MEMORANDUM

Date: October 29, 2018

To: The Honorable Richard Elías, Chairman
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator

Re: **Possible El Banco Expansion**

Please see the attached October 25, 2018 report regarding the possible expansion of the El Banco building. In summary, we believe 3,300 square feet can be added to the existing facility with certain other site modifications. The expansion appears to be reasonable and would likely cost $500,000 or more.

An area I am cautious about is connecting the two parking lots with a driveway. Such may significantly increase vehicular traffic through the El Banco site, something that should be avoided.

Please contact me with your thoughts on this possible proposal to expand the El Banco site.

CHH/anc

Attachment

c: Tom Burke, Deputy County Administrator for Administration
Lisa Josker, Director, Facilities Management

PIMA COUNTY
FACILITIES MANAGEMENT

MEMORANDUM

Date: October 25, 2018

To: C.H. Huckelberry
County Administrator

From: Lisa Josker, Director
Facilities Management

Via: Tom Burke
Deputy County Administrator - Administration

Re: CHH Memo dated October 9, 2018 - Possible Expansion of the El Banco Building

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Attached please find an analysis completed by Facilities Management on the possibility of expanding the El Banco Building for additional meeting rooms/classrooms which can also be used for community activities. The suggested building addition area is shown in the report as an extension north and west of the existing large Community Room.

It is possible to add around 3,300 SF, enough for one to three community meeting/classrooms. The area surrounding the building can be built out to accommodate the required parking spaces for the additional square feet and can be sited around the El Rio building driveway such that this additional parking would be mutually beneficial.

We will reach out to Ms. Johnson, El Rio, with copies of the analysis, and most recent site and building plans.

LJ/dlm

PIMA COUNTY

FACILITIES MANAGEMENT

EL BLANCO

EXPANSION ANALYISIS

801 W. CONGRESS STREET

October 17, 2018

OBJECTIVE

Per the memo titled "Possible Expansion of the El Banco Building", dated October 9, 2018 the following determinations have been identified and addressed in this analysis.

1. Shift from the previous priority identified as the "Future Development Strategy" (See Fig. 1) to a new priority listed below:
   a. Expand the El Banco building to add one to three additional enclosed community meeting rooms/classrooms.
   b. Interconnect parking area behind El Banco to the El Rio driveway.
   c. Allow cross use staff-assigned parking during non-peak periods.

ANALYSIS

The following items have been investigated in this analysis:

Fig. 1 – Previous Future Phase

Depicts the "Future Development Strategy" prepared by the Architecture Company.

Fig. 2 – Current Site

Depicts the current site conditions as shown on Pima Maps Latest Orthophoto Imagery.

Fig. 3 – Zone & Parcel Identification

Depicts Zone Classifications and Parcel # Identifications.

Fig. 4 – Setbacks

Depicts site setbacks per the City of Tucson Zone Classification and Designators.

Fig. 5 – Possible Site Expansion Areas

Depicts possible and sensible site locations for:

a. The expansion of the existing El Banco building.
b. Interconnection points between El Banco to the El Rio driveway.
c. Possible additional parking areas as needed or required.

Fig. 6 – Possible Building Expansion Areas

Depicts possible and sensible building expansion locations for:

a. The addition of one to three community meeting rooms/classrooms.
b. Additional restrooms as required or determined.
c. Cross-use circulation from new to existing building as required or determined.

Fig. 7 – Existing Site Photographs

Depicts current photographic images of areas referenced in this analysis.

Fig. 8 – Zoning Summary

Depicts current City of Tucson Summary of Zoning Classifications and Designators.

Fig. 9 – Zoning Definitions

Depicts current City of Tucson Zoning District Narrative Summaries.

CONCLUSIONS AND CONSIDERATIONS

1. The objectives set forth in the memo titled "Possible Expansion of the El Banco Building", are feasible.

2. The scope of the El Banco addition will need to consider the following impacts:

    a. Increase occupancy resulting in a need for additional restroom and fixture counts.
    b. Independent HVAC requirements, separate from the existing building.
    c. Modification of the existing building to allow interior cross-access between new and existing buildings.
    d. Possible additional site parking requirements.
    e. Utility tie-ins within site area.

3. The expansion areas presented in Fig. 5 & 6 offer the following Pros and Cons:

    a. Pro – The area appears free of utilities, easements and underground routes.
    b. Pro – The area does not conflict with drainage needs as long as the scope considers the impact of the addition.
    c. Pro – The area is in close proximity to El Rio, parking spaces and ADA parking spaces.
    d. Pro – The area is mostly level with minimal grade changes between El Rio and El Banco properties.
    e. Con – A number of well-established trees would need to be removed.
    f. Con – Design considerations must be made to maintain access to the existing mechanical yards.

4. The El Banco site is devised of three parcels 11620004A, 11620004B and 11620009A, they are currently combined as a single–use development (See Fig. 3).

5. The El Banco site (parcels 11620004A, 11620004B and 11620009A) located at 801 W Congress is currently classified as a C3 Zone, used as a Civic Assembly.

   C3 – is defined as: Provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and other related uses are also permitted.

6. The Main House and Coach House site (parcels 11620006A and 116200050) located at 17 N Linda is classified as an R2, Residential.

   R2 – is defined as: Provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment.

7. Vacant Lot (possible parking expansion) (parcel 11620007A) at 15 N Linda is classified as an R2, Residential. R2 Zoning does not support parking development and will need to consider the following impacts:

   a. Not be used for expanded parking.
   b. Convert adjacent C3 Parcel and R2 parcel into a single-use development.
   c. Re-zone R2 parcel to R3 (which does allow for parking development).
   d. If owned and operated by Pima County, no jurisdiction applies and Pima County can develop as they see fit.

8. Refer to Fig. 7 for additional information regarding perimeter setbacks, maximum building heights and density per acre.

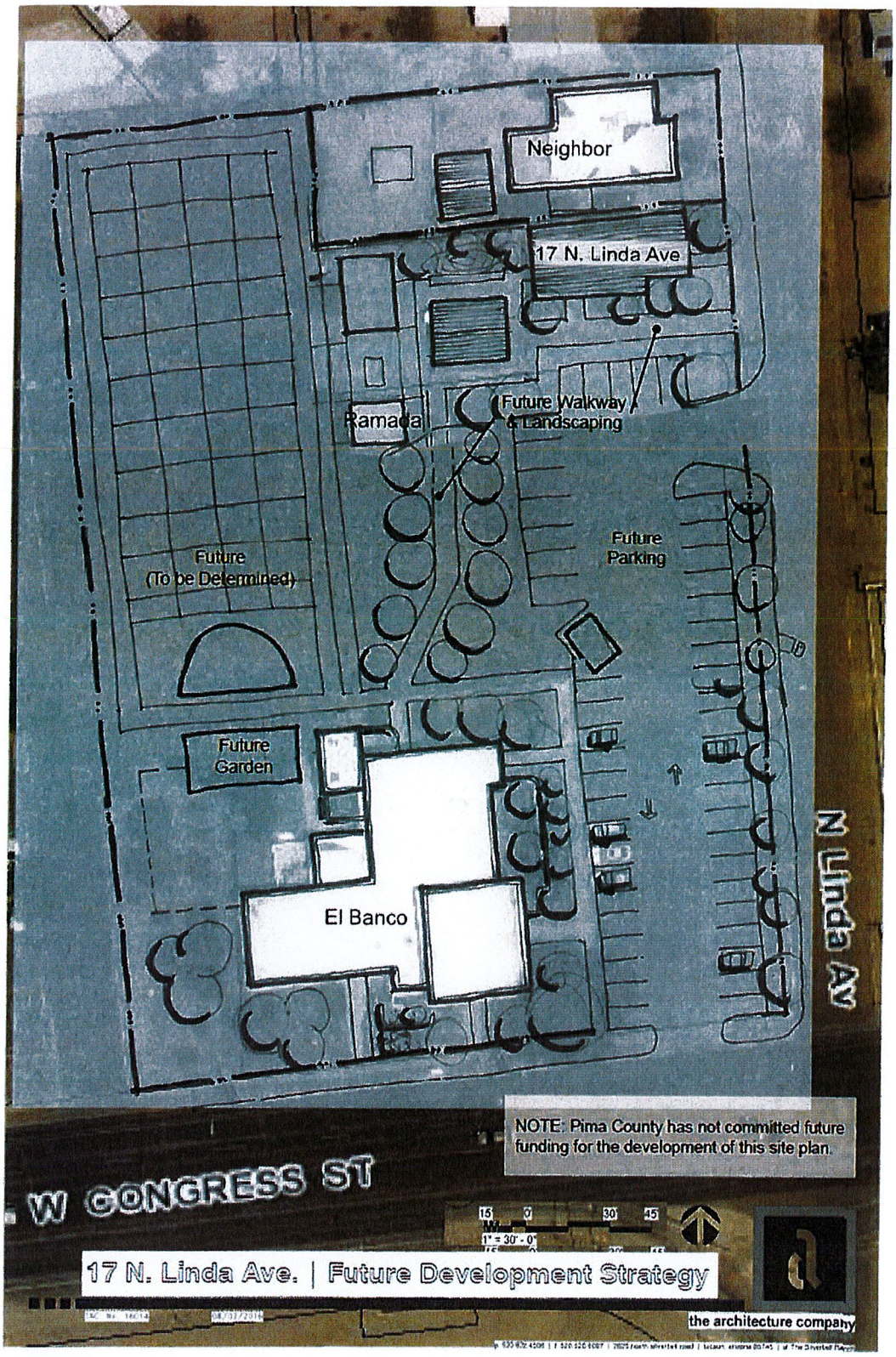


FIG. 1 – PREVIOUS FUTURE PHASE

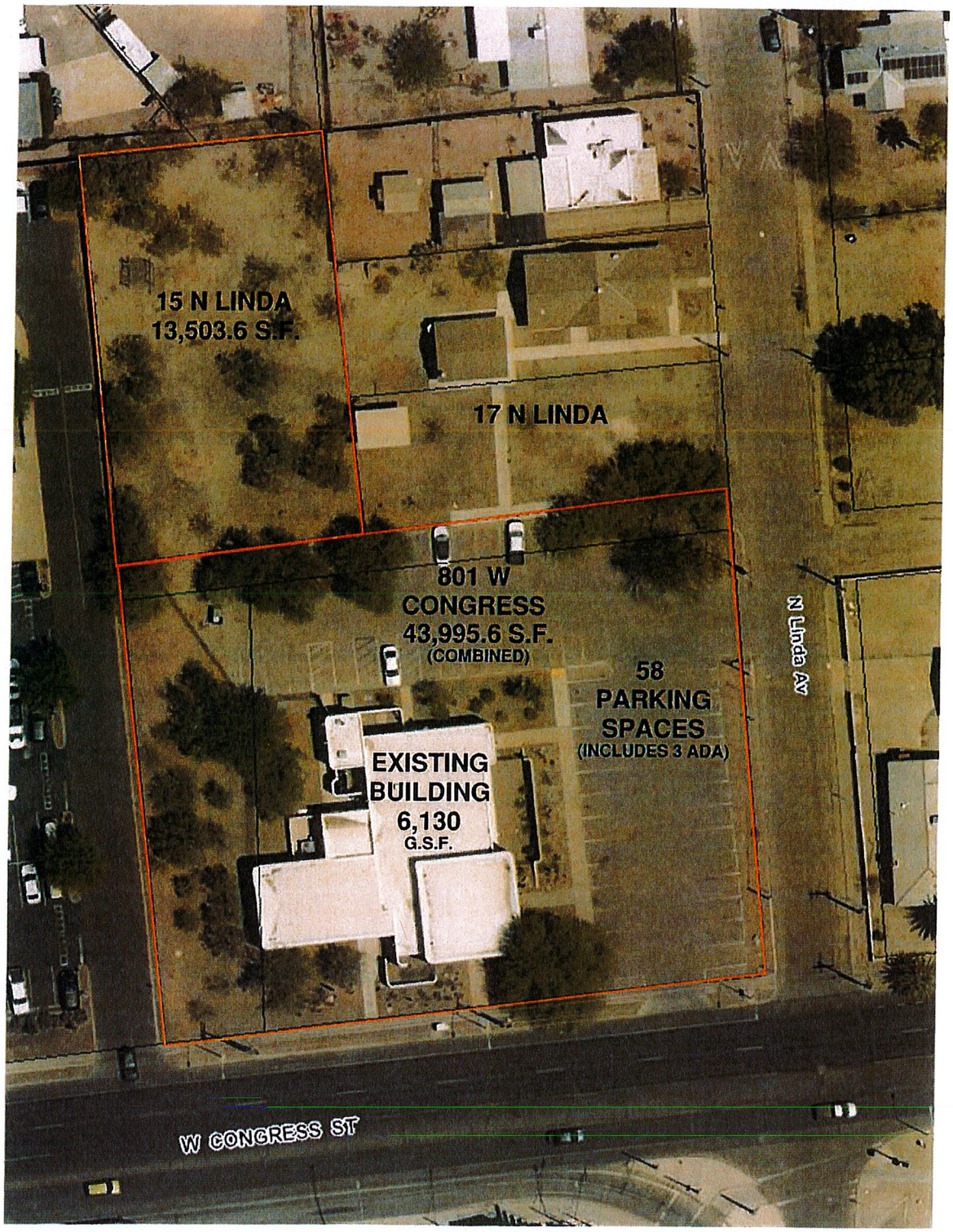


FIG. 2 - CURRENT SITE

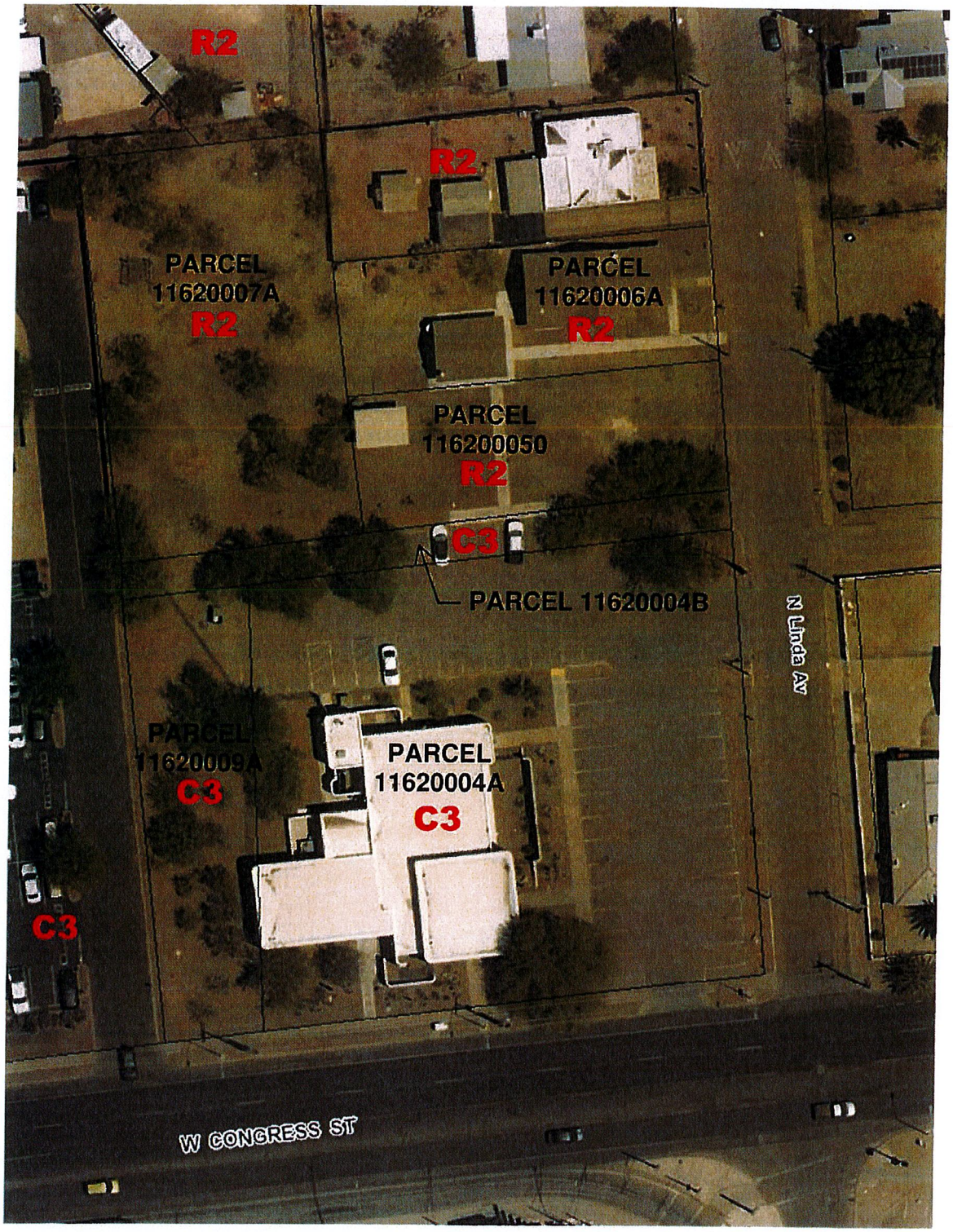


FIG. 3 - ZONE & PARCEL IDENTIFICATION

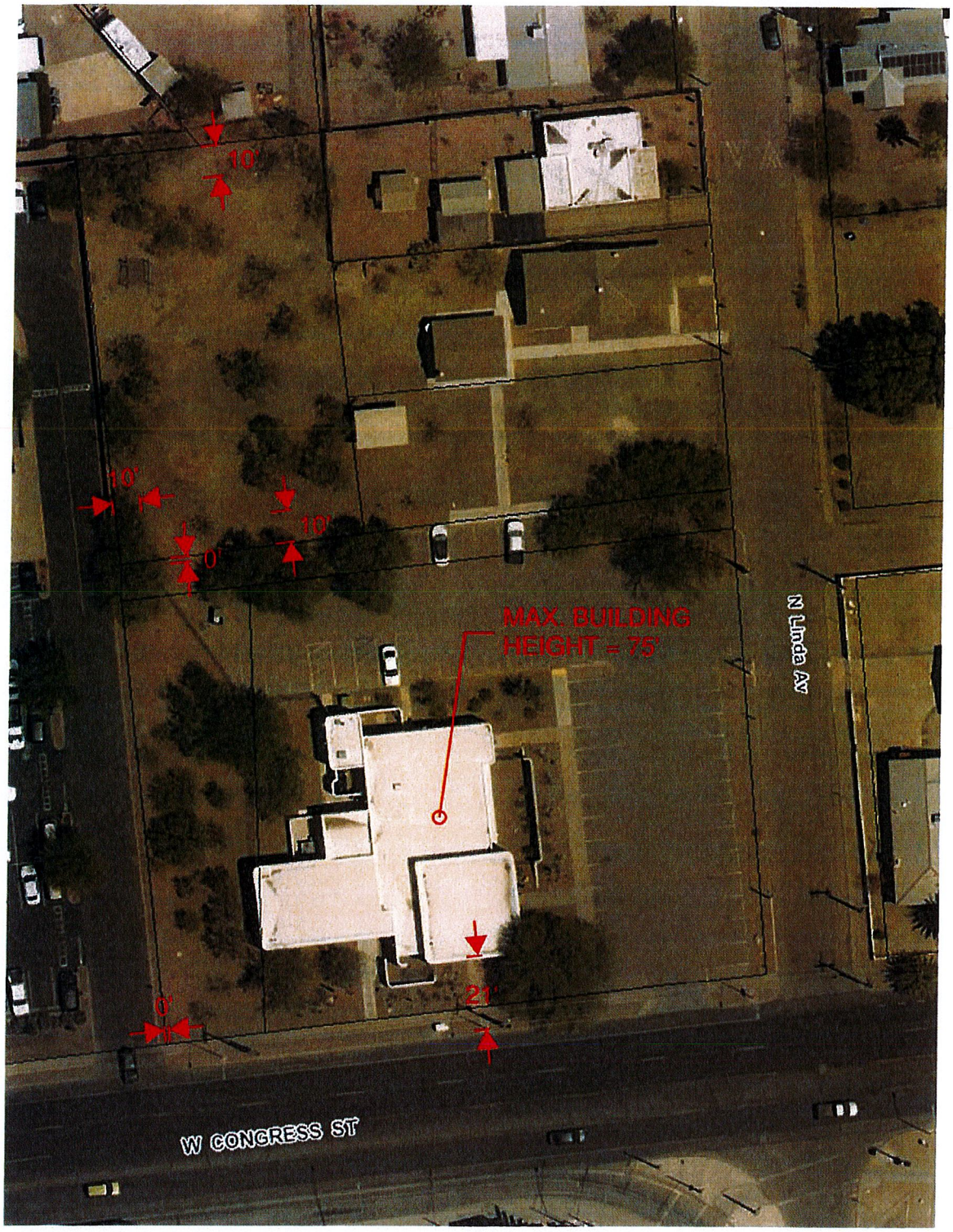
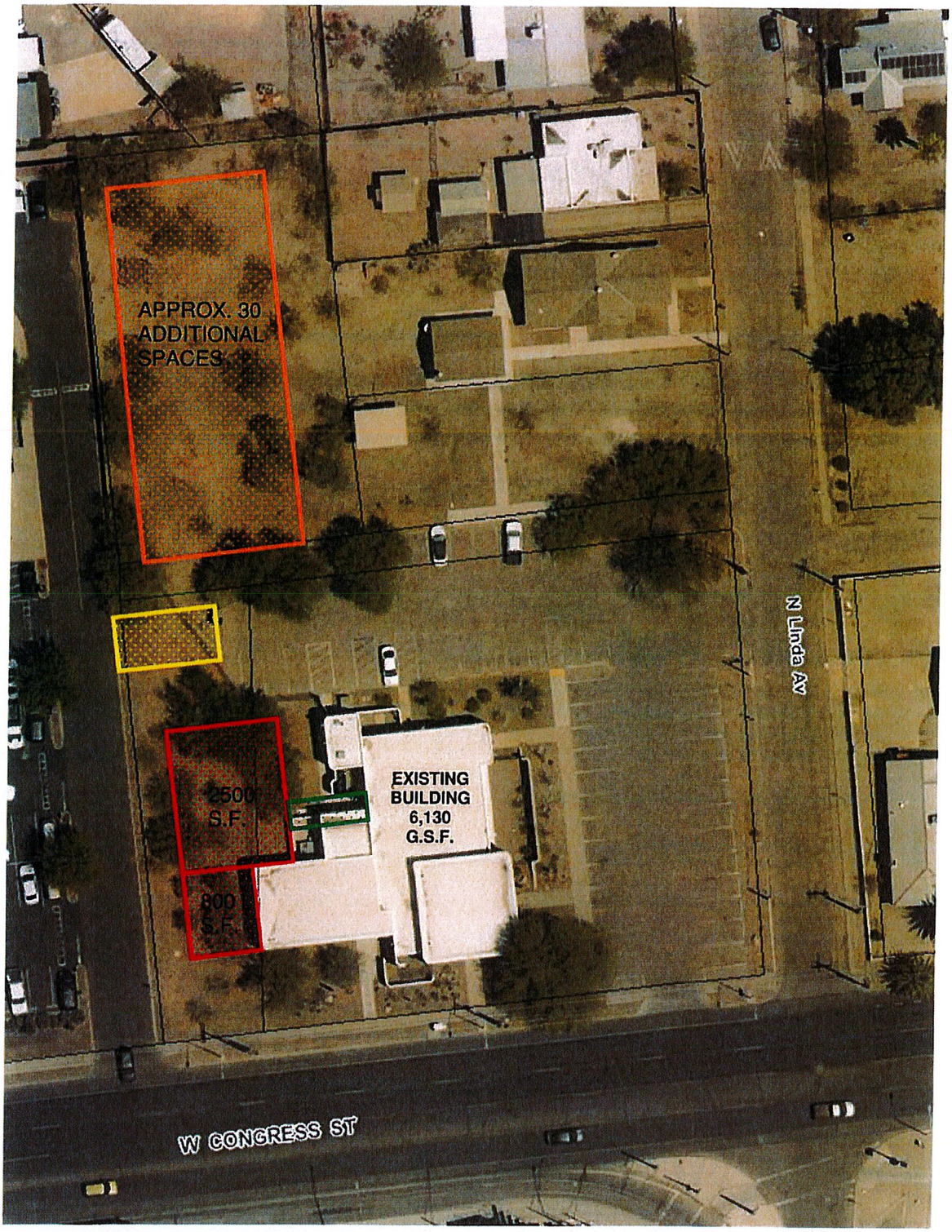


FIG. 4 – SETBACKS



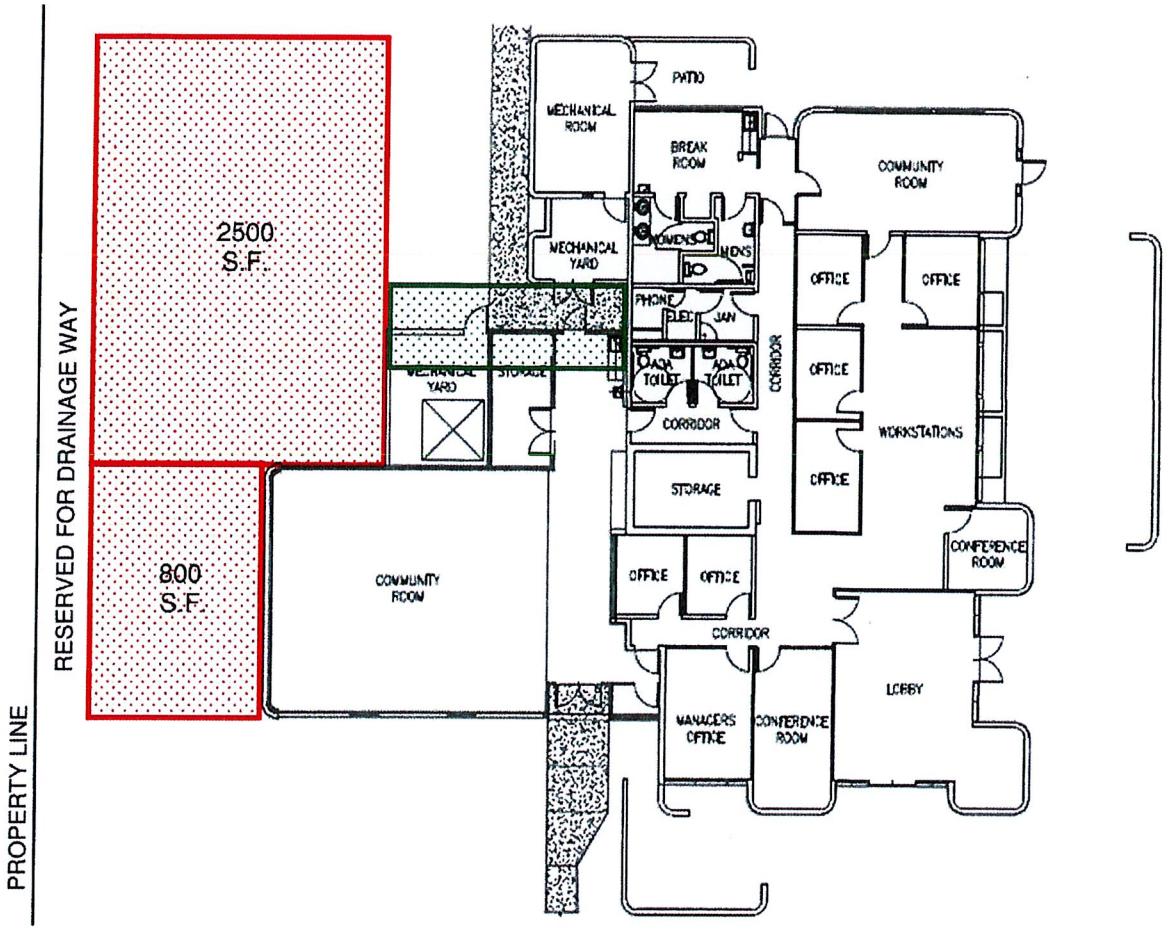
Building Expansion Areas

Parking Cross-Access Area

Building Cross-Access Area

Parking Expansion Area

FIG. 5 – POSSIBLE SITE EXPANSION AREAS



Possible Area for addition of one to three community meeting rooms/classrooms

Possible Area for cross-use circulation from new to existing building

FIG. 6 – POSSIBLE BUILDING EXPANSION AREAS

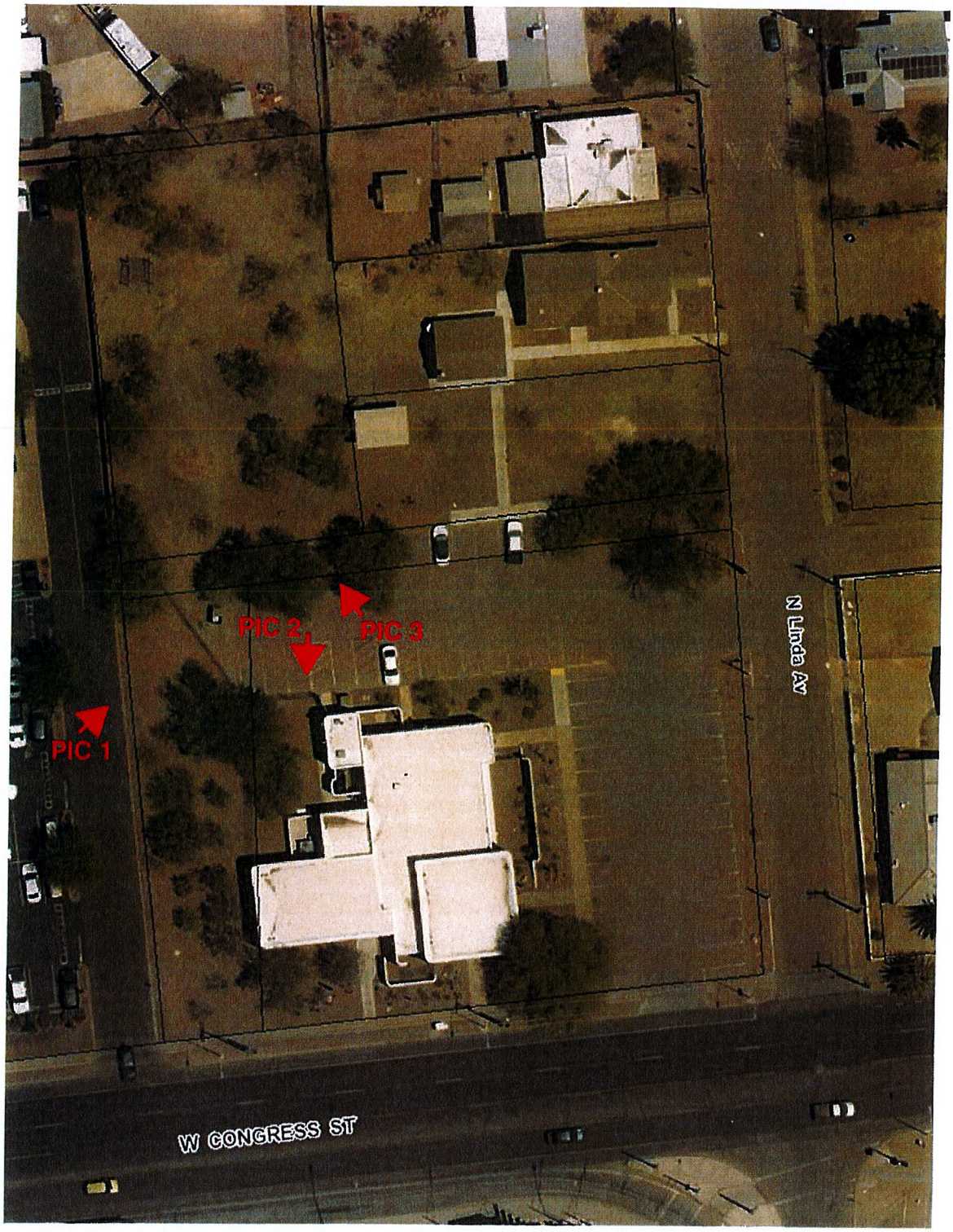
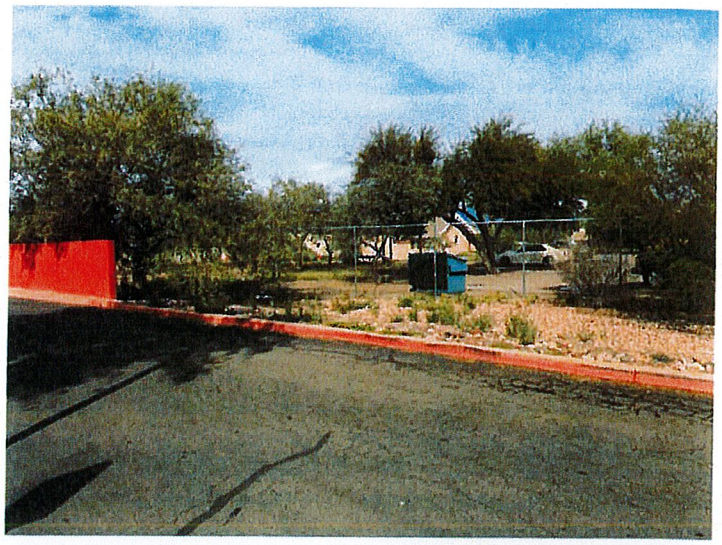
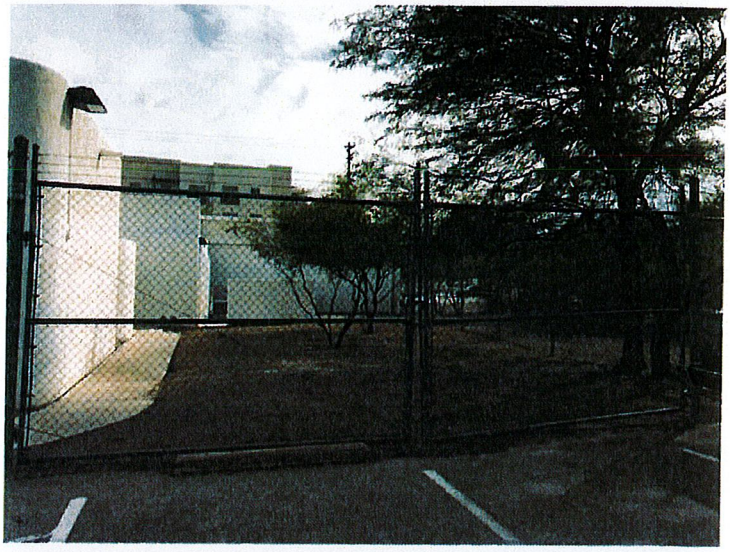


FIG. 7 – EXISTING SITE PHOTOGRAPHS



Pic 1



Pic 2

Pic 3

CITY OF TUCSON
SUMMARY OF ZONING CLASSIFICATIONS AND DEVELOPMENT DESIGNATORS

The *Land Use Code (LUC)* applies development criteria on individual uses within each zone, and the criteria do not necessarily apply to all uses permitted in the zone. The development criteria listed in the table below are provided for only the most common use allowed in each zone. The *LUC* should be consulted to verify the applicable Development Designator for a specific use.

Zone (Code Section)	Development Designator[1]	Minimum Lot or Site Area (Sq. Ft.)[1]	Units Per Lot[2]	Density Per Acre[2]	Maximum Lot Coverage (Percent)[3]	Floor Area Ratio[4]	Maximum Building Height (Ft.)[5]	Perimeter Yard (Same Zone)[6]
OS (2.9.1)	4	4,000			10	0.03	12	25'
IR (2.2.1)	21	1,568,160	1				30	25'
RH (2.2.2)	25	180,000	1				30	25'
SR (2.2.4)	C	144,000	1				30	25'
SH (2.2.6)	E	36,000	2				30	20'
RX-1 (2.3.2)	D	36,000	1				30	20'
RX-2 (2.3.3)	F	16,000	1				25	20'
R-1 (2.3.4)	G	7,000	1		70		25	6' or 2/3(H)
R-1 (2.3.4)	H	10,000	2		70		25	6' or 2/3(H)
R-2 (2.3.5)	I	5,000	1		70		25	6' or 2/3(H)
R-2 (2.3.5)	K	5,000		15	75		25	10' or 3/4(H)
R-3 (2.3.6)	P			36	70		40	10' or 3/4(H)
MH-1 (2.3.7)	G	7,000	1				25	6' or 2/3(H)
MH-1 (2.3.7)	M	7,000		8	70		16	10' or 3/4(H)
MH-2 (2.3.8)	I	5,000	1		70		25	6' or 2/3(H)
MH-2 (2.3.8)	K	5,000		15	75		25	10' or 3/4(H)
O-1 (2.4.1)	26	10,000				0.25	16	10' or 3/4(H)
O-2 (2.4.2)	27					0.50	26	(H)
O-3 (2.4.3)	30					0.75	40	0
RVC (2.5.1)	29					0.50	30	0
NC (2.5.2)	26	10,000				0.25	16	(H)
C-1 (2.5.3)	28					0.35	30	0
C-2 (2.5.4)	30					0.75	40	0
C-2 (2.5.4)	31					0.90	40	0
C-3 (2.5.5)	33					1.50	50	0
C-3 (2.5.5)	34					2.00	75	0
P (2.5.6)	40	5,000				0.90	16	(H)
RV (2.5.7)	M	7,000		8	70		16	(H)
OCR-1 (2.6.1)	35					6.00	140	0
OCR-2 (2.6.2)	36					10.50	300	0
MU (2.6.4)	G	7,000	1		70		25	6' or 2/3(H)
MU (2.6.4)	K	5,000		15	75		25	10' or 3/4(H)
MU (2.6.4)	29					0.50	30	1 1/2(H)
P-I (2.7.1)	33					1.50	50	0
I-1 (2.7.2)	34					2.00	75	0
I-2 (2.7.3)	35					6.00	140	0

[1]Section 3.2.3
[2]Section 3.2.10
[3]Section 3.2.9
[4]Section 3.2.11
[5]Section 3.2.7
[6]Refer to the specific use and zone, then Section 3.2.6 to determine the Perimeter Yard applicable. The Perimeter Yards shown on the table are the interior yard setback requirements which are based on the adjacent property having the same zoning as the property in question. Perimeter yards are based on the height of the proposed building and the zoning of adjacent property. **If the zoning is not the same, the perimeter yard shown on the table may not be applicable.** Street Perimeter Yards, which are setbacks from the streets, are not shown on the table but are applied as two types, established area and developing area. See definition of established area setback in Sec. 6.2.5. Established area--greater of 20' or 1 1/2 (H) for front yard and 10' for street side yard. Developing area (includes all streets on *MS&R*)--Section 3.2.6.5.

Mailing Address: Development Services Department
Zoning Administration
P. O. Box 27210
Tucson, Arizona 85726-7210

Location: Public Works Building
201 North Stone
Second Floor
Phone: 520-791-5550
FAX: 520-791-4475

FIG. 8 - ZONING SUMMARY

ZONING DISTRICT NARRATIVE SUMMARIES

(For a complete description refer to *Land Use Code*, Chapter 23, *Tucson Code*)

OS	***OPEN SPACE*** – Used for protection of permanent open space.
IR*	***INSTITUTIONAL RESERVE*** – Federal, State, City, County, and other properties under public ownership which are natural reserves or wildlife refuge reserves.
RH*	***RURAL HOMESTEAD*** – Primarily low density residential property, with limited commercial and industrial uses to service residential development.
SR, RX-1, RX-2	***LOW DENSITY RESIDENTIAL*** – Primarily low density residential property, with recreational/tourist related enterprises permitted subject to lot size.
SH*	***SUBURBAN HOMESITE*** – Primarily low density (2 units per lot) residential property, with uses as permitted in the SR zone.
R-1	***RESIDENTIAL - SINGLE-FAMILY*** – Primarily for the use of single-family residences. Schools, churches, and public buildings permitted.
R-2	***MEDIUM DENSITY RESIDENTIAL*** – Multifamily and single-family residences permitted.
R-3	***HIGH DENSITY RESIDENTIAL*** – Primarily for apartment houses; single-family development permitted.
MH-1	***MOBILE HOME*** – Mobile homes permitted, along with site-built structures. Medium density mobile home parks permitted.
MH-2	***MOBILE HOME PARK*** – Mobile home parks or mobile home subdivisions, along with social, commercial, and recreation facilities permitted as secondary uses.
O-1, O-2	***LOW INTENSITY OFFICE*** – Allows for conversion of residential to office use, primarily for properties located on arterial and/or collector streets.
O-3	***OFFICE*** – Professional and semiprofessional office, high density residential developments, and limited research and development uses permitted.
RVC*	***RURAL VILLAGE CENTER*** – Retail shopping facilities, planned and designed for the convenience and necessity of a suburban or rural neighborhood.
NC	***NEIGHBORHOOD COMMERCIAL*** – Low-intensity, small-scale commercial and office uses that are compatible in size and design with adjacent residential uses.
C-1	***LOCAL COMMERCIAL*** – A restrictive commercial zone, limited to retail sales with no outside display/storage. Office and residential development permitted. Restaurants permitted.
C-2, C-3	***GENERAL AND INTENSIVE COMMERCIAL*** – Retail commercial with wholesale; nightclubs, bars, amusement enterprises permitted. Full range of automotive activities; sales, repair, leasing, etc. Limited manufacturing permitted. Residential uses permitted.
P	***PARKING*** – Off-street parking at or below grade.
RV	***RECREATIONAL VEHICLE PARK*** – Travel trailer park only permitted use. Residences and social and recreational secondary uses allowed.
OCR-1, OCR-2	***OFFICE/COMMERCIAL/RESIDENTIAL*** – High-rise mixed office, commercial, and residential uses located in major activity centers.
PAD	***PLANNED AREA DEVELOPMENT (PAD) ZONE*** – A zoning classification which provides for the establishment of zoning districts with distinct regulations as adopted by Mayor and Council.
MU*	***MULTIPLE USE*** – A mixed use zone permitting low to medium density residential development and various commercial activities commonly from the O-3 to C-2 zones.
P-I	***PARK INDUSTRIAL*** – The most restrictive of industrial zones. Administrative, manufacturing, and wholesale activities carried on entirely within an enclosed structure. Limited retail sales permitted when incidental to an industrial use.
I-1, I-2	***LIGHT AND HEAVY INDUSTRIAL*** – Commercial, industrial, and manufacturing uses; residential restricted to caretakers residence, except for Resident Artisans in the Downtown Warehouse District.

The following table lists the overlay zones, as provided in the *LUC*, which may have requirements which supersede requirements of the zone.

OVERLAY ZONES

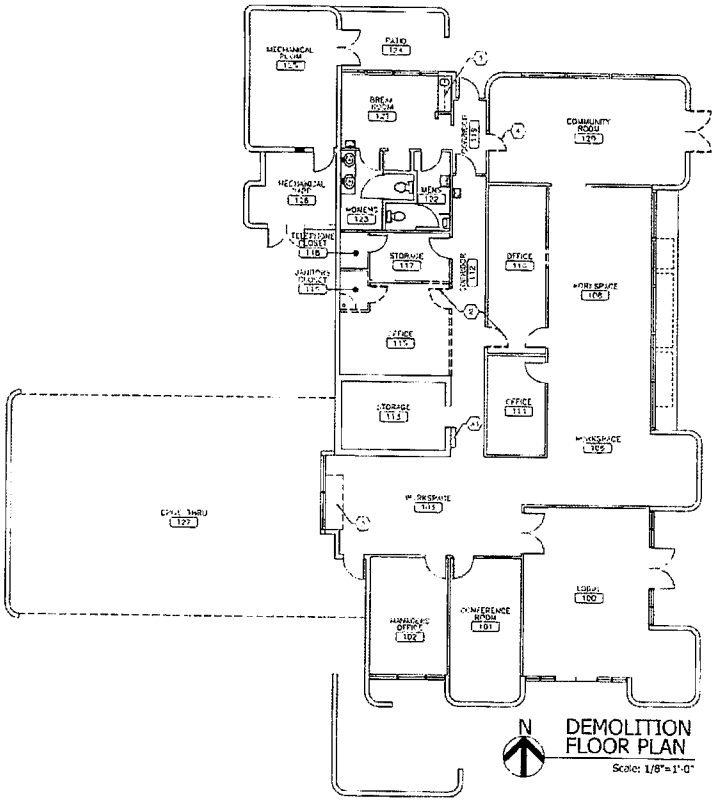
HDZ	Hillside Development Zone	2.8.1
SCZ	Scenic Corridor Zone	2.8.2
MS&R	Major Streets and Routes Setback Zone	2.8.3
	Gateway Corridor Zone	2.8.4
AEZ	Airport Environs Zone	2.8.5
ERZ	Environmental Resource Zone	2.8.6
	Reserved	2.8.7
HPZ	Historic Preservation Zone	2.8.8
DSO	Drachman School Overlay Zone	2.8.9
RND	Rio Nuevo and Downtown (RND) Zone	2.8.10

See also Chapter 25 (Floodplain) and Chapter 29 (WASH) of the *Tucson Code*.

GENERAL NOTES

*Zoning for newly annexed areas only.
For a complete description of all zones, refer to the *Land Use Code*, Chapter 23 of the *Tucson Code*.
Home Occupations are permitted as secondary uses to all residential uses.
For specific off-street parking requirements by land use, refer to Section 3.3.4.
Screening and landscaping requirements are found in Section 3.7 and *Development Standards* 2-06 and 2-07.
For additional information on rezoning requirements, call (520) 791-4541.

FIG. 9 - ZONING DEFINITIONS



N DEMOLITION FLOOR PLAN

Scale: 1/8"=1'-0"

SHEET LEGEND:

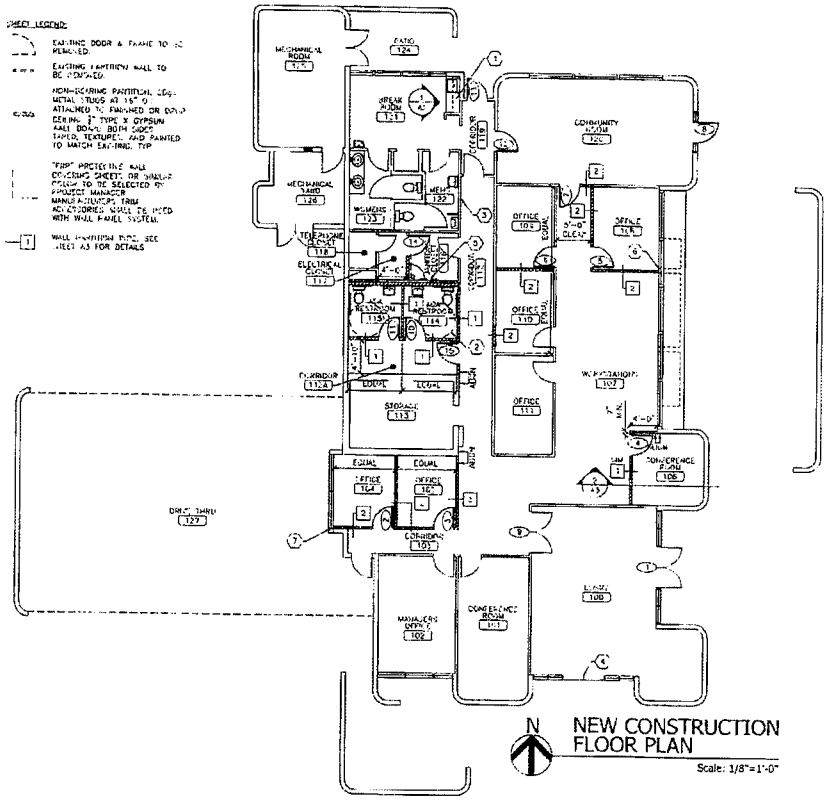
EXISTING DOOR & FRAME TO BE REMOVED.

EXISTING PARTITION WALL TO BE REMOVED.

NON-BEARING PARTITION WALL: METAL STUDS AT 16" O.C. ATTACHED TO FINISHED OR DROP CEILING. 2" TYPE X GYPSUM WALL BOARD BOTH SIDES TAPED, TEXTURED AND PAINTED TO MATCH EXISTING TYP.

"FRP" PROTECTIVE WALL COVERING SHEET, OR SIMILAR COLOR TO BE SELECTED BY PROJECT MANAGER. MANUFACTURER'S TRIM ACCESSORIES WILL BE USED WITH WALL PANEL SYSTEM.

WALL PARTITION TYPE, SEE SHEET A3 FOR DETAILS



N NEW CONSTRUCTION FLOOR PLAN

Scale: 1/8"=1'-0"

DEMOLITION GENERAL NOTE:
1. SEE ELECTRICAL & PLUMBING LOCATION PLANS FOR ADDITIONAL DEMOLITION WORK BY COUNTY

DEMO WORK KEY NOTES FOR REMODEL JOB:
1. REMOVE UPPER AND LOWER MILLWORK, SINK, AND COOK TOP
2. REMOVE LIVING DOORS AND REUSE.
3. REMOVE BUILT IN WOOD WORK BENCH
4. REMOVE GYPSUM BOARD ON BOTH SIDE OF WALL. BATT INSULATION WILL BE ADDED TO THIS WALL FOR SOUND DAMPING
5. REMOVE EXISTING 2'-6" DOOR, FRAME, AND WALL AS NEEDED FOR NEW 3'-0" DOOR.

ALTERNATE BID OPTION:
A1 REMOVE VAULT DOOR. PROVIDE SEPARATE PRICE TO REMOVE VAULT DOOR AND HINGES. LEAVING A FINISHED FRAME AROUND OPENING

DOOR SCHEDULE

DOOR NO.	FLOOR							FRAME			HW GRP.	COMMENTS
	N/E	WIDTH	HEIGHT	THICK	MAT	FINISH	MAT	FINISH	N/E			
1	E	6'-0"	8'-0"	1 3/4"	E	E	E	E	E	4		
2	E	3'-0"	7'-0"	1 3/4"	E	E	E	E	E	E		REUSE DOOR
3	E	3'-0"	7'-0"	1 3/4"	E	E	E	E	E	E		REUSE DOOR
4	N	3'-0"	7'-0"	1 3/4"	WD	S	HM	P	N	1,2		
5	N	3'-0"	7'-0"	1 3/4"	WD	S	HM	P	N	1,2		
6	N	3'-0"	7'-0"	1 3/4"	WD	S	HM	P	N	1,2		
7	N	3'-0"	7'-0"	1 3/4"	WD	S	HM	P	N	1,2,10		
8	N	3'-0"	8'-0"	1 3/4"	HM	P	HM	P	N	1,2,3,4,5		SEE DETAIL #3 ON SHEET A3
9	E	3'-0"	7'-0"	1 3/4"	E	E	E	E	E	E		REVERSE DOOR OPERATION
10	N	3'-0"	7'-0"	1 3/4"	WD	S	HM	P	N	1,6,7,10		
11	N	3'-0"	7'-0"	1 3/4"	WD	S	HM	P	N	1,2,10		
12	N	3'-0"	7'-0"	1 3/4"	WD	S	HM	P	N	1,2		
13	E	3'-0"	7'-0"	1 3/4"	E	E	E	E	E	8		
14	N	3'-0"	7'-0"	1 3/4"	HM	S	HM	P	N	1,2		
15	N	3'-0"	7'-0"	1 3/4"	WD	S	HM	P	N	1,2		

DOOR SCHEDULE LEGEND

MARK	DESCRIPTION
E	EXISTING
HM	HOLLOW METAL
P	PAINT TO MATCH EXISTING
S	STAIN TO MATCH EXISTING
WD	SOLID CORE WOOD
N/E	NEW OR EXISTING
ALUM	ALUMINUM STORE FRONT TYP.
BZ	BRONZE FINISH
MAT	MATERIAL

HARDWARE LEGEND

MARK	DESCRIPTION
1	1 1/2 PAIR HINGES STANLEY
2	MORTISE LOCKSET, CORE/PUSH-PULL WITH MEDICO LEVER HANDLE SET
3	ALUMINUM THRESHOLD PEMKO
4	SEALS PEMKO
5	CLOSER, INTERIOR SGE. LCN "CUSHION-STOP"
6	ADA RESTROOM SIGN
7	LEVER HANDLE PASSAGE WITH DEAD BOLT (NEVER SCHEDULE THUMB LATCH SETS!!!) WITH VACUFORM/VACUUM INDICATOR
8	REPLACE EXISTING LOCKSET & DEAD BOLT WITH MEDICO LOCKSET LEVER HANDLE PASSAGE & EXIT DEVICE AT INTERIOR CORRIDOR-RESTROOM.
9	PROVIDE SIGN ON FRAME ABOVE DOOR "DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
10	DOOR CHARGE 16" HT. x DOOR WIDTH WIDE 2"

NEW WORK GENERAL NOTES FOR REMODEL JOB:
1. PATCH ANY HOLES THROUGHOUT BUILDING PRIOR TO PAINTING
2. NEW PARTITION WALLS WILL BE INSTALLED OVER EXISTING FLOORING MATERIAL
3. REPLACE ANY DAMAGED OR MISSING ACOUSTIC CEILING TILES THROUGHOUT BUILDING WITH NEW TILES TO MATCH EXISTING
4. COUNTY WILL REPLACE CONSTRUCTION KEY CYLINDERS AT COMPLETION OF PROJECT.
5. INTERIOR PAINT COLOR TO BE PROJECT # CLR-1055-P STATION FLAT IN AN EGGSHELL FINISH. NEW WALLS & CEILINGS-1 COAT PRIMER & 2 COATS PAINT. EXISTING WALLS-1 COAT PAINT.
6. PAINT OUTER BUILDING INTERIOR EXCEPT ROOMS 118, 122, 123, 124, 125 & 126. IN ROOMS 102 & 105 PAINT UP TO SOFFIT, AND PAINT REMAINED AT NORTH, EAST, & WEST SIDE WALLS IN ROOMS 114 & 115.

NEW WORK KEY NOTES:
1. INSTALL NEW UPPER AND LOWER CABINETS IN THIS LOCATION. SEE ELEVATION 3/A3.
2. SEE ENLARGED ADA RESTROOM PLAN, DETAIL 1/A3 FOR ADDITIONAL WORK IN THIS ROOM.
3. PATCH & PAINT WALL BEHIND REMOVED DRINKING FOUNTAIN (EXISTING DRINKING FOUNTAIN TO BE REMOVED BY COUNTY)
4. REPAIR ANY GAPS OR CRACKS IN DOORS TO MAKE ASSEMBLY TIGHT. DOORS TO REMAIN PERMANENTLY FIXED TO FRAME AND INACTIVE
5. INSTALL "FRP" PANEL OR SIMILAR TO A HEIGHT OF 48" A.F.F. AND 48" FROM CORNER ON SOUTH & WEST WALLS
6. CENTER NEW WALL ON WINDOW FRAME
7. FINISH END OF WALL WITH EPOXY METAL TRIM TO WINDOW FRAME

GENERAL NOTE:
ALL WORK ON THIS SHEET TO BE PERFORMED AS ATTACHED JOB CONSTRUCTION UNLESS NOTED OTHERWISE

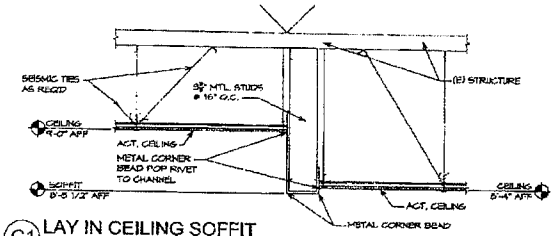
PIMA COUNTY FACILITIES MANAGEMENT, 150 WEST CONGRESS, TUCSON ARIZONA 35701 (520)740-3085

EL BANCO T.I. FOR CDNC
801 W. CONGRESS
TUCSON, AZ

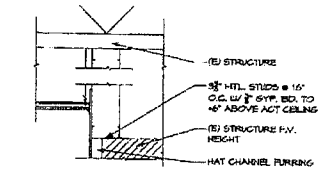
FLOOR PLANS

DRAWN BY:	JFD
CHK BY:	TG
DATE:	12/7/10
SCALE:	1/8"=1'-0"
SHEET NO:	**A1**
	2 OF 8
W.O. NUMBER	**1106160**

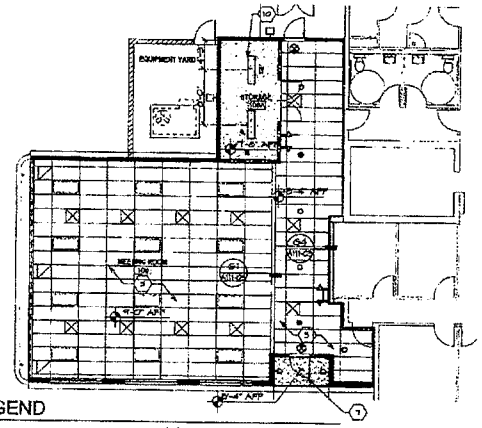
REV DATE

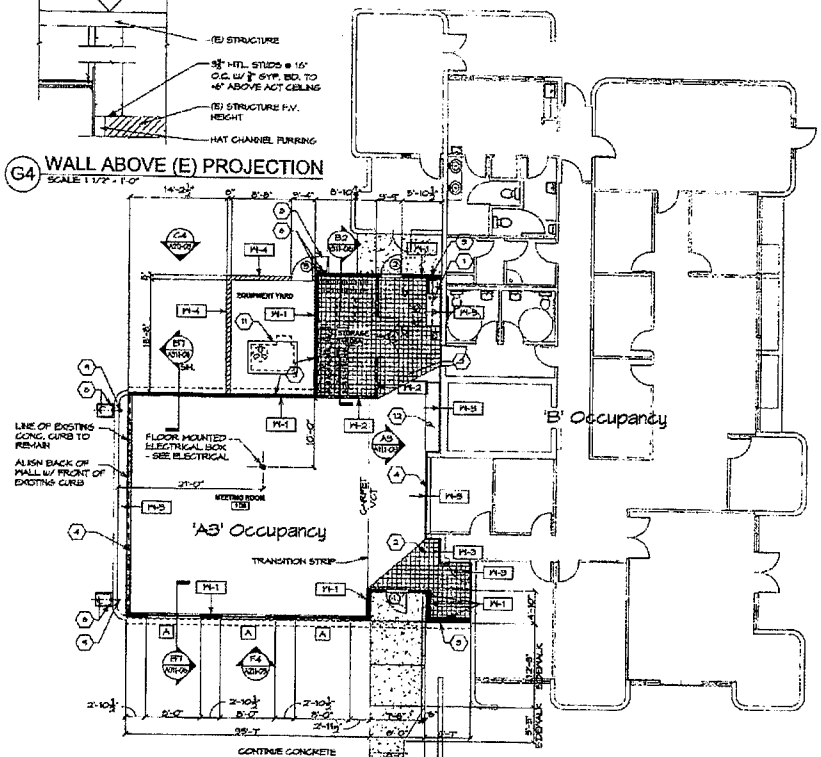


G1 LAY IN CEILING SOFFIT
SCALE: 1 1/2" = 1'-0"



G4 WALL ABOVE (E) PROJECTION
SCALE: 1 1/2" = 1'-0"





C1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

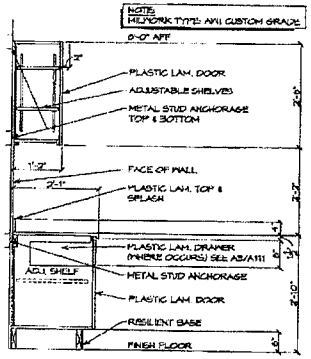
PROJECT NORTH

C4 FLOOR PLAN
SCALE: 1/8" = 1'-0"

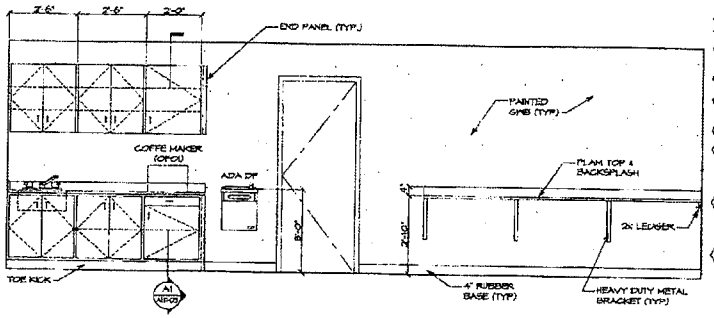
PROJECT NORTH

RCP LEGEND

- LIGHT FIXTURE - SEE ELECTRICAL.
- 1 LIGHT FIXTURE - SEE ELECTRICAL.
- CAN LIGHT - SEE ELECT.
- EXT. LIGHT FIXTURE - SEE ELECT.
- EXIT SIGN - SEE ELECT.
- EMERGENCY LIGHTING - SEE ELECT.
- RETURN AIR REGISTER - SEE MECH.
- SUPPLY AIR REGISTER - SEE MECH.



A1 BASE & WALL CABINET DTL.
SCALE: 1" = 1'-0"



A3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

LEGEND

Wall type:

- W1-1: Exterior Wall: 2x6 wood stud wall, 16" o.c. with 5/8" GWB on interior side, R-19 batt insulation and 3 - Coat exterior stucco system on exterior side.
- W1-2: 1 HR. Fire rated partition: 2x4 studs @ 16" o.c. w/ 5/8" type 'X' GWB each side. UL Design U305. See bldg. section B2/A311-06 for wall to ceiling dtls.
- W1-3: 1 5/8" 24 GA. MTL. HAT CHANNELS @ 16" O.C. w/ 5/8" GYP. BD. ONE SIDE o/ EXISTING WALL.
- W1-4: 8x8x16" CMU TO +8'-0". (SCREEN WALL)
- W1-5: 6" 24GA. MTL. STUDS @ 16" O.C. FROM BTM. OF NEW CONC. SLAB TO STRUCTURE ABOVE W/ R-19 BATT INSULATION, AND 5/8" TYPE 'X' GYP. BD. ON INTERIOR FACE. EXTEND GYP. BD. TO +6" ABOVE CEILING.

A Window Type: See A1/A211-05

B Door type: see A6/A211-05

KEYNOTES

1. Base & wall cabinets. See detail A6/A111-03.
2. Provide vinyl composition tile flooring construction and associated 4" rubber base. Color to be selected by owner.
3. Conventional 3-coat exterior stucco system similar to:
   A. Base Coat: Factory pre-mixed, pre-blended, fiber-reinforced basecoat to comply with ASTM C926.
      1. Portland Cement: ASTM C150, Type I or Type II.
      2. Lime: ASTM C206, Type S or ASTM C207, special hydrated lime.
      3. Sand: ASTM C897.
      4. Fiber Reinforcing: Manufacturer's standard acrylic fibers.
      5. Water: Potable, clear, fresh, and free from oil, acid, organic matter or other deleterious substances.
   B. Finish Coat: Factory pre-mixed, synthetic exterior elastomeric polymer-based cast finish system consisting of acrylic polymers, properly graded aggregate and colorant.
      1. Color: Match existing building.
      2. Finish Texture: Match existing building.
   C. Bonding Agent: ASTM C932, Acrylic bonding agent as manufactured and as recommended by basecoat system manufacturer.
   D. Admixture: Acrylic polymer additive as manufactured by and as recommended by basecoat system manufacturer.
   E. Sealer: UV resistant, high vapor permeability, non-staining, non-yellowing, clear water repellent sealer.
   F. Metal Lath: ASTM C847.
      1. Diamond Mesh: Galvanized, 3.4 lbs. per square yard (1.84 kg/sq.), self-furring lath or approved equal; to be used on horizontal surfaces and as reinforcing around doors and windows, where framing members are more than 16 inches (406 mm) o.c., and elsewhere as shown on contract documents.
      2. Stucco Lath: Galvanized, 2x6mm, 17 gage (1.5x1 mm) self-furring stucco netting, or approved equal; to be used on framing at 16 inches (406 mm) o.c. or less and elsewhere as shown on contract documents.
   G. Weather Resistive Barrier: Two (2) layers of Grade "D", 15 pound (6.8 kg) building paper over wood substrates and one (1) layer over gypsum or fiber sheathing.

ACCESSORIES

General: Manufacturer's suggested steel products, unless otherwise indicated as desired. Do not fill with plaster or cement.

Hot dip galvanized finish, per ASTM A653, G40.

H. Corner Beads: 1/2 inch (3.18 mm) diameter bend with expanded flanges.
I. Casing Beads: Expanded flange, J-shaped, square edge style, to suit application.
J. Bull Nose Corner Beads: 3/4 inch (19.05 mm) radius with expanded flanges.
K. Control Joints: H-shaped, with 1/4 inch (6.35 mm) slot and 1 inch (25 mm) grounds, removable tape to keep plaster out of groove, and with diamond mesh expanded flanges.
G. Hold Screws: Foundation sill screed, with holes for drainage.
H. Fasteners: (CMU applications) Galvanized steel fasteners of furring type and length suitable for at least 1/2 inch (12.7 mm) penetration of the brick or block substrate.
I. Drip Screed: Provide drip screed at all exterior drip edges, stucco overhangs and elsewhere as indicated on Contract documents.

4. Typical gypsum wallboard System Note: Perform gypsum wallboard systems work in accordance with GA-216. Gypsum wallboard accessories: Large mesh diamond lath metal reliefer corner beads, "J" exposed reveal edge trim, reinforcing tape, and joint compound. Tape, fill and sand exposed joints, edges, corners, openings, and fittings to produced surface ready to receive surface finish. Install one coat primer sealer prior to texturing. Texture interior gypsum wallboard surface with: Light orange peel, knock down finish. All cut edges and openings around pipes and fixtures should be caulked flush with waterproof flexible caulking compound, all joints to be 5/8" type "X".
5. Provide new 24"x48", 5/8" thick suspended acoustical ceiling tile face and system.

Suspension system for acoustical ceiling:
A. Suspension system, non-rated, intermediate duty system complying with ASTM C635.
B. General: all components shall be products of the same manufacturer.
C. Type: exposed, 15/16-inch face grid system and suitable for use with 24-inch x 48-inch acoustical panels. components shall be reversible, relocatable, and reusable.
D. Perimeter molding and corner caps and pieces: same material as that of suspension system; to-gage at fixed side of corridors) with hemmed edge.
E. Hanger wires and ties: galvanized, soft-annealed, mild steel wire, or sizes and specified or required by code ; 606.
F. Miscellaneous accessories: manufacturer's standard for use with suspension system furnished; furnish as required.

Finish: manufacturer's standard white, low gloss paint

KEYNOTES (cont.)

6. NEW RAINWATER LEADER & OVERFLOW W/ NOZZEL- SEE PLUMBING
7. STUCCO CEILING.
8. SPLASH BLOCK SEE DETAIL G4/A121-04, CENTER ON (E) NOZZEL
9. (E) RAINWATER LEADER & NOZZEL
10. 1 HR. RATED CEILING: 2x6 STUDS @ 16" O.C. W/ 2-LAYERS 5/8" TYPE X GYP. BD. ON ROOM SIDE, AND 1-LAYER ON OPPOSITE SIDE. GYPSUM ASSOCIATION FILE NO. FC 5406
11. 4" RAISED CONC. EQUIPMENT PAD SEE DETAIL A6/A121-04 COORDINATE SIZE WITH MECHANICAL EQUIPMENT MFG. - SEE MECHANICAL.
12. PLAM TOP COUNTER TOP.

NOTE:
PIMA COUNTY MATERIAL AND WORKMANSHIP WARRANTIES SHALL BE FOR 2 YEARS.

No.	REVISIONS	DATE

PIMA COUNTY FACILITIES MANAGEMENT
EL BANCO CORPS-TRIBU ENCLOSURE
201 Pima Congress

FLOOR PLAN & REFLECTED CEILING PLAN

GLHN ARCHITECTS & ENGINEERS, INC.
2939 E. Broadway Blvd. Tucson, Arizona 85716
PH: 520-881-4348 glhn.com

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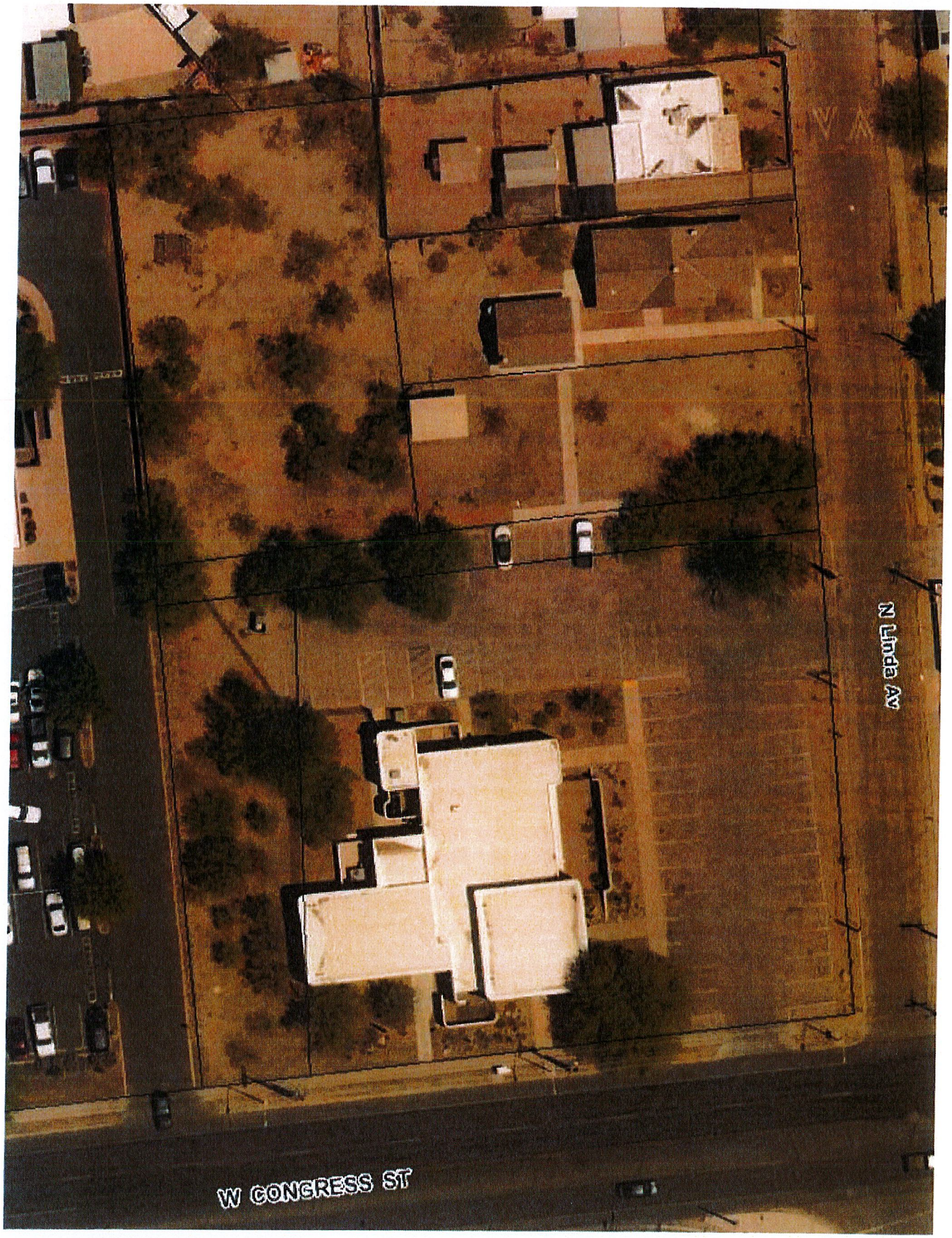
PROJ. NO.	1107.00
DESIGN BY:	GA
DRAWN BY:	RZ
CHECKED BY:	RM
DATE:	04-11-2011

A111-03



AERIAL SITE PLAN
NTS