

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 3, 2010 AGENDA**

Subject:	Type:	Submitted By:
CIMARRON WOODS PARK IMPROVEMENTS – PHASE II	ORDINANCE ◆ RESOLUTION RECEIVE/FILE	SCOTT STOPAK RECREATION DIRECTOR

SYNOPSIS

A resolution has been prepared for approval of plans for Phase II of the Cimarron Woods Park.

FISCAL IMPACT

There is no cost to the city for the park improvements. The SID is responsible for all costs associated with the project.

RECOMMENDATION

Approval with conditions as listed below.

BACKGROUND

The developer of the Cimarron Woods subdivision entered into a Subdivision Agreement with the City of La Vista on April 7, 2004, for the installation and financing of the public improvements. Section 10, B, (4) Phasing, (b) states:

“Construction documents and specifications for Phase 2 will be presented to the Mayor and City Council for approval within five (5) years of the date of this subdivision agreement unless otherwise agreed to by the City. Phase 2 shall consist of the remaining elements identified on the Park and Boulevard Plan (Exhibit “E-1”), including a splash park, public restrooms, multi-use play area (basketball/tennis), and irrigation system for turf play areas.

Each of the recreational trails, facilities and items of equipment are subject to final approval of City as to size, location, design and funding thereof.”

The Park and Recreation Board, at their meeting held July 27, 2010 recommends approval of the plans for Phase 2 Cimarron Woods Park Improvements subject to resolution of the following items:

1. Final drainage study computations to verify storage volumes, proposed berm elevation and draft drainage easements and waiver for lots west of Cimarron Woods Drive will be presented to the City prior to finalization of plans.
2. Irrigation of the turf open play area to be included in this project.
3. Modifications made regarding the location of the splash pad and/or the basketball court or modifications to the landscaping plan to improve separation of the two areas.
4. Watering and tree care time to be one year.

5. Stub electrical service to the basketball court.
6. Place a trash receptacle in the vicinity of the restroom.
7. Fix the silt drainage runoff coming from the railroad underpass.
8. SID 237 shall submit finalized construction plans and specifications acceptable to the City and shall submit a contract and bond in an amount consistent with the cost estimate prepared by E&A Consulting Group.

The engineer for the SID will be available to answer questions and has notified the Cimarron Woods Homeowners Association of the meeting.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING APPROVAL OF THE PLANS AND SPECIFICATIONS FOR CIMARRON WOODS TRAIL AND PARK IMPROVEMENTS, PHASE 2 AND AUTHORIZING EXECUTION OF CONTRACTS AND CONSTRUCTION.

WHEREAS, Sanitary and Improvement District No. 237 of Sarpy County ("District"), Cimarron Woods and the City of La Vista ("City") entered into a Subdivision Agreement concerning the development of lands locally known as Cimarron Woods within the zoning jurisdiction of the City ("Subdivision Agreement") on April 7, 2004; and

WHEREAS, the District has presented to City for approval plans, specifications and construction documents to construct certain improvements; and

WHEREAS, said plans, specifications and construction documents were prepared by E & A Consulting Group, Inc., which firm of engineers has certified to the City that said plans and specifications are in accordance with the Subdivision Agreement and all of the applicable ordinances, policies and regulations of the City and that improvements constructed pursuant to such plans will be adequate for their intended purpose; and

WHEREAS, the Park and Recreation Board along with the City Engineer, and city staff have been presented the plans for review and recommend approval subject to resolution of the following items:

1. Final drainage study computations to verify storage volumes, proposed berm elevation and draft drainage easements and waiver for lots west of Cimarron Woods Drive will be presented to the City prior to finalization of plans.
2. Irrigation of the turf open play area to be included in this project.
3. Modifications made regarding the location of the splash pad and/or the basketball court or modifications to the landscaping plan to improve separation of the two areas.
4. Watering and tree care time to be one year.
5. Stub electrical service to the basketball court.
6. Place a trash receptacle in the vicinity of the restroom
7. Fix the silt drainage runoff coming from the railroad underpass.
8. SID 237 shall submit finalized construction plans and specifications acceptable to the City and shall submit a contract and bond in an amount consistent with the cost estimate prepared by E&A Consulting Group.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, does hereby approve the plans and specifications for Cimarron Woods Trail and

Resolution No.
Page 2

Park Improvements Phase II, copies of which have been filed with the City Clerk,
subject to resolution of the items identified by the City Engineer.

PASSED AND APPROVED THIS 3RD DAY OF AUGUST, 2010.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk



outdoor recreation products



CIMARRON WOODS SPLASHPAD, NE, view 1

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CIMARRON WOODS SPLASHPAD, NE, view 2

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CIMARRON WOODS SPLASHPAD, NE, view 3

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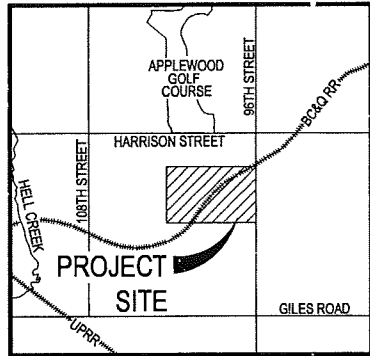
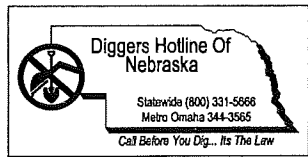
Improvement Plans for

CIMARRON WOODS

2010 PARK IMPROVEMENTS - SECTION II

Located in the SW 1/4 of Section 32, Township 15 North, Range 11 East, of the 6th P.M.

S. & I. D. No. 237
Sarpy County, Nebraska



VICINITY MAP

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES



CIMARRON WOODS
2010 PARK IMPROVEMENTS - SECTION II

S. & I. D. NO. 237
SARPY COUNTY, NEBRASKA

COVER SHEET

Proj No:	P2005.153.001
Date:	07/30/2010
Designed By:	MAT
Drawn By:	NAN
Checked By:	

Revisions

Revision

Date

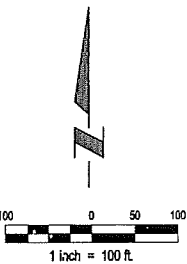
NO

APPROXIMATE QUANTITIES

EM	DESCRIPTION	QUANTITY	UNIT
1.	5' x 5' CONCRETE SIDEWALK (AROUND SPLASH PARK)	955	SF
2.	5" CONCRETE (SPLASH PARK, SHELTER & BENCH AREAS)	725	SF
3.	5" CONCRETE BASKETBALL COURT W/ STRIPING	5,600	SF
4.	CONCRETE STAIN (SPLASH PARK)	2,165	SF
5.	BASKETBALL OUTFIT (POST, BACKBOARD, RIM & CHAIN NET)	2	EA
6.	20' HEXAGON PICNIC SHELTER W/ CONCRETE BASE	1	EA
7.	6' PARK BENCH WITH CONCRETE BASE	4	EA
8.	TRASH RECEPTACLE	2	EA
9.	8' PICNIC TABLE	1	EA
10.	8' ADA PICNIC TABLE	1	EA
11.	SPLASH PARK INFO SIGN	1	EA
12.	HANDICAP PARKING SIGN	1	EA
13.	INSTALL 36" DIA. HOPE STORM SEWER PIPE	45	LF
14.	INSTALL 36" DIA. FLARED END SECTION W/ BAR STYLE TRASH RACK	1	EA
15.	INSTALL 36" FLOOD GATE	1	EA
16.	REMOVE EXISTING 36" CMP	1	EA
17.	REMOVE CURB AND GUTTER	30	LF
18.	RELOCATE EXISTING TREE	5	EA
19.	SEEDING & MATTING ALL DISTURBED AREAS	1	LS
20.	SITE GRADING	1	LS
21.	IRRIGATION SYSTEM	1	LS
22.	INSTALL 15' x 15' RESTROOM	1	LS
23.	WATER PLAY EQUIPMENT & AREA INLETS	1	LS
24.	DRAIN VAULT W/ SUMP PUMP, VALVES, CONTROL	1	LS
25.	2" WATER SERVICE FOR SPLASH PAD / IRRIGATION	1	LS
26.	TAP, BACK FLOW PREVENTOR AND WALL MOUNTED MANIFOLD (LOCATED AT BATHROOM)	1	LS
27.	STREET REPAIRS AND MUD FEES	1	LS
28.	ELECTRICAL SERVICE, ENCLOSURE, METER	1	LS
29.	SANITARY SEWER, STREET REPAIRS	1	LS
30.	PIPING FROM CONTROL VALVES TO WATER FEATURES, HOSE BIBS	1	LS

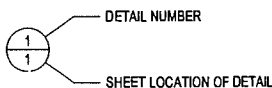


Trail Connection to 99th Street.
Not in this Contract. To be
Constructed in Separate Contract.



INDEX OF SHEETS

SHEET No.	DESCRIPTION
1.	COVER SHEET
2.	REMOVAL PLAN
3.	GRADING PLAN
4.	PLAYGROUND DIMENSION AND AMENITY PLAN
5.	SPLASH PARK DIMENSION AND AMENITY PLAN
6.	PARKING LOT PLAN
7.	CONSTRUCTION DETAILS
8.	CONSTRUCTION DETAILS
9.	RESTROOM ARCHITECTURAL PLAN
10.	RESTROOM ARCHITECTURAL PLAN
11.	RESTROOM ELECTRICAL PLAN
12.	RESTROOM MECHANICAL PLAN



GENERAL NOTES

The City of Omaha Standard Specifications for Public Works Construction, 2003 Edition, and any current revisions or amendments thereto, the City of Omaha Parks Department standards and the Special Provisions for this project shall apply, and the Contractor shall perform in accord therewith.

The Contractor shall be responsible to construct a completed park as shown on these plans to include the approximate quantities. All park equipment shall be assembled according to the manufacturers approximate quantities recommendations.

It is the intent of these plans to permit the Contractor to supply any of the materials or equipment specified or offer an equivalent. The Engineer shall determine whether the material or equivalent offered is equivalent to that specified. Whenever any particular material or equipment is indicated by patent, proprietary or brand name, or by name of manufacturer, such wording is used for the purposes of facilitating its description and shall be deemed to be followed by the word "or equal". The Contractor may offer any material or equipment which he considers to be equivalent to that indicated.

All colors shall be specified by the Engineer.

IRRIGATION NOTES:

Irrigation system to be guaranteed for 1 year. Written guarantee to be supplied prior to final payment.

Irrigation contractor responsible to winterize system one time.

Irrigation contractor to furnish as built drawing of the system and catalogue cuts of the installed equipment prior to final payment.

Contractor to coordinate work with other amenities contractors.

Backflow piping should include a blow-out fitting and use quarter turn ball valves for the shut-offs.

LANDSCAPE NOTES:

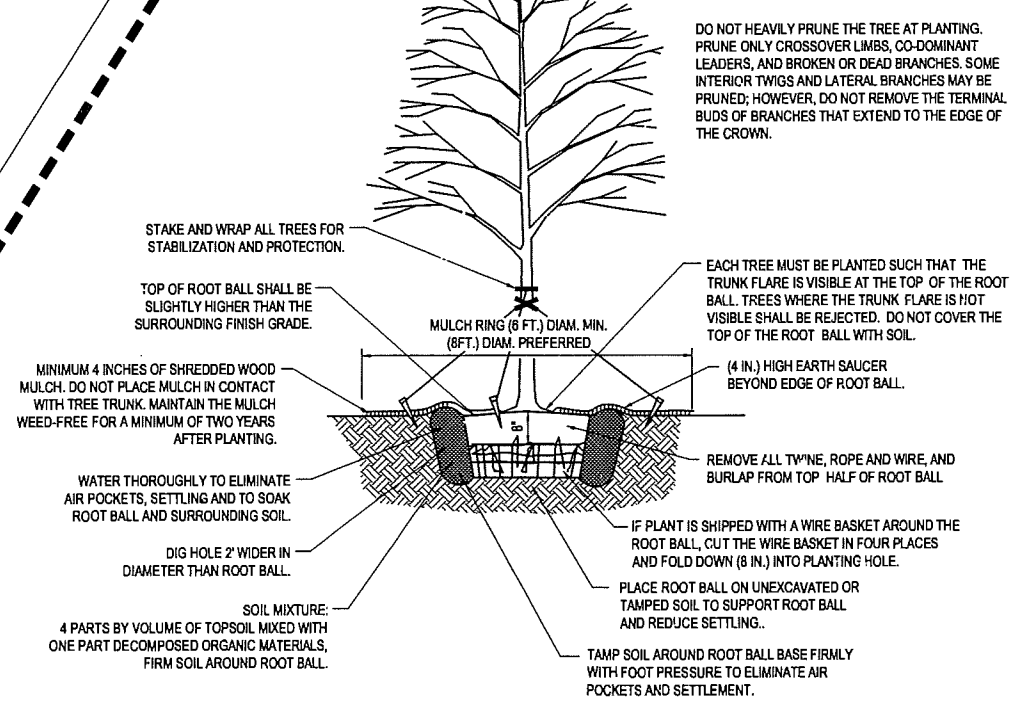
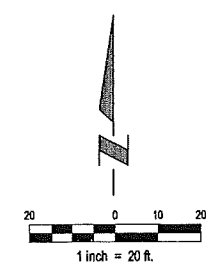
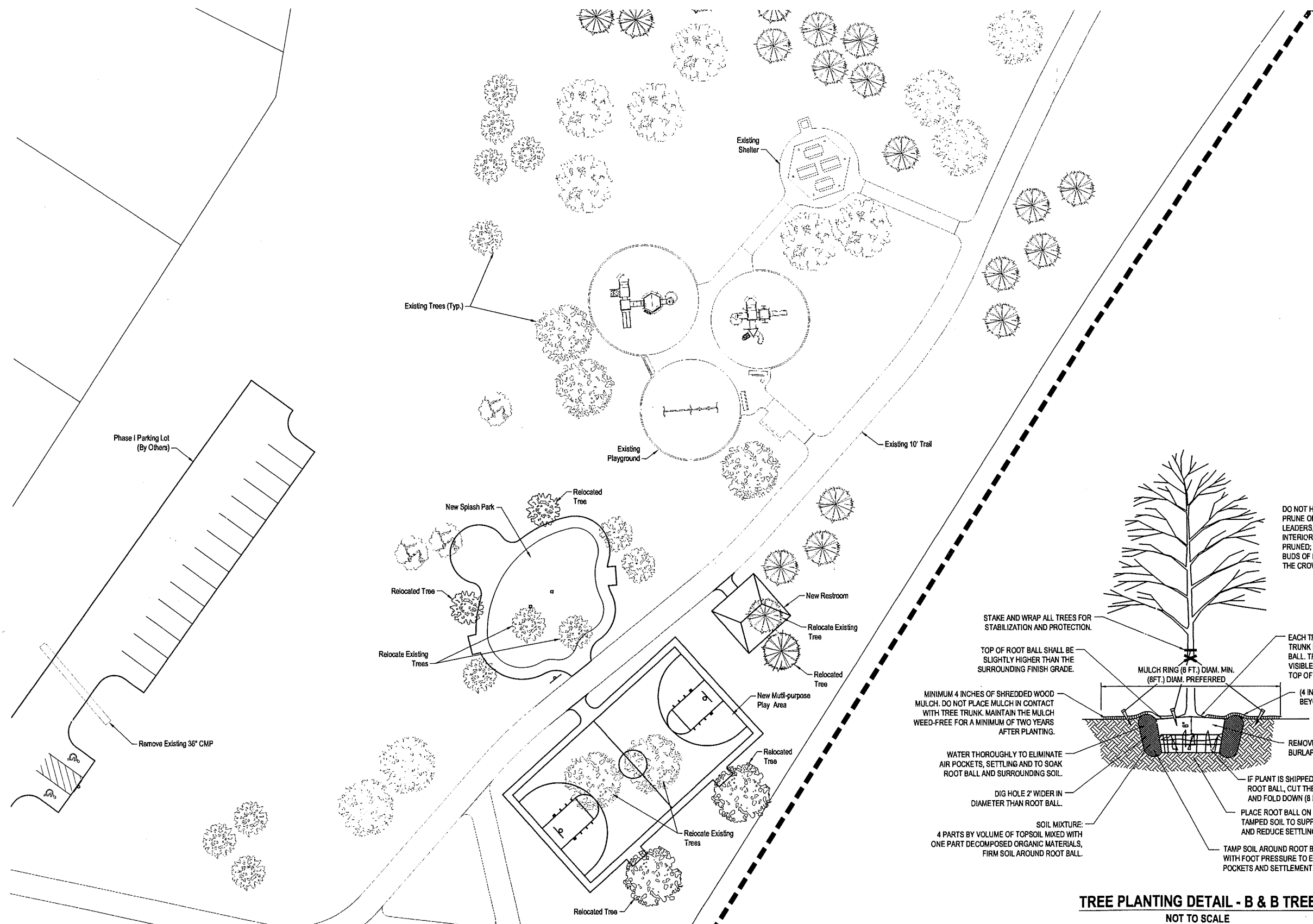
- Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
- All trees are to be watered in immediately after planting and then watered once a week for a period of two months from time of planting.
- Verify all dimensions and conditions prior to starting construction. The location of trees is critical and shall be installed as indicated on plans. Field adjustments may be necessary based on field conditions (i.e., root ball and drop inlet conflict). All adjustments must be approved by the landscape architect.
- The Landscape Contractor shall remove all construction debris and materials injurious to plant growth from planting pits and beds prior to backfilling with planting mix. All planting areas shall be free of weeds and debris prior to any work.
- Provide locally available shredded hardwood mulch on all trees and in all planting beds to a 3-4 inch minimum depth. Mulch ring to extend 1'-0" minimum beyond planting pit.
- All trees are to be staked for a period of not less than one year from time of planting.

SEEDING / SODDING NOTES:

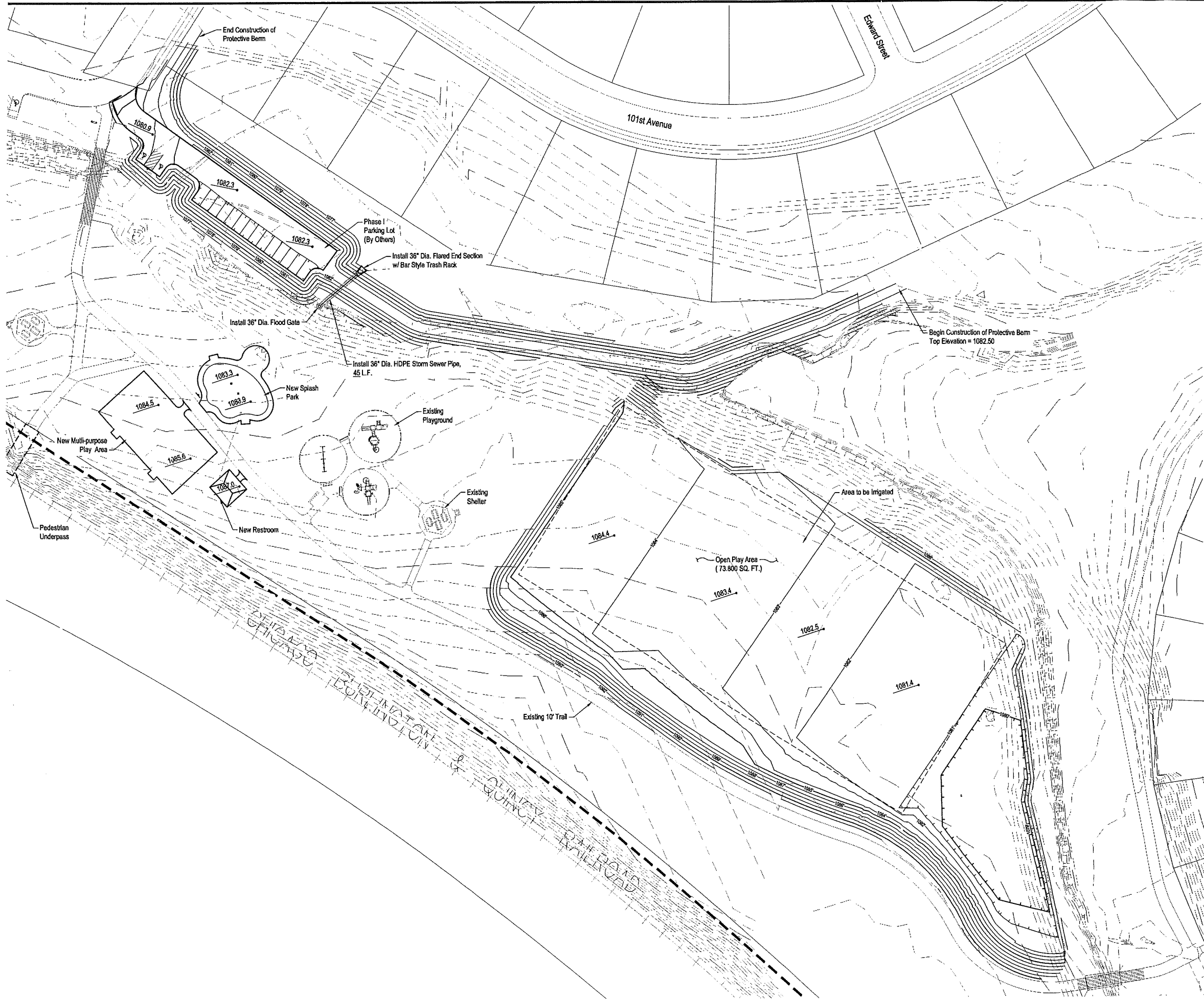
- Seed 4" on either side of disturbed areas with a rate of 10 lbs per 1,000 S.F. United Seeds Super Turf II.
- All Seeded areas to have straw mulch applied and spiked in.
- Seed to be installed as per City of Omaha specifications 2003 edition, section 803.

GRADING NOTES

- Topographic survey is by E&A Consulting Group, Omaha, NE (402) 895-4700. Contour interval is 2 foot
- The Contractor shall take care to locate and protect existing utilities from damage caused by construction activities. Any damage which occurs to existing utilities is the responsibility of the Contractor and shall be repaired at the Contractors expense.
- All dimensions and elevations marked with an asterisk (*) shall be field verified prior to construction. Notify the Engineer of any conflicts with the drawings prior to construction.
- Grading shall be accomplished in accordance with Section 200 "Grading and Site Preparation" of the Omaha Standard Specifications.
- Proposed contours and spot elevations are controls only and site shall be graded to a tolerance of +0.1 foot. All grading shall be smooth and continuous. All surfaces shall have positive drainage
- Provide positive drainage at all times within the construction area and do not allow water to pond in excavation areas or next to structures. Maintain all existing drainage patterns except as modified by the plans.
- Take the necessary measures to prevent soil erosion during the construction process. This shall include the erection and maintenance of silt fencing at location indicated on the plans or required in the field to prevent soil loss or waterway pollution. Maintain silt fence and remove sediment as required. Remove silt fence only after establishment of new turf crop.
- Clear and grub all vegetation for areas to be graded. Separate organic material from associated topsoil and legally dispose of organic material off site.
- Maximum longitudinal sidewalk grade shall be 5% (20:1) unless indicated otherwise on the drawings. Notify the Engineer of any inability to achieve this maximum slope. Maximum cross shall be 2%. Where longitudinal slopes exceeds 3% maximum, cross slope shall be 1%.



TREE PLANTING DETAIL - B & B TREE
NOT TO SCALE



1 inch = 40 ft.

LEGEND

- 1085.0 Spot Elevations (SEE GRADING NOTE 8)
- 1120 Existing Contours
- 1170 Proposed Major Contours

Proj. No. P2010.153.001

Date 07/15/2010

Drawn By MAT

Checked By NNA

Revisions

Dr-H

Revision

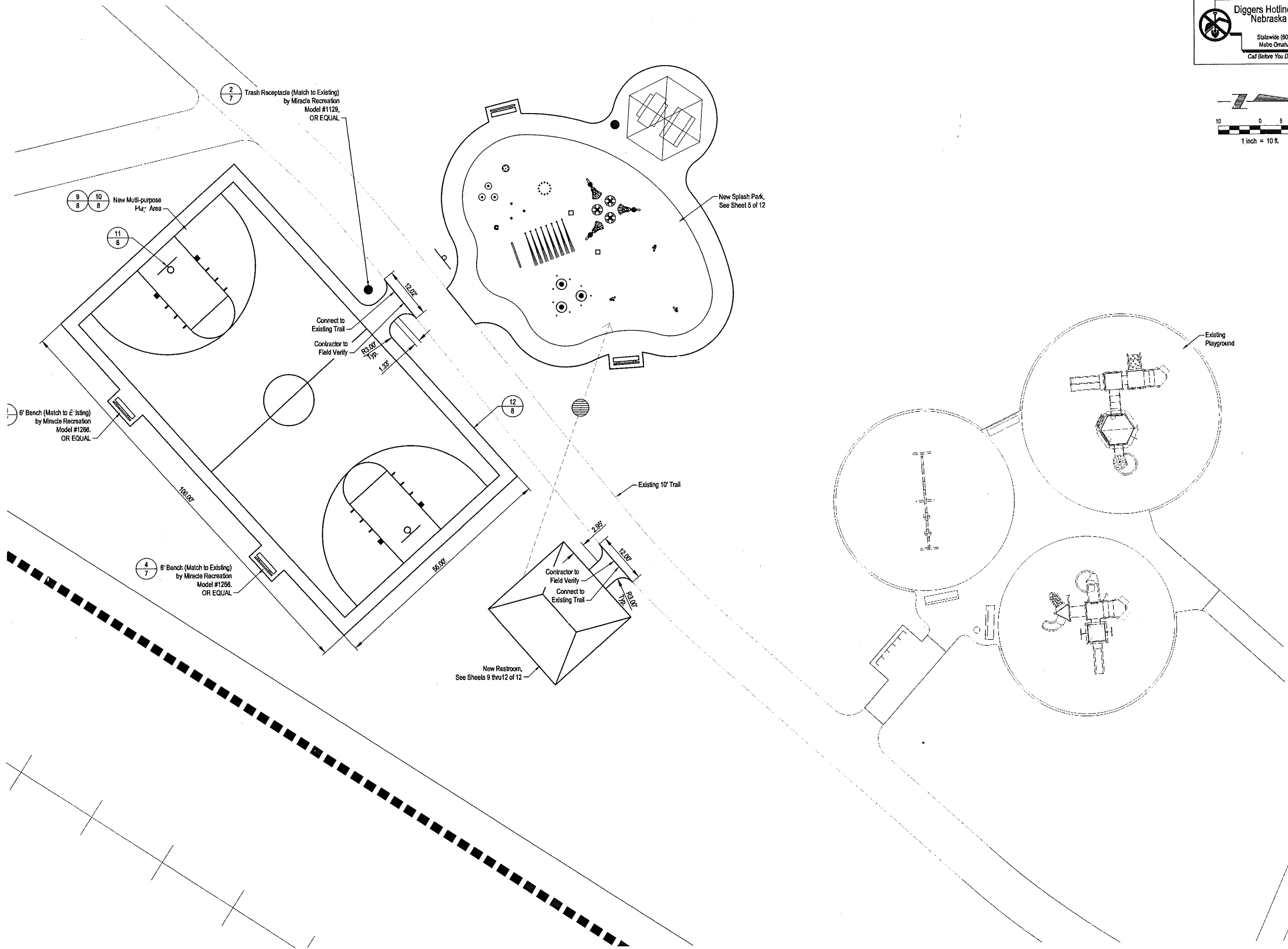
GRADING PLAN

CIMARROJ WOODS
2010 PARK IMPROVEMENTS - SECTION II
S.A.I.D. NO. 287
SARPY COUNTY, NEBRASKA

E&A CONSULTING GROUP, INC.

ENGINEERING • PLANNING • FIELD SERVICES

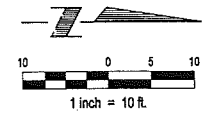
231 NORTH 17TH STREET OMAHA, NE 68104
PHONE (402) 864-7100 FAX (402) 865-3395



Diggers Hotline Of Nebraska

Statewide (800) 331-5568
Metro Omaha 344-3565

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Ea


330 NORTH 17TH STREET, OMAHA, NE 68154
PHONE: (402) 865-4700 FAX: (402) 865-3359

CIMARRON WOODS
2010 P.R. IMPROVEMENTS - SECTION II

S.S.I.D. NO. 287
SARPY COUNTY, NEBRASKA

PLAYGROUND
DIMENSION AND AMENITY PLAN

Revisions	Date	Revision
1	07/13/2010	MAT
2		NMM
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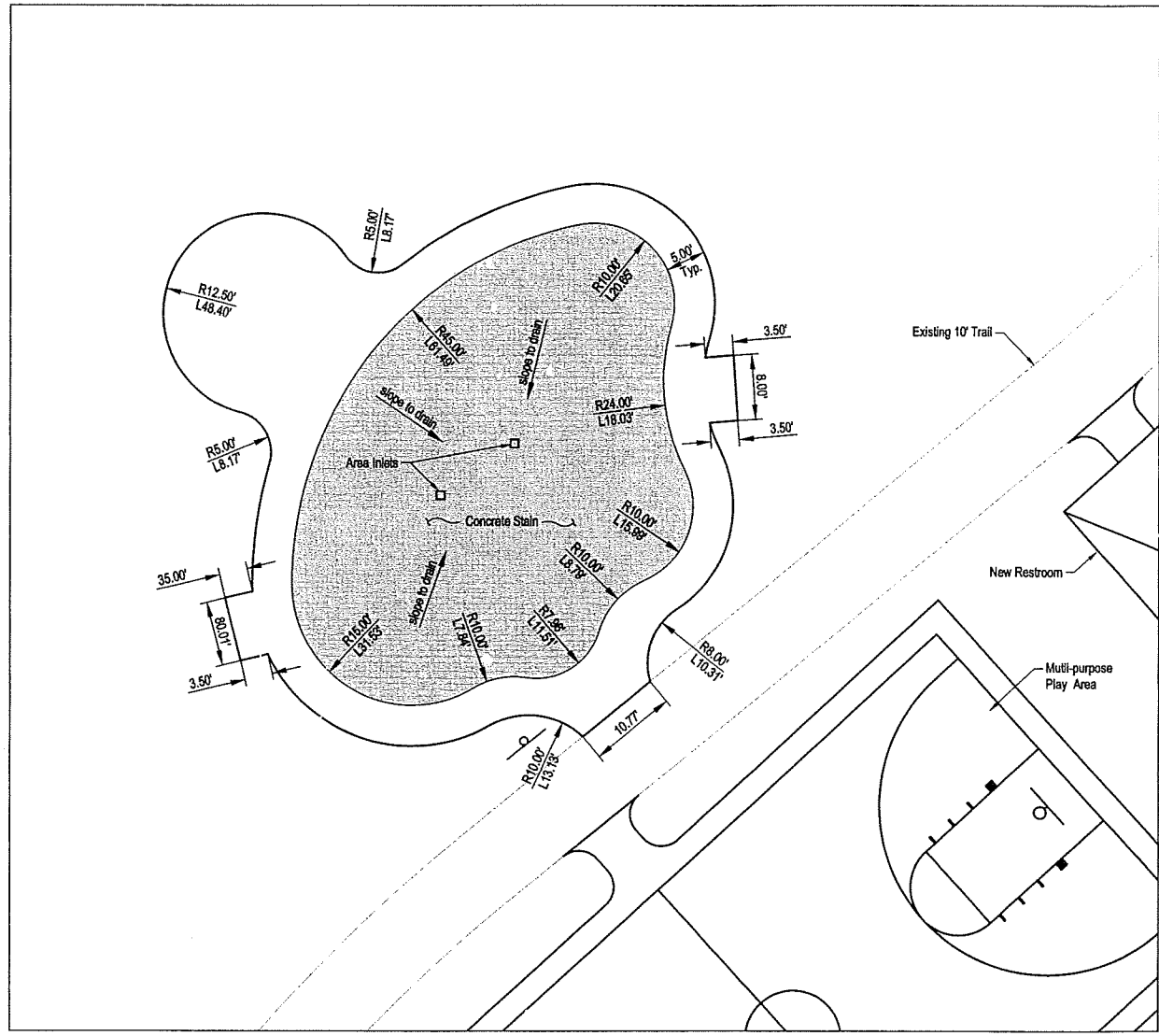


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Metro Omaha 344-3565
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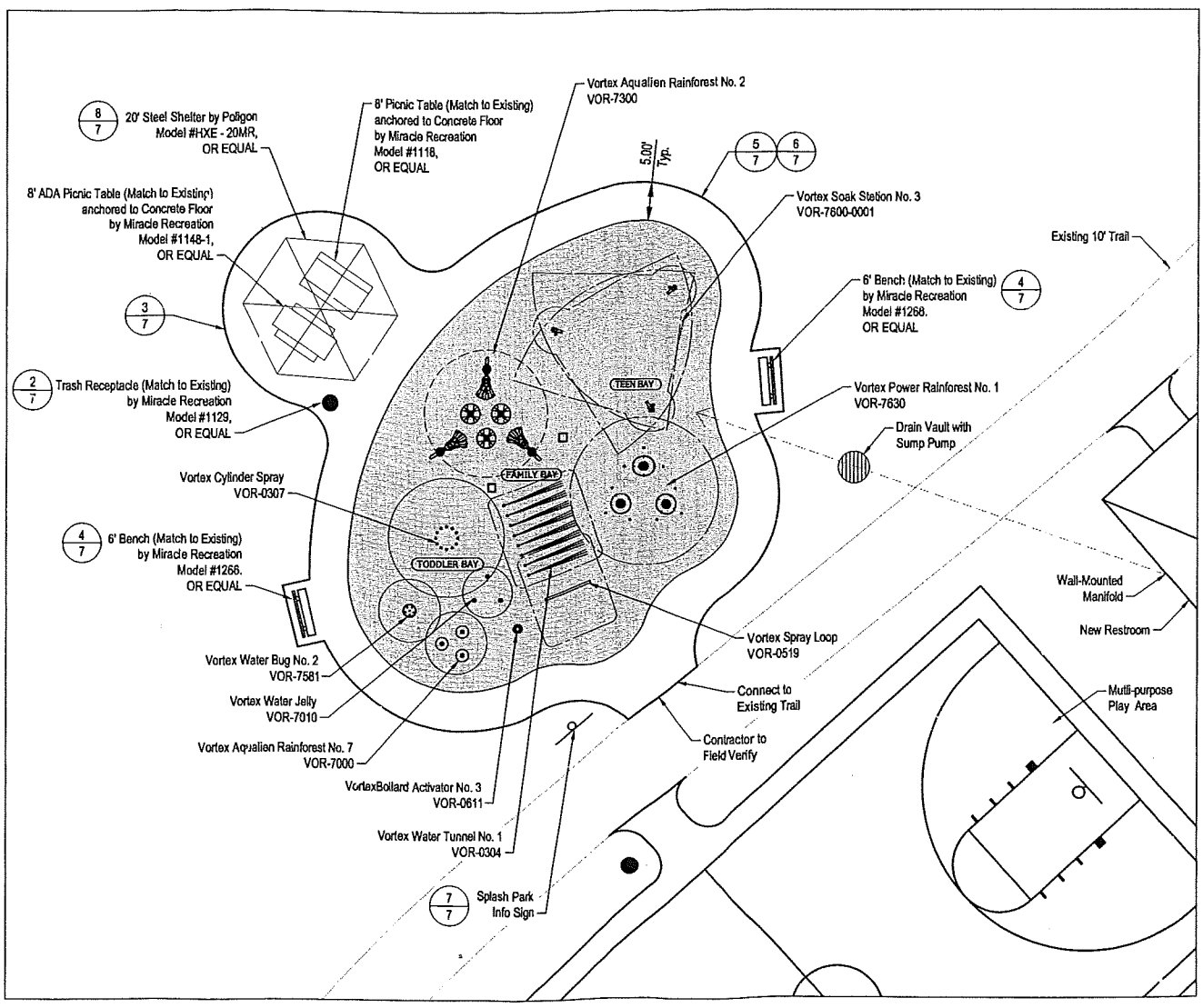


Proj. No.	Revisions	Date	Revision
P22002-153.001			
Date:	07/13/2010		
Designed By:	MAT		
Drawn By:	NMS		
Checked By:			



DIMENSION PLAN

SCALE: 1" = 10'



AMENITY PLAN

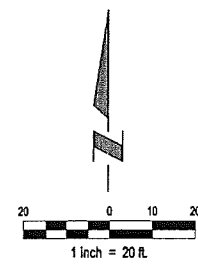
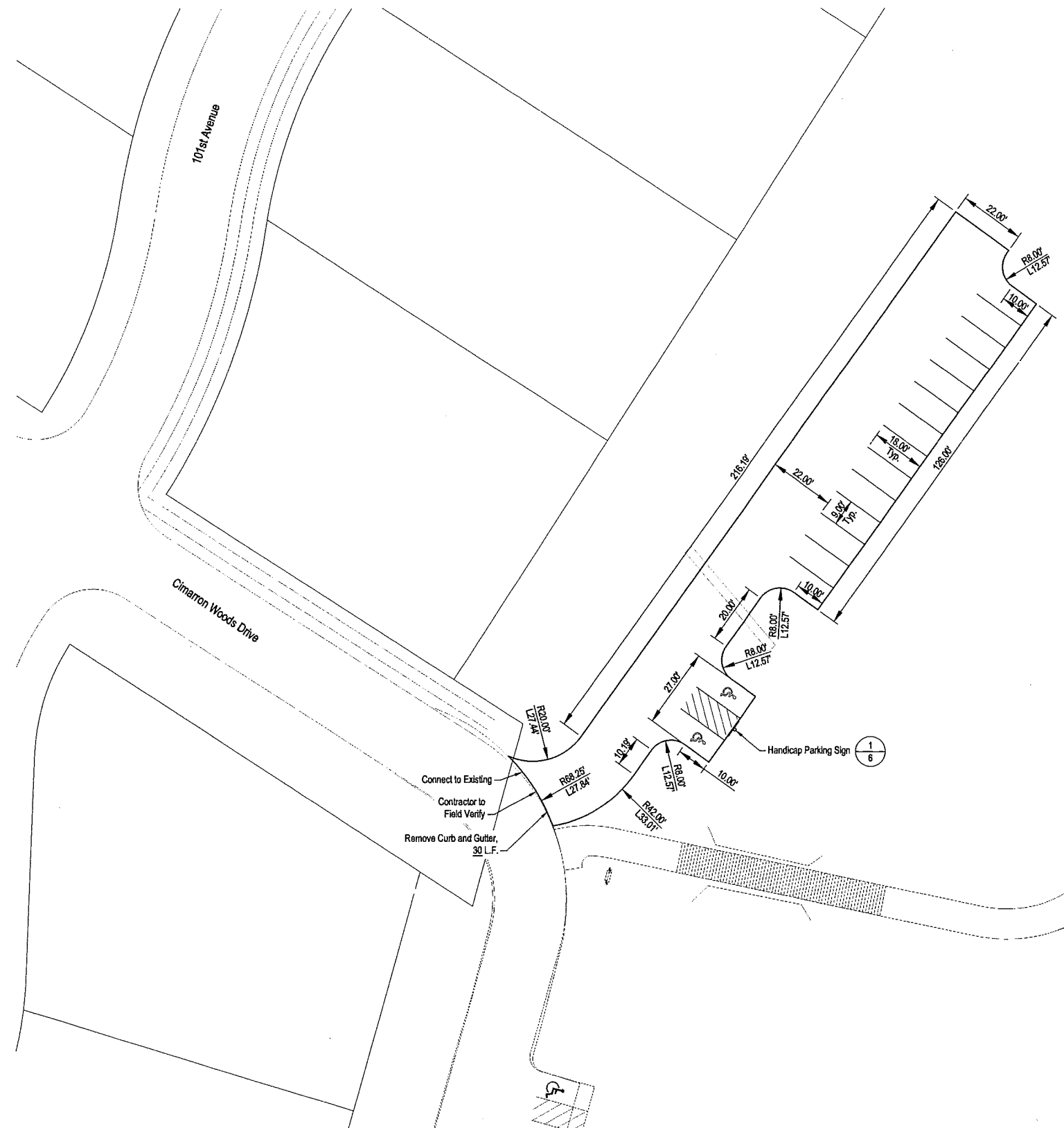
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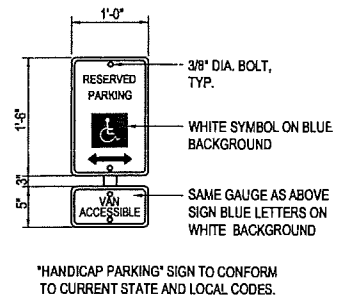
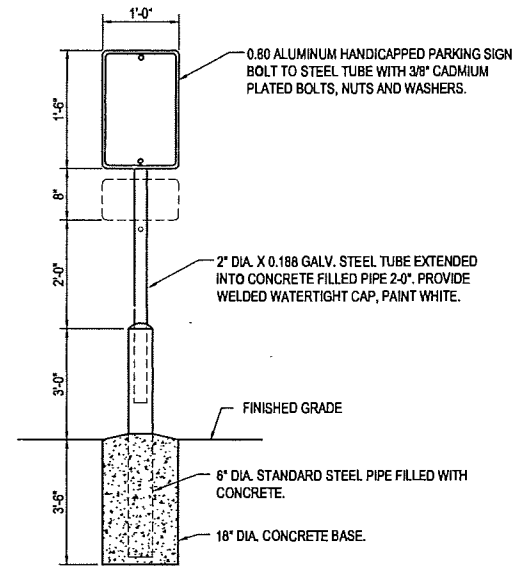
CIMARRON WOODS
2010 PARK IMPROVEMENTS - SECTION II
S.A.I.D. NO. 267
SARPY COUNTY, NEBRASKA

PARKING LOT PLAN

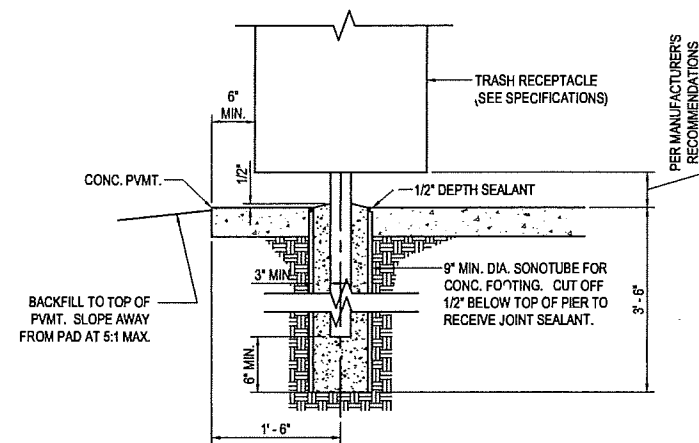
Proj No:	P2002-153.001	Revisions	
Date:	07/13/2010	No	Revision
Designed By:	MAI		
Drawn By:	NNH		
Checked By:			



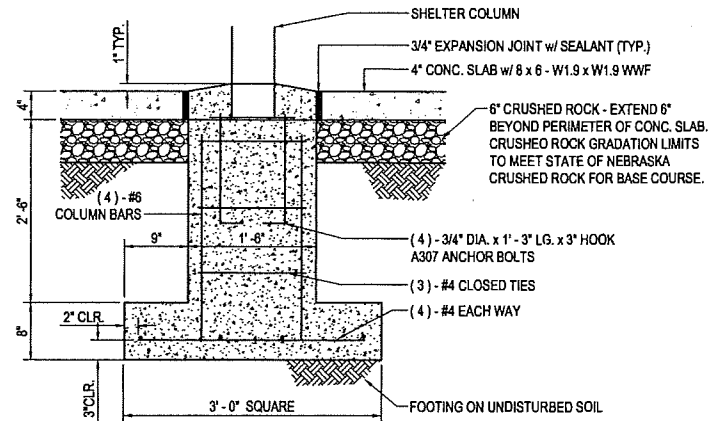
- NOTES**
1. PARKING LOT PLAN SHOWN FOR INFORMATION ONLY.
 2. PARKING LOT CONSTRUCTION NOT IN THIS CONTRACT.
 3. PARKING LOT IS TO BE CONSTRUCTED BY OTHERS UNDER THE PHASE I PARK IMPROVEMENTS.



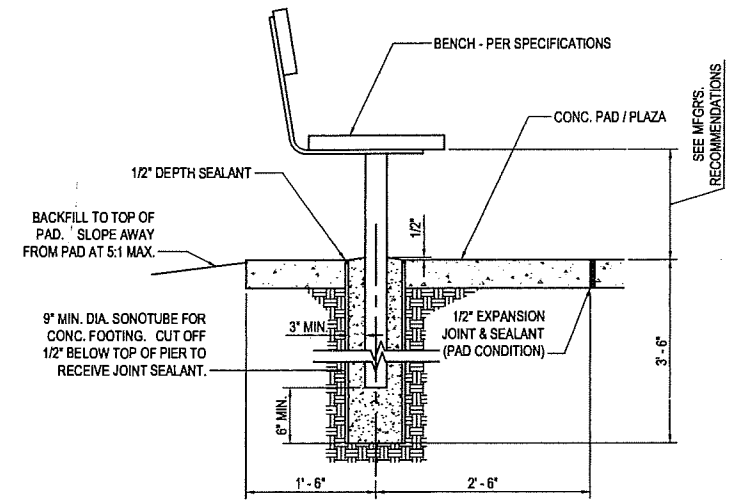
HANDICAP PARKING SIGN AND POST
NOT TO SCALE



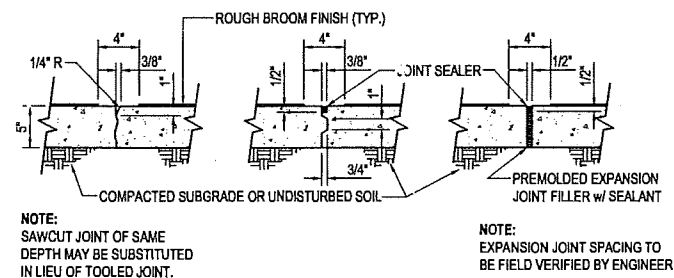
2
7 **TRASH RECEPTACLE FOOTING**
SCALE: 1" = 1' - 0"



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7 **SHELTER FOOTING**
SCALE: 1" = 1' - 0"



4
7 **BENCH DETAIL**
SCALE: 1" = 1' - 0"

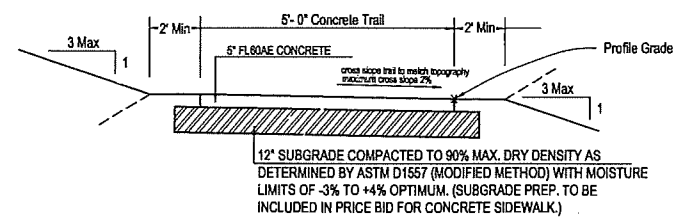


CONTRACTION
CONTRACTION JOINT SPACING SHALL BE EQUAL TO THE PAVEMENT WIDTH UNLESS OTHERWISE INDICATED ON PLANS

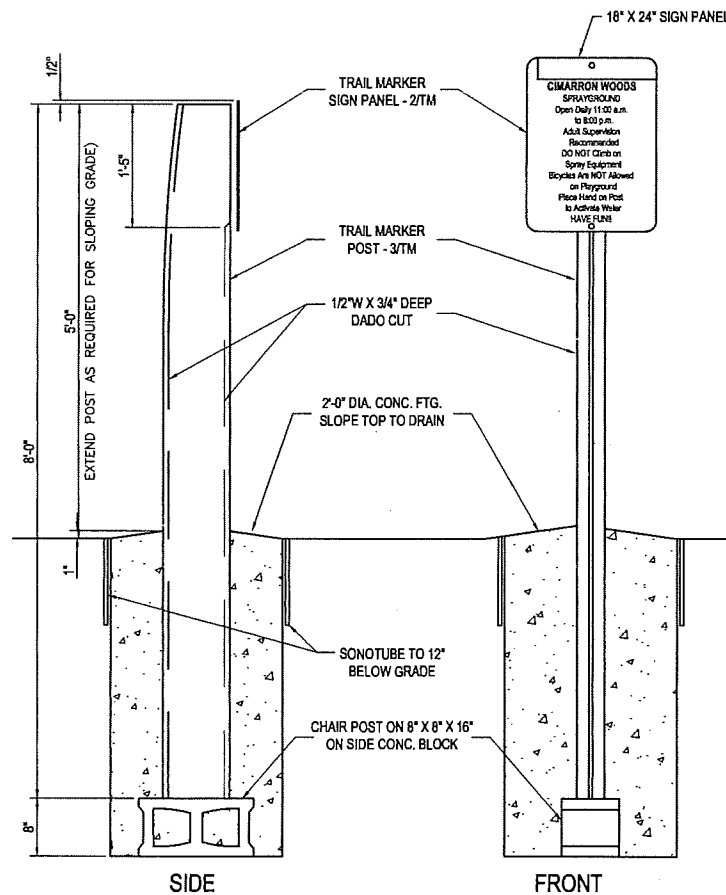
CONSTRUCTION
USE WHERE SEPARATE POURS OCCUR

EXPANSION
SEE PLAN FOR LOCATIONS

5
7 **CONCRETE WALK JOINT DETAILS**
SCALE: 1-1/2" = 1' - 0"

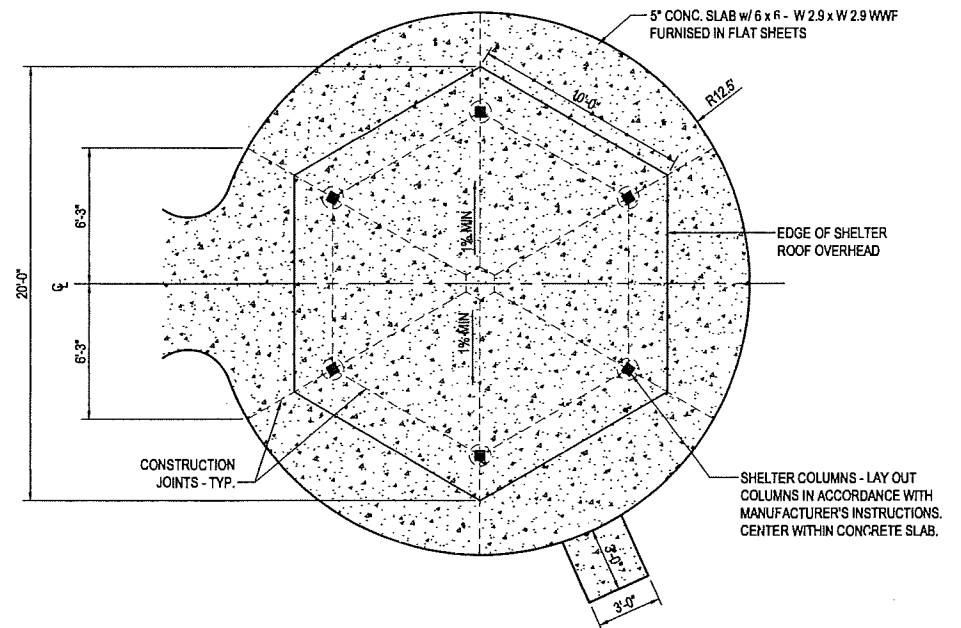


6
7 **TYPICAL SECTION**
NOT TO SCALE

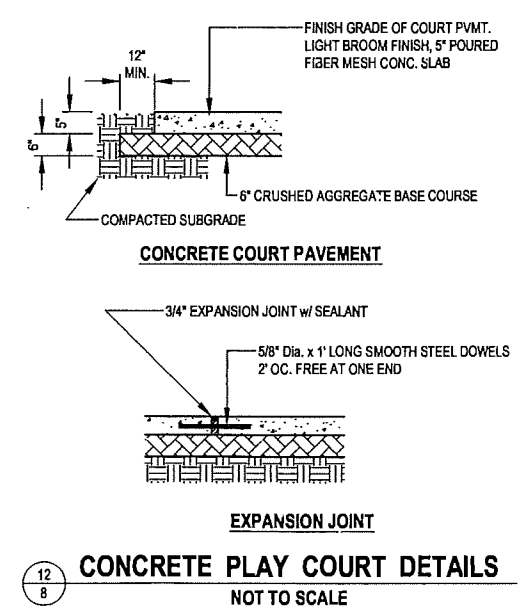
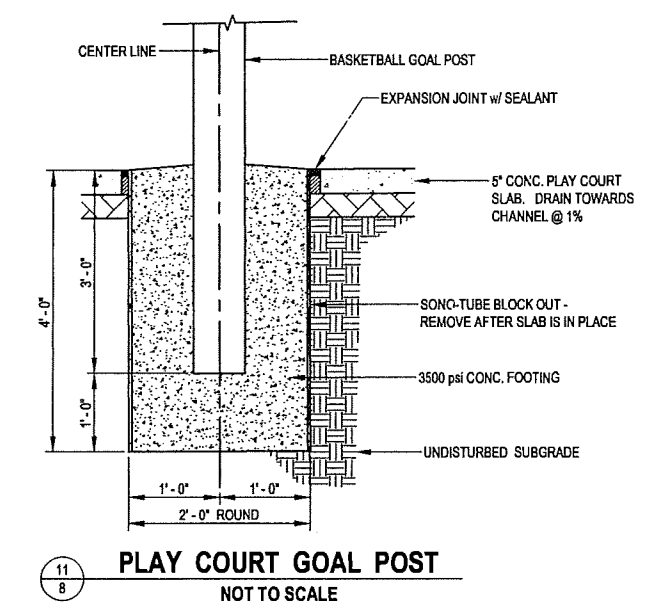
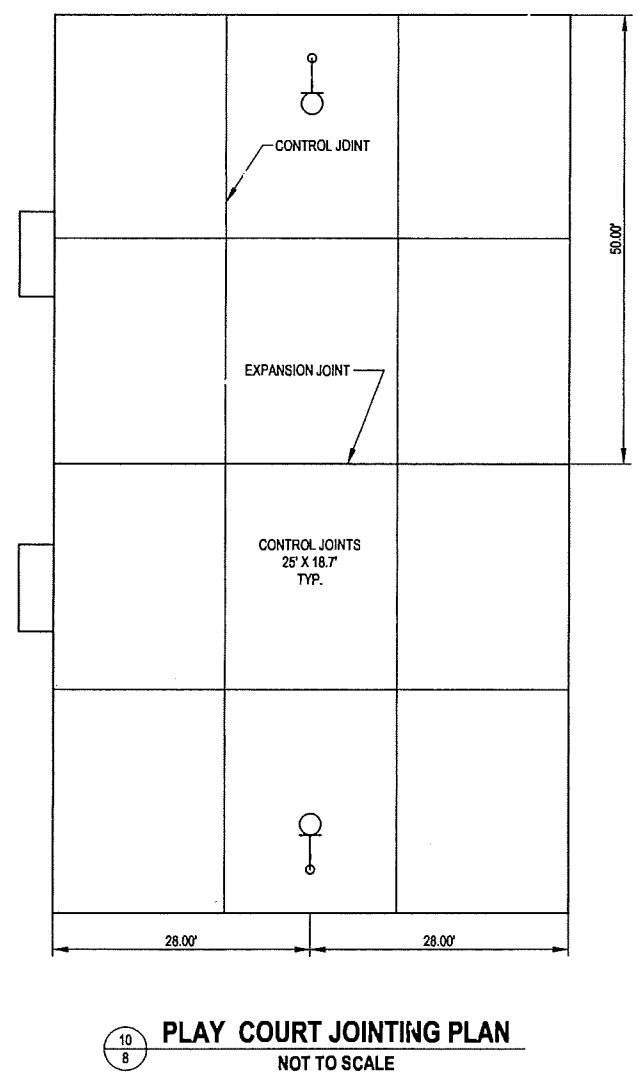
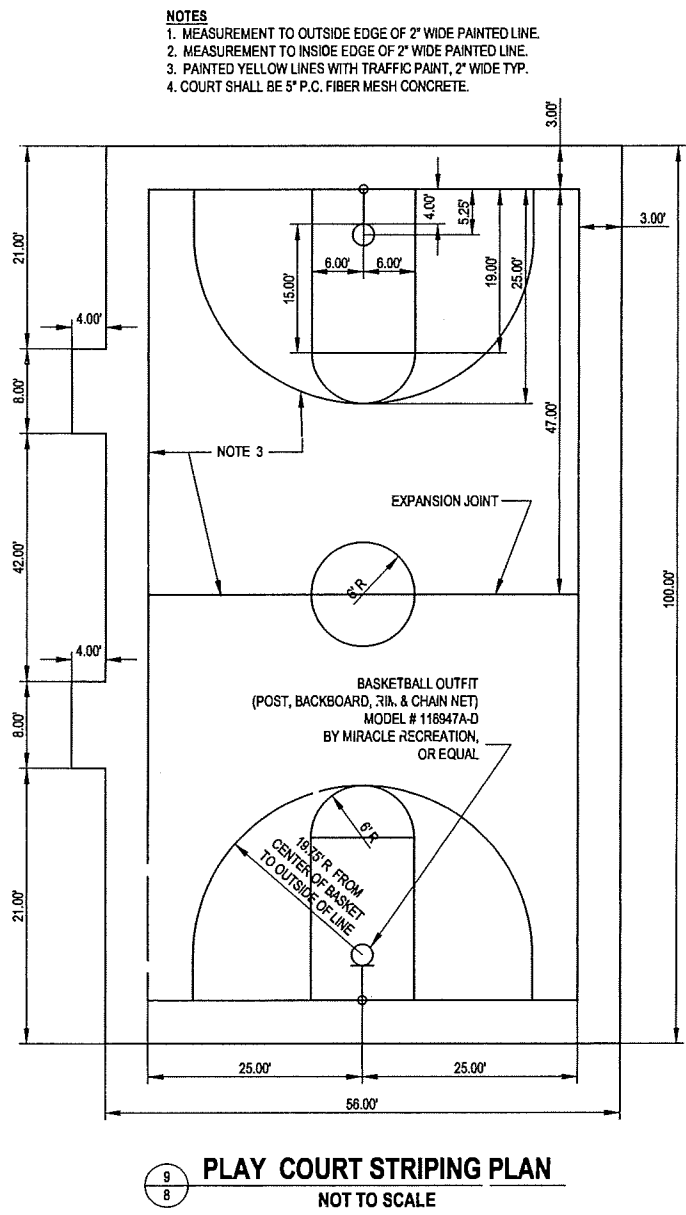


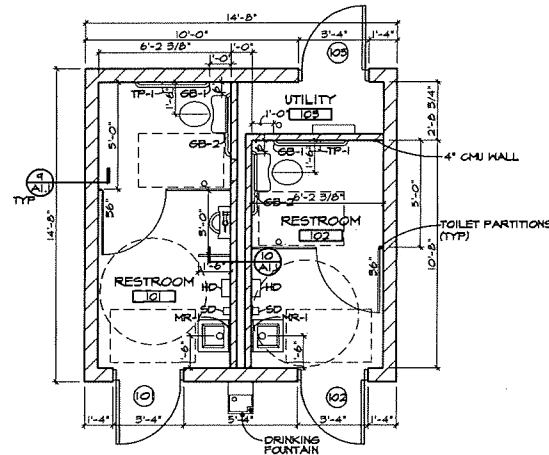
NOTE:
ATTACH SIGN PANELS WITH TWO 3/8" X 3" LAG SCREWS WITH WASHERS, PAINTED TO MATCH BACKGROUND COLOR.

7
7 **PARK INFO SIGN**
SCALE: 3/4" = 1' - 0"

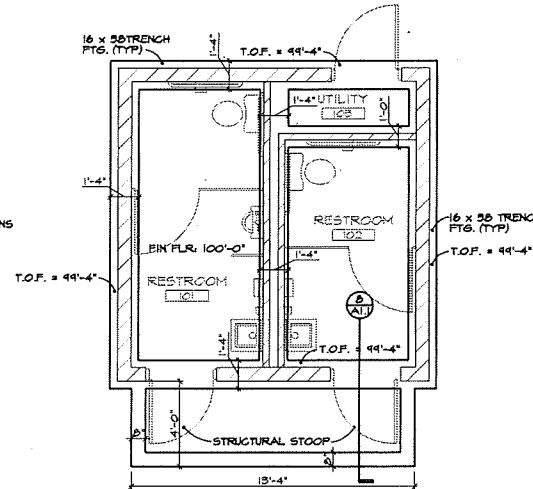


8
7 **PICNIC SHELTER CONCRETE SLAB - PLAN**
NOT TO SCALE

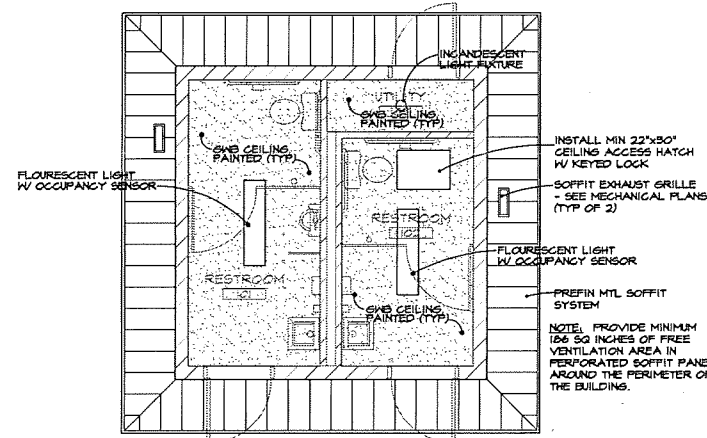




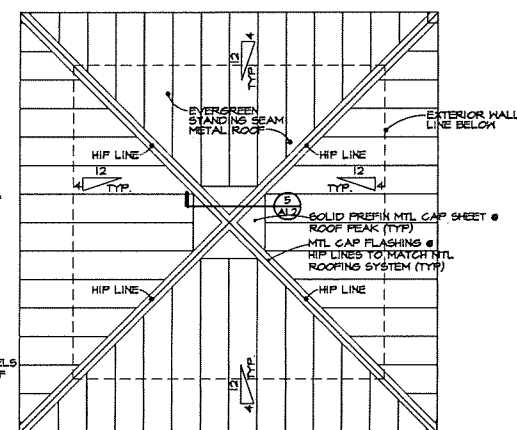
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 FOOTING PLAN
SCALE: 1/4" = 1'-0"



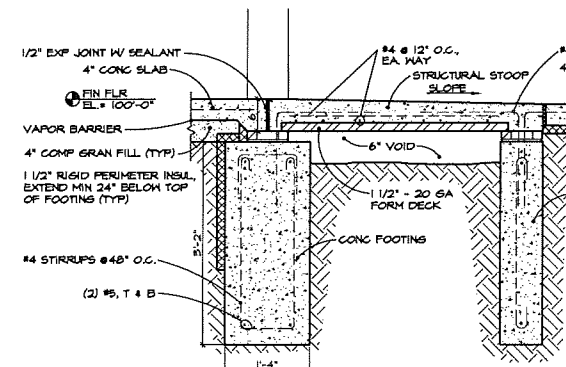
3 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



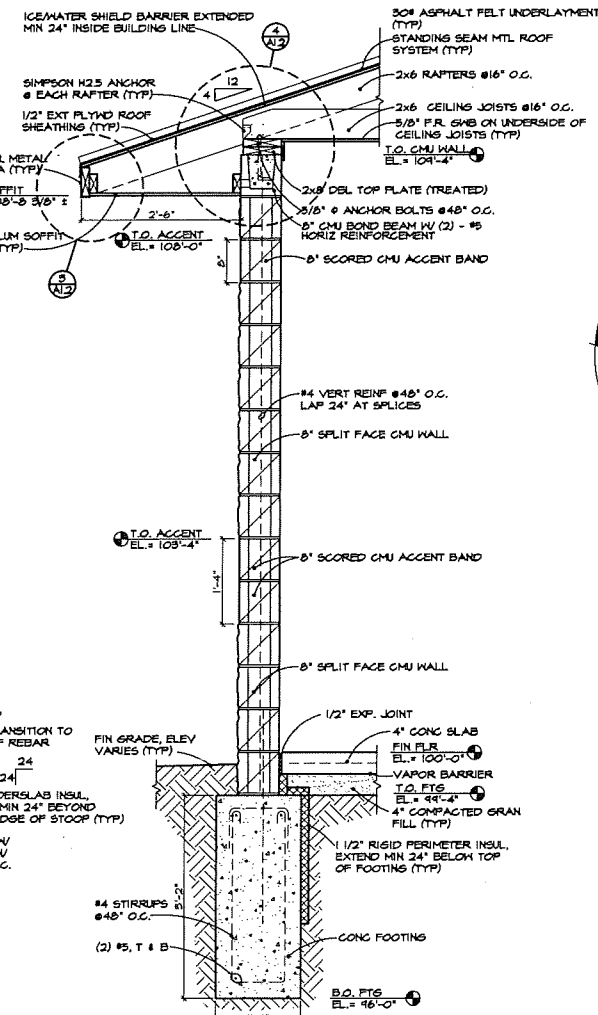
4 ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

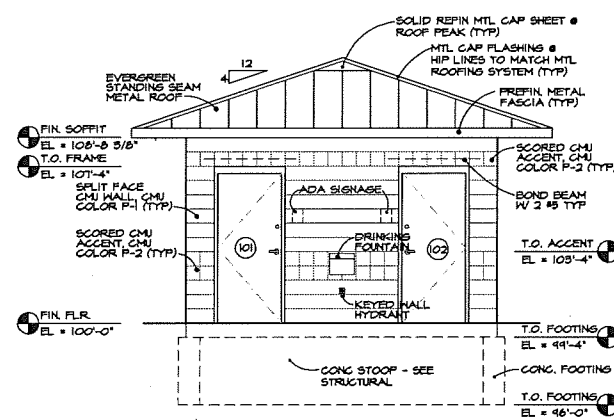
- UNLESS OTHERWISE INDICATED, GENERAL NOTES APPLY TO ALL DRAWINGS IN THIS PROJECT SET.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM BUILDING LINES, FACE OF WALLS, FACE OF MASONRY, CENTERLINES, BACK OF CURBS, OR AT OTHER LOCATIONS AS INDICATED.
- ALL CONTRACTORS INVOLVED IN THIS PROJECT SHALL REVIEW ALL DRAWINGS INCLUDED IN THIS DRAWING SET AND SHALL COORDINATE THEIR WORK WITH OTHER TRADES ON THIS PROJECT.
- CONTRACTOR SHALL REPAIR ALL AREAS DAMAGED OR MODIFIED AS THE RESULT OF CONSTRUCTION ACTIVITIES.
- GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL CHASE SIZES WITH THE MECHANICAL CONTRACTOR.
- CONCRETE FLOOR SLAB SHALL BE MINIMUM 4" THICKNESS WITH 6 x 6 W1.4 x W1.4 WIRE MESH EMBEDDED IN CONCRETE. ALL CONCRETE FLOOR AREAS SHALL BE FINISHED WITH CLEAR CONCRETE SEALER.
- SET ALL THRESHOLDS IN BED OF SEALANT TO PREVENT EXTERIOR WATER MIGRATION BACK UNDER THRESHOLD AT ALL DOOR LOCATIONS.
- PROVIDE BLOCKING IN ALL WALLS AS NECESSARY FOR ANCHORAGE OF ALL ITEMS SHOWN ON THE PLANS.
- MOUNT ALL TOILET ACCESSORIES IN ACCORDANCE WITH APPLICABLE ADA REQUIREMENTS. GRAB BARS SHALL BE INSTALLED AT 36" AFF. MIRRORS SHALL BE INSTALLED WITH BOTTOM EDGE AT 40" AFF MAXIMUM.
- PROVIDE AND INSTALL A.D.A. SIGNAGE FOR TOILET DOORS AT LOCATIONS INDICATED.
- SPECIAL THIRD PARTY INSPECTIONS WILL BE REQUIRED FOR THIS PER I.B.C. REQUIREMENTS. SPECIAL INSPECTION WORK WILL BE REQUIRED FOR REINFORCING STEEL PLACEMENT, CONCRETE TESTING AND MASONRY/REINFORCING PLACEMENT.



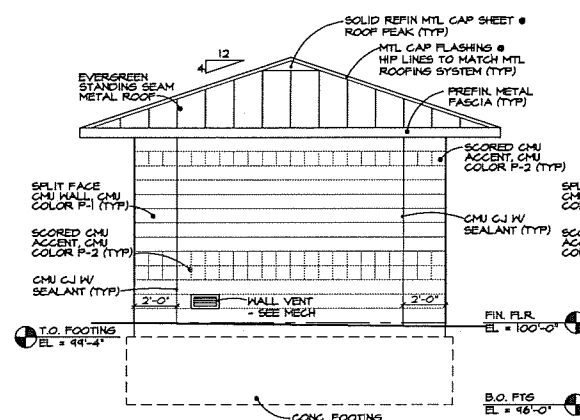
8 STOOP DETAIL
SCALE: 3/4" = 1'-0"



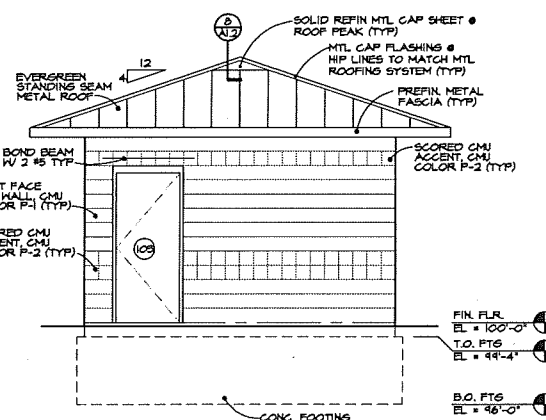
9 WALL SECTION
SCALE: 3/4" = 1'-0"



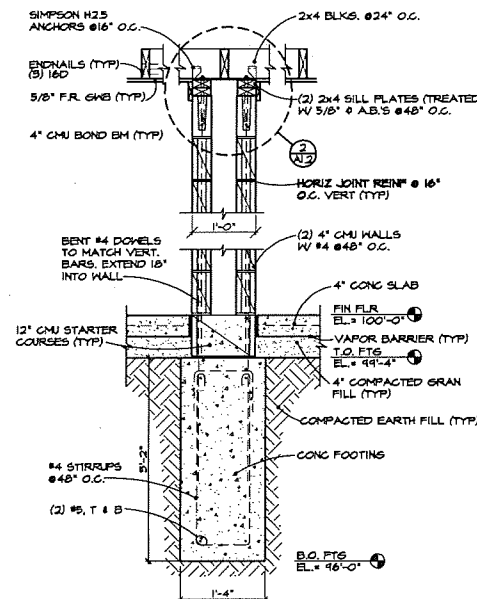
5 NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



6 SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



7 SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



10 WALL SECTION
SCALE: 3/4" = 1'-0"

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CIMARRON WOODS
2010 PARK IMPROVEMENTS - SECTION II

RESTROOM FACILITY PLANS, DETAILS

Proj No:	P2002.153.001
Date:	07/15/2010
Designed By:	REG
Drawn By:	REG
Checked By:	
Sheet	9 of 12

GENERAL PLUMBING NOTES:

1. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT A COMPLETE, OPERATIONAL PLUMBING SYSTEM FOR THE ENTIRE PROJECT AS SHOWN ON THESE DRAWINGS, INCLUDING ALL NECESSARY PERMITS AND ASSOCIATED FEES.
2. THE ENTIRE INSTALLATION SHALL CONFORM TO THE MOST RECENTLY ADOPTED REQUIREMENTS OF THE CURRENT SAPPY COUNTY PLUMBING CODE, 2006 UNIFORM PLUMBING CODE AND ALL OTHER APPLICABLE CITY, COUNTY AND STATE CODES AND REGULATIONS IN EFFECT AT THE DATE OF THE BID.
3. PRIOR TO FABRICATION AND INSTALLATION THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL PLUMBING PIPING, DUCTWORK, AND EQUIPMENT WITH ALL OTHER TRADES INCLUDING BUT NOT LIMITED TO THE MECHANICAL CONTRACTOR, ELECTRICAL CONTRACTOR, GENERAL CONTRACTOR AND ANY CONTRACTOR HIRED DIRECTLY BY THE OWNER. WHERE CONFLICTS MAY OCCUR, THEY SHALL BE RESOLVED PRIOR TO INSTALLATION.
4. THE DRAWINGS SHOW THE GENERAL DESIGN ARRANGEMENTS AND THE EXTENT OF THE SYSTEMS. IT SHALL BE THE WORK OF THE CONTRACTOR TO MAKE SUCH SLIGHT ALTERATIONS AS MAY BE NECESSARY TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL IN ACCORDANCE WITH THE DESIGN INTENT. MAJOR DEVIATIONS, SUCH AS CHANGES IN COMPONENT SIZES, WEIGHTS, QUANTITIES OF MATERIAL, REQUIRE PRIOR APPROVAL BY THE CONSULTING ENGINEER.
5. ALL PLUMBING INFORMATION IS NOT SHOWN ON THE PLUMBING DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INFORMATION ON ALL OTHER CONSTRUCTION DOCUMENTS INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
6. THE WORKING DRAWINGS ARE DIAGRAMMATIC. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW NECESSARY FOR THE COMPLETE INSTALLATION IN THE SPACE PROVIDED. ALL LOCATIONS FOR PLUMBING EQUIPMENT AND PIPING SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL, MECHANICAL, STRUCTURAL AND ELECTRICAL DRAWINGS.
7. EXACT ROUTING OF WASTE AND WATER SERVICE IS DEPENDENT ON LOCAL SITE CONDITIONS AND MODIFICATIONS IN EQUIPMENT CONNECTIONS. EXACT LOCATION OF EQUIPMENT MAY VARY DEPENDING ON LOCAL CODE, HEALTH DEPARTMENT AND CITY REQUIREMENTS.
8. DETAILS: THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND USE WHERE APPROPRIATE ALL OF THE PLUMBING DETAILS SHOWN ON THE DRAWINGS. DETAILS MAY OR MAY NOT BE CALLED OUT ON THE DRAWINGS WITH SYMBOLS OR KEYS. ANY CHANGES RESULTING FROM FAILURE TO INSTALL THE PLUMBING SYSTEM WITHOUT USING THE INCLUDED DETAILS IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO SUPPLEMENT EACH OTHER AND SHALL BE INTERPRETED AS AN INTEGRAL UNIT WITH THE ITEMS SHOWN ON ONE AND NOT THE OTHER BEING FURNISHED AND INSTALLED AS THOUGH SHOWN AND CALLED OUT IN BOTH.
10. ANY PART OF THIS INSTALLATION THAT FAILS, IS UNFIT, OR BECOMES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, VALVES AND OTHER DEVICES AND ACCESSORIES REQUIRED FOR A COMPLETE, WORKABLE INSTALLATION.
12. THE CONTRACTOR IS RESPONSIBLE FOR PLUMBING EQUIPMENT CHECK-IN SAFETYKEEPING AND DAMAGE.
13. INVERTS SHOWN ON PLUMBING DRAWINGS MAY BE REFERENCED FROM THE FINISHED FLOOR.
14. COORDINATE ALL INVERT ELEVATIONS WITH CIVIL DRAWINGS PRIOR TO INSTALLATION.
15. CONTRACTOR TO COMPLY WITH THE LATEST ADOPTED PLUMBING CODE WHEN SIZING TRAP ARMS ON COMBINATION WASTE AND VENT SYSTEMS. THE DRAWINGS INDICATED THE WASTE LINE SIZE AND THE SIZE OF THE TRAP REQUIRED.
16. PROVIDE CLEANOUTS IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE CODES. FLOOR CLEANOUTS SHALL BE LOCATED OUT OF TRAFFIC AREAS.
17. LOCATE ALL PLUMBING VENTS AT LEAST 3 FEET ABOVE OR 10 FEET AWAY FROM ALL OUTSIDE AIR INTAKES INTO THE BUILDING.
18. ALL PLUMBING EQUIPMENT SHALL BE LISTED AND LABELED BY AN APPROVED TESTING AGENCY.
19. EQUIPMENT AND INSTALLATION SHALL MEET NATIONAL SANITATION FOUNDATION (NSF) STANDARDS OR EQUIVALENT.
20. ALL PIPING SHALL BE SECURED BY DOUBLE NUTTING AT THE HANGER ROD ATTACHMENT TO THE STRUCTURE, AND AT THE PIPE HANGER.
21. PROVIDE WATER HAMMER ARRESTORS (SHOCK ABSORBERS) AT ALL PIPE LOCATIONS WHERE VALVE CLOSURES (SUCH AS FLUSH VALVES) MAY CAUSE WATER HAMMER OR RESULT IN EXCESSIVE PIPE VIBRATION OR MOVEMENT.
22. TWO OPERATING AND MAINTENANCE MANUALS SHALL BE PROVIDED IN HARD BACK LOOSE LEAF BINDERS. MANUALS SHALL CONTAIN PRODUCT CUT SHEETS AND OPERATING AND MAINTENANCE INSTRUCTIONS ON ALL EQUIPMENTS, ACCESSORIES, FIXTURES, VALVES, ETC. PROVIDED FOR THE PROJECT.
23. THE CONTRACTOR SHALL DURING CONSTRUCTION, MAINTAIN A SET OF AS-BUILT REDLINED RECORD DRAWINGS AT THE PROJECT SITE. ALL CHANGES IN LAYOUT, ROUTING, EQUIPMENT, COMPONENTS AND ACCESSORIES SHALL BE RECORDED. THESE REDLINES SHALL BE GIVEN TO THE ARCHITECT/ENGINEER AFTER THE FINAL INSPECTION.
24. INSTALL 4" AND LARGER SANITARY PIPING AT 1/8" PER FOOT SLOPE, SMALLER SIZES AT 1/4" PER FOOT.
25. DO NOT RUN PIPING ABOVE ELECTRICAL PANELS. PROVIDE 4'-0" DEEP X 6'-6" HIGH CLEAR ACCESS SPACE IN FRONT OF PANELS. DO NOT RUN PIPING IN ELECTRICAL ROOMS.
26. PROVIDE 2" MINIMUM WASTE PIPING BELOW GRADE.
27. COORDINATE EXACT LOCATION OF FIXTURES AND DRAINS WITH ARCHITECTURAL DRAWINGS.
28. PROVIDE 4" MINIMUM VENT THRU ROOF. INCREASE VENT LINE SIZE 12" BELOW BUILDING INSULATION.

SECTION 15140 - DOMESTIC WATER PIPING

1.1 PIPING MATERIALS

- A. Soft Copper Tube: ASTM B 88, Types K and L, water tube, annealed temper.
 1. Copper Pressure Fittings: ASME B16.18, cast-copper-alloy or ASME B16.22, wrought-copper, solder-joint fittings. Furnish wrought-copper fittings if indicated.
 2. Bronze Flanges: ASME B16.24, Class 150, with solder-joint end. Furnish Class 300 flanges if required to match piping.
 3. Copper Unions: MSS SP-123, cast-copper-alloy, hexagonal-stock body, with ball-and-socket, metal-to-metal seating surfaces and solder-joint or threaded ends.

1.2 PIPING APPLICATIONS

- A. Transition and special fittings with pressure ratings at least equal to piping rating may be used in applications below, unless otherwise indicated. Flanges may be used on aboveground piping, unless otherwise indicated.
 1. Domestic Water Piping: Use the following piping materials for each size range:
 1. NPS 1 1/2 and Smaller: Hard copper tube, Type L; copper pressure fittings; and soldered joints.
 2. NPS 2: Hard copper tube, Type L; copper pressure fittings; and soldered joints.
 3. NPS 2 1/2 to NPS 3 1/2: Hard copper tube, Type L; copper pressure fittings; and soldered joints.

1.3 VALVE APPLICATIONS

- A. Drawings indicate valve types to be used. Where specific valve types are not indicated, the following requirements apply:
 1. Shutoff Duty: Use bronze ball or gate valves for piping NPS 2 and smaller. Use cast-iron butterfly or gate valves with flanged ends for piping NPS 2 1/2 and larger.
 2. Throttling Duty: Use bronze ball or gate valves for piping NPS 2 and smaller. Use cast-iron butterfly valves with flanged ends for piping NPS 2 1/2 and larger.
 3. Hot Water Piping, Balancing Duty: Memory-stop balancing valves.
 4. Drain Duty: Hose-end drain valves.

END OF SECTION 15140

SECTION 15150 - SANITARY WASTE AND VENT PIPING

1.2 PIPING MATERIALS

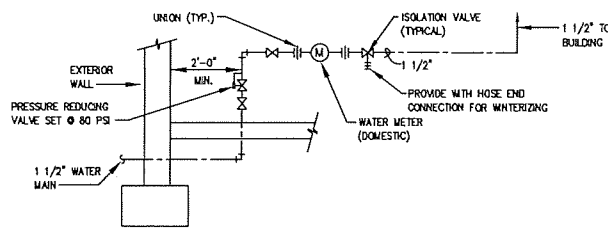
- A. Hub and Spigot Cast-Iron Pipe and Fittings: ASTM A 74, Service and Extra Heavy classes.
 1. Gaskets: ASTM C 564, rubber.
- B. Hubless Cast-Iron Pipe and Fittings: ASTM A 888 or CIP 301.
 1. Couplings: ASTM C 1277 assembly of metal housing, corrosion resistant fasteners, and ASTM C 564 rubber sleeve with integral, center pipe stop.
 - a. Heavy-Duty, Type 304, Stainless Steel Couplings: ASTM A 666, Type 304, Stainless Steel shield; Stainless Steel Bands; and sleeve.
 - 1) NPS 1 1/2 to NPS 4: 4 inch wide shield with 4 Bands.
 - 2) NPS 5 to NPS 10: 3 inch shield with 6 Bands.
 - b. Heavy-Duty, FMG-Approved Couplings: ASTM A 666, Type 304, Stainless Steel housing; Stainless Steel Bands; and sleeve.
 - 1) NPS 1 1/2 to NPS 4: 3 inch wide housing with 2 Bands.
 - 2) NPS 5 to NPS 10: 4 inch wide housing with 2 Bands.
 - c. Heavy-Duty, Cast-Iron Couplings: ASTM A 48, 2 piece, Cast-Iron housing; Stainless Steel bolts and nuts; and sleeve.
 - d. Heavy-Duty, Type 301, Stainless Steel Couplings: ASTM A 666, Type 301, Stainless Steel shield; Stainless Steel bands; and sleeve.
 - 1) NPS 1 1/2 to NPS 4: 3 inch wide shield with 4 Bands.
 - 2) NPS 5 to NPS 10: 4 inch wide shield with 6 Bands.
 - e. Compact, Stainless Steel Couplings: CIP 310 with ASTM A 167, Type 301, or ASTM A 666, Type 301, Stainless Steel corrugated shield; Stainless Steel Bands; and sleeve.
 - 1) NPS 1 1/2 to NPS 4: 2 1/8 inch wide shield with 4 Bands.
 - 2) NPS 5 and NPS 6: 3 inch wide shield with 4 Bands.
 - 3) NPS 8 and NPS 10: 4 inch wide shield with 4 Bands.
 - 4) NPS 12 and NPS 15: 5 1/2 inch wide shield with 6 Bands.
- C. Steel Pipe: ASTM A 53, Type E or S, Grade A or B, Schedule 40, galvanized. Include ends matching joining method.
 1. Steel Pipe Nipples: ASTM A 733, made of ASTM A 53 or ASTM A 106, Schedule 40, galvanized, seamless steel pipe. Include ends matching joining method.
 2. Malleable Iron Unions: ASME B16.39; Class 150; hexagonal stock body with ball and socket, metal-to-metal, bronze seating surface; and female threaded ends.
 3. Cast Iron, Threaded, Drainage Fittings: ASME B16.12, galvanized.
 4. Gray Iron, Threaded Fittings: ASME B16.4, Class 125, galvanized, standard pattern.
 5. Cast Iron Flanges: ASME B16.1, Class 125.
 6. Cast Iron, Flanged Fittings: ASME B16.1, Class 125, galvanized.
 7. Steel Piping, Expansion Joints: Compound, galvanized steel fitting with telescoping body and slip-pipe section. Include packing rings, packing, limit rods, chrome-plated finish on slip-pipe section, and flanged ends.
 8. Steel Piping, Double Expansion Joints: Compound, galvanized steel fitting with telescoping body and two slip-pipe sections. Include packing rings, packing, limit rods, chrome-plated finish on slip-pipe sections, and flanged ends.
- D. Copper DWV Tube: ASTM B 306, drainage tube, drawn temper.
 1. Copper Drainage Fittings: ASME B16.23, cast copper or ASME B16.29, wrought copper, solder-joint fittings.
- E. PVC Pipe: ASTM D 2665, solid wall drain, waste, and vent. (If Approved by Local Codes and Authority having jurisdiction).
 1. PVC Socket Fittings: ASTM D 2665, socket type, made to ASTM D 3311, drain, waste, and vent patterns.
- F. Above ground, Soil, Waste, and Vent Piping: Use any of the following piping materials for each size range.

NOTE:

Paint all vent pipes above roof to match color of roof panel material.

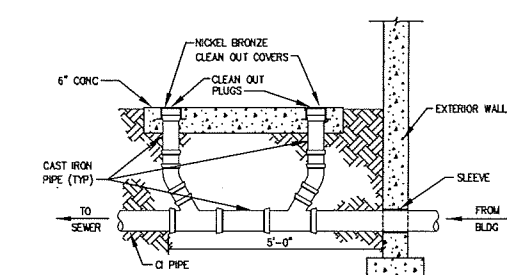
1. NPS 1 1/4 and NPS 1 1/2: Use NPS 1 1/2 hubless, cast-iron soil piping and one of the following:
 - a. Couplings: Heavy-Duty, Type 301 304, Stainless Steel.
 - b. Couplings: Heavy-Duty, FMG approved cast iron.
 - c. Couplings: Compact, Stainless Steel.
2. NPS 1 1/4 and NPS 1 1/2: Steel pipe; cast-iron, threaded drainage fittings; and threaded joints.
3. NPS 2 to NPS 4: Service class, cast-iron soil piping, gaskets, and gasketed joints.
4. NPS 2 to NPS 4: Hubless, cast-iron soil piping and one of the following:
 - a. Couplings: Heavy-duty, Type 301, Stainless Steel.
 - b. Couplings: Heavy-duty, FMG approved cast-iron.
 - c. Couplings: Compact, Stainless Steel.
5. NPS 2 to NPS 4: Steel pipe; cast-iron, threaded drainage fittings, and threaded joints.
6. NPS 2 to NPS 4: Stainless Steel piping, gaskets, and gasketed joints.
- G. Underground, Soil, Waste, and Vent Piping: Use the following piping materials for each size range:
 1. NPS 1 1/2: Hubless, cast-iron soil piping and one of the following:
 - a. Couplings: Heavy-duty, Type 301, Stainless Steel.
 - b. Couplings: Heavy-duty, cast-iron.
 - c. Couplings: Compact, Stainless Steel.
 2. NPS 2 to NPS 4: Service class, cast-iron soil piping; gaskets; and gasketed joints.
 3. NPS 2 to NPS 4: Extra-Heavy class, cast-iron soil piping; gaskets; and gasketed joints.
 4. NPS 2 to NPS 4: Hubless, cast-iron soil piping and one of the following:
 - a. Couplings: Heavy-duty, Type 301, Stainless Steel.
 - b. Couplings: Heavy-duty, FMG approved cast-iron.
 - c. Couplings: Compact, Stainless Steel.
 5. NPS 5 and NPS 6: Service class, cast-iron soil piping; gaskets; and gasketed joints.
 6. NPS 5 and NPS 6: Extra-Heavy class, cast-iron soil piping; gaskets; and gasketed joints.
 7. NPS 5 and NPS 6: Hubless, cast-iron soil piping and one of the following:
 - a. Couplings: Heavy-duty, Type 301, Stainless Steel.
 - b. Couplings: Heavy-duty, FMG approved cast-iron.
 - c. Couplings: Compact, Stainless Steel.
 8. NPS 2 to NPS 4: Hubless, PVC soil piping and fittings if approved by Authority having Jurisdiction.
 9. NPS 5 to NPS 8: Hubless, PVC soil piping and fittings if approved by Authority having Jurisdiction.

END OF SECTION 15150



1 WATER SERVICE ENTRY DETAIL

SCALE: NONE



2 DOUBLE CLEAN-OUT AT GRADE DETAIL

SCALE: NONE

PLUMBING FIXTURE SCHEDULE

DF-1 DRINKING FOUNTAIN (ADA)

- FIXTURE
WALL MOUNTED DRINKING FOUNTAIN, FREEZE-RESISTANT, BARRIER-FREE, POWER COAT FINISH AND E-COAT IMMERSION CORROSION PROTECTION, MINIMUM MAINTENANCE, STAINLESS STEEL BASIN, IN-LINE STRAINER AND 3/8" O.D. WATER WILET INTO FREEZE-RESISTANT BOX. ONE PIECE, CHROME PLATED, VANDAL-RESISTANT BUBBLER. SELF CLOSING, VANDAL-RESISTANT PUSHBUTTON MECHANISM ON FRONT. 1 1/4" WASTE OUTLET LOCATED IN FREEZE-RESISTANT VALVE SYSTEM. ADA COMPLIANT. HALSEY TAYLOR ENDURA STEEL 4005 FR OR APPROVED EQUAL.
- PROVIDE CHROME PLATED ANGLE STOP.
- L-1 LAVATORY (ADA)
FIXTURE
18" X 22" WALL HUNG LAVATORY, 16 GAUGE, TYPE 304 STAINLESS STEEL, SATIN FINISH, ANGLE BRACES AND FASTENERS. SINGLE FAUCET HOLE. ADA COMPLIANT. ACORN DURA-WARE 1653-H1-TPT OR APPROVED EQUAL.

- TRIM
SINGLE CONTROL, METERING LAVATORY FAUCET, POLISHED CHROME PLATED ALL BRASS CONSTRUCTION, VANDAL RESISTANT 1.5 GALLONS PER MINUTE FLOW, 4" DECK PLATE, BRASS SHANKS AND INTEGRAL BRASS SPOUT. ADA COMPLIANT. SFEAKMAN "EASY PUSH" S-4124-08-04-0P COLD OR APPROVED EQUAL.
- BOTTOM COVER ASSEMBLY TO CONCEAL WASTE ASSEMBLY, TYPE 304 STAINLESS STEEL, BEAD BLAST FINISH. BRADLEY S405A OR APPROVED EQUAL.
- COMPLETE WITH CHROME PLATED ANGLE STOP, BRAIDED STAINLESS STEEL FLEXIBLE CONNECTORS, 17 GAUGE CHROME PLATED BRASS P-TRAP, AND ESCUTCHEONS FOR WASTE AND WATER WALL PENETRATIONS.

- CARRIERS
FLOOR MOUNT, SINGLE LAVATORY CARRIER WITH CONCEALED ARMS, LEVELING AND SECURING SCREWS, STRUCTURAL UPGRADES AND BLOCK BASES. JOSAM SERIES 17100 OR APPROVED EQUAL.

WC-1 WATER CLOSET (ADA)

- FIXTURE
ELONGATED FLOOR MOUNT TYPE 304 STAINLESS STEEL WATER CLOSET, ADA COMPLIANT, BLOWOUT JET ACTION, 1.6 GPM, VANDAL RESISTANT CAP NUTS, BACK SUPPLY, BEAD BLAST FINISH. BRADLEY WC1355M OR APPROVED EQUAL.
- PROVIDE 5/8" MOUNTING STUDS, VANDAL-RESISTANT CAP NUTS WITH SPECIAL DRIVER AND ANCHORS.
- TRIM
LOW CONSUMPTION MECHANICAL FLUSH VALVE, CHROME PLATED, CONCEALED BEHIND WALL, LEVER HANDLE, VACUUM BREAKER, ADJUSTABLE TAILPIECE. ADA COMPLIANT. BRADLEY LCUPFY OR APPROVED EQUAL.
- COMMERCIAL WEIGHT PLASTIC, WHITE, OPEN FRONT, HINGED, LESS COVER FOR ELONGATED BOWL. BRADLEY PSEAT OR APPROVED EQUAL.

UR-1 URINAL (ADA)

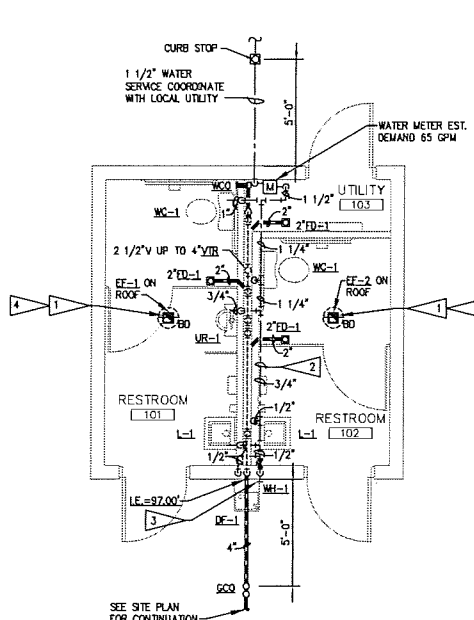
- FIXTURE
WALL HUNG URINAL, THRU WALL FLUSH VALVE, TYPE 16 GAUGE STAINLESS STEEL, SATIN FINISH, 3.5 GPM, BLOWOUT JET, BACK WALL WASHDOWN, FULLY EXPOSED P-TRAP. WALL SUPPLY, 0FT-FLOOR WALL OUTLET. ADA COMPLIANT WHEN RM MOUNTED AT 17" A.F.F. ACORN DURA-WARE 2168-W1-LV1T OR APPROVED EQUAL.
- CARRIER
WALL-MOUNTED SINGLE URINAL WITH HANGER PLATES AND ADJUSTABLE SUPPORTING ROOS. ALL PORTIONS OF CARRIER TO BE CONCEALED IN WALL CONSTRUCTION. PROVIDE WALL MOUNTING ANCHORS. JOSAM SERIES #17350-UR OR APPROVED EQUAL.

FD-1 FLOOR DRAIN

- FIXTURE
COATED CAST IRON FLOOR DRAIN, TWO PIECE BODY WITH DOUBLE DRAINAGE FLANGE, INVERTIBLE NON-PUNCTURING FLASHING COLLAR, WEEP HOLES BOTTOM OUTLET AND 5" ADJUSTABLE SATIN NIKALLOY ROUND STRAINER. JOSAM 3000A-SERIES OR APPROVED EQUAL.

WH-1 WALL HYDRANT

- AUTOMATIC DRAINING, LOOSE KEY FREEZELESS WALL HYDRANT, DOUBLE CHECK BACKFLOW PREVENTOR, 3/4" HOSE THREAD OUTLET, CHROME PLATED AND WALL CLAMP. LOOSE KEY TO BE FURNISHED WITH HYDRANT. HINGED DOOR WITH LOCKING DEVICE. WOODFORD MODEL #867 OR APPROVED EQUAL.



3 PLUMBING PLAN

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

KEYED MECHANICAL NOTES:

- 1 INTERLOCK EXHAUST FAN WITH ROOM LIGHTING.
- 2 SLOPE PIPING TO WATER LOCATION AND ASSOCIATED DRAIN VALVE.
- 3 OPEN WALL HYDRANT VALVE TO DRAIN SYSTEM FOR WINTERIZING.
- 4 PROVIDE WITH 8X8 HEAVY DUTY PAINTED GRILLED SIMILAR TO TITUS 30RL.

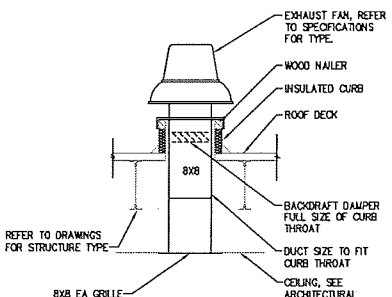
4 RISER DIAGRAM

SCALE: NONE

PLUMBING FIXTURE AND CONNECTION SCHEDULE									
MARK	FIXTURE	LOCAL CONNECTIONS					REMARKS	NOTES	
		CW	HW	WASTE CONN	VENT	GAS			
DF-1	LAVATORY	1/2"	-	1 1/4"	1 1/4"	-	SEE ARCH PLANS		
L-1	LAVATORY	1/2"	-	1 1/4"	1 1/4"	-	SEE ARCH PLANS		
UR-1	URINAL	3/4"	-	2"	1 1/2"	-	24" TO RIM		
WC-1	WATER CLOSET	1"	-	4"	2"	-	SEE ARCH PLANS		
FD	FLOOR DRAIN	-	-	2"	1 1/2"	-			

EXHAUST FAN SCHEDULE									
MARK	SERVES	MTG. LOCATION	FAN TYPE	CFM	EXT. STATIC	MOTOR DATA			
						HP	VOLTS	PHASE	RPM
EF-1	101	ROOF	DIRECT	190	0.10	1/60	115	1	1350
EF-2	102	ROOF	DIRECT	190	0.10	1/60	115	1	1350

- NOTES:
1. PROVIDE BACKDRAFT DAMPER, INTEGRAL DISCONNECT.
2. CONTROL WITH LIGHTS BY ELECTRICAL CONTRACTOR.



4 EXHAUST FAN DETAIL

SCALE: NONE



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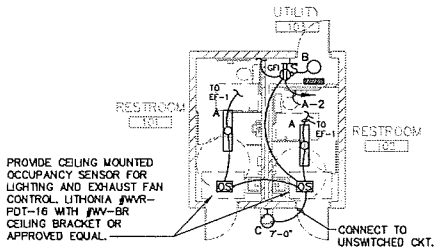
CIMARRON WOODS
2010 PARK IMPROVEMENTS - SECTION II
S.I.D. NO. 327
SAPPY COUNTY, NEBRASKA

MECHANICAL PLAN, RISER DIAGRAM, SCHEDULES AND DETAILS

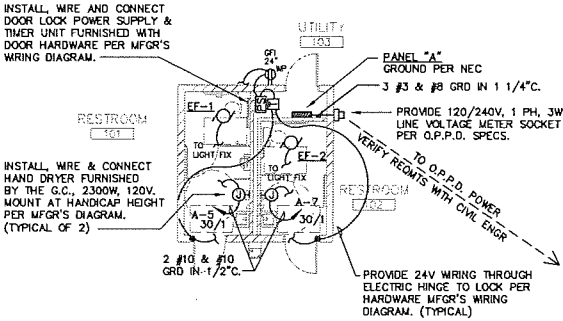
Revisions	Date	By	Check	Appr.
1	07/13/2010	RDH	JPS	RDH
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

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LIGHTING FIXTURE SCHEDULE						
MARK	MANUFACTURER / CATALOG NO.	LAMP		VOLTS	MOUNTING	NOTES
		NO.	WATTS			
A	LITHONIA #VW-232-MVOLT-GE810/S	2	32	120	SURFACE CEILING	OR APPROVED EQUAL
B	KEYLESS PORCELAIN SOCKET	1	100	100A	SURFACE CEILING	
C	LITHONIA #TWA-70S-120-PE	1	70	HPS	SURFACE WALL	OR APPROVED EQUAL



1 RESTROOM LIGHTING PLAN
12 SCALE: 1/8" = 1'-0"



2 RESTROOM POWER PLAN
12 SCALE: 1/8" = 1'-0"

PANEL SCHEDULE											
PANEL TAG: NO. POLES:		A 12		PHS. WIRE 3		120/ A.I.C. 10K		240 VOLT 10K		MAIN BKR: MAIN LUG:	
				DISTRIBUTION K.W.				DISTRIBUTION K.W.		DESCRIPTION	
CK	O/C PROT.	DESCRIPTION		LTG	REC	MOTOR	PH	LTG	REC	MOTOR	O/C PROT.
1	20/1	SPARE					A	0.4	0.4	0.8	20/1 2
3	20/1	SPARE					B				20/1 4
5	30/1	HAND DRYER				2.3	A				20/1 6
7	30/1	HAND DRYER				2.3	B				20/1 8
9	--/1	SPACE					A				--/1 10
11	--/1	SPACE					B				--/1 12

PROVIDE EQUIPMENT GROUND BAR, GROUND ROD, GROUND CONNECTIONS AND S.U.S.E. LABEL PER N.E.C.

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7/13/10

SEI Project No. 210022

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