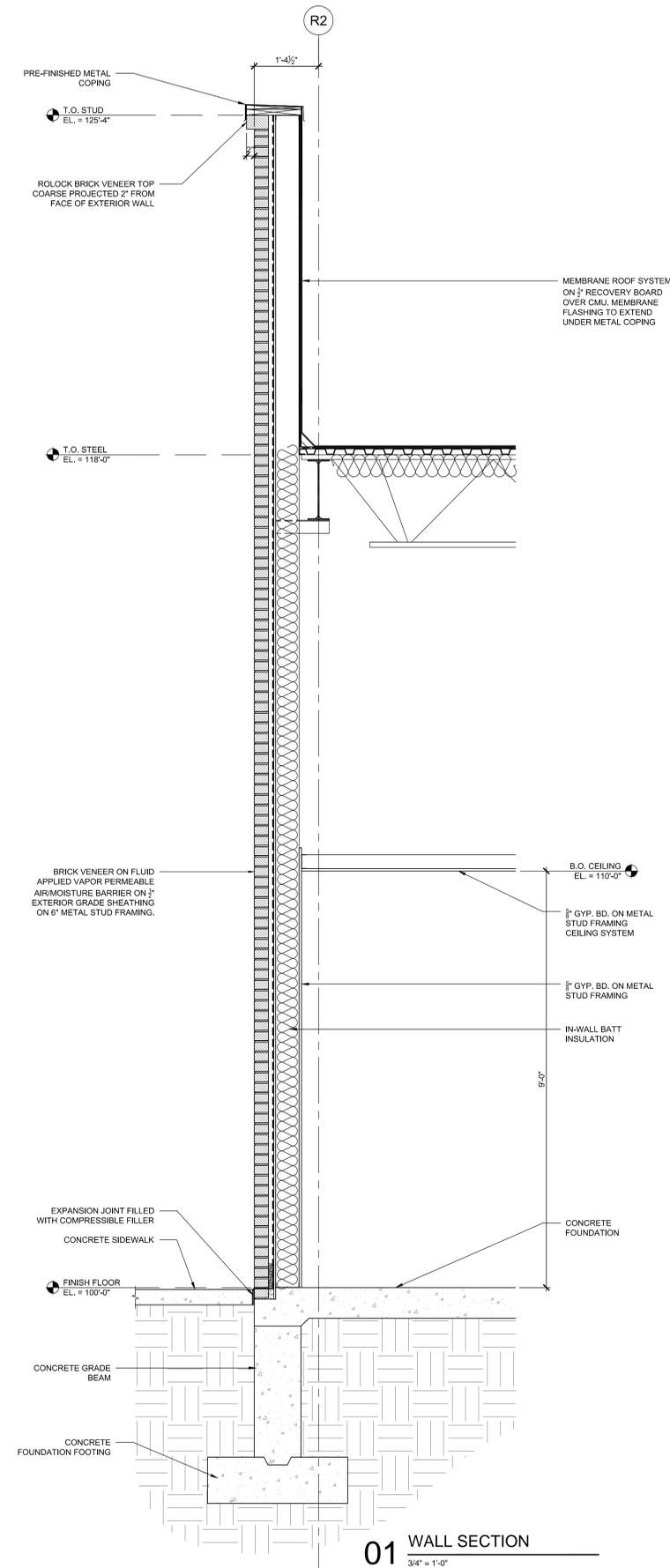
SCHEMATIC DESIGN REVIEW

PRELIMINARY ONLY





02 WALL SECTION
3/4" = 1'-0"



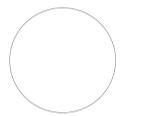
01 WALL SECTION
3/4" = 1'-0"

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COMPLEX

FLORENCE, AZ

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TITLE

WALL SECTIONS

REVISIONS

JOB NO. 20144

Issue Date:

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SHEET NO.

A502

SCHEMATIC DESIGN REVIEW

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TITLE

WALL SECTIONS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: DZ

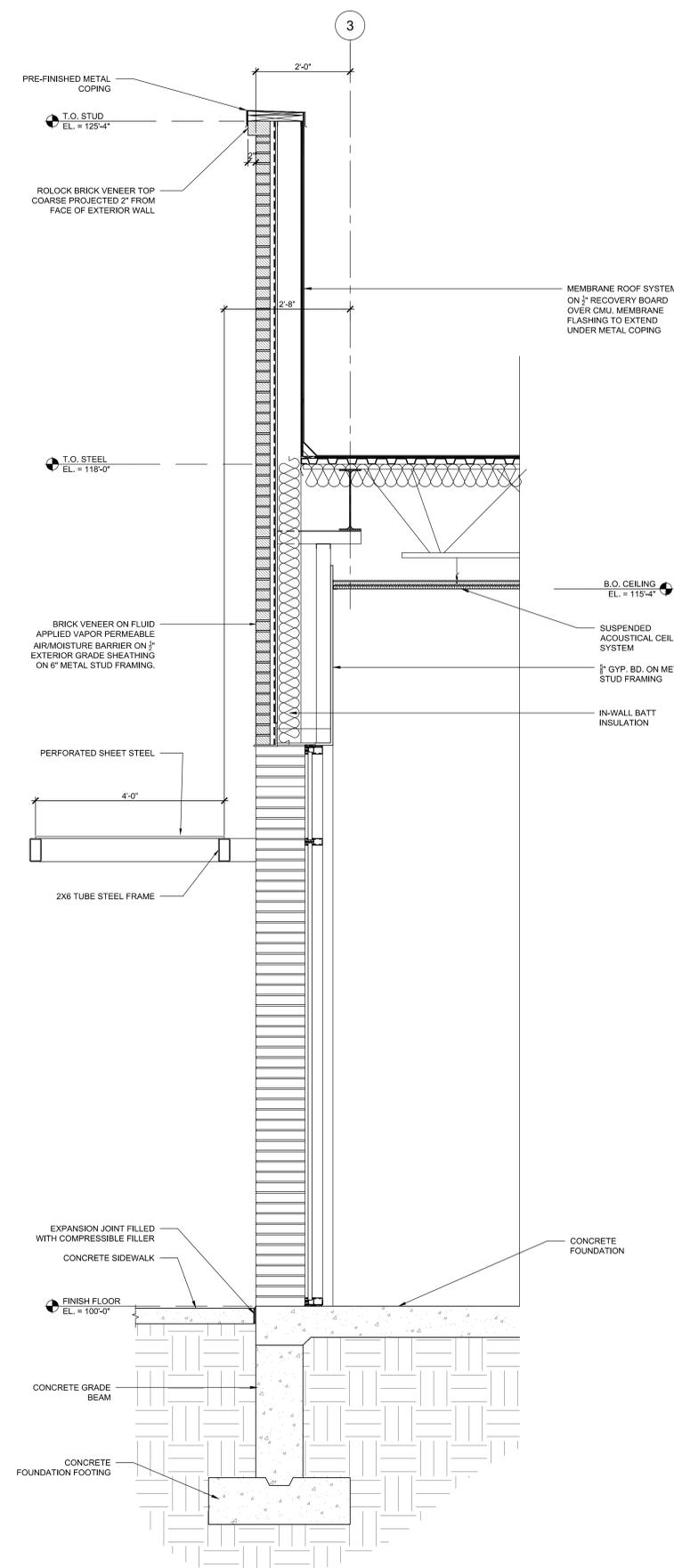
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SHEET NO.

A503

SCHEMATIC DESIGN REVIEW

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01 WALL SECTION
3/4" = 1'-0"

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TITLE

RESTROOM ENLARGED PLANS AND
INTERIOR ELEVATIONS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: DZ

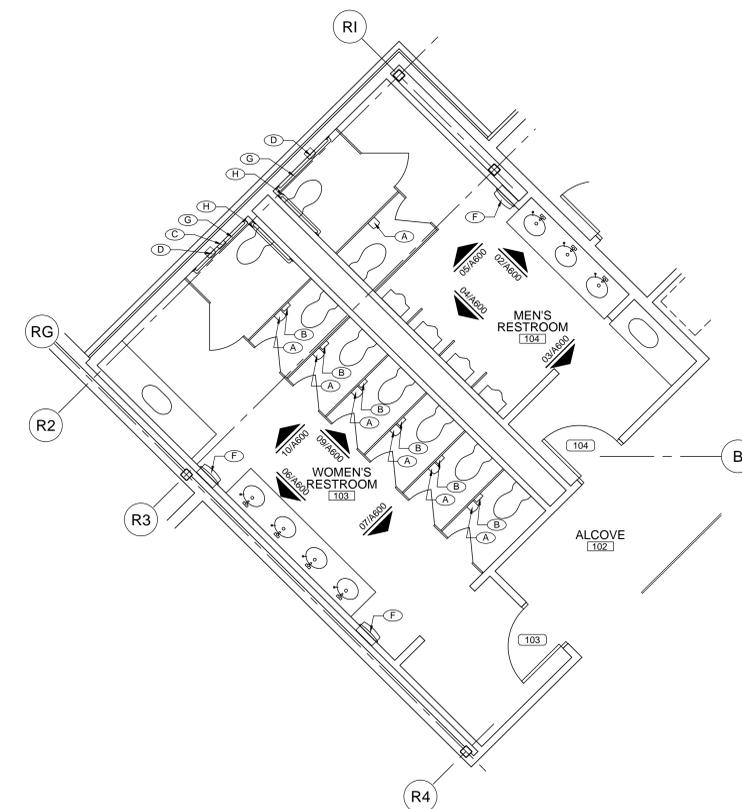
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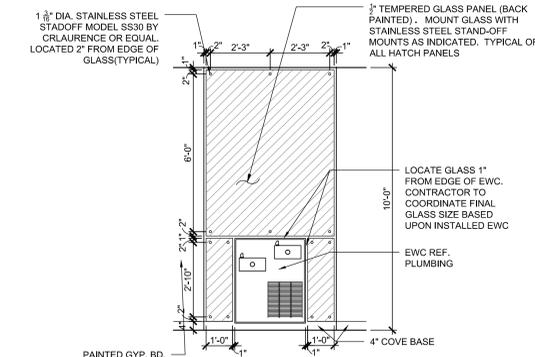
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SCHEMATIC DESIGN REVIEW

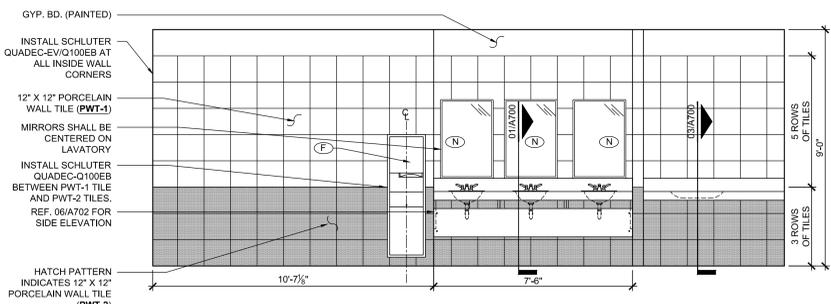
PRELIMINARY ONLY



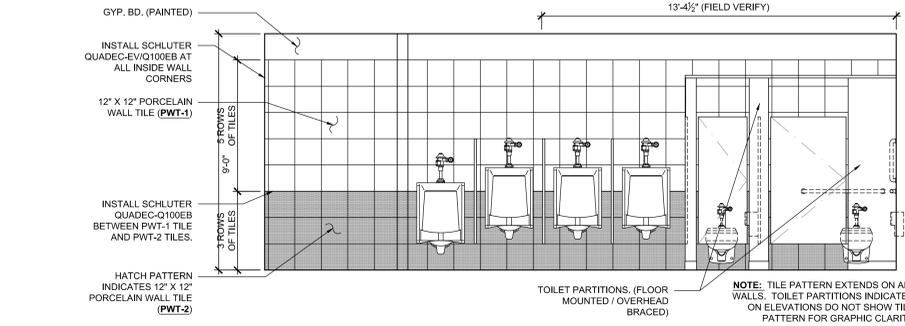
01 ENLARGED FLOOR PLAN
1/4" = 1'-0"



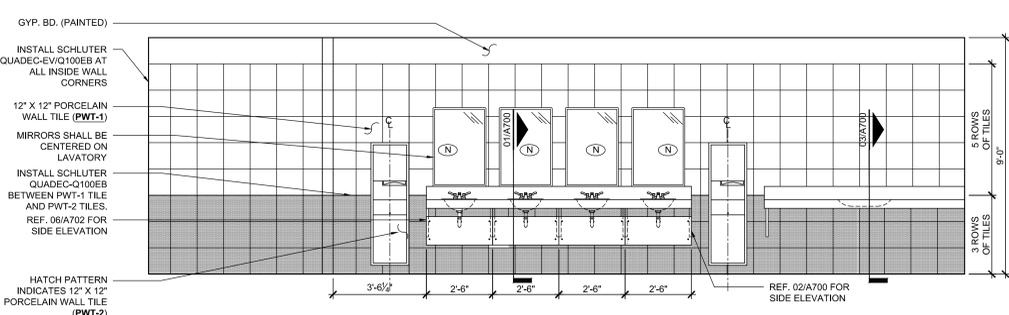
08 INTERIOR ELEVATION - ALCOVE 102
3/8" = 1'-0"



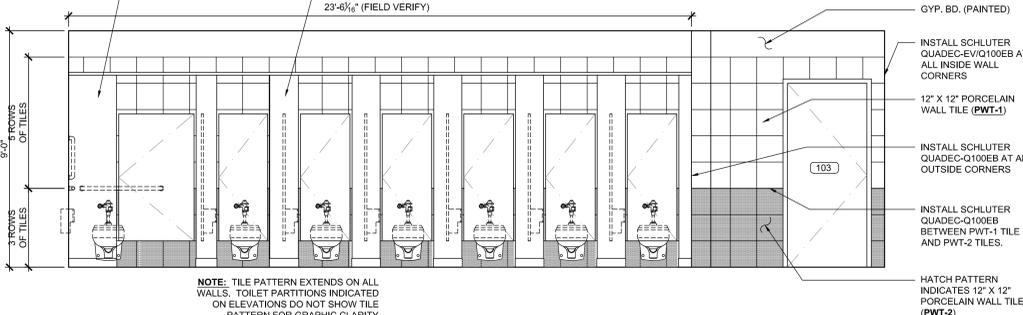
02 INTERIOR ELEVATION - MEN'S RESTROOM 104
3/8" = 1'-0"



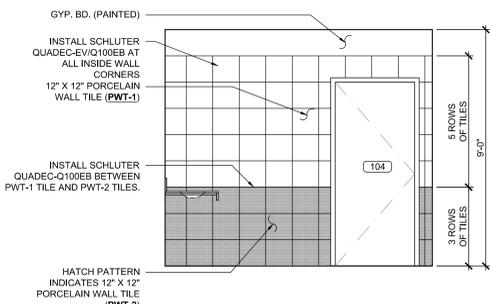
04 INTERIOR ELEVATION - MEN'S RESTROOM 104
3/8" = 1'-0"



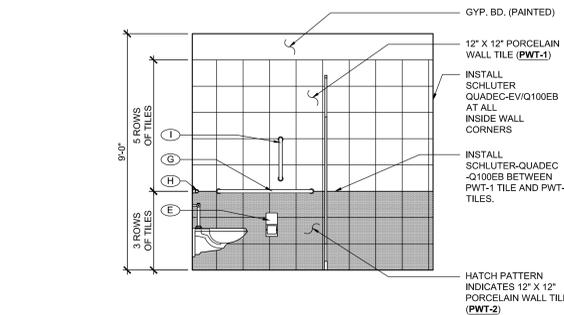
06 INTERIOR ELEVATION - WOMEN'S RESTROOM 104
3/8" = 1'-0"



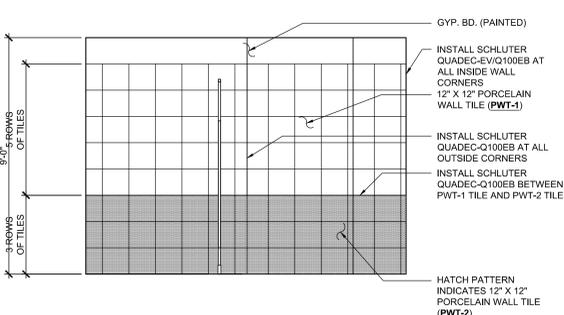
09 INTERIOR ELEVATION - WOMEN'S RESTROOM 104
3/8" = 1'-0"



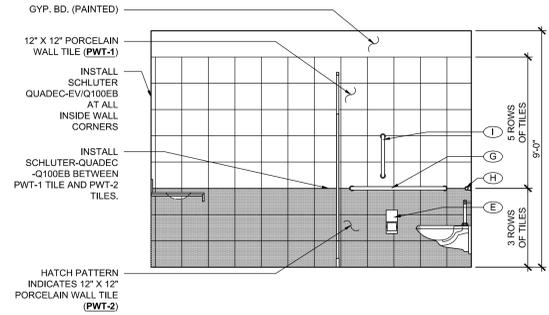
03 INTERIOR ELEVATION - MEN'S RESTROOM 104
3/8" = 1'-0"



05 INTERIOR ELEVATION - MEN'S RESTROOM 104
3/8" = 1'-0"



07 INTERIOR ELEVATION - WOMEN'S RESTROOM 104
3/8" = 1'-0"



10 INTERIOR ELEVATION - WOMEN'S RESTROOM 104
3/8" = 1'-0"

TOILET ACCESSORIES SCHEDULE				
KEYNOTE	DESCRIPTION	MANUFACT.	MODEL	MANUFACT. MODEL
A	PARTITION MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-386	BRADLEY 5422
B	PARTITION MOUNTED SANITARY NAPKIN DISPOSAL	BOBRICK	B-354	BRADLEY 4721-15
C	RECESSED SANITARY NAPKIN DISPOSAL AND TOILET TISSUE DISPENSER	BOBRICK	B-3094	BRADLEY 5951, 5952
D	RECESSED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-3888	BRADLEY 5412
E	SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-2888	BRADLEY 5402
F	RECESSED PAPER TOWEL / WASTE RECEPTABLE	BOBRICK	B-43944	BRADLEY 2027
G	GRAB BAR - 42" LENGTH	BOBRICK	68061X42	BRADLEY 812 SERIES
H	GRAB BAR - 36" LENGTH	BOBRICK	68061X36	BRADLEY 812 SERIES
I	GRAB BAR - 18" LENGTH	BOBRICK	68061X18	BRADLEY 812 SERIES
J	FLOOR-STANDING WASTE RECEPTACLE WITH OPEN TOP	BOBRICK	B-2280	BRADLEY 377-36
K	COUNTERTOP-MOUNTED CIRCULAR WASTE CHUTE	BOBRICK	B-529	BRADLEY P10-696
L	UTILITY SHELF WITH MOP / BROOM HOLDERS AND HOOKS	BOBRICK	B-239X34	BRADLEY 9933
M	DIAPER CHANGING STATION - RECESSED MOUNTED	BOBRICK	KB10-SSWM	BRADLEY 962-11
N	MIRROR WITH STAINLESS STEEL CHANNEL FRAME	BOBRICK	B-165-2436	BRADLEY 781-2436
O	SURFACE MOUNTED SOAP DISPENSER	BOBRICK	B-4112	BRADLEY 6531
R	FLOOR-STANDING WASTE RECEPTACLE WITH OPEN TOP	BOBRICK	B-2280	BRADLEY 377-36-37

PORCELAIN WALL TILE KEY			
PWT-1	PORCELAIN WALL TILE	PRODUCT CHARACTERISTICS BASED ON:	
MANUFACTURER:	DAL TILE	SIZE:	12"X12"
TYPE:	COLORBODY PORCELAIN	COLOR:	CREME LINEN (P686)
STYLE:	FABRIQUE		
FINISH:	UNPOLISHED		
PWT-2	PORCELAIN WALL TILE	PRODUCT CHARACTERISTICS BASED ON:	
MANUFACTURER:	DAL TILE	SIZE:	12"X12"
TYPE:	COLORBODY PORCELAIN	COLOR:	BRUN LINEN (P691)
STYLE:	FABRIQUE		
FINISH:	UNPOLISHED		

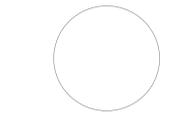
- GENERAL NOTES
- ARCHITECT WILL PROVIDE DIMENSIONAL TILE AND PATTERN LAYOUT INCLUDING ACCENT AND FIELD COLORS AS A SHOP DRAWING.
 - REF. SPECIFICATION SECTION 019000 FOR MATERIAL, COLOR, AND FINISH SELECTION.
 - GROUT SHALL BE EQUAL TO MAPEI - COLOR TO BE SELECTED - TYPICAL FOR ALL ELEVATIONS, REF. 019000 MATERIAL COLOR AND FINISH SELECTION.
 - TOILET STALL DOORS INCLUDING DOOR HARDWARE SHALL COMPLY WITH STATE ADA REQUIREMENTS.
 - PROVIDE TOILET ACCESSORY ITEM L MOP AND BROOM HOLDER W/ SHELF IN JANITOR CLOSET 142.
 - REFER TO SHEETS ADA-1 THRU ADA-6 FOR TYPICAL MOUNTING HEIGHTS FOR TOILET FIXTURES AND ACCESSORIES.
 - GENERAL CONTRACTOR SHALL ENSURE THAT FLOOR TILE IS INSTALLED PRIOR TO WALL TILE IN WOMEN'S RESTROOM 103, MEN'S RESTROOM 104 AND TOILET 107, 108, 133 SO THAT FLOOR TILE EXTENDS TO GYP. BD. BACKING OF WALL TILE.
 - CONTRACTOR TO COORDINATE CONFIGURATION OF RECESSED SANITARY NAPKIN DISPOSAL AND TOILET TISSUE DISPENSER THAT IS SELECTED WITH ADA MOUNTING HEIGHTS AND REACH RANGE FOR TOILET ACCESSORIES

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TITLE

RESTROOM ENLARGED PLANS AND
INTERIOR ELEVATIONS

REVISIONS

JOB NO. 20144

Issue Date:

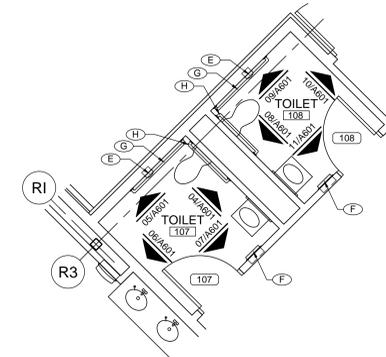
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Checked By: AB

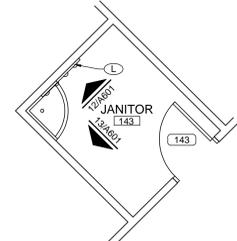
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A601

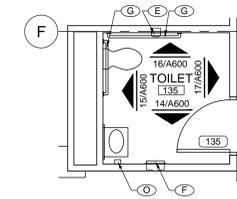
SCHEMATIC DESIGN REVIEW



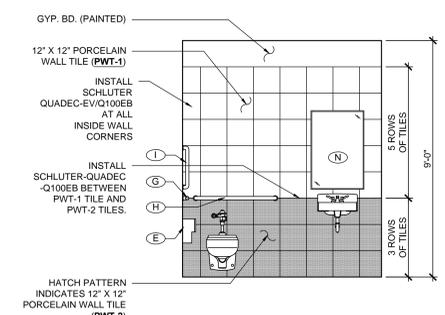
01 ENLARGED FLOOR PLAN - TOILET 107, 108
1/4" = 1'-0"



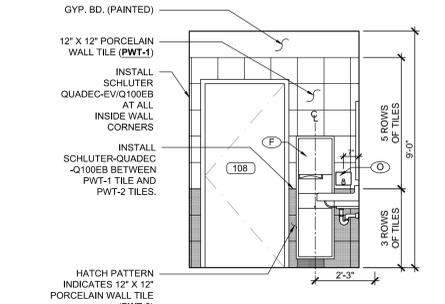
02 ENLARGED FLOOR PLAN - JANITOR 143
1/4" = 1'-0"



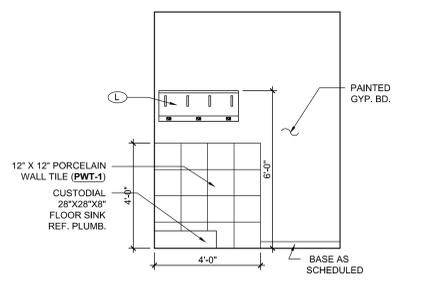
03 ENLARGED FLOOR PLAN - TOILET 133
1/4" = 1'-0"



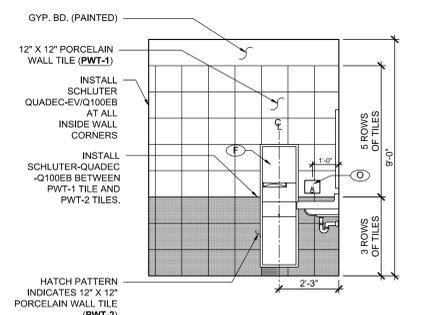
04 INTERIOR ELEVATION - TOILET 107
3/8" = 1'-0"



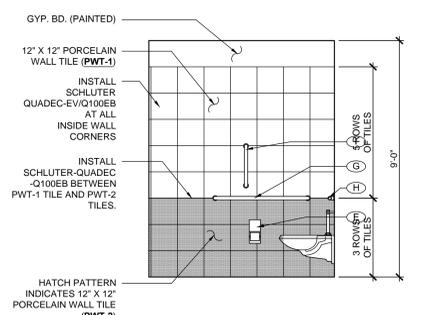
08 INTERIOR ELEVATION - TOILET 108
3/8" = 1'-0"



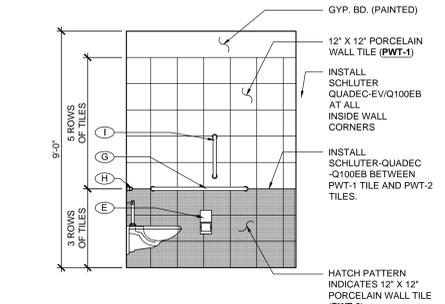
12 INTERIOR ELEVATION - JANITOR 143
3/8" = 1'-0"



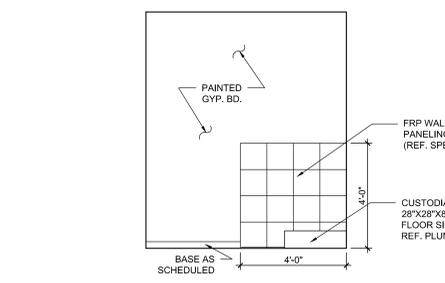
14 INTERIOR ELEVATION - TOILET 135
3/8" = 1'-0"



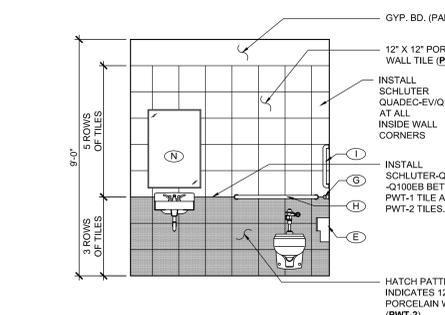
05 INTERIOR ELEVATION - TOILET 107
3/8" = 1'-0"



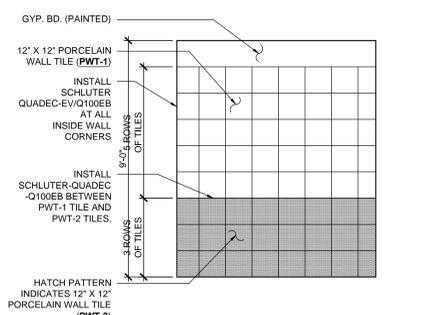
09 INTERIOR ELEVATION - TOILET 108
3/8" = 1'-0"



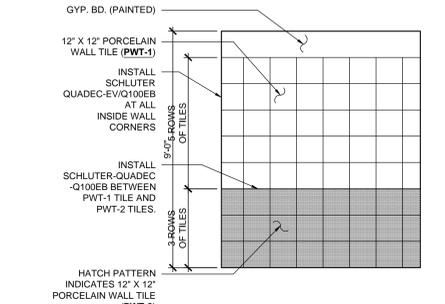
13 INTERIOR ELEVATION - JANITOR 143
3/8" = 1'-0"



15 INTERIOR ELEVATION - TOILET 135
3/8" = 1'-0"



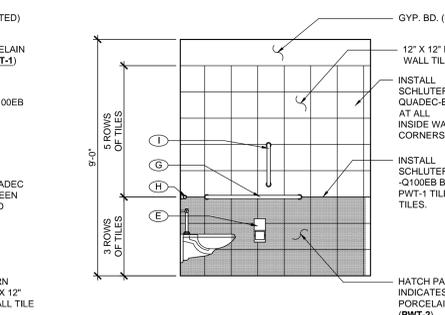
06 INTERIOR ELEVATION - TOILET 107
3/8" = 1'-0"



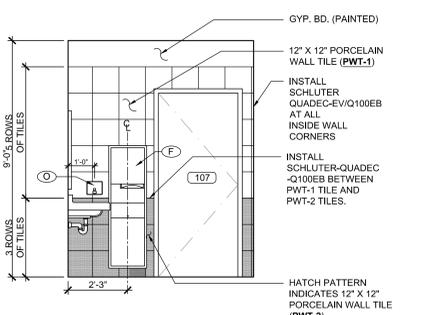
10 INTERIOR ELEVATION - TOILET 108
3/8" = 1'-0"



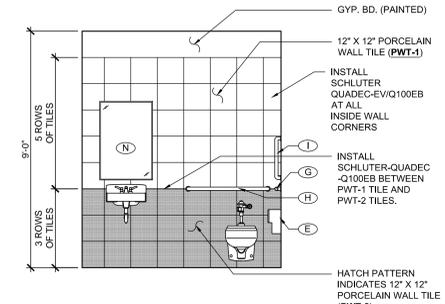
12 INTERIOR ELEVATION - JANITOR 143
3/8" = 1'-0"



16 INTERIOR ELEVATION - TOILET 135
3/8" = 1'-0"



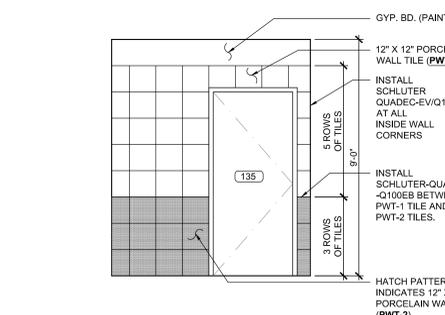
07 INTERIOR ELEVATION - TOILET 107
3/8" = 1'-0"



11 INTERIOR ELEVATION - TOILET 108
3/8" = 1'-0"



13 INTERIOR ELEVATION - JANITOR 143
3/8" = 1'-0"



17 INTERIOR ELEVATION - TOILET 135
3/8" = 1'-0"

TOILET ACCESSORIES SCHEDULE			
KEYNOTE	DESCRIPTION	MANUFACT.	MODEL
A	PARTITION MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-386
B	PARTITION MOUNTED SANITARY NAPKIN DISPOSAL	BOBRICK	B-354
C	RECESSED SANITARY NAPKIN DISPOSAL AND TOILET TISSUE DISPENSER	BOBRICK	B-3094
D	RECESSED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-3888
E	SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-2888
F	RECESSED PAPER TOWEL / WASTE RECEPTABLE	BOBRICK	B-43944
G	GRAB BAR - 42" LENGTH	BOBRICK	68061X42
H	GRAB BAR - 36" LENGTH	BOBRICK	68061X36
I	GRAB BAR - 18" LENGTH	BOBRICK	68061X18
J	FLOOR-STANDING WASTE RECEPTACLE WITH OPEN TOP	BOBRICK	B-2280
K	COUNTERTOP-MOUNTED CIRCULAR WASTE CHUTE	BOBRICK	B-529
L	UTILITY SHELF WITH MOP / BROOM HOLDERS AND HOOKS	BOBRICK	B-239X34
M	DIAPER CHANGING STATION - RECESSED MOUNTED	BOBRICK	KB110-SSWM
N	MIRROR WITH STAINLESS STEEL CHANNEL FRAME	BOBRICK	B-165-2436
O	SURFACE MOUNTED SOAP DISPENSER	BOBRICK	B-4112
R	FLOOR-STANDING WASTE RECEPTACLE WITH OPEN TOP	BOBRICK	B-2280

PORCELAIN WALL TILE KEY			
PWT-1	PORCELAIN WALL TILE	PRODUCT CHARACTERISTICS BASED ON:	
MANUFACTURER:	DAL TILE	SIZE:	12"X12"
TYPE:	COLORBODY PORCELAIN	COLOR:	CREME LINEN (P686)
STYLE:	FABRIQUE		
FINISH:	UNPOLISHED		
PWT-2	PORCELAIN WALL TILE	PRODUCT CHARACTERISTICS BASED ON:	
MANUFACTURER:	DAL TILE	SIZE:	12"X12"
TYPE:	COLORBODY PORCELAIN	COLOR:	BRUN LINEN (P691)
STYLE:	FABRIQUE		
FINISH:	UNPOLISHED		

- GENERAL NOTES
- ARCHITECT WILL PROVIDE DIMENSIONAL TILE AND PATTERN LAYOUT INCLUDING ACCENT AND FIELD COLORS AS A SHOP DRAWING.
 - REF. SPECIFICATION SECTION 019000 FOR MATERIAL, COLOR, AND FINISH SELECTION.
 - GROUT SHALL BE EQUAL TO MAPEI - COLOR TO BE SELECTED - TYPICAL FOR ALL ELEVATIONS, REF. 019000 MATERIAL COLOR AND FINISH SELECTION.
 - TOILET STALL DOORS INCLUDING DOOR HARDWARE SHALL COMPLY WITH STATE ADA REQUIREMENTS.
 - DASHED LINES INSIDE TOILETS TYPICALLY REPRESENT 5'-0" DIA. WHEELCHAIR TURNING RADIUS; 2'-6" X 4'-0" CLEAR FLOOR SPACES AT LAVATORIES, SINKS, URINALS, SHOWERS, & EWC'S.
 - PROVIDE TOILET ACCESSORY ITEM L MOP AND BROOM HOLDER W/ SHELF IN JANITOR CLOSET 142.
 - REFER TO SHEETS ADA-1 THRU ADA-6 FOR TYPICAL MOUNTING HEIGHTS FOR TOILET FIXTURES AND ACCESSORIES.
 - GENERAL CONTRACTOR SHALL ENSURE THAT FLOOR TILE IS INSTALLED PRIOR TO WALL TILE IN WOMEN'S RESTROOM 103, MEN'S RESTROOM 104 AND TOILET 107, 108, 133 SO THAT FLOOR TILE EXTENDS TO GYP. BD. BACKING OF WALL TILE.
 - CONTRACTOR TO COORDINATE CONFIGURATION OF RECESSED SANITARY NAPKIN DISPOSAL AND TOILET TISSUE DISPENSER THAT IS SELECTED WITH ADA MOUNTING HEIGHTS AND REACH RANGE FOR TOILET ACCESSORIES

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TITLE

INTERIOR ELEVATIONS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: AB

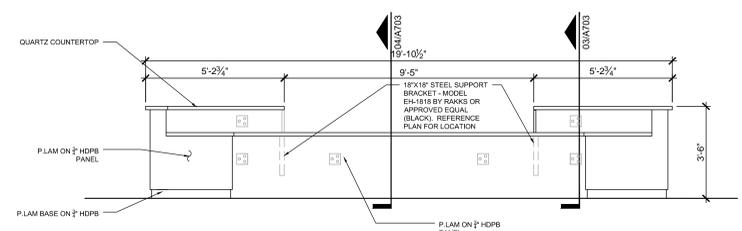
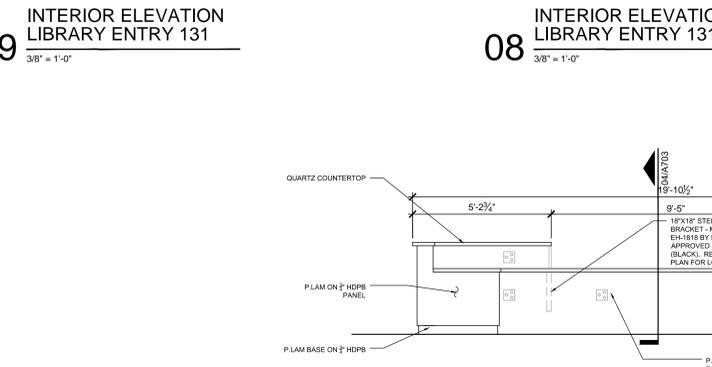
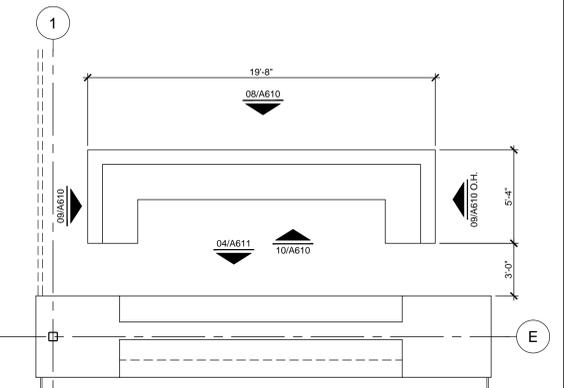
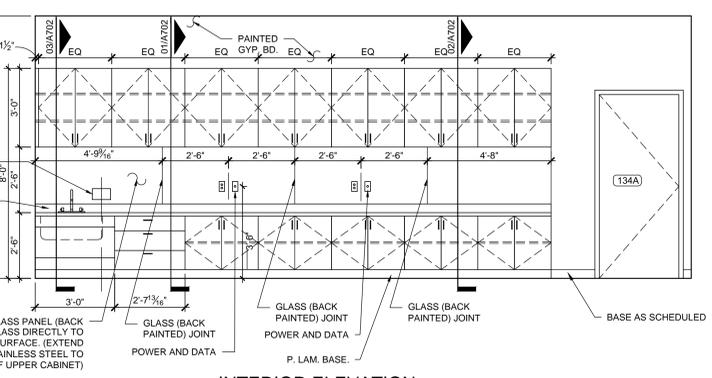
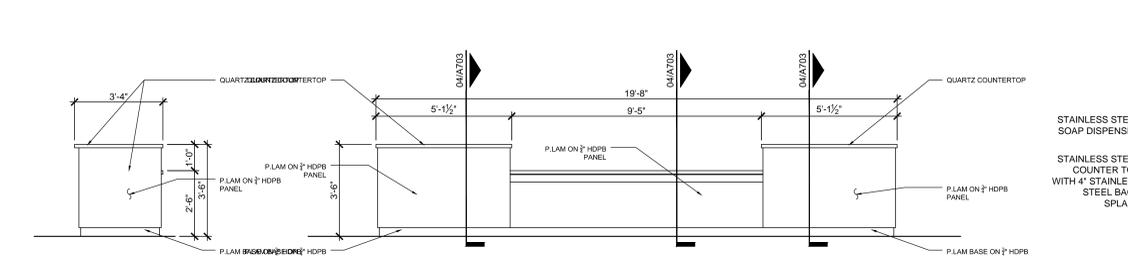
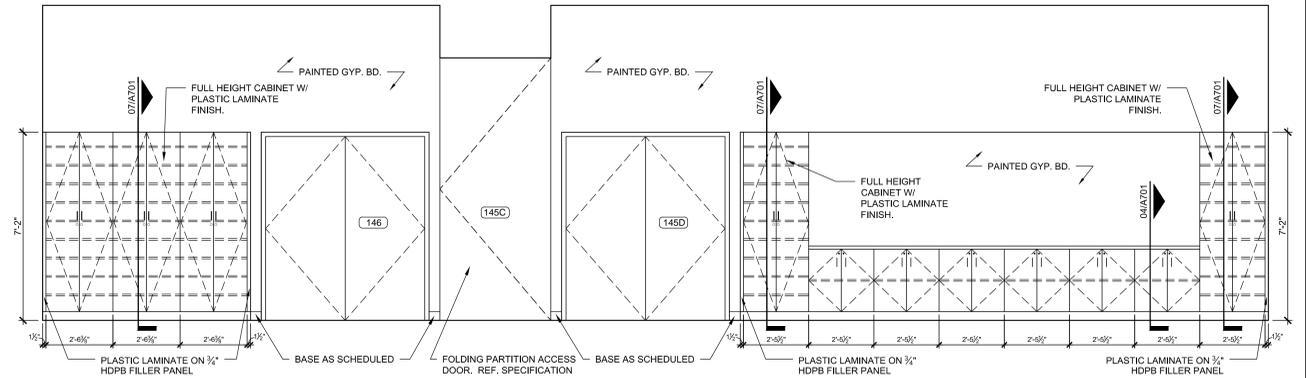
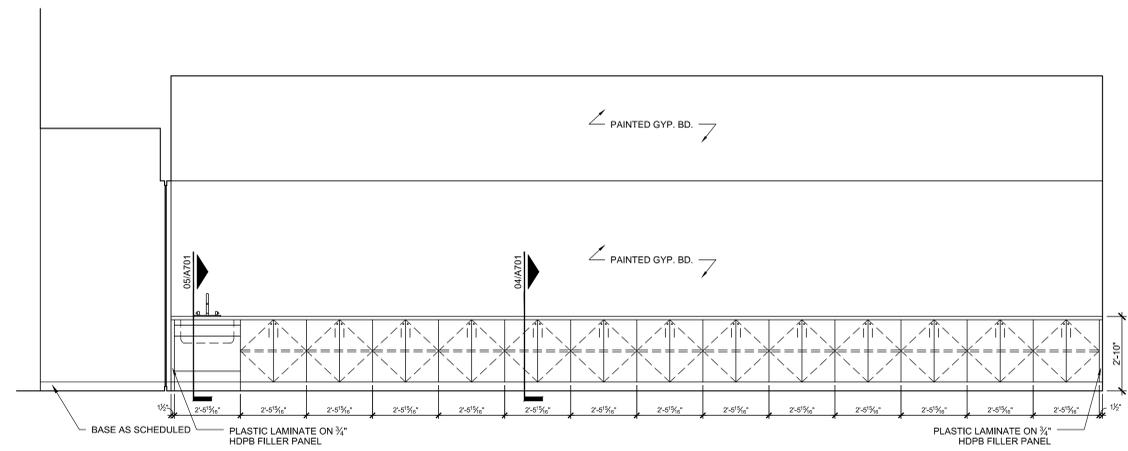
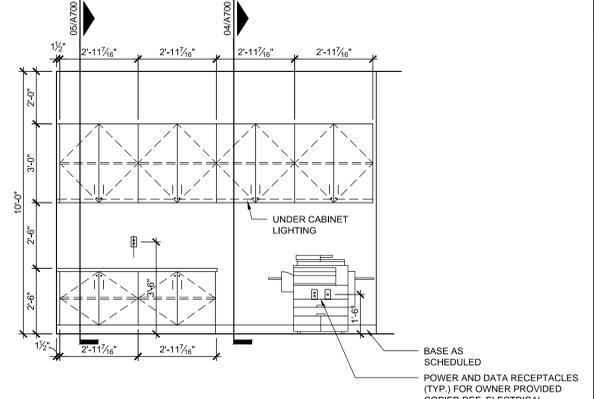
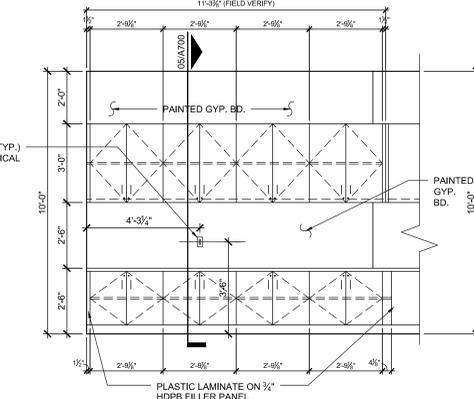
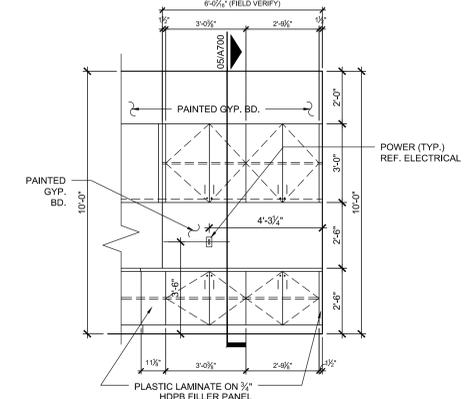
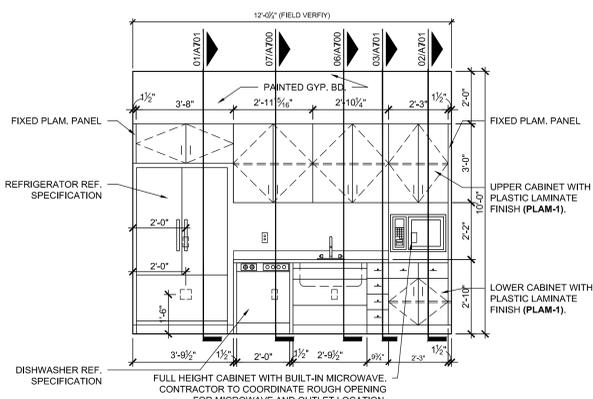
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SHEET NO.

A610

SCHEMATIC DESIGN REVIEW

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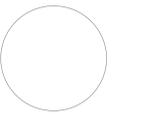


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jalcom@creng.com

TITLE

INTERIOR ELEVATIONS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: AB

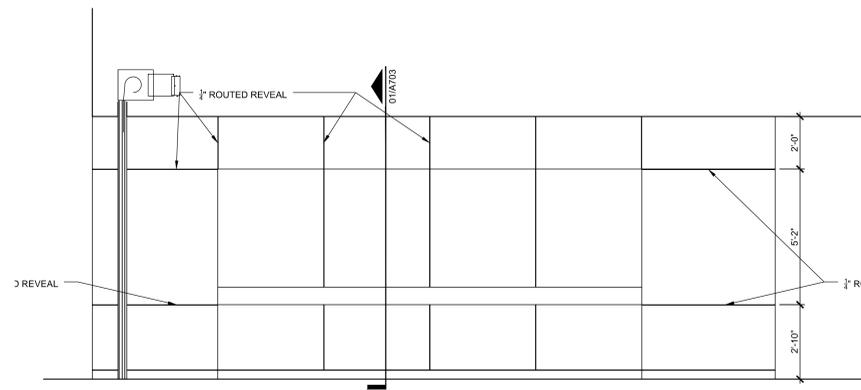
Checked By: AB

SHEET NO.

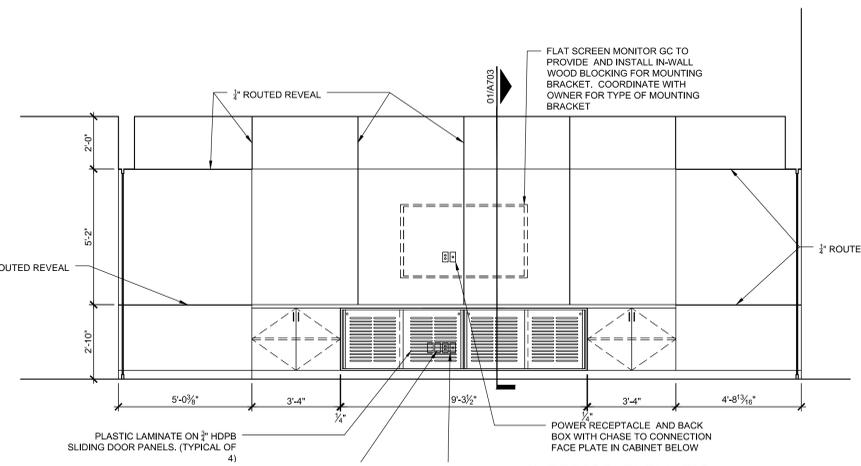
A611

SCHEMATIC DESIGN REVIEW

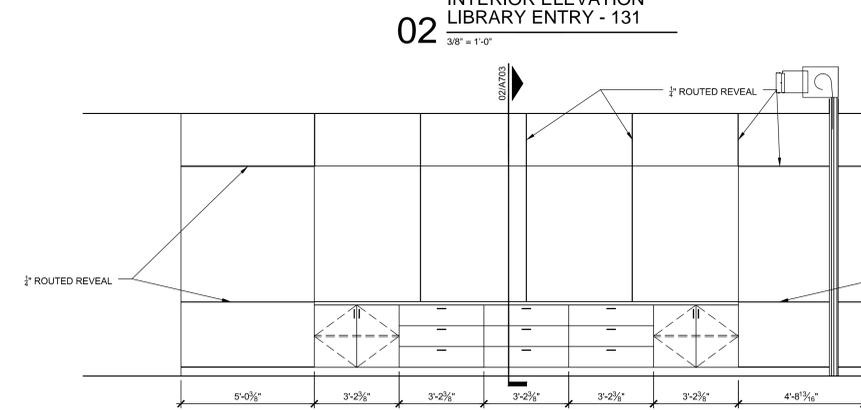
PRELIMINARY ONLY



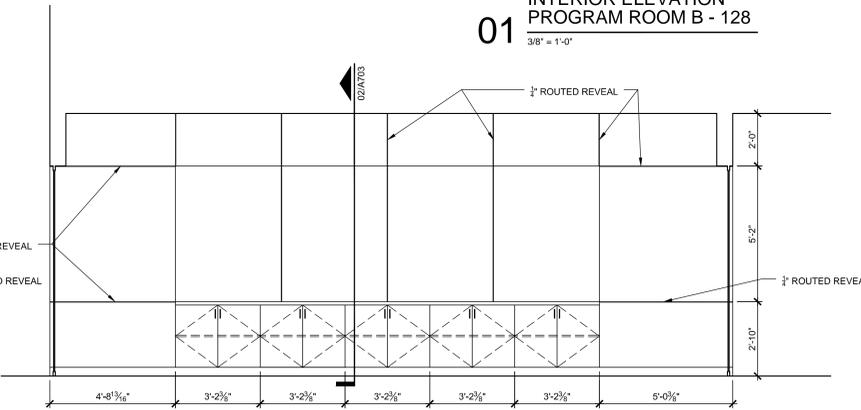
02
INTERIOR ELEVATION
LIBRARY ENTRY - 131
3/8" = 1'-0"



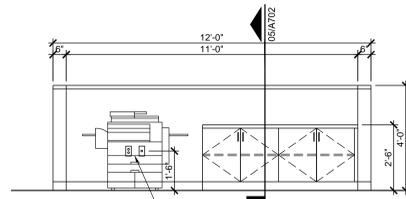
01
INTERIOR ELEVATION
PROGRAM ROOM B - 128
3/8" = 1'-0"



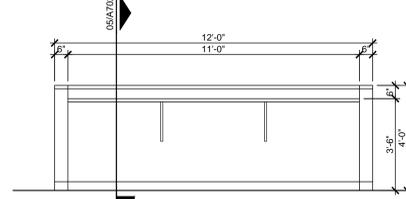
04
INTERIOR ELEVATION
LIBRARY ENTRY - 131
3/8" = 1'-0"



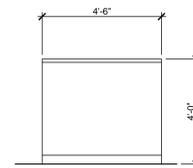
03
INTERIOR ELEVATION
CRAFT ROOM - 132
3/8" = 1'-0"



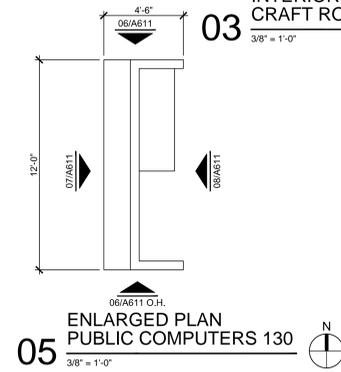
08
INTERIOR ELEVATION
PUBLIC COMPUTERS 130
3/8" = 1'-0"



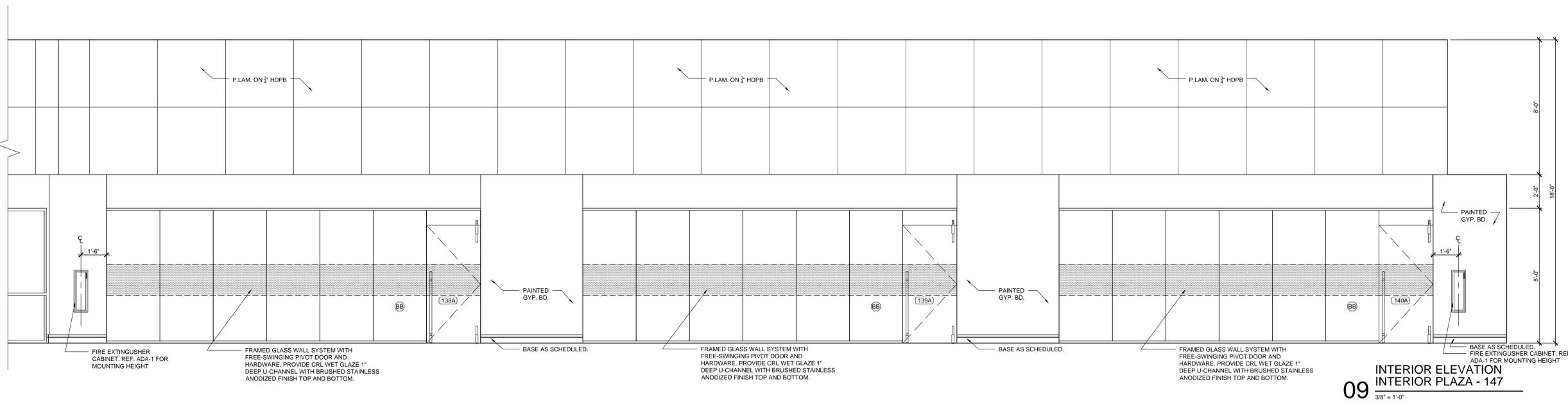
07
INTERIOR ELEVATION
PUBLIC COMPUTERS 130
3/8" = 1'-0"



06
INTERIOR ELEVATION
PUBLIC COMPUTERS 130
3/8" = 1'-0"



05
ENLARGED PLAN
PUBLIC COMPUTERS 130
3/8" = 1'-0"



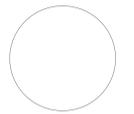
09
INTERIOR ELEVATION
INTERIOR PLAZA - 147
3/8" = 1'-0"

TERRITORY
SQUARE LIBRARY -
RECREATION
COMPLEX

FLORENCE, AZ

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ARCHITECTS

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TITLE

INTERIOR ELEVATIONS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: AB

Checked By: AB

SHEET NO.

A612

SCHEMATIC DESIGN REVIEW

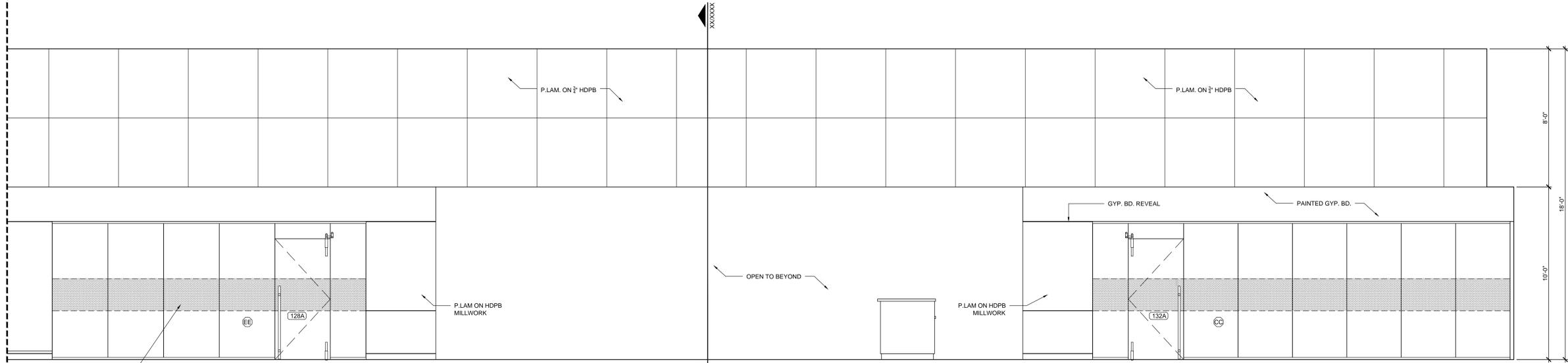
PRELIMINARY ONLY

02/A612
MATCHLINE

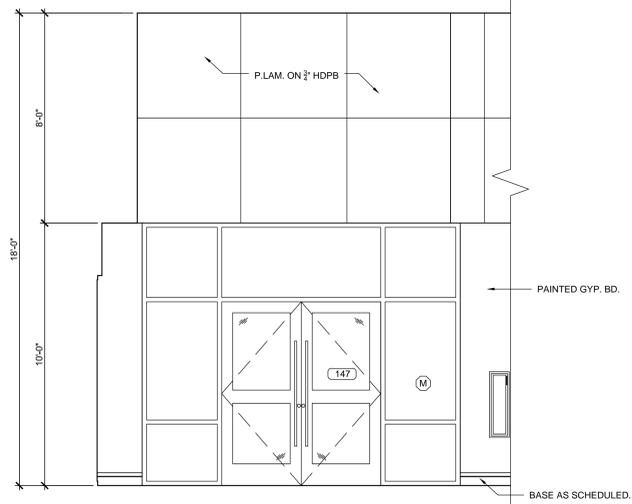
02/A612
MATCHLINE

01/A612
MATCHLINE

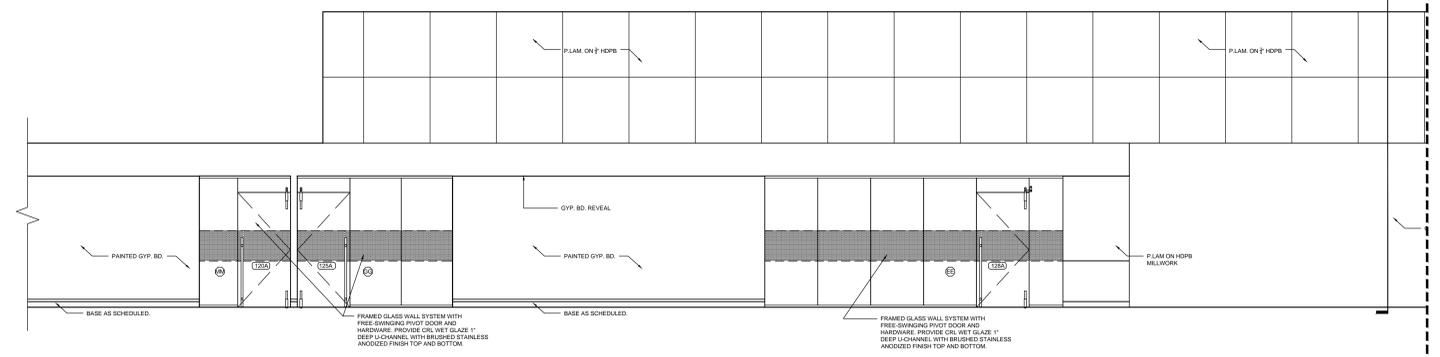
01/A612
MATCHLINE



01 INTERIOR ELEVATION
INTERIOR PLAZA - 147
3/8" = 1'-0"



03 INTERIOR ELEVATION
INTERIOR PLAZA - 146
3/8" = 1'-0"



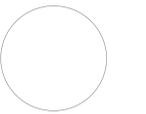
02 INTERIOR ELEVATION
INTERIOR PLAZA - 146
3/8" = 1'-0"

TERRITORY
SQUARE LIBRARY -
RECREATION
COMPLEX

FLORENCE, AZ

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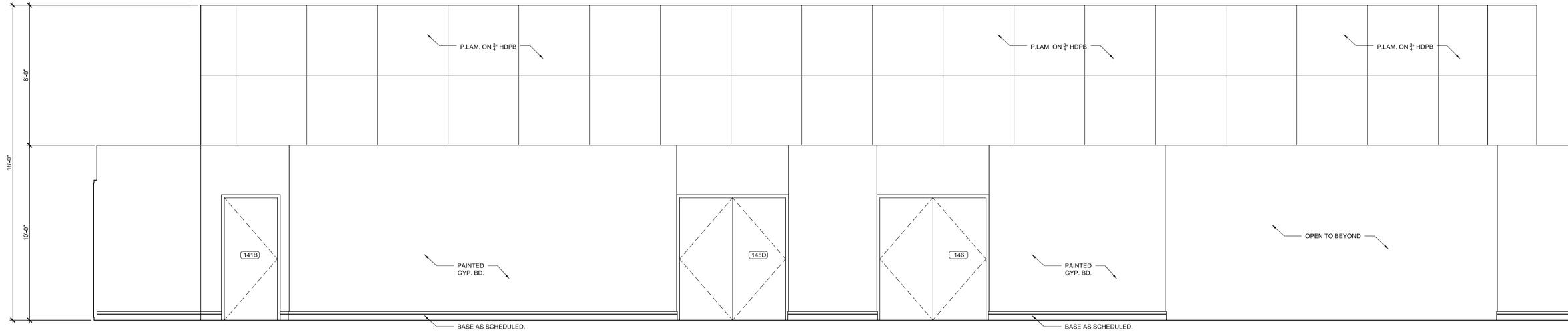
LANDSCAPE / PLANNING
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LANDSCAPE ARCHITECTURE
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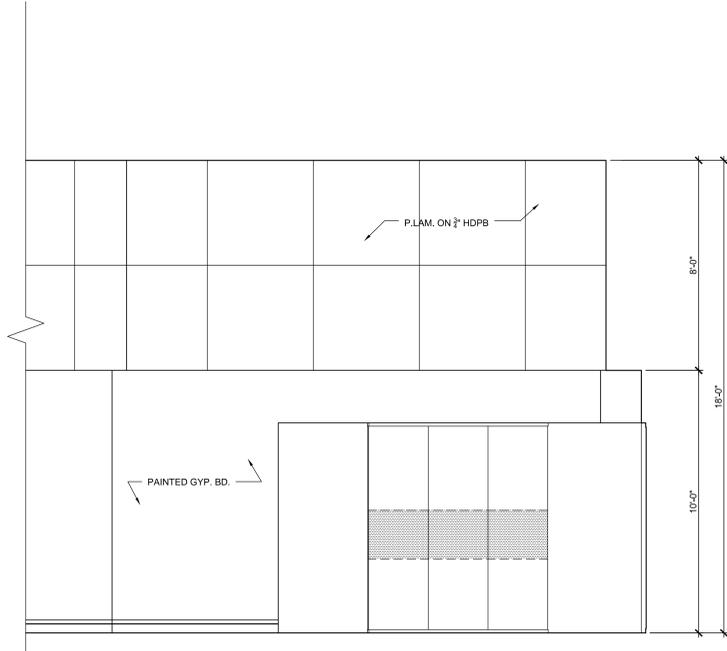
MECHANICAL ENGINEER
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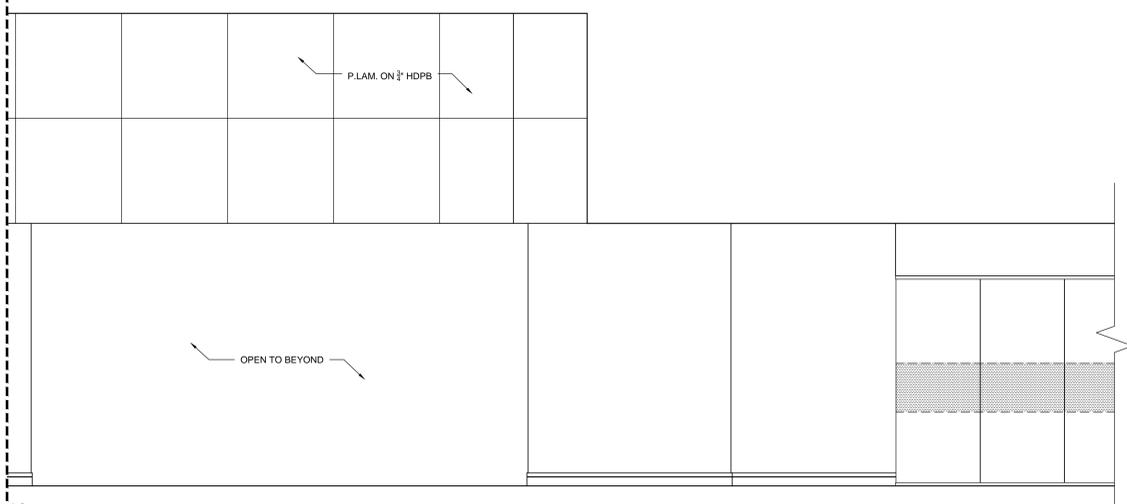
PRELIMINARY ONLY



01
INTERIOR ELEVATION
INTERIOR PLAZA - 147
3/8" = 1'-0"



03
INTERIOR ELEVATION
INTERIOR PLAZA - 147
3/8" = 1'-0"



02
INTERIOR ELEVATION
INTERIOR PLAZA - 147
3/8" = 1'-0"

TITLE

INTERIOR ELEVATIONS

REVISIONS

NO.	DESCRIPTION

JOB NO. 20144

Issue Date: _____

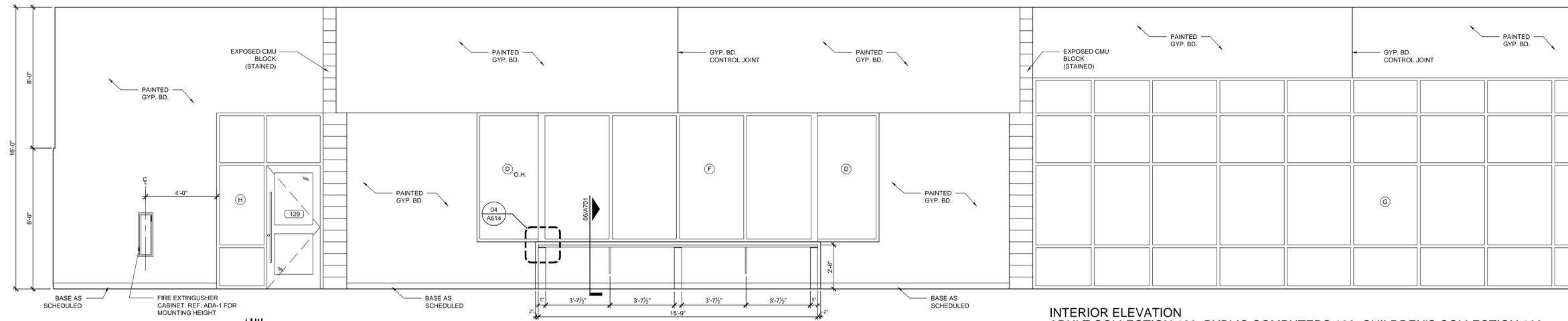
Drawn By: AB

Checked By: AB

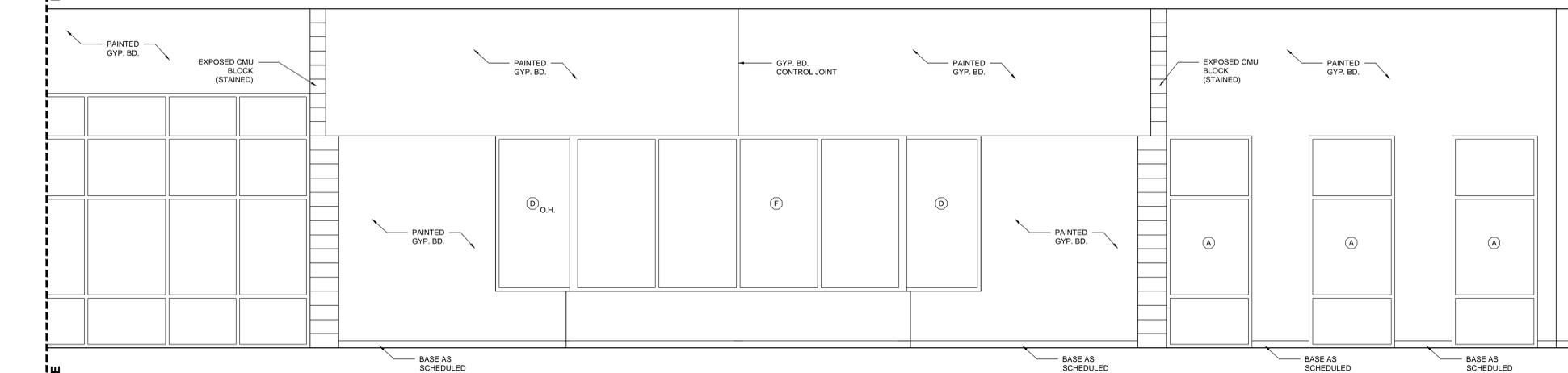
SHEET NO.

A613

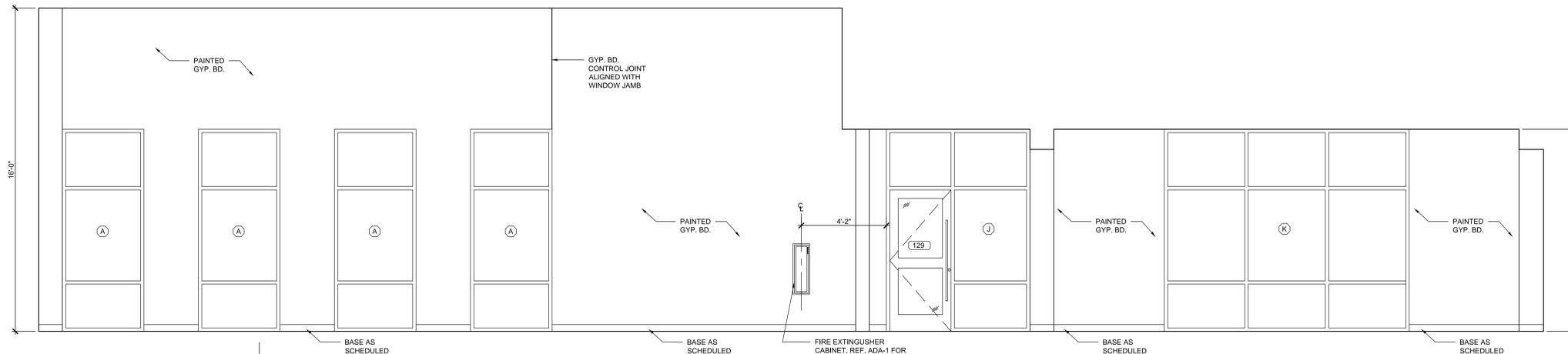
SCHEMATIC DESIGN REVIEW



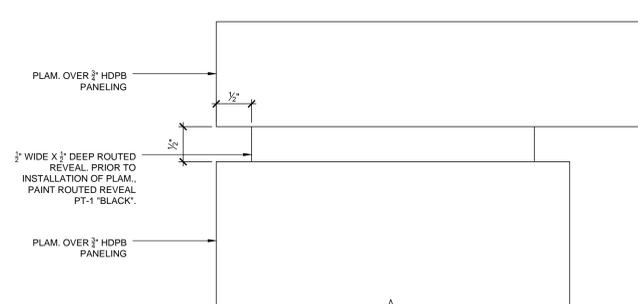
01 INTERIOR ELEVATION
ADULT COLLECTION 129, PUBLIC COMPUTERS 130, CHILDREN'S COLLECTION 133
3/8" = 1'-0"



02 INTERIOR ELEVATION
ADULT COLLECTION 129, PUBLIC COMPUTERS 130, CHILDREN'S COLLECTION 133
3/8" = 1'-0"



03 INTERIOR ELEVATION
CHILDREN'S COLLECTION 133, STORY TIME 126
3/8" = 1'-0"



04 MILLWORK DETAIL
1" = 1'-0"

TERRITORY
SQUARE LIBRARY -
RECREATION
COMPLEX

FLORENCE, AZ

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jalcom@creng.com

TITLE

INTERIOR ELEVATIONS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: AB

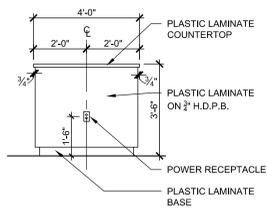
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SHEET NO.

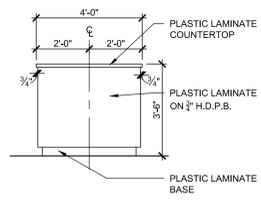
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SCHEMATIC DESIGN REVIEW

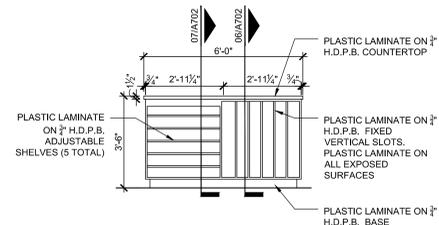
PRELIMINARY ONLY



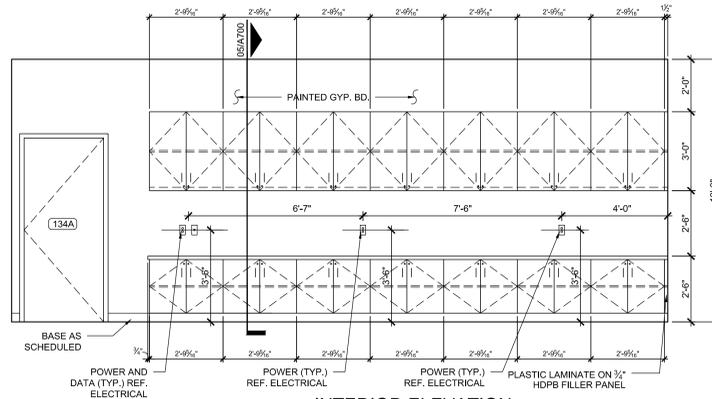
05 INTERIOR ELEVATION
CHILDREN'S WORKROOM 134
3/8" = 1'-0"



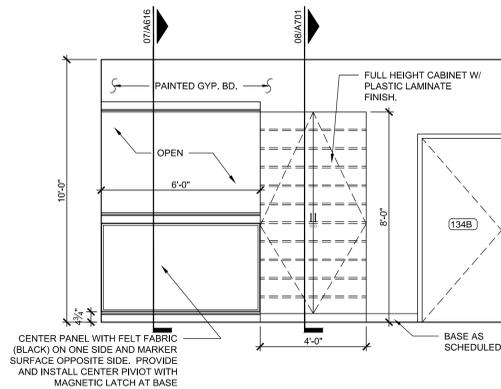
04 INTERIOR ELEVATION
CHILDREN'S WORKROOM 134
3/8" = 1'-0"



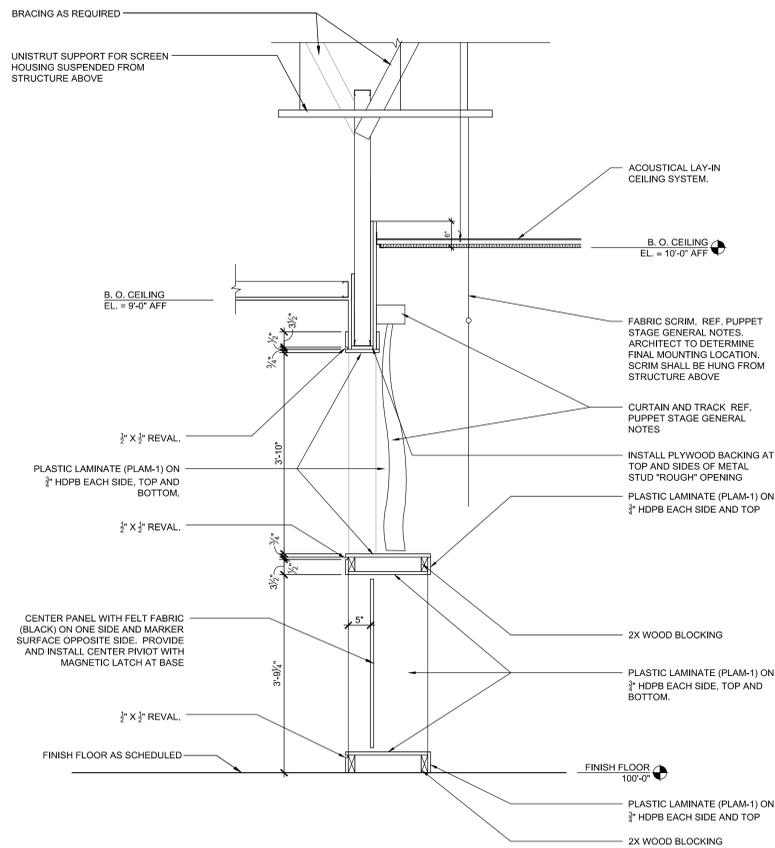
03 INTERIOR ELEVATION
CHILDREN'S WORKROOM 134
3/8" = 1'-0"



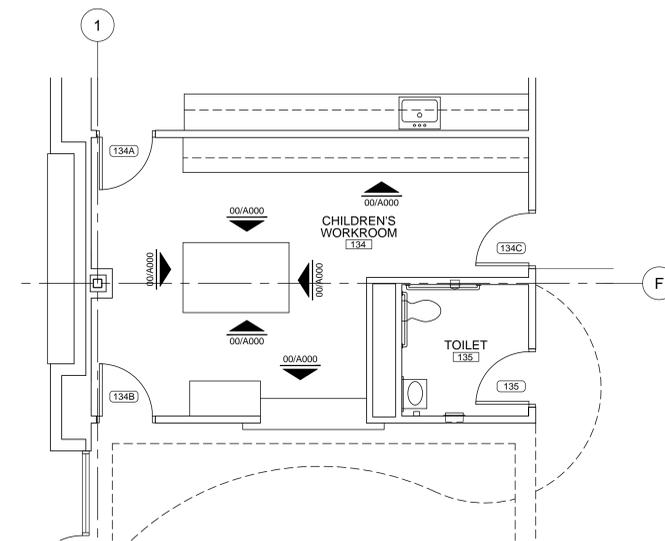
02 INTERIOR ELEVATION
CHILDREN'S WORKROOM 134
3/8" = 1'-0"



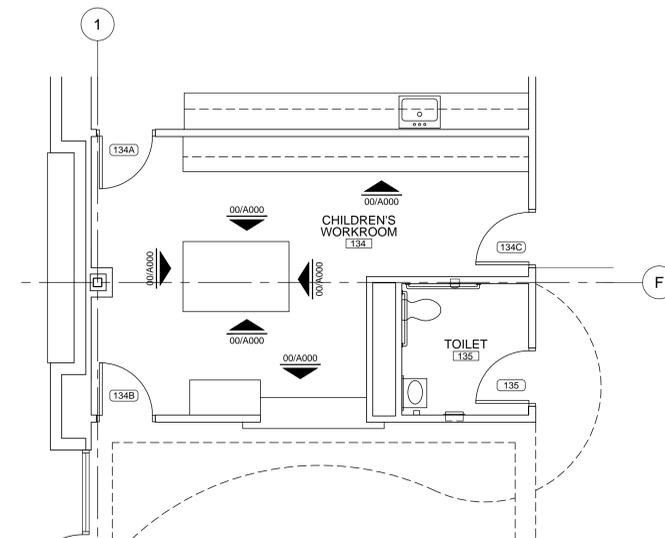
06 INTERIOR ELEVATION
CHILDREN'S WORKROOM 134
3/8" = 1'-0"



07 SECTION AT PUPPET STAGE
3/4" = 1'-0"



01 ENLARGED PLAN
CHILDREN'S WORKROOM 134
1/4" = 1'-0"



01 ENLARGED PLAN
CHILDREN'S WORKROOM 134
1/4" = 1'-0"

**TERRITORY
SQUARE LIBRARY -
RECREATION
COMPLEX**

FLORENCE, AZ

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ASSOCIATES
ARCHITECTS**

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TITLE

ENLARGED PLAN AND
INTERIOR ELEVATIONS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: AB

Checked By: AB

SHEET NO.

A616

SCHEMATIC DESIGN REVIEW

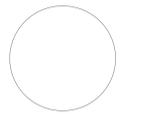
PRELIMINARY ONLY

TERRITORY
SQUARE LIBRARY -
RECREATION
COMPLEX

FLORENCE, AZ

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TITLE

MILLWORK SECTIONS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: AB

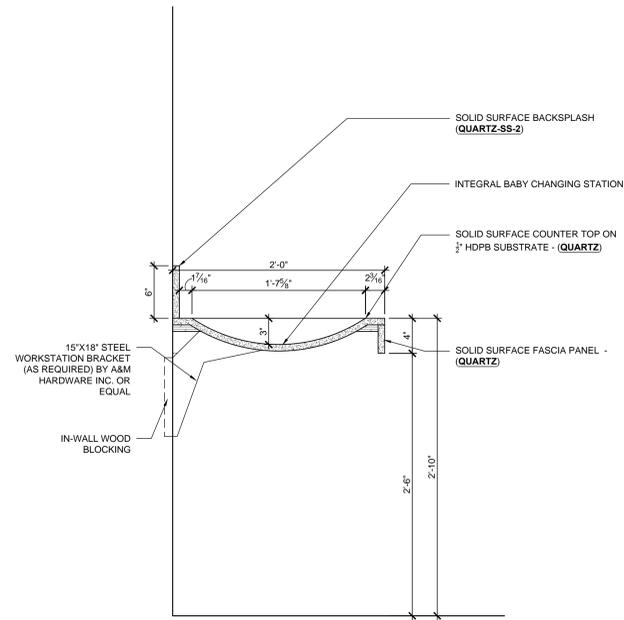
Checked By: AB

SHEET NO.

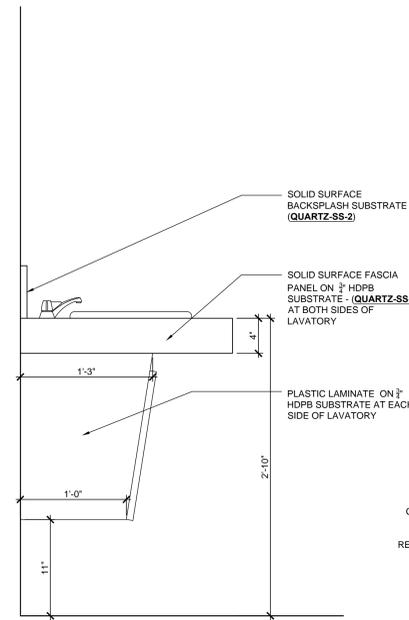
A700

SCHEMATIC DESIGN REVIEW

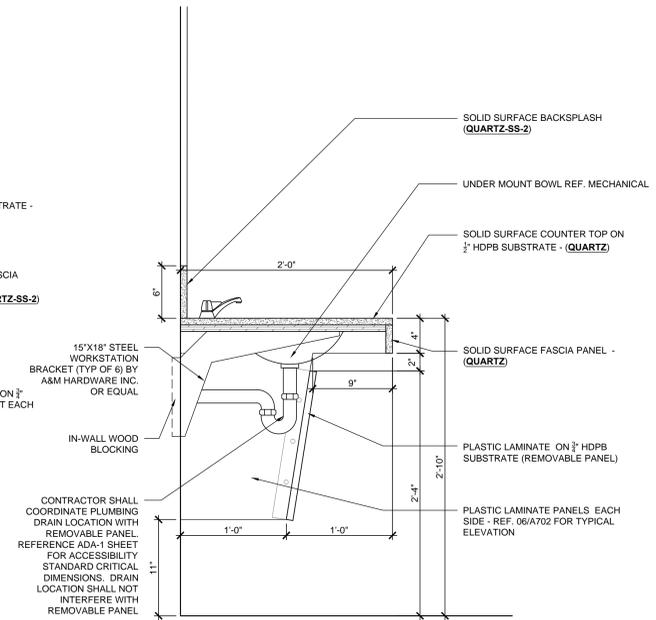
PRELIMINARY ONLY



03 MILLWORK
1 1/2" = 1'-0"

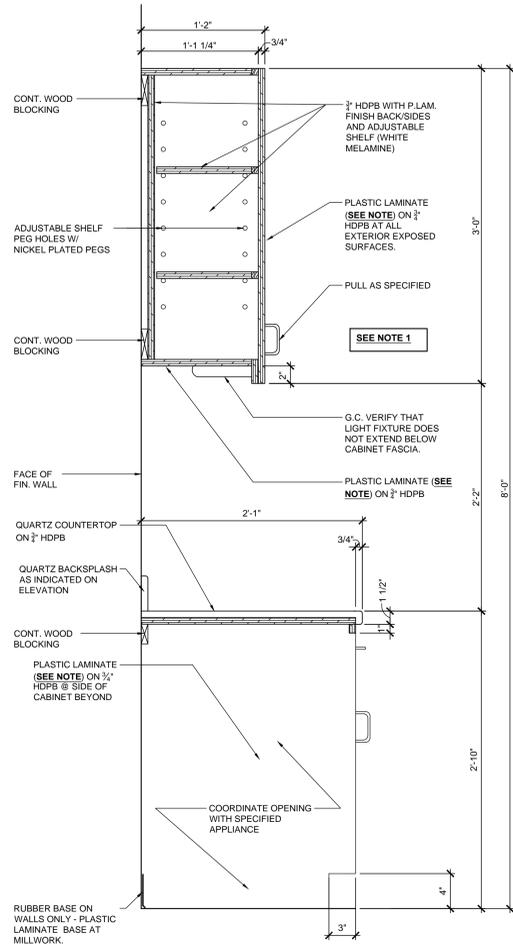


02 MILLWORK
1 1/2" = 1'-0"

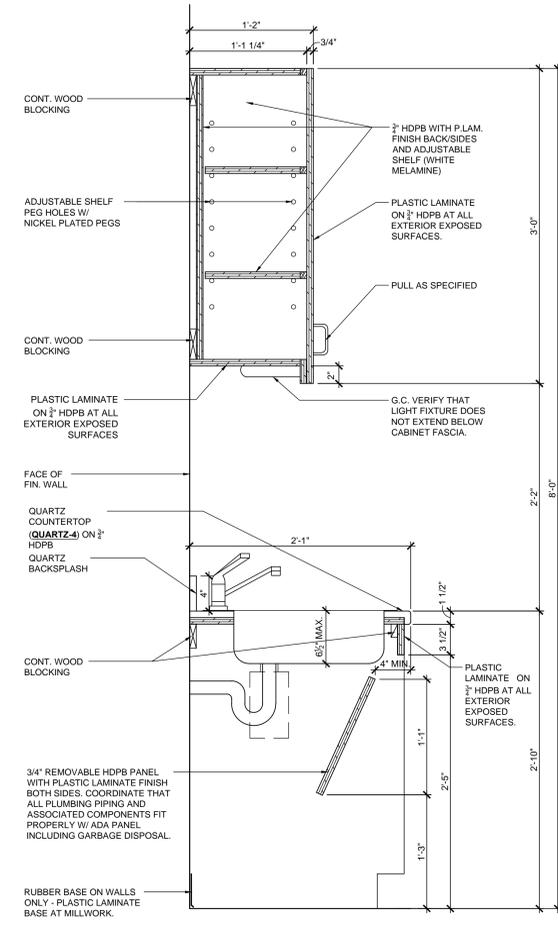


01 MILLWORK
1 1/2" = 1'-0"

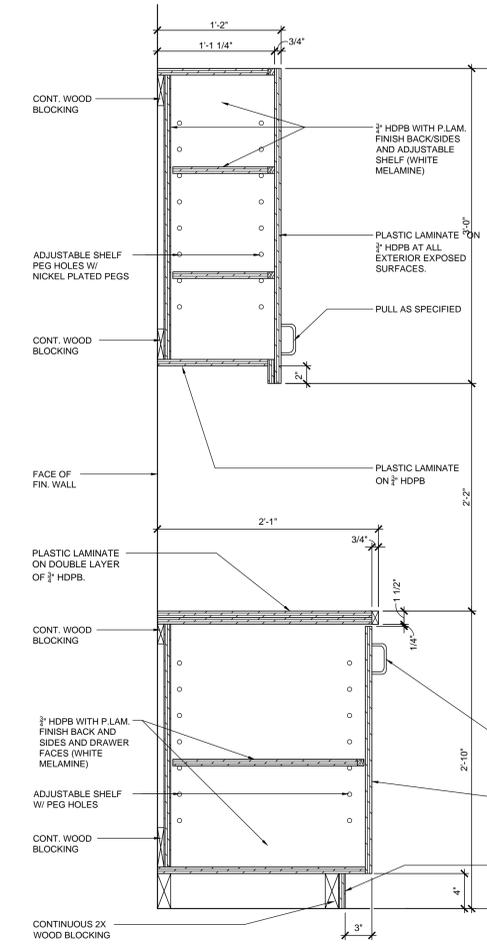
NOTE:
FASTENERS FOR INTERIOR FINISH CARPENTRY (MILLWORK) AND OTHER ANCHORING DEVICES SHALL PROVIDE SECURE ATTACHMENT AND CONCEALED WHERE POSSIBLE.
ALL EXPOSED "EXTERIOR" SURFACES OF HDPB SHALL RECEIVE PLASTIC LAMINATE EQUAL TO NEVAMAR OR EQUAL.
ALL "INTERIOR" SURFACES NOT EXPOSED TO THE EXTERIOR AND NOT OTHERWISE NOTED SHALL RECEIVE HARD PLASTIC LAMINATE "MELAMINE" COLOR SHALL BE WHITE.
PEGS FOR ADJUSTABLE SHELVES SHALL BE METAL - NICKEL PLATED, SPOON SHAPED.



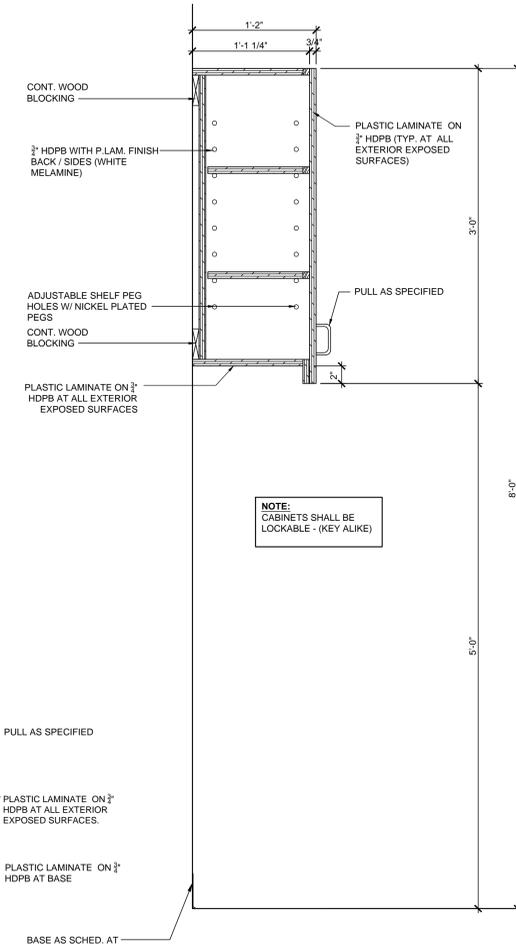
07 MILLWORK
1 1/2" = 1'-0"



06 MILLWORK
1 1/2" = 1'-0"



05 MILLWORK
1 1/2" = 1'-0"



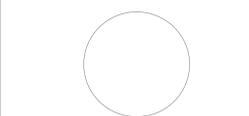
04 MILLWORK
1 1/2" = 1'-0"

TERRITORY
SQUARE LIBRARY -
RECREATION
COMPLEX

FLORENCE, AZ

HIDELL
ASSOCIATES
ARCHITECTS

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jalcom@creng.com

TITLE

MILLWORK SECTIONS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: AB

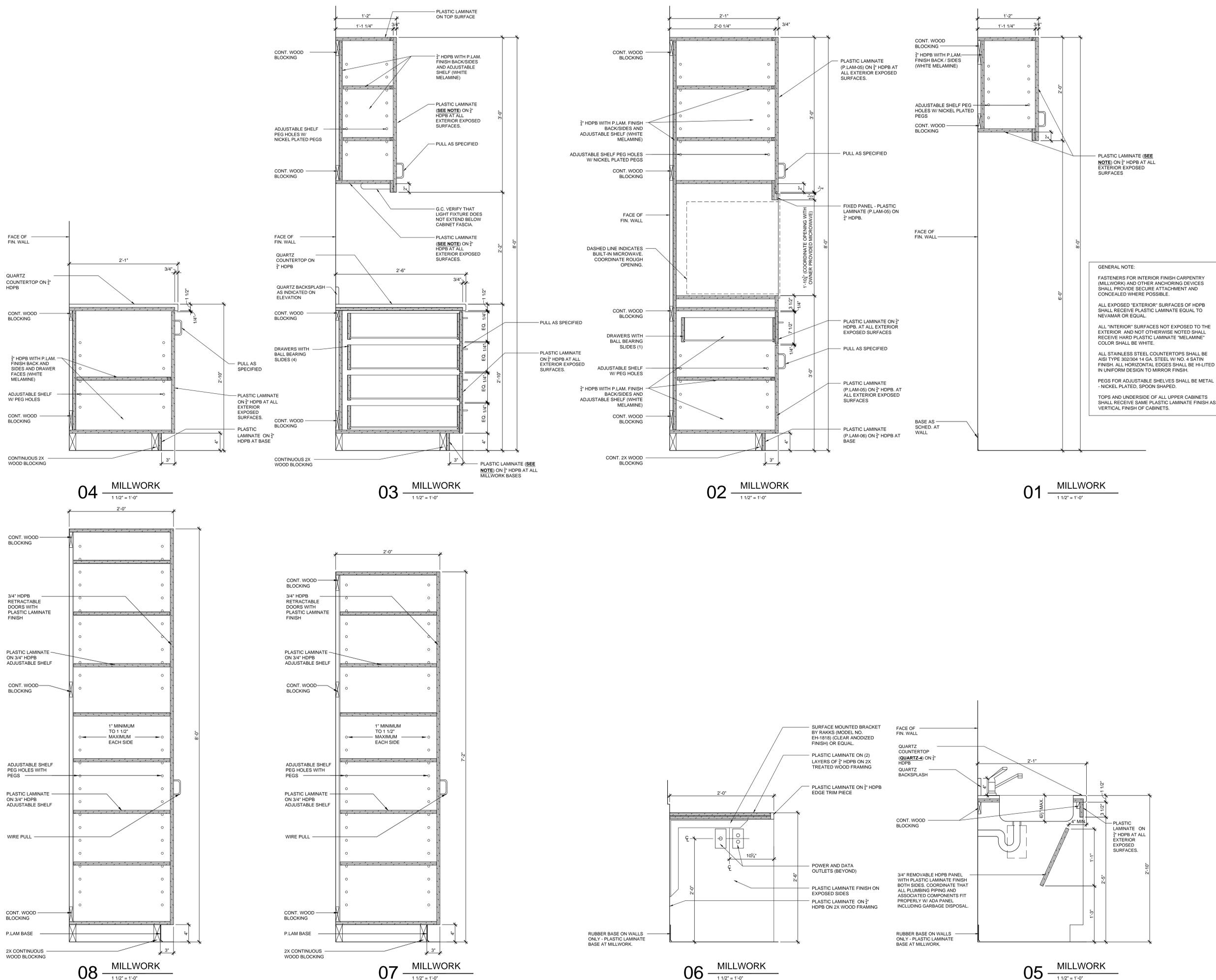
Checked By: AB

SHEET NO.

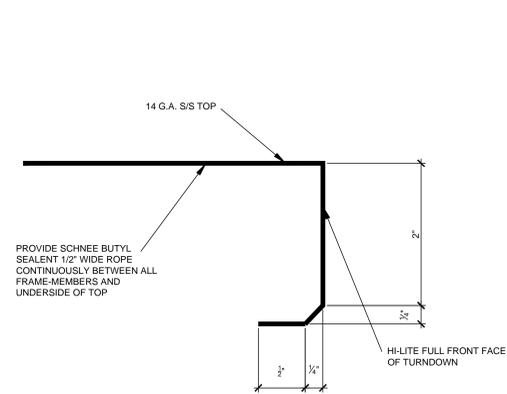
A701

SCHEMATIC DESIGN REVIEW

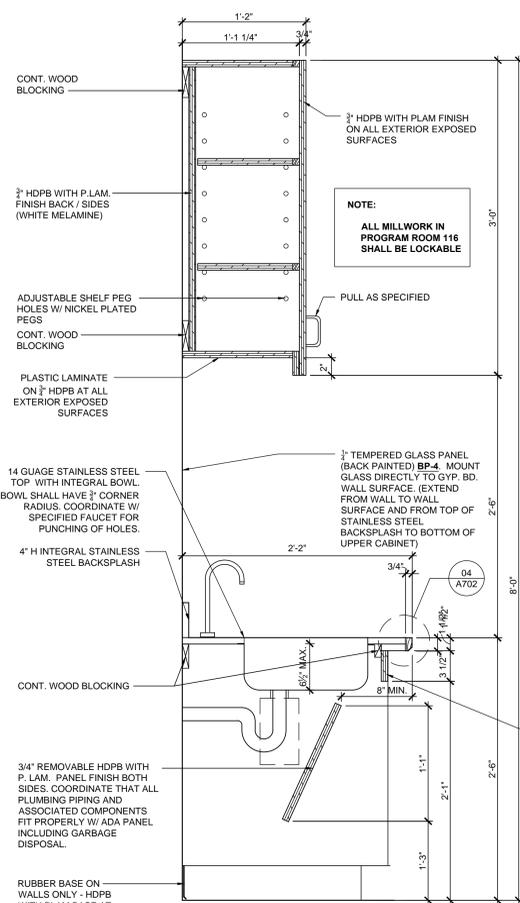
PRELIMINARY ONLY



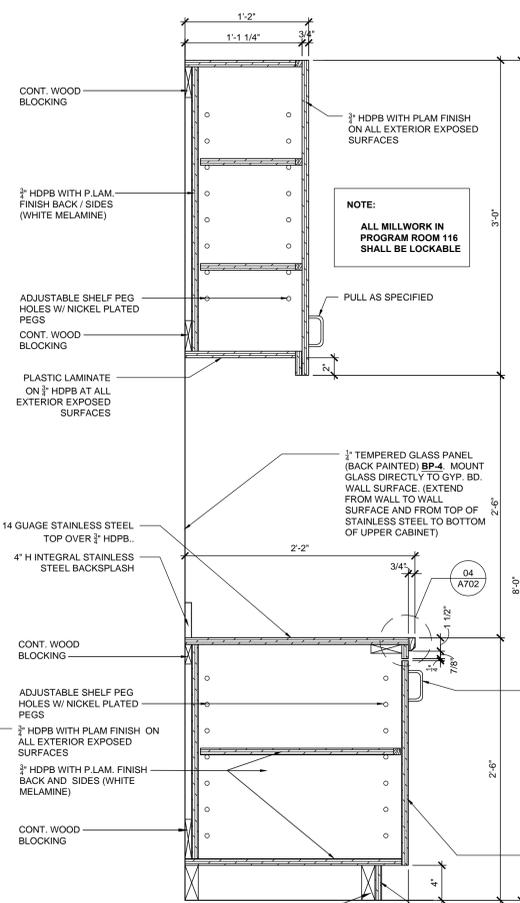
GENERAL NOTE:
FASTENERS FOR INTERIOR FINISH CARPENTRY (MILLWORK) AND OTHER ANCHORING DEVICES SHALL PROVIDE SECURE ATTACHMENT AND CONCEALED WHERE POSSIBLE.
ALL EXPOSED "EXTERIOR" SURFACES OF HDPB SHALL RECEIVE PLASTIC LAMINATE EQUAL TO NEVAMAR OR EQUAL.
ALL "INTERIOR" SURFACES NOT EXPOSED TO THE EXTERIOR AND NOT OTHERWISE NOTED SHALL RECEIVE HARD PLASTIC LAMINATE "MELAMINE" COLOR SHALL BE WHITE.
ALL STAINLESS STEEL COUNTERTOPS SHALL BE AISI TYPE 302/304 14 GA. STEEL W/ NO. 4 SATIN FINISH. ALL HORIZONTAL EDGES SHALL BE HI-LITED IN UNIFORM DESIGN TO MIRROR FINISH.
PEGS FOR ADJUSTABLE SHELVES SHALL BE METAL - NICKEL PLATED, SPOON SHAPED.
TOPS AND UNDERSIDE OF ALL UPPER CABINETS SHALL RECEIVE SAME PLASTIC LAMINATE FINISH AS VERTICAL FINISH OF CABINETS.



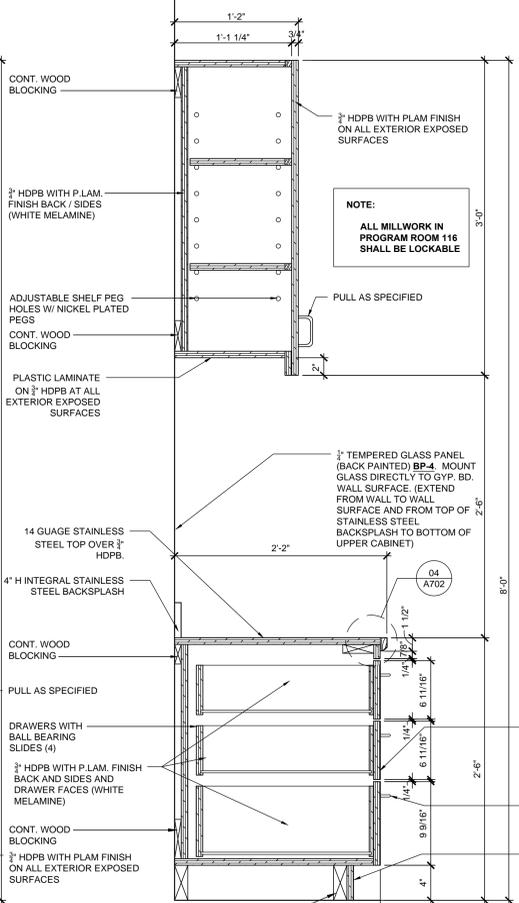
04 MILLWORK
3\"/>



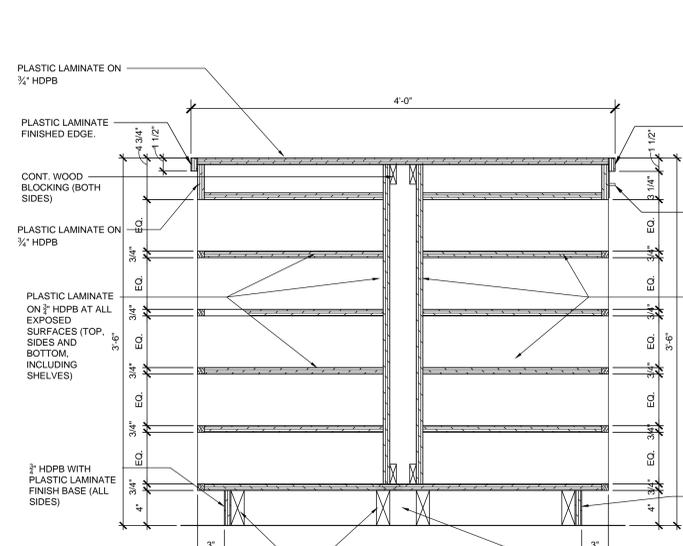
03 MILLWORK
1 1/2\"/>



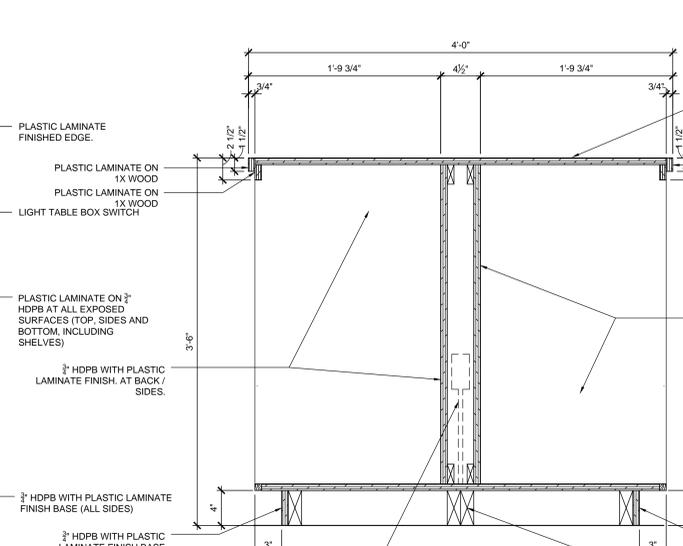
02 MILLWORK
1 1/2\"/>



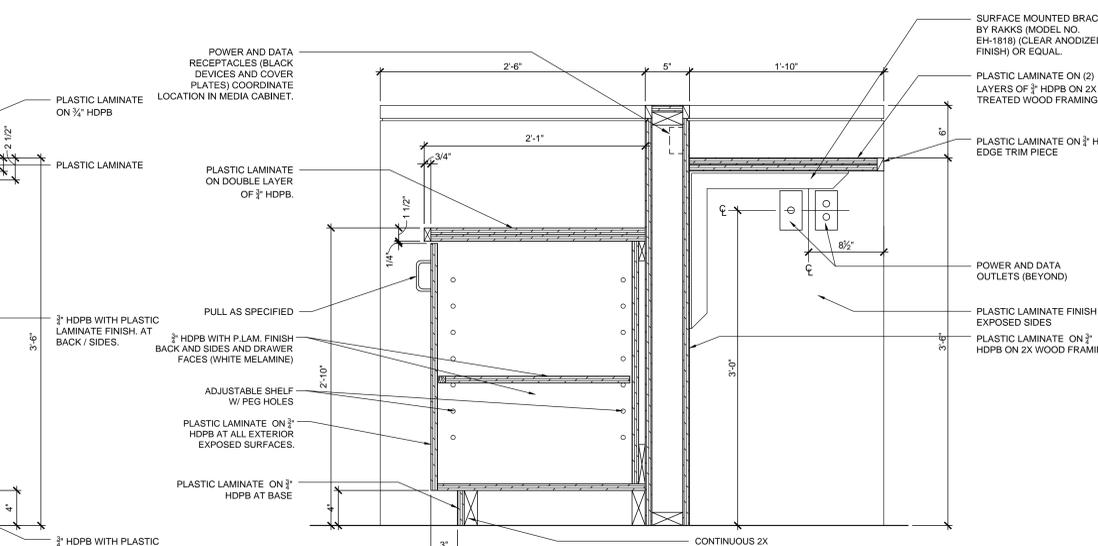
01 MILLWORK
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TITLE

MILLWORK SECTIONS

REVISIONS

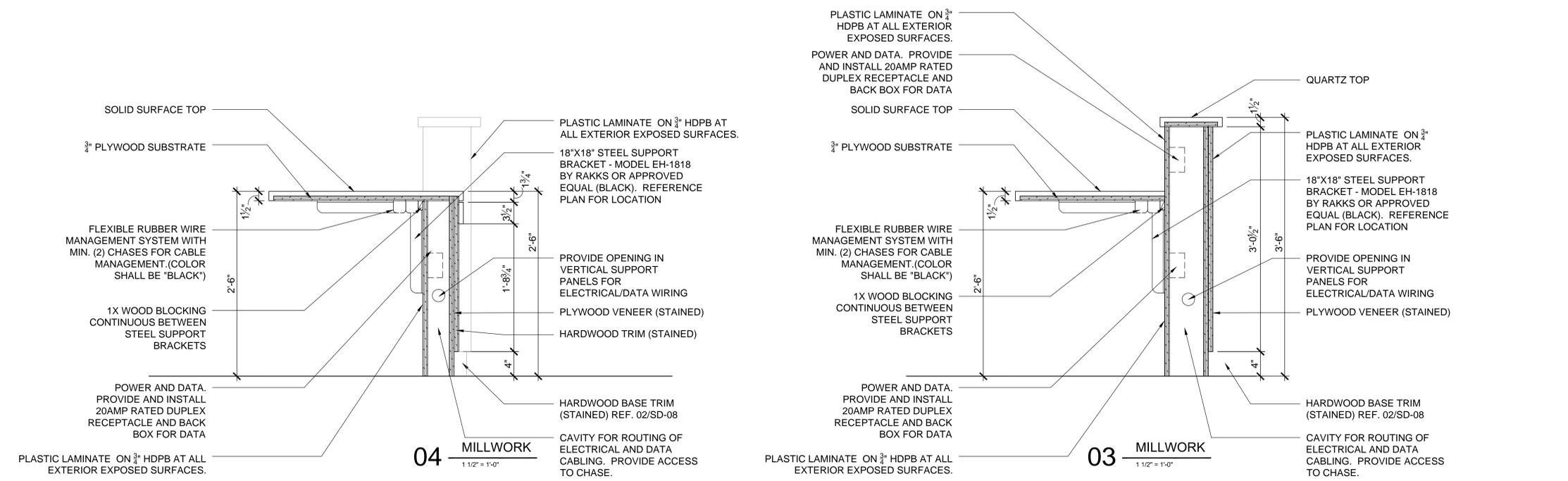
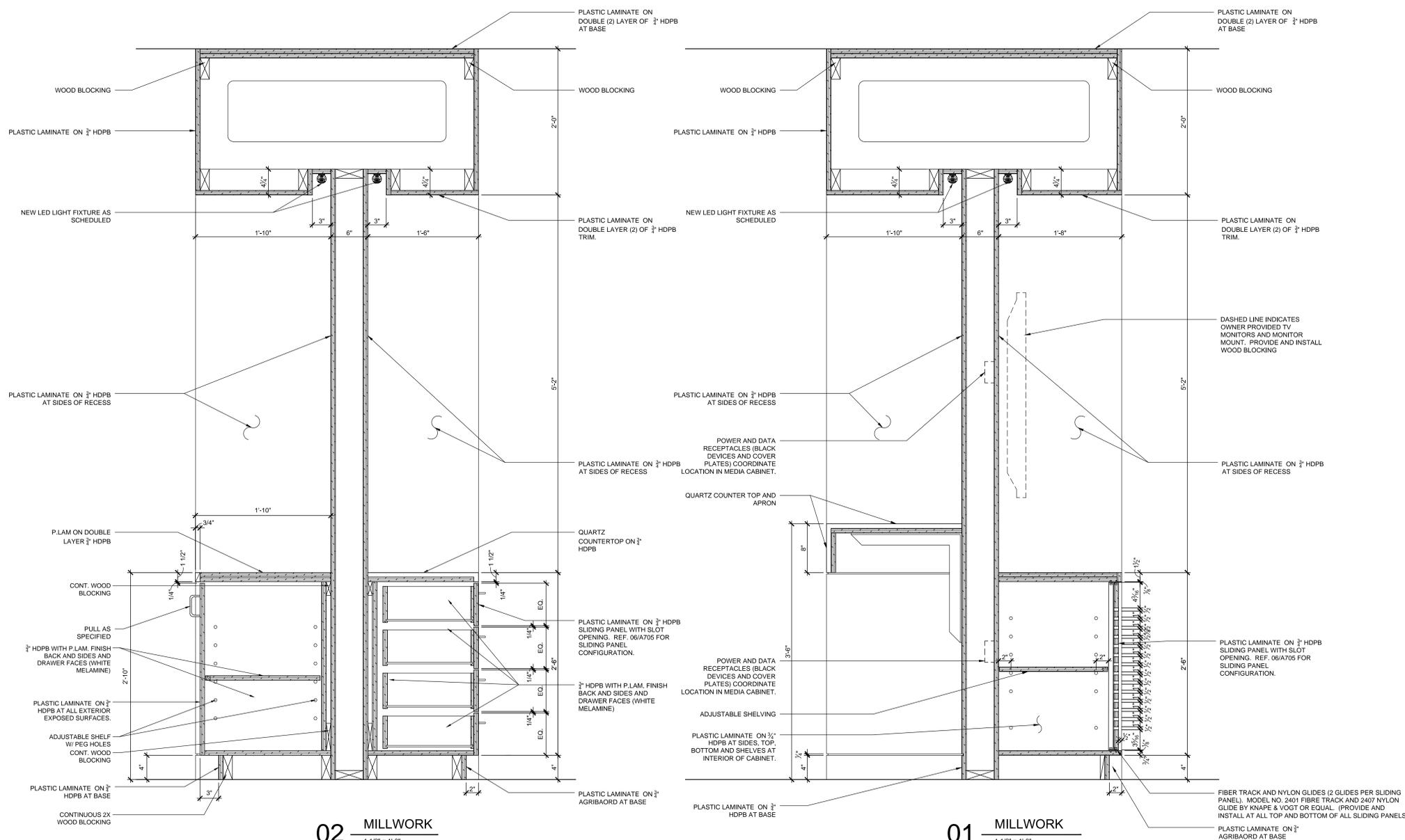
JOB NO. 20144

Issue Date:

Drawn By: AB

Checked By: AB

SHEET NO.



02 MILLWORK
1 1/2" = 1'-0"

01 MILLWORK
1 1/2" = 1'-0"

04 MILLWORK
1 1/2" = 1'-0"

03 MILLWORK
1 1/2" = 1'-0"

FLOOR FINISH KEYNOTES

CARPETS (CPT)
 ALLOWANCE:
 INCLUDE A \$25.00 (MATERIAL COST ONLY) FOR CARPET TILE AS IDENTIFIED ON DRAWINGS
 PRODUCT CHARACTERISTICS BASED ON:
 MANUFACTURER: BOLYU
 STYLE: GEO ACCENTS
 COLOR: GEO 48 KIMONO KAAKI
 YARN CONTENT: AVALAR RE NYLON
 SIZE: 24W X 24L

CONCRETE (CONC)
 POLISHED CONCRETE

PORCELAIN FLOOR TILE (PFT)
 PRODUCT CHARACTERISTICS BASED ON:
 MANUFACTURER: DAL TILE
 TYPE: COLOR BODY PORCELAIN
 STYLE: FABRIQUE
 FINISH: UNPOLISHED
 SIZE: 12" X 12"
 COLOR: BRUN LINEN (P691)

QUARRY TILE (QT)
 PRODUCT CHARACTERISTICS BASED ON:
 MANUFACTURER: AMERICAN OLEAN
 COLOR: N56 SHADOW FLASH
 SIZE: 6" X 6"

RESILIENT TILE MODULAR FLOORING (RTMF)
 MANUFACTURER: JOHNSONITE
 TYPE: TRAINING MULTI-FUNCTIONAL & SPORTS SHEET
 SIZE: 6'-6" WIDE ROLL
 COLOR: 9001 BEECH

LUXURY VINYL TILE (LVT)
 PRODUCT CHARACTERISTICS BASED ON:
 MANUFACTURER: JOHNSONITE
 TYPE: I.D. INSPIRATION
 SIZE: 6.56" X 39.37" PLANKS
 THICKNESS: 2.5 mm
 COLOR: 036 NORSE BEECH HONEY

RUBBER BASE (RB)
 PRODUCT CHARACTERISTICS BASED ON:
 MANUFACTURER: JOHNSONITE
 TYPE: 1/8" RUBBER WALL BASE
 COLOR: T.B.D.

FLOOR FINISH KEYNOTES (CONT.)



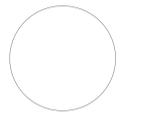
01 FLOOR PATTERN PLAN
 1/8" = 1'-0"

TERRITORY SQUARE LIBRARY - RECREATION COMPLEX

FLORENCE, AZ

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TITLE

FLOOR PATTERN PLAN

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: DZ

Checked By: AB

SHEET NO.

A900

SCHEMATIC DESIGN REVIEW

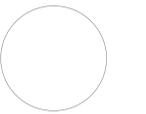
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TITLE

FURNITURE PLAN

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By: DZ

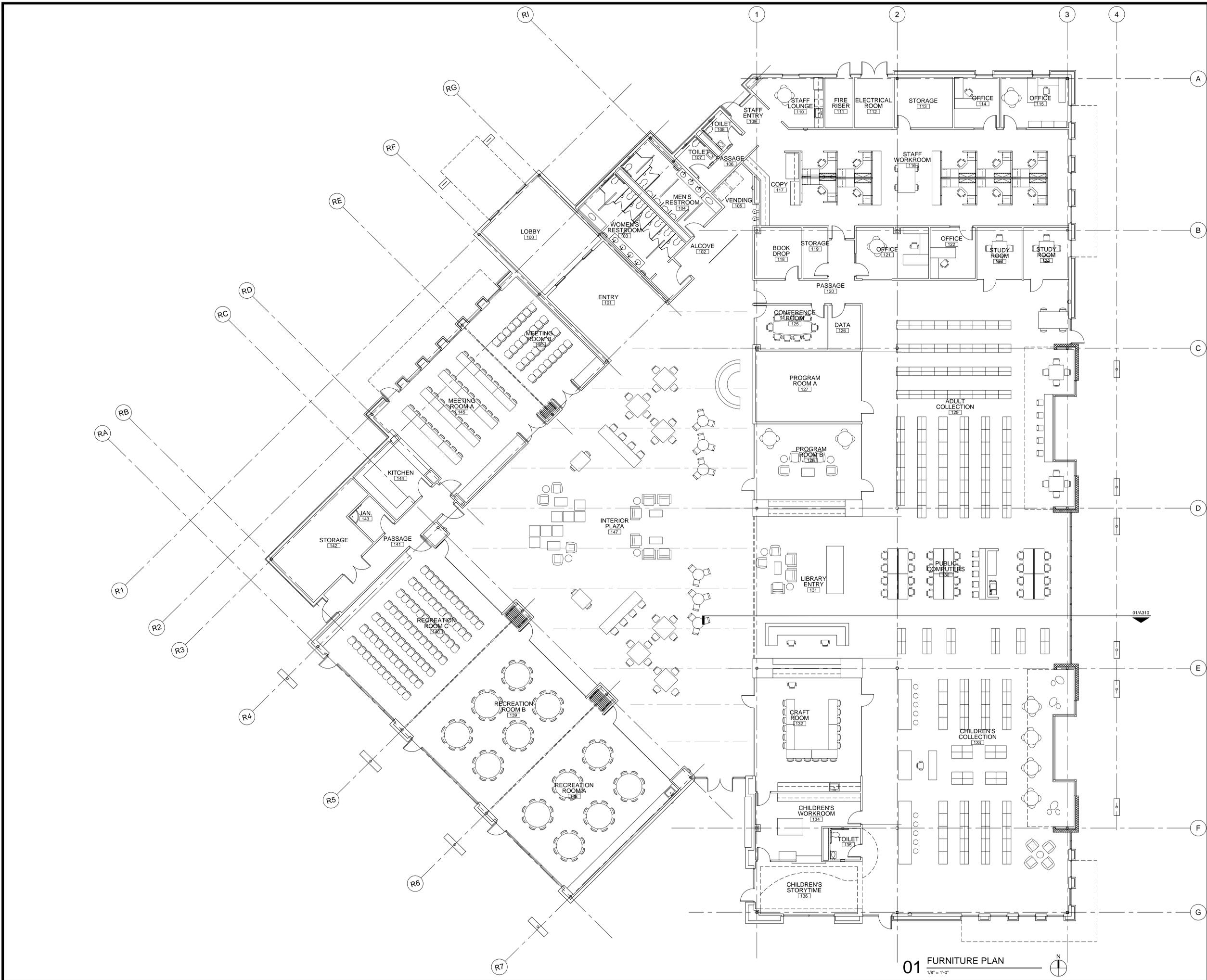
Checked By: AB

SHEET NO.

A1200

SCHEMATIC DESIGN REVIEW

PRELIMINARY ONLY



01 FURNITURE PLAN
1/8" = 1'-0"



GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

THESE GENERAL STRUCTURAL NOTES (GSN) APPLY UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

CODE:

CODE SHALL BE 2012 INTERNATIONAL BUILDING CODE AS AMENDED BY TOWN OF FLORENCE.

LIVE LOADS:

ROOFS: 20 PSF (REDUCIBLE)
FLOORS: 100 PSF (NON-REDUCIBLE)
FLOORS: 150 PSF (LIBRARY STACKS/HELIVING AREA)

SUPERIMPOSED DEAD LOADS:

IN ADDITION TO WEIGHT OF ACTUAL STRUCTURE SHOWN IN THESE PLANS:
ROOFS: 14 PSF

SEISMIC:

OCCUPANCY CATEGORY, TABLE 1604.5, = III
SEISMIC IMPORTANCE FACTOR, ASCE-7 TABLE 11.5-1, Ie = 1.25
GEOTECHNICAL SITE CLASS, TABLE 1613.5.2 = D
SITE COEFFICIENT, TABLE 1613.5.3, Fa = 1.592
SITE COEFFICIENT, TABLE 1613.5.3, Fv = 2.4
LATITUDE = -33.04 DEG; LONGITUDE = -111.39 DEG
USGS MAPPED SPECTRAL RESPONSE ACCELERATION
SHORT PERIOD, Ss = 0.26
1 SEC. PERIOD, S1 = 0.08
DESIGN SPECTRAL RESPONSE ACCELERATION
SHORT PERIOD, Sds = 0.276
1 SEC. PERIOD, Sd1 = 0.128
SEISMIC DESIGN CATEGORY, SDC, TABLE 1613.5.6 = B

SEISMIC FORCE RESISTING SYSTEM = INTERMEDIATE REINFORCED MASONRY SHEAR WALLS
RESPONSE MODIFICATION FACTOR, ASCE-7 TABLE 12.2-1, R = 3.5
SYSTEM OVERSTRENGTH FACTOR, ASCE-7 TABLE 12.2-1, OMEGA = 2, FLEXIBLE DIAPHRAGM
DEFLECTION AMPLIFICATION FACTOR, ASCE-7 TABLE 12.2-1, Cd = 2.25

ANALYSIS PROCEDURE = "EQUIVALENT LATERAL FORCE METHOD"

FUNDAMENTAL BUILDING PERIOD, T = 0.211 SEC

LONG PERIOD TRANSITION PERIOD, Lt = 6

SEISMIC RESPONSE COEFFICIENT, Cs = 0.099

DESIGN SEISMIC BASE SHEAR, V = Cs W = 0.099 W (ULTIMATE)

WIND:

BASIC WIND SPEED, 3 SECOND GUST, = 90 M.P.H.

EXPOSURE = C

WIND IMPORTANCE FACTOR, Iw = 1.15

BUILDING CLASSIFICATION = ENCLOSED

INTERNAL PRESSURE COEFFICIENT, GCpi = +/- 0.18

TOPOGRAPHICAL FACTOR, Kzt = 1.0

MAIN WINDFORCE RESISTING SYSTEM, MWFRS = 18.3 PSF (COMBINED WW + LW AT ROOF LEVEL)

COMPONENTS AND CLADDING GROSS DESIGN PRESSURES, BASED ON 10 SF TRIBUTARY AREAS:
ZONE 1, MAIN ROOF = 22 PSF UPLIFT (FOR JOIST UPLIFT: USE 100 SF TRIB UPLIFT = 20 PSF)

ZONE 2, ROOF EDGES = 36 PSF UPLIFT

ZONE 3, ROOF CORNERS = 65 PSF UPLIFT

ZONE 4, MAIN WALLS = 20 PSF PRESSURE, 21 PSF SUCTION

ZONE 5, WALL CORNERS = 20 PSF PRESSURE, 20 PSF SUCTION

PARAPETS, ZONE 4 = 50 PSF PRESSURE, 35 PSF SUCTION

PARAPETS, ZONE 5 = 69 PSF PRESSURE, 40 PSF SUCTION

MECHANICAL LOADS:

SEE PLANS FOR MINIMUM REQUIRED LOADS. VERIFY LOADS WITH MECHANICAL DRAWINGS AND

MECHANICAL UNIT SHOP DRAWINGS. MECHANICAL UNIT LOCATION OR ORIENTATION SHOWN ON THESE

STRUCTURAL PLANS SHALL NOT CHANGE UNLESS CONTRACTOR COORDINATES WITH ALL DISCIPLINES

POSSIBLE REVISED LOAD DISTRIBUTION EFFECTS TO THE STRUCTURE.

SHOP DRAWINGS

THE CONTRACTOR SHALL INCLUDE IN THEIR BID ALL COSTS ASSOCIATED WITH COMPLIANCE OF THE FOLLOWING PRE-SHOP DRAWING MEETING(S):

A. CONTRACTOR SHALL SCHEDULE & CARRY OUT PRE-SHOP DRAWING MEETINGS WITH THE PROJECT STRUCTURAL ENGINEER.

B. ALL SUCH MEETINGS SHALL BE HELD AT KPFF PHOENIX, OFFICE.

C. EACH TRADE DETAILER REQUIRED TO SUBMIT SHOP DRAWINGS FOR STRUCTURAL REVIEW SHALL PARTICIPATE.

THE STRUCTURAL SHOP DRAWING REVIEW IS INTENDED TO HELP THE ENGINEER VERIFY THE DESIGN CONCEPT. THIS REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH DESIGN DRAWINGS & SPECIFICATIONS, WHICH

HAVE A PRIORITY OVER SHOP DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR CONFIRMED & CORRELATED

DIMENSIONS, FABRICATION PROCESSES, MEANS, METHODS, TECHNIQUES, SAFETY, AND COORDINATION OF

THE WORK WITH OTHER TRADES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK THEIR OWN SHOP

DRAWINGS AND THOSE OF THEIR SUBCONTRACTORS.

THE STRUCTURAL SHOP DRAWINGS SHALL BE CHECKED BY CONTRACTOR PRIOR TO SUBMITTAL. THE SHOP

DRAWINGS WILL BE RETURNED FOR RESUBMITTAL IF A CURSORY REVIEW SHOWS MAJOR ERRORS WHICH

SHOULD HAVE BEEN FOUND BY THE CONTRACTOR'S CHECKING. ALL SHOP DRAWINGS SHALL INCLUDE

PLAN LAYOUTS SHOWING LOCATIONS OF ITEMS DETAILED ON THE SHOP DRAWINGS. ANY CHANGES,

SUBSTITUTIONS, OR DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE CLOUDED ON SHOP

DRAWINGS. ANY OF THE CHANGES WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES,

SHALL NOT BE CONSIDERED REVIEWED AFTER ENGINEER'S REVIEW UNLESS NOTED ACCORDINGLY.

CONCRETE MIX DESIGNS: SUBMITTALS SHALL BE PREPARED BY OR CERTIFIED TO CONFORM TO ACI CODE

BY AN INDEPENDENT TESTING LABORATORY PRIOR TO SUBMITTING TO ARCHITECT. EACH SEPARATE MIX

DESIGN SHALL BE INCLUDED WITH A COVER LETTER INDICATING THE LOCATIONS ON THE PROJECT WHERE

THE MIX WILL BE USED.

FOLLOWING SHOP DRAWINGS & CALCULATIONS WHEN APPLICABLE, ARE REQUIRED FOR SUBMITTAL FOR

STRUCTURAL REVIEW:

LOCATION OF CONSTRUCTION AND SHRINKAGE CONTROL JOINTS.

CONCRETE REINFORCING.

MASONRY REINFORCING.

LOCATION OF MASONRY CONTROL JOINTS.

STRUCTURAL STEEL AND DECK.

WELDERS CERTIFICATION AND WELD PROCEDURE SPECIFICATIONS.

MISCELLANEOUS STRUCTURAL STEEL.

ANY RESUBMITTAL OF A DETAIL SHEET WITH CHANGED INFORMATION SHALL BE ACCOMPANIED BY

LOCATION PLAN IDENTIFYING THE MEMBERS INVOLVED, AND CLOUDING ORIGIN CHANGED INFORMATION.

DIMENSIONS WILL NOT BE CHECKED. DIMENSION CHECKING AND CHECKING OF DESIGN CHANGES

PROPOSED BY CONTRACTOR WITHOUT PRIOR CONSULTATION WITH THE ENGINEER SHALL BE CHECKED

ONLY IF THE CONTRACTOR WISHES THEM TO BE CHECKED AT THEIR COST.

ANY ENGINEERING SUBMITTED FOR REVIEW SHALL BE APPROPRIATELY SEALED. FULL RESPONSIBILITY OF

SUCH ENGINEERING RESTS WITH THE PERSON SEALING THE DESIGN.

STATEMENT OF SPECIAL STRUCTURAL INSPECTION

SPECIAL STRUCTURAL INSPECTION BY SPECIAL OBSERVERS SATISFACTORY TO THE BUILDING OFFICIAL IS

REQUIRED IN CONFORMANCE WITH IBC CODE SECTIONS 1703, 1704, AND 1705.

THE SPECIAL INSPECTOR SHALL SEND COPIES OF ALL STRUCTURAL INSPECTION REPORTS DIRECTLY TO THE

ARCHITECT, KPFF, CONTRACTOR AND BUILDING OFFICIAL. ANY CONSTRUCTION WHICH FAILS TO MEET THE

SPECIAL INSPECTION REQUIREMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ARCHITECT'S ATTENTION. SPECIAL

INSPECTION REQUIREMENTS APPLY EQUALLY TO ALL BIDDER-DESIGNED COMPONENTS.

MATERIALS TESTING IS NOT SPECIAL INSPECTION. MATERIALS TESTING SHALL BE BY AN INDEPENDENT

TESTING LABORATORY.

SEE TABLES OF REQUIRED SPECIAL INSPECTIONS FOLLOWING THESE GSN.

SCHEDULING OF SPECIAL STRUCTURAL INSPECTIONS:

THE CONTRACTOR SHALL ALLOW A MINIMUM OF 48 HOURS NOTIFICATION TO THE ENGINEER FOR THE

SCHEDULING OF SPECIAL STRUCTURAL INSPECTIONS.

SPECIAL STRUCTURAL INSPECTION:

NOT REQUIRED FOR THE FOLLOWING MATERIALS: CONCRETE SLABS ON GRADE.

FOUNDATIONS

SOIL REPORT BY: TBD

FOOTINGS ON FILL: FOOTINGS SHALL BEAR ON MINIMUM OF ____ THICK CONTROLLED, COMPACTED FILL,

AT MINIMUM ____ BELOW LOWEST ADJACENT FINISH OR NATURAL GRADE WITHIN 5 FEET OF EXTERIOR

WALL. FOR INTERIOR FOOTINGS, FINISH FLOOR IS CONSIDERED AS FINISH GRADE. FOR EXTENT AND

NATURE OF COMPACTED FILL, SEE SOIL REPORT AND SPECIFICATIONS.

ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

DO NOT PLACE BACKFILL BEHIND EXISTING WALLS BEFORE CONCRETE WALL GROUTING AND

RESTRAINING SLABS HAVE ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT

ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS OR MOVEMENT UNTIL RESTRAINING

SLABS ARE COMPLETELY CONSTRUCTED.

ALL SOILS, MATERIALS, EARTHWORK, COMPACTION, TRENCHING, AND UNDERGROUND WORK SHALL BE IN

ACCORDANCE WITH THE GEOTECHNICAL REPORT AND APPROVED BY THE GEOTECHNICAL SPECIAL

INSPECTOR.

GEOTECHNICAL ALLOWABLE VALUES PER SOIL REPORT:
UNIFIED SOIL CLASSIFICATION: SC-SM, SILTY CLAYEY SAND

ALLOWABLE VERTICAL BEARING: (ASSUMED VALUES FOR SCHEMATIC DESIGN - NOT FOR CONSTRUCTION)

3,000 PSF. DEAD PLUS LIVE LOADS

4,000 PSF INCLUDING WIND AND SEISMIC LOAD CASES (1/3 ALLOWABLE STRESS INCREASE)

RETAINING WALLS EQUIVALENT PRESSURES (LEVEL BACKFILL):

40 PCF. UNRESTRAINED

55 PCF. RESTRAINED

RETAINING WALLS EQUIVALENT PRESSURES (SLOPING 2H:1V BACKFILL):

55 PCF. UNRESTRAINED

85 PCF. RESTRAINED

RETAINING WALL SURCHARGE LOADS:

100 PSF. TYPICAL

300 PSF. WALLS ADJACENT TO VEHICULAR TRAFFIC

PASSIVE PRESSURE: 350 PCF (1,250 PSF MAX)

PASSIVE PRESSURE: 467 PCF (1,250 PSF MAX) (1/3 INCREASE INCLUDING WIND OR SEISMIC)

COEFFICIENT OF FRICTION: 0.35

COEFFICIENT OF FRICTION: 0.35 IN CONJUNCTION WITH VAPOR BARRIER

MODULUS OF SUBGRADE REACTION, K: 100 PCI INTERIOR SLABS ON GRADE

FROST DEPTH: 0 INCHES

CONCRETE

ALL CONCRETE SHALL MEET ALL THE REQUIREMENTS OF ACI 301 WITH TYPE II CEMENT. MINIMUM 28 DAY

STRENGTH 3,000 PSI, EXCEPT AS FOLLOWS. 4,000 PSI AT PIT WALLS, LAB, AND FOOTINGS AT PUMP

EQUIPMENT BUILDING

NO ADMIXTURES WITHOUT APPROVAL. ADMIXTURES CONTAINING MORE THAN 0.05% CHLORIDES BY

WEIGHT SHALL NOT BE USED. CONCRETE SHALL NOT BE IN CONTACT WITH ALUMINUM.

MIX DESIGNS FOR CONCRETE CONTAINING FLY ASH SHALL BE BY AN INDEPENDENT TESTING LABORATORY.

ONLY ASTM C618 CLASS F FLY ASH SHALL BE USED. FLY ASH SHALL BE BY PHOENIX CEMENT OR WESTERN

ASH COMPANY. THE AMOUNT OF FLY ASH USED SHALL NOT EXCEED THE FOLLOWING PERCENTAGES BY

WEIGHT OF THE COMBINED WEIGHT OF FLY ASH PLUS CEMENT: WALLS 20 PERCENT; SLABS ON GRADE AND

FOUNDATIONS 30 PERCENT.

CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCHING AND SHALL NOT EXCEED A TEMPERATURE

OF 90 DEGREES FAHRENHEIT UNLESS PREAPPROVED BY THE ENGINEER.

MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED. EXCEPT THAT SLABS ON GRADE AND SLABS ON

DECK NEED BE VIBRATED ONLY AROUND EMBEDDED ITEMS. MAXIMUM SLUMP FOR CONCRETE CONTAINING

TYPE A WATER-REDUCING ADMIXTURE SHALL BE 4". CONCRETE CONTAINING THE HIGH-RANGE

WATER-REDUCING ADMIXTURE SHALL HAVE A MAXIMUM SLUMP OF 8". WATER CONTENT SHALL NOT

EXCEED 2" - 3" INITIAL SLUMP PRIOR TO THE ADDITION OF THE ADMIXTURE. DO NOT TAMP SLABS. USE

LASER SCREED OR VIBRATING SCREED TO STRIKE OFF CONCRETE. DO NOT ADD WATER TO CONCRETE AT

SITE.

CONCRETE CYLINDERS SHALL BE TAKEN AND TESTED PER THE CODE BY AN INDEPENDENT TESTING

LABORATORY FOR STRUCTURAL PURPOSES OVER 50 YARDS. HISTORICAL DATA SHALL BE

SUBMITTED AND APPROVED PRIOR TO THE POUR IF NO TEST SAMPLES ARE TAKEN FOR POURS LESS THAN

50 YARDS.

ALL REINFORCING, INCLUDING DOWELS AND ANCHOR BOLTS, SHALL BE SECURELY TIED IN LOCATION

BEFORE PLACING CONCRETE OR GROUT. DOWELS WILL NOT BE ALLOWED TO BE "STABBED" TO

MECHANICAL DRAWINGS.

ALL SLAB CONSTRUCTION SHALL CONFORM TO ACI 302.1. CURE UNCOVERED SLABS ON GRADE AND JOBS

CAST PRECAST PANELS SHALL BE CURED WITH 6 INCH LAPS AND COVER

WITH SAND. CURING COMPOUND FOR OTHER WORK SHALL BE COMPATIBLE WITH APPLIED FINISH.

CONFORMING TO ASTM C1315 FOR CURING AND SEALING COMPOUND AND ASTM C309 FOR CURING

COMPOUNDS AND SHALL BE CLEAR ON UNCOVERED STRUCTURE AND WHITE PIGMENTS ON COVERED

STRUCTURE. APPLY AT A RATE SUFFICIENT TO RETAIN MOISTURE, BUT NOT LESS THAN 1 GALLON PER

200 SQUARE FEET FOR PRODUCTS CONFORMING TO ASTM C309 AND 300 SQUARE FEET PER GALLON FOR

PRODUCTS CONFORMING TO ASTM C1315.

CAST SLABS ON GRADE IN ALTERNATE SECTIONS. UNLESS PERMANENT FORMS ARE USED. WAIT 48 HOURS

BETWEEN ALL ADJACENT CONCRETE CASTINGS. DO NOT PLACE CONCRETE IN LENGTHS EXCEEDING

100 FEET.

THE CONTRACTOR SHALL FIX ALL CRACKS AND DISPLACEMENTS LARGER THAN 1/16" UP TO THE PROJECT

COMPLETION.

CONDUITS, PIPES, AND SLEEVES EMBEDDED IN CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF

ACI 318 CODE CHAPTER 6.

ALL REINFORCING BARS DEFORMED. LATEST ACI CODE AND DETAILING MANUAL APPLY. CLEAR CONCRETE

COVERAGES TO ANY REINFORCING INCLUDING TIES ARE AS FOLLOWS:

3" CONCRETE PLACED AGAINST ROUGH EARTH

2" FORMED CONCRETE EXPOSED TO EARTH OR WEATHER (#6 OR LARGER REBAR ONLY)

1" SLABS AND JOISTS NOT EXPOSED TO WEATHER

1-1/2" ALL OTHER

LAP SPLICES IN MASONRY: SHALL BE 48 DIAMETERS.

LAP SPLICES IN CONCRETE: UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING:

#3, #2; #4, #9; #5, #36; #6, #43; #7, #63; #8, #72; #9, #81; #10, #91; #11, #101. MULTIPLY BY 1.3 FOR TOP BARS.

MINIMUM CLEAR COVER FOR SPLICED REINFORCING IS GREATER THAN ONE BAR DIAMETER, AND MINIMUM

CLEAR SPACING IS GREATER THAN TWO BAR DIAMETERS. SPLICE BOTTOM BAR OVER SUPPORTS AND TOP

BAR AT MIDSPAN ONLY. WHERE BARS ARE SHOWN SPLICED, THEY MAY RUN CONTINUOUS AT

CONTRACTOR'S OPTION.

ALL SPLICE LOCATIONS SUBJECT TO APPROVAL. PROVIDE REQUIRED SHOP DRAWINGS AND FABRICATE

AFTER THE ARCHITECT'S REVIEW. SEE SHOP DRAWING SECTION ABOVE. PLACE REBAR PER CRSI MANUAL.

REBAR SPACING SHALL BE AS SHOWN, BUT NOT LESS THAN 4" ON CENTER. ALL REBAR IS

CONTINUOUS UNLESS OTHERWISE NOTED. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE

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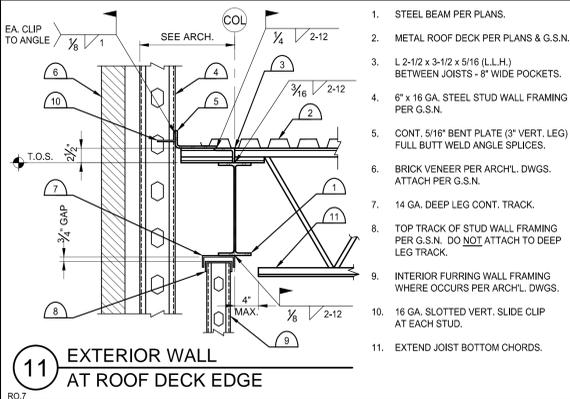
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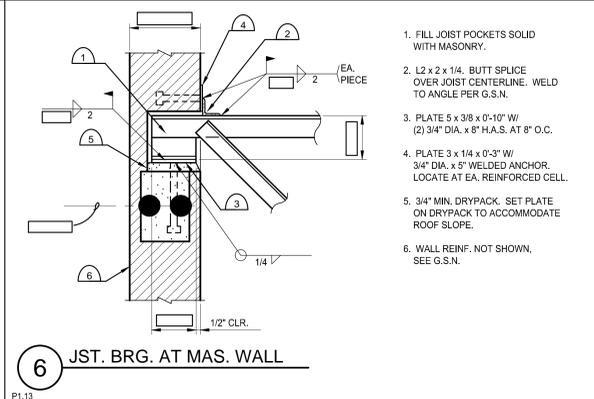
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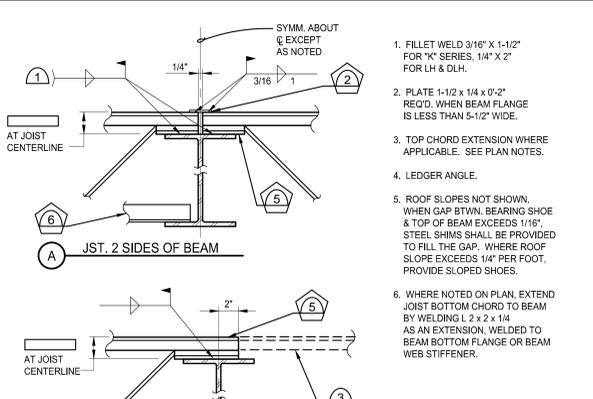
11 EXTERIOR WALL AT ROOF DECK EDGE

RD.7



6 JST. BRG. AT MAS. WALL

P1.13



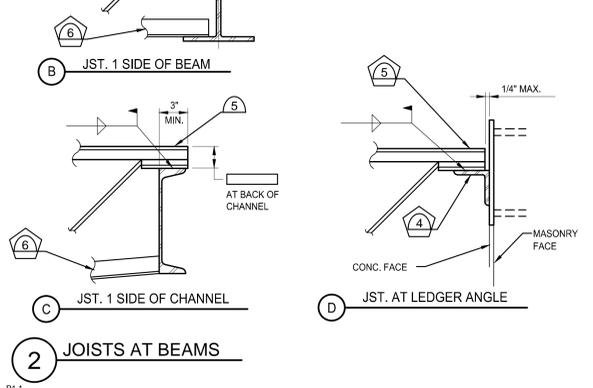
2 JOISTS AT BEAMS

P1.1



7 SMALL OPENINGS IN RIBBED METAL ROOF DECK

Q0.1



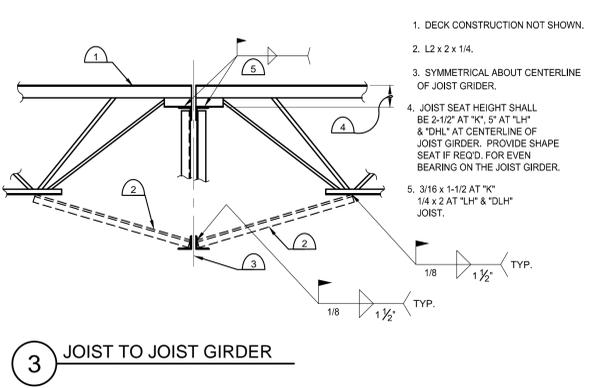
3 JOIST TO JOIST GIRDER

P1.4



8 LARGE OPENINGS IN METAL DECK

Q0.4



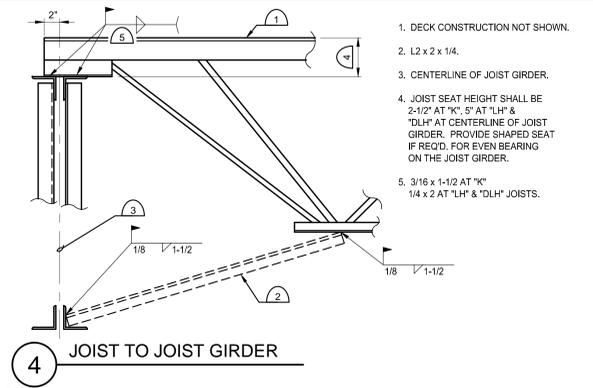
4 JOIST TO JOIST GIRDER

P1.5M



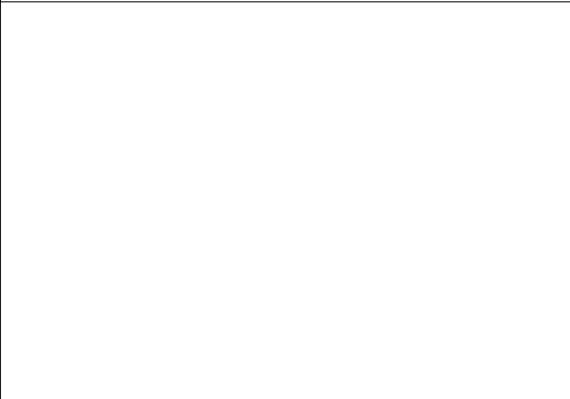
9 ROOF DECK CONNECTION AT MAS. WALL

Q1.2



5 JOIST TO COLUMN CONNECTION

P1.7



10 ROOF DECK OVER MAS. WALL

Q1.4

- STEEL BEAM PER PLANS.
- METAL ROOF DECK PER PLANS & G.S.N.
- L 2-1/2 x 3-1/2 x 5/16 (L.L.H.) BETWEEN JOISTS - 8" WIDE POCKETS.
- 6" x 16 GA. STEEL STUD WALL FRAMING PER G.S.N.
- CONT. 5/16" BENT PLATE (3" VERT. LEG) FULL BUTT WELD ANGLE SPLICES.
- BRICK VENEER PER ARCH'L DWGS. ATTACH PER G.S.N.
- 14 GA. DEEP LEG CONT. TRACK.
- TOP TRACK OF STUD WALL FRAMING PER G.S.N. DO NOT ATTACH TO DEEP LEG TRACK.
- INTERIOR FURRING WALL FRAMING WHERE OCCURS PER ARCH'L DWGS.
- 16 GA. SLOTTED VERT. SLIDE CLIP AT EACH STUD.
- EXTEND JOIST BOTTOM CHORDS.

- FILL JOIST POCKETS SOLID WITH MASONRY.
 - L2 x 2 x 1/4. BUTT SPLICE OVER JOIST CENTERLINE. WELD TO ANGLE PER G.S.N.
 - PLATE 5 x 3/8 x 0-10" W/ (2) 3/4" DIA. x 8" H.A.S. AT 8" O.C.
 - PLATE 3 x 1/4 x 0-3" W/ 3/4" DIA. x 5" WELDED ANCHOR. LOCATE AT EA. REINFORCED CELL.
 - 3/4" MIN. DRYPACK. SET PLATE ON DRYPACK TO ACCOMMODATE ROOF SLOPE.
 - WALL REINF. NOT SHOWN, SEE G.S.N.
- NOTES:
REINF. ANGLES NOT REQ'D. AT OPENING LESS THAN 6" OR WHEN (1) DECK FLUTE IS CUT.
USE AT OPENINGS UP TO 12" WIDE WHEN NO MORE THAN (2) DECK FLUTES HAVE BEEN CUT. DECK SHALL BE CONT. OVER MIN. (1) ADJACENT SPAN.
FOR LARGE OPENINGS IN METAL DECK SEE DETAIL.
- OPENINGS SHOWN ON STRUCTURAL PLANS ARE TO BE DETAILED & PER OSHA DIRECTIVE 29 CFR PART 1926.754(e)(2).
- OPENINGS LESS THAN STANDARD BEAM OR JOIST SPACING SHOWN ON THE DWGS. CAN BE DECKED OVER AT CONTRACTOR'S OPTION.

- SUPPORTING STL. SEE FRAMING PLAN.
 - WELD METAL DECK TO CHANNEL FRMG. AROUND OPENING PER G.S.N. FIELD BEND DECK TO TOP OF CHANNEL & WELD IF FLUTE MISSES ANGLE.
- NOTES:
SEE MECH. OR ARCH. DWGS. FOR SIZE & LOCATION OF OPENINGS.
USE THIS DETAIL FOR OPENINGS WHERE DETAIL FOR SMALL OPENINGS DOES NOT APPLY.
WHEN CLEAR DISTANCE BETWEEN EDGE OF BEAM (BEAM NORMAL TO DECK) & EDGE OF OPENINGS IS LESS THAN 5" 5" PARALLEL CHANNEL MAY BE OMITTED.
ALL OPENINGS & THEIR FRMG. PER ABOVE ARE NOT NECESSARILY SHOWN ON FRMG. PLANS. SEE PLANS BY OTHER TRADES.
- OPENINGS SHOWN ON STRUCTURAL PLANS ARE TO BE DETAILED & PER OSHA DIRECTIVE 29 CFR PART 1926.754(e)(2).
- OPENINGS LESS THAN STANDARD BEAM OR JOIST SPACING SHOWN ON THE DWGS. CAN BE DECKED OVER AT CONTRACTOR'S OPTION.

- PLATE 5 x 1/4 x 0-5" AT 4'-0" O.C. NOT MORE THAN 1'-0" FROM END OF ANGLE. MIN. (2) PLATES PER ANGLE LENGTH. TOP OF PLATE AT TOP OF DECK.
- WELD PER G.S.N.
- L3 x 3 x 1/4 CONT.
- SEE G.S.N.
- 3/4" DIA. x 5" HEADED STUD. CENTER ON PLATE.
- ROOF DECK.

- PLATE 5 x 1/4 x 0-5" AT 4'-0" O.C. NOT MORE THAN 1'-0" FROM END OF ANGLE. MIN. (2) PLATES PER ANGLE LENGTH.
- WELD PER G.S.N.
- L3 x 3 x 1/4 CONT.
- SEE G.S.N.
- (2) 3/4" DIA. x 8" HEADED STUD. AT 5" O.C.
- CONT. PLATE 1/4" x 3". LOCATE UNDER FLUTE.
- SHIFT PLATE IF REQ'D.
- FILL SPACE W/ MATERIAL SPECIFIED BY ARCH.

- FILLET WELD 3/16" X 1-1/2" FOR "K" SERIES. 1/4" X 2" FOR LH & DLH.
- PLATE 1-1/2 x 1/4 x 0-2" REQ'D. WHEN BEAM FLANGE IS LESS THAN 5-1/2" WIDE.
- TOP CHORD EXTENSION WHERE APPLICABLE. SEE PLAN NOTES.
- LEDGER ANGLE.
- ROOF SLOPES NOT SHOWN. WHEN GAP BTWN. BEARING SHOE & TOP OF BEAM EXCEEDS 1/16", STEEL SHIMS SHALL BE PROVIDED TO FILL THE GAP. WHERE ROOF SLOPE EXCEEDS 1/4" PER FOOT, PROVIDE SLOPED SHOES.
- WHERE NOTED ON PLAN, EXTEND JOIST BOTTOM CHORD TO BEAM BY WELDING L 2 x 2 x 1/4 AS AN EXTENSION. WELDED TO BEAM BOTTOM FLANGE OR BEAM WEB STIFFENER.

- DECK CONSTRUCTION NOT SHOWN.
- L2 x 2 x 1/4.
- SYMMETRICAL ABOUT CENTERLINE OF JOIST GIRDER.
- JOIST SEAT HEIGHT SHALL BE 2-1/2" AT "K", 5" AT "LH" & "DLH" AT CENTERLINE OF JOIST GIRDER. PROVIDE SHAPE SEAT IF REQ'D. FOR EVEN BEARING ON THE JOIST GIRDER.
- 3/16 x 1-1/2 AT "K" 1/4 x 2 AT "LH" & "DLH" JOIST.

- DECK CONSTRUCTION NOT SHOWN.
- L2 x 2 x 1/4.
- CENTERLINE OF JOIST GIRDER.
- JOIST SEAT HEIGHT SHALL BE 2-1/2" AT "K", 5" AT "LH" & "DLH" AT CENTERLINE OF JOIST GIRDER. PROVIDE SHAPED SEAT ON THE JOIST GIRDER.
- 3/16 x 1-1/2 AT "K" 1/4 x 2 AT "LH" & "DLH" JOISTS.

- 1/2" PLATE OVER ENTIRE COLUMN.
 - WELDS SAME AS FOR JOISTS TO BEAMS.
 - DECK CONSTR. NOT SHOWN.
- NOTE:
ROOF SLOPES NOT SHOWN. WHEN GAP BETWEEN BEARING SHOE & TOP OF PLATE EXCEEDS 1/16", STEEL SHIMS SHALL BE PROVIDED TO FILL THE GAP. WHERE SLOPES EXCEEDS 1/4" PER FOOT, PROVIDE SLOPED SHOES.

TERRITORY SQUARE LIBRARY - RECREATION COMPLEX

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TITLE
STRUCTURAL DETAILS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By:

Checked By:

SHEET NO.

S106

SCHEMATIC DESIGN REVIEW

PRELIMINARY ONLY

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DRAFTSMAN: JEFFREY DENZAK
KPFF PROJECT # 214053

EXHAUST FAN SCHEDULE										
MARK	ZONE DESCRIPTION	TYPE	EXHAUST AIR ACFM / SCFM	EXT. S.P. (IN. WC.)	DRIVE TYPE	MAX. SONES AT CFM LISTED	ELECTRICAL		WEIGHT WITH CURB (LBS)	REMARKS
							VOLT/Ø/HZ	MOTOR HP		
EF 1	WOMENS 103, MENS 104, TOILET 107 & TOILET 108	ROOF MOUNTED	1125	0.375	BELT	5.2	115/1/60	1/4	110	ROOF MOUNTED - WITH CURB - COOK MODEL 150 ACEB
EF 2	JANITOR 142	CEILING MOUNTED	80	0.2	DIRECT	1.2	115/1/60		60 WATTS	CEILING MOUNTED WITH GRILL AND BACKDRAFT DAMPER COOK MODEL GC-142
EF 3	TOILET 133	CEILING MOUNTED	80	0.2	DIRECT	1.2	115/1/60		60 WATTS	CEILING MOUNTED WITH GRILL AND BACKDRAFT DAMPER COOK MODEL GC-142

- NOTES:
- MANUFACTURERS NUMBERS ARE COOK, UNLESS NOTED OTHERWISE. SEE SPECIFICATION FOR APPROVED MANUFACTURERS.
 - FURNISH WITH VIBRATION ISOLATION, AND BACKDRAFT DAMPERS.
 - CONTROL BY DIVISION 26.
 - FOR CEILING MOUNTED UNITS, PROVIDE DUCT AND ROOF CAP OR PENTHOUSE FOR DISCHARGE.

LEGEND	
SYMBOL	DESCRIPTION
	SUPPLY
	RETURN OR OUT SIDE AIR
	EXHAUST
	CO2 SENSOR
	THERMOSTAT
	SUPPLY AIR
	OUTSIDE AIR
	RETURN AIR
	TRANSFER AIR
	DUCT SMOKE DETECTOR. INSTALL 12x12 ACCESS DOOR AT ALL LOCATIONS
	EQUIPMENT MARK IDENTIFICATION I.E. AIR-COND. UNIT NO 2B
	SUPPLY DIFFUSER OR REGISTER MARK EXIST. CEILING DIFFUSER WITH DESIGN AIR FLOW LISTED (290 SFM)
	BRANCH DUCT TAKE-OFF SEE DETAIL X/MXX
	SINGLE THICKNESS TURNING VANES
	MANUAL VOLUME DAMPER
	NEW FABRICATED, LINED SHEET METAL DUCT. SEE SPECIFICATION AND DETAILS
	DUCT TRANSITION

PACKAGED HEAT PUMP A/C UNIT SCHEDULE																									
MARK	ZONE DESCRIPTION	MIN. NOMINAL SIZE (TONS)	SUPPLY AIR ACFM / SCFM	POWER EXHAUST CFM	MIN. OCCUPIED OUTSIDE AIR CFM	EXT. S.P. (IN. WC.)	COOLING MIN. REQ'D CAPACITY		COOLING STAGES	COND. ENTERING EVAPORATOR		ARI HEATING CAPACITY AT AMBIENT LISTED		ELECTRICAL						MIN. SEER (EER IF NOTED)	FILTERS (NO. AND SIZE)	WEIGHT WITH CURB (LBS)	REMARKS		
							TOTAL MBH	SENSIBLE MBH		DB °F	WB °F	@47 F MBH	@17 F MBH	UNIT		COMPRESSOR								OD FAN	
														VOLT/Ø/HZ	MCA	FAX FUSE	RLA	LRA	OD FAN FLA					SUPPLY FAN FLA	
AC 1A	NORTH OFFICES	4	1600	-	100	0.6	36	34.5	1	83	63	45.5	27.4	208/3/60	27.2	35	16	120	1.2	6	13	(2) 22X14X1	610	YORK BHZ-048	
AC 2A	STAFF WORKRM	4	1600	-	150	0.6	36	34.5	1	83	63	45.5	27.4	208/3/60	27.2	35	16	120	1.2	6	13	(2) 22X14X1	610	YORK BHZ-048	
AC 3A	STAFF WORKRM	4	1600	-	150	0.6	36	34.5	1	83	63	45.5	27.4	208/3/60	27.2	35	16	120	1.2	6	13	(2) 22X14X1	610	YORK BHZ-048	
AC 4A	LOBBY AND RESTROOMS	5	2000	-	415	0.6	45	42.3	1	78	58	56	33	208/3/60	28.8	40	17.9	128	2.3	7.6	13	(2) 22X14X1	645	YORK BHZ-060	
AC 5A	STAFF AND STUDY	3	1050	-	175	0.6	27	23	1	83	67	32.8	19.2	208/3/60	21.6	30	11.5	77	1.2	6	13	(2) 22X14X1	545	YORK BHZ-036	
AC 5A	NW MTG ROOMS & KIT	5	2000	-	305	0.6	45	42.3	1	78	58	56	33	208/3/60	28.8	40	17.9	128	2.3	7.6	13	(2) 22X14X1	645	YORK BHZ-060	
AC 5B	NW MTG ROOMS & KIT	5	2000	-	305	0.6	45	42.3	1	78	58	56	33	208/3/60	28.8	40	17.9	128	2.3	7.6	13	(2) 22X14X1	645	YORK BHZ-060	
AC 6A	Rec Room C	4	1600	-	295	0.6	36	34.5	1	83	63	45.5	27.4	208/3/60	27.2	35	16	120	1.2	6	13	(2) 22X14X1	610	YORK BHZ-048	
AC 6B	Rec Room C	4	1600	-	295	0.6	36	34.5	1	83	63	45.5	27.4	208/3/60	27.2	35	16	120	1.2	6	13	(2) 22X14X1	610	YORK BHZ-048	
AC 7A	Rec Room B	4	1600	-	295	0.6	36	34.5	1	83	63	45.5	27.4	208/3/60	27.2	35	16	120	1.2	6	13	(2) 22X14X1	610	YORK BHZ-048	
AC 7B	Rec Room B	4	1600	-	295	0.6	36	34.5	1	83	63	45.5	27.4	208/3/60	27.2	35	16	120	1.2	6	13	(2) 22X14X1	610	YORK BHZ-048	
AC 8A	Rec Room A	4	1600	-	295	0.6	36	34.5	1	83	63	45.5	27.4	208/3/60	27.2	35	16	120	1.2	6	13	(2) 22X14X1	610	YORK BHZ-048	
AC 8B	Rec Room A	4	1600	-	295	0.6	36	34.5	1	83	63	45.5	27.4	208/3/60	27.2	35	16	120	1.2	6	13	(2) 22X14X1	610	YORK BHZ-048	
AC 9A	Interior Plaza	5	2000	-	415	0.6	45	42.3	1	78	58	56	33	208/3/60	28.8	40	17.9	128	2.3	7.6	13	(2) 22X14X1	645	YORK BHZ-060	
AC 9B	Interior Plaza	5	2000	-	415	0.6	45	42.3	1	78	58	56	33	208/3/60	28.8	40	17.9	128	2.3	7.6	13	(2) 22X14X1	645	YORK BHZ-060	
AC 9C	Interior Plaza	5	2000	-	415	0.6	45	42.3	1	78	58	56	33	208/3/60	28.8	40	17.9	128	2.3	7.6	13	(2) 22X14X1	645	YORK BHZ-060	
AC 9D	Interior Plaza	5	2000	-	415	0.6	45	42.3	1	78	58	56	33	208/3/60	28.8	40	17.9	128	2.3	7.6	13	(2) 22X14X1	645	YORK BHZ-060	
AC 10A	Data Room	3	1200	-	0	0.6	27	23	1	83	67	32.8	19.2	208/3/60	21.6	30	11.5	77	1.2	6	13	(2) 22X14X1	545	YORK BHZ-036	
AC 11A	Program Rooms	4	1600	-	450	0.6	36	34.5	1	83	63	45.5	27.4	208/3/60	27.2	35	16	120	1.2	6	13	(2) 22X14X1	610	YORK BHZ-048	
AC 12A	Library	12.5	5600	4500	560	0.78	136	122	2	83	62	144	87	208/3/60	68.9	90	(2) 23.1	(2) 1600	1.5	10.9	EER 11.0	(4) 24X20X2	2000	YORK XP150	
AC 12B	Library	12.5	5600	4500	560	0.78	136	122	2	83	62	144	87	208/3/60	68.9	90	(2) 23.1	(2) 1600	1.5	10.9	EER 11.0	(4) 24X20X2	2000	YORK XP150	
AC 12C	Library	12.5	5600	4500	560	0.78	136	122	2	83	62	144	87	208/3/60	68.9	90	(2) 23.1	(2) 1600	1.5	10.9	EER 11.0	(4) 24X20X2	2000	YORK XP150	
AC 13A	Library	12.5	5600	4500	560	0.78	136	122	2	83	62	144	87	208/3/60	68.9	90	(2) 23.1	(2) 1600	1.5	10.9	EER 11.0	(4) 24X20X2	2000	YORK XP150	
AC 14	Craft Rooms	4	1600	-	315	0.6	36	34.5	1	83	63	45.5	27.4	208/3/60	27.2	35	16	120	1.2	6	13	(2) 22X14X1	610	YORK BHZ-048	
AC 15	Conference Room	3	1090	-	160	0.6	27	23	1	83	67	32.8	19.2	208/3/60	21.6	30	11.5	77	1.2	6	13	(2) 22X14X1	545	YORK BHZ-036	

- notes:
- ECONOMIZER REQUIRED.
 - REFRIGERANT R-410A.
 - POWERED EXHAUST REQUIRED ON UNITS LARGER THAN 5 NOMINAL TONS.
 - CAPACITY OF COOLING COIL AT DESIGN CONDITIONS AND 113 °F AMBIENT AIR TEMPERATURE.
 - WET COIL.
 - 1400 FEET SITE ELEVATION.
 - SET SUPPLY AIR FAN MOTOR TO LOWEST SETTING REQUIRED TO ACHIEVE DESIGN AIR FLOW.

DESIGN CONDITIONS		
	OUTSIDE	INSIDE
WINTER	33°F	70°F
SUMMER	113°F db, 69°F wb	74°F db, 70°F wb
ELEVATION	1075 FT	
LATITUDE	33°26'13" N	
LONGITUDE	112°5'14" W	

- MECHANICAL GENERAL NOTES**
- ALL MECHANICAL SHALL COMPLY WITH THE MOST STRINGENT OF APPLICABLE CODES, ORDINANCES, OR THE SPECIFICATIONS. APPLICABLE CODES ARE: 2006 IMC, 2006, IECC, 2006 IFGC AND 2006 IPC.
 - MECHANICAL DRAWINGS ARE DIAGRAMMATICAL IN NATURE, NOT ALL OFFSETS, BENDS, FITTINGS ARE SHOWN. ALL OFFSETS, BENDS FITTINGS NECESSARY FOR COMPLETE INSTALLATION ARE TO BE INCLUDED.
 - SEE ARCHITECTS REFLECTED CEILING PLAN FOR ACCURATE LOCAITON OF CEILING DIFFUSERS, EXHAUST GRILLES, CEILING EXHAUST FANS, AND CEILING RETURN AIR GRILLES.
 - COMPLY WITH SPECIFICATIONS AND SMACNA DUCT CONSTRUCTION STANDARDS FOR ALL DUCTWORK FABRICATION AND INSTALLATION.
 - ALL RECTANGULAR DUCT SHALL BE LINED, SEE SPECIFICATIONS.
 - ALL SUPPLY AND RETURN DUCTWORK SHALL BE INSULATED TO COMPLY WITH 2006 IECC 503.2.7. - SUCH DUCTS INSTALLED IN UNCONDITIONED SPACE SHALL HAVE A MIN. OF R-5 INSULATION, AND SUCH DUCTS INSTALLED OUTSIDE OF THE BUILDING INSULATION ENVELOPE SHALL HAVE A MIN. OF R-8 INSULATION.
 - ALL DUCTWORK JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS SHALL BE SECURED AND SEALED. IN ACCORDANCE WITH INTERNATIONAL MECHANICAL CODE



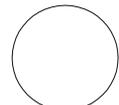
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TITLE
MECHANICAL SCHEDULES

REVISIONS

JOB NO. 20144

Issue Date:

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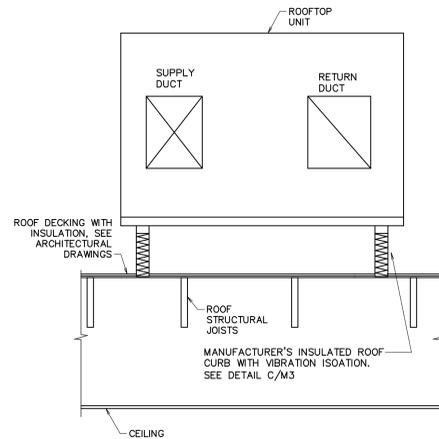
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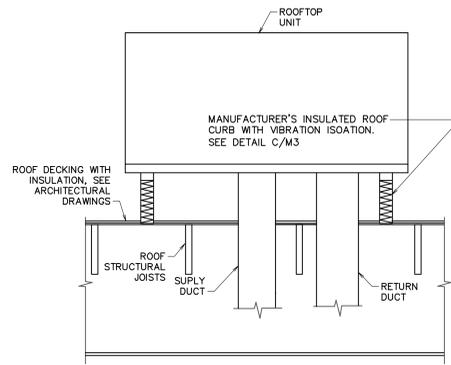
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SCHEMATIC DESIGN REVIEW

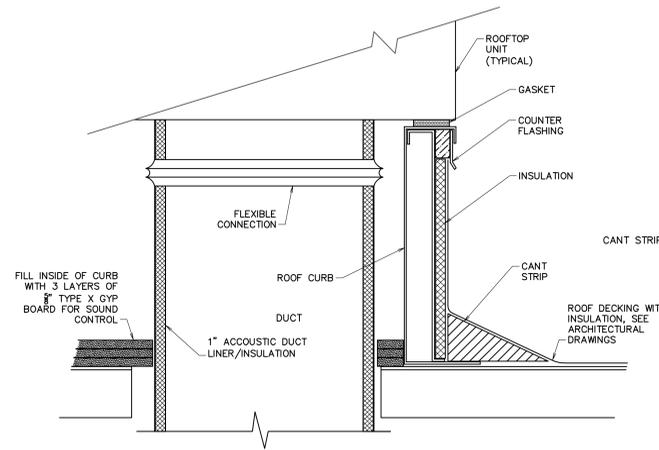
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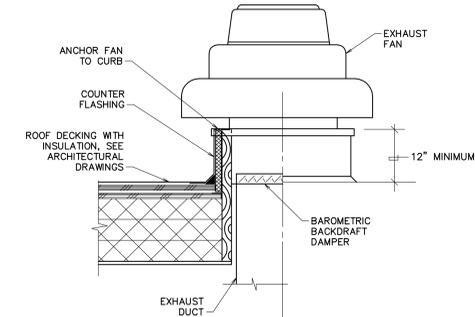
A ROOFTOP UNIT DETAIL
NOT TO SCALE



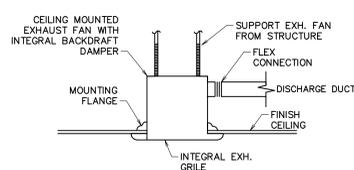
B ROOFTOP UNIT DETAIL
NOT TO SCALE



C ROOF CURB DETAIL
NOT TO SCALE



D ROOF EXHAUST FAN DETAIL
NOT TO SCALE

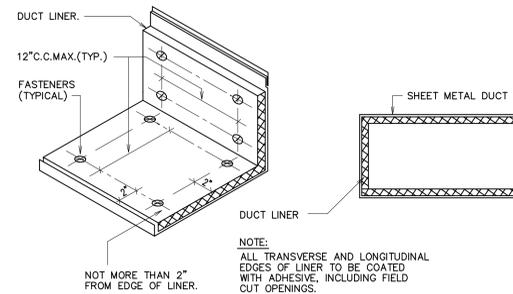


E CEILING MOUNTED EXHAUST FAN
NOT TO SCALE

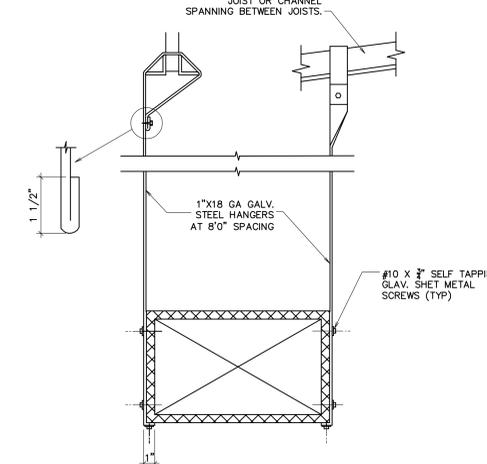
DIMENSION OF LONGEST SIDE, INCHES	SHEET METAL GAGE (ALL FOUR SIDES)	MINIMUM REINFORCING ANGLE SIZE AND MAXIMUM LONGITUDINAL SPACING BETWEEN TRANSVERSE JOINTS &/OR INTERMEDIATE REINFORCING	TRANSVERSE REINFORCING (1)				
			AT JOINTS				
			MIN. H. IN.	DRIVE SLIP	HEMMED S SLIP	ALTER'NT BAR SLIP	REIN-FORCED BAR SLIP
				RECOM-MENDED GAGE	RECOM-MENDED GAGE	RECOM-MENDED GAGE	RECOM-MENDED GAGE
UP THRU 12	26	NONE REQUIRED	1	26	26	24	24
13 - 18	24	NONE REQUIRED	1	24	24	24	24
19 - 30	24	1"X1"X1/8" @ 60 IN	1	-	24	24	24
31 - 36	22	1"X1"X1/8" @ 60 IN	1	-	-	22	22

(1) TRANSVERSE REINFORCING SIZE IS DETERMINED BY DIMENSION OF SIDE TO WHICH ANGLE IS APPLIED.
(2) LONGITUDINAL JOINTS TO BE PITTSBURG OR SNAP LOCK TYPE.

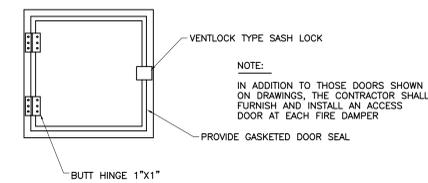
G DUCT CONSTRUCTION DETAIL
NOT TO SCALE



H DUCT LINER DETAIL
NOT TO SCALE

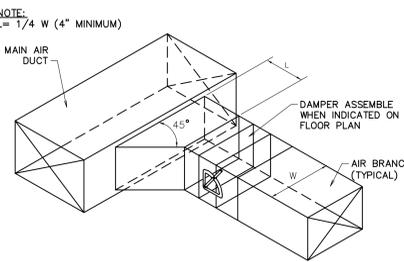


M DUCT HANGER DETAIL
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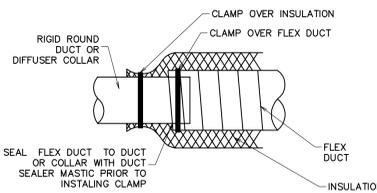


MAX. DIM.	NO. HINGES	NO. HANDLES	DOOR	BACK	FRAME
12 X 12	2	1	26	26	24
16 X 20	2	2	24	26	22
24 X 24	3	2	22	26	22

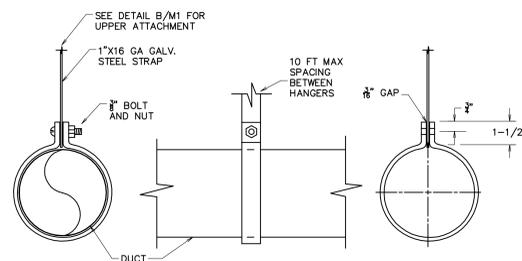
J DUCT ACCESS DOOR
NOT TO SCALE



K DUCT BANCH DETAIL
NOT TO SCALE



L FLEX DUCT CONNECTION
NOT TO SCALE



N ROUND DUCT HANGER DETAIL
NOT TO SCALE

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TITLE

MECHANICAL DETAILS

REVISIONS

JOB NO. 20144

Issue Date:

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Checked By:

SHEET NO.

M3



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EXPRES 3/31/16

SCHEMATIC DESIGN REVIEW

PRELIMINARY ONLY

PLUMBING FIXTURE SCHEDULE

FIXTURE MARK	FIXTURE CONNECTION SIZES				DESCRIPTION	FIXTURE UNIT COUNT								
	WASTE	TRAP	CW	HW		QUAN.	CW EACH	HW EACH	WATER EACH	WASTE EACH	CW TOTAL	HW TOTAL	WATER TOTAL	WASTE TOTAL
WC-1	4	INT.	1"	-	WATER CLOSET, PUBLIC USE, FLUSH VALVE - MAX 1.6 GPF, WALL HUNG, REAR DISCHARGE, ELONGATED BOWL, OPEN FRONT SEAT, AND CONCEALED CHECK HINGES, WITH CONCEALED CARRIER.	7	10	0	10	4	70	0	70	28
WC-2	4	INT.	1"	-	WATER CLOSET, PUBLIC USE, FLUSH VALVE - MAX 1.6 GPF, WALL HUNG, REAR DISCHARGE, ELONGATED BOWL, OPEN FRONT SEAT, AND CONCEALED CHECK HINGES, ADA APPROVED 18" RIM HEIGHT, WITH CONCEALED CARRIER.	5	10	0	10	4	50	0	50	20
L-1	1-1/2	1-1/4	1/2	1/2	LAVATORY, PUBLIC USE, UNDER COUNTER MOUNTED, SEE ARCHITECTURAL ELEVATIONS - WHEN MOUNTED PER ARCHITECTURAL ELEVATIONS, ADA ACCESSIBILITY REQUIREMENTS ARE SATISFIED.	7	1.5	1.5	2	1	10.5	10.5	14	7
L-2	1-1/2	1-1/4	1/2	1/2	LAVATORY, PUBLIC USE, SELF SUPPORTING WALL HUNG, SEE ARCHITECTURAL ELEVATIONS - WHEN MOUNTED PER ARCHITECTURAL ELEVATIONS, ADA ACCESSIBILITY REQUIREMENTS ARE SATISFIED.	3	1.5	1.5	2	1	4.5	4.5	6	3
U-1	3	INT.	3/4	-	URINAL, PUBLIC USE, 1.0 GPF OR LESS, WALL HUNG, FLUSH VALVE	4	5	0	5	2	20	0	20	8
S-1	1-1/2	1-1/2	1/2	1/2	ONE COMPARTMENT STAINLESS STEEL SINK, UNDER-DROP IN RIM	2	2.25	2.25	3	2	4.5	4.5	6	4
S-2	1-1/2	1-1/2	1/2	1/2	ONE COMPARTMENT STAINLESS STEEL SINK, AND INTEGRAL STAINLESS STEEL FAUCET.	1	2.25	2.25	3	2	2.25	2.25	3	2
FS-1	3	3	-	-	FLOOR SINK - 3" OUTLET DEEP SEAL P-TRAP, AND WITH HALF GRATE - IN FIRE RISER ROOM	1	0	0	0	5	0	0	0	5
FS-2	2	2	-	-	FLOOR DRAIN - 2" OUTLET DEEP SEAL P-TRAP, AND WITH HALF GRATE, IN KITCHEN	2	0	0	0	2	0	0	0	4
SS-1	3	3	1/2	1/2	FLOOR TYPE SERVICE SINK - 24X24 CORNER STYLE, ENAMELED CAST IRON WITH RIM GUARD IN JAN CLOSET	1	2.25	2.25	3	2	2.25	2.25	3	2
RS-1	1-1/2	1-1/2	1/2	1/2	ONE COMPARTMENT SINK WITH DISPOSER	1	3	3	4	2	3	3	4	2
RS-3	1-1/2	1-1/2	1/2	1/2	THREE COMPARTMENT SINK WITH DISPOSER	1	3	3	4	2	3	3	4	2
HS-1	1-1/2	1-1/2	1/2	1/2	ONE COMPARTMENT HAND WASH SINK	1	1.5	1.5	2	2	1.5	1.5	2	2
FD-1	2	2	-	-	FLOOR DRAIN - 2" OUTLET WITH DEEP SEAL P-TRAP AND TRAP PROTECTION - RESTROOMS	8	0	0	0	2	0	0	0	16
HA-1	-	-	-	-	WATER HAMMER ARRESTER WITH BALL VALVE AND ACCESS DOOR	2								
HB-1	-	-	1/2	-	WALL MOUNTED EXTERNAL WALL HYDRANT (HOSE BIB), RECESSED WITH LOOSE KEY	3	0	0	5	0	0	0	0	15
WH-1	-	-	1-1/4"	1-1/4"	GAS FIRED WATER HEATER - 60 GALLON 100,000 BTU INPUT, POWER VENT.	1	0	0	0	0	0	0	0	0
DF-1	1-1/2	1-1/4	1/2	-	DRINKING FOUNTAIN OR WATER COOLER - ELECTRIC - BI-LEVEL (ADA APPROVED)	2	0.25	0	0.25	0.5	0.5	0	0.5	1
RD-1	-	-	-	-	ROOF DRAIN, SEE ROOF PLAN FOR SIZE	9	0	0	0	0	0	0	0	0
OD-1	-	-	-	-	OVERFLOW ROOF DRAIN, SEE ROOF PLAN FOR SIZE	9	0	0	0	0	0	0	0	0
DS-1	-	-	-	-	DOWN SPOUT NOZZLE	9	0	0	0	0	0	0	0	0
MV-1	-	-	1	1	THERMOSTATIC MIXING VALVE, MOUNT ON WALL, SET DISCHARGE TEMP AT 110 F.	1	0	0	0	0	0	0	0	0
CP-1	-	-	3/4	3/4	CIRCULATING PUMP SET RETURN TEMP. ON AQUASTAT AT 105 F.	1	0	0	0	0	0	0	0	0
ET-1	-	-	3/4"	-	EXPANSION TANK - AMTROL ST-5 OR EQUAL	1	0	0	0	0	0	0	0	0
TOTALS						172	31.5	197.5	106					

Based upon 2006IPC Water Fixture Units per per Table E103.2, Waste Fixture Units per Table 709.1

Water Calculation

CALCULATION OF PRESSURE DROP FROM STREET TAP TO BUILDING PRV			
HORIZONTAL PIPE LENGTH, STREET TAP TO BUILDING PRV			165 FT
VERTICAL RISE, PIPE LENGTH, STREET TO BUILDING PRV			8 FT
TOTAL PIPE LENGTH			173 FT
HEIGHT	8 FT X	0.43 =	3.4 PSI STATIC LOSS
MEASURED PRESSURE AT STREET			67 PSI
TOTAL F.U.			198 FU
GPM			90 GPM
2" TAP AT 90 GPM	2"	IPC TABLE 103.3(4)	0.8 PSI
2" METER AT 90 GPM			8.0 PSI
STATIC			3.4 PSI
SERVICE SUPPLY PIPE LOSS (FROM TAP TO PRV)			
90 GPM AT 2" SERVICE SUPPLY PIPE =		5.6 PSI PER 100 FT	9.7 PSI
TOTAL LOSS FROM TAP TO PRV			21.9 PSI
CALCULATED PRESSURE AT PRV INLET			45.1 PSI
CALCULATION OF PRESSURE DROP FROM BUILDING PRV TO LAST FIXTURE			
HORIZONTAL PIPE LENGTH, BLDG PRV TO HIGHEST FIXTURE			245 FT
VERTICAL RISE, BLDG PRV TO HIGHEST FIXTURE			9 FT
TOTAL PIPE LENGTH			254 FT
HEIGHT	9 FT X	0.43 =	3.9 PSI STATIC LOSS
DEVICE	SIZE	PSI LOSS	TOTAL F.U.
			GPM
2" BALL VALVE	2"	0.02	PRV PRESSURE SETT
STATIC		3.87	TOTAL LOSS
FIXTURE		20.00	DIFFERENCE
TOTAL LOSS		23.89	21.1 PSI
PSI DIFFERENCE	21.1 PSI	X 100 =	8.3 PSI PER 100FT CALCULATED
TOTAL LENGTH	254	FT	
	* USE	8.3 PSI/100 FT LIMITED BY 10 FT/SEC VELOCITY TO SIZE PIPE**	
PIPE SIZING CHART			
BASED ON TYPE "L" COPPER			
PIPE SIZE	GPM	FU	
1/2"	3	1	
3/4"	7	3	
1"	19	7	
1-1/4"	30	14	
1-1/2"	48	45	
2"	110	300	

LEGEND			
MEANING	SYMBOL OR ABBREVIATION	MEANING	SYMBOL OR ABBREVIATION
HOT WATER LINE	----	WALL CLEANOUT	WCO
COLD WATER LINE	----	CLEANOUT	CO
VENT LINE	----	CLEANOUT TO GRADE	COTG
WASTE LINE	----	FLOOR CLEANOUT	FCO
CONDENSATE/DRAIN	—D—	BALL VALVE	⊕
VENT THRU ROOF	VTR	UNION	— —
PLUMBING FIXTURE MARK	⊙(WC-1)		

PLUMBING GENERAL NOTES

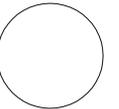
- ALL PLUMBING SHALL COMPLY WITH THE MOST STRINGENT OF APPLICABLE CODES, ORDINANCES, OR THE SPECIFICATIONS.
- ALL FIXTURES SHALL BE PROPERLY VENTED TO THE ATMOSPHERE, GATHER VENTING TO COMMON VENT THROUGH ROOF AS FAR AS PRACTICAL TO MINIMIZE ROOF PENETRATIONS.
- REFER TO MECHANICAL SHEETS FOR LOCALIONS OF MECHANICAL EQUIPMENT AND DUCTWORK AND CORRELATE ALL WORK TO FIT AVAILABLE SPACE.
- WATER AND VENT PIPING SHALL BE RUN ABOVE CEILING UNLESS NOTED OR SHOWN OTHERWISE.
- FOR INDIVIDUAL LINE SIZES TO FIXTURES, SEE FIXTURE SCHEDULE SHEET P2
- DUE TO THE CLOSE PROXIMITY OF THE WATER, VENT, AND DRAIN PIPING AS WELL AS DUCTWORK, THE PLUMBING CONTRACTOR SHALL COORDINATE THE INSTALLATION WITH THE MECHANICAL AND SHEET METAL CONTRACTORS.
- FOR PIPE SIZES NOT SHOWN ON FLOOR PLANS SEE THE ENLARGED PLANS AND PIPING SCHEMATICS ON SHEET P2

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jalcorn@creng.com

TITLE

PLUMBING FIXTURE SCHEDULE AND WATER CALCS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By:

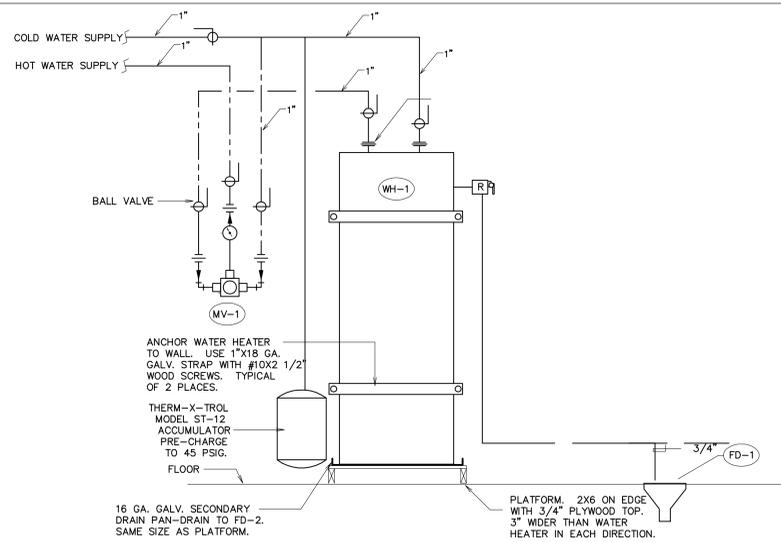
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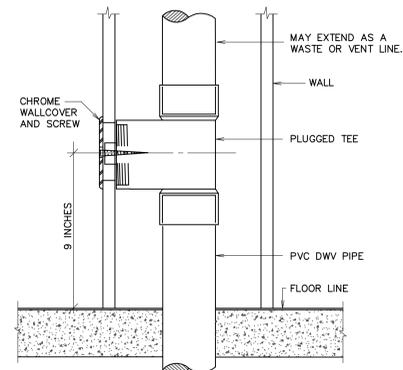
P2



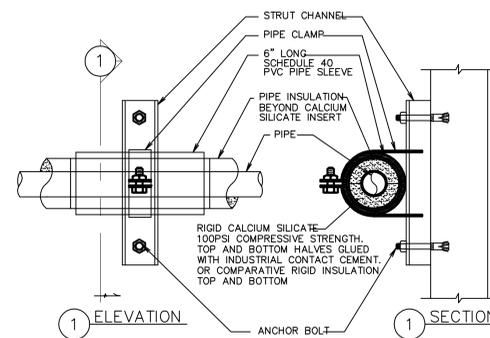
PRELIMINARY ONLY



B GAS WATER HEATER WITH MV
SCALE: NONE

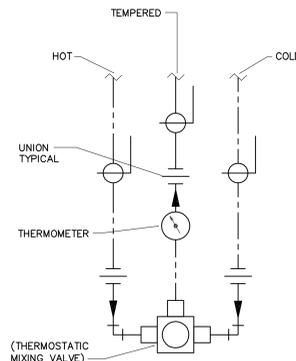


C WALL CLEANOUT DETAIL
SCALE: NONE

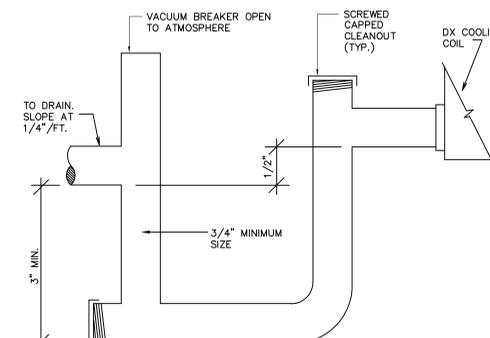


G WALL PIPE SUPPORT
SCALE: NONE

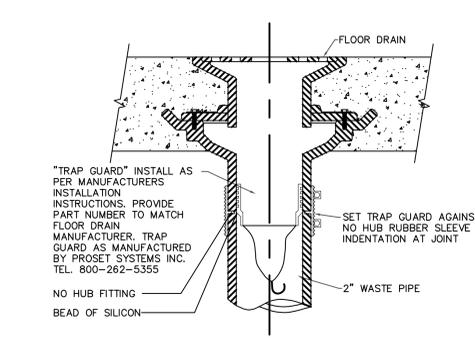
A DETAIL
SCALE: NONE



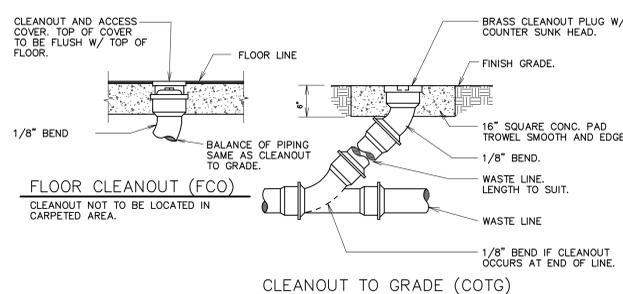
D MIXING VALVE PIPING SCHEME
SCALE: NONE



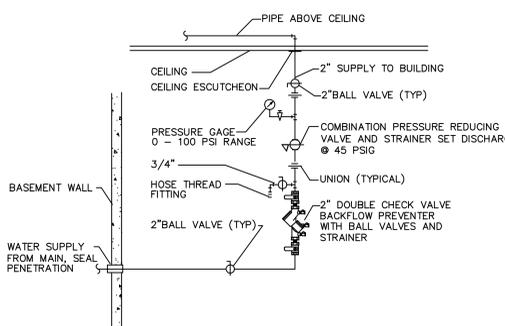
E COILING COIL COND. TRAP DETAIL
SCALE: NONE



F TRAP GUARD TRAP SEAL DETAIL
SCALE: NONE



H CLEAN OUT DETAILS
SCALE: NONE



J VERTICAL WATER PRESSURE REDUCING STATION DETAIL
SCALE: NONE

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TITLE
PLUMBING DETAILS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By:

Checked By:

SHEET NO.

P3

SCHEMATIC DESIGN REVIEW

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Mechanical Consulting
15315
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TITLE

SPORTS SINGLE LINE DIAGRAM

REVISIONS

JOB NO. 20144

Issue Date:

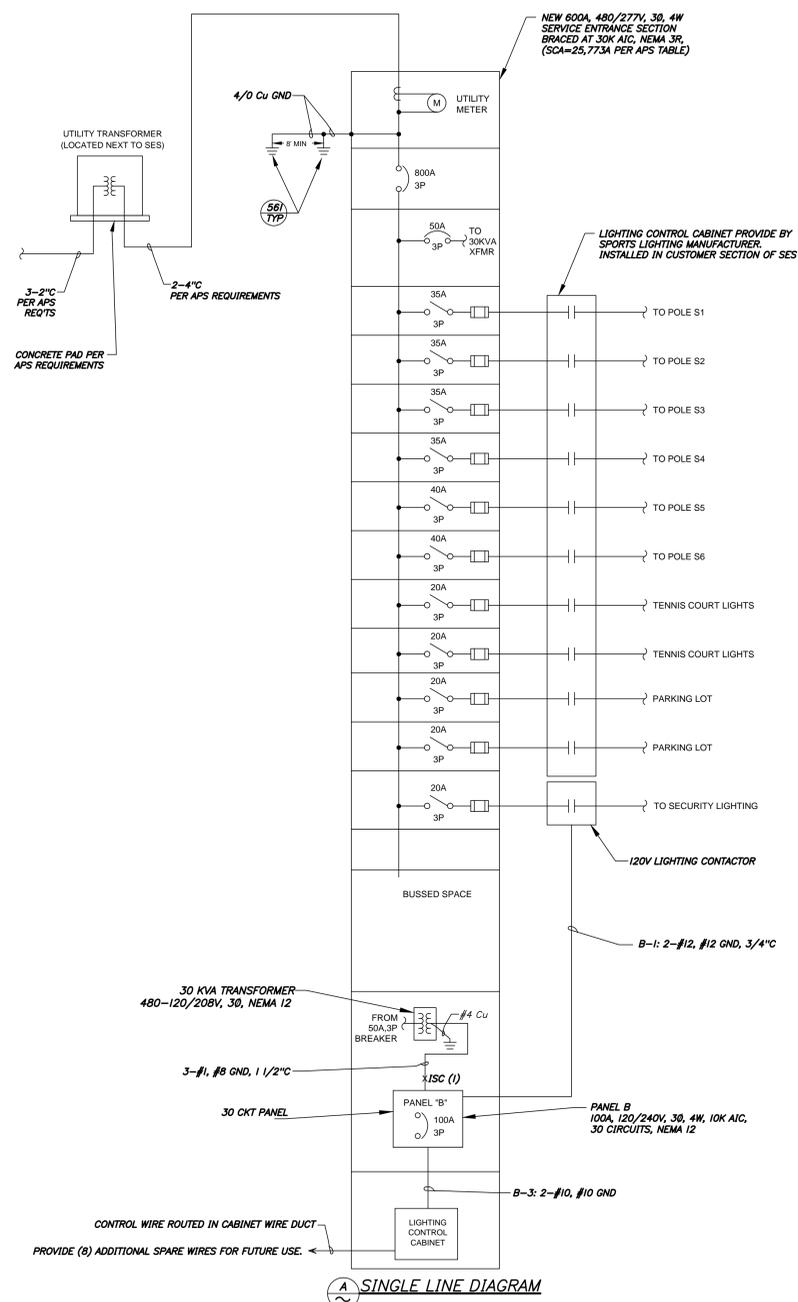
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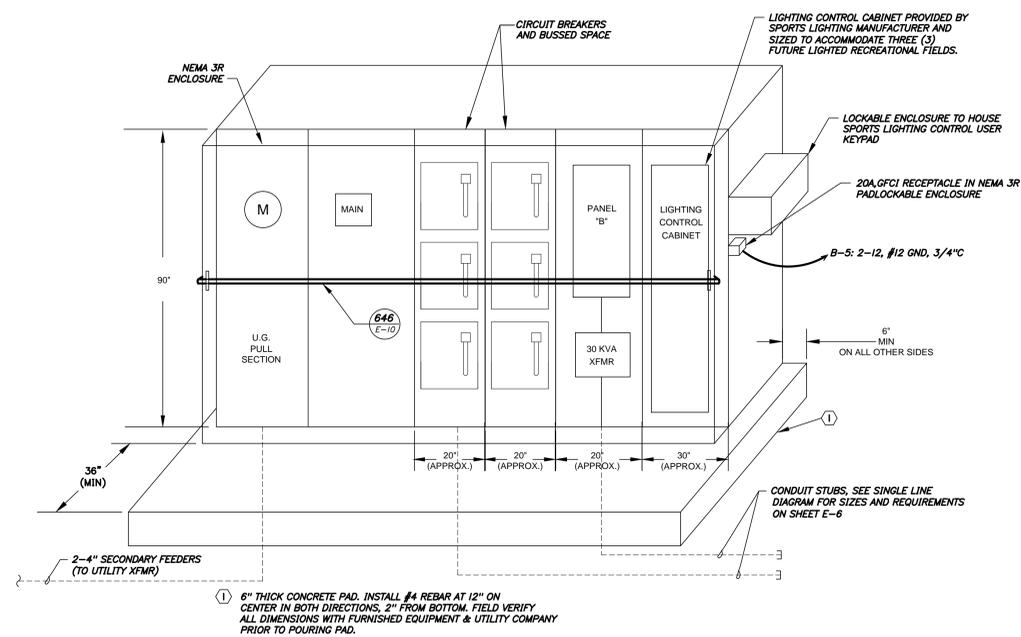
E-1

SCHEMATIC DESIGN REVIEW



NOTES

- ALL 480 VOLT INTERRUPTING AND PROTECTING DEVICES SHALL HAVE A SHORT CIRCUIT INTERRUPTING EQUAL TO OR GREATER THAN THE AVAILABLE SHORT CIRCUIT ON THE BUS.
- CONTRACTOR SHALL PROVIDE POWER DISTRIBUTION BLOCKS FOR ALL LIGHTING CIRCUITS WITH CONDUCTOR SIZES GREATER THAN #10 AWG. POWER DISTRIBUTION BLOCKS SHALL BE USED AS LUG ADAPTORS TO ACCOMMODATE WIRE SIZE LIMITS.



NOTES

- EQUIPMENT DIMENSIONS BASED ON SIEMENS EQUIPMENT. SIZE MAY VARY DEPENDING ON MANUFACTURER.



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TITLE

AQUATIC CENTER SINGLE LINE
DIAGRAM

REVISIONS

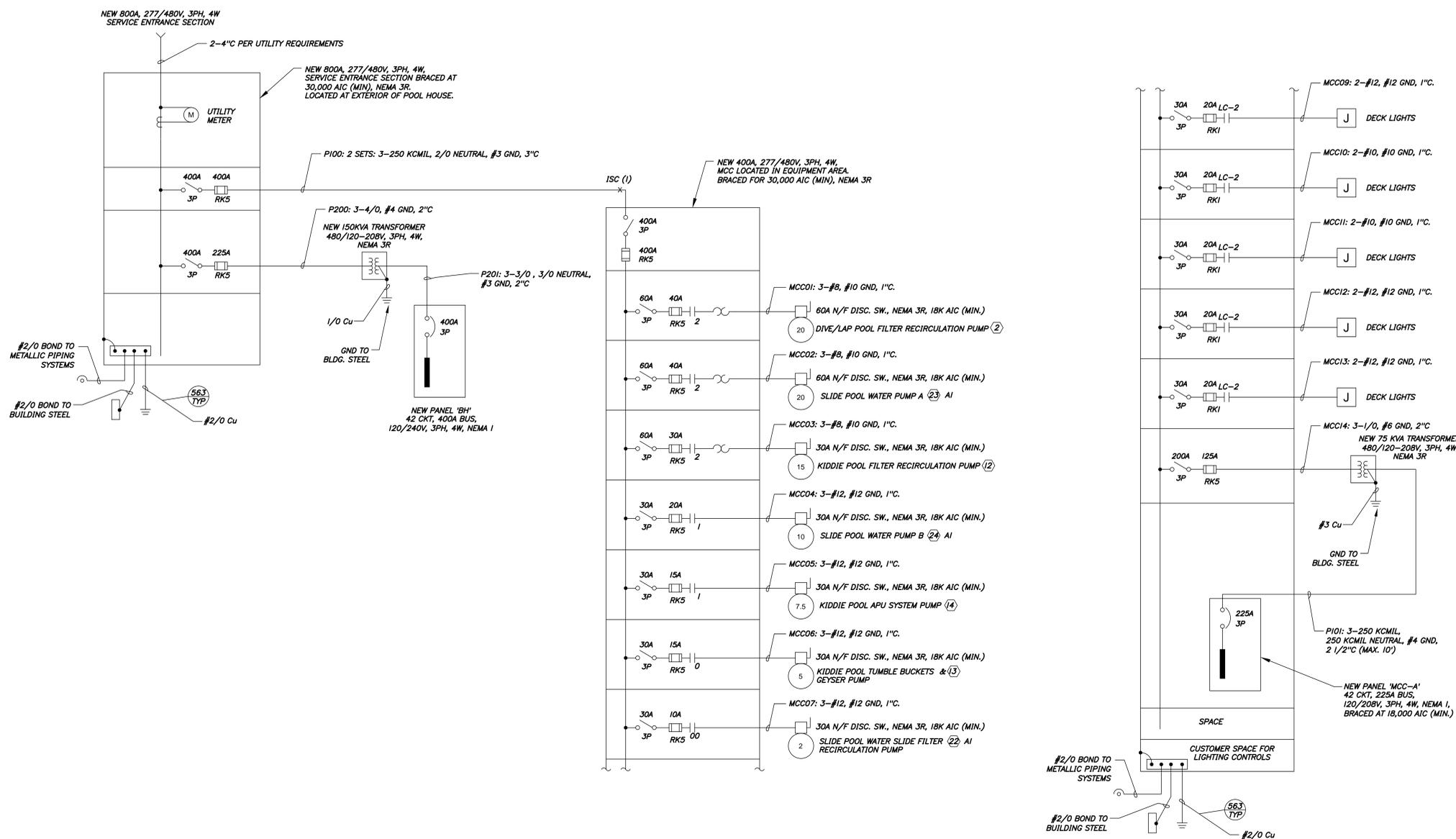
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A SINGLE LINE DIAGRAM

NOTES:

1. ALL 480V INTERRUPTING AND PROTECTION SHALL HAVE A SHORT CIRCUIT RATING EQUAL TO OR GREATER THAN THE AVAILABLE SHORT CIRCUIT RATING ON THE BUS.



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TITLE

LIBRARY SINGLE LINE DIAGRAM

REVISIONS

JOB NO. 20144

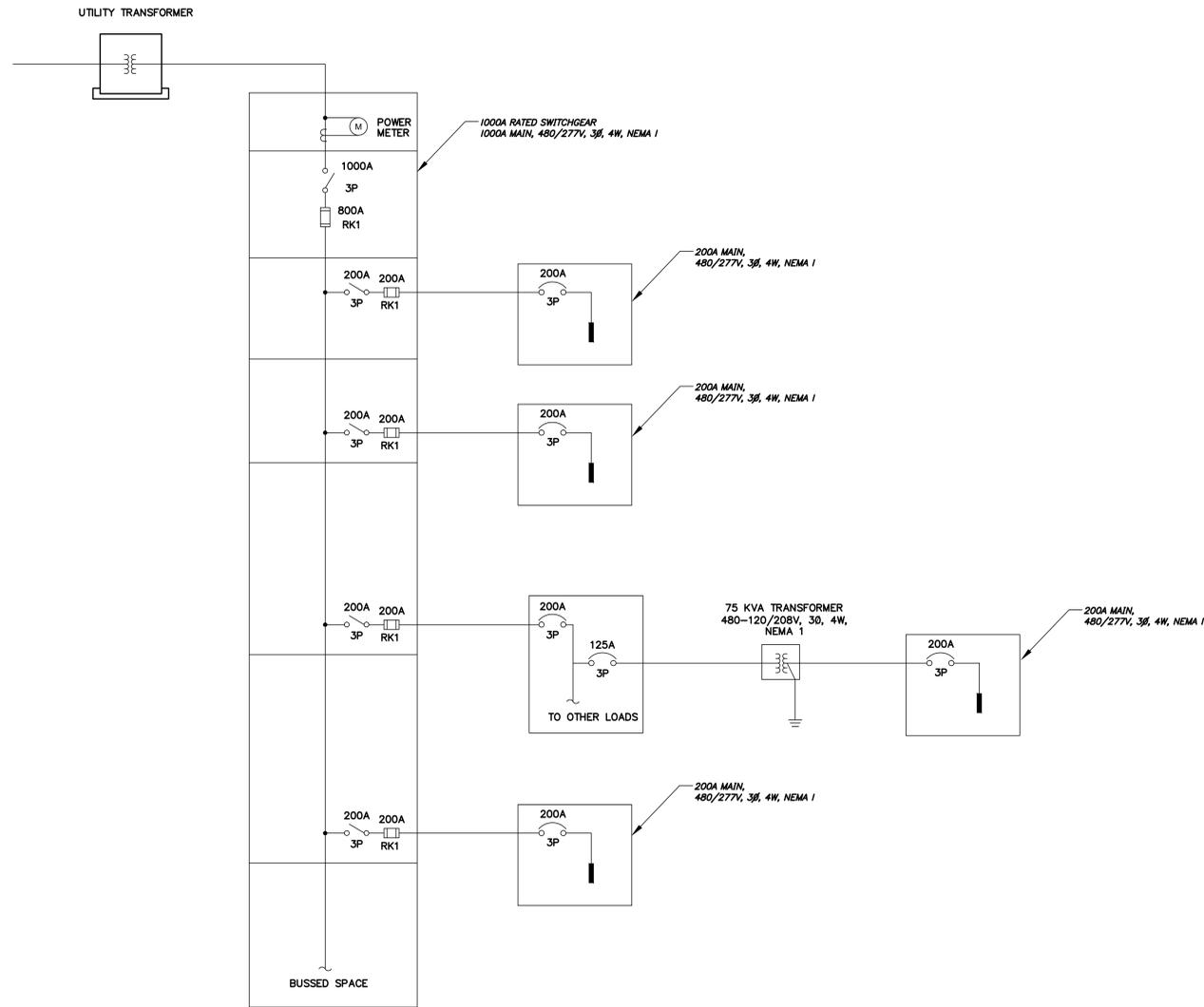
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A LIBRARY SINGLE LINE DIAGRAM



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TITLE

PARKING LOT PHOTOMETRICS

REVISIONS

JOB NO. 20144

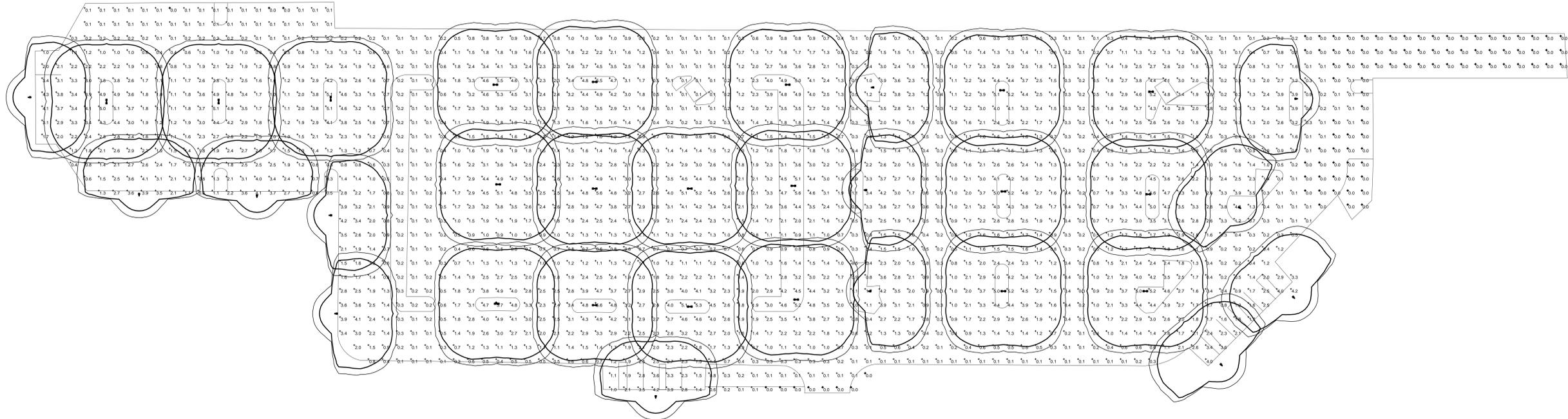
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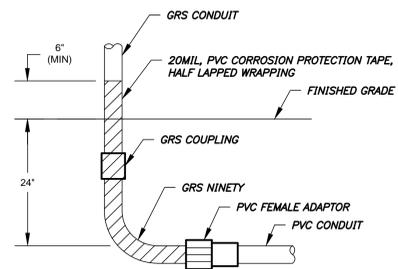
Luminaire Schedule										
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
□ • □	A		20	DSX1 LED 30C 1000 40K TSM MVOLT HS	DSX1 LED WITH (1) 30 LED LIGHT ENGINES, TYPE TSM OPTIC, 4000K, @ 1050mA WITH HOUSE SIDE SHIELD	LED	1	6399.59	1	210
□ □	B		13	DSX1 LED 30C 1000 40K TSM MVOLT HS	DSX1 LED WITH (1) 30 LED LIGHT ENGINES, TYPE TSM OPTIC, 4000K, @ 1050mA WITH HOUSE SIDE SHIELD	LED	1	6399.59	1	105

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	+	1.6 fc	5.7 fc	0.0 fc	N/A	N/A	0.3:1



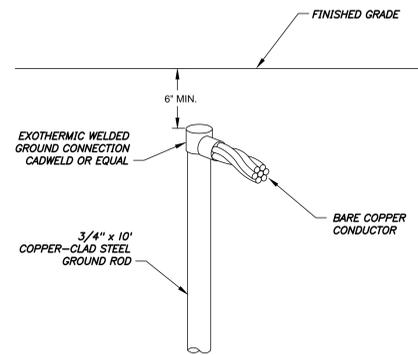
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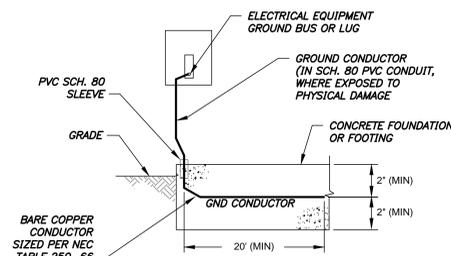


NOTE: WHERE CONDUITS ARE RUN IN SLAB, THE 24" DIMENSION DOES NOT APPLY.

517 GRS STUB UP DETAIL
NTS



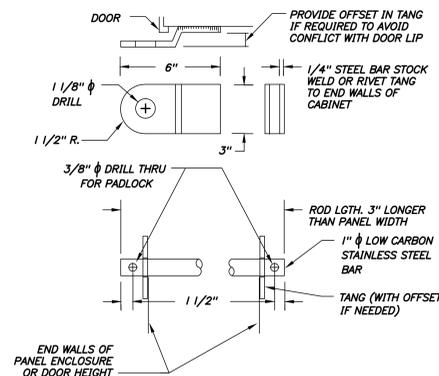
561 CABLE TO GROUND ROD CONNECTION
NTS



NOTES:

- I. ALL WORK SHALL BE PER NATIONAL ELECTRICAL CODE AND LOCAL GOVERNING AUTHORITY.

563 GROUNDING DETAIL ("UFER")
NTS



646 LOCKING BAR DETAIL
NTS

NOTE:

- I. BREAK ALL SHARP CORNERS.

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COMPLEX

FLORENCE, AZ

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ELECTRICAL DETAILS

REVISIONS

JOB NO. 20144

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Checked By: JGA

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E-5

SCHEMATIC DESIGN REVIEW

Town of Florence

Territory Square Library / Recreation Complex

SCHEMATIC DESIGN SUBMITTAL

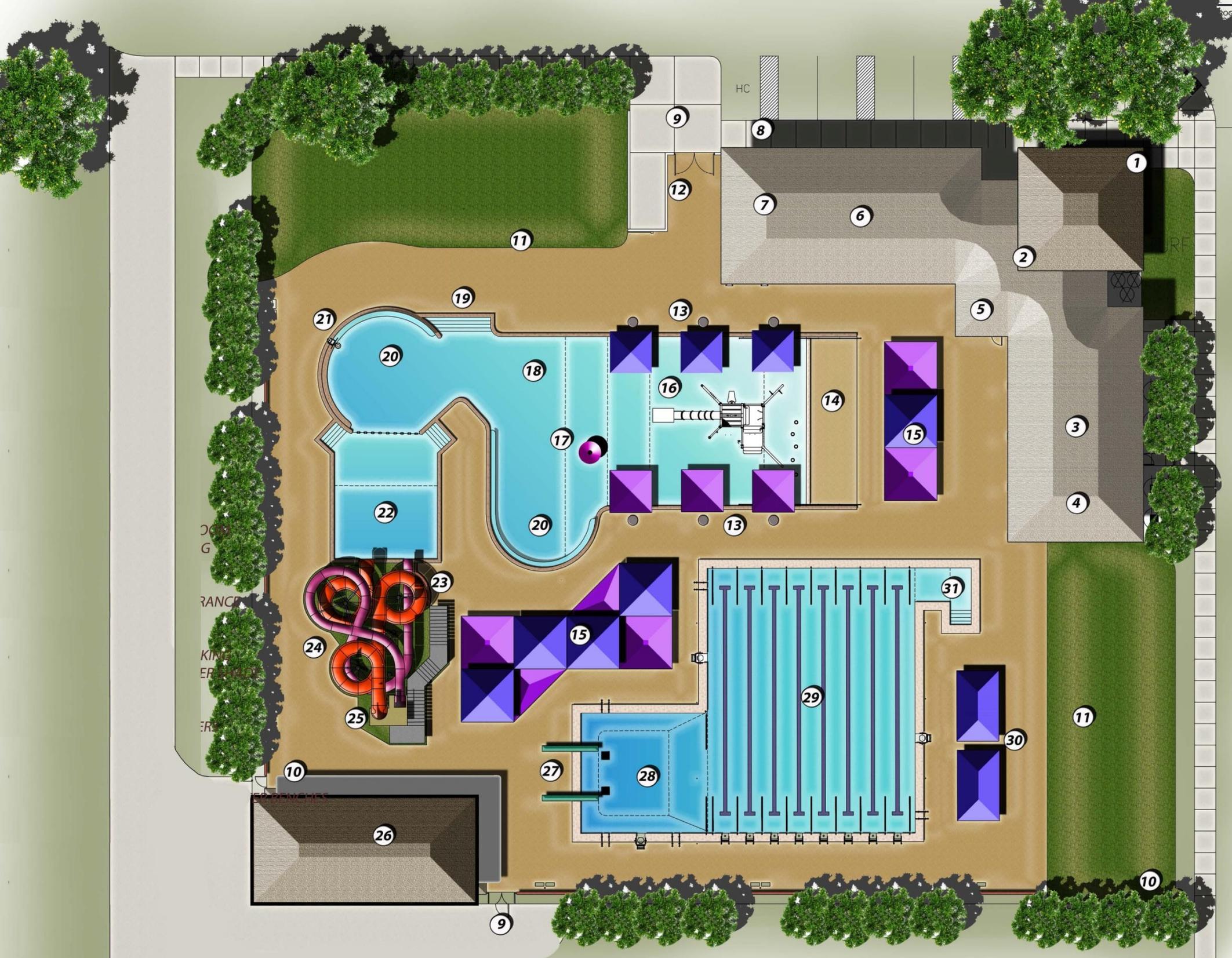
08.05.14

ITEM FOUR: AQUATIC CENTER

Aquatic Center

- Aquatic Center Overall Layout and Amenities in General
- Schematic Design Drawings
 - Reference sheet index for included drawings





KEY NOTES

1. Arrival Plaza
2. Bathhouse
3. Multi-Purpose Room
4. Pool Storage Area
5. Managers Observation Room
6. Mens & Womens Changing
7. Vending Area
8. Park Unisex Restrooms
9. Food Truck/Vending Entrance
10. Emergency Exit Gates
11. Grass / Landscape Area
12. Food Truck Vending Parking
13. Over the Water Shade
14. Ramp Down to Beach Entry
15. Deck Shade
16. Aquatic Play Unit & Geysers
17. Rain Drop Water Feature
18. Multi-Use Pool
19. Pool Teaching Stairs
20. Community/Teaching Underwater
21. Basketball Hoop (Removable)
22. Waterslide Splash Down Pool
23. Slide Stars and Tower
24. 32' Speed Slide
25. 42' Body Slide
26. Pool Mechanical Area
27. (2) 1 MTR Comp. Diving Boards
28. Diving Well
29. (8) Lane 25 YRD Competition Pool
30. Spectator Shade (For Bleachers)
31. Comp/Dive Pool Entrance/Stairs

TOWN OF FLORENCE

SCHEMATIC LAYOUT AQUATICS FACILITY

TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

SCHEMATIC DESIGN SUBMITTAL 08.05.14



TERRITORY SQUARE AQUATICS COMPLEX

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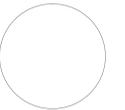
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SHEET NO.	DRAWING TITLE		PRELIMINARY ONLY
ACOVE	COVER SHEET	●	
INDEX-AQ	INDEX OF DRAWINGS	●	
NOTES-AQ	GENERAL NOTES	●	
ARCHITECTURAL DRAWINGS			
A201-AQ	FLOOR PLAN	●	
A240-AQ	ROOF PLAN	●	
A310-AQ	BUILDING SECTION	●	
A400-AQ	ROOM FINISH SCHEDULE		
A410-AQ	DOOR SCHEDULE		
A600-AQ	RESTROOM ENLARGED PLAN AND INTERIOR ELEVATIONS	●	
A601-AQ	RESTROOM ENLARGED PLAN AND INTERIOR ELEVATIONS	●	
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STRUCTURAL DRAWINGS			
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S102-AQ	SPECIAL STRUCTURAL INSPECTIONS	●	
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S201-AQ	BATH HOUSE AND EQUIPMENT BUILDING FOUNDATION PLAN	●	
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PLUMBING DRAWINGS			
P1-AQ	PLUMBING PLAN, LEGEND AND NOTES	●	
P2-AQ	PLUMBING FIXTURE SCHEDULE AND WATER CALCS	●	
P3-AQ	PLUMBING DETAILS	●	
ELECTRICAL DRAWINGS			
	(SEE LIBRARY/RECREATION FACILITY DRAWINGS FOR AQUATICS COMPLEX ELECTRICAL DRAWINGS)		
AQUATICS DRAWINGS			
SP-101	AQUATIC SITE PLAN	●	
SP-102	AQUATIC UTILITY PLAN	●	
SP-103	AQUATIC DECK DRAINAGE PLAN	●	
SP-104	AQUATIC SITE PLAN DETAILS	●	
SP-200	LEISURE POOL LARGE SCALE PLAN	●	
SP-201	LEISURE POOL CROSS SECTIONS	●	
SP-300	DIVE/LAP POOL LARGE SCALE PLAN	●	
SP-301	DIVE/LAP POOL CROSS SECTIONS	●	
SP-302	DIVE/LAP POOL CROSS SECTIONS	●	
SP-500	AQUATIC PLUMBING SITE PLAN	●	
SP-501	LEISURE POOL PLUMBING PLAN	●	
SP-502	DIVE LAP POOL PLUMBING PLAN	●	
SP-503	POOL MECHANICAL ROOM PLAN	●	

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COMPLEX**

FLORENCE, AZ

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TITLE

INDEX OF DRAWINGS

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Checked By: AB

SHEET NO.

INDEX-AQ

SCHEMATIC DESIGN REVIEW

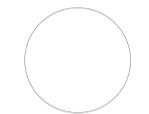
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FLOOR PLAN

REVISIONS

JOB NO. 20144

Issue Date:

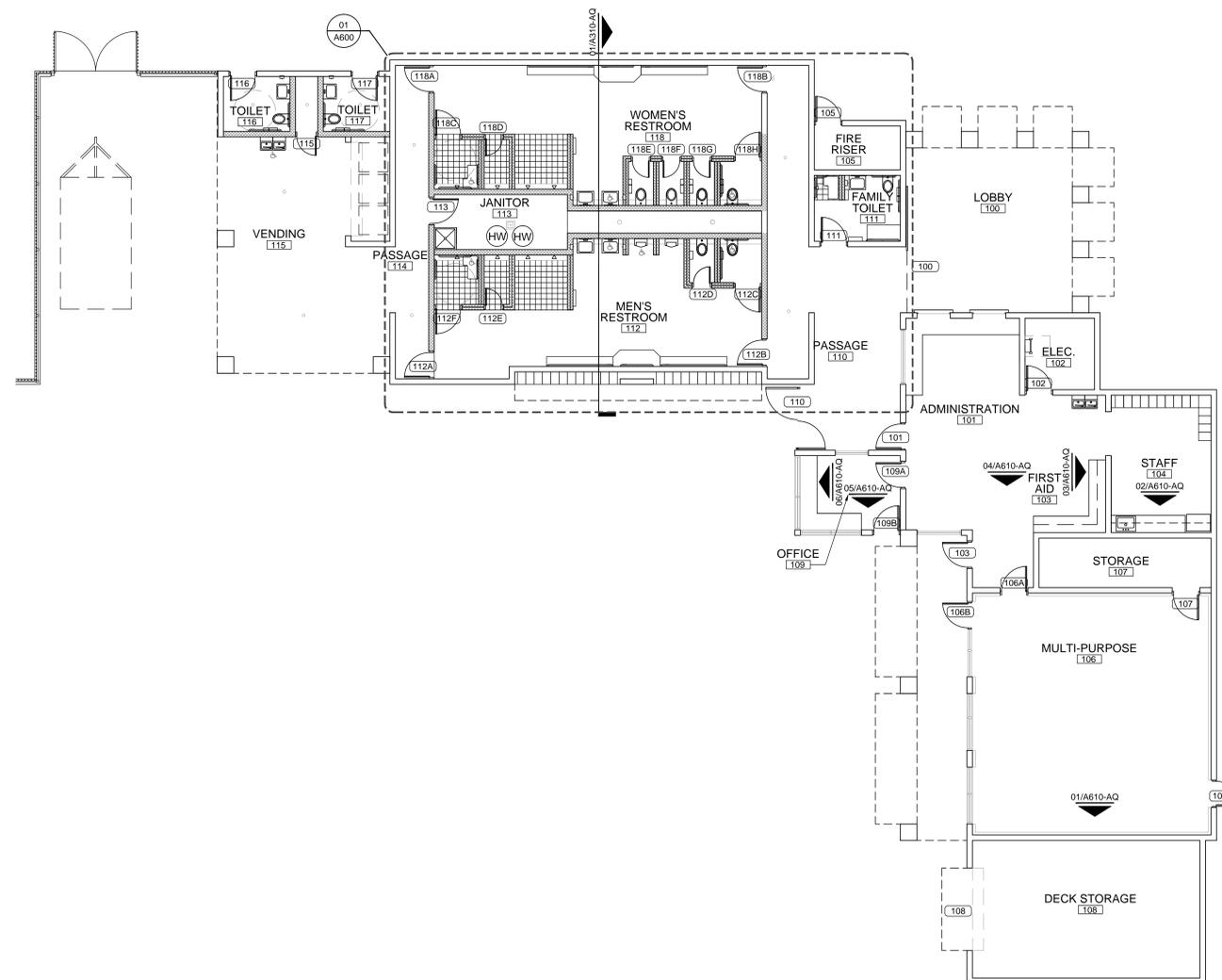
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A201-AQ

SCHEMATIC DESIGN REVIEW



01 FLOOR PLAN
1/8" = 1'-0"



GENERAL NOTES

1. ALL ELEVATIONS ARE REFERENCED TO A FINISH FLOOR (FIRST FLOOR) ELEVATION OF 100'-0" = 57'-6 1/2" AT AQUATIC COMPLEX. REFER TO CIVIL DRAWINGS FOR ABSOLUTE ELEVATIONS.
2. "CG-1" INDICATES STAINLESS STEEL CORNER GUARD. REF. SPECIFICATIONS.
3. "NFWH" INDICATES CONCEALED TYPE FROST PROOF WALL HYDRANT. REF. ARCHITECTURAL AND PLUMBING DRAWINGS.
4. REFERENCE SHEET "NOTES" FOR GENERAL PARTITION NOTES AND WALL TYPES.
5. WALL MOUNTED IRRIGATION CONTROLLER SHALL BE LOCATED IN FIRE RISER 105. FINAL LOCATION TO BE COORDINATED IN FIELD.

FE FE: FULLY RECESSED FIRE EXTINGUISHER CABINET AND SUITABLE FOR ONE MULTIPURPOSE DRY CHEMICAL EXTINGUISHER RATED 4A-60B:C. REF. SPECIFICATIONS, MOUNT CABINET SO THAT CENTERLINE OF HANDLE OF DOOR IS 48" A.F.F.

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TITLE

REFLECTED CEILING PLAN

REVISIONS

JOB NO. 20144

Issue Date:

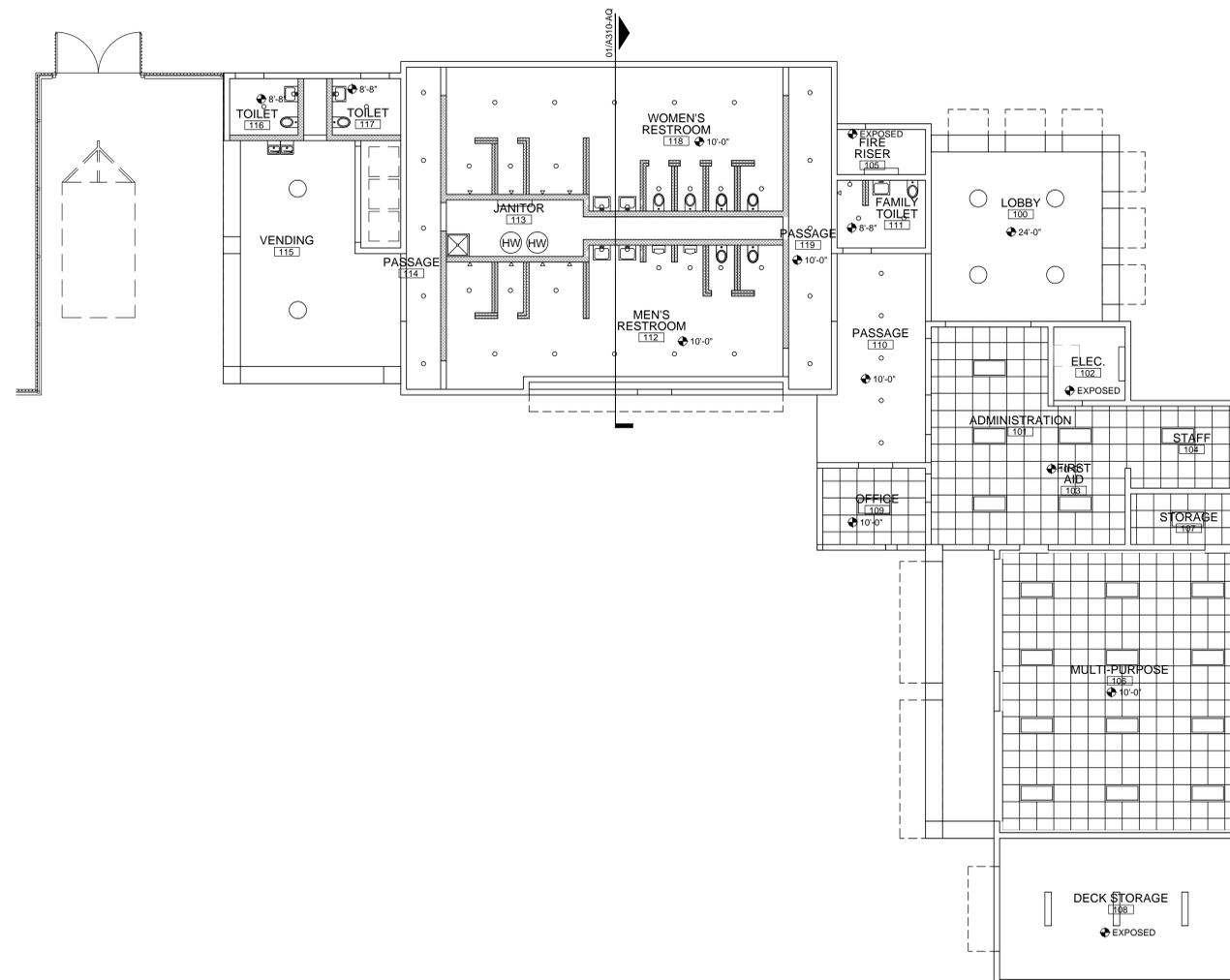
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SHEET NO.

A210-AQ

SCHEMATIC DESIGN REVIEW



01 REFLECTED CEILING PLAN
1/8" = 1'-0"

GENERAL NOTES	REFLECTED CEILING PLAN FIXTURE LEGEND	KEYNOTES
<p>1. ANY EXPOSED CEILINGS AS IDENTIFIED ON RCP PLANS OR SCHEDULES, STRUCTURE, MECHANICAL, PLUMBING, ELECTRICAL COMPONENTS AND CEILING SYSTEM ACCESSORIES SHALL BE PAINTED - REFERENCE SPECIFICATION 019000 FOR COLOR, HOSES, SUPPORTS, AND ASSOCIATED ACCESSORIES RELATING TO SPECIAL EQUIPMENT WITHIN BAY AREAS SHALL NOT BE PAINTED UNLESS SPECIFIED OR NOTED OTHERWISE.</p> <p>2. THE CONTRACTOR SHALL PROVIDE CUTOUTS AND OTHER SPECIAL PROVISIONS IN CEILING SYSTEM WORK AS REQUIRED FOR LIGHT FIXTURES, DIFFUSERS, REGISTERS AND OTHER INSERTED ITEMS.</p> <p>3. PRIOR TO CLOSING UP ANY CEILING, ALL PLENUM SYSTEMS (PLUMBING, HVAC, AND ELECTRICAL) SHALL BE INSPECTED AND TESTED BY CONTRACTORS, ENGINEERS, AND BY AUTHORITIES HAVING JURISDICTION TO ENSURE THEIR PROPER INSTALLATION AND FUNCTION.</p> <p>4. REFERENCE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. REFERENCE ARCHITECTURAL DRAWINGS FOR DIMENSIONAL CONTROL OF LIGHT FIXTURES AND MOUNTING HEIGHTS.</p> <p>5. PROVIDE ALL MISCELLANEOUS STEEL AS REQUIRED FOR THE PROPER INSTALLATION OF ELECTRICAL EQUIPMENT, LIGHT FIXTURES, LIGHTING GRIDS AND SYSTEMS, INCLUDING, BUT NOT LIMITED TO SUPPORTS, ANCHORS, AND GUIDES. SUBMIT PROPOSED METHODS FOR SUPPORTING ELECTRICAL AND MECHANICAL SYSTEMS AND EQUIPMENT TO THE STRUCTURAL ENGINEER FOR APPROVAL.</p> <p>6. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THAT OF THE FIRE PROTECTION, HVAC, PLUMBING, AND ELECTRICAL CONTRACTORS WHENEVER THEIR WORK IS CONTIGUOUS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.</p>	<p>7. GENERAL CONTRACTOR SHALL COORDINATE WITH DRYWALL / MILLWORK CONTRACTOR AND ELECTRICAL CONTRACTOR IN COORDINATING OPENINGS FOR LIGHT FIXTURES AND SIZE OF LIGHT FIXTURES REQUIREMENTS.</p> <p>8. REF. LIGHT FIXTURE SCHEDULE SHEET A210.</p> <p>9. REF. INDEX SHEET FOR GENERAL NOTES.</p> <p>10. G.C. SHALL COORDINATE WITH OWNER'S REPRESENTATIVE AND CONTRACTOR FOR BUILDING SECURITY (SECURITY CAMERAS FOR TYPE, SIZE AND REQUIRED MOUNTING FOR INTERIOR AND EXTERIOR USE). G.C. IS RESPONSIBLE FOR COORDINATING ALL TRADES THAT MAY AFFECT THE SAID WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY ARCHITECT OF ANY DISCREPANCIES AND OBTAINING CLARIFICATION TO CONTINUE CONSTRUCTION OF AREA IN QUESTION.</p> <p>11. BUILDING SECURITY, BUILDING SECURITY CONSISTING BUT NOT LIMITED TO ALARM, SURVEILLANCE & CONTROLS FOR ACCESS SHALL BE PROVIDED BY OWNER THIRD PARTY SECURITY CONTRACTOR. UPON AWARDING OF BID PROPOSAL, OWNER'S REPRESENTATIVE SHALL COORDINATE WITH THE GENERAL CONTRACTOR, SUBCONTRACTORS AND THIRD PARTY VENDOR TO DETERMINE AND VALIDATE THE REQUIRED INFRASTRUCTURE (CURRENTLY SHOWN AND NOT SHOWN) AND THAT EQUIPMENT TO BE PROVIDED BY THIRD PARTY VENDOR INCLUDING DEVICE LOCATIONS, RACEWAYS, ROUGH-OUTS, AND OTHER ASSOCIATED COMPONENTS TO THOSE SPECIFIC SYSTEMS.</p>	<p>2' x 2' ACOUSTICAL LAY-IN CEILING</p> <p>2x4 FLUORESCENT LIGHT FIXTURE</p> <p>RECESSED CAN LIGHT</p> <p>SUSPENDED LIGHT FIXTURE AS SCHEDULED</p> <p>SUSPENDED OR SURFACE MOUNTED LIGHT FIXTURE AS SCHEDULED</p> <p>UNDERCABINET LIGHTING AS SCHEDULED</p> <p>SURFACE-WALL MOUNTED LIGHT FIXTURE AS SCHEDULED</p> <p>TRACK LIGHTING SYSTEM</p> <p>WIRELESS DROPS</p> <p>SLOT DIFFUSER</p> <p>SUPPLY AIR DIFFUSER</p> <p>RETURN AIR GRILLE</p> <p>SPEAKER</p> <p>SECURITY CAMERAS</p>

PRELIMINARY ONLY

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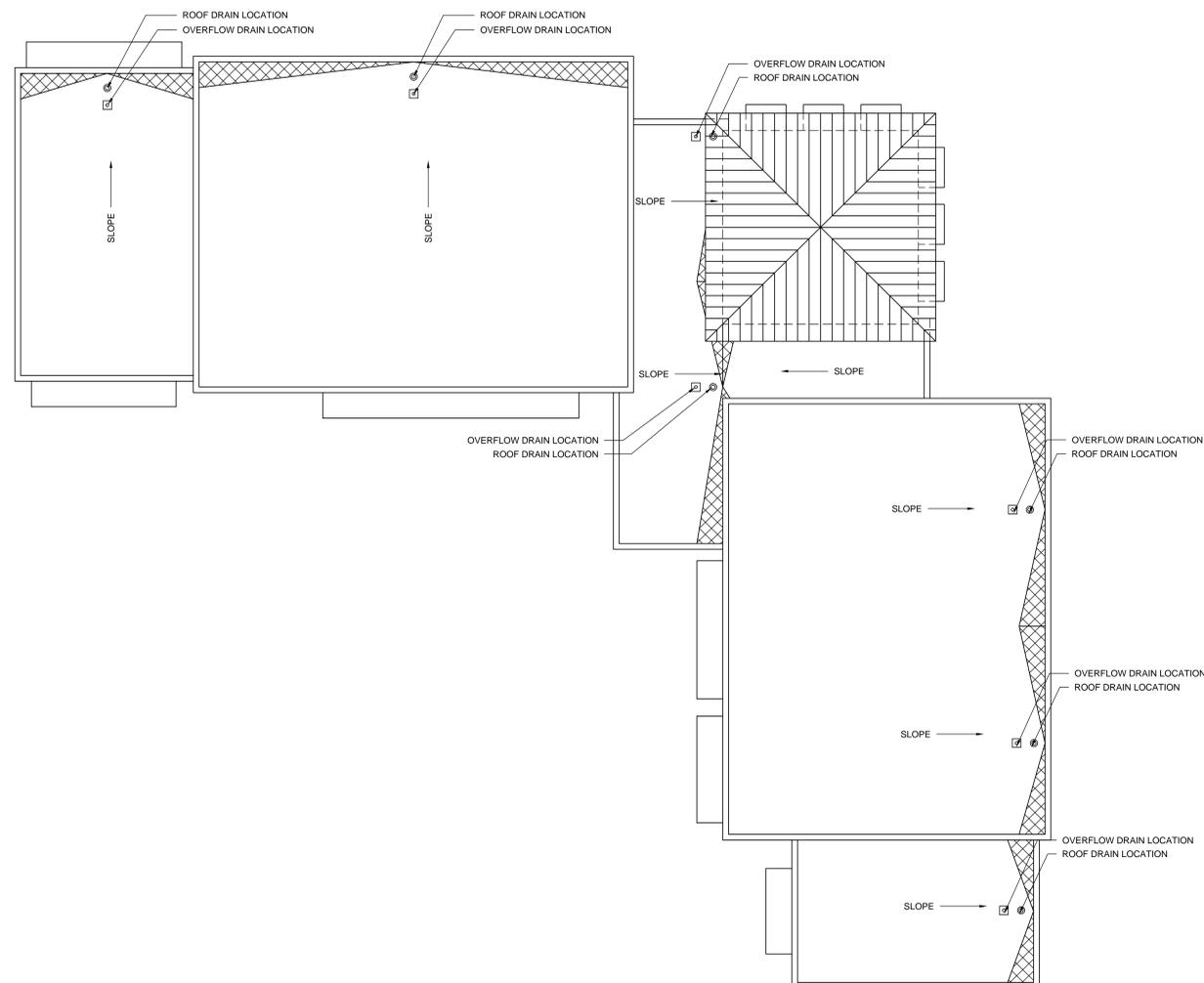
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95% CONSTRUCTION DOCUMENTS



01 BATH HOUS FLOOR PLAN 
1/8" = 1'-0"

TITLE

BATH HOUSE ROOF PLAN

REVISIONS

JOB NO. 20137

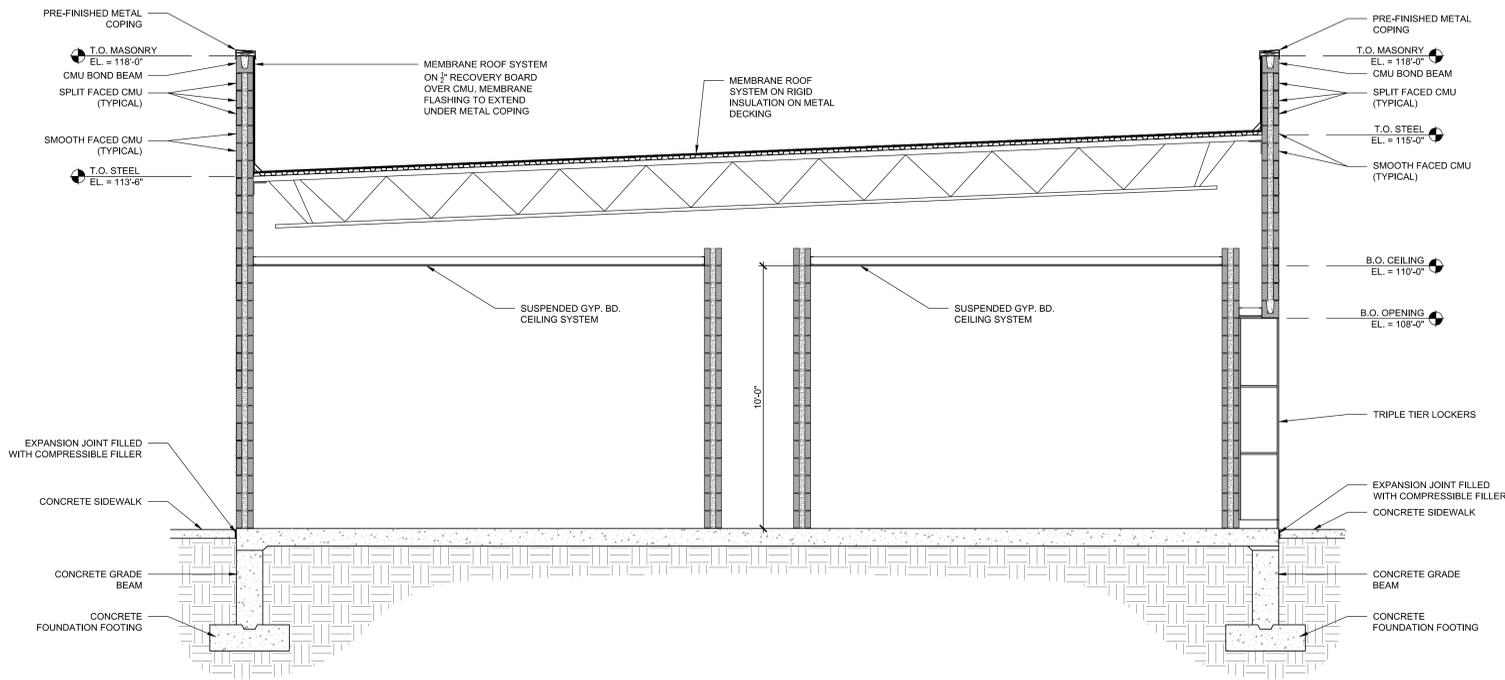
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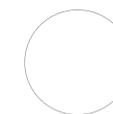
01 BUILDING SECTION
3/8" = 1'-0"

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95% CONSTRUCTION DOCUMENTS

TITLE

BUILDING SECTION

REVISIONS

JOB NO. 20137

Issue Date: 03/19/2014

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SHEET NO.

A310-AQ

ROOM FINISH SCHEDULE											
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS	ROOM NO.
				NORTH	EAST	SOUTH	WEST	TYPE	HEIGHT		
100	LOBBY	F-1	B-2	W-5	W-5	W-4	W-4	C-4	24'-0"		100
101	ADMINISTRATION	F-1	B-2	W-2, W-4	W-4	-	W-4	C-1	10'-0"		101
102	ELECTRICAL ROOM	F-2	B-2	W-4	W-4	W-4	W-4	C-3	EXPOSED		102
103	FIRST AID	F-1	B-2	-	W-4	W-4	-	C-1	10'-0"		103
104	STAFF	F-1	B-2	W-4	W-4	W-4	W-4	C-1	10'-0"		104
105	FIRE RISER	F-2	B-2	W-4	W-4	W-4	W-4	C-3	EXPOSED		105
106	MULTI-PURPOSE	F-1	B-1	W-1	W-1	W-1	W-1	C-1	10'-0"		106
107	STORAGE	F-1	B-2	W-4	W-4	W-4	W-4	C-1	10'-0"		107
108	DECK STORAGE	F-2	B-2	W-4	W-4	W-4	W-4	C-3	EXPOSED		108
109	OFFICE	F-1	B-2	W-4	W-4	W-2, W-4	W-2, W-4	C-1	10'-0"		109
110	PASSAGE	F-1	B-2	W-4	W-4	W-4	W-4	C-4	10'-0"		110
111	FAMILY TOILET	F-1, F-3	B-2	W-3	W-3	W-3	W-3	C-2	8'-8"		111
112	MEN'S RESTROOM	F-1, F-3	B-2	W-3	W-3	W-3	W-3	C-1	10'-0"		112
113	JANITOR	F-2	B-2	W-4	W-4	W-4	W-4	C-3	EXPOSED		113
114	PASSAGE	F-1	B-2	W-4	W-4	W-4	W-4	C-4	10'-0"		114
115	VENDING	F-4	B-2	W-4	W-4	W-5	W-5	C-4	VARIABLE		115
116	TOILET	F-1	B-2	W-5	W-5	W-5	W-5	C-2	8'-8"		116
117	TOILET	F-1	B-2	W-5	W-5	W-5	W-5	C-2	8'-8"		117
118	WOMEN'S RESTROOM	F-3	B-2	W-3	W-3	W-3	W-3	C-1	10'-0"		118
119	PASSAGE	F-1	B-2	W-4	W-4	W-4	W-4	C-4	10'-0"		119

GENERAL NOTES

- CONTRACTOR SHALL PROTECT WORK OF OTHER TRADES DURING PAINTING AND PROVIDE "WET PAINT" SIGNAGE AS REQUIRED TO PROTECT NEWLY PAINTED FINISHES. CONTRACTOR SHALL PROTECT AREAS, AND OTHER ITEMS NOT SCHEDULED TO RECEIVE PAINT DURING PAINTING, UPON COMPLETION OF THE WORK OF ALL TRADES, TOUCH-UP AND RESTORE ALL DAMAGED PAINT SURFACES.
- PROVIDE OWNER WITH A MINIMUM OF ONE NEW UNOPENED GALLON OF EACH COLOR FINISH AND TYPE OF PAINT.
- THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES (FLOORING, ETC.) AND INDICATE ALL NECESSARY "TOUCH-UP" PAINTING OR PATCHING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL V.O.C. (VOLATILE ORGANIC COMPOUNDS) REGULATIONS FOR PRIMERS, PAINTS, SOLVENTS AND ADHESIVES.
- PLACE MATERIALS TO MINIMIZE CUTS AND JOINTS AND FINISH ALL EDGES FLUSH WITH ABUTTING MATERIAL.
- WHERE FLOORING MATERIAL CHANGES AT DOOR THE LINE OF TRANSITION SHALL BE AT THE CENTERLINE OF THE DOOR.

- COATINGS FOR INTERIOR SURFACES
 - ALL INTERIOR GYPSUM BOARD WALLS SHALL RECEIVE LATEX, SEMIGLOSS FINAL SHEEN SHALL BE DETERMINED THRU A MOCK-UP PANEL WITH FINISH AS SPECIFIED. REFERENCE SPECIFICATION SECTION 092900 FOR FINISH OF DRYWALL SURFACES. NOTE: ALL WALLS AND CEILINGS IN SAID PROJECT SHALL RECEIVE A LEVEL 5 FINISH IN VIEW OF PUBLIC AND STAFF EXCEPT THOSE ROOMS NOTED UNDER SECTION 092900 3.b, F.2 a,b,c.
 - ALL INTERIOR GYPSUM BOARD CEILINGS SHALL RECEIVE LATEX, EGGSHELL.
 - ALL INTERIOR GYPSUM BOARD WALLS ABOVE TILE WALLS SHALL RECEIVE LATEX, EGGSHELL.
 - ALL AREAS OF EXPOSED CONSTRUCTION FOR CEILINGS SHALL RECEIVE DRYFOG, EGGSHELL UNLESS OTHERWISE NOTED IN FINISH AREAS OF EXPOSED CONSTRUCTION SHALL BE PAINTED AS NOTED ON DRAWINGS AND SPECIFICATION 019000.
- REFERENCE SPECIFICATION SECTION 019000 MATERIAL FINISH SELECTION SCHEDULE FOR DESCRIPTIONS, SIZE, AND LOCATION OF FINISHES.
- ALL CERAMIC AND PORCELAIN TILE FLOOR WALL AND WALL APPLICATIONS SHALL BE THINSET - UNLESS NOTED OTHERWISE.
- NO MILLWORK RECEIVES A RUBBER BASE. REFERENCE DETAILS FOR BASE FINISH.
- REFERENCE THE 1300 SERIES SHEETS FOR PAINTING LOCATIONS AND DESIGNATIONS FOR WALLS AND CEILINGS.

MATERIAL DESIGNATION

FLOOR KEY
 F-1 POLISHED CONCRETE
 F-2 SEALED CONCRETE
 F-3 PORCELAIN FLOOR TILE
 F-4 POOL DECK SURFACE

BASE KEY
 B-1 RUBBER BASE
 B-2 NO BASE

WALL KEY
 W-1 GYPSUM BOARD - PAINTED
 W-2 GLASS SYSTEM
 W-3 GLAZED BLOCK
 W-4 STAINED BLOCK
 W-5 STUCCO

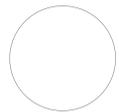
CEILING KEY
 C-1 2' x 2' ACOUSTICAL LAY-IN CEILING TILE (ACT-1)
 C-2 GYPSUM BOARD - PAINTED
 C-3 EXPOSED - PAINTED
 C-4 SUSPENDED STUCCO SYSTEM

**LITTLE ELM ISD
 TRANSPORTATION
 AND
 MAINTENANCE
 FACILITY**

LITTLE ELM, TX

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TITLE

ROOM FINISH SCHEDULE

REVISIONS

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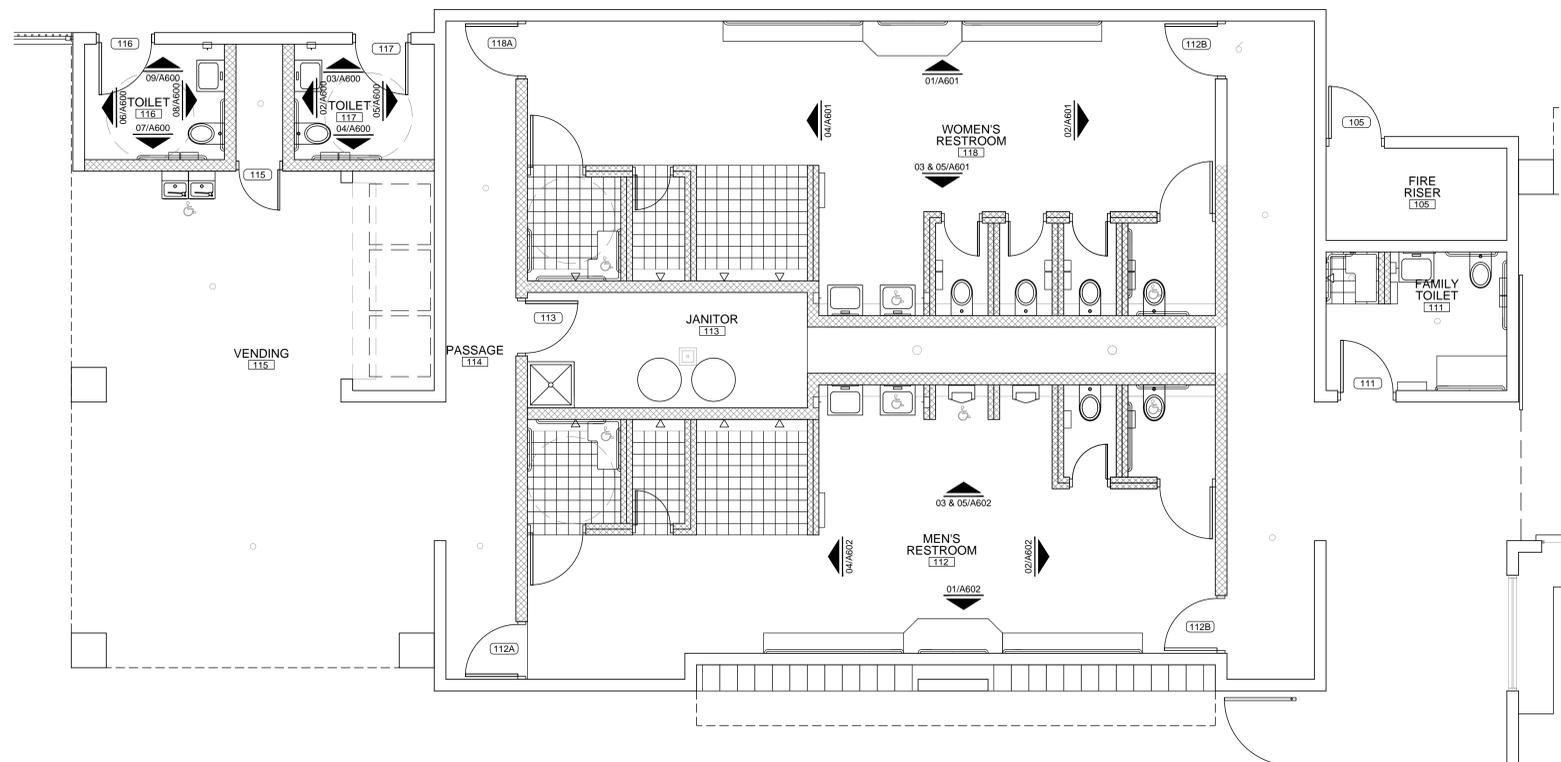
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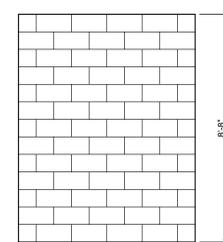
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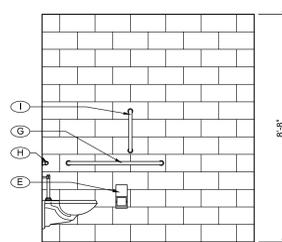
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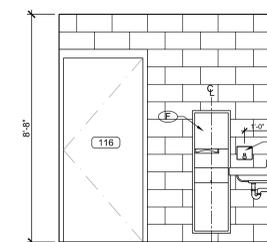
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1/4" = 1'-0"



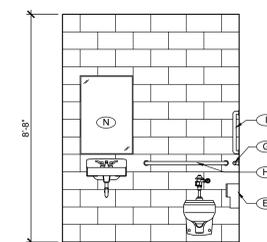
05 TOILET 117 INTERIOR ELEVATION
3/8" = 1'-0"



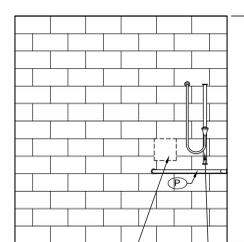
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3/8" = 1'-0"



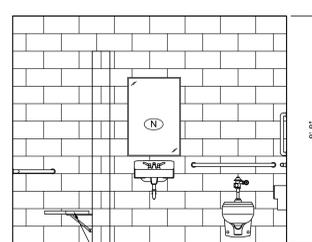
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3/8" = 1'-0"



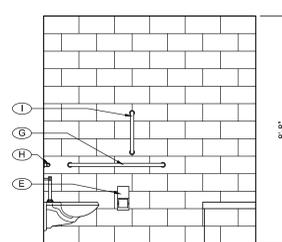
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3/8" = 1'-0"



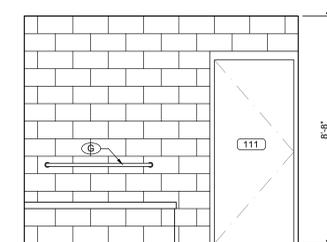
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3/8" = 1'-0"



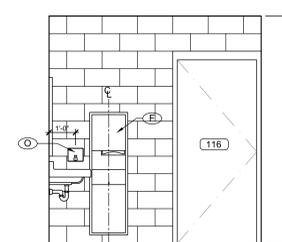
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3/8" = 1'-0"



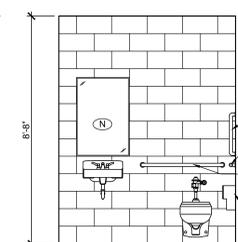
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3/8" = 1'-0"



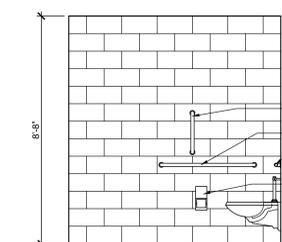
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3/8" = 1'-0"



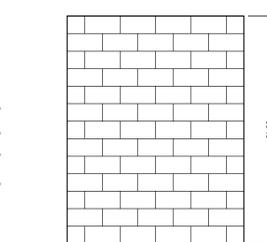
09 TOILET 117 INTERIOR ELEVATION
3/8" = 1'-0"



08 TOILET 117 INTERIOR ELEVATION
3/8" = 1'-0"



07 TOILET 117 INTERIOR ELEVATION
3/8" = 1'-0"

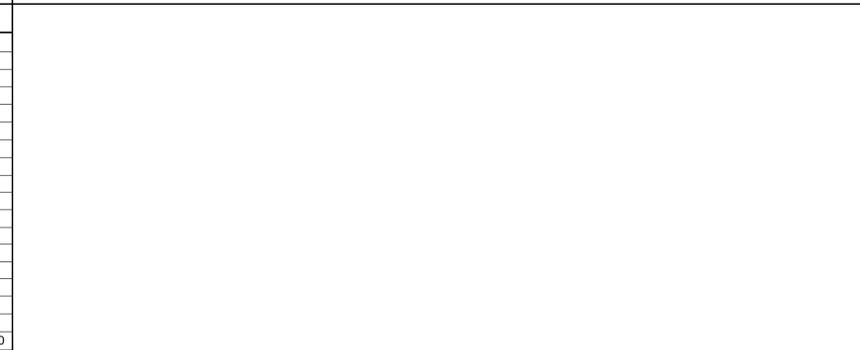


06 TOILET 117 INTERIOR ELEVATION
3/8" = 1'-0"

TOILET ACCESSORIES SCHEDULE

KEYNOTE	DESCRIPTION	MANUFACT.	MODEL	MANUFACT.	MODEL
A	PARTITION MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-386	BRADLEY	5422
B	PARTITION MOUNTED SANITARY NAPKIN DISPOSAL	BOBRICK	B-354	BRADLEY	4721-15
C	RECESSED SANITARY NAPKIN DISPOSAL AND TOILET TISSUE DISPENSER	BOBRICK	B-3094	BRADLEY	5951, 5952
D	RECESSED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-3888	BRADLEY	5412
E	SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-2888	BRADLEY	5402
F	RECESSED PAPER TOWEL / WASTE RECEPTABLE	BOBRICK	B-43944	BRADLEY	2027
G	GRAB BAR - 42" LENGTH	BOBRICK	68061X42	BRADLEY	812 SERIES
H	GRAB BAR - 36" LENGTH	BOBRICK	68061X36	BRADLEY	812 SERIES
I	GRAB BAR - 18" LENGTH	BOBRICK	68061X18	BRADLEY	812 SERIES
J	FLOOR-STANDING WASTE RECEPTACLE WITH OPEN TOP	BOBRICK	B-2280	BRADLEY	377-36
K	COUNTERTOP-MOUNTED CIRCULAR WASTE CHUTE	BOBRICK	B-529	BRADLEY	P10-696
L	UTILITY SHELF WITH MOP / BROOM HOLDERS AND HOOKS	BOBRICK	B-239X34	BRADLEY	9933
M	DIAPER CHANGING STATION - RECESSED MOUNTED	BOBRICK	KB110-SSWM	BRADLEY	962-11
N	MIRROR WITH STAINLESS STEEL CHANNEL FRAME	BOBRICK	B-165-2436	BRADLEY	781-2436
O	SURFACE MOUNTED SOAP DISPENSER	BOBRICK	B-4112	BRADLEY	6531
P	GRAB BAR FOR 24" X 36" ROLL-IN SHOWER STALL	BOBRICK	B-68616	BRADLEY	836 & 837
R	FLOOR-STANDING WASTE RECEPTACLE WITH OPEN TOP	BOBRICK	B-2280	BRADLEY	377-36-37
MM	HANDICAP FOLDING SHOWER SEAT	BOBRICK	B-5181	BRADLEY	956-30, 9561-30

PORCELAIN WALL TILE KEY



GENERAL NOTES

- ARCHITECT WILL PROVIDE DIMENSIONAL TILE AND PATTERN LAYOUT INCLUDING ACCENT AND FIELD COLORS AS A SHOP DRAWING.
- REF. SPECIFICATION SECTION 019000 FOR MATERIAL, COLOR, AND FINISH SELECTION.
- GROUT SHALL BE EQUAL TO MAPEI - COLOR TO BE SELECTED - TYPICAL FOR ALL ELEVATIONS, REF. 019000 MATERIAL COLOR AND FINISH SELECTION.
- TOILET STALL DOORS INCLUDING DOOR HARDWARE SHALL COMPLY WITH STATE ADA REQUIREMENTS.
- DASHED LINES INSIDE TOILETS TYPICALLY REPRESENT 5'-0" DIA. WHEELCHAIR TURNING RADIUS; 2'-6" X 4'-0" CLEAR FLOOR SPACES AT LAVATORIES, SINKS, URINALS, SHOWERS, & EWC'S.
- PROVIDE TOILET ACCESSORY ITEM L MOP AND BROOM HOLDER W/ SHELF IN JANITOR CLOSET 142.
- REFER TO SHEETS ADA-1 THRU ADA-6 FOR TYPICAL MOUNTING HEIGHTS FOR TOILET FIXTURES AND ACCESSORIES.
- GENERAL CONTRACTOR SHALL ENSURE THAT FLOOR TILE IS INSTALLED PRIOR TO WALL TILE IN WOMEN'S RESTROOM 103, MEN'S RESTROOM 104 AND TOILET 107, 108, 133 SO THAT FLOOR TILE EXTENDS TO GYP. BD. BACKING OF WALL TILE.
- CONTRACTOR TO COORDINATE CONFIGURATION OF RECESSED SANITARY NAPKIN DISPOSAL AND TOILET TISSUE DISPENSER THAT IS SELECTED WITH ADA MOUNTING HEIGHTS AND REACH RANGE FOR TOILET ACCESSORIES

TITLE

RESTROOM ENLARGED PLANS & ELEVATIONS

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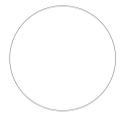
A600-AQ

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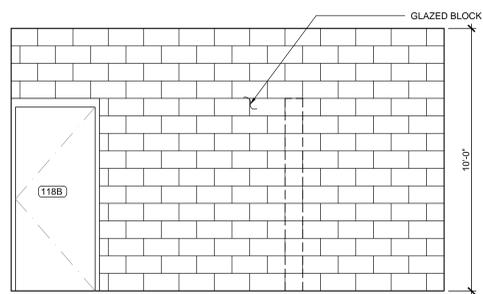
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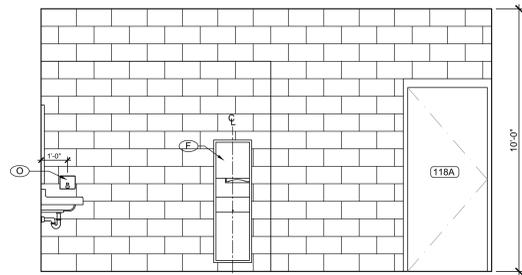
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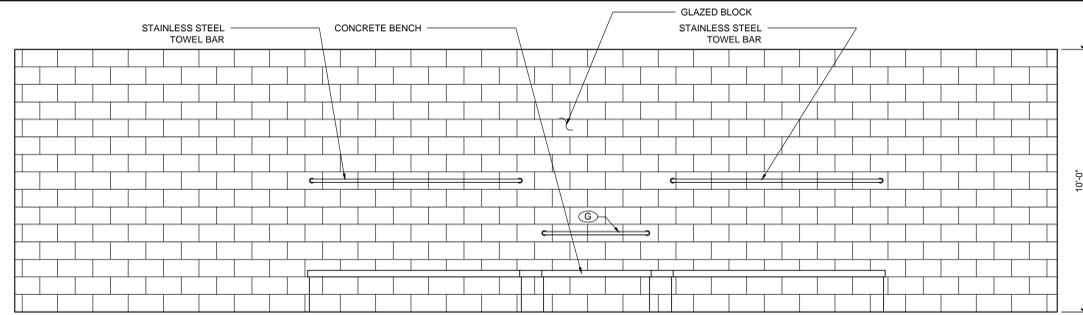
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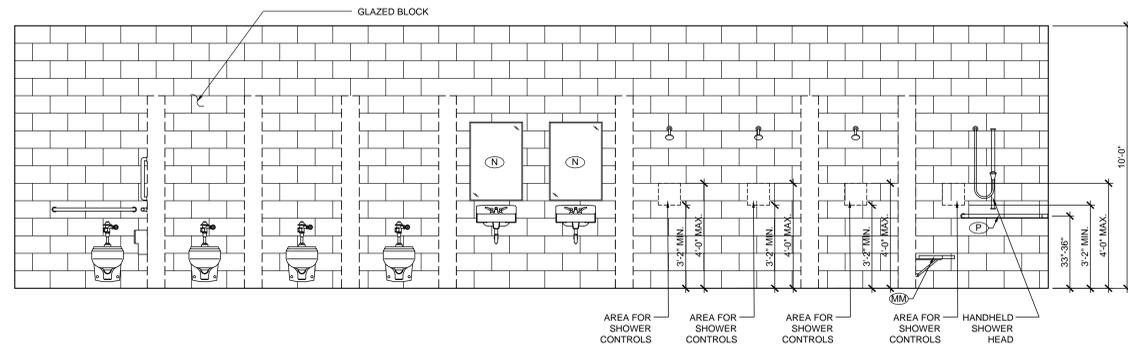
02 WOMEN'S RESTROOM 118
INTERIOR ELEVATION
3/8" = 1'-0"



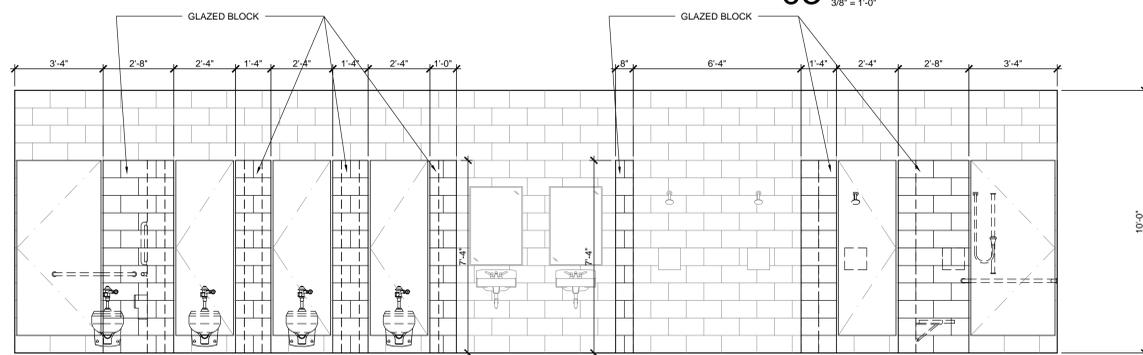
04 WOMEN'S RESTROOM 118
INTERIOR ELEVATION
3/8" = 1'-0"



01 WOMEN'S RESTROOM 118
INTERIOR ELEVATION
3/8" = 1'-0"



03 WOMEN'S RESTROOM 118
INTERIOR ELEVATION
3/8" = 1'-0"



05 WOMEN'S RESTROOM 118
INTERIOR ELEVATION
3/8" = 1'-0"

TOILET ACCESSORIES SCHEDULE

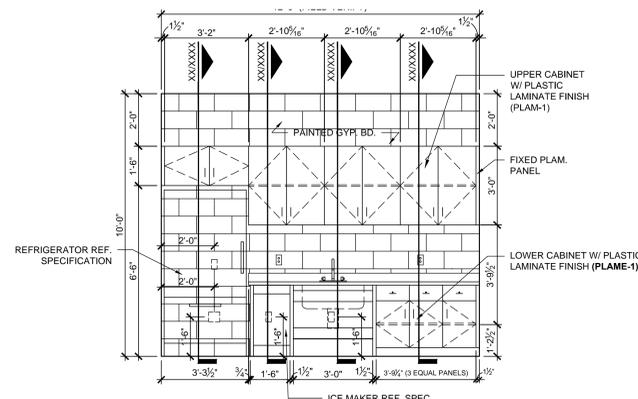
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B	PARTITION MOUNTED SANITARY NAPKIN DISPOSAL	BOBRICK	B-354	BRADLEY	4721-15
C	RECESSED SANITARY NAPKIN DISPOSAL AND TOILET TISSUE DISPENSER	BOBRICK	B-3094	BRADLEY	5951, 5952
D	RECESSED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-3888	BRADLEY	5412
E	SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-2888	BRADLEY	5402
F	RECESSED PAPER TOWEL / WASTE RECEPTABLE	BOBRICK	B-43944	BRADLEY	2027
G	GRAB BAR - 42" LENGTH	BOBRICK	68061X42	BRADLEY	812 SERIES
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PORCELAIN WALL TILE KEY

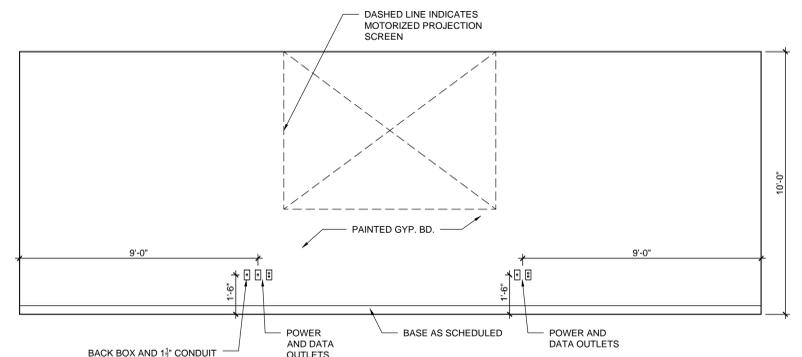


GENERAL NOTES

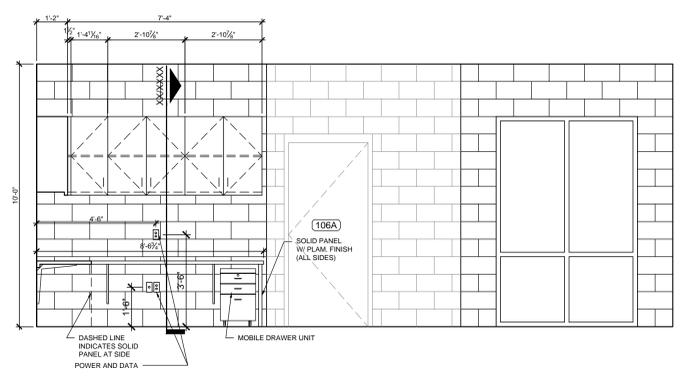
- ARCHITECT WILL PROVIDE DIMENSIONAL TILE AND PATTERN LAYOUT INCLUDING ACCENT AND FIELD COLORS AS A SHOP DRAWING.
- REF. SPECIFICATION SECTION 019000 FOR MATERIAL, COLOR, AND FINISH SELECTION.
- GROUT SHALL BE EQUAL TO MAPEI - COLOR TO BE SELECTED - TYPICAL FOR ALL ELEVATIONS, REF. 019000 MATERIAL COLOR AND FINISH SELECTION.
- TOILET STALL DOORS INCLUDING DOOR HARDWARE SHALL COMPLY WITH STATE ADA REQUIREMENTS.
- DASHED LINES INSIDE TOILETS TYPICALLY REPRESENT 5'-0" DIA. WHEELCHAIR TURNING RADIUS; 2'-6" X 4'-0" CLEAR FLOOR SPACES AT LAVATORIES, SINKS, URINALS, SHOWERS, & EWCS.
- PROVIDE TOILET ACCESSORY ITEM L MOP AND BROOM HOLDER W/ SHELF IN JANITOR CLOSET 142.
- REFER TO SHEETS ADA-1 THRU ADA-6 FOR TYPICAL MOUNTING HEIGHTS FOR TOILET FIXTURES AND ACCESSORIES.
- GENERAL CONTRACTOR SHALL ENSURE THAT FLOOR TILE IS INSTALLED PRIOR TO WALL TILE IN WOMEN'S RESTROOM 103, MEN'S RESTROOM 104 AND TOILET 107, 108, 133 SO THAT FLOOR TILE EXTENDS TO GYP. BD. BACKING OF WALL TILE.
- CONTRACTOR TO COORDINATE CONFIGURATION OF RECESSED SANITARY NAPKIN DISPOSAL AND TOILET TISSUE DISPENSER THAT IS SELECTED WITH ADA MOUNTING HEIGHTS AND REACH RANGE FOR TOILET ACCESSORIES



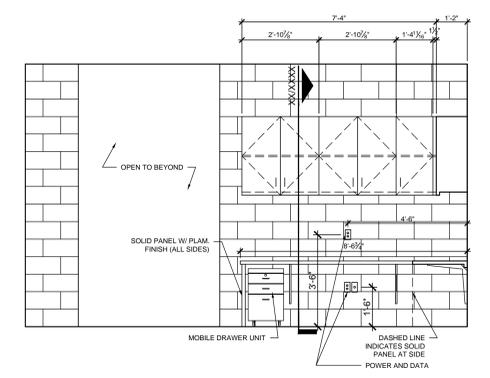
02
STAFF 104
INTERIOR ELEVATION
 3/8" = 1'-0"



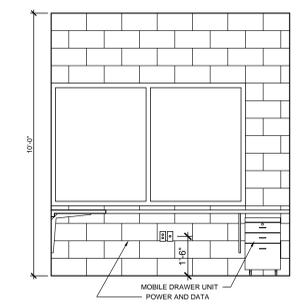
01
MULTI-PURPOSE 106
INTERIOR ELEVATION
 3/8" = 1'-0"



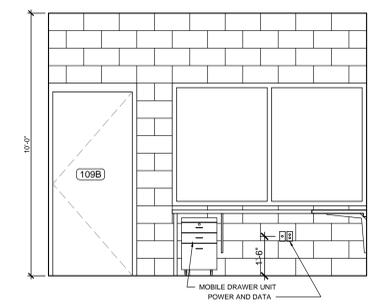
04
FIRST AID 103
INTERIOR ELEVATION
 3/8" = 1'-0"



03
FIRST AID 103
INTERIOR ELEVATION
 3/8" = 1'-0"



06
OFFICE 109
INTERIOR ELEVATION
 3/8" = 1'-0"

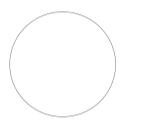


05
OFFICE 109
INTERIOR ELEVATION
 3/8" = 1'-0"

**LITTLE ELM ISD
 TRANSPORTATION
 AND
 MAINTENANCE
 FACILITY**

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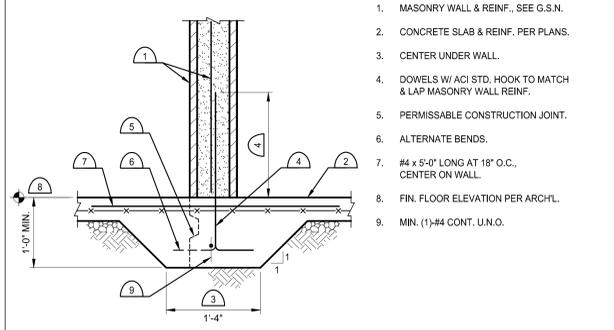
95% CONSTRUCTION DOCUMENTS

TITLE
 INTERIOR ELEVATIONS

REVISIONS

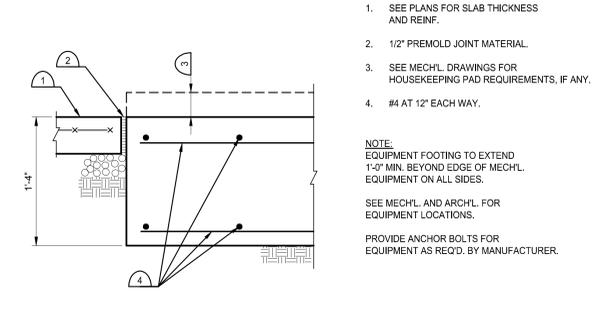
JOB NO. 20137
 Issue Date: 03/19/2014
 Drawn By: DZ
 Checked By: AB
SHEET NO.

A610-AQ



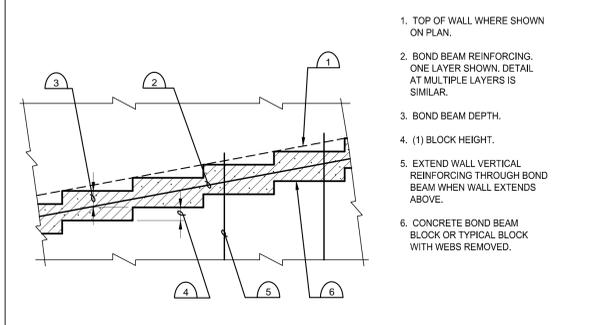
1. MASONRY WALL & REINF., SEE G.S.N.
2. CONCRETE SLAB & REINF. PER PLANS.
3. CENTER UNDER WALL.
4. DOWELS W/ ACI STD. HOOK TO MATCH & LAP MASONRY WALL REINF.
5. PERMISSIBLE CONSTRUCTION JOINT.
6. ALTERNATE BENDS.
7. #4 x 5'-0" LONG AT 18" O.C., CENTER ON WALL.
8. FIN. FLOOR ELEVATION PER ARCHL.
9. MIN. (1)-#4 CONT. U.N.O.

16 THICKENED SLAB AT MASONRY NON-BEARING WALL



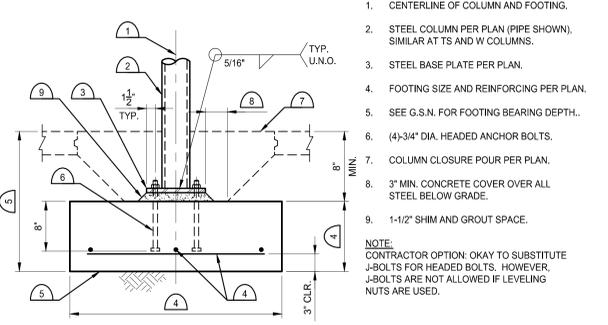
1. SEE PLANS FOR SLAB THICKNESS AND REINF.
 2. 1/2" PREMOLDED JOINT MATERIAL.
 3. SEE MECHL. DRAWINGS FOR HOUSEKEEPING PAD REQUIREMENTS, IF ANY.
 4. #4 AT 12" EACH WAY.
- NOTE:
EQUIPMENT FOOTING TO EXTEND 1'-0" MIN. BEYOND EDGE OF MECHL. EQUIPMENT ON ALL SIDES.
- SEE MECHL. AND ARCHL. FOR EQUIPMENT LOCATIONS.
- PROVIDE ANCHOR BOLTS FOR EQUIPMENT AS REQ'D. BY MANUFACTURER.

11 MECHANICAL EQUIPMENT SUPPORT FOOTING



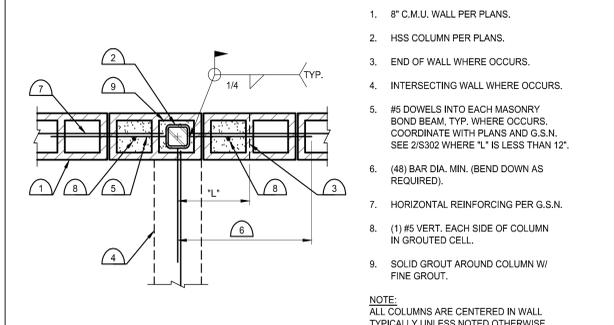
1. TOP OF WALL WHERE SHOWN ON PLAN.
2. BOND BEAM REINFORCING. ONE LAYER SHOWN. DETAIL AT MULTIPLE LAYERS IS SIMILAR.
3. BOND BEAM DEPTH.
4. (1) BLOCK HEIGHT.
5. EXTEND WALL VERTICAL REINFORCING THROUGH BOND BEAM WHEN WALL EXTENDS ABOVE.
6. CONCRETE BOND BEAM BLOCK OR TYPICAL BLOCK WITH WEBS REMOVED.

17 SLOPING BOND BEAM IN WALL



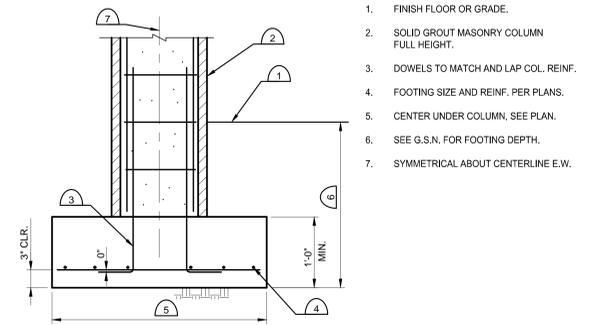
1. CENTERLINE OF COLUMN AND FOOTING.
 2. STEEL COLUMN PER PLAN (PIPE SHOWN), SIMILAR AT TS AND W COLUMNS.
 3. STEEL BASE PLATE PER PLAN.
 4. FOOTING SIZE AND REINFORCING PER PLAN.
 5. SEE G.S.N. FOR FOOTING BEARING DEPTH.
 6. (4)-#3/4" DIA. HEADED ANCHOR BOLTS.
 7. COLUMN CLOSURE POUR PER PLAN.
 8. 3" MIN. CONCRETE COVER OVER ALL STEEL BELOW GRADE.
 9. 1-1/2" SHIM AND GROUT SPACE.
- NOTE:
CONTRACTOR OPTION: OKAY TO SUBSTITUTE J-BOLTS FOR HEADED BOLTS. HOWEVER, J-BOLTS ARE NOT ALLOWED IF LEVELING NUTS ARE USED.

12 SHALLOW FOOTING FOR STEEL COLUMN



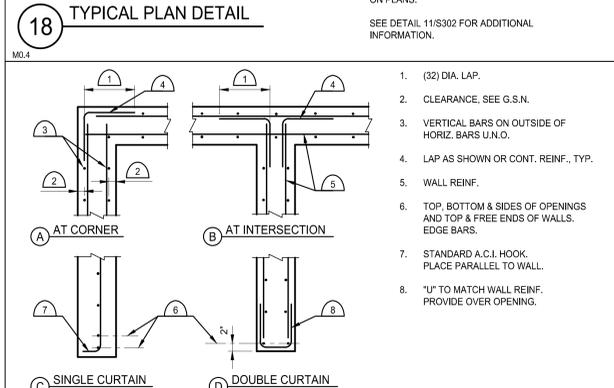
1. 8" C.M.U. WALL PER PLANS.
 2. HSS COLUMN PER PLANS.
 3. END OF WALL WHERE OCCURS.
 4. INTERSECTING WALL WHERE OCCURS.
 5. #5 DOWELS INTO EACH MASONRY BOND BEAM, TYP. WHERE OCCURS, COORDINATE WITH PLANS AND G.S.N. SEE 2/S302 WHERE "L" IS LESS THAN 12".
 6. (#4) BAR DIA. MIN. (BEND DOWN AS REQUIRED).
 7. HORIZONTAL REINFORCING PER G.S.N.
 8. (1) #5 VERT. EACH SIDE OF COLUMN IN GROUTED CELL.
 9. SOLID GROUT AROUND COLUMN W/ FINE GROUT.
- NOTE:
ALL COLUMNS ARE CENTERED IN WALL TYPICALLY UNLESS NOTED OTHERWISE ON PLANS.
- SEE DETAIL 11/S302 FOR ADDITIONAL INFORMATION.

18 TYPICAL PLAN DETAIL



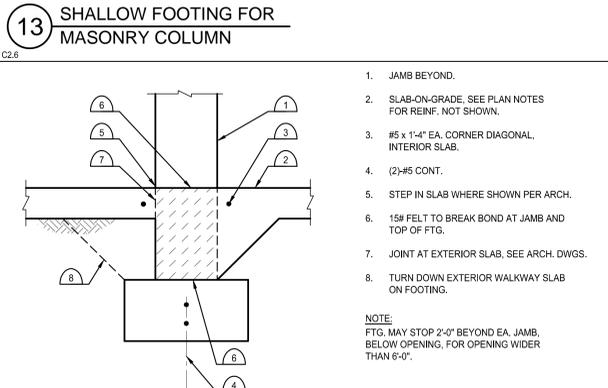
1. FINISH FLOOR OR GRADE.
2. SOLID GROUT MASONRY COLUMN FULL HEIGHT.
3. DOWELS TO MATCH AND LAP COL. REINF.
4. FOOTING SIZE AND REINF. PER PLANS.
5. CENTER UNDER COLUMN, SEE PLAN.
6. SEE G.S.N. FOR FOOTING DEPTH.
7. SYMMETRICAL ABOUT CENTERLINE E.W.

13 SHALLOW FOOTING FOR MASONRY COLUMN



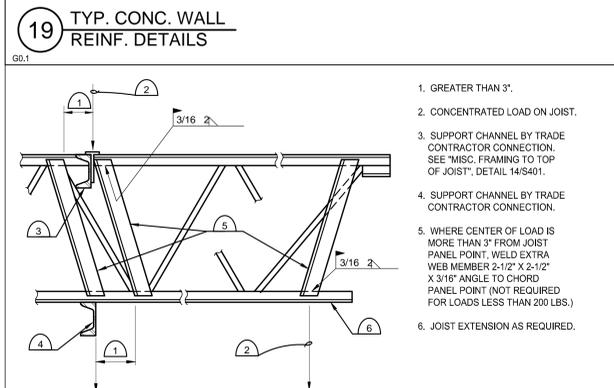
1. (3/2) DIA. LAP.
2. CLEARANCE, SEE G.S.N.
3. VERTICAL BARS ON OUTSIDE OF HORIZ. BARS U.N.O.
4. LAP AS SHOWN OR CONT. REINF., TYP.
5. WALL REINF.
6. TOP, BOTTOM & SIDES OF OPENINGS AND TOP & FREE ENDS OF WALLS. EDGE BARS.
7. STANDARD A.C.I. HOOK. PLACE PARALLEL TO WALL.
8. "U" TO MATCH WALL REINF. PROVIDE OVER OPENING.

19 TYP. CONC. WALL REINF. DETAILS



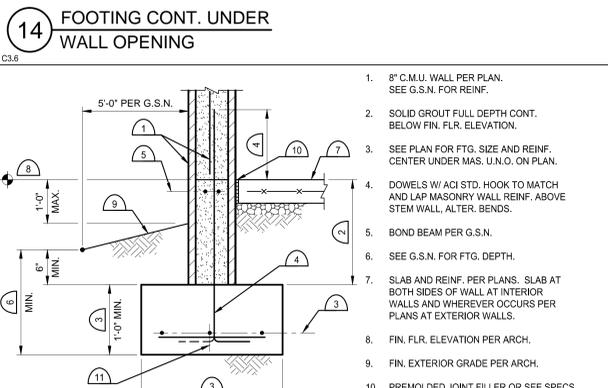
1. JAMB BEYOND.
 2. SLAB-ON-GRADE, SEE PLAN NOTES FOR REINF. NOT SHOWN.
 3. #5 x 1'-4" EA. CORNER DIAGONAL INTERIOR SLAB.
 4. (2)-#5 CONT.
 5. STEP IN SLAB WHERE SHOWN PER ARCH.
 6. 15# FELT TO BREAK BOND AT JAMB AND TOP OF FTG.
 7. JOINT AT EXTERIOR SLAB, SEE ARCH. DWGS.
 8. TURN DOWN EXTERIOR WALKWAY SLAB ON FOOTING.
- NOTE:
FTG. MAY STOP 2'-0" BEYOND EA. JAMB, BELOW OPENING, FOR OPENING WIDER THAN 6'-0".

14 FOOTING CONT. UNDER WALL OPENING



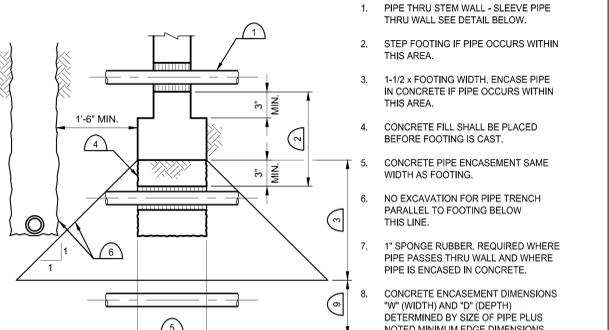
1. GREATER THAN 3".
2. CONCENTRATED LOAD ON JOIST. SEE G.S.N. FOR REINF.
3. SUPPORT CHANNEL BY TRADE CONTRACTOR CONNECTION. SEE "MISC. FRAMING TO TOP OF JOIST", DETAIL 14/S401.
4. SUPPORT CHANNEL BY TRADE CONTRACTOR CONNECTION.
5. WHERE CENTER OF LOAD IS MORE THAN 3" FROM JOIST PANEL POINT, WELD EXTRA WEB MEMBER 2-1/2" x 2-1/2" x 3/16" ANGLE TO CHORD PANEL POINT (NOT REQUIRED FOR LOADS LESS THAN 200 LBS.).
6. JOIST EXTENSION AS REQUIRED.

20 JOIST REINF. FOR CONCENTRATED LOAD (OTHER THAN "K" SERIES)



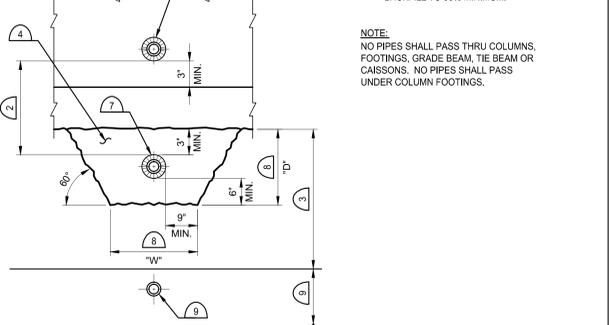
1. 8" C.M.U. WALL PER PLAN. SEE G.S.N. FOR REINF.
2. SOLID GROUT FULL DEPTH CONT. BELOW FIN. FLR. ELEVATION.
3. SEE PLAN FOR FTG. SIZE AND REINF. CENTER UNDER MAS. U.N.O. ON PLAN.
4. DOWELS W/ ACI STD. HOOK TO MATCH AND LAP MASONRY WALL REINF. ABOVE STEM WALL, ALTER, BENDS.
5. BOND BEAM PER G.S.N.
6. SEE G.S.N. FOR FTG. DEPTH.
7. SLAB AND REINF. PER PLANS. SLAB AT BOTH SIDES OF WALL AT INTERIOR WALLS AND WHEREVER OCCURS PER PLANS AT EXTERIOR WALLS.
8. FIN. FLR. ELEVATION PER ARCH.
9. FIN. EXTERIOR GRADE PER ARCH.
10. PREMOLDED JOINT FILLER OR SEE SPECS.
11. MIN. (1)-#5 CONT. U.N.O.

15 MAS. WALL FOOTING (MAS. STEM WALL)



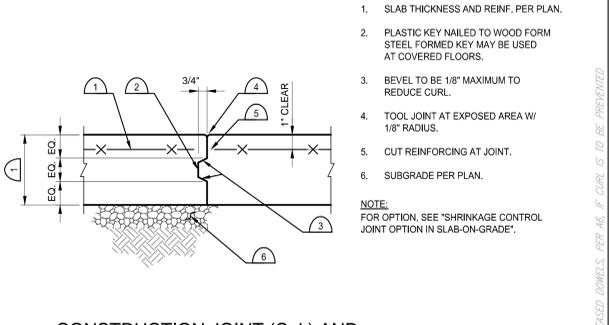
1. PIPE THRU STEM WALL - SLEEVE PIPE THRU WALL SEE DETAIL BELOW.
 2. STEP FOOTING IF PIPE OCCURS WITHIN THIS AREA.
 3. 1-1/2" x FOOTING WIDTH. ENCASE PIPE IN CONCRETE IF PIPE OCCURS WITHIN THIS AREA.
 4. CONCRETE FILL SHALL BE PLACED BEFORE FOOTING IS CAST.
 5. CONCRETE PIPE ENCASEMENT SAME WIDTH AS FOOTING.
 6. NO EXCAVATION FOR PIPE TRENCH PARALLEL TO FOOTING BELOW THIS LINE.
 7. 1" SPONGE RUBBER, REQUIRED WHERE PIPE PASSES THRU WALL AND WHERE PIPE IS ENCASED IN CONCRETE.
 8. CONCRETE ENCASEMENT DIMENSIONS "W" (WIDTH) AND "D" (DEPTH) DETERMINED BY SIZE OF PIPE PLUS NOTED MINIMUM EDGE DIMENSIONS AND 60 DEGREE SLOPE.
 9. IF PIPE IS BELOW FOOTING BY 1-1/2" x FOOTING WIDTH, THEN NO ENCASEMENT REQUIRED. COMPACT SOIL BACKFILL TO 95% MINIMUM.
- NOTE:
NO PIPES SHALL PASS THRU COLUMNS, FOOTINGS, GRADE BEAM, TIE BEAM OR CAISSONS. NO PIPES SHALL PASS UNDER COLUMN FOOTINGS.

7 DETAILS OF PIPE AT CONCRETE FOOTING OR GRADE BEAM



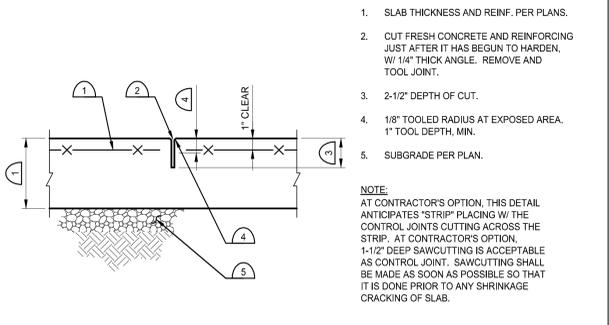
1. SLAB THICKNESS AND REINF. PER PLAN.
 2. PLASTIC KEY NAIL TO WOOD FORM STEEL FORMED KEY MAY BE USED AT COVERED FLOORS.
 3. BEVEL TO BE 1/8" MAXIMUM TO REDUCE CURL.
 4. TOOL JOINT AT EXPOSED AREA W/ 1/8" RADIUS.
 5. CUT REINFORCING AT JOINT.
 6. SUBGRADE PER PLAN.
- NOTE:
FOR OPTION, SEE "SHRINKAGE CONTROL JOINT OPTION IN SLAB-ON-GRADE".

8 CONSTRUCTION JOINT (C.J.) AND SHRINKAGE CONTROL JOINT (S.J.) IN SLAB-ON-GRADE



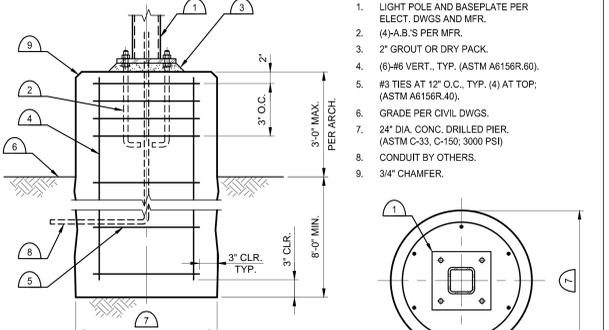
1. SLAB THICKNESS AND REINF. PER PLANS.
 2. CUT FRESH CONCRETE AND REINFORCING JUST AFTER IT HAS BEGUN TO HARDEN. W/ 1/4" THICK ANGLE. REMOVE AND TOOL JOINT.
 3. 2-1/2" DEPTH OF CUT.
 4. 1/8" TOOLED RADIUS AT EXPOSED AREA. 1" TOOL DEPTH, MIN.
 5. SUBGRADE PER PLAN.
- NOTE:
AT CONTRACTOR'S OPTION, THIS DETAIL ANTICIPATES "STRIP" PLACING W/ THE CONTROL JOINTS CUTTING ACROSS THE STRIP. AT CONTRACTOR'S OPTION, 1-1/2" DEEP SAWCUTTING IS ACCEPTABLE AS CONTROL JOINT. SAWCUTTING SHALL BE MADE AS SOON AS POSSIBLE SO THAT IT IS DONE PRIOR TO ANY SHRINKAGE CRACKING OF SLAB.

9 SHRINKAGE CONTROL JOINT OPTION (S.J.) IN SLAB-ON-GRADE



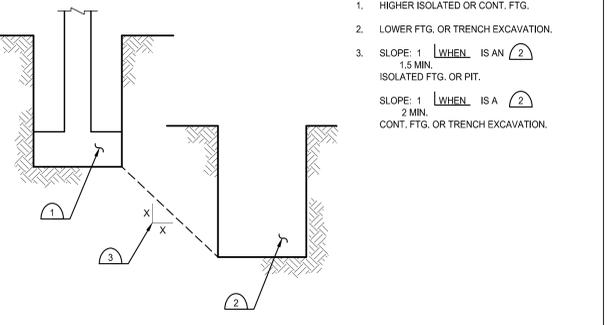
1. SLAB THICKNESS AND REINF. PER PLANS.
2. SEE TYPICAL SLAB JOINT DETAIL FOR SLAB CONSTRUCTION INCLUDING REBAR IF ANY.
3. FINISH GRADE.
4. FINISH GRADE OR CONCRETE SLAB WHERE OCCURS ON PLAN.
5. #3 BARS AT 18" O.C.
6. (1)-#4 BAR x CONT. TOP AND BOTTOM.

10 SLAB EDGES



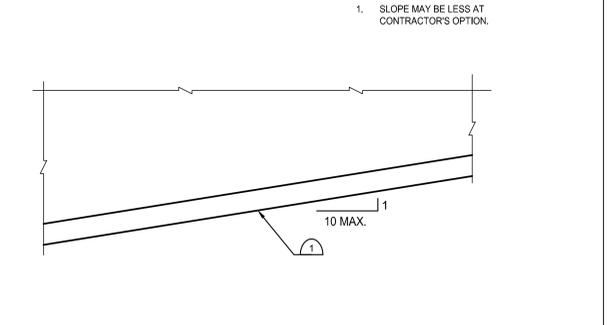
1. LIGHT POLE AND BASEPLATE PER ELECT. DWGS AND MFR.
2. (4)-A.B.'S PER MFR.
3. 2" GROUT OR DRY PACK.
4. (6)-#6 VERT., TYP. (ASTM A615ER.60).
5. #3 TIES AT 12" O.C., TYP. (4) AT TOP; (ASTM A615ER.40).
6. GRADE PER CIVL DWGS.
7. 24" DIA. CONC. DRILLED PIER. (ASTM C-33, C-150; 3000 PSI)
8. CONDUIT BY OTHERS.
9. 3/4" CHAMFER.

1 TYPICAL LIGHT POLE DETAIL



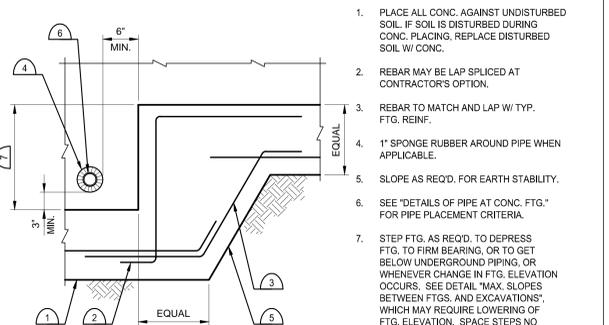
1. HIGHER ISOLATED OR CONT. FTG.
2. LOWER FTG. OR TRENCH EXCAVATION.
3. SLOPE: 1 | WHEN IS AN | 2 | 1.5 MIN. ISOLATED FTG. OR PIT. SLOPE: 1 | WHEN IS A | 2 | 2 MIN. CONT. FTG. OR TRENCH EXCAVATION.

2 MAXIMUM SLOPES BETWEEN FOOTINGS & EXCAVATIONS



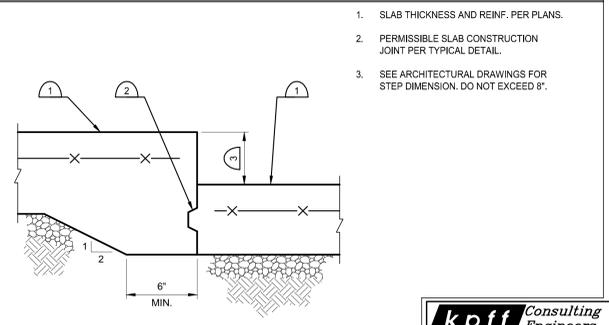
1. SLOPE MAY BE LESS AT CONTRACTOR'S OPTION.

3 SLOPING FOOTING



1. PLACE ALL CONC. AGAINST UNDISTURBED SOIL. IF SOIL IS DISTURBED DURING CONC. PLACING, REPLACE DISTURBED SOIL W/ CONC.
2. REBAR MAY BE LAP SPliced AT CONTRACTOR'S OPTION.
3. REBAR TO MATCH AND LAP W/ TYP. FTG. REINF.
4. 1" SPONGE RUBBER AROUND PIPE WHEN APPLICABLE.
5. SLOPE AS REQ'D. FOR EARTH STABILITY.
6. SEE "DETAILS OF PIPE AT CONC. FTG." FOR PIPE PLACEMENT CRITERIA.
7. STEP FTG. AS REQ'D. TO DEPRESS FTG. TO FIRM BEARING, OR TO GET BELOW UNDERGROUND PIPING, OR WHENEVER CHANGE IN FTG. ELEVATION OCCURS. SEE DETAIL "MAX. SLOPES BETWEEN FTGS. AND EXCAVATIONS", WHICH MAY REQUIRE LOWERING OF FTG. ELEVATION. SPACE STEPS NO CLOSER THAN 4'-0" CLR.

4 STEP IN FOOTING



1. SLAB THICKNESS AND REINF. PER PLANS.
2. PERMISSIBLE SLAB CONSTRUCTION JOINT PER TYPICAL DETAIL.
3. SEE ARCHITECTURAL DRAWINGS FOR STEP DIMENSION. DO NOT EXCEED 8".

5 SMALL STEP IN SLAB-ON-GRADE

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FLORENCE, AZ

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TITLE

STRUCTURAL DETAILS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By:

Checked By:

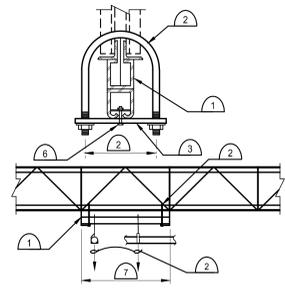
SHEET NO.

S104-AQ

SCHEMATIC DESIGN REVIEW

kpf Consulting Engineers
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PHONE: 602.284.1010 FAX: 602.285.1010
PRINCIPAL: MICHAEL SWABACK
PROJECT ENG.: MICHAEL SWABACK
ENGINEERS: MICHAEL SWABACK
DRAFTERS: JENNA GREENE
KPFf PROJECT # 214053

PRELIMINARY ONLY



- UNISTRUT P1001 OR EQUIVALENT PLACE BETWEEN JOIST PANEL POINTS AS SHOWN.
- 1/2" DIA. "U" BOLTS. DETAIL TO FIT LARGEST BOTTOM CHORD WIDTH.
- 3/8" x 2" PLATE. LENGTH TO FIT "U" BOLT.
- STRUT ASSEMBLY BY TRADE CONTRACTOR AS REQUIRED.
- CONCENTRATED LOAD AT JOIST BOTTOM CHORD. STRUT ASSEMBLY NOT REQUIRED WHEN LOAD IS APPLIED WITHIN 3" FROM JOIST PANEL POINT.
- 1/2" DIA. BOLT & SPRING NUT.
- MAX. PANEL SPAN NOT TO EXCEED 8'-0".

NOTES:

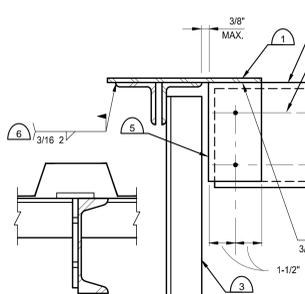
A. STRUT ASSEMBLY NOT REQ'D. FOR A SINGLE LOAD OR MULTIPLE LOADS TOTALING < 100 POUNDS BETWEEN ADJACENT PANEL POINTS. JOIST CHORD CANNOT RESIST TORSION OR TWISTING. LOAD CONNECTION MUST BE CONCENTRIC (U-BOLT, SPACER PLATE, ETC.) BEAM CLAMPS NOT ALLOWED.

B. THIS DETAIL APPLIES TO CONCENTRATED LOADS FOR WHICH A S.P.S.F. UNIFORM DESIGN ALLOWANCE HAS BEEN INITIALLY CONSIDERED. ANY OTHER CONCENTRATED LOADS ARE ADDITIONAL & ARE NOT PERMITTED WITHOUT INCREASING THE JOIST SIZE.

C. THE SUM TOTAL OF SUSPENDED LOADS BETWEEN PANEL POINTS SHALL NOT EXCEED 800 LBS.

17 LOADS SUPPORTED FROM STEEL JOIST BOT. CHORD

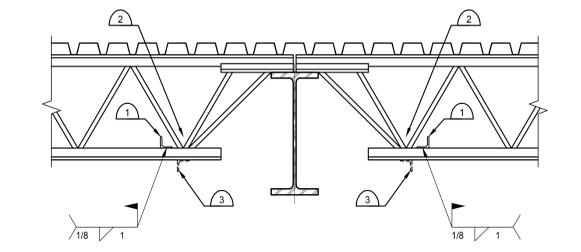
P0.5



- BAR TO FIT BETWEEN DECK FLUTES, 2" WIDE x 1/2" THICK.
- BEAM PER PLANS, OR ADDITIONAL EQUIPMENT SUPPORT MEMBER DESIGNED & PAID FOR BY TRADE CONTRACTOR & COORDINATED W/ CONSTRUCTION MANAGER.
- PROVIDE EXTRA WEB MEMBER IN JOIST PER DETAIL "JOIST REINFORCING FOR CONCENTRATED LOAD".
- (2) 3/4" DIA. A325 BOLTS.
- 3/8" PLATE.
- WELD OR CLAMP.

18 MISC. FRAMING TO TOP OF JOIST

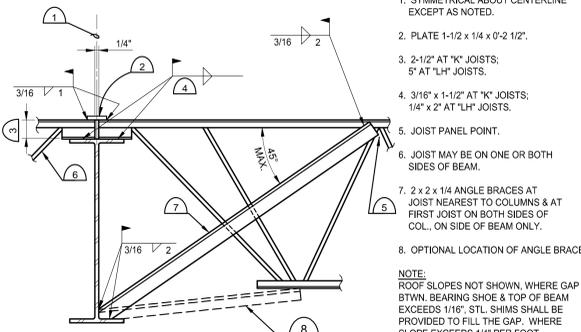
P0.7



- L1 x 1 x 1/8 CONT. LAP SPLICE 4" MIN. 1/8" FILLET WELD 4" LONG. LOCATE ANGLE WITHIN 4" OF PANEL POINT.
- PANEL POINT.
- OPTIONAL BRIDGING LOCATION.

19 INSTALL BOTTOM CHORD BRIDGING

P0.9



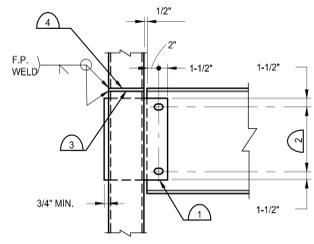
- SYMMETRICAL ABOUT CENTERLINE EXCEPT AS NOTED.
- PLATE 1-1/2 x 1/4 x 0'-2 1/2".
- 2-1/2" AT "K" JOISTS, 5" AT "LH" JOISTS.
- 3/16" x 1-1/2" AT "K" JOISTS, 1/4" x 2" AT "LH" JOISTS.
- JOIST PANEL POINT.
- JOIST MAY BE ON ONE OR BOTH SIDES OF BEAM.
- 2 x 2 x 1/4 ANGLE BRACES AT JOIST NEAREST TO COLUMNS & AT FIRST JOIST ON BOTH SIDES OF COL., ON SIDE OF BEAM ONLY.
- OPTIONAL LOCATION OF ANGLE BRACE.

NOTE: ROOF SLOPES NOT SHOWN. WHERE GAP BTWN. BEARING SHOE & TOP OF BEAM EXCEEDS 1/16", STL. SHIMS SHALL BE PROVIDED TO FILL THE GAP. WHERE SLOPE EXCEEDS 1/4" PER FOOT, PROVIDE SLOPED SHOES.

20 JOIST TO BEAM & BRACING

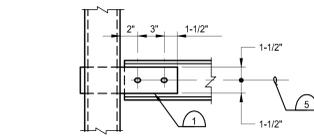
P1.3M

AT PERIMETER BEAMS CENTER JOIST BEARING OVER BEAM WEB.

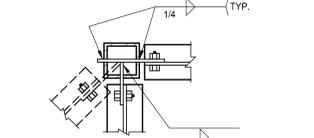


W8 OR LARGER BEAMS

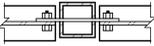
- 3/8" CONNECTION PLATE THRU SLOT IN COLUMN.
- MAX. NUMBER OF 1" DIA. A307 BOLTS AT 3" O.C., SHORT SLOTTED HOLES.
- COLUMN SPLICE LOCATION WHEN MORE THAN ONE BEAM FRAMING INTO COLUMN DIFFERENT ANGLES. SEE PLAN "BEAMS AT ANGLE" BELOW.
- 1/2" PLATE.
- (2) 1" DIA. A307 BOLTS IN SHORT SLOTTED HOLES.



W7 OR SMALLER



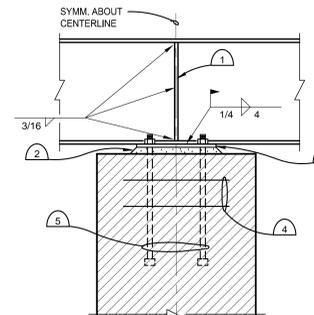
BEAMS AT ANGLE



BEAMS IN-LINE

12 BEAM TO TS COLUMN

N2.2

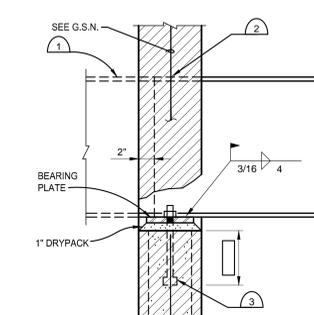


- 1/4" x 2" STIFFENER PLATE EACH SIDE OF BEAM.
- 1" MIN. DRYPACK OR GROUT.
- PLATE 1/2 x 12 x 1'-0".
- (2) TYPICAL TIES AT 4" O.C. AT TOP (ENCLOSE BOLTS).
- 4-3/4" DIA. x 18" ANCHOR BOLTS AT 8" O.C. EACH WAY.

NOTE: ROOF SLOPES NOT SHOWN. SET BEARING PLATE ON SLOPE WHERE BEAM SLOPE.

13 BEAM TO MASONRY COLUMN

N3.4

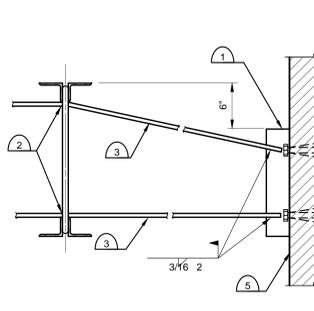


- BEAM CONTINUOUS WHERE SHOWN ON PLAN.
- DRILL HOLES IN FLANGES TO PASS REBAR.
- (2) 3/4" DIA. BOLTS IN GROUTED CELLS.

NOTE: SOLID GROUT 3 CELLS MIN. FULL HEIGHT OF WALL CENTERED ON BEAM. PROVIDE #5 IN EACH CELL. DOWELING FOR THESE BARS MAY BE DRILLING 8" DEEP 1" DIA. ROUGH HOLE IN FOUNDATION AND SETTING THE DOWEL IN BURKESTONE GROUT. AT CONTRACTOR'S OPTION.

14 BEAM BEARING AT MAS. WALL

N4.8

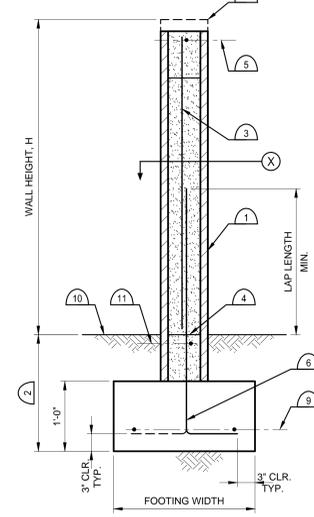


- L3 x 3 x 1/4.
- WELD TO CHORD TYPICAL.
- BRIDGING PER SJI SPEC.
- 3/4" DIA. HILTI EXPANSION BOLTS IN GROUTED CELL.
- MASONRY WALL REINF. NOT SHOWN.

NOTE: DECK NOT SHOWN.

15 HORIZONTAL BRIDGING AT MASONRY WALL

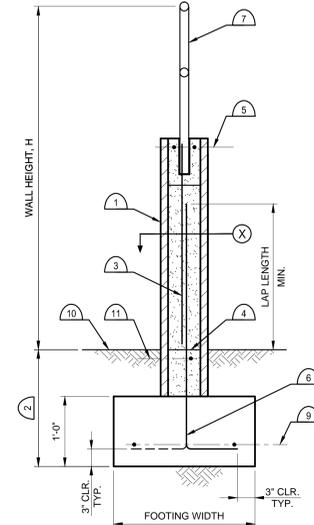
P0.3



7 8' MASONRY FREE STANDING WALL

B0.2R-11.02

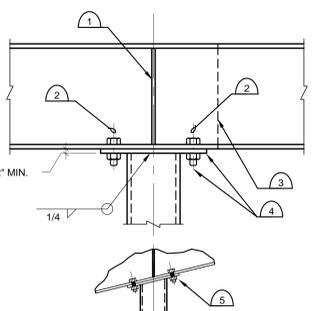
97 UBC / IBC 2000 / ASCE-7 / NFPA 5000: WIND=15.5 PSF, SOIL=1,500 PSF



9 ORNAMENTAL MASONRY FENCE WALL

B0.4R-08.03

97 UBC / IBC 2000 / ASCE-7 / NFPA 5000: WIND=15.5 PSF, SOIL=1,500 PSF

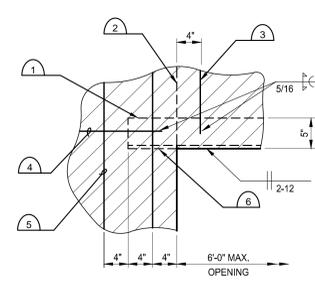


10 BEAM AT COLUMN

N2.4

- STIFFENER PLATE AT EACH SIDE OF WEB PER DETAIL.
- (4) 3/4" DIA. BOLTS.
- END OF BEAM WHERE SHOWN ON PLANS.
- WELD FLANGE WIDTH EXTENSION PLATES AT CHANNELS TO ACCOMMODATE BOLTS.
- BEAM SLOPE NOT SHOWN ABOVE. SET CAP PLATE TO FIT AT ANY BEAM SLOPE.

NOTE: IF OTHER BEAMS FRAME IN AT COLUMN, CONNECTION TO STIFFENER PLATE SIMILAR TO [SHIPT] STIFFENER PLATE SLIGHTLY OFF CENTER TO FIT.)



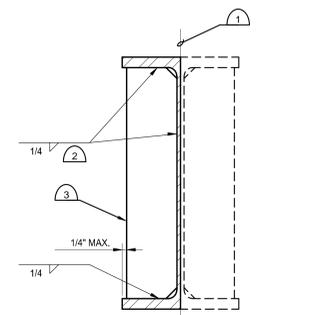
1 CONTROL JOINT AT JAMB

M1.8

TABLE	
MATERIAL THICKNESS OF THICKER PART JOINED (IN)	MINIMUM SIZE OF FILLET WELD (IN)
TO 1/4" INCLUSIVE	1/8
OVER 1/4" TO 1/2"	3/16
OVER 1/2" TO 3/4"	1/4
OVER 3/4"	5/16

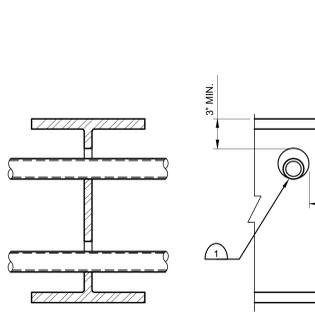
2 MIN. SIZE FILLET WELDS (U.N.O.)

N0.1



3 STANDARD STIFFENER

N0.2

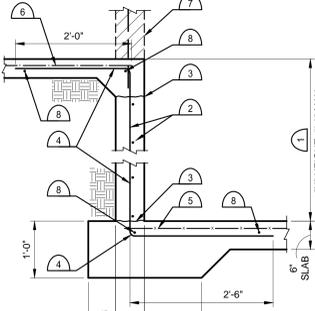


4 HORIZONTAL PIPE THRU STEEL GIRDER WEB

N0.4

- DOUBLE ANGLE LINTEL 5" x 3-1/2" x 1/4". DO NOT USE BLOCK LINTEL.
- CONTROL JOINT.
- #5 BAR IN GROUTED CELL. WELD TO LINTEL.
- #5 BAR X 4'-0" IN GROUTED 8" DEEP BOND BEAM.
- ADDITIONAL #5 JAMB BAR.
- DRILL THROUGH EACH LEG TO PASS VERTICAL #5 X 4'-0" BAR TO LAP WITH #5 JAMB BAR. CENTER ON LINTEL.

NOTE: USE THESE WELD SIZES ONLY WHEN WELD SIZES ARE NOT CALLED OUT OR THOSE CALLED OUT ARE LESS THAN SHOWN BY THIS TABLE. FILLET WELD SIZES NEED NOT EXCEED THICKNESS OF THINNER PIECE JOINED. USE E-70 ELECTRODES.



5 INTERIOR RETAINING WALL AND SLAB

B1.9R-12.02

- SEE ARCH. DWGS. FOR HEIGHT DIM. 5'-0" MAX.
- #4 AT 16" O.C. EA. WAY. SPLICE REQ'D. PER G.S.N.
- PERMISSIBLE CONSTRUCTION JOINTS.
- CENTER REIN. IN CONC. AT TOP, BOTTOM & IN WALL.
- 4x4-W4x4 W.W.F. AT MID-DEPTH OF SLAB.
- TYP. SLAB W.W.F. EXTENDED TO ADJACENT SLAB JOINT.
- C.M.U. WALL & DOWELS, WHERE OCCURS.
- #4 CONT.

NOTE: SLOPE TOP AND BOTTOM OF SLAB TO DRAIN, IF DRAIN IS SHOWN ON ARCH. DWGS.

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TITLE

STRUCTURAL DETAILS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By:

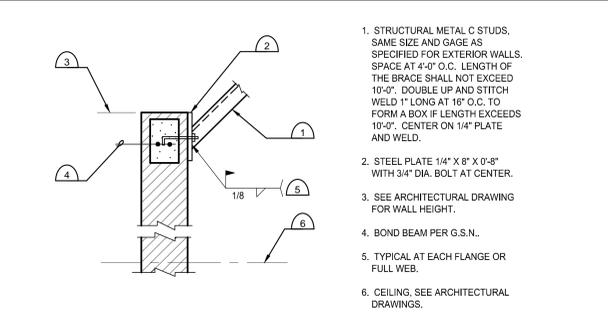
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SHEET NO.

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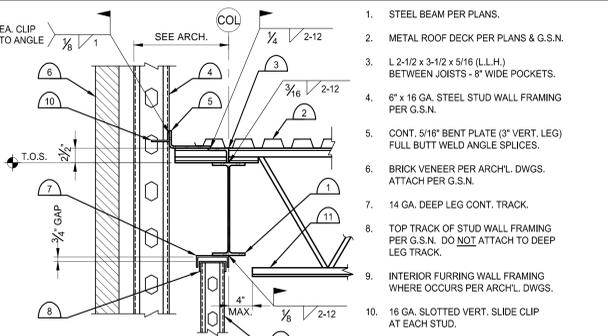
SCHEMATIC DESIGN REVIEW

PRELIMINARY ONLY



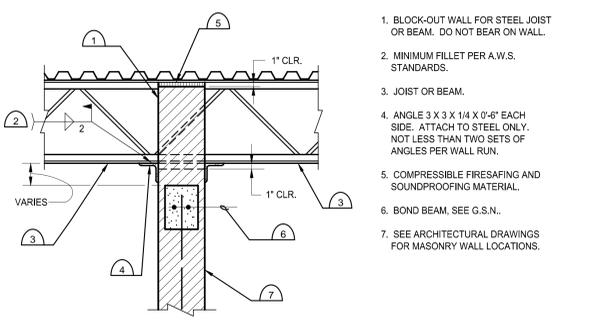
16 MASONRY WALL BRACE
M0.11

1. STRUCTURAL METAL C STUDS, SAME SIZE AND GAGE AS SPECIFIED FOR EXTERIOR WALLS. SPACE AT 4'-0" O.C. LENGTH OF THE BRACE SHALL NOT EXCEED 10'-0". DOUBLE UP AND STITCH WELD 1" LONG AT 16" O.C. TO FORM A BOX IF LENGTH EXCEEDS 10'-0". CENTER ON 1/4" PLATE AND WELD.
2. STEEL PLATE 1/4" X 8" X 0'-8" WITH 3/4" DIA. BOLT AT CENTER.
3. SEE ARCHITECTURAL DRAWING FOR WALL HEIGHT.
4. BOND BEAM PER G.S.N.
5. TYPICAL AT EACH FLANGE OR FULL WEB.
6. CEILING, SEE ARCHITECTURAL DRAWINGS.



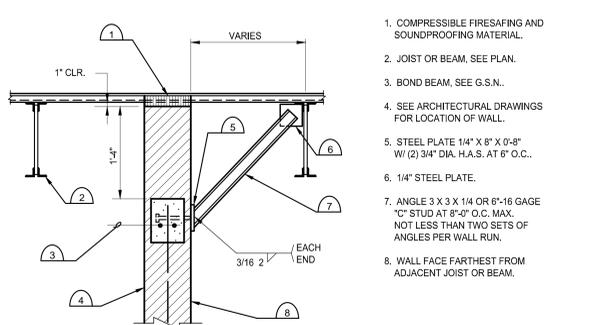
11 EXTERIOR WALL AT ROOF DECK EDGE
R0.7

1. STEEL BEAM PER PLANS.
2. METAL ROOF DECK PER PLANS & G.S.N.
3. L-2 x 2 x 1/4 x 5/16 (L.L.H.) BETWEEN JOISTS - 8" WIDE POCKETS.
4. 6" x 16 GA. STEEL STUD WALL FRAMING PER G.S.N.
5. CONT. 5/16" BENT PLATE (3" VERT. LEG) FULL BUTT WELD ANGLE SPLICES.
6. BRICK VENEER PER ARCH'L. DWGS. ATTACH PER G.S.N.
7. 14 GA. DEEP LEG CONT. TRACK.
8. TOP TRACK OF STUD WALL FRAMING PER G.S.N. DO NOT ATTACH TO DEEP LEG TRACK.
9. INTERIOR FURRING WALL FRAMING WHERE OCCURS PER ARCH'L. DWGS.
10. 16 GA. SLOTTED VERT. SLIDE CLIP AT EACH STUD.
11. EXTEND JOIST BOTTOM CHORDS.



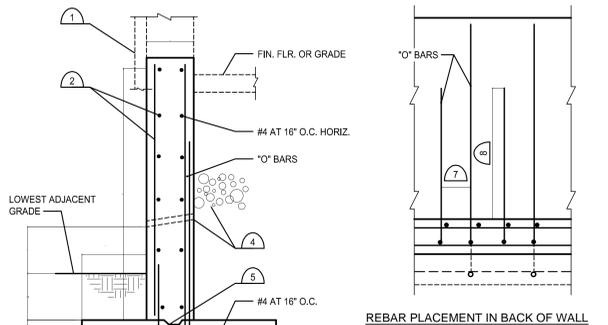
17 MASONRY WALL LATERAL SUPPORT
WALL PERPENDICULAR TO JOIST OR BEAM
M0.12

1. BLOCK-OUT WALL FOR STEEL JOIST OR BEAM. DO NOT BEAR ON WALL.
2. MINIMUM FILLET PER A.W.S. STANDARDS.
3. JOIST OR BEAM.
4. ANGLE 3 X 3 X 1/4 X 0'-6" EACH SIDE. ATTACH TO STEEL ONLY. NOT LESS THAN TWO SETS OF ANGLES PER WALL RUN.
5. COMPRESSIBLE FIRESAFING AND SOUNDPROOFING MATERIAL.
6. BOND BEAM, SEE G.S.N.
7. SEE ARCHITECTURAL DRAWINGS FOR MASONRY WALL LOCATIONS.



18 MAS. WALL LATERAL SUPPORT
WALL PARALLEL TO JOIST OR BEAM
M0.13

1. COMPRESSIBLE FIRESAFING AND SOUNDPROOFING MATERIAL.
2. JOIST OR BEAM, SEE PLAN.
3. BOND BEAM, SEE G.S.N.
4. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF WALL.
5. STEEL PLATE 1/4" X 8" X 0'-8" W/ (2) 3/4" DIA. H.A.S. AT 8" O.C.
6. 1/4" STEEL PLATE.
7. ANGLE 3 X 3 X 1/4 OR 6"-16 GAGE "C" STUD AT 8"-0" O.C. MAX. NOT LESS THAN TWO SETS OF ANGLES PER WALL RUN.
8. WALL FACE FARTHEST FROM ADJACENT JOIST OR BEAM.



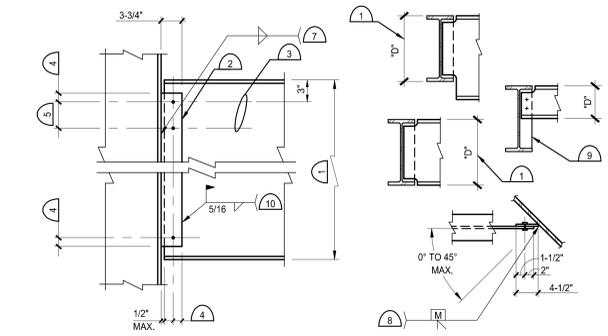
13 RETAINING WALL UP TO 10'-0"
B1.2

1. SEE PLANS & ARCH. DWGS. WHERE MASONRY OCCURS ABOVE. REINF. & DOWEL PER G.S.N.
2. #4 AT 16" EA. WAY, THIS FACE.
3. STEP FTG. PER
4. 1" DIA. WEEP HOLES AT 6'-0" O.C. (WEEP HOLES ARE NOT REQ'D. AT WALLS LESS THAN 3'-0") W/ 18" SQ. CRUSHED ROCK CONT. (EXCEPT AT BUILDINGS WALLS).
5. 1-1/2" x 3-1/2" x CONT. KEY.
6. USE CONC. LUG AT WALL W/ HEIGHT OVER 5'-0" W/ ALTERNATE WALL VERTICALS INTO LUG.
7. ALTERNATE LONG SHORT "O" BARS, SPACING PER SCHEDULE.
8. 0.40 "H" WHEN "H" EXCEEDS 6'-0" FULL HEIGHT FOR "H" EQUAL TO OR LESS THAN 6'-0".

SCHEDULE

"H" UP TO	BASE	"B"	"O" BARS
3'-0"	2'-0"	0'-7"	#4 AT 16"
4'-0"	2'-6"	0'-10"	#4 AT 16"
5'-0"	3'-0"	1'-1"	#4 AT 16"
6'-0"	3'-6"	1'-4"	#4 AT 16"
7'-0"	4'-6"	1'-8"	#4 AT 12"
8'-0"	5'-0"	2'-0"	#4 AT 10"
9'-0"	6'-0"	2'-2"	#4 AT 8"
10'-0"	6'-9"	2'-4"	#4 AT 6"

NOTE: BATTER BOTH FACES OF WALL 1/16" PER FT. HEIGHT "H".

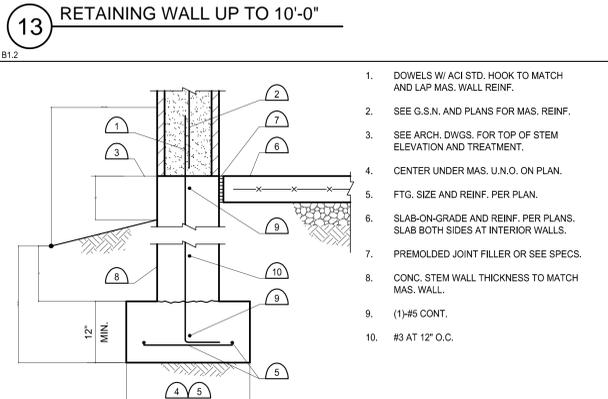


20 TYPICAL SINGLE PLATE BEAM CONNECTION
N1.3

1. BEAM DEPTH (LESSER OF TWO BEAM DEPTHS WHERE APPLICABLE).
2. SINGLE A36 STEEL PLATE, SEE TABLE FOR SIZES. USE SHORT HORIZONTAL SLOTTED HOLES 15/16 x 1-1/8" IN PLATE, U.N.O.
3. ROWS, SEE TABLE FOR NUMBER OF 7/8" DIA. A-325N BOLTS. BOLTS SHALL BE SNUG TIGHTENED TYPICALLY EXCEPT AT MOMENT CONNECTIONS WHERE BOTH SHALL BE TIGHTENED PER G.S.N. AFTER WELDS ARE MADE.
4. 1-1/2" MIN. EDGE DISTANCE.
5. 3" BOLT SPACING, TYPICAL.
6. NOT USED.
7. 5/16" FILLET WELD REQ'D. AT ALL 3/8" PLATES. 3/8" FILLET WELD REQ'D. AT ALL THICKER PLATES.
8. COMPLETE PENETRATION WELD.
9. USE FULL DEPTH PLATE, TYP.
10. SEISMIC TIE WELD INDICATED THUS (*) ON FRAMING PLANS.

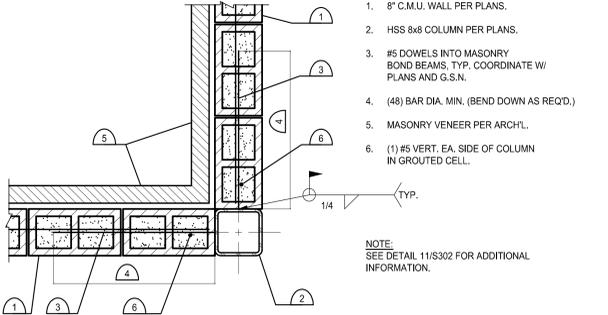
CONNECTION SIZE

NOMINAL DEPTH "D" IN INCHES	NUMBER OF ROWS OF 7/8" DIA. A-325N BOLTS	SINGLE SHEAR PLATE THICKNESS
8" TO 11"	2	3/8"
12" TO 14"	3	3/8"
15" TO 17"	4	7/16"
18" TO 20"	5	7/16"
21" TO 23"	6	7/16"
24" TO 29"	7	1/2"
30" TO 32"	8	1/2"
33" TO 35"	9	1/2"
36" TO 40"	10	1/2"



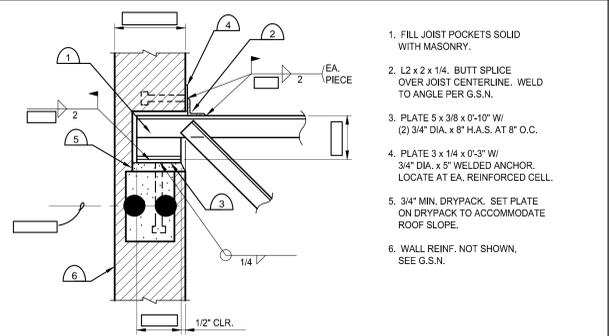
14 FOOTING FOR MAS. (CONC. STEM WALL)
G4.2

1. DOWELS W/ ACI STD. HOOK TO MATCH AND LAP MAS. WALL REINF.
2. SEE G.S.N. AND PLANS FOR MAS. REINF.
3. SEE ARCH. DWGS. FOR TOP OF STEM ELEVATION AND TREATMENT.
4. CENTER UNDER MAS. U.N.O. ON PLAN.
5. FTG. SIZE AND REINF. PER PLAN.
6. SLAB-ON-GRADE AND REINF. PER PLANS. SLAB BOTH SIDES AT INTERIOR WALLS.
7. PREMOLDED JOINT FILLER OR SEE SPECS.
8. CONC. STEM WALL THICKNESS TO MATCH MAS. WALL.
9. (1) #5 CONT.
10. #3 AT 12" O.C.



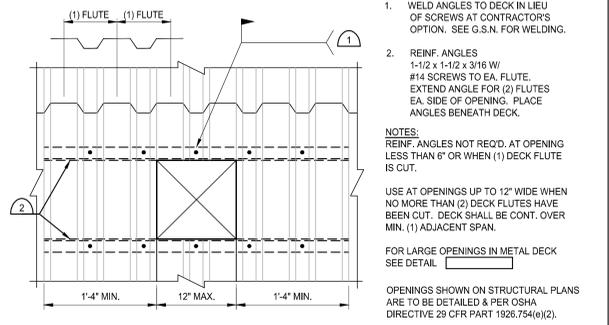
15 PLAN DETAIL
M0.6

1. 8" C.M.U. WALL PER PLANS.
 2. HSS 8x8 COLUMN PER PLANS.
 3. #5 DOWELS INTO MASONRY BOND BEAMS, TYP. COORDINATE W/ PLANS AND G.S.N.
 4. (4) 8" BAR DIA. MIN. (BEND DOWN AS REQ'D.)
 5. MASONRY VENEER PER ARCH'L.
 6. (1) #5 VERT. EA. SIDE OF COLUMN IN GROUDED CELL.
- NOTE: SEE DETAIL 11/5302 FOR ADDITIONAL INFORMATION.



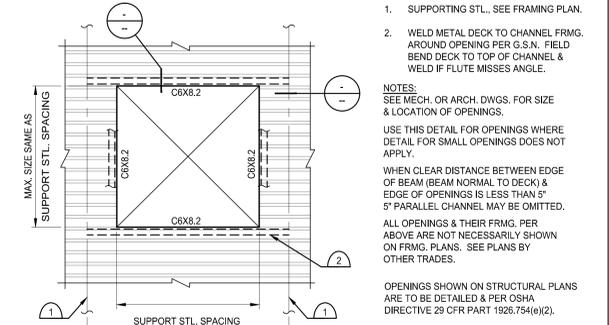
6 JST. BRG. AT MAS. WALL
P1.13

1. FILL JOIST POCKETS SOLID WITH MASONRY.
2. L2 x 2 x 1/4. BUTT SPLICE OVER JOIST CENTERLINE. WELD TO ANGLE PER G.S.N.
3. PLATE 5 x 3/8 x 0'-10" W/ (2) 3/4" DIA. x 8" H.A.S. AT 8" O.C.
4. PLATE 3 x 1/4 x 0'-3" W/ 3/4" DIA. x 5" WELDED ANCHOR. LOCATE AT EA. REINFORCED CELL.
5. 3/4" MIN. DRYPACK. SET PLATE ON DRYPACK TO ACCOMMODATE ROOF SLOPE.
6. WALL REINF. NOT SHOWN, SEE G.S.N.



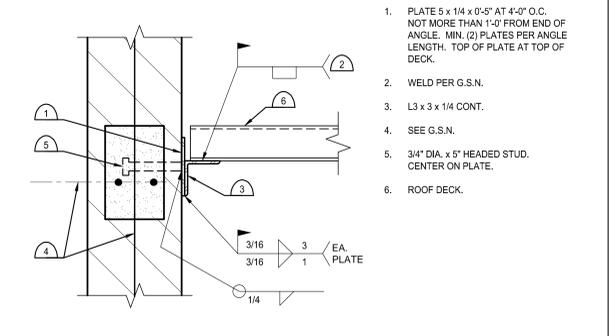
7 SMALL OPENINGS IN RIBBED METAL ROOF DECK
Q0.1

1. WELD ANGLES TO DECK IN LIEU OF SCREWS AT CONTRACTOR'S OPTION. SEE G.S.N. FOR WELDING.
 2. REINF. ANGLES 1-1/2 x 1-1/2 x 3/16 W/ #14 SCREWS TO EA. FLUTE. EXTEND ANGLE FOR (2) FLUTES EA. SIDE OF OPENING. PLACE ANGLES BENEATH DECK.
- NOTES:
REINF. ANGLES NOT REQ'D. AT OPENINGS LESS THAN 6" OR WHEN (1) DECK FLUTE IS CUT.
USE AT OPENINGS UP TO 12" WIDE WHEN NO MORE THAN (2) DECK FLUTES HAVE BEEN CUT. DECK SHALL BE CONT. OVER MIN. (1) ADJACENT SPAN.
FOR LARGE OPENINGS IN METAL DECK SEE DETAIL.
- OPENINGS SHOWN ON STRUCTURAL PLANS ARE TO BE DETAILED AS PER OSHA DIRECTIVE 29 CFR PART 1926.754(e)(2).
- OPENINGS LESS THAN STANDARD BEAM OR JOIST SPACING SHOWN ON THE DWGS. CAN BE DECKED OVER AT CONTRACTOR'S OPTION.



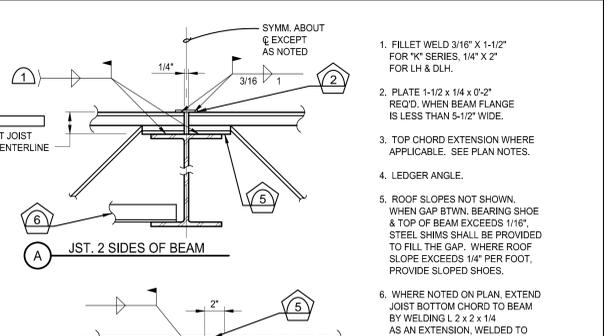
8 LARGE OPENINGS IN METAL DECK
Q0.4

1. SUPPORTING STL. SEE FRAMING PLAN.
 2. WELD METAL DECK TO CHANNEL FRMG. AROUND OPENINGS PER G.S.N. FIELD BEND DECK TO TOP OF CHANNEL & WELD IF FLUTE MISSES ANGLE.
- NOTES:
SEE MECH. OR ARCH. DWGS. FOR SIZE & LOCATION OF OPENINGS.
USE THIS DETAIL FOR OPENINGS WHERE DETAIL FOR SMALL OPENINGS DOES NOT APPLY.
WHEN CLEAR DISTANCE BETWEEN EDGE OF BEAM (BEAM NORMAL TO DECK) & EDGE OF OPENINGS IS LESS THAN 5" 5" PARALLEL CHANNEL MAY BE OMITTED.
ALL OPENINGS & THEIR FRMG. PER ABOVE ARE NOT NECESSARILY SHOWN ON FRMG. PLANS. SEE PLANS BY OTHER TRADES.
- OPENINGS SHOWN ON STRUCTURAL PLANS ARE TO BE DETAILED AS PER OSHA DIRECTIVE 29 CFR PART 1926.754(e)(2).
- OPENINGS LESS THAN STANDARD BEAM OR JOIST SPACING SHOWN ON THE DWGS. CAN BE DECKED OVER AT CONTRACTOR'S OPTION.



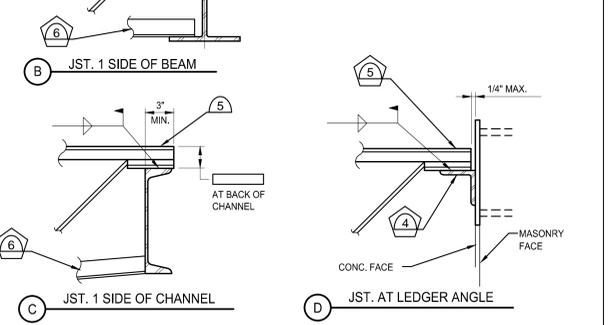
9 ROOF DECK CONNECTION AT MAS. WALL
Q1.2

1. PLATE 5 x 1/4 x 0'-5" AT 4'-0" O.C. NOT MORE THAN 1'-0" FROM END OF ANGLE. MIN. (2) PLATES PER ANGLE LENGTH. TOP OF PLATE AT TOP OF DECK.
2. WELD PER G.S.N.
3. L3 x 3 x 1/4 CONT.
4. SEE G.S.N.
5. 3/4" DIA. x 5" HEADED STUD. CENTER ON PLATE.
6. ROOF DECK.



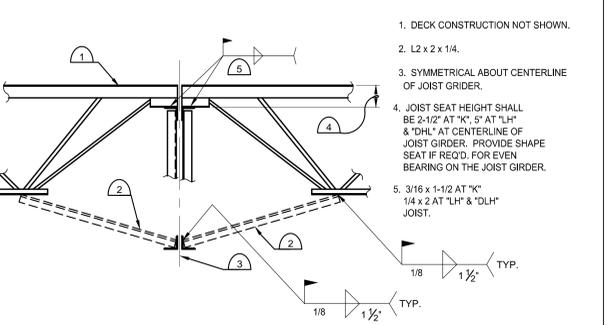
2 JOISTS AT BEAMS
P1.1

1. FILL WELD 3/16" X 1-1/2" FOR "K" SERIES. 1/4" X 2" FOR LH & DLH.
2. PLATE 1-1/2 x 1/4 x 0'-2" REQ'D. WHEN BEAM FLANGE IS LESS THAN 5-1/2" WIDE.
3. TOP CHORD EXTENSION WHERE APPLICABLE. SEE PLAN NOTES.
4. LEDGER ANGLE.
5. ROOF SLOPES NOT SHOWN. WHEN GAP BTWN. BEARING SHOE & TOP OF BEAM EXCEEDS 1/16", STEEL SHIMS SHALL BE PROVIDED TO FILL THE GAP. WHERE ROOF SLOPE EXCEEDS 1/4" PER FOOT, PROVIDE SLOPED SHOES.
6. WHERE NOTED ON PLAN, EXTEND JOIST BOTTOM CHORD TO BEAM BY WELDING L 2 x 2 x 1/4 AS AN EXTENSION. WELD TO BEAM BOTTOM FLANGE OR BEAM WEB STIFFENER.



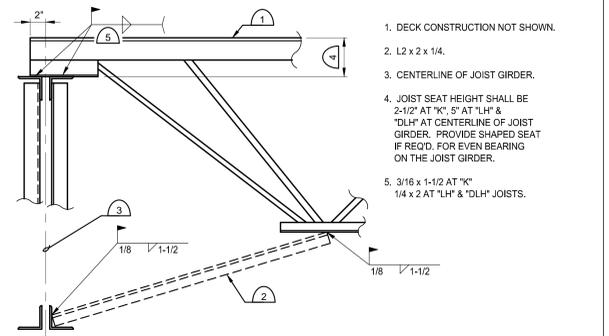
3 JOIST TO JOIST GIRDER
P1.4

1. DECK CONSTRUCTION NOT SHOWN.
2. L2 x 2 x 1/4.
3. SYMMETRICAL ABOUT CENTERLINE OF JOIST GIRDER.
4. JOIST SEAT HEIGHT SHALL BE 2-1/2" AT "K", 5" AT "LH" & "DLH" AT CENTERLINE OF JOIST GIRDER. PROVIDE SHAPE SEAT IF REQ'D. FOR EVEN BEARING ON THE JOIST GIRDER.
5. 3/16 x 1-1/2 AT "K", 1/4 x 2 AT "LH" & "DLH" JOIST.



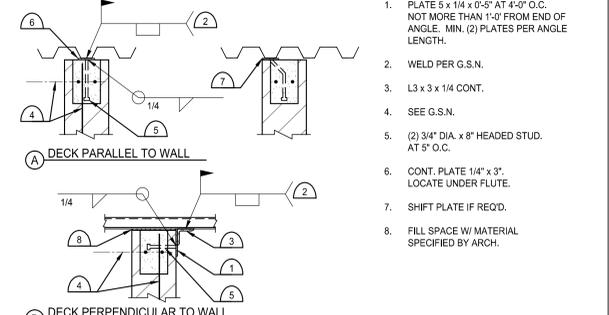
4 JOIST TO JOIST GIRDER
P1.5M

1. DECK CONSTRUCTION NOT SHOWN.
2. L2 x 2 x 1/4.
3. CENTERLINE OF JOIST GIRDER.
4. JOIST SEAT HEIGHT SHALL BE 2-1/2" AT "K", 5" AT "LH" & "DLH" AT CENTERLINE OF JOIST GIRDER. PROVIDE SHAPED SEAT IF REQ'D. FOR EVEN BEARING ON THE JOIST GIRDER.
5. 3/16 x 1-1/2 AT "K", 1/4 x 2 AT "LH" & "DLH" JOISTS.



5 JOIST TO COLUMN CONNECTION
P1.7

1. 1/2" PLATE OVER ENTIRE COLUMN.
 2. WELDS SAME AS FOR JOISTS TO BEAMS.
 3. DECK CONSTR. NOT SHOWN.
- NOTE:
ROOF SLOPES NOT SHOWN. WHEN GAP BETWEEN BEARING SHOE & TOP OF PLATE EXCEEDS 1/16", STEEL SHIMS SHALL BE PROVIDED TO FILL THE GAP. WHERE SLOPES EXCEEDS 1/4" PER FOOT, PROVIDE SLOPED SHOES.



10 ROOF DECK OVER MAS. WALL
Q1.4

1. PLATE 5 x 1/4 x 0'-5" AT 4'-0" O.C. NOT MORE THAN 1'-0" FROM END OF ANGLE. MIN. (2) PLATES PER ANGLE LENGTH.
2. WELD PER G.S.N.
3. L3 x 3 x 1/4 CONT.
4. SEE G.S.N.
5. (2) 3/4" DIA. x 8" HEADED STUD. AT 5" O.C.
6. CONT. PLATE 1/4" x 3". LOCATE UNDER FLUTE.
7. SHIFT PLATE IF REQ'D.
8. FILL SPACE W/ MATERIAL SPECIFIED BY ARCH.

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TITLE

STRUCTURAL DETAILS

REVISIONS

JOB NO. 20144

Issue Date:

Drawn By:

Checked By:

SHEET NO.

S106-AQ

SCHMATIC DESIGN REVIEW

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TITLE

BATH HOUSE AND
EQUIPMENT BUILDING
FOUNDATION PLAN

REVISIONS

JOB NO. 20144

Issue Date: 08/04/2014

Drawn By: JUTTA GREEN

Checked By: TIM SEPPER

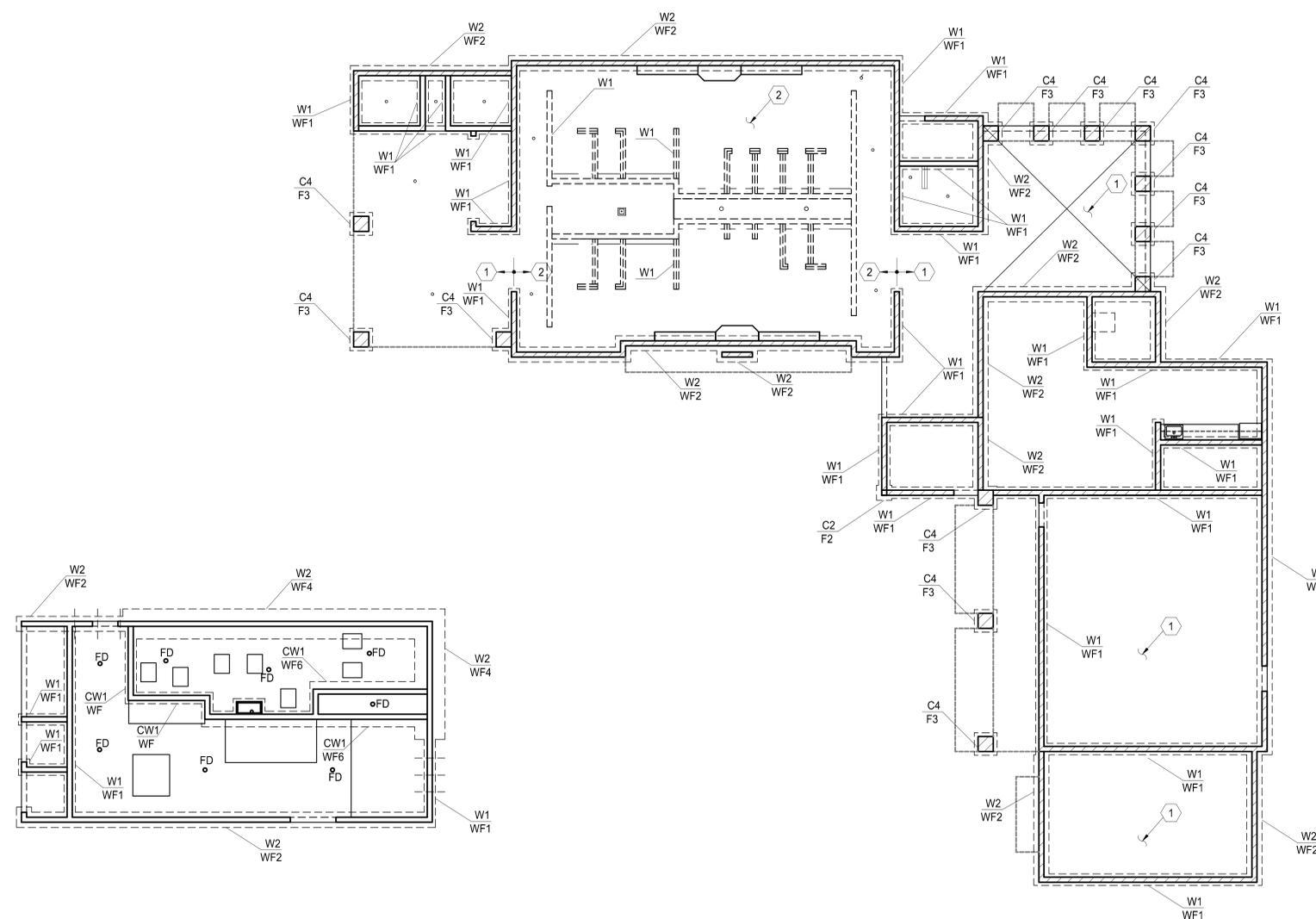
SHEET NO.

S201-AQ

SCHEMATIC DESIGN REVIEW

KEY NOTES:

- ① 4" THICK CONCRETE SLAB ON 4" A.B.C.,
REINFORCE W/ 4 PCY MACRO FIBERS, TYP. U.N.O.
- ② 6" THICK CONCRETE SLAB ON 4" A.B.C.,
REINFORCE W/ 4 PCY MACRO FIBERS AT
RESTROOM/SHOWER ROOM.



EQUIPMENT BUILDING FOUNDATION PLAN

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



BATH HOUSE FOUNDATION PLAN

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

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TITLE

BATH HOUSE AND
EQUIPMENT BUILDING
ROOF FRAMING PLAN

REVISIONS

JOB NO. 20144

Issue Date:

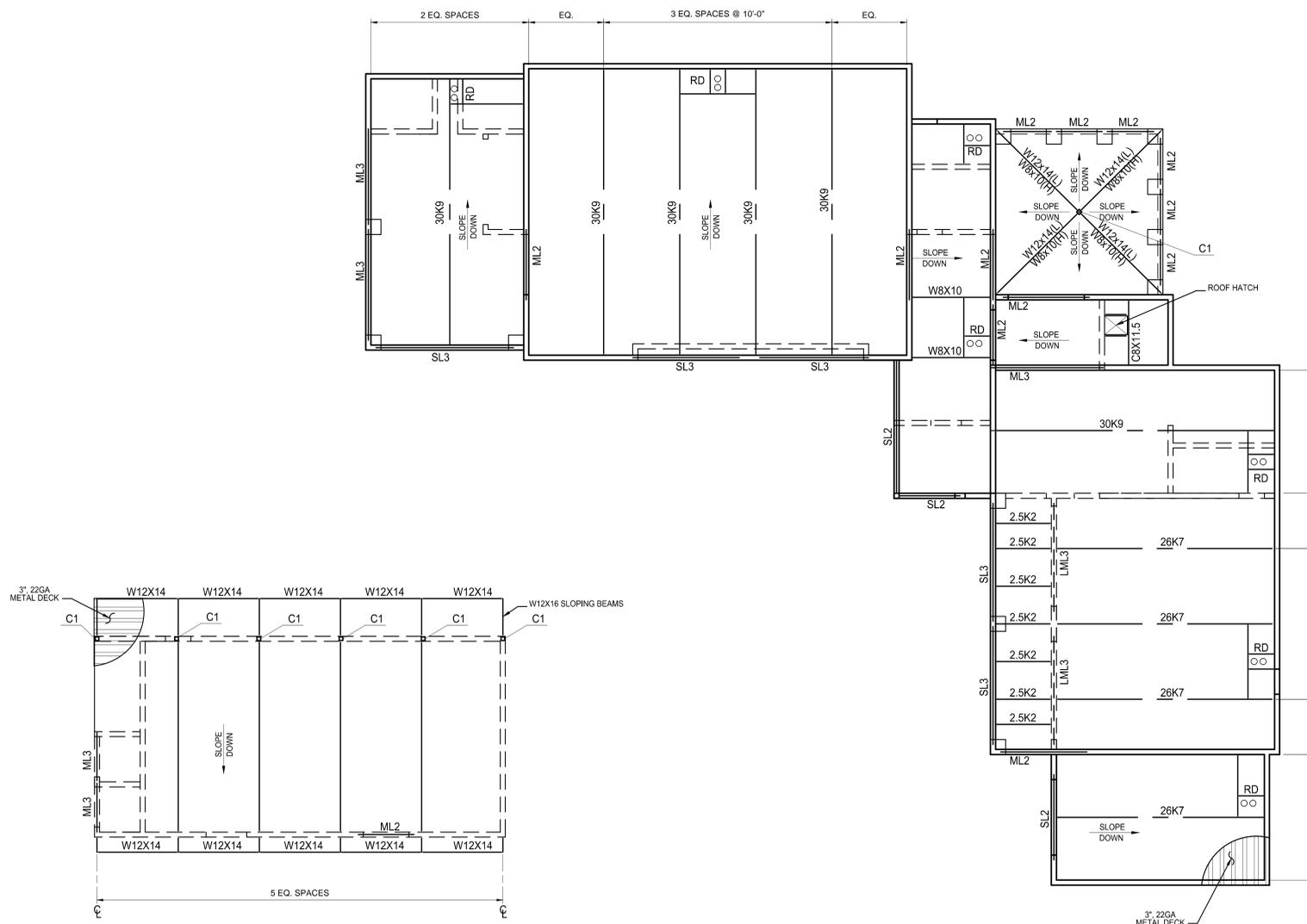
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SCHEMATIC DESIGN REVIEW



EQUIPMENT BUILDING ROOF FRAMING PLAN

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

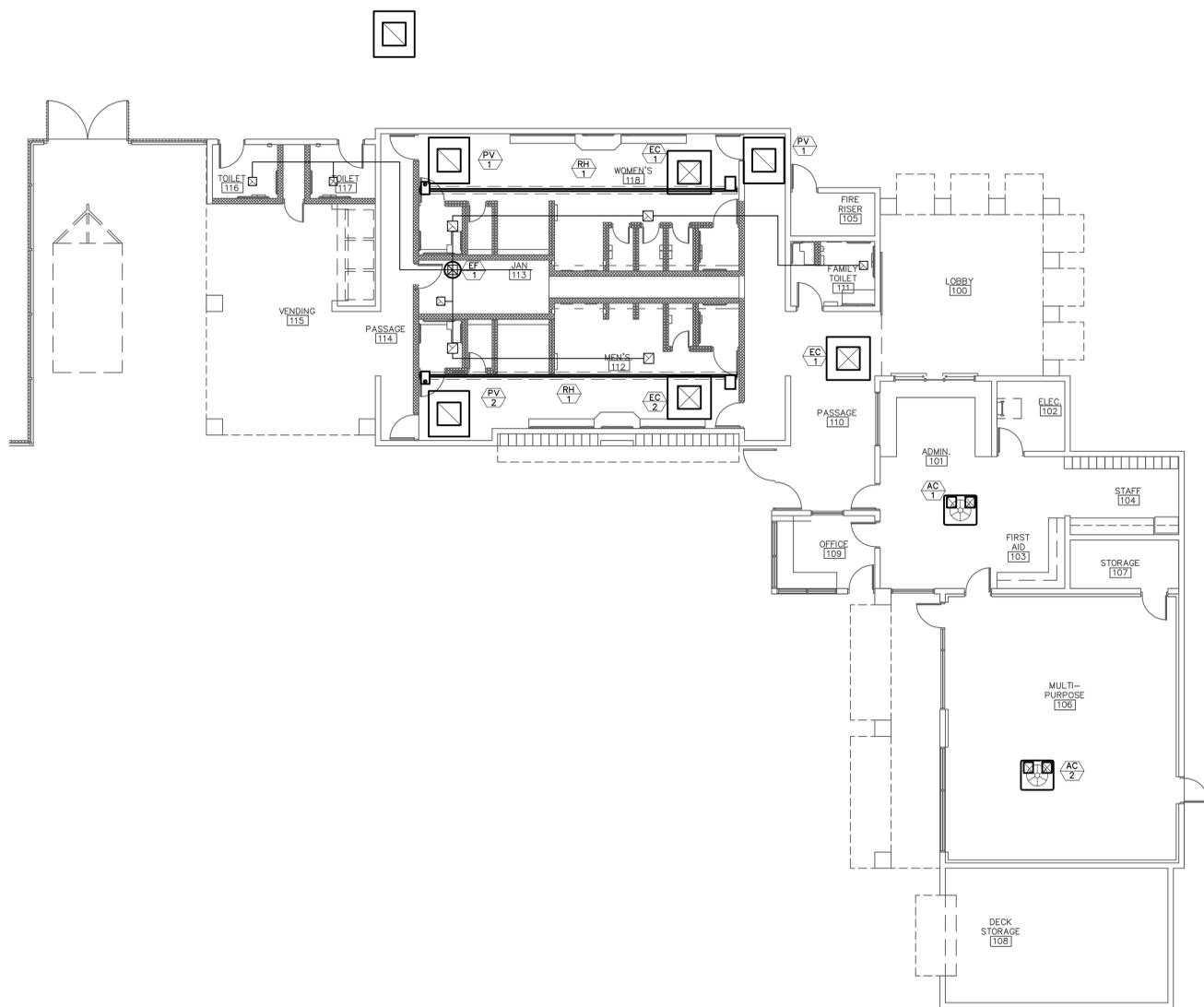
BATH HOUSE ROOF FRAMING PLAN

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



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KPFF PROJECT # 214053

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LEGEND	
SYMBOL	DESCRIPTION
	SUPPLY
	RETURN OR OUT SIDE AIR
	EXHAUST
	CO2 SENSOR
	THERMOSTAT
SA	SUPPLY AIR
OSA	OUTSIDE AIR
RA	RETURN AIR
TA	TRANSFER AIR
	DUCT SMOKE DETECTOR, INSTALL 12x12 ACCESS DOOR AT ALL LOCATIONS
	EQUIPMENT MARK IDENTIFICATION I.E. AIR-COND. UNIT NO 2B
	SUPPLY DIFFUSER OR REGISTER MARK EXIST. CEILING DIFFUSER WITH DESIGN AIR FLOW LISTED (290 CFM)
	BRANCH DUCT TAKE-OFF SEE DETAIL X/MXX
	SINGLE THICKNESS TURNING VANES
	MANUAL VOLUME DAMPER
	NEW FABRICATED, LINED SHEET METAL DUCT, SEE SPECIFICATION AND DETAILS
	DUCT TRANSITION

MECHANICAL GENERAL NOTES

- ALL MECHANICAL SHALL COMPLY WITH THE MOST STRINGENT OF APPLICABLE CODES, ORDINANCES, OR THE SPECIFICATIONS. APPLICABLE CODES ARE: 2006 IMC, 2006, IECC, 2006 IFGC AND 2006 IPC.
- MECHANICAL DRAWINGS ARE DIAGRAMMATICAL IN NATURE, NOT ALL OFFSETS, BENDS, FITTINGS ARE SHOWN. ALL OFFSETS, BENDS FITTINGS NECESSARY FOR COMPLETE INSTALLATION ARE TO BE INCLUDED.
- SEE ARCHITECTS REFLECTED CEILING PLAN FOR ACCURATE LOCATION OF CEILING DIFFUSERS, EXHAUST GRILLES, CEILING EXHAUST FANS, AND CEILING RETURN AIR GRILLES.
- COMPLY WITH SPECIFICATIONS AND SMACNA DUCT CONSTRUCTION STANDARDS FOR ALL DUCTWORK FABRICATION AND INSTALLATION.
- ALL RECTANGULAR DUCT SHALL BE LINED, SEE SPECIFICATIONS.
- ALL SUPPLY AND RETURN DUCTWORK SHALL BE INSULATED TO COMPLY WITH 2006 IECC 503.2.7. - SUCH DUCTS INSTALLED IN UNCONDITIONED SPACE SHALL HAVE A MIN. OF R-5 INSULATION, AND SUCH DUCTS INSTALLED OUTSIDE OF THE BUILDING INSULATION ENVELOPE SHALL HAVE A MIN. OF R-8 INSULATION.
- ALL DUCTWORK JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS SHALL BE SECURED AND SEALED. IN ACCORDANCE WITH INTERNATIONAL MECHANICAL CODE.

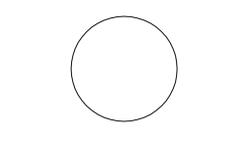
DESIGN CONDITIONS		
	OUTSIDE	INSIDE
WINTER	33°F	70°F
SUMMER	113°F db, 69°F wb	74°F db, 70°F wb
ELEVATION	1075 FT	
LATITUDE	33°26'13" N	
LONGITUDE	112°5'14" W	

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TITLE
MECHANICAL PLAN, LEGEND AND NOTES

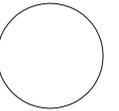
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JOB NO. 20144
Issue Date:
Drawn By: BJR
Checked By: RJR

SHEET NO.
M1-AQ

SCHEMATIC DESIGN REVIEW

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TITLE

MECHANICAL SCHEDULES

REVISIONS

JOB NO. 20144

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Checked By: RJR

SHEET NO.

M2-AQ

SCHEMATIC DESIGN REVIEW

PACKAGED HEAT PUMP A/C UNIT SCHEDULE																								
MARK	ZONE DESCRIPTION	MIN. NOMINAL SIZE (TONS)	SUPPLY AIR ACFM / SCFM	POWER EXHAUST CFM	MIN. OCCUPIED OUTSIDE AIR CFM	EXT. S.P. (IN. WC.)	COOLING MIN. REQ'D CAPACITY		COOLING STAGES	COND. ENTERING EVAPORATOR		ARI HEATING CAPACITY AT AMBIENT LISTED		ELECTRICAL						MIN. SEER	FILTERS (NO. AND SIZE)	WEIGHT WITH CURB (LBS)	REMARKS	
							TOTAL MBH	SENSIBLE MBH		DB °F	WB °F	@47 F MBH	@17 F MBH	UNIT		COMPRESSOR		OD FAN FLA	SUPPLY FAN FLA					
										VOLT/Ø/HZ	MCA	MAX FUSE	RLA	LRA										
A/C 1	MULTI_PURPOSE	5	2000	-	415	0.6	45	42.3	1	78	58	56	33	208/3/60	32.3	40	17.9	120	2.3	7.6	13	20X1	645	YORK BHZ 060
A/C 2	STAFF AND LOBBY	5	2000	-	110	0.6	45	42.3	1	78	58	56	33	208/3/60	28.8	40	17.9	129	2.3	7.6	13	20X1	645	YORK BHZ 060

- notes:
- ECONOMIZER REQUIRED.
 - REFRIGERANT R-410A.
 - POWERED EXHAUST REQUIRED ON UNITS LARGER THAN 5 NOMINAL TONS.
 - CAPACITY OF COOLING COIL AT DESIGN CONDITIONS AND 113 °F AMBIENT AIR TEMPERATURE.
 - WET COIL.
 - 1400 FEET SITE ELEVATION.
 - SET SUPPLY AIR FAN MOTOR TO LOWEST SETTING REQUIRED TO ACHIEVE DESIGN AIR FLOW.

EVAPORATIVE COOLER SCHEDULE													
MARK	ZONE DESCRIPTION	SUPPLY AIR ACFM / SCFM	RPM	EXT. S.P. (IN. WC.)	HP	MAX BHP	ELECTRICAL				EVAPORATIVE MEDIA QTY- DEPTH X WIDTH X HEIGHT	WEIGHT WITH CURB (LBS)	REMARKS
							FAN VOLT/Ø/HZ	FAN AMPS	PUMP VOLT/Ø/HZ	PUMP AMPS			
EC 1	REST/ROOMS & SHOWERS	6000	676	0.2	1/2	0.58	208/1/60	5.4	115/1/60	2.3	10-8"X12"X30"	900	FAN-AIR UMP-724D
EC 2	REST/ROOMS & SHOWERS	6000	676	0.2	1/2	0.58	208/1/60	5.4	115/1/60	2.3	10-8"X12"X30"	900	FAN-AIR UMP-724D
EC 3	PASSAGE AND FAMILY TOILET	4600	584	0.2	1/3	0.38	208/1/60	4	115/1/60	2.3	10-8"X12"X30"	850	FAN-AIR UMP-724D

- NOTE
- PIPE EACH 3/4" OVER FLOW OUTLET TO THE INDIRECT DRAIN SYSTEM UNDERNEATH EACH COOLER AND BELOW THE ROOF, SEE
 - FIELD SUPPLIED MOTOR OVERLOAD DEVICE IS REQUIRED AND SHALL BE PROVIDED.
 - FURNISH AND INSTALL FACTORY FURNISHED 8" HIGH CURB WITH SLOPE ADJUSTMENT.
 - FURNISH AND INSTALL BAROMETRIC DAMPER IN EVAPORATIVE COOLER DISCHARGE.
 - FURNISH UNIT MOUNTED CONTROL PANEL WITH FUSED DISCONNECT, MOTOR STARTER, OVERLOAD, 115 V PUMP, 24 VOLT CONTROL TRANSFORMER AND HOA SWITCH, WITH LOW VOLTAGE THERMOSTAT AND HIGH/LOW, COOL, VENT AND PUMP POSITION SWITCHES.

EXHAUST FAN SCHEDULE										
MARK	ZONE DESCRIPTION	TYPE	EXHAUST AIR ACFM / SCFM	EXT. S.P. (IN. WC.)	DRIVE TYPE	MAX SONES AT CFM LISTED	ELECTRICAL		WEIGHT WITH CURB (LBS)	REMARKS
							VOLT/Ø/HZ	MOTOR HP		
EF 1	MEN'S, WOMEN'S, JAN, TOILET ROOMS	ROOF MOUNTED	825	0.04	BELT	5	115/1/60	1/6	75	ROOF MOUNTED - MODEL 120 ACE B

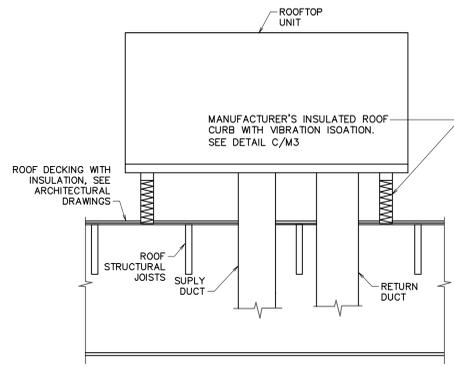
- NOTES:
- MANUFACTURERS NUMBERS ARE COOK, UNLESS NOTED OTHERWISE, SEE SPECIFICATION FOR APPROVEE
 - FURNISH WITH VIBRATION ISOLATION, AND BACKDRAFT DAMPERS.
 - CONTROL BY DIVISION 26.
 - FOR CEILING MOUNTED UNITS, PROVIDE DUCT AND ROOF CAP OR PENTHOUSE FOR DISCHARGE.

POWER VENTILATOR SCHEDULE											
MARK	ZONE DESCRIPTION	VENTILATED AIR ACFM / SCFM	RPM	EXT. S.P. (IN. WC.)	HP	MAX BHP	ELECTRICAL		ROOF OPENING (INCHES)	WEIGHT WITH CURB (LBS)	REMARKS
							FAN VOLT/Ø/HZ	FAN AMPS			
PV 1	RESTROOMS / SHOWERS	8000	676	0.125	1/2	0.57	208/1/60	4.1	34X34	315	FAN-AIR UE-30
PV 2	RESTROOMS / SHOWERS	8000	676	0.125	1/2	0.57	208/1/60	4.1	34X34	315	FAN-AIR UE-30
PV 3	PASSAGE/FAMILY RR	4000	676	0.25	1/2	0.57	208/1/60	4.1	34X34	315	FAN-AIR UE-30

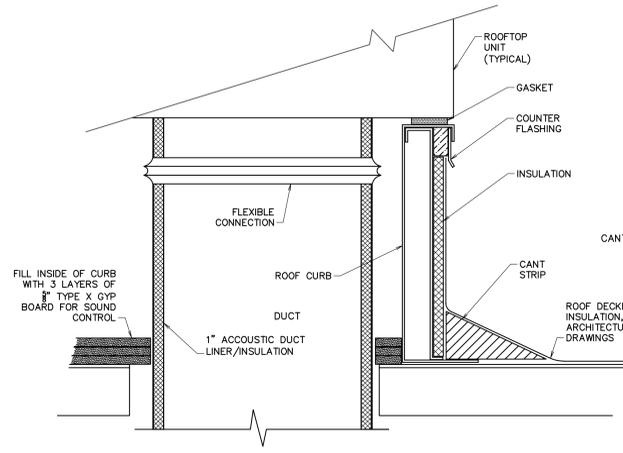
- NOTE
- FIELD SUPPLIED MOTOR OVERLOAD DEVICE IS REQUIRED AND SHALL BE PROVIDED.
 - FURNISH AND INSTALL FACTORY FURNISHED 8" HIGH CURB WITH SLOPE ADJUSTMENT.
 - FURNISH AND INSTALL BAROMETRIC DAMPER IN VENTILATOR THROAT.
 - FURNISH UNIT MOUNTED CONTROL PANEL WITH FUSED DISCONNECT, MOTOR STARTER, OVERLOAD, 24 VOLT CONTROL TRANSFORMER AND HOA SWITCH.



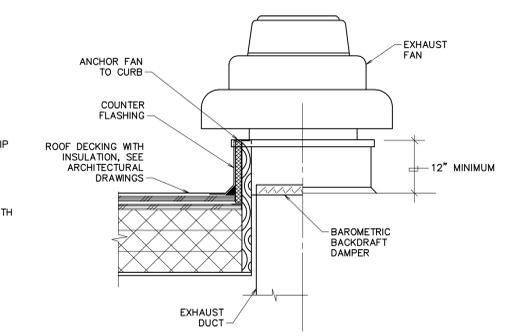
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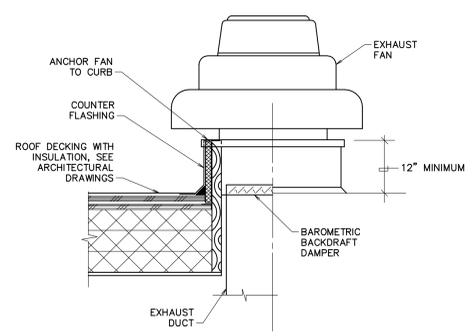
A NOT USED
NOT TO SCALE



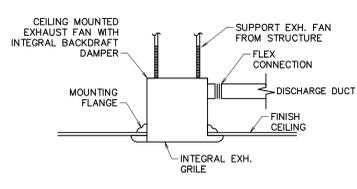
B ROOFTOP UNIT DETAIL
NOT TO SCALE



C ROOF CURB DETAIL
NOT TO SCALE



D ROOF EXHAUST FAN DETAIL
NOT TO SCALE

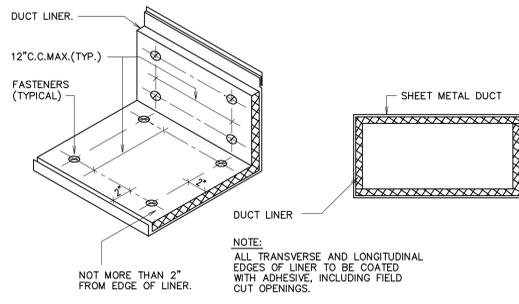


E CEILING MOUNTED EXHAUST FAN
NOT TO SCALE

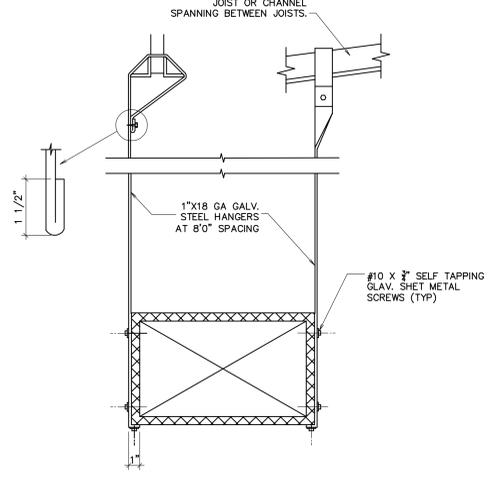
DIMENSION OF LONGEST SIDE, INCHES	SHEET METAL GAGE (ALL FOUR SIDES)	MINIMUM REINFORCING ANGLE SIZE AND MAXIMUM LONGITUDINAL SPACING BETWEEN TRANSVERSE JOINTS &/OR INTERMEDIATE REINFORCING	TRANSVERSE REINFORCING (1)				
			MIN. H. IN.	DRIVE SLIP	HEMME S SLIP	ALTE'NT BAR SLIP	REIN- FORCED BAR SLIP
UP THRU 12	26	NONE REQUIRED	1	26	26	24	24
13 - 18	24	NONE REQUIRED	1	24	24	24	24
19 - 30	24	1"X1"X1/8" @ 60 IN	1	-	24	24	24
31 - 36	22	1"X1"X1/8" @ 60 IN	1	-	-	22	22

(1) TRANSVERSE REINFORCING SIZE IS DETERMINED BY DIMENSION OF SIDE TO WHICH ANGLE IS APPLIED.
(2) LONGITUDINAL JOINTS TO BE PITTSBURG OR SNAP LOCK TYPE.

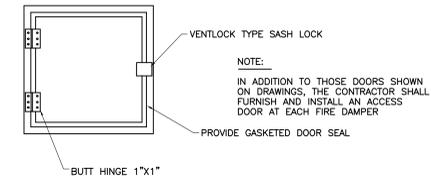
G DUCT CONSTRUCTINO DETAIL
NOT TO SCALE



H DUCT LINER DETAIL
NOT TO SCALE

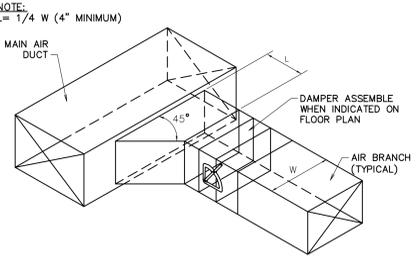


M DUCT HANGER DETAIL
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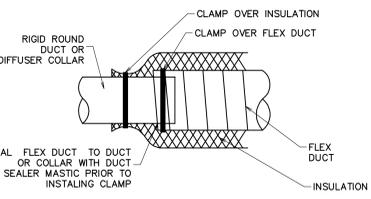


MAX. DIM.	NO. HINGES	NO. HANDLES	DOOR	BACK	FRAME
12 X 12	2	1	26	26	24
16 X 20	2	2	24	26	22
24 X 24	3	2	22	26	22

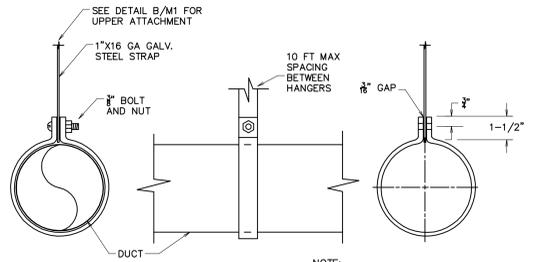
J DUCT ACCESS DOOR
NOT TO SCALE



K DUCT BANCH DETAIL
NOT TO SCALE

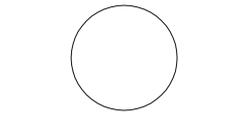


L FLEX DUCT CONNECTION
NOT TO SCALE



N ROUND DUCT HANGER DETAIL
NOT TO SCALE

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TITLE
MECHANICAL DETAILS

REVISIONS

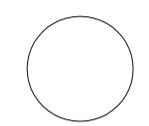
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SHEET NO.
M3-AQ

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Mechanical Consulting
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TITLE

**PLUMBING PLAN,
LEGEND AND NOTES**

REVISIONS

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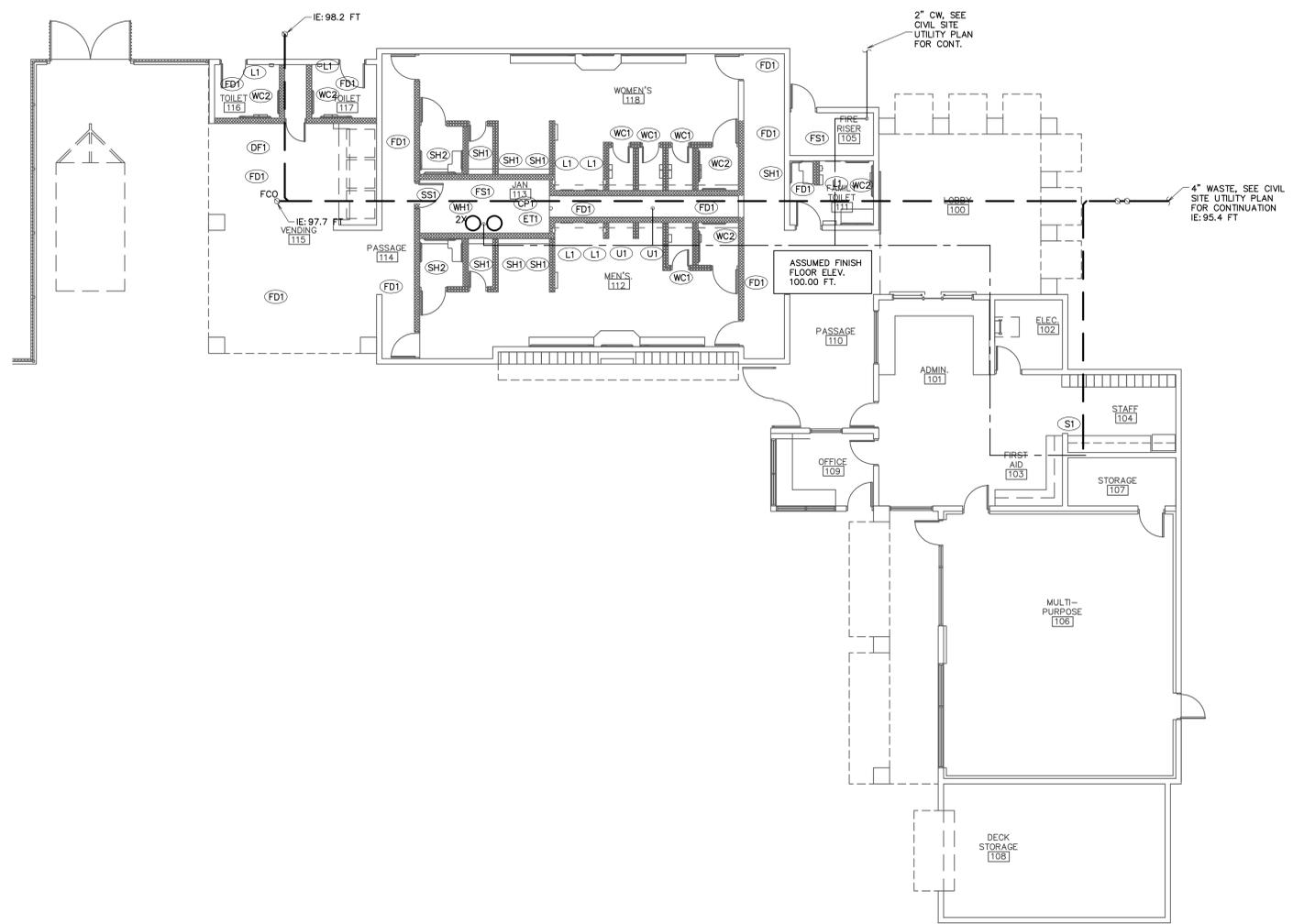
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P1-AQ

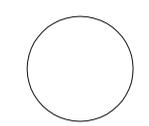
LEGEND			
MEANING	SYMBOL OR ABBREVIATION	MEANING	SYMBOL OR ABBREVIATION
HOT WATER LINE	---	WALL CLEANOUT	WCO
COLD WATER LINE	---	CLEANOUT	CO
VENT LINE	---	CLEANOUT TO GRADE	COTG
WASTE LINE	---	FLOOR CLEANOUT	FCO
CONDENSATE/DRAIN	---	BALL VALVE	⊕
VENT THRU ROOF	VTR	UNION	⊕
PLUMBING FIXTURE MARK	(WC-1)		

PLUMBING GENERAL NOTES

1. ALL PLUMBING SHALL COMPLY WITH THE MOST STRINGENT OF APPLICABLE CODES, ORDINANCES, OR THE SPECIFICATIONS.
2. ALL FIXTURES SHALL BE PROPERLY VENTED TO THE ATMOSPHERE. GATHER VENTING TO COMMON VENT THROUGH ROOF AS FAR AS PRACTICAL TO MINIMIZE ROOF PENETRATIONS.
3. REFER TO MECHANICAL SHEETS FOR LOCATIONS OF MECHANICAL EQUIPMENT AND DUCTWORK AND CORRELATE ALL WORK TO FIT AVAILABLE SPACE.
4. WATER AND VENT PIPING SHALL BE RUN ABOVE CEILING UNLESS NOTED OR SHOWN OTHERWISE.
5. FOR INDIVIDUAL LINE SIZES TO FIXTURES, SEE FIXTURE SCHEDULE SHEET P2
6. DUE TO THE CLOSE PROXIMITY OF THE WATER, VENT, AND DRAIN PIPING AS WELL AS DUCTWORK, THE PLUMBING CONTRACTOR SHALL COORDINATE THE INSTALLATION WITH THE MECHANICAL AND SHEET METAL CONTRACTORS.
7. FOR PIPE SIZES NOT SHOWN ON FLOOR PLANS SEE THE ENLARGED PLANS AND PIPING SCHEMATICS ON SHEET P2



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TITLE

**PLUMBING FIXTURE SCHEDULE
AND WATER CALCS**

REVISIONS

JOB NO. 20144

Issue Date:
Drawn By: BJR
Checked By: RJR

SHEET NO.

P2-AQ

PLUMBING FIXTURE SCHEDULE

FIXTURE MARK	FIXTURE CONNECTION SIZES				DESCRIPTION	FIXTURE UNIT COUNT								
	WASTE	TRAP	CW	HW		QUAN.	CW EACH	HW EACH	WATER EACH	WASTE EACH	CW TOTAL	HW TOTAL	WATER TOTAL	WASTE TOTAL
WC-1	4	INT.	1"	-	WATER CLOSET, PUBLIC USE, FLUSH VALVE - MAX 1.6 GPF, WALL HUNG, REAR DISCHARGE, ELONGATED BOWL, OPEN FRONT SEAT, AND CONCEALED CHECK HINGES, WITH CONCEALED CARRIER.	4	10	0	10	4	40	0	40	16
WC-2	4	INT.	1"	-	WATER CLOSET, PUBLIC USE, FLUSH VALVE - MAX 1.6 GPF, WALL HUNG, REAR DISCHARGE, ELONGATED BOWL, OPEN FRONT SEAT, AND CONCEALED CHECK HINGES, ADA APPROVED 18" RIM HEIGHT, WITH CONCEALED CARRIER.	5	10	0	10	4	50	0	50	20
L-1	1-1/2	1-1/4	1/2	1/2	LAVATORY, PUBLIC USE, WALL MOUNTED WITH CONCEALED ARM CARRIER, SEE ARCHITECTURAL ELEVATIONS - WHEN MOUNTED PER ARCHITECTURAL ELEVATIONS, ADA ACCESSIBILITY REQUIREMENTS ARE SATISFIED.	7	1.5	1.5	2	1	10.5	10.5	14	7
U-1	3	INT.	3/4	-	URINAL, PUBLIC USE, 1.0 GPF OR LESS, WALL HUNG, FLUSH VALVE	2	5	0	5	2	10	0	10	4
S-1	1-1/2	1-1/2	1/2	1/2	ONE COMPARTMENT STAINLESS STEEL SINK, UNDER-COUNTER MOUNTED.	1	2.25	2.25	3	2	2.25	2.25	3	2
FS-1	3	3	-	-	FLOOR SINK - 3" OUTLET DEEP SEAL P-TRAP, AND WITH HALF GRATE - IN FIRE RISER ROOM AND JAN ROOM	2	0	0	0	5	0	0	0	10
SS-1	3	3	1/2	1/2	FLOOR TYPE SERVICE SINK - 240X CORNER STYLE, ENAMELED CAST IRON WITH RIM GUARD IN JAN CLOSET	1	2.25	2.25	3	2	2.25	2.25	3	2
ST-1	-	-	1/2	1/2	SHOWER FAUCET AND TRIM	6	3	3	4	0	18	18	24	0
ST-2	-	-	1/2	1/2	SHOWER FAUCET AND TRIM, ADA ACCESSIBLE	3	3	3	4	0	9	9	12	0
FD-1	2	2	-	-	FLOOR DRAIN - 2" OUTLET WITH DEEP SEAL P-TRAP AND TRAP PROTECTION - RESTROOMS	14	0	0	0	2	0	0	0	28
HA-1	-	-	-	-	WATER HAMMER ARRESTER WITH BALL VALVE AND ACCESS DOOR	2								
HB-1	-	-	1/2	-	WALL MOUNTED EXTERNAL WALL HYDRANT (HOSE BIB), RECESSED WITH LOOSE KEY	3	0	0	5	0	0	0	15	0
WH-1	-	-	1-1/4"	1-1/4"	GAS FIRED 199,000 BTU/HR INPUT 84% THERMAL EFFICIENT, 80 GALLON POWER VENT HEATER	2	0	0	0	0	0	0	0	0
DF-1	1-1/2	1-1/4	1/2	-	DRINKING FOUNTAIN OR WATER COOLER - ELECTRIC -	1	0.25	0	0.25	0.5	0.25	0	0.25	0.5
RD-1	-	-	-	-	ROOF DRAIN, SEE ROOF PLAN FOR SIZE	6	0	0	0	0	0	0	0	0
OD-1	-	-	-	-	OVERFLOW ROOF DRAIN, SEE ROOF PLAN FOR SIZE	6	0	0	0	0	0	0	0	0
DS-1	-	-	-	-	DOWN SPOUT NOZZLE	6	0	0	0	0	0	0	0	0
MV-1	-	-	1	1	THERMOSTATIC MIXING VALVE, MOUNT ON WALL, SET DISCHARGE TEMP AT 110 F.	1	0	0	0	0	0	0	0	0
CP-1	-	-	3/4	3/4	CIRCULATING PUMP SET RETURN TEMP. ON AQUASTAT AT 105 F.	1	0	0	0	0	0	0	0	0
ET-1	-	-	-	-	EXPANSION TANK - AMTROL ST-5 OR EQUAL	1	0	0	0	0	0	0	0	0
TOTALS						142.25	42	171.25	89.5					

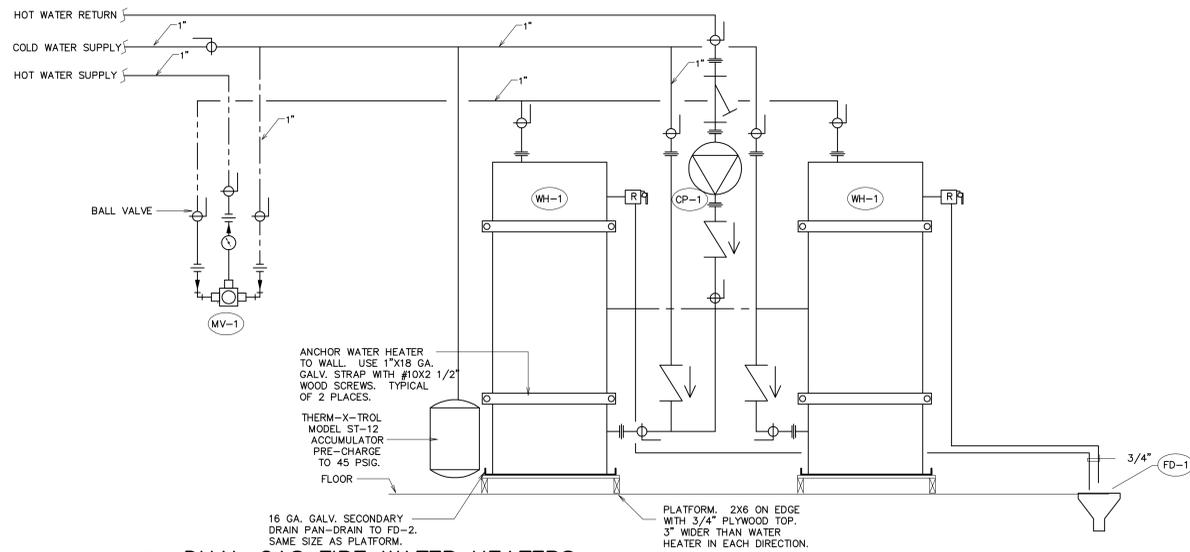
Based upon 2008IPC Water Fixture units per per Table E103.2, Waste Fixture Units per Table 709.1

Water Calculation

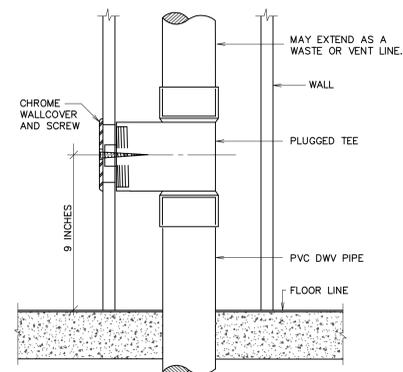
CALCULATION OF PRESSURE DROP FROM STREET TAP TO BUILDING PRV			
HORIZONTAL PIPE LENGTH, STREET TAP TO BUILDING PRV			250 FT
VERTICAL RISE, PIPE LENGTH, STREET TO BUILDING PRV			8 FT
TOTAL PIPE LENGTH			258 FT
HEIGHT	8 FT X	0.43 =	3.4 PSI STATIC LOSS
MEASURED PRESSURE AT STREET			67 PSI
TOTAL F.U.			167 FU
GPM			83 GPM
2" TAP AT 83 GPM	2"	IPC TABLE 103.3(4)	0.8 PSI
2" METER AT 83 GPM			8.0 PSI
STATIC			3.4 PSI
SERVICE SUPPLY PIPE LOSS (FROM TAP TO PRV)			
83 GPM AT 2" SERVICE SUPPLY PIPE =	4.2 PSI PER 100 FT		10.8 PSI
TOTAL LOSS FROM TAP TO PRV			23.0 PSI
CALCULATED PRESSURE AT PRV INLET			44.0 PSI
CALCULATION OF PRESSURE DROP FROM BUILDING PRV TO LAST FIXTURE			
HORIZONTAL PIPE LENGTH, BLDG PRV TO HIGHEST FIXTURE			245 FT
VERTICAL RISE, BLDG PRV TO HIGHEST FIXTURE			14 FT
TOTAL PIPE LENGTH			259 FT
HEIGHT	14 FT X	0.43 =	6.0 PSI STATIC LOSS
DEVICE	SIZE	PSI LOSS	TOTAL F.U.
			167 F.U.
2" BALL VALVE	2"	0.02	GPM
STATIC		6.02	PRV PRESSURE SETTI
FIXTURE		15.00	TOTAL LOSS
TOTAL LOSS		21.04	21.0 PSI
PSI DIFFERENCE	21.0 PSI	X 100 =	8.1 PSI PER 100FT CALCULATED
TOTAL LENGTH	259 FT		
	* USE	8.1 PSI/100 FT LIMITED BY 10 FT/SEC VELOCITY TO SIZE PIPE***	
PIPE SIZING CHART			
BASED ON TYPE "L" COPPER			
PIPE SIZE	GPM	CU	
1/2"	3.5	2	
3/4"	8.3	4	
1"	22	8	
1-1/4"	35	20	
1-1/2"	57	70	
2"	94	220	



PRELIMINARY ONLY

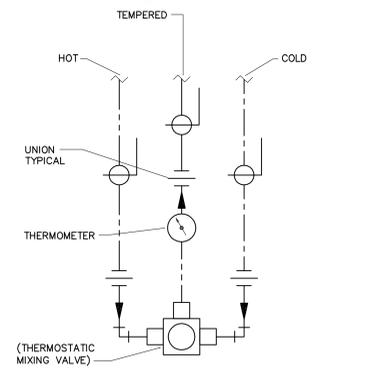


A DUAL GAS FIRE WATER HEATERS
SCALE: NONE

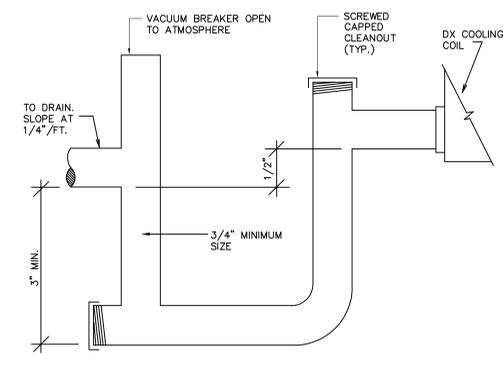


B DETAIL
SCALE: NONE

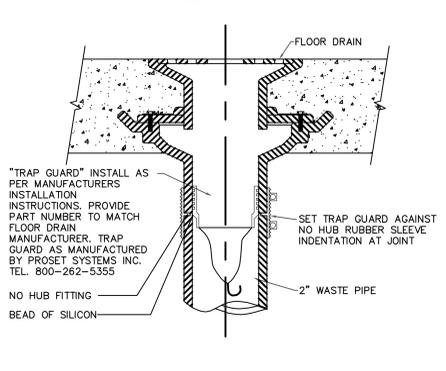
C WALL CLEANOUT DETAIL



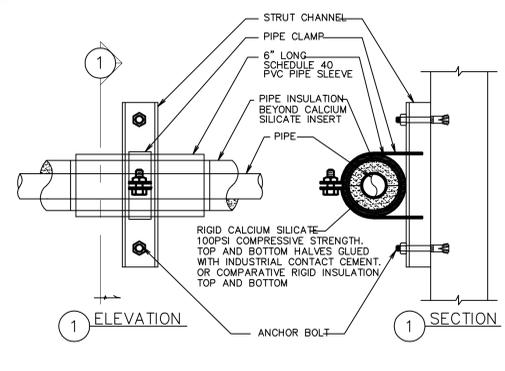
D MIXING VALVE PIPING SCHEME
SCALE: NONE



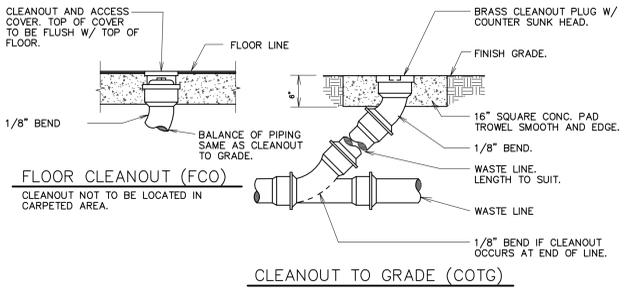
E COILING COIL COND. TRAP DETAIL



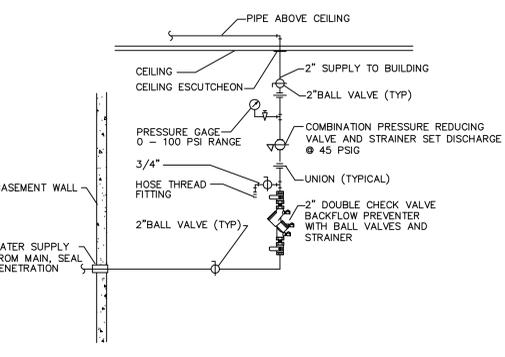
F TRAP GUARD TRAP SEAL DETAIL
SCALE: NONE



G WALL PIPE SUPPORT
SCALE: NONE



H CLEAN OUT DETAILS
SCALE: NONE



I VERTICAL WATER PRESSURE REDUCING STATION DETAIL
SCALE: NONE

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TITLE
PLUMBING DETAILS

REVISIONS

JOB NO. 20144
Issue Date:
Drawn By: BJR
Checked By: RJR

SHEET NO. P3-AQ



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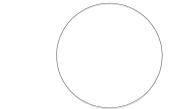
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TITLE

AQUATIC SITE PLAN

REVISIONS

JOB NO. 20144

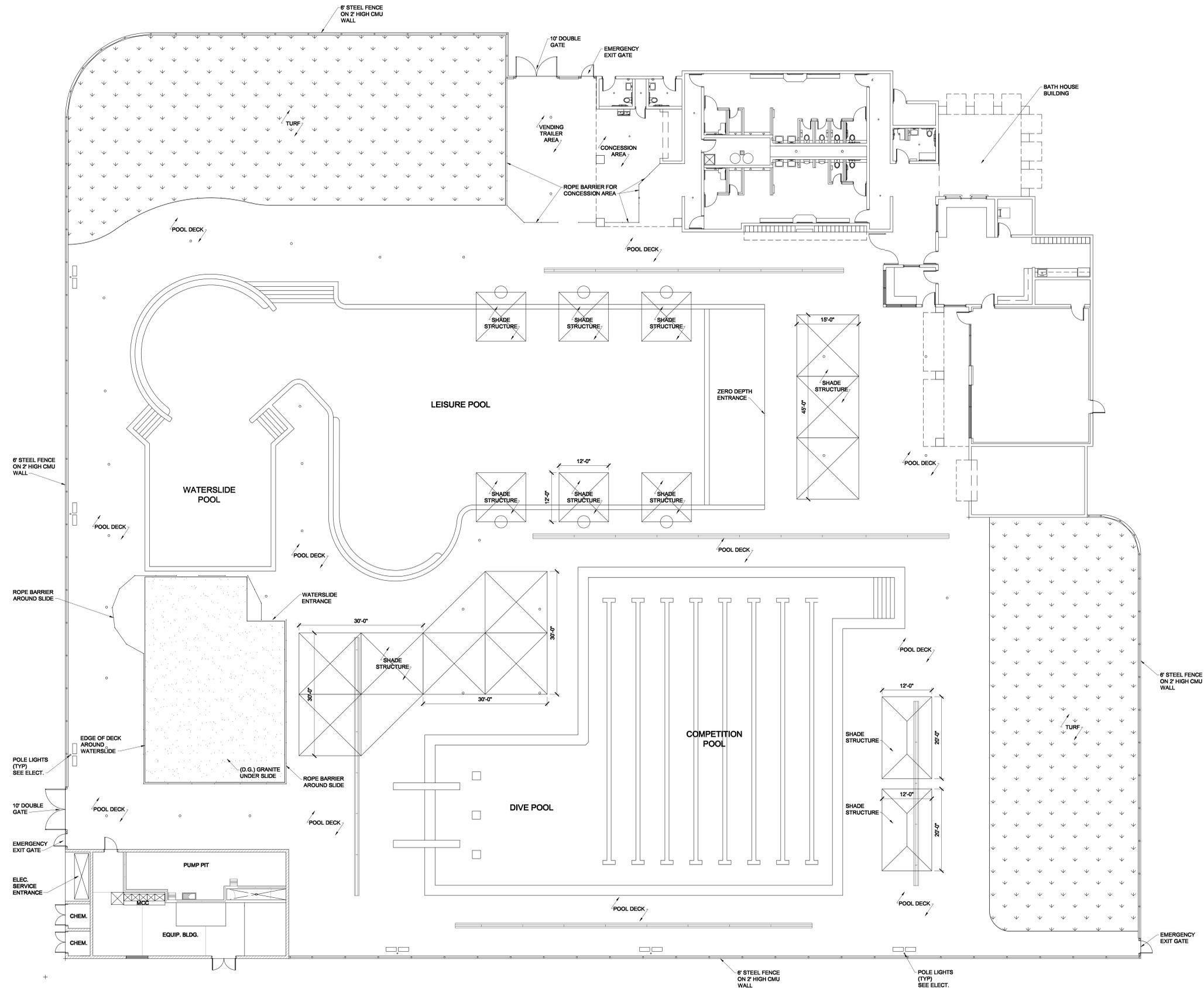
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Checked By: JB

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AQUATIC SITE PLAN
SCALE: 1" = 10'-0"

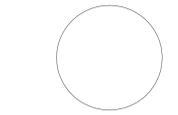


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TITLE

AQUATIC SITE PLAN
UTILITY PLAN

REVISIONS

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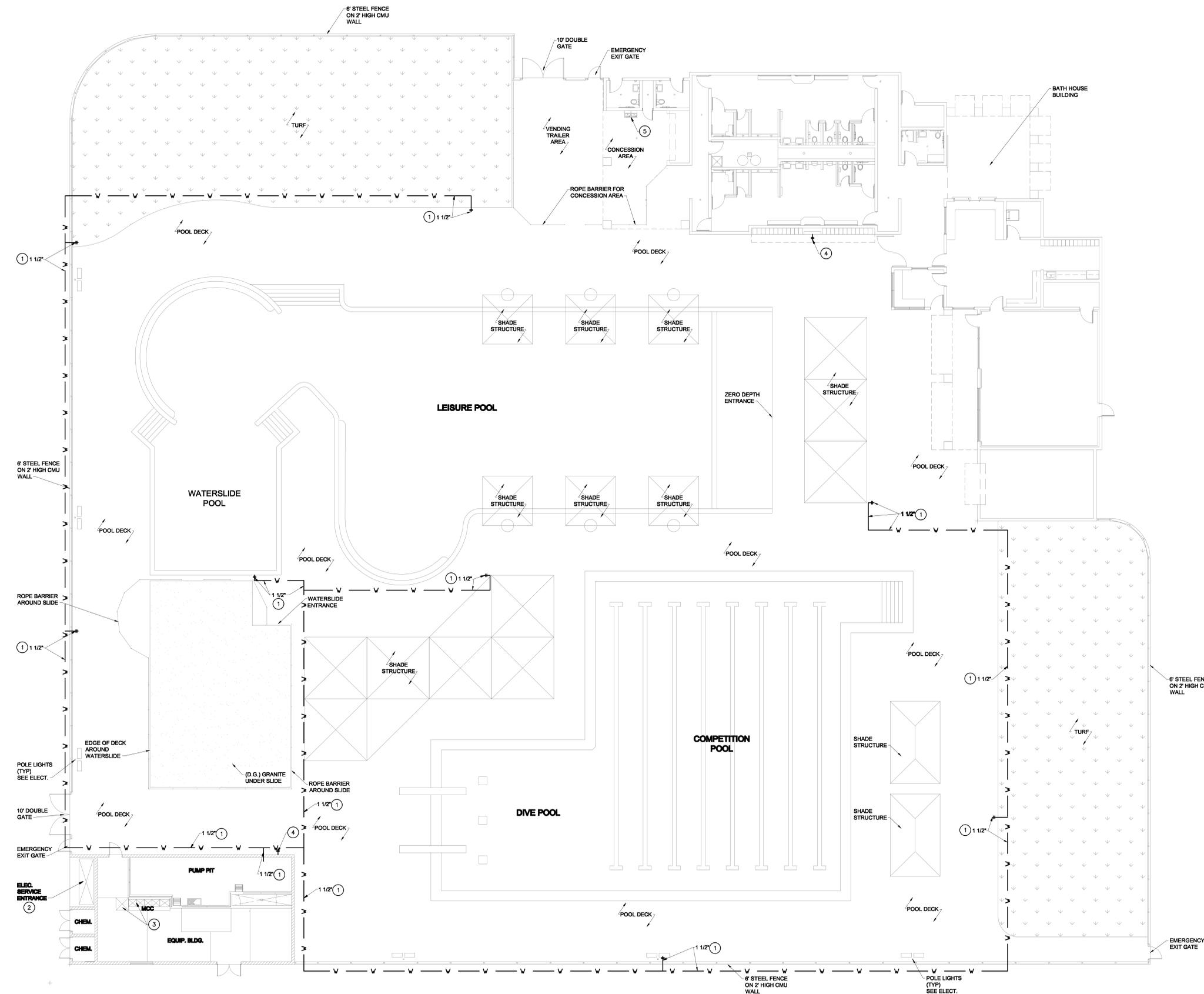
SP-102

LEGEND

⊕ = NEW YARD HYDRANT
—W— = WATER LINE

NOTE:

- ① 1 1/2" PVC YARD PIPING LOOP, RISER TO BE GALVANIZED ABOVE GRADE. (SEE HYDRANT DETAIL.)
- ② NEW SERVICE ENTRANCE. (SEE ELECTRICAL DRAWINGS)
- ③ NEW MCC & TRANSFORMER. (SEE ELEC. DRAWINGS)
- ④ BLDG. YARD HYDRANT.
- ⑤ ADA HIGH/LOW WATER COOLER.



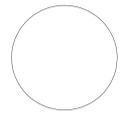
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TITLE

AQUATIC SITE PLAN
DECK DRAINAGE PLAN

REVISIONS

JOB NO. 20144

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Drawn By: LAC

Checked By: JB

SHEET NO.

SP-103

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LEGEND

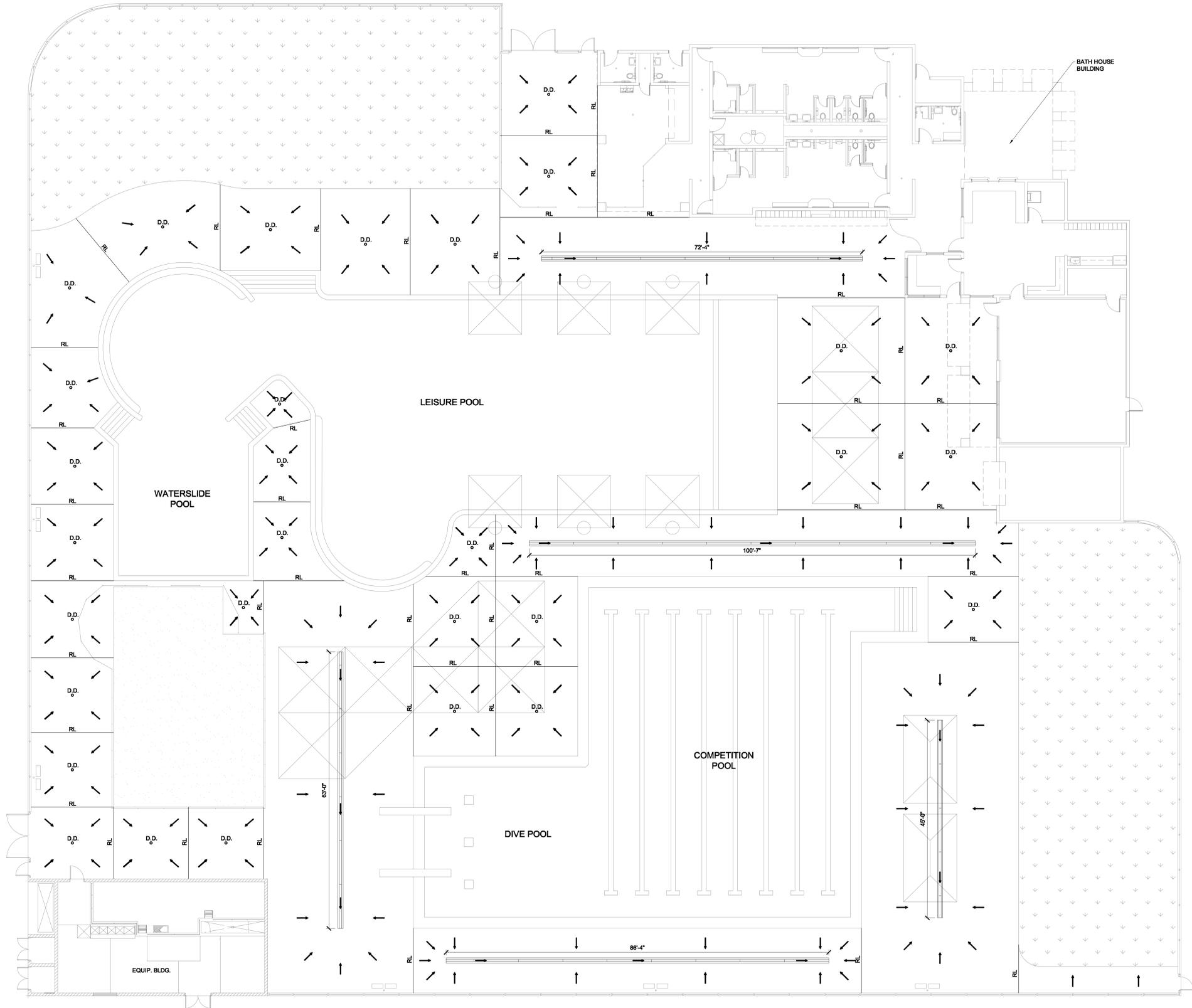
- ===== TRENCH DRAIN W/ POLY GRATE
- D.D. ○ DECK AREA DRAIN
- C.O. ○ DECK DRAIN CLEANOUT
- RL = EXP. JOINT & RIDGE LINE
- ① TRENCH DRAIN SECTION NUMBER
- ② DECK DRAIN PIPE SECTION NUMBER

TRENCH DRAIN SYSTEM TABLE
WATER ELEV. & POOL DECK PERIMETER 100.00'

SEGMENT NO.	GRATE ELEV.	LENGTH FT.	UPSTRM FL. ELEV.	DWNSTRM FL. ELEV.	SLOPE (%)
A	XX.XX	XX	XX.XX	XX.XX	0.75
B					
C					
D					
E					
F					
G					
H					
I					
J					
K					
L					
M					

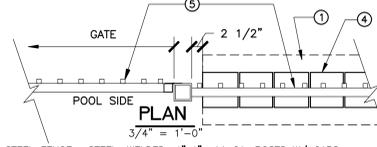
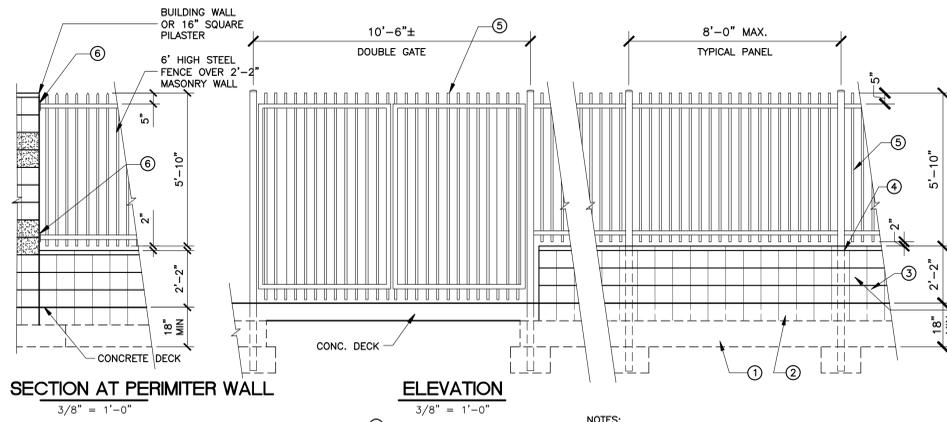
DECK DRAIN PIPE SYSTEM TABLE
WATER ELEV. & POOL DECK PERIMETER 100.00'

SEGMENT NO.	SIZE (IN)	LENGTH FT.	UPSTRM FL. ELEV.	DWNSTRM FL. ELEV.	SLOPE (%)
1	4	XXX	XX.XX	XX.XX	X.XX
2					
3					
4					
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100					



AQUATIC DECK DRAINAGE PLAN
SCALE: 1" = 10'-0"

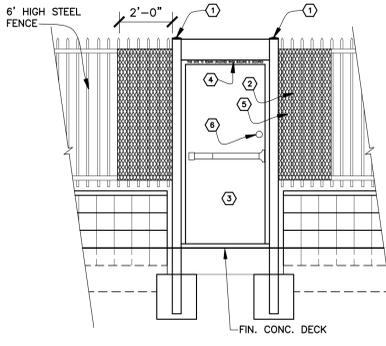
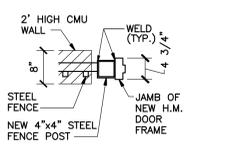




STEEL FENCE: STEEL, WELDED, 4"x4" x 11 GA. POSTS W/ CAPS, 2"x2"x16 GA. RAILS, 1"x1"x16 GA. PICKETS W/ BENT TOPS, SEE DETAIL 7, SHEET C04, MAX. SPACING OF 4 3/4" O.C. (A 4" SPHERE SHALL NOT BE ABLE TO PASS THROUGH OR UNDER FENCE AT ANY LOCATION).

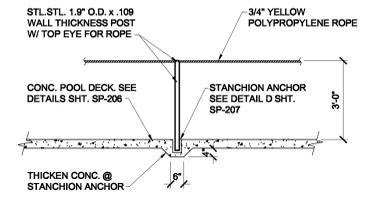
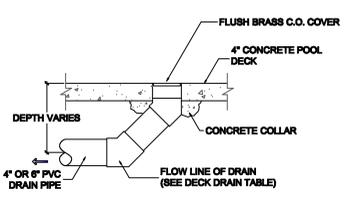
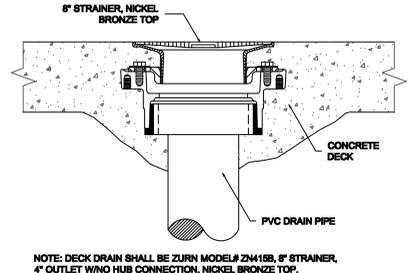
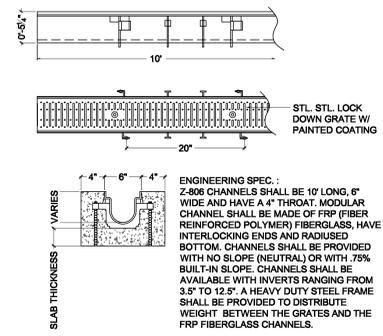
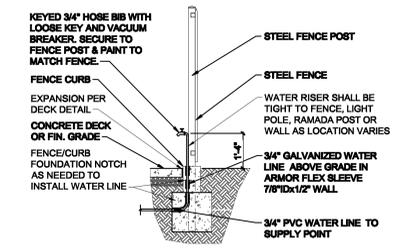
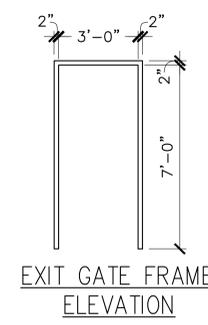
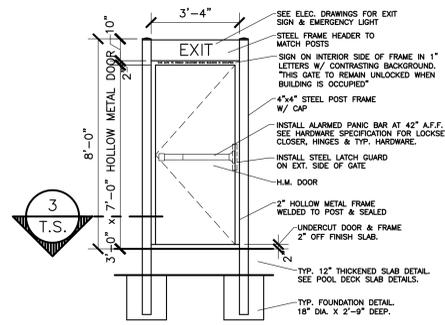
- NOTES:**
- CONTINUOUS CONC. FTG., SEE STRUCTURAL DRAWINGS AND NOTES.
 - 8" x 8" x 16" CMU BOND BEAM WITH SOLID GROUT BELOW GRADE.
 - CMU BLOCK TO MATCH BUILDINGS, GROUT CELLS AT EACH STEEL COLUMN.
 - 8"x2"x16" SOLID CMU BLOCK THAT MATCHES FENCE. CUT AROUND STEEL COLUMNS AND PROVIDE SEALANT AT JOINTS.
 - STEEL FENCE POSTS, RAILS, PICKETS AND GATES AS SHOWN IN DETAIL 1, 7 AND 9 THIS SHEET, SEE ALSO DETAIL 7, SHEET C04.
 - 4" x 4" x 3/8" EMBEDDED PLATE WITH TWO 4" STUD ANCHORS, CONTINUOUS WELDS AROUND RAILS.
- STEEL DOUBLE FENCE GATES: MATCH FENCE DETAILS, 2 x 2 x 16 GA. FRAME, 1 x 1 x 16 GA. PICKETS W/ PINCHED TOPS, 2 PR. HINGES EACH GATE W/ HASP & PADLOCK, LOCKABLE CANE POST ON NON-ACTIVE LEAF AND ALL SINGLE GATES, KANT SLAM CLOSER W/ GATE LATCH AT 54" ABOVE DECK ON ALL SINGLE GATES. SEE MAN GATE DETAIL 6, SHEET C04.

1 DOUBLE STEEL GATE & FENCE
SCALE: 3/8" = 1'-0"



- EXIT_GATE NOTES:**
- 4"x4"x3/16" STEEL TUBE POST WITH CAP.
 - GALVANIZED STEEL 8 GA LATTICE 1/2" SQ., 11/16" STR. PAINT TO MATCH FENCE, WELD EACH ROW OF COLUMN OF LATTICE. EXTERIOR SIDE OF POOL FENCE ONLY.
 - ACTUAL EXIT GATE DIMENSION: SEE DETAIL DOOR & FRAME DRAWINGS.
 - SIGN, THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
 - SCREEN SHALL BE PLACED ON BOTH SIDES OF DOOR TO PREVENT REACHING PANIC BAR FOR ALL MAN-GATES.
 - INSTALL KEYED DEAD BOLT ON INTERIOR SIDE ONLY.
- GENERAL NOTES:**
PERIMETER STEEL FENCE PICKETS SHALL HAVE MAX. SPACING OF 4 3/4" O.C. (A 4" SPHERE SHALL NOT BE ABLE TO PASS THROUGH OR UNDER FENCE AT ANY LOCATION).

2 EXIT GATE & STEEL FENCE
SCALE: 3/8" = 1'-0"



6 TRENCH DRAIN DETAIL
SCALE: 1" = 1'-0"

7 DECK DRAIN DETAIL
SCALE: 3" = 1'-0"

8 CLEAN OUT DETAIL
SCALE: 3/4" = 1'-0"

9 POST & ROPE BARRIER @ SLIDE
SCALE: 3/8" = 1'-0"

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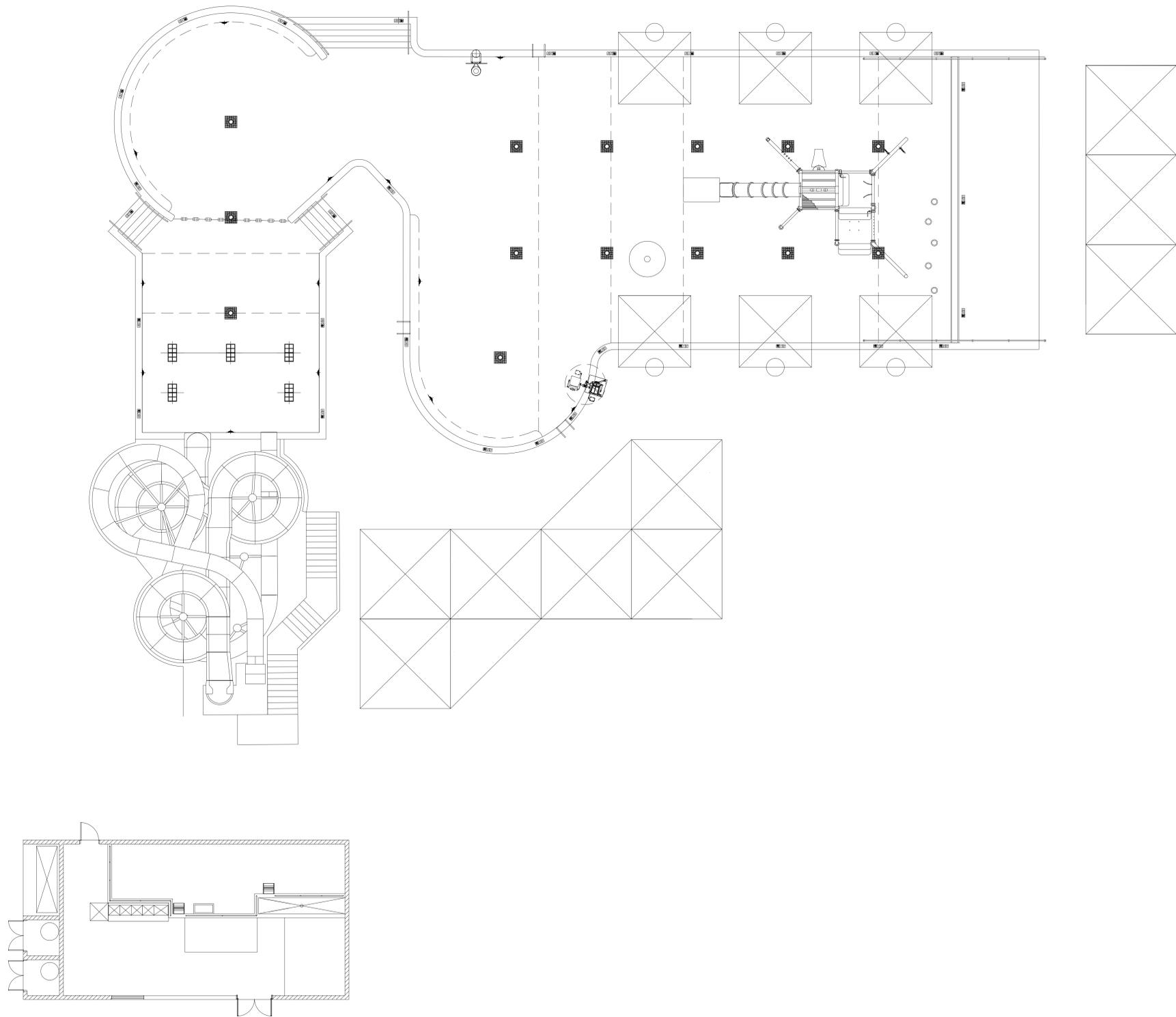
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TITLE
AQUATIC SITE PLAN
DETAILS

REVISIONS

JOB NO. 20144
Issue Date: AUG. 4, 2014
Drawn By: LAC
Checked By: JB
SHEET NO.

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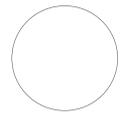


**TERRITORY
SQUARE AQUATICS
COMPLEX**

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TITLE
LEISURE POOL LARGE SCALE PLAN

REVISIONS

NO.	DESCRIPTION

JOB NO. 20144
Issue Date: AUG 4 2014
Drawn By: JCB
Checked By: JCB

SHEET NO.
SP-200

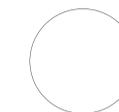
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TITLE

LEISURE POOL CROSS SECTIONS

REVISIONS

JOB NO. 20144

Issue Date: AUG 4 2014

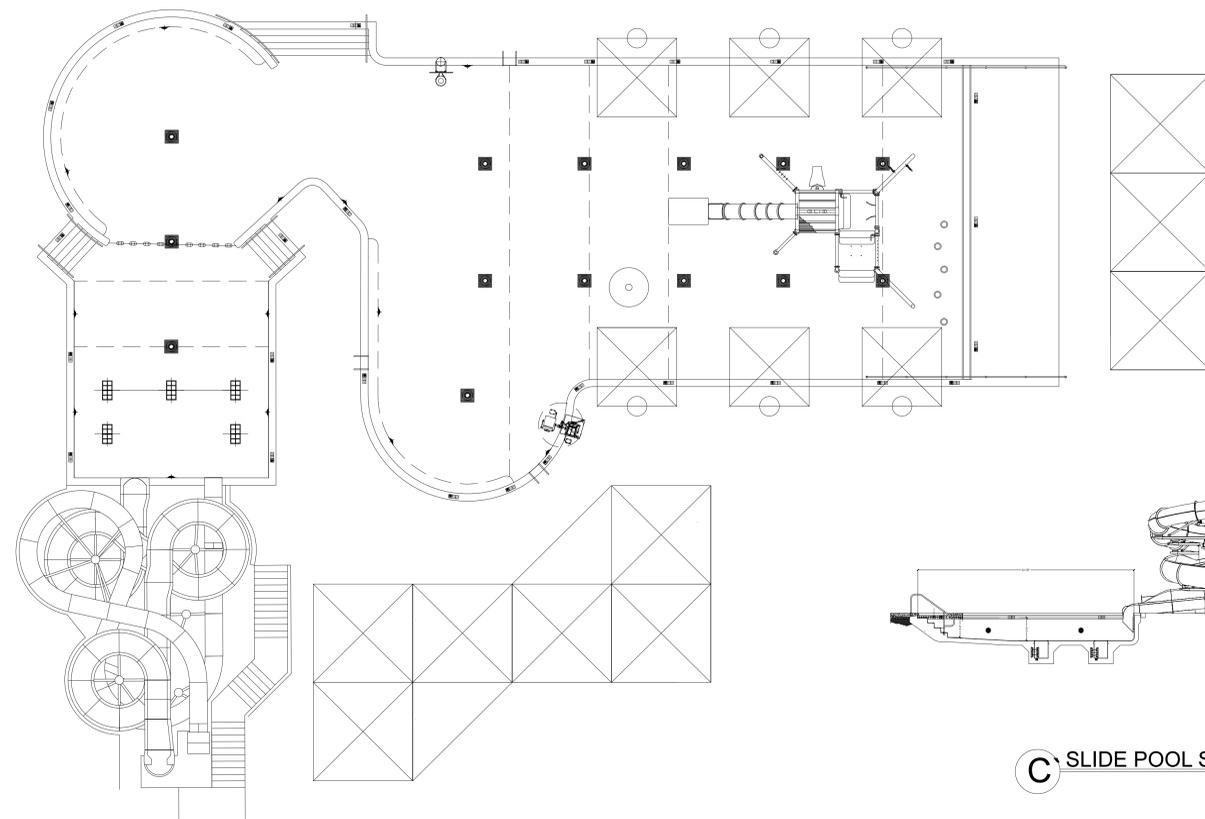
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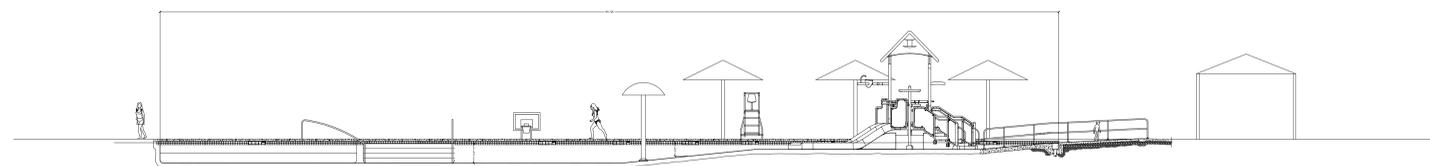
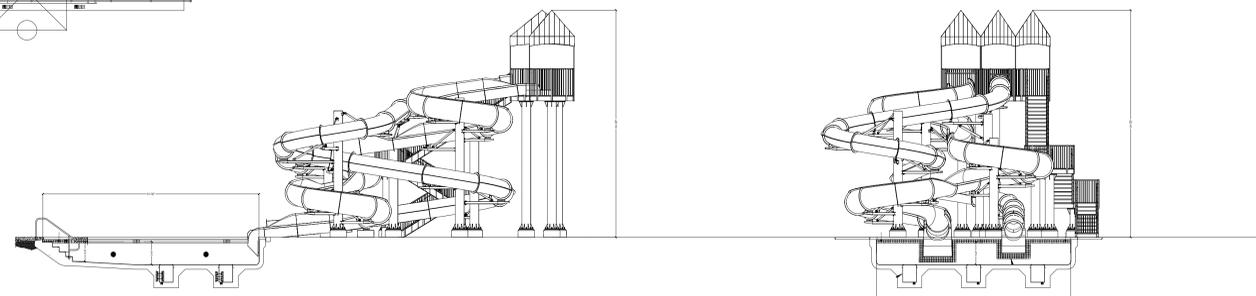
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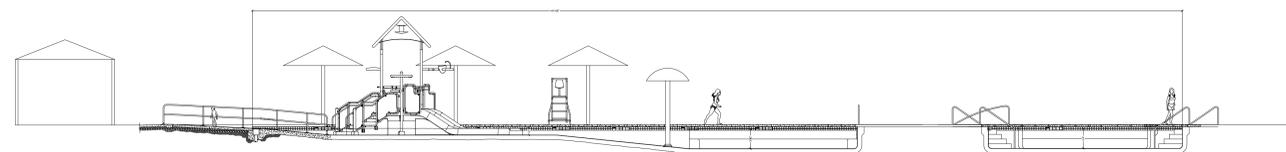


C SLIDE POOL SECTION
3/32" = 1'-0"

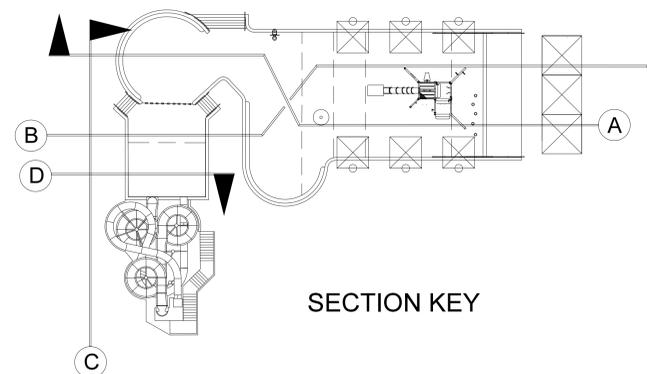
D SLIDE POOL SECTION
3/32" = 1'-0"



A LEISURE POOL SECTION
3/32" = 1'-0"



B LEISURE POOL SECTION
3/32" = 1'-0"



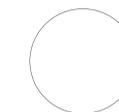
SECTION KEY

TERRITORY
SQUARE AQUATICS
COMPLEX

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TITLE

DIVE/LAP POOL LARGE SCALE PLAN

REVISIONS

JOB NO. 20144

Issue Date: AUG 4 2014

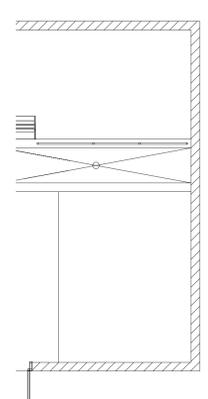
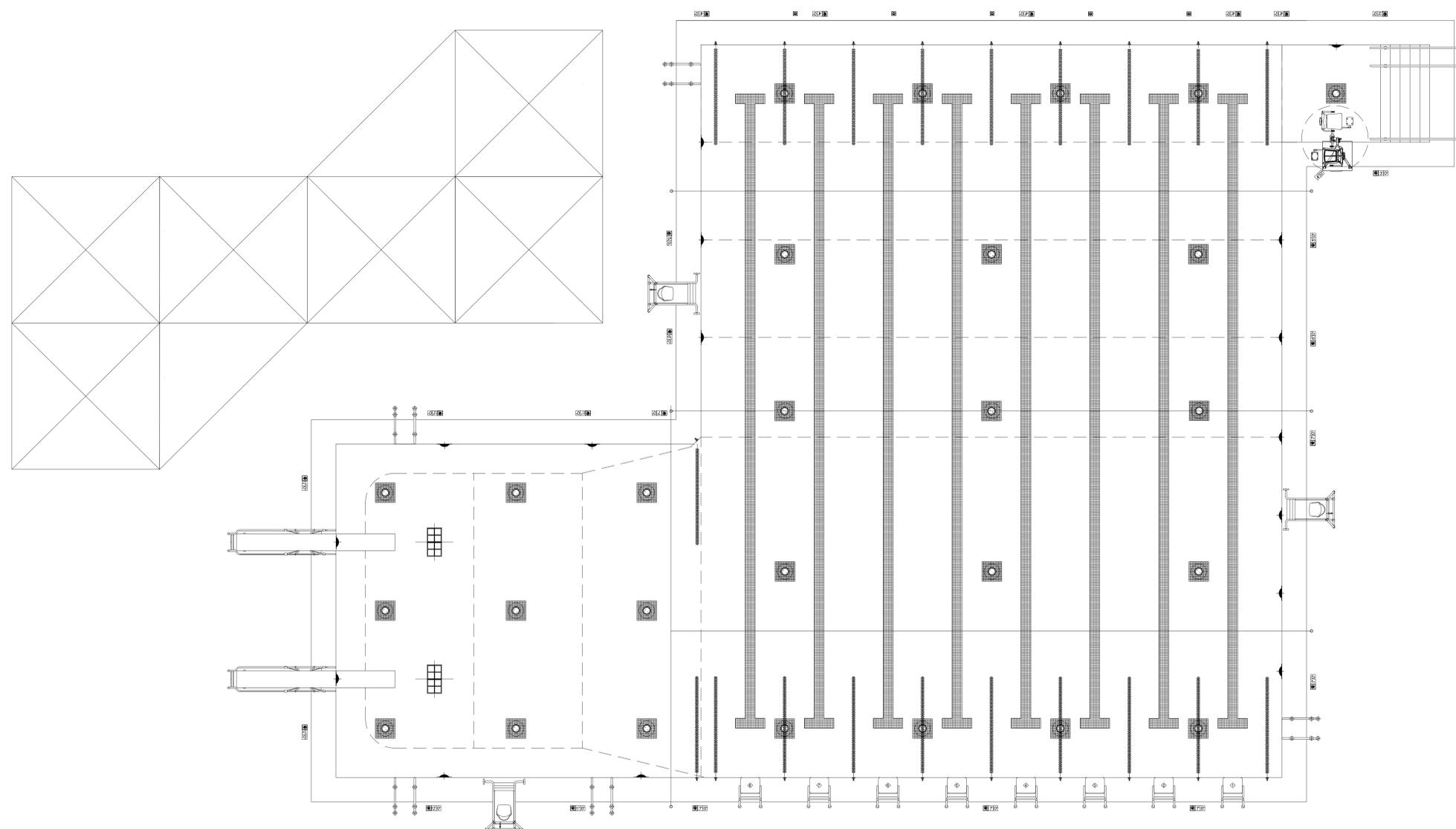
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SHEET NO.

SP-300

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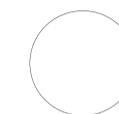


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TITLE

DIVE/LAP POOL CROSS SECTIONS

REVISIONS

JOB NO. 20144

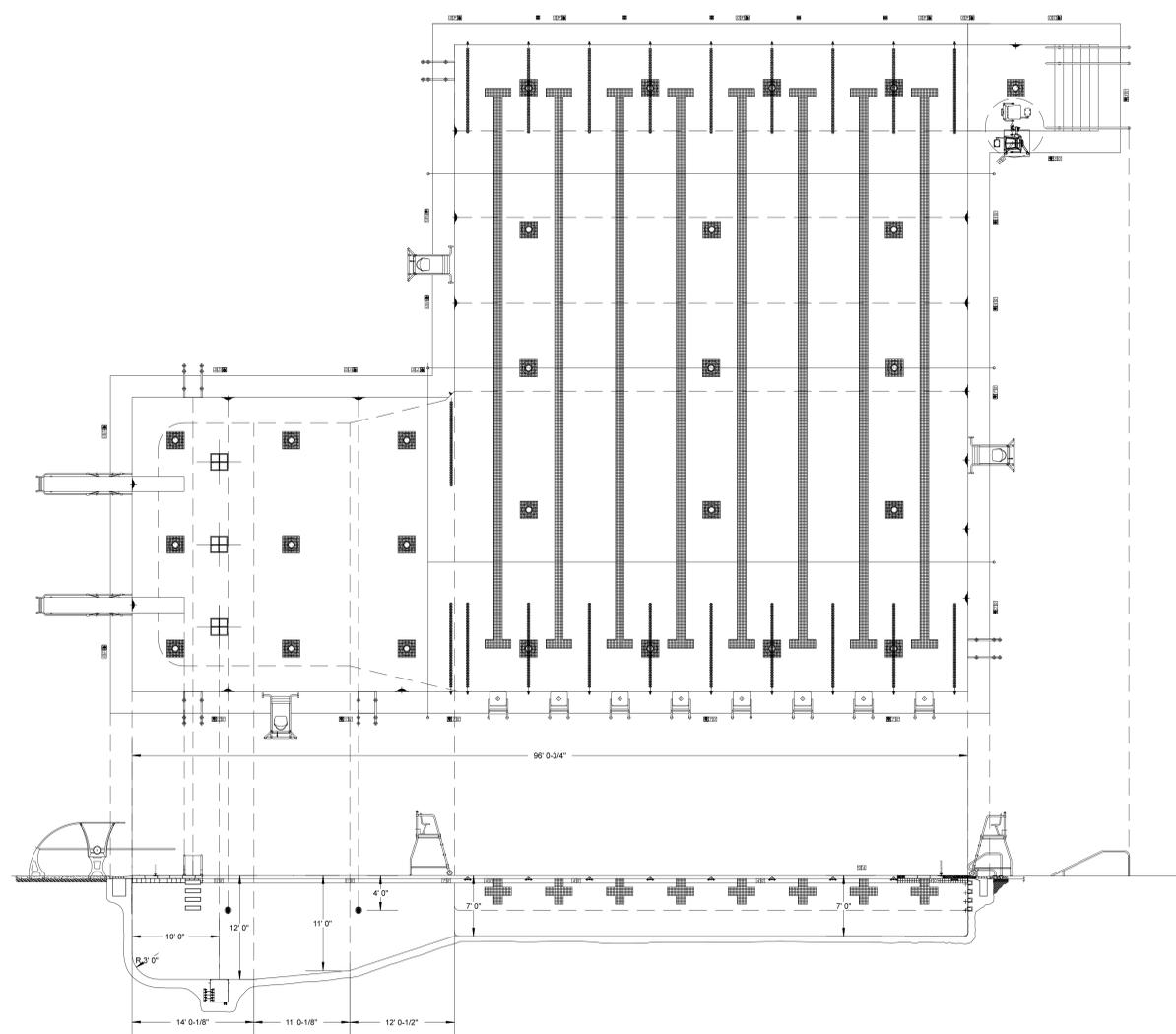
Issue Date: AUG 4 2014

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Checked By: JCB

SHEET NO.

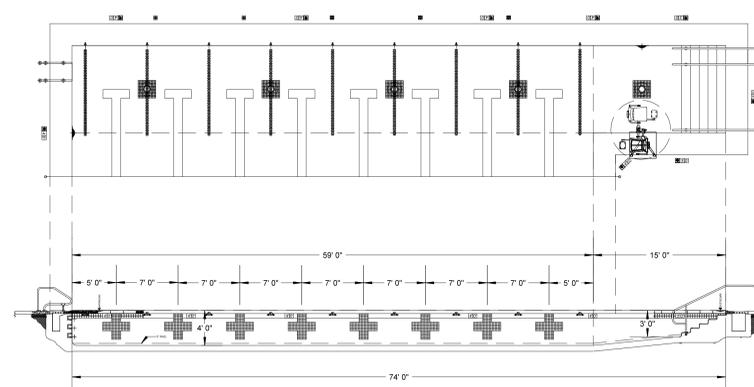
SP-301



DIVE/LAP POOL SECTION

1/8" = 1'-0"

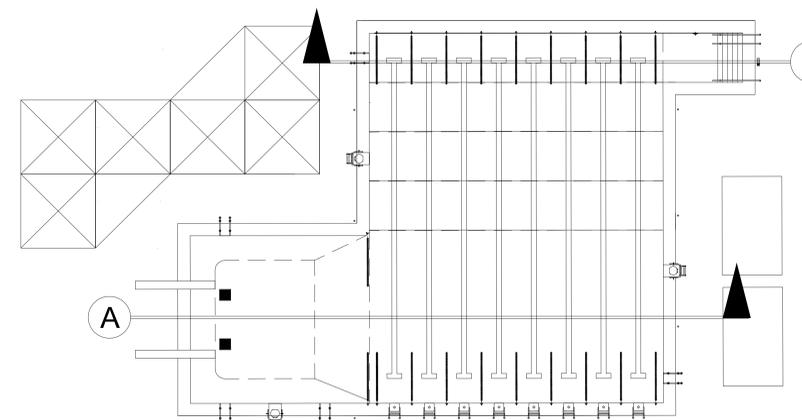
A



DIVE/LAP POOL SECTION

1/8" = 1'-0"

B



SECTION KEY

PRELIMINARY ONLY

TERRITORY
SQUARE AQUATICS
COMPLEX

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TITLE

DIVE/LAP POOL CROSS SECTIONS

REVISIONS

JOB NO. 20144

Issue Date: AUG 4 2014

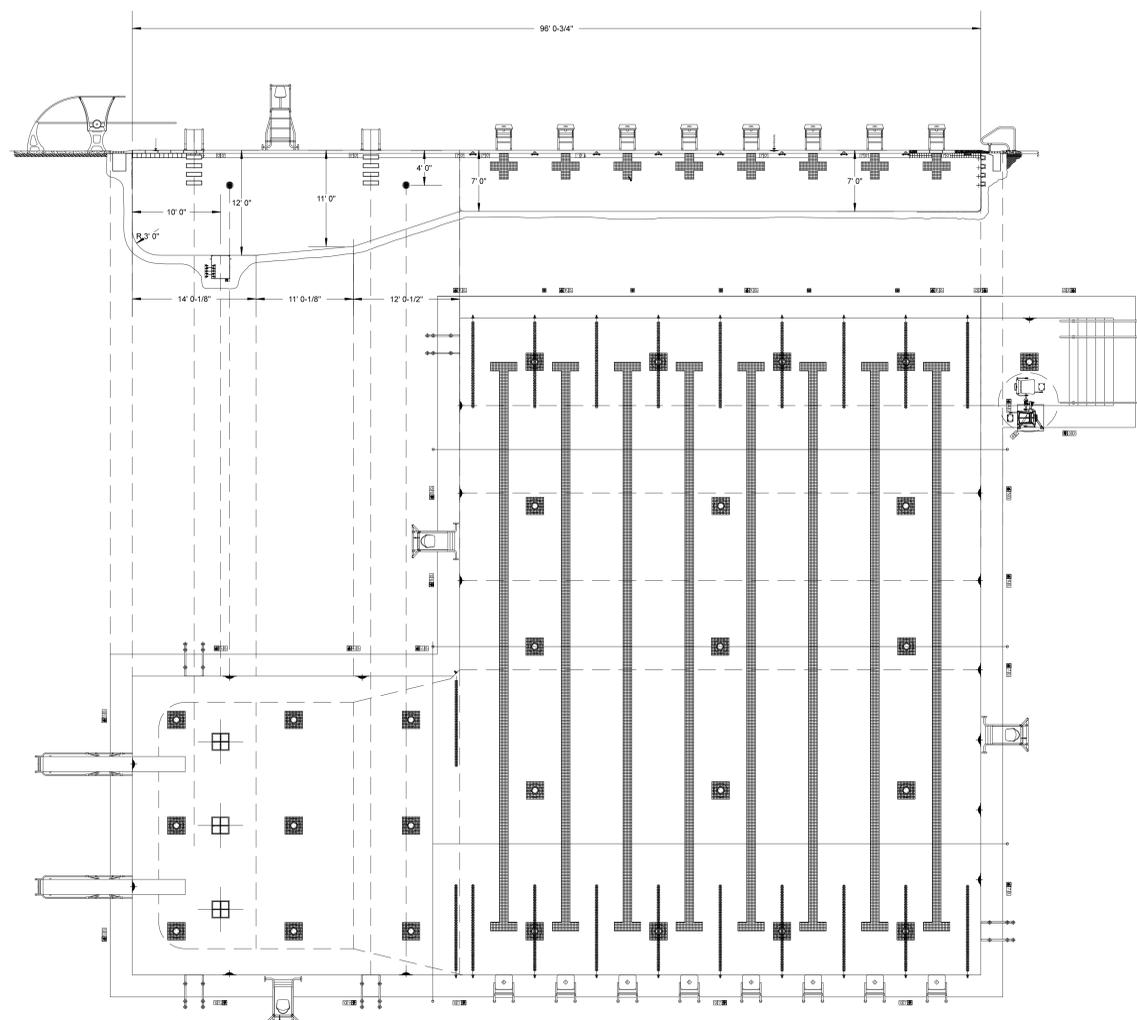
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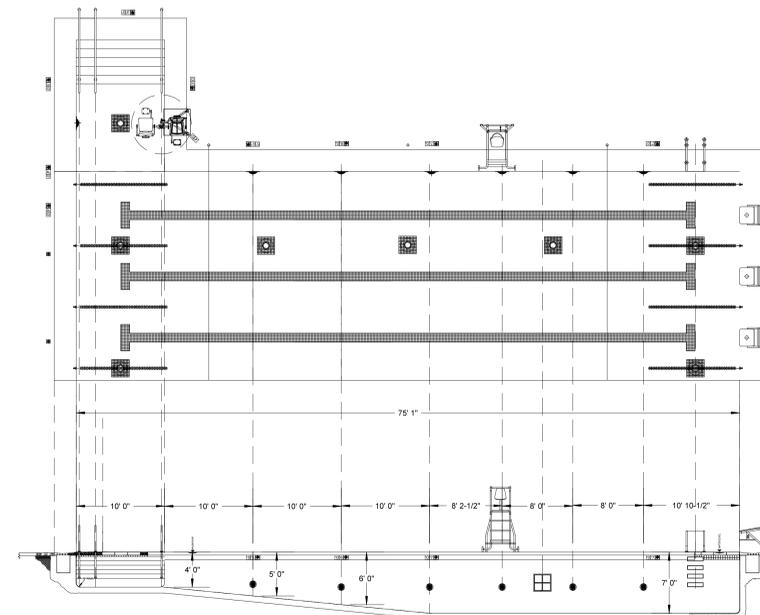
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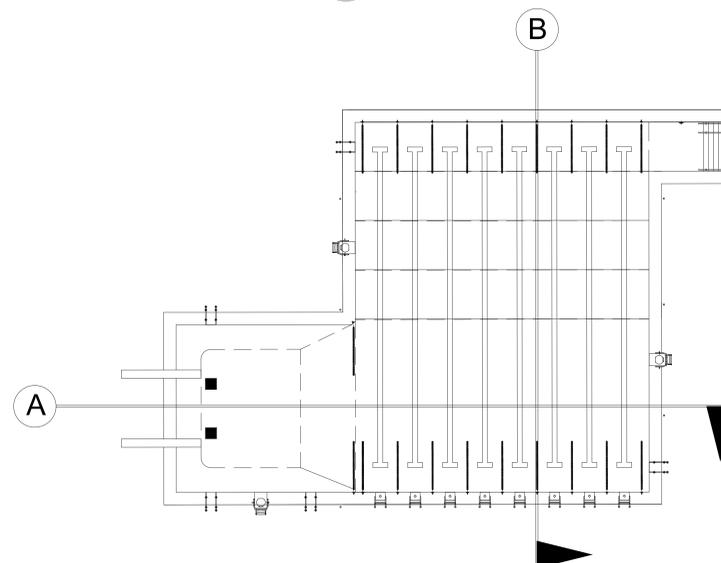
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DIVE/LAP POOL SECTION
1/8" = 1'-0" A



DIVE/LAP POOL SECTION
1/8" = 1'-0" B



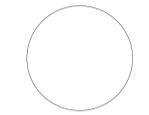
SECTION KEY

**TERRITORY
SQUARE AQUATICS
COMPLEX**

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TITLE

DIVE/LAP POOL PLUMBING PLAN

REVISIONS

JOB NO. 20144

Issue Date: AUG 4 2014

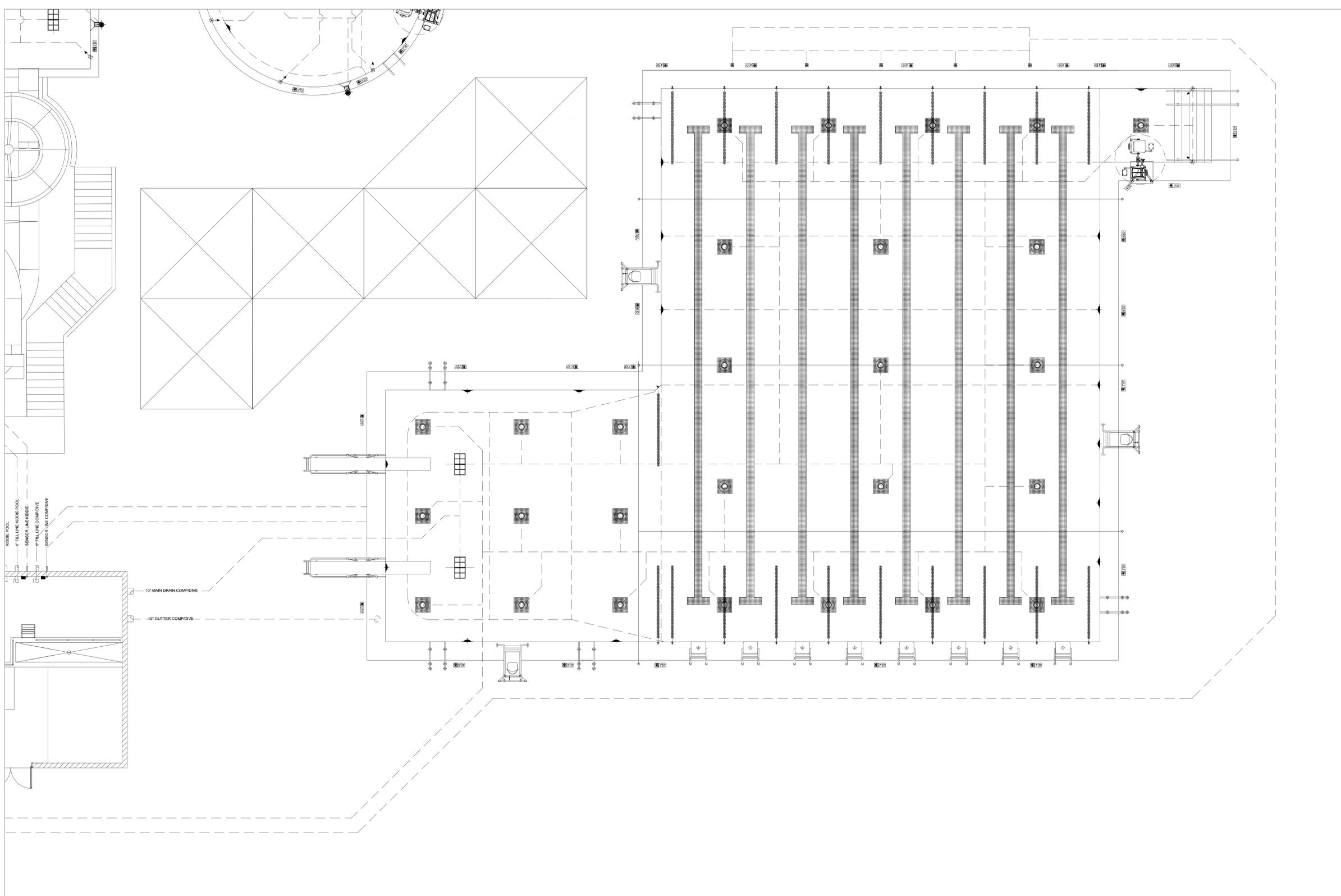
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Checked By: JCB

SHEET NO.

SP-502

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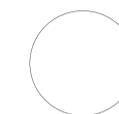


TERRITORY
SQUARE AQUATICS
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FLORENCE, AZ

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TITLE

POOL MECHANICAL ROOM PLAN

REVISIONS

JOB NO. 20144

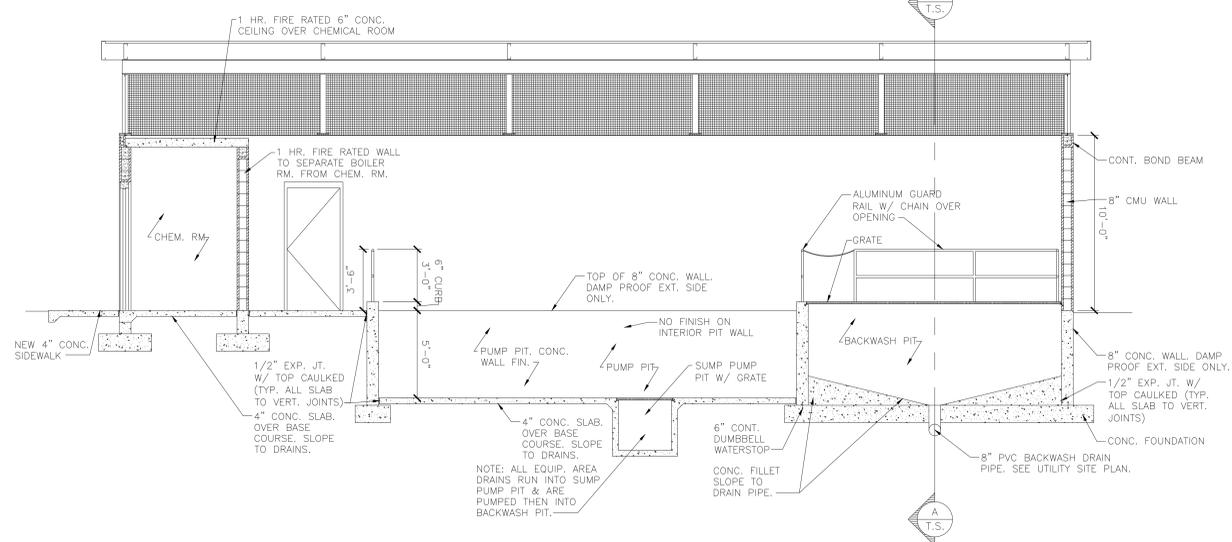
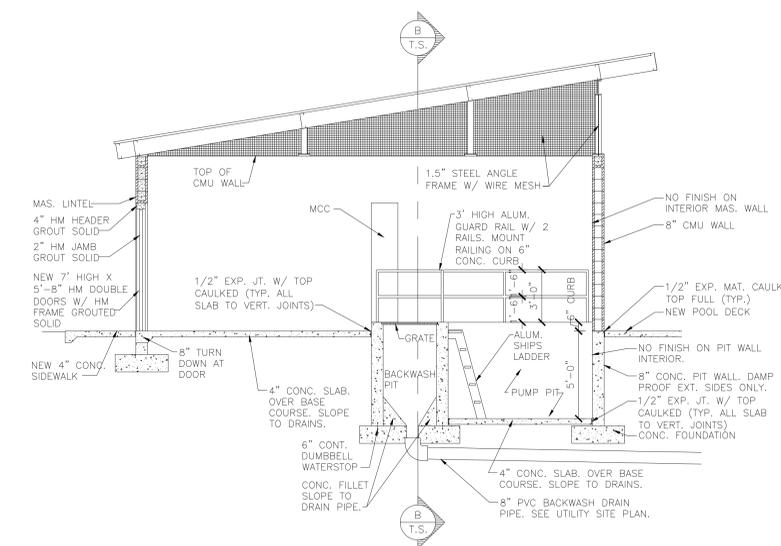
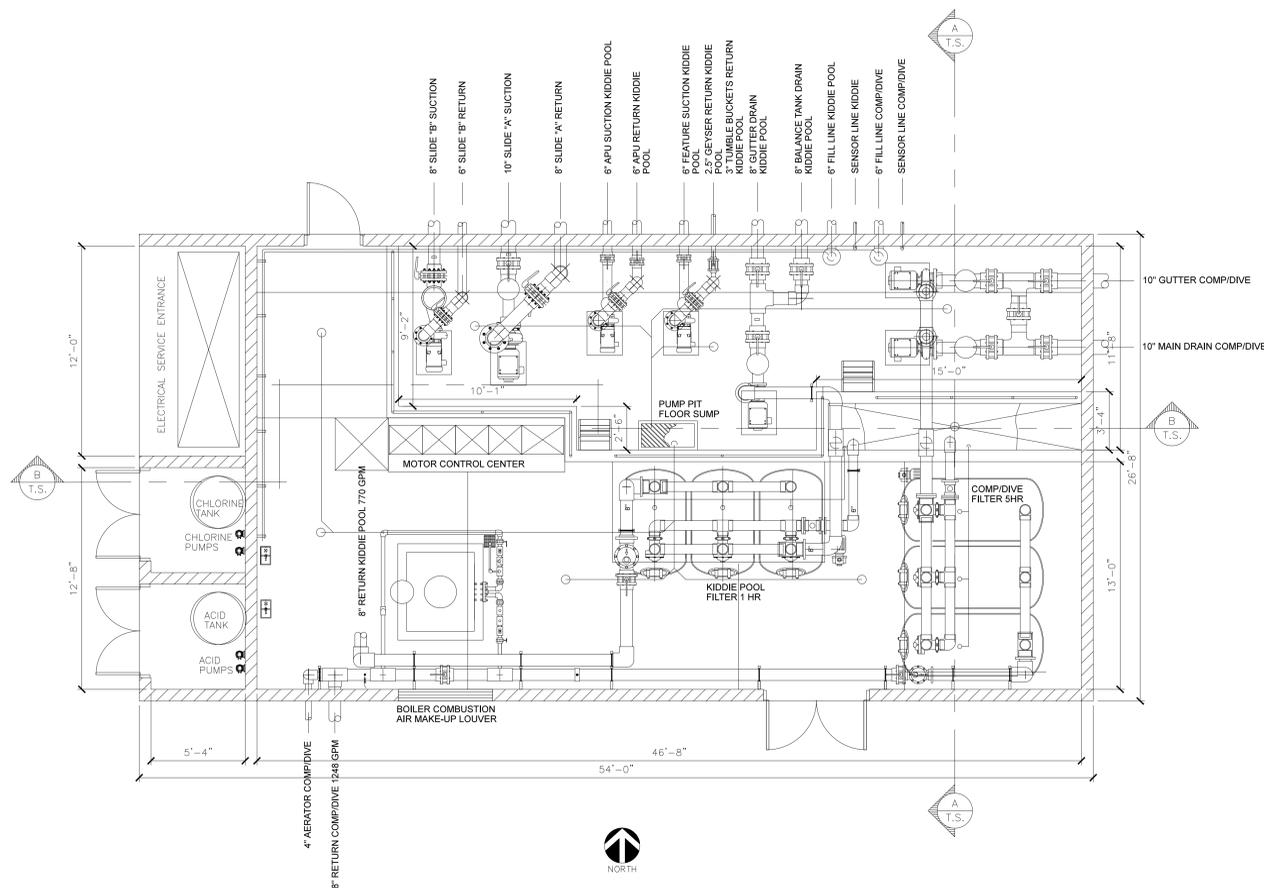
Issue Date: AUG 4 2014

Drawn By: LC

Checked By: JCB

SHEET NO.

SP-503



PRELIMINARY ONLY

EXHIBIT "B"



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14180

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EMAIL: whatch@lowmountain.com

ARCHITECTS

HIDELL & ASSOCIATES
3033 Kellway Drive, Suite 120
Carrollton, TX 75006-0169
CONTACT: William H. Hiddell
CONTACT: Aaron Babcock
(972) 416-4666
FAX: (972) 416-0169
EMAIL: bhidell@hidell.com

DESIGN

SWABACK PARTNERS
7550 East McDonald Drive
Scottsdale, AZ 85250
CONTACT: Jeffrey Denzak
(480) 367-2100
FAX: (480) 367-2101
EMAIL: jdenzak@swabackpartners.com

PLANNING

GILMORE PLANNING AND LANDSCAPE ARCHITECTURE
2211 North 7th Street
Phoenix, AZ 85006
CONTACT: Jack Gilmore
(602) 266-5622
FAX: (602) 266-5707
EMAIL: jgilmore@getgilmore.com

AQUATIC DESIGN

H2O DESIGNS
3120 West Carefree Hwy., Suite 1-514
Phoenix, AZ 85086
CONTACT: Jim Bayes
(602) 625-9180
FAX: (623) 466-8541
EMAIL: jbayes@h2odesigninc.com

CIVIL ENGINEERING

WOOD/PATEL
2051 West Northern, Suite 100
Phoenix, AZ 85021
CONTACT: Ash Patel
(602) 335-8504 / CELL: (602) 695-2434
EMAIL: apatel@woodpatel.com
CONTACT: Darin Moore
(602) 336-7934 / CELL: (602) 695-2817
EMAIL: dmoore@woodpatel.com

MECHANICAL ENGINEER

ROBINSON ENGINEERING
P.O. BOX 5519
Glendale, AZ 85312-5519
CONTACT: Randy J. Robinson
(623) 930-1770
FAX: (623) 435-2120
EMAIL: robi@robeng.com

GEOTECHNICAL ENGINEER

ALPHA GEOTECHNICAL & MATERIALS , INC.
2504 West Southern Avenue
Tempe, AZ 85282
CONTACT: Randy Smith, P.E.
(602) 453-3265 x151 / CELL: (602) 513-3681
FAX: (602) 453-3267
EMAIL: rsmith@alphageotech.com

STRUCTURAL ENGINEER

KPFF
2800 North Central Avenue, Suite 1010
Phoenix, AZ 85004
CONTACT: Timothy S. Sepper
(602) 264-1010 / CELL: (602) 616-8984
FAX: (602) 285-1010
EMAIL: timothy.sepper@kpff.com

ELECTRICAL ENGINEER

CR ENGINEERS
16719 East Palisades Blvd.
Fountain Hills, AZ 85268
CONTACT: Catherine Alcorn
(480) 816-5541
FAX: (480) 816-5540
EMAIL: calcorn@creng.com



EXHIBIT "C"

INSURANCE AND BONDS

The Design/Builder shall provide to the Town of Florence a 100% Performance and Payment Bond for the Library/Parks & Recreation Building and for the Aquatic Center and for the Site Improvements. These bonds will be delivered prior to the construction commencement of each component.

Insurance shall be maintained for the duration of the project as shown on the following certificates of insurance.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/10/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Southwest Risk Management LLC 2855 East Brown Road Ste 28 Mesa AZ 85213	CONTACT NAME: PHONE (A/C No. Ext): (480)924-1200		FAX (A/C No): (480)924-1211
	E-MAIL ADDRESS:		
INSURED Low Mountain Construction Inc. 4105 N. 20th Street, Ste #205 Phoenix AZ 85016	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Starr Surplus Lines Insurance		13604
	INSURER B: Peerless Indemnity Ins. Co.		18333
	INSURER C: National Union Fire Insurance		19445
	INSURER D:		
	INSURER E:		

COVERAGES

CERTIFICATE NUMBER: CL141210371

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			SLPGG10173001	1/1/2014	1/1/2015	EACH OCCURRENCE \$ 1,000,000	
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	X					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000	
<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC	GENERAL AGGREGATE \$ 2,000,000							
B	AUTOMOBILE LIABILITY			BA8582111	1/1/2014	1/1/2015	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000	
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$	
	<input type="checkbox"/> ALL OWNED AUTOS						SCHEDULED AUTOS	BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS						NON-OWNED AUTOS	PROPERTY DAMAGE (Per accident) \$
C	UMBRELLA LIAB					BE034544791	1/1/2014	1/1/2015
	<input checked="" type="checkbox"/> EXCESS LIAB	<input checked="" type="checkbox"/> OCCUR	<input type="checkbox"/> CLAIMS-MADE	AGGREGATE \$ 2,000,000				
	DED	RETENTION \$						
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT \$	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$	
							E.L. DISEASE - POLICY LIMIT \$	
B	Leased/Rented Equipment			CBP8612736	1/1/2014	1/1/2015	Limit 300,000 Deductible 500	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Project: Territory Square Library and Aquatic Center. Town of Florence is hereby named as Additional Insured in regards to work performed by the Named Insured as required by written contract.

CERTIFICATE HOLDER

CANCELLATION

James.Mannato@florenceaz.g Town of Florence P.O. Box 2670 132 North Bailey Street Florence, AZ 85132	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE John Holt/SARAH 
--	--

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART
SCHEDULE**

Name of Person or Organization: Blanket as required by written contract on a primary & non-contributory basis.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

A. Section II – Who Is An Insured is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of your ongoing operations performed for that insured.

B. With respect to the insurance afforded to these additional insureds, the following exclusion is added:

2. Exclusions

This insurance does not apply to "bodily injury" or "property damage" occurring after:

- (1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the site of the covered operations has been completed; or
- (2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/16/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER CopperPoint Mutual and its subsidiaries 3030 N. 3rd Street Phoenix AZ 85012-3068	CONTACT NAME: CopperPoint Mutual PHONE (A/C. No. Ext): 602.631.2600 or 866.284.2694 FAX (A/C. No): 602.631.2599 E-MAIL ADDRESS:																				
	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A:</td> <td>CopperPoint General Insurance Company</td> <td>13043</td> </tr> <tr> <td>INSURER B:</td> <td></td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	CopperPoint General Insurance Company	13043	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:	
INSURER(S) AFFORDING COVERAGE		NAIC #																			
INSURER A:	CopperPoint General Insurance Company	13043																			
INSURER B:																					
INSURER C:																					
INSURER D:																					
INSURER E:																					
INSURER F:																					
INSURED LOW MOUNTAIN CONSTRUCTION INC 4105 N 20th St Ste 205 Phoenix AZ 85016																					

COVERAGES

CERTIFICATE NUMBER: 205

REVISION NUMBER:

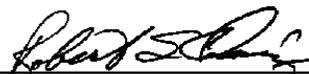
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	G44733	07/01/2013	07/01/2014	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Job #: 14180 Location: FLORENCE MUNICIPAL COMPLEX, FLORENCE, AZ
 CLERICAL OFFICE EMPLOYEES-N.O.C., CONCRETE OR CEMENT WORK - FLOORS, DRIVEWAYS, YARDS, OR SIDEWALKS & DRIVERS,
 CONTRACTOR - PROJECT MANAGER, CONSTRUCTION EXECUTIVE, CONSTRUCTION MANAGER OR CONSTRUCTION SUPERINTENDENT, GRADNG
 LND-NOC-BORROW-FIL-BK FIL, STREET OR ROAD CONST: PAV / REPAV

CERTIFICATE HOLDER**CANCELLATION**

Town of Florence ATTN: Bryan Hughes P.O. Box 2670 132 North Bailey Street Florence AZ 85132	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--

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Exhibit D - **Ownership of Documents**

- Upon execution of this agreement the Architect/Engineer shall grant to the Town of Florence a perpetual nonexclusive license to reproduce and use, and permit others to use for the Town, the Architect/Engineers' instruments of service solely for the purposes of constructing, using, and maintaining the project for future alterations or additions to the project. The Architect/Engineer shall obtain similar nonexclusive license from the Architect/Engineers' consultants consistent with the agreement.

EXHIBIT “E”

1. COMPLIANCE WITH FEDERAL AND STATE LAWS

A. The Contractor understands and acknowledges the applicability to it of the American with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989 (the “Acts”), and hereby agrees to comply with all applicable provisions of the Acts in the performance of this Agreement.

B. If this Agreement pertains to a contract for construction, the Contractor agrees to comply with the provisions of Arizona Revised Statutes (“A.R.S.”) 34-301 “Employment of Aliens on Public Works Prohibited” and A.R.S. 34-302 “Residence Requirements for Employees”.

C. Under the provisions of A.R.S. 41-4401, the Contractor hereby warrants to the Town that the Contractor and each of its subcontractors will comply with, and are contractually obligated to comply with, all Federal immigration laws and regulations that relate to their employees and with A.R.S. 23-214(A) “Verification of Employment Eligibility” (hereafter referred to as “Contractor Immigration Warranty”).

D. A breach of the Contractor Immigration Warranty shall constitute a material breach of this Agreement and shall subject the Contractor to penalties including termination of the Agreement at the sole discretion of the Town.

E. Notwithstanding anything contained in this Agreement to the contrary, Town retains the legal right to inspect the immigration papers or other residency documents of the Contractor’s or Subcontractors’ employees who perform work under this Agreement, to ensure that the Contractor and Subcontractors are complying with the Contractor Immigration Warranty. Contractor agrees to assist the Town in regard to any such inspections.

F. The Town may, in its sole discretion, conduct random verification of the employment records of the Contractor and any Subcontractors to ensure compliance with the Contractor Immigration Warranty. Contractor agrees to assist the Town, upon request, with regard to any random verifications performed by the Town.

G. Neither the Contractor nor any Subcontractor shall be deemed to have materially breached the Contractor Immigration Warranty if the Contractor or Subcontractor establishes that it has complied with the employment verification requirements of the federal Immigration and Nationality Act, 8 U.S.C.A. 1324(a) and 8 U.S.C.A. 1324 (b)(1)(A), et seq., and the E-Verify requirements of A.R.S. 23-214(A).

H. Contractor agrees to include the provisions of this section in any contract the Contractor enters into with any and all of its Subcontractors who provide services under

this Contract or any subcontract. "Services", as used herein, are defined as the furnishing of labor, time or effort in the State of Arizona by a contractor or subcontractor. "Services" also includes construction or maintenance of any structure, building, transportation facility or improvement of real property.

Exhibit F

Town of Florence
P.O. Box 2670
Florence, AZ 85132
(520) 868-7500
Demonstrating Lawful Presence

Bids, Proposals or Qualifications

Arizona Revised Statutes 1-501 and 1-502 apply to applicants of "federal public benefits" and "state and local public benefits". Grants, contracts and loans are considered public benefits and state law requires each person who applies for such benefits to submit at least one of the following documents demonstrating "lawful presence" in the United States. The Principal of each group, consultant, or organization will complete this form.

Check the box next to the document indicating lawful presence.

<input type="checkbox"/>	An Arizona driver license issued after 1996 or an Arizona non-operating identification license
<input type="checkbox"/>	A driver license issued by a state that verifies lawful presence in the United States. (See Overview of State's Driver's License Requirements)
<input type="checkbox"/>	A birth certificate or delayed birth certificate issued in any state, territory or possession of the United States.
<input type="checkbox"/>	A United States certificate of birth abroad.
<input type="checkbox"/>	A United States passport.
<input type="checkbox"/>	A foreign passport with a United States visa.
<input type="checkbox"/>	An I-94 form with a photograph.
<input type="checkbox"/>	A United States citizenship and immigration services employment authorization document or refugee travel document.
<input type="checkbox"/>	A United States certificate of naturalization.
<input type="checkbox"/>	A United States certificate of citizenship.
<input type="checkbox"/>	A tribal certificate of Indian blood.
<input type="checkbox"/>	A tribal or Bureau of Indian affairs affidavit of birth.

****Attach copy of document to this sheet.**

Signature of Applicant

Date

Signature of Municipal Employee
Effective Date: November 1, 2009

Date

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 10c.
MEETING DATE: September 15, 2014 DEPARTMENT: Parks and Recreation STAFF PRESENTER: Bryan Hughes Parks & Recreation Director SUBJECT: Proposed Fitness and Recreation Center		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to authorize staff to issue a request for qualifications for the proposed fitness and recreation center.

BACKGROUND/DISCUSSION:

At the Work Session on July 31, the Town Council directed staff to get cost estimates for construction of a Recreation Center that will allow for indoor athletics, cardio and strength training, and other recreation pursuits.

Due to state procurement laws, this project would have to be separate from the current project, but could begin immediately and occur concurrently. Completion of this project would likely be late 2015.

If the Town Council wishes to move forward, staff can begin the process of selecting a design-builder. Staff would then ask the Town Council to consider a maximum project budget at a future meeting before continuing the selection process.

The information provided is a best estimate based on feedback from professionals and other municipalities.

FINANCIAL IMPACT:

Construction Costs

Information provided by Architekton, a leader in recreation design whose most recent project was the Copper Sky Recreation Complex in Maricopa, projected a cost of \$180-\$263 per square foot. For the proposed amenities below, it would require approximately 30,000-40,000 square feet.

Proposed Recreation Center

Proposed Amenities Include:

- Gymnasium (1-2 Courts)
- Indoor Track (3-Lane)
- Cardio and Strength Training
- Stretching Area
- Aerobics/Dance Room
- Climbing Wall
- Locker Rooms
- Social/Gaming Room
- Kids Club (Child Watch)
- Reception
- Administration (2 Offices, 2 Shared Work Stations)
- Lighted Parking

Annual Expenditure and Revenue Estimates

- **Recreation Center**
 - Expenditures – Staff is estimating that it will cost approximately \$254,000 for salaries and benefits and \$165,150 for operations and maintenance for a total of \$419,150 annually to operate the facility. \$94,900 was budgeted in FY15 to operate the Fitness Center, so the net increase is estimated to be \$324,250.
 - Revenues – Staff is estimating that we will generate \$104,750, or 25% cost recovery, from memberships and daily drop-in fees. It is anticipated that this could grow in subsequent years.
 - Net Operating Costs – Estimated to be \$314,400 annually.

Summary:

The addition of a Recreation Center could cost up to an estimated \$5.4 million to \$10.5 million and cost up to an estimated \$419,150 annually for operations and maintenance.

Again, these are just estimates and staff will get more definitive cost estimates at the Town Council's direction. It is important to note that due to the short timeline, staff anticipates this project contract may not be ready for the Town Council to consider until late this year.

STAFF RECOMMENDATION:

Motion to authorize staff to issue a request for qualifications for the proposed fitness and recreation center.

ATTACHMENTS:

Schedule of Events (TENTATIVE)

**Town of Florence
Parks and Recreation Department**



Proposed Recreation Center

Schedule of Events (TENTATIVE)

Selection Schedule	
Issue Request for Qualifications (RFQ)	September 22, 2014
Statement of Qualifications (SOQ) Pre-Submittal Meeting	September 29, 2014
Deadline for Questions	October 3, 2014
SOQ Deadline	October 10, 2014
Evaluate SOQs	October 13-17, 2014
Announcement of Short-Listed Firms and Mandatory Technical Proposal Pre-Submittal Meeting	October 20, 2014
Mandatory Technical Proposal Pre-Submittal Meeting	October 29, 2014
Alternate Technical Concepts Discussions	November 3-7, 2014
Technical and Price Proposals Deadline	November 14, 2014
Evaluate Responsiveness, Oral Interviews, and Scoring of Technical Proposals	November 17-28, 2014
Cash Flow and Escrow Documentation Due	November 21, 2014
Public Opening of Price Proposals	December 1, 2014
Award of Contract	December 15, 2014
Notice to Proceed	December 22, 2014
Design-Construction Schedule	
Project Kick-off	January 5, 2015
Begin Design Phase (120 days)	January 5, 2015
Begin Construction (240 days)	May 5, 2015
All Submittals Due	May 15, 2015
Project Construction 50% Complete	September 2, 2015
First Walkthrough / Punch-List	December 1, 2015
Project Substantially Complete / Final Walkthrough	December 31, 2015

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 10d.
MEETING DATE: September 15, 2014 DEPARTMENT: Public Works Department STAFF PRESENTER: Wayne J. Costa, P.E. Public Works Director SUBJECT: Approval to award a Contract to DBA Construction, Inc., for Willow/Central Avenue sidewalk and asphalt Improvements		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to approve a contract with DBA Construction, Inc., for sidewalk and asphaltic concrete improvements on Willow and Central Streets, between Adamsville Road and the High School Parking Lot, in an amount not to exceed \$274,346.41.

BACKGROUND/DISCUSSION:

The Town has identified Willow and Central streets as being main access ways for ingress and egress of pedestrians as well as the need to provide traffic calming. Thus, it is in need of sidewalks and traffic calming for pedestrian safety and welfare. The current allows the appropriate shouldering of the road for safety concerns.

The action authorizes Town staff to complete this widening and rehabilitation project utilizing the Alternate Bid Procedure/Cooperative Purchasing provision of the Town's purchasing manual. This will allow the Town to procure services under a contract awarded by another governmental entity if it is advantageous to the Town; in this case, the City of Peoria Contract No. ACON37511A.

FINANCIAL IMPACT:

The current fiscal year budget funds \$500,000 for repair and maintenance associated with the rehabilitation and repair of roadways within Fund Account No. 011-518-322 and \$250,000 for sidewalk work within Fund Account 011-518-318. Allocation is: a) \$128,547.42 for Account No. 011-518-322, and b) \$145,798.99 for Account No. 011-518-318.

RECOMMENDATION:

Staff recommends that a contract be awarded to DBA Construction, Inc., for \$274,346.41.

ATTACHMENTS:

- DBA Construction Proposal
- S.A.V.E. Cooperative Purchasing Group Intergovernmental Agreement
- City of Peoria Amendment Number 5 to Agreement No. ACON37511A.

DBA CONSTRUCTION, INC.

P.O. Box 63035
Phoenix, AZ 85082-3035

Phone 602-442-6767

Fax 602-442-0408

August 29, 2014

Project: Phase 1 Roadway Improvements
Location: Turner Addition Subdivision

Owner: Town of Florence
Attn of: Morris Taylor
email: morris.taylor@florenceaz.gov

Dear Morris,

DBA Construction, Inc. is pleased to supply all equipment, man power, and materials to construct the above referenced project. Pricing is based on Baxter Design Group plans dated August 11, 2014 and stamped "Not For Construction".

Thank you for inviting us to visit the site, discuss the work, and offer pricing.

Base Bid Items

Bid Item	Quantity	Units	Unit Price	Description	Bid Price
1	1	LS	\$ 2,392.00	Mobilization	\$ 2,392.00
2	3,100	LF	\$ 1.52	Saw Cut Existing Pavement	\$ 4,712.00
3	17,394	SF	\$ 1.57	Remove Existing Pavement	\$ 27,308.58
4	2,716	LF	\$ 21.10	Roll Curb & Gutter, MAG-221C	\$ 57,307.60
5	10,864	SF	\$ 4.73	4-Ft Sidewalk, MAG-230	\$ 51,386.72
6	10,242	SF	\$ 6.02	2" A/C On 6" ABC, Match Existing	\$ 61,656.84
7	11	EA	\$ 560.00	Regrade / Reconstruct Driveways	\$ 6,160.00
8	4	EA	\$ 2,110.00	Residential Speed Humps	\$ 8,440.00
9	6	EA	\$ 3,420.00	ADA Ramp, MAG 235-3, C	\$ 20,520.00
10	961	SF	\$ 6.97	Concrete Apron & 6-Inch Valley Gutter	\$ 6,698.17
11	10	EA	\$ 320.30	5-Ft Curb Transitions, MAG-221	\$ 3,203.00
12	2	EA	\$ 3,544.00	Construct Alley Entrance, MAG-263	\$ 7,088.00
13	2,716	LF	\$ 0.97	Regrade Behind Sidewalk	\$ 2,634.52
14	1	LS	\$ 6,030.00	Project Survey / Red Line Drawings	\$ 6,030.00
15	1	LS	\$ 4,760.00	Traffic Control	\$ 4,760.00
Sub Total					\$ 270,297.43

Optional Bid Items

Bid Item	Quantity	Units	Unit Price	Description	Bid Price
16	1	LS	\$ 4,048.98	QC Testing	\$ 4,048.98
Sub Total					\$ 4,048.98

Project Total	\$ 274,346.41
----------------------	----------------------

Job Specific Scope Of Work

- 1) Work to be done during daylight hours, Monday through Friday.
- 2) Owner to furnish construction yard within 1/2 mile of project, contractor to supply temporary fencing.
- 3) Cost of permits is not included in unit pricing.
- 4) Cost of QC is offered as an optional price.
- 5) Bid item 10, ADA Ramps, has 10-ft wings as shown on plans instead of 5-ft wings per MAG-235-C detail.

Respectfully Submitted,

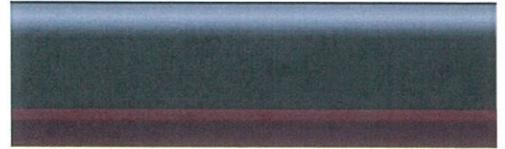
Bob Maurer

Bob Maurer

cc: Town of Florence file



Office of Procurement Services



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S.A.V.E. Cooperative Purchasing Group Intergovernmental Agreement



The contract listing included here is updated quarterly and is not a complete listing of contracts available to SAVE Agency Members. Please visit SAVE Agency Member sites for all available contracts. In order to utilize these contracts, you must be a participant in

the S.A.V.E. Cooperative Purchasing Group Intergovernmental Agreement.

GPPCS and SAVE are both Purchasing Consortiums that are comprised from the Cooperative Purchase Agreements that each public member entity has signed in order to participate in the various cooperative contracts.

What is a GPPCS/SAVE Contract? In reality, there is no such thing as a GPPCS or SAVE contract. Rather, participating member's, often referred to as "lead entities" issue and award contracts as a result of Invitations for Bids (IFB's) and Request for Proposals (RFP's) that include cooperative purchasing language. GPPCS and SAVE do not issue IFB's or RFP's or award contracts, nor do they endorse any contract that may contain cooperative language. If you are looking for a GPPCS or SAVE contract, the question you first need to answer is which "lead entity" awarded the contract.

Vendors who have been awarded contracts with GPPCS or SAVE cooperative language should be aware that each potential participating member entity reserves the right to perform a separate "due diligence" review to ensure the resultant award complies with that entities procurement rules and regulations. To help facilitate a member's due diligence review, vendors should be able to readily identify the lead entity that awarded the contract, rather than use the blanket statement of "I was awarded a GPPCS/SAVE contract".

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- [City of Glendale](#)
- [Maricopa Community Colleges](#)
- [City of Mesa](#)
- [City of Peoria](#)
- [City of Scottsdale](#)
- [City of Tempe](#)

- [Town of Queen Creek](#)

- [Contract Listing](#)
- [Meeting Calendar](#)
- [List of All Participating Agencies](#)
- [The SAVE Co-op agreement and a sample signature page](#)

This page last updated on:
7/22/2014 7:32 AM

General Admin Hours
Mon-Fri: 8am-5pm
except holidays

[Maricopa County Office of Procurement Services](#)

320 West Lincoln, Second Floor
Phoenix, AZ 85003

Phone: (602) 506-3967 // Fax: (602) 258-1573

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602-506-3011

Strategic Alliance for Volume Expenditures

S.A.V.E. --- Cooperative Purchasing Agreements

The following **279** agencies have signed the Cooperative Purchasing Agreement with the S.A.V.E. association as of **July 21, 2014**.

Municipalities

City of Apache Junction
City of Avondale
City of Benson
City of Bullhead City
City of Casa Grande
City of Chandler
City of Cottonwood
City of Douglas
City of El Mirage
City of Eloy
City of Flagstaff
City of Glendale
City of Goodyear
City of Maricopa
City of Mesa
City of Nogales
City of Page
City of Peoria
City of Phoenix
City of Prescott
City of Safford
City of Scottsdale
City of Sedona
City of Sierra Vista
City of Somerton
City of Surprise
City of Tempe
City of Tolleson
City of Tucson
City of Willcox
City of Winslow
City of Yuma
Lake Havasu City
Town of Buckeye
Town of Camp Verde
Town of Cave Creek
Town of Chino Valley
Town of Florence
Town of Fountain Hills
Town of Gila Bend
Town of Gilbert
Town of Marana
Town of Miami
Town of Oro Valley
Town of Paradise Valley
Town of Prescott Valley
Town of Queen Creek
Town of Sahuarita
Town of Superior
Town of Wickenburg

Counties

Apache County
Cochise County
Coconino County
Gila County

Graham County
La Paz County
Maricopa County
Mohave County
Navajo County
Pima County
Pinal County
Santa Cruz County
Yavapai County
Yuma County

Higher Education

Arizona State University
Arizona Western College
Central Arizona College
Central Arizona Valley Institute of Technology (CAVIT)
Cobre Valley Institute of Technology (CVIT)
Cochise County Community College District
Coconino County Community College District
Diné College
East Valley Institute of Technology (EVIT)
Gila Institute for Technology, a Joint Technology Education District (JTED)
Graham County Community College District
Maricopa Community College District
Mohave Community College
Northern Arizona University
Pima Association of Governments (PAG)
Pima Community College
Pima Prevention Partnership dba Pima Partnership Academy, Pima Partnership High School & Phoenix Collegiate High School
Regional Transportation Authority (RTA)
University of Arizona
Western Arizona Vocational Educ (W.A.V.E.), a Joint Technology Education District
Yavapai College

Political Agencies

Arizona Supreme Court
Central Arizona Project
Housing Authority of Maricopa County
Maricopa Association of Governments
Maricopa Integrated Health System
Superior Court of Arizona, Maricopa County
Tucson Airport Authority
Valley Metro Regional Public Transit Authority
Phoenix-Mesa Gateway Airport Authority

Misc. Agencies

Central Arizona Water Conservation District (CAWCD)
Central Yavapai Fire District
Drexel Heights Fire District
Fire District of Sun City West
Horizon Community Learning Center / Horizon Charter School
Mary C. O'Brien ASD

Mountain Institute JTED
Mt. Lemmon Fire District
North Country Community Health Center
Northeast AZ Tech Institute of Voc Ed
Northwest Fire District
Pima County Joint Technology District #11 (JTED)
Pima County School Reserve Fund
Shonto Preparatory Schools
Superstition Mtn Community Facilities District
Sun City West Fire District
Western Arizona Vocational Education #50

School Districts

Agua Fria Union High School District # 216
Alhambra Elementary School District # 68
Altar Valley School District #51
Amphitheater Unified School District #10
Antelope Union High School #50
Apache Junction Unified School District # 43
Arlington Elementary School District #47
Ash Fork Joint Unified School District
Avondale Elementary School District #44
Balsz Elementary School District #31
Beaver Creek School District #26
Benson Unified School District #9
Bisbee Unified School District #2
Blue Ridge Unified School District #32
Bonita School District #6
Bouse Elementary School District
Buckeye Elementary School District #33
Buckeye Union High School District #201
Bullhead City Elementary School District #15
Camp Verde Unified School District #28
Cartwright Elementary School District #83
Casa Blanca Middle School dba Vah Ki Middle School
Casa Grande Elementary School District
Casa Grande Union High School District
Catalina Foothills Unified School District #16
Cave Creek Unified School District #93
Cedar Unified School District #25
Chandler Unified School District # 80
Chinle Unified School District #24
Chino Valley Unified School District #51
Clarkdale-Jerome School District #3
Coconino County Regional Accommodation District #99
Colorado River Union High School District
Concho Elementary School District #6
Continental Elementary School District #39
Coolidge Unified School District #21
Cottonwood-Oak Creek School District #6
Crane Elementary School District # 13
Creighton School District #14
Deer Valley Unified School District #97
Double Adobe Elementary School District #45
Douglas Unified School District #27
Dysart Unified School District # 89
Eloy Elementary School District #11
Elfrida Elementary School District #12
Flagstaff Unified School District # 1
Florence Unified School District # 1
Flowing Wells Unified School District #8
Fort Huachuca Accommodation School District
Fort Thomas Unified School District #7

Fountain Hills Unified School District #98
Fowler Elementary School District #45
Gadsden Elementary School District # 32
Ganado Unified School District #20
Gila Bend Unified Schools
Gilbert Unified School District #41
Glendale Elementary School District #40
Glendale Union High School District
Globe Unified School District #1
Grand Canyon Unified School District #4
Hackberry Elementary School District #3
Heber-Overgaard Unified School District #6
Higley Unified School District #60
Holbrook Unified School District #3
Humboldt Unified School District #22
Hyder Elementary School District #6
Indian Oasis-Baboquivari School District #40
Isaac Elementary School District # 5
J.O. Combs Elementary School District #44
Joseph City Unified School District #2
Kayenta Unified School District #27
Kingman Unified School District #20
Kyrene Elementary School District #28
Lake Havasu Unified School District # 1
Laveen Elementary School District #59
Liberty Elementary School District #25
Litchfield Elementary School District #79
Littlefield Unified School District #9
Littleton Elementary School District #65
Madison Elementary School District #38
Maine Consolidated School District
Mammoth-San Manuel Unified School District #8
Marana Unified School District #6
Maricopa Regional School District #509
Maricopa Unified School District
Mayer Unified School District #43
Mesa Unified School District # 4
Mobile Elementary School District #86
Mohave Valley Elementary School District #16
Mohawk Valley School District # 17
Morenci Unified School District #18
Murphy Elementary School District #21
Naco Unified School District #9
Nadaburg Elementary District #81
Nogales Unified School District # 1
Osborn Elementary School District #8
Page Unified School District #8
Palominas Elementary School District #49
Palo Verde Elementary School District #49
Paradise Valley Unified School District #69
Parker Unified School District #27
Patagonia Elementary School District #6
Patagonia Union High School District #92
Payson Unified School District #10
Peach Springs Unified School District #8
Pendergast School District #92
Peoria Unified School District #11
Phoenix Elementary School District # 1
Phoenix Union High School District #210
Picacho Elementary School District #33
Pima Unified School District #6
Pine Strawberry Elementary School District #12
Pinon Unified School District #4

Pomerene Elementary School District #64
Prescott Unified School District #1
Quartzsite Elementary School District #4
Queen Creek Unified School District # 95
Red Mesa Unified School District #27
Riverside Elementary School District #2
Roosevelt Elementary School District # 66
Round Valley Unified School District #10
Sacaton Elementary School District #18
Saddle Mountain Unified School District #90
Safford Unified School District #1
Sahuarita Unified School District #30
San Carlos Unified School District #20
Sanders Unified School District #18
San Simon Unified School District #18
Santa Cruz Valley Unified School District #35
Santa Cruz Valley Union High School District #840
Scottsdale Unified School District # 48
Sedona-Oak Creek Unified School District #9
Sentinel Elementary School District #71
Show Low Unified School District #10
Sierra Vista Unified School District # 68
Snowflake Unified School District #5
Somerton Elementary School District #11
Stanfield Elementary School District #24
St. David Unified School District #21
St. Johns Unified School District
Sunnyside Unified School District #12

Superior Unified School District #15
Tanque Verde Unified School District #13
Tempe Elementary School District # 3
Tempe Union High School District # 213
Thatcher Unified Schools
Toltec Elementary School District #22
Tolleson Elementary School District #17
Tolleson Union High School District # 214
Tombstone Unified School District #1
Tuba City Unified School District #15
Tucson Unified School District
Union Elementary School District #62
Vail Unified School District #20
Valley Union High School District #22
Washington Elementary School District # 6
Wellton Elementary School District #24
West-MEC District #402
Whiteriver Unified School District #20
Wickenburg Unified School District #9
Willcox Unified School District
Williams Unified School District #2
Wilson Elementary School District #7
Window Rock Unified School District #8
Winslow Unified School District #1
Young Public School District
Yuma Elementary School District # 1
Yuma Union High School District # 70

SAVE Contract Listing With Vendors

05/29/14

Solicitation Title	SRNumber	Contractor	Expiration Date	Entity Name	Buyer Name	Buyer Phone	Buyer email
Small Residential Water Meters	WUD08-27	BADGER METER, INC.	8/25/14	Tempe	Ted Stallings	480-350-8617	ted_stallings@tempe.gov
Smart Phone Application	T12-105-01	CONNECTED BITS LLC	4/11/15	Tempe	Ted Stallings	480-350-8617	ted_stallings@tempe.gov
Smoke Alarm Systems, Wireless Hearing Impaired	2013035	Lenhart's Ace Hardware	03/31/2016	Mesa	Paul Aguilar	(480) 644-2545	paul.aguilar@mesaaz.gov
Soda & Snack Vending	T13-093-01	SUN VALLEY VENDING	4/7/15	Tempe	Tony Allen	480-350-8548	anthony_allen@tempe.gov
Softballs	2012180	East Valley Sports	08/31/2015	Mesa	Paul Aguilar	(480) 644-2545	paul.aguilar@mesaaz.gov
Software to pulled data	IT13-124-01	TABLEAU SOFTWARE INC	2/26/15	Tempe	Ted Stallings	480-350-8617	ted_stallings@tempe.gov
Solar Generating System	T13-080-01	SOLAR CITY CORPORATION	5/9/15	Tempe	Michael Greene	480-350-8516	michael_green@tempe.gov
Solar Generating System	T13-080-02	GREEN CHOICE SOLAR	5/9/15	Tempe	Michael Greene	480-350-8516	michael_green@tempe.gov
Solar Generating System	T13-080-03	OAK LEAF ENERGY PARTNERS OHIO LLC	5/9/15	Tempe	Michael Greene	480-350-8516	michael_green@tempe.gov
Solar Generating System	T13-080-04	GEHLICHER SOLAR AMERICA CORPORATION	5/9/15	Tempe	Michael Greene	480-350-8516	michael_green@tempe.gov
Solar Lighting for Bus Shelter	T09-048-01	URBAN SOLAR CORPORATION		Tempe	Lisa Goodman	480-350-8533	lisa_goodman@tempe.gov
Spanish Language Program	ACON42110	Hispalia	9/30/15	Peoria	Lisa Houg	(623) 773-7191	lisa.houg@peoriaaz.gov
Special Events Equipment Renta	T13-084-01	PRIDE GROUP LLC	5/12/15	Tempe	Lisa Goodman	480-350-8533	lisa_goodman@tempe.gov
Speed Humps, Speed Tables and Speed Cushions	ACON34309	RK Sanders Company	7/31/14	Peoria	Christine Finney	(623) 773-7531	christine.finney@peoriaaz.gov
Sports Complex Signage	ACON68012	bluemia	1/31/18	Peoria	Christine Finney	(623) 773-7531	christine.finney@peoriaaz.gov
Sports Uniforms	ACON37612	Midwest Graphics & Awards	7/31/17	Peoria	Christine Finney	(623) 773-7531	christine.finney@peoriaaz.gov
Sprinkler Parts	T11-028-02	HORIZON	11/18/14	Tempe	Lisa Goodman	480-350-8533	lisa_goodman@tempe.gov
Sprinkler Parts	T11-028-03	SPRINKLER WORLD OF ARIZONA, INC.	11/18/14	Tempe	Lisa Goodman	480-350-8533	lisa_goodman@tempe.gov
Sprinkler Parts & Supplies, Landscape	2011203	Horizon	11/30/2014	Mesa	Paul Aguilar	(480) 644-2545	paul.aguilar@mesaaz.gov
Sprinkler Parts & Supplies, Landscape	2011203	Sprinkler World	11/30/2014	Mesa	Paul Aguilar	(480) 644-2545	paul.aguilar@mesaaz.gov
Stadium Cleaning Services	ACON05111	ISS Facility Services	1/31/16	Peoria	Lisa Houg	(623) 773-7191	lisa.houg@peoriaaz.gov
Stop Loss Insurance	T12-150-01	SYMETRA LIFE INSURANCE COMPANY	6/30/14	Tempe	Tony Allen	480-350-8548	anthony_allen@tempe.gov
Stop Loss Insurance	ACON65409	Blue Cross Blue Shield of Arizona	6/30/15	Peoria	Lisa Houg	(623) 773-7191	lisa.houg@peoriaaz.gov
Storm Drain Grates & Manhole Covers	2011199	Grate Solutions Co Inc	10/31/2014	Mesa	Brandy Andersen	(480) 644-6426	brandy.andersen@mesaaz.gov
Stormwater Sampling Equipment	IFB 14-108	HRB Electric, Inc	5/31/17	Phoenix	Chuck Garvey	(602) 261-8668	chuck.garvey@phoenix.gov
Street Replacement & Asphalt Mill & Inlay	ST2-745-3066	M R Tanner Development & Construction Inc	12/31/14	Chandler	Raquel McMahon	480-782-2407	raquel.mcmahon@chandleraz.gov
Street Signs and Hardware	ACON26011	Zumar Industries, Inc.	6/21/16	Peoria	Teresa Andersen	(623) 773-7981	teresa.andersen@peoriaaz.gov
Street Sweeper - Broom Type	T13-029-01	ARIZONA PAVEMENT PROFILING	12/21/14	Tempe	Tony Allen	480-350-8548	anthony_allen@tempe.gov
Street Sweeper - Regenerative	T11-144-01	H&E EQUIPMENT SERVICES	4/7/15	Tempe	Tony Allen	480-350-8548	anthony_allen@tempe.gov
Street Sweeper Replacements Brooms	IFB 14-056	Old Dominion Brush; United Rotary Brush; West coast	11/20/14	Phoenix	Elizabeth Kellim	(602) 262-4753	elizabeth.kellim@phoenix.gov
Streetlight installation	T14-031-01	FLUORESCO LIGHTING & SIGNS MAINTENANCE	10/24/14	Tempe	Tony Allen	480-350-8548	anthony_allen@tempe.gov
Streetlight Maintenance & Rusted Pole Replacement Services	2012201	CS Construction Inc	11/30/2015	Mesa	Brandy Andersen	(480) 644-6426	brandy.andersen@mesaaz.gov
Streetlight Replacement, Upgrades	TE9-968-2756	Brooks Bros. Utility Contractors	7/31/14	Chandler	Carolee Stees	480-782-2405	carolee.stees@chandleraz.gov
Streets Materials Testing	ACON46411	AMEC E&I	9/7/16	Peoria	Christine Finney	(623) 773-7531	christine.finney@peoriaaz.gov
Supplemental Trade Services	T14-012-01	FABIANI PAINTING AND DECORATING LLC	10/19/14	Tempe	Tony Allen	480-350-8548	anthony_allen@tempe.gov
Supplemental Trade Services	T14-012-02	CROUT AND HELLER PAINTING SERVICES INC	10/19/14	Tempe	Tony Allen	480-350-8548	anthony_allen@tempe.gov
Supplemental Trade Services	T14-012-03	D&K ENTERPRISES LLC	10/19/14	Tempe	Tony Allen	480-350-8548	anthony_allen@tempe.gov
Supplemental Trade Services	T14-012-04	FORESITE DESIGN & CONSTRUCTION INC	10/19/14	Tempe	Tony Allen	480-350-8548	anthony_allen@tempe.gov
Supplemental Trade Services	T14-012-05	BELFOR USA GROUP	10/19/14	Tempe	Tony Allen	480-350-8548	anthony_allen@tempe.gov
Supplemental Trade Services	T14-012-06	CITY WIDE PEST CONTROL INC	10/19/14	Tempe	Tony Allen	480-350-8548	anthony_allen@tempe.gov
Supplemental Trade Services	T14-012-07	THE PIGEON GUY.COM	10/19/14	Tempe	Tony Allen	480-350-8548	anthony_allen@tempe.gov
Supplemental Trade Services	T14-012-08	COMPREHENSIVE RISK SERVICES LLC	10/19/14	Tempe	Tony Allen	480-350-8548	anthony_allen@tempe.gov
Supplemental Trade Services	T14-012-09	KARY ENVIRONMENTAL SERVICES INC	10/19/14	Tempe	Tony Allen	480-350-8548	anthony_allen@tempe.gov
Supply and Installation of Sod	T14-069-01	EVERGREEN TURF INC	3/17/16	Tempe	Lisa Goodman	480-350-8533	lisa_goodman@tempe.gov
Supply and Installation of Sod	T14-069-02	WEST COAST TURF	3/17/16	Tempe	Lisa Goodman	480-350-8533	lisa_goodman@tempe.gov
Sweeper Brooms	T13-085-01	WEST COAST EQUIPMENT INC	5/12/15	Tempe	Tony Allen	480-350-8548	anthony_allen@tempe.gov
Sweeping, Street Services	2013129	Contract Sweeping Services	08/31/2016	Mesa	Brandy Andersen	(480) 644-6426	brandy.andersen@mesaaz.gov
Swimming Pool Chemicals	T11-125-02	AQUATIC ENVIRONMENTAL SYSTEMS INC	5/22/15	Tempe	Lisa Goodman	480-350-8533	lisa_goodman@tempe.gov
Switchgear, Pad Mounted	2009161	G & W Electric Company	12/31/2014	Mesa	Paul Aguilar	(480) 644-2545	paul.aguilar@mesaaz.gov
SynerGee Software Support	IT13-079-01	GL NOBLE DENTON INC	11/25/14	Tempe	Ted Stallings	480-350-8617	ted_stallings@tempe.gov

**AMENDMENT NUMBER TWO
TO AGREEMENT BETWEEN
CITY OF CHANDLER & M.R. TANNER DEVELOPMENT & CONSTRUCTION, INC.
AGREEMENT NO. ST2-745-3066**

This Amendment No. 2 to that certain Agreement between the City of Chandler and M.R. TANNER DEVELOPMENT & CONSTRUCTION, INC. to provide Street Replacement & Asphalt Mill & Inlay services, dated December 22, 2011 is entered into this 15 day of October, 2013.

WHEREAS, the parties have agreed to extend the Contract;

NOW THEREFORE, the parties agree as follows:

1. Section 5.1 of the Agreement is amended to extend the term of the Agreement for a one year period from January 1, 2014 through December 31, 2014.
2. Section 4.1 of the Agreement is amended to provide that the City shall pay CONTRACTOR an amount not to exceed **Six Million, One Hundred Forty Three Thousand, One Hundred Dollars (\$6,143,100)** which shall include all costs or expenses incurred by CONTRACTOR payable as set forth in Exhibit C attached to original agreement and incorporated herein by reference.
3. All other terms and conditions of the above referenced Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto subscribed their names this 15 day of October, 2013.

CITY OF CHANDLER:
By: [Signature]
Mayor
APPROVED AS TO FORM:
[Signature]
City Attorney
ATTEST:
[Signature]
City Clerk

CONTRACTOR:
By: [Signature]
Title: President
ATTEST: (If corporation)
[Signature]
Secretary
WITNESS: (If individual or Partnership)

6.1. **Cooperative Use of Contract.** In addition to the City of Chandler and with approval of the CONTRACTOR, this Contract may be extended for use by other municipalities, school districts and government agencies of the State. A current listing of eligible entities may be found at www.maricopa.gov/materials and then click on 'Contracts', 'S.A.V.E.' listing and 'ICPA'. Any such usage by other entities must be in accordance with the ordinance, charter and/or procurement rules and regulations of the respective political entity.



CONTRACT AMENDMENT

Solicitation No. P11-0075 Page 1 of 3

Description: JOC for Concrete Projects

Amendment No. Five (5) Date: July 3, 2014

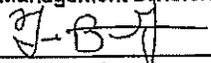
Materials Management
Procurement
9875 N. 85th Ave., 2nd Fl.
Peoria, AZ 85345
Telephone: (623) 773-7115
Fax: (623) 773-7118
Buyer: Lisa Houg

In accordance with the Contract Special Terms and Conditions, Contract Extension, the above referenced contract shall expire on July 31, 2014.

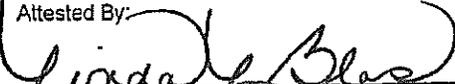
The contract is being extended and the new contract term is August 1, 2014 – July 31, 2015.

In addition, the contract rates for Maintenance and Repair have been reduced as per the attached schedule.

Contractor hereby acknowledges receipt and agreement. A signed copy shall be filed with the City of Peoria, Materials Management Division.

	7/7/14	Tim Ginter, Vice President	DBA Construction, Inc.
Signature	Date	Typed Name and Title	Company Name
P.O. Box 63035	Phoenix	AZ	85082
Address	City	State	Zip Code

Attested By:

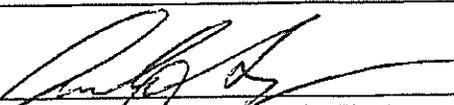
for 
Rhonda Geriminsky, City Clerk



City Seal
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City of Peoria, Arizona

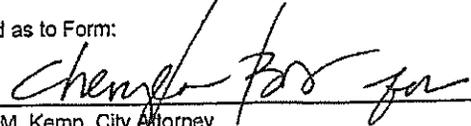
CC Number

ACON37511E
Contract Number

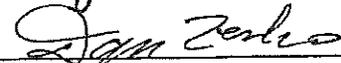

Director: Andrew Granger, Engineering Director

Department Rep: Dan Nissen, Assistant City Engineer

Approved as to Form:


Stephen M. Kemp, City Attorney

The above referenced Contract Amendment is hereby Executed:

July 23, 2014, at Peoria, Arizona

Dan Zenko, Materials Manager



City of Peoria, Arizona

Job Order Contract



Statement of Qualifications No:	P11-0075
Job Description:	Concrete Projects

Location: City of Peoria, Materials Management	Contact: Lisa Houg
Mailing Address: 9875 N. 85 th Ave., 2 nd Fl., Peoria, AZ 85345	Phone: (623) 773-7115

OFFER

DBA Construction, Inc. <hr/> Job Order Contractor Name P.O. Box 63035 <hr/> Address Phoenix, AZ 85082-3035 <hr/> City State Zip Code 602-442-6767 / 602-442-0408 <hr/> Telephone/Fax	Contractor's License Number: <u>ROC 125006 A</u> <hr/> Authorized Signature for Offer <hr/> Tim Ginter, P.E. <hr/> Printed Name Vice President <hr/> Title Timginter@dbaconstruction.net <hr/> Email
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ACCEPTANCE OF OFFER AND CONTRACT AWARD (For City of Peoria Use Only)

Your offer is hereby accepted. The Contractor is now bound to sell the construction services listed by the attached award notice based upon the solicitation, including all terms conditions, specifications, amendments, etc., of the contract and the Contractor's offer as accepted by the City. The Contractor is hereby cautioned not to commence any billable work or provide any material, service or construction under this contract until Contractor receives an executed Notice to Proceed and Purchase Order.

Attested by: Wanda Nelson, City Clerk	City of Peoria, Arizona. Eff. Date: <u>8/1/2011</u> Approved as to form: Stephen M. Hump, City Attorney
 City Seal	CC <u>ACON 37511</u> Contract Number <hr/> Official File
	Awarded on <u>July 25, 2011</u> Dan Zenko, Materials Management Supervisor

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 10e.
MEETING DATE: September 15, 2014 DEPARTMENT: Public Works Department STAFF PRESENTER: Wayne J. Costa, P.E. Public Works Director SUBJECT: Approval to award a contract to Decorative Paving Solutions LLC, for improvements on Main Street (Ruggles to 12 th Streets)		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to approve a contract with Decorative Paving Solutions LLC, for crosswalks and asphaltic concrete improvements on Main Street, between Ruggles and 12th Streets, in an amount not to exceed \$48,500.

BACKGROUND/DISCUSSION:

The Town has identified these streets as being main access ways for ingress and egress of pedestrians as well as the need to provide high traffic visibility. Thus, it is in need of crosswalk and traffic for pedestrian safety and welfare.

Previous intersection paving broke the monotony of the streets; highlighted crosswalks as an extension of the pedestrian realm and commercial locations, instituted crosswalk markings and the entire intersection. Decorative paving though are not deemed a safety measure within a crosswalk, so transverse high visibility markings are required such as in the bands, thus providing: a) streets and commercial areas important to the Town, b) entries of residential streets to higher volume streets, c) mid-block crossing via treatment, and d) contrasting with the primary materials.

Federal Highway Administration (FHWA) concludes that high visibility crosswalks have a positive effect on pedestrian and driver behavior; thus, due to low approach driver angles, use of transverse markings can increase the visibility of a crosswalk.

Transverse markings are used in addition to colored or textured pavement to legally establish a crosswalk location. The previous transverse marking application offered minimal sealing, deteriorated upon sweeper action, and the antiquing only enhanced tire markings.

As a result, an extended life of sealants (4 coats) removal of some of the antiquing and a more contrasting color provides a more desirable feature for the crosswalks and intersections. The work operations consisting of sanding, grinding, coating and sealing will occur during evening hours and take approximately one week to complete the entire project.

The action authorizes Town staff to complete this widening and rehabilitation project utilizing the Alternate Bid Procedure/Cooperative Purchasing provision of the Town's purchasing manual. This will allow the Town to procure services under a contract awarded by another governmental entity if it is advantageous to the Town; in this case the City of Scottsdale Contract No. 09PB039.

FINANCIAL IMPACT:

The current fiscal year budget funds \$500,000 for repair and maintenance associated with the rehabilitation and repair of roadways within Fund Account No. 011-518-322. Allocation would be \$48,500.00 for Account No. 011-518-322.

RECOMMENDATION:

Staff recommends that a contract be awarded to Decorative Paving Solutions LLC, in an amount not to exceed \$48,500.

ATTACHMENTS:

- Decorative Paving Solutions LLC, Proposal, including samples.

Creative Paving Solutions, LLC

PROPOSAL

Town of Florence
Mario Grijalva
Associate Engineer
Via e-mail to: mario.grijalva@florence.gov

Job #
Main St. Improvement

August 14, 2014

Creative Paving Solutions proposes furnishing the materials and performing the labor necessary to complete the line items listed below:

-We will grind approximately 1,296 square feet of bands coat with 4 coats of Decocoat Polymer Systems DP-200 Sandstone and seal with Decocoat Polymer Systems Poly250 Clear Sealer. We will then sand approximately 10,152 sq ft of existing concrete, pressure wash and seal using Decocoat Polymer Systems Poly250 clear seal. We will do this work for \$3.95 per sq ft or a total of \$45,219.60 plus applicable sales taxes.

- Any additional square footage will be charged at the same rates as shown above per square foot plus applicable sales taxes
- Prices are valid for thirty days from the date of this proposal.
- Payment will be made as follows:
 - Payments will be due upon completion
 - **FINAL BILLING WILL BE BASED ON FIELD MEASUREMENTS OF ACTUAL WORK COMPLETED. IF ACTUAL FIELD MEASUREMENTS ARE 10% OR GREATER LESS THAN INITIALLY PROPOSED AN INCREASE IN THE PRICE PER SQUARE FOOT MAY BE REQUIRED.**
- Creative Paving Solutions is not responsible for, and will not warranty any damage caused by anyone other than Creative Paving Solutions.
- Creative Paving Solutions will not warranty any material that was not supplied by Creative Paving Solutions for this project.
- Creative Paving Solutions will warranty all labor and material supplied by Creative Paving Solutions for one year from the date of substantial completion of this project.
- Creative Paving Solutions is not responsible for below grade moisture.
- Exclusions:
 - Traffic Control
 - Surveying and/or engineering
 - Field layout
 - Paving
 - Bonds and permits
 - Cleaning prior to commencement of work

Jono Rahav
Estimator
480-280-6902-Cell



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