

Exhibit A
Legal Description

Legal Description

The Land referred to herein below is situated in the County of Coconino, State of Arizona, and is described as follows:

PARCEL NO. 1:

The East half of the Northeast quarter of the Northeast quarter of Section 23, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona;

EXCEPT the Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter;

AND EXCEPT a strip of land 88.00 feet in width, the centerline of which is described as follows:
BEGINNING at a point from which the Northeast corner of said Section 23 bears North 00° 44' 59" West, a distance of 753.26 feet;

THENCE South 70° 09' 11" West, a distance of 32.67 feet to a point of curvature of a curve to the left having a radius of 600.00 feet and a central angle of 12° 48' 25";

THENCE along said curve, a distance of 134.11 feet to a point of tangency;

THENCE South 57° 20' 46" West, a distance of 340.23 feet to the North line of the Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter of said Section 23 and the POINT OF TERMINUS;

AND EXCEPT a portion said Section 23 more particularly described as follows:

COMMENCING at the Northeast corner of said Section 23;

THENCE South 00° 46' 03" East, along the East line of said Section 23, a distance of 706.73 feet to the TRUE POINT OF BEGINNING, being on the Northerly right-of-way of Butler Avenue, as described in Docket 918, Page 572, records of Coconino County, Arizona;

THENCE continuing South 00° 46' 03" East, a distance of 616.61 feet to the North 1/16th corner of Sections 23 and 24;

THENCE South 88° 39' 50" West, along the South line of the Southeast quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter of said Section 23, a distance of 326.90 feet to the Southeast corner of the Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter of said Section 23;

THENCE North 00° 42' 07" West, along the East line of the Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter, a distance of 330.79 feet to the Northeast corner of said Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter of said Section 23;

THENCE South 88° 38' 54" West, along the North line of the Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter of said Section 23, a distance of 191.13 feet to the Northerly right-of-wayline of said Butler Avenue;

THENCE North 57° 19' 47" East (North 57° 19' 47" West, record), along said Northerly right-of-way line, a

distance of 403.84 feet to a point of curvature;

THENCE along a curve to the right, concave to the Southeast, having a central angle of 12° 46' 01" (12° 48' 25" record), and a radius of 645.31 feet (644.00 feet, record), an arc distance of 143.79 feet to a point of tangency;

THENCE continuing along said Northerly right-of-way line of Butler Avenue, North 70° 05' 48" East, a distance of 47.97 feet back to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

That part of the Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 23, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

COMMENCING for reference at the Northeast corner of said Section 23;

THENCE South 00° 44' 59" East, along the East line of said Section 23, a distance of 1323.33 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 23;

THENCE South 88° 39' 50" West, along the South line of said Northeast quarter of the Northeast quarter of said Section 23, a distance of 653.80 feet to the Southwest corner of the Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter, being also that parcel described in Instrument recorded in Docket 376, Page 654, records of Coconino County, Arizona;

THENCE North 00° 12' 45" West, along the West line of said Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter, a distance of 249.28 feet to the Northerly line of said Butler Avenue, as described in Docket 934, Page 44, records of Coconino County, Arizona and the TRUE POINT OF BEGINNING;

THENCE continuing North 00° 12' 45" West, along the West line of said Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter, a distance of 81.26 feet to the Northwesterly corner thereof;

THENCE North 88° 38' 08" East, along the North line of said Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter, a distance of 132.05 feet to the Northerly right-of-way line of said Butler Avenue;

THENCE South 57° 20' 46" West, along the Northerly right-of-way line of said Butler Avenue, a distance of 156.44 feet back to the TRUE POINT OF BEGINNING.

PARCEL NO. 3:

That part of the Southeast quarter of the Southeast quarter of Section 14, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, lying Southerly of the Southerly right-of-way line of Interstate Highway 40, as described in Instrument recorded in Docket 296, Page 515, records of Coconino County, Arizona.

PARCEL NO. 4:

Tract J, FOREST SPRINGS TOWNHOMES, UNIT 1, as shown on the plat thereof, recorded in Case 9, Maps 92-92B, inclusive, records of Coconino County, Arizona.

Exhibit B
ALTA Survey Map

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, THE SOUTHEAST QUARTER OF SECTION 14, AND THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Coconino, State of Arizona, and is described as follows:

PARCEL NO. 1

The East half of the Northeast quarter of the Northeast quarter of Section 23, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona; EXCEPT the Southwest quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter;

AND EXCEPT a strip of land 88.00 feet in width, the centerline of which is described as follows: BEGINNING at a point from which the Northeast corner of said Section 23 bears North 00° 44' 59" West, a distance of 753.26 feet;

THENCE South 70° 09' 11" West, a distance of 32.67 feet to a point of curvature of a curve to the left having a radius of 600.00 feet and a central angle of 12° 48' 25";

THENCE along said curve, a distance of 134.11 feet to a point of tangency;

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PARCEL NO. 4

Tract J, FOREST SPRINGS TOWNHOMES, UNIT 1, as shown on the plat thereof, recorded in Case 9, Maps 92-92B, inclusive, records of Coconino County, Arizona.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- AS TO THE TITLE MATTERS SHOWN HEREON, SHEPHARD-WESNITZER, INC. HAS RELIED SOLELY ON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO: 70515804-005-SLC, EFFECTIVE DATE OCTOBER 25, 2021 AT 7:30 A.M. SHEPHARD-WESNITZER, INC. AND AARON D. BORLING, RLS MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT COMMITMENT FOR TITLE INSURANCE.
- AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE THAT ANY PART OF THIS SITE WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
- ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS NOTED OTHERWISE
- THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS OR RIGHTS OF WAY THAT AFFECT THE SUBJECT PARCEL. ONLY EASEMENTS AS LISTED IN THE SCHEDULE B EXCEPTIONS OF THE AFOREMENTIONED TITLE REPORT ARE SHOWN.
- THE UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE PROVIDED BY THE CITY OF FLAGSTAFF AND ARE OF GIS QUALITY AND ARE CONSIDERED TO BE APPROXIMATE. ABOVE GROUND UTILITY APPURTENANCES WERE MEASURED DURING THE FIELD SURVEY.
- THE ZONING FOR THE SUBJECT PARCEL IS HIGHWAY COMMERCIAL (HC) PER CITY OF FLAGSTAFF ZONING MAPS. NO ZONING REPORT WAS PROVIDED AS PART OF THIS SURVEY, AS SUCH, BUILDING SETBACKS HAVE NOT BEEN SHOWN ON THE SURVEY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON PER TOPOGRAPHIC AND RESOURCE SURVEY PREPARED BY MOGOLLON ENGINEERING, INC. DATED 4/7/2009.

SCHEDULE 'B' EXCEPTIONS:

ITEM NO.	DOCKET/PAGE (OR INST.#)	DESCRIPTION	LOCATION
1	---	MATTERS OF PUBLIC RECORD	NOT PLOTTABLE
2	---	TAXES AND ASSESSMENTS	NOT PLOTTABLE
3	---	MATTERS OF PUBLIC RECORD	NOT PLOTTABLE
4	---	MATTERS OF PUBLIC RECORD	NOT PLOTTABLE
5	---	MATTERS OF PUBLIC RECORD	NOT PLOTTABLE
6	---	PATENTS AND CLAIMS	NOT PLOTTABLE
7	---	MATTERS OF PUBLIC RECORD	NOT PLOTTABLE
8	---	TAXES AND ASSESSMENTS	NOT PLOTTABLE
9	---	WATER RIGHTS AND CLAIMS	NOT PLOTTABLE
10	---	OBLIGATIONS PURSUANT TO TITLE 48	NOT PLOTTABLE
11	---	RESERVATIONS AND PATENTS	NOT PLOTTABLE
12	296/515	EASEMENT-HIGHWAY AND INCIDENTAL PURPOSES	AS SHOWN
13	366/248	EASEMENT-HIGHWAY AND INCIDENTAL PURPOSES	AS SHOWN
14	376/369	EASEMENT-ROADWAY, UTILITIES, AND INCIDENTAL PURPOSES	AS SHOWN
15	393/406 466/161	EASEMENT-ROADWAY, UTILITIES, AND INCIDENTAL PURPOSES	EXTINGUISHED EASEMENT
16	918/572	EASEMENT-ROADWAY AND INCIDENTAL PURPOSES	AS SHOWN
17	2060/978	AIRPORT INFLUENCE AREA	BLANKET EASEMENT
18	169/142	BLANKET EASEMENT GRANT	BLANKET EASEMENT
19	10/37	MATTERS OF SURVEY	AS SHOWN
20	3329643	EASEMENT-PUBLIC UTILITY AND INCIDENTAL PURPOSES	DOES NOT AFFECT SUBJECT PARCEL
21	9/92	EASEMENTS AND CONDITIONS PER PLAT	DOES NOT AFFECT SUBJECT PARCEL
22	3356459	TERMS AND CONDITIONS	NOT PLOTTABLE
23	3356460, 3384493, 3475065 3647329, 3898558	RESTRICTIONS AND COVENANTS	NOT PLOTTABLE
24	3668066	RESTRICTIONS AND COVENANTS	NOT PLOTTABLE
25	---	LOCATION OF IMPROVEMENTS	AS SHOWN
26	---	RIGHTS OF LESSEES	NOT PLOTTABLE

RECORD INFORMATION

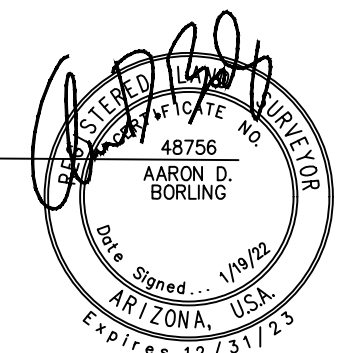
(R1) EXHIBIT A, LEGAL DESCRIPTION, PER COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO: 70515804-005-SLC, EFFECTIVE DATE OCTOBER 25, 2021 AT 7:30 A.M.

CERTIFICATE OF LAND SURVEYOR

To: Miramonte Acquisitions, LLC, an Arizona Limited Liability Company, and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 8, 11, 13, 16, and 18 of Table A thereof. The fieldwork was completed in January 2022. Date of Plat or Map: January 19, 2022

Aaron D. Borling, RLS 48756



ZONING CLASSIFICATION:

PARCEL NO. 1 AND NO. 3 - RURAL RESIDENTIAL (RR)
PARCEL NO. 2 - HIGHWAY COMMERCIAL (HC)
PARCEL NO. 4 - MEDIUM DENSITY RESIDENTIAL (MR)
PER CITY OF FLAGSTAFF LAND DEVELOPMENT CODE SEC. 10-40.30.040

FLOOD ZONE CLASSIFICATION:

A PORTION OF SUBJECT PARCEL NO. 4 LIES WITHIN ZONE 'AE' - AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

THE REMAINDER OF PARCEL NO. 4 AND ALL OF PARCEL NO. 1, 2, AND 3 LIES WITHIN ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(PER FEMA FLOOD INSURANCE RATE MAP NUMBER 04005C6809G, EFFECTIVE DATE SEPTEMBER 2, 2010).

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

NO.	DESCRIPTION	DATE	BY

SWI
Shephard Wesnitzer, Inc.

110 West Dale Ave
Flagstaff, Az 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO: 21272
DATE: JAN 2022
SCALE: AS SHOWN
DRAWN: RPR
DESIGN:
CHECKED: ADB

BUTLER COMMERCE CENTER

FLAGSTAFF
ARIZONA

ALTA/NSPS LAND TITLE SURVEY
APN: 106-04-006B, 107-11-001B,
106-04-007C, 107-44-062

DRAWING NO.

A1

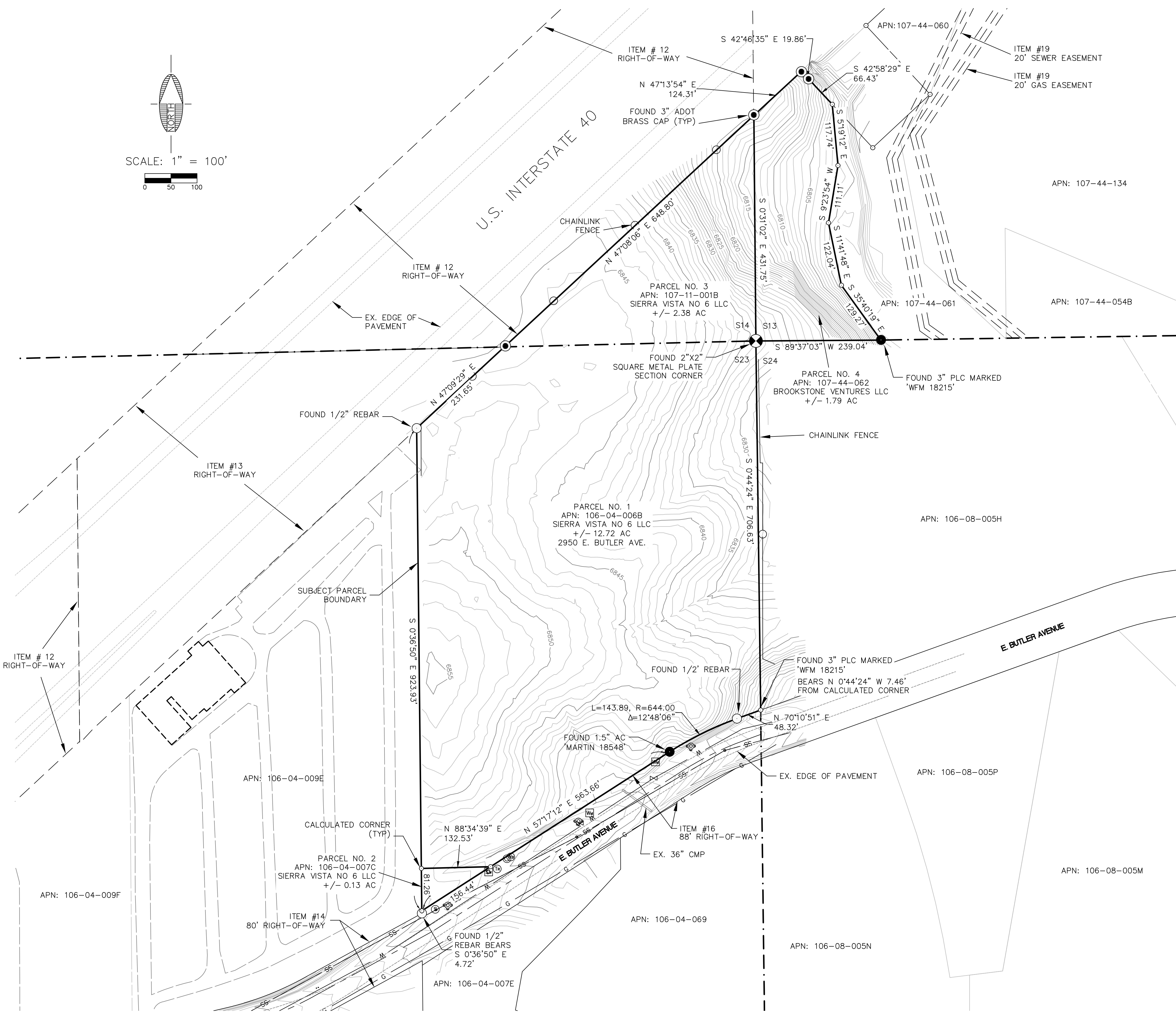
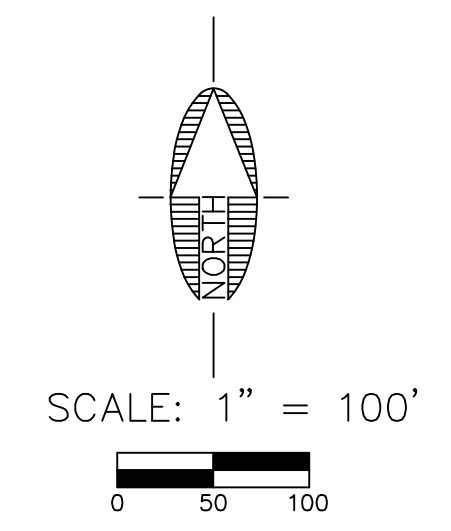
SHT NO. OF
1 2

PLOTTED: Jun 19, 2022 - 10:23am

FILE: P:\2021\21272\Survey\Drawings\ALTA_21272_BCC_ALTA.DWG SWI-C519-2021

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23,
THE SOUTHEAST QUARTER OF SECTION 14,
AND THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



- LEGEND**
- SUBJECT BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - - - EASEMENT LINE
 - ===== EDGE OF ASPHALT
 - ===== EDGE OF CURB/GUTTER
 - ===== EDGE OF CONCRETE
 - ===== PAINT STRIPE
 - ===== EDGE OF RIP-RAP
 - CENTERLINE
 - EDGE OF BUILDING
 - CHAIN LINK FENCE
 - WALL (TYPE AS NOTED)
 - UGE UNDERGROUND ELECTRIC LINE
 - G UNDERGROUND GAS LINE
 - OHE OVERHEAD ELECTRIC LINE
 - SS SANITARY SEWER LINE
 - W WATER LINE
-
- BOLLARD
 - CATCH BASIN/GRATE
 - DOWN GUY
 - ⊕ FIRE HYDRANT
 - ⊞ IRRIGATION VALVE
 - ⊛ LIGHT POLE
 - ⊞ SIGN
 - ⊕ UTILITY POLE
 - ⊞ TELEPHONE MANHOLE
 - ⊞ TELEPHONE RISER
 - ⊞ WATER METER
 - ⊞ WATER RISER/SPIGOT
 - ⊞ WATER VALVE
 - ⊞ CABLE TV RISER
 - ⊞ ELECTRIC PULLBOX
 - ⊞ ELECTRIC RISER
 - ⊞ ELECTRIC SWITCH CABINET
 - ⊞ ELECTRIC TRANSFORMER
 - ⊞ GAS RISER
 - ⊞ GAS METER
 - ⊞ GAS VALVE
 - ⊞ SEWER CLEANOUT
 - ⊞ SEWER MANHOLE TOP
 - ⊞ SEWER VALVE
 - ⊞ STORM SEWER MANHOLE

CERTIFICATE OF LAND SURVEYOR

I HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AARON D. BORLING, RLS 48756

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

NO.	DESCRIPTION	DATE	BY

SWI
Shephard Wesnitzer, Inc.

110 West Dale Ave
Flagstaff, Az 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO:	21272
DATE:	JAN 2022
SCALE:	AS SHOWN
DRAWN:	RPR
CHECKED:	ADB

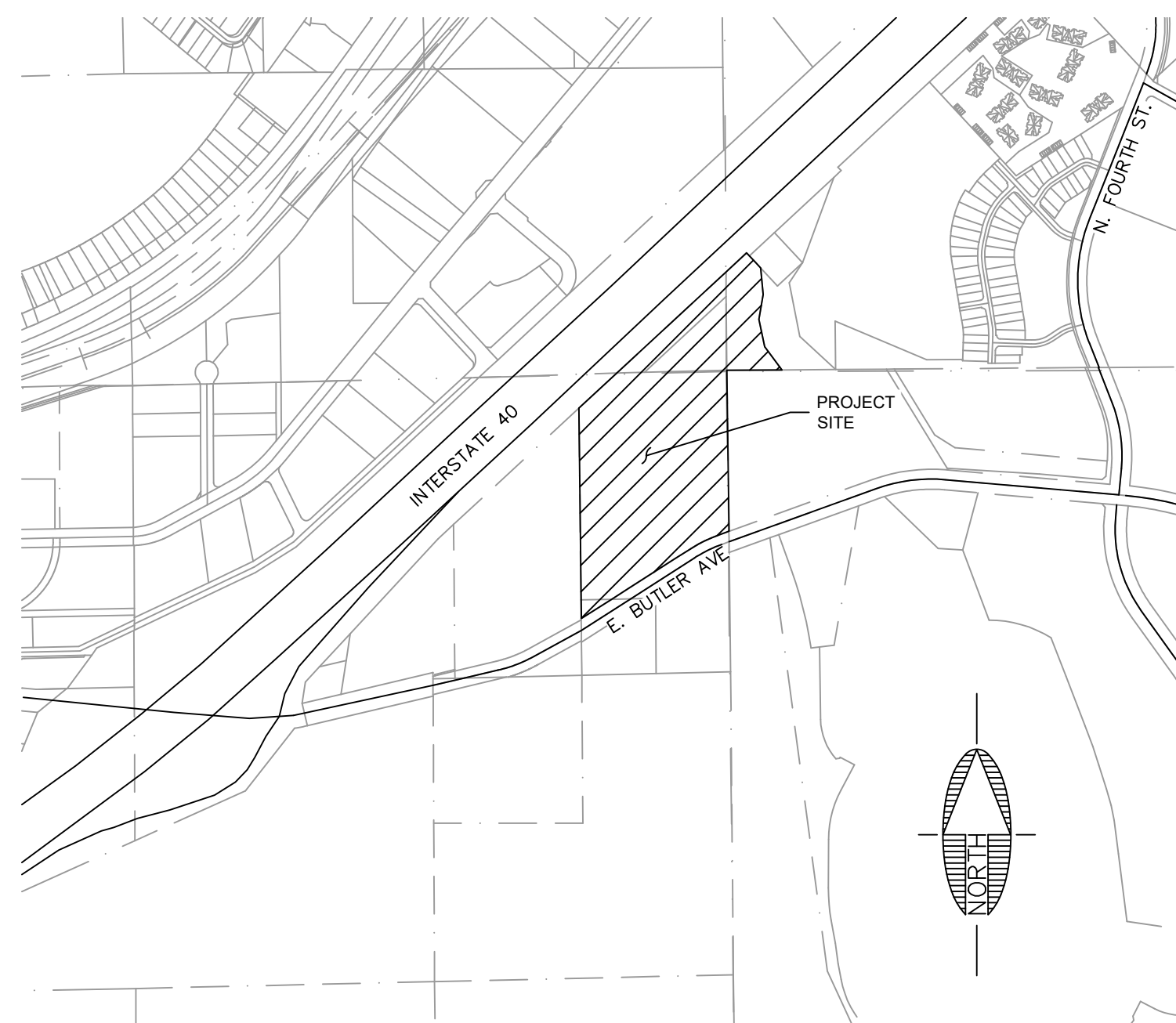
BUTLER COMMERCE CENTER
FLAGSTAFF ARIZONA

ALTA/NSPS LAND TITLE SURVEY
APN: 106-04-006B, 107-11-001B,
106-04-007C, 107-44-062

DRAWING NO. **A2**
SHT NO. **2** OF **2**

Exhibit C

Site Plan



VICINITY MAP
N.T.S.

GROSS FLOOR AREA RATIO CALCULATION			
Building Type	Building Size, sf	Qty	Total Area, sf
(1) Bedroom	813	26	21,138
(2) Bedroom	1071	120	128,520
(3) Bedroom	1340	26	34,840
Residential Clubhouse	2806	1	2,806
Commercial	2154	1	2,154
Total Floor Area, sf			189,458
Total Floor Area, acres			4.35
Total Site Area, acres			15.93
Floor Area Ratio (FAR)			0.3
Max Allowed FAR			3.0

PARKING CALCULATIONS				
Type	No. of Bldgs	1 Bed	2 Bed	3 Bed
4-2 bed	30	0	120	0
2-1 bed, 2-3 bed	13	26	0	26
Parking Required		39	240	52
Guest Spaces Required		0	30	6.5
Club House Commercial Required (1 per 300 sf - 2,154 sf of rental office space)				7
ADA Parking Required				9
Bike Parking Required (5% of total)				18
Bike Parking Provided (conceptual)				40
Transit Reduction (10% of Total Required)				37
Total Residential Parking Required				375
Total Required After Reduction				327
Total Residential Parking Provided				352

SHEET LIST TABLE		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
1	SP01	COVER & VICINITY
2	SP02	GRADING & DRAINAGE PLAN (1)
3	SP03	GRADING & DRAINAGE PLAN (2)
4	SP04	UTILITY PLAN (1)
5	SP05	UTILITY PLAN (2)
6	SP06	ROADWAY IMPROVEMENTS
7	SP07	NATURAL RESOURCE PROTECTION PLAN

PROJECT INFORMATION

SITE ADDRESS: 2950 E. BUTLER AVE
FLAGSTAFF, AZ 86001

APN	CURRENT ZONING	PROPOSED ZONING	ACREAGE
106-04-006B	RURAL RESIDENTIAL	HIGHWAY COMMERCIAL	±12.72 AC
106-04-007C	HIGHWAY COMMERCIAL	-	±0.13 AC
107-11-001B	RURAL RESIDENTIAL	HIGHWAY COMMERCIAL	±2.38 AC
107-44-062	MEDIUM DENSITY RESIDENTIAL	HIGHWAY COMMERCIAL	±1.79 AC

FUTURE COMMERCIAL PARCEL: 1.09 AC
GROSS MIXED USE PARCEL: 17.02 AC
NET MIXED USE PARCEL (AFTER FUTURE COMMERCIAL PARCEL REMOVED): 15.93 AC

PROPOSED UNITS = 43 BLDGS @ 4 UNITS/BLDG
BLDG FOOTPRINT: 152,173 SF (21.93% COVERAGE, NET PARCEL)

PROPOSED DWELLING UNITS PER ACRE: 172 / 15.93 = 10.79
ALLOWED DWELLING UNITS PER ACRE: 29/AC * 15.93 = 462

APPROXIMATE FUTURE ROW DEDICATION = 0.12 AC (NET PARCEL ACREAGE = 15.81 AC)
APPROXIMATE NET DWELLING UNITS PER ACRE: 172 / 15.81 = 10.88
APPROXIMATE ALLOWED DWELLING UNITS PER ACRE: 29/AC * 15.81 = 458

BUILDING TYPE INFORMATION

OCCUPANCY - CLUBHOUSE: A-3 DWELLING: R-2
CONSTRUCTION - CLUBHOUSE: V-B DWELLING: V-A

UNIT TYPES AND QUANTITY:
(26) ONE-BEDROOM UNITS
(26) THREE-BEDROOM UNITS
(120) TWO-BEDROOM UNITS

OWNER

APN	OWNER	ADDRESS
106-04-006B	SIERRA VISTA NO 6 LLC	2950 E BUTLER AVE FLAGSTAFF, AZ 86004
106-04-007C	SIERRA VISTA NO 6 LLC	FLAGSTAFF, AZ 86004
107-11-001B	SIERRA VISTA NO 6 LLC	FLAGSTAFF, AZ 86004
107-44-062	BROOKSTONE VENTURES LLC	FLAGSTAFF, AZ 86004

CIVIL SITE PLAN

FOR LOFTS ON BUTLER

2950 E. BUTLER AVE

FLAGSTAFF, ARIZONA

LOCATED IN NE QUARTER OF SECTION 23, SE QUARTER OF SECTION 14 AND SW QUARTER OF SECTION 13, TOWNSHIP 21 NORTH, RANGE 7 EAST GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

CIVIL ENGINEER:

SHEPARD-WESNITZER INC.
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
CONTACT: STEPHEN IRWIN
(928) 774-8934

DEVELOPER:

MIRAMONTE ACQUISITIONS, LLC
102 S. MIKES PIKE
FLAGSTAFF, AZ 86001
CONTACT: CHARITY LEE
clea@mironmontehomes.com
(928) 600-3594

IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA = 0 SF
POST DEVELOPMENT IMPERVIOUS AREA = 317,876 SF = 7.30 AC

LID VOLUME REQUIRED = 26,490 CF

PRELIMINARY EARTHWORK QUANTITIES

CUT = 15,000 CY
FILL = 15,500 CY
NET = -500 CY

FLOOD ZONE CLASSIFICATION:

A PORTION OF SUBJECT PARCEL 107-44-062 LIES WITHIN ZONE 'AE' - AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

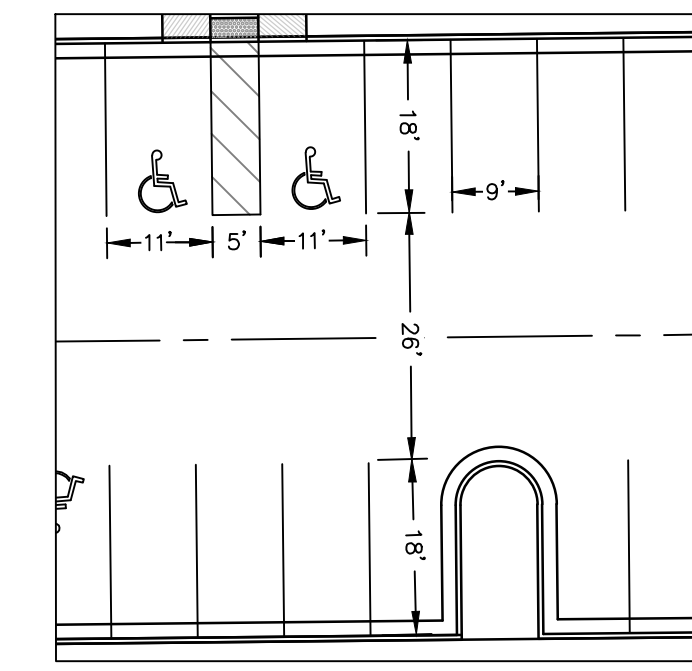
THE REMAINDER OF PARCEL 107-44-062 AND ALL OF PARCEL 106-04-006B, 106-04-007C, AND 107-11-001B LIES WITHIN ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(PER FEMA FLOOD INSURANCE RATE MAP NUMBER 04005C6809G, EFFECTIVE DATE SEPTEMBER 2, 2010).

OPEN/CIVIC SPACE:

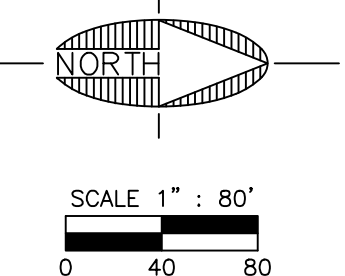
OPEN SPACE REQUIRED: 15% OF GROSS LOT AREA = 15% * 15.93 AC = 2.39 AC
CIVIC SPACE REQUIRED: 5% OF GROSS LOT AREA = 5% * 15.93 AC = 0.80 AC

OPEN SPACE PROVIDED = 3.87 AC
CIVIC SPACE PROVIDED = 0.91 AC



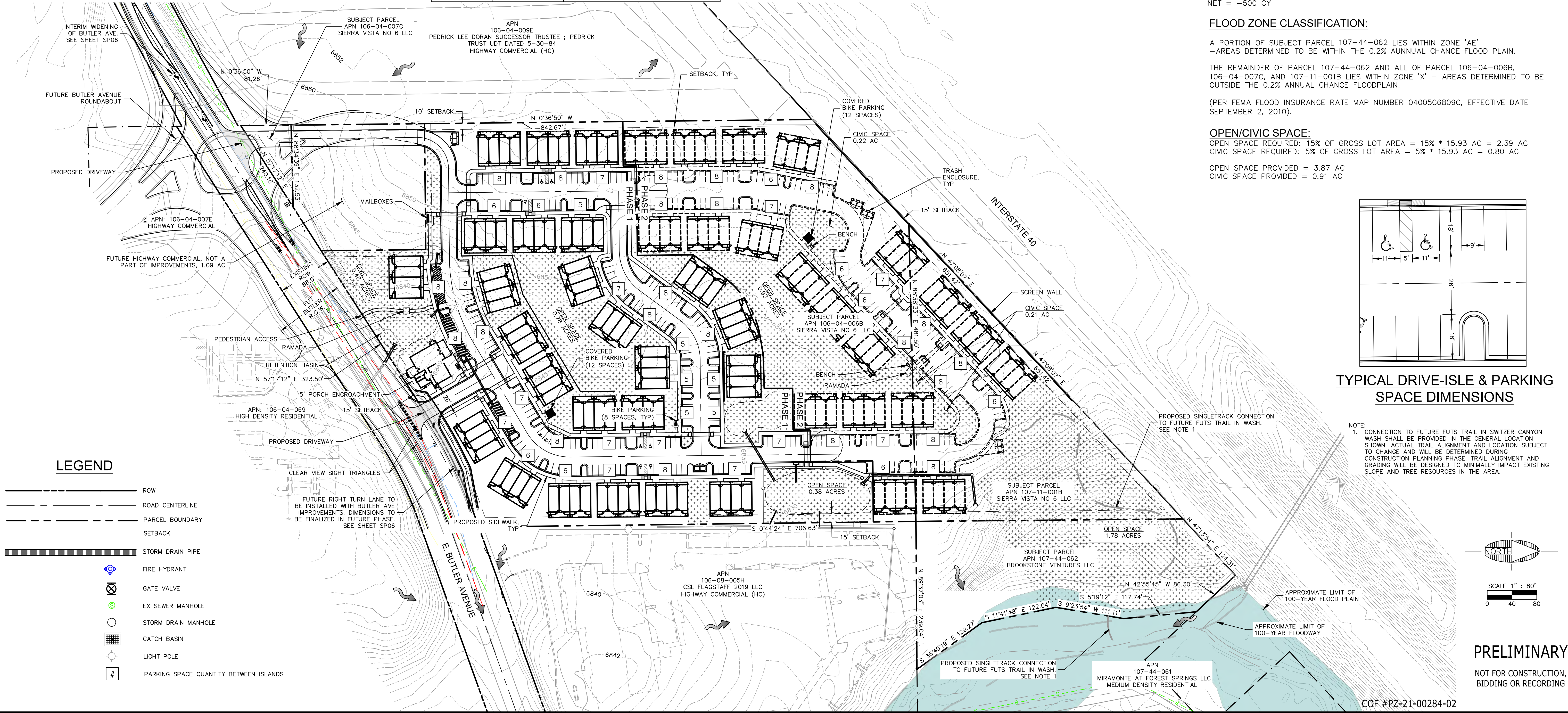
TYPICAL DRIVE-ISLE & PARKING SPACE DIMENSIONS

NOTE:
1. CONNECTION TO FUTURE FUTS TRAIL IN SWITZER CANYON WASH SHALL BE PROVIDED IN THE GENERAL LOCATION SHOWN. ACTUAL TRAIL ALIGNMENT AND LOCATION SUBJECT TO CHANGE AND WILL BE DETERMINED DURING CONSTRUCTION PLANNING PHASE. TRAIL ALIGNMENT AND GRADING WILL BE DESIGNED TO MINIMALLY IMPACT EXISTING SLOPE AND TREE RESOURCES IN THE AREA.



PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

COF #PZ-21-00284-02



LEGEND

- ROW
- ROAD CENTERLINE
- PARCEL BOUNDARY
- SETBACK
- STORM DRAIN PIPE
- FIRE HYDRANT
- ⊗ GATE VALVE
- EX SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- LIGHT POLE
- # PARKING SPACE QUANTITY BETWEEN ISLANDS

FLAGSTAFF ARIZONA

BUTLER AVE. MULTI-FAMILY COVER & VICINITY

JOB NO: 21272 DATE: FEB 23 SCALE: AS SHOWN DRAWN: ELK/SJV DESIGN: ELK/SJV CHECKED: SCL

110 W. Dale Avenue
Flagstaff, AZ 86001
928.774.8934
928.774.8934 fax
www.swi.coz

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
008 84-11 or 1-800-514-1111 (AZ 5348)

ARIZONA 811
Arizona Blue Stakes, Inc.

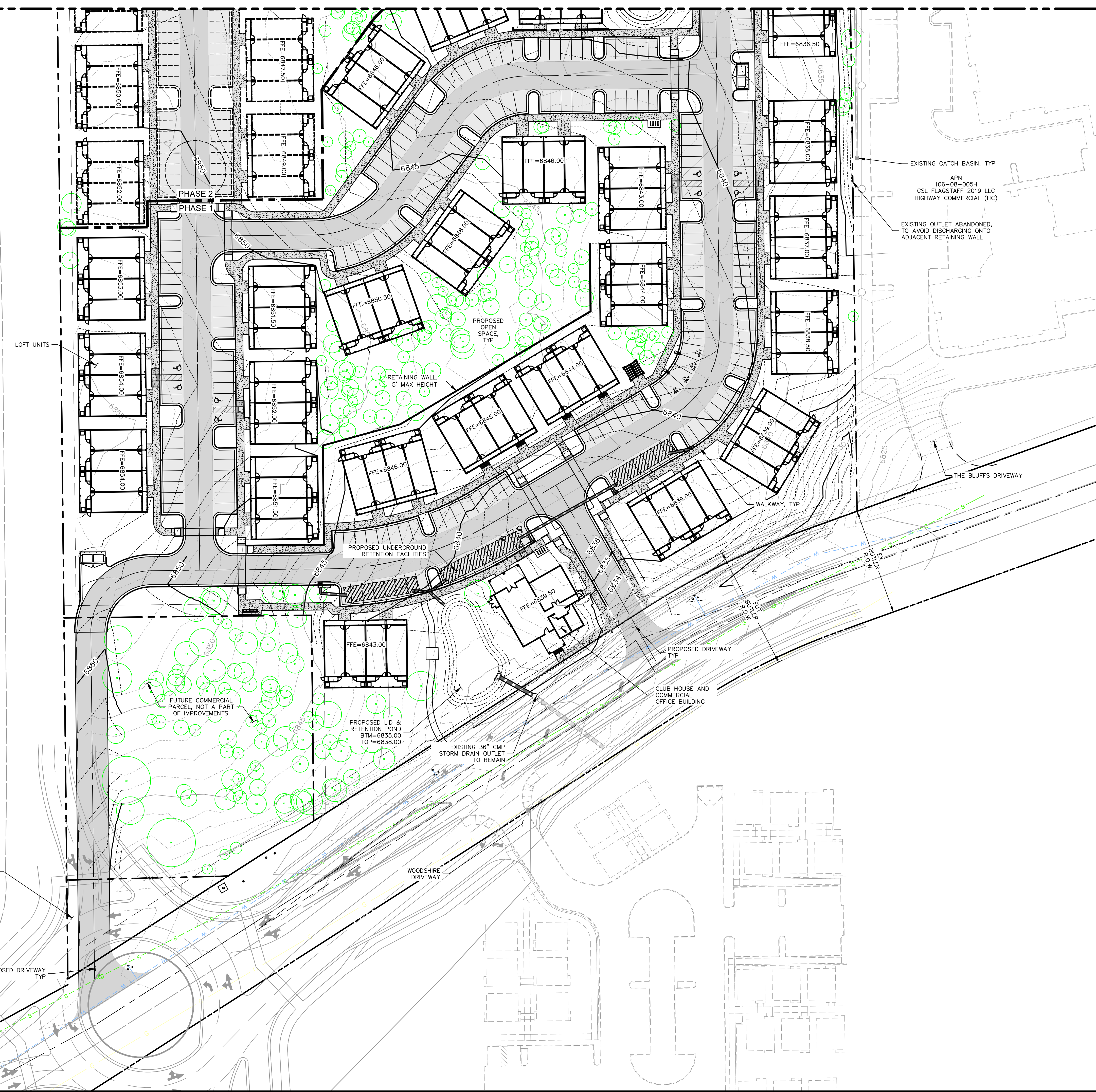
DRAWING NO. **SP01**

SHT NO. 1 OF 7

APN
106-04-009E
PEDRICK LEE DORAN SUCCESSOR
TRUSTEE - PEDRICK TRUST LDT
DATED 5-30-84
HIGHWAY COMMERCIAL (HC)

LOFT UNITS

FUTURE ROUNDABOUT AND
WIDENING OF E. BUTLER
AVE. SHOWN FOR
REFERENCE ONLY.

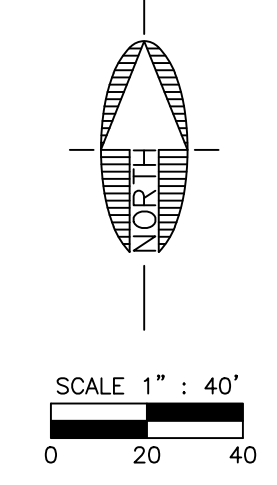


EXISTING CATCH BASIN, TYP
APN
106-08-005H
CSL FLAGSTAFF 2019 LLC
HIGHWAY COMMERCIAL (HC)
EXISTING OUTLET ABANDONED,
TO AVOID DISCHARGING ONTO
ADJACENT RETAINING WALL

IMPERVIOUS AREA SUMMARY
PRE-DEVELOPMENT IMPERVIOUS AREA = 0 SF
POST-DEVELOPMENT IMPERVIOUS AREA = 314,102 SF
NEW IMPERVIOUS AREA = 314,102 SF
1" LID VOLUME = 26,175 CF

LEGEND

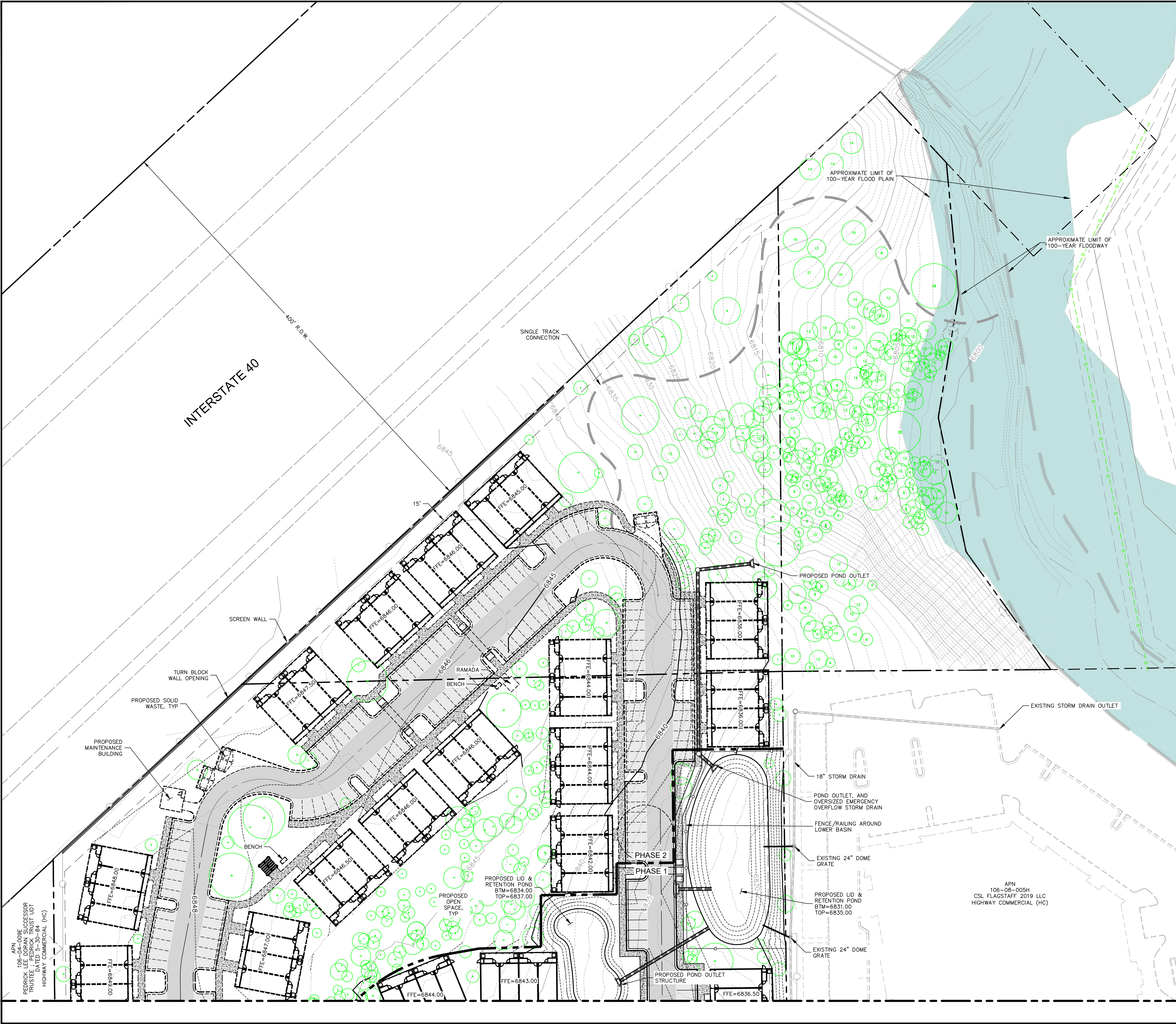
- ROW
- ROAD CENTERLINE
- PARCEL BOUNDARY
- SETBACK
- STORM DRAIN PIPE
- ⊙ FIRE HYDRANT
- ⊗ GATE VALVE
- ⊙ EX SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ LIGHT POLE



PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

COF #PZ-21-00284-02

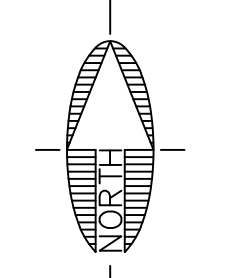
FLAGSTAFF ARIZONA	
LOFTS ON BUTLER AVENUE	
GRADING & DRAINAGE PLAN (1)	
JOB NO:	21272
DATE:	NOV 22
SCALE:	AS SHOWN
DRAWN:	ELK, SJV
DESIGN:	ELK, SJV
CHECKED:	SAIV, SCI
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swi-ar.com	
SWI Shephard Wesnitzer, Inc.	
REVISIONS	BY
NO.	DATE
DESCRIPTION	
Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stakes, Inc. (928-5348) 088 8-1-1 or 1-800-514-1111 (928-5348)	
DRAWING NO. SP02	
SHT NO.	OF
2	7



APN 106-08-005H
 CSL FLAGSTAFF 2019 LLC
 HIGHWAY COMMERCIAL (HC)


LEGEND

- ROW
- ROAD CENTERLINE
- - - PARCEL BOUNDARY
- - - SETBACK
- ▬ STORM DRAIN PIPE
- ⊕ FIRE HYDRANT
- ⊗ GATE VALVE
- EX SEWER MANHOLE
- STORM DRAIN MANHOLE
- ▣ CATCH BASIN
- LIGHT POLE

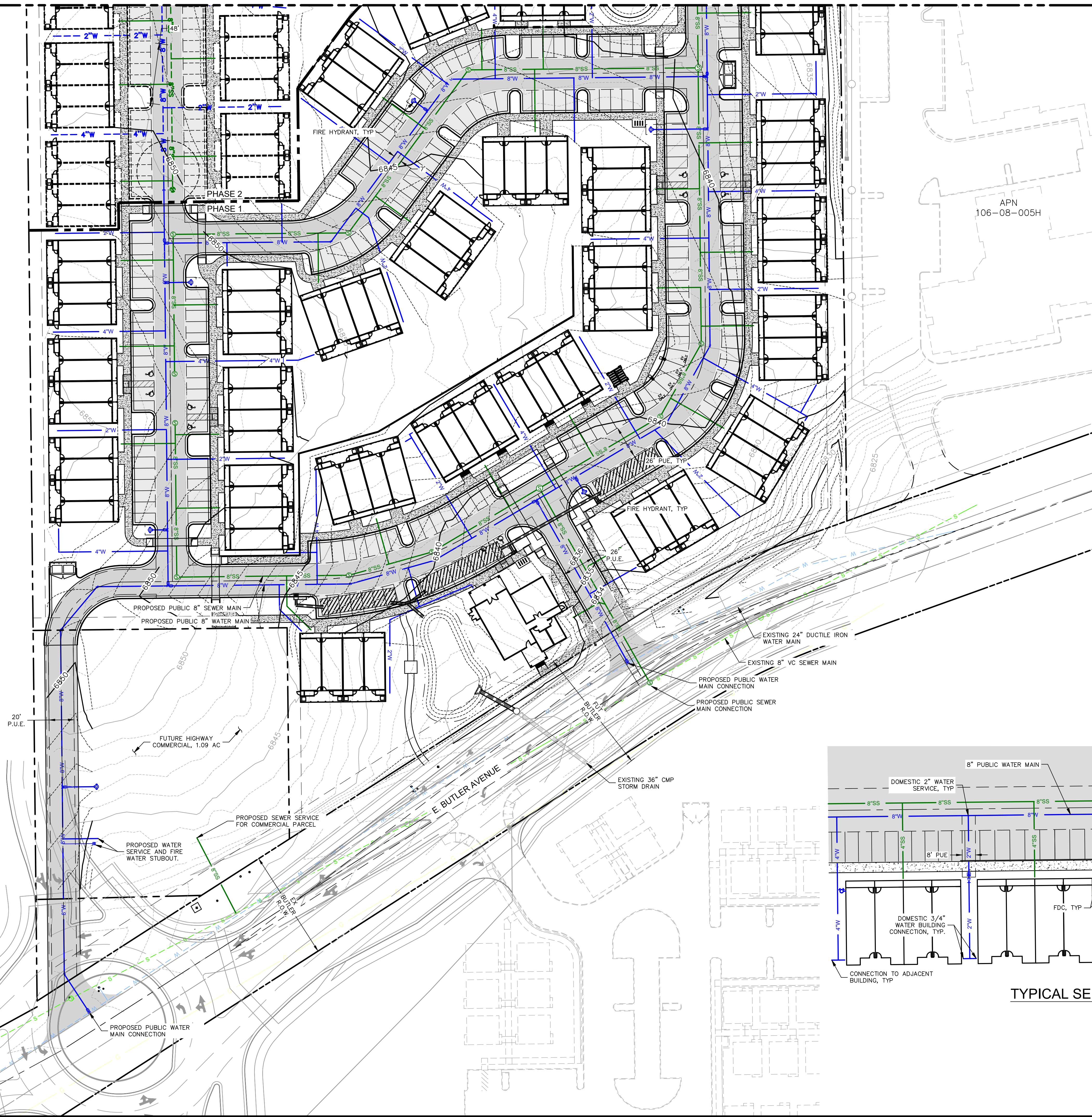


PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING

COF #PZ-21-00284-02

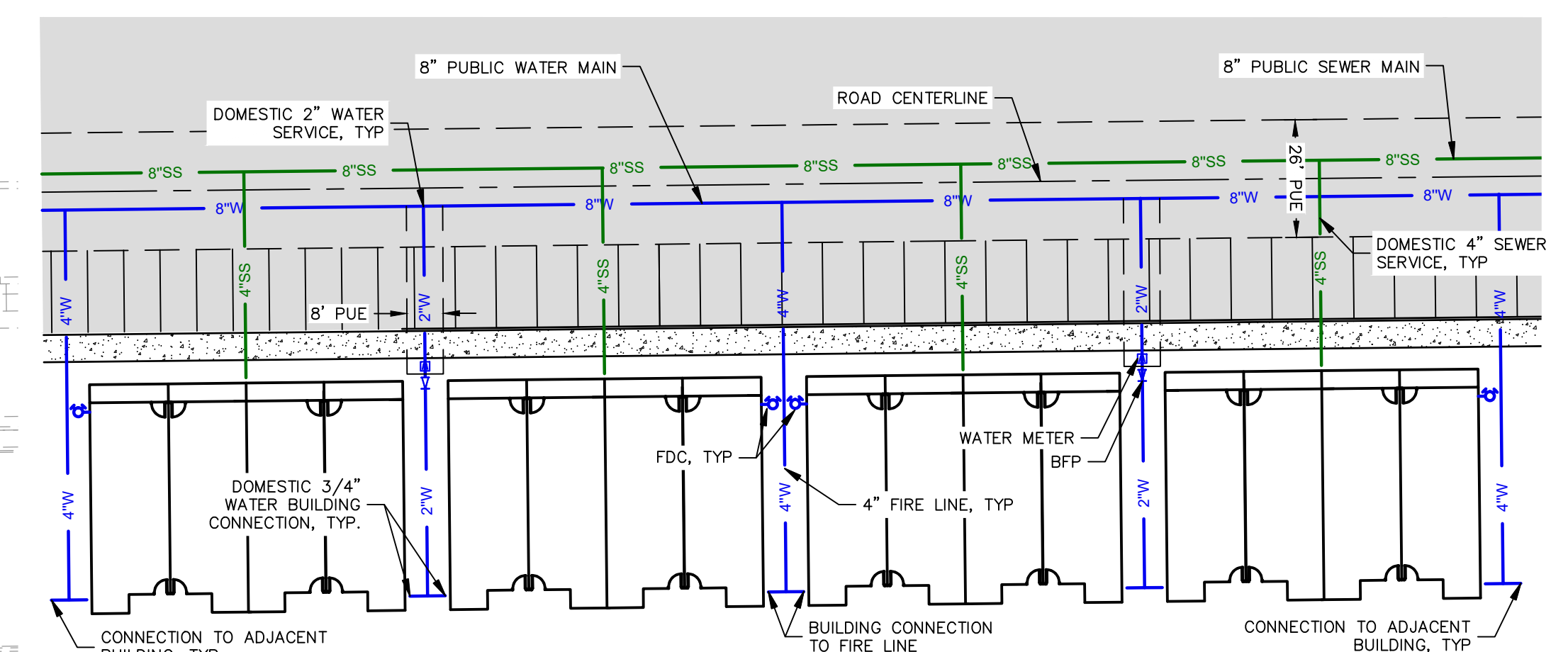
JOB NO: 21272		DATE: NOV 22		SCALE: AS SHOWN		DRAWN: ELK, SJV		DESIGN: ELK, SJV		CHECKED: SAIV, SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swi.az.com											
 Shephard Wesnitzer, Inc.											
REVISIONS	NO.	DESCRIPTION	DATE	BY							
					DRAWING NO. SP03						
					SHT NO. 3 OF 7						

APN 106-04-009E



LEGEND

- ROW
- ROAD CENTERLINE
- - - PARCEL BOUNDARY
- - - SETBACK
- ▬ STORM DRAIN PIPE
- ⊙ FIRE HYDRANT
- ⊗ GATE VALVE
- ⊙ EX SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ▣ CATCH BASIN
- ⊙ LIGHT POLE



TYPICAL SERVICE DETAIL 1 NO SCALE UT01

PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING

COF #PZ-21-00284-02

FLAGSTAFF ARIZONA

LOFTS ON BUTLER AVENUE

UTILITY PLAN (1)

JOB NO:	21272
DATE:	NOV 22
SCALE:	AS SHOWN
DRAWN:	ELK
DESIGN:	ELK, SJV
CHECKED:	SAIV, SCI

110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.8934
928.774.8934 fax
www.swi.az.com

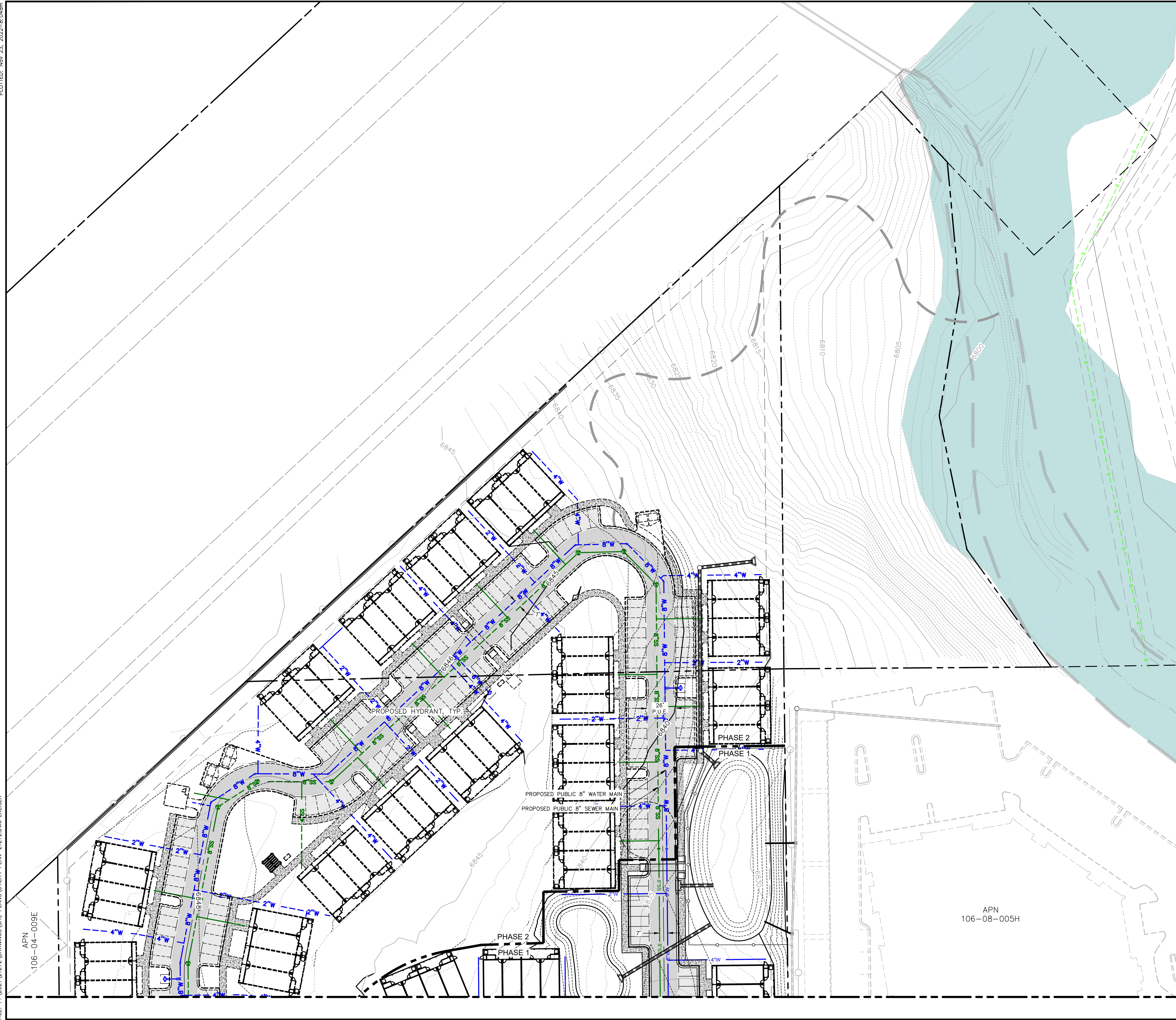
SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
888 84-1111 or 1-800-514-1111 (AZ-5148)

DRAWING NO. **SP04**

SHT NO. 4 OF 7



LEGEND

- ROW
- ROAD CENTERLINE
- PARCEL BOUNDARY
- SETBACK
- STORM DRAIN PIPE
- FIRE HYDRANT
- GATE VALVE
- EX SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- LIGHT POLE

SCALE 1" = 40'

0 20 40

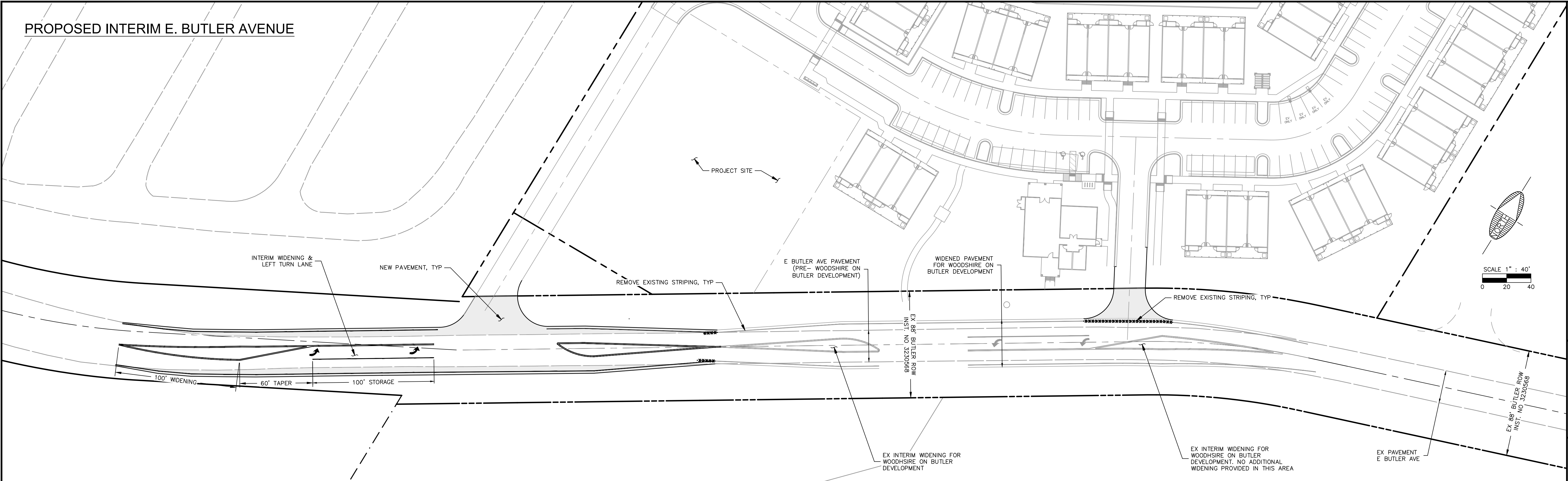
PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

COF #PZ-21-00284-02

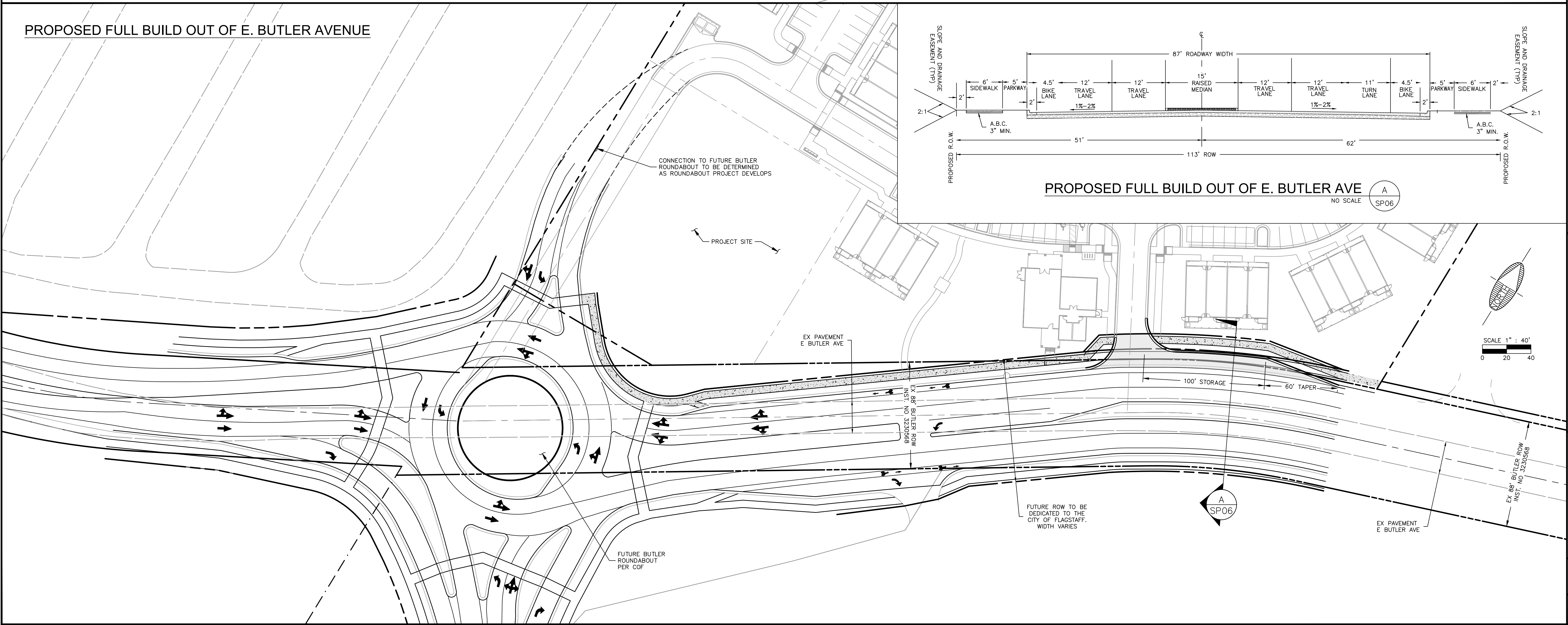
JOB NO: 21272		DATE: NOV 22		SCALE: AS SHOWN		DRAWN: ELK		DESIGN: ELK, SJV		CHECKED: SJV, SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax		www.swiaz.com		APN 106-08-005H		PHASE 1		PHASE 2		UTILITY PLAN (2)	
 Shephard Wesnitzer, Inc.		REVISIONS NO. DESCRIPTION DATE BY		DRAWING NO.		SHT NO.		OF		FLAGSTAFF ARIZONA	
Call at least two full working days before you begin excavation. Arizona Blue Stakes, Inc. 888 84-1111 or 1-800-514-6111 (AZ-5148)		DRAWING NO.		SHT NO.		OF		5 7		LOFTS ON BUTLER AVENUE	

PLOTTED: Nov 23, 2022--8:04am

PROPOSED INTERIM E. BUTLER AVENUE



PROPOSED FULL BUILD OUT OF E. BUTLER AVENUE



FILE: P:\2021\21272\DRAWINGS\SITE PLANS\21272_OFFSITE IMPROVEMENTS.DWG EKEISER

FLAGSTAFF ARIZONA

LOFTS ON BUTLER AVENUE

ROADWAY IMPROVEMENTS

JOB NO: 21272
 DATE: NOV 22
 SCALE: AS SHOWN
 DRAWN: ELK
 DESIGN: ELK/SJV
 CHECKED: SJV/SJI

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.774.8934
 928.774.8934 fax
 www.swi.az.com

SWI
 Shephard Westnizer, Inc.

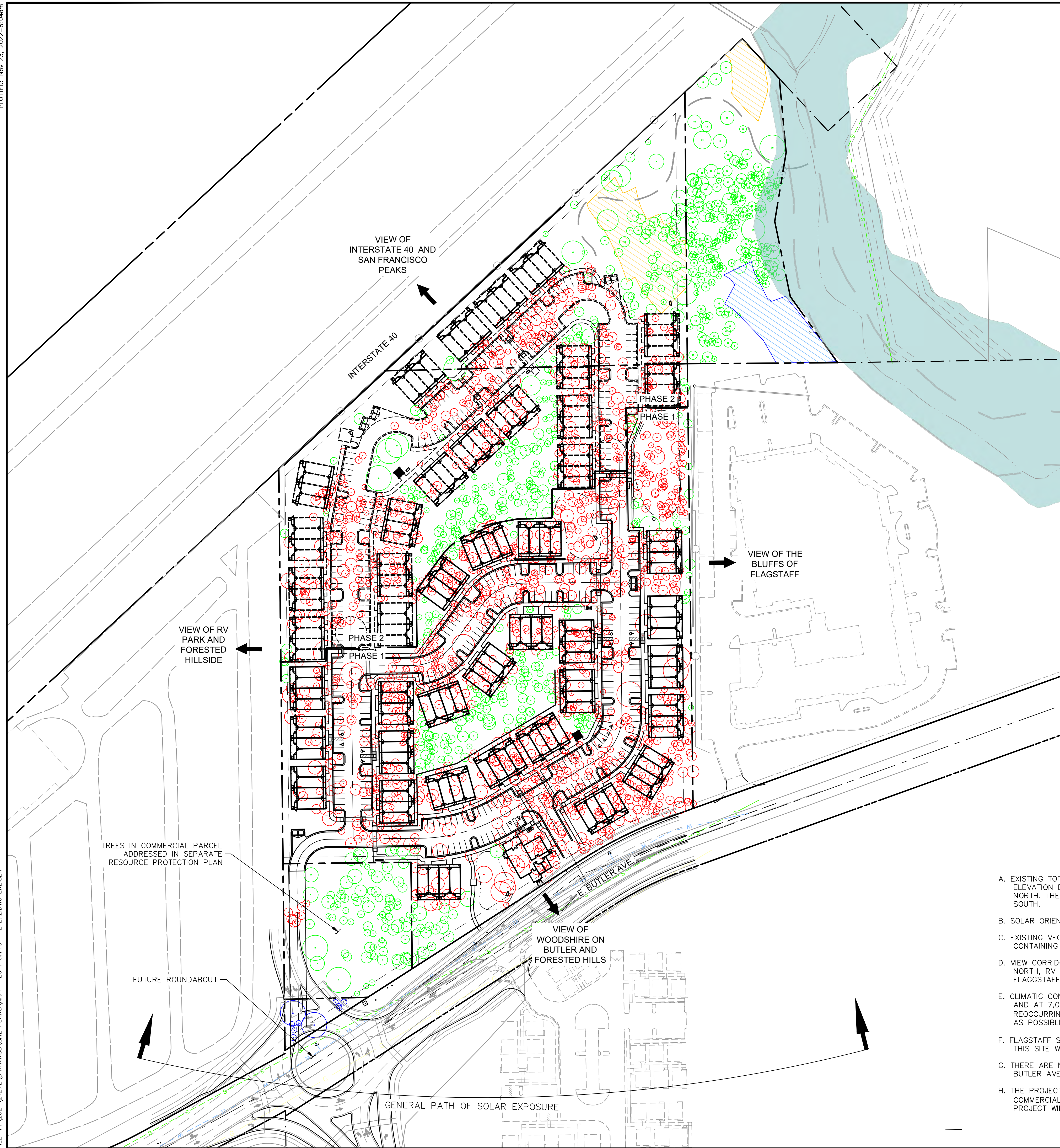
NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stakes, Inc. (928-5348)
 888-841-1111 or 1-800-514-1111

DRAWING NO. **SP06**

SHT NO. 6 OF 7



COMMERCIAL PARCEL TREES (NOT COUNTED IN THIS NRRP)					
TYPE	PINE 6-8	PINE 9-12	PINE 13-17	PINE 18-24	PINE >25
NUMBER EXISTING	40	35	16	1	4
NUMBER REMOVED	11	4	1	0	2
NUMBER EXEMPT	8	0	0	0	2
POINTS PER TREE	1	2	4	8	20
EXISTING POINTS	40	70	64	8	80
REMOVED POINTS	11	8	4	0	40
TREE POINTS REMOVED =					63
EXEMPT TREE POINTS FOR FUTURE BUTLER ROW =					48
TOTAL TREE RESOURCE POINTS =					214
TREE POINTS PRESERVED =					199

SUMMARY	
REQUIRED TREE POINTS TO BE PRESERVED - COMMERCIAL (30%) =	64
TOTAL PRESERVATION RATE =	93.0%

NOTE:
1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30%.

TREE RESOURCES - EXISTING					
TYPE	PINE 6-8	PINE 9-12	PINE 13-17	PINE 18-24	PINE >25
NUMBER EXISTING	1268	812	186	25	17
POINTS	1	2	4	8	20
SUM OF POINTS	1268	1624	744	200	340
TREE POINTS OUTSIDE OF SLOPE RESOURCE AREAS =					4176

TREE POINTS WITHIN SLOPE RESOURCE					
TYPE	PINE 6-8	PINE 9-12	PINE 13-17	PINE 18-24	PINE >25
NUMBER EXISTING	11	21	3	1	2
POINTS	1	2	4	8	20
SUM OF POINTS	11	42	12	8	40
TREE POINTS LOCATED WITHIN SLOPE RESOURCE AREAS =					113
25% OF TREE POINTS WITHIN SLOPE RESOURCES =					28
MAXIMUM ALLOWED TREE POINTS IN SLOPES TO BE USED (AT A RATIO OF 1 CREDIT POINT PER 50 SQUARE FEET OF TOTAL SLOPE AREA) =					170
ACTUAL TREE POINTS IN SLOPE COUNTED TOWARDS REQUIREMENT =					28

SLOPE RESOURCES - RESIDENTIAL					
SLOPES	0-16.99%	17-24.99%	25-34.99%	>35%	
EXISTING (SF)	-	21921	12116	0	
PROTECTED (SF)	-	21921	12116	0	
% REQUIRED PROTECTION	-	60%	80%	100%	
% PROTECTED	-	100%	100%	NA	
SF REQUIRED PROTECTION	-	13153	9693	NA	
PROTECTED ABOVE REQUIREMENT(SF)	-	8768	2423	NA	
POINTS PER 50 SF OF EXCESS STEEP	-	175	48	0	
RESOURCE POINTS FROM EXCESS PRESERVED SLOPE AREAS =					224

NOTES:
1. Per City Zoning Code Section 10-50.90.050.C.4, for every 50sf of additional slope area that is determined to be protected over and above the minimum required in this section, then 1 tree point will be credited toward the minimum required forest resources.
2. Per City Zoning Code Section 10-50.90.060.B.4(b), up to 25% of the forest resources in the steep slope area may be counted towards the required amount of forest resources for the entire site at a ratio of 1 tree point to 50sf of slope area.

POST-DEVELOPMENT TREES					
TYPE	PINE 6-8	PINE 9-12	PINE 13-17	PINE 18-24	PINE >25
NUMBER REMOVED	985	584	129	17	8
POINTS	1	2	4	8	20
SUM OF POINTS	985	1168	516	136	160
TREE POINTS REMOVED =					2965
TOTAL TREE RESOURCE POINTS =					4176
TREE POINTS PRESERVED =					1211

EXCESS SLOPE RESOURCE POINTS COUNTED TOWARDS REQUIREMENT =					28
TREE POINTS FROM SLOPE AREA =					224
TOTAL PRESERVED TREE POINTS =					1463

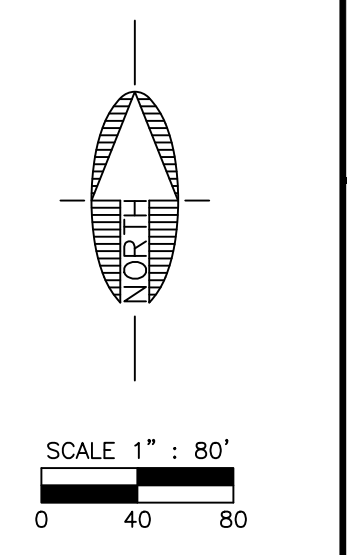
SUMMARY	
REQUIRED TREE POINTS TO BE PRESERVED - COMMERCIAL (30%) =	1253
TOTAL PRESERVATION RATE =	35.0%

NOTE:
1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30%.

- SITE ANALYSIS:**
- EXISTING TOPOGRAPHY OF PROJECT SITE AS SHOWN. SITE SLOPES DO NOT EXCEED 35% FOR GREATER THAN 10' IN ELEVATION DIFFERENCE. TOPOGRAPHY IS DEFINED BY SLOPE RESOURCES TO THE NORTH SLOPING DOWNHILL TO THE NORTH. THE MAJORITY OF THE PARCEL DOES NOT EXCEED 16.99% SLOPE AND HAS A GENERAL SLOPE TOWARDS THE SOUTH.
 - SOLAR ORIENTATION AS SHOWN ON BOTTOM OF SHEET.
 - EXISTING VEGETATION CONTAINS MEDIUM TO DENSE PONDEROSA PINE. THE SITE INCLUDES SCATTERED OPENINGS CONTAINING SPARSE NATIVE GRASSES AND WEEDS.
 - VIEW CORRIDORS NOTICEABLE FROM THE SITE INCLUDE THE INTERSTATE 40 AND SAN FRANCISCO PEAKS TO THE NORTH, RV PARK TO THE WEST, FORESTED HILLS AND BUTLER AVENUE TO THE SOUTH AND THE BLUFFS OF FLAGSTAFF ASSISTED LIVING TO THE EAST.
 - CLIMATIC CONSIDERATIONS FOR THE PROJECT SITE: THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST AND AT 7,000 FEET FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF REOCCURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE.
 - FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL, IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. ALL DESIGN WILL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
 - THERE ARE NO NATURAL STREAMS ON SITE. RUNOFF GENERALLY HEADS SOUTH TO AN EXISTING CULVERT UNDER E. BUTLER AVE. AND EAST ALONG THE EAST SIDE OF THE PARCEL.
 - THE PROJECT IS GENERALLY AN INFILL PROJECT, WITH ALL ADJACENT LOTS ALREADY DEVELOPED AS HOUSING OR COMMERCIAL. THE CITY OF FLAGSTAFF'S MASTER PLAN DEFINES THIS AS AN ACTIVITY CENTER AREA AND SO THIS PROJECT WILL FIT WELL WITH THE SURROUNDING AND ANY FUTURE DEVELOPMENTS.

LEGEND

- PROPERTY BOUNDARY
- SLOPE RESOURCES 17-24.99%
- SLOPE RESOURCES 25-34.99%
- SLOPE RESOURCES >35%
- DISTURBED SLOPE RESOURCES 17-24.99%
- EXISTING TREES
- TREES TO BE DEMOLISHED
- EXEMPT TREES FOR FUTURE BUTLER ROW
- FOREST SPRINGS TOWNHOMES NRRP TREES



PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

COF #PZ-21-00284-02

FLAGSTAFF ARIZONA

BUTLER AVE. MULTI-FAMILY

NATURAL RESOURCE PROTECTION PLAN

JOB NO: 21272 DATE: NOV 22 SCALE: AS SHOWN DRAWN: ELK/SJV DESIGN: ELK/SJV CHECKED: SGI

110 W. Dole Avenue Flagstaff AZ 86001 928.774.0354 928.774.8934 fax www.swiwoz.com

SWI Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

ARIZONA 811 Arizona Blue Stakes, Inc. 888 84-1111 or 1-800-514-6111 (822-5348)

DRAWING NO. **SP07**

SHT NO. 7 OF 7

RAINWATER HARVESTING REQUIREMENTS

USE ALL NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH COF LANDSCAPING STANDARDS & UTILIZE PASSIVE RAINWATER HARVESTING.
NOTES:

1. ROOF RUNOFF COLLECTED IN GUTTERS/DOWNSPOUTS WILL PASSIVELY IRRIGATE AT-GRADE LANDSCAPING
2. ALL LANDSCAPING INSTALLED PER CITY OF FLAGSTAFF LANDSCAPE STANDARDS SECTION 10-50.60

PROJECT INFORMATION

PROJECT NAME: LOFTS ON BUTLER
 PROJECT LOCATION: 2950 E. BUTLER AVENUE
 APNs: APN NUMBER: 106-04-006B
 APN NUMBER: 106-04-006B
 APN NUMBER: 107-11-001B
 APN NUMBER: 107-44-062
 TOTAL SQUARE FOOTAGE: 839,167 SF
 TOTAL ACREAGE: 15.93 ACRES
 ZONING DISTRICT: HIGHWAY COMMERCIAL
 BUILDING AREA: 126,560 SF
 DENSITY: 12.38 UNITS / ACRE
 PROPOSED USE: MIXED USE
 CURRENT USE: VACANT
 DEVELOPER: MIRAMONTE ACQUISITIONS
 2502 E. RIVER ROAD
 TUCSON, AZ. 85718
 520-615-8900

LANDSCAPE NOTES

1. ALL MAINTENANCE SHALL BE PERFORMED PER FLAGSTAFF CITY CODE SECTION #910.12.
2. MAINTENANCE SHALL BE PERFORMED ON A MONTHLY BASIS AS FOLLOWS:
 - A. PRUNING AND CLIPPING FOR PEDESTRIAN VEHICULAR ACCESS.
 - B. REPLACEMENT OF DEAD AND UNHEALTHY PLANTS WITH PLANTS OF THE SAME SIZE AND TYPE.
 - C. REPLACEMENT OF ERODED OR WASHEDOUT D.G. WITH SAME.
 - D. MAINTENANCE OF IRRIGATION SYSTEM.
3. DECOMPOSED GRANITE (D.G.) SHALL BE INSTALLED TO A 2" DEPTH OVER ALL PLANTERS AND DISTURBED AREAS INCLUDING ADJACENT RIGHTS OF WAY.
4. MATERIALS WITHIN SITE VISIBILITY TRIANGLES SHALL BE PLACED AND MAINTAINED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY 2 HORIZONTAL LINES 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.

IRRIGATION NOTES

1. MAINLINE & VALVE LOCATIONS SHOWN FOR CLARITY LOCATE IN PLANTER AREAS AND WITHIN PROJECT BOUNDARY.
2. ALL MAINLINE SHOWN IS CL200 PVC., ALL POLY SHOWN IS 1/2". INSTALL TRACER WIRE AT ALL MAINLINES.
3. INSTALL ALL PIPE BENEATH WALKS AND PAVING WITHIN A SCH 40 PVC SLEEVE 2 SIZES LARGER THAN IRRIGATION PIPE (PVC AND POLYETHYLENE (PE)).
4. SEE CIVIL DWG. FOR WATER SOURCE SIZE & LOCATION PROVIDE METER PER WATER CO. REQ'S.
5. IRRIGATION DESIGN PRESSURE 30 PSI FOR SYSTEM. CONTRACTOR SHALL VERIFY EXIST. WATER PRESSURE AT VALVE & NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES, BETWEEN EXISTING & DESIGN PRESSURE PRIOR TO CONTINUING WORK.
6. ELECTRIC POWER TO THE CONTROLLER IS SUPPLIED BY ELECTRICAL CONTRACTOR IN LOCATIONS SHOWN.
7. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER SOURCE.
8. EACH CONTROLLER TO BE EQUIPPED WITH RAIN SHUT OFF SENSOR AND MOISTURE SENSOR.

TABULATIONS

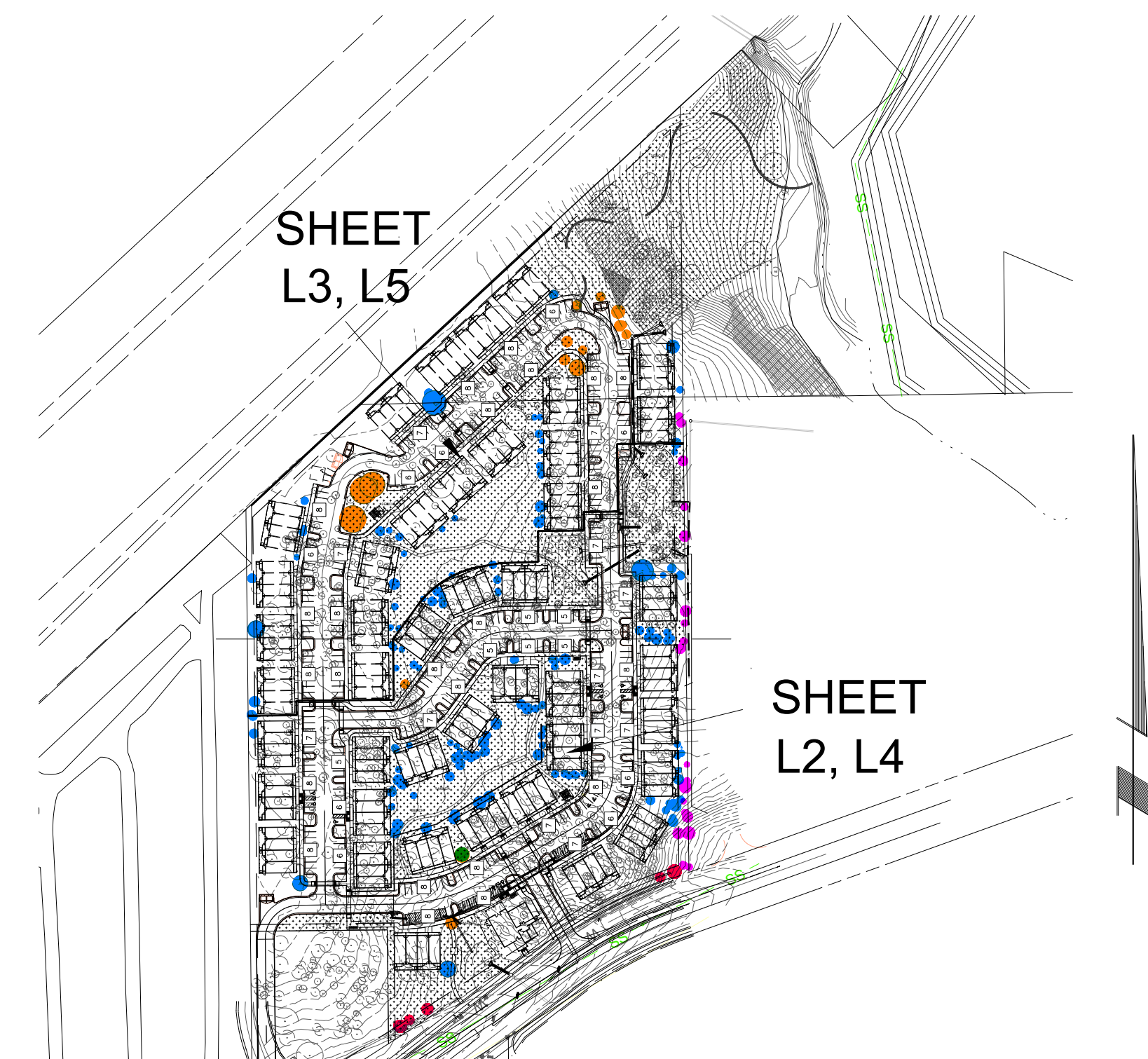
STREET BUFFER:	516 LF/25 = 21 TREES 42 SHRUBS 42 GROUND COVERS REQUIRED
PERIPHERAL BUFFER:	692 LF/25 = 28 TREES 56 SHRUBS 56 GROUND COVERS REQUIRED
PARKING AREAS:	375 / 8 * 2 = 94 TREES 188 SHRUBS 188 GROUND COVERS
BUILDING FOUNDATIONS (4 PLEX):	188 GROUND COVERS
TOTAL FOR 43 BUILDINGS:	10277 LF/25 = 411 TREES 822 SHRUBS 822 GROUND COVERS REQUIRED
TOTAL PER BUILDING	239 LF/25 = 9.5 TREES 19 SHRUBS 19 GROUND COVERS REQUIRED
CLUBHOUSE:	230 LF/25 = 9 TREES 18 SHRUBS 18 GROUND COVERS REQUIRED
FACILITY BUILDING	80 LF/25 = 3 TREES 6 SHRUBS 6 GROUND COVERS REQUIRED
EXISTING TREES CREDITS:	194 TREES 388 SHRUBS 388 GROUND COVERS
TOTAL PLANTS REQUIRED WITHOUT CREDITS	566 TREES 1132 SHRUBS 1132 GROUND COVERS REQUIRED
TOTAL PLANTS REQUIRED WITH CREDITS	372
NEW TREES PROVIDED:	744 (2 PLANTED @ EACH TREE)
NEW SHRUBS PROVIDED:	744 (2 PLANTED @ EACH TREE)
NEW GROUND COVER PROVIDED:	744 (2 PLANTED @ EACH TREE)

LOFTS ON BUTLER LANDSCAPE PLAN

LOCATED IN NE QUARTER OF SECTION OF 23, SE QUARTER OF SECTION 14 AND SW QUARTER OF SECTION 13, TOWNSHIP 21 NORTH, RANGE 7 EAST GILA TOWNSHIP 21 NORTH, RANGE 7 EAST GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QTY.
TREES					
	ACER FREEMANII	AUTUMN BLAZE MAPLE		6' HT.	3
	CERCIS OCCIDENTALIS	WESTERN REDBUD		6' HT.	121
	FRAXINUS VELUTINA	ARIZONA ASH	NATIVE	15 G.C.	12
	GLEDTISIA TRIACANTHUS 'INERMIS'	HONEY LOCUST		6' HT	71
	MALUS SPECIES	FLOWERING CRAB APPLE		6' HT	53
	PICEA PUNGENS	COLORADO BLUE SPRUCE		6' HT	108
	PINUS EDULIS	PINYON PINE	NATIVE	15 G.C.	4
SHRUBS					
	ARCTOSTAPHYLOS PUNGENS	MANZANITA	NATIVE	1 G.C.	253
	BERBERIS FREMONTII	FREMONT BARBERRY	NATIVE	1 G.C.	330
	FALLUGIA PARADOXA	APACHE PLUME	NATIVE	1 G.C.	19
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER		5 G.C.	68
	MAHONIA AQUIFOLIUM	OREGON GRAPE		5 G.C.	74
GROUND COVERS AND ACCENTS					
	ARABIS CAUCASICA	WALL ROCKCRESS		1 G.C.	373
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP		1 G.C.	249
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER		1 G.C.	122



KEY PLAN

SCALE 1" = 200'

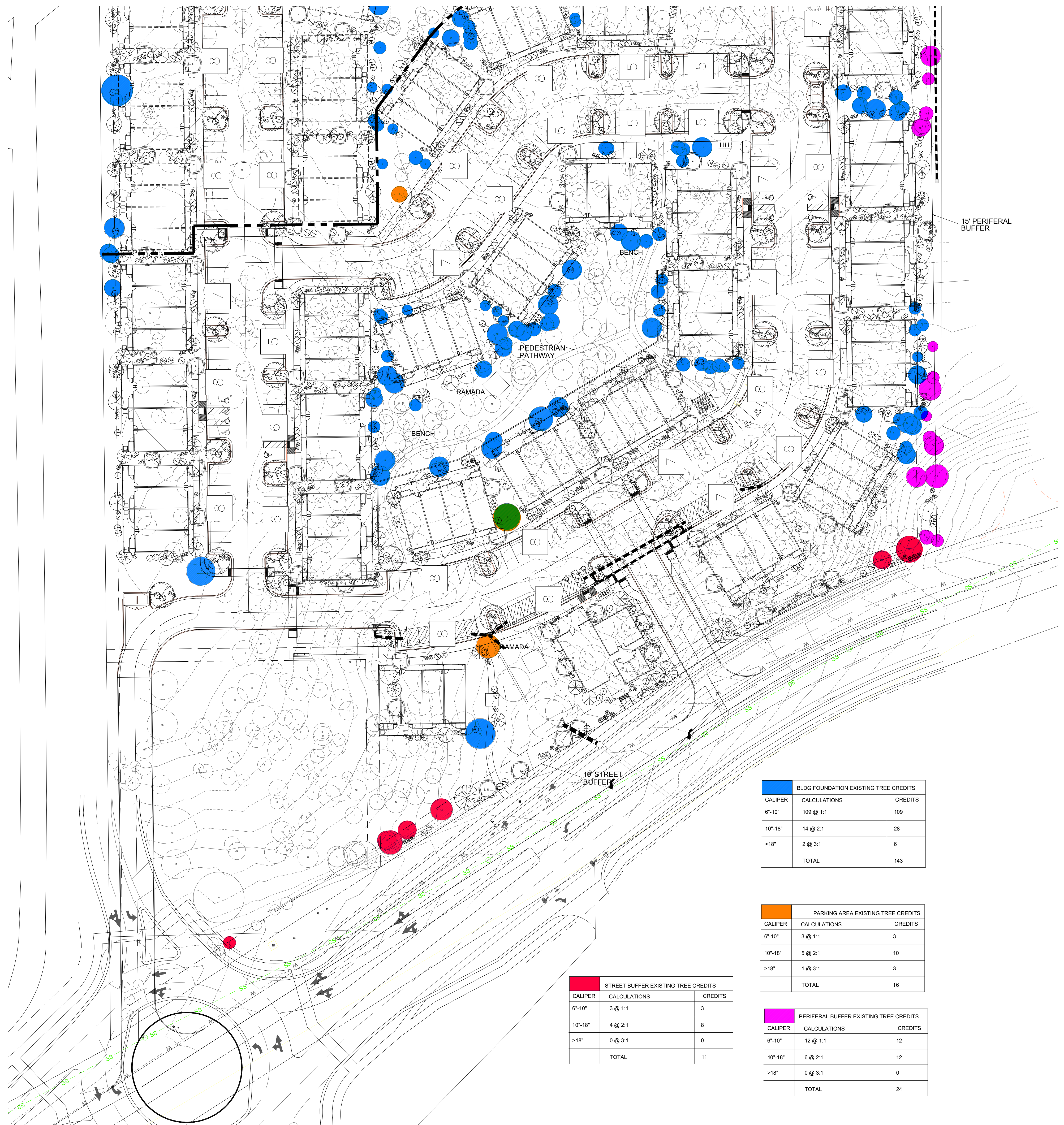
IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
	CONTROLLER	RAINBIRD ESP-SMT -- WALL MOUNT 6 STA.	5
	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	1
	DRIP VALVE ASSEMBLY	RAINBIRD X CZ-075-PRF	29
	TREE EMITTER	RAINBIRD XB-10-6	372
	SHRUB EMITTER	RAINBIRD XB-10-6	1488

Two working days before you dig
CALL FOR THE BLUE STAKES
792 2211
Blue Stake Center
CALL COLLECT

COF #PZ-21-00284-02

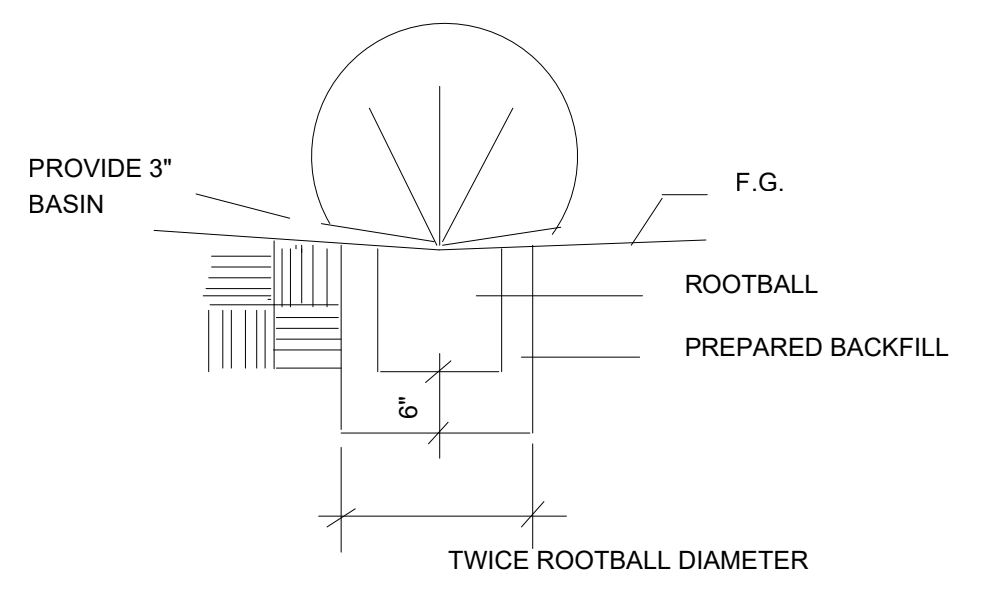
	LOFTS ON BUTLER LANDSCAPE PLAN COVER SHEET		HORIZ. VERT.
	Acuña Coffeen Landscape Architects 3532 N. Avenida Albor Tucson, Arizona 85745 (520) 441-2754		DESIGN SA DRAWN SA CHKD. SA JOB NO.
		L1 OF 3	



LANDSCAPE PLAN

EXISTING TREE LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED NUMBER WITHIN DENOTES CALIPER
	EXISTING TREE TO BE PRESERVED NUMBER WITHIN DENOTES CALIPER



1 SHRUB PLANTING DETAIL

NTS

BLDG FOUNDATION EXISTING TREE CREDITS

CALIPER	CALCULATIONS	CREDITS
6"-10"	109 @ 1:1	109
10"-18"	14 @ 2:1	28
>18"	2 @ 3:1	6
TOTAL		143

PARKING AREA EXISTING TREE CREDITS

CALIPER	CALCULATIONS	CREDITS
6"-10"	3 @ 1:1	3
10"-18"	5 @ 2:1	10
>18"	1 @ 3:1	3
TOTAL		16

STREET BUFFER EXISTING TREE CREDITS

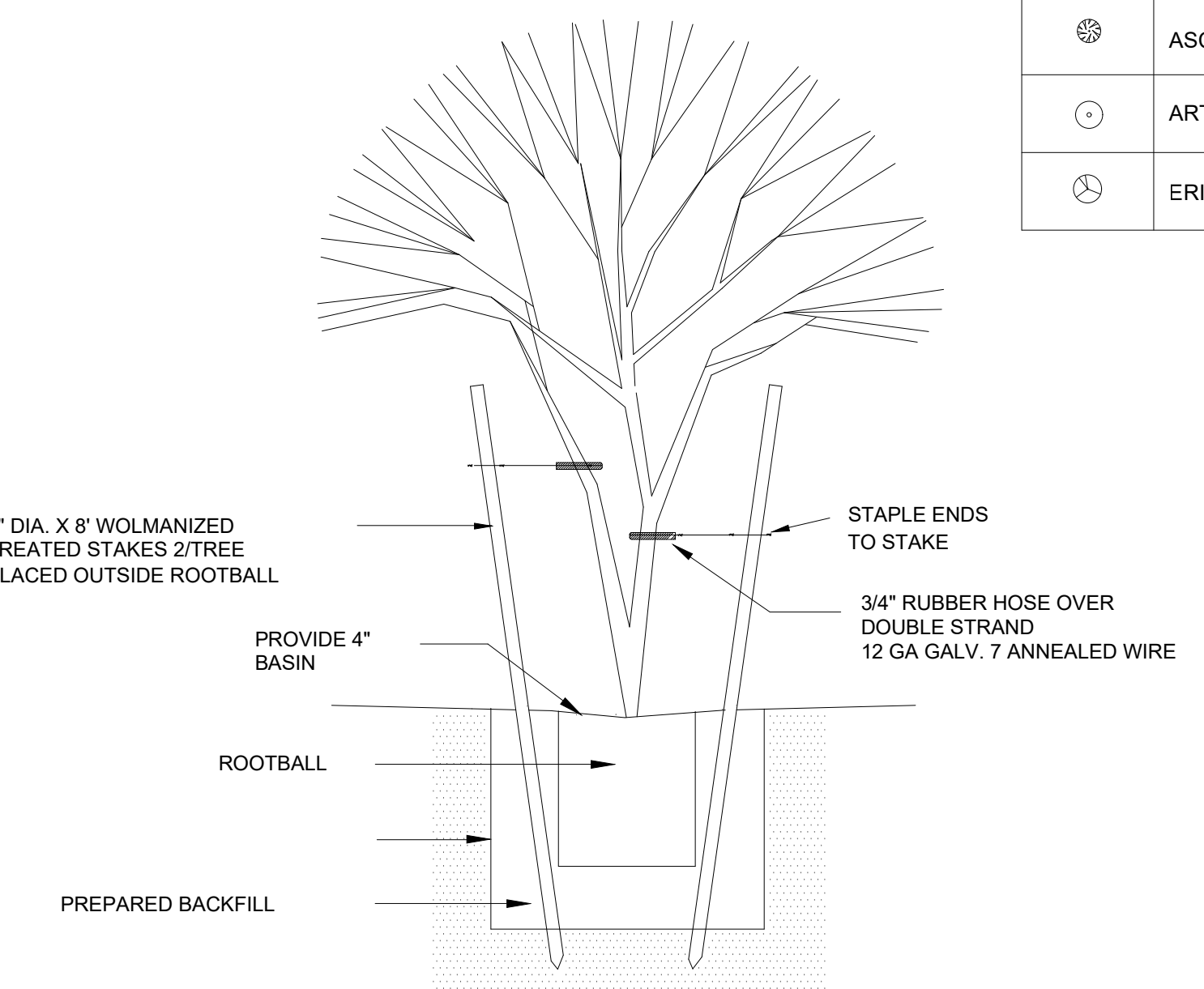
CALIPER	CALCULATIONS	CREDITS
6"-10"	3 @ 1:1	3
10"-18"	4 @ 2:1	8
>18"	0 @ 3:1	0
TOTAL		11

PERIFERAL BUFFER EXISTING TREE CREDITS

CALIPER	CALCULATIONS	CREDITS
6"-10"	12 @ 1:1	12
10"-18"	6 @ 2:1	12
>18"	0 @ 3:1	0
TOTAL		24

2 TREE PLANTING DETAIL

NTS

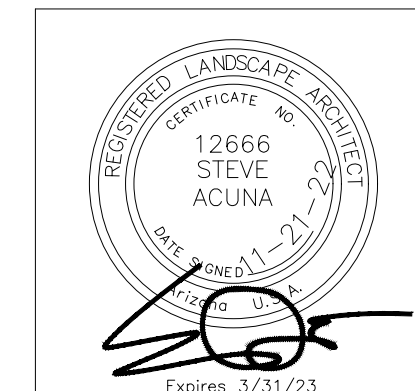


* NO STAKES FOR BOXED TREES SIZES

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME
TREES		
	ACER FREEMANII	AUTUMN BLAZE MAPLE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	FRAXINUS VELUTINA	ARIZONA ASH
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST
	MALUS SPECIES	FLOWERING CRAB APPLE
	PICEA PUNGENS	COLORADO BLUE SPRUCE
	PINUS EDULIS	PINYON PINE
SHRUBS		
	ARCTOSTAPHYLOS PUNGENS	MANZANITA
	BERBERIS FREMONTII	FREMONT BARBERRY
	FALLUGIA PARADOXA	APACHE PLUME
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER
	MAHONIA AQUIFOLIUM	OREGON GRAPE
GROUND COVERS AND ACCENTS		
	ARABIS CAUCASICA	WALL ROCKCRESS
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER
BUTTERFLY NECTAR PLANT		
	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
	ARTEMISIA LUDOVICIANA	WHITE SAGEBRUSH
	ERICAMERIA NAUSEOSA	RABBITBRUSH

Two working days before you dig
CALL FOR THE BLUE STAKES
792 2211
Blue Stake Center
CALL COLLECT



THE LOFTS ON BUTLER

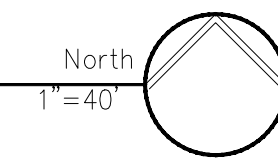
LANDSCAPE PLAN

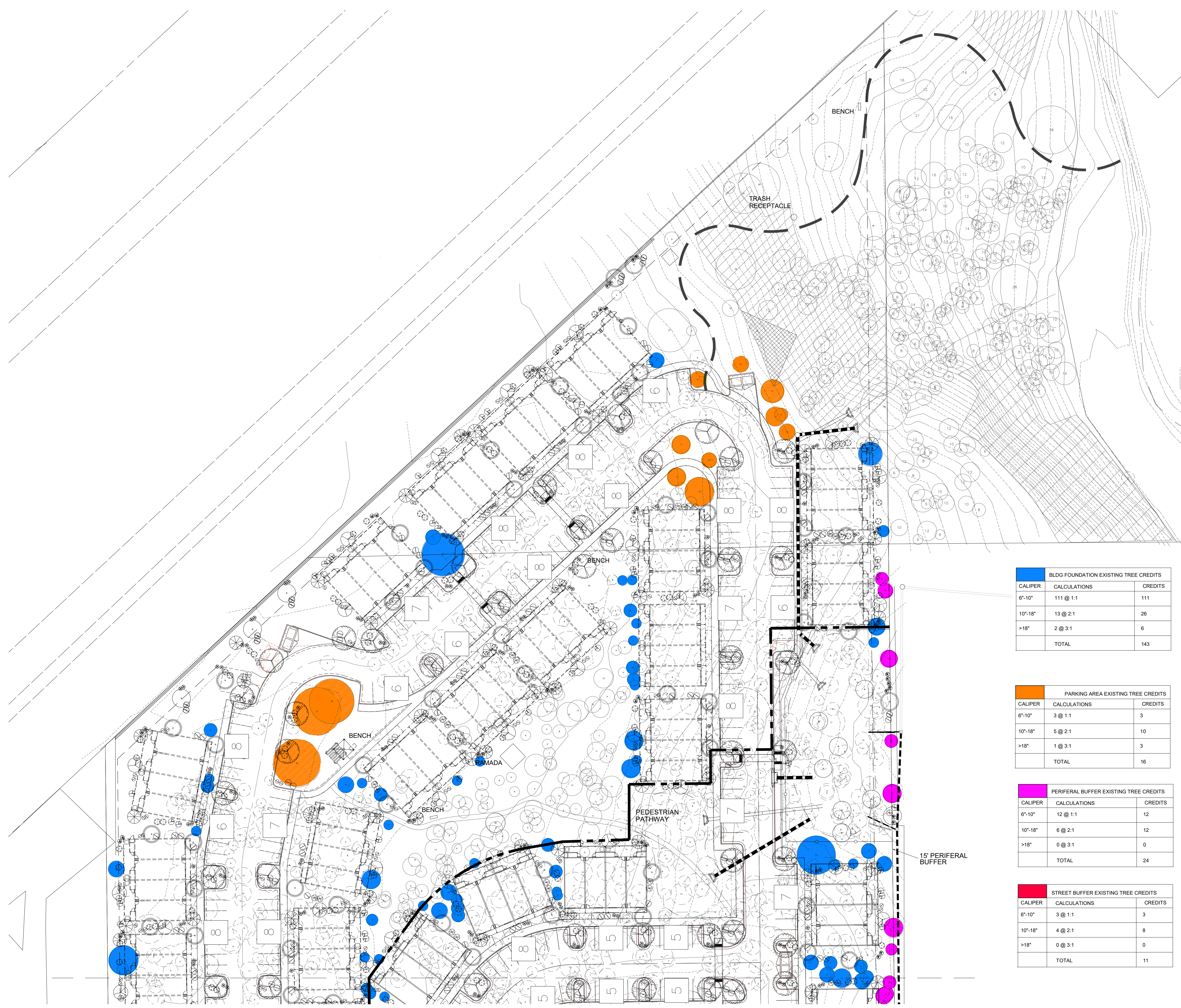
Acuña Coffeen Landscape Architects
3532 N. Avenida Albor Tucson, Arizona 85745
(520) 441-2754

COF #PZ-21-00284-02

HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

L2 OF 3





BLDG FOUNDATION EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	111 @ 1:1	111
10"-18"	13 @ 2:1	26
>18"	2 @ 3:1	6
TOTAL		143

PARKING AREA EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	3 @ 1:1	3
10"-18"	5 @ 2:1	10
>18"	1 @ 3:1	3
TOTAL		16

PERIPHERAL BUFFER EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	12 @ 1:1	12
10"-18"	6 @ 2:1	12
>18"	0 @ 3:1	0
TOTAL		24

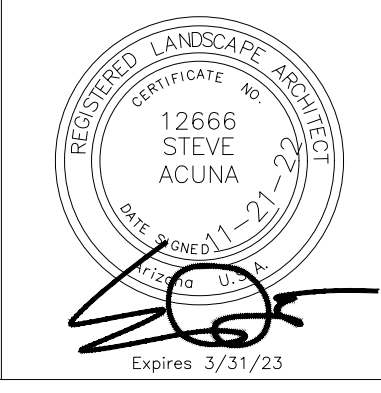
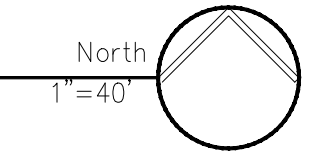
STREET BUFFER EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	3 @ 1:1	3
10"-18"	4 @ 2:1	8
>18"	0 @ 3:1	0
TOTAL		11

PLANT LIST		
KEY	BOTANICAL NAME	COMMON NAME
TREES		
	ACER FREEMANII	AUTUMN BLAZE MAPLE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	FRAXINUS VELUTINA	ARIZONA ASH
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST
	MALUS SPECIES	FLOWERING CRAB APPLE
	PICEA PUNGENS	COLORADO BLUE SPRUCE
	PINUS EDULIS	PINYON PINE
SHRUBS		
	ARCTOSTAPHYLOS PUNGENS	MANZANITA
	BERBERIS FREMONTII	FREMONT BARBERRY
	FALLUGIA PARADOXA	APACHE PLUME
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER
	MAHONIA AQUIFOLIUM	OREGON GRAPE
GROUND COVERS AND ACCENTS		
	ARABIS CAUCASICA	WALL ROCKCRESS
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER
BUTTERFLY NECTAR PLANT		
	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
	ARTEMISIA LUDOVICIANA	WHITE SAGEBRUSH
	ERICAMERIA NAUSEOSA	RABBITBRUSH

EXISTING TREE LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED NUMBER WITHIN DENOTES CALIPER
	EXISTING TREE TO BE PRESERVED IN PLACE NUMBER WITHIN DENOTES CALIPER

Two working days before you dig
CALL FOR THE BLUE STAKES
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LANDSCAPE PLAN



THE LOFTS ON BUTLER

LANDSCAPE PLAN

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(520) 441-2754

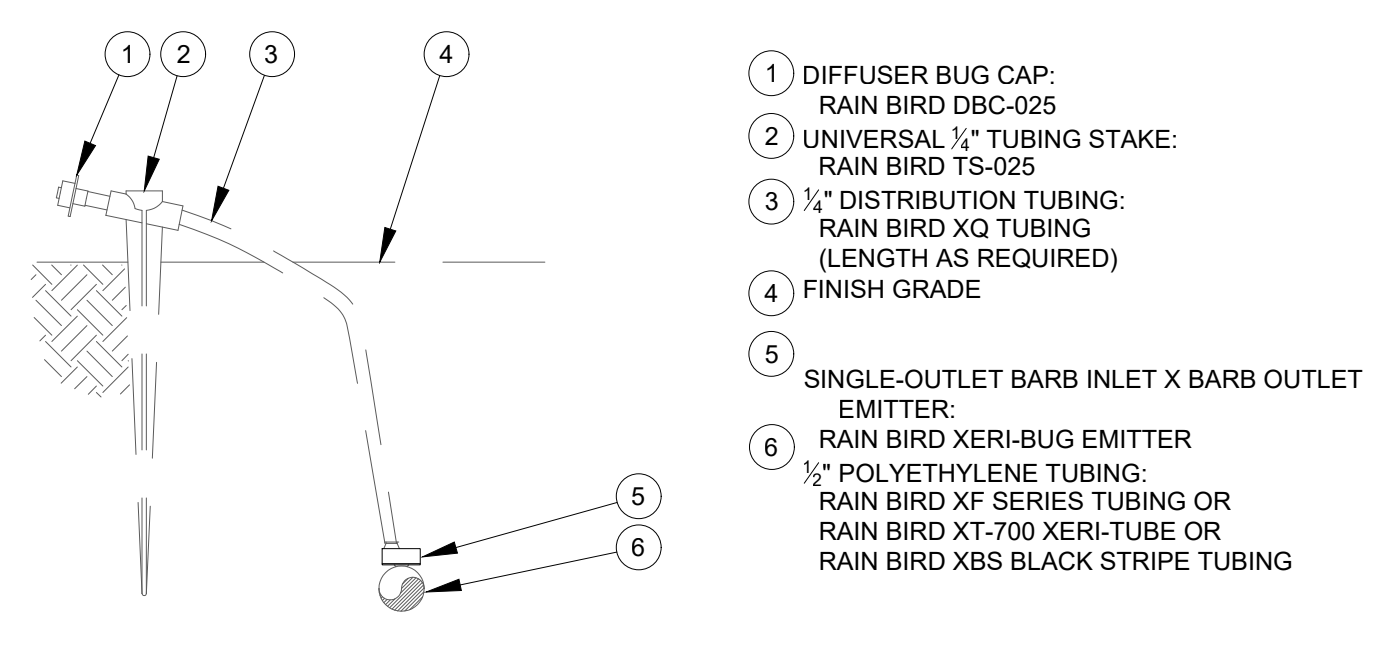
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HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

L3 OF 3

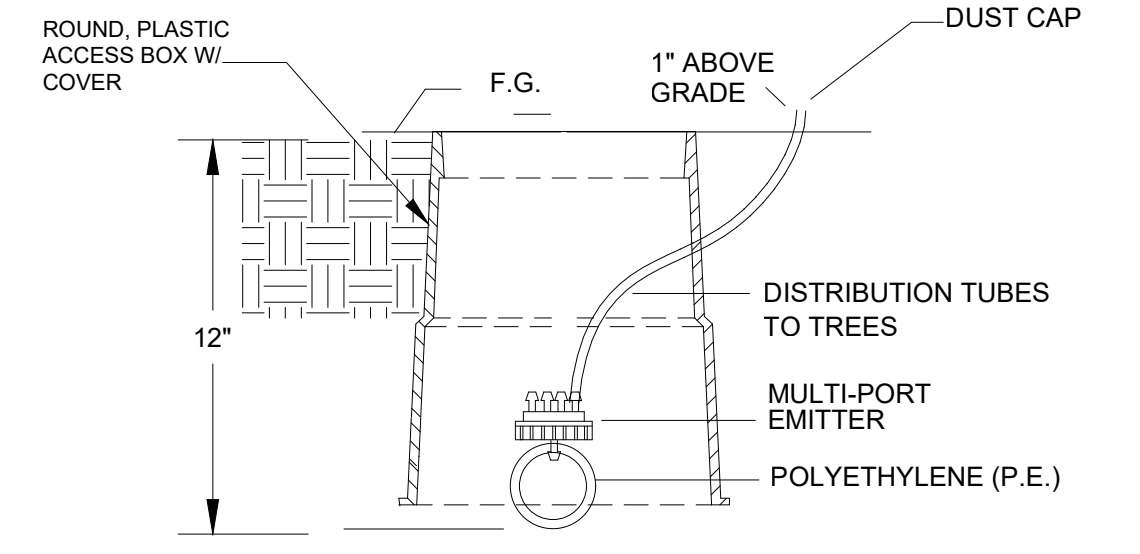


NOTES AND LEGEND
 1. PROVIDE PVC SLEEVE UNDER ALL SIDEWALKS AND PAVING AS FOLLOWS:
 1/2" POLY - 2" PVC SLEEVE
 ALL PVC - 4" PVC SLEEVE
 ① DENOTES CONTROLLER NUMBER



1 SINGLE OUTLET EMITTER DETAIL
 NTS

NOTES:
 1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.

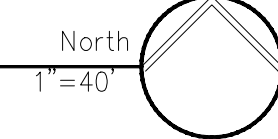


1A MULTI OUTLET EMITTER DETAIL
 NTS

IRRIGATION EQUIPMENT SCHEDULE			
SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
ⓐ	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	6 STA. 5
ⓑ	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	1
ⓐ	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	29
	TREE EMITTER	RAINBIRD XB-10-6	372
	SHRUB EMITTER	RAINBIRD XB-10-6	1488

Two working days before you dig
 CALL FOR THE BLUE STAKES
792 2211
 Blue Stake Center
 CALL COLLECT

IRRIGATION PLAN



THE LOFTS ON BUTLER
 IRRIGATION PLAN
 Acuña Coffeen
 Landscape Architects
 3532 N. Avenida Albor Tucson, Arizona 85745
 (520) 441-2754

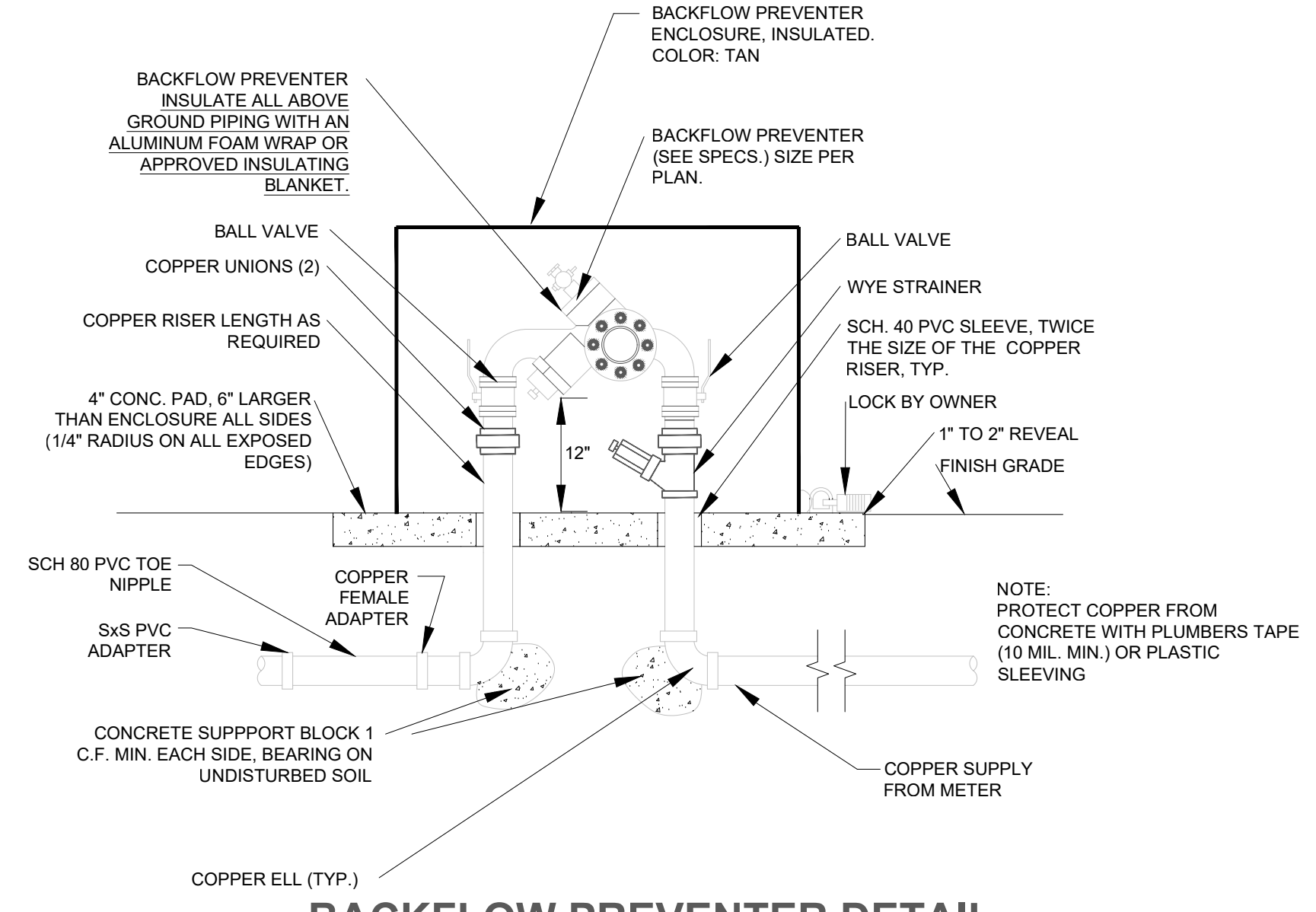
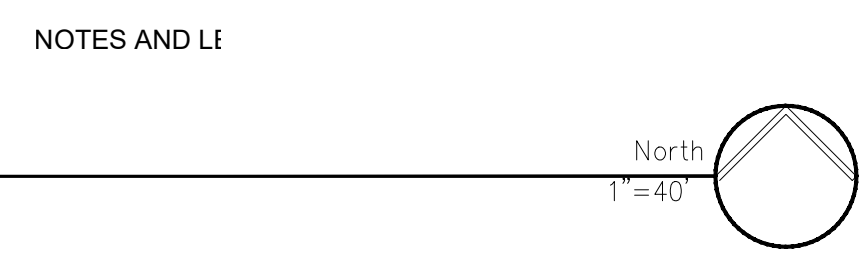
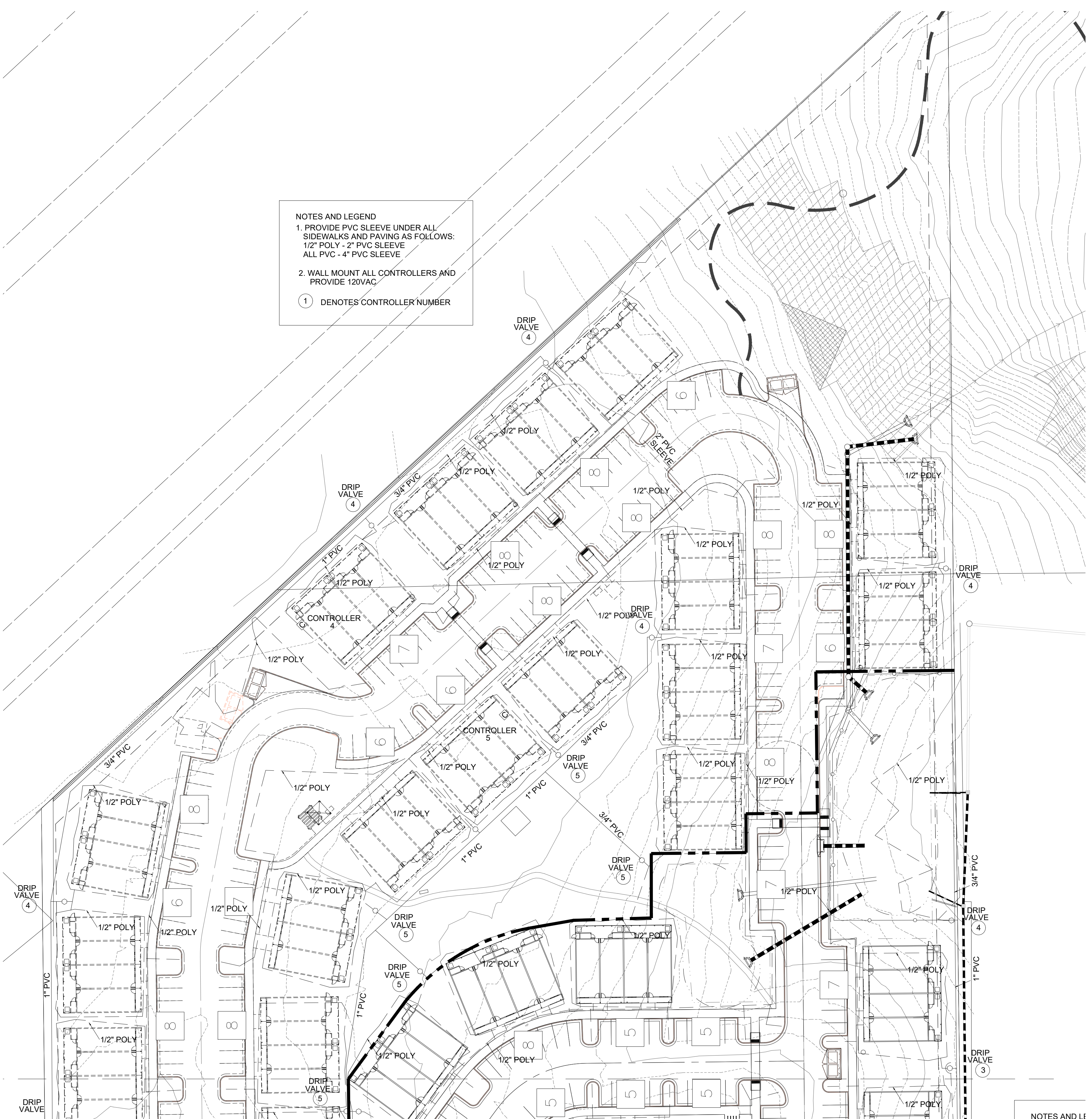
HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

NOTES AND LEGEND

1. PROVIDE PVC SLEEVE UNDER ALL SIDEWALKS AND PAVING AS FOLLOWS:
 1/2" POLY - 2" PVC SLEEVE
 ALL PVC - 4" PVC SLEEVE

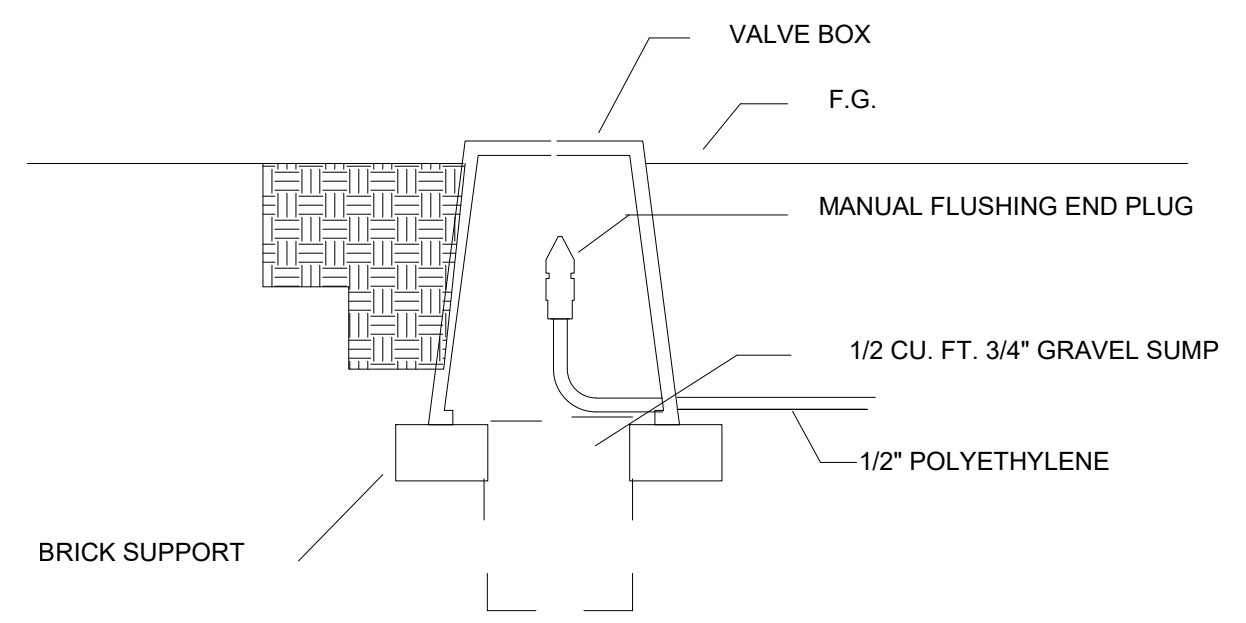
2. WALL MOUNT ALL CONTROLLERS AND PROVIDE 120VAC

① DENOTES CONTROLLER NUMBER

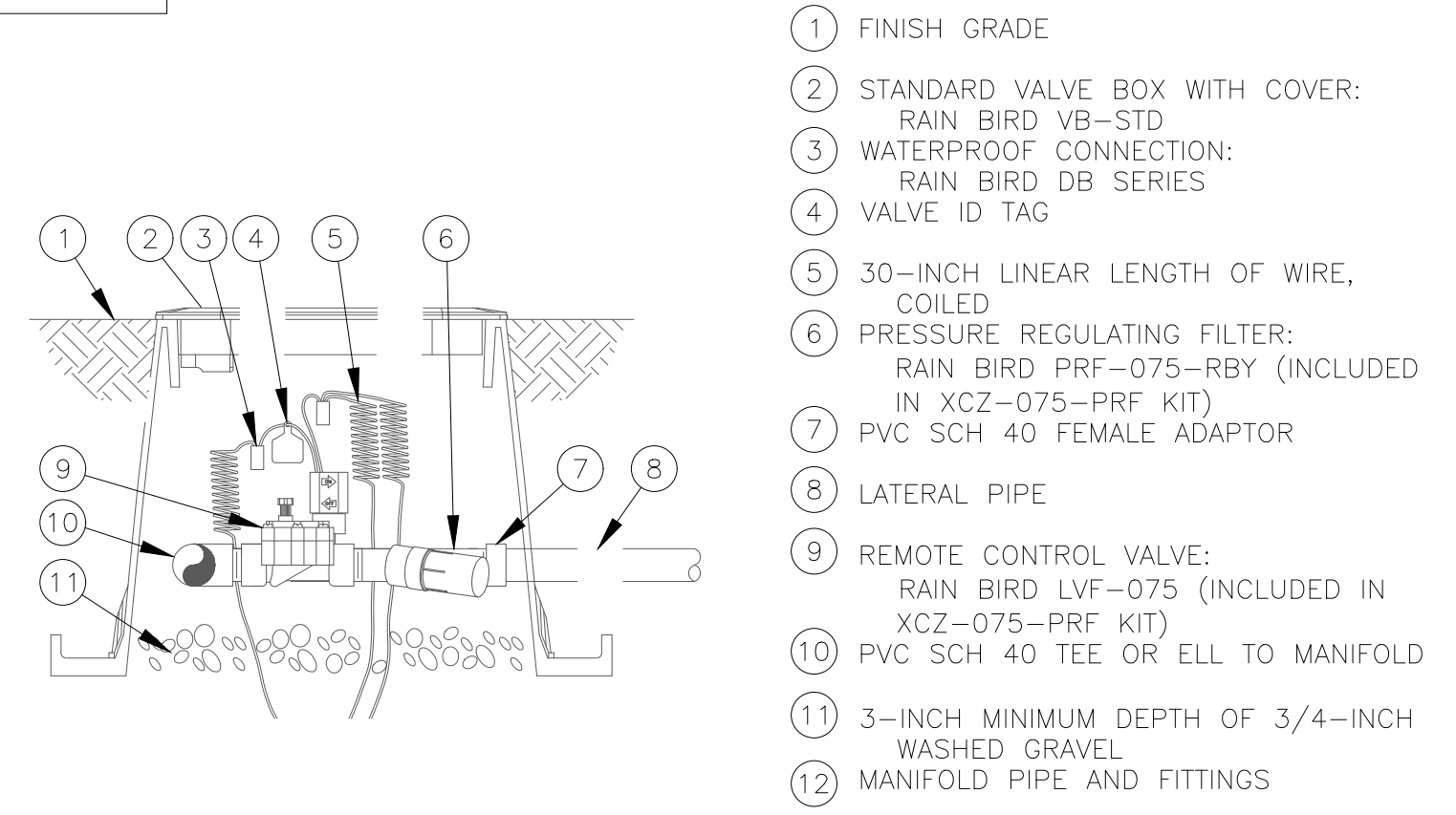


1 BACKFLOW PREVENTER DETAIL NTS

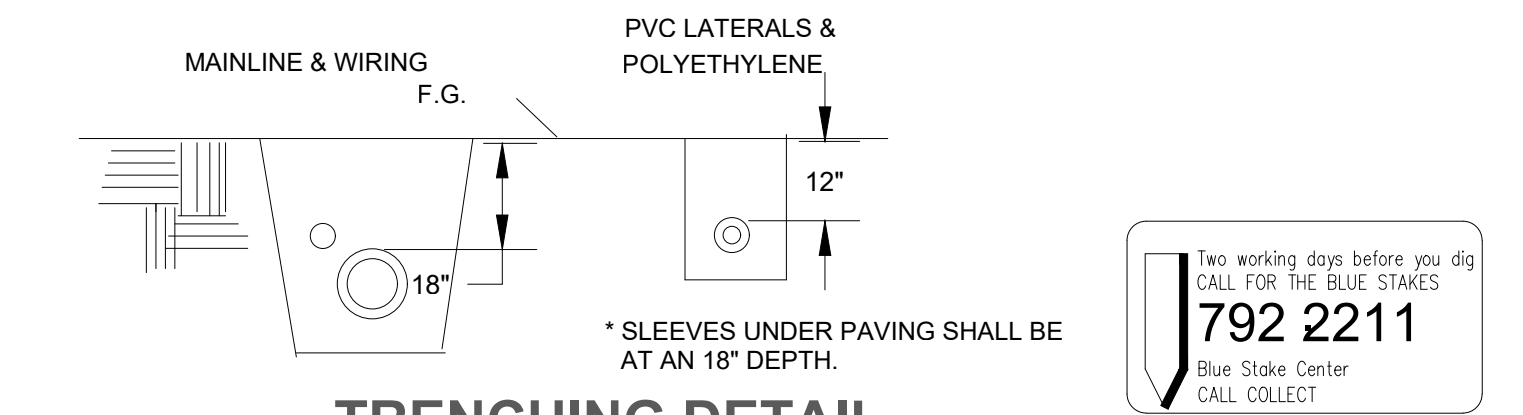
IRRIGATION EQUIPMENT SCHEDULE			
SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
ⓐ	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	6 STA. 5
ⓑ	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	1
Ⓒ	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	29
	TREE EMITTER	RAINBIRD XB-10-6	372
	SHRUB EMITTER	RAINBIRD XB-10-6	1488



2 HOSE END CAP DETAIL NTS

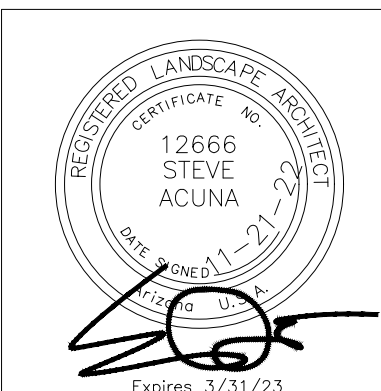


3 DRIP VALVE ASSEMBLY NTS
 USE NON PRESSURE REGULATING FILTER WHERE REMOTE PRESSURE REGULATORS ARE USED.



4 TRENCHING DETAIL NTS
 * SLEEVES UNDER PAVING SHALL BE AT AN 18" DEPTH.

IRRIGATION PLAN



THE LOFTS ON BUTLER

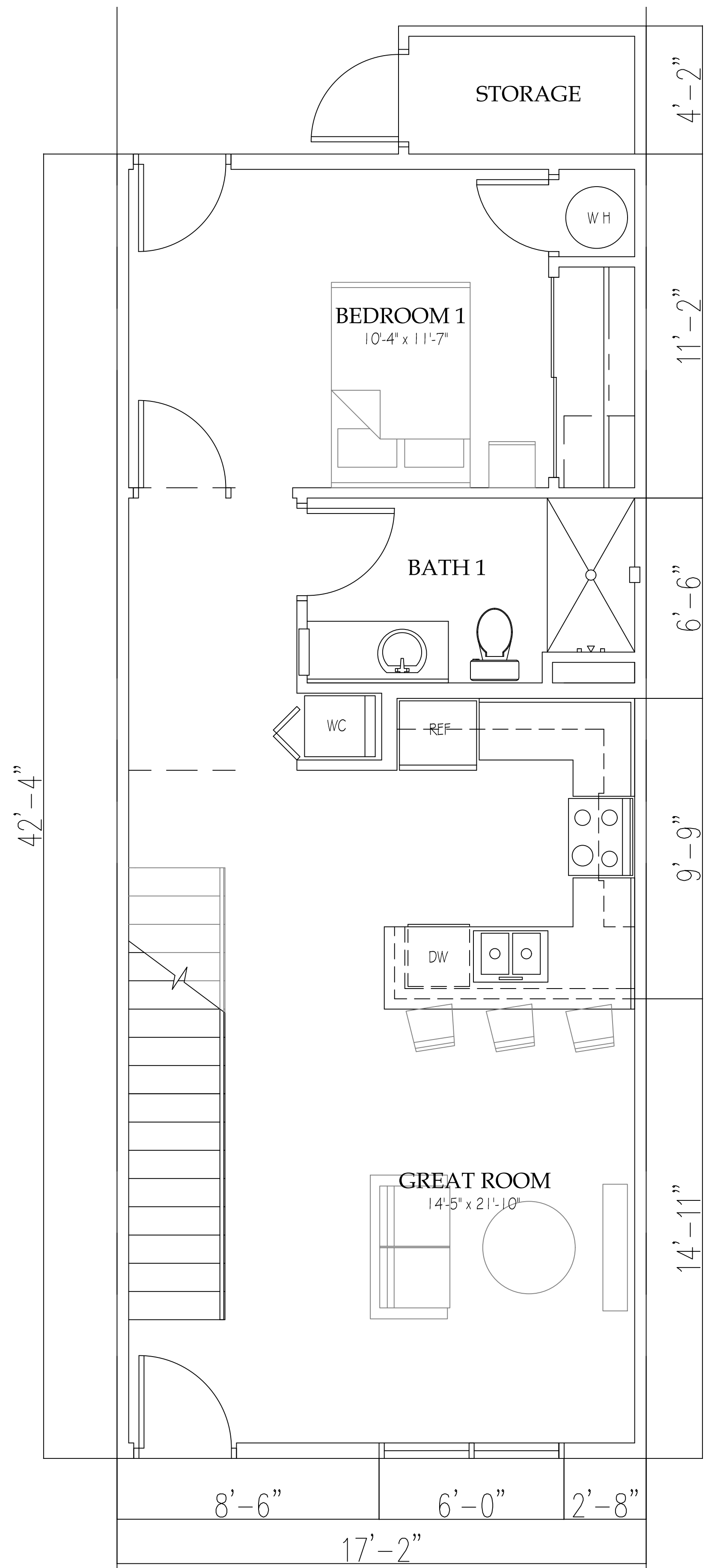
IRRIGATION PLAN

Acuña Coffeen Landscape Architects
 3532 N. Avenida Albor Tucson, Arizona 85745
 (520) 441-2754

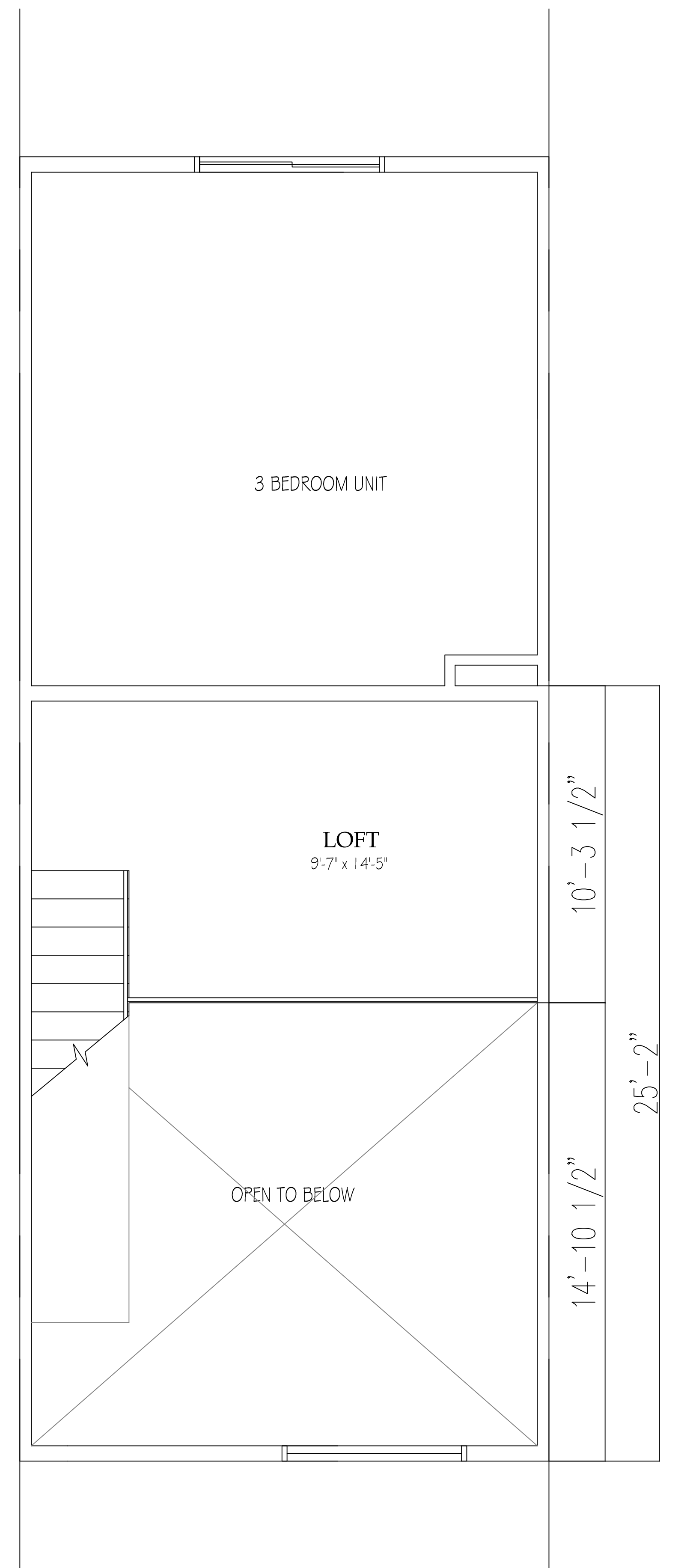
COF #PZ-21-00284-02

HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

L5 OF 5



1 Main Level Floor Plan
A1.0 Scale 3/8" = 1'-0"



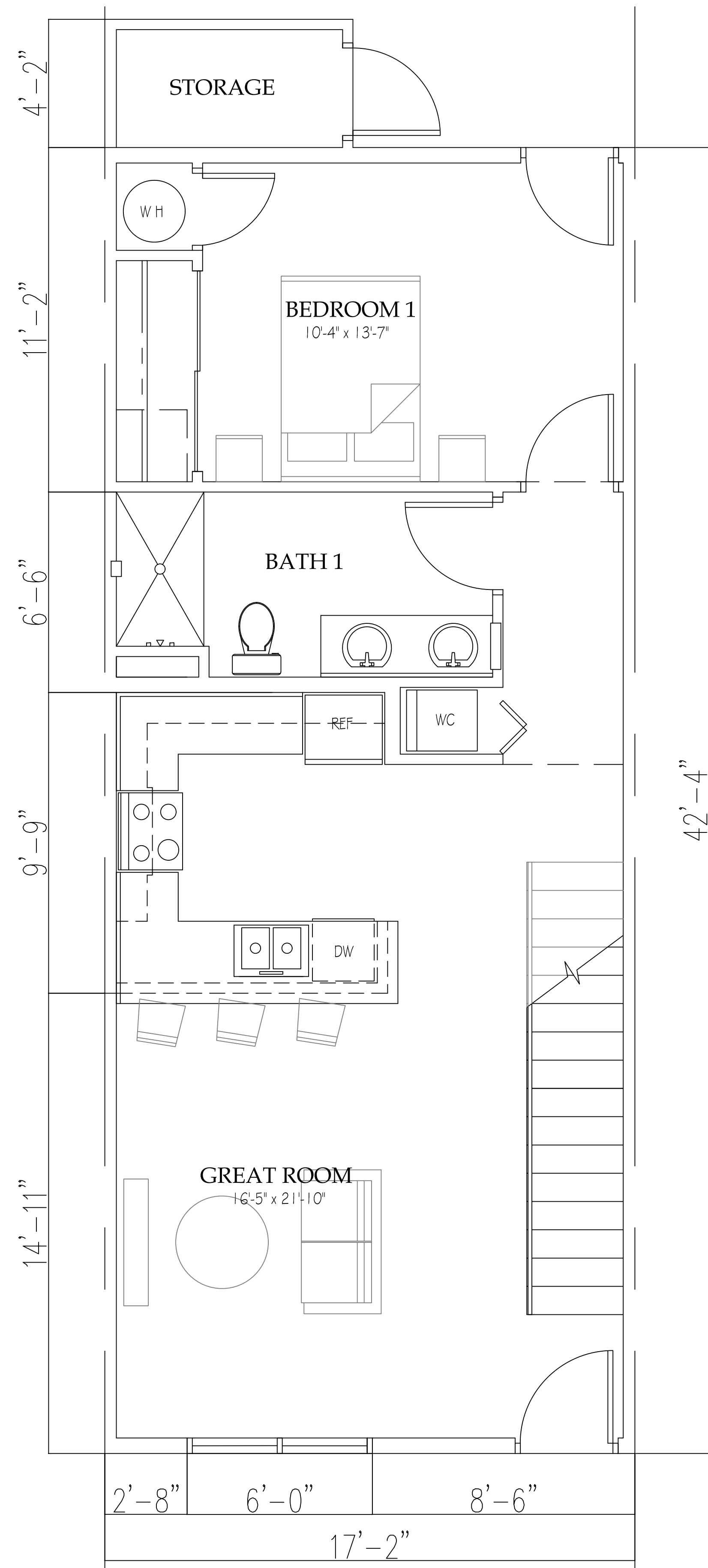
2 Upper Level Floor Plan
A1.0 Scale 3/8" = 1'-0"



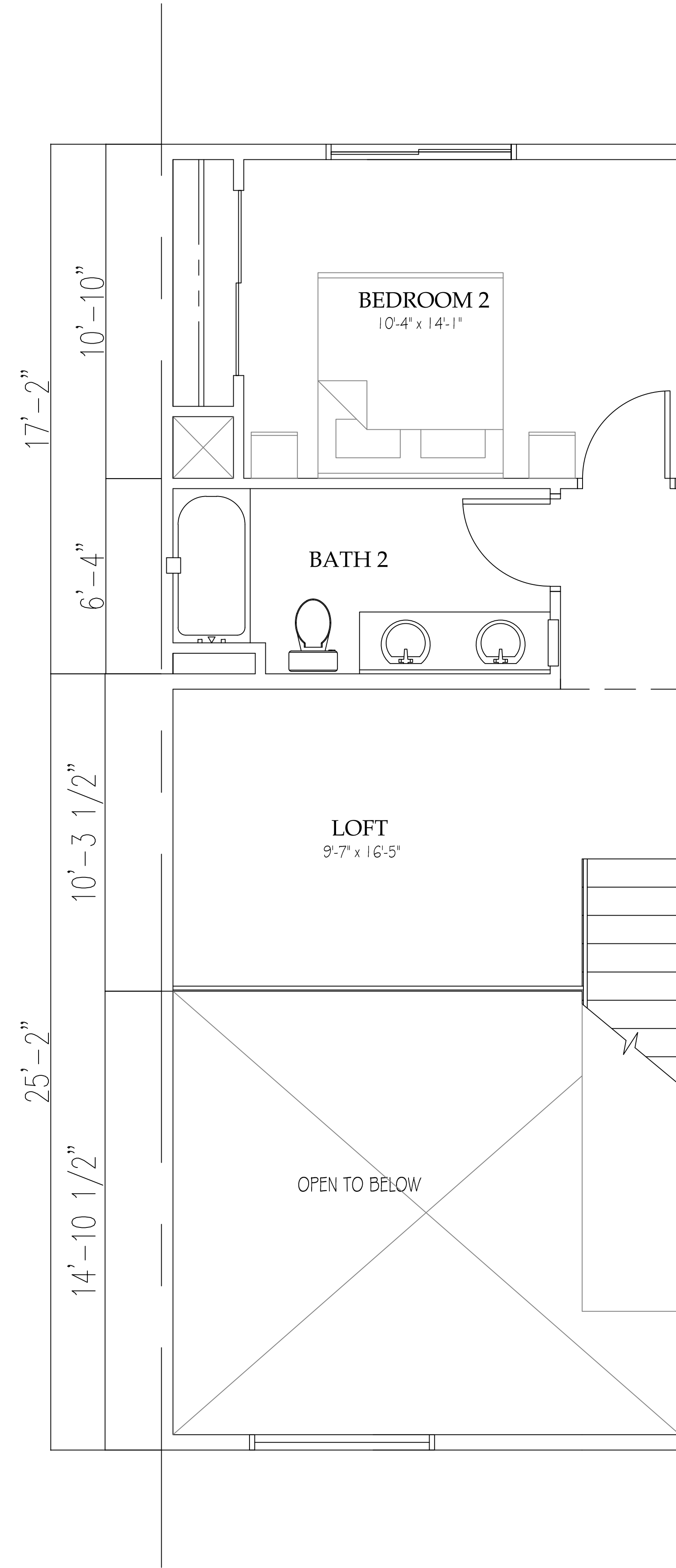
1 BEDROOM UNIT

**TOTAL
 SQ. FT.
 1414**

**Butler Lofts
 Flagstaff, AZ**



1 Main Level Floor Plan
A1.1 Scale 3/8" = 1'-0"



2 Upper Level Floor Plan
A1.1 Scale 3/8" = 1'-0"

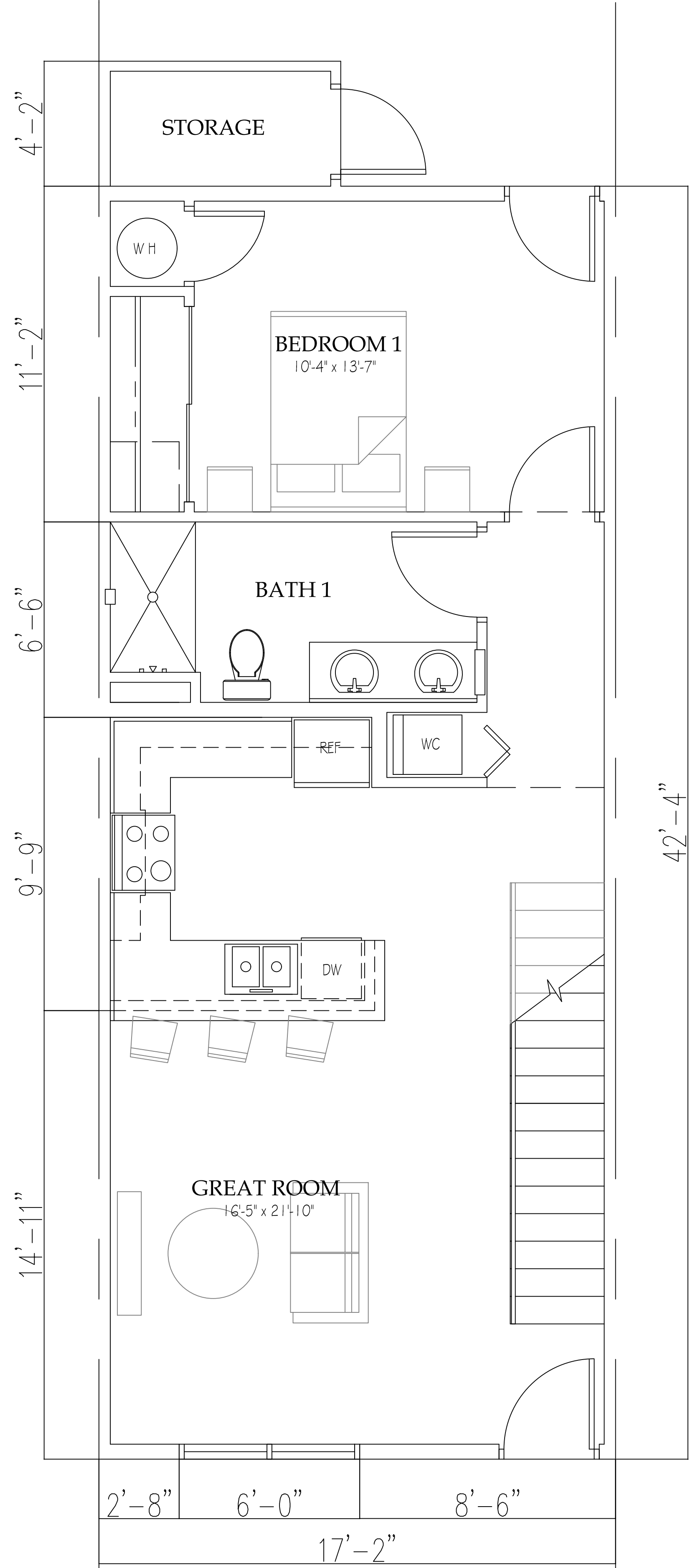


2502 E. RIVER ROAD TUCSON, AZ 85718 (520) 268-9128

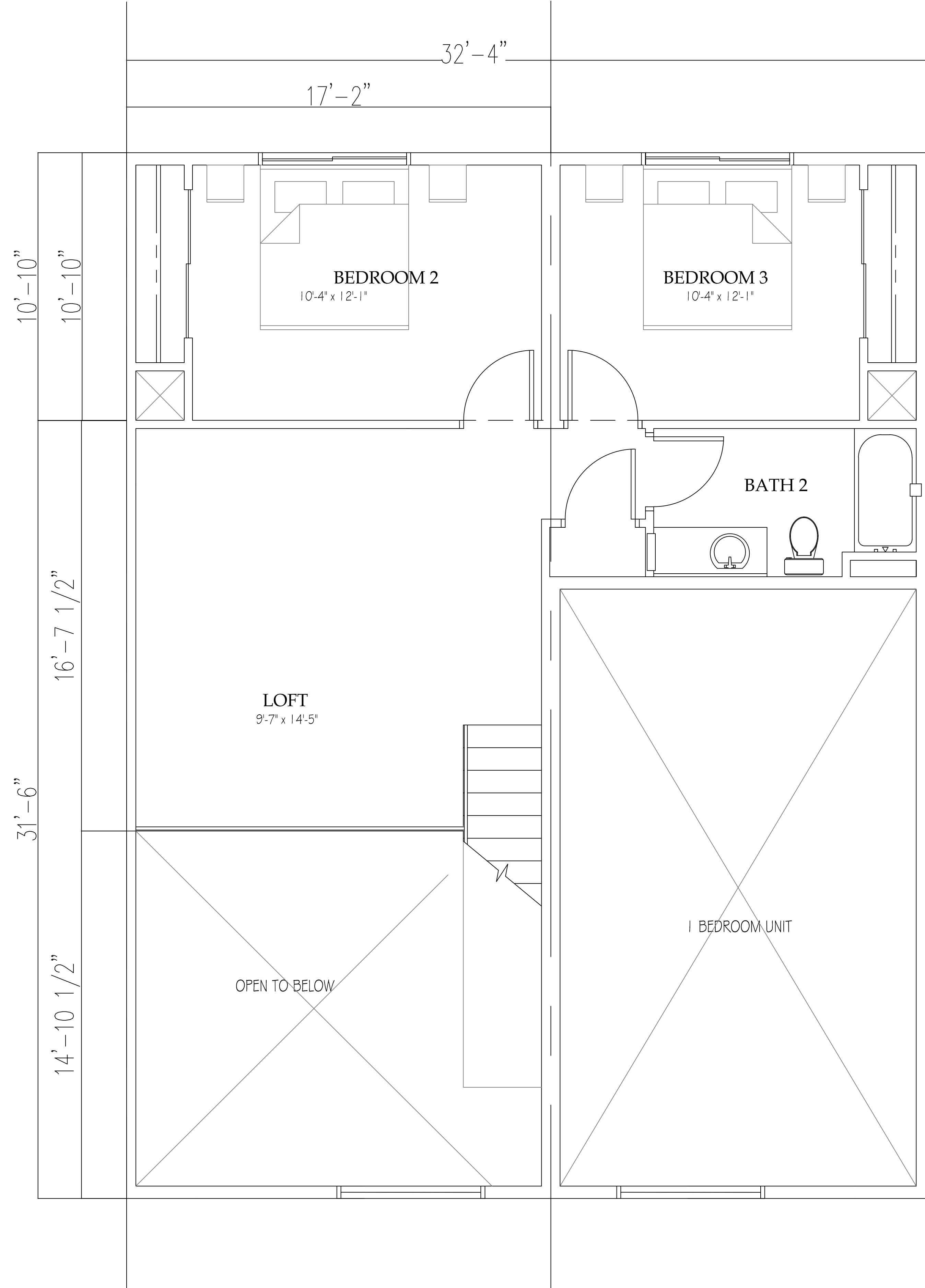
2 BEDROOM UNIT

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Butler Lofts
Flagstaff, AZ



1 Main Level Floor Plan
A1.2 Scale 3/8" = 1'-0"



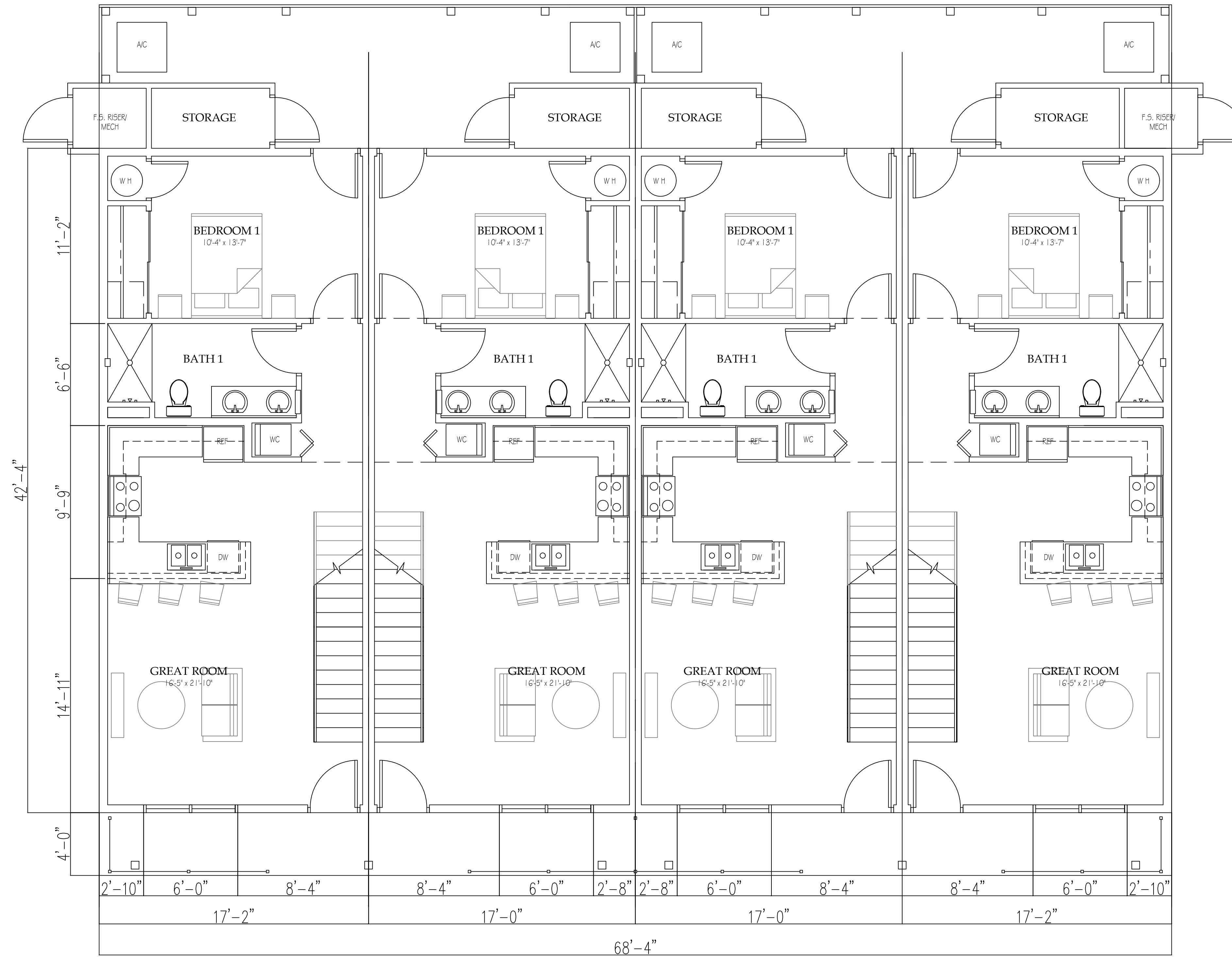
2 Upper Level Floor Plan
A1.2 Scale 3/8" = 1'-0"



3 BEDROOM UNIT

TOTAL
 SQ. FT.
1414

Butler Lofts
 Flagstaff, AZ



1 Main Level Floor Plan
 Scale 1/4" = 1'-0"

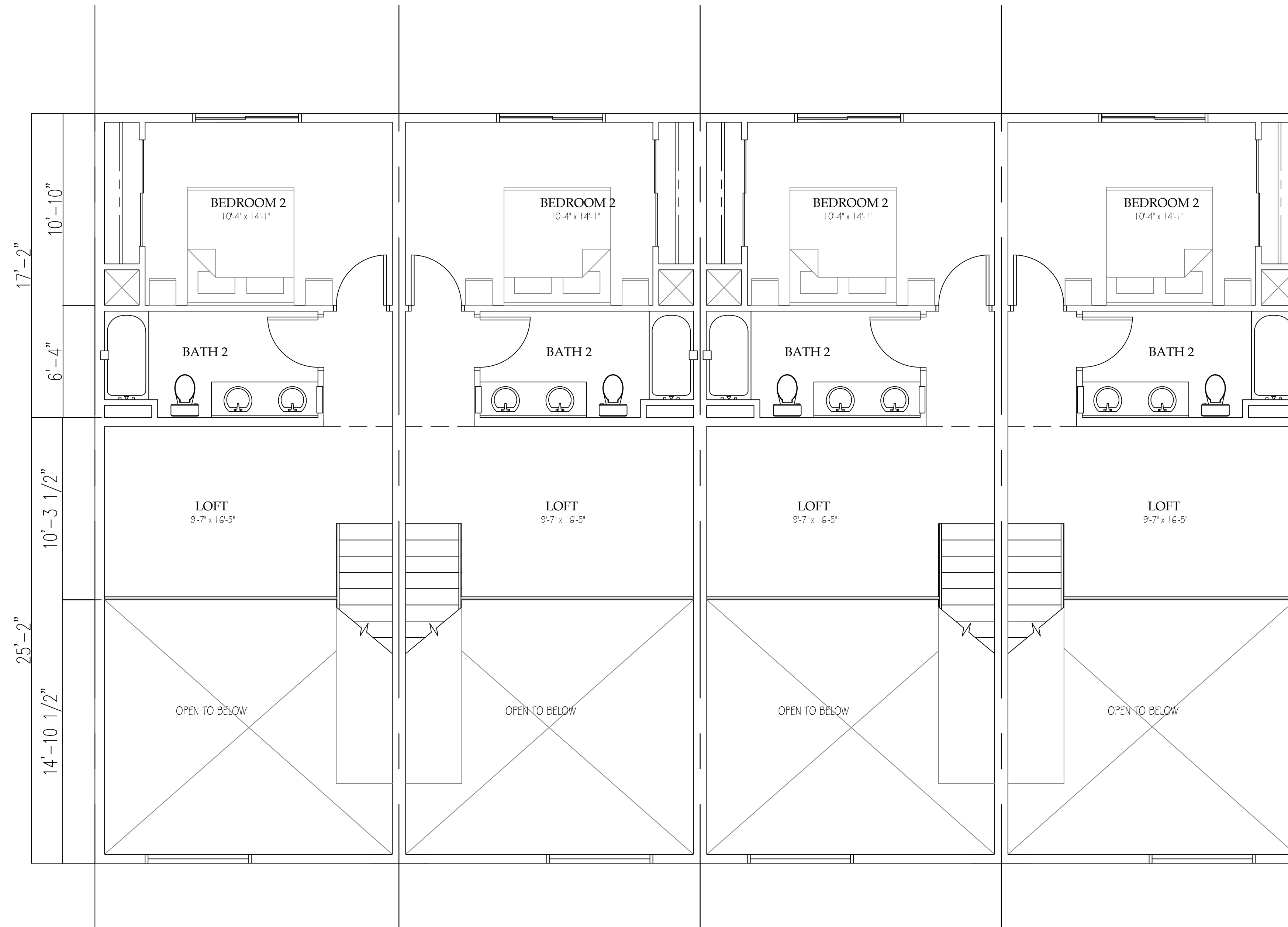


2502 E. RIVER ROAD TUCSON, AZ 85718 (520) 268-9128

4 PLEX FLOOR PLANS

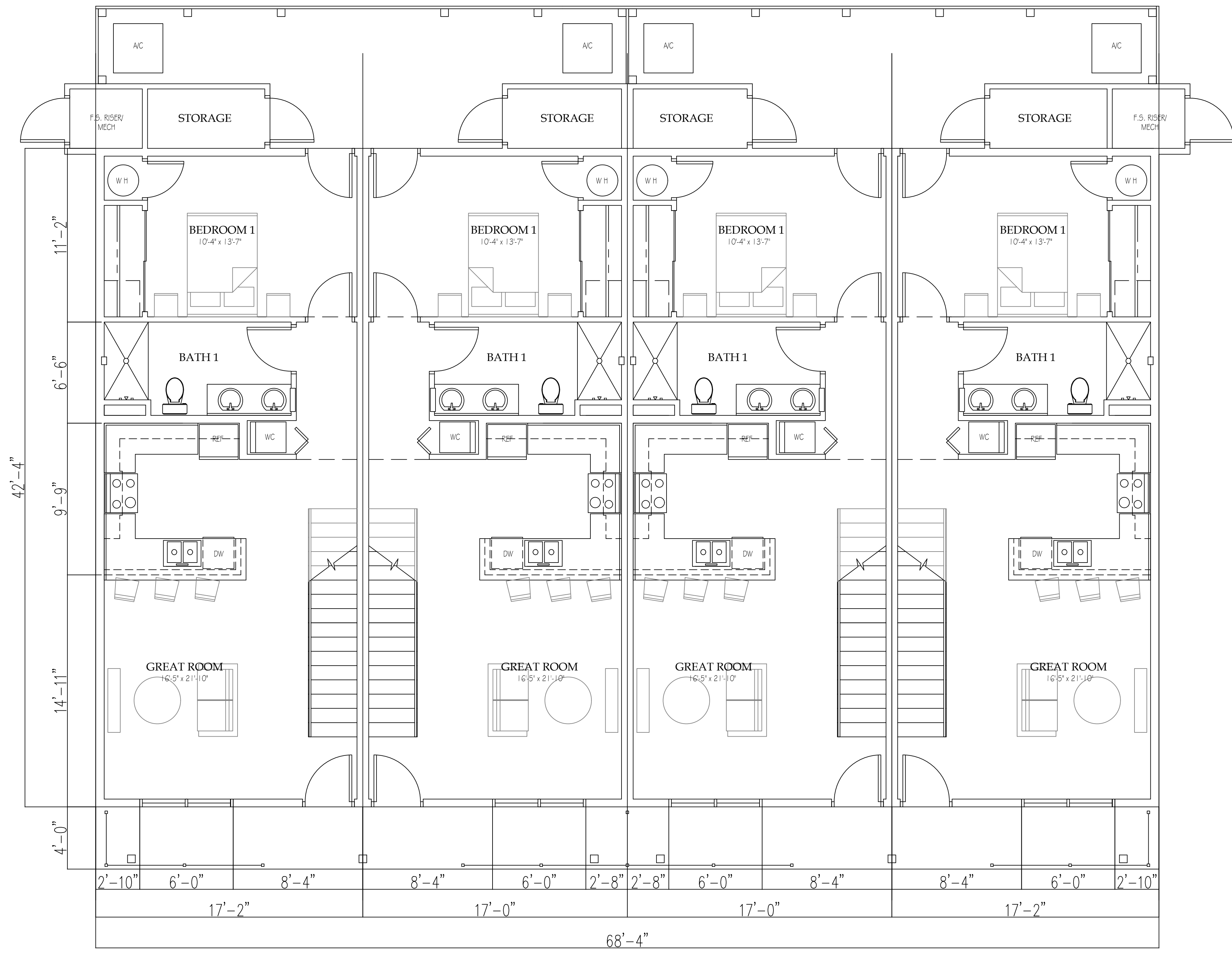
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Butler Lofts
 Flagstaff, AZ



2 Upper Level Floor Plan
 Scale 1/4" = 1'-0"



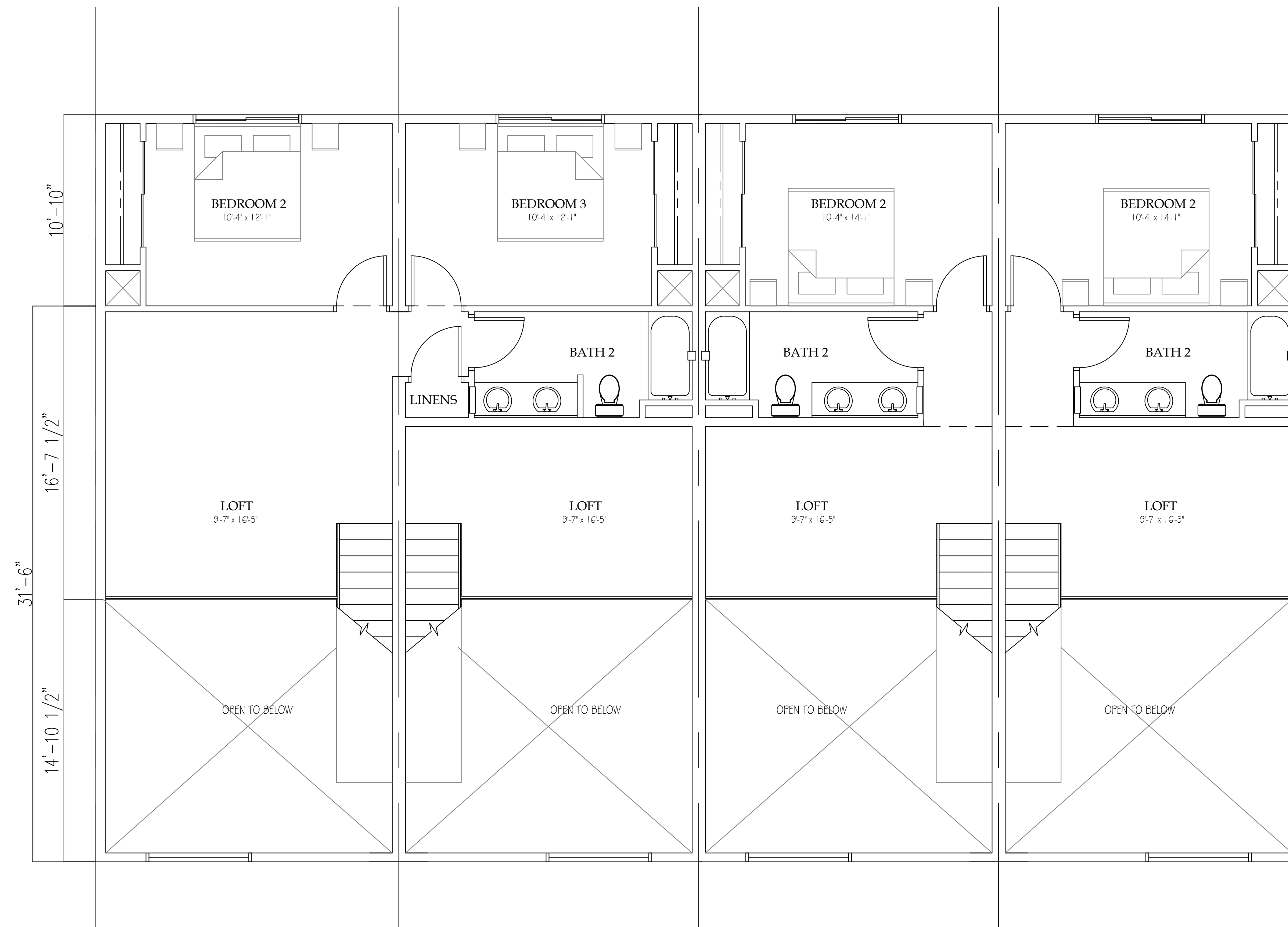


1 Main Level Floor Plan
 Scale 1/4" = 1'-0"



4 PLEX FLOORPLAN

Butler Lofts
 Flagstaff, AZ



2 Upper Level Floor Plan
 Scale 1/8" = 1'-0"

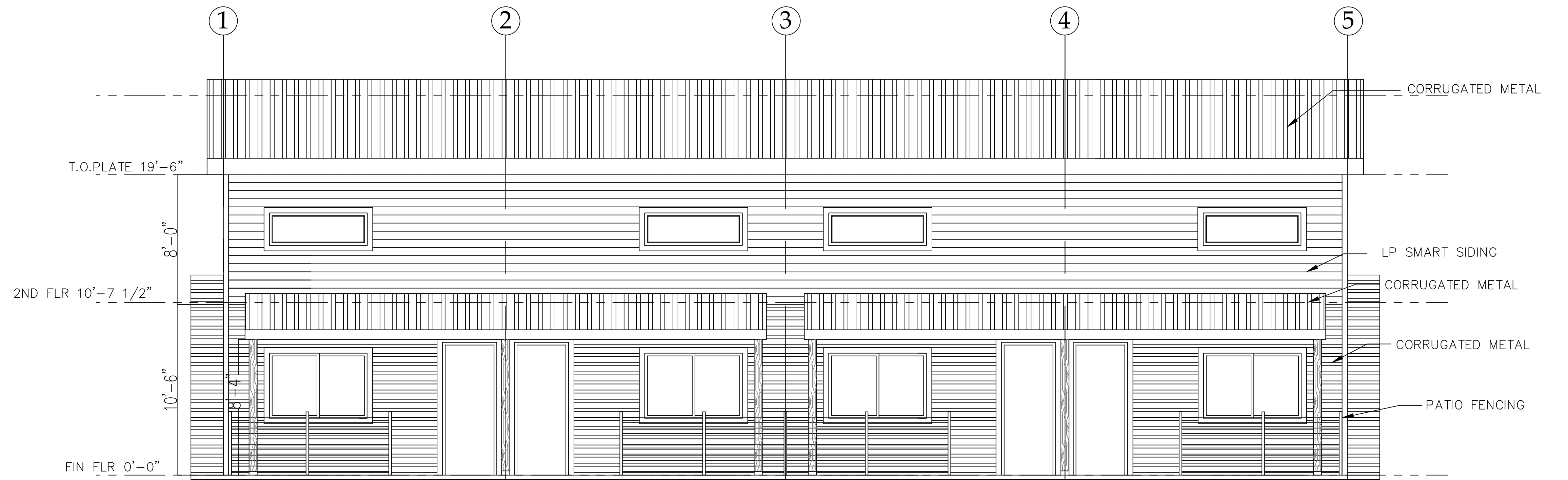


2492 E

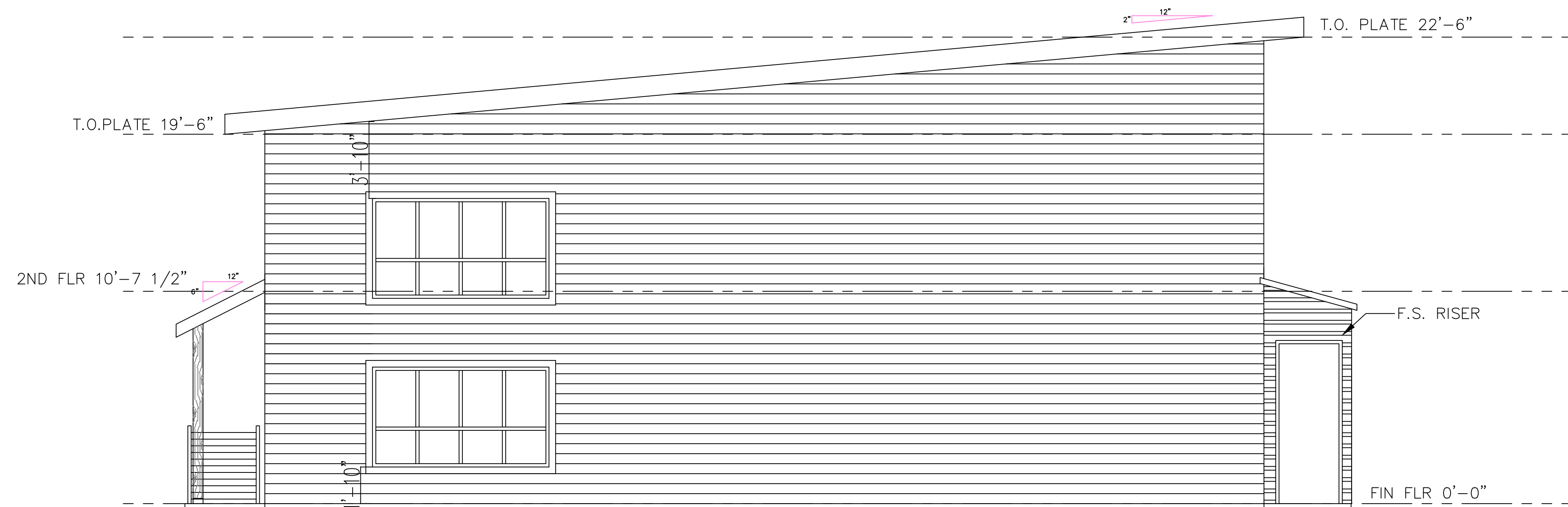
615-8900

4 PLEX FLOORPLAN

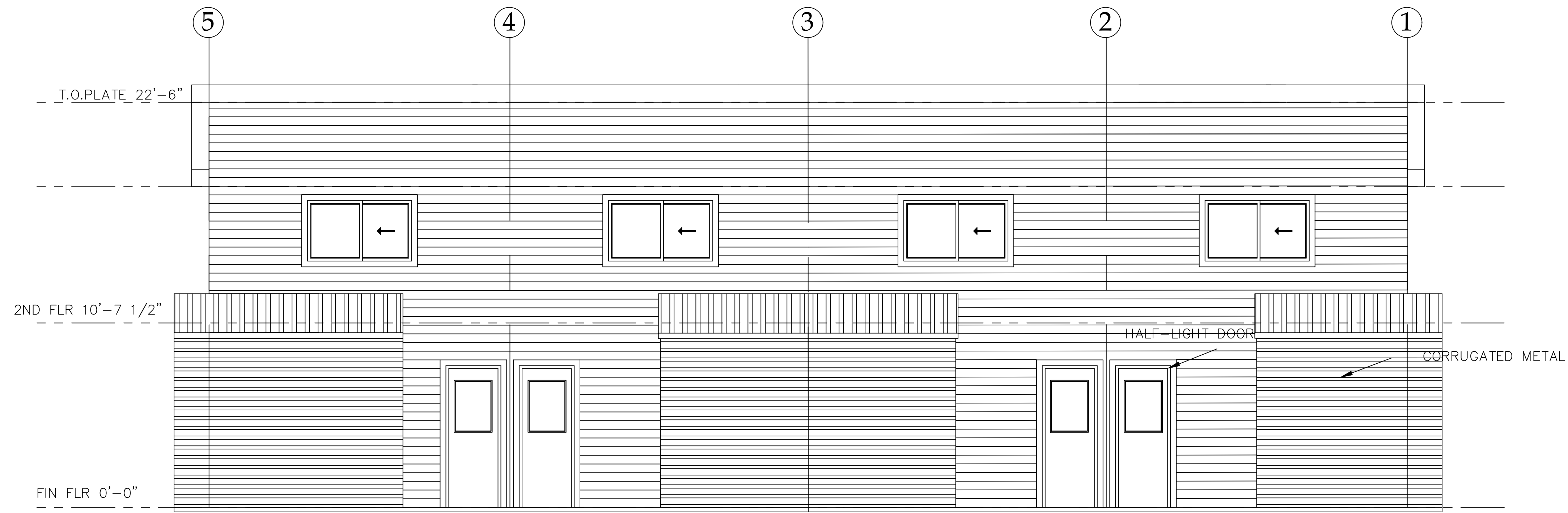
Butler Lofts
 Flagstaff, AZ



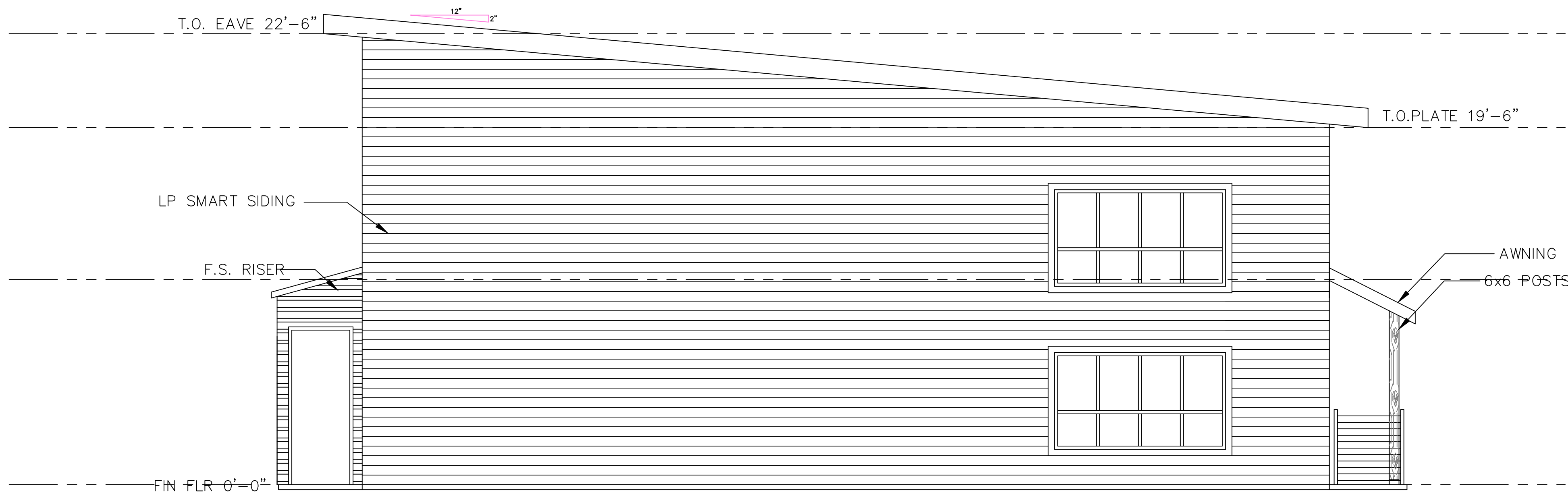
2 Front Elevation
Scale 1/4" = 1'-0"



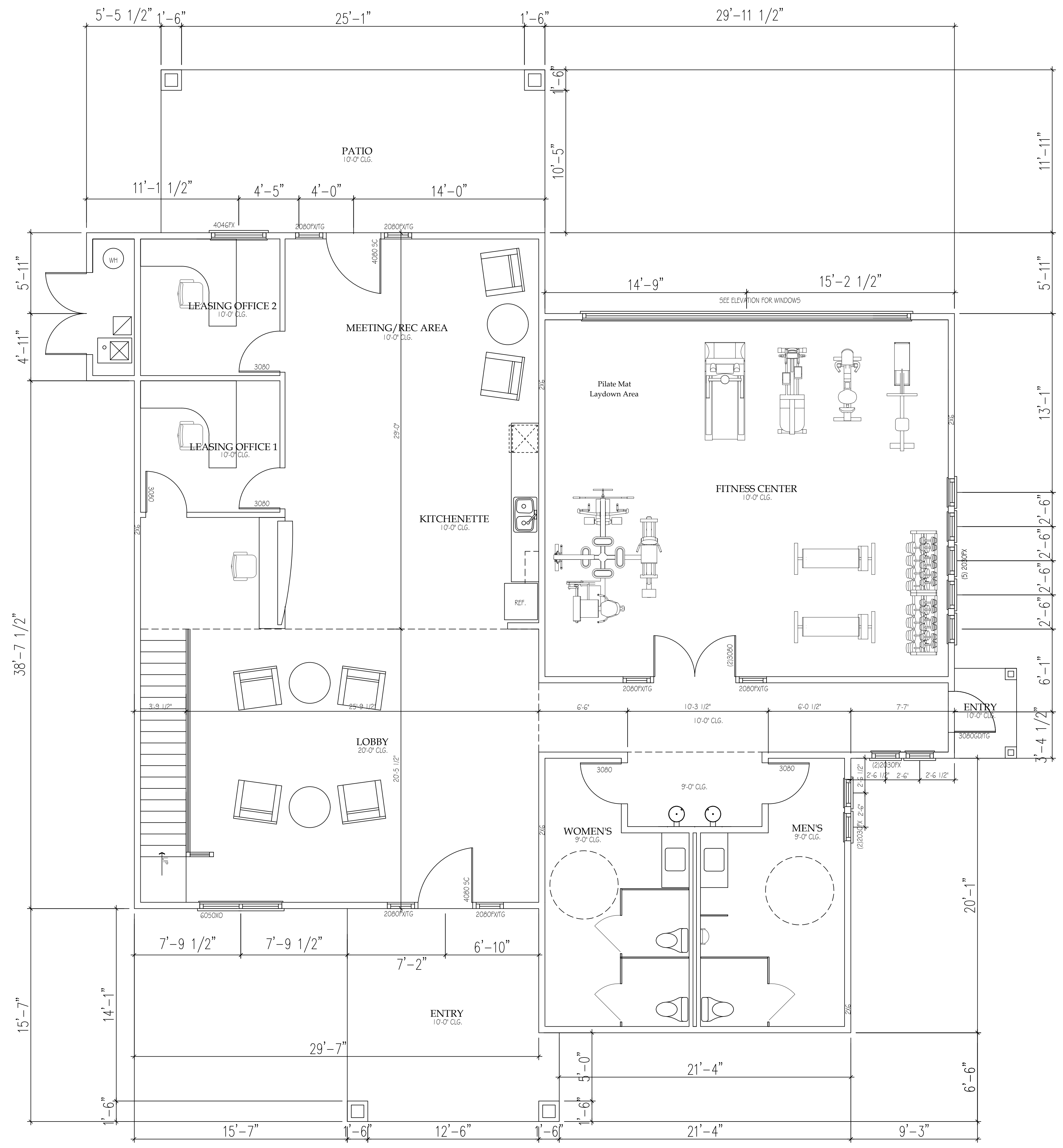
1 Right Elevation
Scale 1/4" = 1'-0"



3 Back Elevation
Scale 1/8" = 1'-0"

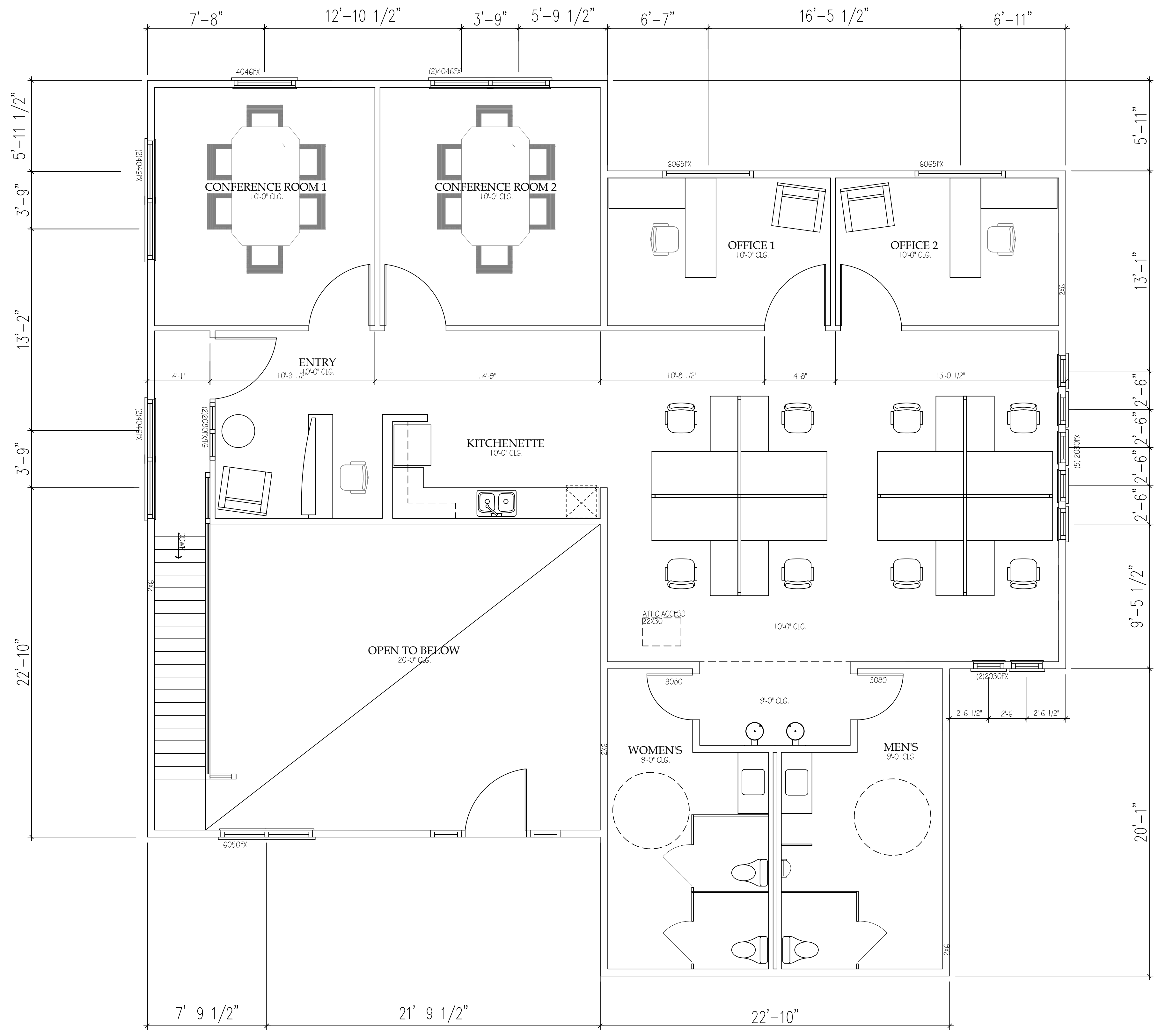


4 Left Elevation
Scale 1/4" = 1'-0"



LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISION



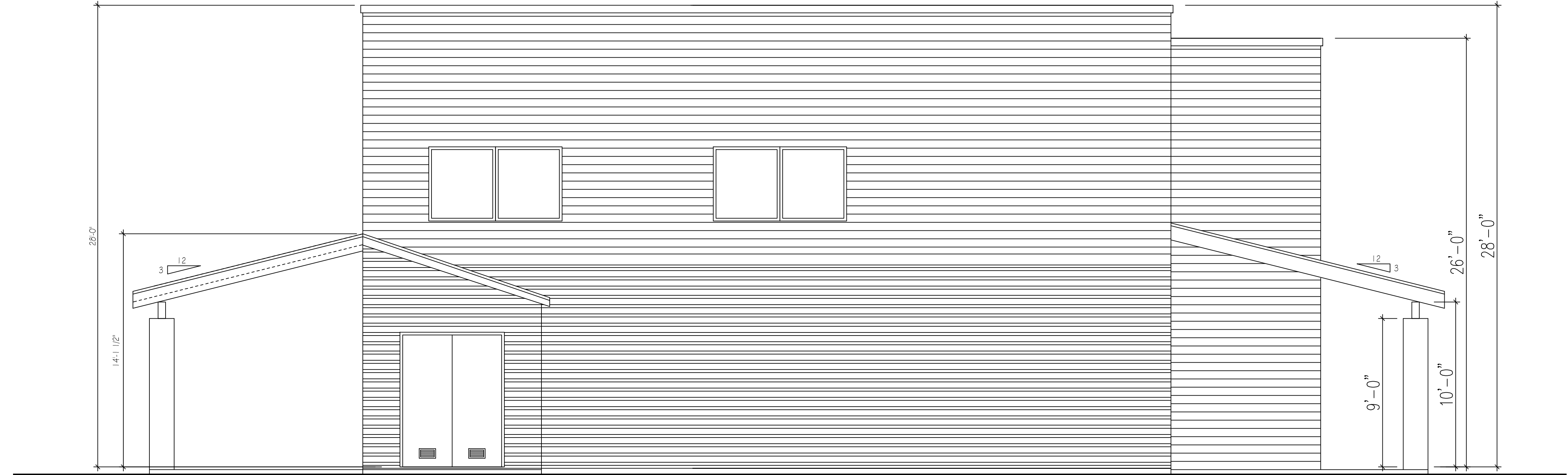
UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISION





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



LEFT SIDE ELEVATION

MIRAMONTE
HOMES, L.L.C.
2492 E. RIVER SUITE 100 TUCSON, AZ 85718 (520) 615-8900

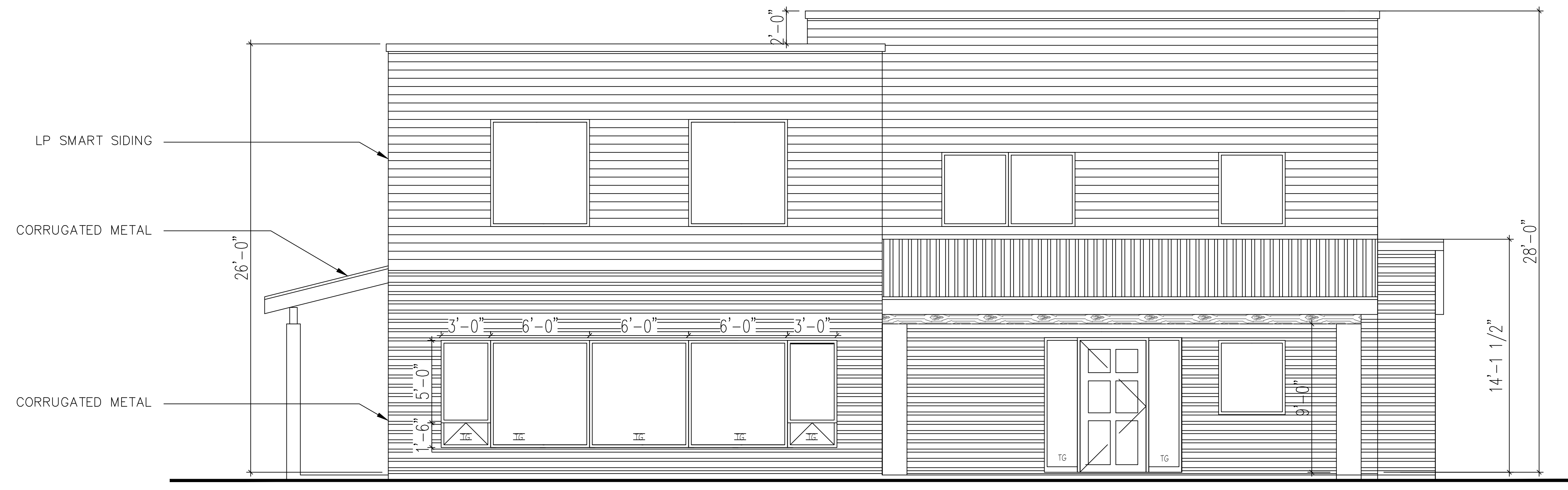
CLUB HOUSE
EXTERIOR ELEVATIONS

REVISION

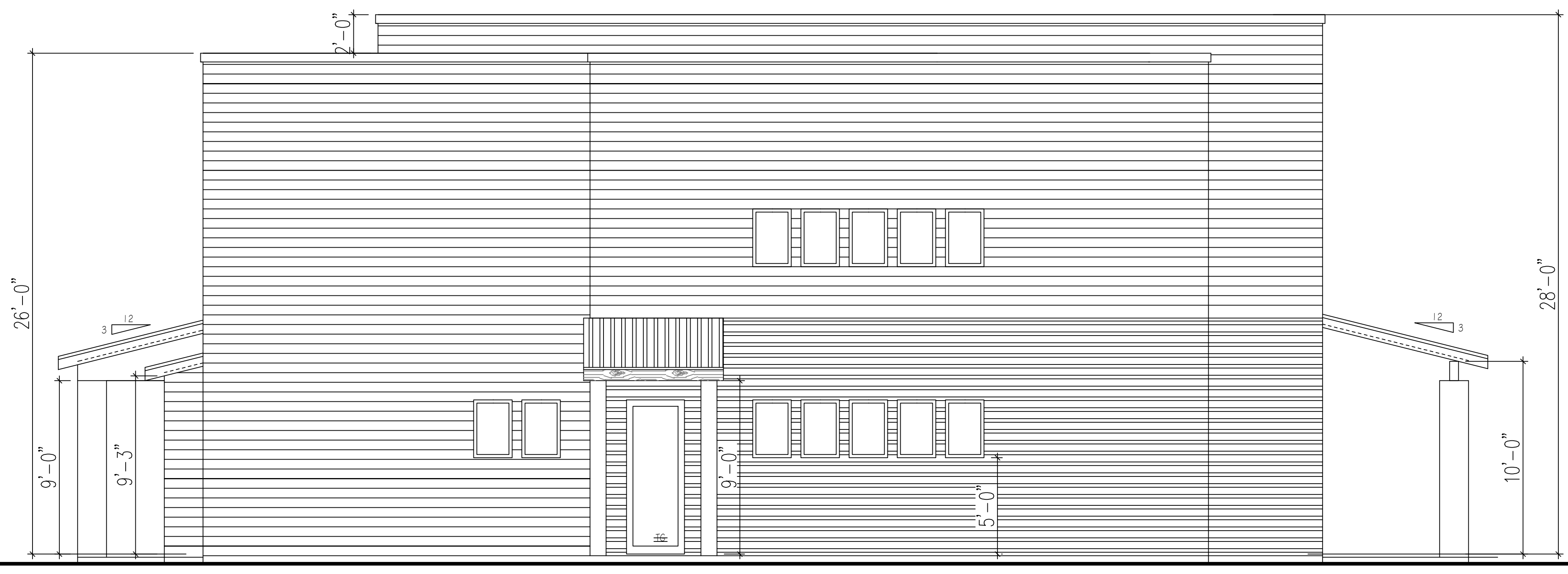


PARK PLACE
SEDONA

A2.0



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

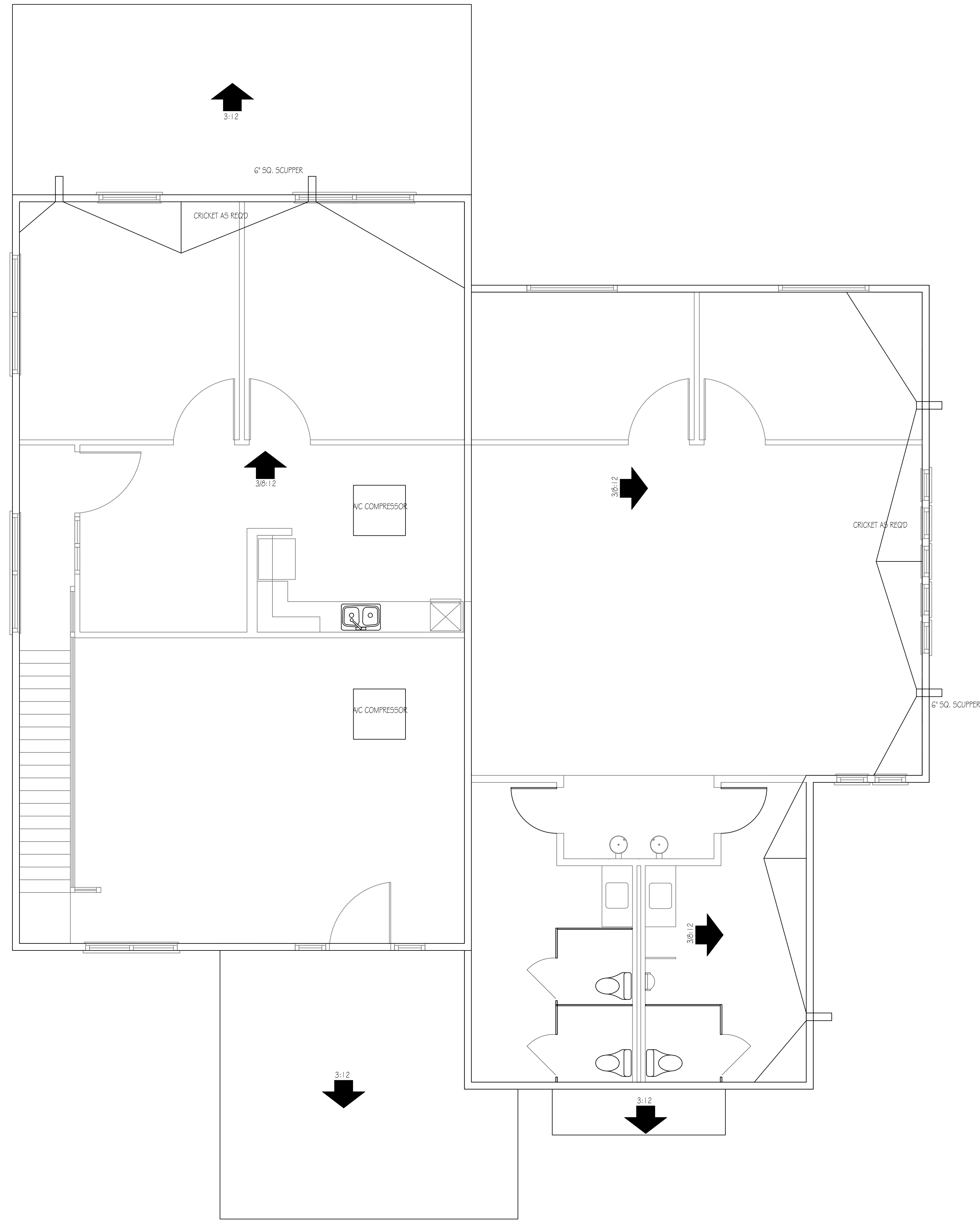


RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

REVISION



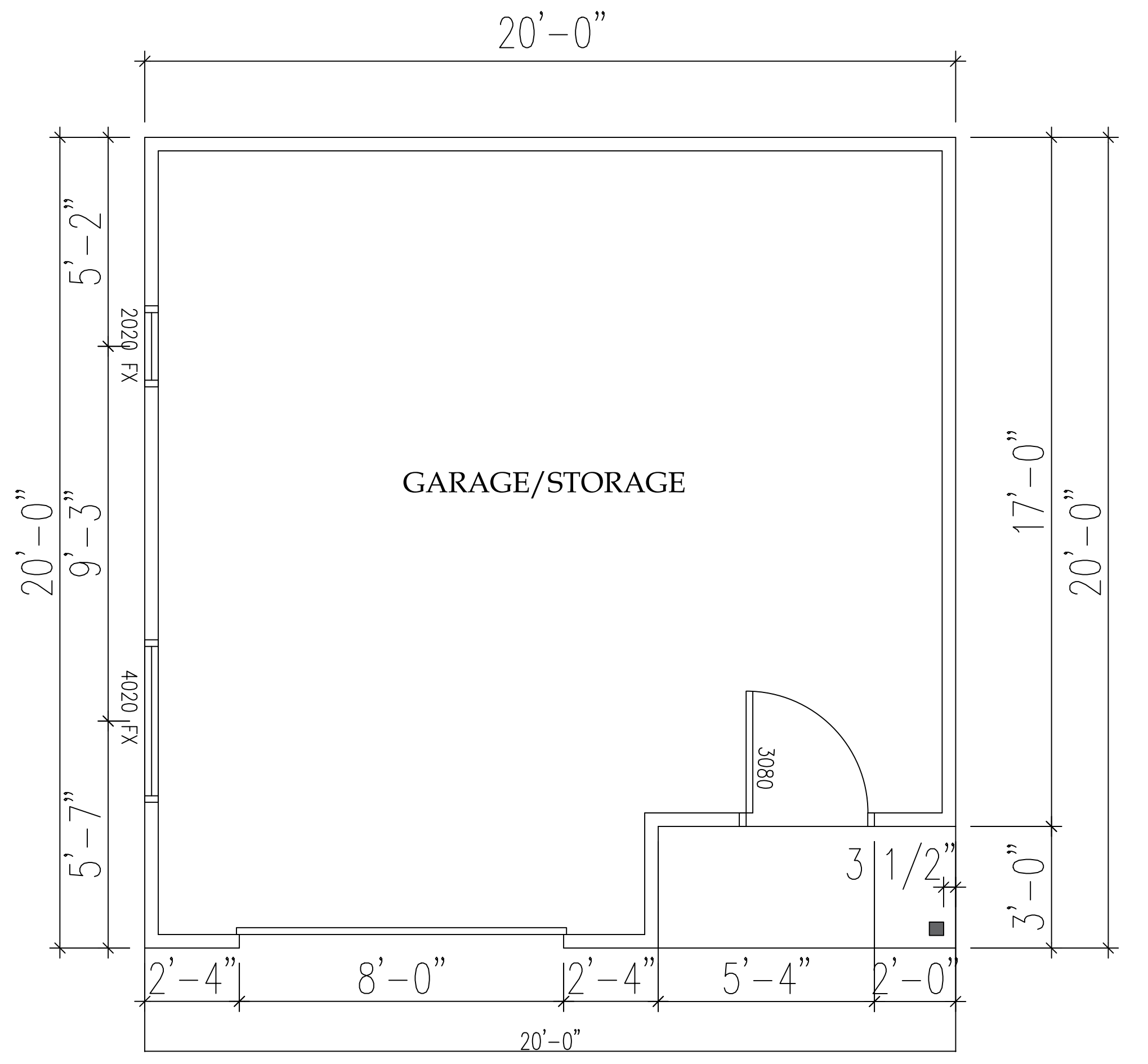
4575N 44th AVENUE SUITE 100
TUCSON, ARIZONA
85718-8900
(520) 615-8900



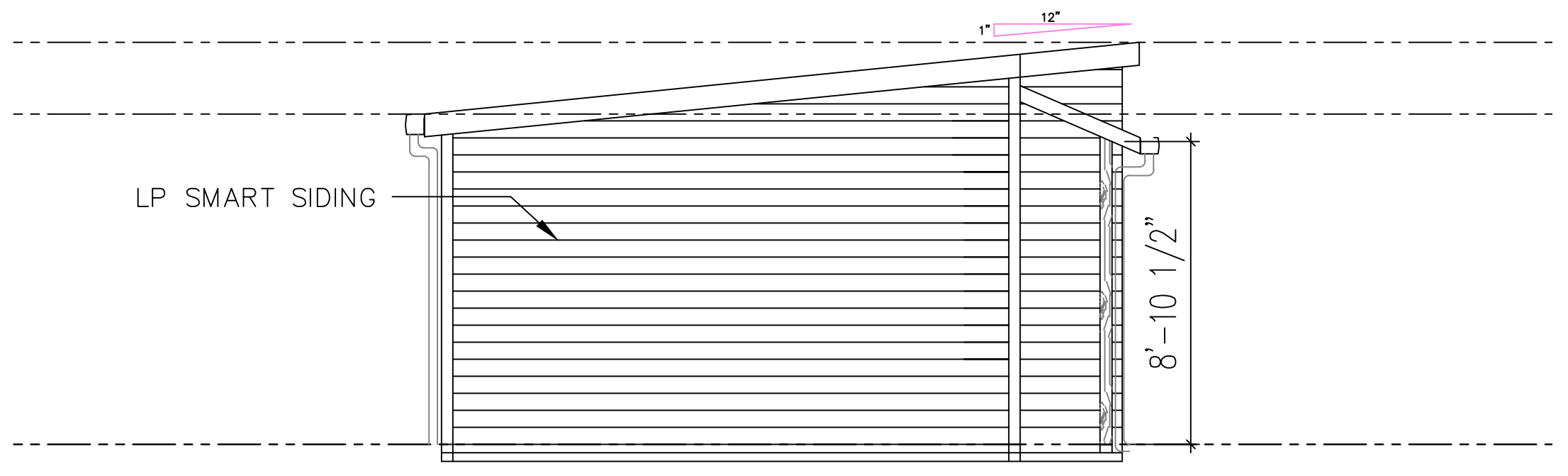
ROOF PLAN
SCALE: 1/4" = 1'-0"

REVISION

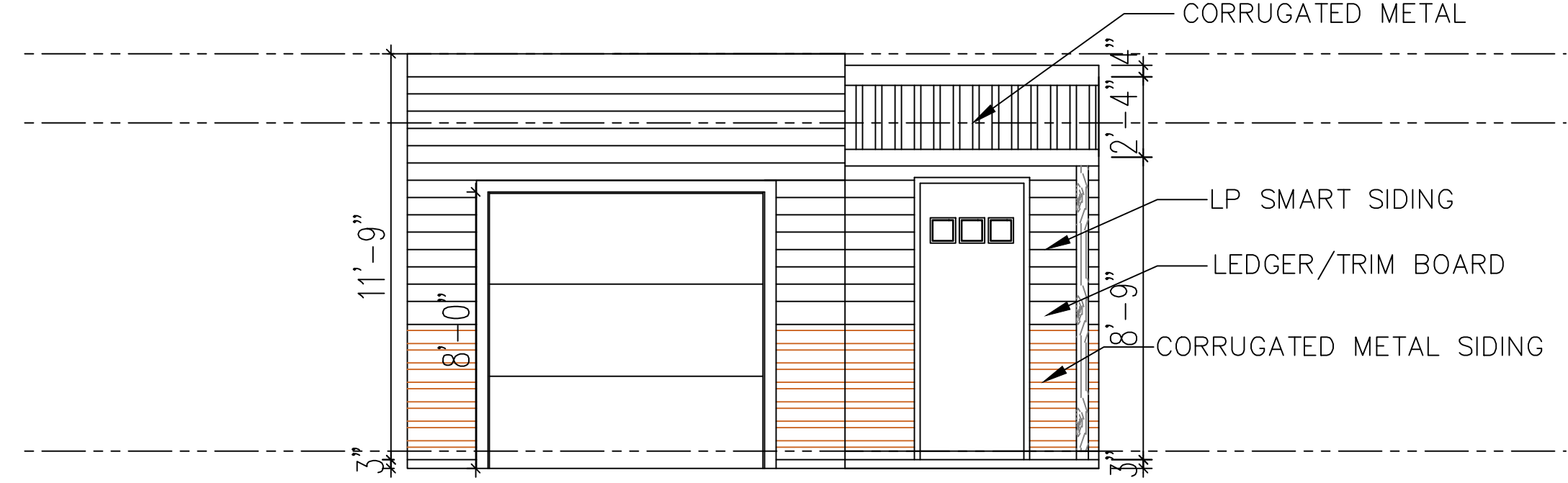




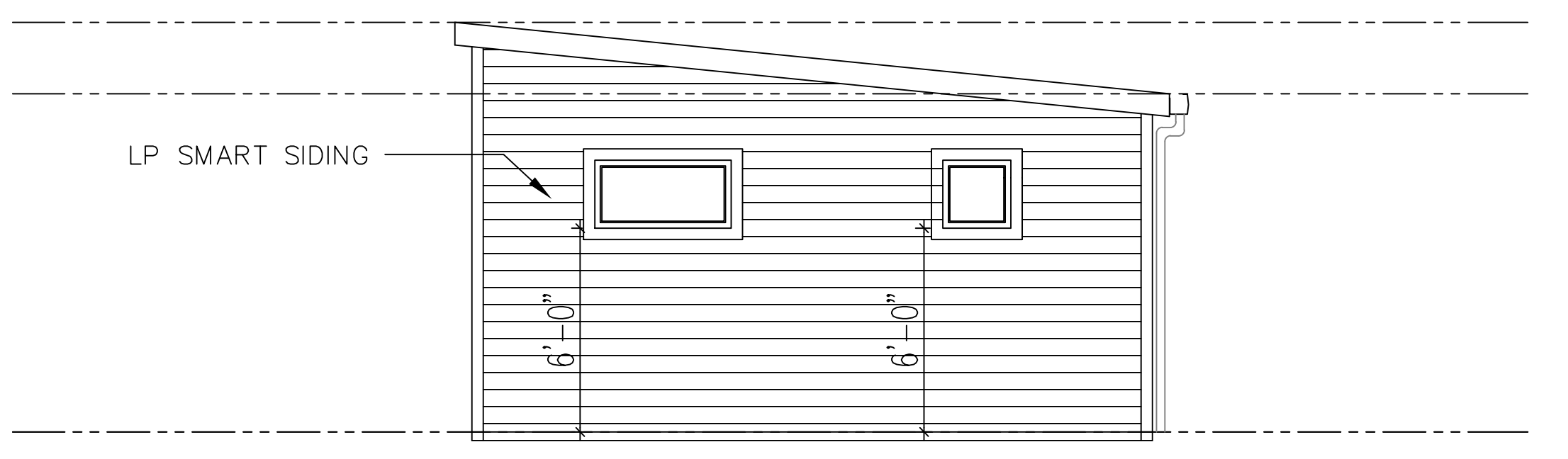
PLAN
Scale 3/8" = 1'-0"



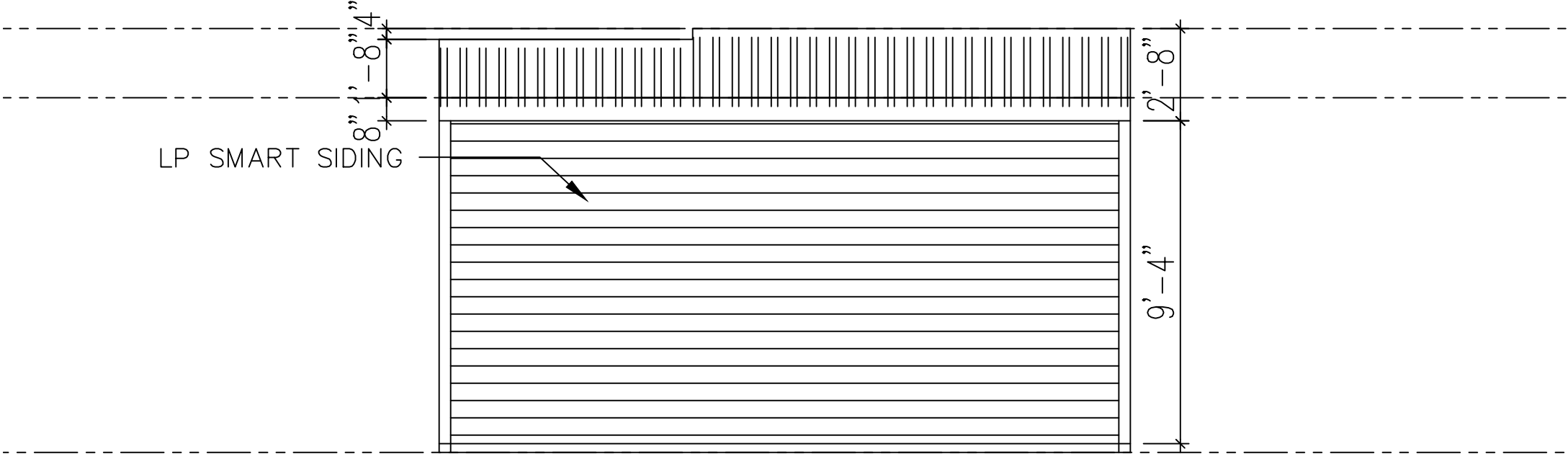
1 RIGHT ELEVATION
Scale 1/4" = 1'-0"



2 FRONT ELEVATION
Scale 1/4" = 1'-0"



3 LEFT ELEVATION
Scale 1/4" = 1'-0"

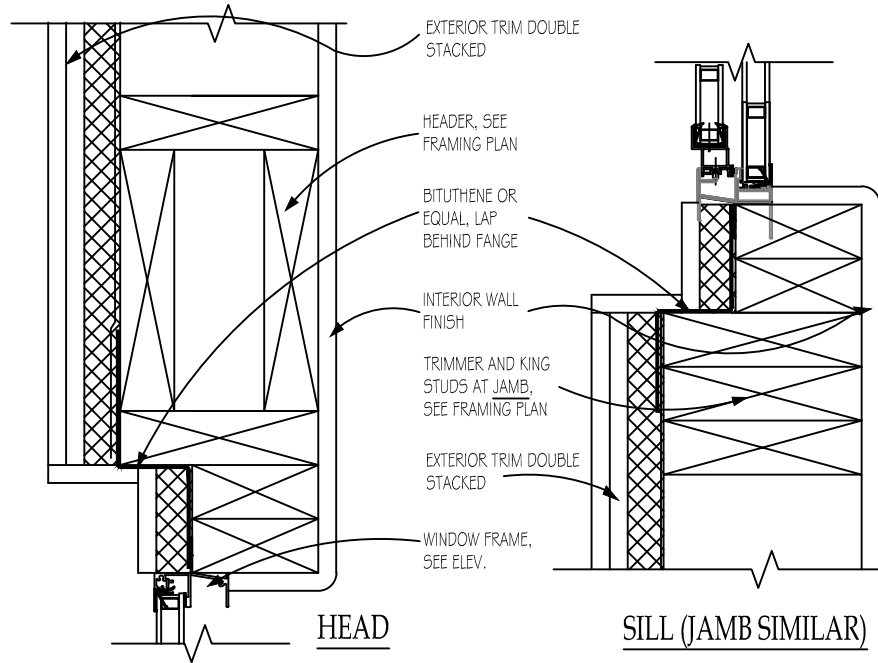


4 BACK ELEVATION
Scale 1/4" = 1'-0"



Maintenance Building

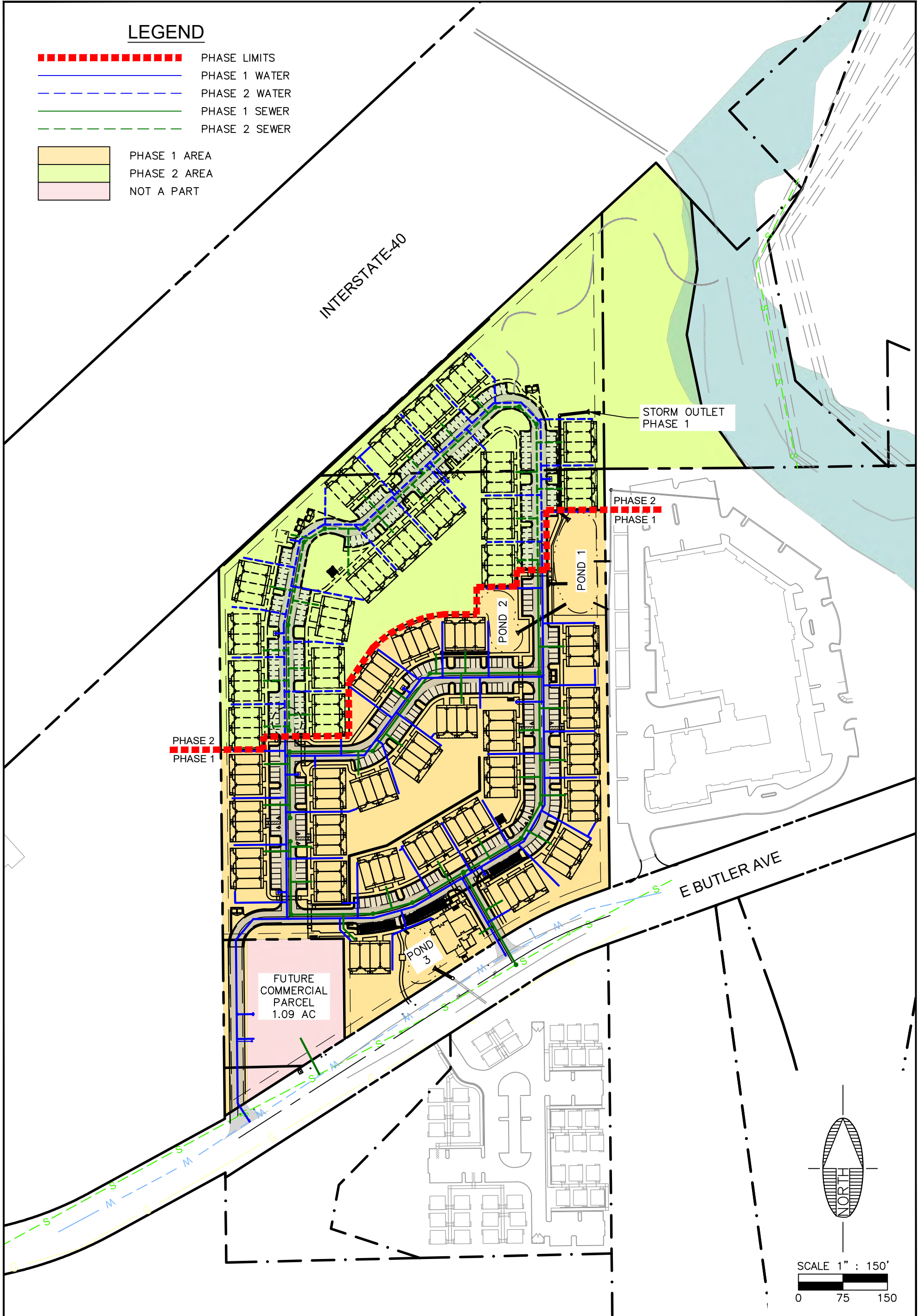
Butler Ave.
Flagstaff, AZ



D1.0

RECESSED WINDOW DETAIL

SCALE: N.T.S.



Call at least two full working days before you begin excavation.



Dial 8-1-1 or 1-800-STAKE-IT (782-5348)



Shephard Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax

www.swiaz.com

JOB NO: 21272
DATE: SEP 22
SCALE: AS SHOWN
DRAWN: ELK
DESIGN: ELK
CHECKED: SJV/SCI

BUTLER MULTI-FAMILY

PHASING PLAN

FLAGSTAFF ARIZONA

SHEET

1

OF 1

Exhibit D
Affordability Plan

Exhibit D
Affordability Plan

This Affordability Plan is referenced in the Development Agreement between the Developer and the City of Flagstaff, approved by the Council through Ordinance No. _____. This document may be modified by and between the City’s Housing Director and property Owner without further council action or need to amend the Development Agreement. The Development is comprised of up to 172 multi-family units, of which 5% (i.e., 9 units) will be designated as rent restricted for the Affordable Housing Program (the “**Program**”). This document serves to detail the requirements outlined in the Development Agreement and is referred to as **Exhibit D**.

Program Details

- 9 of the 172 units will be designated as affordable
- The affordable unit mix is as follows:

Unit Mix		
Unit Size	Designated Affordable	Total in Project
One-bedroom	2	26
Two bedroom	6	120
Three bedroom	1	26

- Applicants who initially qualify for an affordable unit shall earn an income no greater than 80% of the Area Median Income (AMI), refer to Attachment A for the 2022 Flagstaff Income Limits.
- The maximum monthly rental price will be implemented according to the affordable rent limits in Attachment B. The rent limits are provided by City staff annually and account for different unit sizes and varying income levels (30% - 80% AMI). The developer will use rent limits provided by the City for leases commencing thirty (30) days after receipt. If market-rate rents are lower than the rent limits provided, the tenant shall be charged market-rate rent. Developer agrees at all times to maintain 9 affordable units.
- Basic utilities are to be included in the affordable rent payment. Management shall refer to the local utility allowances provided in Attachment C and deduct the allowance from the base rent. City staff will work with the property management company before certificates of occupancy are issued to calculate the utility allowance based on unit size and utility services onsite.
- Affordable units will be managed by the property management company and overseen by the City of Flagstaff Housing Section. Biannual reports must be submitted to Housing staff, refer to Reporting Requirements below.
- Lease terms shall be no less than 12 months.

Eligibility Requirements. Applicants who qualify for an affordable unit shall earn an income no greater than 80% AMI. The Developer will collect reasonable financial information from tenants to confirm eligibility. When a question arises about a tenant’s eligibility, management shall reference the “Qualifying Residents” section of the Arizona Department of Housing’s Section 42

Low-Income Housing Tax Credit (LIHTC) Compliance Manual for further eligibility criteria. Typically, full-time students who are claimed as dependents on a guardian's taxes do not qualify for affordable units, however, management shall refer to the Compliance Manual for exceptions. Management shall refer to the procedures below for recertification and screening procedures, which differ from the LIHTC Compliance Manual. The parties acknowledge this Project is not a LIHTC project subject to the rules and regulations of that program. The LIHTC manual and forms referred to in this Agreement are for the convenience of the parties. Neither Developer nor Owner is subject to LIHTC reporting requirements or other requirements of the LIHTC program.

Recertification. Annual income recertification shall occur at lease renewal. Notice of recertification for affordable units will be required at least 90 days prior to lease expiration. Any changes to household size and income shall be reported at lease renewal. Appropriate changes to the unit size will be determined by management in accordance with building codes and based on unit availability. At lease renewal, if the household income of an existing tenant exceeds 100% AMI, the tenant no longer qualifies for the unit and will be required to sign a new lease at market rate pricing, or may choose to vacate the unit. Allowing long-time tenants the opportunity to earn more over time while remaining in the affordable units shall be offset with lower incomes on new leases.

Screening Process. Program applicants will be subject to the same background screening process as all other applicants at the property. Unsatisfactory results from the screening process may lead to denial. Screening criteria shall comply with all state and federal laws.

Location of Units. Commencing at issuance of a Certificate of Occupancy the affordable units shall be scattered throughout the development to the extent feasible, however, the location of each unit does not have to be fixed. "Floating" units are permitted based on applicant requests and unit availability. Additionally, it is acceptable if the initial unit mix identified in this document shifts slightly over time based on demand and availability.

Reporting Requirements. A property management company will determine applicant eligibility and oversee the administration of the affordable units. The City of Flagstaff Housing Section will monitor the performance of the property management company through bi-annual affordable program reports. Reporting on the affordable units will commence either July 1 or January 1 after the first affordable leases are signed. The affordable program report shall include the following information:

- Provide the unit number and size of all required affordable units (based on the unit mix table)
- Name and household size of each affordable unit tenant
- Gross annual household income of all tenants over 18 years of age
- Monthly rental payment amount, after utility allowance deduction
- Include relevant notes about the status of lease renewals or any other issues being reviewed by property management
- Indicate which units are vacant
 - Provide an up-to-date waiting list for affordable units and unit size requested
- Provide proof of active marketing of the affordable units (See Advertising below)

Advertising. If affordable units are available, and there are no applicants on the waitlist, property management shall post information about available units on www.myhousingsearch.com. Additionally, property management may advertise affordable units on the property's website, rental listing websites, social media platforms, or may contact City of Flagstaff Housing Section about additional advertising methods. This applies only when the property manager has first contacted all applicants that may be on a waiting list. If afterward affordable units remain, then the advertising requirements in this section shall apply.

Attachment A: Area Median Income Limits






Household size	30%	50%	60%	80%	100%	125%	150%
1	\$18,050	\$30,100	\$36,120	\$48,100	\$60,200	\$75,250	\$90,300
2	\$20,600	\$34,400	\$41,280	\$55,000	\$68,800	\$86,000	\$103,200
3	\$23,200	\$38,700	\$46,440	\$61,850	\$77,400	\$96,750	\$116,100
4	\$27,750	\$42,950	\$51,540	\$68,700	\$85,200	\$106,500	\$127,800
5	\$32,470	\$46,400	\$55,680	\$74,200	\$92,800	\$116,000	\$139,200
6	\$37,190	\$49,850	\$59,820	\$79,700	\$99,700	\$124,625	\$149,550
7	\$41,910	\$53,300	\$63,960	\$85,200	\$106,600	\$133,250	\$159,900
8	\$46,630	\$56,700	\$68,040	\$90,700	\$113,400	\$141,750	\$170,100

Source: 2022 Income Limits Documentation System;
<https://www.huduser.gov/portal/datasets/il/il2022/2022summary.odn>
60% AMI limit: 2022 Multifamily Tax Subsidy Project Income Limits, US Department of Housing and Urban Development (HUD); https://www.huduser.gov/portal/datasets/il/il2022/2022sum_mtsp.odn

Income limits for all federal housing programs are determined by the US Department of Housing & Urban Development (HUD). The 30%, 50%, 80%, and 100% AMI categories are provided annually by HUD. The 60% income category is provided by the Arizona Department of Housing (ADOH). The City of Flagstaff will provide new income limits annually as they are made available.

Attachment B: Affordable Rent Limits

Rent Limits for 2022 (Based on 2022 AMI Income Limits)

Bedrooms (People)	Charts	60.00%	30.00%	40.00%	50.00%	70.00%	80.00%	90.00%	FMR
Efficiency (1.0)		895	447	597	746	1,044	1,194	1,343	1,138
1 Bedroom (2.0)		1,023	511	682	852	1,193	1,364	1,534	1,166
2 Bedrooms (3.0)		1,150	575	767	958	1,342	1,534	1,725	1,474
3 Bedrooms (4.0)		1,278	639	852	1,065	1,491	1,704	1,917	1,868
4 Bedrooms (5.0)		1,381	690	921	1,151	1,611	1,842	2,072	2,245

Rent limits are available annually after the release of HUD’s AMI limits. The City of Flagstaff will provide updated rent limits as they are available. The rent limits shown are considered the total rent payment, inclusive of the cost of utilities. If utilities are not included in the rental rate offered to tenants, then the established utility allowance must be deducted from the rent limits shown above to determine the affordable rent charged to tenants. Tenants will then be responsible for paying separately for their utilities.

Attachment C: Utility Allowance Schedule

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

City of Flagstaff Housing Authority		Apartment					
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$19	\$21	\$26	\$35	\$42	\$49
	Bottled Gas	\$29	\$32	\$39	\$50	\$59	\$69
	Electric	\$39	\$48	\$87	\$116	\$155	\$194
	Electric – Heat Pump						
	Fuel Oil						
	Other						
Cooking	Natural Gas	\$2	\$3	\$5	\$6	\$10	\$13
	Bottled Gas	\$8	\$9	\$12	\$13	\$18	\$22
	Electric	\$5	\$6	\$10	\$15	\$20	\$25
	Other						
Other Electric		\$24	\$27	\$37	\$51	\$64	\$78
Air Conditioning							
Water Heating	Natural Gas	\$5	\$6	\$10	\$13	\$20	\$25
	Bottled Gas	\$12	\$13	\$18	\$22	\$31	\$38
	Electric	\$9	\$15	\$23	\$35	\$46	\$58
	Fuel Oil						
Water & Sewer		\$43	\$54	\$69	\$105	\$144	\$179
Trash Collection		\$20	\$20	\$20	\$20	\$20	\$20
Other – specify							
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
Unit Address					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
					Total		

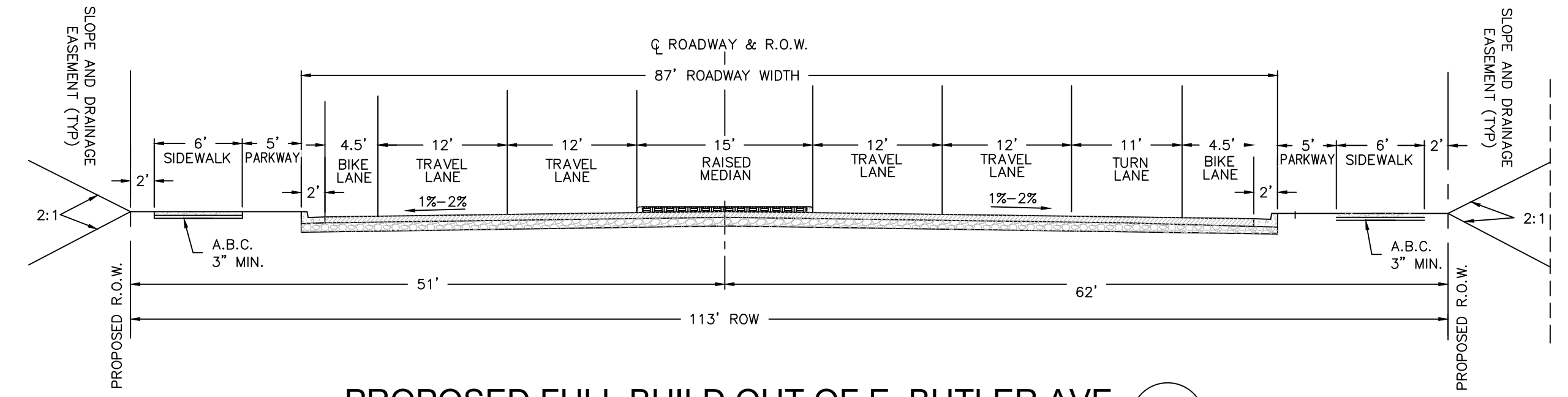
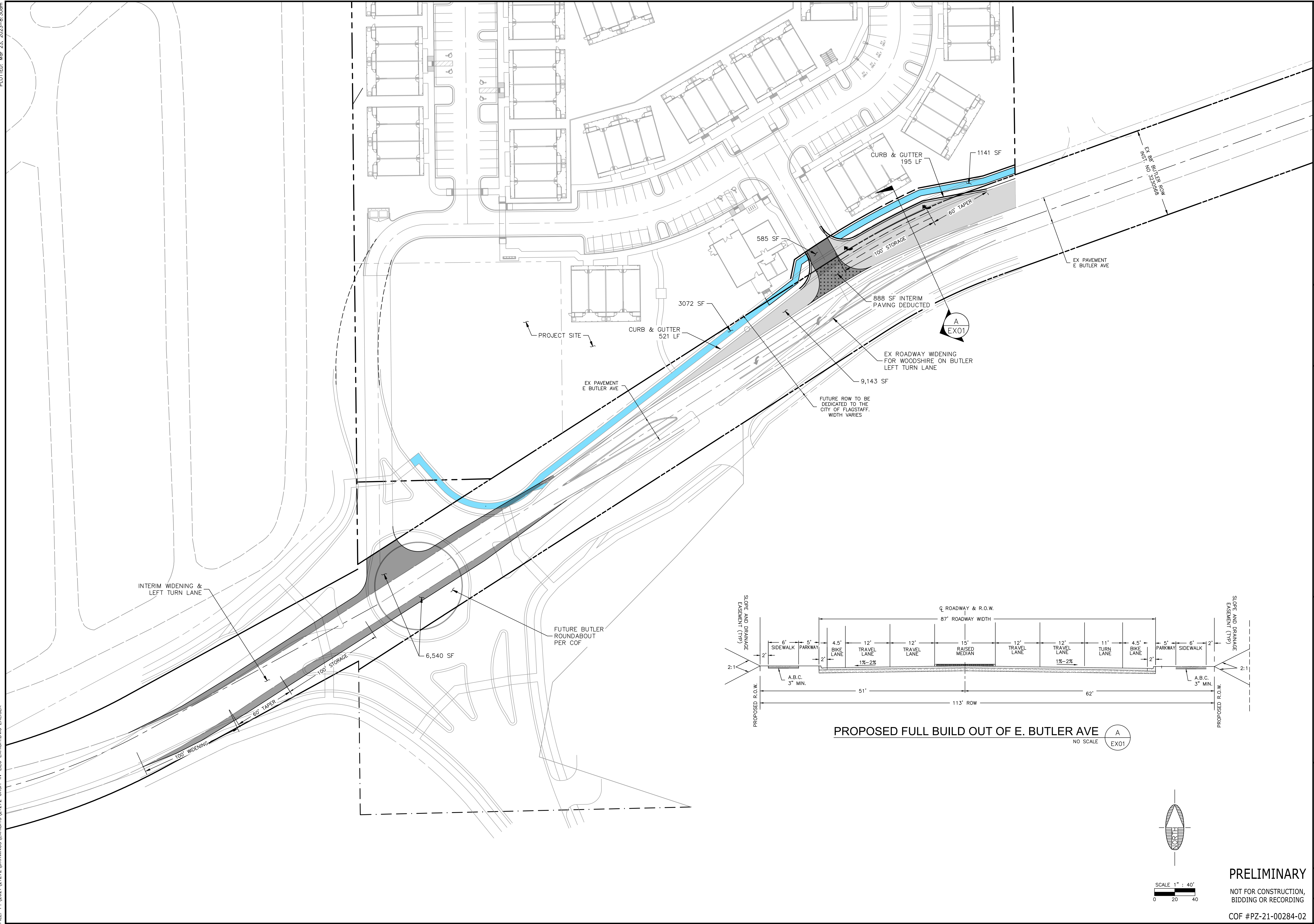
The City of Flagstaff will provide updated utility allowances as they are available. Staff will work with the property management company before certificates of occupancy are issued to calculate the utility allowance for each unit size based on utility services onsite.

Exhibit E


Offsite Traffic and Street Frontage Improvements and Cash in Lieu

PLOTTED: Mar 23, 2023 - 8:30am

FILE: P:\2021\21272\DRAWINGS\EXHIBITS\21272 CASH-IN-LIEU EXHIBIT.DWG EKEISER



PROPOSED FULL BUILD OUT OF E. BUTLER AVE
NO SCALE A EX01

JOB NO: 21272		DATE: MAR 23		SCALE: AS SHOWN		DRAWN: ELK		DESIGN: ELK		CHECKED: SJV/SJI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8334 928.774.8934 fax		www.swi.az.com				Shephard Wesnitzer, Inc.		FLAGSTAFF ARIZONA		LOFTS ON BUTLER EXHIBIT E1 - CASH-IN-LIEU EXHIBIT	
NO.	DESCRIPTION	DATE	BY	REVISIONS							
DRAWING NO. EX01		SHT NO. 1		OF 1		PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING COF #PZ-21-00284-02					

Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stakes, Inc.
 888 84-1-11 or 1-800-514-1111 (722-5348)

EXHIBIT E

ENGINEER'S OPINION OF PROBABLE COST

SWI Job # 21272
Lofts on Butler
E. Butler Avenue
Flagstaff, Arizona
March 23, 2023



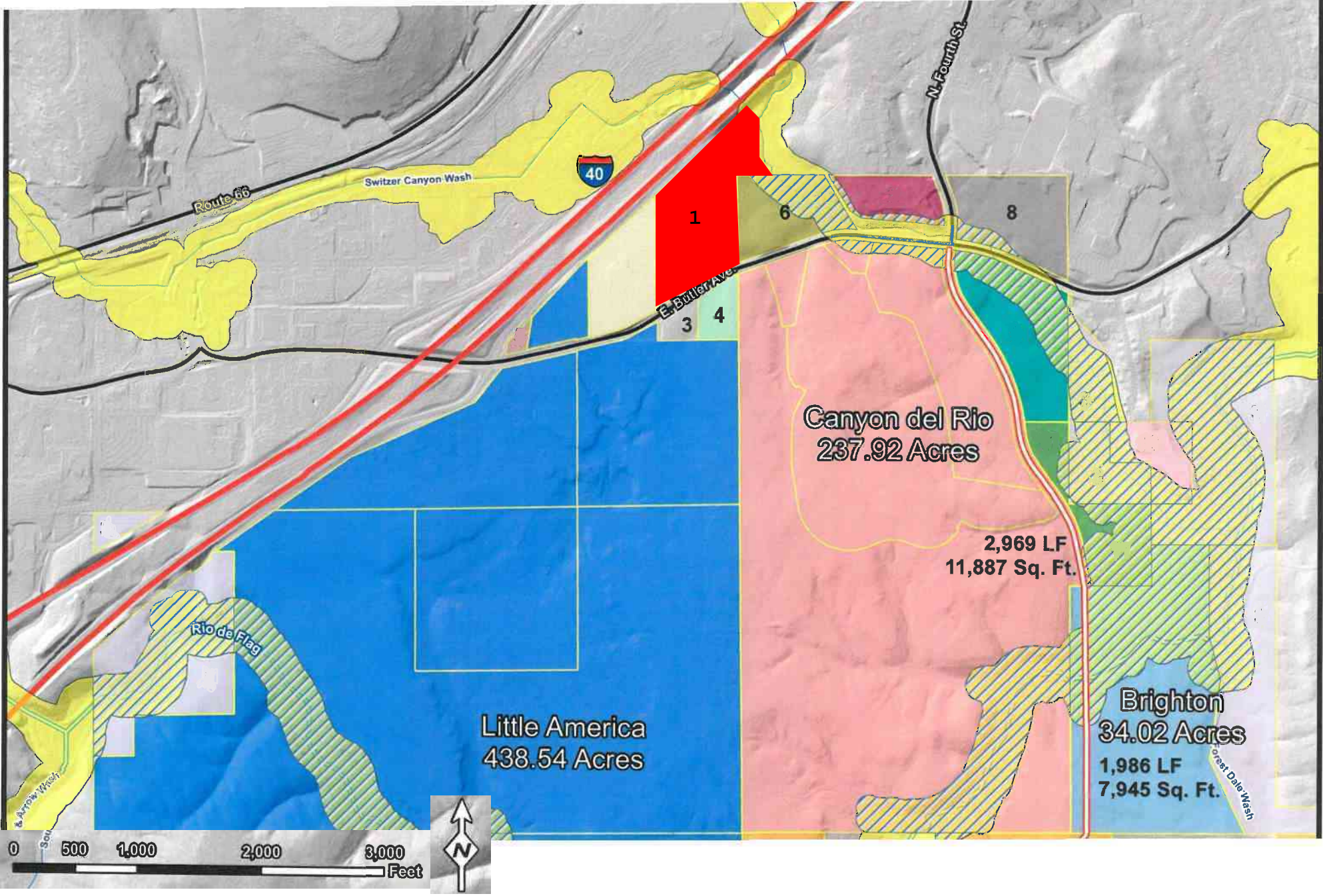
CASH IN LIEU ROADWAY IMPROVEMENTS				
Asphalt Square Footage-1 right turn lane ^{1,2}	8,255	s.f.	\$23.09	\$190,575.81
6" Vertical Curb and Gutter	716	l.f.	\$25.00	\$17,900.00
Sidewalk	4,213	s.f.	\$9.00	\$37,917.00
Street Lights	1	ea.	\$6,850.00	\$6,850.00
Street Trees	29	ea.	\$486.00	\$14,094.00
Rock Mulch Bed W Shrubs and Groundcover 3" Depth w/ Weed Barrier	3,470	s.f.	\$2.00	\$6,940.00
1 1/2" Irrigation Backflow Preventer	1	ea.	\$7,200.00	\$7,200.00
Irrigation Meter	1	ea.	\$10,159.94	\$10,159.94
CASH IN LIEU ROAD IMPROVEMENTS				\$291,636.75
CASH IN LIEU TRAFFIC SIGNAL³	1	l.s.	\$14,995.50	\$14,995.50
LOFTS ON BUTLER CASH-IN-LIEU				\$306,632.25
Roadway Total				
Existing Edge of Pavement to New Edge of Pavement ⁴	9,143	s.f.		
Interim Paving Deducted	888	s.f.		
<p>1. Roadway Cost per Square Foot was taken from Canyon Del Rio. The September 2018 unit price of \$15.58/sf was updated using the Guaranteed Maximum Price from the Beulah Boulevard Extension & University Avenue Realignment project, dated 11-9-2022. Unit prices not found in the GMP were increased by 18% based on the Consumer Price Index from September 2018 to December 2022.</p> <p>2. Quantity was calculated by subtracting the "Interim Paving Deducted" from the "Existing Edge of Pavement to New Edge of Pavement".</p> <p>3. Per the approved TIA, this site will contribute 3.39% of the traffic to the overall traffic at the Butler/Fourth intersection. Per the Beulah/University GMP, the Milton/University traffic signal will cost \$442,345. The same signal cost was applied to this estimate.</p> <p>4. Includes future right turn lane.</p>				

Stephen C. Irwin

Exhibit F

Offsite Water Improvements Cash in Lieu

Proportional Share for Soliere Transmission Main



Parcel	Acres	Proportional Share
Butler Ave Multi Family (1)	17.24	\$132,736.28
3	1.08	\$8,315.27
4	3.31	\$25,484.75
6	5.87	\$45,195.01
8	12.34	\$95,009.61
Canyon del Rio	237.92	\$1,831,822.21
Total	277.76	\$2,138,563.12

EXHIBIT F

ENGINEER'S OPINION OF PROBABLE COST

SWI Job # 21272
Lofts on Butler
E. Butler Avenue
Flagstaff, Arizona
March 23, 2023



CASH IN LIEU OFFSITE WATER IMPROVEMENTS			
CASH IN LIEU OFFSITE WATER IMPROVEMENTS ¹	1	l.s.	\$132,736.28
LOFTS ON BUTLER OFFSITE WATER CASH-IN-LIEU			\$132,736.28
1. Per exhibit titled "Proportional Share for Soliere Transmission Main", provided by the City of Flagstaff on 1-25-2023, this site accounts for 17.24 acres of the total 277.76 acres served by the new offsite water line. Per this exhibit, the anticipated cost of the water line is \$2,138,563.12. This site accounts for 6.21% (17.24 / 277.76) of the parcels served buy this water line. The 6.21% was applied to the total costs for the offsite water line.			

Stephen C. Irwin

Exhibit G

REScheck Analysis



Compliance Certificate

Project Butler & I-40

Energy Code: **2018 IECC**
 Location: **Flagstaff, Arizona**
 Construction Type: **Multi-family**
 Project Type: **New Construction**
 Conditioned Floor Area: **4,351 ft²**
 Glazing Area **7%**
 Climate Zone: **5 (7131 HDD)**
 Permit Date:
 Permit Number:

Construction Site:

Owner/Agent:

Miramonte Homes
 102 S. Mikes Pike St.
 Flagstaff, AZ 86001
 (520)615-8900
 clee@miramontehomes.com

Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: **19.2% Better Than Code** Maximum UA: **527** Your UA: **426**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Steel Joist/Rafter, 24in. o.c.	3,849	38.0	38.0	0.014	0.026	54	100
Wall: Wood Frame, 16" o.c.	1,046	21.0	19.0	0.026	0.060	25	58
Window: Vinyl Frame	40			0.340	0.300	14	12
Window Copy: Vinyl Frame	40			0.340	0.300	14	12
Wall Copy: Wood Frame, 16" o.c.	1,046	21.0	19.0	0.026	0.060	25	58
Window: Vinyl Frame	40			0.340	0.300	14	12
Window Copy: Vinyl Frame	40			0.340	0.300	14	12
Wall 1: Wood Frame, 16" o.c.	1,610	21.0	19.0	0.026	0.060	38	87
Door 1: Solid Door (under 50% glazing)	23			0.830	0.300	19	7
Door 2: Solid Door (under 50% glazing)	23			0.830	0.300	19	7
Door 3: Solid Door (under 50% glazing)	23			0.830	0.300	19	7
Door 4: Solid Door (under 50% glazing)	23			0.830	0.300	19	7
Window 1: Vinyl Frame	17			0.340	0.300	6	5
Window 2: Vinyl Frame	17			0.340	0.300	6	5

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Window 3: Vinyl Frame	17			0.340	0.300	6	5
Window 4: Vinyl Frame	17			0.340	0.300	6	5
Wall 2: Wood Frame, 16" o.c.	1,276	21.0	19.0	0.026	0.060	28	64
Door: Solid Door (under 50% glazing)	24			0.610	0.300	15	7
Door 2: Solid Door (under 50% glazing)	24			0.610	0.300	15	7
Door 3: Solid Door (under 50% glazing)	24			0.610	0.300	15	7
Door 4: Solid Door (under 50% glazing)	24			0.610	0.300	15	7
Window 1: Vinyl Frame	21			0.340	0.300	7	6
Window 2: Vinyl Frame	21			0.340	0.300	7	6
Window 3: Vinyl Frame	21			0.340	0.300	7	6
Window 4: Vinyl Frame	21			0.340	0.300	7	6
Window clerestory: Vinyl Frame	10			0.340	0.300	3	3
Window clerestory 2: Vinyl Frame	10			0.340	0.300	3	3
Window clerestory 3: Vinyl Frame	10			0.340	0.300	3	3
Window clerestory 4: Vinyl Frame	10			0.340	0.300	3	3
Floor: Slab-On-Grade (Unheated) Insulation depth: 2.0' Insulation position: Horizontal Insulation	221		10.0	0.700	0.700	0	0

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title

Signature

Date



Inspection Checklist

Energy Code: 2018 IECC





Requirements: 0.0% were addressed directly in the REScheck software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1] ¹	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
103.1, 103.2, 403.7 [PR3] ¹	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
302.1, 403.7 [PR2] ²	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1] ¹ 	Slab edge insulation R-value.	R-____ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	R-____ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
402.1.2 [FO3] ¹ 	Slab edge insulation depth/length.	____ ft	____ ft	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
303.2.1 [FO11] ² 	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.9 [FO12] ² 	Snow- and ice-melting system controls installed.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1] ¹	Door U-factor.	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2] ¹	Glazing U-factor (area-weighted average).	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] ¹	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.1 [FR23] ¹	Air barrier and thermal barrier installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.3 [FR20] ¹	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.5 [FR16] ²	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.1 [FR12] ¹	Supply and return ducts in attics insulated ≥ R-8 where duct is ≥ 3 inches in diameter and ≥ R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated ≥ R-6 for diameter ≥ 3 inches and R-4.2 for < 3 inches in diameter.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.2 [FR13] ¹	Ducts, air handlers and filter boxes are sealed with joints/seams compliant with International Mechanical Code or International Residential Code, as applicable.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.5 [FR15] ³	Building cavities are not used as ducts or plenums.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4 [FR17] ²	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4.1 [FR24] ¹	Protection of insulation on HVAC piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.3 [FR18] ²	Hot water pipes are insulated to ≥R-3.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6 [FR19] ²	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] ²	All installed insulation is labeled or the installed R-values provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3] ¹	Wall insulation R-value. If this is a mass wall with at least 1/2 of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-_____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	R-_____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] ¹	Wall insulation is installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [FI1] ¹	Ceiling insulation R-value.	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [FI2] ¹	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft ² .			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.3 [FI22] ²	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.4 [FI3] ¹	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.2 [FI17] ¹	Blower door test @ 50 Pa. ≤=5 ach in Climate Zones 1-2, and ≤=3 ach in Climate Zones 3-8.	ACH 50 = ____	ACH 50 = ____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.3 [FI27] ¹	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft ²	____ cfm/100 ft ²	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.4 [FI4] ¹	Duct tightness test result of ≤=4 cfm/100 ft ² across the system or ≤=3 cfm/100 ft ² without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft ²	____ cfm/100 ft ²	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.2.1 [FI24] ¹	Air handler leakage designated by manufacturer at ≤=2% of design air flow.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.1 [FI9] ²	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.2 [FI10] ²	Heat pump thermostat installed on heat pumps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1 [FI11] ²	Circulating service hot water systems have automatic or accessible manual controls.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25] ²	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits per Table R403.6.1.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2 [FI26] ²	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.1 [FI28] ²	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermosyphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.2 [FI29] ²	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.2 [FI30] ²	Demand recirculation water systems have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to $\leq 104^{\circ}\text{F}$.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.4 [FI31] ²	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1 [FI6] ¹	90% or more of permanent fixtures have high efficacy lamps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1.1 [FI23] ³	Fuel gas lighting systems have no continuous pilot light.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
401.3 [FI7] ²	Compliance certificate posted.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.3 [FI18] ³	Manufacturer manuals for mechanical and water heating systems have been provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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2018 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
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Above-Grade Wall	40.00
Below-Grade Wall	0.00
Floor	10.00
Ceiling / Roof	76.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
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Window	0.34	
Door	0.61	

Heating & Cooling Equipment	Efficiency
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Heating System: _____	_____
Cooling System: _____	_____
Water Heater: _____	_____

Name: _____ Date: _____

Comments