FOR

USDA

DRAFT COVER

FOR

USDA

SECTION A - NEED OF THE FACILITY

FOR

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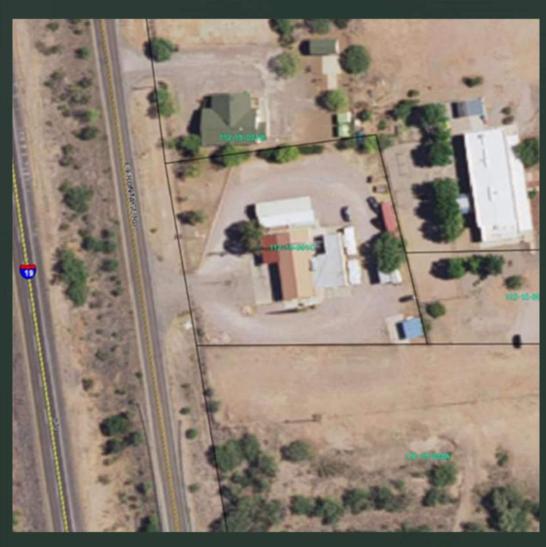
SECTION B - EXISTING FACILITIES

B. Narrative of Existing facilities.

Describe - include condition, adequacy, suitability for continued use and other pertinent information.

Tubac Fire District existing station 1 was built in 19XX and since that time has had numerous additions and modifications, including a modular storage and living units due to the need for more space. WSM prepared a needs assessment study based on the operations requirement for the station and found the existing building is no longer viable per NFPA guidelines for fire stations to meet the needs of the district and must be rebuilt. Location of the communications tower must also be moved for reuse of the site for the district.





Tubac Fire District Needs Assessment Study

Needs Assessment Process

- Review of Existing Conditions
- · Review current and future
 - Staff and operational organization
 - Service goals
- Develop list of program spaces needed to support service mission
- NFPA Fire Station Design Guidelines
- Develop square footage needed based on needs
- Test existing site for suitability to support the needs
- Develop prototypical site layout with needs
- Develop budget



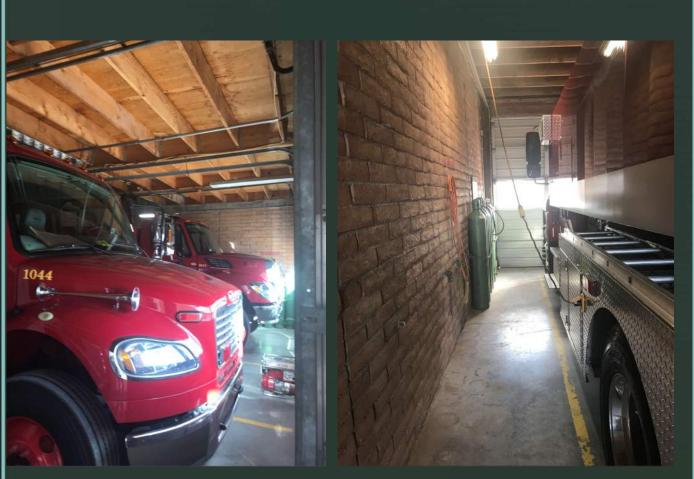


Needs Assessment Process

- Review of Existing Conditions
- Existing station is an assembly of older structures, some meant to be temporary that limit functionality and operational flexibility.
- No automatic sprinkler system
- No site security
 - Protection of emergency equipment, fuel storage
 - District vehicles and personal vehicles

Tubac Fire District Needs Assessment Study





Tubac Fire District Needs Assessment Study

Needs Assessment Process

- Review of Existing Conditions
- No automatic sprinkler system
- Inadequate space
 - Low headroom & small bays limit type of apparatus that can be used
 - Clearance between equipment
- No ventilation of apparatus bays
- Back up into bays









Tubac Fire District Needs Assessment Study

Needs Assessment Process

- Review of Existing Conditions
- Low and narrow clearance at garage doors
- No site security
- Tower location limits new construction





Needs Assessment Process

- Review of Existing Conditions
- Low clearance
- No site security
- Storage in non-conditioned shipping containers

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Needs Assessment Process

- Review of Existing Conditions
- Doesn't comply with ADA
 - Kitchen
 - Restrooms
 - Door Clearances etc.
- No dedicated fitness area

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SECTION C - PROPOSED FACILITIES

C. Narrative of Proposed Facility:

General description of proposed facility including design criteria adopted for continued use and other pertinent information.

Tubac Fire District is proposing the rebuild of station 1 including the district's administration office on it's existing location. The project will include administration offices for the district including a public lobby for the offices and the station. The fire station will contain 3 apparatus bay with support spaces including decontamination area. The stations living quarters has a captains office, fire fighter's study, kitchen, dining and dayroom. It will also have a fitness center and dorm rooms for 6 crew members. The exact program of rooms and areas is provided within the programming documents attached.

2172205750 5/18/2023

Tubac Fire District Station 1 Program Summary

Administration	Gross Area (sq. ft.)	Comments
Administration	2,715	

Fire Station #1

Fire Station #1 7,895

Building Total 10,610

Exterior Areas		
Public Parking	9	size per training load- can share staff
Staff Parking	10	6 staff + 4 fire fighter stalls
Emergency Generator		
	10	

2172205750 5/18/2023

Tubac Fire District Administration Program

			Sta		arriiriiotrati		Ü		
Divis ion	Suite / Title	Name	Current	Added 5+ yr	Qty Spaces Needed	Туре	Room Size (sq. ft.)	Net Area (sq. ft.)	Comments
	Administration								
	Fire Chief	Ben Guerrero	1		1	РО	144	144	
	Deputy Chief Operations Deputy Chief	Vacant Genaro Rivera	1		1 1	PO PO	144 144	144 144	
	Reception Counter		1		1		144	144	counter area
	Office Administrator				1		128	128	
			4					704	Net Total
Administration Division									
	Personnel Record Storage/ Archive Storage				1		158	158	Combined programs
			0	0				158	Net Total

5/18/2023

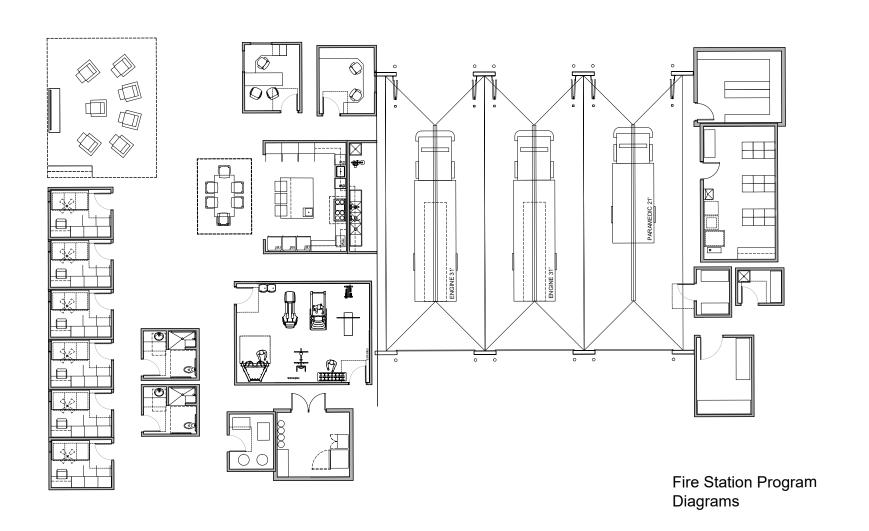
2172205750 Tubac Fire District Administration Program Staff **Qty Spaces** Room

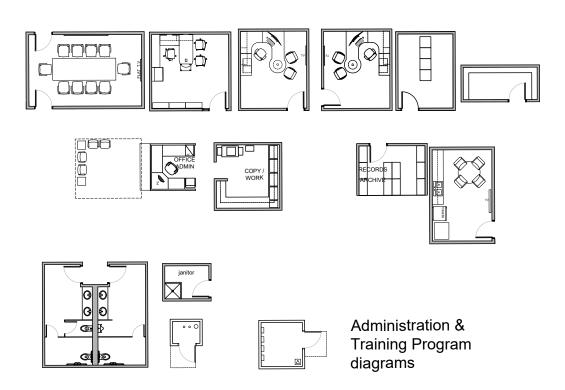
vis n Suite / Title	Name	Current	Added 5+ yr	Needed	Туре	Size (sq. ft.)	Net Area (sq. ft.)	Comments
Information Tec	hnology							
Secured Server Room				1		89	89	vfy rack size- radio needs No dedicated space. Combined with Comms
		0	0				89	Net Total
Fire Prevention	& Investigation							
Fire Marshal	Deputy Chief							
Plan Counter				1		0	0	part of front counter, area for submittal processing
		0	0				0	Net Total
Common Use Ar	reas							
Public Shared Lobby				1		392	392	
Reception Counter				0		96	0	See listing under "Administration"
Women's Restroom				1		81	81	
Men's Restroom				1		81	81	
Med Conference Room	10 person max			1		294	294	Prox to Fire Chief
		1		1		150	150	near front desk / admin
Work/Copy/Mail Room				_				
Work/Copy/Mail Room Janitor				0		82	0	
				_			0 60	

STAFF TOTAL: 4 Net Square Footage Subtotal: 2,009 25% for Structure and Circulation: 502 **Total Gross Square Footage:** 2,511

Exterior Areas	
Public Parking Staff Parking staff count Emergency Generator	size per training load- can share staff
	0 Department Total

		Room Size	Net Area	
	Quantity	(sq. ft.)	(sq. ft.)	Comments
Office and Public Spaces				
Captains' Office	1	155	155	
Firefighters' Study	1	125	125	2 ff max
Living Spaces				
Dayroom	1	210	210	Seats 4
Dining Room	1	250	250	dining table for 6
Kitchen	1	263	263	
Patio	1			exterior
Dorm Rooms	6	110	660	
Firefighters' Restooms	2	100	200	2-unisex ADA each with showers
Janitor's Closet	1	82	82	
Apparatus Bays				
Apparatus Bays- List App below	3	1100	3300	drive through preferred 1 vehicle dee 18 x 50
Decontamination Alcove	1	85	85	
Equipment maintenance	1	127	127	
Support Spaces				
Fitness Room	1	428	428	vfy size
Laundry Room	0	128	0	vfy extractor / residential washer / dryer
Turnout Gear- PPE Storage / laundry	1	318	318	18 lockers for 3 shifts one set- storage for extra sets / extractor washer drye
Medical Storage	1	115	115	10x10
Hose Storage	1	95	95	
Communications Room	0	100	0	Radio equipment UPS etc. coord with admin needs See Server room, admin program
Electrical Room	1	72	72	
Mechanical Room	0	80	0	No dedicated mechanical space
Fire Riser Room	0	20	0	Located in App Bay
General Storage	1	200	200	
	uare Footas	ge Subtotal:	6,685	
		ross Factor:	1,671	
		re Footage:	8,356	
Dublic Dayling				
Public Parking Staff Parking	9 10			in admin prgram secured - enough for changing shifts





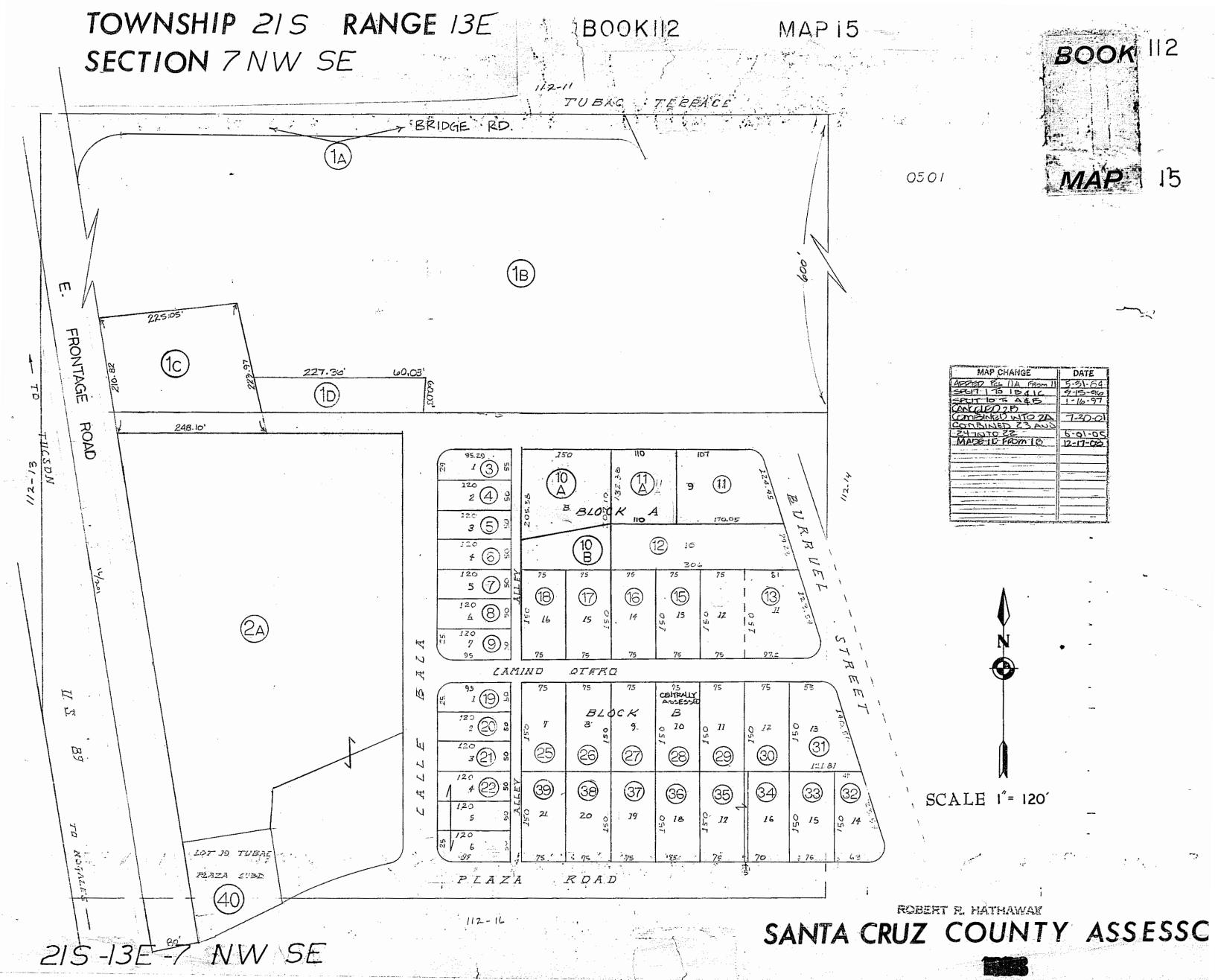
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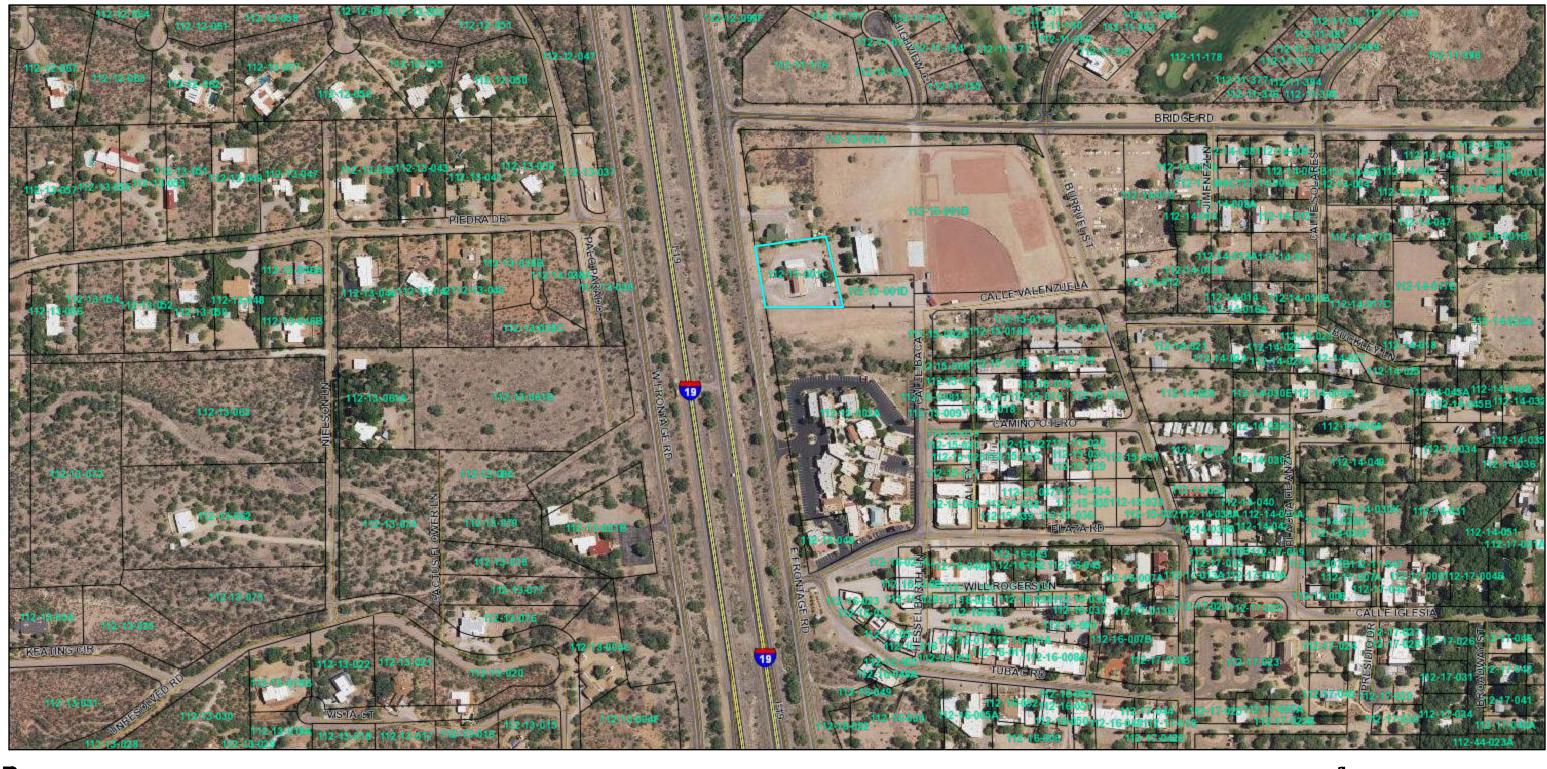
SECTION D - BUILDING SITES

- D. Narrative of site Building sites.
- 1. Amount of land required.
- 2. Location Alt. locations.
- 3. Site plan.
- 4. Site suitability.

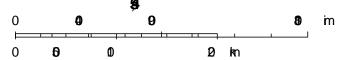
The location of the site is the current location of Fire Station 1, which is north of Tubac urban center off the I-19 frontage road (East of I-19). The site is central to the district's area of response. Its location is important regionally due to the proximity to I-19 to respond both north and south of the Site. The property is approximately 1.165 acres which is small for this size facility, but the district is limited to other site with kind of location. See the attached survey for additional information.







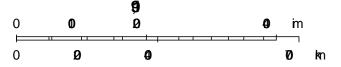












LEGAL DESCRIPTION (TITLE REPORT) APN: 112-15-001C

A PORTION OF LOT 5, SECTION 7, TOWNSHIP 21 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN. SANTA CRUZ COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS

BEGINNING AT THE CENTER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN.

THENCE SOUTH 89 DEGREES 11 MINUTES 07 SECONDS WEST, A DISTANCE OF 1.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 19:

THENCE SOUTH 08 DEGREES 27 MINUTES 50 SECONDS EAST, A DISTANCE OF 393.37 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF I-19 TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 08 DEGREES 27 MINUTES 50 SECONDS EAST, A DISTANCE OF 210.82 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-19:

THENCE NORTH 89 DEGREES 15 MINUTES 07 SECONDS EAST, A DISTANCE OF 248.10 FEET ALONG

THE CENTERLINE OF STREET CAMINO VALENZUELA; THENCE NORTH 13 DEGREES 41 MINUTES 13 SECONDS WEST, A DISTANCE OF 223.97 FEET;

THENCE SOUTH 84 DEGREES 37 MINUTES 32 SECONDS WEST, A DISTANCE OF 225.05 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTIONS CONVEYED TO SANTA CRUZ COUNTY IN DEED RECORDED JANUARY 16, 1990 IN DOCKET 517 AT PAGE 89.

SUBJECT TO ANY PORTION LYING WITHIN THE CAMINO VALENZUELA RIGHT-OF-WAY AS IT NOW

SURVEYOR'S NOTE: (THE EXCEPTED AREA CONVEYED TO SANTA CRUZ COUNTY DOES NOT AFFECT THE SUBJECT PARCEL. THE NORTH PROPERTY LINE WAS ESTABLISHED PER DEED AND OLD FENCE POST FOUND DURING THE COURSE OF SURVEY.)

FLOOD ZONE DESIGNATION

THE SUBJECT SITE SHOWN HEREON APPEARS TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04023C0231C DATED 12/02/11.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

TITLE REPORT SCHEDULE "B II" ITEMS

- A. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.
- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2023. SURVEYOR'S NOTE: (NOT A SURVEY MATTER)
- 2. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES SURVEYOR'S NOTE: (MAY AFFECT, NOT PLOTTABLE)

BASIS OF BEARING

SOUTH 8° 54' 00" EAST ALONG THE EAST RIGHT-OF-WAY LINE FOR THE NORTHBOUND FRONTAGE ROAD OF INTERSTATE 19 BETWEEN BRIDGE ROAD TO THE ANGLE POINT IN THE RIGHT-OF-WAY LINE SOUTH OF TUBAC ROAD.

BENCHMARK

AN ELEVATION OF 3235.49 WAS HELD ON A FOUND ALUMINUM CAP STAMPED SANTA CRUZ COUNTY GIS. SURVEY CONTROL POINT SCC-5. LOCATED SOUTH OF THE INTERSECTION OF NORTHBOUND I-19 FRONTAGE ROAD, SOUTH OF TUBAC ROAD.

SURVEY CONTROL

THE FOLLOWING PARAMETERS WERE SET FOR THE BASIS OF THIS SURVEY: **UNITED STATES STATE PLANE 1983**

ZONE: ARIZONA CENTRAL 0202

GROUND ADJUSTMENT FACTOR: 1.000012 HORIZONTAL DATUM: NAD 83/92

GEOID: **ARIZONA GEOID 18**

VERTICAL DATUM: NAVD 88 INTERNATIONAL FEET

(1 FOOT = 0.3048 METERS EXACTLY)

RLF SCALE POINT:

SOURCE: SANTA CRUZ COUNTY GIS CONTROL POINT NORTHING (Y): 223,742.00 EASTING (X): 969,262.64

POINT # **DESCRIPTION** BCFL 2.5" GLO BRASS CAP FLUSH, STAMPED "1/4 S7", WEST 1/4 COR. SEC.7, T21S, R13E ACFL 3" ADOT ALUMINUM CAP FLUSH, 0.30FT DOWN, CENTER OF SEC.7, T12S, R13E ACFL 3" ADOT ALUMINUM CAP FLUSH, 0.30FT DOWN, CAP CUT IN HALF, R/W MONUMENT ACFL 3" ADOT ALUMINUM CAP FLUSH, STAMPED "STA 1164", R/W MONUMENT RBR 1/2" REBAR WITH TAG, STAMPED "LS 28745", 0.2FT ABOVE GRADE, HELD FOR NORTH PROP. LINE, 0.16' WEST OF R/W LINE ACFL 1" ALUMINUM CAP FLUSH, 0.10FT DOWN, STAMPED "LS 7389", NORTHEAST PROP. RBR 1/2" REBAR WITH NO CAP OR TAG, 0.10FT DOWN, SOUTHEAST PROP. COR. 7 RBR 1/2" REBAR WITH NO CAP OR TAG, 0.50FT ABOVE GRADE, HELD FOR SOUTH PROP. LINE, 0.33 FT EAST OF R/W LINE

ACFL 1" ALUMINUM CAP FLUSH, 0.10FT DOWN, STAMPED "LS 16525", NOT ACCEPTED AS

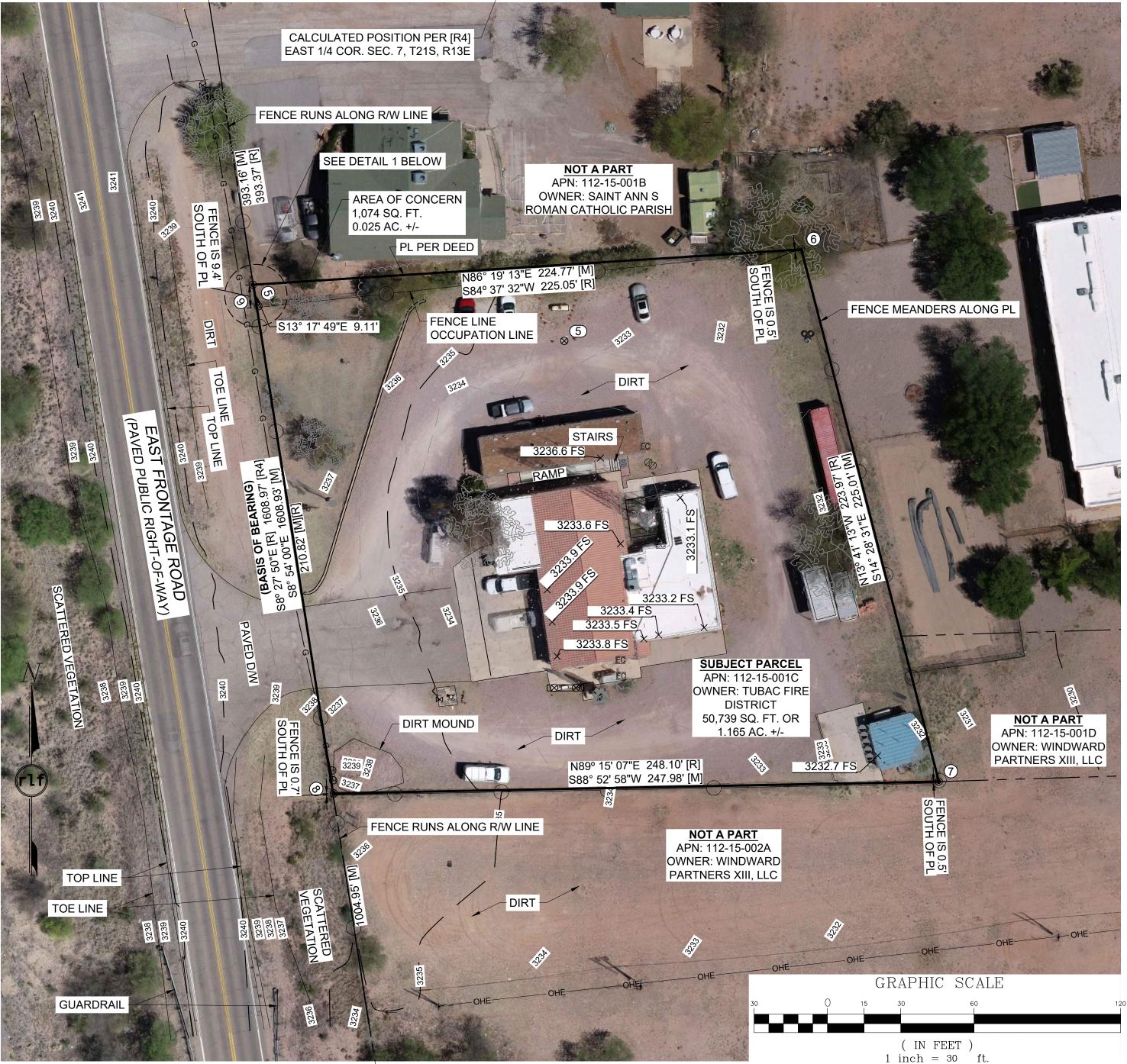
PROP. COR., SOUTH 13°17'49" EAST, A DISTANCE OF 9.11FT FROM NORTHWEST PROP. COR.

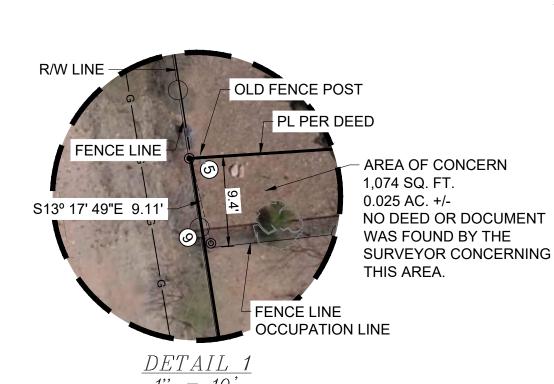
(#) MONUMENT TABLE

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF GLO LOT 5, SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER MERIDIAN, SANTA CRUZ COUNTY, ARIZONA;

S89° 11' 07"W 1.99' [R] N86° 12' 07"W 1.89' [M] M89° 11' 07"E [R4] N88° 39' 58"E [C] S89° 07' 55"W [R4] N88° 43' 10"E [M] 2640.00' [C][R4] 2618.25' [M] 2614.67' [R4] (3





LEGEND

- PROJECT BENCHMARK BRASS CAP FLUSH CONTROL POINT
- FOUND REBAR AERIAL CONTROL POINT ELECTRIC METER
- **EC ELECTRIC CABINET ■** POWER POLE
- DOWN GUY TELEPHONE MANHOLE S GAS VALVE
- **GAS METER** FIRE HYDRANT WATER VALVE **∞** BACKFLOW PREVENTER
- BOLLARD/POST OLD FENCE POST **COMMUNICATION TOWER** CALCULATED
- ——FO——FO——FO—— U/G FIBER OPTIC LINE

PROPERTY

CORNER

STATION

MEASURED

DRIVEWAY

RIGHT-OF-WAY

PROPERTY LINE

ADOT

PROP.

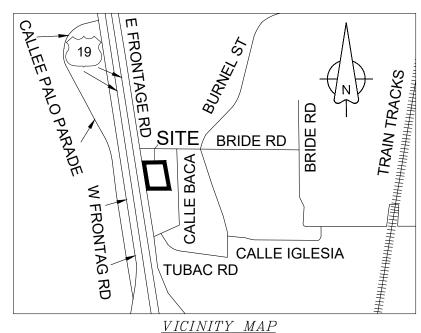
TOE OF BANK TOP OF BANK

RECORD/REFERENCE DOC

GENERAL LAND OFFICE

ARIZONA DEPARTMENT OF TRANSPORTATION

PROPERTY LINE RIGHT-OF-WAY LINE MONUMENT LINE CHAIN LINK FENCE —OHE——OVERHEAD ELECTRIC LINE



N. T. S.

GENERAL NOTES

- GLOBAL POSITIONING SATELLITE (G.P.S.) INSTRUMENTATION WAS USED DURING THE COURSE OF THE FIELD SURVEY. ALL DISTANCES REFERENCED HEREON HAVE BEEN CALCULATED TO GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.000012.
- MEASUREMENTS SHOWN HEREON FALL WITHIN ACCEPTABLE TOLERANCES AS DEFINED BY THE ARIZONA MINIMUM BOUNDARY STANDARDS UNLESS OTHERWISE
- 3. DISTANCES AND BEARINGS ARE MEASURED VALUES UNLESS NOTED OTHERWISE.
- 4. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE ORDER NO. FP90230284, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE, INC., DATED APRIL 10, 2023 AT 7:30 A.M. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP DURING THE COURSE OF THIS SURVEY. EXCEPT AS SHOWN HEREON THERE WAS NO EVIDENCE OF RIGHT-OF-WAY LINES EITHER EXISTING OR PROPOSED DURING THE COURSE OF THIS SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 8. THERE IS NO EVIDENCE FOUND OF EARTH MOVING DURING THE COURSE OF THIS

TABLE "A" NOTES

- MONUMENTS ARE PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY. UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
- SITE ADDRESS: 2227 E FRONTAGE RD. TUBAC. ARIZONA
- GROSS LAND AREA:..... 50,739 SQ. FT. OR 1.165 AC. +/-
- THERE WERE NO SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WERE NO PARKING SPACES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY: (A) PLANS AND/OR REPORTS WERE NOT PROVIDED BY CLIENT
- 13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE
- SHOWN ON THE SURVEY. 16. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF

REFERENCE DOCUMENTS

CONDUCTING THE FIELDWORK.

- [R] SUPPLEMENTAL PLAT OF TOWNSHIP NO. 21 SOUTH, RANGE NO. 13 EAST, GILA AND SALT RIVER MERIDIAN, ARIZONA, FILED JANUARY 19, 1915 BY BUREAU OF LAND MANAGEMENT
- [R1] BARGAIN AND SALE DEED, RECORDED IN BOOK 11, PAGE 303, SANTA CRUZ COUNTY RECORDS (SCCR)
- [R2] QUIT CLAIM DEED, RECORDED AS RECEPTION NO. 2006-06250, SCCR AFFIDAVIT OF PROPERTY VALUE, RECORDED AS RECEPTION NO. 2008-11540,
- [R4] RIGHT OF WAY PLAN OF THE NOGALES-TUCSON STATE HIGHWAY, PROJECT NO. I-19-1(28), ARIZONA DEPARTMENT OF TRANSPORTATION, FILED AS RIGHT OF WAY MAP NO. D-12-T-325

CERTIFICATION

TO: TUBAC FIRE STATION IN TUBAC, ARIZONA COMMONWEALTH LAND TITLE INSURANCE COMPANY, A FLORIDA CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, 9, 11A, 13 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/21/2023.

05/03/2023 MICHAEL FONDREN REGISTERED LAND SURVEYOR #35113

DRAWN BY: STB CHECKED BY:MEF



<u>ි</u> ස ೧ mm

> SECTION: 7 TWNSHP: 21 S. RANGE: 13 E.

> > JOB NO.: 15004045 **SCALE**

> > > 1" = 30' SHEET

OF

LEGAL DESCRIPTION (TITLE REPORT) APN: 112-15-001C

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SURVEY CONTROL

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GROUND ADJUSTMENT FACTOR: 1.000012 HORIZONTAL DATUM: NAD 83/92

GEOID: **ARIZONA GEOID 18** VERTICAL DATUM: NAVD 88

INTERNATIONAL FEET

(1 FOOT = 0.3048 METERS EXACTLY)

RLF SCALE POINT: SOURCE: SANTA CRUZ COUNTY GIS CONTROL POINT

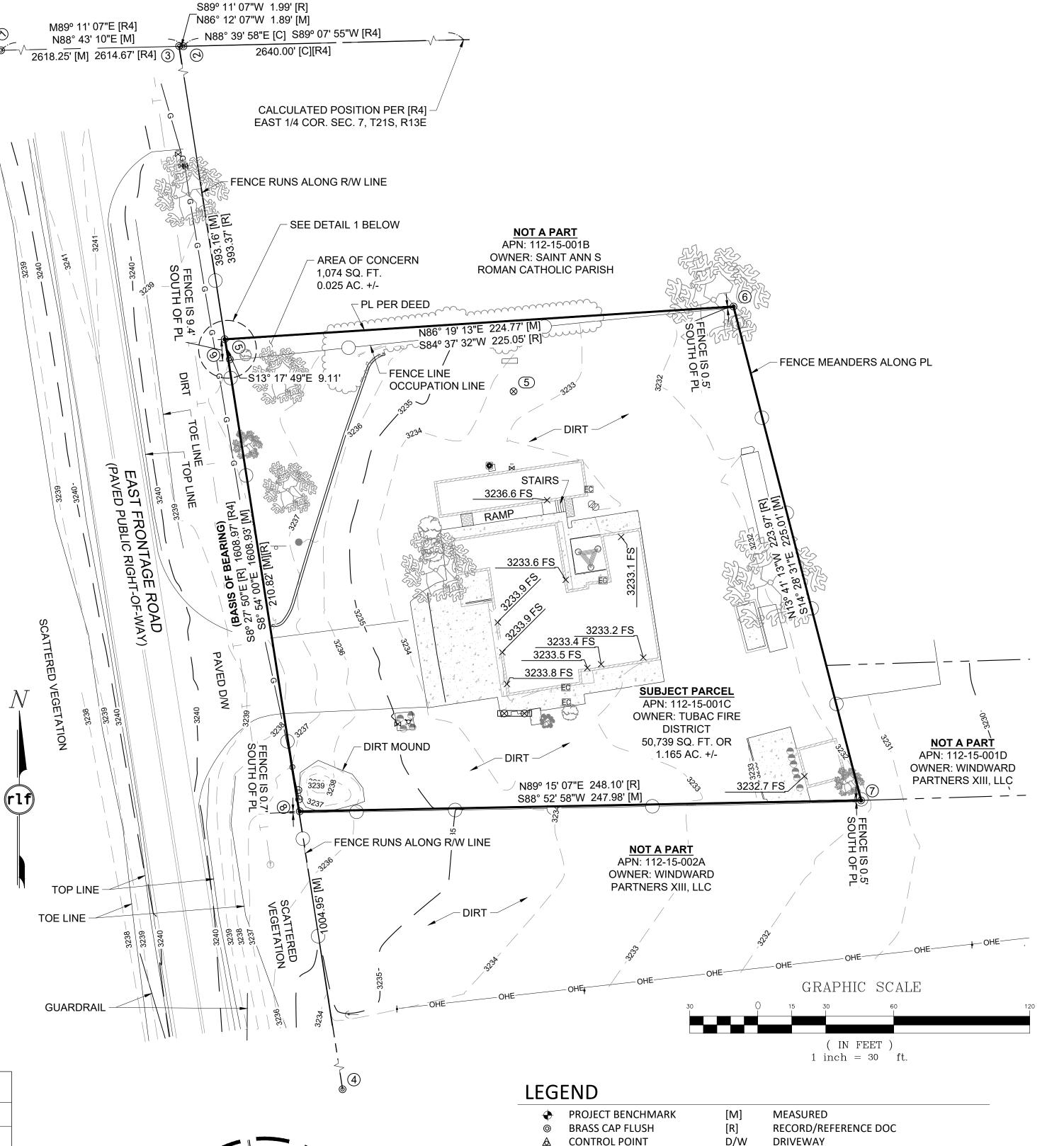
NORTHING (Y): 223,742.00 EASTING (X): 969,262.64

MONUMENT TABLE POINT # **DESCRIPTION** BCFL 2.5" GLO BRASS CAP FLUSH, STAMPED "1/4 S7", WEST 1/4 COR. SEC.7, T21S, R13E ACFL 3" ADOT ALUMINUM CAP FLUSH, 0.30FT DOWN, CENTER OF SEC.7, T12S, R13E ACFL 3" ADOT ALUMINUM CAP FLUSH, 0.30FT DOWN, CAP CUT IN HALF, R/W MONUMENT ACFL 3" ADOT ALUMINUM CAP FLUSH, STAMPED "STA 1164", R/W MONUMENT RBR 1/2" REBAR WITH TAG, STAMPED "LS 28745", 0.2FT ABOVE GRADE, HELD FOR NORTH PROP. LINE, 0.16' WEST OF R/W LINE ACFL 1" ALUMINUM CAP FLUSH, 0.10FT DOWN, STAMPED "LS 7389", NORTHEAST PROP. RBR 1/2" REBAR WITH NO CAP OR TAG, 0.10FT DOWN, SOUTHEAST PROP. COR. 7 RBR 1/2" REBAR WITH NO CAP OR TAG, 0.50FT ABOVE GRADE, HELD FOR SOUTH PROP. LINE, 0.33 FT EAST OF R/W LINE ACFL 1" ALUMINUM CAP FLUSH, 0.10FT DOWN, STAMPED "LS 16525", NOT ACCEPTED AS

PROP. COR., SOUTH 13°17'49" EAST, A DISTANCE OF 9.11FT FROM NORTHWEST PROP. COR.

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF GLO LOT 5, SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER MERIDIAN, SANTA CRUZ COUNTY, ARIZONA;



FOUND REBAR

■ POWER POLE

S GAS VALVE

AERIAL CONTROL POINT

TELEPHONE MANHOLE

ELECTRIC METER

EC ELECTRIC CABINET

DOWN GUY

GAS METER

WATER VALVE

∞ BACKFLOW PREVENTER

OLD FENCE POST

CALCULATED

COMMUNICATION TOWER

FIRE HYDRANT

BOLLARD/POST

- OLD FENCE POST

FENCE LINE

OCCUPATION LINE

FENCE LINE

S13° 17' 49"E 9.11'

- PL PER DEED

AREA OF CONCERN

WAS FOUND BY THE

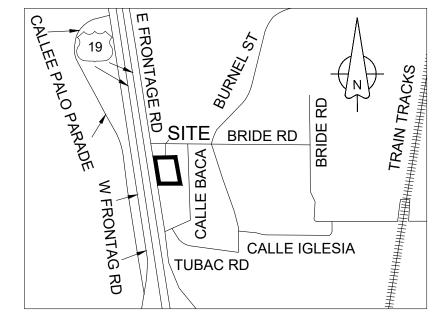
NO DEED OR DOCUMENT

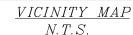
SURVEYOR CONCERNING

1,074 SQ. FT.

0.025 AC. +/-

THIS AREA.





GENERAL NOTES

- GLOBAL POSITIONING SATELLITE (G.P.S.) INSTRUMENTATION WAS USED DURING THE COURSE OF THE FIELD SURVEY. ALL DISTANCES REFERENCED HEREON HAVE BEEN CALCULATED TO GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.000012.
- 2. MEASUREMENTS SHOWN HEREON FALL WITHIN ACCEPTABLE TOLERANCES AS DEFINED BY THE ARIZONA MINIMUM BOUNDARY STANDARDS UNLESS OTHERWISE
- DISTANCES AND BEARINGS ARE MEASURED VALUES UNLESS NOTED OTHERWISE.
- 4. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE ORDER NO. FP90230284, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE, INC., DATED APRIL 10, 2023 AT 7:30 A.M. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- 6. THERE WAS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP DURING THE COURSE OF THIS SURVEY. EXCEPT AS SHOWN HEREON THERE WAS NO EVIDENCE OF RIGHT-OF-WAY LINES EITHER EXISTING OR PROPOSED DURING THE COURSE OF THIS SURVEY.
- 7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 8. THERE IS NO EVIDENCE FOUND OF EARTH MOVING DURING THE COURSE OF THIS

TABLE "A" NOTES

- MONUMENTS ARE PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER
- 2. SITE ADDRESS: 2227 E FRONTAGE RD, TUBAC, ARIZONA
- GROSS LAND AREA:..... 50,739 SQ. FT. OR 1.165 AC. +/-
- 8. THERE WERE NO SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WERE NO PARKING SPACES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
- (A) PLANS AND/OR REPORTS WERE NOT PROVIDED BY CLIENT
- 13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THE SURVEY.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

REFERENCE DOCUMENTS

- [R] SUPPLEMENTAL PLAT OF TOWNSHIP NO. 21 SOUTH, RANGE NO. 13 EAST, GILA AND SALT RIVER MERIDIAN, ARIZONA, FILED JANUARY 19, 1915 BY BUREAU OF LAND MANAGEMENT
- [R1] BARGAIN AND SALE DEED, RECORDED IN BOOK 11, PAGE 303, SANTA CRUZ COUNTY RECORDS (SCCR)
- [R2] QUIT CLAIM DEED, RECORDED AS RECEPTION NO. 2006-06250, SCCR AFFIDAVIT OF PROPERTY VALUE, RECORDED AS RECEPTION NO. 2008-11540,
- [R4] RIGHT OF WAY PLAN OF THE NOGALES-TUCSON STATE HIGHWAY, PROJECT NO. I-19-1(28), ARIZONA DEPARTMENT OF TRANSPORTATION, FILED AS RIGHT OF WAY

CERTIFICATION

MAP NO. D-12-T-325

RIGHT-OF-WAY

TOE OF BANK

TOP OF BANK

PROPERTY

CORNER

STATION

ADOT

PROP.

PROPERTY LINE

GENERAL LAND OFFICE

——FO——FO——FO—— U/G FIBER OPTIC LINE

ARIZONA DEPARTMENT OF TRANSPORTATION

PROPERTY LINE

MONUMENT LINE

CHAIN LINK FENCE

—OHE——OVERHEAD ELECTRIC LINE

RIGHT-OF-WAY LINE

TO: TUBAC FIRE STATION IN TUBAC, ARIZONA COMMONWEALTH LAND TITLE INSURANCE COMPANY, A FLORIDA CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, 9, 11A, 13 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/21/2023.

MICHAEL FONDREN **REGISTERED LAND SURVEYOR #35113** 05/03/2023

JOB NO.:

SHEET OF



DRAWN BY: STB CHECKED BY:MEF



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311111111

SECTION: 7 TWNSHP: 21 S. RANGE: 13 E.

> 15004045 1" = 30'

FOR

USDA

SECTION F - ANNUAL BUDGET

F. Annual operating budget	
1. Income	
2. Operations and Maintenance	

Tubac Fire	e Stati	on 1 and Admin. Offices	10,610	SF			
		Construction by Dvision		% of Total Cost	\$ p	er SF	
division	1	General Conditions	\$ 566,773.50	10%	\$	53.42	
division	2	existing conditions	\$ 18,918.90	0%	\$	1.78	\$ 516,745.31
division	3	Concrete	\$ 298,910.68	5%	\$	28.17	
division	4	Masonry	\$ 275,451.92	5%	\$	25.96	
division	5	Metals	\$ 65,745.73	1%	\$	6.20	
division	6	Woods, Plastics, & Composites	\$ 349,667.51	6%	\$	32.96	\$ 873,167.00
division	7	Thermal & Moisture Protection	\$ 219,654.21	4%	\$	20.70	
division	8	Openings	\$ 232,128.89	4%	\$	21.88	
division	9	Finishes	\$ 368,925.34	7%	\$	34.77	\$ 724,018.00
division	10	Speciality	\$ 53,910.36	1%	\$	5.08	
division	11	Fire Sprinkler	\$ 85,458.11	2%	\$	8.05	
division	12	Plumbing Systems	\$ 198,939.77	4%	\$	18.75	
division	13	HVAC Systems	\$ 377,662.72	7%	\$	35.59	
division	14	Electrical System	\$ 786,709.96	14%	\$	74.15	
division	15	Special Systesm	\$ 55,056.38	1%	\$	5.19	\$ 1,374,215.00
division	16	Earthwork	\$ 296,925.84	5%	\$	27.99	
division	17	Exterior Improvements	\$ 436,487.01	8%	\$	41.14	\$ 647,007.00
division	18	Allowance/ Contingency	\$ 310,059.11	6%	\$	29.22	
	19	GC Overhead and profit	\$ 640,042.58	11%	\$	60.32	\$ 838,167.00
		Total	\$ 5,637,428.53	100%	\$	531.33	
			\$ 281,871.43	5%	Esc	callation	

\$ 5,919,299.96

OMB Number: 4040-0008 Expiration Date: 02/28/2022

			BUDGET INFORMATIO		•			
NOT	E: Certain Federal assistance programs require additional c	omp		re of	project costs eligible for participation b. Costs Not Allowable	. If :	such is the case, you will be notifie c. Total Allowable Costs	ed.
	COST CLASSIFICATION		a. Total Cost		for Participation		(Columns a-b)	
1.	Administrative and legal expenses	\$	2,000.00	\$		\$		
2.	Land, structures, rights-of-way, appraisals, etc.	\$	0.00	\$		\$		
3.	Relocation expenses and payments	\$	5,000.00	\$		\$		
4.	Architectural and engineering fees	\$	461,294.00	\$		\$		
5.	Other architectural and engineering fees	\$	5,000.00	\$		\$		
6.	Project inspection fees	\$	10,000.00	\$		\$		
7.	Site work included in Construction	\$		\$		\$		
8.	Demolition and removal included in Construction	\$		\$		\$		
9.	Construction	\$	5,640,00.00	\$		\$		
10.	Equipment included in Construction	\$		\$		\$		
11.	Miscellaneous	\$	12,000.00	\$		\$		
12.	SUBTOTAL (sum of lines 1-11)	\$	6,135,294.00	\$		\$		
13.	Contingencies	\$	306,764.00	\$		\$		
14.	SUBTOTAL	\$	6,442,058.00	\$		\$		
15.	Project (program) income	\$	00,000.00	\$		\$		
16.	TOTAL PROJECT COSTS (subtract #15 from #14)	\$	6,442,058.00	\$		\$		
			FEDERAL FUND	ING				
17.	Federal assistance requested, calculate as follows: (Consult Federal agency for Federal percentage sha Enter the resulting Federal share.	\$						

Tabulations for USDA Budget Information - Construction Pr	ograms f	orm - OMB 4040-0	800
1 admin expenses	\$	2,000.00	
2 land costs	\$	-	
3 relocation cost	\$	5,000.00	
4 A & E fees	\$	461,294.00	
5 Other A& E fees	\$	5,000.00	
6 Project inspection fees	\$	10,000.00	
7 site work cost (included in Construction)	\$	-	
8 Demolition cost (included in Construction)	\$	-	
9 Construction cost	\$	5,640,000.00	
10 Equipment cost (included in Construction)	\$	-	
11 Miscellaneous	\$	12,000.00	
12 Subtotal	\$	6,135,294.00	
13 Contingencies (5%)	\$	306,764.70	
14 Subtotal	\$	6,442,058.70	
15 Project (program) income	\$	-	
16 Total Project Costs	\$	6,442,058.70	_
	\$	557,941.30	difference
Original budget	\$	7,000,000.00	

FOR

USDA

SECTION E - COST ESTIMATE

FOR

USDA

SECTION H - PROBLEM

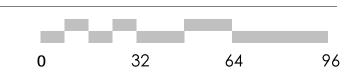
H. Construction problems

The site has various existing conditions that will need to be coordinated to rebuild the station and office on the existing site. These are the existing communications towner, site septic system, above ground fuel tank, electric, gas, and water connections. All will need to be relocated for the new project. Also, the site was part of a larger parcel originally, and the new development will required regrading the site for proper drainage and retention/detention of stormwater to be maintained on site. See survey and Communications tower drawings.



CONCEPTUAL SITE PLAN

TUBAC FIRE STATION



SITE & BUILDING INFORMATION:
ARCE ACREAGE: 1.165 ACRES
BU D NG AREA A: 10,610 F

ADM N. AREA (W/ BBY): 2,715 F F RE A N (F RE H U E + A . BAY) AREA: 7,895 F

0 /08/2023 TUBAC FIRE STATION













CONCEPTUAL RENDERINGS

05/22/2023 TUBAC FIRE STATION



FOR

USDA

SECTION G - MAPS, DRAWINGS, SKETCHES

CODE COMPLIANCE

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING
- AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN
- THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT
- CONFORMING TO THESE CODES.
- 2015 INTERNATIONAL BUILDING CODE (IBC) WITH LOCAL AMENDMENTS
- 2015 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2015 INTERNATIONAL FIRE CODE (IFC)
- 2017 NATIONAL ELECTRICAL CODE (NEC).

PROPERTY LEGAL DESCRIPTION:

SEE SCHEDULE "C" OF TITLE REPORT



2227 EAST FRONTAGE RD

AZL01683 SITE NUMBER:

SITE NAME: TUBAC FIRE DEPARTMENT

SITE TYPE: SELF SUPPORT / WIC

TUBAC, AZ 85646

112-15-001C PARCEL ID:

323922 USID: FA CODE: 15456881

ADDRESS:

MRANM038780 PRIMARY MRANM048971 NSB CHILD MRANM048958 NSB CHILD MRANM048959 NSB CHILD MRANM048962 NSB CHILD MRANM048968 NSB CHILD

PROJECT DESCRIPTION

PROPOSED SITE BUILD OF AN UNMANNED TELECOMMUNICATIONS

•• INSTALLATION OF (1) AT&T 180'-0" HIGH SELF SUPPORT

•• INSTALLATION OF (6) AT&T REMOTE RADIO UNITS (RRH'S)

•• INSTALLATION OF (2) AT&T DC-9 SURGE SUPPRESSORS

•• INSTALLATION OF AN AT&T 25'-0" X 50'-0" (1250 SQ. FT.)

TELECOMMUNICATION COMPOUND LEASE AREA

•• INSTALLATION OF (1) NEQ.20574 POLAR POWER INC.,

•• INSTALLATION OF AN AT&T 25'-0" X 50'-0", CHAIN LINK FENCE

ENCLOSURE WITH 54 GALLON FUEL TANK WITH OPV ON (P)

•• INSTALLATION OF (1) AT&T UL LISTED WALK-IN CABINET (WIC) -

NEQ.20060 VERTIV, F2018001-WIC, F2017026, VERTIC SWIC ON

8220-100-D-20-03-V,,,48 VDC; 20KW; DC GENERATOR HORIZONTAL

•• INSTALLATION OF (3) AT&T V-FRAME ANTENNA MOUNTS ON NEW

•• INSTALLATION OF (9) AT&T PANEL ANTENNAS

•• INSTALLATION OF (3) AT&T RRH MOUNTS

180'-0" HIGH SELF SUPPORT

ENCLOSURE (7'-0" HIGH TOTAL)

FACILITY, CONSISTING OF THE FOLLOWING:

TOWER/ANTENNA SOW:

EQUIPMENT SOW:

PLATFORM

EQUIPMENT PLATFORM



PREPARED FOR

1355 W. UNIVERSITY MESA, ARIZONA 85201

Vendor:

J5 INFRASTRUCTURE

23 MAUCHLY #110 **IRVINE, CA 92618**

J5 PROJECT ID: P-077233

Issued For:

AZL01683

TUBAC FIRE DEPARTMENT

2227 EAST FRONTAGE RD TUBAC, AZ 85646 PARCEL ID: 112-15-001C

> USID: 323922 FA CODE: 15456881

THE INFORMATION CONTAINED

IN THE SET OF DRAWINGS IS

PROPRIETARY & CONFIDENTIAL

TO AT&T WIRELESS ANY USE OR

DISCLOSURE OTHER THAN AS IT

RELATES TO AT&T WIRELESS IS

STRICTLY PROHIBITED

A 2/13/23

DRAWN BY: FG

CHECKED BY: KM

•• INSTALLATION OF (12) AT&T BATTERIES •• INSTALLATION OF (1) AT&T 200AMP DISCONNECT

•• INSTALLATION OF (1) AT&T CABLE BRIDGE

•• INSTALLATION OF (1) AT&T CABLE SLACK BOX •• INSTALLATION OF (6) AWG AT&T DC POWER & 1 (24) PAIR FIBER

•• INSTALLATION OF (1) AT&T 200A AC POWER PANEL

CABLE TRUNKS •• INSTALLATION OF (1) AT&T CEQ.54898: RAYCAP INC.,

DC50-48-60-96-50F,,,, HIGH CAPACITY 50 DC POSITIONS FOR RRU/RRH, 96 LC-LC CONNECTIONS IN ALUMINUM

•• INSTALLATION OF (10) AT&T -48vdc RECTIFIERS AND (7) -48VDC/-58VDC CONVERTERS

•• INSTALLATION OF (1) AT&T FSM 4 BASEBAND UNIT

•• INSTALLATION OF (1) AT&T GPS ANTENNA

•• INSTALLATION OF (6) AT&T 30A BREAKERS - SHELVES 1 AND 2 •• INSTALLATION OF (7) AT&T 20A BREAKERS - INTERNET GFI, EXTERNAL GFI, HVAC, BATTERY CHARGER, HEATER, OUTLETS AND EXTERIOR

•• INSTALLATION OF (1) AT&T 15A BREAKER - EXTERIOR LIGHTS

SHEET INDEX

PROJECT AREA:

•• 25'-0" X 50'-0" (1250 SQ. FT.) LEASE AREA

PROJECT TEAM

PROJECT MANAGER: APPLICANT / LESSEE:

AT&T MOBILITY 1355 W. UNIVERSITY, FLR. 3 MESA, AZ 85201

CONTACT: ROBERT HOFRICHTER PHONE: (480) 399-2834

CONSTRUCTION MANAGER:

CONTACT: ERIK COHEN EMAIL: ec5834@att.com PH: (505) 506-1029

J5 INFRASTRUCTURE PARTNERS CONTACT: WILLIAM DALEY EMAIL: wdaley@5ip.com PH: (702) 557-2170

J5 INFRASTRUCTURE PARTNERS

CONTACT: TAMI PRITCHARD

EMAIL: tpritchard@j5ip.com

PH: (949) 201-9240

SITE ACQUISITION:

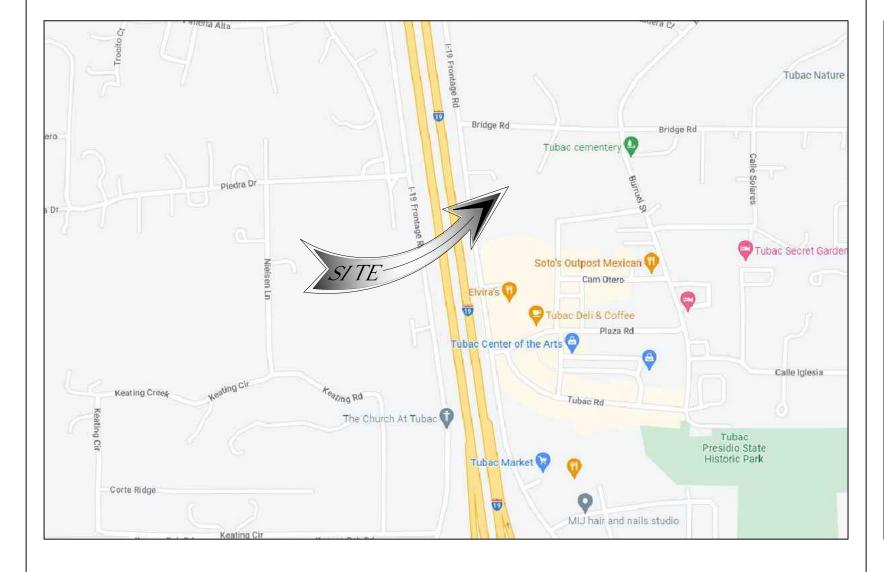
ZONING:

A&E MANAGER:

J5 INFRASTRUCTURE PARTNERS

CONTACT: KEVIN MILLER EMAIL: Kmiller@j5ip.com PH: (720) 296-6180

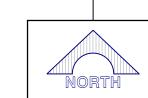
J5 INFRASTRUCTURE PARTNERS **CONTACT: LAUREN RICHARDS** EMAIL: lrichards@j5ip.com PH: (480) 735-4868



VICINITY MAP



LOCAL MAP



SITE INFORMATION

PROPERTY OWNER: TUBAC FIRE DISTRICT 2227 I-19 FRONTAGE ROAD TUBAC, ARIZONA 85646

JURISDICTION: COUNTY OF SANTA CRUZ 105 MPH (3-SECOND GUST) WIND LOADS: EXPOSURE CATEGORY: C

SEISMIC ZONE: FLOOD ZONE: PARCEL ID #: 112-15-001C ZONING:

LATITUDE (NAD 83): 31°36′56.5884″N (31.6157190) LONGITUDE (NAD 83): -111°3′5.76″W (-111.0516000) LEASE AREA: 1250 SQ. FT. BASE OF PROPOSED STRUCTURE: ±3232' AMSL

TOP OF PROPOSED STRUCTURE: ± 180'-0" TOP OF STRUCTURE WITH PROPOSED EXTENSION: ±3430' AMSL

ACCESSIBILITY REQUIREMENTS: FACILITY IS AN UNMANNED EQUIPMENT SPACE NOT INTENDED FOR HUMAN HABITATION AND ONLY FREQUENTLY VISITED BY MAINTENANCE PERSONAL. ACCESSIBILITY IS NOT REQUIRED PER IBC 2018, SECTION 1103.2.9 (EQUIPMENT SPACES)

GENERAL CONTRACTOR NOTES

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

DO NOT SCALE DRAWINGS

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

DRIVING DIRECTIONS

- 1. HEAD EAST ON E SKY HARBOR BLVD 46 FT
- 2. USE THE LEFT LANE TO STAY ON E SKY HARBOR BLVD 190 FT

DIRECTIONS FROM PHOENIX SKY HARBOR INTERNATIONAL AIRPORT:

- 3. SLIGHT LEFT TOWARD E SKY HARBOR BLVD 436 FT
- 4. TURN LEFT ONTO E SKY HARBOR BLVD 0.1 MILES
- 5. USE THE LEFT LANE TO MERGE ONTO I-10 W VIA THE RAMP TO DOWNTOWN/PHOENIX/AZ-51/AZ-202 LOOP 0.8 MILES
- 6. MERGE ONTO I-10 W 4.9 MILES
- 7. TAKE EXIT 143A-143B TO MERGE ONTO I-17 N TOWARD FLAGSTAFF 139 MILES
- 8. CONTINUE ONTO AZ-89A 1.7 MILES
- 9. CONTINUE ONTO HISTORIC RTE 66/S MILTON RD/RTE 66 0.8 MILES
- 10. TURN LEFT ONTO N LEROUX ST 390 FT
- 11. TURN RIGHT ONTO E ASPEN AVE 75 FT. SITE WILL BE ON THE LEFT

TOWER OWNER: AT&T

POWER AGENCY: U.E.S. TELCO PROVIDER: TBD

AZL01683 RFDS NAME: ISSUE: 1.0 **REVISION:** V1.0 DATE: 12/06/2022 RFDS VERSION: 2.00 RFDS ID: 5549577 UPDATED BY: AC7856

DATE/TIME UPDATED:

1:42:53 PM



PART A TITLE SHEET GN-1 **GENERAL NOTES** GN-2 **GENERAL NOTES** SITE SURVEY 1A CERTIFICATION SITE PLAN ENLARGED SITE PLAN & COMPOUND PLAN ANTENNA PLAN & SCHEDULE & EQUIPMENT PLAN ELEVATIONS A-4 PART B DETAILS DETAILS D-2 D-3 DETAILS D-3.1 DETAILS GENERATOR DETAILS WALK-IN CABINET (WIC) DETAILS ANTENNA MOUNT DETAILS WIC STAIR AND FOOT DETAILS SITE SIGNAGE MATERIAL SAFETY DATA SHEET & LEAD ACID BATTERY - 1 EXTERNAL ALARM DETAIL ELECTRICAL PANEL SCHEDULE & SLDG G-1 GROUNDING NOTES G-2 GROUNDING PLANS **GROUNDING DETAILS**

REV DATE DESCRIPTION Licensor:

REV.

Sheet Title:

TITLE SHEET

Sheet Number:

[-7

GENERAL CONSTRUCTION NOTES:

- 1. PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- 2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- 3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION
- 4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
- 7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- 8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- 9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT, CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- 10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION, ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- 11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- 12. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
- 13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- 14. INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS
- 15. IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT
- 16. ALL (N) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCT'S INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS. PER NEC SECTION 110.3(B)
- 17. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.
- 18. PENETRATIONS SHALL BE FIRE-STOPPED AND OPENINGS SHALL BE PROTECTED THROUGH FIRE-RATED WALLS, FLOOR, ROOF AND CEILING ASSEMBLIES AS REQUIRED BY THE 2018 IBC CHAPTER 7.
- 19. STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED BY J5 UNDER SEPARATE COVER.
- 20. ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED BY J5 UNDER SEPARATE COVER.
- 21. TOWER ANALYSIS TO BE CONDUCTED AND PROVIDED BY TOWER OWNER. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO TOWER STRUCTURAL ANALYSIS UNDER SEPARATE COVER.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

- 1. SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
- 2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
- 3. SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
- 3.1. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, LRFD, FOURTEENTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA/EIA) 222-H, STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS
- 3.4. INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
- TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
- EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
- TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
- TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS 3.9.
- TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
- 3.11. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
- 3.12. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS:

		ABB	REVIATIONS:
A.B.	ANCHOR BOLT	FDN.	FOUNDATION
ABV.	ABOVE	F.O.C.	FACE OF CONCRETE
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.O.M.	FACE OF MASONRY
ADD'L	ADDITIONAL	F.O.S.	FACE OF STUD
A.F.F.	ABOVE FINISHED FLOOR	F.O.W.	FACE OF WALL
A.F.G.	ABOVE FINISHED GRADE	F.S.	FINISH SURFACE
ALUM.	ALUMINUM	FT.(')	FOOT (FEET)
ALT.	ALTERNATE	FTG.	FOOTING
ANT.	ANTENNA	G.	GROWTH (CABINET)
APPRX.	APPROXIMATE(LY)	GA.	GAUGE
ARCH.	ARCHITECT(URAL)	Gl.	GALVANIZE(D)
AWG.	AMERICAN WIRE GAUGE	G.F.I.	GROUND FAULT CIRCUIT
BLDG.	BUILDING	INTERRUPTER	
BLK.	BLOCK	GLB. (GLU-LAM)	GLUE LAMINATED BEAM
BLKG.	BLOCKING	GPS `	GLOBAL POSITIONING SYSTEM
BM.	BEAM	GRND.	GROUND
B.N.	BOUNDARY NAILING	HDR.	HEADER
BTCW.	BARE TINNED COPPER WIRE	HGR.	HANGER
B.O.F.	BOTTOM OF FOOTING	HT.	HEIGHT
B/U	BACK-UP CABINET	ICGB.	ISOLATED COPPER GROUND BUS
CAB.	CABINET		
		IN. (")	INCH(ES)
CANT.	CANTILEVER(ED)	INT.	INTERIOR
C.I.P.	CAST IN PLACE	LB.(#)	POUND(S)
CLG.	CEILING	L.B.	LAG BOLTS
CLR.	CLEAR	L.F.	LINEAR FEET (FOOT)
COL.	COLUMN	L.	LONG(ITUDINAL)
CONC.	CONCRETE	MAS.	MASONRY
CONN.	CONNECTION(OR)	MAX.	MAXIMUM
CONST.	CONSTRUCTION	M.B.	MACHINE BOLT
CONT.	CONTINUOUS	MECH.	MECHANICAL
d	PENNY (NAILS)	MFR.	MANUFACTURER
DBL.	DOUBLE	MIN.	MINIMUM
DEPT.	DEPARTMENT	MISC.	MISCELLANEOUS
D.F.	DOUGLAS FIR	MTL.	METAL
DIA.	DIAMETER	(N)	NEW
DIAG.	DIAGONAL	NO.(#)	NUMBER
DIM.	DIMENSION	N.T.S.	NOT TO SCALE
DWG.	DRAWING(S)	O.C.	ON CENTER
DWL.	DOWEL(S)		
	. ,	OPNG.	OPENING
EA.	EACH	P/C	PRECAST CONCRETE
EL.	ELEVATION	PCS	PERSONAL COMMUNICATION
ELEC.	ELECTRICAL	SERVICES	
ELEV.	ELEVATOR	PLY.	PLYWOOD
EMT.	ELECTRICAL METALLIC TUBING	PPC	POWER PROTECTION CABINET
E.N.	EDGE NAIL	PRC	PRIMARY RADIO CABINET
ENG.	ENGINEER	P.S.F.	POUNDS PER SQUARE FOOT
EQ.	EQUAL	P.S.I.	POUNDS PER SQUARE INCH
EXP.	EXPANSION	P.T.	PRESSURE TREATED
EXST.(E)	EXISTING	PWR.	POWER (CABINET)
EXT.	EXTERIOR	QTY.	QUANTITY
FAB.	FABRICATION(OR)	RAD.(R)	RADIUS
F.F.	FINISH FLOOR	REF.	REFERENCE
F.G.	FINISH GRADE	REINF.	REINFORCEMENT(ING)
FINI	FINISH (FD)	REN'D/	PEOLIDED

FINISH(ED)

FLOOR

SCHEDULE SHEET SIMILAR SQUARE

SCH.

SHT.

SIM.

SQ.

S.S.

STD.

STL.

STRUC

TEMP

THK.

T.N.

T.O.A.

T.O.C.

T.O.F.

T.O.P.

T.O.S.

T.O.W.

TYP.

U.G.

U.L.

U.N.O.

V.I.F.

WD.

W.P.

SPEC.

SPECIFICATIONS STAINLESS STEEL STANDARD STEEL STRUCTURAL **TEMPORARY** THICK(NESS) TOE NAIL

TOP OF ANTENNA TOP OF CURB TOP OF FOUNDATION TOP OF PLATE (PARAPET) TOP OF STEEL

TOP OF WALL TYPICAL UNDER GROUND **UNDERWRITERS LABORATORY** UNLESS NOTED OTHERWISE **VERIFY IN FIELD** WIDE (WIDTH) WOOD WEATHERPROOF

WEIGHT CENTERLINE PLATE, PROPERTY LINE

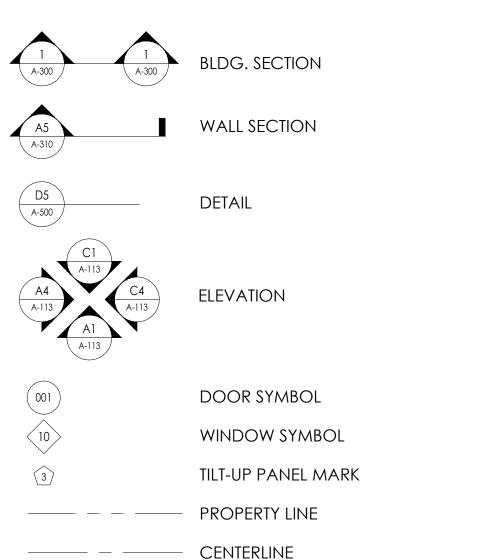
RIGID GALVANIZED STEEL

SYMBOLS LEGEND:

REQUIRED

REQ'D/

RGS.



ELEVATION DATUM

GRID/COLUMN LINE

WALL TYPE MARK

ROOM NAME ROOM NUMBER

KEYNOTE, DIMENSION ITEM

KEYNOTE, CONSTRUCTION ITEM

---- SETBACK

OFFICE

GROUT OR PLASTER (E) BRICK (E) MASONRY CONCRETE EARTH GRAVEL PLYWOOD Sand PLYWOOD Sand (E) STEEL MATCH LINE GROUND CONDUCTOR —— OH —— TELEPHONE CONDUIT POWER CONDUIT COAXIAL CABLE CHAIN LINK FENCE CHAIN LINK FENCE

OVERHEAD SERVICE CONDUCTORS WOOD FENCE (P) ANTENNA (P) DC SURGE SUPPRESSION (F) ANTENNA (F) RRH

(E) EQUIPMENT

PREPARED FOR



1355 W. UNIVERSITY MESA, ARIZONA 85201

Vendor:

"

| INFRASTRUCTURE

23 MAUCHLY #110 IRVINE, CA 92618

J5 PROJECT ID: P-077233

Issued For:

TUBAC FIRE DEPARTMENT

2227 EAST FRONTAGE RD TUBAC, AZ 85646 PARCEL ID: 112-15-001C

> USID: 323922 FA CODE: 15456881

DRAWN BY: FG CHECKED BY: KM

A 2/13/23

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REV DATE DESCRIPTION Licensor:

Sheet Title:

GENERAL NOTES

Sheet Number:

GN-1

SITE WORK GENERAL NOTES:

- 1. THE SUBCONTRACTOR SHALL CONTRACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- 2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES, SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A.) FALL PROTECTION B.) CONFINED SPACE C.) ELECTRICAL SAFETY D.) TRENCHING AND EXCAVATION.
- 3. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
- 4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- 5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER, AND/OR LOCAL UTILITIES.
- 6. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
- 7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
- 8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW, OR ICE SHALL BE PLACED IN ANY FILL OR EMBANKMENT.
- 9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- 10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT, OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
- 11. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
- 12. NOTICE TO PROCEED NO WORK TO COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF A PURCHASE ORDER.
- 13. ALL CONSTRUCTION MEANS AND METHODS: INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN AND SHALL ADHERE TO ANSI/TIA-1019 (LATEST EDITION) INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION.

CONCRETE AND REINFORCING STEEL NOTES:

- 1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185, AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- 2. ALL CONCRETE SHALL HAVE A MINIMUM COMPESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
- 3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD. UNO.
- 4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS.
- 4.1. CONCRETE CAST AGAINST EARTH: 3" MIN.
- 4.2. CONCRETE EXPOSED TO WEATHER:
- 4.2.1. #6 AND LARGER -2" MIN. 4.2.2. #5 AND SMALLER & WWF. -
- 1 1/2" MIN. 4.3. CONCRETE NOT EXPOSED TO WEATHER OR NOT CAST AGAINST THE GROUND:
- 4.3.1. SLAB AND WALLS 3/4" MIN.
- 4.3.2. BEAMS AND COLUMNS 1 1/2" MIN.
- 5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY: CONTRACTOR -J5 INFRASTRUCTURE PARTNERS

SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION) CARRIER -

AT&T

- ORIGINAL EQUIPMENT MANUFACTURER 2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE THEMSELVES, WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR AND
- 3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- 4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
- 5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- 6. 'KITTING LIST' SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
- 7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- 8. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS. THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND AT&T PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
- 9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
- 10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT THE SUBCONTRACTOR'S EXPENSE; TO THE SATISFACTION OF THE OWNER.
- 11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- 12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION, TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

PREPARED FOR



1355 W. UNIVERSITY MESA, ARIZONA 85201

Vendor:



23 MAUCHLY #110 IRVINE, CA 92618

J5 PROJECT ID: P-077233

Issued For:

AZL01683

TUBAC FIRE DEPARTMENT

2227 EAST FRONTAGE RD TUBAC, AZ 85646 PARCEL ID: 112-15-001C

USID: 323922 FA CODE: 15456881

DRAWN BY: FG

CHECKED BY: KM

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A	2/13/23	90% CD
REV	DATE	DESCRIPTION

Sheet Title:

GENERAL NOTES

Sheet Number:

GN-2

SURVEYOR NOTES

- 1. A TITLE REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- 3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY
- 4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- 2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- 3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 10/31/22.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04023C0231C DATED 12/02/2011.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS

LESSOR'S LEGAL DESCRIPTION

A PORTION OF LOT 5, SECTION 7, TOWNSHIP 21 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, SANTA CRUZ COUNTY, ARIZONA.









FIELD BY:	CEF / TLG
DRAWN BY:	RDG
CHECKED BY:	RLF

R	EVISIONS
11/17/22	PRELIMINARY
DATE	DESCRIPTION
	11/17/22





REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN
INSTRUMENT OF PROFESSIONAL SERVICE, IS THE
PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE
USED FOR ANY OTHER PROJECT WITHOUT WRITTEN
AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.

18003219

SITE NAME:

AZL01683

SITE ADDRESS: 2227 I-19 FRONTAGE RD. TUBAC, AZ 85646

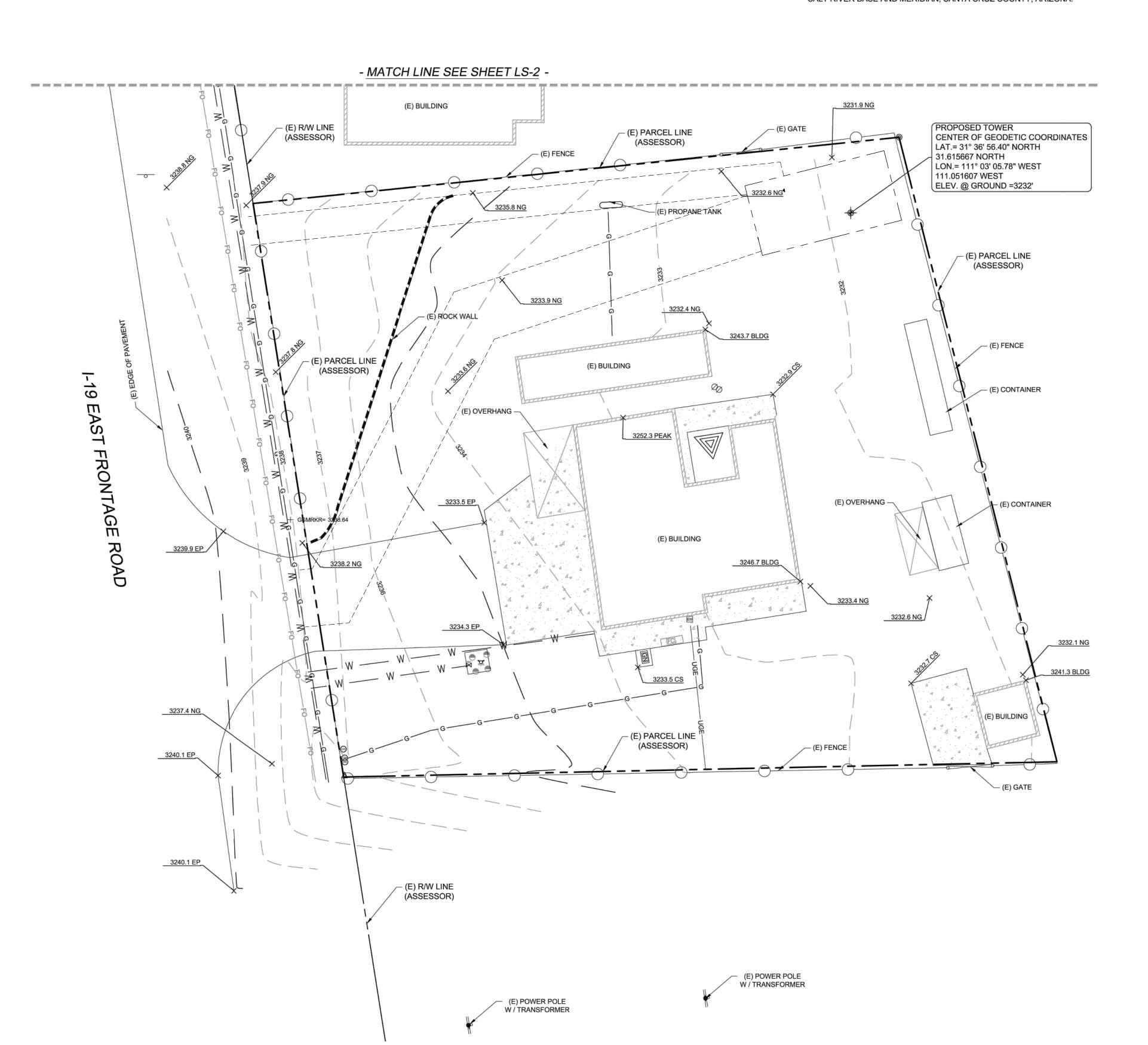
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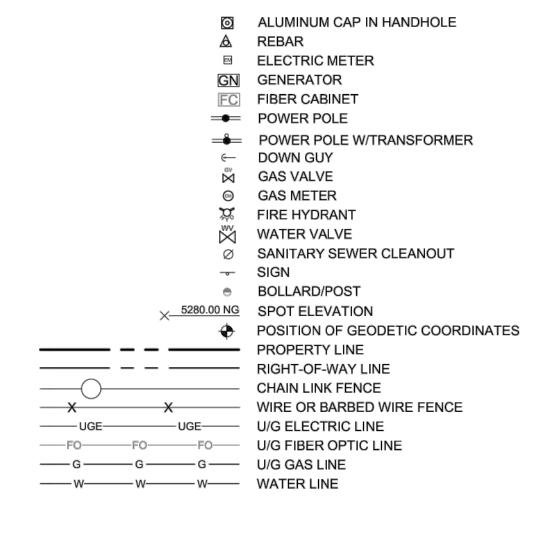
TOPOGRAPHIC SURVEY

SHEET NO.

.S-1

REVISION:





GRAPHIC SCALE

(IN FEET)1 inch = 20 ft.

LEGEND

1-A ACCURACY CERTIFICATION



GEOGRAPHIC COORDINATES AT CENTER OF PROPOSED TOWER

DATE: 11/17/2022 RE: AZL01683

GROUND ELEVATION:

(NAD 83) LATITUDE: 31°**36'56.**4

31°**36'56.40"N 31.615667**

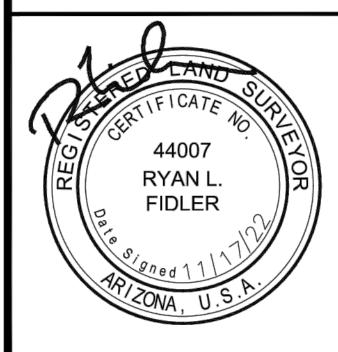
LONGITUDE: 111°03'05.78"W

111.051607

(NAVD 88) 3232 **FEET**

SOURCE: ELEVATIONS SHOWN HEREON OR BASED ON NAVD 88 VERTICAL DATUM AS DERIVED UTILIZING REFERENCE NETWORK RTK GPS CORRECTIONS.

THE HORIZONTAL ACCURACY (NAD83) OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET. THE MEASURED HEIGHTS (A.G.L.) ARE WITHIN +/- ONE (1) FOOT VERTICALLY.







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TUBAC FIRE DEPARTMENT

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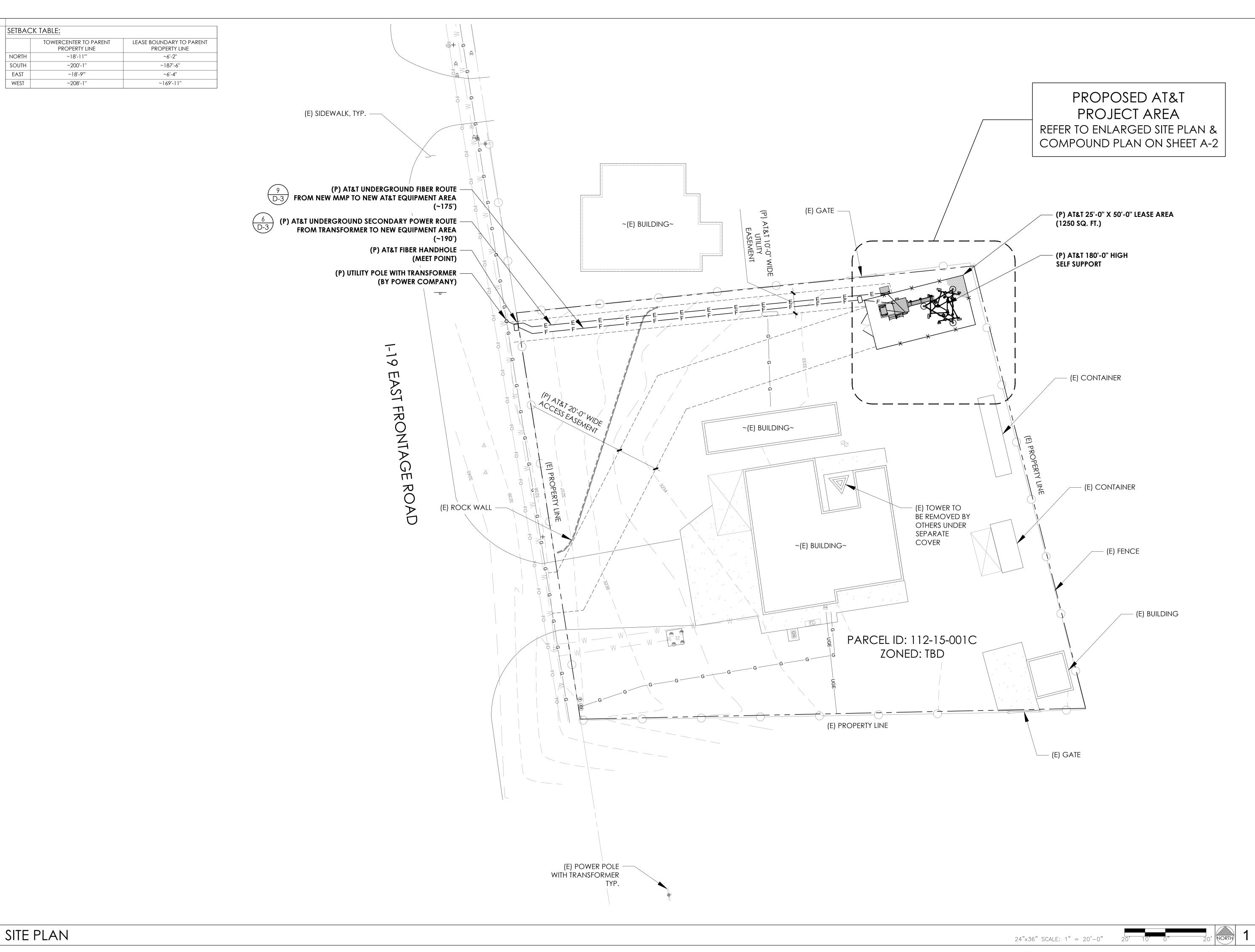
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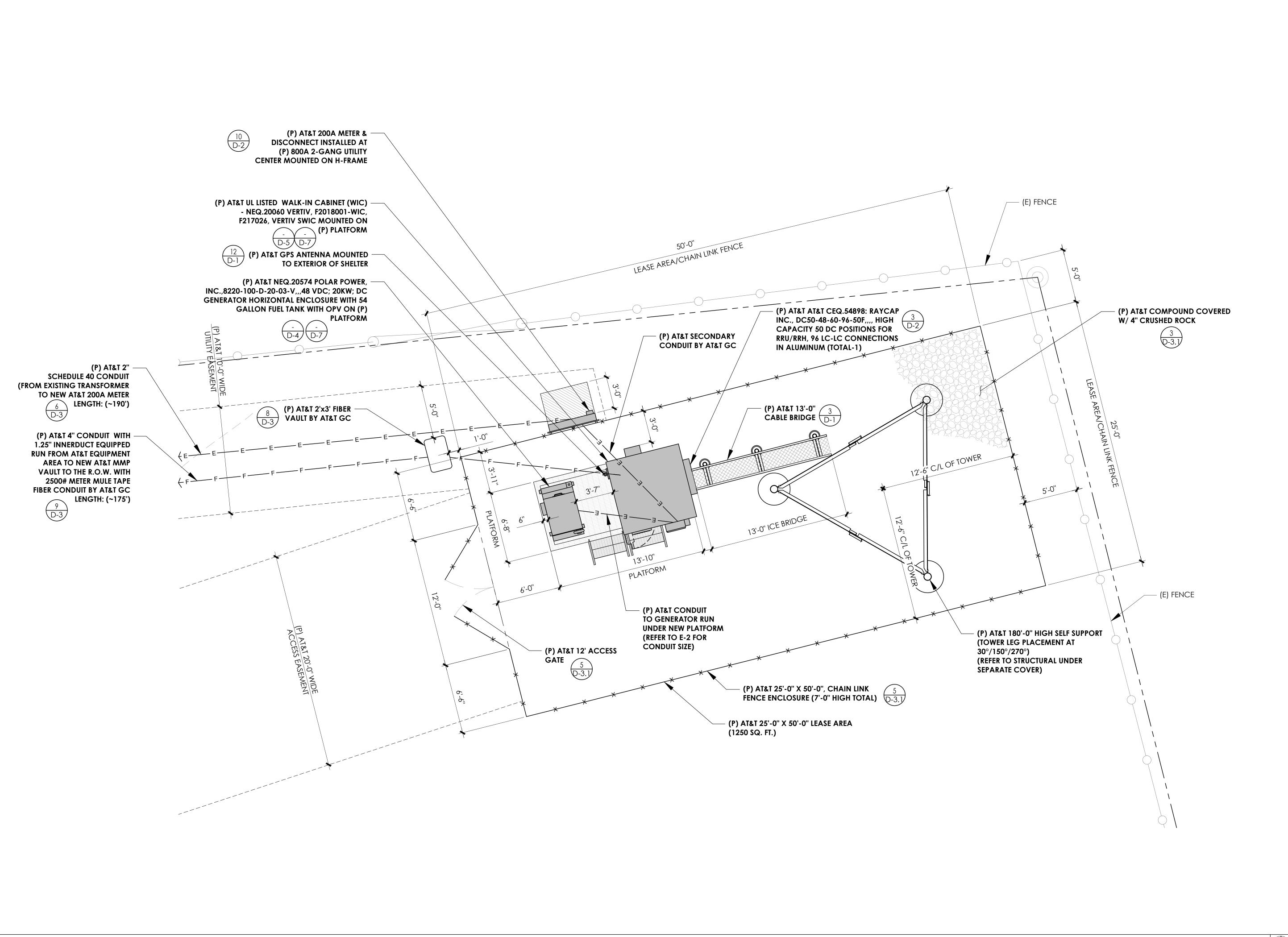
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SITE PLAN

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A-1



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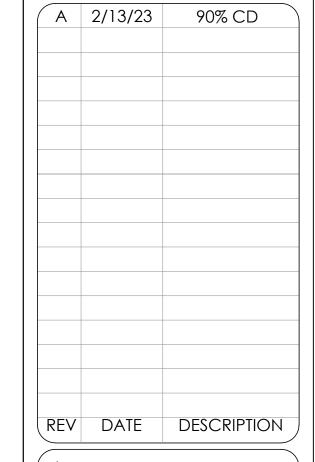
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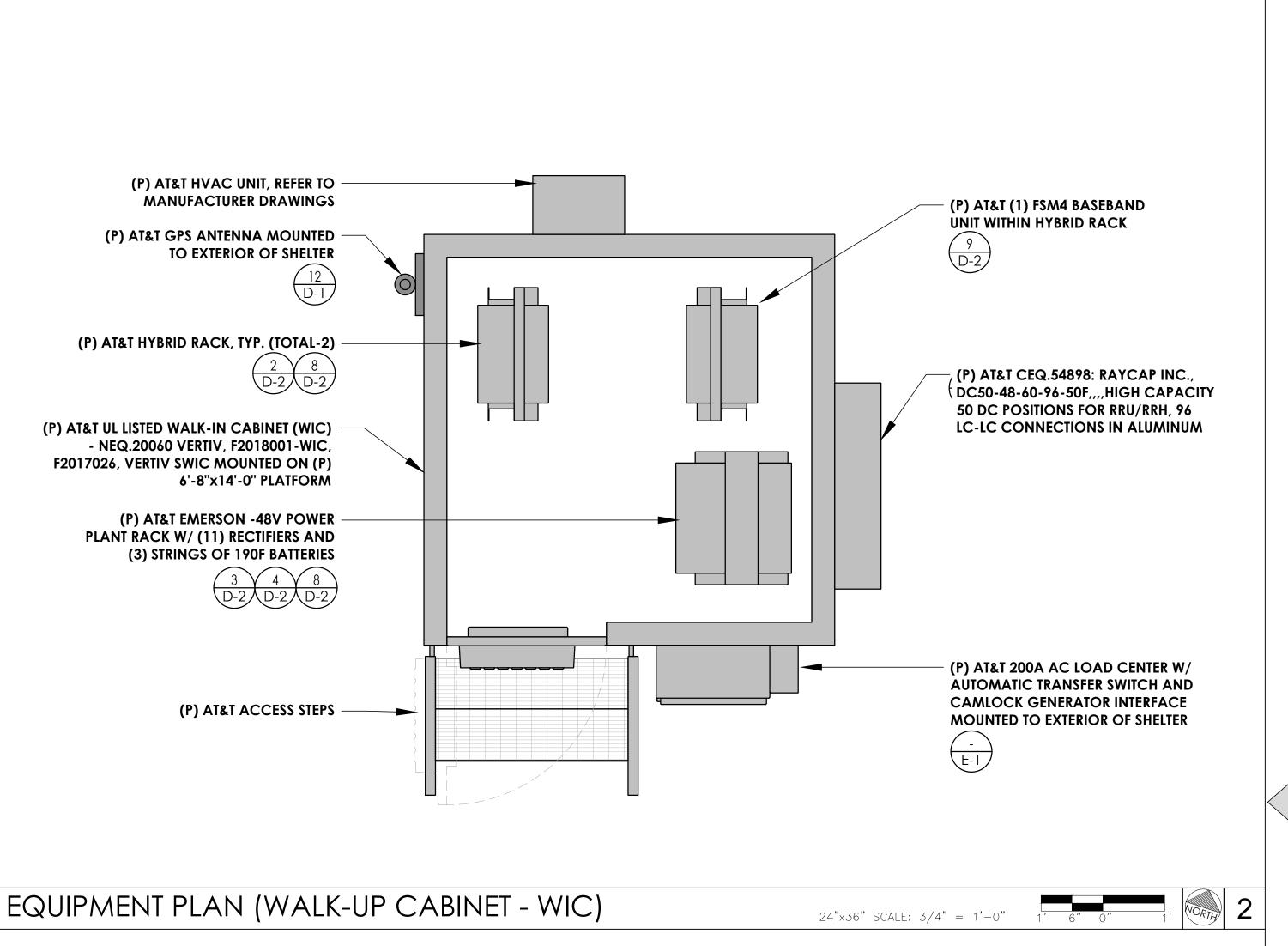
COMPOUND PLAN

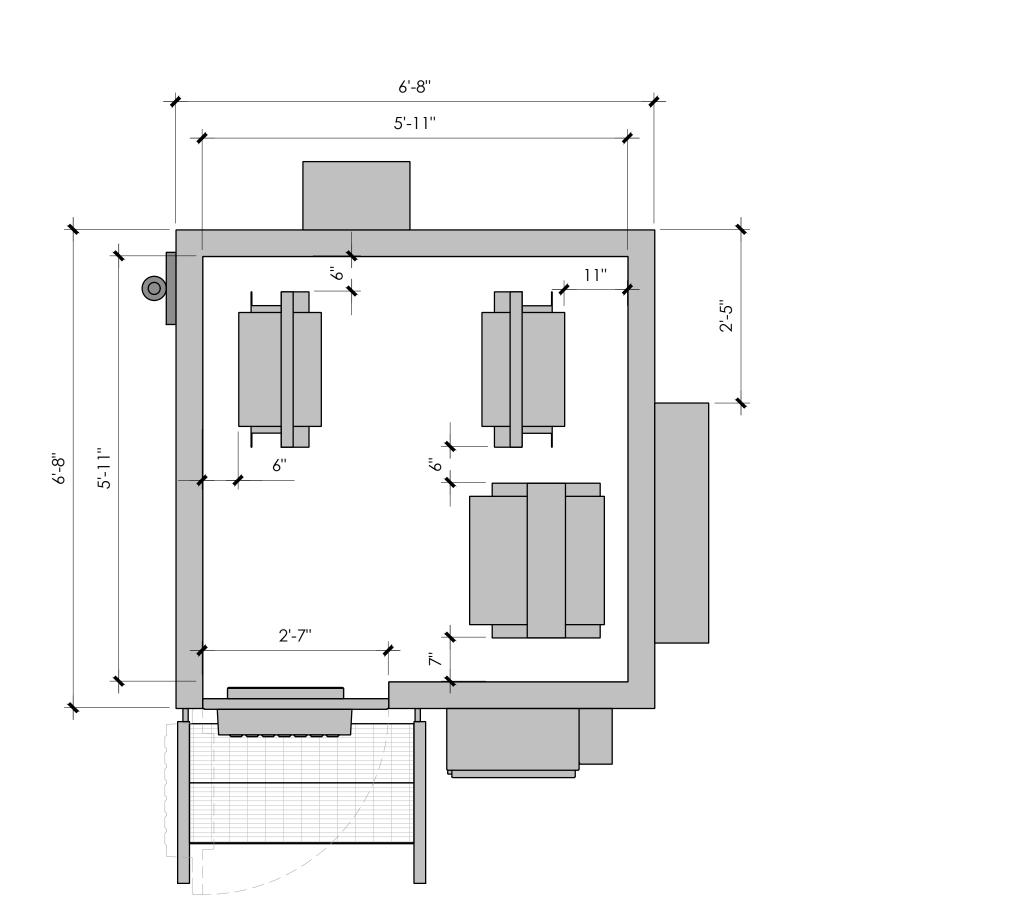
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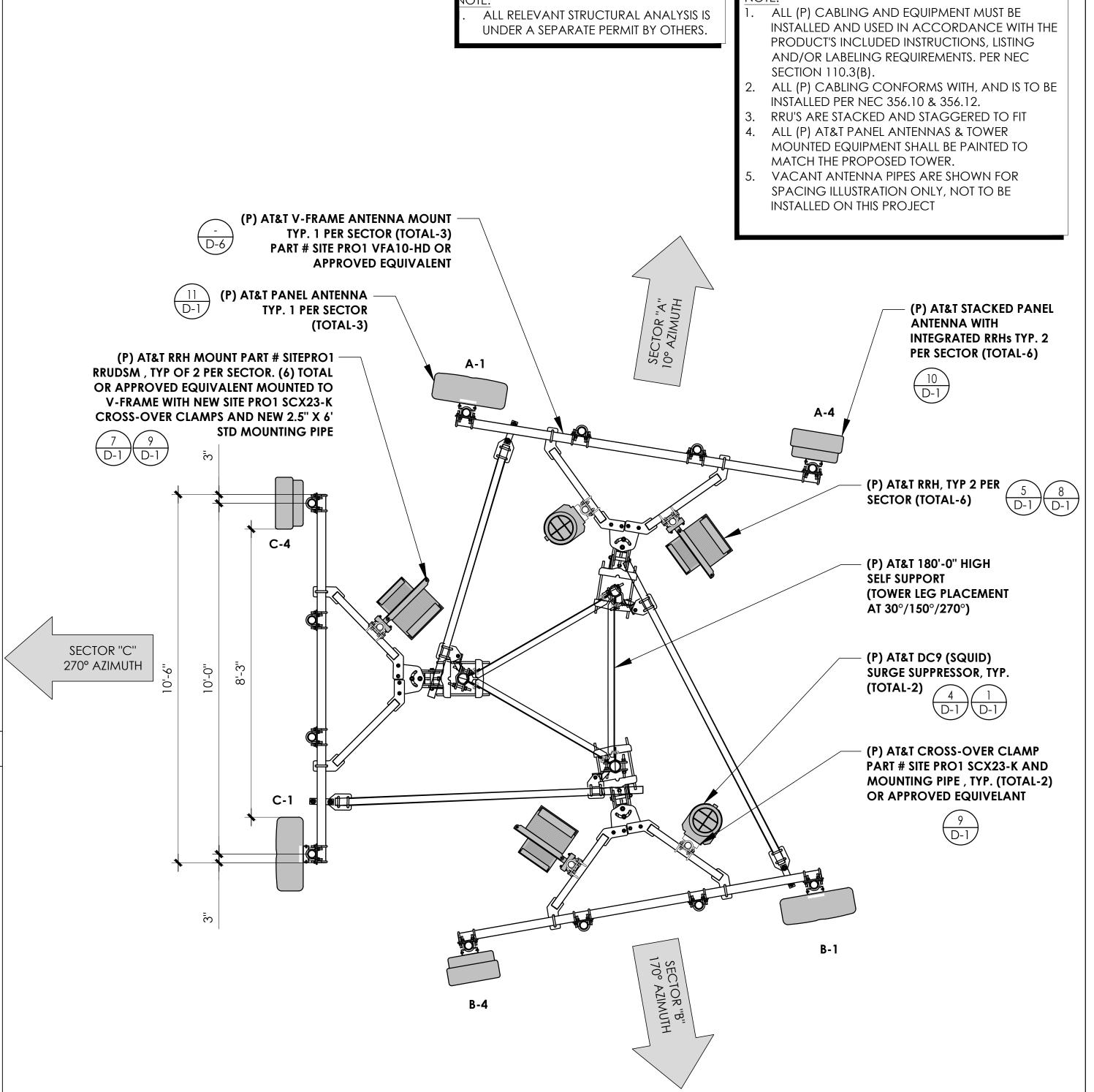
A-2

COMPOUND PLAN

24"x36" SCALE: 1/4" = 1'-0"







					(P) ANTENNA SCHEDULE			
	POS	RAD CENTER	AZIMUTH	ANTENNA MAKE	ANTENNA MODEL	RRH MODEL	SURGE SUPPRESSOR	FEEDER TYPE	FEEDER LENGTH
	Al	170'-0''	10°	ANDREW- COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA (1) DUAL RRH 4T4R B25/66 480W AHFII			
)R "A"	A2								
SECTOR "A"	А3								
0,	A4	167'-2" & 172'-9"	10°	NOKIA	AEQK+AEQU (STACKED)	CONTAINED WITHIN ANTENNA			
	В1	170'-0''	170°	ANDREW- COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA (1) DUAL RRH 4T4R B25/66 480W AHFII			
)R "B"	B2							(6) #6 AWG DC POWER & 1 (24)	
Sector '	В3						DC9-48-60-24-8C-EV	PAIR FIBER TRUNK CABLES	±205'
	B4	167'-2" & 172'-9"	170°	NOKIA	AEQK+AEQU (STACKED)	CONTAINED WITHIN ANTENNA			
	C1	170'-0''	270°	ANDREW- COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA (1) DUAL RRH 4T4R B25/66 480W AHFII			
OR "C"	C2								
Sector "C"	C3								
-	C4	167'-2" & 172'-9"	270°	NOKIA	AEQK+AEQU (STACKED)	CONTAINED WITHIN ANTENNA			

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ANTENNA PLAN & SCHEDULE & EQUIPMENT PLAN

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A-3



