REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, August 2, 2023, 6:00 p.m.
AMENDED AGENDA

PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting at City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our live stream channel.

REGULAR SESSION

CALL TO ORDER

1. **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**
2. **OPEN SESSION -** Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.
3. **BUSINESS ITEMS**
   - **3.1 Public Hearing - Zoning Text Amendment – 15.12.060 – Dimensional Standards Table**
     This item was continued from the July 19, 2023 Planning Commission meeting. Bird Homes, LLC has applied for a zoning text amendment to increase the maximum building height for properties located withing the Regional Mixed Use (RMU) Zone. The current code allows for a maximum height of 60 feet, the change would increase maximum height to 70 feet in the RMU. The Planning Commission will forward a recommendation to the City Council.
   - **3.2 Site Plan Application – Lake Promenade**
     Flagborough has applied for a site plan application in the Vineyard Downtown District. This site plan will provide 15.5 acres of open space near Vineyard Connector and Main Street. The Planning Commission will take appropriate action.
4. **COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
5. **ADJOURNMENT**

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Rachel Stevens, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at rachels@vineyardutah.org.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, and delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON: August 1, 2023.

NOTICED BY: /s/ Rachel Stevens and Anthony Fletcher
Rachel Stevens, Planner & Anthony Fletcher, Planner

Community Development

Date: August 2, 2023
From: Cache Hancey, Planner & Business Advocate
To: Planning Commission
Item: Zoning Text Amendment:
15.12.060-Dimensional Standards Table
Applicant: Brian Bird, Bird Homes LLC

BACKGROUND

The proposed ordinance provides an increase in the maximum building height for properties located within the Regional Mixed Use Zone (RMU). The current code allows for a maximum height of 60ft. This change would increase that maximum height to 70ft.

Analysis

Brian Bird with Bird Homes LLC has proposed this zoning text amendment as he intends on developing the parcels located at 114 N Mill Road and 131 N Mill Road into an office complex. The proposed development is under site plan review; however, the proposed buildings encroach the 60ft building height limit. To accommodate the 4-story office buildings, this zoning text amendment has been proposed to allow for greater height than what is currently allowed under the zoning code.

This zoning text amendment would mostly impact the undeveloped land within the RMU as it would allow for any new development to build up to the 70ft. There are currently 3 areas located within the RMU that applies to, the property previously mentioned, the property located at 145 N Geneva Road, and the property located at 783 E 440 N. This would also impact redevelopment as any properties located with the RMU could be redeveloped into a structure up to 70ft.

Conditions

Possible conditions to consider include the following:

- Buildings over 60ft must have increase setbacks from residential buildings.

Planning Commission Options

"I move to recommend approval of Ordinance 2023-26"

"I move to recommend approval of Ordinance 2023-26 with the following conditions…"

"I move to recommend denial of Ordinance 2023-26 "

ATTACHMENTS

- Proposed zoning text amendment.
- RMU Map with highlighted undeveloped properties.

VINEYARD
ORDINANCE 2023-27

ORDINANCE NO. 2023-26 REGIONAL MIXED USE MAXIMUM BUILDING HEIGHT INCREASE

AN ORDINANCE OF THE CITY OF VINEYARD UTAH TO MAKE AMENDMENTS TO THE ZONING CODE TO REGULATE THE MAXIMUM HEIGHT OF BUILDINGS WITHIN THE REGIONAL MIXED USE ZONE. THIS ORDINANCE INCREASE THE MAXIMUM BUILDING HEIGHT FROM 60 FEET TO 70 FEET.

WHEREAS, in compliance with the Utah State Municipal Land Use, Development, and Management Act (LUDMA), the City established an amendment to the Vineyard Zoning Code Section 15.12.060 Dimensional Standards Table,

WHEREAS, the Vineyard City Zoning Code Amendment provides an increase in the maximum building height to 70' feet of buildings located on lots 1 and 2 of the Mill Road East Subdivision Plat "B", and

WHEREAS, the Planning Commission held a public hearing on July 19, 2023 and after fully considering public comment and staff recommendation, requested the height increase be limited to the applicant's property,

WHEREAS, the Planning Commission expressed concerns regarding impacts to view sheds the amendment may have and requested the applicant provide exhibits illustrating view impacts from surrounding properties, and continued the agenda item to the August 2, 2023 Planning Commission meeting, and

WHEREAS, the Planning Commission recommended approval of the revised amendment on August 2, 2023 to the City Council, and

WHEREAS, the City Council reviewed the amended language within the Vineyard Zoning Code Amendment and held a public hearing on August 23, 2023, and after fully considering public comment, staff and Planning Commissions' recommendations,

NOW THEREFORE, be it ordained by the Council of the Vineyard, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "15.12.060 Dimensional Standards Table" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.12.060 Dimensional Standards Table

1. Unless otherwise specified, development in the city shall comply with the standards set forth in the Dimensional Standards Table. Special purpose districts standards are located in VZC 15.14 Special Purpose Districts.

Dimensional standards regulating accessory buildings of VZC 15.34.030 shall apply.
All other applicable development standards are located within various chapters of the zoning ordinance.

Dimensional Standards Table

STANDARDS	OS	A-1	R & A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	BP	RC	NC	FOI	M	PF
Minimum Lot Size	NA	40 Acres	5 Acres	40,000 sf	15,000 sf	10,000 sf	8,000 sf	15,000 sf per SFD or 25,000 sf per Two-Family Dwelling	10,000 sf plus 5,000 sf per multi-family unit.	8,000 sf plus 4,500 sf per multi-family unit.	10 acres[1].	40,000 sf	NA	NA	20,000 sf	20,000 sf	NA
Maximum Base Density allowed by a PD Overlay District in Units Per Acre	NA	1 unit per 20 acres	1 unit per 5 acres	1.75 units per acre	2.32 units per acre	3.5 units per acre	4.35 units per acre	2.33 SFD units per acre. 2.8 Two-family dwelling units per acre.	2-12 units per acre with an average of 8 units per acre.	9.7 units per acre.	NA	NA	NA	NA	NA	NA	NA
		Lot width to lot						100' for SFD and	60' unless otherwise			1			1		

Minimum Lot Width	NA	length ration not less than 1:3		100'	90'	80'	80'	120' for Two-Family Dwellings	approved by the City Council.	120'	See standard #1 below.	40'	NA	NA	00'	100'	NA
Minimum Distance Between Condominium & Multi-Family Units Primary Buildings located on the same Lot or Parcel	NA	NA	NA	NA	NA	NA	NA	NA	30'	30'		NA	NA	NA	NA	NA	NA
Minimum Building Height	No primary building within any district shall be erected to a height less than one (1) story entirely above grade. See definition of story.																
Maximum Building Height	35'[2]	35'[2]	35'[2]	35'[2]	35'[2]	35'[2]	35'[2]	35'[2]	35'[2]	35'[2]	~~60~~60',~~82~~	90'[2]	60'[2]	60'[6]	60'[2]	60'[2]	NA
Minimum Front Yard	NA	30'	30'	30'	30'	30'	20'	20'	20'	20'		30'	20'	NA	25'	25'	NA
Minimum Side Yard - Interior Lots	NA	30'	30'	30'	30'	30'	20'	A total of at least 20' between the two side yards, with no side yard of less	20', unless otherwise approved by the City Council.	20'	See standard #1 bel	25'	20'	20'[7]	20'	20'	NA

								than 8'.			ow.						
Minimum Side Yard for Corner Lots	NA	30'	30'	30'	30'	30'	20'	20'	20'	20'		25'	25'	NA	25'	25'	NA
Minimum Rear Yard	NA	30'	30'	30'	30'	30'	20'	20'	20'	20'		25'	25'	20'7	25'	25'	NA
Maximum Building Lot Coverage (Principle and Accessory Buildings)	NA	NA	15%	50%	50%	50%	50%	50%	50%	50%	NA	NA	NA	NA	NA	NA	NA
Maximum encroachment of Architectural Features Encroaching into required setback	NA	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	NA
Accessory Buildings and Residential Swimming Pools - In addition to the requirements of Section 15.34.030, the following dimensional standards apply:																	
Minimum Internal Side Setbacks	NA	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	NA	NA	3' ~~3'~~	NA	NA	NA
	See Section 15.34.030																

Street Side Corner Lot Standards																	
Minimum Rear Setbacks	NA	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	NA	NA	6'	NA	NA	NA
Minimum Distance from Principle Building	NA	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	NA	NA		NA	NA	NA
Maximum Building Height	NA	NA	25'	25'[4]	25'[4]	25'[4]	25'[4]	25'[4]	25'[4]	25'[4]	25'[4]	NA	NA		NA	NA	NA
Roof Overhang Setback	NA	NA	1'[5]	1'[5]	1'[5]	1'[5]	1'[5]	1'[5]	1'[5]	1'[5]	1'[5]	NA	NA		NA	NA	NA
Maximum allowed rear yard building coverage.	NA	NA	50%	50%	50%	50%	50%	50%	50%	50%	50%	NA	NA	NA	NA	NA	NA
Residenti		Residential-detached garages are allowed in established side yards of lots containing a single-family residence. Residential-detached garages shall maintain a minimum distance of 6' from the single-family residence and meet all fire and building codes. Front yard setbacks for single-family residences apply to															

al-Detached Garages in Side Yards	NA	residential-detached garages located in a side yard. Setbacks and building heights applicable to side and rear yards of accessory buildings shall apply to residential-detached garages. Driveways and parking surfaces shall not exceed sixty-five percent (65%) of the front yard area.	NA	NA	NA	NA	NA	NA	NA	NA	NA

Additional Standards:
1. See VZC 15.14 Special Purpose Districts

for additional RMU Districts standards.

2. Building height is measured from the top of the back of curb to the highest point of the building or structure. See also the definition of "Building Height."

4. For every one foot (1') in height above fifteen feet (15') the roof overhang setback shall be increased an additional one foot (1') from the internal side and rear property lines.

5. For every one foot (1') in height above fifteen feet (15') the building setback shall be increased an additional one foot (1') from the internal side and rear property lines.

6. Buildings located in the NC District shall not exceed 35 feet in height when located within 50 feet of a property line of a parcel containing a detached single-family home.

7. No building setbacks are required for buildings located adjacent to parcels that do not contain stand-alone residential uses and are zoned for commercial uses.

8. A building height, not exceeding 70 feet, measured from the top of back of curb to the highest point of the building or structure, may be permitted. This height allowance will be limited to lots 1 and 2 of the Mill Road East Subdivision Plat "B".

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from July 26, 2023, and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL _____.

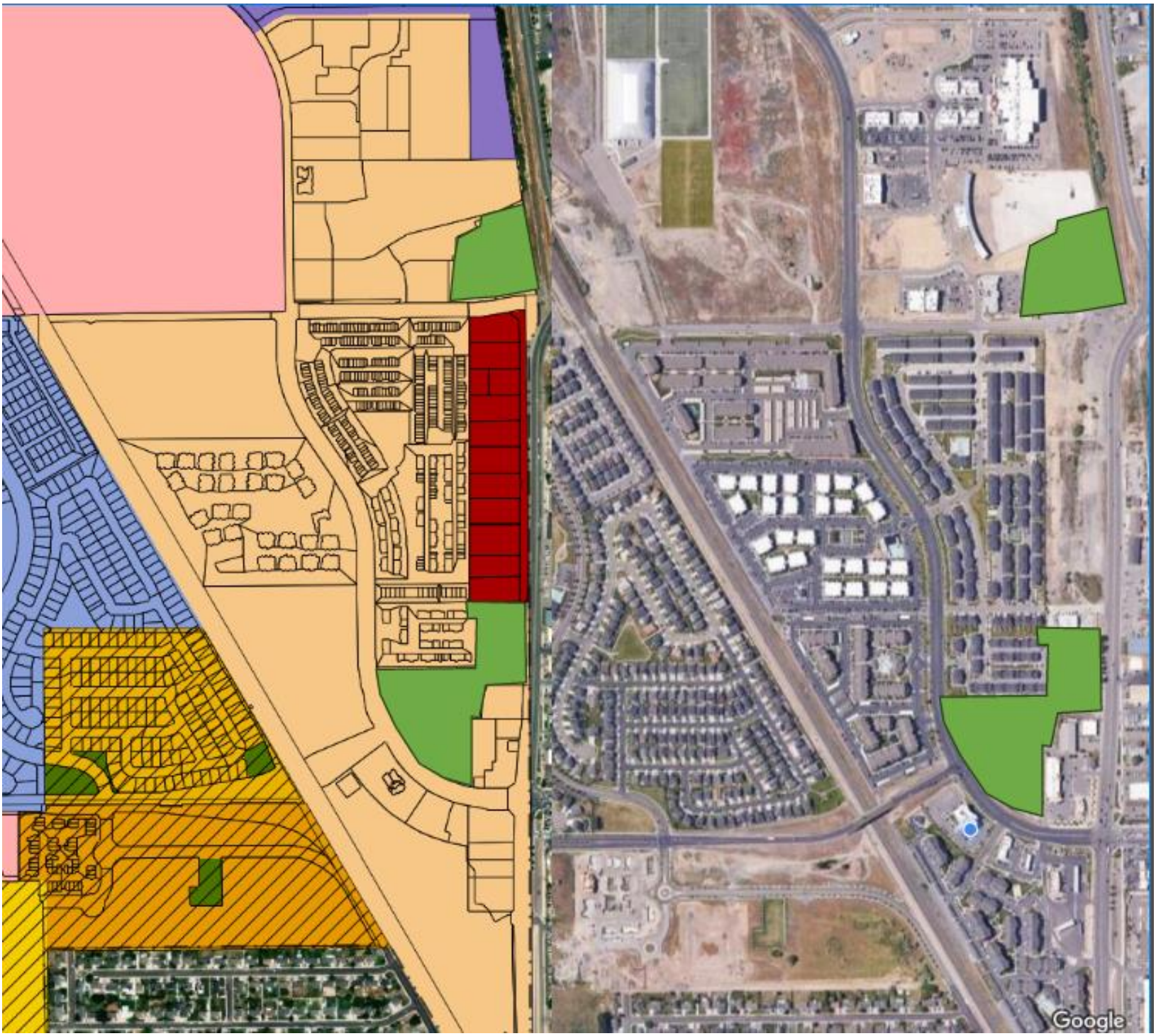
	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Tyce Flake	_____	_____	_____	_____
Amber Rasmussen	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____
Cristy Welsh	_____	_____	_____	_____

Presiding Officer

Julie Fullmer, Mayor, Vineyard

Attest

Pamela Spencer, City Recorder, Vineyard

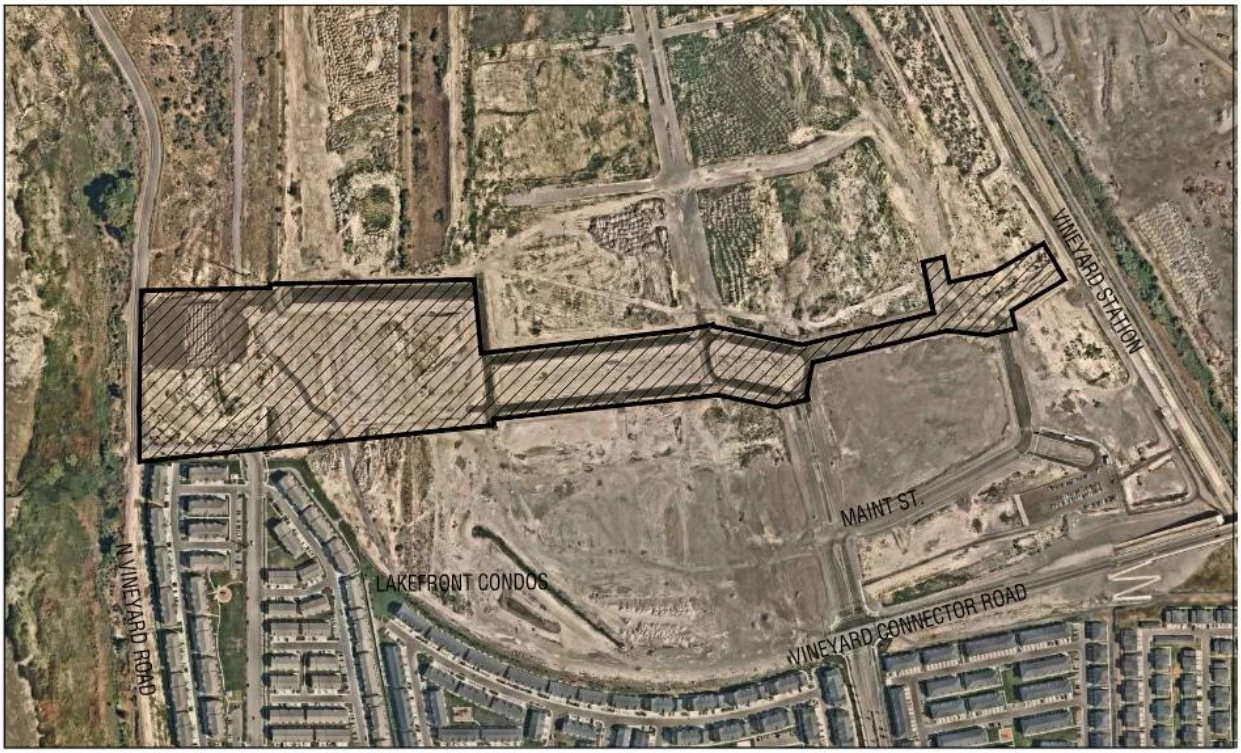

Google

Community Development

Date: Wednesday, August 2, 2023
From: Rachel Stevens, Planner
To: Planning Commission
Item: Site Plan for Lake Promenade in Downtown Vineyard
Permit: **City Inspect – Development Module**
PLAN23-015

Address: Approx. 800 N Main Street, Vineyard, UT 84059

Applicant: Bronson Tatton, Flagborough
Owner: Flagborough



ANALYSIS

The applicant, Bronson Tatton, Flagborough, is requesting approval of a site plan application for Vineyard Station Park and the Promenade in the Vineyard Downtown district.

The project is a 16.83 acre open space comprising of parks, playgrounds, and plaza spaces bounded by Vineyard Station, N Vineyard Road, and Mainstreet. The Vineyard Station Park will consist of six blocks with different themes and amenities.

Block	Area
Block 1	74,872 sq ft (1.72 acres)
Block 2	41,503 sq ft (0.95 acres)
Block 3	40, 840 sq ft (0.94 acres)
Block 4	113,129 sq ft (2.60 acres)
Block 5	275,165 sq ft (6.30 acres)
Block 6	185,472 sq ft (4.26 acres)
Total:	732,981 (16.83 acres)

Block 1, Transit Plaza, begins at the Vineyard Frontrunner station and includes a water feature, a pavilion, and various seating options. A future restaurant is also planned on the west side of Block 1. Continuing east, Block 2, Market Square, is a paved pedestrian walkway lined with streetscapes benches, planters, and trees. Block 3, Civic Square, features walkways, a fire pit, and a synthetic lawn. Block 3 and 4 and connected pedestrian crosswalk. Block 4, The Greenway, includes two pavilions, play equipment, shade structures and recessed lawns. Block 5, Civic Park, will feature a large playground, sports courts, and pavilions. A future pool and recreation area is also planned for in this block. Blocks 5 and 6 will be connected by the Vineyard Overpass, which is a pedestrian, bike, and auto bridge. Block 6, Waterfront Park, will include volleyball courts, a sport court, dog park, and event pavilion.

STAFF RECOMMENDATION

The proposed site plan meets the all the requirements and codes listed in Special Proposed Zoning District Downtown Vineyard (Section 3 of Special Purpose Zoning Districts). Staff recommends approval of site plan as presented.

PROPOSED CONDITIONS:

1. A waste plan is created by working with City Staff.
2. All trees shall be a minimum of 2” caliper at time of planting and maintain a minimum clearance of 8’ within all sight triangles.
3. Building permits are submitted for each phase of the project and includes all building and structure elements located within the proposed phase.
4. Plans are updated to 2021 International Building Code (IBC) when submitted for a building permit.
5. A geotechnical report is submitted prior to obtaining a building permit.
6. The applicant makes any redline corrections.
7. The applicant is subject to all federal, state and local laws.

PROPOSED MOTION

“I move to approve the site plan as requested by Bronson Tatton (Flagborough) as presented.”

ATTACHMENTS

Site Plan

VINEYARD STATION PARK

LAKE PROMENADE AND MAIN STREET
VINEYARD, UTAH 84059

ISSUED FOR DESIGN DEVELOPMENT - JUNE 16, 2023

LOCATION MAP

NOT TO SCALE

VICINITY MAP

NOT TO SCALE

PROJECT NARRATIVE

THE VINEYARD PROJECT IS A xx ACRE OPEN SPACE COMPRISING OF PARKS, PLAYGROUNDS, AND PLAZA SPACES BOUNDED BY VINEYARD STATION, N VINEYARD ROAD, AND MAIN ST. THE OPEN SPACE SPINE WILL BE A UNIQUE, VIBRANT, DYNAMIC, PEDESTRIAN-FRIENDLY DESTINATION, AND A CHOICE PLACE TO LIVE, WORK AND PLAY. OJB LANDSCAPE ARCHITECTURE HAS WORKED IN CONJUNCTION WITH THE CLIENT AND A TEAM OF CONSULTANTS TO DEVELOP THE PLAN, WHICH FEATURES ACTIVE PUBLIC SPACES.

PROJECT OWNER

FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

DESIGN TEAM

LANDSCAPE ARCHITECT + PRIME CONSULTANT
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX
PHONE 713.529.9919

CIVIL ENGINEER
AWA
210 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

ARCHITECT
ADBC ARCHITECTURE
460 MANDALA BLVD
OAKLANK, CA 94610
PHONE 510.604.6059

MEP + LIGHTING DESIGN
SPECTRUM ENGINEERS
324 STATE ST SUITE 400
SALT LAKE CITY, UT 8411
PHONE 801.328.5151

PERMITS

SHEET #	SHEET NAME	SCHEMATIC DESIGN ISSUED SET	DESIGN DEVELOPMENT ISSUED SET						

ARCHITECTURE - BLOCK 5 CHILDREN'S RESTROOM

A56.00	SITE PLAN AND GENERAL NOTES		X						
A56.10	GROUND AND FRAMING PLAN		X						
A56.11	CEILING AND ROOF PLANS		X						
A56.12	STRUCTURAL PLAN		X						
A56.13	STRUCTURAL PLAN		X						
A56.20	ELEVATIONS		X						
A56.30	BUILDING SECTIONS		X						
A56.31	WALL SECTIONS		X						
A56.32	WALL SECTIONS		X						
A56.40	RESTROOM ELEVATIONS/ PLAN/ SCHEDULE		X						
A56.50	FOUNDATION DETAILS		X						
A56.51	FRAMING DETAILS		X						
A56.52	FRAMING DETAILS		X						
A56.53	DETAILS		X						
A56.54	DETAILS		X						
A56.60	DETAILS		X						
A56.13	DETAILS		X						

ARCHITECTURE - BLOCK 5 ELEVATED WALKWAY

A57.00	SITE PLAN AND GENERAL NOTES		X						
A57.50	DETAILS		X						

VINEYARD CONNECTOR OVERPASS STRUCTURES

A58.00	SITE PLAN AND GENERAL NOTES		X						
A58.50	DETAILS		X						

ARCHITECTURE - BLOCK 6 PERFORMANCE PAVILION AND RESTROOM

A59.00	SITE PLAN AND GENERAL NOTES		X						
A59.10	PLAN		X						
A59.11	RESTROOM BUILDING PLAN		X						
A59.12	PAVILION CEILING AND ROOF PLANS		X						
A59.13	STRUCTURAL PLANS		X						
A59.14	PAVILION ROOF FRAMING PLAN		X						
A59.20	ELEVATIONS		X						
A59.30	BUILDING SECTIONS		X						
A59.31	WALL SECTIONS		X						
A59.50	FOUNDATION DETAILS		X						
A59.51	FRAMING DETAILS		X						
A59.52	FRAMING DETAILS		X						
A59.53	FRAMING DETAILS		X						
A59.54	RESTROOM FRAMING DETAILS		X						
A59.60	DETAILS		X						
A59.61	DETAILS		X						

SITE ELECTRICAL AND LIGHTING

EE001	ELECTRICAL COVER SHEET		X						
EE002	SYMBOLS LEGEND		X						
EE701	TYPICAL MOUNTING DETAILS		X						
EE702	TYPICAL LABELING DETAILS		X						
EE703	TYPICAL LABELING DETAILS		X						
ES1.00	ELECTRICAL SITE PLAN OVERALL		X						
ES1.01	ELECTRICAL SITE PLAN - BLOCK 1		X						
ES1.02	ELECTRICAL SITE PLAN - BLOCK 2		X						
ES1.03	ELECTRICAL SITE PLAN - BLOCK 3		X						
ES1.04	ELECTRICAL SITE PLAN - BLOCK 4		X						
ES1.05	ELECTRICAL SITE PLAN - BLOCK 5		X						
ES1.06	ELECTRICAL SITE PLAN - BLOCK 6		X						
ES4.01	ENLARGED PAVILIONS		X						
ES4.02	ENLARGED PAVILIONS		X						
ES4.03	ENLARGED PAVILIONS		X						
ES4.04	ENLARGED PAVILIONS		X						
ES5.01	ELECTRICAL SITE DETAILS		X						
ES5.02	ELECTRICAL SITE DETAILS		X						
ES5.03	ELECTRICAL SITE DETAILS		X						
ES5.04	SITE JUNCTION BOX DETAILS		X						
ES6.01	ELECTRICAL SITE SCHEDULES		X						
ES6.03	LIGHTING RELAY DIAGRAMS AND SCHEDULES		X						

MECHANICAL AND PLUMBING

M0.01	MECHANICAL COVER SHEET		X						
M1.01	BUILDINGS A56 & A59 HVAC FLOOR PLANS		X						
M2.01	MECHANICAL SCHEDULES AND DETAILS		X						
P1.01	BUILDING A56 & A59 PLUMBING PLANS		X						
P2.01	PLUMBING SCHEDULES AND DETAILS		X						

SHEET #	SHEET NAME	SCHEMATIC DESIGN ISSUED SET	DESIGN DEVELOPMENT ISSUED SET						

LANDSCAPE, CONTINUED

L601	PLANTING PLANS		X						
L602	PLANTING PLANS		X						
L603	PLANTING PLANS		X						
L604	PLANTING PLANS		X						
L605	PLANTING PLANS		X						
L606	PLANTING PLANS		X						
L701	PLANTING DETAILS	X	X						
L702	PLANTING DETAILS	X	X						

ARCHITECTURE - SITE STRUCTURAL

SS0.00	SITE STRUCTURAL GENERAL NOTES		X						

ARCHITECTURE - BLOCK 1 PAVILION

A50.00	SITE PLAN AND GENERAL NOTES		X						
A50.10	GROUND AND FRAMING PLAN		X						
A50.11	CEILING AND ROOF PLANS		X						
A50.20	ELEVATIONS		X						
A50.50	FOUNDATION DETAILS		X						
A50.51	FRAMING DETAILS		X						
A50.52	FRAMING DETAILS		X						
A50.53	DETAILS		X						

ARCHITECTURE - BLOCK 4 EAST PAVILION

A51.00	SITE PLAN AND GENERAL NOTES		X						
A51.10	GROUND AND FRAMING PLAN		X						
A51.11	CEILING AND ROOF PLANS		X						
A51.20	ELEVATIONS		X						
A51.50	FOUNDATION DETAILS		X						
A51.51	FRAMING DETAILS		X						
A51.52	FRAMING DETAILS		X						
A51.53	DETAILS		X						

ARCHITECTURE - BLOCK 4 WEST PAVILION

A52.00	SITE PLAN AND GENERAL NOTES		X						
A52.10	GROUND AND FRAMING PLAN		X						
A52.11	CEILING AND ROOF PLANS		X						
A52.20	ELEVATIONS		X						
A52.50	FOUNDATION DETAILS		X						
A52.51	FRAMING DETAILS		X						
A52.52	FRAMING DETAILS		X						
A52.53	DETAILS		X						

ARCHITECTURE - BLOCK 5 EVENT PAVILION

A53.00	SITE PLAN AND GENERAL NOTES		X						
A53.10	GROUND AND FRAMING PLAN		X						
A53.11	CEILING AND ROOF PLANS		X						
A53.20	ELEVATIONS		X						
A53.50	FOUNDATION DETAILS		X						
A53.51	FRAMING DETAILS		X						
A53.52	FRAMING DETAILS		X						
A53.53	DETAILS		X						

ARCHITECTURE - BLOCK 5 FAMILY TRELLIS 1

A54.00	SITE PLAN AND GENERAL NOTES		X						
A54.10	GROUND AND FRAMING PLAN		X						
A54.11	CEILING AND ROOF PLANS		X						
A54.20	ELEVATIONS		X						
A54.50	FOUNDATION DETAILS		X						
A54.51	FRAMING DETAILS		X						
A54.52	FRAMING DETAILS		X						
A54.53	DETAILS		X						

ARCHITECTURE - BLOCK 5 FAMILY TRELLIS 2

A55.00	SITE PLAN AND GENERAL NOTES		X						
A55.10	GROUND AND FRAMING PLAN		X						
A55.11	CEILING AND ROOF PLANS		X						
A55.20	ELEVATIONS		X						
A55.50	FOUNDATION DETAILS		X						
A55.51	FRAMING DETAILS		X						
A55.52	FRAMING DETAILS		X						
A55.53	DETAILS		X						

SHEET #	SHEET NAME	SCHEMATIC DESIGN ISSUED SET	DESIGN DEVELOPMENT ISSUED SET						

GENERAL

-	COVER	X	X						
G0.01	SHEET INDEX	X	X						
G0.02	ORIENTATION PLAN, GENERAL NOTES	X	X						
G0.03	GENERAL NOTES	X	X						

CIVIL

C0.0	COVER SHEET		X						
C0.1	BLOCK 1 - DEMOLITION AND EXISTING CONDITIONS PLAN		X						
C0.2	BLOCK 2 - DEMOLITION AND EXISTING CONDITIONS PLAN		X						
C0.3	BLOCK 3 - DEMOLITION AND EXISTING CONDITIONS PLAN		X						
C0.4	BLOCK 4 - DEMOLITION AND EXISTING CONDITIONS PLAN		X						
C0.5	BLOCK 5 - DEMOLITION AND EXISTING CONDITIONS PLAN		X						
C0.6	BLOCK 6 - DEMOLITION AND EXISTING CONDITIONS PLAN		X						
C1.1	BLOCK 1 - GRADING PLAN		X						
C1.2	BLOCK 2 - GRADING PLAN		X						
C1.3	BLOCK 3 - GRADING PLAN		X						
C1.4	BLOCK 4 - GRADING PLAN		X						
C1.5	BLOCK 5 - GRADING PLAN		X						
C1.6	BLOCK 6 - GRADING PLAN		X						
C2.0	OVERALL UTILITY PLAN		X						
C2.1	BLOCK 1 - UTILITY PLAN		X						
C2.2	BLOCK 2 - UTILITY PLAN		X						
C2.3	BLOCK 3 - UTILITY PLAN		X						
C2.4	BLOCK 4 - UTILITY PLAN		X						
C2.5	BLOCK 5 - UTILITY PLAN		X						
C2.6	BLOCK 6 - UTILITY PLAN		X						

LANDSCAPE

L101	CONSTRUCTION PLAN	X	X						
L102	CONSTRUCTION PLAN	X	X						
L103	CONSTRUCTION PLAN	X	X						
L104	CONSTRUCTION PLAN	X	X						
L105	CONSTRUCTION PLAN	X	X						
L106	CONSTRUCTION PLAN	X	X						
L201	ENLARGEMENT PLANS		X						
L202	ENLARGEMENT PLANS		X						
L203	ENLARGEMENT PLANS		X						
L204	ENLARGEMENT PLANS		X						
L205	ENLARGEMENT PLANS		X						
L206	SITE SECTIONS	X	X						
L207	SITE SECTIONS	X	X						
L207	SITE SECTIONS	X	X						
L209	SITE RENDERS	X	X						
L301	CONSTRUCTION DETAILS	X	X						
L302	CONSTRUCTION DETAILS	X	X						
L303	CONSTRUCTION DETAILS	X	X						
L304	CONSTRUCTION DETAILS	X	X						
L305	CONSTRUCTION DETAILS	X	X						
L306	CONSTRUCTION DETAILS	X	X						
L307	CONSTRUCTION DETAILS	X	X						
L308	CONSTRUCTION DETAILS	X	X						
L309	CONSTRUCTION DETAILS	X	X						
L310	CONSTRUCTION DETAILS	X	X						
L311	CONSTRUCTION DETAILS	X	X						
L312	CONSTRUCTION DETAILS	X	X						
L313	CONSTRUCTION DETAILS		X						
L314	CONSTRUCTION DETAILS		X						
L315	CONSTRUCTION DETAILS		X						
L401	GRADING AND DRAINAGE PLANS	X	X						
L401B	SOILS PLAN		X						
L402	GRADING AND DRAINAGE PLANS	X	X						
L402B	SOILS PLAN		X						
L403	GRADING AND DRAINAGE PLANS	X	X						
L403B	SOILS PLAN		X						
L404	GRADING AND DRAINAGE PLANS	X	X						
L404B	SOILS PLAN		X						
L405	GRADING AND DRAINAGE PLANS	X	X						
L405B	SOILS PLAN		X						
L406	GRADING AND DRAINAGE PLANS	X	X						
L406B	SOILS PLAN		X						
L410	GRADING AND DRAINAGE DETAILS	X	X						
L501	IRRIGATION PLANS		X						
L502	IRRIGATION PLANS		X						
L503	IRRIGATION PLANS		X						
L504	IRRIGATION PLANS		X						
L505	IRRIGATION PLANS		X						
L506	IRRIGATION PLANS		X						

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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SHEET INDEX

Sheet Number

G0.01

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, LAYOUT COORDINATES, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTIONS IMMEDIATELY BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
4.
5. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ALL ELEMENTS, AS SHOWN. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
6. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS, AND PANELS. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LIGHTING CIRCUITRY AND SOME JUNCTION BOX LOCATIONS MAY BE LOCATED ON ELECTRICAL ENGINEERING PLANS.
7. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FORMWORK OR A TYPICAL PORTION OF FORMWORK REPRESENTING SIMILAR WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL FORMWORK FOR FLATWORK AND WALL WORK PRIOR TO CONCRETE POURING.
8. CONTRACTOR SHALL COORDINATE ALL LAYOUT WORK POINTS, MONUMENTS, GRID LINES, AND CONTROLS, AMONG ALL TRADES; SPECIFICALLY, BUT NOT LIMITED TO, SITE FORMATION, FLATWORK, AND WALL WORK.
9. CONTRACTOR SHALL REFER TO PAVING OR MATERIALS PLAN(S) FOR ALL FLATWORK AND WALL WORK JOINT LOCATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS VERIFYING JOINT LAYOUT PRIOR TO INSTALLATION.
10. CONTRACTOR SHALL ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
11. CONTRACTOR SHALL NOT SCALE DRAWINGS; CONTRACTOR SHALL USE DIMENSIONS SHOWN.
12. NO DIMENSIONS ARE ADJUSTABLE WITHOUT THE REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT UNLESS NOTED [+/-] AND OR FV (FIELD VERIFY)/ VIF (VERIFY IN FIELD).
13. SIMILAR [SIM] MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. CONTRACTOR SHALL VERIFY DIMENSIONS AND ORIENTATION ON THE PLANS AND ELEVATIONS.
14. DIMENSIONS NOTED CLEAR [CLR] MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF ALL FINISHES. CONTRACTOR SHALL FIELD VERIFY [FV] OR VERIFY IN FIELD [VIF] PRIOR TO CONSTRUCTION.
15. TYPICAL [TYP] MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
16. ALIGN MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
17. ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
18. ALL CURVES FOR PAVING, BANDS, PATHS, EDGING, AND HEADER BOARDS SHALL BE ALIGNED IN A SMOOTH AND CONTINUOUS FASHION AND SHALL MEET ADJACENT SURFACES AT 90 DEGREES, UNLESS OTHERWISE INDICATED. ALL WALK RADII AND CURVES SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES OR BENDS UNLESS OTHERWISE SHOWN.

LANDSCAPE GRADING & DRAINAGE NOTES

1. EXISTING CONDITIONS SHOWN HEREIN ARE FROM A SURVEY FILE PROVIDED BY **NORTHERN ENGINEERING INC**. ALL INTERPRETATIONS OR CLARIFICATIONS OF THE SURVEY SHALL BE MADE DIRECTLY BY THE SURVEYOR.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO EXCAVATION, FILL, GRADING, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. ALL PIPE LAYOUT, LENGTHS AND DEPTHS SPECIFIED IN THESE PLANS ARE SHOWN DIAGRAMMATICALLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LAYOUT, LENGTHS AND DEPTHS BASED ON PROPOSED PIPE SLOPE AND RELATION TO EXISTING AND PROPOSED SITE ELEMENTS TO ACHIEVE DESIGN INTENT.
5. STRUCTURES AND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONTACTING ALL OWNERS AND UTILITY COMPANIES HAVING STRUCTURES OR UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR IS TO HAVE THE STRUCTURES AND UTILITIES FIELD LOCATED AND COORDINATED TO RESOLVE ALL CONFLICTS.
6. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE LANDSCAPE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
7. DO NOT WILLFULLY PROCEED WITH GRADING AND LANDSCAPE DRAINAGE INSTALLATION OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FINISH GRADING. CONTRACTOR SHALL STAKE ALL GRADES AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADING PRIOR TO PLANTING.
9. GRADES SHOWN IN THE DOCUMENTS PROVIDE FINISH GRADE OR SURFACE ELEVATIONS. SUBGRADE ELEVATIONS ARE NOT REFLECTED.
10. CONTRACTOR SHALL CONSTRUCT FINISH SURFACE AND FINISH GRADE SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND INTO DRAINAGE STRUCTURES WHERE PROVIDED.
11. ALL FINISH ELEVATIONS AT BUILDING ENTRIES SHALL NOT BE LOWER THAN 1/4 INCH BELOW FINISH FLOOR ELEVATION.
12. CONTRACTOR SHALL EVENLY PITCH BETWEEN SPOT ELEVATIONS AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, OR SWALES ARE INDICATED OR OTHERWISE NOTED. CONTRACTOR SHALL GRADE FINISH SURFACE TO PREVENT POOLING OF WATER. ANY DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUATION OF WORK. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.
13. TOP OF WALL PROFILES ARE TO SLOPE AS SHOWN UNLESS OTHERWISE NOTED.
14. CROSS SLOPE SHALL NOT EXCEED 2% UNLESS OTHERWISE INDICATED.
15. ALL SLOPE ON WALK SHALL NOT EXCEED 4.99% UNLESS OTHERWISE INDICATED.
16. ENSURE THAT FINE GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING WALKS, FOOTINGS, WALLS AND OTHER STRUCTURES.

LANDSCAPE DEMOLITION NOTES

1. EXISTING CONDITIONS SHOWN HEREIN ARE FROM A SURVEY FILE PROVIDED BY **NORTHERN ENGINEERING INC**. ALL INTERPRETATIONS OR CLARIFICATIONS OF THE SURVEY SHALL BE MADE DIRECTLY BY THE SURVEYOR.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO EXCAVATION, GRUBBING, SPOILS REMOVAL, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. STRUCTURES AND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONTACTING ALL OWNERS AND UTILITY COMPANIES HAVING STRUCTURES OR UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR IS TO HAVE THE STRUCTURES AND UTILITIES FIELD LOCATED AND COORDINATED TO RESOLVE ALL CONFLICTS.
3. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE DEMOLISHED AND OR REMOVED. CONTRACTOR IS TO REVIEW ENTIRE LANDSCAPE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE DEMOLISH, REMOVED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
4. CONTRACTOR RESPONSIBLE FOR COORDINATING, RELOCATING AND OR REMOVING ANY ITEMS NOT NOTED ON DRAWINGS TO ACHIEVE DESIGN INTENT.
5. CONTRACTOR TO VERIFY ITEMS TO BE REMOVED WITH OWNER'S REPRESENTATIVE. VERIFY ANY ITEMS TO BE SALVAGED AND PROVIDED TO THE OWNER'S REPRESENTATIVE.
6. CONTRACTOR TO REMOVE ALL MATERIAL TO BE DEMOLISHED OFF SITE.
7. CONTRACTOR RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES NOT NOTED TO BE DEMOLISHED.
8. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING VEGETATION INCLUDING TREES NOTED ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR BRINGING DAMAGE TO ANY TREES TO THE ATTENTION OF OWNER IMMEDIATELY.
9. CONFIRM ALL TREES TO BE REMOVED WITH LANDSCAPE ARCHITECT, ARCHITECT, AND OWNERS REPRESENTATIVE PRIOR TO REMOVAL. DO NOT REMOVE TREES WITHOUT APPROVAL. VERIFY EXTENT OF DEMOLITION WITH CIVIL ENGINEER. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROTECTED TREES AND EXTENT OF DEMOLITION.

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Lake Promenade and Main Street
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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title

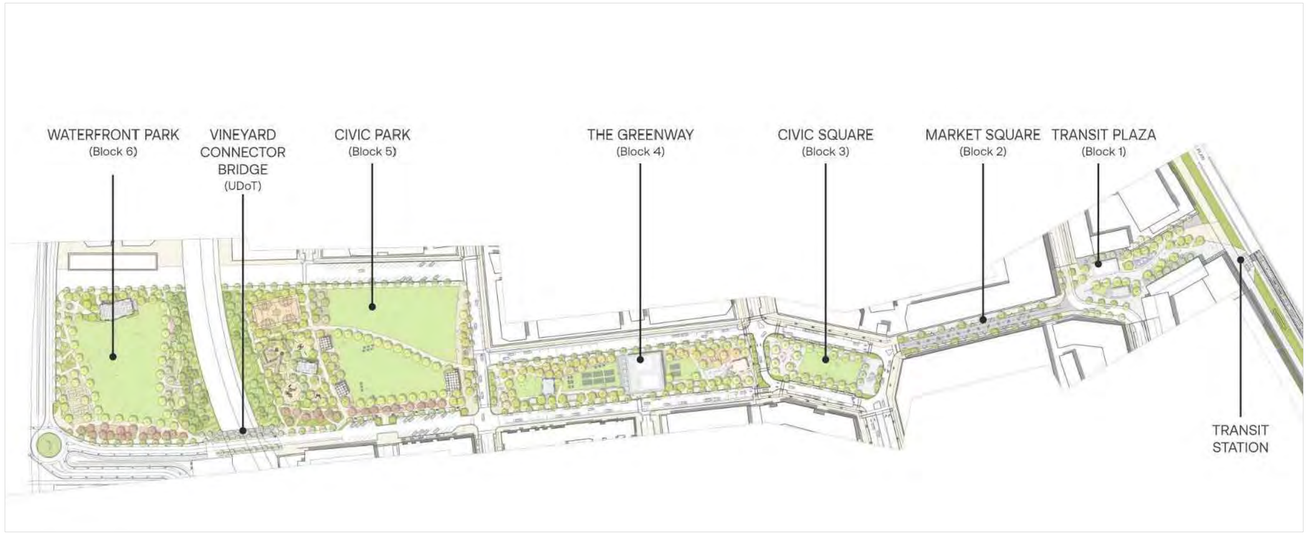
NOTES

Sheet Number

G0.02

Vineyard Station Park

Lake Promenade and Main Street
Vineyard, Utah 84059



Civil Sheet Index

C0.0	Cover Sheet
C0.1	Block 1 - Demolition and Existing Conditions Plan
C0.2	Block 2 - Demolition and Existing Conditions Plan
C0.3	Block 3 - Demolition and Existing Conditions Plan
C0.4	Block 4 - Demolition and Existing Conditions Plan
C0.5	Block 5 - Demolition and Existing Conditions Plan
C0.6	Block 6 - Demolition and Existing Conditions Plan
C1.1	Block 1 - Grading Plan
C1.2	Block 2 - Grading Plan
C1.3	Block 3 - Grading Plan
C1.4	Block 4 - Grading Plan
C1.5	Block 5 - Grading Plan
C1.6	Block 6 - Grading Plan
C2.0	Overall Utility Plan
C2.1	Block 1 - Utility Plan
C2.2	Block 2 - Utility Plan
C2.3	Block 3 - Utility Plan
C2.4	Block 4 - Utility Plan
C2.5	Block 5 - Utility Plan
C2.6	Block 6 - Utility Plan

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grate
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	OHP
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fence	X
Proposed Conduit Line	C	Flowline	
Proposed Power Line	P	Centerline	℄
Proposed Gas Line	G	Existing Contour	78
Proposed Fire Line	F	Existing Spot	+78.00TA
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy			
Existing Utility Marker		Detail Number	XX
Existing Post		Sheet Number	XX

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Key Map

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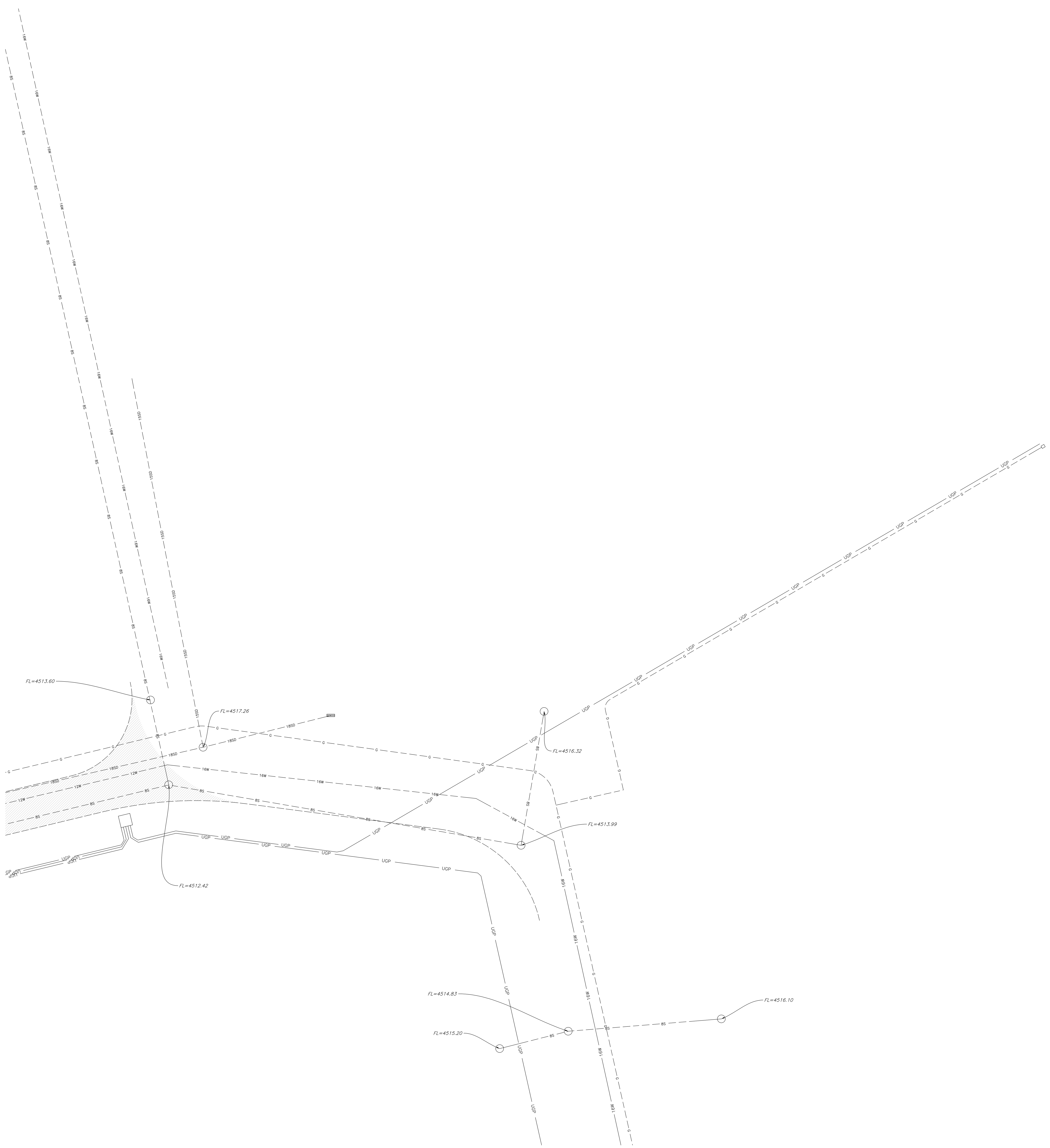
Sheet Title

Civil
Cover Sheet

Sheet Number

C0.0



Scale: 1" = 20'

20' 0 20' 40'

General Demolition Notes:

1. *Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.*
2. *Refer to site improvement plans for more details on limits of removal.*
3. *All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.*
4. *All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.*
5. *Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557–78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.*
6. *Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off–site except where noted otherwise.*
7. *DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.*
8. *Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.*
9. *The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.*
10. *Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.*
11. *Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.*
12. *Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.*
13. *Install traffic warning devices as needed in accordance with local standards.*
14. *Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.*
15. *If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.*
16. *Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.*
17. *Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.*

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Know what's below. Call 811 before you dig.
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23–028 DM

VINEYARD STATION PARK

Block 1 - Transit Plaza

Lake Promenade and Main Street
Vineyard, UT 84059

DATE	ISSUE
01/17/2023	100% SCHEMATIC DESIGN
06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

Document Incomplete:	Not intended for permit or construction.
Landscape Architect:	James Burnett
Registration No.:	1482
Date:	JUNE 16, 2023
	The Office of James Burnett

Key Map

Issue Date:	06/08/2023
Job Code:	VI-STA
Permit Number:	XXXXX
Scale:	As Indicated

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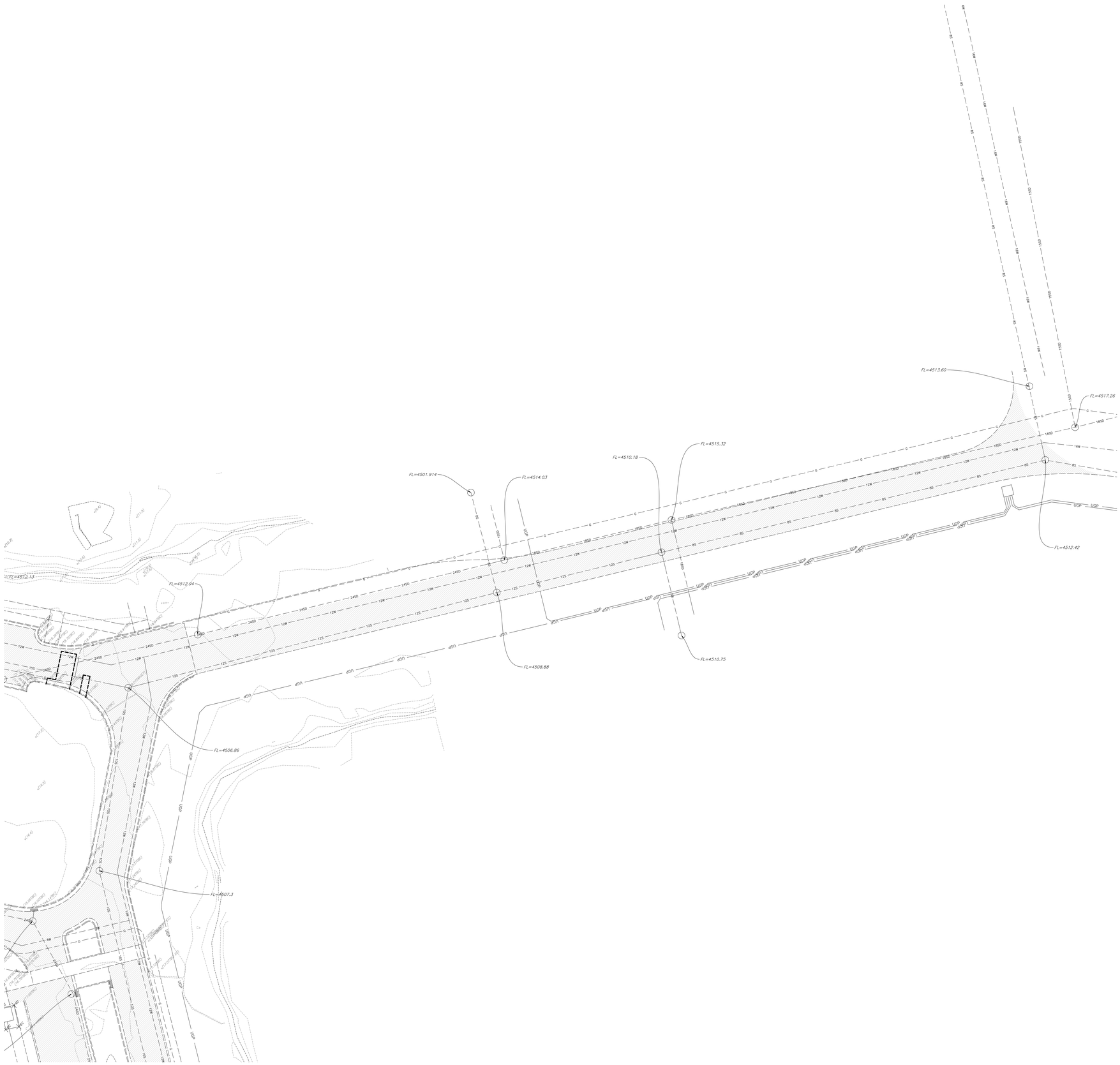
Sheet Title

Block 1 - Demolition and Existing Conditions Plan

Sheet Number

C0.1



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23-028 DM

VINEYARD STATION PARK

Block 2 - Market Street

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

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Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/08/2023
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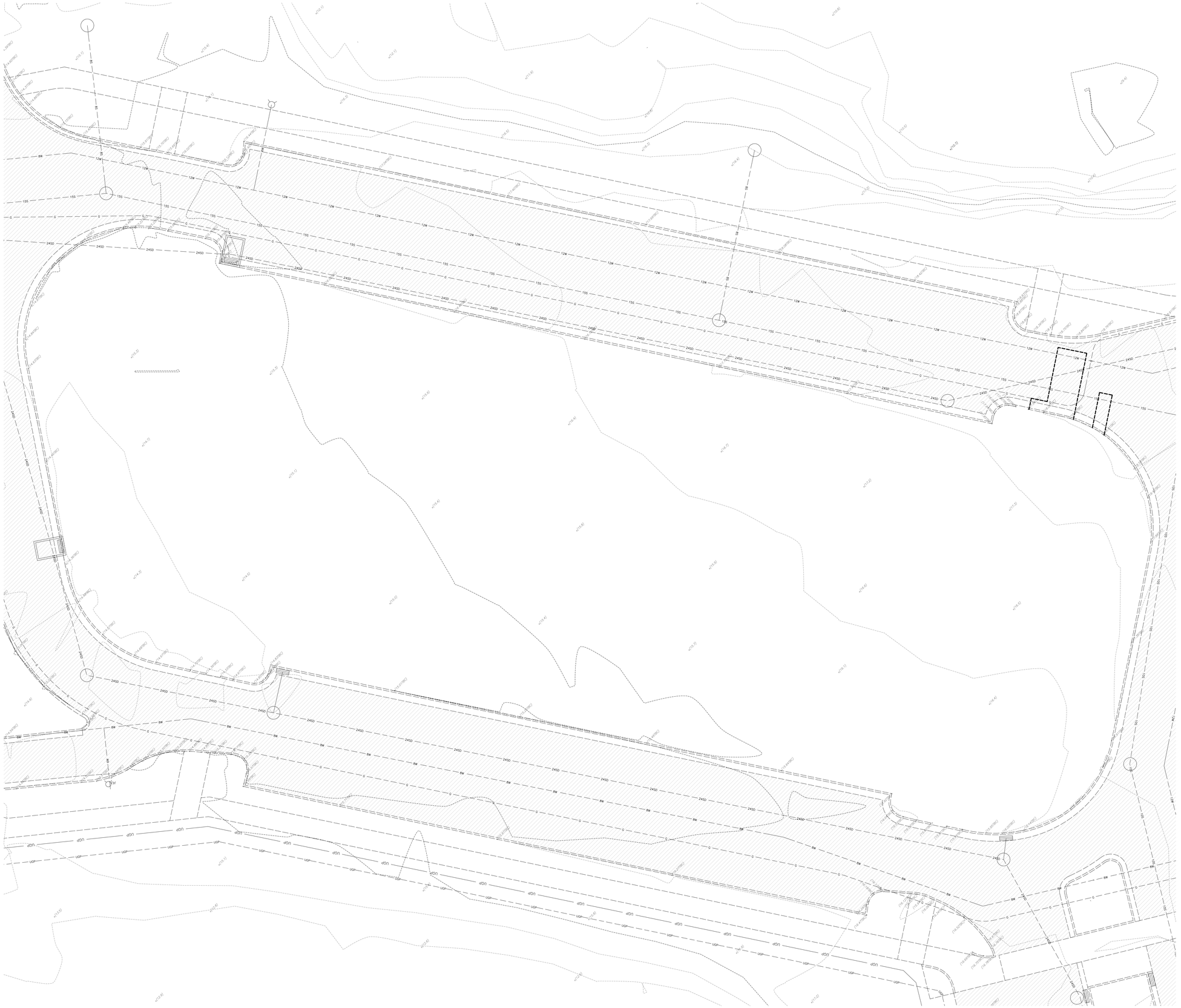
Sheet Title

Block 2 - Demolition and Existing Conditions Plan

Sheet Number

C0.2



Scale: 1" = 10'

10' 0 10' 20'

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23-028 DM

VINEYARD STATION PARK

Block 3 - Civic Square

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

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Landscape Architect Registration No.: James Burnett 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
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Scale: As Indicated

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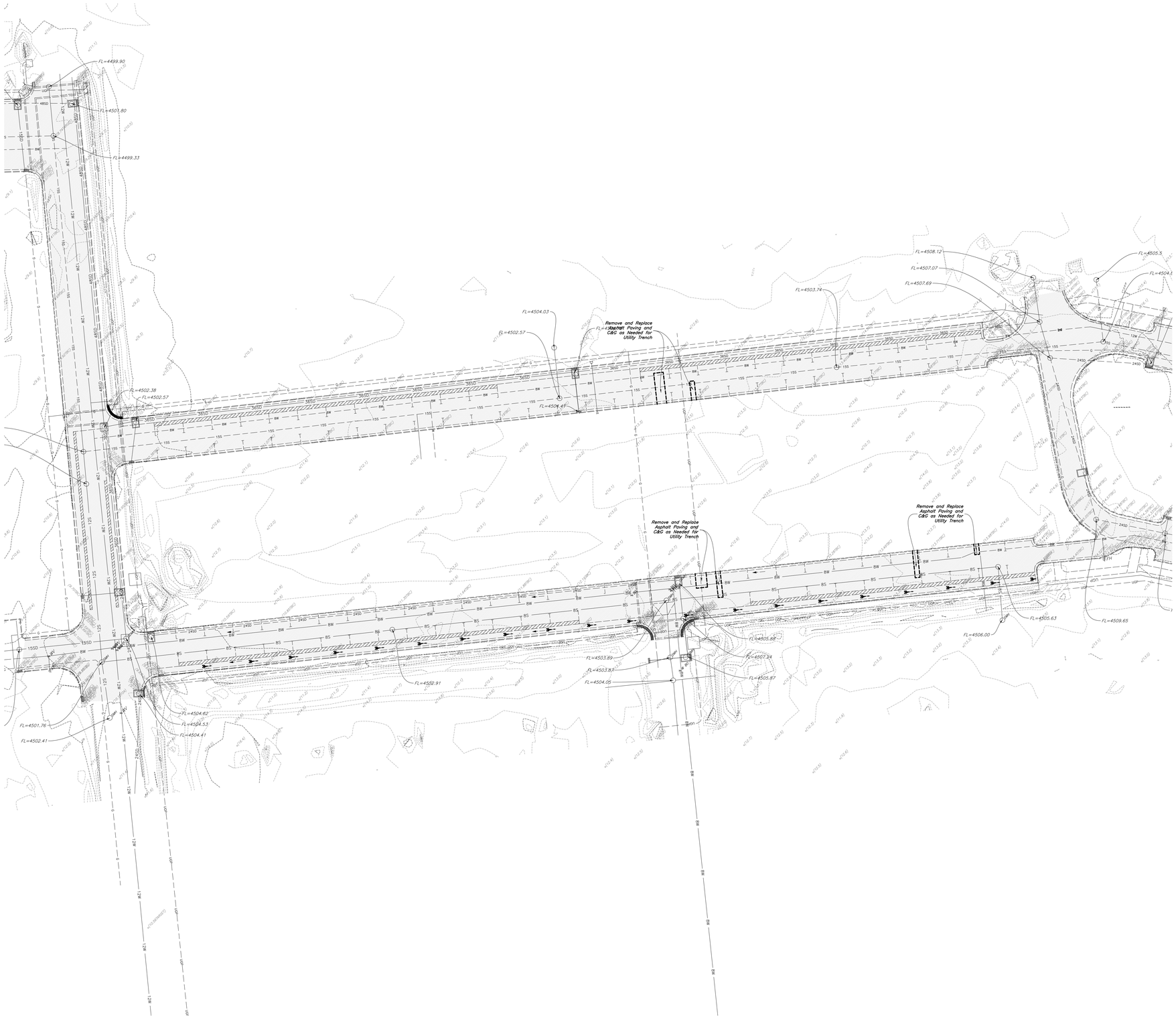
Sheet Title

Block 3 - Demolition and Existing Conditions Plan

Sheet Number

C0.3



Scale: 1" = 30'

50' 0 50' 100'

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23-028 DM

VINEYARD STATION PARK

Block 4 - The Greenway

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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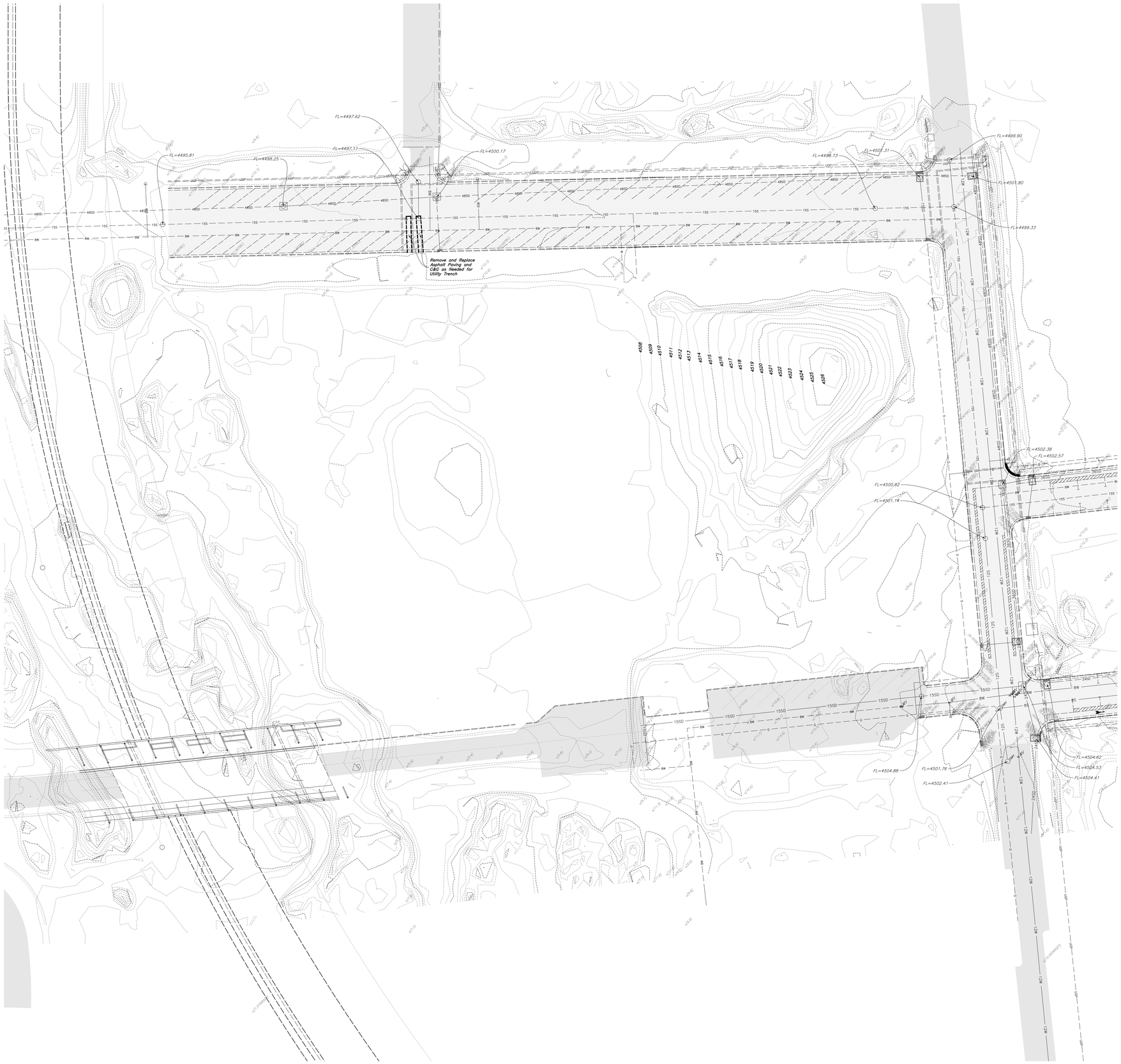
Sheet Title

Block 4 - Demolition and Existing Conditions Plan

Sheet Number

C0.4



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23-028 DM

VINEYARD STATION PARK

Block 5 - Civic Park

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	05/16/2023	100% DESIGN DEVELOPMENT

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Key Map

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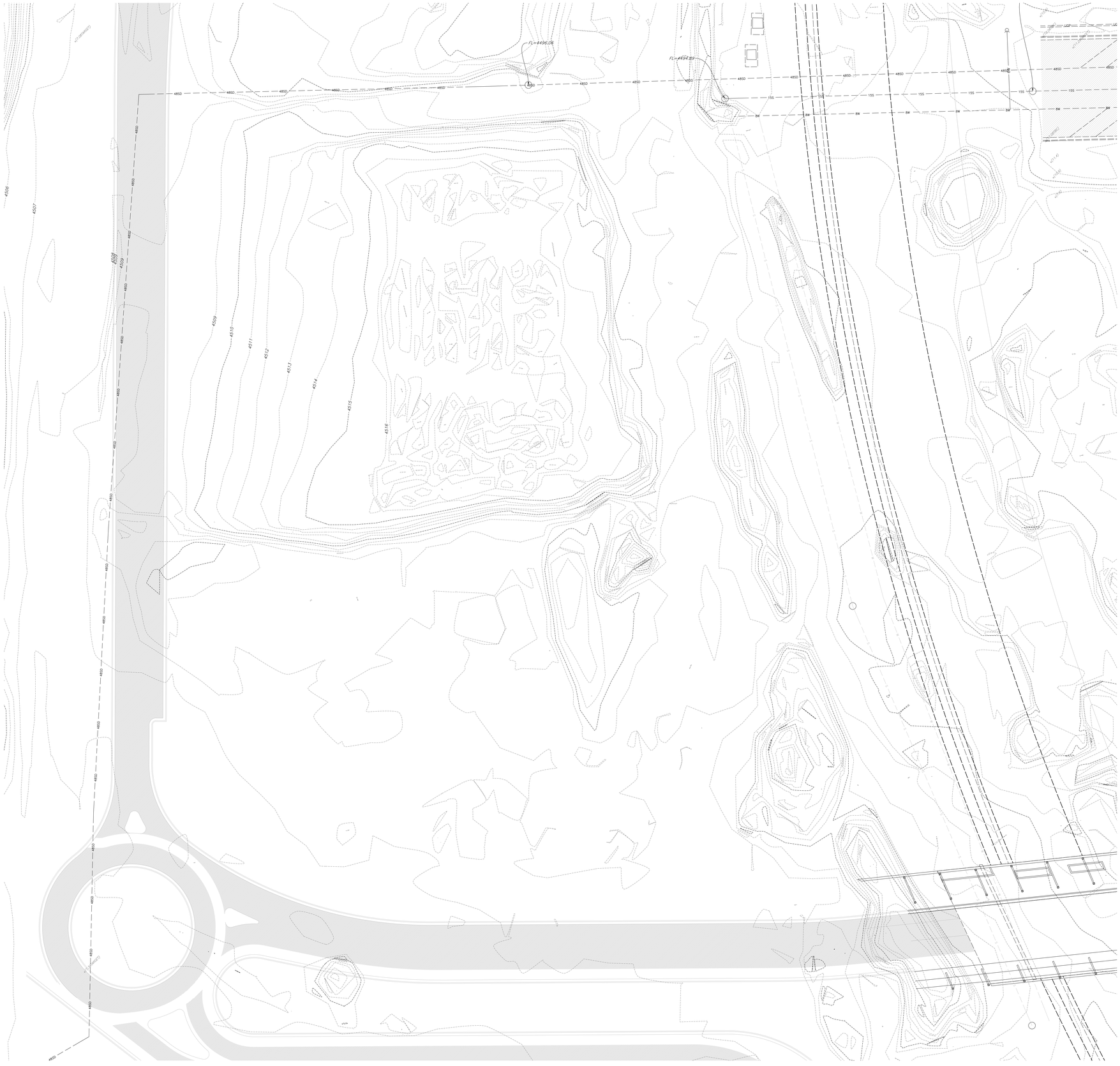
Sheet Title

Block 5 - Demolition and Existing Conditions Plan

Sheet Number

C0.5



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Permit Number: XXXXX
Scale: As Indicated

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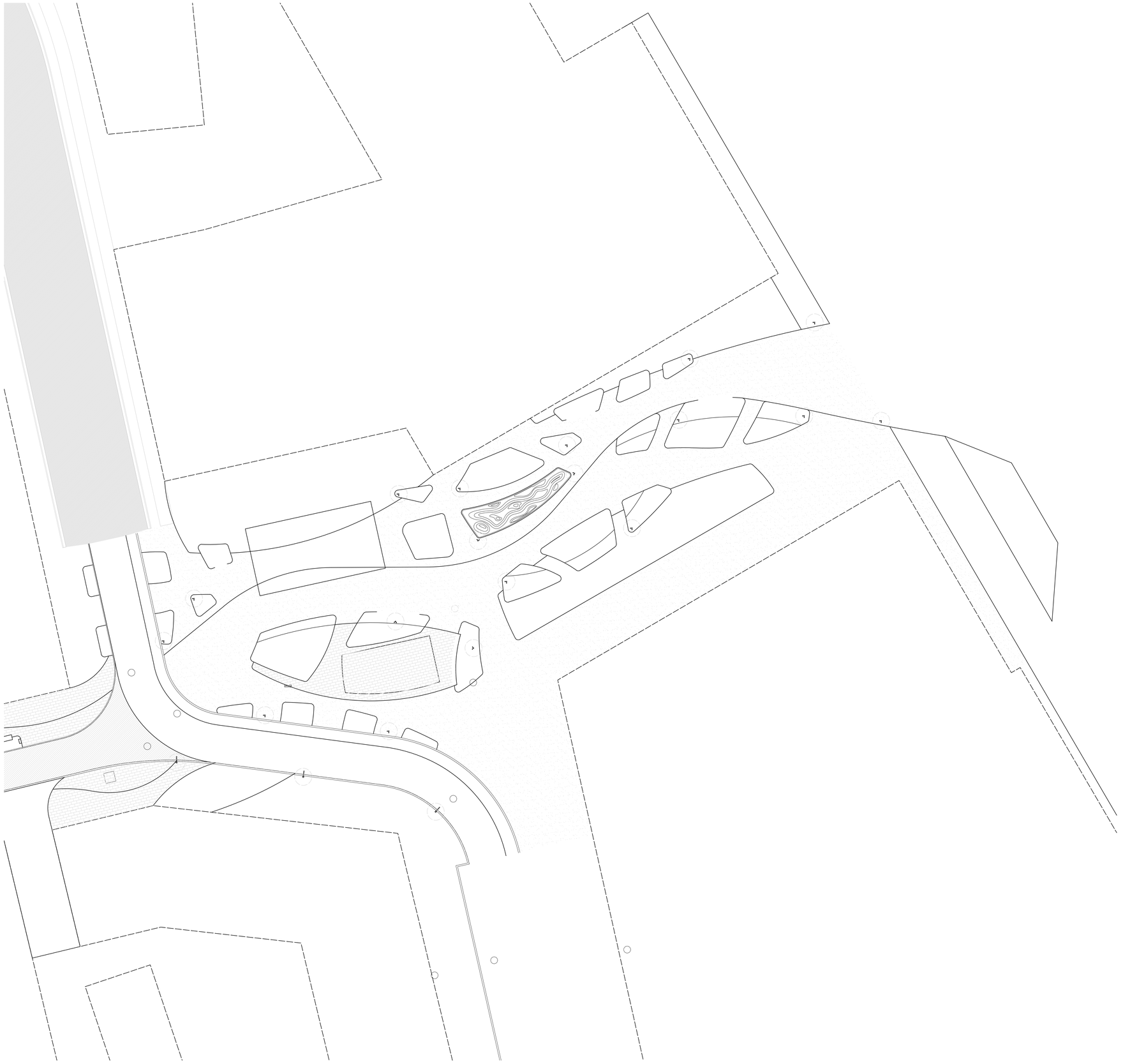
Sheet Title

Block 6 - Demolition and Existing Conditions Plan

Sheet Number

C0.6



Scale: 1" = 20'

20' 0' 20' 40'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
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10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by Gse Strata are included in the requirements of grading and site Preparation. The Report is titled "Vineyard Downtown, Phase 5A, 5B, and 6"

    Project No.: 1733-002
    Dated: July 14, 2022

18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
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Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

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23-028 GR

VINEYARD STATION PARK

Block 1 - Transit Plaza

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title

Block 1 - Grading Plan

Sheet Number

C1.1

Scale: 1" = 20'

20' 0' 20' 40'

General Grading Notes:

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3. Refer to the Site Plan for sidewalk dimensions.

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23-028 GR

VINEYARD STATION PARK

Block 2 - Market Street

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

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Landscape Architect Registration No.: James Burnett 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
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Sheet Title

Block 2 - Grading Plan

Sheet Number

C1.2

General Grading Notes:

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3. *Fill slopes shall be no steeper than 3 horizontal to 1 vertical.*
4. *Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.*
5. *Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.*
6. *Fills shall be benched into competent material as per specifications and geotechnical report.*
7. *All trench backfill shall be tested and certified by a Geotechnical Engineer.*
8. *A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.*
9. *The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be as noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.*
10. *Dust shall be controlled by watering.*
11. *The location and protection of all utilities is the responsibility of the permitee.*
12. *Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.*
13. *All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.*
14. *The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.*
15. *The contractor shall provide shoring in accordance with OSHA requirements for trench walls.*
16. *Aggregate base shall be compacted per the geotechnical report prepared for the project.*
17. *The recommendations in the following Geotechnical Engineering Report by Gse Strata are included in the requirements of grading and site Preparation. The Report is titled "Vineyard Downtown, Phase 5A, 5B, and 6"*

    Project No.: 1733-002
    Dated: July 14, 2022

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Sidewalk Construction Notes:

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2. *Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%*
3. *Refer to the Site Plan for sidewalk dimensions.*

PROJECT TEAM

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23-028 GR

VINEYARD STATION PARK

Block 3 - Civic Square

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

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Landscape Architect Registration No.: James Burnett 1482
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Key Map

Issue Date: 06/08/2023
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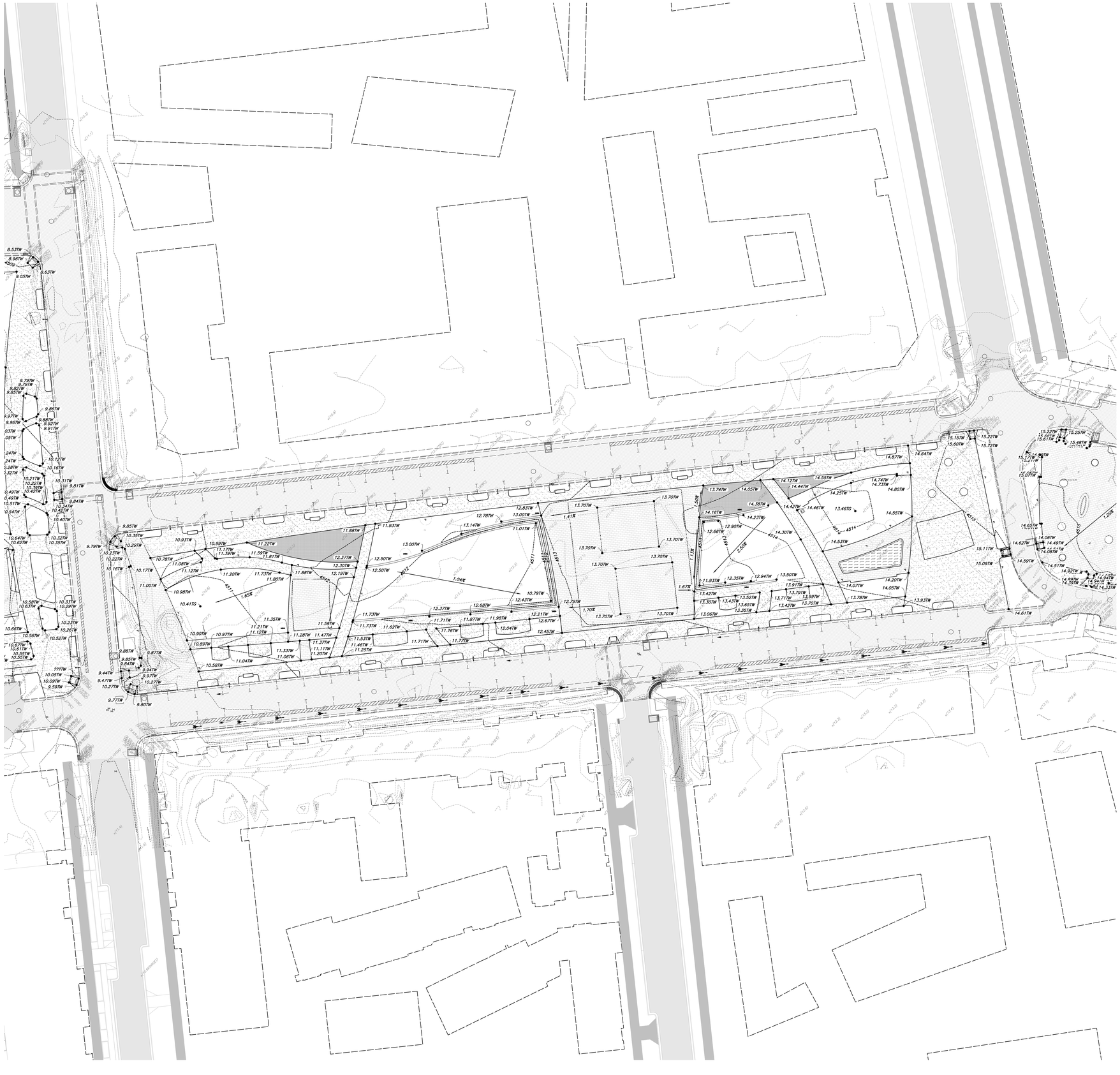
Sheet Title

Block 3 - Grading Plan

Sheet Number

C1.3



Scale: 1" = 30'

30' 0' 30' 60'

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    Project No.: 1733-002
    Dated: July 14, 2022
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3. Refer to the Site Plan for sidewalk dimensions.

PROJECT TEAM

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WOODBURY CORPORATION

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23-028 GR

VINEYARD STATION PARK

Block 4 - The Greenway

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

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Landscape Architect Registration No.: James Burnett 1482
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Key Map

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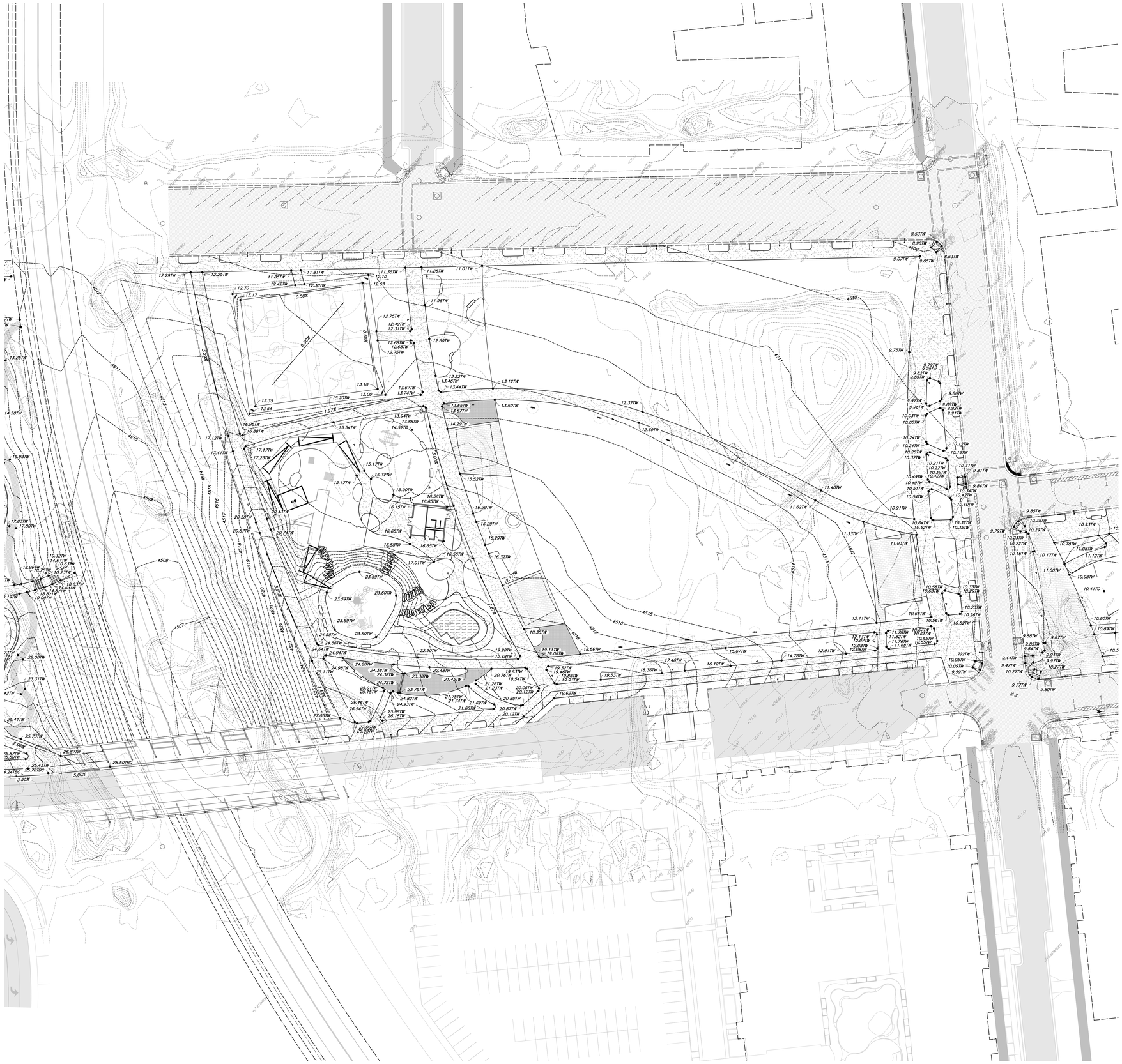
Sheet Title

Block 4 - Grading Plan

Sheet Number

C1.4



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23-028 GR

VINEYARD STATION PARK

Block 5 - Civic Park

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

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Key Map

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Sheet Title

Block 5 - Grading Plan

Sheet Number

C1.5

General Grading Notes:

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23-028 GR

VINEYARD STATION PARK

Block 6 - Waterfront Park

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Registration No.: 1482
Date: JUNE 16, 2023

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Key Map

Issue Date: 06/08/2023
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Sheet Title

Block 6 - Grading Plan

Sheet Number

C1.6

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23-028 UT

VINEYARD STATION PARK

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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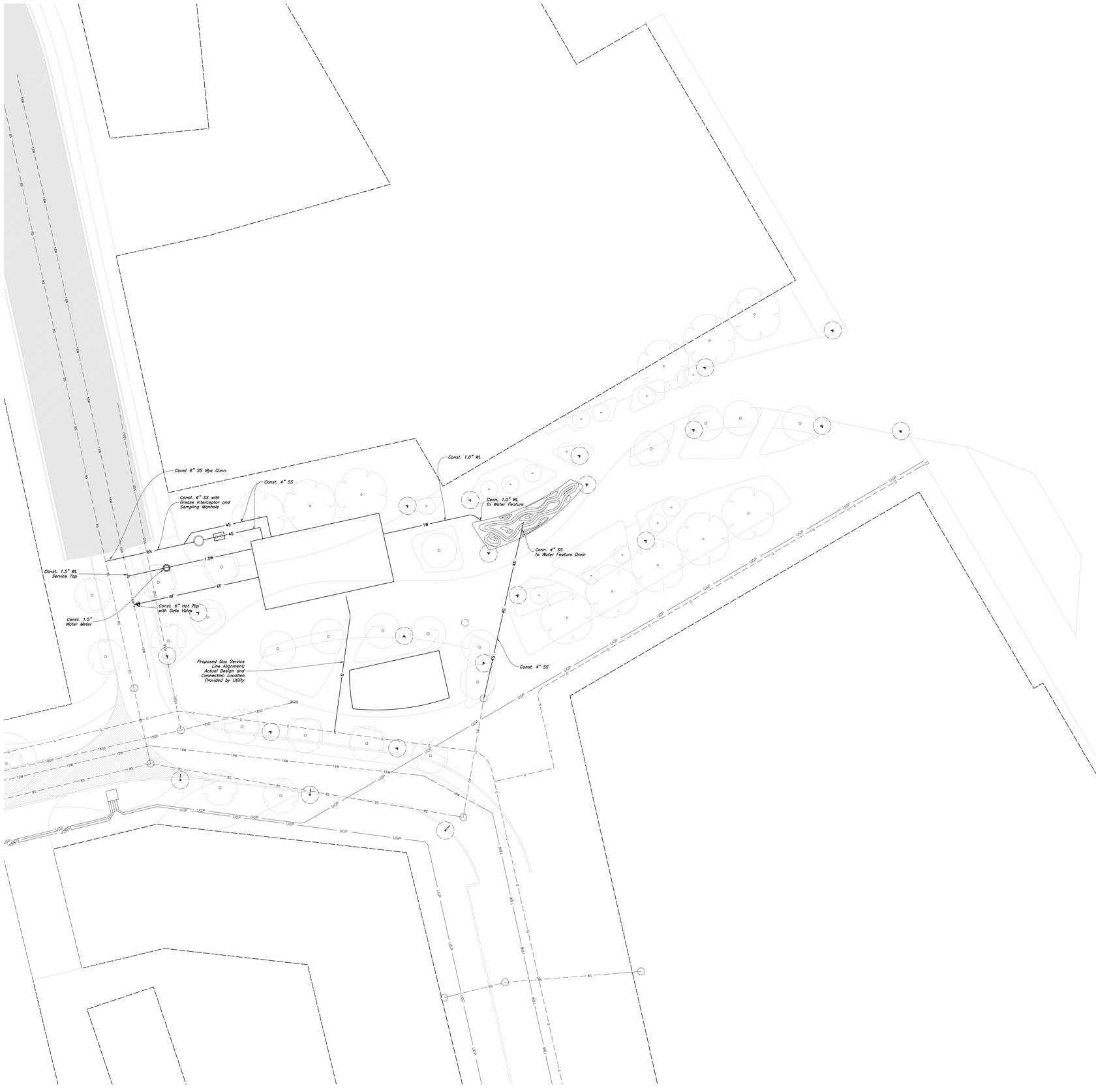
Sheet Title

Overall Utility Plan

Sheet Number

C2.0



Scale: 1" = 20'

20' 0' 20' 40'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

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AWA

23-028 UT

VINEYARD STATION PARK

Block 1 - Transit Plaza

Lake Promenade and Main Street
Vineyard, UT 84059

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Key Map

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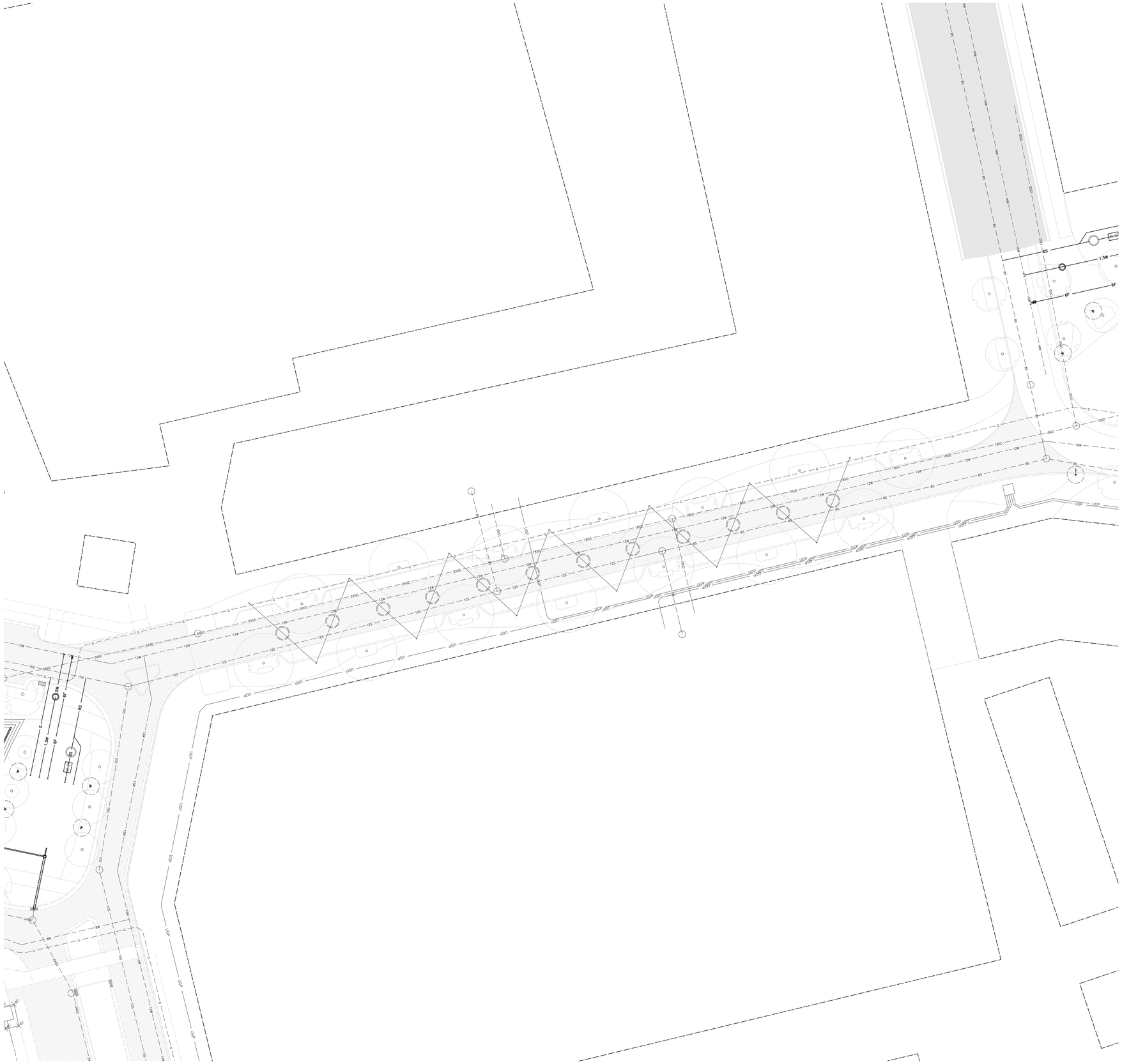
Sheet Title

Block 1 - Utility Plan

Sheet Number

C2.1



Scale: 1" = 20'

20' 0' 20' 40'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

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VINEYARD STATION PARK

Block 2 - Market Street

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
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	06/16/2023	100% DESIGN DEVELOPMENT

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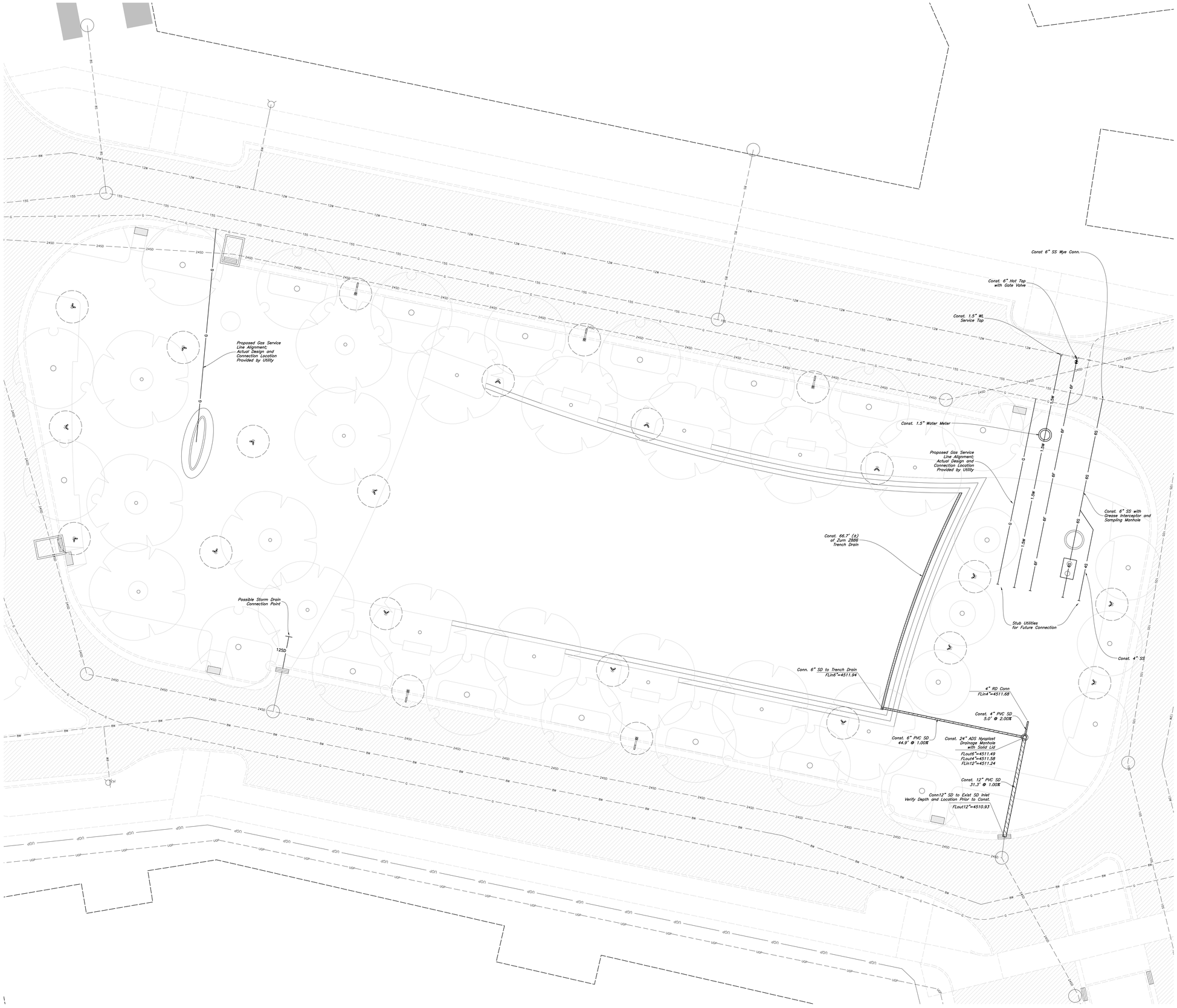
Sheet Title

Block 2 - Utility Plan

Sheet Number

C2.2



General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

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AWA

VINEYARD STATION PARK

Block 3 - Civic Square

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
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	06/16/2023	100% DESIGN DEVELOPMENT

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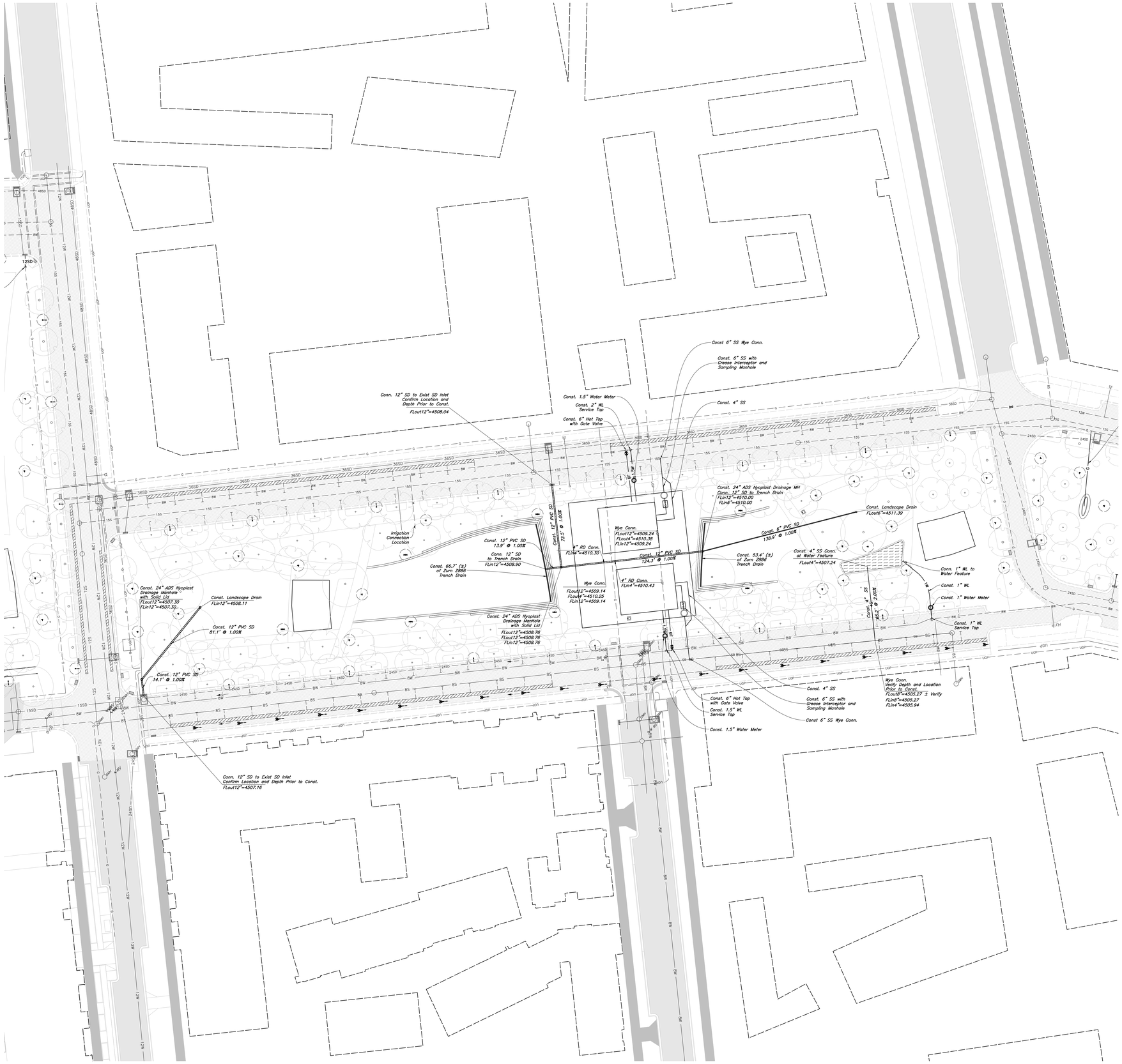
Sheet Title

Block 3 - Utility Plan

Sheet Number

C2.3



Scale: 1" = 30'

30' 0 30' 60'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
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7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
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9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

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Culinary Service Laterals

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2. Copper Pipe (Up to 3 inches diameter); Type 'K.'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

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VINEYARD STATION PARK

Block 4 - The Greenway

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
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Key Map

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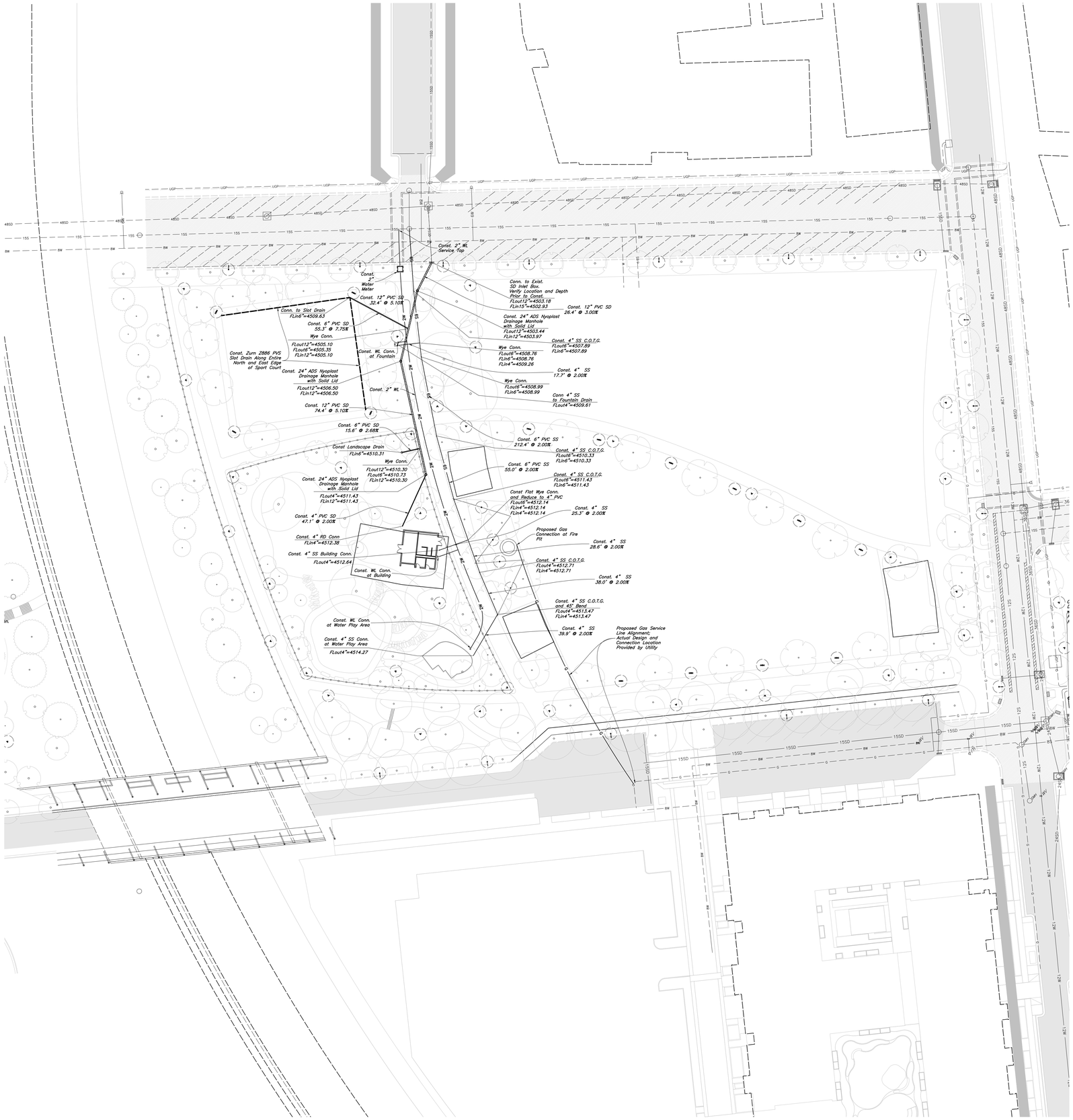
Sheet Title

Block 4 - Utility Plan

Sheet Number

C2.4



General Utility Notes:

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2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
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CAUTION :

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VINEYARD STATION PARK

Block 5 - Civic Park

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

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Key Map

Issue Date: 06/08/2023
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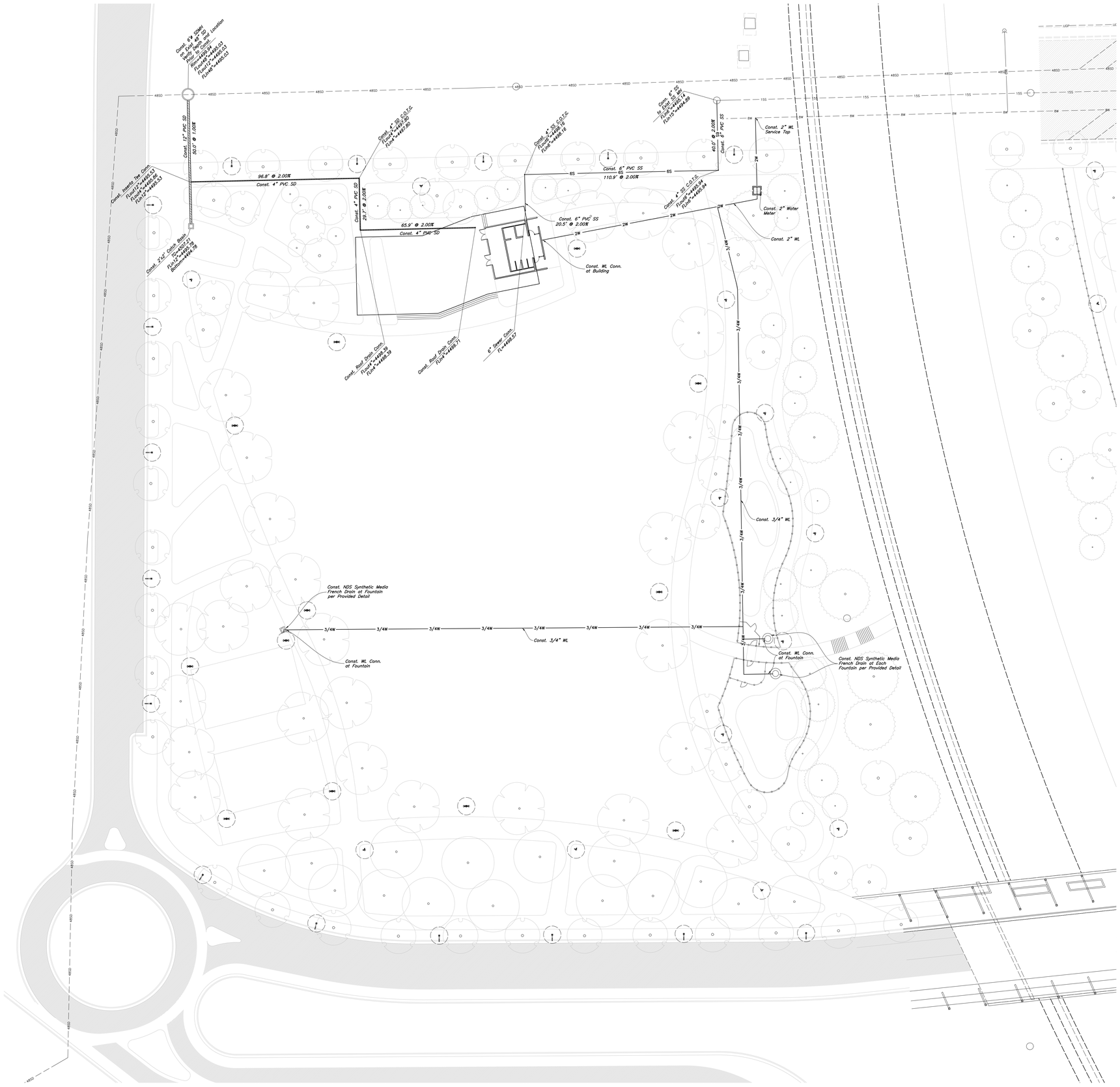
Sheet Title

Block 5 - Utility Plan

Sheet Number

C2.5



Scale: 1" = 20'

20' 0' 20' 40'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
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7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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AWA

VINEYARD STATION PARK

Block 6 - Waterfront Park

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
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Date: JUNE 16, 2023
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Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title

Block 6 - Utility Plan

Sheet Number

C2.6

ORIENTATION PLAN 01

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH AND TO LOCATE ALL EXISTING SITE CONDITIONS, STRUCTURES AND UNDERGROUND UTILITIES, PIPES, AND OTHER SUBSTRUCTURES, AND TO PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR, BODILY INJURY OR REPLACEMENT OF SAID SUBSTRUCTURES INCLUDING DAMAGE OF THE OWNER'S PROPERTY SHALL BE BORN BY THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO VERIFY EXISTING CONDITIONS PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
3. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY OJB LANDSCAPE ARCHITECTURE SHALL BE WITHOUT LIABILITY TO OJB LANDSCAPE ARCHITECTURE.
4. LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITHIN AND ADJACENT TO THE AREA OF WORK PERFORMED BY THE CONTRACTOR SHALL BE CONFIRMED BY FIELD MEASUREMENT AND VERIFICATION OF FIELD CONDITIONS PRIOR TO EXCAVATION AND CONSTRUCTION OF NEW WORK. EXTREME CARE SHALL BE EXERCISED IN EXCAVATION AND WORKING NEAR EXISTING STRUCTURES AND UTILITIES. REFER TO CIVIL DRAWING FOR GENERAL REFERENCE. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES, PIPES AND OTHER SUBSTRUCTURES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS, DETAILS AND SPECIFICATIONS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION IN THE FIELD. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY, ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE RESIDENT ENGINEER.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, LANDSCAPING, AND FEATURES TO REMAIN ON AND/OR ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENFORCE SAFETY MEASURES OR REGULATIONS.
7. IN AN EMERGENCY THREATENING THE SAFETY OF LIFE, WORK OR ADJOINING PROPERTY, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY.
8. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE. THE DRAWINGS FORM PART OF THE DOCUMENTS TO THE EXTEND STATED. WHERE DIFFERENCES EXIST BETWEEN CODES, STANDARDS, AUTHORITIES HAVING JURISDICTION, AND THE DOCUMENTS, THE ONE AFFORDING THE GREATEST PROTECTION AND/ OR STRINGENT CONDITION SHALL APPLY.
9. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN CONFLICTS AND/OR UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE SUBCONTRACTOR'S SCOPE OF WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.
11. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE A MINIMUM OF 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
12. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK. WORK TO BE COMPLETE IN PLACE AS SPECIFIED.
13. CONTRACTOR IS RESPONSIBLE FOR SETTING GRADES ON ALL HARD AND SOFT SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE FROM HARD SURFACES FOR THIS PROJECT.
14. ALL MATERIALS SHALL BE OF SPECIFIED, APPROVED AND FIRST GRADE QUALITY AND SHALL BE IN PRIME CONDITION WHEN INSTALLED AND ACCEPTED. ANY COMMERCIALLY PROCESSED OR PACKAGED MATERIAL SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED PACKAGING BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
15. THE CONTRACTOR AGREES, TO THE EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE AUTHORITIES HAVING JURISDICTION AND DESIGN TEAM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUBCONTRACTORS, MATERIALS SUPPLIERS, OR AGENTS.
16. THE CONTRACT DRAWINGS DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO MAINTAIN THE INTEGRITY OF STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING.
17. ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THE PROJECT SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND MUNICIPAL OCCUPATIONAL SAFETY AND HEALTH REGULATIONS AND REQUIREMENTS.

GENERAL ABBREVIATIONS

@	AT
A.BOLT	ANCHOR BOLT
AC	ACRE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE, ADJACENT
ALT	ALTERNATE
ARCH	ARCHITECTURAL, ARCHITECT
ANCH	ANCHOR
B&B	BALLED & BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BLK	BLOCK
BLVD	BOULEVARD
BM	BEAM
BMRK	BENCHMARK
B, BOT	BOTTOM
B.O.C.	BOTTOM OF CURB
BRDG	BRIDGING
BS	BOTTOM OF STAIR
BSMT	BASEMENT
CA, CB	COLUMN ABOVE, COLUMN BELOW
C/C, O/C	CENTER TO CENTER
C/W	CONNECT WITH
CAL.	CALIPER
CANT	CANTILEVER
CB	CATCH BASIN
C.I.P.	CAST IN PLACE
CJ	CONTROL JOINT
C.JT	CONSTRUCTION JOINT
CL	CENTER LINE
CLR	CLEAR
C.L.F.	CHAIN LINK FENCE
CLL	CONTRACT LIMIT LINE
COL	COLUMN
CONC.	CONCRETE
CONSTR	CONSTRUCTION
CONT.	CONTINUOUS
CONN	CONNECTION
C/W	CONNECT WITH
DC	DEPRESSED CURB
DET	DETAIL
DTL	DETAIL
DG	DECOMPOSED GRANITE
DIA.Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DL	DEAD LOAD
DWG(S)	DRAWING(S)
DWL(S)	DOWEL
E	EASTING
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV.	ELEVATION
ELECT	ELECTRICAL
E.O.C	END OF CURVE
EQ	EQUAL
ES	EACH SIDE
ESMT	EASMENT
EW	EACH WAY
EX, EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
E-W	EAST WEST
FF	FAR FACE
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FIN	FINISHED
FL	FLOOR
FS	FINISH SURFACE
FT	FOOT/FEET
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRADE BREAK, GRADE BEAM
GEN	GENERAL
GEOTECH	GEOTECHNICAL ENGINEER
GR	GRATE
GV	GAS VALVE
H, HORZ	HORIZONTAL
HF	FACTORED HORIZONTAL FORCE, KIPS
HH	HOOKED EACH END
HP	HIGH POINT
HSC	HORIZONTALLY STRUCTURAL SECTION
HSS	HOLLOW STRUCTURAL SECTION
HT.	HEIGHT
ID	INSIDE DIAMETER
IF	INSIDE FACE
INT	INTERIOR
INV	INVERT
JT	JOINT
LB(S)	POUND(S)
LFG	LANDFILL GAS
LG	LONG
L.G.	LEGAL GRADE
LL	LIVE LOAD, LOWER LAYER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LVL	LEVEL
MAX	MAXIMUM
MANUF	MANUFACTURER
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MIDDLE LAYER
MOM	MOMENT
MSE	MECHANICALLY STABILIZED EARTH
=	MOMENT CONNECTION
N	NORTHING
NF	NEAR FACE
NIC	NOT IN CONTRACT
MANF.	NUMBER
NTS	NOT TO SCALE
N-S	NORTH SOUTH
OF	OUTSIDE FACE
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OPEN	OPENING
OPP	OPPOSITE
OWSJ	OPEN WEB STEEL JOIST
O/H	OVERHEAD
PA	PLANTING AREA
PC	PRECAST
PLC	PLACE
PL	PLATE
PLF	POUNDS PER FOOT
PROJ	PROJECTION
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
POT	POINT OF BEGINNING
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
RECPT.D.	RECEPTACLE
RE:	REFERENCE, REFER TO
RE: ARCH	REFER TO ARCHITECTURAL DRAWINGS
RE: CIVIL	REFER TO CIVIL DRAWINGS
RE: ELECT	REFER TO ELECTRICAL DRAWINGS
RE: MEP	REFER TO MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS
RE: STRUCT	REFER TO STRUCTURAL DRAWINGS
RE: PLUMB	REFER TO PLUMBING DRAWINGS
RE: GEOTECH	REFER TO GEOTECHNICAL DRAWINGS
REINF	REINFORCE, REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION, REVISED
R/W	REINFORCE WITH
SPEC	SPECIFICATIONS
SPECS	SPECIFICATIONS
SDF	STEP DOWN FOOTING
SECT	SECTION
SFC	STEEL FACED CURB
SIM	SIMILAR
SL	SLAB
SOG	SLAB ON GRADE
SQ	SQUARE
STA	STATION
ST	STREET
STD	STANDARD
STRUCT	STRUCTURAL
SYM	SYMBOL
SS	STAINLESS STEEL
T	TOP
TA	TURF AREA
TBD	TO BE DETERMINED
TC	TOP OF CURB
TEMP	TEMPORARY
TD	TYPICAL DETAIL
TJ	TYPICAL JOINT
TLL	TOP LOWER LAYER
TOC	TOP OF CURB
TS	TOP OF STAIRS
TUL	TOP UPPER LAYER
TYP.	TYPICAL
TW	TOP OF WALL
UL	UPPER LEVEL
U/N	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
UV	UTILITY VALE
VERT	VERTICAL
VB	VERTICAL BRACING
VIF	VERIFY IN FIELD
VSC	VERTICALLY SLOTTED CONNECTION
W/	WITH
WV	WATER VALVE
WWF	WELDED WIRE FABRIC, WELDED WIDE FLANGE SECTION

GENERAL DRAWING SYMBOLS

AREA OF DETAIL ENLARGEMENT — XX / LX.XX

ANNOTATION STYLE — ANNOTATION TEXT

CENTERLINE

CONSTRUCTION CALLOUT — XX-XX

DIMENSION STYLE — 2'-0", 45°, R4"

DRAWING TITLE — PLAN - XXXX00

DETAIL TAGS — XX / LX.XX

DETAIL SHEET NUMBERING

16	15	14	13
12	11	10	09
08	07	06	05
04	03	02	01

09	08	07
06	05	04
03	02	01

ELEVATION TAGS — XX / LX.XX

MATCHLINE — ▲MATCH LINE RE: #####▲

NORTH ARROW

PLANTING CALLOUT — X / XXX

SCALE BAR — 0 5 10 20, SCALE: 1"=10'-0"

SPOT ELEVATION — X.XX

SLOPE — 5 : 1, 20 %

SECTION TAGS — XX / LX.XX

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DATE	ISSUE
01/17/2023	100% SCHEMATIC DESIGN
06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title

ORIENTATION PLAN, GENERAL NOTES, SYMBOLS & ABBREVIATIONS

Sheet Number

G0.03

CONSTRUCTION SCHEDULE

KEY	SYMBOL	DESCRIPTION	DETAIL	SPECIFICATION	MANUFACTURER/ MATERIAL	FINISH	COLOR	COMMENTS
CONCRETE PAVING								
CP-01A		VEHICULAR RATED CONCRETE PAVING - TYPE 1	02 / L3.01	32 13 16	REINFORCED CAST IN PLACE CONCRETE	GRACE NA TOP CAST 15 OR EQUAL	NATURAL GRAY	SAWCUT JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
CP-01B		PEDESTRIAN RATED CONCRETE PAVING - TYPE 1	03 / L3.01	32 13 16	REINFORCED CAST IN PLACE CONCRETE	GRACE NA TOP CAST 15 OR EQUAL	NATURAL GRAY	SAWCUT JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UNIT PAVERS								
UP-01A		VEHICULAR RATED CONCRETE UNIT PAVING - TYPE 1	08 / L3.01	32 14 00	ACKERTSTONE OR APPROVED EQUAL	STANDARD, NO CHAMFER	STONE GREY	100MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. RECTANGULAR 6x12 PAVER SIZE. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-01B		PEDESTRIAN RATED CONCRETE UNIT PAVING - TYPE 1	07 / L3.01	32 14 00	ACKERTSTONE OR APPROVED EQUAL	STANDARD, NO CHAMFER	STONE GREY	60MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. RECTANGULAR 6x12 PAVER SIZE. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-02A		VEHICULAR RATED CONCRETE UNIT PAVING - TYPE 2	08 / L3.01	32 14 00	ACKERTSTONE OR APPROVED EQUAL	STANDARD, NO CHAMFER	STANFORD SAND	100MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. RECTANGULAR 6x12 PAVER SIZE. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-02B		PEDESTRIAN RATED CONCRETE UNIT PAVING -TYPE 2	07 / L3.01	32 14 00	ACKERTSTONE OR APPROVED EQUAL	STANDARD, NO CHAMFER	STANFORD SAND	60MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. RECTANGULAR 6x12 PAVER SIZE. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-03A		VEHICULAR RATED CONCRETE UNIT PAVING - TYPE 3	08 / L3.01	32 14 00	ACKERTSTONE OR APPROVED EQUAL	STANDARD, NO CHAMFER	GRANADA WHITE	100MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. RECTANGULAR 6x12 PAVER SIZE. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-03B		PEDESTRIAN RATED CONCRETE UNIT PAVING -TYPE 3	07 / L3.01	32 14 00	ACKERTSTONE OR APPROVED EQUAL	STANDARD, NO CHAMFER	GRANADA WHITE	60MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. RECTANGULAR 6x12 PAVER SIZE. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-04		TACTILE PAVING	09/ L3.01	32 14 00	-	-	-	-
STAIRS AND RAMPS								
SR-01		BLOCK 3 STAIRS AT LAWN	L3.06	03 30 01	REINFORCED CAST IN PLACE CONCRETE	**STRUCTURE:** N/A **TREAD/ RISER:** TOP CAST 15	**STRUCTURE:** N/A **TREAD/ RISER:** NATURAL GRAY	PROVIDE SHOP DRAWINGS w/ REINFORCEMENT COORDINATED WITH SITE GRADING FOR REVIEW AND APPROVAL. PROVIDE MOCK-UP FOR REVIEW AND APPROVALS BY LANDSCAPE ARCHITECT. COORDINATE HANDRAIL EMBEDMENT WITH ON SITE CONDITIONS.
SR-02		BLOCK 4 STAIRS AT LAWN, EAST	L3.06	03 30 01	REINFORCED CAST IN PLACE CONCRETE	**STRUCTURE:** N/A **TREAD/ RISER:** TOP CAST 15	**STRUCTURE:** N/A **TREAD/ RISER:** NATURAL GRAY	PROVIDE SHOP DRAWINGS w/ REINFORCEMENT COORDINATED WITH SITE GRADING FOR REVIEW AND APPROVAL. PROVIDE MOCK-UP FOR REVIEW AND APPROVALS BY LANDSCAPE ARCHITECT. COORDINATE HANDRAIL EMBEDMENT WITH ON SITE CONDITIONS.
SR-03		BLOCK 4 STAIRS AT LAWN, WEST	L3.06	03 30 01	REINFORCED CAST IN PLACE CONCRETE	**STRUCTURE:** N/A **TREAD/RISER:** TOP CAST 15	**STRUCTURE:** N/A **TREAD/ RISER:** NATURAL GRAY	PROVIDE SHOP DRAWINGS w/ REINFORCEMENT COORDINATED WITH SITE GRADING FOR REVIEW AND APPROVAL. PROVIDE MOCK-UP FOR REVIEW AND APPROVALS BY LANDSCAPE ARCHITECT. COORDINATE HANDRAIL EMBEDMENT WITH ON SITE CONDITIONS.
SR-04		BLOCK 5 STAIRS AT LAKE PROMENADE DRIVE	L3.06	03 30 01	REINFORCED CAST IN PLACE CONCRETE	**STRUCTURE:** N/A **TREAD/ RISER:** TOP CAST 15	**STRUCTURE:** N/A **TREAD/ RISER:** NATURAL GRAY	PROVIDE SHOP DRAWINGS w/ REINFORCEMENT COORDINATED WITH SITE GRADING FOR REVIEW AND APPROVAL. PROVIDE MOCK-UP FOR REVIEW AND APPROVALS BY LANDSCAPE ARCHITECT. COORDINATE HANDRAIL EMBEDMENT WITH ON SITE CONDITIONS.
SR-05		BLOCK 6 STAIRS AT DOG PARK	L3.06	03 30 01	REINFORCED CAST IN PLACE CONCRETE	**STRUCTURE:** N/A **TREAD/ RISER:** TOP CAST 15	**STRUCTURE:** N/A **TREAD/ RISER:** NATURAL GRAY	PROVIDE SHOP DRAWINGS w/ REINFORCEMENT COORDINATED WITH SITE GRADING FOR REVIEW AND APPROVAL. PROVIDE MOCK-UP FOR REVIEW AND APPROVALS BY LANDSCAPE ARCHITECT. COORDINATE HANDRAIL EMBEDMENT WITH ON SITE CONDITIONS.
SR-06		BLOCK 6 STAIRS AT PERFORMANCE PAVILION, TYPE 1	L3.06	03 30 01	REINFORCED CAST IN PLACE CONCRETE	**STRUCTURE:** N/A **TREAD/ RISER:** TOP CAST 15	**STRUCTURE:** N/A **TREAD/ RISER:** NATURAL GRAY	PROVIDE SHOP DRAWINGS w/ REINFORCEMENT COORDINATED WITH SITE GRADING FOR REVIEW AND APPROVAL. PROVIDE MOCK-UP FOR REVIEW AND APPROVALS BY LANDSCAPE ARCHITECT. COORDINATE HANDRAIL EMBEDMENT WITH ON SITE CONDITIONS.
SR-07		BLOCK 6 STAIRS AT PERFORMANCE PAVILION, TYPE 2	L3.06	03 30 01	REINFORCED CAST IN PLACE CONCRETE	**STRUCTURE:** N/A **TREAD/ RISER:** TOP CAST 15	**STRUCTURE:** N/A **TREAD/ RISER:** NATURAL GRAY	PROVIDE SHOP DRAWINGS w/ REINFORCEMENT COORDINATED WITH SITE GRADING FOR REVIEW AND APPROVAL. PROVIDE MOCK-UP FOR REVIEW AND APPROVALS BY LANDSCAPE ARCHITECT. COORDINATE HANDRAIL EMBEDMENT WITH ON SITE CONDITIONS.
SR-08		BLOCK 6 RAMP AT PERFORMANCE PAVILION	L3.06	03 30 01	REINFORCED CAST IN PLACE CONCRETE	**STRUCTURE:** N/A **TREAD/ RISER:** TOP CAST 15	**STRUCTURE:** N/A **RAMP SURFACE:** NATURAL GRAY	PROVIDE SHOP DRAWINGS w/ REINFORCEMENT COORDINATED WITH SITE GRADING FOR REVIEW AND APPROVAL. PROVIDE MOCK-UP FOR REVIEW AND APPROVALS BY LANDSCAPE ARCHITECT. COORDINATE HANDRAIL EMBEDMENT WITH ON SITE CONDITIONS.
SR-09		STAIRS/RAMP HANDRAIL, TYPICAL	02/L3.06	05 52 13	TYPE 316 STAINLESS STEEL	BRUSHED	STAINLESS STEEL	SUBMIT SAMPLES AND PROVIDE MOCK-UP FOR APPROVALS BY LANDSCAPE ARCHITECT. PROVIDE SHOP DRAWINGS FOR APPROVAL BY ARCHITECT AND LANDSCAPE ARCHITECT.
SITE ELEMENTS								
SE-01		BLOCK 1 PAVILION	RE: ARCH	RE: ARCH	-	-	-	REFERENCE ARCHITECTURAL DRAWINGS. INSTALLING CONTRACTOR TO VERIFY LOCATION IN FIELD WHILE PROVIDING ALL NOTED SITE UTILITIES. TO MEET ALL APPLICABLE LOCAL AND STATE BUILDING CODES.
SE-02		BLOCK 1 RESTAURANT (NOT IN SCOPE)	N/A	-	-	-	-	BUILDING NOT IN BASE PARK DESIGN SCOPE.
SE-03		BLOCK 2 CUSTOM STREET LIGHTING	11/L3.03	05 50 10	GALVANIZED STEEL	HIGH PERFORMANCE PAINT	TNEMEC, MATCH RAL 7005	REFERENCE DETAIL FOR MATERIAL DIMENSIONS AND LAYOUT. REFERENCE LIGHTING PLANS FOR LIGHT PRODUCT DATA. SUBMIT SHOP DRAWINGS AND SAMPLES FOR LANDSCAPE ARCHITECT'S APPROVAL. RE: LIGHTING, MEP AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
SE-04		BLOCK 3 FIRE FEATURE	09/L3.02	12 93 00	PALOFORM BOL CORTEN FIRE PIT	NATURAL	NATURAL	CONTRACTOR TO PROVIDE GAS, AUTOMATIC SHUT OFF, ALL POWER, AND ELECTRICAL CONNECTIONS. SUBMIT SHOP DRAWINGS AND SAMPLES FOR LANDSCAPE ARCHITECT'S APPROVAL. RE: CIVIL, MEP AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
SE-05		BLOCK 4 PAVILION, EAST	RE: ARCH	RE: ARCH	-	-	-	REFERENCE ARCHITECTURAL DRAWINGS. INSTALLING CONTRACTOR TO VERIFY LOCATION IN FIELD WHILE PROVIDING ALL NOTED SITE UTILITIES. TO MEET ALL APPLICABLE LOCAL AND STATE BUILDING CODES.
SE-06		BLOCK 4 ADULT SWING	15,16/L3.03	06 15 37 05 50 10 09 91 13 11 68 00 12 93 00	**COLUMN:** GALVANIZED HSS TUBE **BEAM:** GLULAM OR EQUAL **BENCH:** STREELIFE ROUGH AND READY	**COLUMN:** PAINTED **BEAM:** MATCH ARCHITECTURE **BENCH:** N/A	**COLUMN:** TNEMEC, MATCH RAL 7005 **BEAM:** MATCH ARCHITECTURE **BENCH:** N/A	REFERENCE DETAIL FOR MATERIAL DIMENSIONS AND LAYOUT. SUBMIT BENCH, HINGE AND SWING PRODUCT DATA FOR REVIEW AND APPROVAL. SUBMIT SHOP DRAWINGS AND SAMPLES FOR LANDSCAPE ARCHITECT'S APPROVAL.
SE-07		BLOCK 4 ADULT SEESAW	01-03,06,07/ L3.04	05 50 10 09 91 13 11 68 00	**FOUNDATION:** CIP CONCRETE **BASE:** GALVANIZED STEEL **LEVER:** GALVANIZED STEEL	**FOUNDATION:**N/A **BASE:** PAINTED **LEVER:** PAINTED	**FOUNDATION:**N/A **BASE:**RAL 7005 **LEVER:**RAL 7005	REFERENCE DETAIL FOR MATERIAL DIMENSIONS AND LAYOUT. SUBMIT BENCH, HINGE AND SWING PRODUCT DATA FOR REVIEW AND APPROVAL. SUBMIT SHOP DRAWINGS AND SAMPLES FOR LANDSCAPE ARCHITECT'S APPROVAL.
SE-08		BLOCK 4 SHADE STRUCTURE	11/L3.02	05 50 10 06 15 37 09 91 13	**COLUMN:** GALVANIZED HSS TUBE **BEAM:** GLULAM OR EQUAL	**COLUMN:** PAINTED **BEAM:** MATCH ARCHITECTURE	**COLUMN:** TNEMEC, MATCH RAL 7005 **BEAM:** MATCH ARCHITECTURE	REFERENCE DETAIL FOR MATERIAL DIMENSIONS AND LAYOUT. SUBMIT BENCH, HINGE AND SWING PRODUCT DATA FOR REVIEW AND APPROVAL. SUBMIT SHOP DRAWINGS AND SAMPLES FOR LANDSCAPE ARCHITECT'S APPROVAL.
SE-09		BLOCK 4 PAVILION, WEST	RE: ARCH	RE: ARCH	-	-	-	REFERENCE ARCHITECTURAL DRAWINGS. INSTALLING CONTRACTOR TO VERIFY LOCATION IN FIELD WHILE PROVIDING ALL NOTED SITE UTILITIES. TO MEET ALL APPLICABLE LOCAL AND STATE BUILDING CODES.
SE-10		BLOCK 4 BUILDING (NOT IN SCOPE)	N/A	-	-	-	-	BUILDING NOT IN BASE PARK DESIGN SCOPE.
SE-11		BLOCK 5 PAVILION	RE: ARCH	RE: ARCH	-	-	-	REFERENCE ARCHITECTURAL DRAWINGS. INSTALLING CONTRACTOR TO VERIFY LOCATION IN FIELD WHILE PROVIDING ALL NOTED SITE UTILITIES. TO MEET ALL APPLICABLE LOCAL AND STATE BUILDING CODES.
SE-12		BLOCK 5 RESTROOM	RE: ARCH	RE: ARCH	-	-	-	REFERENCE ARCHITECTURAL DRAWINGS. INSTALLING CONTRACTOR TO VERIFY LOCATION IN FIELD WHILE PROVIDING ALL NOTED SITE UTILITIES. TO MEET ALL APPLICABLE LOCAL AND STATE BUILDING CODES.
SE-13		FIXED BOLLARDS	01,02/L3.03	09 91 13 12 93 10	CARBON STEEL	HIGH PERFORMANCE PAINT	TNEMEC, MATCH RAL 7005	PROVIDE PRODUCT DATA AND DETAIL SHOP DRAWINGS FOR REVIEW AND APPROVAL.
SE-14		BLOCK 5 ELEVATED WALKWAY	L3.12	05 50 10 05 52 13 06 15 33 06 15 37 09 91 13 11 68 10	**COLUMN:** GALVANIZED HSS TUBE **WALL:** CIP CONCRETE **BEAM:** HSS **JOIST:** GLULAM OR EQUAL **DECK:** NOM. 2" x 4" IPE WOOD **GUARDRAIL:** HSS FRAME w/ MESH **NETTING:** INCORD OR EQUAL **HANDRAIL:** STAINLESS STEEL TUBE **NETTING:** INCORD OR EQUAL	**COLUMN:** PAINTED **WALL:** BOARDFORM **BEAM:** PAINTED **JOIST:** MATCH ARCH. **DECK:** OILED **GUARDRAIL:** PAINTED **NETTING:** NATURAL **HANDRAIL:** STAINLESS STEEL **NETTING:**NATURAL	**COLUMN:** MATCH RAL 7005 **WALL:** NATURAL GRAY **BEAM:** RAL 7005 **JOIST:** NATURAL **DECK:** NATURAL **GUARDRAIL:** RAL 7005 **NETTING:** NATURAL **HANDRAIL:** STAINLESS STEEL **NETTING:**NATURAL	STRUCTURALLY DESIGNED CONCRETE SUPPORTED AND STEEL FRAMED STRUCTURE. STRUCTURE TO BE FULLY ENGINEERED W/ APPROPRIATE CONNECTIONS TO SUPPORT DESIGN INTENT. VERIFY ALL LAYOUTS IN FIELD PRIOR TO FABRICATION AND INSTALLATION. PROVIDE DETAILED AND COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL. PROVIDE SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. PROVIDE MOCK UP FOR REVIEW AND APPROVAL BY OWNER, STRUCTURAL ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
SE-15		OMITTED	-	-	-	-	-	-
SE-16		BLOCK 5 FIRE FEATURE	09/L3.02	12 93 00	PALOFORM BOL CORTEN FIRE PIT	NATURAL	NATURAL	CONTRACTOR TO PROVIDE GAS, AUTOMATIC SHUT OFF, ALL POWER, AND ELECTRICAL CONNECTIONS. SUBMIT SHOP DRAWINGS AND SAMPLES FOR LANDSCAPE ARCHITECT'S APPROVAL. RE: CIVIL, MEP AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
SE-17		OMITTED	-	-	-	-	-	-
SE-18		VOLLEYBALL COURTS	02,05/L3.07	12 93 00	**CURB:** REINFORCED CAST IN PLACE CONCRETE **SAND:** VOLLEYBALL USA OR EQUAL **POST,NET:** VOLLEYBALL USA OR EQUAL	**CURB:** BROOM **SAND:** VOLLEYBALL SAND **POST,NET:** P8N4	**CURB:** NATURAL GRAY **SAND:** WHITE **POST,NET:** RED & WHITE	QUANITY PER PLANS. STAKE AND FIELD VERIFY LAYOUT FOR REVIEW BY OWNER AND DESIGN TEAM PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE PRODUCT DATA, SAMPLES AND COURT LAYOUT DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
SE-20		BLOCK 6 EVENT PAVILION	RE: ARCH	RE: ARCH	-	-	-	REFERENCE ARCHITECTURAL DRAWINGS. INSTALLING CONTRACTOR TO VERIFY LOCATION IN FIELD WHILE PROVIDING ALL NOTED SITE UTILITIES. TO MEET ALL APPLICABLE LOCAL AND STATE BUILDING CODES.
SE-21		SPORT COURT	L3.07	12 93 00 32 17 23	**COURT SURFACE:** DECOTURF HARDCOURT SYSTEM OR APPROVED EQUAL **BASKETBALL HOOP:** GOALSETTER OR APPROVAL EQ.	**COURT SURFACE:** 3-PART SYSTEM WITH LINE PAINT **BASKETBALL HOOP:** RK072	**COURT SURFACE:** SEE NOTES **BASKETBALL HOOP:** MATCH RAL 7005	MULTILAYERED SYSTEM ATOP NATURAL GRAY CONCRETE POST-TENSIONED SLAB. INSTALL BY MANUFACTURER'S RECOMMENDATION. PROVIDE LIGHT GREEN, ROYAL BLUE AND LEGACY YELLOW DECOTURF COLORS PER LAYOUT PLANS. CONTRACTOR TO PROVIDE PRODUCT DATA, SAMPLES AND COURT LAYOUT DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

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VINEYARD STATION PARK

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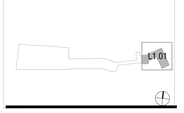
	DATE	ISSUE
1	01/17/2023	100% SCHEMATIC DESIGN
2	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map



Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title

CONSTRUCTION SCHEDULE

Sheet Number

L1.00A

CONSTRUCTION SCHEDULE CONT.

KEY	SYMBOL	DESCRIPTION	DETAIL	SPECIFICATION	MANUFACTURER/ MATERIAL	FINISH	COLOR	COMMENTS
VINEYARD CONNECTOR OVERPASS ELEMENTS								
VC-01		PARAPET WALL	L3.15	03 30 01	CIP CONCRETE w/ FORMLINER FINISH	PAINTED	AMS-STD-36440 LIGHT GULL GRAY	COORDINATE DESIGN AND LAYOUT WITH UDOT ENGINEERING DESIGN. PROVIDE DETAILED AND COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL. PROVIDE SAMPLES FOR REVIEW AND APPROVAL. PROVIDE MOCK UP FOR REVIEW AND APPROVAL.
VC-02		RAISED PLANTER WALL	L3.15	03 30 01	CIP CONCRETE w/ FORMLINER FINISH	PAINTED	AMS-STD-36440 LIGHT GULL GRAY	COORDINATE DESIGN AND LAYOUT WITH UDOT ENGINEERING DESIGN. PROVIDE DETAILED AND COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL. PROVIDE SAMPLES FOR REVIEW AND APPROVAL. PROVIDE MOCK UP FOR REVIEW AND APPROVAL.
VC-03		LARGE OVERHEAD ELEMENT	L3.15	05 50 10 09 91 13	GALVANIZED HSS	HIGH PERFORMANCE PAINT	MATCH RAL 7005	COORDINATE DESIGN AND LAYOUT WITH UDOT ENGINEERING DESIGN. PROVIDE DETAILED AND COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL. PROVIDE SAMPLES FOR REVIEW AND APPROVAL. PROVIDE MOCK UP FOR REVIEW AND APPROVAL.
VC-04		SMALL OVERHEAD ELEMENT	L3.15	05 50 10 09 91 13	GALVANIZED HSS	HIGH PERFORMANCE PAINT	MATCH RAL 7005	COORDINATE DESIGN AND LAYOUT WITH UDOT ENGINEERING DESIGN. PROVIDE DETAILED AND COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL. PROVIDE SAMPLES FOR REVIEW AND APPROVAL. PROVIDE MOCK UP FOR REVIEW AND APPROVAL.
VC-05		GUARDRAIL AT EXTERIOR PARAPET WALL	L3.15	05 50 10 09 91 13	**POST:** GALVANIZED HSS **PANEL:** GALVANIZED HSS	**POST:** PAINTED **PANEL:** PAITNED	**POST:** RAL 7005 **PANEL:** RAL 7005	PROVIDE 3'-6" MINIMUM TALL POST TO POST EXTERIOR BARRIER GUARDRAIL TO EXCEED CODE REQUIREMENTS. PROVIDE FULLY FUNCTIONAL BARRIER SYSTEM WITH DRAINAGE AND STRUCTURAL MOUNTING AS REQUIRED. CONTRACTOR IS TO PROVIDE PRODUCT DATA, SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
VC-06		BENCH AT PLANTER WALL	11/L3.05	12 93 00	STREETLIFE ROUGH AND READY	-	-	COORDINATE DESIGN AND LAYOUT WITH UDOT ENGINEERING DESIGN. PROVIDE DETAILED AND COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL. PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. PROVIDE MOCK UP FOR REVIEW AND APPROVAL.
VC-07		INFILL PANELS AT OVERHEAD ELEMENTS AND MSE WALL FACE	L3.15	05 50 10 09 91 13	3/8" THICK GALVANIZED PUNCHED HOLE PANELS	HIGH PERFORMANCE PAINT	MATCH RAL 7005	COORDINATE DESIGN AND LAYOUT WITH UDOT ENGINEERING DESIGN. PROVIDE DETAILED AND COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL. PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. PROVIDE MOCK UP FOR REVIEW AND APPROVAL.
WATER FEATURES								
WF-01		BLOCK 1 WATER FEATURE (DELEGATED DESIGN)	L3.13	13 10 00 09 63 41	BASIN: CIP CONCRETE VENEER: DELTA STONE BROWNS CANYON 2" SUPERS	SAW TOP AND BOTTOM, CHOPPED SIDES	NATURAL	DELEGATED DESIGN FEATURE. TO BE FURNISHED BY APPROVED DESIGN-BUILD WATER FEATURE CONTRACTOR. WATER FEATURE CONTRACTOR TO INCLUDE PUMPS, FILTERS, UNDERWATER LIGHTS, AUTOMATIC WATER FILL, ALL POWER. CONTRACTOR TO CONNECT TO PROVIDED CIVIL STORM DRAIN CONNECTION AND WATER SUPPLY. CONTRACT IS TO SUBMIT UTAH REGISTERED ENGINEER STAMPED SHOP DRAWINGS FOR OWNER AND DESIGN TEAM APPROVAL. CONTRACTOR IS TO PROVIDE MATERIAL SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
WF-02		BLOCK 4 WATER FEATURE (DELEGATED DESIGN)	L3.14	13 10 00 09 63 41	BASIN: CIP CONCRETE VENEER: DELTA STONE BROWNS CANYON 2" SUPERS	SAW TOP AND BOTTOM, CHOPPED SIDES	NATURAL	DELEGATED DESIGN FEATURE. TO BE FURNISHED BY APPROVED DESIGN-BUILD WATER FEATURE CONTRACTOR. WATER FEATURE CONTRACTOR TO INCLUDE PUMPS, FILTERS, UNDERWATER LIGHTS, AUTOMATIC WATER FILL, ALL POWER. CONTRACTOR TO CONNECT TO PROVIDED CIVIL STORM DRAIN CONNECTION AND WATER SUPPLY. CONTRACT IS TO SUBMIT UTAH REGISTERED ENGINEER STAMPED SHOP DRAWINGS FOR OWNER AND DESIGN TEAM APPROVAL. CONTRACTOR IS TO PROVIDE MATERIAL SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
TREE GRATES								
TG-01		TREE GRATE, TYPE 1	08/L3.02	32 94 43	URBAN ACCESSORIES FLAT RAINBOW OR APPROVED EQUAL	CAST IRON w/ BAKED ON OIL	NATURAL	PROVIDE 7' DIA. TREE GRATE w/ SINGLE LIGHT PORT. PROVIDE ADA ACCESSIBLE AND HEEL SAFE GRATE TYPE. FRAME IS TO BE STAINLESS STEEL CAST INTO CONCRETE SUPPORT CURB. CONTRACTOR IS TO PROVIDE PRODUCT DATA, SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
MISCELLANEOUS								
MI-01		ROADWAY CURB, TYPICAL	RE: CIVIL	RE: CIVIL	REFERENCE CIVIL ENG. STREETSCAPE PLANS	-	-	REFERENCE CIVIL ENGINEERING PLANS
MI-02		FLUSH ROADWAY CURB	RE: CIVIL	RE: CIVIL	REFERENCE CIVIL ENG. STREETSCAPE PLANS	-	-	REFERENCE CIVIL ENGINEERING PLANS
MI-03		CURB RAMP	RE: CIVIL	RE: CIVIL	REFERENCE CIVIL ENG. STREETSCAPE PLANS	-	-	-
MI-04		CROSSWALK	RE: CIVIL	RE: CIVIL	REFERENCE CIVIL ENG. STREETSCAPE PLANS	-	-	REFERENCE CIVIL ENGINEERING PLANS
MI-05		RETAIL SIGNAGE	-	-	CUSTOM	-	-	FINAL LOCATION, SIZE AND ORIENTATION TO BE DETERMINED AT A LATER DATE. MINIMUM 5'-0" HEIGHT WITH STEEL FRAMING AND INTERIOR LIGHTING. ACCOMMODATE FOR STRUCTURAL CONCRETE FOUNDATIONS, POWER AND LIGHTING CONTROLS.
MI-06		SCULPTURE	-	-	TO BE OWNER SELECTED	-	-	FINAL LOCATION, SIZE AND ORIENTATION TO BE DETERMINED AT A LATER DATE. CONTRACTOR TO ACCOMMODATE FOR A CONCEALED STRUCTURAL FOUNDATION AND POWER FOR FUTURE LIGHTING AT THE PROPOSED SCULPTURE LOCATION.

ALLOWANCES

SITE SIGNAGE, WAYFINDING AND ENVIRONMENTAL GRAPHICS: CONTRACTOR TO PROVIDE ALLOWANCE WITH APPROVAL FROM OWNER FOR ANY SITE SIGNAGE AND ENVIRONMENTAL GRAPHICS PACKAGE TO BE INCORPORATED INTO SITE DESIGN OF THE PARK SCOPE OF WORK TO INCLUDE WAYFINDING SIGNS AT ALL KEY INTERSECTIONS AND CROSSWALKS, INTERPRETIVE GRAPHICS WITH LANDSCAPE AREAS, USE AND RULE SIGNAGE AT ALL SPORTS FIELDS, SPORTS COURTS, DOG PARKS, LAWNS AND PLAY AREAS. INCLUDE AN ALLOWANCE WITH APPROVAL FROM OWNER FOR SIGNAGE PACKAGE SPECIFIC TO THE RESTROOM BUILDINGS.

BIKE PARKING SCOPE: CONTRACTOR TO PROVIDE ALLOWANCE WITH APPROVAL FROM OWNER FOR BIKE RACKS. LOCATE A MINIMUM OF TWO (2) GROUPS OF BIKE RACKS IN EACH BLOCK. MINIMUM QUANTITY OF BIKE RACKS TO MEET CITY REQUIREMENTS.

MOVEABLE SITE FURNISHING: CONTRACTOR TO PROVIDE $200,000 ALLOWANCE WITH OWNER APPROVAL FOR MOVABLE FURNITURE. INCLUDE FIXED BENCHES, 4-TOP TABLES AND CHAIRS, 2-TOP TABLES AND CHAIRS, LOUNGE CHAIRS w/ OTTOMANS, ADIRONDACK CHAIRS, AND WASTE/ RECYCLING RECEPTACLES AS BASIS OF DESIGN SCOPE.

CONSTRUCTION SCHEDULE CONT.

KEY	SYMBOL	DESCRIPTION	DETAIL	SPECIFICATION	MANUFACTURER/ MATERIAL	FINISH	COLOR	COMMENTS
SITE FURNISHING								
SF-01A SF-01B SF-01C SF-01D SF-01E SF-01F SF-01G		BLOCK 1 SEAT WALL	09/L3.05	03 30 01 05 50 10 06 15 37 12 93 00	**FOUNDATION:** REINFORCED CAST IN PLACE CONCRETE	N/A	NATURAL GREY	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS, PRECAST, WOOD AND STEEL FRAMING/ FASTENER SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
					SEAT BAR: REINFORCED CAST IN PLACE CONCRETE	FORMLINER FINISH	**NATURAL GREY**	
					SEAT FRAME: CARBON STEEL	PAINTED	TBD	
					SEAT TOP: NOM. 5/4" x 4" IPE WOOD	OILED	NATURAL	
SF-02		BLOCK 2 STREETSCAPE PLANTER POT	12,16/L3.04	12 93 00	KORNEGAY DUNE DS-38 SERIES	LIGHT SANDBLAST	TBD	QUANTITY AND LAYOUT PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. PROVIDE IRRIGATION CONNECTION AND CONNECTION TO CIVIL DRAINAGE SYSTEM. INCLUDED WATERPROOFING SEALER ON INTERIOR. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS AND SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
SF-03A SF-03B		BLOCK 3 SEAT WALL	09/L3.05	03 30 01 05 50 10 06 15 37 12 93 00	**FOUNDATION:** REINFORCED CAST IN PLACE CONCRETE	N/A	NATURAL GREY	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS, PRECAST, WOOD AND STEEL FRAMING/ FASTENER SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
					SEAT BAR: REINFORCED CAST IN PLACE CONCRETE	FORMLINER FINISH	**NATURAL GREY**	
					SEAT FRAME: CARBON STEEL	PAINTED	TBD	
					SEAT TOP: NOM. 5/4" x 4" IPE WOOD	OILED	NATURAL	
SF-04A SF-04B SF-04C SF-04D		BLOCK 4 SEAT WALL	09/L3.05	03 30 01 05 50 10 06 15 37 12 93 00	**FOUNDATION:** REINFORCED CAST IN PLACE CONCRETE	N/A	NATURAL GREY	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS, PRECAST, WOOD AND STEEL FRAMING/ FASTENER SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
					SEAT BAR: REINFORCED CAST IN PLACE CONCRETE	FORMLINER FINISH	**NATURAL GREY**	
					SEAT FRAME: CARBON STEEL	PAINTED	TBD	
					SEAT TOP: NOM. 5/4" x 4" IPE WOOD	OILED	NATURAL	
SF-05A SF-05B SF-05C		BLOCK 5 SEAT WALL	09/L3.05	03 30 01 05 50 10 06 15 37 12 93 00	**FOUNDATION:** REINFORCED CAST IN PLACE CONCRETE	N/A	NATURAL GREY	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS, PRECAST, WOOD AND STEEL FRAMING/ FASTENER SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
					SEAT BAR: REINFORCED CAST IN PLACE CONCRETE	FORMLINER FINISH	**NATURAL GREY**	
					SEAT FRAME: CARBON STEEL	PAINTED	TBD	
					SEAT TOP: NOM. 5/4" x 4" IPE WOOD	OILED	NATURAL	
SF-06		STREETSCAPE BENCH, TYPICAL	04,08/L3.05	12 93 00	**BASE/ FRAME:** HOT DIP GALVANIZED STEEL **SEAT TOP FRAME:** WOOD SLATS **SEAT TOP:** NOM 2.8" x 5.9" WOOD	**BASE/FRAME:** PAINTED **SEAT TOP FRA:** OILED **SEAT TOP:** OILED	**BASE/FRAME:** RAL 7005	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS, WOOD AND STEEL FRAMING/ FASTENER SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
SF-07		CURVED BENCH, TYPICAL	01,03/L3.05	12 93 00	**BASE/ FRAME:** HOT DIP GALVANIZED STEEL **SEAT TOP FRAME:** RADIAL COMB WOOD SLATS **SEAT TOP:** NOM 2.8" x 5.9" WOOD	**BASE/FRAME:** PAINTED **SEAT TOP FRA:** OILED **SEAT TOP:** OILED	**BASE/FRAME:** RAL 7005	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS, WOOD AND STEEL FRAMING/ FASTENER SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
SF-08		PING PONG TABLES, TYPICAL	-	12 93 00	CARBON STEEL	PAINTED	TBD	QUANTITY PER PLANS. CONTRACTOR TO PROVIDE PRODUCT DATA, SAMPLES AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
SF-09		HAMMOCK, TYPICAL	09,10/L3.04	12 93 00	CARBON STEEL	PAINTED	TBD	QUANTITY PER PLANS. CONTRACTOR TO PROVIDE PRODUCT DATA, SAMPLES AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
SF-10		PICNIC TABLE, TYPICAL	10/L3.02	12 93 00	**BASE/ FRAME:** CARBON STEEL **SEAT TOP FRAME:** CARBON STEEL **SEAT TOP:** NOM. 5/4" x 4" IPE WOOD	**BASE/FRAME:** PAINTED **SEAT TOP FRA:** PAINTED **SEAT TOP:** OILED	**BASE/FRAME:** TBD **SEAT TOP FRAME:** TBD **SEAT TOP:** NATURAL	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS, WOOD AND STEEL FRAMING/ FASTENER SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
SF-11		DRINKING FOUNTAIN, TYPICAL	11/L3.04	12 93 00	STAINLESS STEEL	POWDER COAT	MATCH RAL 7005	QUANTITY PER PLANS. CONTRACTOR TO PROVIDE PRODUCT DATA, SAMPLES AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
SF-12		STRAIGHT BENCH, TYPICAL	05,06/L3.04	12 93 00	**BASE/ FRAME:** HOT DIP GALVANIZED STEEL **SEAT TOP FRAME:** WOOD SLATS **SEAT TOP:** NOM 2.8" x 5.9" WOOD	**BASE/FRAME:** PAINTED **SEAT TOP FRA:** OILED **SEAT TOP:** OILED	**BASE/FRAME:** RAL 7005	
SF-13		WASTE AND RECYCLING RECEPTACLES, TYPICAL	04/L3.03	12 93 00	LANDSCAPE FORMS, SITE PIECES, OR APPROVED EQUAL PRODUCT	POWDER COAT	MATCH RAL 7005	QUANTITY PER PLANS. CONTRACTOR TO PROVIDE PRODUCT DATA, SAMPLES AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
SITE WALLS								
SW-01		RETAINING WALL AT OVERPASS APPROACH SLAB	01,03/L3.06	03 30 01	REINFORCED CAST IN PLACE CONCRETE	BOARDFORM	NATURAL GRAY	FORMED AND FINISHED CAST IN PLACE CONCRETE WALL, REINFORCED PER STRUCTURAL ENGINEER. SMOOTH SURFACE AT TOP OF WALL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT.
SW-02		BLOCK 6 PERFORMANCE PAVILION RETAINING WALL	01,03/L3.06	03 30 01	REINFORCED CAST IN PLACE CONCRETE	BOARDFORM	NATURAL GRAY	FORMED AND FINISHED CAST IN PLACE CONCRETE WALL, REINFORCED PER STRUCTURAL ENGINEER. SMOOTH SURFACE AT TOP OF WALL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT.
PLAY EQUIPMENT								
PE-01		PLAY TOWER AND SLIDE	05,07/L3.10	11 68 00 11 68 10	EARTHSCAPE LOG TOWER 5 WITH PLASTIC SLIDE, LOG SPIN AND LOG PILE 8.1	**LOG TOWER,LOG SPIN, LOG PILE:** WOODEN LOGS **SLIDE:** PLASTIC	**LOG TOWER,LOG SPIN, LOG PILE:** NATURAL **SLIDE:** PAINTED	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
PE-02		WATER PLAY EQUIPMENT	01,03/L3.11	11 68 00 11 68 10 32 93 20	RICHTER SPIELGERATE ARCHIMEDES SCREW WITH CRANK OPEN, ROTATING CONVEYOR WITH TIPPER TRAYS, WATER TRAY LENGTH 5.5 FT, SMALL BUCKET WHEEL, BASIN WITH TRANSVERSE SEE-SAW LENGTH 6 FT, MUSHROOM SPRING FOR WATER BASINS, MUSHROOM SPRING WITH EXTENDED HOUSING.	STAINLESS STREEL	-	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
					RICHTER SPIELGERATE SQUARE SAND TABLE, CUSTOM ROUND SAND TABLE.	LARCH WITH STEEL FEET	NATURAL	
PE-03		HILLSIDE STONE SCRAMBLE	-	32 93 20	DELTA STONE MOUNTAIN VALLEY BLOCK	CHOPPED ENDS, SAWN LENGTH TOP/ BOTTOM	NATURAL, FREE OF MARKS	PROVIDE IN LENGTHS OF 2', 3', 4', 5' AND 6'. PROVIDE NOMINAL 18"x18" WIDTH AND HEIGHT. ALL BLOCKS ARE TO BE FINISHED TO DIMENSIONS AND QUANTITIES NOTED ON THE DRAWINGS. PROVIDE SAMPLES AND PRODUCT DATA FOR REVIEW AND APPROVAL. PROVIDE MOCK UP FOR REVIEW AND APPROVAL.
PE-04		HILLSIDE STONE STAIR	-	32 93 20	DELTA STONE MOUNTAIN VALLEY BLOCK	CHOPPED ENDS, SAWN LENGTH TOP/ BOTTOM	NATURAL, FREE OF MARKS	PROVIDE IN LENGTHS OF 2', 3', 4', 5' AND 6'. PROVIDE NOMINAL 18"x18" WIDTH AND HEIGHT. ALL BLOCKS ARE TO BE FINISHED TO DIMENSIONS AND QUANTITIES NOTED ON THE DRAWINGS. PROVIDE SAMPLES AND PRODUCT DATA FOR REVIEW AND APPROVAL. PROVIDE MOCK UP FOR REVIEW AND APPROVAL.
PE-05		HILLSIDE STRAIGHT SLIDE	12,17/L3.11	11 68 00 11 68 10	RICHTER SPIELGERATE HEIGHT 6.56 FT, WIDTH 3.2 FT, WITH ADA ATTACHMENT	STAINLESS STEEL	-	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
PE-06		HILLSIDE CURVED SLIDE	15,16/L3.10	11 68 00 11 68 10	COLUMBIA CASCADE EMBANKMENT CURVED SLIDE CHUTE HEIGHT 6FT	STAINLESS STEEL	-	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
PE-07		HILLSIDE ROLLING LAWN	01/L3.09	03 37 13 32 18 26	CUSTOM, WITH GUNITE BASE, ATTENUATION MAT AND SYNTHETIC TURF OVERLAY	-	-	CUSTOM DESIGNED SLOPE TO MEET ALL APPLICABLE CODES AND SAFETY REQUIREMENTS. PROVIDE PRODUCT DATA, SAMPLES AND DETAILED STAMPED SHOP DRAWINGS FOR REVIEW AND APPROVAL.
PE-08		SWING, TYPE 1	09,11/L3.11	11 68 00 11 68 10	EARTHSCAPE DOUBLE BAY WITH ALL USER SWINGS AND BELT SWINGS	**LOG POSTS:** WOODEN LOGS, **SWING SEAT :** PLASTIC **SWING ROPE:** STEEL ROD	-	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
PE-09		SWING, TYPE 2	09,11/L3.11	11 68 00 11 68 10	EARTHSCAPE GIANT ROPE SWING	**LOG POSTS:** WOODEN LOGS, **SWING: ROPE** **SWING ATTACHMENT:** STEEL CHAIN	**SWING ROPE:** NATURAL	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
PE-10A		PLAY HOUSE, TYPE 1 (SMALL)	14/L3.10	11 68 00 11 68 10	RICHTER SPIELGERATE SMALL PLAY HOUSE HEIGHT 4.9 FT	LARCH WOOD	-	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
PE-10B		PLAY HOUSE, TYPE 2 (BIG)	13/L3.10	11 68 00 11 68 10	RICHTER SPIELGERATE BIG PLAY HOUSE 6.8 FT	LARCH WOOD	-	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
PE-11		EXPLORATION DIG SITE	17-19/L3.10	11 68 00 11 68 10 32 93 10	CEMROCK FOSSILS	GFRC	-	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
PE-12		STONE BLOCK	20/L3.10	32 93 20	DELTA STONE MOUNTAIN VALLEY BROWNS CANYON BLOCK	CHOPPED ENDS, SAWN LENGTH TOP/ BOTTOM	NATURAL, FREE OF MARKS	PROVIDE IN LENGTHS OF 2', 3', 4', 5' AND 6'. PROVIDE NOMINAL 18"x18" WIDTH AND HEIGHT. ALL BLOCKS ARE TO BE FINISHED TO DIMENSIONS AND QUANTITIES NOTED ON THE DRAWINGS. PROVIDE SAMPLES AND PRODUCT DATA FOR REVIEW AND APPROVAL. PROVIDE MOCK UP FOR REVIEW AND APPROVAL.
PE-13		ANIMAL PLAY VEHICLE	08/L3.10	11 68 00	RICHTER SPIELGERATE SHEEP STANDING PLAY EQUIPMENT	LARCH WOOD	NATURAL, FREE OF MARKS	3'-5' HAND SELECTED IN FIELD PRIOR TO DELIVERY AND INSTALLATION. PROVIDE SAMPLES AND PRODUCT DATA FOR REVIEW AND APPROVAL.
PE-14		DOG PARK BERM	01/L3.09	03 37 13 32 18 26	CUSTOM, WITH GUNITE BASE, ATTENUATION MAT AND SYNTHETIC TURF OVERLAY	-	-	CUSTOM DESIGNED MOUND TO MEET ALL APPLICABLE CODES AND SAFETY REQUIREMENTS. PROVIDE PRODUCT DATA, SAMPLES AND DETAILED STAMPED SHOP DRAWINGS FOR REVIEW AND APPROVAL.
PE-15		DOG PARK TUNNEL	06,07/L3.09	12 93 00	**TUNNEL:** PRE-CAST CONCRETE **WALL FACE:** STONE	**TUNNEL:** LIGHT SAND BLASTED (UNSACKED) **WALL FACE:** CHOPPED	TBD	TUNNEL BY WAUSAU, QCP PRECAST PRODUCTS OR APPROVED EQUAL MANUFACTURER. CONTRACTOR IS TO PROVIDE PRODUCT DATA, SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
PE-16		DOG PARK SEESAW	05/L3.09	12 93 00	PER MANUFACTURER	PER MANUFACTURER	PER MANUFACTURER	CONTRACTOR IS TO PROVIDE PRODUCT DATA, SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
PE-17		DOG PARK DRINKING FOUNTAIN	04/L3.09	12 93 00	-	-	-	-
PE-18		ROPE CLIMB	11/L3.10	03 37 13 12 93 00 32 18 26	DOUBLE BRAIDED ROPE WITH STAINLESS STEEL ANCHORAGE	-	-	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE COORDINATED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
PE-19		DOG WASTE RECEPTACLE	03/L3.09	12 93 00	LANDSCAPE FORMS, SITE PIECES, OR APPROVED EQUAL PRODUCT	POWDER COAT	MATCH RAL 7005	QUANTITY PER PLANS. CONTRACTOR TO PROVIDE PRODUCT DATA, SAMPLES AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
FENCING AND GATES								
FE-01		PLAY AREA FENCING	L3.08	05 50 10	**POST:** GALVANIZED STEEL **FENCE PANEL:** GALVANIZED STEEL WIRE MESH	POLYESTER POWDERCOAT	MATCH RAL 7005	CONTRACTOR IS TO PROVIDE PRODUCT DATA, SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
FE-02		PLAY AREA GATE	L3.08	05 50 10 09 91 13	**POST:** GALVANIZED STEEL **GATE:** GALVANIZED STEEL WIRE MESH	POLYESTER POWDERCOAT	MATCH RAL 7005	PROVIDE FULL OPERATIONAL GATE SYSTEM, INCLUDING BUT NOT LIMITED TOO SELF-CLOSING HINGES, HANDLE AND PUSH BAR, AND LOCKSET. CONTRACTOR IS TO PROVIDE PRODUCT DATA, SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
FE-03		DOG PARK FENCING	L3.08	05 50 10 09 91 13	**POST:** GALVANIZED STEEL **FENCE PANEL:** GALVANIZED STEEL WIRE MESH	POLYESTER POWDERCOAT	MATCH RAL 7005	CONTRACTOR IS TO PROVIDE PRODUCT DATA, SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
FE-04		DOG PARK GATE	L3.08	05 50 10 09 91 13	**POST:** GALVANIZED STEEL **GATE:** GALVANIZED STEEL WIRE MESH	POLYESTER POWDERCOAT	MATCH RAL 7005	PROVIDE FULL OPERATIONAL GATE SYSTEM, INCLUDING BUT NOT LIMITED TOO SELF-CLOSING HINGES, HANDLE AND PUSH BAR, AND LOCKSET. CONTRACTOR IS TO PROVIDE PRODUCT DATA, SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
FE-05		SCREENING FENCE	09/L3.08	05 50 10 09 91 13	**POST:** GALVANIZED STEEL **FENCE PANEL:** CHAIN LINK WITH SCREENING MESH	POLYESTER POWDERCOAT	MATCH RAL 7005	CONTRACTOR IS TO PROVIDE PRODUCT DATA, SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.

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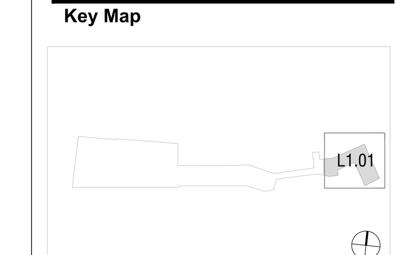
DATE	ISSUE
01/17/2023	100% SCHEMATIC DESIGN
06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map



Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title
CONSTRUCTION SCHEDULE

Sheet Number
L.100B

LANDSCAPE CONSTRUCTION PLAN AREA 01

GRAPHIC SCALE: 1" = 20'

CONSTRUCTION SCHEDULE

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION	DETAILS
CONCRETE PAVING			
	CP-01A	VEHICULAR RATED PAVING - TYPE 1	02 / L3.01
	CP-01B	PEDESTRIAN RATED PAVING - TYPE 1	03 / L3.01
UNIT PAVERS			
	UP-01A	VEHICULAR RATED UNIT PAVING- TYPE 1	08 / L3.01
	UP-01B	PEDESTRIAN RATE UNIT PAVING-TYPE 1	07 / L3.01
	UP-02A	VEHICULAR RATED UNIT PAVING-TYPE 2	08 / L3.01
	UP-02B	PEDESTRIAN RATE UNIT PAVING-TYPE 2	07 / L3.01
	UP-03A	VEHICULAR RATED UNIT PAVING-TYPE 3	08 / L3.01
	UP-03B	PEDESTRIAN RATE UNIT PAVING-TYPE 3	07 / L3.01
	UP-04	TACTILE PAVING	09/ L3.01
STAIRS AND RAMPS			
	SR-01	BLOCK 3 STAIRS AT LAWN	L3.06
	SR-02	BLOCK 4 STAIRS AT LAWN, EAST	L3.06
	SR-03	BLOCK 4 STAIRS AT LAWN, WEST	L3.06
	SR-04	BLOCK 5 STAIRS AT LAKE PROMENADE DRIVE	L3.06
	SR-05	BLOCK 6 STAIRS AT DOG PARK	L3.06
	SR-06	BLOCK 6 STAIRS AT PAVILION, TYPE 1	L3.06
	SR-07	BLOCK 6 STAIRS AT PAVILION, TYPE 2	L3.06
	SR-08	BLOCK 6 RAMP AT PERFORMANCE PAVILION	L3.06
	SR-09	STAIRS/RAMP HANDRAIL, TYPICAL	02/L3.06
SITE ELEMENTS			
	SE-01	BLOCK 1 PAVILION	RE: ARCH
	SE-02	BLOCK 1 RESTAURANT (NOT IN SCOPE)	N/A
	SE-03	BLOCK 2 CUSTOM STREET LIGHTING	11/L3.03
	SE-04	BLOCK 3 FIRE FEATURE	09/L3.02
	SE-05	BLOCK 4 PAVILION, EAST	RE: ARCH
	SE-06	BLOCK 4 ADULT SWING	15,16/L3.03
	SE-07	BLOCK 4 ADULT SEESAW	01-03,06,07/ L3.04
	SE-08	BLOCK 4 SHADE STRUCTURE	11/L3.02
	SE-09	BLOCK 4 PAVILION, WEST	RE: ARCH
	SE-10	BLOCK 4 BUILDING (NOT IN SCOPE)	N/A
	SE-11	BLOCK 5 PAVILION	RE: ARCH
	SE-12	BLOCK 5 RESTROOM	RE: ARCH
	SE-13	FIXED BOLLARDS	01,02/L3.03
	SE-14	BLOCK 5 ELEVATED WALKWAY	L3.12
	SE-16	BLOCK 5 FIRE FEATURE	09/L3.02
	SE-18	VOLLEYBALL COURTS	02,05/L3.07
	SE-20	BLOCK 6 EVENT PAVILION	RE: ARCH
	SE-21	SPORT COURT	L3.07
SITE FEATURES			
	SF-01A	BLOCK 1 SEAT WALL, TYPE 1	09/L3.05
	SF-01B	BLOCK 1 SEAT WALL, TYPE 2	09/L3.05
	SF-01C	BLOCK 1 SEAT WALL, TYPE 3	09/L3.05
	SF-01D	BLOCK 1 SEAT WALL, TYPE 4	09/L3.05
	SF-01E	BLOCK 1 SEAT WALL, TYPE 5	09/L3.05
	SF-01F	BLOCK 1 SEAT WALL, TYPE 6	09/L3.05
	SF-01G	BLOCK 1 SEAT WALL, TYPE 7	09/L3.05
	SF-02	BLOCK 2 STREETSCAPE PLANTER POT	12,16/L3.04
	SF-03A	BLOCK 3 SEAT WALL, TYPE 1	09/L3.05
	SF-03B	BLOCK 3 SEAT WALL, TYPE 2	09/L3.05
	SF-04A	BLOCK 4 SEAT WALL, TYPE 1	09/L3.05
	SF-04B	BLOCK 4 SEAT WALL, TYPE 2	09/L3.05
	SF-04C	BLOCK 4 SEAT WALL, TYPE 3	09/L3.05
	SF-04D	BLOCK 4 SEAT WALL, TYPE 4	09/L3.05
	SF-05A	BLOCK 5 SEAT WALL, TYPE 1	09/L3.05
	SF-05B	BLOCK 5 SEAT WALL, TYPE 2	09/L3.05
	SF-05C	BLOCK 5 SEAT WALL, TYPE 3	09/L3.05
	SF-06	STREETSCAPE BENCH, TYPICAL	04,08/L3.05
	SF-07	CURVED BENCH, TYPICAL	01,03/L3.05
	SF-08	PING PONG TABLES, TYPICAL	-
	SF-09	HAMMOCK, TYPICAL	09,10/L3.04
	SF-10	PICNIC TABLE, TYPICAL	10/L3.02
	SF-11	DRINKING FOUNTAIN, TYPICAL	11/L3.04
	SF-12	STRAIGHT BENCH, TYPICAL	05,06/L3.04
	SF-13	WASTE AND RECYCLING RECEPTACLES	04/L3.03
SITE WALLS			
	SW-01	RAISED PLANTER WALLS AT BRIDGE	01,03/L3.06
	SW-02	LANDSCAPE RETAINING WALLS	01,03/L3.06
PLAY EQUIPMENT			
	PE-01	PLAY TOWER AND SLIDE	05,07/L3.10
	PE-02	WATER PLAY EQUIPMENT	01,03/L3.11
	PE-03	HILLSIDE STONE SCRAMBLE	-
	PE-04	HILLSIDE STONE STAIR	-
	PE-05	HILLSIDE STRAIGHT SLIDE	12,17/L3.11
	PE-06	HILLSIDE CURVED SLIDE	15,16/L3.10
	PE-07	HILLSIDE ROLLING LAWN	01/L3.09
	PE-08	SWING, TYPE 1	09,11/L3.11
	PE-09	SWING, TYPE 2	09,11/L3.11
	PE-10A	PLAY HOUSE, TYPE 1 SMALL	14/L3.10
	PE-10B	PLAY HOUSE, TYPE 2 BIG	13/L3.10
	PE-11	EXPLORATION DIG SITE	17-19/L3.10
	PE-12	STONE BLOCK	20/L3.10
	PE-13	STONE BOULDER	08/L3.10
	PE-14	DOG PARK BERM	01/L3.09
	PE-15	DOG PARK TUNNEL	06,07/L3.09
	PE-16	DOG PARK SEESAW	05/L3.09
	PE-17	DOG PARK DRINKING FOUNTAIN	04/L3.09
	PE-18	ROPE CLIMB	11/L3.10
	PE-14	DOG WASTE RECEPTACLE	03/L3.09
FENCING AND GATES			
	FE-01	PLAY AREA FENCING	L3.08
	FE-02	PLAY AREA GATE	L3.08
	FE-03	DOG PARK FENCING	L3.08
	FE-04	DOG PARK GATE	L3.08
	FE-05	SCREENING FENCE	09/L3.08
OVERPASS ELEMENTS			
	VC-01	PARAPET WALL	L3.15
	VC-02	RAISED PLANTER WALL	L3.15
	VC-03	LARGE OVERHEAD ELEMENT	L3.15
	VC-04	SMALL OVERHEAD ELEMENT	L3.15
	VC-05	GUARDRAIL AT BRIDGE	L3.15
	VC-06	BENCH AT PLANTER WALL	11/L3.05
	VC-07	INFILL PANELS AT OVERHEAD ELEMENTS AND MSE WALL FACE	L3.15
WATER FEATURES			
	WF-01	BLOCK 1 WATER FEATURE	L3.13
	WF-02	BLOCK 4 WATER FEATURE	L3.14
TREE GATES			
	TG-01	TREE GRATE, TYPE 1	08/L3.02
MISCELLANEOUS			
	MI-01	ROADWAY CURB, TYPICAL	RE: CIVIL
	MI-02	FLUSH ROADWAY CURB	RE: CIVIL
	MI-03	CURB RAMP	RE: CIVIL
	MI-04	CROSSWALK	RE: CIVIL
	MI-05	RETAIL SIGNAGE	-
	MI-06	SCULPTURE	-

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADES WORK TO PROPERLY EXECUTE CONTRACTORS WORK.

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VINEYARD STATION PARK

Lake Promenade and Main Street
Vineyard, UT 84059

	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

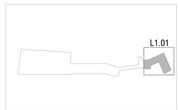
INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map



Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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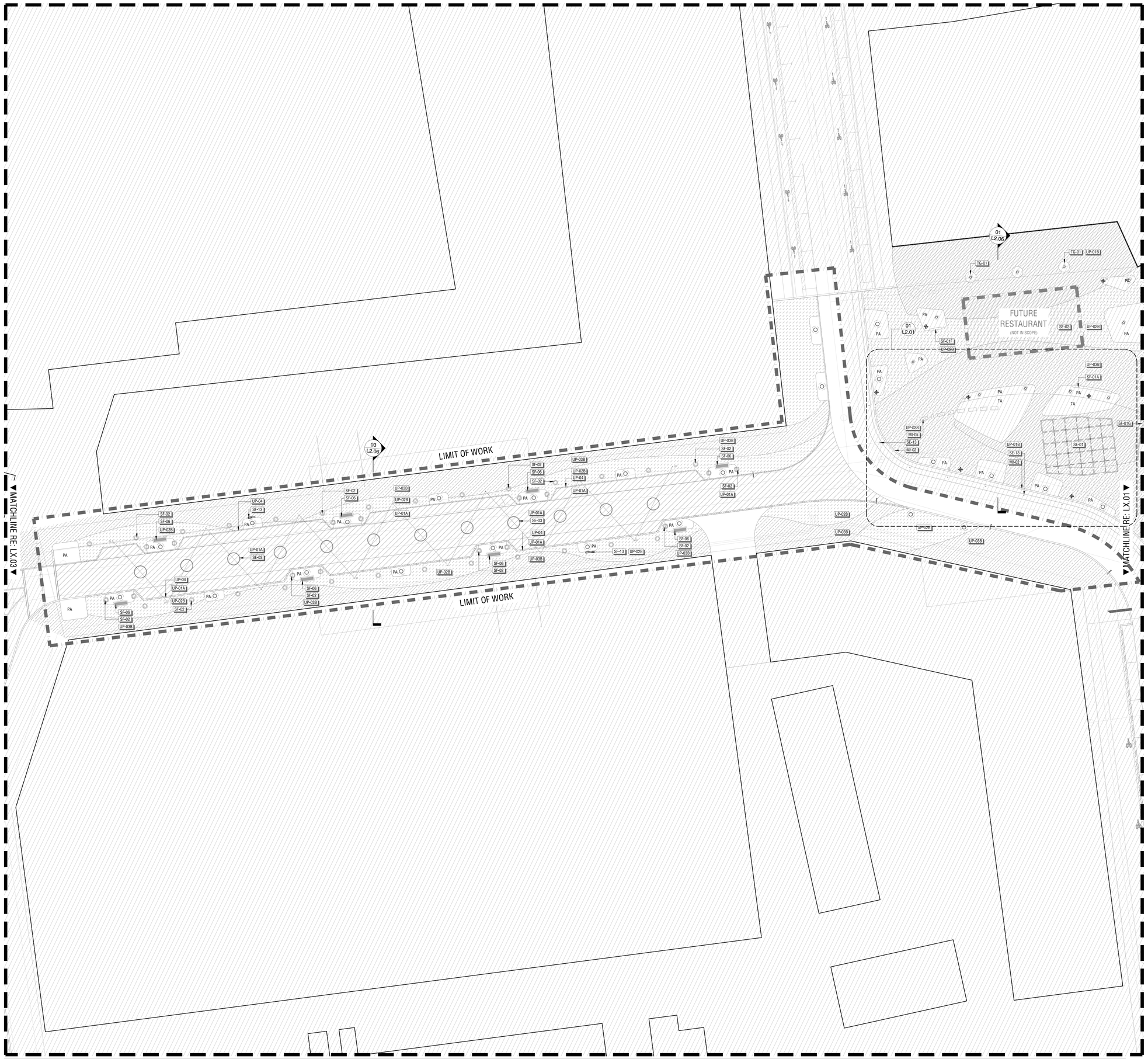
Sheet Title

CONSTRUCTION PLAN - BLOCK 1

Sheet Number

L1.01



LANDSCAPE CONSTRUCTION PLAN AREA 02

GRAPHIC SCALE: 1" = 20'

CONSTRUCTION SCHEDULE

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION	DETAILS
CONCRETE PAVING			
	CP-01A	VEHICULAR RATED PAVING - TYPE 1	02 / L3.01
	CP-01B	PEDESTRIAN RATED PAVING - TYPE 1	03 / L3.01
UNIT PAVERS			
	UP-01A	VEHICULAR RATED UNIT PAVING- TYPE 1	08 / L3.01
	UP-01B	PEDESTRIAN RATE UNIT PAVING-TYPE 1	07 / L3.01
	UP-02A	VEHICULAR RATED UNIT PAVING-TYPE 2	08 / L3.01
	UP-02B	PEDESTRIAN RATE UNIT PAVING-TYPE 2	07 / L3.01
	UP-03A	VEHICULAR RATED UNIT PAVING-TYPE 3	08 / L3.01
	UP-03B	PEDESTRIAN RATE UNIT PAVING-TYPE 3	07 / L3.01
	UP-04	TACTILE PAVING	09/ L3.01
STAIRS AND RAMPS			
	SR-01	BLOCK 3 STAIRS AT LAWN	L3.06
	SR-02	BLOCK 4 STAIRS AT LAWN, EAST	L3.06
	SR-03	BLOCK 4 STAIRS AT LAWN, WEST	L3.06
	SR-04	BLOCK 5 STAIRS AT LAKE PROMENADE DRIVE	L3.06
	SR-05	BLOCK 6 STAIRS AT DOG PARK	L3.06
	SR-06	BLOCK 6 STAIRS AT PAVILION, TYPE 1	L3.06
	SR-07	BLOCK 6 STAIRS AT PAVILION, TYPE 2	L3.06
	SR-08	BLOCK 6 RAMP AT PERFORMANCE PAVILION	L3.06
	SR-09	STAIRS/RAMP HANDRAIL, TYPICAL	02/L3.06
SITE ELEMENTS			
	SE-01	BLOCK 1 PAVILION	RE: ARCH
	SE-02	BLOCK 1 RESTAURANT (NOT IN SCOPE)	N/A
	SE-03	BLOCK 2 CUSTOM STREET LIGHTING	11/L3.03
	SE-04	BLOCK 3 FIRE FEATURE	09/L3.02
	SE-05	BLOCK 4 PAVILION, EAST	RE: ARCH
	SE-06	BLOCK 4 ADULT SWING	15,16/L3.03
	SE-07	BLOCK 4 ADULT SEESAW	01-03,06,07/ L3.04
	SE-08	BLOCK 4 SHADE STRUCTURE	11/L3.02
	SE-09	BLOCK 4 PAVILION, WEST	RE: ARCH
	SE-10	BLOCK 4 BUILDING (NOT IN SCOPE)	N/A
	SE-11	BLOCK 5 PAVILION	RE: ARCH
	SE-12	BLOCK 5 RESTROOM	RE: ARCH
	SE-13	FIXED BOLLARDS	01,02/L3.03
	SE-14	BLOCK 5 ELEVATED WALKWAY	L3.12
	SE-16	BLOCK 5 FIRE FEATURE	09/L3.02
	SE-18	VOLLEYBALL COURTS	02,05/L3.07
	SE-20	BLOCK 6 EVENT PAVILION	RE: ARCH
	SE-21	SPORT COURT	L3.07
SITE FEATURES			
	SF-01A	BLOCK 1 SEAT WALL, TYPE 1	09/L3.05
	SF-01B	BLOCK 1 SEAT WALL, TYPE 2	09/L3.05
	SF-01C	BLOCK 1 SEAT WALL, TYPE 3	09/L3.05
	SF-01D	BLOCK 1 SEAT WALL, TYPE 4	09/L3.05
	SF-01E	BLOCK 1 SEAT WALL, TYPE 5	09/L3.05
	SF-01F	BLOCK 1 SEAT WALL, TYPE 6	09/L3.05
	SF-01G	BLOCK 1 SEAT WALL, TYPE 7	09/L3.05
	SF-02	BLOCK 2 STREETSCAPE PLANTER POT	12,16/L3.04
	SF-03A	BLOCK 3 SEAT WALL, TYPE 1	09/L3.05
	SF-03B	BLOCK 3 SEAT WALL, TYPE 2	09/L3.05
	SF-04A	BLOCK 4 SEAT WALL, TYPE 1	09/L3.05
	SF-04B	BLOCK 4 SEAT WALL, TYPE 2	09/L3.05
	SF-04C	BLOCK 4 SEAT WALL, TYPE 3	09/L3.05
	SF-04D	BLOCK 4 SEAT WALL, TYPE 4	09/L3.05
	SF-05A	BLOCK 5 SEAT WALL, TYPE 1	09/L3.05
	SF-05B	BLOCK 5 SEAT WALL, TYPE 2	09/L3.05
	SF-05C	BLOCK 5 SEAT WALL, TYPE 3	09/L3.05
	SF-06	STREETSCAPE BENCH, TYPICAL	04,08/L3.05
	SF-07	CURVED BENCH, TYPICAL	01,03/L3.05
	SF-08	PING PONG TABLES, TYPICAL	-
	SF-09	HAMMOCK, TYPICAL	09,10/L3.04
	SF-10	PICNIC TABLE, TYPICAL	10/L3.02
	SF-11	DRINKING FOUNTAIN, TYPICAL	11/L3.04
	SF-12	STRAIGHT BENCH, TYPICAL	05,06/L3.04
	SF-13	WASTE AND RECYCLING RECEPTACLES	04/L3.03
SITE WALLS			
	SW-01	RAISED PLANTER WALLS AT BRIDGE	01,03/L3.06
	SW-02	LANDSCAPE RETAINING WALLS	01,03/L3.06
PLAY EQUIPMENT			
	PE-01	PLAY TOWER AND SLIDE	05,07/L3.10
	PE-02	WATER PLAY EQUIPMENT	01,03/L3.11
	PE-03	HILLSIDE STONE SCRAMBLE	-
	PE-04	HILLSIDE STONE STAIR	-
	PE-05	HILLSIDE STRAIGHT SLIDE	12,17/L3.11
	PE-06	HILLSIDE CURVED SLIDE	15,16/L3.10
	PE-07	HILLSIDE ROLLING LAWN	01/L3.09
	PE-08	SWING, TYPE 1	09,11/L3.11
	PE-09	SWING, TYPE 2	09,11/L3.11
	PE-10A	PLAY HOUSE, TYPE 1 SMALL	14/L3.10
	PE-10B	PLAY HOUSE, TYPE 2 BIG	13/L3.10
	PE-11	EXPLORATION DIG SITE	17-19/L3.10
	PE-12	STONE BLOCK	20/L3.10
	PE-13	STONE BOULDER	08/L3.10
	PE-14	DOG PARK BERM	01/L3.09
	PE-15	DOG PARK TUNNEL	06,07/L3.09
	PE-16	DOG PARK SEESAW	05/L3.09
	PE-17	DOG PARK DRINKING FOUNTAIN	04/L3.09
	PE-18	ROPE CLIMB	11/L3.10
	PE-14	DOG WASTE RECEPTACLE	03/L3.09
FENCING AND GATES			
	FE-01	PLAY AREA FENCING	L3.08
	FE-02	PLAY AREA GATE	L3.08
	FE-03	DOG PARK FENCING	L3.08
	FE-04	DOG PARK GATE	L3.08
	FE-05	SCREENING FENCE	09/L3.08
OVERPASS ELEMENTS			
	VC-01	PARAPET WALL	L3.15
	VC-02	RAISED PLANTER WALL	L3.15
	VC-03	LARGE OVERHEAD ELEMENT	L3.15
	VC-04	SMALL OVERHEAD ELEMENT	L3.15
	VC-05	GUARDRAIL AT BRIDGE	L3.15
	VC-06	BENCH AT PLANTER WALL	11/L3.05
	VC-07	INFILL PANELS AT OVERHEAD ELEMENTS AND MSE WALL FACE	L3.15
WATER FEATURES			
	WF-01	BLOCK 1 WATER FEATURE	L3.13
	WF-02	BLOCK 4 WATER FEATURE	L3.14
TREE GATES			
	TG-01	TREE GRATE, TYPE 1	08/L3.02
MISCELLANEOUS			
	MI-01	ROADWAY CURB, TYPICAL	RE: CIVIL
	MI-02	FLUSH ROADWAY CURB	RE: CIVIL
	MI-03	CURB RAMP	RE: CIVIL
	MI-04	CROSSWALK	RE: CIVIL
	MI-05	RETAIL SIGNAGE	-
	MI-06	SCULPTURE	-

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADES WORK TO PROPERLY EXECUTE CONTRACTORS WORK.

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OJB

VINEYARD STATION PARK

Lake Promenade and Main Street
Vineyard, UT 84059

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Landscape Architect: James Burnett
Registration No.: 1482
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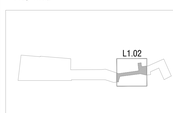
The Office of James Burnett

Key Map



Issue Date: 06/16/2023
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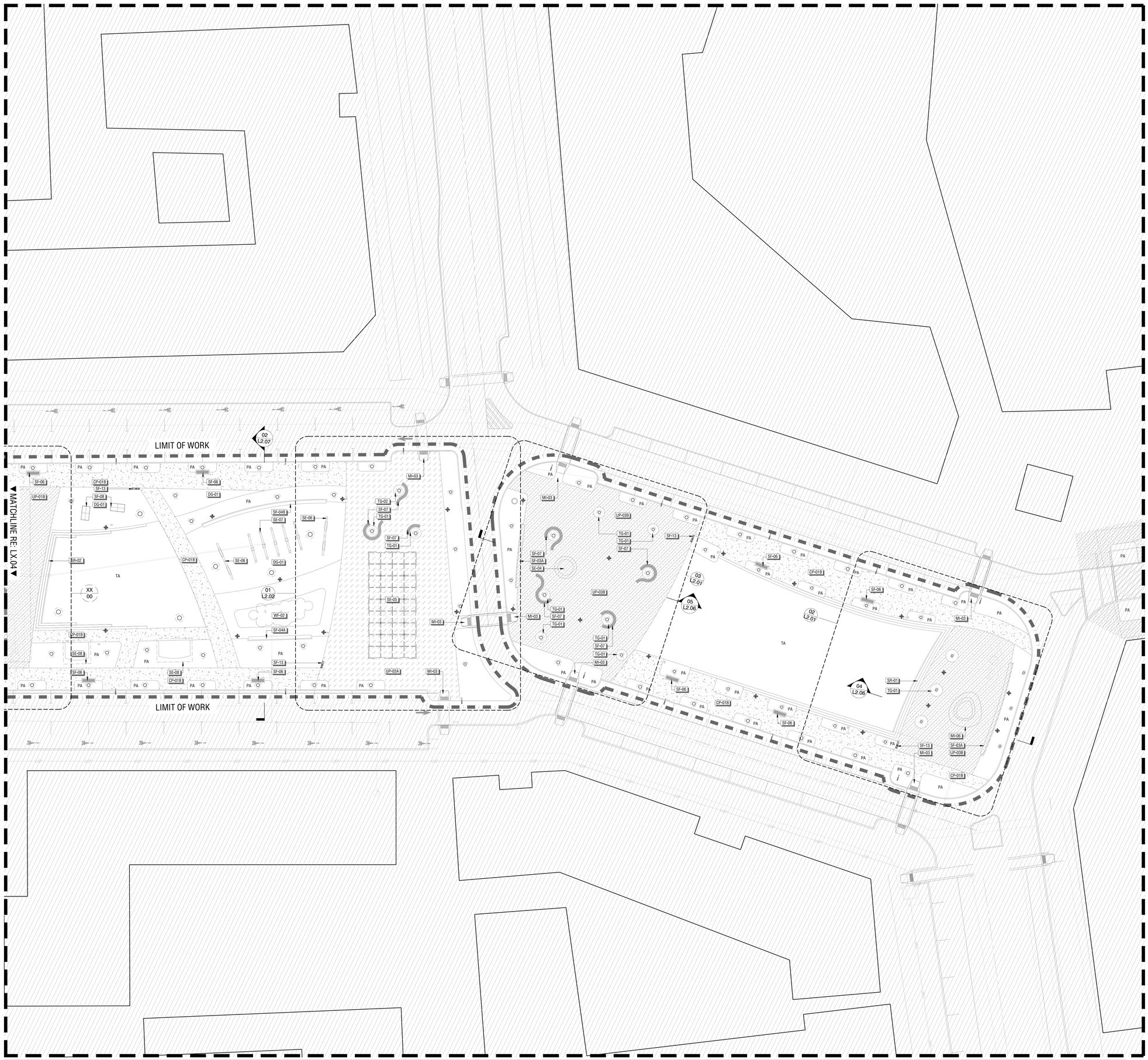
Sheet Title

CONSTRUCTION PLAN - BLOCK 2

Sheet Number

L1.02



LANDSCAPE CONSTRUCTION PLAN AREA 03

SCALE: 1" = 20'

CONSTRUCTION SCHEDULE

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION	DETAILS
CONCRETE PAVING			
	CP-01A	VEHICULAR RATED PAVING - TYPE 1	02 / L3.01
	CP-01B	PEDESTRIAN RATED PAVING - TYPE 1	03 / L3.01
UNIT PAVERS			
	UP-01A	VEHICULAR RATED UNIT PAVING- TYPE 1	08 / L3.01
	UP-01B	PEDESTRIAN RATE UNIT PAVING-TYPE 1	07 / L3.01
	UP-02A	VEHICULAR RATED UNIT PAVING-TYPE 2	08 / L3.01
	UP-02B	PEDESTRIAN RATE UNIT PAVING-TYPE 2	07 / L3.01
	UP-03A	VEHICULAR RATED UNIT PAVING-TYPE 3	08 / L3.01
	UP-03B	PEDESTRIAN RATE UNIT PAVING-TYPE 3	07 / L3.01
	UP-04	TACTILE PAVING	09/ L3.01
STAIRS AND RAMPS			
	SR-01	BLOCK 3 STAIRS AT LAWN	L3.06
	SR-02	BLOCK 4 STAIRS AT LAWN, EAST	L3.06
	SR-03	BLOCK 4 STAIRS AT LAWN, WEST	L3.06
	SR-04	BLOCK 5 STAIRS AT LAKE PROMENADE DRIVE	L3.06
	SR-05	BLOCK 6 STAIRS AT DOG PARK	L3.06
	SR-06	BLOCK 6 STAIRS AT PAVILION, TYPE 1	L3.06
	SR-07	BLOCK 6 STAIRS AT PAVILION, TYPE 2	L3.06
	SR-08	BLOCK 6 RAMP AT PERFORMANCE PAVILION	L3.06
	SR-09	STAIRS/RAMP HANDRAIL, TYPICAL	02/L3.06
SITE ELEMENTS			
	SE-01	BLOCK 1 PAVILION	RE: ARCH
	SE-02	BLOCK 1 RESTAURANT (NOT IN SCOPE)	N/A
	SE-03	BLOCK 2 CUSTOM STREET LIGHTING	11/L3.03
	SE-04	BLOCK 3 FIRE FEATURE	09/L3.02
	SE-05	BLOCK 4 PAVILION, EAST	RE: ARCH
	SE-06	BLOCK 4 ADULT SWING	15,16/L3.03
	SE-07	BLOCK 4 ADULT SEESAW	01-03,06,07/ L3.04
	SE-08	BLOCK 4 SHADE STRUCTURE	11/L3.02
	SE-09	BLOCK 4 PAVILION, WEST	RE: ARCH
	SE-10	BLOCK 4 BUILDING (NOT IN SCOPE)	N/A
	SE-11	BLOCK 5 PAVILION	RE: ARCH
	SE-12	BLOCK 5 RESTROOM	RE: ARCH
	SE-13	FIXED BOLLARDS	01,02/L3.03
	SE-14	BLOCK 5 ELEVATED WALKWAY	L3.12
	SE-16	BLOCK 5 FIRE FEATURE	09/L3.02
	SE-18	VOLLEYBALL COURTS	02,05/L3.07
	SE-20	BLOCK 6 EVENT PAVILION	RE: ARCH
	SE-21	SPORT COURT	L3.07
SITE FEATURES			
	SF-01A	BLOCK 1 SEAT WALL, TYPE 1	09/L3.05
	SF-01B	BLOCK 1 SEAT WALL, TYPE 2	09/L3.05
	SF-01C	BLOCK 1 SEAT WALL, TYPE 3	09/L3.05
	SF-01D	BLOCK 1 SEAT WALL, TYPE 4	09/L3.05
	SF-01E	BLOCK 1 SEAT WALL, TYPE 5	09/L3.05
	SF-01F	BLOCK 1 SEAT WALL, TYPE 6	09/L3.05
	SF-01G	BLOCK 1 SEAT WALL, TYPE 7	09/L3.05
	SF-02	BLOCK 2 STREETSCAPE PLANTER POT	12,16/L3.04
	SF-03A	BLOCK 3 SEAT WALL, TYPE 1	09/L3.05
	SF-03B	BLOCK 3 SEAT WALL, TYPE 2	09/L3.05
	SF-04A	BLOCK 4 SEAT WALL, TYPE 1	09/L3.05
	SF-04B	BLOCK 4 SEAT WALL, TYPE 2	09/L3.05
	SF-04C	BLOCK 4 SEAT WALL, TYPE 3	09/L3.05
	SF-04D	BLOCK 4 SEAT WALL, TYPE 4	09/L3.05
	SF-05A	BLOCK 5 SEAT WALL, TYPE 1	09/L3.05
	SF-05B	BLOCK 5 SEAT WALL, TYPE 2	09/L3.05
	SF-05C	BLOCK 5 SEAT WALL, TYPE 3	09/L3.05
	SF-06	STREETSCAPE BENCH, TYPICAL	04,08/L3.05
	SF-07	CURVED BENCH, TYPICAL	01,03/L3.05
	SF-08	PING PONG TABLES, TYPICAL	-
	SF-09	HAMMOCK, TYPICAL	09,10/L3.04
	SF-10	PICNIC TABLE, TYPICAL	10/L3.02
	SF-11	DRINKING FOUNTAIN, TYPICAL	11/L3.04
	SF-12	STRAIGHT BENCH, TYPICAL	05,06/L3.04
	SF-13	WASTE AND RECYCLING RECEPTACLES	04/L3.03
SITE WALLS			
	SW-01	RAISED PLANTER WALLS AT BRIDGE	01,03/L3.06
	SW-02	LANDSCAPE RETAINING WALLS	01,03/L3.06
PLAY EQUIPMENT			
	PE-01	PLAY TOWER AND SLIDE	05,07/L3.10
	PE-02	WATER PLAY EQUIPMENT	01,03/L3.11
	PE-03	HILLSIDE STONE SCRAMBLE	-
	PE-04	HILLSIDE STONE STAIR	-
	PE-05	HILLSIDE STRAIGHT SLIDE	12,17/L3.11
	PE-06	HILLSIDE CURVED SLIDE	15,16/L3.10
	PE-07	HILLSIDE ROLLING LAWN	01/L3.09
	PE-08	SWING, TYPE 1	09,11/L3.11
	PE-09	SWING, TYPE 2	09,11/L3.11
	PE-10A	PLAY HOUSE, TYPE 1 SMALL	14/L3.10
	PE-10B	PLAY HOUSE, TYPE 2 BIG	13/L3.10
	PE-11	EXPLORATION DIG SITE	17-19/L3.10
	PE-12	STONE BLOCK	20/L3.10
	PE-13	STONE BOULDER	08/L3.10
	PE-14	DOG PARK BERM	01/L3.09
	PE-15	DOG PARK TUNNEL	06,07/L3.09
	PE-16	DOG PARK SEESAW	05/L3.09
	PE-17	DOG PARK DRINKING FOUNTAIN	04/L3.09
	PE-18	ROPE CLIMB	11/L3.10
	PE-14	DOG WASTE RECEPTACLE	03/L3.09
FENCING AND GATES			
	FE-01	PLAY AREA FENCING	L3.08
	FE-02	PLAY AREA GATE	L3.08
	FE-03	DOG PARK FENCING	L3.08
	FE-04	DOG PARK GATE	L3.08
	FE-05	SCREENING FENCE	09/L3.08
OVERPASS ELEMENTS			
	VC-01	PARAPET WALL	L3.15
	VC-02	RAISED PLANTER WALL	L3.15
	VC-03	LARGE OVERHEAD ELEMENT	L3.15
	VC-04	SMALL OVERHEAD ELEMENT	L3.15
	VC-05	GUARDRAIL AT BRIDGE	L3.15
	VC-06	BENCH AT PLANTER WALL	11/L3.05
	VC-07	INFILL PANELS AT OVERHEAD ELEMENTS AND MSE WALL FACE	L3.15
WATER FEATURES			
	WF-01	BLOCK 1 WATER FEATURE	L3.13
	WF-02	BLOCK 4 WATER FEATURE	L3.14
TREE GATES			
	TG-01	TREE GRATE, TYPE 1	08/L3.02
MISCELLANEOUS			
	MI-01	ROADWAY CURB, TYPICAL	RE: CIVIL
	MI-02	FLUSH ROADWAY CURB	RE: CIVIL
	MI-03	CURB RAMP	RE: CIVIL
	MI-04	CROSSWALK	RE: CIVIL
	MI-05	RETAIL SIGNAGE	-
	MI-06	SCULPTURE	-

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PROJECT TEAM

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FLAGSHIP HOMES
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OJB

VINEYARD STATION PARK

Lake Promenade and Main Street
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The Office of James Burnett

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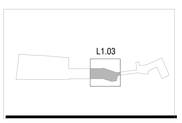

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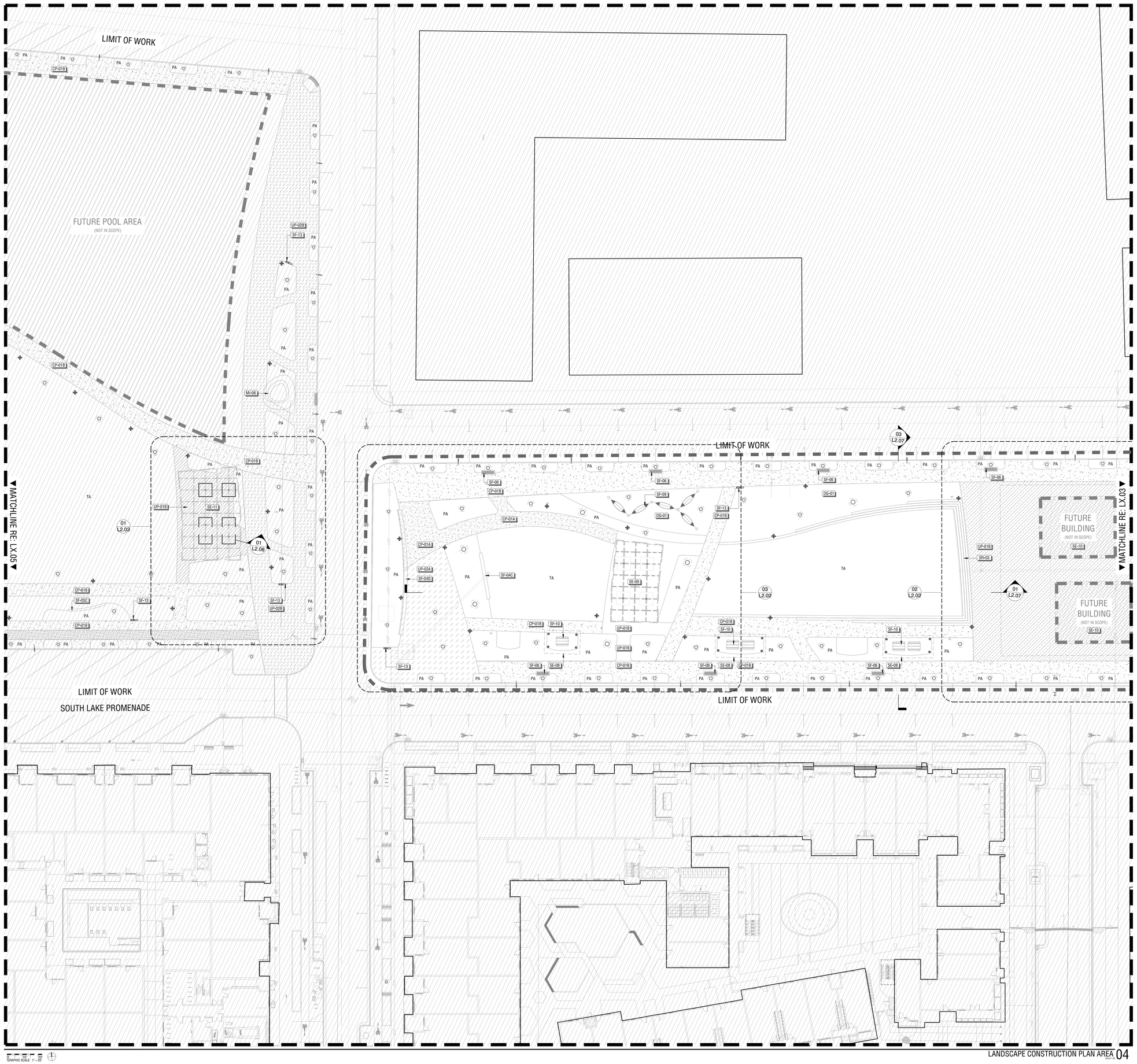
Sheet Title

CONSTRUCTION PLAN - BLOCK 3 & BLOCK 4 (EAST)

Sheet Number

L1.03



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UNIT PAVERS			
	UP-01A	VEHICULAR RATED UNIT PAVING- TYPE 1	08 / L3.01
	UP-01B	PEDESTRIAN RATE UNIT PAVING-TYPE 1	07 / L3.01
	UP-02A	VEHICULAR RATED UNIT PAVING-TYPE 2	08 / L3.01
	UP-02B	PEDESTRIAN RATE UNIT PAVING-TYPE 2	07 / L3.01
	UP-03A	VEHICULAR RATED UNIT PAVING-TYPE 3	08 / L3.01
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	UP-04	TACTILE PAVING	09/ L3.01
STAIRS AND RAMPS			
	SR-01	BLOCK 3 STAIRS AT LAWN	L3.06
	SR-02	BLOCK 4 STAIRS AT LAWN, EAST	L3.06
	SR-03	BLOCK 4 STAIRS AT LAWN, WEST	L3.06
	SR-04	BLOCK 5 STAIRS AT LAKE PROMENADE DRIVE	L3.06
	SR-05	BLOCK 6 STAIRS AT DOG PARK	L3.06
	SR-06	BLOCK 6 STAIRS AT PAVILION, TYPE 1	L3.06
	SR-07	BLOCK 6 STAIRS AT PAVILION, TYPE 2	L3.06
	SR-08	BLOCK 6 RAMP AT PERFORMANCE PAVILION	L3.06
	SR-09	STAIRS/RAMP HANDRAIL, TYPICAL	02/L3.06
SITE ELEMENTS			
	SE-01	BLOCK 1 PAVILION	RE: ARCH
	SE-02	BLOCK 1 RESTAURANT (NOT IN SCOPE)	N/A
	SE-03	BLOCK 2 CUSTOM STREET LIGHTING	11/L3.03
	SE-04	BLOCK 3 FIRE FEATURE	09/L3.02
	SE-05	BLOCK 4 PAVILION, EAST	RE: ARCH
	SE-06	BLOCK 4 ADULT SWING	15,16/L3.03
	SE-07	BLOCK 4 ADULT SEESAW	01-03,06,07/ L3.04
	SE-08	BLOCK 4 SHADE STRUCTURE	11/L3.02
	SE-09	BLOCK 4 PAVILION, WEST	RE: ARCH
	SE-10	BLOCK 4 BUILDING (NOT IN SCOPE)	N/A
	SE-11	BLOCK 5 PAVILION	RE: ARCH
	SE-12	BLOCK 5 RESTROOM	RE: ARCH
	SE-13	FIXED BOLLARDS	01,02/L3.03
	SE-14	BLOCK 5 ELEVATED WALKWAY	L3.12
	SE-16	BLOCK 5 FIRE FEATURE	09/L3.02
	SE-18	VOLLEYBALL COURTS	02,05/L3.07
	SE-20	BLOCK 6 EVENT PAVILION	RE: ARCH
	SE-21	SPORT COURT	L3.07
SITE FEATURES			
	SF-01A	BLOCK 1 SEAT WALL, TYPE 1	09/L3.05
	SF-01B	BLOCK 1 SEAT WALL, TYPE 2	09/L3.05
	SF-01C	BLOCK 1 SEAT WALL, TYPE 3	09/L3.05
	SF-01D	BLOCK 1 SEAT WALL, TYPE 4	09/L3.05
	SF-01E	BLOCK 1 SEAT WALL, TYPE 5	09/L3.05
	SF-01F	BLOCK 1 SEAT WALL, TYPE 6	09/L3.05
	SF-01G	BLOCK 1 SEAT WALL, TYPE 7	09/L3.05
	SF-02	BLOCK 2 STREETSCAPE PLANTER POT	12,16/L3.04
	SF-03A	BLOCK 3 SEAT WALL, TYPE 1	09/L3.05
	SF-03B	BLOCK 3 SEAT WALL, TYPE 2	09/L3.05
	SF-04A	BLOCK 4 SEAT WALL, TYPE 1	09/L3.05
	SF-04B	BLOCK 4 SEAT WALL, TYPE 2	09/L3.05
	SF-04C	BLOCK 4 SEAT WALL, TYPE 3	09/L3.05
	SF-04D	BLOCK 4 SEAT WALL, TYPE 4	09/L3.05
	SF-05A	BLOCK 5 SEAT WALL, TYPE 1	09/L3.05
	SF-05B	BLOCK 5 SEAT WALL, TYPE 2	09/L3.05
	SF-05C	BLOCK 5 SEAT WALL, TYPE 3	09/L3.05
	SF-06	STREETSCAPE BENCH, TYPICAL	04,08/L3.05
	SF-07	CURVED BENCH, TYPICAL	01,03/L3.05
	SF-08	PING PONG TABLES, TYPICAL	-
	SF-09	HAMMOCK, TYPICAL	09,10/L3.04
	SF-10	PICNIC TABLE, TYPICAL	10/L3.02
	SF-11	DRINKING FOUNTAIN, TYPICAL	11/L3.04
	SF-12	STRAIGHT BENCH, TYPICAL	05,06/L3.04
	SF-13	WASTE AND RECYCLING RECEPTACLES	04/L3.03
SITE WALLS			
	SW-01	RAISED PLANTER WALLS AT BRIDGE	01,03/L3.06
	SW-02	LANDSCAPE RETAINING WALLS	01,03/L3.06
PLAY EQUIPMENT			
	PE-01	PLAY TOWER AND SLIDE	05,07/L3.10
	PE-02	WATER PLAY EQUIPMENT	01,03/L3.11
	PE-03	HILLSIDE STONE SCRAMBLE	-
	PE-04	HILLSIDE STONE STAIR	-
	PE-05	HILLSIDE STRAIGHT SLIDE	12,17/L3.11
	PE-06	HILLSIDE CURVED SLIDE	15,16/L3.10
	PE-07	HILLSIDE ROLLING LAWN	01/L3.09
	PE-08	SWING, TYPE 1	09,11/L3.11
	PE-09	SWING, TYPE 2	09,11/L3.11
	PE-10A	PLAY HOUSE, TYPE 1 SMALL	14/L3.10
	PE-10B	PLAY HOUSE, TYPE 2 BIG	13/L3.10
	PE-11	EXPLORATION DIG SITE	17-19/L3.10
	PE-12	STONE BLOCK	20/L3.10
	PE-13	STONE BOULDER	08/L3.10
	PE-14	DOG PARK BERM	01/L3.09
	PE-15	DOG PARK TUNNEL	06,07/L3.09
	PE-16	DOG PARK SEESAW	05/L3.09
	PE-17	DOG PARK DRINKING FOUNTAIN	04/L3.09
	PE-18	ROPE CLIMB	11/L3.10
	PE-14	DOG WASTE RECEPTACLE	03/L3.09
FENCING AND GATES			
	FE-01	PLAY AREA FENCING	L3.08
	FE-02	PLAY AREA GATE	L3.08
	FE-03	DOG PARK FENCING	L3.08
	FE-04	DOG PARK GATE	L3.08
	FE-05	SCREENING FENCE	09/L3.08
OVERPASS ELEMENTS			
	VC-01	PARAPET WALL	L3.15
	VC-02	RAISED PLANTER WALL	L3.15
	VC-03	LARGE OVERHEAD ELEMENT	L3.15
	VC-04	SMALL OVERHEAD ELEMENT	L3.15
	VC-05	GUARDRAIL AT BRIDGE	L3.15
	VC-06	BENCH AT PLANTER WALL	11/L3.05
	VC-07	INFILL PANELS AT OVERHEAD ELEMENTS AND MSE WALL FACE	L3.15
WATER FEATURES			
	WF-01	BLOCK 1 WATER FEATURE	L3.13
	WF-02	BLOCK 4 WATER FEATURE	L3.14
TREE GATES			
	TG-01	TREE GRATE, TYPE 1	08/L3.02
MISCELLANEOUS			
	MI-01	ROADWAY CURB, TYPICAL	RE: CIVIL
	MI-02	FLUSH ROADWAY CURB	RE: CIVIL
	MI-03	CURB RAMP	RE: CIVIL
	MI-04	CROSSWALK	RE: CIVIL
	MI-05	RETAIL SIGNAGE	-
	MI-06	SCULPTURE	-

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADES WORK TO PROPERLY EXECUTE CONTRACTORS WORK.

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VINEYARD STATION PARK

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Vineyard, UT 84059

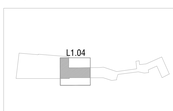
	DATE	ISSUE
1	01/17/2023	100% SCHEMATIC DESIGN
2	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map



Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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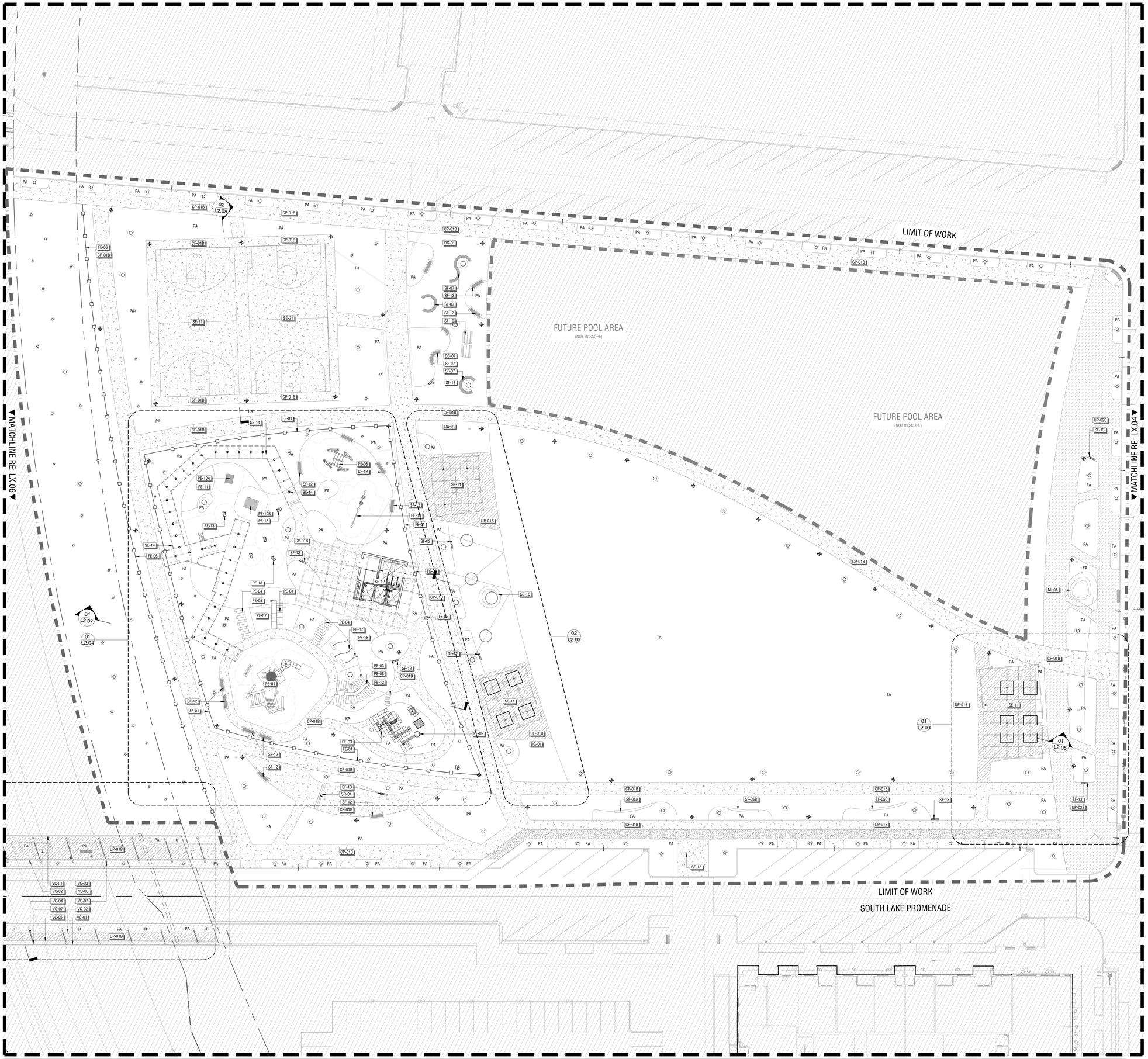
Sheet Title

CONSTRUCTION PLAN - BLOCK 4 (WEST)

Sheet Number

L1.04



LANDSCAPE CONSTRUCTION PLAN AREA 05

GRAPHIC SCALE 1" = 20'

CONSTRUCTION SCHEDULE

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION	DETAILS
CONCRETE PAVING			
	CP-01A	VEHICULAR RATED PAVING - TYPE 1	02 / L3.01
	CP-01B	PEDESTRIAN RATED PAVING - TYPE 1	03 / L3.01
UNIT PAVERS			
	UP-01A	VEHICULAR RATED UNIT PAVING- TYPE 1	08 / L3.01
	UP-01B	PEDESTRIAN RATE UNIT PAVING-TYPE 1	07 / L3.01
	UP-02A	VEHICULAR RATED UNIT PAVING-TYPE 2	08 / L3.01
	UP-02B	PEDESTRIAN RATE UNIT PAVING-TYPE 2	07 / L3.01
	UP-03A	VEHICULAR RATED UNIT PAVING-TYPE 3	08 / L3.01
	UP-03B	PEDESTRIAN RATE UNIT PAVING-TYPE 3	07 / L3.01
	UP-04	TACTILE PAVING	09/ L3.01
STAIRS AND RAMPS			
	SR-01	BLOCK 3 STAIRS AT LAWN	L3.06
	SR-02	BLOCK 4 STAIRS AT LAWN, EAST	L3.06
	SR-03	BLOCK 4 STAIRS AT LAWN, WEST	L3.06
	SR-04	BLOCK 5 STAIRS AT LAKE PROMENADE DRIVE	L3.06
	SR-05	BLOCK 6 STAIRS AT DOG PARK	L3.06
	SR-06	BLOCK 6 STAIRS AT PAVILION, TYPE 1	L3.06
	SR-07	BLOCK 6 STAIRS AT PAVILION, TYPE 2	L3.06
	SR-08	BLOCK 6 RAMP AT PERFORMANCE PAVILION	L3.06
	SR-09	STAIRS/RAMP HANDRAIL, TYPICAL	02/L3.06
SITE ELEMENTS			
	SE-01	BLOCK 1 PAVILION	RE: ARCH
	SE-02	BLOCK 1 RESTAURANT (NOT IN SCOPE)	N/A
	SE-03	BLOCK 2 CUSTOM STREET LIGHTING	11/L3.03
	SE-04	BLOCK 3 FIRE FEATURE	09/L3.02
	SE-05	BLOCK 4 PAVILION, EAST	RE: ARCH
	SE-06	BLOCK 4 ADULT SWING	15,16/L3.03
	SE-07	BLOCK 4 ADULT SEESAW	01-03,06,07/ L3.04
	SE-08	BLOCK 4 SHADE STRUCTURE	11/L3.02
	SE-09	BLOCK 4 PAVILION, WEST	RE: ARCH
	SE-10	BLOCK 4 BUILDING (NOT IN SCOPE)	N/A
	SE-11	BLOCK 5 PAVILION	RE: ARCH
	SE-12	BLOCK 5 RESTROOM	RE: ARCH
	SE-13	FIXED BOLLARDS	01,02/L3.03
	SE-14	BLOCK 5 ELEVATED WALKWAY	L3.12
	SE-16	BLOCK 5 FIRE FEATURE	09/L3.02
	SE-18	VOLLEYBALL COURTS	02,05/L3.07
	SE-20	BLOCK 6 EVENT PAVILION	RE: ARCH
	SE-21	SPORT COURT	L3.07
SITE FEATURES			
	SF-01A	BLOCK 1 SEAT WALL, TYPE 1	09/L3.05
	SF-01B	BLOCK 1 SEAT WALL, TYPE 2	09/L3.05
	SF-01C	BLOCK 1 SEAT WALL, TYPE 3	09/L3.05
	SF-01D	BLOCK 1 SEAT WALL, TYPE 4	09/L3.05
	SF-01E	BLOCK 1 SEAT WALL, TYPE 5	09/L3.05
	SF-01F	BLOCK 1 SEAT WALL, TYPE 6	09/L3.05
	SF-01G	BLOCK 1 SEAT WALL, TYPE 7	09/L3.05
	SF-02	BLOCK 2 STREETSCAPE PLANTER POT	12,16/L3.04
	SF-03A	BLOCK 3 SEAT WALL, TYPE 1	09/L3.05
	SF-03B	BLOCK 3 SEAT WALL, TYPE 2	09/L3.05
	SF-04A	BLOCK 4 SEAT WALL, TYPE 1	09/L3.05
	SF-04B	BLOCK 4 SEAT WALL, TYPE 2	09/L3.05
	SF-04C	BLOCK 4 SEAT WALL, TYPE 3	09/L3.05
	SF-04D	BLOCK 4 SEAT WALL, TYPE 4	09/L3.05
	SF-05A	BLOCK 5 SEAT WALL, TYPE 1	09/L3.05
	SF-05B	BLOCK 5 SEAT WALL, TYPE 2	09/L3.05
	SF-05C	BLOCK 5 SEAT WALL, TYPE 3	09/L3.05
	SF-06	STREETSCAPE BENCH, TYPICAL	04,08/L3.05
	SF-07	CURVED BENCH, TYPICAL	01,03/L3.05
	SF-08	PING PONG TABLES, TYPICAL	-
	SF-09	HAMMOCK, TYPICAL	09,10/L3.04
	SF-10	PICNIC TABLE, TYPICAL	10/L3.02
	SF-11	DRINKING FOUNTAIN, TYPICAL	11/L3.04
	SF-12	STRAIGHT BENCH, TYPICAL	05,06/L3.04
	SF-13	WASTE AND RECYCLING RECEPTACLES	04/L3.03
SITE WALLS			
	SW-01	RAISED PLANTER WALLS AT BRIDGE	01,03/L3.06
	SW-02	LANDSCAPE RETAINING WALLS	01,03/L3.06
PLAY EQUIPMENT			
	PE-01	PLAY TOWER AND SLIDE	05,07/L3.10
	PE-02	WATER PLAY EQUIPMENT	01,03/L3.11
	PE-03	HILLSIDE STONE SCRAMBLE	-
	PE-04	HILLSIDE STONE STAIR	-
	PE-05	HILLSIDE STRAIGHT SLIDE	12,17/L3.11
	PE-06	HILLSIDE CURVED SLIDE	15,16/L3.10
	PE-07	HILLSIDE ROLLING LAWN	01/L3.09
	PE-08	SWING, TYPE 1	09,11/L3.11
	PE-09	SWING, TYPE 2	09,11/L3.11
	PE-10A	PLAY HOUSE, TYPE 1 SMALL	14/L3.10
	PE-10B	PLAY HOUSE, TYPE 2 BIG	13/L3.10
	PE-11	EXPLORATION DIG SITE	17-19/L3.10
	PE-12	STONE BLOCK	20/L3.10
	PE-13	STONE BOULDER	08/L3.10
	PE-14	DOG PARK BERM	01/L3.09
	PE-15	DOG PARK TUNNEL	06,07/L3.09
	PE-16	DOG PARK SEESAW	05/L3.09
	PE-17	DOG PARK DRINKING FOUNTAIN	04/L3.09
	PE-18	ROPE CLIMB	11/L3.10
	PE-14	DOG WASTE RECEPTACLE	03/L3.09
FENCING AND GATES			
	FE-01	PLAY AREA FENCING	L3.08
	FE-02	PLAY AREA GATE	L3.08
	FE-03	DOG PARK FENCING	L3.08
	FE-04	DOG PARK GATE	L3.08
	FE-05	SCREENING FENCE	09/L3.08
OVERPASS ELEMENTS			
	VC-01	PARAPET WALL	L3.15
	VC-02	RAISED PLANTER WALL	L3.15
	VC-03	LARGE OVERHEAD ELEMENT	L3.15
	VC-04	SMALL OVERHEAD ELEMENT	L3.15
	VC-05	GUARDRAIL AT BRIDGE	L3.15
	VC-06	BENCH AT PLANTER WALL	11/L3.05
	VC-07	INFILL PANELS AT OVERHEAD ELEMENTS AND MSE WALL FACE	L3.15
WATER FEATURES			
	WF-01	BLOCK 1 WATER FEATURE	L3.13
	WF-02	BLOCK 4 WATER FEATURE	L3.14
TREE GATES			
	TG-01	TREE GRATE, TYPE 1	08/L3.02
MISCELLANEOUS			
	MI-01	ROADWAY CURB, TYPICAL	RE: CIVIL
	MI-02	FLUSH ROADWAY CURB	RE: CIVIL
	MI-03	CURB RAMP	RE: CIVIL
	MI-04	CROSSWALK	RE: CIVIL
	MI-05	RETAIL SIGNAGE	-
	MI-06	SCULPTURE	-

CONSTRUCTION NOTES

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MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

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SPECTRUM
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PHONE 801.328.5151

OJB

VINEYARD STATION PARK

Lake Promenade and Main Street
Vineyard, UT 84059

	DATE	ISSUE
1	01/17/2023	100% SCHEMATIC DESIGN
2	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

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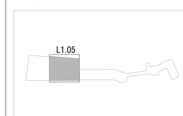
Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map



Issue Date: 06/16/2023
Job Code: VI-STA
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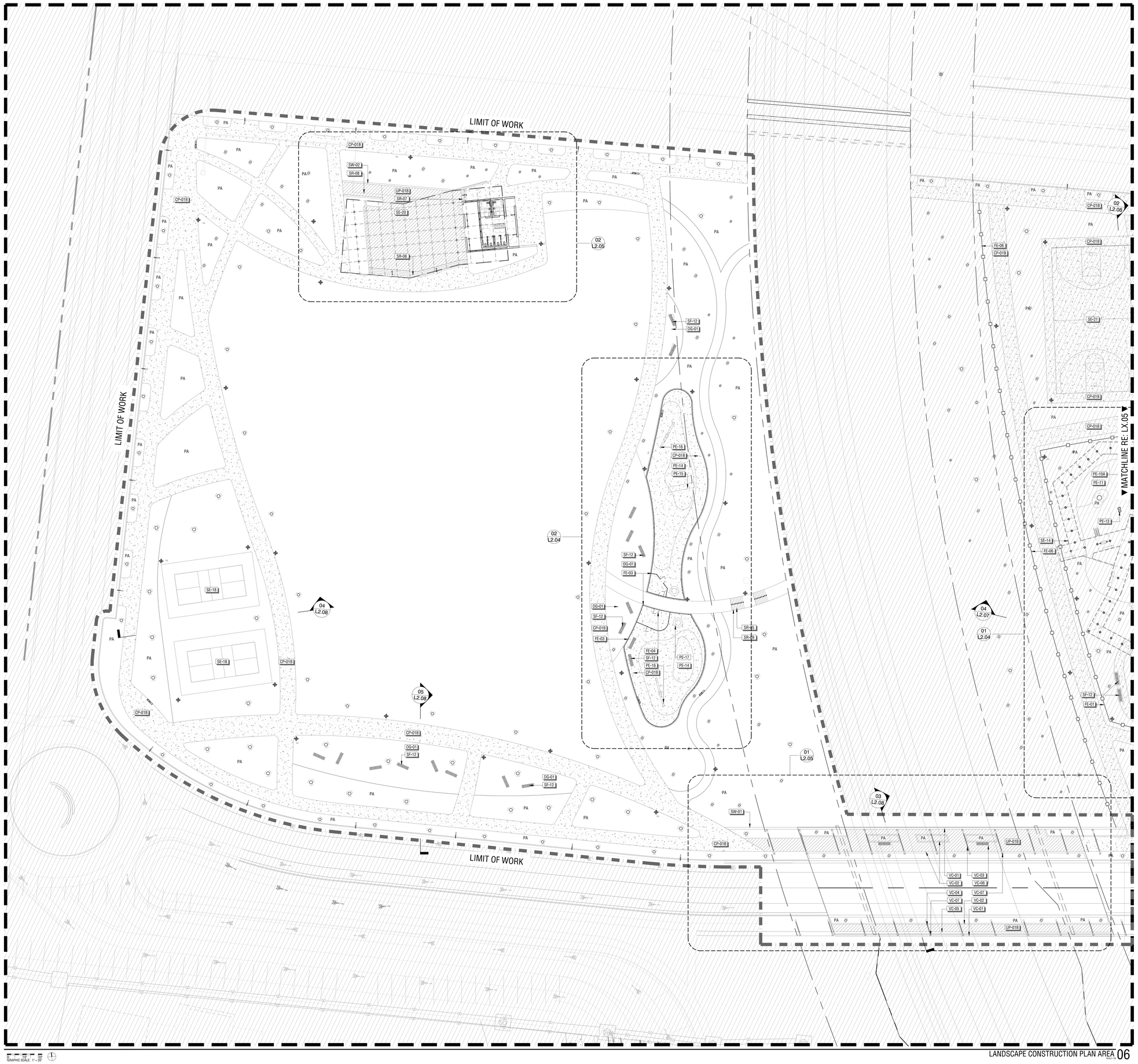
Sheet Title

CONSTRUCTION PLAN - BLOCK 5

Sheet Number

L1.05



LANDSCAPE CONSTRUCTION PLAN AREA 06

SCALE: 1" = 20'

CONSTRUCTION SCHEDULE

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION	DETAILS
CONCRETE PAVING			
	CP-01A	VEHICULAR RATED PAVING - TYPE 1	02 / L3.01
	CP-01B	PEDESTRIAN RATED PAVING - TYPE 1	03 / L3.01
UNIT PAVERS			
	UP-01A	VEHICULAR RATED UNIT PAVING- TYPE 1	08 / L3.01
	UP-01B	PEDESTRIAN RATE UNIT PAVING-TYPE 1	07 / L3.01
	UP-02A	VEHICULAR RATED UNIT PAVING-TYPE 2	08 / L3.01
	UP-02B	PEDESTRIAN RATE UNIT PAVING-TYPE 2	07 / L3.01
	UP-03A	VEHICULAR RATED UNIT PAVING-TYPE 3	08 / L3.01
	UP-03B	PEDESTRIAN RATE UNIT PAVING-TYPE 3	07 / L3.01
	UP-04	TACTILE PAVING	09/ L3.01
STAIRS AND RAMPS			
	SR-01	BLOCK 3 STAIRS AT LAWN	L3.06
	SR-02	BLOCK 4 STAIRS AT LAWN, EAST	L3.06
	SR-03	BLOCK 4 STAIRS AT LAWN, WEST	L3.06
	SR-04	BLOCK 5 STAIRS AT LAKE PROMENADE DRIVE	L3.06
	SR-05	BLOCK 6 STAIRS AT DOG PARK	L3.06
	SR-06	BLOCK 6 STAIRS AT PAVILION, TYPE 1	L3.06
	SR-07	BLOCK 6 STAIRS AT PAVILION, TYPE 2	L3.06
	SR-08	BLOCK 6 RAMP AT PERFORMANCE PAVILION	L3.06
	SR-09	STAIRS/RAMP HANDRAIL, TYPICAL	02/L3.06
SITE ELEMENTS			
	SE-01	BLOCK 1 PAVILION	RE: ARCH
	SE-02	BLOCK 1 RESTAURANT (NOT IN SCOPE)	N/A
	SE-03	BLOCK 2 CUSTOM STREET LIGHTING	11/L3.03
	SE-04	BLOCK 3 FIRE FEATURE	09/L3.02
	SE-05	BLOCK 4 PAVILION, EAST	RE: ARCH
	SE-06	BLOCK 4 ADULT SWING	15,16/L3.03
	SE-07	BLOCK 4 ADULT SEESAW	01-03,06,07/ L3.04
	SE-08	BLOCK 4 SHADE STRUCTURE	11/L3.02
	SE-09	BLOCK 4 PAVILION, WEST	RE: ARCH
	SE-10	BLOCK 4 BUILDING (NOT IN SCOPE)	N/A
	SE-11	BLOCK 5 PAVILION	RE: ARCH
	SE-12	BLOCK 5 RESTROOM	RE: ARCH
	SE-13	FIXED BOLLARDS	01,02/L3.03
	SE-14	BLOCK 5 ELEVATED WALKWAY	L3.12
	SE-16	BLOCK 5 FIRE FEATURE	09/L3.02
	SE-18	VOLLEYBALL COURTS	02,05/L3.07
	SE-20	BLOCK 6 EVENT PAVILION	RE: ARCH
	SE-21	SPORT COURT	L3.07
SITE FEATURES			
	SF-01A	BLOCK 1 SEAT WALL, TYPE 1	09/L3.05
	SF-01B	BLOCK 1 SEAT WALL, TYPE 2	09/L3.05
	SF-01C	BLOCK 1 SEAT WALL, TYPE 3	09/L3.05
	SF-01D	BLOCK 1 SEAT WALL, TYPE 4	09/L3.05
	SF-01E	BLOCK 1 SEAT WALL, TYPE 5	09/L3.05
	SF-01F	BLOCK 1 SEAT WALL, TYPE 6	09/L3.05
	SF-01G	BLOCK 1 SEAT WALL, TYPE 7	09/L3.05
	SF-02	BLOCK 2 STREETSCAPE PLANTER POT	12,16/L3.04
	SF-03A	BLOCK 3 SEAT WALL, TYPE 1	09/L3.05
	SF-03B	BLOCK 3 SEAT WALL, TYPE 2	09/L3.05
	SF-04A	BLOCK 4 SEAT WALL, TYPE 1	09/L3.05
	SF-04B	BLOCK 4 SEAT WALL, TYPE 2	09/L3.05
	SF-04C	BLOCK 4 SEAT WALL, TYPE 3	09/L3.05
	SF-04D	BLOCK 4 SEAT WALL, TYPE 4	09/L3.05
	SF-05A	BLOCK 5 SEAT WALL, TYPE 1	09/L3.05
	SF-05B	BLOCK 5 SEAT WALL, TYPE 2	09/L3.05
	SF-05C	BLOCK 5 SEAT WALL, TYPE 3	09/L3.05
	SF-06	STREETSCAPE BENCH, TYPICAL	04,08/L3.05
	SF-07	CURVED BENCH, TYPICAL	01,03/L3.05
	SF-08	PING PONG TABLES, TYPICAL	-
	SF-09	HAMMOCK, TYPICAL	09,10/L3.04
	SF-10	PICNIC TABLE, TYPICAL	10/L3.02
	SF-11	DRINKING FOUNTAIN, TYPICAL	11/L3.04
	SF-12	STRAIGHT BENCH, TYPICAL	05,06/L3.04
	SF-13	WASTE AND RECYCLING RECEPTACLES	04/L3.03
SITE WALLS			
	SW-01	RAISED PLANTER WALLS AT BRIDGE	01,03/L3.06
	SW-02	LANDSCAPE RETAINING WALLS	01,03/L3.06
PLAY EQUIPMENT			
	PE-01	PLAY TOWER AND SLIDE	05,07/L3.10
	PE-02	WATER PLAY EQUIPMENT	01,03/L3.11
	PE-03	HILLSIDE STONE SCRAMBLE	-
	PE-04	HILLSIDE STONE STAIR	-
	PE-05	HILLSIDE STRAIGHT SLIDE	12,17/L3.11
	PE-06	HILLSIDE CURVED SLIDE	15,16/L3.10
	PE-07	HILLSIDE ROLLING LAWN	01/L3.09
	PE-08	SWING, TYPE 1	09,11/L3.11
	PE-09	SWING, TYPE 2	09,11/L3.11
	PE-10A	PLAY HOUSE, TYPE 1 SMALL	14/L3.10
	PE-10B	PLAY HOUSE, TYPE 2 BIG	13/L3.10
	PE-11	EXPLORATION DIG SITE	17-19/L3.10
	PE-12	STONE BLOCK	20/L3.10
	PE-13	STONE BOULDER	08/L3.10
	PE-14	DOG PARK BERM	01/L3.09
	PE-15	DOG PARK TUNNEL	06,07/L3.09
	PE-16	DOG PARK SEESAW	05/L3.09
	PE-17	DOG PARK DRINKING FOUNTAIN	04/L3.09
	PE-18	ROPE CLIMB	11/L3.10
	PE-14	DOG WASTE RECEPTACLE	03/L3.09
FENCING AND GATES			
	FE-01	PLAY AREA FENCING	L3.08
	FE-02	PLAY AREA GATE	L3.08
	FE-03	DOG PARK FENCING	L3.08
	FE-04	DOG PARK GATE	L3.08
	FE-05	SCREENING FENCE	09/L3.08
OVERPASS ELEMENTS			
	VC-01	PARAPET WALL	L3.15
	VC-02	RAISED PLANTER WALL	L3.15
	VC-03	LARGE OVERHEAD ELEMENT	L3.15
	VC-04	SMALL OVERHEAD ELEMENT	L3.15
	VC-05	GUARDRAIL AT BRIDGE	L3.15
	VC-06	BENCH AT PLANTER WALL	11/L3.05
	VC-07	INFILL PANELS AT OVERHEAD ELEMENTS AND MSE WALL FACE	L3.15
WATER FEATURES			
	WF-01	BLOCK 1 WATER FEATURE	L3.13
	WF-02	BLOCK 4 WATER FEATURE	L3.14
TREE GATES			
	TG-01	TREE GRATE, TYPE 1	08/L3.02
MISCELLANEOUS			
	MI-01	ROADWAY CURB, TYPICAL	RE: CIVIL
	MI-02	FLUSH ROADWAY CURB	RE: CIVIL
	MI-03	CURB RAMP	RE: CIVIL
	MI-04	CROSSWALK	RE: CIVIL
	MI-05	RETAIL SIGNAGE	-
	MI-06	SCULPTURE	-

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADES WORK TO PROPERLY EXECUTE CONTRACTORS WORK.

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Registration No.: 1482
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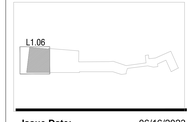
Key Map



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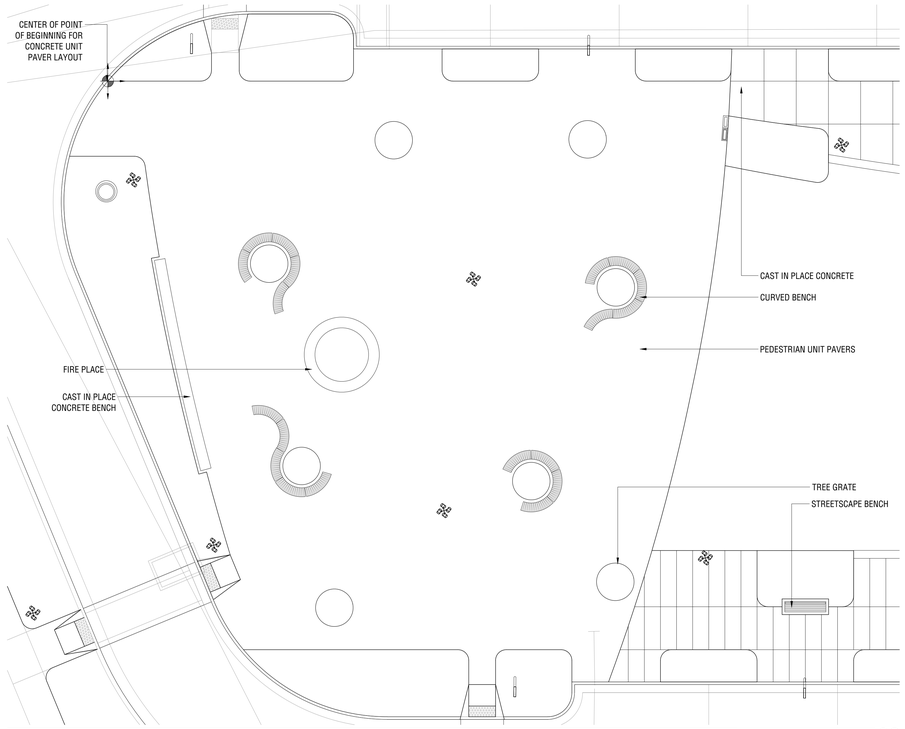
Sheet Title

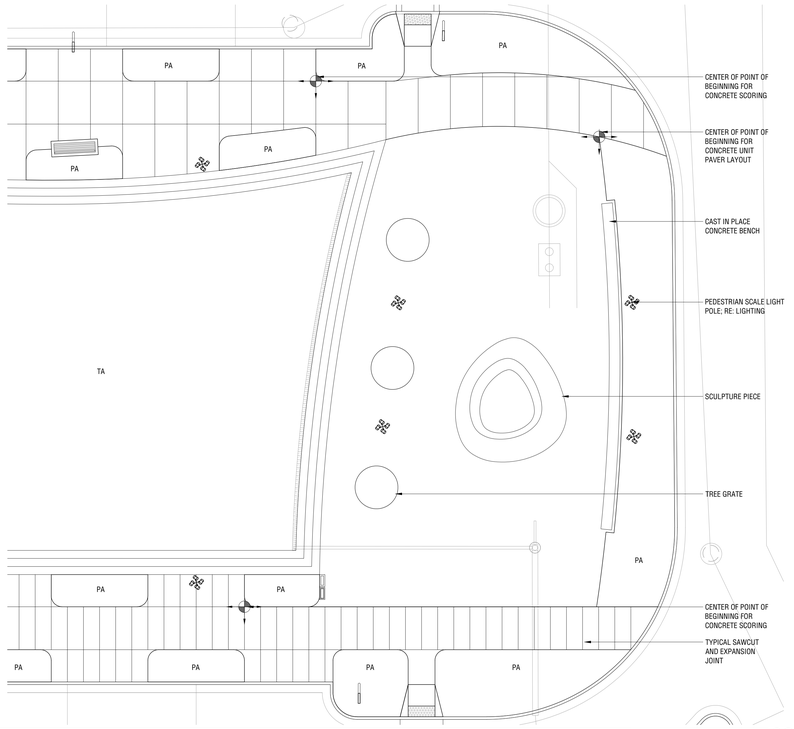
CONSTRUCTION PLAN - BLOCK 6 & VINEYARD CONNECTOR BRIDGE

Sheet Number

L1.06



ENLARGEMENT - BLOCK 3 WEST PLAZA 03
HP-VI-STA-EN-03



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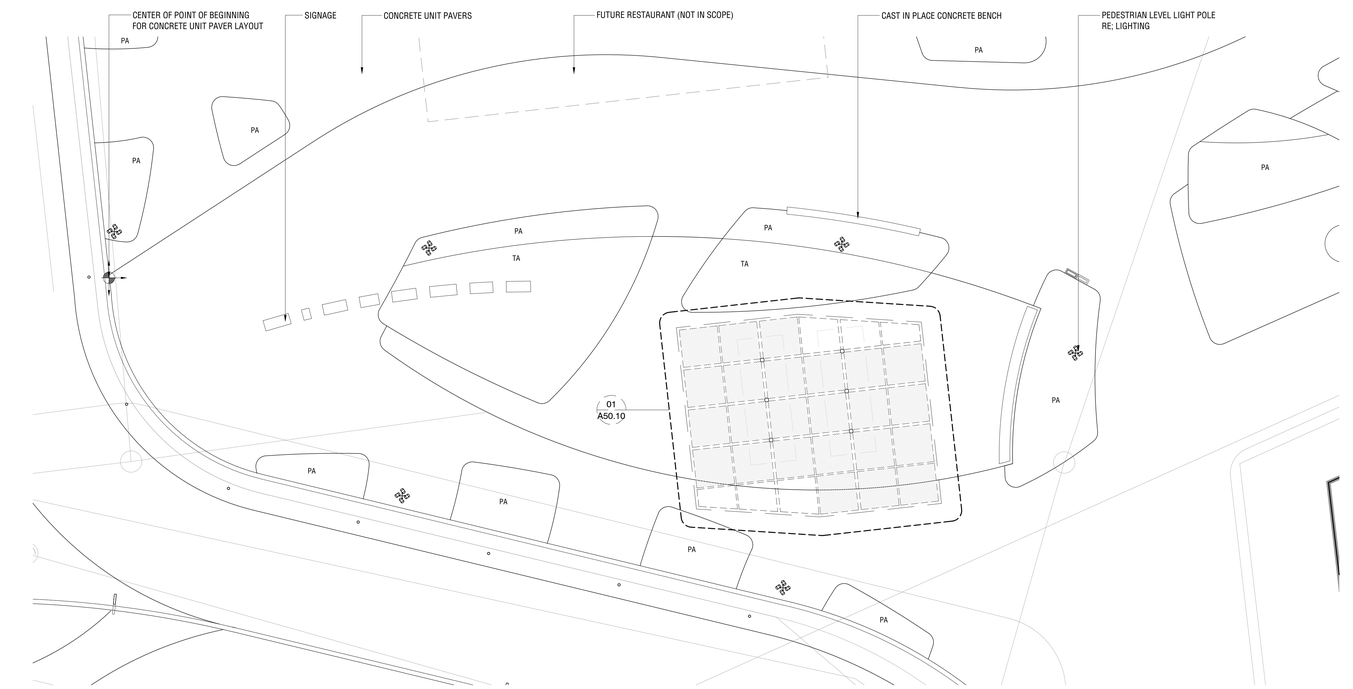
HP-VI-STA-EN-02



ENLARGEMENT - BLOCK 1 PLAZA AREA 01
HP-VI-STA-EN-01

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ENLARGEMENTS - BLOCK 1 & 3

Sheet Number

L2.01

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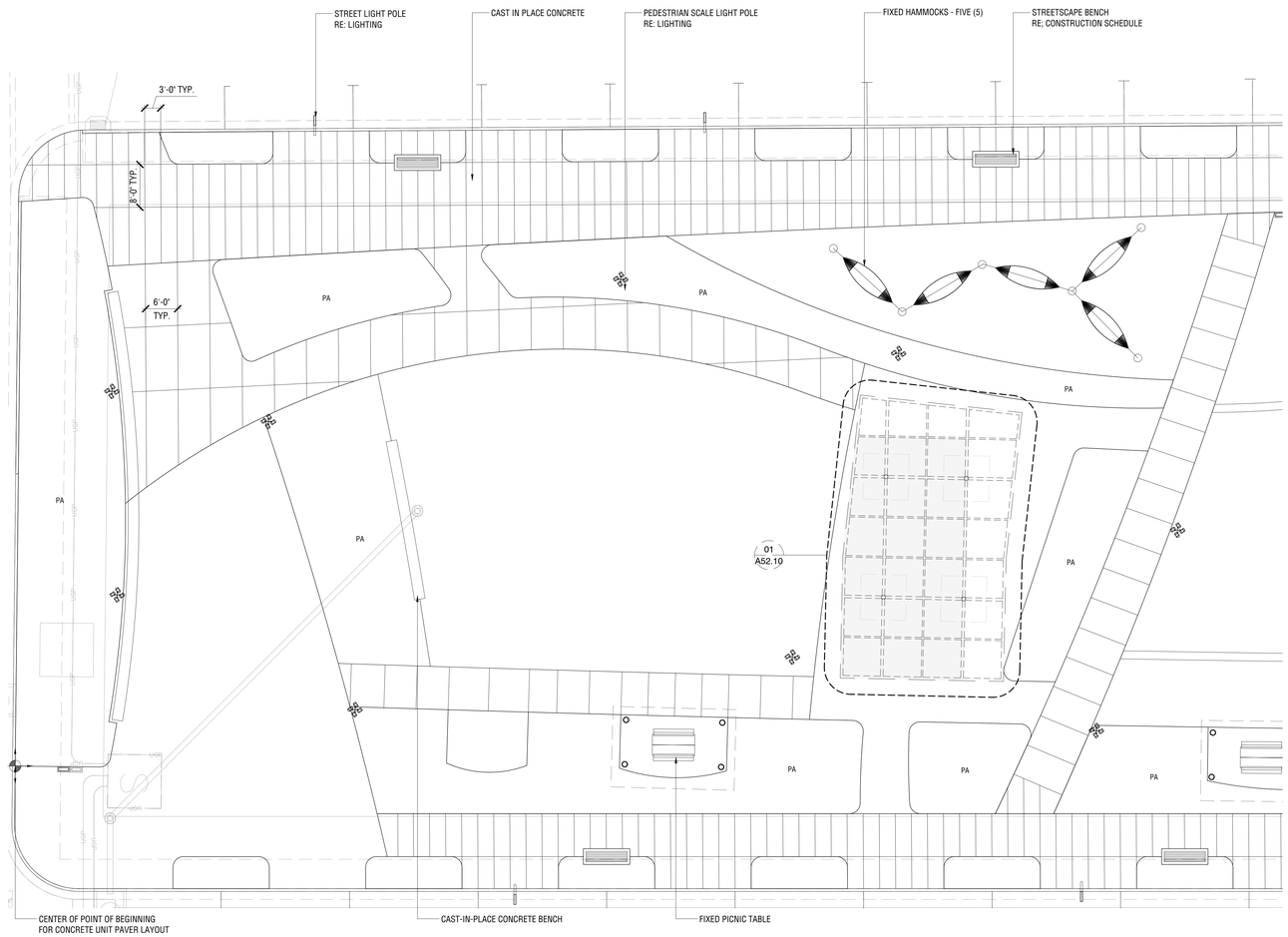

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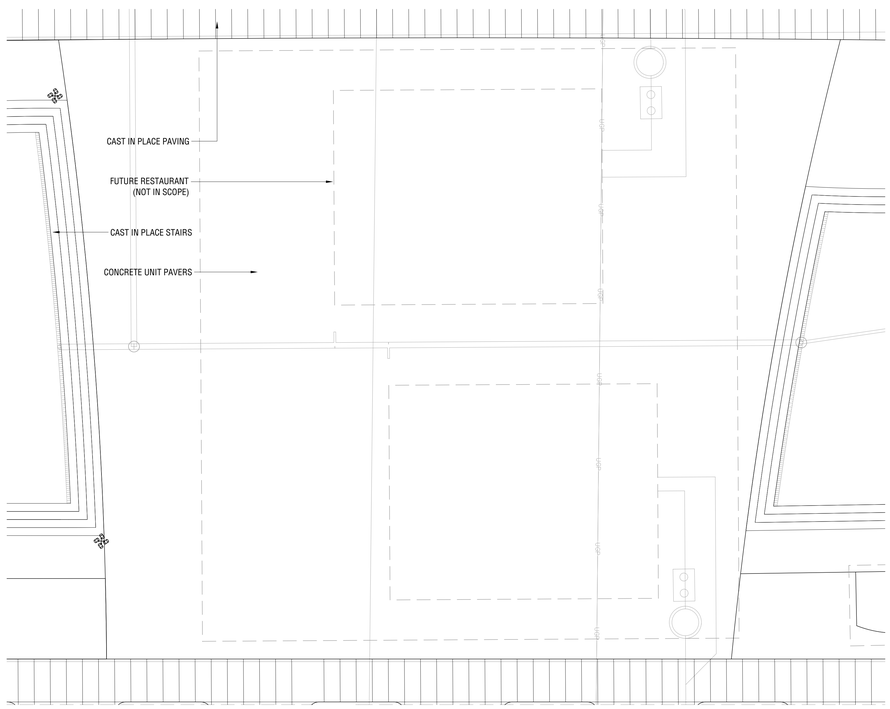
SCALE: 1" = 10'

ENLARGEMENT - BLOCK 4 PAVILION AREA WEST 03
HP-VI.STA-EN-00



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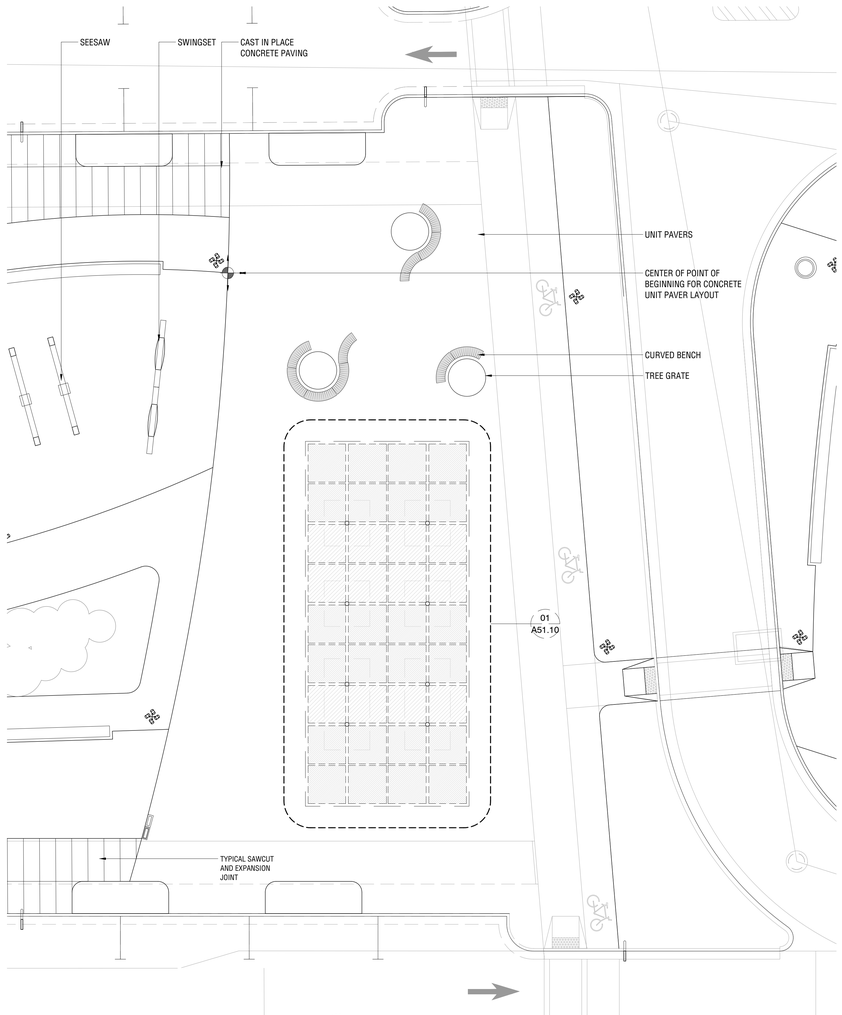
ENLARGEMENT - BLOCK 4 RESTAURANT AREA 02
HP-VI.STA-EN-00



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SCALE: 1" = 10'

ENLARGEMENT - BLOCK 4 PLAZA EAST 01
HP-VI.STA-EN-01

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ENLARGEMENTS - BLOCK 4

Sheet Number

L2.02

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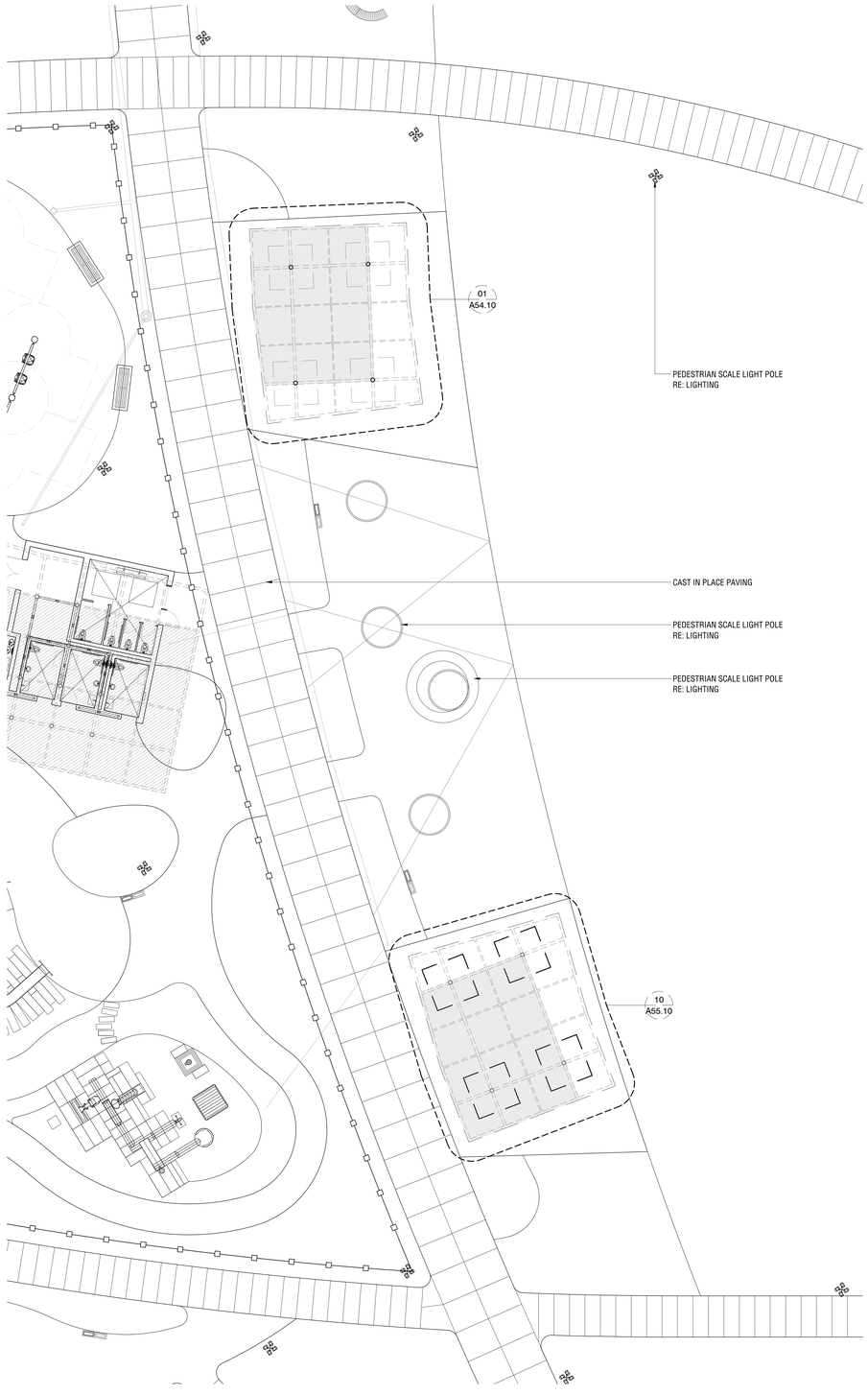
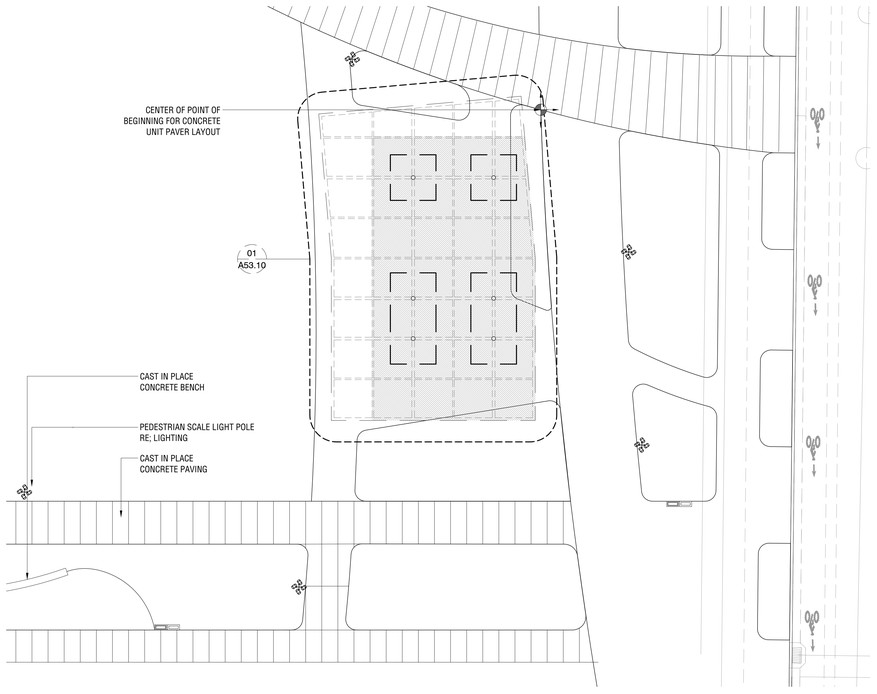


ENLARGEMENT - BLOCK 5 FAMILY COURTYARD AREAS 02
HP-VI-STA-EN-05

SCALE: 1" = 10'



ENLARGEMENT - BLOCK 5 EVENT PAVILION AREA 01
HP-VI-STA-EN-04

SCALE: 1" = 10'

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ENLARGEMENTS - BLOCK 5

Sheet Number

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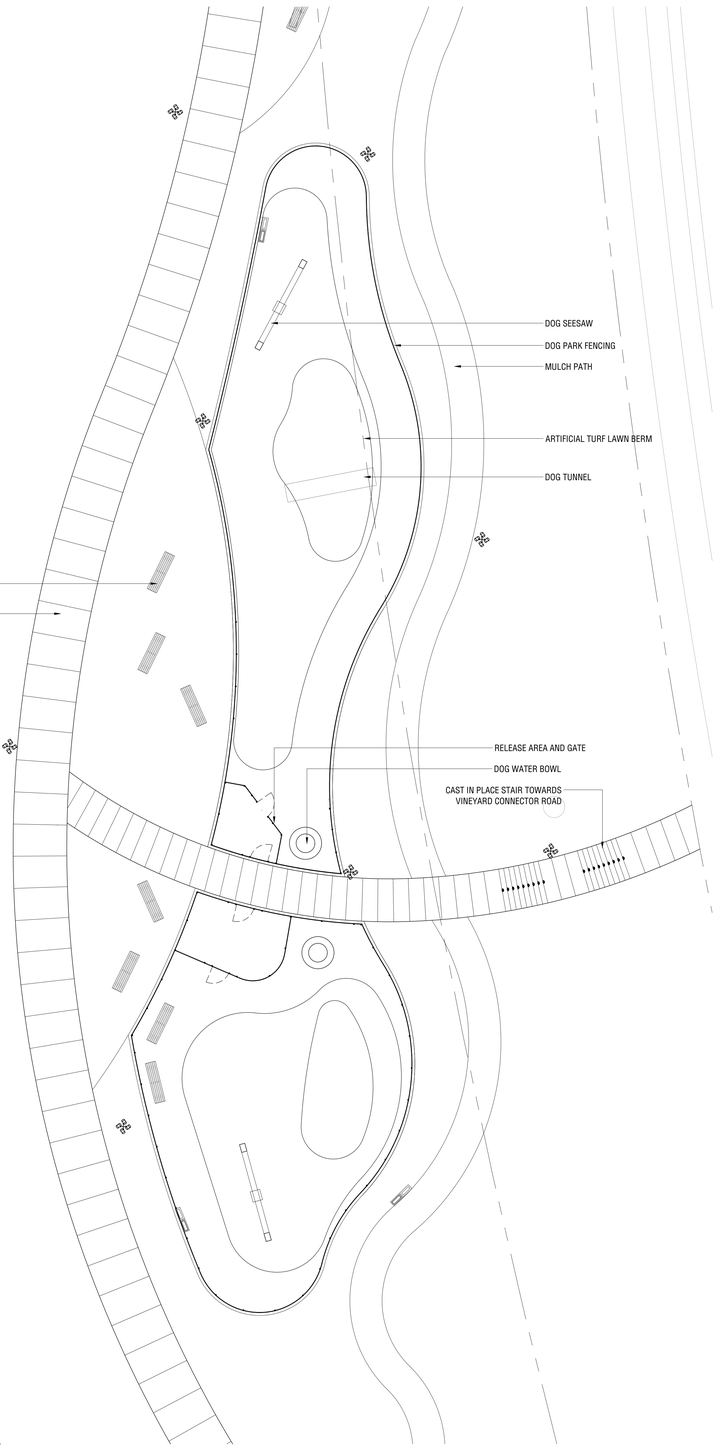
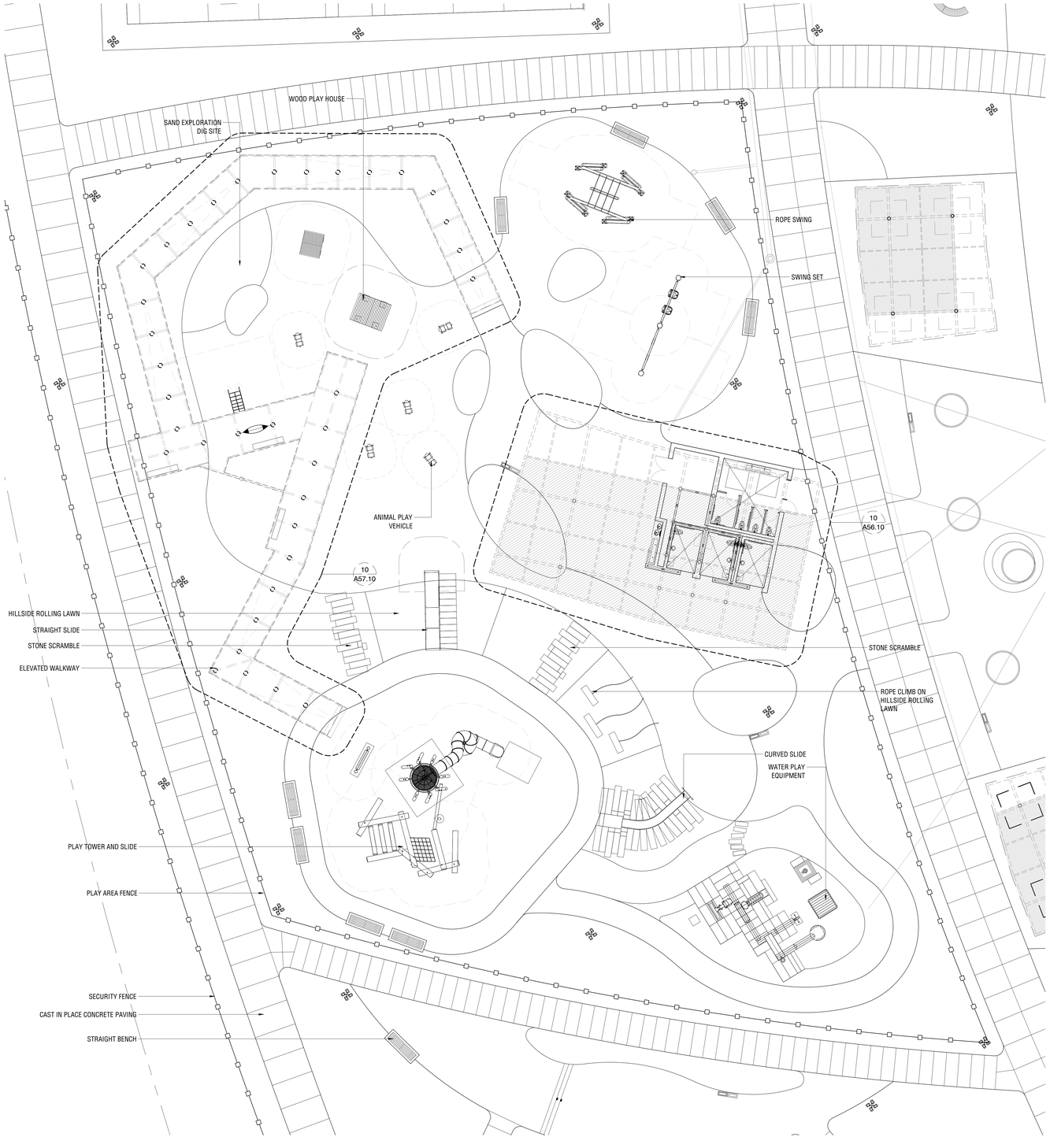


ENLARGEMENT - BLOCK 6 DOG PARK 02
HP-VI-STA-EN-02

SCALE: 1" = 10'



ENLARGEMENT - BLOCK 5 PLAY AREA 01
HP-VI-STA-EN-02

SCALE: 1" = 10'

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ENLARGEMENTS - BLOCK 5 & 6

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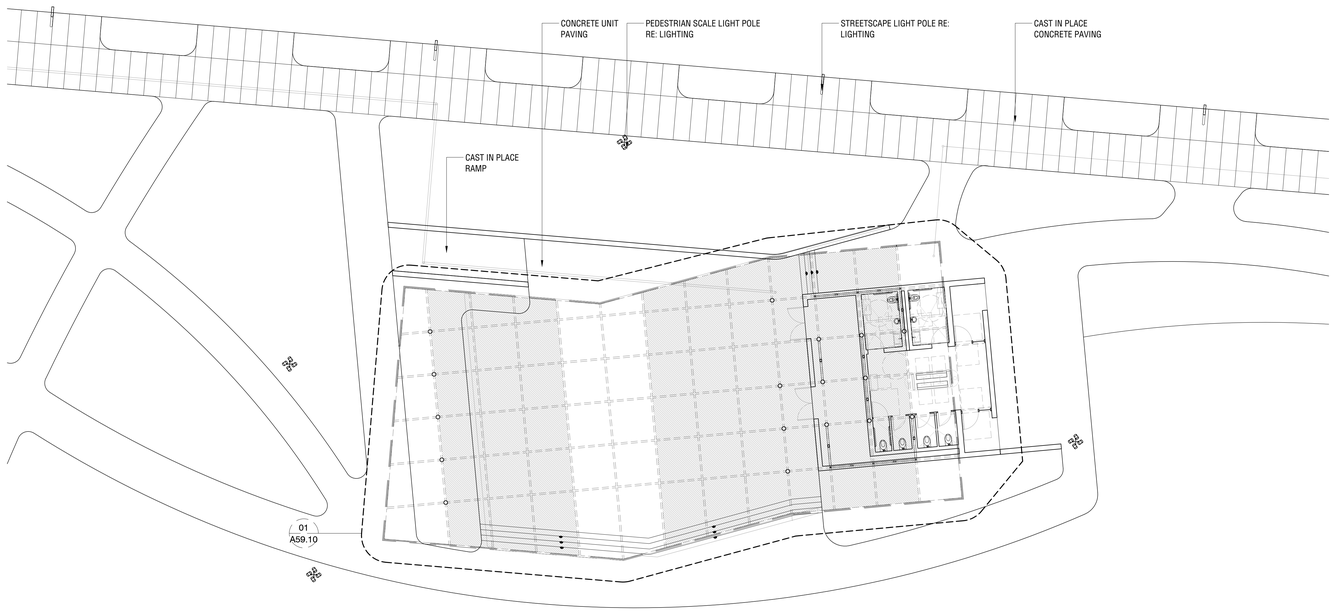
L2.04



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ENLARGEMENT - BLOCK 6 PERFORMANCE PAVILION 02
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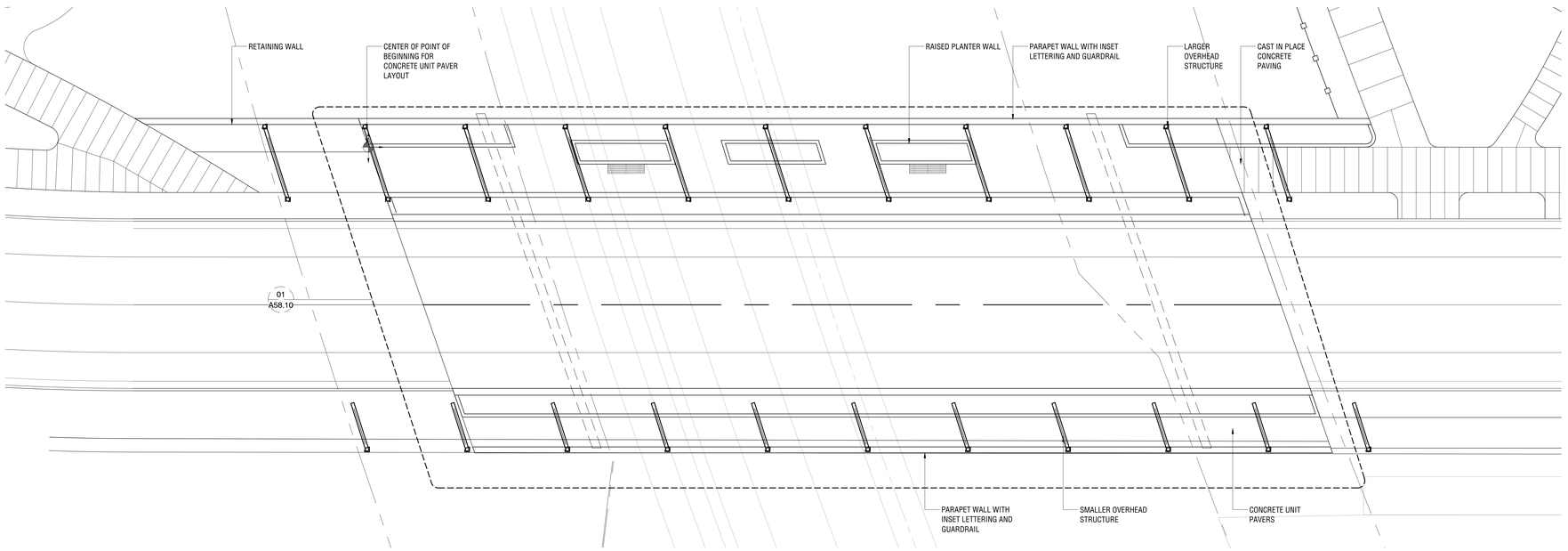

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SCALE: 1" = 10'

ENLARGEMENT - VINEYARD CONNECTOR BRIDGE 01
HP-VI-STA-EN-10

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ENLARGEMENTS - BLOCK 6 & VINEYARD CONNECTOR BRIDGE

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L2.05

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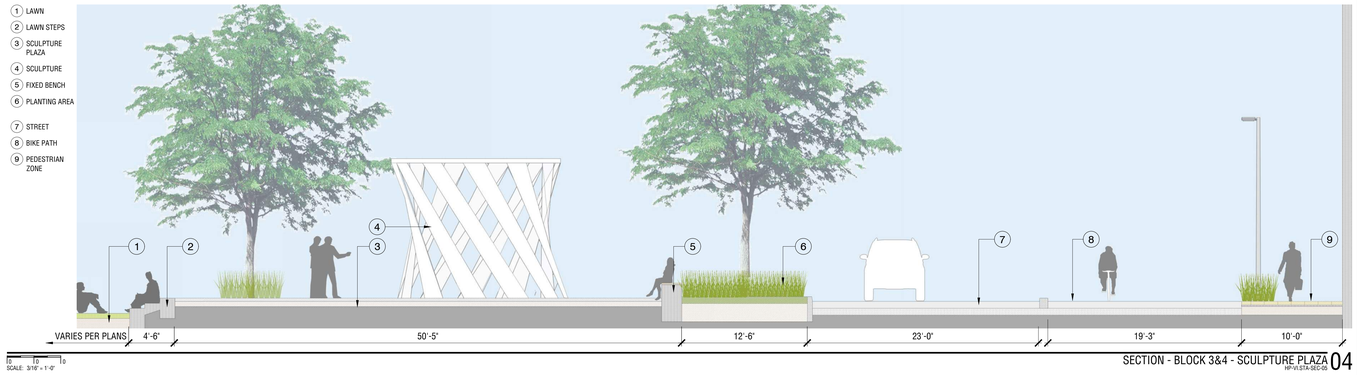
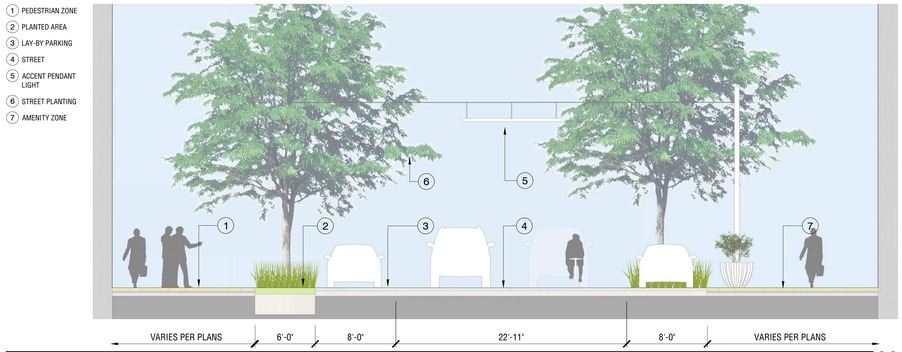


SCALE: 3/16" = 1'-0"

SECTION - BLOCK 3&4 - SCULPTURE PLAZA 04
HP-VI.STA-SEC-03

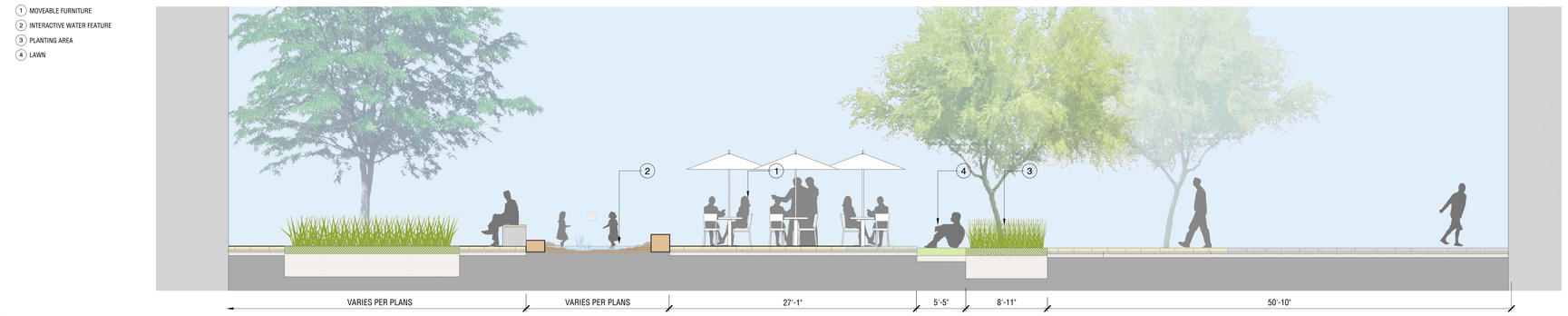
SCALE: 3/16" = 1'-0"

SECTION - BLOCK 3&4 - FIRE FEATURE 05
HP-VI.STA-SEC-04



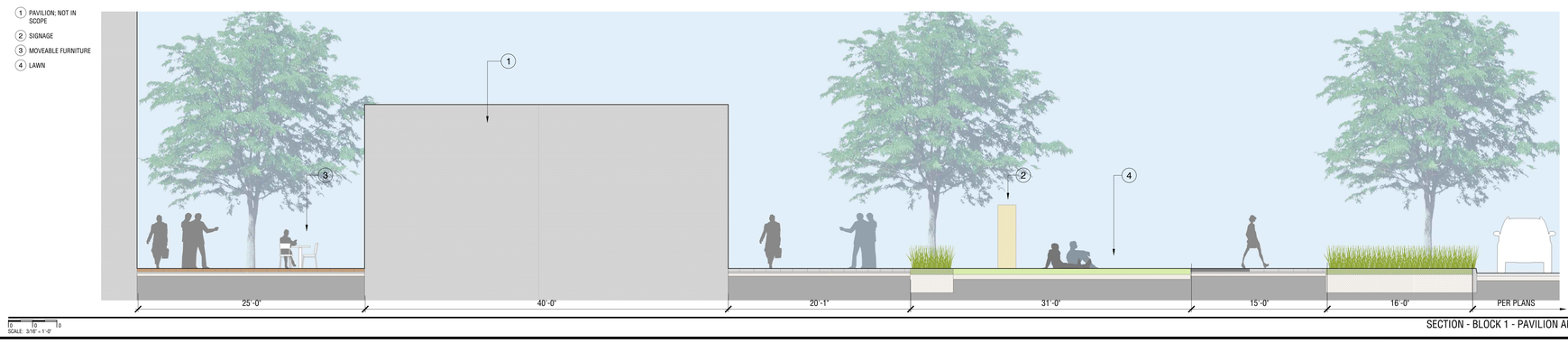
SCALE: 3/16" = 1'-0"

SECTION - BLOCK 1&2 - STREET 03
HP-VI.STA-SEC-02



SCALE: 3/16" = 1'-0"

SECTION - BLOCK 1 - WATER FEATURE 02
HP-VI.STA-SEC-01



SCALE: 3/16" = 1'-0"

SECTION - BLOCK 1 - PAVILION AND LAWN 01
HP-VI.STA-SEC-05

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Landscape Architect: James Burnett

Registration No.: 1482

Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/16/2023

Job Code: VI-STA

Permit Number: XXXXX

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Sheet Title

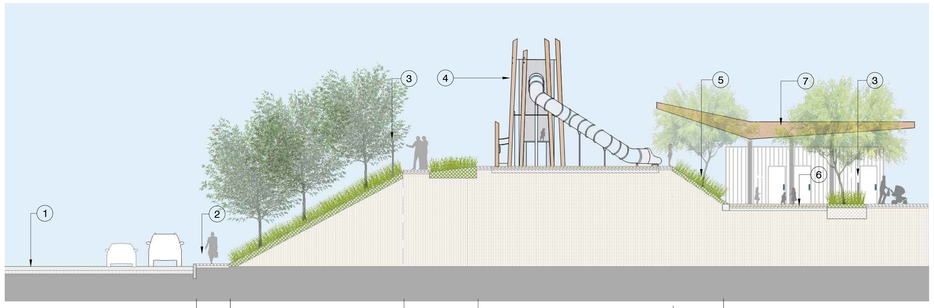
SITE SECTIONS

Sheet Number

L2.06

Plotted By: Graphics Houston NEW Sheet Set: VI-STA-SHEET SET Layout: L2.06 Version: June 16, 2023 02:10:14pm Stored: T:\Projects\VI-STA-Vineyard Station\VI-STA-SHEETS\VI-STA-L2-SITE-SECTIONS-ENLRG.dwg

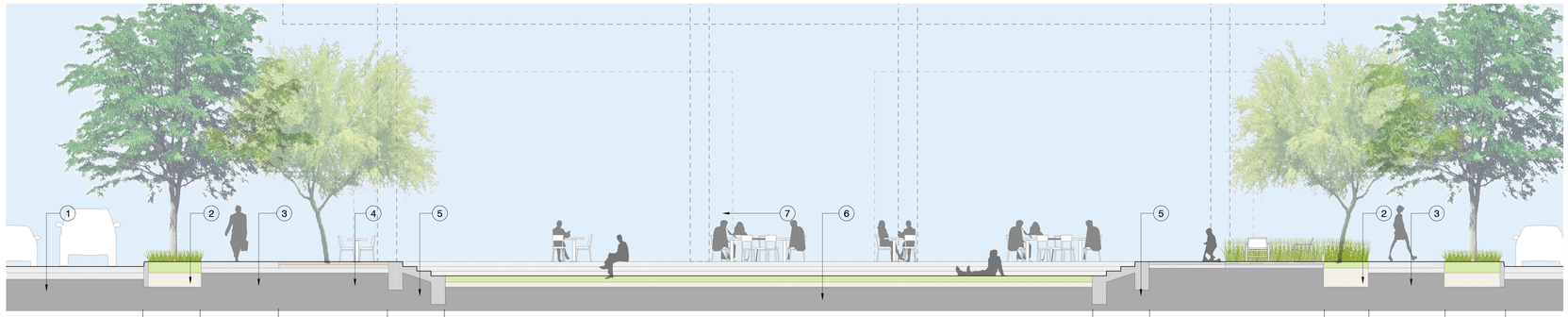
1 ROAD
2 SIDEWALK
3 FENCING
4 FIXED PLAY EQUIPMENT
5 PLANTING AREA
6 PLAY MULCH
7 RESTROOM PAVILION



0 10 0
SCALE: 1" = 10'

SECTION - BLOCK 5 - CHILDREN'S PLAYGROUND 04
HP-VI.STA-SEC-05

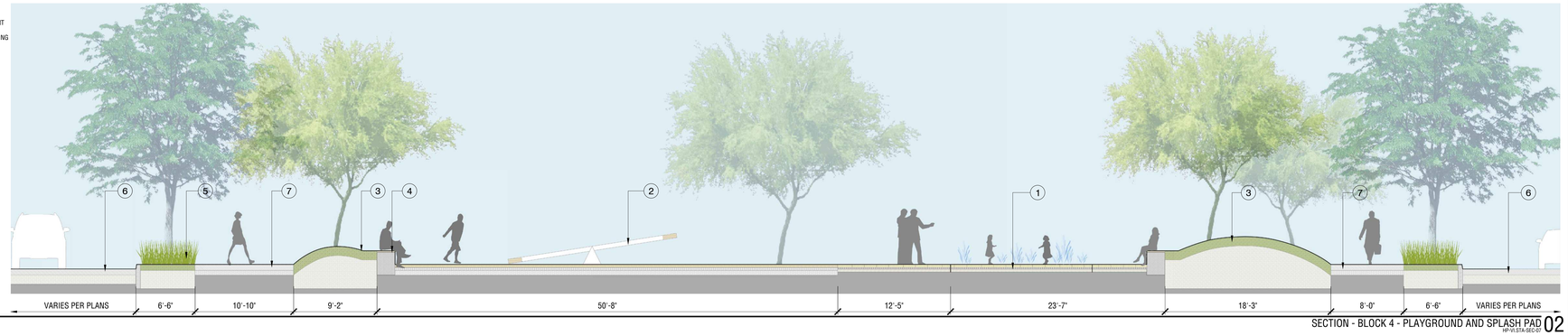
1 STREET
2 PLANTING
3 WALKWAY
4 DECOMPOSED GRANITE COURT
5 LAWN STEPS
6 SUNKEN LAWN
7 PAVILION (NOT IN SCOPE)



0 10 0
SCALE: 3/16" = 1'-0"

SECTION - BLOCK 4 - LAWN 03
HP-VI.STA-SEC-03

1 SPLASH PAD
2 PLAY EQUIPMENT
3 BERMED PLANTING
4 FIXED BENCH
5 PLANTING
6 STREET
7 WALKWAY



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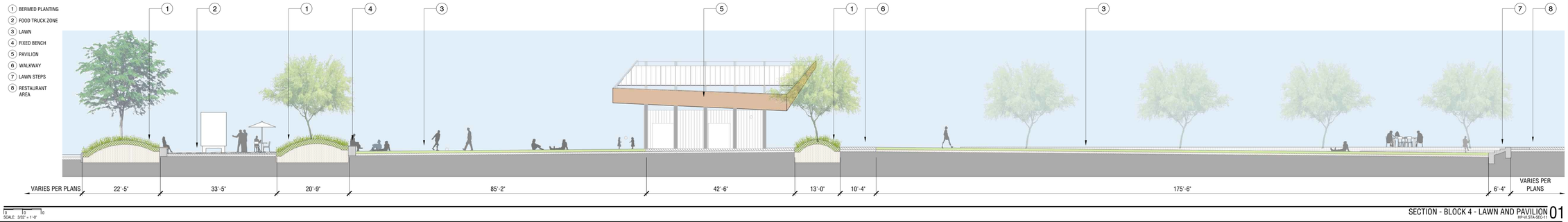
SCALE: 3/16" = 1'-0"

SECTION - BLOCK 4 - PLAYGROUND AND SPLASH PAD 02
HP-VI.STA-SEC-02

1 BERMED PLANTING
2 FOOD TRUCK ZONE
3 LAWN
4 FIXED BENCH
5 PAVILION
6 WALKWAY
7 LAWN STEPS
8 RESTAURANT AREA



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SCALE: 3/32" = 1'-0"

SECTION - BLOCK 4 - LAWN AND PAVILION 01
HP-VI.STA-SEC-01

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Vineyard, UT 84059

	DATE	ISSUE
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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

Issue Date: 06/16/2023
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Sheet Title
SITE SECTIONS

Sheet Number
L2.07

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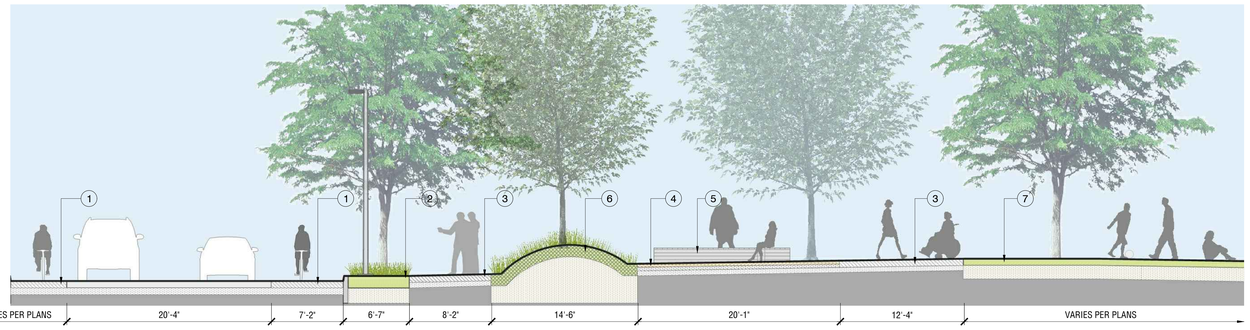
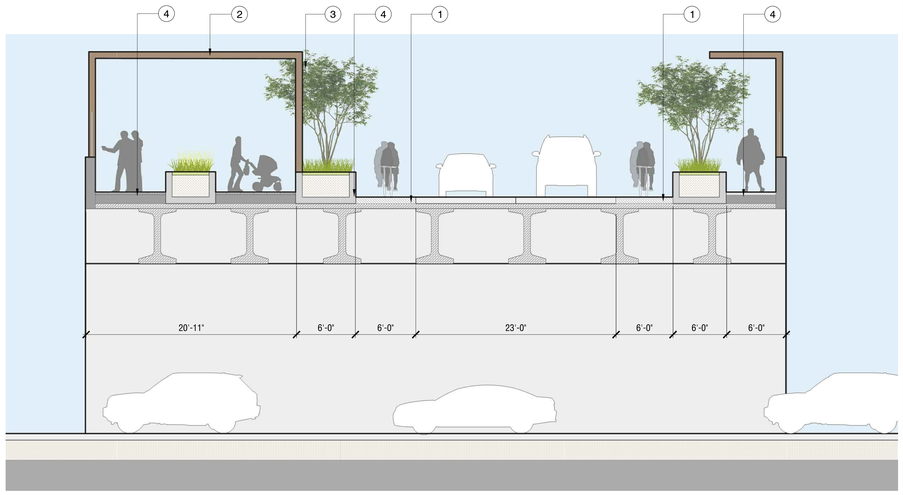
1 BIKE LANE
2 PLANTED AREA
3 WALKWAY
4 DECOMPOSED GRANITE COURT
5 FIXED BENCH
6 BERMED PLANTING
7 LAWN



SCALE: 3/16" = 1'-0"

SECTION - BLOCK 6 - LANDSCAPE BERM 05
HP-VI.STA-SEC-09

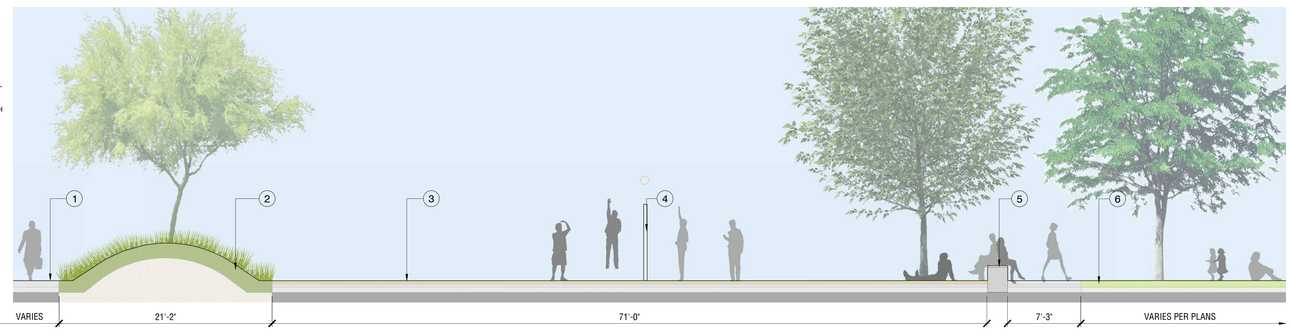
1 BIKE LANE
2 GATEWAY
3 ORNAMENTAL PLANTING
4 RAISED PLANTER



SCALE: 3/16" = 1'-0"

SECTION - BLOCK 5&6 - BRIDGE 03
HP-VI.STA-SEC-08

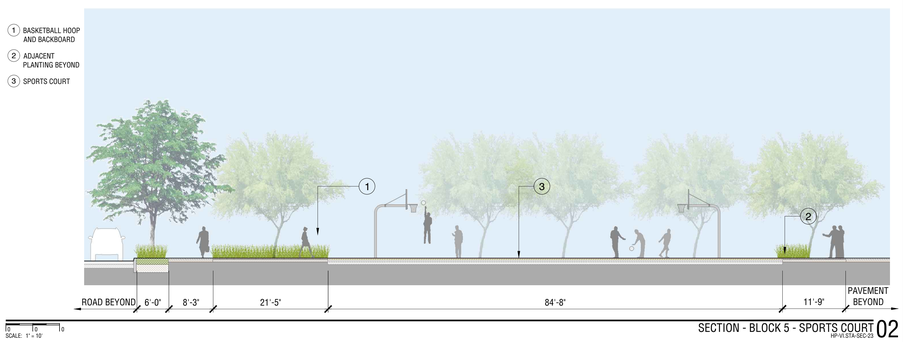
1 WALKWAY
2 BERMED PLANTING
3 SPORTS COURT
4 SAND VOLLEYBALL NET
5 FIXED BENCH
6 LAWN



SCALE: 3/16" = 1'-0"

SECTION - BLOCK 6 - SPORTS COURT 04
HP-VI.STA-SEC-10

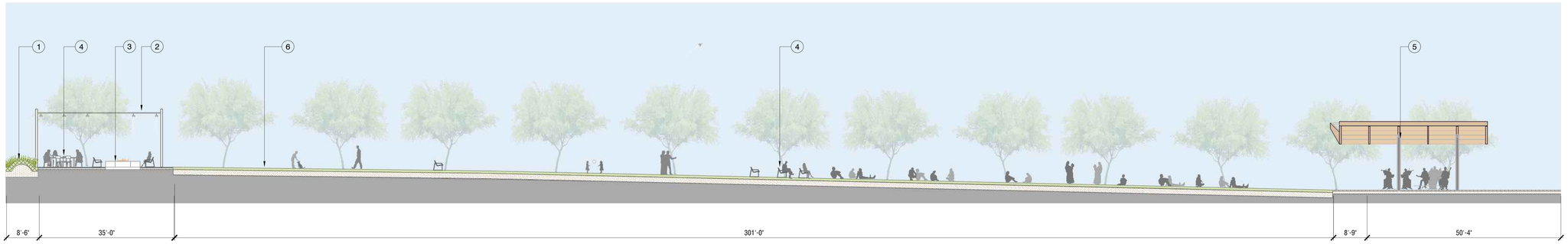
1 BASKETBALL HOOP AND BACKBOARD
2 ADJACENT PLANTING BEYOND
3 SPORTS COURT



SCALE: 1" = 10'

SECTION - BLOCK 5 - SPORTS COURT 02
HP-VI.STA-SEC-23

1 BERMED PLANTING
2 STREET LIGHT ELEMENT
3 FIRE FEATURE
4 MOVEABLE FURNITURE
5 PAVILION
6 SLOPED LAWN



SCALE: 3/32" = 1'-0"

SECTION - BLOCK 5 - PERFORMANCE LAWN 01
HP-VI.STA-GRDR-03

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△	DATE	ISSUE
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Landscape Architect: James Burnett
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Key Map

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Sheet Title

SITE SECTIONS

Sheet Number

L2.08

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1 RAISED PLANTER BEDS
2 GATEWAY
3 BENCH

SCALE: NTS

RENDER - BRIDGE OVERPASS 12
HP-VI.STA-SEC-19

1 FIXED BENCH
2 SCULPTURE
3 LAWN
4 MOVEABLE FURNITURE
5 PLANTING

SCALE: NTS

RENDER - BLOCK 3 04
HP-VI.STA-SEC-15

1 OPEN TURF FIELD
2 SAND VOLLEYBALL COURTS
3 DECOMPOSED GRANITE ZONES
4 PAVILION

SCALE: NTS

RENDER - BLOCK 6 11
HP-VI.STA-SEC-21

1 PLANTING
2 VEHICULAR RATED UNIT PAVERS
3 ACCENT PENDANT LIGHT

SCALE: NTS

RENDER - BLOCK 2 03
HP-VI.STA-SEC-13

1 PLAYGROUND
2 PAVILION
3 LAWN
4 DECOMPOSED GRANITE COURTS
5 SPORTS COURT

SCALE: NTS

RENDER - BLOCK 5 10
HP-VI.STA-SEC-20

1 WATER FEATURE
2 MOVEABLE FURNITURE

SCALE: NTS

RENDER - BLOCK 1 - WATER FEATURE 02
HP-VI.STA-SEC-12

1 SLOPED LAWN
2 LAWN STEPS
3 PAVILION/ RESTAURANT
4 PLANTING
5 OUTDOOR LIVING ROOM SPACE

SCALE: NTS

RENDER - BLOCK 4 09
HP-VI.STA-SEC-18

1 INTERACTIVE WATER FEATURE
2 PAVILION

SCALE: NTS

RENDER - BLOCK 1 01
HP-VI.STA-SEC-11

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Sheet Title

SITE RENDERS

Sheet Number

L2.09

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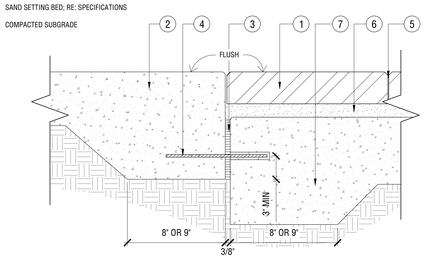
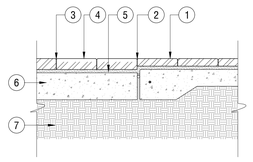
1 CONCRETE UNIT PAVING ON REINFORCED SLAB
2 CONCRETE REINFORCED PAVING
3 3/8" ELASTOMERIC SEALANT JOINT
4 9" SPEED DOWEL W/ #4 REBAR @ 36" O.C.
5 1/8" MAX POLYMEYRIC SAND SWEPT JOINT
6 SAND SETTING BED; RE: SPECIFICATIONS
7 COMPACTED SUBGRADE



SCALE: 3" = 1'-0" — SECTION - CONCRETE PAVING TO VEHICULAR UNIT PAVING 16 — HP-VI.STA-CO-97

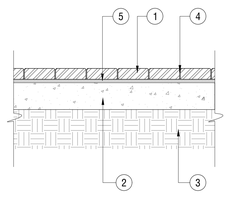
1 PEDESTRIAN UNIT PAVERS
2 WRAP GEOTEXTILE FILTER FABRIC OVER EXPANSION JOINTS IN CONCRETE. (TYP)
3 POLYMERIC SAND - FILLED JOINTS (TYP)
4 VEHICULAR UNIT PAVERS
5 1 - INCH SAND SETTING BED
6 VEHICULAR CONCRETE SUBSLAB (RE CIVIL)
7 COMPACTED SOIL SUB - GRADE



SCALE: 3/4" = 1'-0" — SECTION - PEDESTRIAN UNIT PAVERS AT VEHICULAR UNIT PAVERS 15 — HP-VI.STA-CO-10

1 STONE UNIT PAVER; RE: CONSTRUCTION SCHEDULE
2 CONCRETE SUB-SLAB
3 COMPACTED SOIL SUB-GRADE; RE: GEOTECH REPORT
4 TYP JOINT, PROVIDE COLOR MATCHING GROUT
5 MORTAR SETTING BED; RE: SPECIFICATIONS

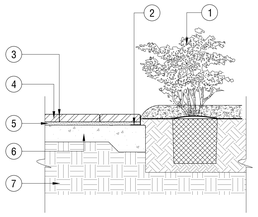
NOTES:
1. REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.
2. CONTRACTOR TO SUPPLY SAMPLES, SHOP DRAWINGS, AND MOCKUP FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR TO REVIEW AND VERIFY ALL LAYOUTS IN FIELD PRIOR TO INSTALLATION.



ALTERNATE

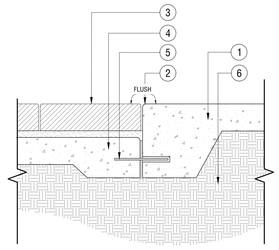
SCALE: 3/4" = 1'-0" — SECTION - TYPICAL STONE UNIT PAVER 18 — HP-VI.STA-CO-98

1 ORNAMENTAL PLANTING; RE: PLANTING DETAILS WHICH SHOW BERMED UP CONDITION, TYPICAL OF ALL PLANTING AREAS (NOT INCLUDING RAIN GARDENS)
2 UNIT PAVER EDGE RESTRAINT; WRAP GEOTEXTILE FILTER FABRIC UP SIDES OF EDGE RESTRAINTS.
3 POLYMERIC SAND-FILLED JOINTS (TYP)
4 UNIT PAVERS
5 1 - INCH SAND SETTING BED
6 CONCRETE SUB - BASE
7 COMPACTED SUBGRADE



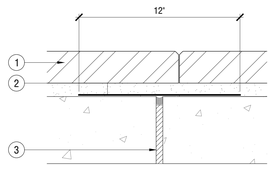
SCALE: 3/4" = 1'-0" — SECTION - PLANTING AREA AT PEDESTRIAN CONCRETE UNIT PAVERS 17 — HP-VI.STA-CO-11

1 REINFORCED PEDESTRIAN CONCRETE PAVEMENT. PROVIDE THICKEND EDGE AT MATERIAL TRANSITION.
2 1/2"R TOOLED EDGE. PROVIDE 1/4" POLYMERIC SAND JOINT AT MATERIAL TRANSITION
3 CONCRETE PEDESTRIAN UNIT PAVER
4 REINFORCED CONCRETE SUB-SLAB; PROVIDE THICKENED EDGE AT MATERIAL TRANSITION
5 DOWELED EXPANSION JOINT, #4 DOWEL AT 18" OC
6 COMPACTED SUBGRADE



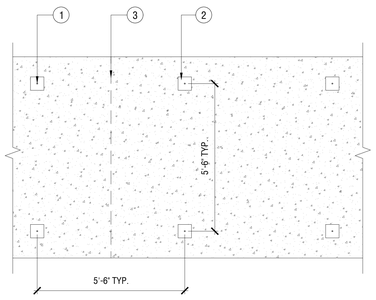
SCALE: 1 1/2" = 1'-0" — CIP CONCRETE PEDESTRIAN PAVING AT PEDESTRIAN UNIT PAVER 14 — HP-VI.STA-CO-99

1 CONCRETE UNIT PAVER REF. HARDSCAPE PLANS
2 GEOTEXTILE FABRIC: EXTEND 6 INCHES ON EACH SIDE OF ALL CONCRETE EXPANSION JOINTS, CONTROL JOINTS, ISOLATION JOINTS AND CONSTRUCTION JOINTS.
3 CONCRETE SUBSLAB EXPANSION JOINT.

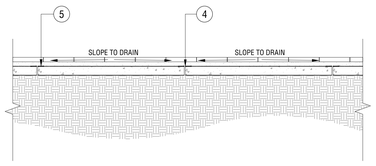


SCALE: 1 1/2" = 1'-0" — SECTION - UNIT PAVERS OVER SUBSLAB JOINT 13 — HP-VI.STA-CO-03

1 SPACE 1/2" DIA. WEEP HOLES THROUGH SUPPORT SLABS BETWEEN EXPANSION JOINTS
2 6"X6" SQUARE FILTER FABRIC PER SPECIFICATIONS
3 TYPICAL EXPANSION JOINT PER PLANS AND DETAILS
4 1/2" DIA. WEEP HOLES THROUGH SUPPORT SLABS
5 6"X6" SQUARE FILTER FABRIC



PLAN

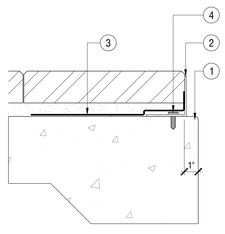


SECTION

SCALE: 1/2" = 1'-0" — DETAIL - TYP. WEEP HOLE SPACING 11 — HP-VI.STA-CO-04

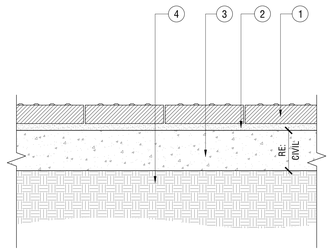
1 1/4 INCH RADIUS EDGE AT CORNER OF CONCRETE SUBSLAB
2 UNIT PAVER EDGE RESTRAINT. PER SPECIFICATIONS
3 GEOTEXTILE FABRIC: EXTEND 6 INCHES ONTO SUBSLAB AND WRAP SIDES OF ALL EDGE RESTRAINTS.
4 RAMS ET/MILTI 1 INCH CONCRETE NAIL. SPACE NAILS EVERY 6 TO 8 INCHES. O.C. (TYP.)

NOTES:
A. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES.
B. CONNECTION BETWEEN SECTIONS TO UTILIZE MANUFACTURER'S SLIDING CONNECTOR SYSTEM.
C. CORNERS: NOTCH BASE OF EDGING AND FORM A CONTINUOUS CORNER.



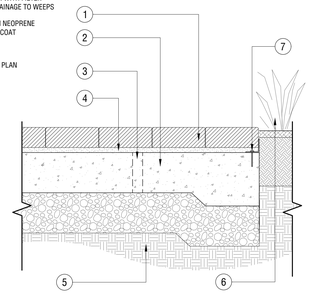
SCALE: 3" = 1'-0" — SECTION - EDGE RESTRIANT AT UNIT PAVERS 10 — HP-VI.STA-CO-05

1 TACTILE PAVERS, SEE CONSTRUCTION SCHEDULE FOR FINISH AND COLOR
2 1" BITUMINOUS SETTING ON CONCRETE BASE; RE: SPECIFICATIONS
3 REINFORCED CONCRETE SUB-SLAB; RE: CIVIL
4 COMPACTED SUBGRADE



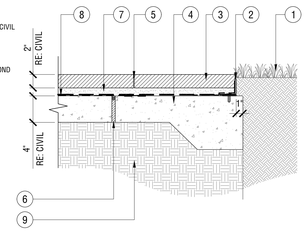
SCALE: 1 1/2" = 1'-0" — SECTION - TYP. TACTILE PAVING 09 — HP-VI.STA-CO-06

1 3" PRECAST CONCRETE PAVERS RE: PLANS FOR LOCATION
2 6" REINFORCED CONCRETE SLAB
3 PROVIDE WEEPS AT 2'-0" O.C.; COVER WITH FILTER FABRIC. NOTE: ENSURE POSITIVE DRAINAGE TO WEEPS
4 3/4" BITUMINOUS SETTING BED WITH NEOPRENE MODIFIED ASPHALT ADHESIVE TACK COAT
5 COMPACTED SUBGRADE
6 ADJACENT PLANTING, RE: PLANTING PLAN
7 EDGE RESTRAINT



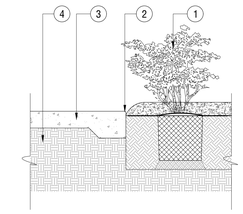
SCALE: 1 1/2" = 1'-0" — DETAIL- VEHICULAR PRECAST CONCRETE PAVERS 08 — HP-VI.STA-CO-08

1 ADJACENT LANDSCAPE CONDITION, SEE PLANS
2 PAVER EDGE RESTRAINT
3 UNIT PAVING, PATTERN/JOINTING PER PLANS; SEE SCHEDULE FOR SIZE, COLOR, & FINISH; RE: SPECIFICATIONS
4 REINFORCED CONCRETE SUB-SLAB; RE: CIVIL
5 3/16" MAX, GROUTED JOINT
6 EXPANSION JOINT IN SUB-SLAB; RE: CIVIL
7 1" BITUMINOUS SETTING BED ON CONCRETE BASE
8 GEOTEXTILE FABRIC, EXTEND 3" BEYOND ALL SIDES OF JOINTS; RE: CIVIL
9 COMPACTED SUBGRADE



SCALE: 1 1/2" = 1'-0" — DETAIL - VEHICULAR CONCRETE AT PEDESTRIAN CONCRETE 06 — HP-VI.STA-CO-23

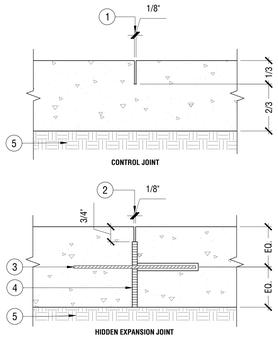
1 ORNAMENTAL PLANTING - FINAL ELEVATION OF PLANTING SOIL TO BE 1 1/2; INCHES BELOW FINISH GRADE OF PAVING. TOP OF MULCH TO BE APPROX. 1/8 INCH TO 1/4 INCH LOWER THAN PAVER ELEVATION. MULCH TO GRADUALLY TAPER UP TO AN OVERALL MULCH THICKNESS OF 3 INCHES.
2 1/4 - INCH RADIUS TOOLED EDGE
3 CONCRETE PAVING
4 COMPACTED SUBGRADE



SCALE: 1 1/2" = 1'-0" — SECTION - PLANTING AREA AT PEDESTRIAN CONCRETE PAVERS 05 — HP-VI.STA-CO-09

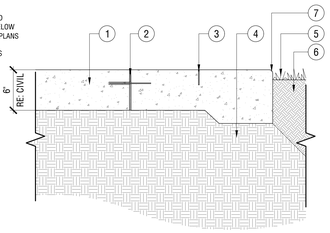
1 SAW CUT TO BE 1/3 OVERALL DEPTH OF PAVEMENT, TYP.
2 SAW CUT TO BE 3/4" DEPTH, TYP.
3 #5 9" STEEP DOWEL SPACED AT 36" O.C. WITH GREASED SLEEVE ON ONE END, TYP.
4 1/4" EXPANSION JOINT, TYP.
5 COMPACTED SUBGRADE

NOTES:
A. CONTRACTOR SHALL REFERENCE HARDSCAPE PLANS FOR ALL JOINT LAYOUTS AND DESIGN, TYP.
B. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.



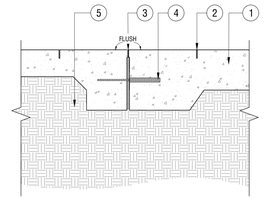
SCALE: 3" = 1'-0" — SECTION - TYP. CONCRETE JOINTING TYPES 04 — HP-VI.STA-CO-02

1 PEDESTRIAN CONCRETE PAVING; RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH; RE: CIVIL FOR REINFORCEMENT AND THICKNESS
2 EXPANSION JOINT; RE: PLANS FOR LOCATION
3 SAW CUT JOINT; RE: PLANS FOR LOCATION
4 COMPACTED SUBGRADE
5 ADJACENT PLANTING - FINISHED GRADE TO BE HELD 1/2" MIN. BELOW TOP OF PAVING; RE: PLANTING PLANS
6 PLANTING SOIL; RE: SOIL PLANS
7 1/2"R TOOLED EDGE



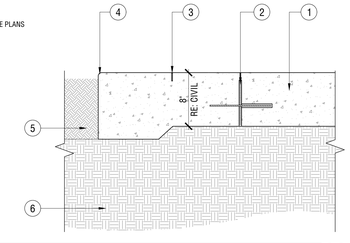
SCALE: 1 1/2" = 1'-0" — SECTION - TYP. CONCRETE PEDESTRIAN PAVING ON GRADE 03 — HP-VI.STA-CO-01

1 REINFORCED VEHICULAR CONCRETE PAVING, RE: CONSTRUCTION PLAN AND SCHEDULE - REINFORCEMENT PER CIVIL ENGINEERING PLANS
2 SAW CUT JOINT
3 1/4 " WIDE JOINT, SEALANT PER SPECIFICATIONS
4 9" SPEED DOWEL WITH 5/8" SMOOTH DOWEL @ 36" O.C.
5 COMPACTED SUBGRADE



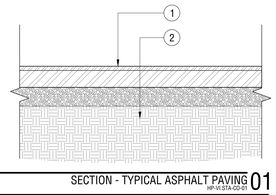
SCALE: 1 1/2" = 1'-0" — SECTION - TYP. PEDESTRIAN RATED UNIT PAVING 07 — HP-VI.STA-CO-07

1 REINFORCED VEHICULAR CONCRETE PAVING; SEE SCHEDULE FOR FINISH AND COLOR RE: CIVIL FOR REINFORECEMINT AND THICKNESS
2 HIDDEN EXPANSION JOINT, SEE PLANS AND DETAILS
3 SAW CUT JOINT, SEE PLANS AND DETAILS
4 1/2"R TOOLED EDGE
5 ADJACENT CONDITION, SEE PLANS
6 COMPACTED SUBGRADE



SCALE: 1 1/2" = 1'-0" — SECTION - TYP. CONCRETE VEHICULAR PAVING ON GRADE 02 — HP-VI.STA-CO-02

1 BITUMINOUS ASPHALT PAVING; RE: CIVIL, SEE PLANS
2 COMPACTED SUBGRADE



SCALE: 1 1/2" = 1'-0" — SECTION - TYPICAL ASPHALT PAVING 01 — HP-VI.STA-CO-01

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title

CONSTRUCTION DETAILS

Sheet Number

L3.01

Plotted By: Graphics Houston NEW Sheet Set: VI-STA-SHEET SET Layout: L3.01 Version: June 16, 2023 01:14:04pm Stored: T:\Projects\VI-STA-Vineyard Station\VI-STA-SHEETS\VI-STA-L3-CONSTRUCTION-DETAILS-301-309.dwg

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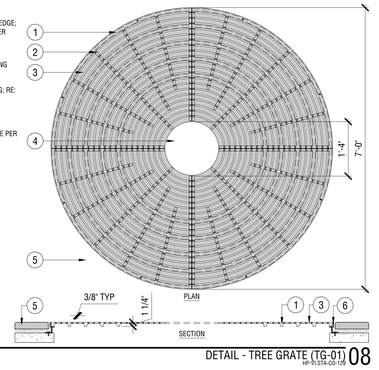
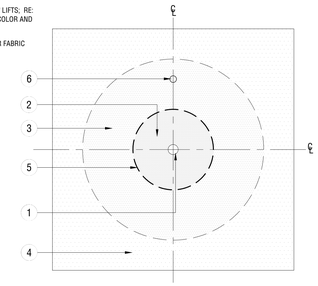
1 GRATE EDGES
2 GRATE SUPPORT EDGE; RE MANUFACTURER
3 GRATE TOP
4 TREE; RE: PLANTING PLANS
5 ADJACENT PAVING; RE: CONSTRUCTION SCHEDULE
6 ANGLE STOCK PERIMETER FRAME PER MANUFATURER



DETAIL - TREE GRATE (TG-01) 08
HP-VI.STA-CO-125
SCALE: 3/4" = 1'-0"

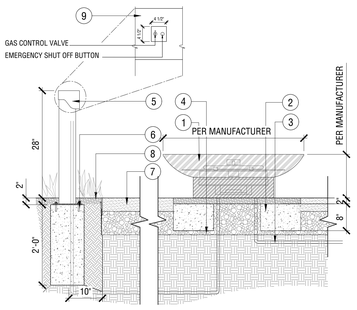
1 TREE PLANTING; RE: PLANTING PLANS
2 1" STONEDUST, LEAVE UNCOMPACTED AT ROOTFLARE
3 TREE PIT, 4' STONEDUST ABOVE
4 4" STONEDUST, INSTALL IN (2) 2" LIFTS; RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH
5 TREE ROOTBALL; LIMIT OF FILTER FABRIC
6 4" PVC INSPECTION TUBE



PLAN - DECOMPOSED GRANITE AT TREE PLANTING 04
HP-VI.STA-CO-15
SCALE: 3/8" = 1'-0"

1 PREMANUFACTURED FIRE PIT - RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH - RE: SPECIFICATIONS
2 UNREINFORCED FOUNDATION - RE: STRUCTURAL
3 GAS LINE - CONNECT TO SYSTEM-WIDE EMERGENCY SHUT OFF PER CIVIL AND MEP
4 CONDUIT TO TIMER AND LOCALIZED EMERGENCY SHUT-OFF - RE: CIVIL
5 30"H HINGE-TOP OUTLET TO RECEIVE TIMER AND EMERGENCY SHUT-OFF, CO-03 -5LB OPERABLE FORCE MAX FOR ALL CONTROLS - RE: SPECIFICATIONS
6 10" DIA UNREINFORCED CONCRETE FOUNDATION TO RECEIVE HINGE TOP CONTROLS RE: STRUCTURAL
7 DECOMPOSED GRANITE PER PLANTING PLANS
8 PLANTING AREA PER PLANS
9 JUNCTION BOX, FIT WITHIN HINGE-TOP OUTLET

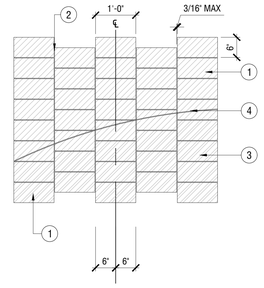
NOTES:
A. CONTRACTOR TO FINALIZE LOCALIZED TIMER/CONTROLS IN THE FIELD WITH LANDSCAPE ARCHITECT AND CIVIL ENGINEER PRIOR TO COMMENCING WORK.
B. FIRE PIT SHALL CONFORM WITH ALL LOCAL CODE REQUIREMENTS.
C. PROVIDE DETAILED SHOP DRAWINGS AND PRODUCT DATA OF BOTH THE FIRE PIT AND TIMER/ SHUT-OFF FOR REVIEW AND APPROVAL.



SECTION - FIRE PIT 09
HP-VI.STA-CO-126
SCALE: 3/4" = 1'-0"

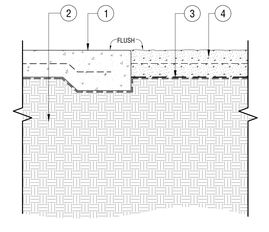
1 6"X12" UNIT PAVER TYPE 1; RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH
2 3/16" MAX, GROUTED JOINT
3 6"X12" UNIT PAVER TYPE 2; RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH
4 PAVER CUT AT ANGLE; RE: CONSTRUCTION PLANS

NOTES:
1. REFER TO HARDSCAPE LEGEND FOR COLOR AND FINISH
2. PROVIDE 4' X 4' MOCK UP FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT
3. USE FULL STONES AT EDGE, NO CUT STONE



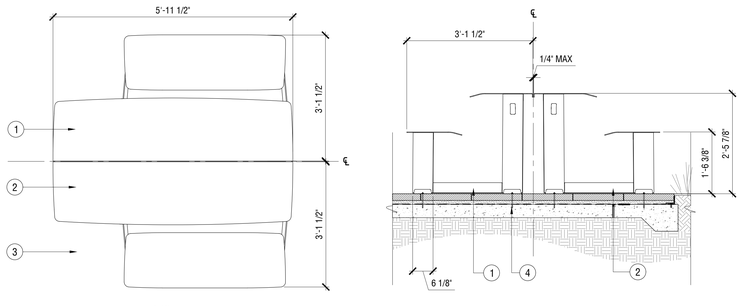
ENLARGEMENT - RUNNING BOND PAVING PATTERN AT INTERSECTION 07
HP-VI.STA-CO-87
SCALE: 3/4" = 1'-0"

1 REINFORCED CONCRETE PAVING; RE: CONSTRUCTION PLAN AND SCHEDULE
2 COMPACTED SUBGRADE
3 FILTER FABRIC; WRAP SIDES AND BOTTOM BETWEEN FIRST LIFT AND COMPACTED AGGREGATE BASE; RE: SPECS
4 4" STONEDUST, INSTALLED IN (2) 2" LIFTS; RE: CONSTRUCTION SCHEDULE FOR COLOR



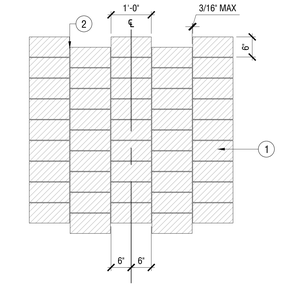
SECTION - CONCRETE PAVING AT DECOMPOSED GRANITE 03
HP-VI.STA-CO-13
SCALE: 1 1/2" = 1'-0"

1 TRIPLE UNIT LEFT TABLE EXTENSION PER MANUFACTURER
2 TRIPLE UNIT RIGHT TABLE EXTENSION PER MANUFACTURER
3 ADJACENT PAVING; RE: CONSTRUCTION PLANS
4 3/8" MAX ANCHOR; RE: MANUFACTURER



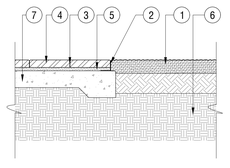
DETAIL - FIXED PICNIC BENCH (SF-10) 10
HP-VI.STA-CO-106
SCALE: 3/4" = 1'-0"

1 6"X12" UNIT PAVER TYPE 1; RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH
2 3/16" MAX, GROUTED JOINT



ENLARGEMENT - STACKED RUNNING BOND PAVING PATTERN, TYP 06
HP-VI.STA-CO-85
SCALE: 3/4" = 1'-0"

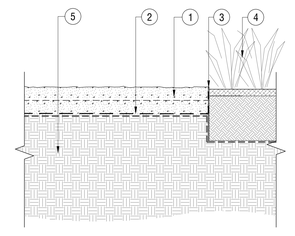
1 DECOMPOSED GRANITE
2 UNIT PAVER EDGE RESTRAINT. WRAP GEOTEXTILE FILTER FABRIC UP BOTH SIDES OF EDGE RESTRAINT.
3 POLYMERIC SAND - FILLED JOINTS (TYP)
4 UNIT PAVERS
5 1 - INCH SAND SETTING BED
6 COMPACTED SUBGRADE
7 CONCRETE SUB - BASE



SECTION - DECOMPOSED GRANITE AT PEDESTRIAN CONCRETE UNIT PAVERS 02
HP-VI.STA-CO-14
SCALE: 3/4" = 1'-0"

1 4" STABILIZED STONEDUST, INSTALLED IN (2) 2" LIFTS. RE: CONSTRUCTION SCHEDULE FOR COLOR
2 FILTER FABRIC; WRAP SIDES AND BOTTOM BETWEEN FIRST LIFT AND COMPACTED AGGREGATE BASE; RE: SPECS
3 EDGE RESTRAINT; RE: SPECS
4 ADJACENT PLANTING; RE: PLANTING PLANS
5 COMPACTED SUBGRADE

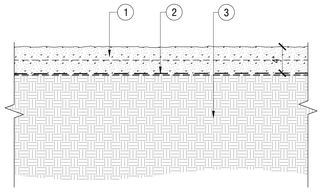
NOTES:
A. EACH LIFT OF STONEDUST SHALL BE DAMPENED, ROLLED, AND COMPACTED AS SPECIFIED.



SECTION - DECOMPOSED GRANITE AT PLANTING 05
HP-VI.STA-CO-16
SCALE: 1 1/2" = 1'-0"

1 4" STABILIZED STONEDUST, INSTALLED IN (2) 2" LIFTS; RE: CONSTRUCTION SCHEDULE FOR COLOR
2 FILTER FABRIC; WRAP SIDES AND BOTTOM BETWEEN FIRST LIFT AND COMPACTED AGGREGATE BASE; RE: SPECS
3 COMPACTED SUBGRADE

NOTES:
A. EACH LIFT OF STONEDUST SHALL BE DAMPENED, ROLLED, AND COMPACTED AS SPECIFIED.



SECTION - DECOMPOSED GRANITE 01
HP-VI.STA-CO-15
SCALE: 1 1/2" = 1'-0"

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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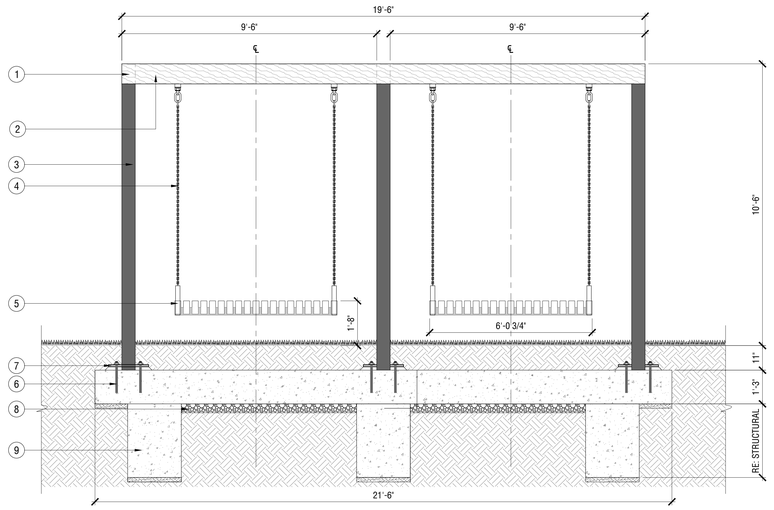
Sheet Title
CONSTRUCTION DETAILS

Sheet Number
L3.02

1 STEEL TUBE BEYOND
2 GLULAM BEAM
3 6" THICK HSS STEEL TUBE TO MATCH ARCHITECTURE PAVILION; RE: CONSTRUCTION SCHEDULE
4 SWING CHAIN PER MANUFACTURER
5 SWING SEAT; RE: MANUFACTURER
6 ANCHORING HARDWARE; RE: STRUCTURAL
7 STEEL SUPPORT PLATE SET ON MORTAR BED
8 4" COMPACTED GRAVEL BASE
9 FOUNDATION; RE: STRUCTURAL

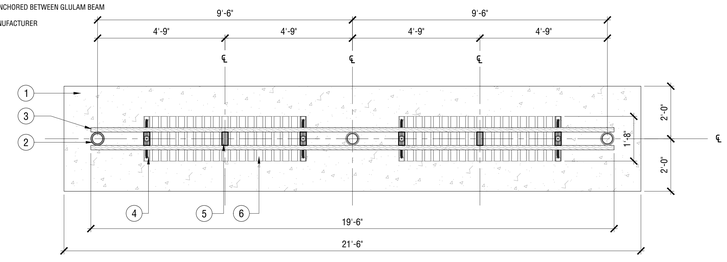
NOTES:
A. VERIFY THICKNESS OF TUBE STEEL WITH STRUCTURAL ENGINEER PRIOR TO FABRICATION



ELEVATION - SWINGS AT BLOCK 4 16
HP-VI.STA-CD-107
SCALE: 1/2" = 1'-0"

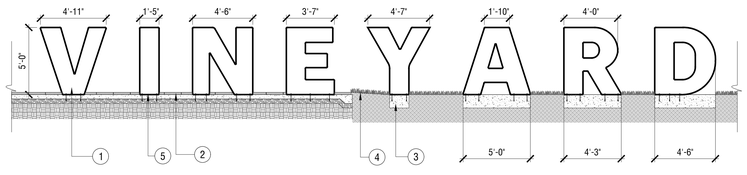
1 CIP CONCRETE FOUNDATION BEYOND; RE: STRUCTURAL
2 6" DIA x ¼" THK. HSS STEEL TUBE TO MATCH ARCHITECTURE PAVILION; RE: CONSTRUCTION SCHEDULE
3 4x18 GLULAM BEAM
4 SWING CHAIN PER MANUFACTURER
5 STEEL SUPPORT BAR ANCHORED BETWEEN GLULAM BEAM
6 SWING BENCH; RE: MANUFACTURER

NOTES:
A. VERIFY THICKNESS OF TUBE STEEL WITH STRUCTURAL ENGINEER PRIOR TO FABRICATION



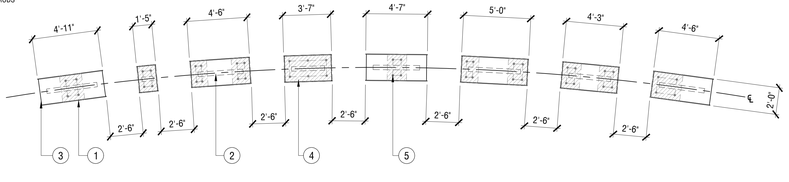
PLAN - SWINGS AT BLOCK 4 15
HP-VI.STA-CD-105
SCALE: 1/2" = 1'-0"

1 ACRYLIC FRAME LETTER WITH LIGHT
2 ADJACENT UNIT PAVERS
3 TURF GRASS
4 CONCRETE FOOTING
5 1/2" THK. STEEL PLATE, ANCHORED TO CONCRETE FOOTING



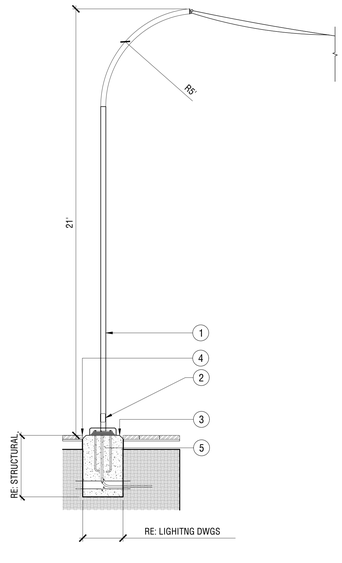
SECTION - VINEYARD SIGNAGE 14
HP-VI.STA-CD-103
SCALE: 1/4" = 1'-0"

1 ACRYLIC SHEET
2 LIGHT FIXTURE; RE: LIGHTING PLAN
3 ALUMINUM FRAME; RE: MANUFACTURER
4 1/2" THICK STEEL PLATE, ANCHORED TO CONCRETE FOOTING
5 1/2" DIA. CORE DRILLED AND MORTAR SET THREADED RODS



PLAN - VINEYARD SIGNAGE 13
HP-VI.STA-CD-103
SCALE: 1/4" = 1'-0"

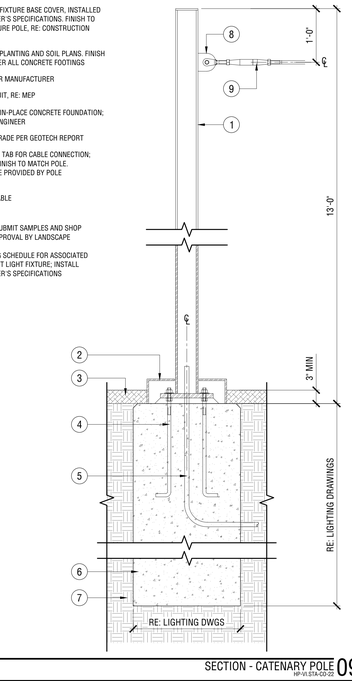
1 LIGHT POLE-RE: LIGHTING PLANS
2 HANDHOLE; STUB CONDUIT TO 6" BELOW HANDHOLE
3 LIGHT POLE CONCRETE FOOTING IN PAVEMENT, TYP; RE: STRUCTURAL ENGINEER
4 ADJACENT PAVING; RE: CONSTRUCTION PLANS
5 ELECTRICAL CONDUIT ROUTED THROUGH CONCRETE FOOTING



SECTION - GATEWAY LIGHT POLE 11
HP-VI.STA-CD-104
SCALE: 3/8" = 1'-0"

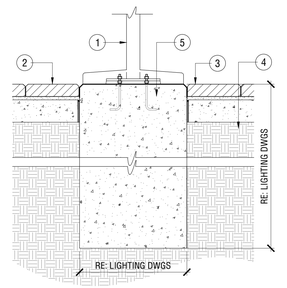
1 SCHEDULED LIGHT POLE, INSTALLED PER MANUFACTURER'S SPECIFICATIONS. RE: CONSUTRUCTION PLANS FOR FIXTURE TYPE; COORDINATE SIZE OF FOOTERS ACCORDING TO LIGHTING FIXTURE. RE: CONSTRUCTION SCHEDULE FOR FINISH AND COLOR.
2 SCHEDULED LIGHT FIXTURE BASE COVER, INSTALLED PER MANUFACTURER'S SPECIFICATIONS. FINISH TO MATCH LIGHT FIXTURE POLE, RE: CONSTRUCTION SCHEDULE
3 FINISH GRADE; RE: PLANTING AND SOIL PLANS. FINISH GRADE SHALL COVER ALL CONCRETE FOOTINGS
4 ANCHOR BOLTS PER MANUFACTURER
5 ELECTRICAL CONDUIT, RE: MEP
6 REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION; RE: STRUCTURAL ENGINEER
7 COMPACTED SUBGRADE PER GEOTECH REPORT
8 SIDE MOUNT STEEL TAB FOR CABLE CONNECTION; FULLY WELD AND FINISH TO MATCH POLE. ENGINEERING TO BE PROVIDED BY POLE MANUFACTURER
9 STEEL SUPPORT CABLE

NOTES:
A. CONTRACTOR TO SUBMIT SAMPLES AND SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT
B. REFER TO LIGHTING SCHEDULE FOR ASSOCIATED CATENARY PENDANT LIGHT FIXTURE; INSTALL PER MANUFACTURER'S SPECIFICATIONS



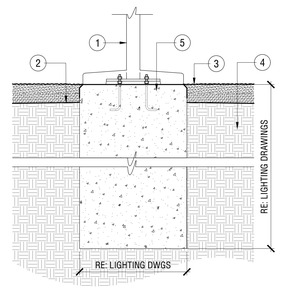
SECTION - CATENARY POLE 09
HP-VI.STA-CD-102
SCALE: 1" = 1'-0"

1 OUTLINE OF SCHEDULED LIGHT
2 SLOPE GRADE AWAY FROM LIGHT
3 TOP OF PAVERS FLUSH W/ TOP OF PIER. REFER TO L1301 FOR PAVING DETAILS. REFER TO HARDSCAPE PLANS FOR SPECIFIED MATERIAL AT LIGHT POLE LOCATIONS.
4 COMPACTED SUB - GRADE
5 CONCRETE PIER AND REINFORCING PER STRUCTURAL ENGINEER.



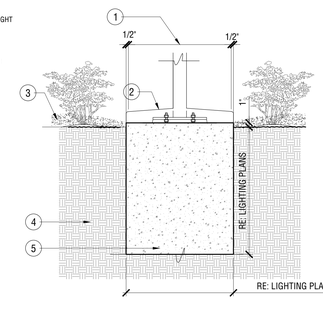
SECTION - LIGHT POLE @ UNIT PAVING 08
HP-VI.STA-CD-20
SCALE: 1" = 1'-0"

1 OUTLINE OF SCHEDULED LIGHT
2 SLOPE GRADE AWAY FROM LIGHT
3 TOP OF GRAVEL FLUSH W/ TOP OF PIER. REFER TO L1301 FOR PAVING DETAILS. REFER TO HARDSCAPE PLANS FOR SPECIFIED MATERIAL AT LIGHT POLE LOCATIONS.
4 COMPACTED SUB - GRADE
5 CONCRETE PIER AND REINFORCING PER STRUCTURAL ENGINEER.



SECTION - LIGHT POLE @ LAWN 05
HP-VI.STA-CD-17
SCALE: 1" = 1'-0"

1 COORDINATE DIAMETER OF TOP OF FOOTING WITH DIAMETER OF COVER PLATE
2 OUTLINE OF SCHEDULED LIGHT
3 PLANTING TO BE 1" BELOW TOP OF LIGHT POLE FOUNDATION
4 COMPACTED SUBGRADE
5 FOUNDATION AND REINFORCING PER STRUCTURAL ENGINEER

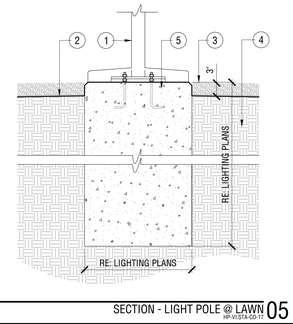


SECTION - LIGHT POLE @ DECOMPOSED GRANITE 07
HP-VI.STA-CD-21
SCALE: 1" = 1'-0"

1 OUTLINE OF SCHEDULED LIGHT
2 SLOPE GRADE AWAY FROM LIGHT
3 TOP OF GRAVEL FLUSH W/ TOP OF PIER. REFER TO L1301 FOR PAVING DETAILS. REFER TO HARDSCAPE PLANS FOR SPECIFIED MATERIAL AT LIGHT POLE LOCATIONS.
4 COMPACTED SUB - GRADE
5 CONCRETE PIER AND REINFORCING PER STRUCTURAL ENGINEER.
6 EXPANSION JOINT, RE: SPECS
7 POLE BASE COVER
8 ELECTRICAL CONDUIT
9 FOOTING TO MEET FLUSH TO ADJACENT PAVING

SECTION - LIGHT POLE FOUNDATION IN PLANTING AREAS 06
HP-VI.STA-CD-19
SCALE: 1" = 1'-0"

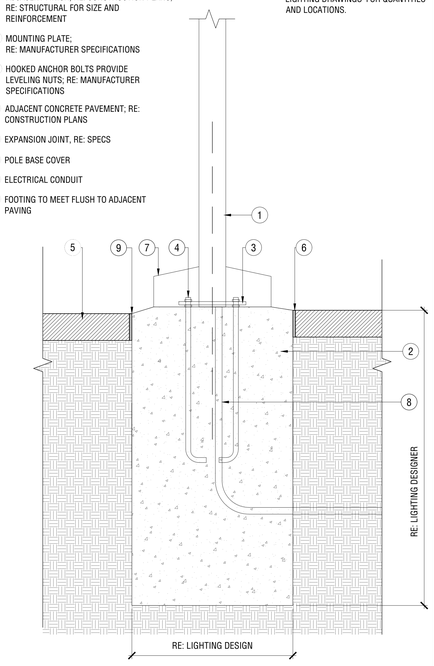
1 OUTLINE OF SCHEDULED LIGHT
2 SLOPE GRADE AWAY FROM LIGHT
3 LAWN; REFER TO PLANTING PLANS
4 COMPACTED SUBGRADE
5 CONCRETE PIER AND REINFORCING PER STRUCTURAL ENGINEER.



SECTION - LIGHT POLE @ LAWN 05
HP-VI.STA-CD-17
SCALE: 1" = 1'-0"

1 PEDESTRIAN LIGHT POLE RE: LIGHTING SCHEDULE
2 SQUARE CONCRETE FOOTING TO MATCH ADJACENT FINISH, RE: CONSTRUCTION PLANS; RE: STRUCTURAL FOR SIZE AND REINFORCEMENT
3 MOUNTING PLATE; RE: MANUFACTURER SPECIFICATIONS
4 HOOKED ANCHOR BOLTS PROVIDE LEVELING NUTS; RE: MANUFACTURER SPECIFICATIONS
5 ADJACENT CONCRETE PAVEMENT; RE: CONSTRUCTION PLANS
6 EXPANSION JOINT, RE: SPECS
7 POLE BASE COVER
8 ELECTRICAL CONDUIT
9 FOOTING TO MEET FLUSH TO ADJACENT PAVING

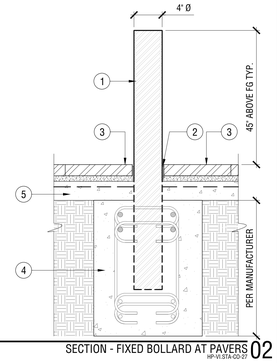
NOTES:
A. CIVIL ENGINEER IS TO PROVIDE POLE FOUNDATION DETAIL WITH NOTE TO COORDINATE WITH LANDSCAPE AND LIGHTING DRAWINGS FOR QUANTITIES AND LOCATIONS.



SECTION - POLE LIGHT FIXTURE @ PAVEMENT ON GRADE 03
HP-VI.STA-CD-13
SCALE: 1 1/2" = 1'-0"

1 BOLLARD, RE: PLANS AND SCHEDULE; CUSTOM CUT TO BE 30" ABOVE FG; SURFACE MOUNTED TO FOOTING PER MANUFACTURER'S INSTRUCTIONS
2 3/8" EXPANSION JOINT WITH ELASTOMERIC JOINT SEALANT, RE: SPECS
3 PEDESTRIAN PAVERS; RE: HARDSCAPE SCHEDULE
4 CONCRETE FOOTING DEPTH AND REINFORCING, PER CIVIL
5 CONCRETE SUB-BASE, RE: CIVIL

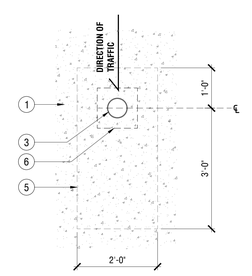
NOTES
A. PROVIDE MANUFACTURER CUTSHEETS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
B. CONTRACTOR TO REVIEW LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
C. RE: HARDSCAPE PLANS FOR BOLLARD SPACING. SPACING TO MEET CODE REQUIREMENTS.



SECTION - FIXED BOLLARD AT PAVERS 02
HP-VI.STA-CD-27
SCALE: 1" = 1'-0"

1 ADJACENT PAVING PER PLANS
2 COMPACTED SUBGRADE - RE: GEOTECHNICAL
3 CUSTOM LENGTH 6' I.D. DECORATIVE, GALVANIZED STEEL, FIXED BOLLARD - PROVIDE 2" REVEAL PER MANF. - RE: HARDSCAPE SCHEDULE FOR COLOR & FINISH - RE: SPECIFICATIONS
4 3/8" MAX ELASTOMERIC SEALANT JOINT - RE: SPECS
5 LIMITS OF REINFORCED CONCRETE FOOTING - RE: CIVIL
6 LIMITS OF 12" SQR X 3/8" THK PLATE WELDED TO BASE OF BOLLARD

NOTES:
A. ENSURE CONCRETE IS SAWCUT PRIOR TO PLACEMENT OF DECORATIVE SLEEVE/COVER WHERE BOLLARDS COINCIDE WITH JOINTS.



PLAN - FIXED BOLLARD 01
HP-VI.STA-CD-26
SCALE: 3/4" = 1'-0"

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VINEYARD STATION PARK

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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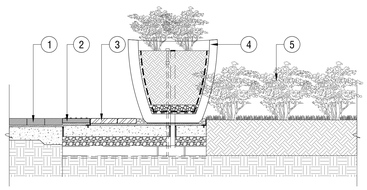
Sheet Title
CONSTRUCTION DETAILS

Sheet Number
L3.03

Plotted By: Graphics Houston NEW Sheet Set: VI-STA-SHEET SET Layout: L3.03 Version: June 16, 2023 01:14:37pm Stored: T:\Projects\VI-STA-Vineyard Station\VI-STA-SHEETS\VI-STA-L3-CONSTRUCTION-DETAILS-301-309.dwg

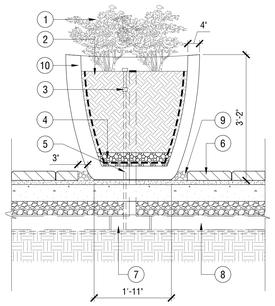
1 VEHICULAR RATED UNIT PAVING; RE: CONSTRUCTION PLANS
2 TACTILE UNIT PAVING; RE: CONSTRUCTION PLANS
3 PEDESTRIAN RATED UNIT PAVING; RE: CONSTRUCTION PLANS
4 PLANTER POT; RE: CONSTRUCTION SCHEDULE
5 ADJACENT PLANTING; RE: PLANTING PLANS



SECTION - PLANTING POT TO PLANTING BED AT BLOCK 2 16
HP-VI.STA-CD-105
SCALE: 1/2" = 1'-0"

1 PLANTING. PER PLAN
2 PLANTER POT SOIL; RE: SPECS
3 IRRIGATION POP-UP HEAD
4 1/2"Ø, PERFORATED ABS PLASTIC SDR PIPE. SURROUND WITH 2' MIN. OF 3/4" WASHED RIVER ROCK WRAPPED IN MIRAFI 700X WOVEN FILTER FABRIC. ALLOW TO WEEP TO DECK DRAIN.
5 WATERPROOFLING SEAL SHALL SURROUND PIPE
6 ADJACENT PAVING; RE: CONSTRUCTION PLANS
7 CONNECT PERFORATED PIPE TO CIVIL
8 DRAIN LINE; RE: CIVIL
9 3" GRAVEL BAND
10 PLANTER POT; RE: CONSTRUCTION SCHEDULE

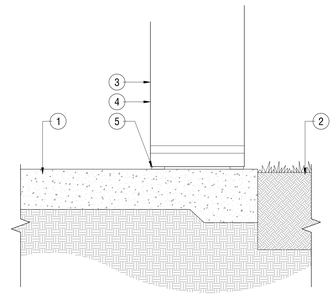
NOTES:
A. CONTRACTOR SHALL ATTACH PLANTER POT TO PAVING WITH EPOXY
B. CONTRACTOR TO COORDINATE DRAIN LINE INSTALLATION WITH FINAL POTTERY LOCATION. POTTERY DRAIN LINE AND IRRIGATION HOLE TO BE DRILLED ON SITE
C. VERIFY FINAL LOCATION OF POTTERY WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION



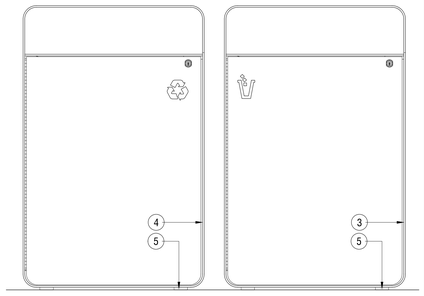
SECTION - PLANTER POT AT GROUND LEVEL 12
HP-VI.STA-CD-67
SCALE: 3/4" = 1'-0"

1 CONCRETE PAVING; RE: CONSTRUCTION PLANS
2 ADJACENT PLANTING
3 TRASH RECEPTACLE
4 RECYCLING RECEPTACLE
5 MANUFACTURER SUPPLIED GLIDES WITH PRE-DRILLED HOLES. SURFACE MOUNT TO PAVING WITH STAINLESS STEEL FLAT HEAD ANCHORS

NOTES:
A. CONTRACTOR TO VERIFY EACH RECEPTACLE LOCATION IN FIELD PRIOR TO MOUNTING TO PAVING
B. CONTRACTOR TO PROVIDE MOUNTING HARDWARE PRODUCT DATA PRIOR TO PURCHASE.
C. ALL WASTE RECEPTACLES ARE TO BE ORIENTED SO THE ACCESS DOOR AND LOCK ARE FACING THE PRIMARY PATH OF TRAVEL.



SECTION

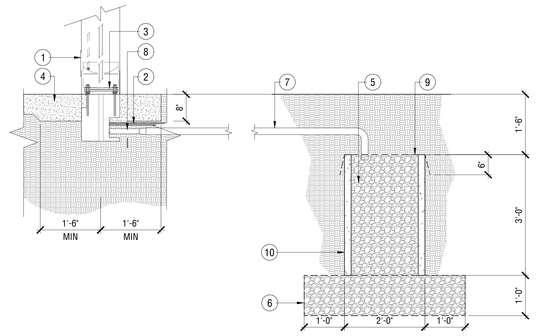


FRONT ELEVATION

SECTION/ ELEVATION - WASTE RECEPTACLE MOUNTING 04
HP-VI.STA-CD-55
SCALE: 1 1/2" = 1'-0"

1 ACCESS DOOR PER MANUFACTURER; RE: PLANS FOR LOCATIONS
2 CONNECT TO WATER SERVICE LINE W/ HEAT TRACING TAPE TO PREVENT FREEZING. MANF : EASYHEAT SR; RE : CIVIL FOR WATER SERVICE
3 SURFACE MOUNT PER MANUFACTURER RECOMMENDATIONS
4 PAVING PER PLAN
5 GRAVEL OR COURSE GRANULAR FILL
6 NONWOVEN GEOTEXTILE FABRIC
7 2" DIA PVC DRAIN
8 PVC CONNECTION TO FOUNTAIN PER MANUFACTURER
9 FILTER FABRIC
10 24" DIA PIPE PER CITY STANDARD DETAIL

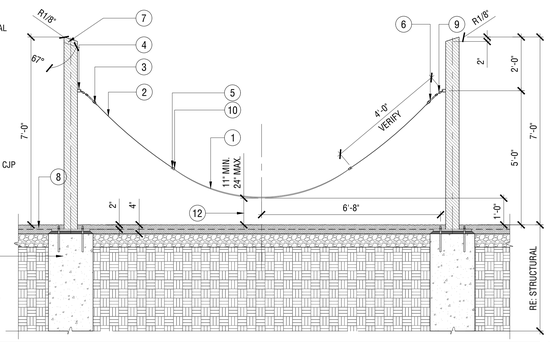
NOTES:
A. FILTER FABRIC SHALL BE WATER PERVIOUS TYPE, BLACK POLYOLEFIN OR POLYESTER MANUFACTURED BY MIRAFI OR SUPAC.



SECTION - DRINKING FOUNTAIN 11
HP-VI.STA-CD-99
SCALE: 3/4" = 1'-0"

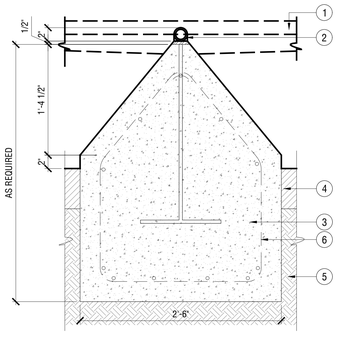
1 60"X82" HAMMOCK NETTING
- PROVIDE 2-LAYER N815 BONDED W/ 2" WEBBING; MANF: INCORD (OR APPROVED EQUAL
2 1/4", 7X19, STAINLESS STEEL CABLE
3 3/8" STAINLESS STEEL CLOSED ROPE THIMBLE TO TIE OFF BOTH ENDS OF SS CABLE
4 5/8" DIAMETER U-SHAPED ROD. COORDINATE DIMENSION WITH CHAIN ATTACHMENT HARDWARE. WELDED TO END POST TO RECEIVE SS THIMBLE
5 3/8" x 1" STAINLESS STEEL PLATE
- CORE TO KEEP HAMMOCK NETTING SEPARATED
6 ENDS OF HAMMOCK TO CONNECT TO 2"DIA SS RING, BY MANUFACTURER
- CLIP TO THIMBLE WITH STAINLESS STEEL TWIST LOCK CARABINER
7 6" DIA. STEEL POLE WITH TAPERED TOP CAP. STEEL THICKNESS 0.375". $\frac{3}{8}$" THICK PLATE CJP WELDED TO POLE BASE.
8 4" VERIFY LOCATION AND GRIND SMOOTH
- RE : PLANTING SCHEDULE
9 1/4" STAINLESS STEEL CHAIN
10 ENDS OF HAMMOCK TO CONNECT TO STAINLESS STEEL PLATE WITH STAINLESS STEEL TWIST LOCK CARABINEER
11 REINFORCED CONCRETE FOOTING DEPRESSED BELOW DECOMPOSED GRANITE. 8' DEEPx20" DIA w/ (6) #6 VERTICAL REBAR, #4 TIES @ 3' O.C.
12 (ACCESSIBLE COMPANION SPACE) 11" MIN. & 24" MAX. ABOVE FLOOR FINISH

NOTE:
A. FABRICATED POST TO BE GALVANIZED PRIOR TO PAINTING. EACH POST TO BE SHOP FABRICATED AND PAINTED FOR INSTALLATION AT THE JOB SITE.
B. REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.



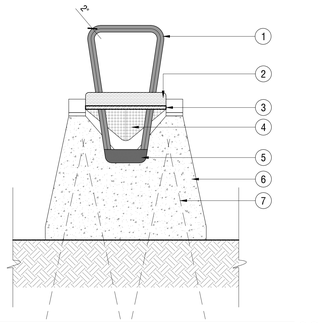
SECTION - HAMMOCK 10
HP-VI.STA-CD-98
SCALE: 1/2" = 1'-0"

1 SEESAW ARM
2 SEESAW PIVOT JOINT. CUSTOM FABRICATED ELEMENT WITH HIGH CAPACITY BALL BEARING PLATE. STAINLESS STEEL 316
3 PRECAST CONCRETE BASE. SIZE TO BE DETERMINED BY STRUCTURAL REQUIREMENTS, REINFORCING PER STRUCTURAL
4 ADJACENT PAVING; RE: CONSTRUCTION PLANS
5 COMPACTED SOIL PER GEOTECHNICAL REPORT
6 #6 REBAR BENT AS SHOWN



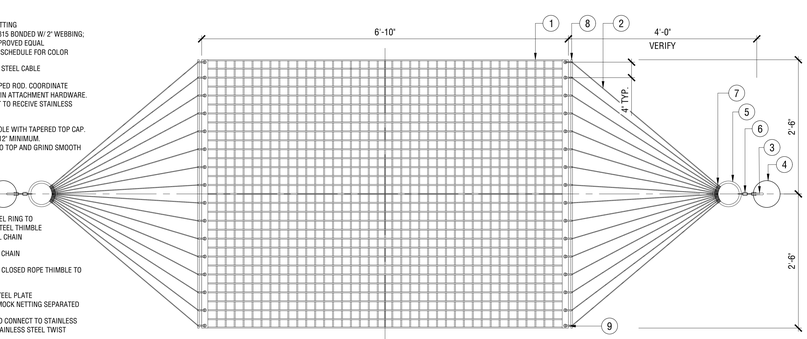
SECTION - SEESAW BASE (DELEGATED DESIGN FEATURE) 06
HP-VI.STA-CD-45
SCALE: 1 1/2" = 1'-0"

1 1" DIA TUBE STEEL POWDERCOATED HANDLE
2 WOOD SEAT
3 SEESAW ARM
4 11 GAUGE CUSTOM PERFORATED STEEL PANEL, MECHANICALLY FASTEN TO FRAME
5 CONCRETE BASE BEYOND
6 RUBBER STOP
7 #6 REBAR BENT AT TOP



ELEVATION - SEESAW BASE (DELEGATED DESIGN FEATURE) 02
HP-VI.STA-CD-45
SCALE: 1 1/2" = 1'-0"

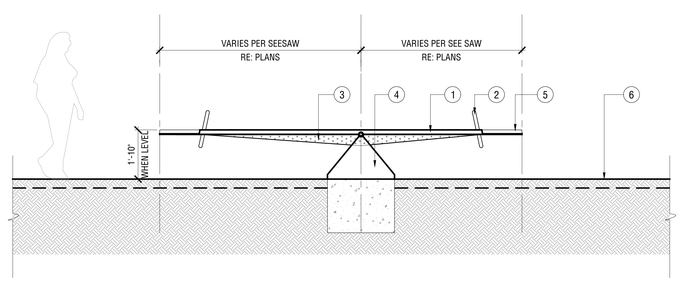
1 60"X82" HAMMOCK NETTING
- PROVIDE 2-LAYER N815 BONDED W/ 2" WEBBING; MANF: INCORD OR APPROVED EQUAL
- RE : CONSTRUCTION SCHEDULE FOR COLOR
2 1/8", 7X19, STAINLESS STEEL CABLE
3 5/8" DIAMETER U-SHAPED ROD. COORDINATE DIMENSION WITH CHAIN ATTACHMENT HARDWARE. WELDED TO END POST TO RECEIVE STAINLESS STEEL CHAIN.
4 6" DIAMETER STEEL POLE WITH TAPERED TOP CAP. STEEL THICKNESS 0.312" MINIMUM.
- WELD 1/8"THK CAP TO TOP AND GRIND SMOOTH
5 6" DIA STAINLESS STEEL RING TO RECEIVE STAINLESS STEEL THIMBLE AND STAINLESS STEEL CHAIN
6 1/4" STAINLESS STEEL CHAIN
7 3/8" STAINLESS STEEL CLOSED ROPE THIMBLE TO TIE OFF BY FERRULE
8 3/8" x 1" STAINLESS STEEL PLATE
- CORE TO KEEP HAMMOCK NETTING SEPARATED
9 ENDS OF HAMMOCK TO CONNECT TO STAINLESS STEEL PLATE WITH STAINLESS STEEL TWIST LOCK CARABINEER



PLAN - HAMMOCK 09
HP-VI.STA-CD-55
SCALE: 1" = 1'-0"

1 SEESAW ARM
2 SEESAW HANDLE
3 11 GAUGE CUSTOM PREFORATED STEEL PANEL, MECHANICALLY FASTEN TO FRAM
4 SEESAW BASE
5 SEESAW SEAT
6 ADJACENT PAVING; RE: CONSTRUCTION PLANS

NOTES:
A. ARM LENGTHS VARY, WEIGHTS TO BE ADDED INSIDE ARM TO BALANCE SEESAW ABOUT FULCRUM.



SECTION - SEESAW (DELEGATED DESIGN FEATURE) 01
HP-VI.STA-CD-45
SCALE: 1/2" = 1'-0"

1 SEESAW ARM
2 SEESAW PIVOT JOINT. CUSTOM FABRICATED ELEMENT WITH HIGH CAPACITY BALL BEARING PLATE. STAINLESS STEEL 316
3 PRECAST CONCRETE BASE. SIZE TO BE DETERMINED BY STRUCTURAL REQUIREMENTS, REINFORCING PER STRUCTURAL
4 ADJACENT PAVING; RE: CONSTRUCTION PLANS
5 COMPACTED SOIL
6 #6 REBAR BENT AT TOP

SECTION - SEESAW BASE (DELEGATED DESIGN FEATURE) 03
HP-VI.STA-CD-45
SCALE: 1 1/2" = 1'-0"

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DATE	ISSUE
01/17/2023	100% SCHEMATIC DESIGN
06/16/2023	100% DESIGN DEVELOPMENT

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Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title
CONSTRUCTION DETAILS

Sheet Number
L3.04

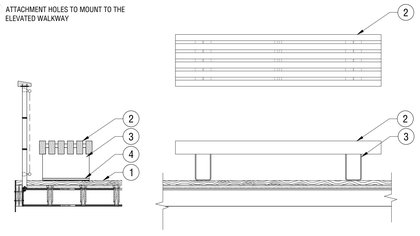
Plotted By: Graphics Houston NEW Sheet Set: VI-STA-SHEET SET Layout: L3.04 Version: June 16, 2023 01:14:54pm Stored: T:\Projects\VI-STA-Vineyard Station\VI-STA-SHEETS\VI-STA-L3-CONSTRUCTION-DETAILS-301-309.dwg

1 ELEVATED WALKWAY; RE: CONSTRUCTION PLAN

2 2.8x5.9 WOOD SLATS, TYP
ATTACH TO FRAME PER MANUFACTURER'S RECOMMENDATIONS

3 HOT DIP GALVANIZED STEEL SUPPORT FINISHED WITH DOUBLE POWDER COATING IN RAL COLOR; ATTACH PER MANUFACTURER'S RECOMMENDATIONS

4 ATTACHMENT HOLES TO MOUNT TO THE ELEVATED WALKWAY



DETAIL - FIXED STRAIGHT BENCH AT ELEVATED WALKWAY (SF-12) 11
HP-VI.STA-CD-135
SCALE: 1/2" = 1'-0"

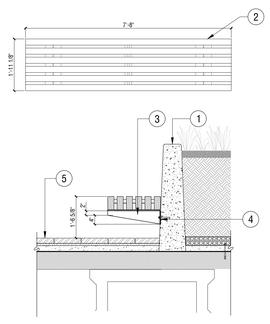
1 REINFORCED CAST IN PLACE CONCRETE BLADE WALL; RE: STRUCTURAL FOR REINFORCEMENTS

2 2x4 CENTRAL WOOD SLAT, TYP
- ATTACH TO FRAME PER MANUFACTURER'S RECOMMENDATIONS

3 HOT DIP GALVANIZED SUPPORT FINISHED WITH DOUBLE POWDER COATING IN RAL COLR TO MATCH; ATTACH PER MANUFACTURER'S RECOMMENDATIONS

4 ATTACHMENT HOLES TO MOUNT TO CONCRETE BLADE WALL
WITH 3/8"x3.5"L COUNTERSUNK WEDGE ANCHORS 14.2 INCH APART; 2 PER LEG

5 ADJACENT CONCRETE UNIT PAVER; RE: CONSTRUCTION PLAN



DETAIL - FIXED BENCH AT BRIDGE 10
HP-VI.STA-CD-132
SCALE: 1/2" = 1'-0"

1 CAST IN PLACE CONCRETE

2 ADJACENT CONCRETE PAVING; RE: CONSTRUCTION PLANS

3 12" LONG STAINLESS STEEL DOWEL ANCHORAGE OF BENCH TO FOOTING TO BE DESIGNED AND PROVIDED BY PRECAST SUPPLIER

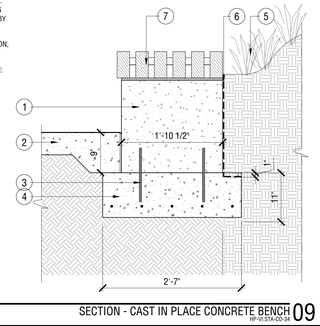
4 REINFORCED CONCRETE FOUNDATION, RE: STRUCTURAL

5 ADJACENT PLANTING ON SLOPE; RE: PLANTING PLANS

6 DAMPPROOFING; RE: SPECS

7 WOOD BENCH TOP; RE: CONSTRUCTION SCHEDULE

NOTES:
A. APPLY WATER PROOFING ON WALL FACE ADJACENT TO PLANTING OR DECOMPOSED GRANITE.



SECTION - CAST IN PLACE CONCRETE BENCH 09
HP-VI.STA-CD-134
SCALE: 1" = 1'-0"

1 VEHICULAR RATED UNIT PAVING; RE: CONSTRUCTION PLANS

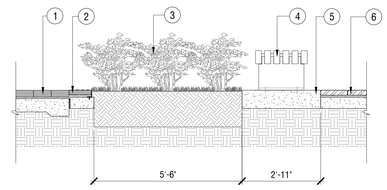
2 TACTILE UNIT PAVING; RE: CONSTRUCTION PLANS

3 PLANTING; RE: PLANTING PLANS

4 ADJACENT BENCH; RE: CONSTRUCTION SCHEDULE

5 CONCRETE PAD

6 PEDESTRIAN RATED UNIT PAVING; RE: CONSTRUCTION PLANS



SECTION - PLANTING BED TO BENCH AT BLOCK 2 08
HP-VI.STA-CD-108
SCALE: 1/2" = 1'-0"

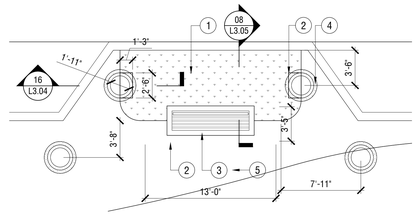
1 ADJACENT PLANITNG; RE: PLANTING PLANS

2 CONCRETE PAD

3 ADJACENT BENCH; RE: CONSTRUCTION SCHEDULE

4 ADJACENT PLANTING POT; RE: CONSTRUCITON SCHEDULE

5 ADJACENT UNIT PAVING; RE: CONSTRUCTION PLANS



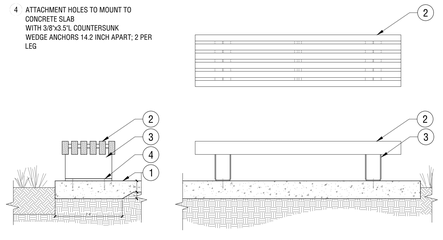
ENLARGEMENT - PLANTING POT AND BENCH LAYOUT AT BLOCK 2 07
HP-VI.STA-CD-94
SCALE: 3/16" = 1'-0"

1 FIBER-REINFORCED CONCRETE PAVING PER PLANS
- THICKEN SLAB AT BENCH, AS SHOWN

2 2.8x5.9 WOOD SLATS, TYP
ATTACH TO FRAME PER MANUFACTURER'S RECOMMENDATIONS

3 HOT DIP GALVANIZED STEEL SUPPORT FINISHED WITH DOUBLE POWDER COATING IN RAL COLOR; ATTACH PER MANUFACTURER'S RECOMMENDATIONS

4 ATTACHMENT HOLES TO MOUNT TO CONCRETE SLAB
WITH 3/8"x3.5"L COUNTERSUNK WEDGE ANCHORS 14.2 INCH APART; 2 PER LEG



DETAIL - FIXED STRAIGHT BENCH (SF-12), TYP. 06
HP-VI.STA-CD-93
SCALE: 1/2" = 1'-0"

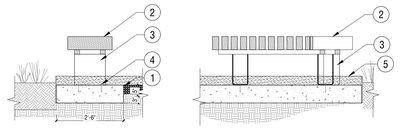
1 FIBER-REINFORCED CONCRETE FOOTING; RE: STRUCTURAL

2 2.8x5.9 WOOD SLATS MOUNTED IN RADIAL COMB SYSTEM, TYP ATTACH TO CENTRAL WOOD PER MANUFACTURER'S RECOMMENDATIONS

3 HOT DIP GALVANIZED STEEL SUPPORT FINISHED WITH DOUBLE POWDER COATING IN RAL COLOR; ATTACH PER MANUFACTURER'S RECOMMENDATIONS

4 ATTACHMENT HOLES TO MOUNT TO CONCRETE SLAB
WITH 3/8"x3.5"L COUNTERSUNK WEDGE ANCHORS 14.2 INCH APART; 2 PER LEG

5 DECOMPOSED GRANITE; RE: PLANTING PLAN



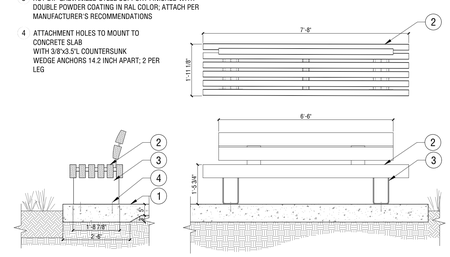
FIXED BENCH IN DG TYPICAL 05
HP-VI.STA-CD-123
SCALE: 1/2" = 1'-0"

1 FIBER-REINFORCED CONCRETE PAVING PER PLANS
- THICKEN SLAB AT BENCH, AS SHOWN

2 2.8x5.9 CENTRAL WOOD SLAT, TYP
ATTACH TO FRAME PER MANUFACTURER'S RECOMMENDATIONS

3 HOT DIP GALVANIZED STEEL SUPPORT FINISHED WITH DOUBLE POWDER COATING IN RAL COLOR; ATTACH PER MANUFACTURER'S RECOMMENDATIONS

4 ATTACHMENT HOLES TO MOUNT TO CONCRETE SLAB
WITH 3/8"x3.5"L COUNTERSUNK WEDGE ANCHORS 14.2 INCH APART; 2 PER LEG



STREETSCAPE FIXED BENCH (SF-06) TYPICAL 04
HP-VI.STA-CD-125
SCALE: 1/2" = 1'-0"

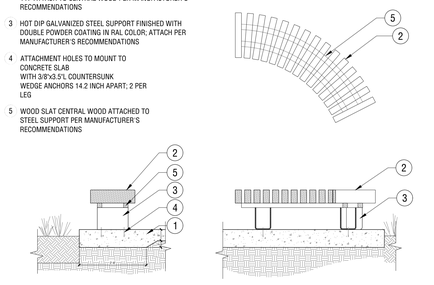
1 FIBER-REINFORCED CONCRETE PAVING PER PLANS
- THICKEN SLAB AT BENCH, AS SHOWN

2 2.8x5.9 WOOD SLATS MOUNTED IN RADIAL COMB SYSTEM, TYP ATTACH TO CENTRAL WOOD PER MANUFACTURER'S RECOMMENDATIONS

3 HOT DIP GALVANIZED STEEL SUPPORT FINISHED WITH DOUBLE POWDER COATING IN RAL COLOR; ATTACH PER MANUFACTURER'S RECOMMENDATIONS

4 ATTACHMENT HOLES TO MOUNT TO CONCRETE SLAB
WITH 3/8"x3.5"L COUNTERSUNK WEDGE ANCHORS 14.2 INCH APART; 2 PER LEG

5 WOOD SLAT CENTRAL WOOD ATTACHED TO STEEL SUPPORT PER MANUFACTURER'S RECOMMENDATIONS



FIXED CURVED BENCH (SF-07) TYPICAL 03
HP-VI.STA-CD-127
SCALE: 1/2" = 1'-0"

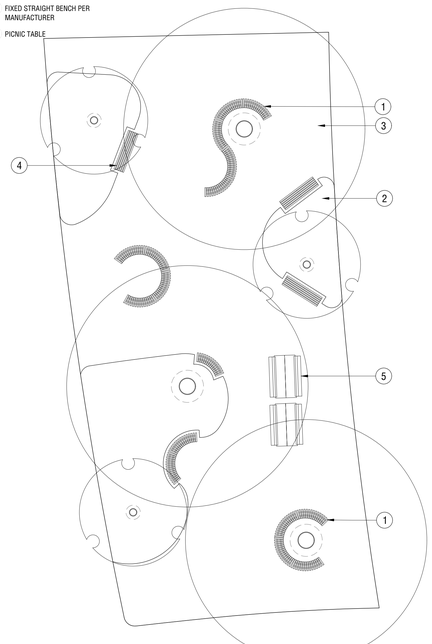
1 FIXED CURVED BENCH PER MANUFACTURER

2 ADJACENT PLANTING AREA; RE: PLANTING PLANS

3 DECOMPOSED GRANITE; RE: PLANTING PLANS

4 FIXED STRAIGHT BENCH PER MANUFACTURER

5 PICNIC TABLE



PLAN - BLOCK 5 SEATING AREA 01
HP-VI.STA-CD-06
SCALE: 1" = 10'

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
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Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title
CONSTRUCTION DETAILS

Sheet Number
L3.05

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1 C.I.P. CONCRETE TREAD AND RISER

2 ADJACENT PAVING

3 REINFORCED CONCRETE SUBSLAB

4 EXPANSION JOINT, #3 DOWEL WITH GREASED SLEEVE CENTERED ON JOINT, SPACED 18' O.C. MAX., TYP.

5 COMPACTED SUBGRADE, PER GEOTECH REPORT

6 STEEL EDGING

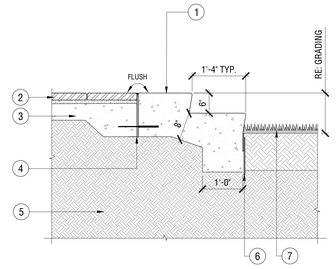
7 ADJACENT TURF GRASS; RE: PLANTING PLANS

NOTES

A. REFER TO CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.

B. REFER TO STRUCTURAL FOR FOUNDATION, REINFORCING, AND CONNECTION TO EXISTING STRUCTURE

C. STAIR HANDRAIL SUPPORT MAXIMUM 5'-0" O.C. PER STRUCTURAL ENGINEER

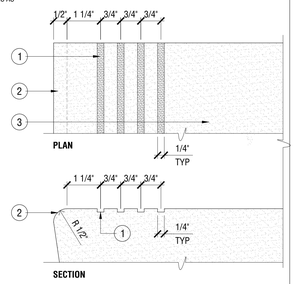


SECTION - PRECAST CONCRETE STAIR AT LAWN - 2 TREADS 08
SCALE: 3/4" = 1'-0" — MP-VI.STA-CO1-31

1 1/4" WIDE X 1/8" DEEP TRACTION GROOVE, LOCATE AS SHOWN, GROOVE TO RUN ENTIRE LENGTH OF TREAD (TYP)

2 FULL BULLNOSE EDGE

3 PRECAST CONCRETE TREAD TRACTION GROOVES AS SHOWN



PLAN / SECTION - STAIRS TREAD GROOVES 04
SCALE: 6" = 1'-0" — MP-VI.STA-CO1-35

1 C.I.P. CONCRETE TREAD AND RISER; RE STRUCTURAL

2 ADJACENT PAVING

3 REINFORCED CONCRETE SUBSLAB

4 EXPANSION JOINT

5 COMPACTED SUBGRADE, PER GEOTECH REPORT

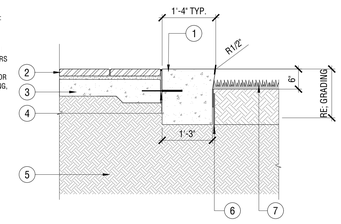
6 STEEL EDGING

7 ADJACENT TURF GRASS; RE: PLANTING PLANS

NOTES

A. REFER TO CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.

B. REFER TO STRUCTURAL FOR FOUNDATION, REINFORCING, AND CONNECTION TO EXISTING STRUCTURE



SECTION - CAST IN PLACE CONCRETE STAIR AT LAWN- 1 TREAD 07
SCALE: 3/4" = 1'-0" — MP-VI.STA-CO1-30

1 ADJACENT PLANTING

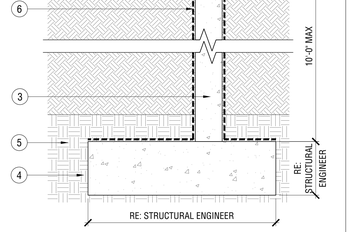
2 ADJACENT ORNAMENTAL PLANTING BED

3 CAST-IN-PLACE CONCRETE WALL, 1/8" RADIUS AALL EDGES. RE: STRUCTURAL ENGINEER FOR REINFORCEMENT AND ATTACHMENT TO FOOTING. COLOR AND FINISH PER CONSTRUCTION SCHEDULE

4 STRUCTURAL CONCRETE FOOTING; RE: STRUCTURAL ENGINEER

5 PREPARED SCUBGRADE: PER GEOTECHNICAL REPORT

6 FILTER FABRIC



SECTION - RETAINING WALL 03
SCALE: 1/2" = 1'-0" — MP-VI.STA-CO1-32

1 1-9/10" DIA TUBE STEEL HANDRAIL
RE: CONSTRUCTION SCHEDULE

2 1-9/10" TUBE STEEL POST @5'-0" O.C., MAX
- RE: 03/G-L-322 FOR EMBEDMENT
RE: CONSTRUCTION SCHEDULE

3 STAIR TREAD

4 EDGE OF PAVING / FACE OF WALL
RE: CONSTRUCTION PLANS

5 ESCUTCHEON PLATE TO CONCEAL CORE
- RE : MANUFACTURER

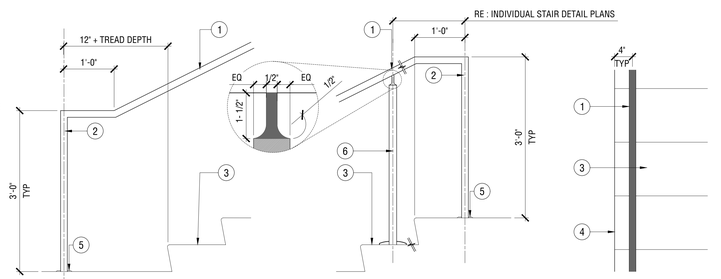
6 STAINLESS STEEL SUPPORT POST, TYP

NOTES:

A. REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.

B. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND CIVIL ENGINEER.

C. CONTRACTOR TO REFERENCE DETAIL PLANS AND SECTIONS OF INDIVIDUAL STAIRS FOR ANY INFORMATION RELATED TO RAIL LAYOUT AND CONFIGURATIONS.



PLAN/ELEVATION - STAIR HANDRAIL 02
SCALE: 1" = 1'-0" — MP-VI.STA-CO1-15

1 C.I.P. CONCRETE TREAD AND RISER; RE: STRUCTURAL

2 ADJACENT PAVING

3 REINFORCED CONCRETE SUBSLAB

4 EXPANSION JOINT

5 COMPACTED SUBGRADE, PER GEOTECH REPORT

6 STEEL EDGING

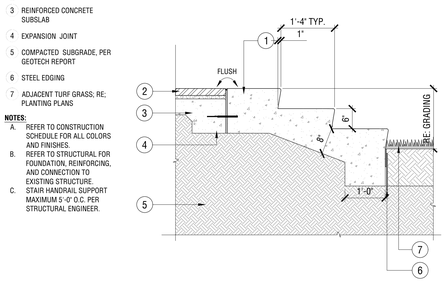
7 ADJACENT TURF GRASS; RE: PLANTING PLANS

NOTES:

A. REFER TO CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.

B. REFER TO STRUCTURAL FOR FOUNDATION, REINFORCING, AND CONNECTION TO EXISTING STRUCTURE.

C. STAIR HANDRAIL SUPPORT MAXIMUM 5'-0" O.C. PER STRUCTURAL ENGINEER.



SECTION - CAST IN PLACE CONCRETE STAIR AT LAWN - 3 TREADS 08
SCALE: 3/4" = 1'-0" — MP-VI.STA-CO1-33

1 CAST-IN-PLACE CONCRETE WALL, 1/8" RADIUS ALL EDGES. RE: STRUCTURAL ENGINEER FOR REINFORCEMENT AND ATTACHMENT TO FOOTING. COLOR AND FINISH PER LANDSCAPE CONSTRUCTION SCHEDULE LL1.31

2 STRUCTURAL CONCRETE FOOTING; RE: STRUCTURAL ENGINEER

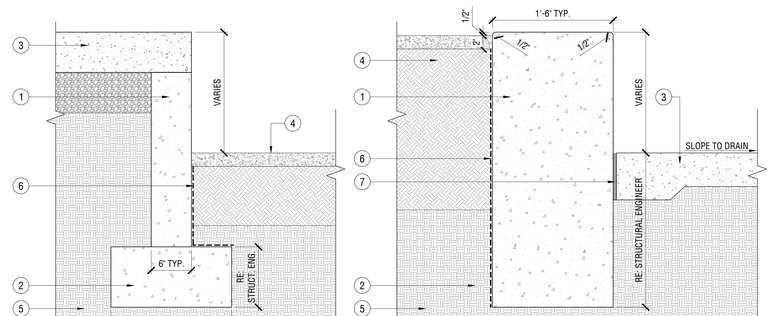
3 ADJACENT PEDESTRIAN PAVING; RE: CONSTRUCTION PLANS

4 ADJACENT ORNAMENTAL PLANTING BED; RE: PLANTING AND SOILS PLANS

5 PREPARED SUBGRADE; PER GEOTECHNICAL REPORT

6 FILTER FABRIC; RE: SPECIFICATIONS

7 EXPANSION JOINT



SECTION - RETAINING WALL, TYP. 01
SCALE: 1 1/2" = 1'-0" — MP-VI.STA-CO1-01

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett

Registration No.: 1482

Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/16/2023

Job Code: VI-STA

Permit Number: XXXXX

Scale: As Indicated

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Sheet Title

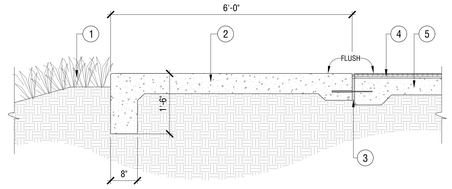
CONSTRUCTION DETAILS

Sheet Number

L3.06

Plotted By: Graphics Houston NEW Sheet Set: VI-STA-SHEET SET Layout: L3.07 Version: June 16, 2023 01:15:40pm Stored: T:\Projects\VP-STA-Vineyard Station\VP-STA-SHEETS\VP-STA-L3-CONSTRUCTION-DETAILS-301-309.dwg

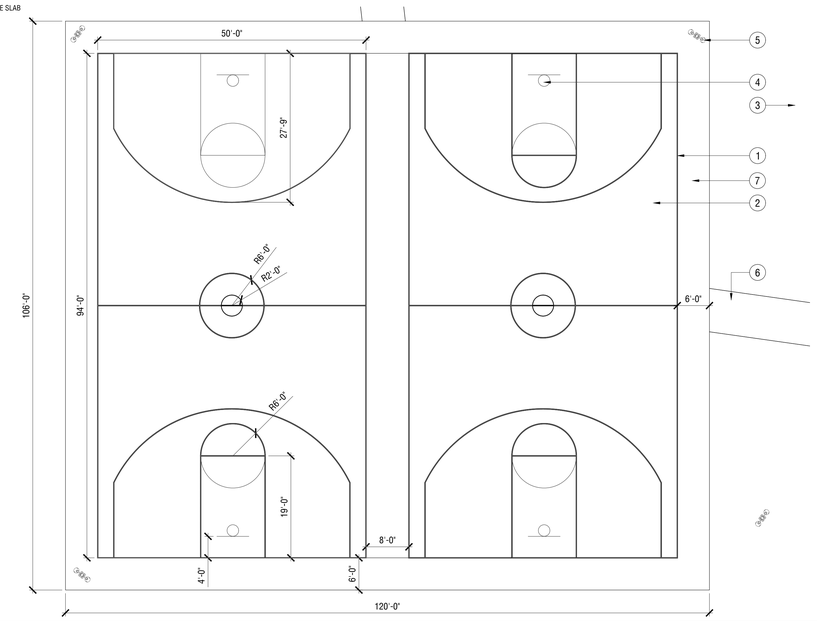
1 ADJACENT PLANTING; RE: PLANTING PLANS
2 CONCRETE PAVING; RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH; RE: CIVIL FOR REINFORCEMENT AND THICKNESS
3 EXPANSION JOINT; RE: PLANS FOR LOCATION
4 SPORTS COURT SURFACING
5 POST-TENSION CONCRETE



SCALE: 3/4" = 1'-0" — SECTION - SPORTS COURT SURFACING TO CONCRETE PAVING 11 — RP-VI.STA-CD-05

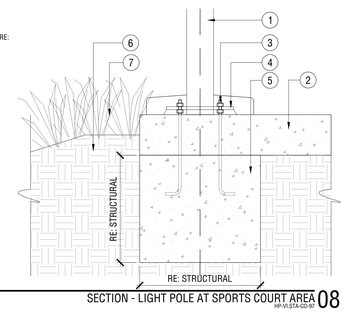
1 2' WIDE MAX STRIPPING PAINT; RE: CONSTRUCTION SCHEDULE
2 POST-TENSION CONCRETE SLAB; SEE NOTES
3 ADJACENT PLANTING; RE: PLANTING PLANS
4 ADJUSTABLE BASKETBALL HOOP; RE: CONSTRUCTION SCHEDULE
5 SPORTS COURT LIGHTING; RE: LIGHTING PLANS
6 ADJACENT CONCRETE SIDEWALK; RE: CONSTRUCTION PLANS
7 CONCRETE SLAB

NOTES:
A. POST-TENSIONED SLAB IS TO BE MINIMUM 8" THICK WITH 10 MIL VAPOR BARRIER.
B. REFER TO GEOTECHNICAL REPORT FOR SUB-SLAB PREPARATION GUIDANCE.
C. POST-TENSIONED SLAB EDGE IS TO BE MINIMUM 12" THICK ON ALL SIDES.
D. POST-TENSIONED SLAB IS TO UTILIZE 7" CABLES AT 3'-0" OCEW.



SCALE: 1" = 10' — ENLARGEMENT - BASKETBALL COURT 09 — RP-VI.STA-CD-06

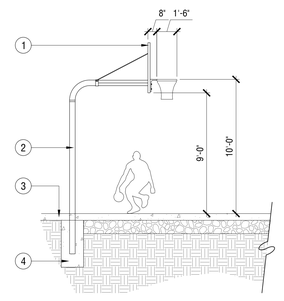
1 SPORTS COURT LIGHT POLE; RE: PLIGHTING SCHEDULE
2 CONCRETE PAVING; RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH; RE: CIVIL FOR REINFORCEMENT AND THICKNESS
3 HOOKED ANCHOR BOLTS PROVIDE LEVELING NUTS; RE: MANUFACTURER SPECS
4 MOUNTING PLATE: RE: MANUFACTURER SPECS
5 CONCRETE FOOTING
6 COMPACTED SUBGRADE
7 ADJACENT PLANTING; RE: PLANTING PLANS



SCALE: 1 1/2" = 1'-0" — SECTION - LIGHT POLE AT SPORTS COURT AREA 08 — RP-VI.STA-CD-07

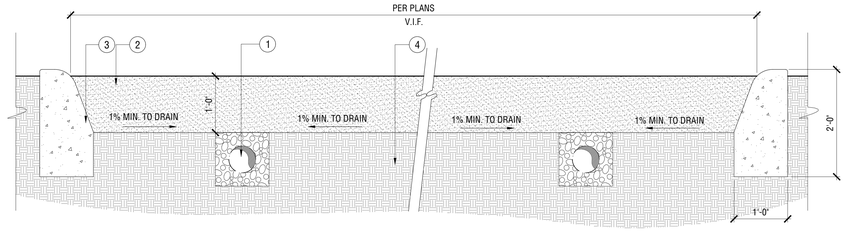
1 BASKETBALL BACKBOARD, HOOP AND NET
2 BASKETBALL UPRIGHT POST
3 COURT FINISH SURFACE
4 8'-0" DEEP x 20" DIAMETER CONCRETE FOUNDATION; -(6) #6 REBAR VERTS, #4 TIES @ 3" O.C. AT TOP 18" OF PIER, #4 TIES @ 6" O.C. TYP.

NOTES:
A. REFER TO MASTER CONSTRUCTION LEGEND FOR MODEL, COLOR AND FINISH.
B. FIELD VERIFY ALL LAYOUTS PRIOR TO INSTALLATION.



SCALE: 1/4" = 1'-0" — SECTION - BASKETBALL GOAL, TYP. 07 — RP-VI.STA-CD-47

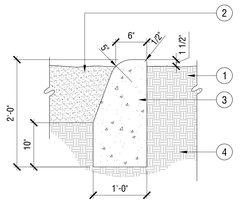
1 PLAY AREA SUB DRAIN
2 PLAY AREA WHITE SILICA SAND; RE: HARDSCAPE SCHEDULE
3 CONCRETE PLAYING CURB, TYP.
4 COMPACTED SUBGRADE, PER GEOTECH REPORT



SCALE: 1" = 1'-0" — SECTION - VOLLEYBALL COURT 02 — RP-VI.STA-CD-48

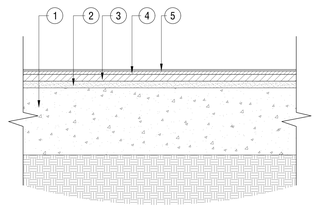
1 ADJACENT PLANTING
2 SAND
3 CONCRETE PLAY CURB WITH INTEGRAL COLOR, INSTALL FLUSH WITH WALK; RE: HARDSCAPE SCHEDULE FOR COLOR AND FINISH
4 COMPACTED SUBGRADE, PER SUBGRADE

NOTES:
A. DEEPENED CONCRETE EDGE OF WALK TO BE STRIPPED AT TIME OF CONSTRUCTION AND HAND TROWELED TO 12" BELOW FINISH SURFACE AND FINISHED PER CONSTRUCTION LEGEND.
B. PROVIDE SCORE JOINTS AT 5'-0" O.C.



SCALE: 1" = 1'-0" — SECTION - VOLLEYBALL COURT CURB, TYP. 05 — RP-VI.STA-CD-50

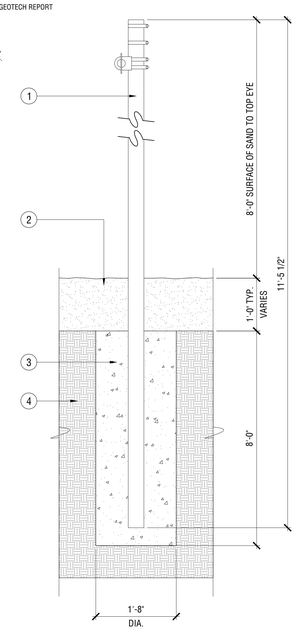
1 CONCRETE SUB-BASE; RE: CIVIL
2 ACRYLIC RESURFACER
3 TEXTURE COURSE. DECOCOLOR MIXED WITH SILICA SAND AND/OR BLENDED WITH DECOBASE
4 DECOCOLOR FINISH COURSE
5 LINE PAINT. HEAVY BODIED ACRYLIC LATEX WHITE STRIPING PAINT



SCALE: 3" = 1'-0" — SECTION - TYP. SPORTS COURT SURFACING 01 — RP-VI.STA-CD-51

1 NET POLES, 3 1/2" O.D PIPE
2 SAND
3 CONCRETE FOOTING w/ (6) #6 VERTICAL REBAR, #4 TIES AT 3" O.C. AT TOP 18" OF PIER, #4 TIES AT 6" O.C., TYP.
4 COMPACTED SUBGRADE, PER GEOTECH REPORT

NOTES:
A. REFER TO HARDSCAPE SCHEDULE FOR ALL COLORS, MODEL TYPES AND FINISHES.
B. CONTRACTOR IS TO REVIEW LAYOUT IN FIELD WITH OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



SCALE: 3" = 1'-0" — SECTION - VOLLEYBALL NET POLE, TYP. 03 — RP-VI.STA-CD-49

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Key Map

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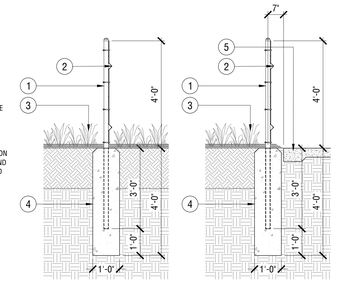
Sheet Title
CONSTRUCTION DETAILS

Sheet Number
L3.07

Plotted By: Graphics Houston NEW Sheet Set: VI-STA-SHEET SET Layout: L3.08 Version: June 16, 2023 01:15:55pm Stored: T:\Projects\VI-STA-Vineyard Station\VI-STA-SHEETS\VI-STA-L3-CONSTRUCTION-DETAILS-301-309.dwg

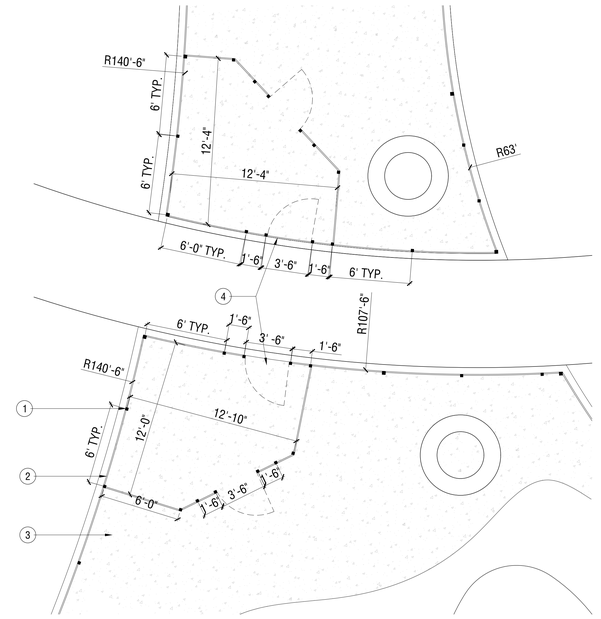
1 2.5" SQR POST PER MANUFACTURER
2 SCREEN PANEL PER MANUFACTUER
3 PLANTING PER PLANS
4 CONCRETE FOOTING - ENSURE COMPLETE COVERAGE BY MULCH/ PLANTING MEDIA
4 ADJACENT CONCRETE PAVING, TYPICAL

NOTES:
A. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
B. REFERENCE CONSTRUCTION SCHEDULE FOR COLOR AND FINISH OF ALL POSTS AND PANELS



SCALE: 1/2" = 1'-0" SECTION - PLAY/DOG PARK FENCE CONCRETE FOOTING, TYP. 04
HP-VI.STA-CD-512

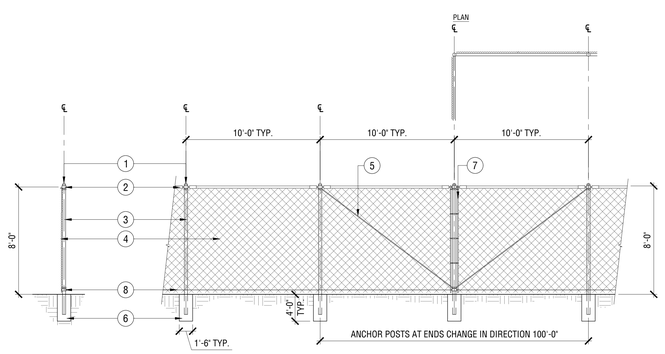
1 2 INCH SQUARE POST
2 1 INCH SQUARE TOP RAIL
3 ADJACENT CONCRETE PAVING
4 SWING GATE PANEL



SCALE: 1/4" = 1'-0" PLAN - DOG PARK UNLEASHING AREA 10
HP-VI.STA-CD-110

1 GALVANIZED STEEL POST CAP- SECURE TO POST WITH 1/4" ROUND HEAD RIVET
2 2" DIA ALUMINUM RAIL
3 2" DIA ALUMINIUM POST
4 2" MESH, NO.9 GAUGE FENCE WITH TIES AT 2' O.C MIN.
5 3/4" X 1/4" STRETCHER BAR WITH 3/4"X 1/8" BANDS AT 12" O.C MAX AT END CORNER POSTS
6 CONCRETE FOOTING PER MANUFACTURER RECCOMENDATION
7 3/8" ALUMINUM TRUSS ROD WITH TIGHTENER AT BEGINNING OF EACH SECTION
8 10 GAUGE TENSION WIRE

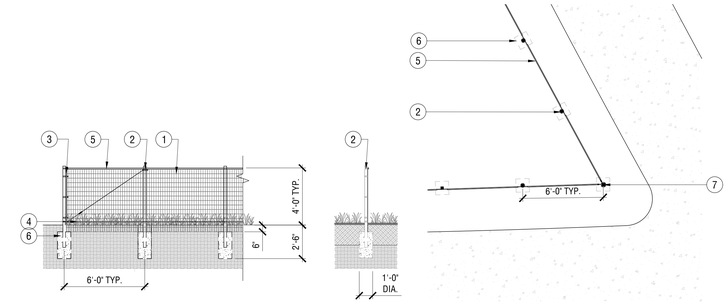
NOTES:
A. REFER TO CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.
B. CONTRACTOR TO WALK SITE AND REVIEW FENCE POST LAYOUT FIELD WITH OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
C. ALL POSTS TO BE INSTALLED PLUMB.
D. PROVIDE SHOP DRAWINGS AND SAMPLES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



SCALE: 1/4" = 1'-0" SECTION - SCREENING CHAIN LINK FENCE 09
HP-VI.STA-CD-151

1 12.5/13.5 ga HIGH TENSILE NON-CLIMB FENCE WIRE MESH INFILL
2 2 INCH SQUARE POST
3 5/8 INCH TENSION ROD
4 TENSION CABLE
5 1 INCH SQUARE TOP RAIL
6 CONCRETE FOOTING
7 3 INCH SQUARE CORNER POST

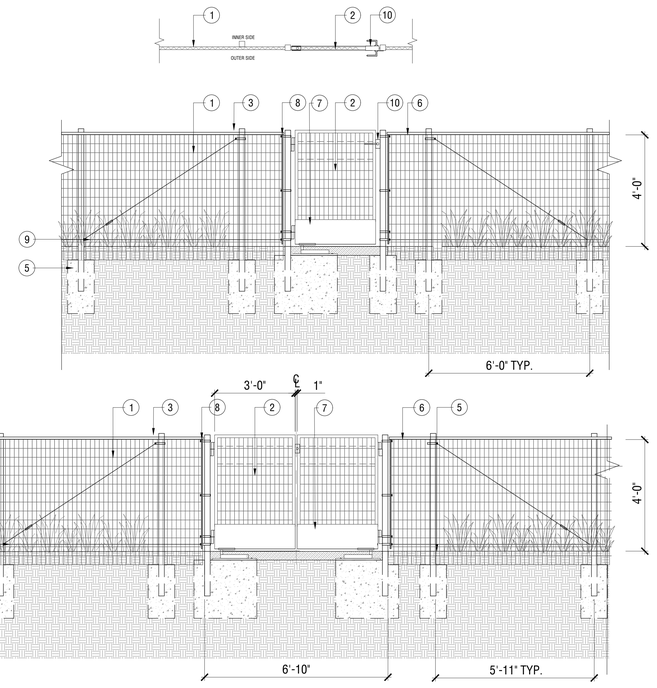
NOTES:
A. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
B. REFERENCE CONSTRUCTION SCHEDULE FOR COLOR AND FINISH.



SCALE: 1/4" = 1'-0" SECTION - FENCE DETAIL FOR PLAYGROUND AND DOG PARK, TYP. 03
HP-VI.STA-CD-511

1 12.5/13.5 ga HIGH TENSILE NON-CLIMB FENCE WIRE MESH INFILL
2 SWING GATE PANEL
3 2 INCH SQUARE TUBE STEEL POST
4 CONCRETE PAVING PER PLANS
5 CONCRETE FOOTING
6 1 INCH SQUARE STEEL TOP RAIL
7 1/8" THK. STEEL PLATE BOX OUT GATE FRAME VERTICAL, VERIFY WIDTH FULLY ENCOMPASSES GATE LATCH MECHANISM
8 3/8 INCH TENSION ROD
9 TENSION CABLE
10 GATE LATCH

NOTES:
A. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
B. REFERENCE CONSTRUCTION SCHEDULE FOR COLOR AND FINISH.



SCALE: 1/2" = 1'-0" SECTION - GATE AT PLAY AREA AND DOG PARK 01
HP-VI.STA-CD-92

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Sheet Title

CONSTRUCTION DETAILS

Sheet Number

L3.08

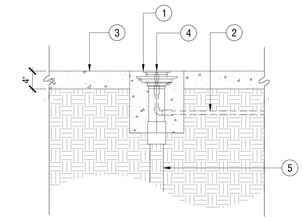
1 ADJUSTABLE FLOOR DRAIN

2 SUPPLY LINE FROM VALVE TO EMITTER

3 ADJACENT CONCRETE PAVING; RE: CONSTRUCTION PLAN

4 DISPLAY NOZZLE

5 DRAIN CONNECTION TO SANITAY SEWER



SECTION - DOG PARK DRINKING FOUNTAIN 04

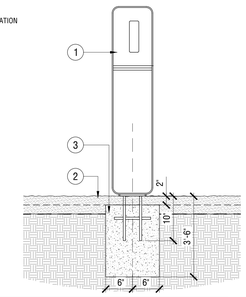
SCALE: 1" = 1'-0"

HP-VI.STA-CO-139

1 DOG WASTE BAG DISPENSER
- PROVIDE 3 - 6 3/8" x 9"W x 4.5"D DISPENSER; SANDBLAST AND POWDER COAT WHITE

2 ADJACENT PAVING PER PLANS

3 UNREINFORCED CONCRETE FOUNDATION TO RECIEVE FIXTURE EMBED



SECTION - DOG WASTE DISPENSER 03

SCALE: 1" = 1'-0"

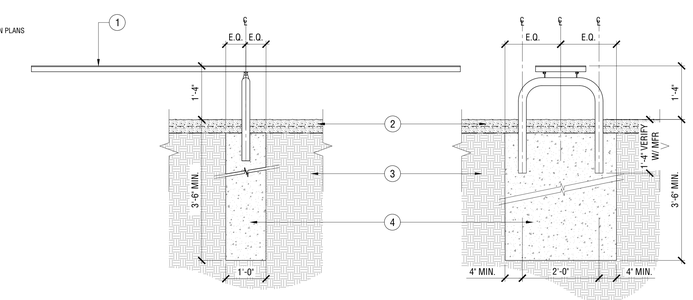
HP-VI.STA-CO-03

1 DOG SEESAW; RE: CONSTRUCTION SCHEDULE

2 4" STABILIZED DECORATIVE AGGREGATE; RE: CONSTRUCTION PLANS

3 COMPACTED SUBGRADE; RE: GEOTECHNICAL REPORT

4 UNREINFORCED CONCRETE FOUNDATION



SECTION - FOUNDATION AT DOG SEESAW 05

SCALE: 3/4" = 1'-0"

HP-VI.STA-CO-04

1 ARTIFICIAL TURF LAYER; RE: PLANTING SCHEDULE FOR PRODUCT INFORMATION

2 4" MIN GUNNITE LAYER

3 1" DIA WEEP HOLES AT 24" O.C.

4 FLUSH CONCRETE CURB. REBAR TO CONTINUE INTO ADJACENT CIP WALL.

5 STABILIZED AGGREGATE PER PLAN

6 PREPARED SUBGRADE
- RE: GEOTECHNICAL REPORTS

7 COMPACTED AGGREGATE

8 PERFORATED DRAINAGE PIPE CONNECTED TO SANITARY
- RE: CIVIL

9 PROVIDE POSITIVE DRAINAGE AT BOTTOM OF TUNNEL

10 PRECAST CONCRETE TUNNEL. PROVIDE WATERPROOFING ON TOP FACE BY MANUFACTURER

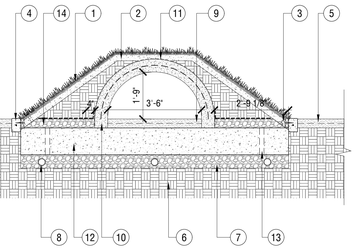
11 DRAINAGE BOARD

12 8" MIN. CONCRETE SLAB WITH #4 REINFORCING BAR AT 10" O.C. EACH WAY

13 2" DIA. WEEP HOLE. PROVIDE 6 HOLES, ONE AT EACH CORNER OF SLAB AND TUNNEL. LOCATED 12" FROM OUTR EDGES, FILL HOLES WITH DRAINAGE GRAVEL.

14 4" LAYER OF DRAINAGE GRAVEL, INCLUDE FILTER FABRIC ABOVE LAYER, BENEATH THE SOIL

NOTE:
A. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR PRECAST CONFIGURATION AND ATTACHMENTS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.



SECTION - SMALL DOG RUN WITH TUNNEL 07

SCALE: 1/2" = 1'-0"

HP-VI.STA-CO-01

1 ARTIFICIAL TURF LAYER
- RE: PLANTING SCHEDULE FOR PRODUCT INFORMATION

2 4" MIN GUNNITE LAYER

3 FLUSH CONCRETE CURB
- REBAR TO CONTINUE INTO ADJACENT CIP WALL
- RE:

4 CRUSHED STONE PER PLAN

5 PREPARED SUBGRADE
- RE: GEOTECHNICAL REPORTS

6 6" DRAINAGE AGGREGATE

7 PERF PIPE

8 PROVIDE POSITIVE DRAINAGE AT BOTTOM OF TUNNEL

9 PRECAST CONCRETE TUNNEL
- PROVIDE WATERPROOFING ON TOP FACE BY MANUFACTURER

10 LIGHT FIXTURE
- RE: LIGHTING PLANS

11 DRAINAGE BOARD

12 1" WEEPHOLES AT 24" O.C.

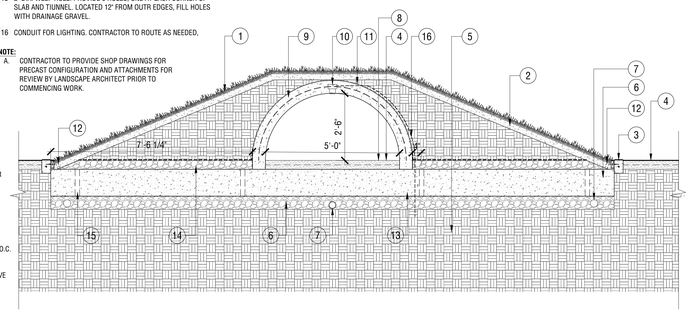
13 12" THICK CONCRETE SLAB WITH #4 REINFORCING BAR AT 12" O.C. EACH WAY, BOTH SIDES.

14 4" LAYER OF DRAINAGE GRAVEL, INCLUDE FILTER FABRIC ABOVE LAYER, BENEATH THE SOIL

15 2" DIA. WEEP HOLE. PROVIDE 6 HOLES, ONE AT EACH CORNER OF SLAB AND TUNNEL. LOCATED 12" FROM OUTR EDGES, FILL HOLES WITH DRAINAGE GRAVEL.

16 CONDUIT FOR LIGHTING. CONTRACTOR TO ROUTE AS NEEDED.

NOTE:
A. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR PRECAST CONFIGURATION AND ATTACHMENTS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.



SECTION - LARGE DOG RUN W/ TUNNEL 06

SCALE: 1/2" = 1'-0"

HP-VI.STA-CO-00

1 ARTIFICIAL TURF PER PLANS - RE: PLANTING PLANS

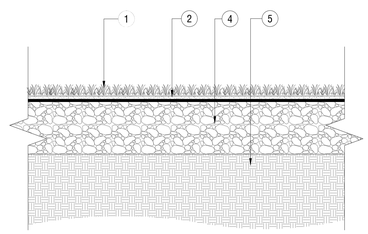
2 SAND DEODERIZER INFILL PER MANUFACTURER

3 4" MIN GUNNITE

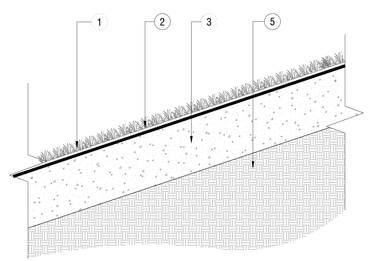
4 6" AGGREGATE DRAINAGE LAYER - RE: SPECIFICATIONS

5 PREPARED SUBGRADE

NOTE:
A. GUNNITE TO BE USED ON ALL ARTIFICIAL TURF PAVED AREAS WHEN THE SLOPE IS GREATER THAN 1:4.
B. PROVIDE 1" DIA. WEEP HOLES IN GUNNITE BEHIND ALL FLUSH CURBS FOR DRAINAGE.



ARTIFICIAL TURF ON SLOPES LESS THAN 1:4



ARTIFICIAL TURF ON SLOPES 1:4 OR STEEPER

SECTION - ARTIFICIAL TURF AT DOG PARK 01

SCALE: 3" = 1'-0"

HP-VI.STA-CO-02

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VINEYARD STATION PARK

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett

Registration No.: 1482

Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/16/2023

Job Code: VI-STA

Permit Number: XXXXX

Scale: As Indicated

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Sheet Title

CONSTRUCTION DETAILS

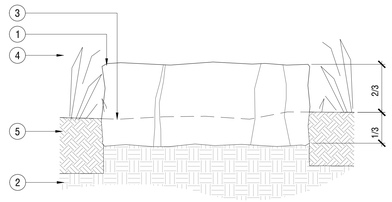
Sheet Number

L3.09

Plotted By: Graphics Houston NEW Sheet Set: VI-STA-SHEET SET Layout: L3.09 Version: June 16, 2023 01:16:12pm Stored: T:\Projects\VI-STA-Vineyard Station\VI-STA-SHEETS\VI-STA-L3-CONSTRUCTION-DETAILS-3D1-3D9.dwg

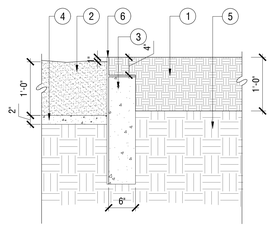
1 LANDSCAPE STONE BLOCKS
2 COMPACTED SUBGRADE; RE: GEOTECH
3 COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
4 FINISH GRADE
5 ADJACENT PLANTING

NOTES:
A. BOULDERS TO BE FIELD SELECTED BY LANDSCAPE ARCHITECT AND ARE STOCKPILED ON-SITE.
B. THE FINAL POSITION SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SETTING IN CONCRETE, BACK FILL AND PAVING.



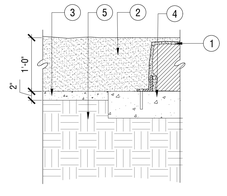
SECTION - STONE BLOCK AT PLANTING 20
HP-VI.STA-CO-124
SCALE: 1" = 1'-0"

1 PLAY MULCH; RE: CONSTRUCTION PLANS
2 PLAY SAND; RE: CONSTRUCTION PLANS
3 CONCRETE CURB
4 GUNITE LAYER
5 COMPACTED SUBGRADE
6 STEEL EDGE RESTRAINT; RE: SPECIFICATIONS



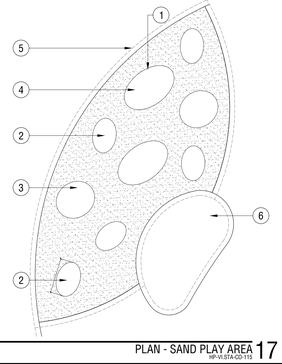
SECTION - PLAY SAND CURB 19
HP-VI.STA-CO-117
SCALE: 1" = 1'-0"

1 1/2"-1" PNEUMATICALLY APPLIED GFRC
2 PLAY SAND; RE: CONSTRUCTION PLANS
3 GUNITE LAYER
4 CONCRETE FOOTING; RE: MANUFACTURER
5 COMPACTED SUBSURFACE



SECTION - PLAY SCULPTURE FIXING DETAIL 18
HP-VI.STA-CO-118
SCALE: 1" = 1'-0"

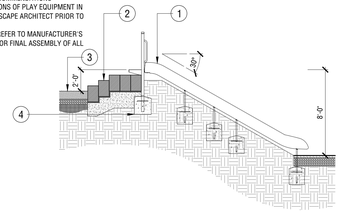
1 LARGE PLAY SCULPTURE; RE: MANUFACTURER
2 SMALL PLAY SCULPTURE; RE MANUFACTURER
3 MEDIUM PLAY SCULPTURE; RE: MANUFACTURER
4 PLAY SAND
5 CONCRETE CURB
6 ADJACENT PLANTING



PLAN - SAND PLAY AREA 17
HP-VI.STA-CO-115
SCALE: 3/16" = 1'-0"

1 STAINLESS STEEL EMBANKMENT SLIDE CHUTE; RE: SPECS
2 HILLSIDE STONE SCRAMBLE
3 ADJACENT MULCH PATH
4 REINFORCED CONCRETE FOOTING PER MANUFACTURER RECOMMENDATIONS AND STRUCTURAL DRAWINGS

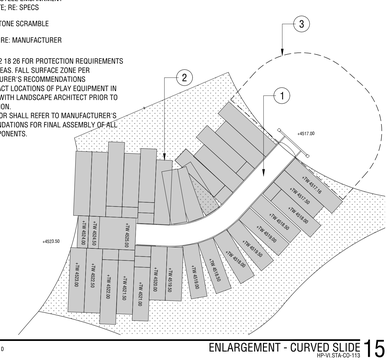
NOTES:
A. RE: SPEC 32 18 26 FOR PROTECTION REQUIREMENTS IN PLAY AREAS. FALL SURFACE ZONE PER MANUFACTURER'S RECOMMENDATIONS
B. VERIFY EXACT LOCATIONS OF PLAY EQUIPMENT IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
C. CONTRACTOR SHALL REFER TO MANUFACTURER'S RECOMMENDATIONS FOR FINAL ASSEMBLY OF ALL PLAY COMPONENTS.



SECTION - CURVED SLIDE 16
HP-VI.STA-CO-116
SCALE: 1" = 5'

1 STAINLESS STEEL EMBANKMENT SLIDE CHUTE; RE: SPECS
2 HILLSIDE STONE SCRAMBLE
3 FALL ZONE; RE: MANUFACTURER

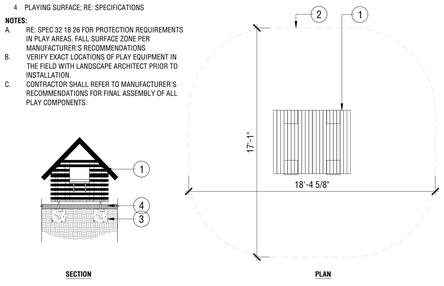
NOTES:
A. RE: SPEC 32 18 26 FOR PROTECTION REQUIREMENTS IN PLAY AREAS. FALL SURFACE ZONE PER MANUFACTURER'S RECOMMENDATIONS
B. VERIFY EXACT LOCATIONS OF PLAY EQUIPMENT IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
C. CONTRACTOR SHALL REFER TO MANUFACTURER'S RECOMMENDATIONS FOR FINAL ASSEMBLY OF ALL PLAY COMPONENTS.



ENLARGEMENT - CURVED SLIDE 15
HP-VI.STA-CO-115
SCALE: 1" = 5'

1 SMALL PLAYING HOUSE; RE: MANUFACTURER
2 FALL ZONE; RE: MANUFACTURER
3 CONCRETE FOOTING; RE: MANUFACTURER
4 PLAYING SURFACE; RE: SPECIFICATIONS

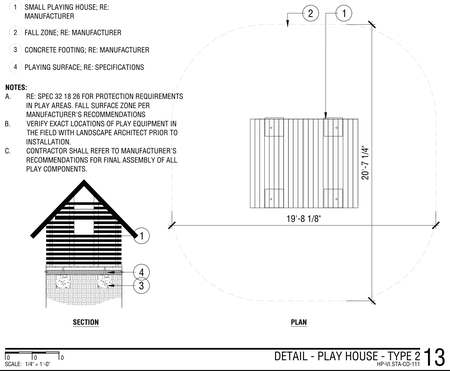
NOTES:
A. RE: SPEC 32 18 26 FOR PROTECTION REQUIREMENTS IN PLAY AREAS. FALL SURFACE ZONE PER MANUFACTURER'S RECOMMENDATIONS
B. VERIFY EXACT LOCATIONS OF PLAY EQUIPMENT IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
C. CONTRACTOR SHALL REFER TO MANUFACTURER'S RECOMMENDATIONS FOR FINAL ASSEMBLY OF ALL PLAY COMPONENTS.



DETAIL - PLAY HOUSE - TYPE 1 14
HP-VI.STA-CO-112
SCALE: 1/4" = 1'-0"

1 SMALL PLAYING HOUSE; RE: MANUFACTURER
2 FALL ZONE; RE: MANUFACTURER
3 CONCRETE FOOTING; RE: MANUFACTURER
4 PLAYING SURFACE; RE: SPECIFICATIONS

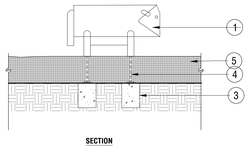
NOTES:
A. RE: SPEC 32 18 26 FOR PROTECTION REQUIREMENTS IN PLAY AREAS. FALL SURFACE ZONE PER MANUFACTURER'S RECOMMENDATIONS
B. VERIFY EXACT LOCATIONS OF PLAY EQUIPMENT IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
C. CONTRACTOR SHALL REFER TO MANUFACTURER'S RECOMMENDATIONS FOR FINAL ASSEMBLY OF ALL PLAY COMPONENTS.



DETAIL - PLAY HOUSE - TYPE 2 13
HP-VI.STA-CO-111
SCALE: 1/4" = 1'-0"

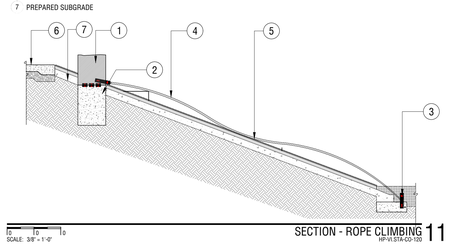
1 SHEEP STANDING VEHICLE PLAY EQUIPMENT RE: MANF.
2 FALL ZONE; RE MANUFACTURER
3 CONCRETE FOUNDATION; RE: MANUFACTURER
4 UNDERPIN FOUNDATION IRONS TO ATTACH WITH FOUNDATION PER MANUFACTURER RECOMMENDATIONS
5 PLAY MULCH; RE: PLANTING PLAN

NOTES:
A. RE: SPEC 32 18 26 FOR PROTECTION REQUIREMENTS IN PLAY AREAS. FALL SURFACE ZONE PER MANUFACTURER'S RECOMMENDATIONS
B. VERIFY EXACT LOCATIONS OF PLAY EQUIPMENT IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
C. CONTRACTOR SHALL REFER TO MANUFACTURER'S RECOMMENDATIONS FOR FINAL ASSEMBLY OF ALL PLAY COMPONENTS.



ANIMAL VEHICLE PLAY EQUIPMENT 08
HP-VI.STA-CO-93
SCALE: 1/2" = 1'-0"

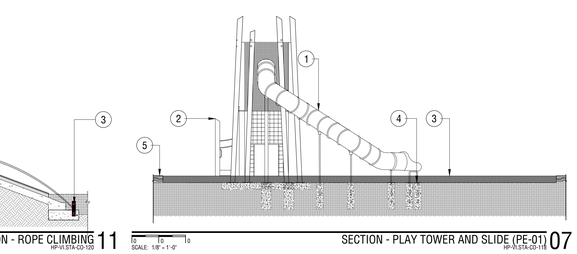
1 STONE BLOCK; RE: CONSTRUCTION SCHEDULE, SPECS
2 REINFORCED CONCRETE FOOTING; RE: STRUCTURAL
3 STAINLESS STEEL ANCHORAGE CONNECTOR; FINAL LOCATIONS TO BE VERIFIED BY LANDSCAPE ARCHITECT
4 DOUBLE BRAIDED CLIMBING ROPE; RE: CONSTRUCTION SCHEDULE
5 ARTIFICIAL TURF, SECURE TO GUNITE WITH ADHESIVE PER MANUFACTURER
6 ADJACENT CONCRETE PAVING; RE: CONSTRUCTION PLANS
7 PREPARED SUBGRADE



SECTION - ROPE CLIMBING 11
HP-VI.STA-CO-120
SCALE: 3/8" = 1'-0"

1 LOG TOWER 5 WITH SPIRAL SLIDE RE: MANF.
2 LOG SPIN LINKED TO TOWER POST AND ROPE POST RE: MANF.
3 LOG STEPPER RE:MANF.
4 LOG PILE 8.1 RE: MANF.
5 ADJACENT CONCRETE PAVING
6 MULCH SURFACING

NOTES:
A. RE: SPEC 32 18 26 FOR PROTECTION REQUIREMENTS IN PLAY AREAS. FALL SURFACE ZONE PER MANUFACTURER'S RECOMMENDATIONS
B. VERIFY EXACT LOCATIONS OF PLAY EQUIPMENT IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
C. CONTRACTOR SHALL REFER TO MANUFACTURER'S RECOMMENDATIONS FOR FINAL ASSEMBLY OF ALL PLAY COMPONENTS.



PLAN - PLAY TOWER AND SLIDE (PE-01) 05
HP-VI.STA-CO-99
SCALE: 1/8" = 1'-0"

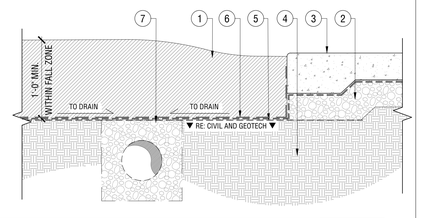
1 LOG TOWER 5 WITH SPIRAL SLIDE RE: MANF.
2 LOG SPIN LINKED TO TOWER POST AND ROPE POST; RE: MANF.
3 PLAY WOOD FIBER MULCH SURFACE
4 FOOTING PER MANUFACTURER RECOMMENDATION AND STRUCTURAL DRAWING
5 ADJACENT CONCRETE PAVING

NOTES:
A. RE: SPEC 32 18 26 FOR PROTECTION REQUIREMENTS IN PLAY AREAS. FALL SURFACE ZONE PER MANUFACTURER'S RECOMMENDATIONS
B. VERIFY EXACT LOCATIONS OF PLAY EQUIPMENT IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
C. CONTRACTOR SHALL REFER TO MANUFACTURER'S RECOMMENDATIONS FOR FINAL ASSEMBLY OF ALL PLAY COMPONENTS.

SECTION - PLAY TOWER AND SLIDE (PE-01) 07
HP-VI.STA-CO-119
SCALE: 1/8" = 1'-0"

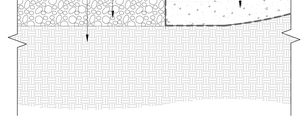
1 ENGINEERED WOOD FIBER MULCH PLAY SURFACE
2 COMPACTED AGGREGATE SUB-BASE; RE: CIVIL AND GEOTECH
3 ADJACENT PAVING; RE: CONSTRUCTION PLANS
4 COMPACTED SUBGRADE; RE: GEOTECH
5 EXISTING FINISH GRADE; RE: CIVIL GRADING PLANS
6 GEOTEXTILE FILTER FABRIC UNDERLAY OVERLAP MINIMUM 12" AT ALL SPLICES; RE: SPECIFICATIONS
7 DRAIN; RE: CIVIL ENGINEER'S PLANS

NOTES:
A. ENGINEERED FIBER IS TO BE LEVEL WITH SURROUNDING HARDSCAPE EDGES. ENGINEERED FIBER THICKNESS TO VARY WITH SLOPING SUBGRADE. SEE CIVIL PLANS FOR GRADING INFORMATION TO DETERMINE BASE COURSE THICKNESS.
B. SUBMIT SAMPLE OF ALL PLAY SURFACES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.



SECTION - PLAY WOOD FIBER MULCH AT CONCRETE PAVING 04
HP-VI.STA-CO-137
SCALE: 1 1/2" = 1'-0"

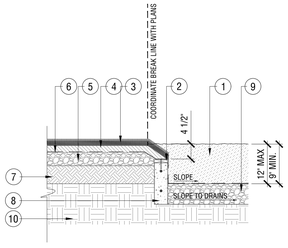
1 ARTIFICIAL TURF, SECURE TO GUNITE MOUND WITH ADHESIVE PER MANUFACTURER
2 FILTER FABRIC; RE: SPECS
3 4" MIN GUNITE LAYER, REINFORCED WITH WELDED WIRE MESH. SURFACE OF CONCRETE TO BE SMOOTH AND FREE OF BUMPS AND IRREGULARITIES; RE: SPECs
4 4" MIN. DRAINAGE GRAVEL LAYER
5 COMPACTED SUBGRADE; RE: GEOTECH
6 SHOCK ABSORPTION IMPACT COURSE
7 SAND INFILL, INSTALLED INTO THATCH LAYER
8 ARTIFICIAL TURF SECURED TO GUNITE MOUND WITH ADHESIVE PER MANUFACTURER



SECTION - ART. TURF @ MOUND TRANSITION @ PLAYGROUND 03
HP-VI.STA-CO-76
SCALE: 1 1/2" = 1'-0"

1 ENGINEERED WOOD FIBER MULCH; RE: CONSTRUCTION PLANS
2 COMPOSITE BENDER BOARD 1" X 4"
3 ARTIFICAL TURF
4 SHOCK ABSORPTION IMPACT COURSE
5 4" MIN AGGREGATE DRAINAGE
6 GEOTEXTILE FABRIC
7 COMPACT SUBGRADE TO 90% PROCTOR. SLOPE SUBGRADE TO DRAIN.
8 CONCRETE EDGE: 4" WIDE X 12" DEEP. REINFORCE WITH (2) HORIZONTAL #3 BARS & VERTICAL REBAR 12" O.C. APPLY 1/4" CHAMFER ON TOP CORNERS.
9 6" MIN. AGGREGATE DRAINAGE LAYER UNDER MULCH
10 PREPARED SUBGRADE; RE: GEOTECHNICAL REPORT

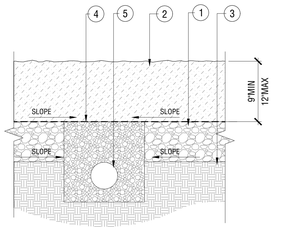
NOTES:
A. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION
B. MULCH IS TO BE LEVEL WITH ADJACENT HARDSCAPE EDGES. MULCH THICKNESS VARIES WITH SLOPING COMPACTED SUB-BASE.



SECTION - ART. TURF @ PLAYGROUND WOOD FIBER MULCH 02
HP-VI.STA-CO-75
SCALE: 3/4" = 1'-0"

1 COMPACTED SUB-BASE, SLOPE TO DRAIN; RE: GEOTECHNICAL REPORT
2 ENGINEERED FIBER MULCH; -RE: SPECIFICATIONS, COORDINATE THICKNESS WITH FALL ZONE REQUIREMENTS
3 PREPARED SUBGRADE RE: GEOTECHNICAL REPORT
4 GEOTEXTILE FABRIC
5 PERFORATED DRAIN PIPE WRAPPED IN DRAINAGE AGGREGATE

NOTES:
A. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION
B. MULCH IS TO BE LEVEL WITH ADJACENT HARDSCAPE EDGES. MULCH THICKNESS VARIES WITH SLOPING COMPACTED SUB-BASE.



SECTION - ENGINEERED WOOD FIBER PLAY MULCH 01
HP-VI.STA-CO-73
SCALE: 1 1/2" = 1'-0"

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VINEYARD STATION PARK

Lake Promenade and Main Street
Vineyard, UT 84059

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	01/17/2023	100% SCHEMATIC DESIGN
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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title

CONSTRUCTION DETAILS

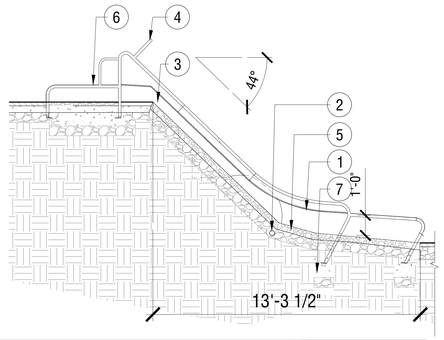
Sheet Number

L3.10

Plotted By: Graphics Houston NEW Sheet Set: VI-STA-SHEET SET Layout: L3.10 Version: June 16, 2023 01:16:39pm Stored: I:\Projects\VI-STA-Vineyard Station\VI-STA-SHEETS\VI-STA-L3-CONSTRUCTION-DETAILS-310-319.dwg

1 STAINLESS STEEL EMBANKMENT SLIDE CHUTE; RE: SPECS
2 PERFORATED DRAIN PIPE
3 QUARRY STONE BEYOND, TOP SURFACE NOT TO EXCEED SLIDE RAIL
4 STAINLESS STEEL SLIDE HANDRAIL; RE: SPECS
5 LARGE AGGREGATE; RE: SPECS
6 ADA TRANSFER PLATFORM
7 REINFORCED CONCRETE FOOTING; PER MANUFACTURE RECOMMENDATIONS AND STRUCTURAL DRAWINGS

NOTES:
A. RE: SPEC 32 18 26 FOR PROTECTION REQUIREMENTS IN PLAY AREAS. FALL SURFACE ZONE PER MANUFACTURER'S RECOMMENDATIONS
B. VERIFY EXACT LOCATIONS OF PLAY EQUIPMENT IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
C. CONTRACTOR SHALL REFER TO MANUFACTURER'S RECOMMENDATIONS FOR FINAL ASSEMBLY OF ALL PLAY COMPONENTS.



SCALE: 3/8" = 1'-0"

SECTION - HILLSIDE STRAIGHT SLIDE 12
HP-VI.STA-CO-134

1 DOUBLE BAY SWINGS; RE: MANUFACTURER
2 GIANT ROPE SWING; RE: MANF.
3 FOOTING PER MANUFACTURER RECOMMENDATION AND STRUCTURAL DRAWING
4 PLAY WOOD FIBER MULCH SURFACE
5 ADJACENT PLANTING; RE: PLANTING PLANS

NOTES:
A. RE: SPEC 32 18 26 FOR PROTECTION REQUIREMENTS IN PLAY AREAS. FALL SURFACE ZONE PER MANUFACTURER'S RECOMMENDATIONS
B. VERIFY EXACT LOCATIONS OF PLAY EQUIPMENT IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
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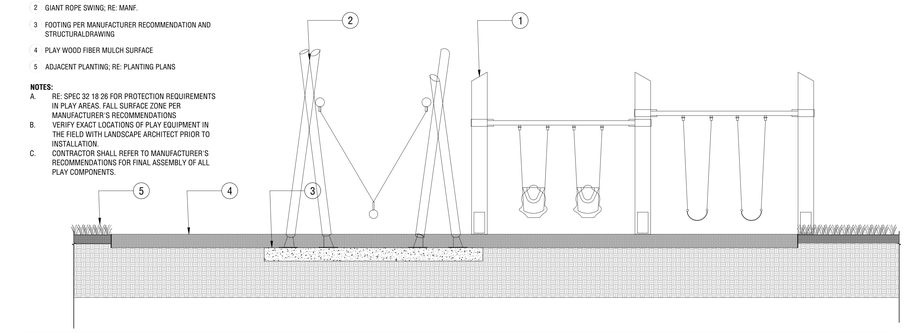
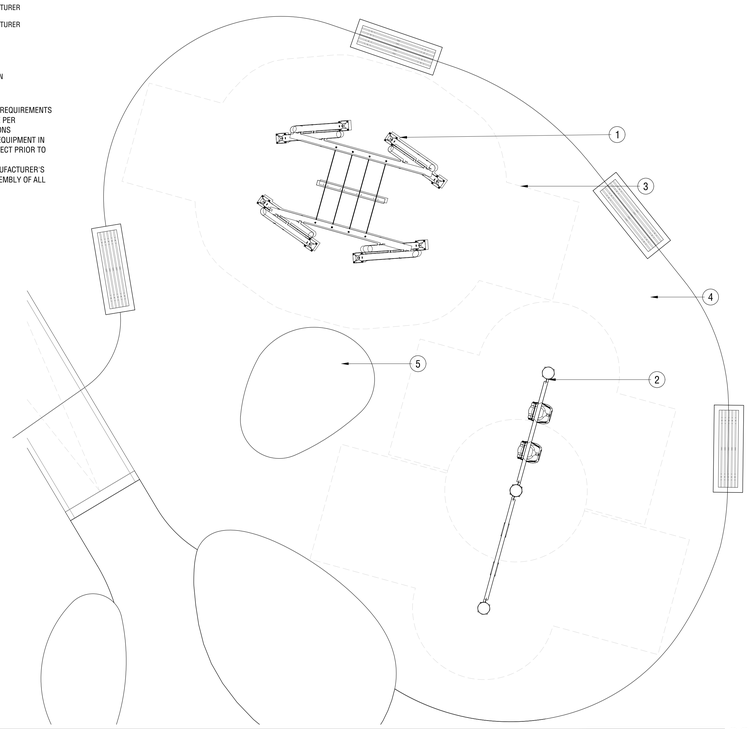


SCALE: 1/4" = 1'-0"

SECTION - PLAY SWINGS 11
HP-VI.STA-CO-119

1 SWING TYPE 1; RE: SPECS AND MANUFACTURER
2 SWING TYPE 2, RE: SPECS AND MANUFACTURER
3 FALL ZONES; RE: MANUFACTURER
4 PLAY MULCH; RE: PLANTING PLAN
5 ADJACENT PLANTING; RE: PLANTING PLAN

NOTES:
A. RE: SPEC 32 18 26 FOR PROTECTION REQUIREMENTS IN PLAY AREAS. FALL SURFACE ZONE PER MANUFACTURER'S RECOMMENDATIONS
B. VERIFY EXACT LOCATIONS OF PLAY EQUIPMENT IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
C. CONTRACTOR SHALL REFER TO MANUFACTURER'S RECOMMENDATIONS FOR FINAL ASSEMBLY OF ALL PLAY COMPONENTS.

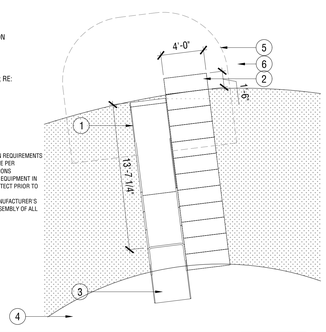


SCALE: 3/16" = 1'-0"

PLAN - SWINGS AT CHILDREN'S PLAY AREA 09
HP-VI.STA-CO-101

1 STAINLESS STEEL EMBANKMENT SLIDE CHUTE; RE: SPECS AND MANUFACTURER
2 ADJACENT STONE BLOCK SCRAMBLE; RE: CONSTRUCTION PLANS
3 ADA TRANSFER PLATFORM
4 ADJACENT CONCRETE PAVING; RE: CONSTRUCTION PLAN
5 FALL ZONE
6 ADJACENT PLAY MULCH; RE: PLANTING PLAN

NOTES:
A. RE: SPEC 32 18 26 FOR PROTECTION REQUIREMENTS IN PLAY AREAS. FALL SURFACE ZONE PER MANUFACTURER'S RECOMMENDATIONS
B. VERIFY EXACT LOCATIONS OF PLAY EQUIPMENT IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
C. CONTRACTOR SHALL REFER TO MANUFACTURER'S RECOMMENDATIONS FOR FINAL ASSEMBLY OF ALL PLAY COMPONENTS.

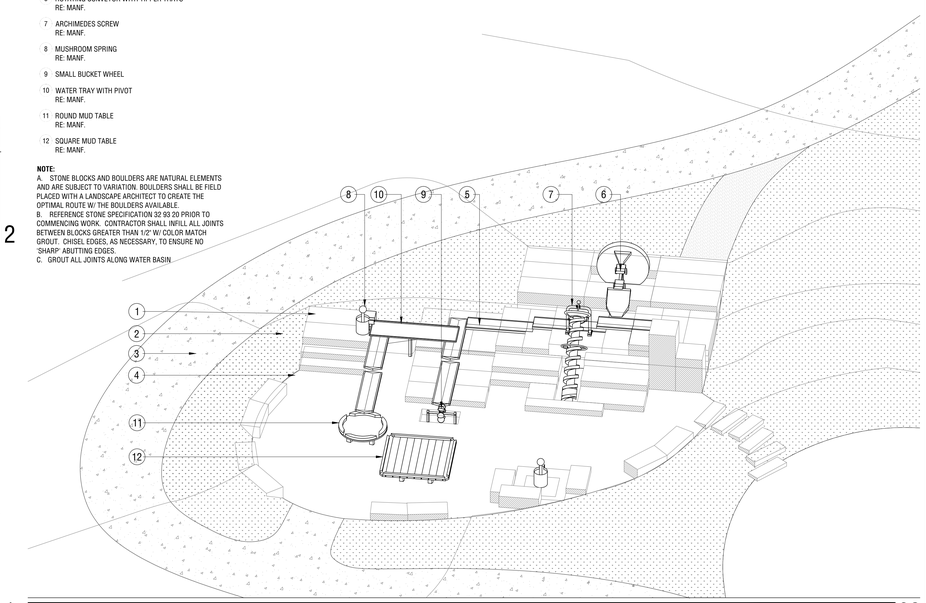


SCALE: 1" = 5'

PLAN - HILLSIDE STRAIGHT SLIDE 17
HP-VI.STA-CO-100

1 STONE BLOCK- RE: CONSTRUCTION SCHEDULE FOR TYPE AND FINISH
2 ADJACENT PLANTING AREA - RE : PLANTING PLANS
3 ADJACENT CONCRETE PAVING - RE : CONSTRUCTION SCHEDULE
4 MULCH SURFACE
5 WATER CHANNEL, RECTANGULAR RE: MANF.
6 ROTATING CONVEYOR WITH TIPPER TRAYS RE: MANF.
7 ARCHIMEDES SCREW RE: MANF.
8 MUSHROOM SPRING RE: MANF.
9 SMALL BUCKET WHEEL
10 WATER TRAY WITH PIVOT RE: MANF.
11 ROUND MUD TABLE RE: MANF.
12 SQUARE MUD TABLE RE: MANF.

NOTE:
A. STONE BLOCKS AND BOULDERS ARE NATURAL ELEMENTS AND ARE SUBJECT TO VARIATION. BOULDERS SHALL BE FIELD PLACED WITH A LANDSCAPE ARCHITECT TO CREATE THE OPTIMAL ROUTE W/ THE BOULDERS AVAILABLE.
B. REFERENCE STONE SPECIFICATION 32 93 20 PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INFILL ALL JOINTS BETWEEN BLOCKS GREATER THAN 1/2" W/ COLOR MATCH GROUT. CHISEL EDGES, AS NECESSARY, TO ENSURE NO 'SHARP' ABUTTING EDGES.
C. GROUT ALL JOINTS ALONG WATER BASIN

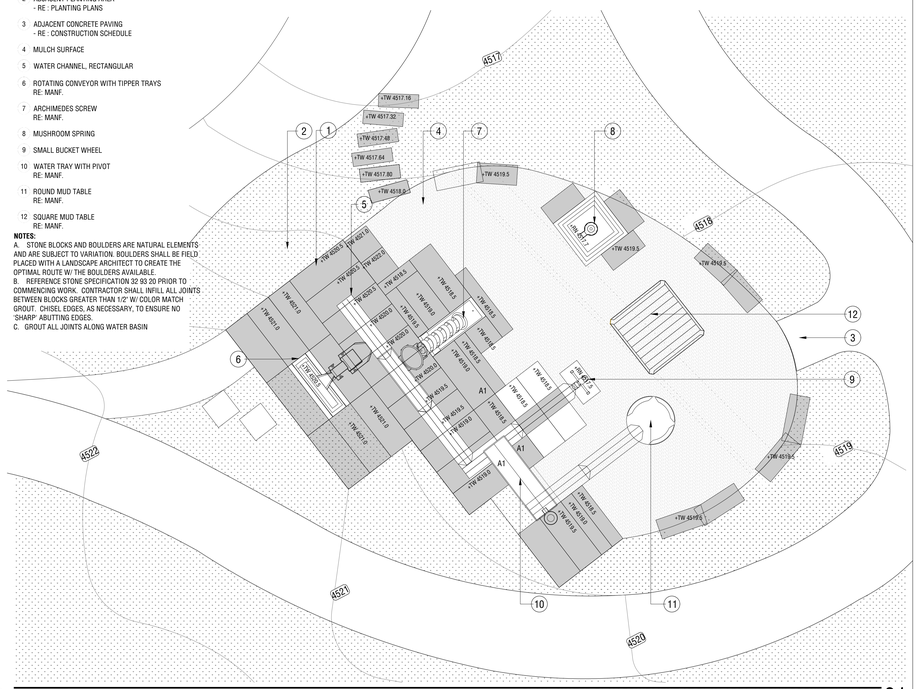


SCALE: 1/4" = 1'-0"

AXON - WATER PLAY EQUIPMENT AT PLAY AREA AT CHILDREN'S PLAY AREA 03
HP-VI.STA-CO-103

1 STONE BLOCK - RE: CONSTRUCTION SCHEDULE FOR TYPE AND FINISH
2 ADJACENT PLANTING AREA - RE : PLANTING PLANS
3 ADJACENT CONCRETE PAVING - RE : CONSTRUCTION SCHEDULE
4 MULCH SURFACE
5 WATER CHANNEL, RECTANGULAR
6 ROTATING CONVEYOR WITH TIPPER TRAYS RE: MANF.
7 ARCHIMEDES SCREW RE: MANF.
8 MUSHROOM SPRING
9 SMALL BUCKET WHEEL
10 WATER TRAY WITH PIVOT RE: MANF.
11 ROUND MUD TABLE RE: MANF.
12 SQUARE MUD TABLE RE: MANF.

NOTES:
A. STONE BLOCKS AND BOULDERS ARE NATURAL ELEMENTS AND ARE SUBJECT TO VARIATION. BOULDERS SHALL BE FIELD PLACED WITH A LANDSCAPE ARCHITECT TO CREATE THE OPTIMAL ROUTE W/ THE BOULDERS AVAILABLE.
B. REFERENCE STONE SPECIFICATION 32 93 20 PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INFILL ALL JOINTS BETWEEN BLOCKS GREATER THAN 1/2" W/ COLOR MATCH GROUT. CHISEL EDGES, AS NECESSARY, TO ENSURE NO 'SHARP' ABUTTING EDGES.
C. GROUT ALL JOINTS ALONG WATER BASIN



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

PLAN - WATER PLAY EQUIPMENT AT PLAY AREA AT CHILDREN'S PLAY AREA 01
HP-VI.STA-CO-102

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
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Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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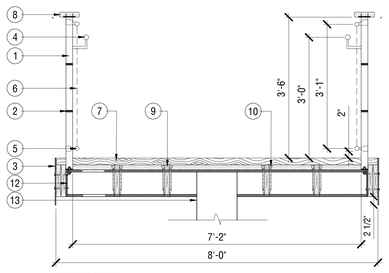
Sheet Title
CONSTRUCTION DETAILS

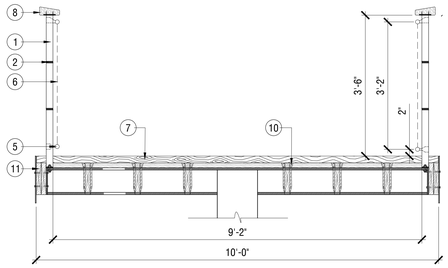
Sheet Number
L3.11

Plotted By: Graphics Houston NEW Sheet Set: VI--STA--SHEET SET Layout: L3.11 Version: June 16, 2023 01:16:54pm Stored: T:\Projects\VI--STA--Vineyard Station\VI--STA--SHEETS\VI--STA--L3--CONSTRUCTION--DETAILS--310--319.dwg

1 1/2" X 2 STEEL PLATE POSTS
2 1/2" X 2 STEEL PLATE RAILS
3 3/8" STEEL FASCIA PLATE
4 1 1/2" DIA. STEEL HANDRAIL, TYP.
5 1 1/4" DIA HSS STEEL RAIL (TOP AND BOTTOM), BEND TO FOLLOW SLOPE OF WALKWAY
6 CABLE MESH FENCING, WRAPS AROUND TOP AND BOTTOM RAILS
7 5/4X6 WOOD DECKING
8 WOOD TOP RAIL
9 2X10 GLULAM JOIST
10 JOIST HANGER
11 2X8 NAILER BOARD
12 TAPERED STRUCTURAL SUPPORT BEAM
13 CONCEALED COLUMN CONNECTION TO BEAM



8' SEGMENT OF BRIDGE

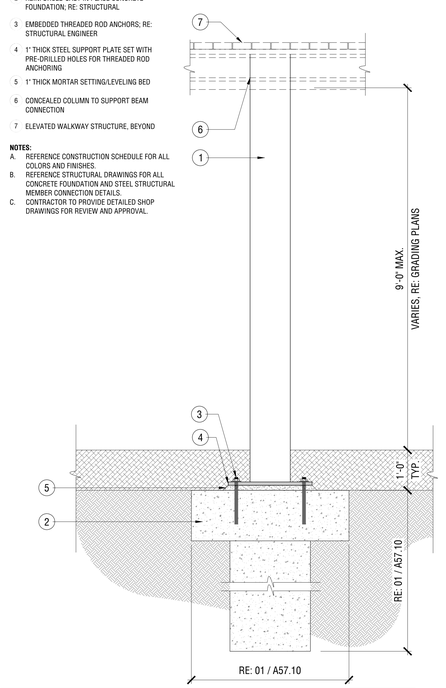


10' SEGMENT OF BRIDGE

SCALE: 3/4" = 1'-0" — SECTION - ELEVATED WALKWAY FRAMING, TYPICAL 11 — HP-VI.STA-CO-104

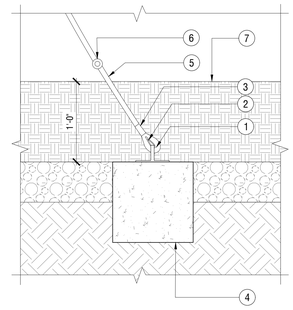
1 HSS 8.625 COLUMN AT SUPPORTS
2 REINFORCED CAST IN PLACE CONCRETE FOUNDATION; RE: STRUCTURAL
3 EMBEDDED THREADED ROD ANCHORS; RE: STRUCTURAL ENGINEER
4 1" THICK STEEL SUPPORT PLATE SET WITH PRE-DRILLED HOLES FOR THREADED ROD ANCHORING
5 1" THICK MORTAR SETTING/LEVELING BED
6 CONCEALED COLUMN TO SUPPORT BEAM CONNECTION
7 ELEVATED WALKWAY STRUCTURE, BEYOND

NOTES:
A. REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.
B. REFERENCE STRUCTURAL DRAWINGS FOR ALL CONCRETE FOUNDATION AND STEEL STRUCTURAL MEMBER CONNECTION DETAILS.
C. CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL.



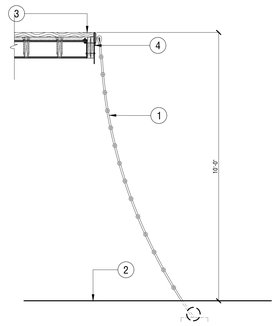
SCALE: 3/4" = 1'-0" — SECTION - ELEVATED WALKWAY COLUMN, TYPICAL 09 — HP-VI.STA-CO-105

1 5"X4" STEEL BOLTED ANCHOR EYE HOOK
2 SS 18 MM INCORD ROPE THIMBLE
3 ROPE JOINT
4 CONCRETE FOOTING, RE: STRUCTURAL
5 18 MM INCORD NETFORM STEEL REINFORCED ROPE
6 STAINLESS STEEL JOINT, SEE SPECS
7 FINISHED GRADE, PLAY MULCH RE: PLANTING PLANS



SCALE: 1 1/2" = 1'-0" — SECTION - ROPE LADDER CONNECTION AT CONCRETE FOOTING 08 — HP-VI.STA-CO-125

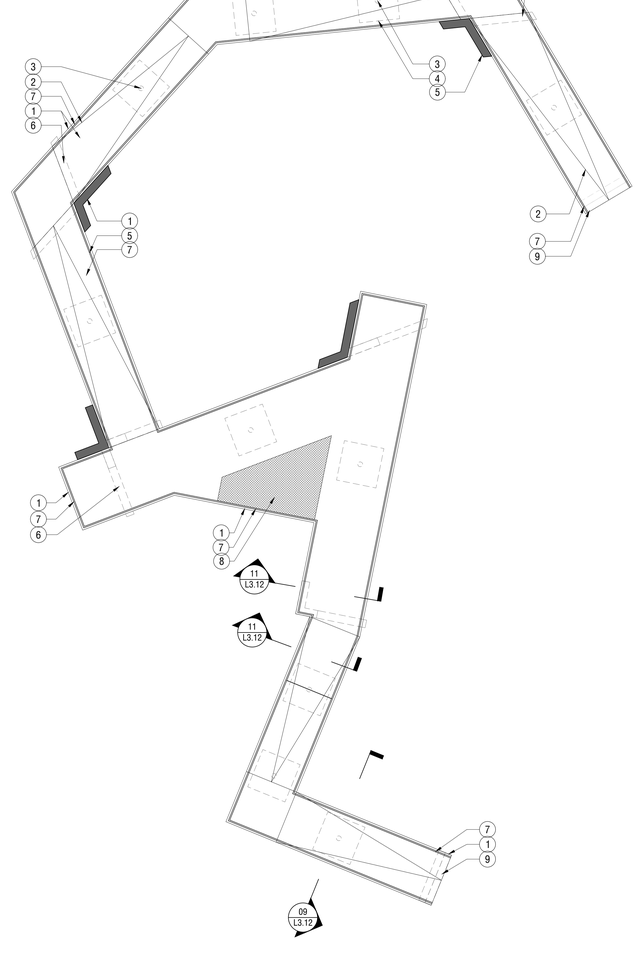
1 18 MM INCORD NETFORM STEEL INFORCED ROPE
2 FINISH GRADE PLAY MULCH; RE: CONSTRUCTION SCHEDULE AND PLANS
3 ELEVATED WALKWAY; RE: CONSTRUCTION PLAN
4 5"X4" WELD-ON ANCHOR EYE HOOK PLATE DECK RIGGING



SCALE: 1/2" = 1'-0" — SECTION - ROPE LADDER AT ELEVATED WALKWAY 04 — HP-VI.STA-CO-125

1 WOOD DECKING ATOP STEEL AND GLULAM FRAMING
2 WOOD DECK SLOPE
3 STEEL COLUMNS, BELOW
4 CIP CONCRETE FOUNDATIONS, BELOW
5 CIP CONCRETE CLIMBING WALLS
6 CANTILEVERED STRUCUTRAL BEAMS, BELOW
7 HANDRAIL/ GUARDRAIL, TYPICAL
8 SUSPENDED CLIMBING NET
9 CAST-IN-PLACE CONCRETE ABUTMENT AT ELEVATED WALKWAY TRANSITION TO GRADE

NOTES:
A. REFER TO HARDSCAPE SCHEDULE FOR MATERIAL COLORS AND FINISHES.
B. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND LANDSCAPE ARCHITECT IMMEDIATELY.
C. REVIEW LAYOUT IN FIELD WITH LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
D. COORDINATE TOP DECKING CUT-OUTS AROUND RAILING POST.
E. REFERENCE STRUCTURAL DRAWINGS FOR ALL ADDITIONAL INFORMATION.



SCALE: 1/8" = 1'-0" — PLAN - ELEVATED WALKWAY LAYOUT PLAN 01 — HP-VI.STA-EN-13

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Landscape Architect: James Burnett
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Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
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Sheet Title
CONSTRUCTION DETAILS

Sheet Number
L3.12

Plotted By: Graphics Houston NEW Sheet Set: VI-STA-SHEET SET Layout: L3.12 Version: June 16, 2023 01:17:09pm Stored: T:\Projects\VI-STA-Vineyard Station\VI-STA-SHEETS\VI-STA-L3-CONSTRUCTION-DETAILS-310-319.dwg

1 FOUNTAIN JET, TYPICAL. TOP OF JET TO BE SET BELOW TOP OF PAVING, JETS TO BE PROGRAMMABLE.

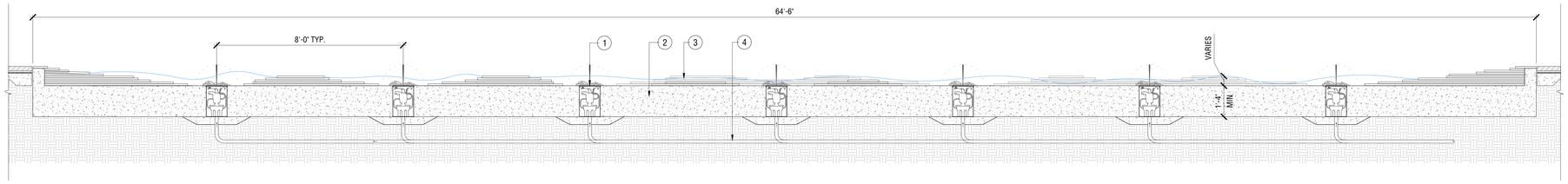
2 WATER PAD

3 1" UNIT PAVER SLABS; RE: CONSTRUTION PLANS

4 FOUNTAIN JET SUPPLY LINE

NOTES:

A. WATER FEATURE IS DELEGATED DESIGN ELEMENT. DESIGN BUILD FOUNTAIN CONTRACTOR IS TO PROVIDE DETAILED SHOP DRAWINGS OF PROPOSED LAYOUT TO LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
B. UNDERWATER JUNCTION BOXES LOCATED INSIDE OR OUT OF THE FOUNTAIN BASIN AND BELOW WATER LEVEL, SHALL BE TOTALLY ENCAPSULATED IN AN APPROVED POTTING COMPOUND.
C. MAKE PIPING SLOPE TO THE PUMP FOR DRAINAGE. IF PIPING CANNOT BE SLOPED TO PUMP, MAKE PROVISIONS FOR COMPLETE DRAINING OF EACH PIPE LINE CONNECTING MINIMUM A 1-1/2" DRAIN LINE AND VALVE TO LOWEST POINT IN PIPE RUN.
D. MAKE PIPE RUNS AS DIRECT AS POSSIBLE USING A MINIMUM NUMBER OF FITTINGS. INSTALL PIPING STRAIGHT AND TRUE WITHOUT LOOPS OR TRAPS.
E. PROVIDE KEY JOINT W/ WATER STOP AT ALL COLD POURS.



SCALE: 1/2" = 1'-0" SECTION - WATER FEATURE, TYPE 1 AT BLOCK 1 HP-VI.STA-CO-90 03

1 WATER FEATURE

2 PROPOSED WATER FEATURE EQUIPMENT LOCATION. INCLUDE FOUNTAIN CONTROLLER, PUMP AND FILTER EQUIPMENT. SET CONCRETE PAD PARALLEL AND FLUSH TO EXISTING HARDSCAPE. MOUNT ALL EQUIPMENT ABOVE GRADE WITH FENCING TO SCREEN EQUIPMENT.

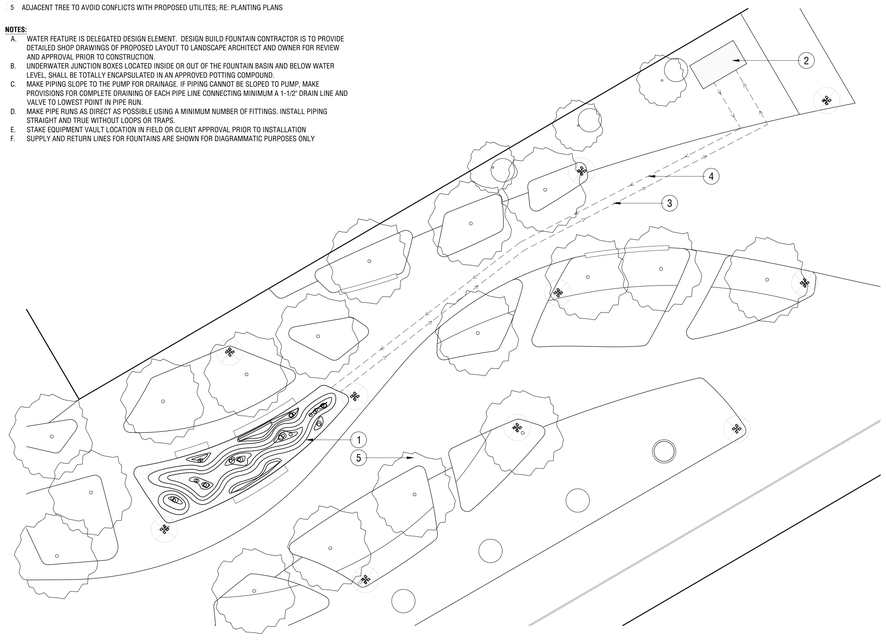
3 PROPOSED RETURN LINE

4 PROPOSED SUPPLY LINE

5 ADJACENT TREE TO AVOID CONFLICTS WITH PROPOSED UTILITES; RE: PLANTING PLANS

NOTES:

A. WATER FEATURE IS DELEGATED DESIGN ELEMENT. DESIGN BUILD FOUNTAIN CONTRACTOR IS TO PROVIDE DETAILED SHOP DRAWINGS OF PROPOSED LAYOUT TO LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
B. UNDERWATER JUNCTION BOXES LOCATED INSIDE OR OUT OF THE FOUNTAIN BASIN AND BELOW WATER LEVEL, SHALL BE TOTALLY ENCAPSULATED IN AN APPROVED POTTING COMPOUND.
C. MAKE PIPING SLOPE TO THE PUMP FOR DRAINAGE. IF PIPING CANNOT BE SLOPED TO PUMP, MAKE PROVISIONS FOR COMPLETE DRAINING OF EACH PIPE LINE CONNECTING MINIMUM A 1-1/2" DRAIN LINE AND VALVE TO LOWEST POINT IN PIPE RUN.
D. MAKE PIPE RUNS AS DIRECT AS POSSIBLE USING A MINIMUM NUMBER OF FITTINGS. INSTALL PIPING STRAIGHT AND TRUE WITHOUT LOOPS OR TRAPS.
E. STAKE EQUIPMENT VAULT LOCATION IN FIELD OR CLIENT APPROVAL PRIOR TO INSTALLATION
F. SUPPLY AND RETURN LINES FOR FOUNTAINS ARE SHOWN FOR DIAGRAMMATIC PURPOSES ONLY



SCALE: 1/16" = 1'-0" ENLARGEMENT PLAN - WATER FEATURE AT BLOCK 1 EQUIPMENT LAYOUT HP-VI.STA-SEC-25 09

1 CAST IN PLACE CONCRETE BENCH WITH WOOD SEAT TOP

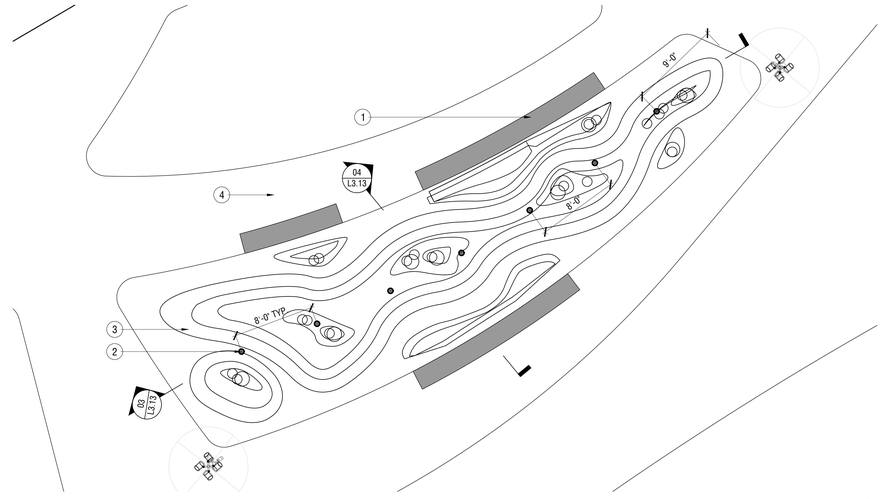
2 FOUNTAIN JET, TYPICAL. TOP OF JET TO BE SET BELOW TOP OF PAVING. JETS TO BE PROGRAMMABLE.

3 1" PAVER SLABS

4 ADJACENT PAVING; RE: CONSTRUCTION PLANS

NOTES:

A. WATER FEATURE IS DELEGATED DESIGN ELEMENT. DESIGN BUILD FOUNTAIN CONTRACTOR IS TO PROVIDE DETAILED SHOP DRAWINGS OF PROPOSED LAYOUT TO LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
B. UNDERWATER JUNCTION BOXES LOCATED INSIDE OR OUT OF THE FOUNTAIN BASIN AND BELOW WATER LEVEL, SHALL BE TOTALLY ENCAPSULATED IN AN APPROVED POTTING COMPOUND.
C. MAKE PIPING SLOPE TO THE PUMP FOR DRAINAGE. IF PIPING CANNOT BE SLOPED TO PUMP, MAKE PROVISIONS FOR COMPLETE DRAINING OF EACH PIPE LINE CONNECTING MINIMUM A 1-1/2" DRAIN LINE AND VALVE TO LOWEST POINT IN PIPE RUN.
D. MAKE PIPE RUNS AS DIRECT AS POSSIBLE USING A MINIMUM NUMBER OF FITTINGS. INSTALL PIPING STRAIGHT AND TRUE WITHOUT LOOPS OR TRAPS.
E. PROVIDE KEY JOINT W/ WATER STOP AT ALL COLD POURS.



SCALE: 3/16" = 1'-0" PLAN - WATER FEATURE, TYPE 1 (AT BLOCK 1) HP-VI.STA-SEC-13 01

1 ADJACENT UNIT PAVERS; RE: CONSTRUCTION SCHEDULE

2 1" UNIT PAVER SLABS; RE: CONSTRUCTION PLANS

3 FOUNTAIN JET, TYPICAL. TOP OF JET TO BE SET BELOW TOP OF PAVING. JETS TO BE PROGRAMMABLE.

4 CONCRETE WATER PAD FOUNDATION

5 FOUNTAIN JET SUPPLY LINE

6 CAST-IN-PLACE CONCRETE BENCH WITH WOOD SEAT

NOTES:

A. WATER FEATURE IS DELEGATED DESIGN ELEMENT. DESIGN BUILD FOUNTAIN CONTRACTOR IS TO PROVIDE DETAILED SHOP DRAWINGS OF PROPOSED LAYOUT TO LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
B. UNDERWATER JUNCTION BOXES LOCATED INSIDE OR OUT OF THE FOUNTAIN BASIN AND BELOW WATER LEVEL, SHALL BE TOTALLY ENCAPSULATED IN AN APPROVED POTTING COMPOUND.
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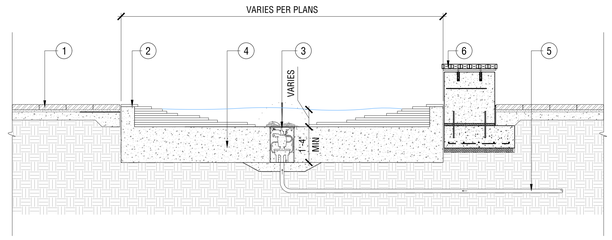

SCALE: 1/2" = 1'-0" SECTION - WATER FEATURE, TYPE 1 (AT BLOCK 1) HP-VI.STA-CO-40 04

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Sheet Number

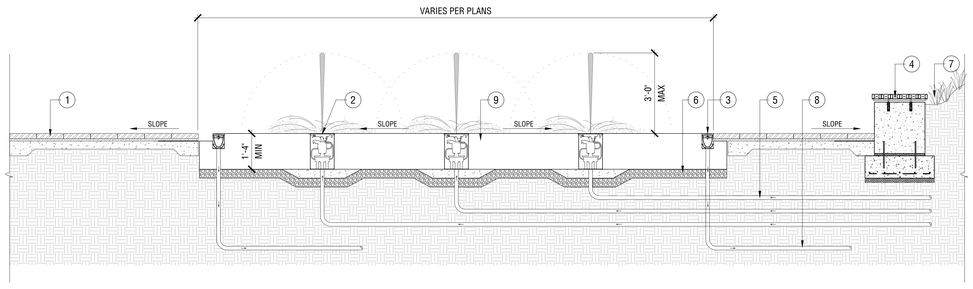
L3.13

Plotted By: Graphics Houston NEW Sheet Set: VI-STA-SHEET SET Layout: L313 Version: June 16, 2023 01:17:26pm Stored: T:\Projects\VI-STA-Vineyard Station\VI-STA-SHEETS\VI-STA-L3-CONSTRUCTION-DETAILS-310-319.dwg

Plotted By: Graphics Houston NEW Sheet Set: VI-STA-SHEET SET Layout: L.3.14 Version: June 16, 2023 01:17:46pm Stored: T:\Projects\VI-STA-Vineyard Station\VI-STA-SHEETS\VI-STA-L3-CONSTRUCTION-DETAILS-319-319.dwg

1 ADJACENT UNIT PAVERS
2 FOUNTAIN JET, TYPICAL. TOP OF JET TO BE SET BELOW TOP OF PAVING. JETS TO BE PROGRAMMABLE.
3 4" WIDE TRENCH DRAIN WITH ADA COMPLIANT GRATING. SLOPED CHANNEL OF DRAIN SUPPLIES WATER RETURN TO VAULT SUMP AND PUMP SYSTEM
4 CAST-IN-PLACE CONCRETE BENCH WITH WOOD SEAT
5 FOUNTAIN JET SUPPLY LINE
6 COMPACT SUB-BASE PER GEOTECHNICAL REPORT
7 ADJACENT PLANTING; RE: PLANTING
8 FOUNTAIN RETURN LINE
9 SPLASH PAD

NOTES:
A. WATER FEATURE IS DELEGATED DESIGN ELEMENT. DESIGN BUILD FOUNTAIN CONTRACTOR IS TO PROVIDE DETAILED SHOP DRAWINGS OF PROPOSED LAYOUT TO LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
B. UNDERWATER JUNCTION BOXES LOCATED INSIDE OR OUT OF THE FOUNTAIN BASIN AND BELOW WATER LEVEL, SHALL BE TOTALLY ENCAPSULATED IN AN APPROVED POTTING COMPOUND.
C. MAKE PIPING SLOPE TO THE PUMP FOR DRAINAGE. IF PIPING CANNOT BE SLOPED TO PUMP, MAKE PROVISIONS FOR COMPLETE DRAINING OF EACH PIPE LINE CONNECTING MINIMUM A 1-1/2" DRAIN LINE AND VALVE TO LOWEST POINT IN PIPE RUN.
D. MAKE PIPE RUNS AS DIRECT AS POSSIBLE USING A MINIMUM NUMBER OF FITTINGS. INSTALL PIPING STRAIGHT AND TRUE WITHOUT LOOPS OR TRAPS.
E. PROVIDE KEY JOINT W/ WATER STOP AT ALL COLD POURS.



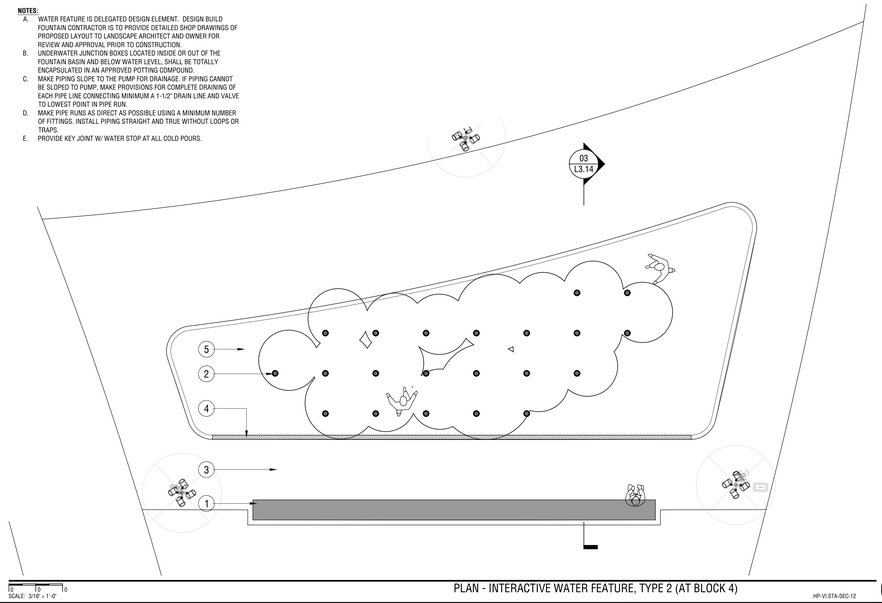
SCALE: 1/2" = 1'-0"

SECTION - INTERACTIVE WATER FEATURE, TYPE 2 (AT BLOCK 4) 03

HP-VI.STA-CO-39

1 CAST IN PLACE CONCRETE BENCH WITH WOOD TOP
2 FOUNTAIN JET, TYPICAL OF 35. TOP OF JET TO BE SET BELOW TOP OF PAVER. COORDINATE PAVER PENETRATION WITH JET LOCATION. JETS TO BE INDIVIDUALLY PROGRAMMABLE. INSTALL PROGRAMMABLE 30 WATT WHITE LIGHTS WITH EACH JET AT EACH LOCATION. LIGHTS ARE TO INTERACT WITH THE NOZZLE ANIMATION
3 ADJACENT UNIT PAVING; RE: CONSTRUCTION PLANS
4 4" WIDE TRENCH DRAIN WITH ADA COMPLIANT GRATING. SLOPED CHANNEL OF DRAIN SUPPLIES WATER RETURN TO VAULT SUMP AND PUMP SYSTEM
5 SPLASH PAD

NOTES:
A. WATER FEATURE IS DELEGATED DESIGN ELEMENT. DESIGN BUILD FOUNTAIN CONTRACTOR IS TO PROVIDE DETAILED SHOP DRAWINGS OF PROPOSED LAYOUT TO LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
B. UNDERWATER JUNCTION BOXES LOCATED INSIDE OR OUT OF THE FOUNTAIN BASIN AND BELOW WATER LEVEL, SHALL BE TOTALLY ENCAPSULATED IN AN APPROVED POTTING COMPOUND.
C. MAKE PIPING SLOPE TO THE PUMP FOR DRAINAGE. IF PIPING CANNOT BE SLOPED TO PUMP, MAKE PROVISIONS FOR COMPLETE DRAINING OF EACH PIPE LINE CONNECTING MINIMUM A 1-1/2" DRAIN LINE AND VALVE TO LOWEST POINT IN PIPE RUN.
D. MAKE PIPE RUNS AS DIRECT AS POSSIBLE USING A MINIMUM NUMBER OF FITTINGS. INSTALL PIPING STRAIGHT AND TRUE WITHOUT LOOPS OR TRAPS.
E. PROVIDE KEY JOINT W/ WATER STOP AT ALL COLD POURS.



SCALE: 3/16" = 1'-0"

PLAN - INTERACTIVE WATER FEATURE, TYPE 2 (AT BLOCK 4) 01

HP-VI.STA-SEC-12

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
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Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title
CONSTRUCTION DETAILS

Sheet Number
L3.14

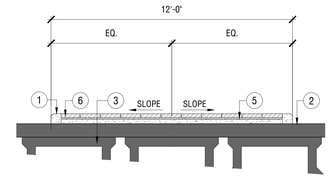
1 6" HIGH CONCRETE CURB, RE CIVIL ENGINEER'S PLANS

2 BRIDGE DECK, RE CIVIL ENGINEER'S PLANS

3 BRIDGE STRUCTURE BELOW DECK, RE CIVIL ENGINEER'S PLANS

4 SAND SETTING BED

5 CONCRETE UNIT PAVERS SET ATOP CONCRETE SLAB, RE PAVING LAYOUT PLANS



SECTION - UNIT PAVERS AT VEHICULAR BRIDGE 04
SCALE: 3/8" = 1'-0" HP-VI.STA-CD-02

1 CIP CONCRETE CURB;
-RE: CIVIL BRIDGE DRAWINGS

2 CIP CONCRETE BRIDGE DECK;
-RE: CIVIL BRIDGE DRAWINGS

3 BRIDGE STRUCTURE BELOW DECK;
-RE: CIVIL BRIDGE DRAWINGS

4 CIP CONCRETE BRIDGE DECK, ROAD FINISH PER ENGINEER DRAWINGS

5 UDOT STANDARD CIP CONCRETE VEHICULAR BARRIER WALL

6 CIP CONCRETE PLANTER WALL

7 ADJACENT UNIT PAVERS; RE: CONSTRUCTION SCHEDULE

8 CONCRETE TOPPING SLAB ATOP BRIDGE DECK

9 TREE PLANTING

10 ADJACENT PLANTING

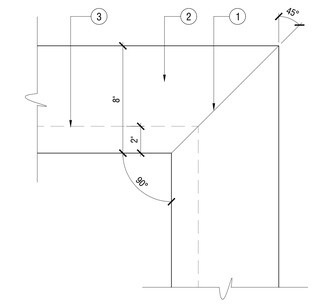
11 GRAVEL DRAINAGE LAYER

12 LIGHTWEIGHT PLANTING SOIL

1 WELD

2 METAL GATEWAY BEAM

3 RECESSED LIGHT



ENLARGEMENT - GATEWAY STRUCTURE TOP CONNECTION 03
SCALE: 3" = 1'-0" HP-VI.STA-CD-15

1 METAL GATEWAY STRUCTURE

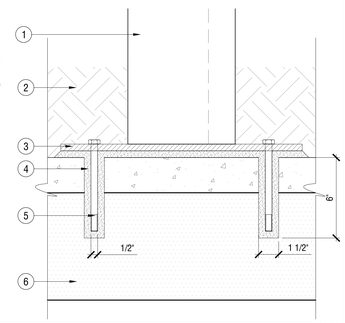
2 ADJACENT MATERIALS

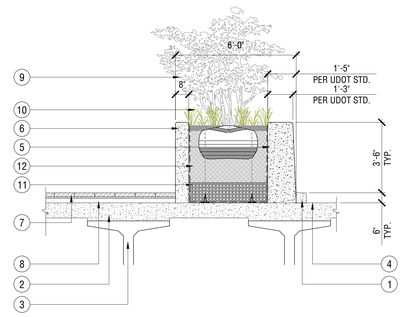
3 1/2" THK. STEEL PLATE, ANCHORED TO CONCRETE FOOTING

4 NON-SHRINK GROUD LINING BFD

5 1/2" DIA. CORE DRILLED AND MORTAR SET THREADED RODS

6 BRIDGE BELOW





SECTION - VEHICULAR BRIDGE PLANTER WALL AT ROADWAY 06
SCALE: 3/8" = 1'-0" HP-VI.STA-CD-05

1 STEEL GATEWAY STRUCTURE

2 GLASS GUARD RAIL

3 CIP CONCRETE WALL

4 ADJACENT UNIT PAVERS

5 RAISED PLANTER BEYOND

6 1/2" THK. STEEL PLATE, ANCHORED TO CONCRETE FOOTING

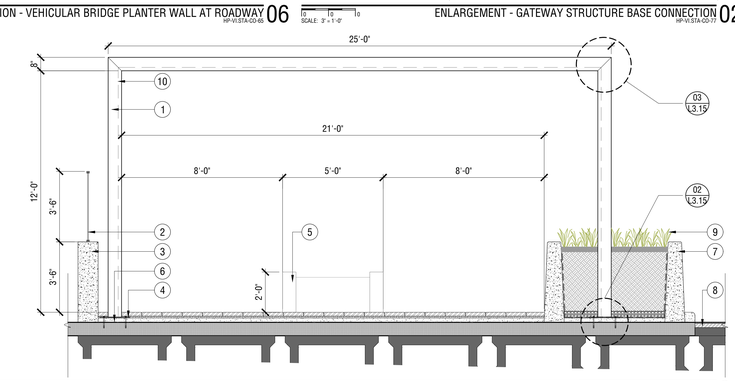
7 REINFORCED CAST IN PLACE CONCRETE BLADE WALL; RE: STRUCTURAL FOR REINFORCEMENTS

8 ADJACENT ROAD

9 ADJACENT PLANTING

10 LIGHT CHANNEL

ENLARGEMENT - GATEWAY STRUCTURE BASE CONNECTION 02
SCALE: 3" = 1'-0" HP-VI.STA-CD-15



SECTION - GATEWAY STRUCTURE WITH LIGHT 01
SCALE: 3/8" = 1'-0" HP-VI.STA-CD-15

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Key Map

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Sheet Title

CONSTRUCTION DETAILS

Sheet Number

L3.15

Plotted By: Graphics Houston NEW Sheet Set: VI-STA-SHEET SET Layout: L315 Version: June 16, 2023 01:18:00pm Stored: T:\Projects\VI-STA-Vineyard Station\VI-STA-SHEETS\VI-STA-L3-CONSTRUCTION-DETAILS-310-319.dwg

GRADING LEGEND

PROPOSED SLOPES AS NOTED. ALL WALKS ARE ACCESSIBLE ROUTE. NO CROSS SLOPE TO EXCEED 2%, SLOPE IN PREDOMINANT DIRECTION OF TRAVEL NOT TO EXCEED 5%.

000.00 — PROPOSED GRADE AS NOTED

(000.00) — MEET EXISTING GRADE

GENERAL DRAINAGE INSTALLATION

1. INSTALL 6" DIA. SOLID PVC PIPE BELOW ANY PAVED SURFACE. PROVIDE POSITIVE FLOW, MIN. 0.5%, MIN. 2'-6" FROM FINISHED GRADE.
2. INSTALL 6" DIA. (UNLESS OTHERWISE SPECIFIED) PERFORATED PVC PIPES IN LANDSCAPE AND TURF AREAS. REFER TO GRADING DETAILS. PROVIDE POSITIVE FLOW, MIN. 0.5%, MIN. 2' FROM FINISHED GRADE IF NOT ADJACENT TO TREE. TREE UNDERDRAIN SHALL BE MIN. 2.5' FROM FINISHED GRADE.
3. PROVIDE ONE (1) 9"X9" NDS CAST IRON ATRIUM DRAIN COVER AND CATCH BASIN PER 1500 SQFT OF ORNAMENTAL AND SEEDED PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
4. PROVIDE ONE (1) NDS 9"X9" LANDSCAPE FLAT GRATE DRAIN CATCH BASIN PER 2000 SQFT OF TURF PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
5. ALL NEW TREES IN PLAY AREA AND PICNIC AREAS TO RECEIVE TREE UNDER-DRAINAGE. UNDER DRAINAGE TO BE TIED INTO CIVIL STORM SEWER. ENSURE TREE UNDER-DRAINS CONNECT TO TREE PIT AT GRAVEL LAYER.
6. PROVIDE JUNCTION BOXES, NDS (18"X18") OR EQUAL. SOLID COVER (BLACK). PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
7. PROVIDE DRAINAGE CLEAN OUT. SOLID COVER (BLACK). PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
8. TIE ALL LANDSCAPE DRAINAGE INTO CIVIL OR EXISTING STORM DRAINAGE
9. PROVIDE SLEEVES FOR IRRIGATION.
10. PROVIDE SLEEVES FOR IRRIGATION. RE: IRRIGATION PLANS

FINE GRADING NOTE

1. CONTRACTOR IS TO STUB ALL AREA DRAIN LINES ABOVE GRADE. FINAL SETTING OF CATCH BASINS WILL BE DONE DURING LANDSCAPE FINISH GRADING UNDER REVIEW OF CIVIL ENGINEER AND OR LANDSCAPE ARCHITECT. ALLOW FOR ADJUSTMENTS HORIZONTALLY AND VERTICALLY. IF SPACE ALLOWS, EDGE OF CATCH BASIN TO EDGE OF HARDSCAPE SHALL HAVE A MINIMUM CLEARANCE OF 36". SQUARE CATCH BASINS ARE TO BE SET LEVEL AND PARALLEL TO NEAREST HARDSCAPE ELEMENT.

GRADING NOTE

1. EXISTING CONDITIONS SHOWN HEREIN ARE FROM A SURVEY FILE PROVIDED BY XXXXX DATED XX-xx-20XX. ALL INTERPRETATIONS OR CLARIFICATIONS OF THE SURVEY SHALL BE MADE DIRECTLY BY THE SURVEYOR.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO EXCAVATION, FILL, GRADING, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. ALL PIPE LAYOUT, LENGTHS AND DEPTHS SPECIFIED IN THESE PLANS ARE SHOWN DIAGRAMMATICALLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LAYOUT, LENGTHS AND DEPTHS BASED ON PROPOSED PIPE SLOPE AND RELATION TO EXISTING AND PROPOSED SITE ELEMENTS TO ACHIEVE DESIGN INTENT.
5. STRUCTURES AND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONTACTING ALL OWNERS AND UTILITY COMPANIES HAVING STRUCTURES OR UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR IS TO HAVE THE STRUCTURES AND UTILITIES FIELD LOCATED AND COORDINATED TO RESOLVE ALL CONFLICTS.
6. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE LANDSCAPE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
7. DO NOT WILLFULLY PROCEED WITH GRADING AND LANDSCAPE DRAINAGE INSTALLATION OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FINISH GRADING. CONTRACTOR SHALL STAKE ALL GRADES AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADING PRIOR TO PLANTING.
9. GRADES SHOWN IN THE DOCUMENTS PROVIDE FINISH GRADE OR SURFACE ELEVATIONS. SUBGRADE ELEVATIONS ARE NOT REFLECTED.
10. CONTRACTOR SHALL CONSTRUCT FINISH SURFACE AND FINISH GRADE SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND INTO DRAINAGE STRUCTURES WHERE PROVIDED.
11. ALL FINISH ELEVATIONS AT BUILDING ENTRIES SHALL NOT BE LOWER THAN 1/4 INCH BELOW FINISH FLOOR ELEVATION.
12. CONTRACTOR SHALL EVENLY PITCH BETWEEN SPOT ELEVATIONS AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, OR SWALES ARE INDICATED OR OTHERWISE NOTED. CONTRACTOR SHALL GRADE FINISH SURFACE TO PREVENT POOLING OF WATER. ANY DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUATION OF WORK. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.
13. TOP OF WALL PROFILES ARE TO SLOPE AS SHOWN UNLESS OTHERWISE NOTED.
14. CROSS SLOPE SHALL NOT EXCEED 2% UNLESS OTHERWISE INDICATED.
15. ALL SLOPE ON WALK SHALL NOT EXCEED 4.99% UNLESS OTHERWISE INDICATED.
16. ENSURE THAT FINE GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING WALKS, FOOTINGS, WALLS AND OTHER STRUCTURES.

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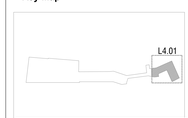
Key Map



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Sheet Title

GRADING AND DRAINAGE PLANS - BLOCK 1

Sheet Number

L4.01

LIMIT OF WORK

MATCHLINE RE: LX.02

FUTURE RESTAURANT
(NOT IN SCOPE)

1.80%

4524

4525

4526

4527

4528

4529

4530

LIMIT OF WORK

LIMIT OF WORK

0 20' 40'
GRAPHIC SCALE: 1" = 20'

GRADING AND DRAINAGE PLAN AREA

SCALE 1:20

01

SOILS LEGEND

ST-01 — SOIL PROFILE TYPE 1
PLANTING BED SOIL WITH TREES
DETAIL: 01/XXXX

ST-02 — SOIL PROFILE TYPE 2
PLANTING BED SOIL, NO TREES
DETAIL: 01/XXXX

ST-03 — SOIL PROFILE TYPE 3
HIGH-USE SODDED LAWN SOIL
DETAIL: 01/XXXX

ST-04 — SOIL PROFILE TYPE 4
HIGH-USE LAWN WITH TREES
DETAIL: 01/XXXX

ST-05 — SOIL PROFILE TYPE 5
SAND BASED STRUCTURAL SOIL UNDER AGGREGATE PAVING
DETAIL: XX / XXXXX

ST-06 — SOIL PROFILE TYPE 6
SAND BASED STRUCTURAL SOIL UNDER PAVEMENT
DETAIL: 01/XXXX

ST-07 — SOIL PROFILE TYPE 7
SEEDED AREA SOIL
DETAIL: 01/XXXX

SYMBOLS AND ABBREVIATIONS

ROOTBALL LOCATION RE: PLANTING PLANS

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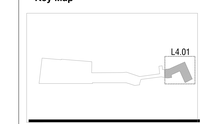

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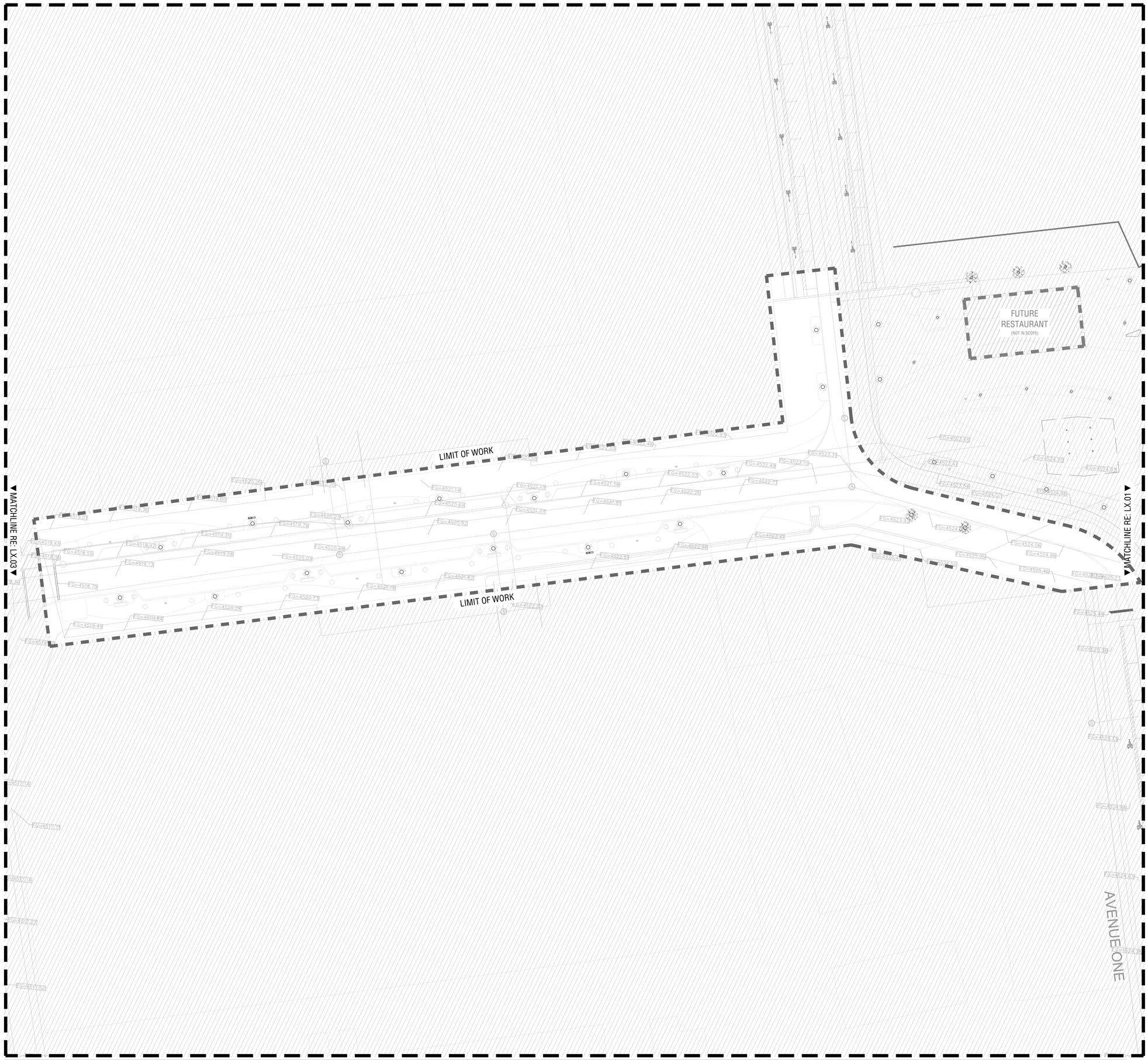
Sheet Title
LANDSCAPE SOILS PLAN

Sheet Number
L4.01B



GRADING AND DRAINAGE PLAN AREA

SCALE 1:20

GRAPHIC SCALE: 1" = 20'

02

GRADING LEGEND

PROPOSED SLOPES AS NOTED. ALL WALKS ARE ACCESSIBLE ROUTE. NO CROSS SLOPE TO EXCEED 2%, SLOPE IN PREDOMINANT DIRECTION OF TRAVEL NOT TO EXCEED 5%.

000.00 — PROPOSED GRADE AS NOTED

(000.00) — MEET EXISTING GRADE

GENERAL DRAINAGE INSTALLATION

1. INSTALL 6" DIA. SOLID PVC PIPE BELOW ANY PAVED SURFACE. PROVIDE POSITIVE FLOW, MIN. 0.5%, MIN. 2'-6" FROM FINISHED GRADE.
2. INSTALL 6" DIA. (UNLESS OTHERWISE SPECIFIED) PERFORATED PVC PIPES IN LANDSCAPE AND TURF AREAS. REFER TO GRADING DETAILS. PROVIDE POSITIVE FLOW, MIN. 0.5%, MIN. 2' FROM FINISHED GRADE IF NOT ADJACENT TO TREE. TREE UNDERDRAIN SHALL BE MIN. 2.5' FROM FINISHED GRADE.
3. PROVIDE ONE (1) 9'X9' NDS CAST IRON ATRIUM DRAIN COVER AND CATCH BASIN PER 1500 SQFT OF ORNAMENTAL AND SEEDED PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
4. PROVIDE ONE (1) NDS 9'X9' LANDSCAPE FLAT GRATE DRAIN CATCH BASIN PER 2000 SQFT OF TURF PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
5. ALL NEW TREES IN PLAY AREA AND PICNIC AREAS TO RECEIVE TREE UNDER-DRAINAGE. UNDER DRAINAGE TO BE TIED INTO CIVIL STORM SEWER. ENSURE TREE UNDER-DRAINS CONNECT TO TREE PIT AT GRAVEL LAYER.
6. PROVIDE JUNCTION BOXES, NDS (18"X18") OR EQUAL. SOLID COVER (BLACK). PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
7. PROVIDE DRAINAGE CLEAN OUT. SOLID COVER (BLACK). PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
8. TIE ALL LANDSCAPE DRAINAGE INTO CIVIL OR EXISTING STORM DRAINAGE
9. PROVIDE SLEEVES FOR IRRIGATION.
10. PROVIDE SLEEVES FOR IRRIGATION. RE: IRRIGATION PLANS

FINE GRADING NOTE

1. CONTRACTOR IS TO STUB ALL AREA DRAIN LINES ABOVE GRADE. FINAL SETTING OF CATCH BASINS WILL BE DONE DURING LANDSCAPE FINISH GRADING UNDER REVIEW OF CIVIL ENGINEER AND OR LANDSCAPE ARCHITECT. ALLOW FOR ADJUSTMENTS HORIZONTALLY AND VERTICALLY. IF SPACE ALLOWS, EDGE OF CATCH BASIN TO EDGE OF HARDSCAPE SHALL HAVE A MINIMUM CLEARANCE OF 36". SQUARE CATCH BASINS ARE TO BE SET LEVEL AND PARALLEL TO NEAREST HARDSCAPE ELEMENT.

GRADING NOTE

1. EXISTING CONDITIONS SHOWN HEREIN ARE FROM A SURVEY FILE PROVIDED BY XXXXX DATED XX-xx-20XX. ALL INTERPRETATIONS OR CLARIFICATIONS OF THE SURVEY SHALL BE MADE DIRECTLY BY THE SURVEYOR.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO EXCAVATION, FILL, GRADING, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. ALL PIPE LAYOUT, LENGTHS AND DEPTHS SPECIFIED IN THESE PLANS ARE SHOWN DIAGRAMMATICALLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LAYOUT, LENGTHS AND DEPTHS BASED ON PROPOSED PIPE SLOPE AND RELATION TO EXISTING AND PROPOSED SITE ELEMENTS TO ACHIEVE DESIGN INTENT.
5. STRUCTURES AND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONTACTING ALL OWNERS AND UTILITY COMPANIES HAVING STRUCTURES OR UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR IS TO HAVE THE STRUCTURES AND UTILITIES FIELD LOCATED AND COORDINATED TO RESOLVE ALL CONFLICTS.
6. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE LANDSCAPE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
7. DO NOT WILLFULLY PROCEED WITH GRADING AND LANDSCAPE DRAINAGE INSTALLATION OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FINISH GRADING. CONTRACTOR SHALL STAKE ALL GRADES AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADING PRIOR TO PLANTING.
9. GRADES SHOWN IN THE DOCUMENTS PROVIDE FINISH GRADE OR SURFACE ELEVATIONS. SUBGRADE ELEVATIONS ARE NOT REFLECTED.
10. CONTRACTOR SHALL CONSTRUCT FINISH SURFACE AND FINISH GRADE SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND INTO DRAINAGE STRUCTURES WHERE PROVIDED.
11. ALL FINISH ELEVATIONS AT BUILDING ENTRIES SHALL NOT BE LOWER THAN 1/4 INCH BELOW FINISH FLOOR ELEVATION.
12. CONTRACTOR SHALL EVENLY PITCH BETWEEN SPOT ELEVATIONS AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, OR SWALES ARE INDICATED OR OTHERWISE NOTED. CONTRACTOR SHALL GRADE FINISH SURFACE TO PREVENT POOLING OF WATER. ANY DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUATION OF WORK. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.
13. TOP OF WALL PROFILES ARE TO SLOPE AS SHOWN UNLESS OTHERWISE NOTED.
14. CROSS SLOPE SHALL NOT EXCEED 2% UNLESS OTHERWISE INDICATED.
15. ALL SLOPE ON WALK SHALL NOT EXCEED 4.99% UNLESS OTHERWISE INDICATED.
16. ENSURE THAT FINE GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING WALKS, FOOTINGS, WALLS AND OTHER STRUCTURES.

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Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

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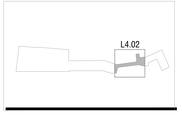
Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map



Issue Date: 06/16/2023
Job Code: VI-STA
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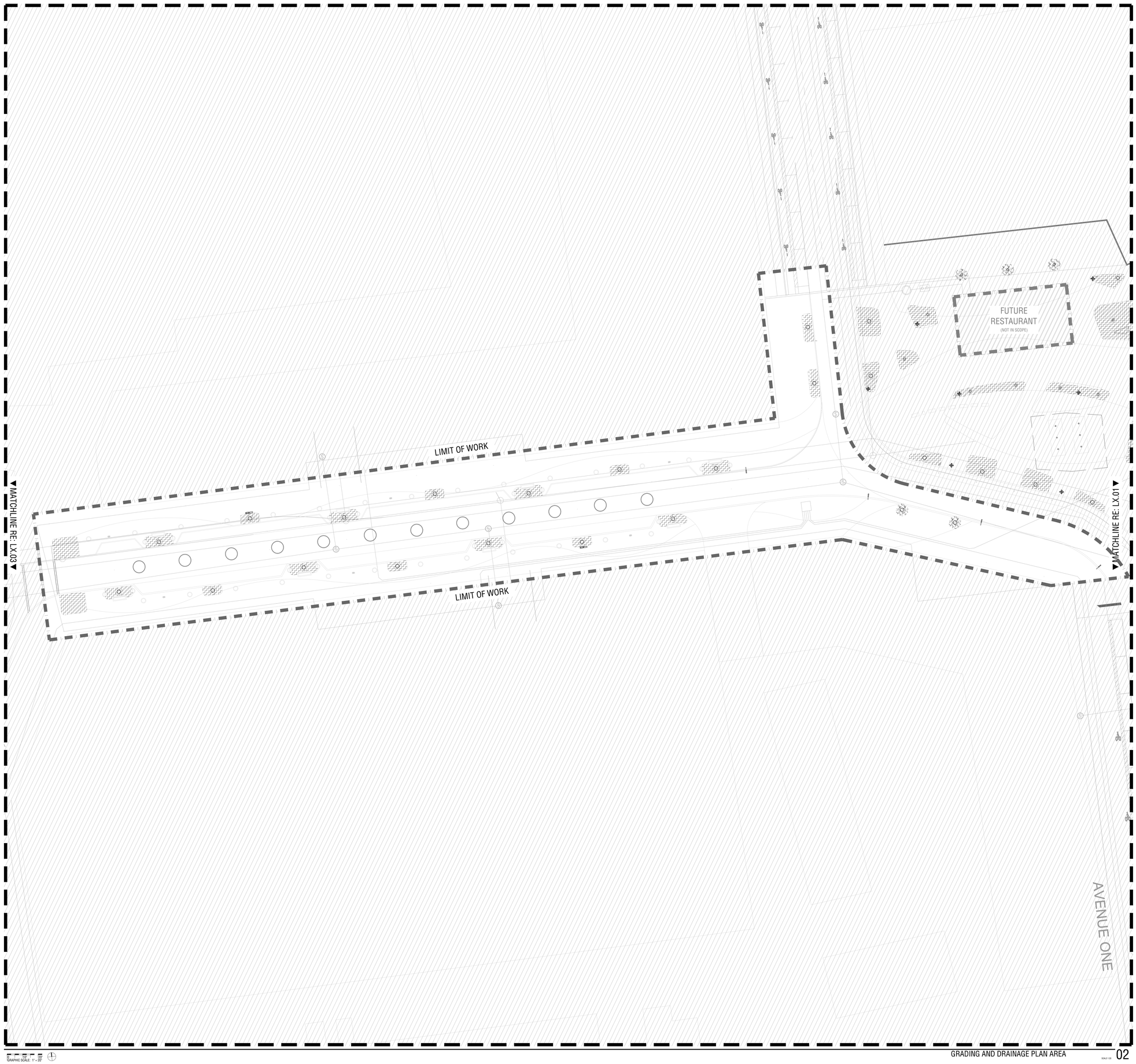
Sheet Title

GRADING AND DRAINAGE PLANS - BLOCK 2

Sheet Number

L4.02



GRADING AND DRAINAGE PLAN AREA

SCALE 1:20

02

SOILS LEGEND

ST-01 SOIL PROFILE TYPE 1
PLANTING BED SOIL WITH TREES
DETAIL: 01/XXXX

ST-02 SOIL PROFILE TYPE 2
PLANTING BED SOIL, NO TREES
DETAIL: 01/XXXX

ST-03 SOIL PROFILE TYPE 3
HIGH-USE SODDED LAWN SOIL
DETAIL: 01/XXXX

ST-04 SOIL PROFILE TYPE 4
HIGH-USE LAWN WITH TREES
DETAIL: 01/XXXX

ST-05 SOIL PROFILE TYPE 5
SAND BASED STRUCTURAL SOIL UNDER AGGREGATE PAVING
DETAIL: XX / XXXXX

ST-06 SOIL PROFILE TYPE 6
SAND BASED STRUCTURAL SOIL UNDER PAVEMENT
DETAIL: 01/XXXX

ST-07 SOIL PROFILE TYPE 7
SEEDED AREA SOIL
DETAIL: 01/XXXX

SYMBOLS AND ABBREVIATIONS

ROOTBALL LOCATION RE: PLANTING PLANS

PROJECT TEAM

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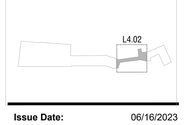

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Sheet Title

LANDSCAPE SOILS PLAN

Sheet Number

L4.02B

GRAPHIC SCALE: 1" = 20'

GRADING AND DRAINAGE PLAN AREA

SCALE 1:20

03

GRADING LEGEND

PROPOSED SLOPES AS NOTED. ALL WALKS ARE ACCESSIBLE ROUTE. NO CROSS SLOPE TO EXCEED 2%, SLOPE IN PREDOMINANT DIRECTION OF TRAVEL NOT TO EXCEED 5%.

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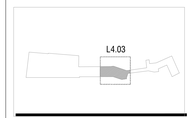
Key Map



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Sheet Title

GRADING AND DRAINAGE PLANS - BLOCK 3 & BLOCK 4 (EAST)

Sheet Number

L4.03

LIMIT OF WORK

MATCHLINE REF. LX.04

LIMIT OF WORK

GRADING AND DRAINAGE PLAN AREA

GRAPHIC SCALE: 1" = 20'

03

SOILS LEGEND

ST-01 SOIL PROFILE TYPE 1
PLANTING BED SOIL WITH TREES
DETAIL: 01/XXXX

ST-02 SOIL PROFILE TYPE 2
PLANTING BED SOIL, NO TREES
DETAIL: 01/XXXX

ST-03 SOIL PROFILE TYPE 3
HIGH-USE SODDED LAWN SOIL
DETAIL: 01/XXXX

ST-04 SOIL PROFILE TYPE 4
HIGH-USE LAWN WITH TREES
DETAIL: 01/XXXX

ST-05 SOIL PROFILE TYPE 5
SAND BASED STRUCTURAL SOIL UNDER AGGREGATE PAVING
DETAIL: XX / XXXXX

ST-06 SOIL PROFILE TYPE 6
SAND BASED STRUCTURAL SOIL UNDER PAVEMENT
DETAIL: 01/XXXX

ST-07 SOIL PROFILE TYPE 7
SEEDED AREA SOIL
DETAIL: 01/XXXX

SYMBOLS AND ABBREVIATIONS

ROOTBALL LOCATION RE: PLANTING PLANS

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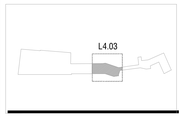
Key Map



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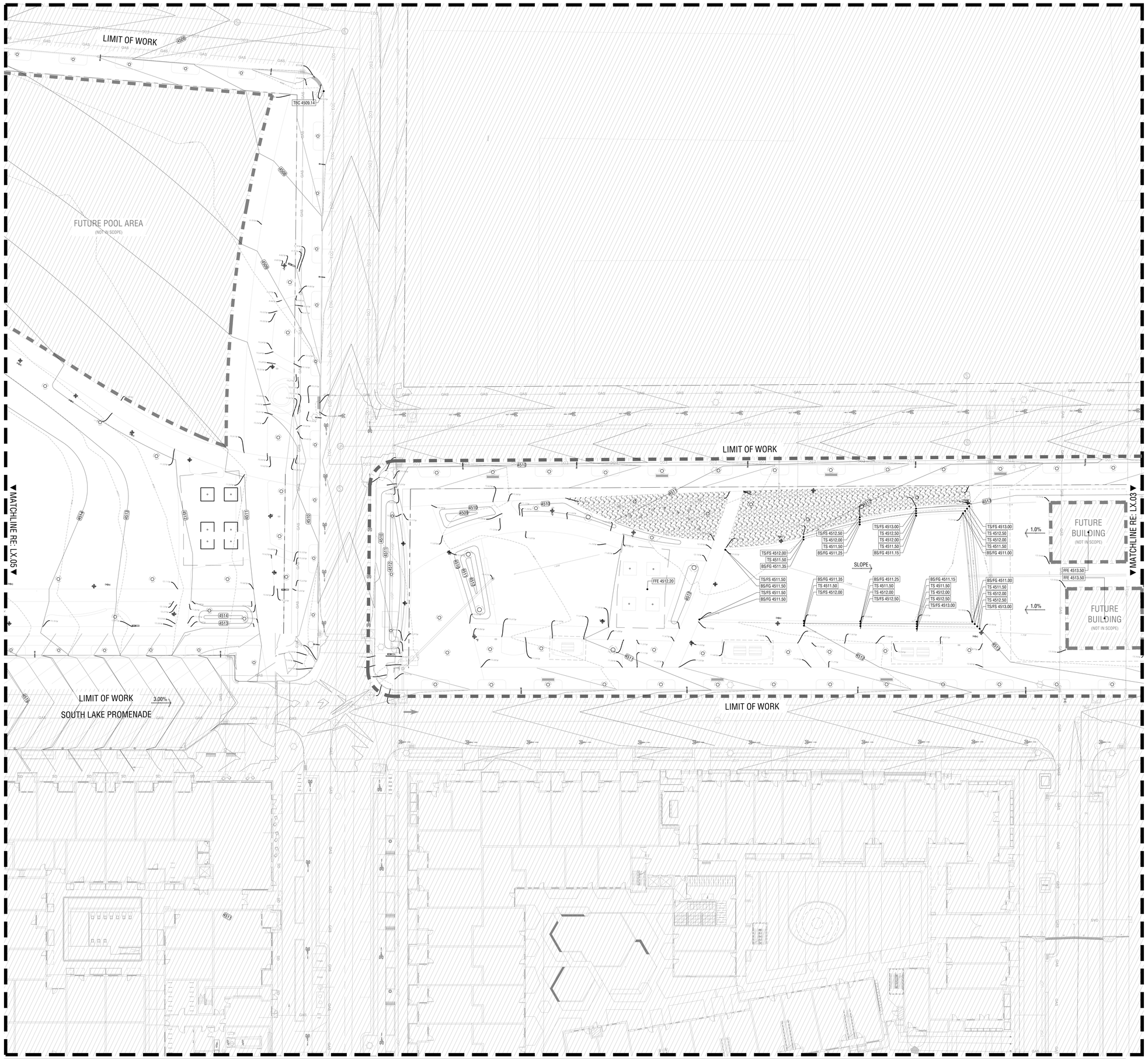
Sheet Title

LANDSCAPE SOILS PLAN

Sheet Number

L4.03B



GRAPHIC SCALE: 1" = 20'

GRADING AND DRAINAGE PLAN AREA 04

SCALE 1:20

GRADING LEGEND

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GENERAL DRAINAGE INSTALLATION

1. INSTALL 6" DIA. SOLID PVC PIPE BELOW ANY PAVED SURFACE. PROVIDE POSITIVE FLOW, MIN. 0.5%, MIN. 2'-6" FROM FINISHED GRADE.
2. INSTALL 6" DIA. (UNLESS OTHERWISE SPECIFIED) PERFORATED PVC PIPES IN LANDSCAPE AND TURF AREAS. REFER TO GRADING DETAILS. PROVIDE POSITIVE FLOW, MIN. 0.5%, MIN. 2' FROM FINISHED GRADE IF NOT ADJACENT TO TREE. TREE UNDERDRAIN SHALL BE MIN. 2.5' FROM FINISHED GRADE.
3. PROVIDE ONE (1) 9"X9" NDS CAST IRON ATRIUM DRAIN COVER AND CATCH BASIN PER 1500 SQFT OF ORNAMENTAL AND SEEDED PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
4. PROVIDE ONE (1) NDS 9"X9" LANDSCAPE FLAT GRATE DRAIN CATCH BASIN PER 2000 SQFT OF TURF PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
5. ALL NEW TREES IN PLAY AREA AND PICNIC AREAS TO RECEIVE TREE UNDER-DRAINAGE. UNDER DRAINAGE TO BE TIED INTO CIVIL STORM SEWER. ENSURE TREE UNDER-DRAINS CONNECT TO TREE PIT AT GRAVEL LAYER.
6. PROVIDE JUNCTION BOXES, NDS (18"X18") OR EQUAL. SOLID COVER (BLACK). PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
7. PROVIDE DRAINAGE CLEAN OUT. SOLID COVER (BLACK). PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
8. TIE ALL LANDSCAPE DRAINAGE INTO CIVIL OR EXISTING STORM DRAINAGE
9. PROVIDE SLEEVES FOR IRRIGATION.
10. PROVIDE SLEEVES FOR IRRIGATION. RE: IRRIGATION PLANS

FINE GRADING NOTE

1. CONTRACTOR IS TO STUB ALL AREA DRAIN LINES ABOVE GRADE. FINAL SETTING OF CATCH BASINS WILL BE DONE DURING LANDSCAPE FINISH GRADING UNDER REVIEW OF CIVIL ENGINEER AND OR LANDSCAPE ARCHITECT. ALLOW FOR ADJUSTMENTS HORIZONTALLY AND VERTICALLY. IF SPACE ALLOWS, EDGE OF CATCH BASIN TO EDGE OF HARDSCAPE SHALL HAVE A MINIMUM CLEARANCE OF 36". SQUARE CATCH BASINS ARE TO BE SET LEVEL AND PARALLEL TO NEAREST HARDSCAPE ELEMENT.

GRADING NOTE

1. EXISTING CONDITIONS SHOWN HEREIN ARE FROM A SURVEY FILE PROVIDED BY XXXXX DATED XX-xx-20XX. ALL INTERPRETATIONS OR CLARIFICATIONS OF THE SURVEY SHALL BE MADE DIRECTLY BY THE SURVEYOR.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO EXCAVATION, FILL, GRADING, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. ALL PIPE LAYOUT, LENGTHS AND DEPTHS SPECIFIED IN THESE PLANS ARE SHOWN DIAGRAMMATICALLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LAYOUT, LENGTHS AND DEPTHS BASED ON PROPOSED PIPE SLOPE AND RELATION TO EXISTING AND PROPOSED SITE ELEMENTS TO ACHIEVE DESIGN INTENT.
5. STRUCTURES AND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONTACTING ALL OWNERS AND UTILITY COMPANIES HAVING STRUCTURES OR UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR IS TO HAVE THE STRUCTURES AND UTILITIES FIELD LOCATED AND COORDINATED TO RESOLVE ALL CONFLICTS.
6. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE LANDSCAPE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
7. DO NOT WILLFULLY PROCEED WITH GRADING AND LANDSCAPE DRAINAGE INSTALLATION OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FINISH GRADING. CONTRACTOR SHALL STAKE ALL GRADES AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADING PRIOR TO PLANTING.
9. GRADES SHOWN IN THE DOCUMENTS PROVIDE FINISH GRADE OR SURFACE ELEVATIONS. SUBGRADE ELEVATIONS ARE NOT REFLECTED.
10. CONTRACTOR SHALL CONSTRUCT FINISH SURFACE AND FINISH GRADE SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND INTO DRAINAGE STRUCTURES WHERE PROVIDED.
11. ALL FINISH ELEVATIONS AT BUILDING ENTRIES SHALL NOT BE LOWER THAN 1/4 INCH BELOW FINISH FLOOR ELEVATION.
12. CONTRACTOR SHALL EVENLY PITCH BETWEEN SPOT ELEVATIONS AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, OR SWALES ARE INDICATED OR OTHERWISE NOTED. CONTRACTOR SHALL GRADE FINISH SURFACE TO PREVENT POOLING OF WATER. ANY DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUATION OF WORK. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.
13. TOP OF WALL PROFILES ARE TO SLOPE AS SHOWN UNLESS OTHERWISE NOTED.
14. CROSS SLOPE SHALL NOT EXCEED 2% UNLESS OTHERWISE INDICATED.
15. ALL SLOPE ON WALK SHALL NOT EXCEED 4.99% UNLESS OTHERWISE INDICATED.
16. ENSURE THAT FINE GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING WALKS, FOOTINGS, WALLS AND OTHER STRUCTURES.

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Vineyard, UT 84059

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	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

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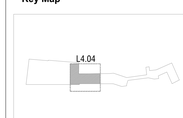
Key Map



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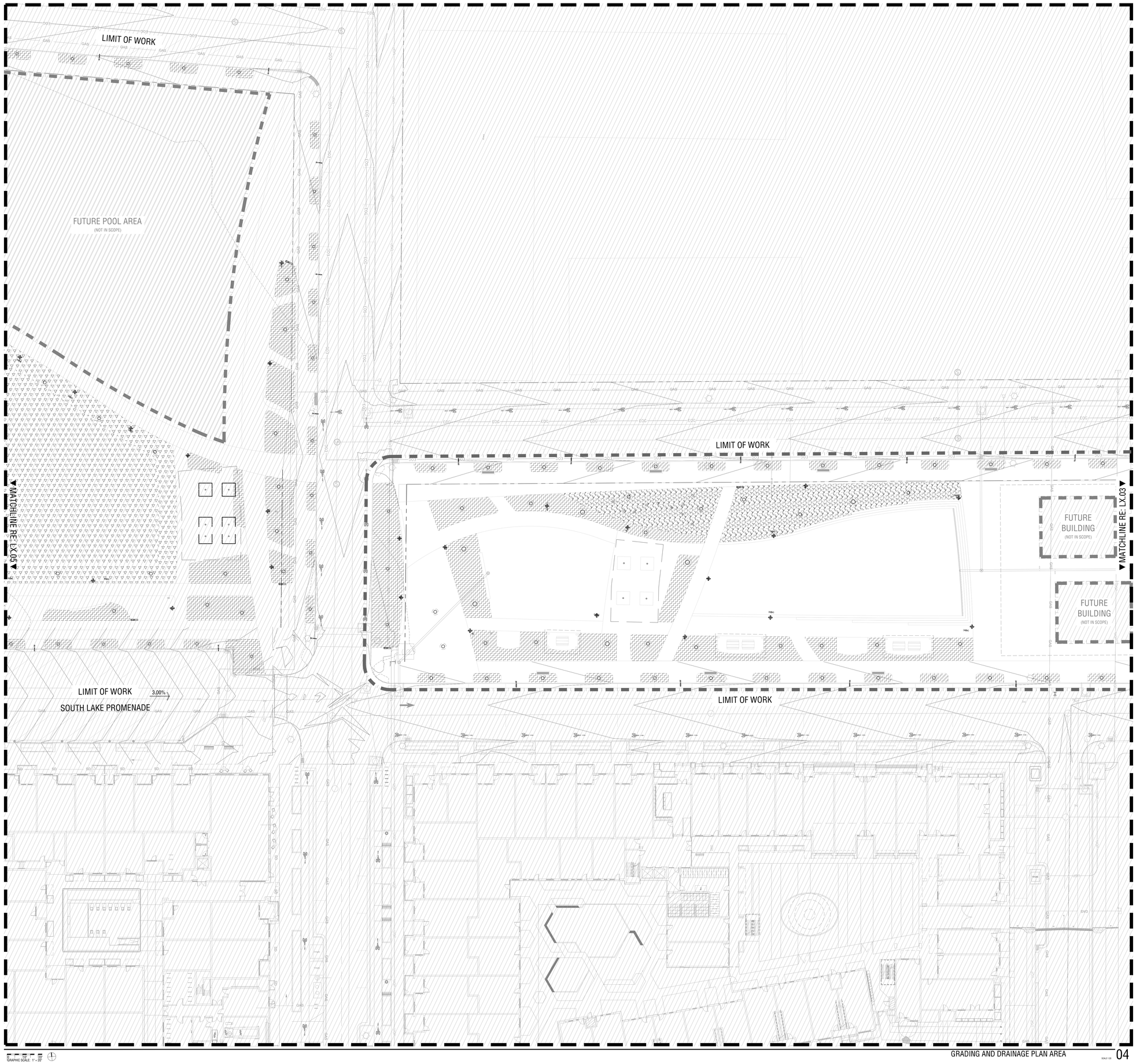
Sheet Title

GRADING AND DRAINAGE PLANS - BLOCK 4 (WEST)

Sheet Number

L4.04



GRAPHIC SCALE: 1" = 20'

GRADING AND DRAINAGE PLAN AREA

SCALE 1:20

04

SOILS LEGEND

ST-01 SOIL PROFILE TYPE 1
PLANTING BED SOIL WITH TREES
DETAIL: 01/XXXX

ST-02 SOIL PROFILE TYPE 2
PLANTING BED SOIL, NO TREES
DETAIL: 01/XXXX

ST-03 SOIL PROFILE TYPE 3
HIGH-USE SODDED LAWN SOIL
DETAIL: 01/XXXX

ST-04 SOIL PROFILE TYPE 4
HIGH-USE LAWN WITH TREES
DETAIL: 01/XXXX

ST-05 SOIL PROFILE TYPE 5
SAND BASED STRUCTURAL SOIL UNDER AGGREGATE PAVING
DETAIL: XX / XXXXX

ST-06 SOIL PROFILE TYPE 6
SAND BASED STRUCTURAL SOIL UNDER PAVEMENT
DETAIL: 01/XXXX

ST-07 SOIL PROFILE TYPE 7
SEEDED AREA SOIL
DETAIL: 01/XXXX

SYMBOLS AND ABBREVIATIONS

ROOTBALL LOCATION RE: PLANTING PLANS

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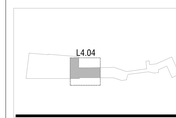

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Sheet Title
LANDSCAPE SOILS PLAN

Sheet Number
L4.04B

GRADING AND DRAINAGE PLAN AREA

05

GRADING LEGEND

PROPOSED SLOPES AS NOTED. ALL WALKS ARE ACCESSIBLE ROUTE. NO CROSS SLOPE TO EXCEED 2%, SLOPE IN PREDOMINANT DIRECTION OF TRAVEL NOT TO EXCEED 5%.

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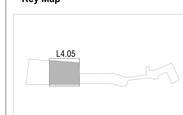
Key Map



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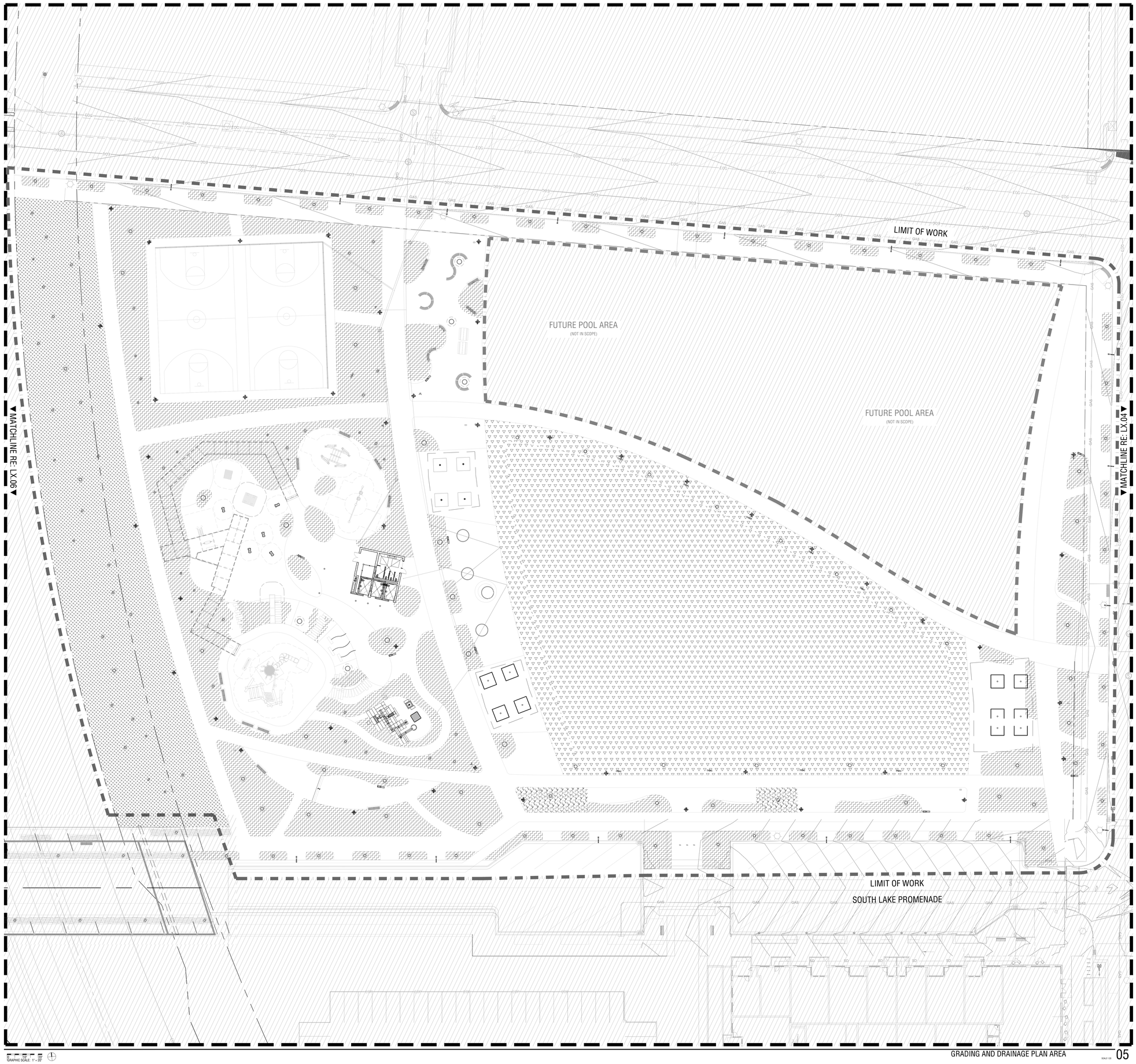
Sheet Title

GRADING AND DRAINAGE PLANS - BLOCK 5

Sheet Number

L4.05



GRAPHIC SCALE: 1" = 20'

GRADING AND DRAINAGE PLAN AREA

SCALE 1:20

05

SOILS LEGEND

ST-01 SOIL PROFILE TYPE 1
PLANTING BED SOIL WITH TREES
DETAIL: 01/XXXX

ST-02 SOIL PROFILE TYPE 2
PLANTING BED SOIL, NO TREES
DETAIL: 01/XXXX

ST-03 SOIL PROFILE TYPE 3
HIGH-USE SODDED LAWN SOIL
DETAIL: 01/XXXX

ST-04 SOIL PROFILE TYPE 4
HIGH-USE LAWN WITH TREES
DETAIL: 01/XXXX

ST-05 SOIL PROFILE TYPE 5
SAND BASED STRUCTURAL SOIL UNDER AGGREGATE PAVING
DETAIL: XX / XXXXX

ST-06 SOIL PROFILE TYPE 6
SAND BASED STRUCTURAL SOIL UNDER PAVEMENT
DETAIL: 01/XXXX

ST-07 SOIL PROFILE TYPE 7
SEEDED AREA SOIL
DETAIL: 01/XXXX

SYMBOLS AND ABBREVIATIONS

ROOTBALL LOCATION RE: PLANTING PLANS

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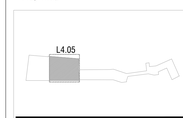

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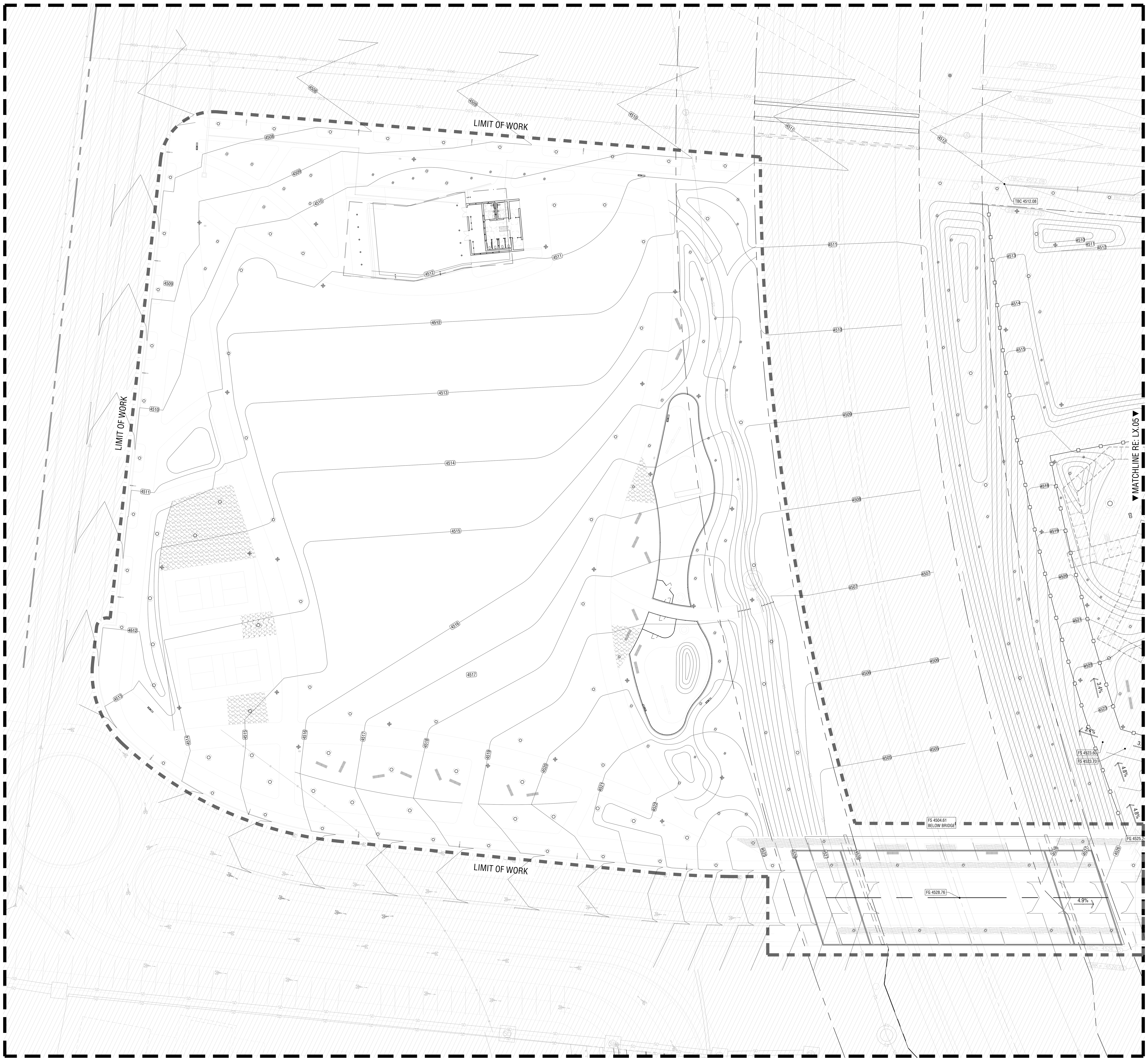
Sheet Title

LANDSCAPE SOILS PLAN

Sheet Number

L4.05B



GRADING AND DRAINAGE PLAN AREA

SCALE 1:20 06

GRADING LEGEND

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2. INSTALL 6" DIA. (UNLESS OTHERWISE SPECIFIED) PERFORATED PVC PIPES IN LANDSCAPE AND TURF AREAS. REFER TO GRADING DETAILS. PROVIDE POSITIVE FLOW, MIN. 0.5%, MIN. 2' FROM FINISHED GRADE IF NOT ADJACENT TO TREE. TREE UNDERDRAIN SHALL BE MIN. 2.5' FROM FINISHED GRADE.
3. PROVIDE ONE (1) 9"X9" NDS CAST IRON ATRIUM DRAIN COVER AND CATCH BASIN PER 1500 SQFT OF ORNAMENTAL AND SEEDED PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
4. PROVIDE ONE (1) NDS 9"X9" LANDSCAPE FLAT GRATE DRAIN CATCH BASIN PER 2000 SQFT OF TURF PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
5. ALL NEW TREES IN PLAY AREA AND PICNIC AREAS TO RECEIVE TREE UNDER-DRAINAGE. UNDER DRAINAGE TO BE TIED INTO CIVIL STORM SEWER. ENSURE TREE UNDER-DRAINS CONNECT TO TREE PIT AT GRAVEL LAYER.
6. PROVIDE JUNCTION BOXES, NDS (18"X18") OR EQUAL, SOLID COVER (BLACK), PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
7. PROVIDE DRAINAGE CLEAN OUT. SOLID COVER (BLACK), PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
8. TIE ALL LANDSCAPE DRAINAGE INTO CIVIL OR EXISTING STORM DRAINAGE
9. PROVIDE SLEEVES FOR IRRIGATION.
10. PROVIDE SLEEVES FOR IRRIGATION. RE: IRRIGATION PLANS

FINE GRADING NOTE

1. CONTRACTOR IS TO STUB ALL AREA DRAIN LINES ABOVE GRADE. FINAL SETTING OF CATCH BASINS WILL BE DONE DURING LANDSCAPE FINISH GRADING UNDER REVIEW OF CIVIL ENGINEER AND OR LANDSCAPE ARCHITECT. ALLOW FOR ADJUSTMENTS HORIZONTALLY AND VERTICALLY. IF SPACE ALLOWS, EDGE OF CATCH BASIN TO EDGE OF HARDSCAPE SHALL HAVE A MINIMUM CLEARANCE OF 36". SQUARE CATCH BASINS ARE TO BE SET LEVEL AND PARALLEL TO NEAREST HARDSCAPE ELEMENT.

GRADING NOTE

1. EXISTING CONDITIONS SHOWN HEREIN ARE FROM A SURVEY FILE PROVIDED BY XXXXX DATED XX-xx-20XX. ALL INTERPRETATIONS OR CLARIFICATIONS OF THE SURVEY SHALL BE MADE DIRECTLY BY THE SURVEYOR.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO EXCAVATION, FILL, GRADING, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. ALL PIPE LAYOUT, LENGTHS AND DEPTHS SPECIFIED IN THESE PLANS ARE SHOWN DIAGRAMMATICALLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LAYOUT, LENGTHS AND DEPTHS BASED ON PROPOSED PIPE SLOPE AND RELATION TO EXISTING AND PROPOSED SITE ELEMENTS TO ACHIEVE DESIGN INTENT.
5. STRUCTURES AND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONTACTING ALL OWNERS AND UTILITY COMPANIES HAVING STRUCTURES OR UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR IS TO HAVE THE STRUCTURES AND UTILITIES FIELD LOCATED AND COORDINATED TO RESOLVE ALL CONFLICTS.
6. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE LANDSCAPE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
7. DO NOT WILLFULLY PROCEED WITH GRADING AND LANDSCAPE DRAINAGE INSTALLATION OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FINISH GRADING. CONTRACTOR SHALL STAKE ALL GRADES AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADING PRIOR TO PLANTING.
9. GRADES SHOWN IN THE DOCUMENTS PROVIDE FINISH GRADE OR SURFACE ELEVATIONS. SUBGRADE ELEVATIONS ARE NOT REFLECTED.
10. CONTRACTOR SHALL CONSTRUCT FINISH SURFACE AND FINISH GRADE SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND INTO DRAINAGE STRUCTURES WHERE PROVIDED.
11. ALL FINISH ELEVATIONS AT BUILDING ENTRIES SHALL NOT BE LOWER THAN 1/4 INCH BELOW FINISH FLOOR ELEVATION.
12. CONTRACTOR SHALL EVENLY PITCH BETWEEN SPOT ELEVATIONS AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, OR SWALES ARE INDICATED OR OTHERWISE NOTED. CONTRACTOR SHALL GRADE FINISH SURFACE TO PREVENT POOLING OF WATER. ANY DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUATION OF WORK. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.
13. TOP OF WALL PROFILES ARE TO SLOPE AS SHOWN UNLESS OTHERWISE NOTED.
14. CROSS SLOPE SHALL NOT EXCEED 2% UNLESS OTHERWISE INDICATED.
15. ALL SLOPE ON WALK SHALL NOT EXCEED 4.99% UNLESS OTHERWISE INDICATED.
16. ENSURE THAT FINE GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING WALKS, FOOTINGS, WALLS AND OTHER STRUCTURES.

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	01/17/2023	100% SCHEMATIC DESIGN
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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

L4.06

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
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Sheet Title

GRADING AND DRAINAGE PLANS - BLOCK 6 & VINEYARD CONNECTOR BRIDGE

Sheet Number

L4.06

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

MATCHLINE RE: LX.05

GRAPHIC SCALE: 1" = 20'

GRADING AND DRAINAGE PLAN AREA

SCALE 1:20

06

SOILS LEGEND

ST-01 SOIL PROFILE TYPE 1
PLANTING BED SOIL WITH TREES
DETAIL: 01/XXXX

ST-02 SOIL PROFILE TYPE 2
PLANTING BED SOIL, NO TREES
DETAIL: 01/XXXX

ST-03 SOIL PROFILE TYPE 3
HIGH-USE SODDED LAWN SOIL
DETAIL: 01/XXXX

ST-04 SOIL PROFILE TYPE 4
HIGH-USE LAWN WITH TREES
DETAIL: 01/XXXX

ST-05 SOIL PROFILE TYPE 5
SAND BASED STRUCTURAL SOIL UNDER AGGREGATE PAVING
DETAIL: XX / XXXXX

ST-06 SOIL PROFILE TYPE 6
SAND BASED STRUCTURAL SOIL UNDER PAVEMENT
DETAIL: 01/XXXX

ST-07 SOIL PROFILE TYPE 7
SEEDED AREA SOIL
DETAIL: 01/XXXX

SYMBOLS AND ABBREVIATIONS

ROOTBALL LOCATION RE: PLANTING PLANS

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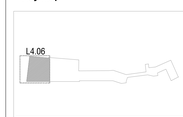

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Sheet Title

LANDSCAPE SOILS PLAN

Sheet Number

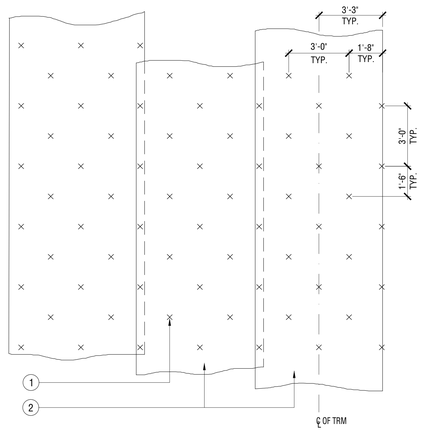
L4.06B

1 8 GAUGE 12" x 1.5" x 12" STAPLE

2 SEPARATE EROSION CONTROL BLANKET ROLLS

NOTES:

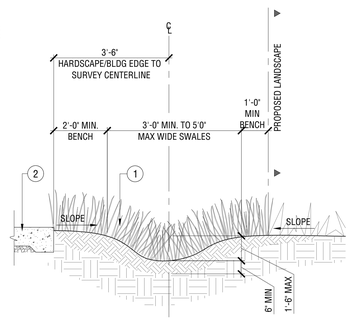
A. ADDITIONAL STAPLES ARE REQUIRED AT ANY PENETRATION AND IRREGULAR ELEVATION CHANGES OF THE GROUND SURFACE. ENSURE ALL FASTENERS ARE INSTALLED TO MAKE DIRECT CONTACT WITH EROSION CONTROL BLANKET AND SOIL.



PLAN - EROSION CONTROL BLANKET STAPLE PATTERN 14
HP-VI.STA-GRDR-05
SCALE: 3/8" = 1'-0"

1 PLANTING ON SLOPE; RE: GRADING PLANS FOR SLOPE

2 ADJACENT PAVING; RE; CONSTRUCTION PLANS

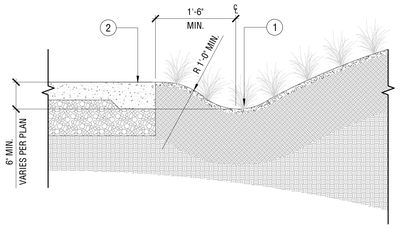


SECTION - LANDSCAPE SWALE, TYP. 12
HP-VI.STA-GRDR-10
SCALE: 1/2" = 1'-0"

1 SHALLOW SWALE BETWEEN MOUNDED OR SLOPED PLANT BED AND ADJACENT PAVEMENT

2 ADJACENT PAVING, REFER TO PLANS

3 6" MIN. WIDE BENCH AT EDGE OF PAVING



SECTION - PLANT BED EDGE SWALE 08
HP-VI.STA-GRDR-08
SCALE: 1" = 1'-0"

1 ADJACENT PAVING; RE: CONSTRUCTION PLANS

2 BERM; RE: GRADING PLANS

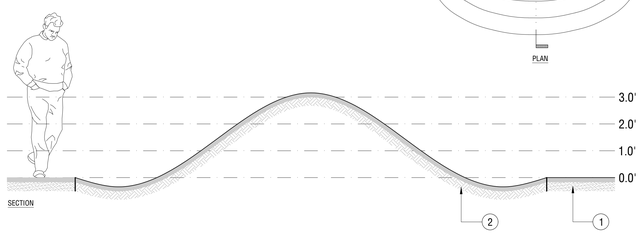
NOTES:

A. BERM 'EMERGING' FROM GROUND, SHARP EDGES AS SHOWN.

B. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FINISH GRADING. CONTRACTOR SHALL STAKE ALL GRADES AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADING PRIOR TO PLANTING INSTALLATION.

C. CONTRACTOR ALLOW FOR BERM GRADING ADJUSTMENTS HORIZONTALLY AND VERTICALLY AS REQUESTED BY LANDSCAPE ARCHITECT.

D. CONTRACTOR TO BEWARE OF EXISTING UTILITIES LOCATED NEAR BERMS. ALL UTILITIES ARE TO BE PROTECTED IN PLACE. CONTRACTOR TO CALL '811' UNDERGROUND SERVICE ALERT.



SECTION - BERM, TYP. 07
HP-VI.STA-GRDR-05
SCALE: 1/2" = 1'-0"

1 FLOW LINE RE: GRADING PLAN

2 PIPE, RE: CIVIL GRADING PLAN

3 PVC CONNECTION

4 CRUSHED STONE

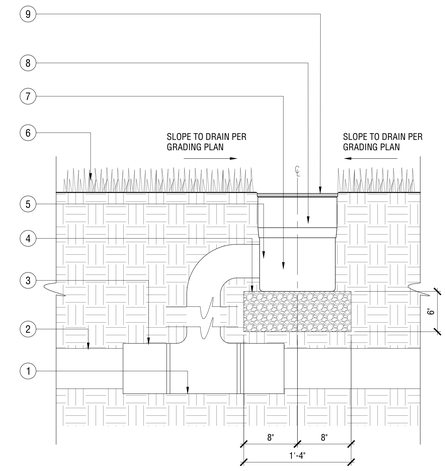
5 1200 NGB BY NDS PRO

6 PLANTING, RE: PLANTING PLAN

7 NDS 6" BLACK RISER IF NEEDED

8 NDS 12" X 12" BLACK SQUARE CATCH BASIN

9 NDS 9" X 9 SQUARE CAST IRON GRATE, BLACK H20 LOAD RATING, RE: SPECIFICATIONS



DETAIL-CATCH BASIN 04
HP-VI.STA-GRDR-04
GRAPHIC SCALE: 1" = 1'

PLAN - EROSION CONTROL BLANKET STAPLE PATTERN 14
HP-VI.STA-GRDR-05
SCALE: 3/8" = 1'-0"

1 ADJACENT PLANTING

2 ADJACENT PAVING; RE: CONSTRUCTION PLANS

3 COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

4 6" PERFORATED PVC PIPE TO CONNECT TO INLETS

5 3" MULCH

6 1" TO 2" MEXICAN BEACH PEBBLE; RE: CONSTRUCTION SCHEDULDE

7 OVERFLOW INLET; RE: SPECS

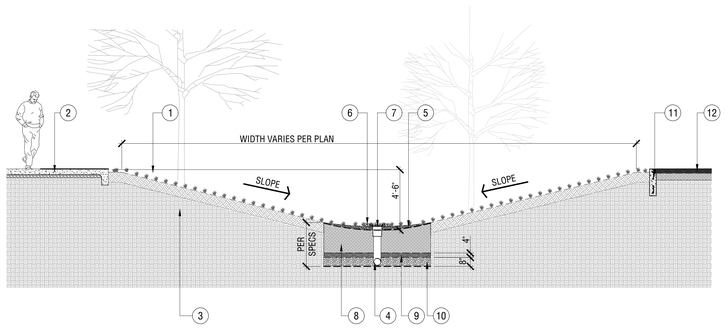
8 FILTER MEDIA LAYER SPECIFIED MEDIA MIX

9 4" LAYER OF COARSE SAND

10 8" LAYER OF 1/4" PEA GRAVEL

11 DEEPENDED CONCRETE CURB; RE: CONSTRUCTION PLANS

12 DECOMPOSED GRANITE GRAVEL; RE: CONSTRUCTION SCHEDULE



SECTION - BIOSWALE, TYP. 06
HP-VI.STA-GRDR-06
SCALE: 1/4" = 1'-0"

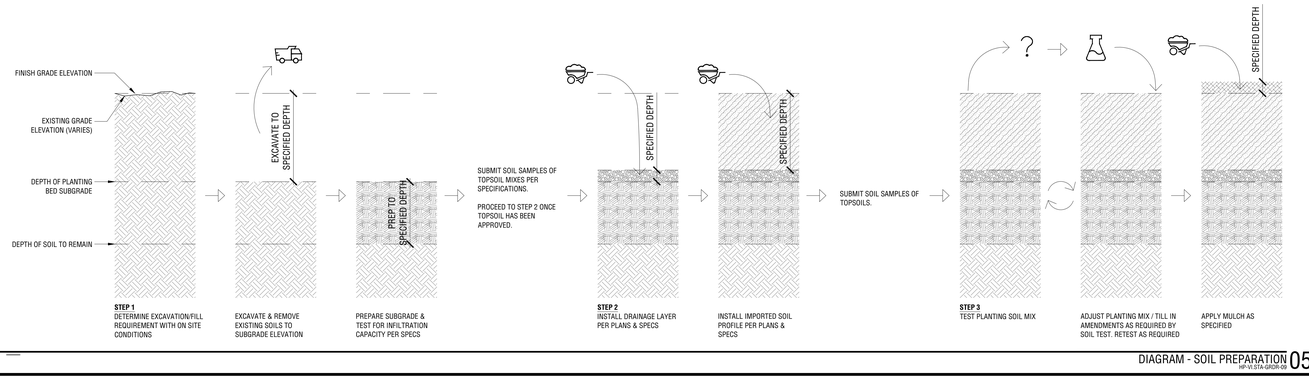


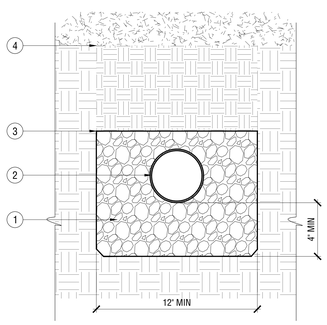
DIAGRAM - SOIL PREPARATION 05
HP-VI.STA-GRDR-09
SCALE: NTS

1 4" MINIMUM GRAVEL BASE DRAINAGE AND SUPPORT LAYER

2 4" MINIMUM DIAMETER DRAINAGE PIPE

3 GEOTEXTILE FABRIC WITH MINIMUM 4" OVERLAP

4 FINISH GRADE



SECTION - TYPICAL LANDSCAPE DRAIN IN PLANTING AREA 02
HP-VI.STA-GRDR-02
SCALE: 1 1/2" = 1'-0"

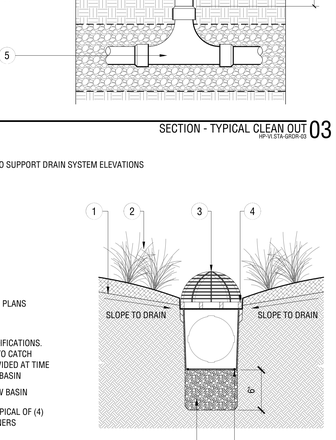
1 PLANTING PER LANDSCAPE PLANS; RE: L600s

2 FINISHED GRADE

3 CLEAN-OUT COVER (BLACK)

4 NON-PERFORATED STANDPIPE

5 GRAVEL WRAPPED PERFORATED DRAIN PIPE WITH FILTER SOCK, RE: CIVIL



SECTION - TYPICAL CLEAN OUT 03
HP-VI.STA-GRDR-03
SCALE: 1" = 1'-0"

NOTE
UTILIZE CATCH BASIN RISER TO SUPPORT DRAIN SYSTEM ELEVATIONS

1 FINISHED GRADE

2 ADJACENT PLANTING PER PLANS

3 ATRIUM DRAIN COVER

4 ATRIUM GRATE PER SPECIFICATIONS. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION CATCH BASIN

5 DRAINAGE GRAVEL BELOW BASIN

6 DRILL 1/8" WEEP HOLE TYPICAL OF (4) PLACES AT BOTTOM CORNERS

SECTION - TYPICAL LANDSCAPE SUBDRAINAGE 01
HP-VI.STA-GRDR-01
SCALE: 3" = 1'-0"

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Key Map

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Sheet Title

GRADING-DETAILS

Sheet Number

L4.10

Plotted By: Graphics Houston NEW Sheet Set: VI-STA-SHEET SET Layout: GRADING-DETAILS Version: June 16, 2023 02:35:21pm Stored: T:\Projects\VI-STA-Vineyard Station\VI-STA-SHEETS\VI-STA-L4-GRADING-DETAILS.dwg

LANDSCAPE PLANTING PLAN AREA 01

SCALE 1:20

0 10' 20' 40'
GRAPHIC SCALE: 1" = 20'

IRRIGATION LEGEND

IR-01 IRRIGATION TYPE 1

DRIP IRRIGATION FOR ORNAMENTAL PLANTING AREAS. CONTRACTOR TO ENSURE 100% COVERAGE.

IR-02 IRRIGATION TYPE 2

TREE BUBBLERS. INSTALL BELOW FINISH GRADE IN ALL PLANTING CONDITIONS.
(2 PER TREES)

IR-03 IRRIGATION TYPE 3

POP UP SPRAY IRRIGATION FOR LAWN AREAS

IR-04 IRRIGATION TYPE 4

SPRAY IRRIGATION FOR NATURALIZED AREAS AND HYDROSEED ESTABLISHMENT

IR-05 IRRIGATION TYPE 5

SUB IRRIGATION AT PLANTER POTS. CONNECT TO MAIN IRRIGATION SYSTEM BELOW GRADE.

POINT OF CONNECTION FOR IRRIGATION SYSTEM.
COORDINATE AND CONFIRM WITH ONSITE SURVEY, OWNER'S REPRESENTATIVE, CIVIL ENGINEER AND LANDSCAPE ARCHITECT

BACKFLOW PREVENTER.
COORDINATE AND CONFIRM WITH CIVIL ENGINEER'S DRAWINGS

IRRIGATION CONTROLLER.
CONFIRM LOCATION WITH LANDSCAPE ARCHITECT AND OWNER

M 2" IRRIGATION METER
COORDINATE AND CONFIRM LOCATION AND SIZE WITH CIVIL ENGINEER'S DRAWINGS

RAIN SENSOR.
CONFIRM LOCATION WITH LANDSCAPE ARCHITECT

MAINLINE (SIZE AS REQUIRED)
1": PVC SCHEDULE 40
1-1/2": PVC SCHEDULE 40
2": PVC SCHEDULE 40
2-1/2": PVC SCHEDULE 40
3": PVC SCHEDULE 40

AS REQUIRED: HDPE DR 9 (200psi) - 1" TO 2 1/2"
HDPE DR 11 (160psi) - 3" & LARGER

INSTALL AT A MINIMUM OF 14" BELOW GRADE, TOP OF PIPE. IF INSTALLED IN SAME DITCH AS LATERAL LINE, PROVIDE 4" OF SEPARATION BETWEEN BOTH PIPES.

SYMBOLS AND ABBREVIATIONS

ROOTBALL LOCATION RE: PLANTING PLANS

IRRIGATION NOTES

1. FINAL IRRIGATION LAYOUT FOR TEMPORARY LANDSCAPE AREAS WILL BE DELEGATED TO THE INSTALLING CONTRACTOR.
2. **IRRIGATION CONTRACTOR SHALL VERIFY EXISTING WATER PRESSURE (STATIC) AND FLOW PRIOR TO COMMENCEMENT OF CONSTRUCTION.** IF THERE ANY DISCREPANCIES CONTACT OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
3. LOCATE AND AVOID ALL SITE UTILITIES. **CALL 811.** COORDINATE MAIN LINE (SCH 40) AND LATERAL LINE LOCATIONS WITH THE CIVIL AND LANDSCAPE PLANS.
4. TEMPORARY LATERAL LINES FOR THE TURF HYDROSEED AREAS CAN BE INSTALLED ABOVE GRADE OR BELOW GRADE AT OWNER'S DISCRETION.
5. ALL TEMPORARY PLANTING AREAS AND TEMPORARY HYDROSEED AREAS TO RECEIVE 100% AUTOMATIC IRRIGATION SYSTEM WITH CENTRAL CONTROL. SEPARATE ZONES FOR LAWN AREAS AND PLANTING BEDS. ALL ORNAMENTAL PLANTING TO BE DRIP IRRIGATED. PROVIDE CONTROLLER WITH AN APPROPRIATE NUMBER OF ZONES GIVEN THE EXTENT OF DRIP IRRIGATION AND ZONING REQUIREMENTS. PRICING ALTERNATES TO INCLUDE SMART IRRIGATION CONTROLLER WITH CAPACITY TO LINK TO CENTRAL CONTROLLER VIA INTERNET CONNECTION.
6. PROVIDE MAINLINE AS REQUIRED. MAINLINE SHOWN DIAGRAMMATICALLY. ACTUAL LOCATION OF MAINLINE AND RELATED EQUIPMENT SHALL BE WITHIN PLANTING AREA AND A MINIMUM OF 48" OFF OF ADJACENT HARDSCAPE AND OTHER OBSTACLES.
7. AT POINT OF CONNECTION INSTALL 2" WATER METER AND BACKFLOW PREVENTER AS REQUIRED. POINT OF CONNECTION TO BE APPROVED BY ARCHITECT AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. COORDINATE WITH CIVIL. INSTALL TO MEET LOCAL CODES.
8. PROVIDE 117 VOLT A.C. FROM 15 AMP. CIRCUIT AT IRRIGATION CONTROLLER. CONTROLLER LOCATION TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. COORDINATE WITH MEP.
9. CONTROLLER SIZE SHOULD INCLUDE AN APPROPRIATE AMOUNT OF STATIONS AND STAINLESS STEEL METAL CABINET.
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12. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES AND FOR PROVIDING ADDITIONAL SLEEVES. SAME DEPTH AS MAINLINE.
13. AS-BUILT DRAWINGS TO BE SUBMITTED TO OWNER AND LANDSCAPE ARCHITECT AT COMPLETION OF PROJECT.
14. IRRIGATION CONTRACTOR SHALL HAND TRENCH FOR IRRIGATION WITHIN DRIP LINES OF EXISTING TREES
15. CUT AND CAP EXISTING IRRIGATION SYSTEM FOR THE EXISTING LANDSCAPE WITHIN SCOPE OF WORK.
16. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMODATE ANY VERTICAL OBSTRUCTIONS THAT OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, BUILDINGS, WALLS, FENCES AND FIRE HYDRANTS.

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Landscape Architect: James Burnett
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Date: JUNE 16, 2023
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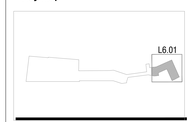
Key Map



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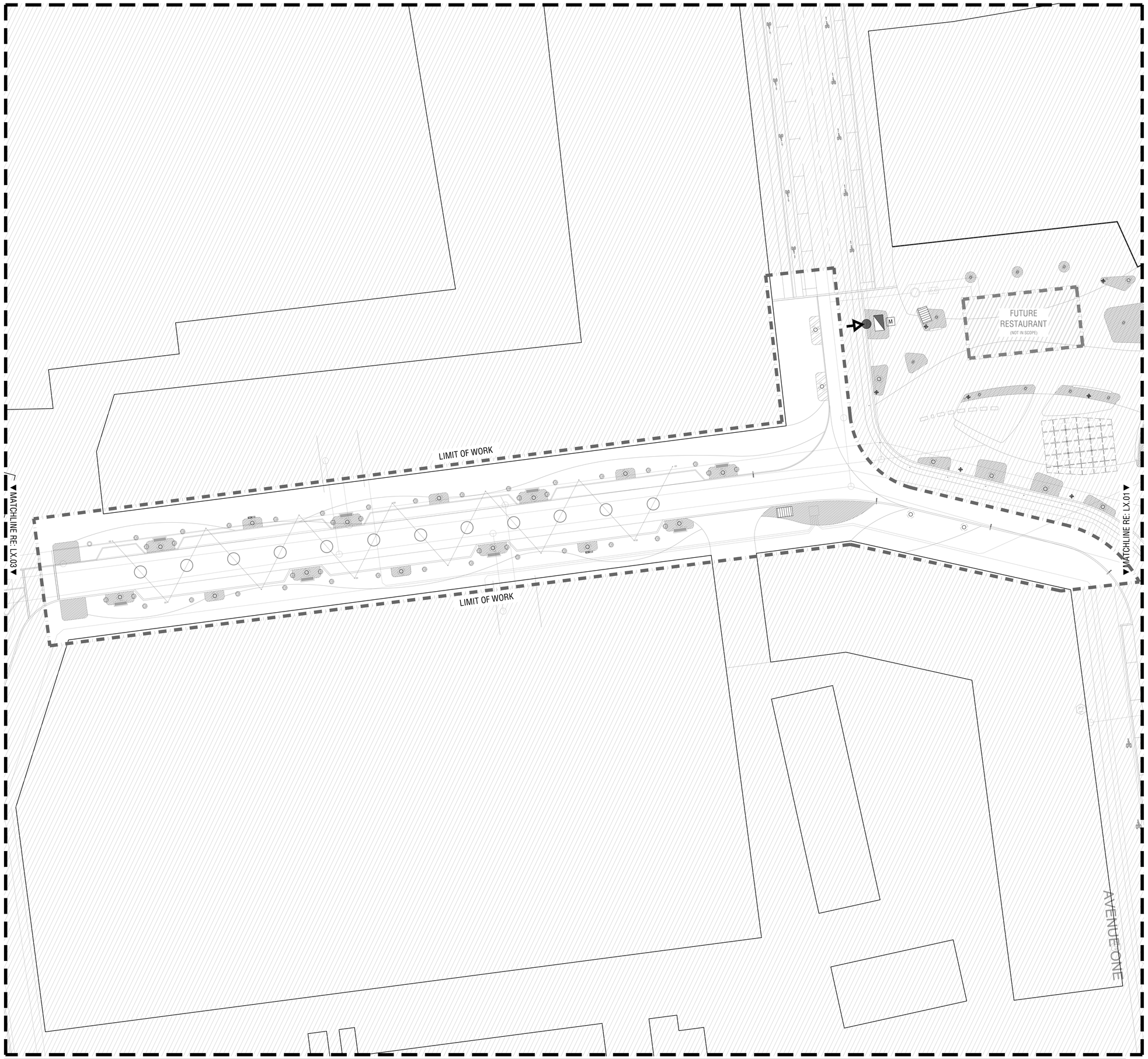
Sheet Title

IRRIGATION PLANS

Sheet Number

L5.01



LANDSCAPE PLANTING PLAN AREA 02

SCALE 1:20

IRRIGATION LEGEND

IR-01 IRRIGATION TYPE 1

DRIP IRRIGATION FOR ORNAMENTAL PLANTING AREAS. CONTRACTOR TO ENSURE 100% COVERAGE.

IR-02 IRRIGATION TYPE 2

TREE BUBBLERS. INSTALL BELOW FINISH GRADE IN ALL PLANTING CONDITIONS. (2 PER TREES)

IR-03 IRRIGATION TYPE 3

POP UP SPRAY IRRIGATION FOR LAWN AREAS

IR-04 IRRIGATION TYPE 4

SPRAY IRRIGATION FOR NATURALIZED AREAS AND HYDROSEED ESTABLISHMENT

IR-05 IRRIGATION TYPE 5

SUB IRRIGATION AT PLANTER POTS. CONNECT TO MAIN IRRIGATION SYSTEM BELOW GRADE.

POINT OF CONNECTION FOR IRRIGATION SYSTEM. COORDINATE AND CONFIRM WITH ONSITE SURVEY, OWNER'S REPRESENTATIVE, CIVIL ENGINEER AND LANDSCAPE ARCHITECT

BACKFLOW PREVENTER. COORDINATE AND CONFIRM WITH CIVIL ENGINEER'S DRAWINGS

IRRIGATION CONTROLLER. CONFIRM LOCATION WITH LANDSCAPE ARCHITECT AND OWNER

M 2" IRRIGATION METER COORDINATE AND CONFIRM LOCATION AND SIZE WITH CIVIL ENGINEER'S DRAWINGS

RAIN SENSOR. CONFIRM LOCATION WITH LANDSCAPE ARCHITECT

MAINLINE (SIZE AS REQUIRED)
1": PVC SCHEDULE 40
1-1/2": PVC SCHEDULE 40
2": PVC SCHEDULE 40
2-1/2": PVC SCHEDULE 40
3": PVC SCHEDULE 40

AS REQUIRED: HDPE DR 9 (200psi) - 1" TO 2 1/2"
HDPE DR 11 (160psi) - 3" & LARGER

INSTALL AT A MINIMUM OF 14" BELOW GRADE, TOP OF PIPE. IF INSTALLED IN SAME DITCH AS LATERAL LINE, PROVIDE 4" OF SEPARATION BETWEEN BOTH PIPES.

SYMBOLS AND ABBREVIATIONS

ROOTBALL LOCATION RE: PLANTING PLANS

IRRIGATION NOTES

1. FINAL IRRIGATION LAYOUT FOR TEMPORARY LANDSCAPE AREAS WILL BE DELEGATED TO THE INSTALLING CONTRACTOR.
2. **IRRIGATION CONTRACTOR SHALL VERIFY EXISTING WATER PRESSURE (STATIC) AND FLOW PRIOR TO COMMENCEMENT OF CONSTRUCTION.** IF THERE ANY DISCREPANCIES CONTACT OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
3. LOCATE AND AVOID ALL SITE UTILITIES. **CALL 811.** COORDINATE MAIN LINE (SCH 40) AND LATERAL LINE LOCATIONS WITH THE CIVIL AND LANDSCAPE PLANS.
4. TEMPORARY LATERAL LINES FOR THE TURF HYDROSEED AREAS CAN BE INSTALLED ABOVE GRADE OR BELOW GRADE AT OWNER'S DISCRETION.
5. ALL TEMPORARY PLANTING AREAS AND TEMPORARY HYDROSEED AREAS TO RECEIVE 100% AUTOMATIC IRRIGATION SYSTEM WITH CENTRAL CONTROL. SEPARATE ZONES FOR LAWN AREAS AND PLANTING BEDS. ALL ORNAMENTAL PLANTING TO BE DRIP IRRIGATED. PROVIDE CONTROLLER WITH AN APPROPRIATE NUMBER OF ZONES GIVEN THE EXTENT OF DRIP IRRIGATION AND ZONING REQUIREMENTS. PRICING ALTERNATES TO INCLUDE SMART IRRIGATION CONTROLLER WITH CAPACITY TO LINK TO CENTRAL CONTROLLER VIA INTERNET CONNECTION.
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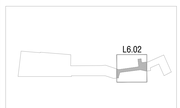
The Office of James Burnett

Key Map



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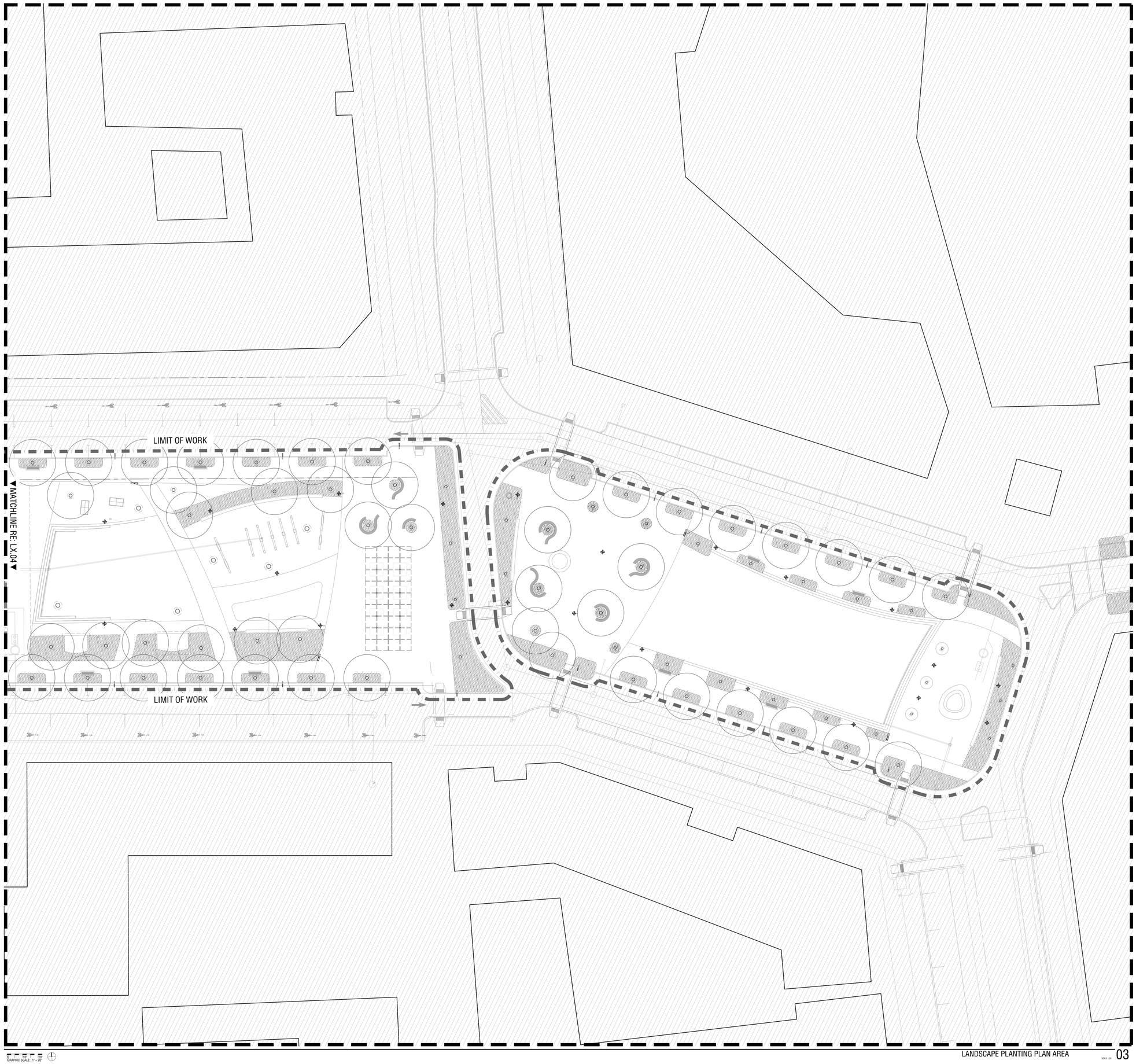
Sheet Title

IRRIGATION PLANS

Sheet Number

L5.02



LANDSCAPE PLANTING PLAN AREA 03

SCALE 1:20

GRAPHIC SCALE: 1" = 20'

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IR-05 IRRIGATION TYPE 5

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INSTALL AT A MINIMUM OF 14" BELOW GRADE, TOP OF PIPE. IF INSTALLED IN SAME DITCH AS LATERAL LINE, PROVIDE 4" OF SEPARATION BETWEEN BOTH PIPES.

SYMBOLS AND ABBREVIATIONS

ROOTBALL LOCATION RE: PLANTING PLANS

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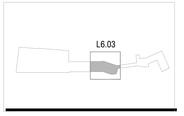

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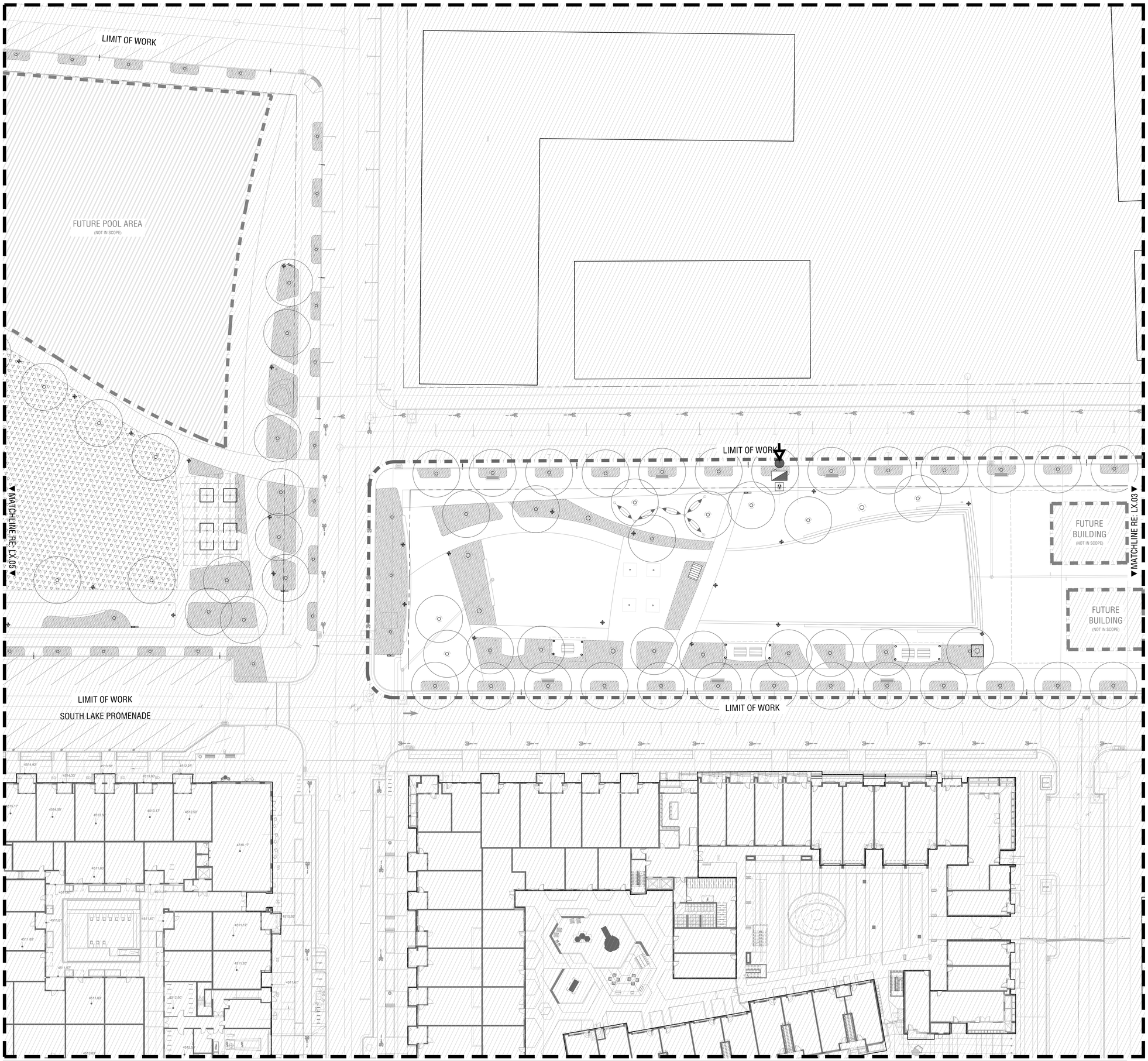
Sheet Title

IRRIGATION PLANS

Sheet Number

L5.03



GRAPHIC SCALE: 1" = 20'

LANDSCAPE PLANTING PLAN AREA

SCALE 1:20

04

IRRIGATION LEGEND

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VINEYARD STATION PARK

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Vineyard, UT 84059

	DATE	ISSUE
1	01/17/2023	100% SCHEMATIC DESIGN
2	06/16/2023	100% DESIGN DEVELOPMENT

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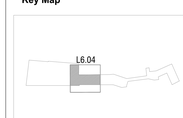
Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map



Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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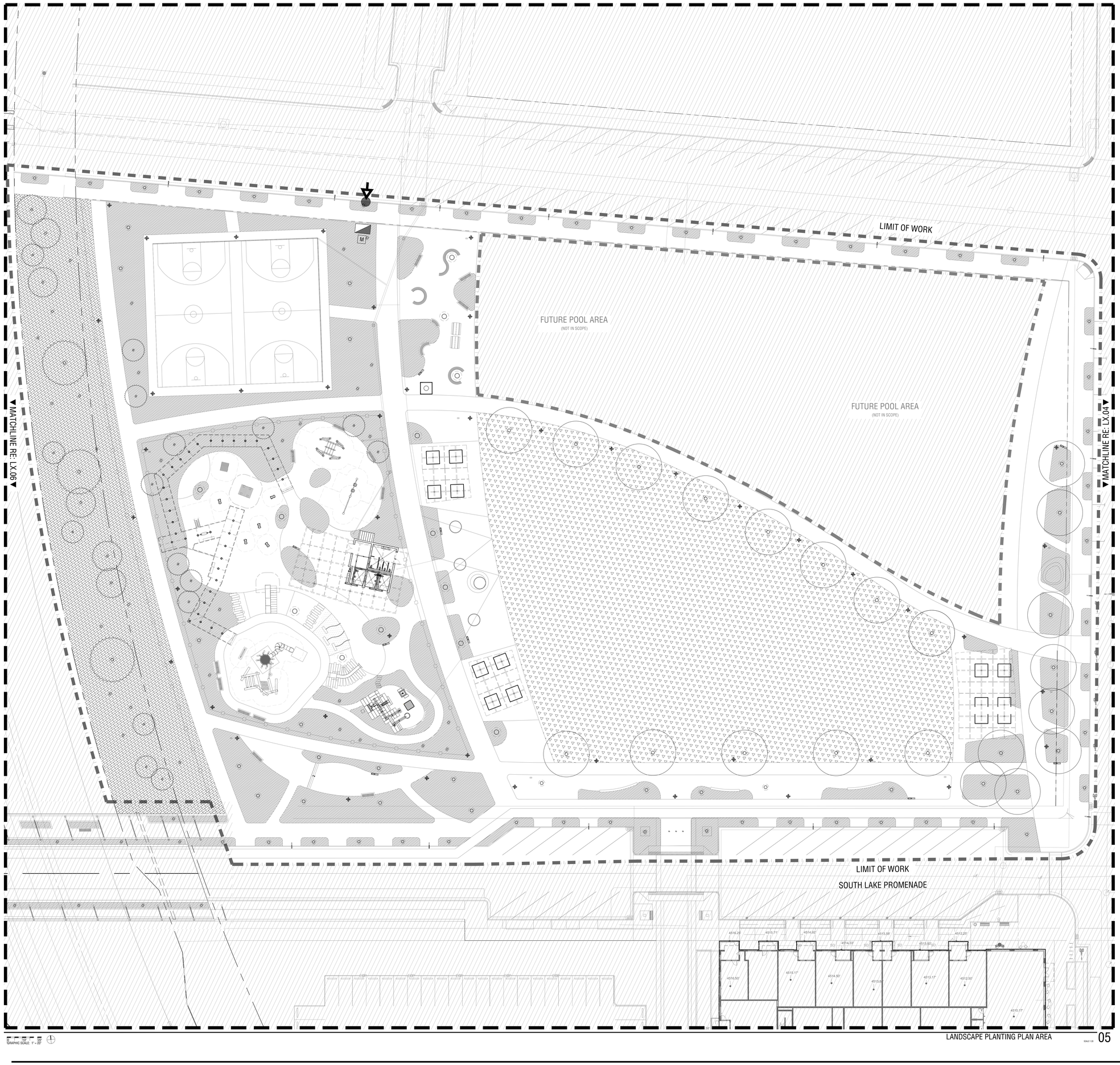
Sheet Title

IRRIGATION PLANS

Sheet Number

L5.04



LANDSCAPE PLANTING PLAN AREA 05

IRRIGATION LEGEND

IR-01 IRRIGATION TYPE 1

DRIP IRRIGATION FOR ORNAMENTAL PLANTING AREAS. CONTRACTOR TO ENSURE 100% COVERAGE.

IR-02 IRRIGATION TYPE 2

TREE BUBBLERS. INSTALL BELOW FINISH GRADE IN ALL PLANTING CONDITIONS. (2 PER TREES)

IR-03 IRRIGATION TYPE 3

POP UP SPRAY IRRIGATION FOR LAWN AREAS

IR-04 IRRIGATION TYPE 4

SPRAY IRRIGATION FOR NATURALIZED AREAS AND HYDROSEED ESTABLISHMENT

IR-05 IRRIGATION TYPE 5

SUB IRRIGATION AT PLANTER POTS. CONNECT TO MAIN IRRIGATION SYSTEM BELOW GRADE.

POINT OF CONNECTION FOR IRRIGATION SYSTEM. COORDINATE AND CONFIRM WITH ONSITE SURVEY, OWNER'S REPRESENTATIVE, CIVIL ENGINEER AND LANDSCAPE ARCHITECT

BACKFLOW PREVENTER. COORDINATE AND CONFIRM WITH CIVIL ENGINEER'S DRAWINGS

IRRIGATION CONTROLLER. CONFIRM LOCATION WITH LANDSCAPE ARCHITECT AND OWNER

M 2" IRRIGATION METER COORDINATE AND CONFIRM LOCATION AND SIZE WITH CIVIL ENGINEER'S DRAWINGS

RAIN SENSOR. CONFIRM LOCATION WITH LANDSCAPE ARCHITECT

MAINLINE (SIZE AS REQUIRED)
1": PVC SCHEDULE 40
1-1/2": PVC SCHEDULE 40
2": PVC SCHEDULE 40
2-1/2": PVC SCHEDULE 40
3": PVC SCHEDULE 40

AS REQUIRED: HDPE DR 9 (200psi) - 1" TO 2 1/2"
HDPE DR 11 (160psi) - 3" & LARGER

INSTALL AT A MINIMUM OF 14" BELOW GRADE, TOP OF PIPE. IF INSTALLED IN SAME DITCH AS LATERAL LINE, PROVIDE 4" OF SEPARATION BETWEEN BOTH PIPES.

SYMBOLS AND ABBREVIATIONS

ROOTBALL LOCATION RE: PLANTING PLANS

IRRIGATION NOTES

1. FINAL IRRIGATION LAYOUT FOR TEMPORARY LANDSCAPE AREAS WILL BE DELEGATED TO THE INSTALLING CONTRACTOR.
2. **IRRIGATION CONTRACTOR SHALL VERIFY EXISTING WATER PRESSURE (STATIC) AND FLOW PRIOR TO COMMENCEMENT OF CONSTRUCTION.** IF THERE ANY DISCREPANCIES CONTACT OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
3. LOCATE AND AVOID ALL SITE UTILITIES. **CALL 811.** COORDINATE MAIN LINE (SCH 40) AND LATERAL LINE LOCATIONS WITH THE CIVIL AND LANDSCAPE PLANS.
4. TEMPORARY LATERAL LINES FOR THE TURF HYDROSEED AREAS CAN BE INSTALLED ABOVE GRADE OR BELOW GRADE AT OWNER'S DISCRETION.
5. ALL TEMPORARY PLANTING AREAS AND TEMPORARY HYDROSEED AREAS TO RECEIVE 100% AUTOMATIC IRRIGATION SYSTEM WITH CENTRAL CONTROL. SEPARATE ZONES FOR LAWN AREAS AND PLANTING BEDS. ALL ORNAMENTAL PLANTING TO BE DRIP IRRIGATED. PROVIDE CONTROLLER WITH AN APPROPRIATE NUMBER OF ZONES GIVEN THE EXTENT OF DRIP IRRIGATION AND ZONING REQUIREMENTS. PRICING ALTERNATES TO INCLUDE SMART IRRIGATION CONTROLLER WITH CAPACITY TO LINK TO CENTRAL CONTROLLER VIA INTERNET CONNECTION.
6. PROVIDE MAINLINE AS REQUIRED. MAINLINE SHOWN DIAGRAMMATICALLY. ACTUAL LOCATION OF MAINLINE AND RELATED EQUIPMENT SHALL BE WITHIN PLANTING AREA AND A MINIMUM OF 48" OFF OF ADJACENT HARDSCAPE AND OTHER OBSTACLES.
7. AT POINT OF CONNECTION INSTALL 2" WATER METER AND BACKFLOW PREVENTER AS REQUIRED. POINT OF CONNECTION TO BE APPROVED BY ARCHITECT AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. COORDINATE WITH CIVIL. INSTALL TO MEET LOCAL CODES.
8. PROVIDE 117 VOLT A.C. FROM 15 AMP. CIRCUIT AT IRRIGATION CONTROLLER. CONTROLLER LOCATION TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. COORDINATE WITH MEP.
9. CONTROLLER SIZE SHOULD INCLUDE AN APPROPRIATE AMOUNT OF STATIONS AND STAINLESS STEEL METAL CABINET.
10. MANUFACTURER OF IRRIGATION EQUIPMENT SHALL BE RAINBIRD, HUNTER OR NETAFIM UNLESS OTHER BRANDS PREFERRED BY OWNER.
11. SLEEVES UNDER PAVING WILL BE COORDINATED WHERE NEEDED PRIOR TO POUR. LOCATE QUICK COUPLER VALVES AT 150' ON CENTER, THROUGHOUT SITE. ALL VALVES TO BE LOCATED IN 10" DIAMETER AND 10" X 16" RECTANGULAR VALVE BOXES (BLACK). ALL SLEEVES SHALL EXTEND A MINIMUM OF 12" BEYOND BACK OF CURB OR EDGE OF HARDSCAPE.
12. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES AND FOR PROVIDING ADDITIONAL SLEEVES. SAME DEPTH AS MAINLINE.
13. AS-BUILT DRAWINGS TO BE SUBMITTED TO OWNER AND LANDSCAPE ARCHITECT AT COMPLETION OF PROJECT.
14. IRRIGATION CONTRACTOR SHALL HAND TRENCH FOR IRRIGATION WITHIN DRIP LINES OF EXISTING TREES
15. CUT AND CAP EXISTING IRRIGATION SYSTEM FOR THE EXISTING LANDSCAPE WITHIN SCOPE OF WORK.
16. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMODATE ANY VERTICAL OBSTRUCTIONS THAT OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, BUILDINGS, WALLS, FENCES AND FIRE HYDRANTS.

PROJECT TEAM

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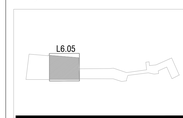

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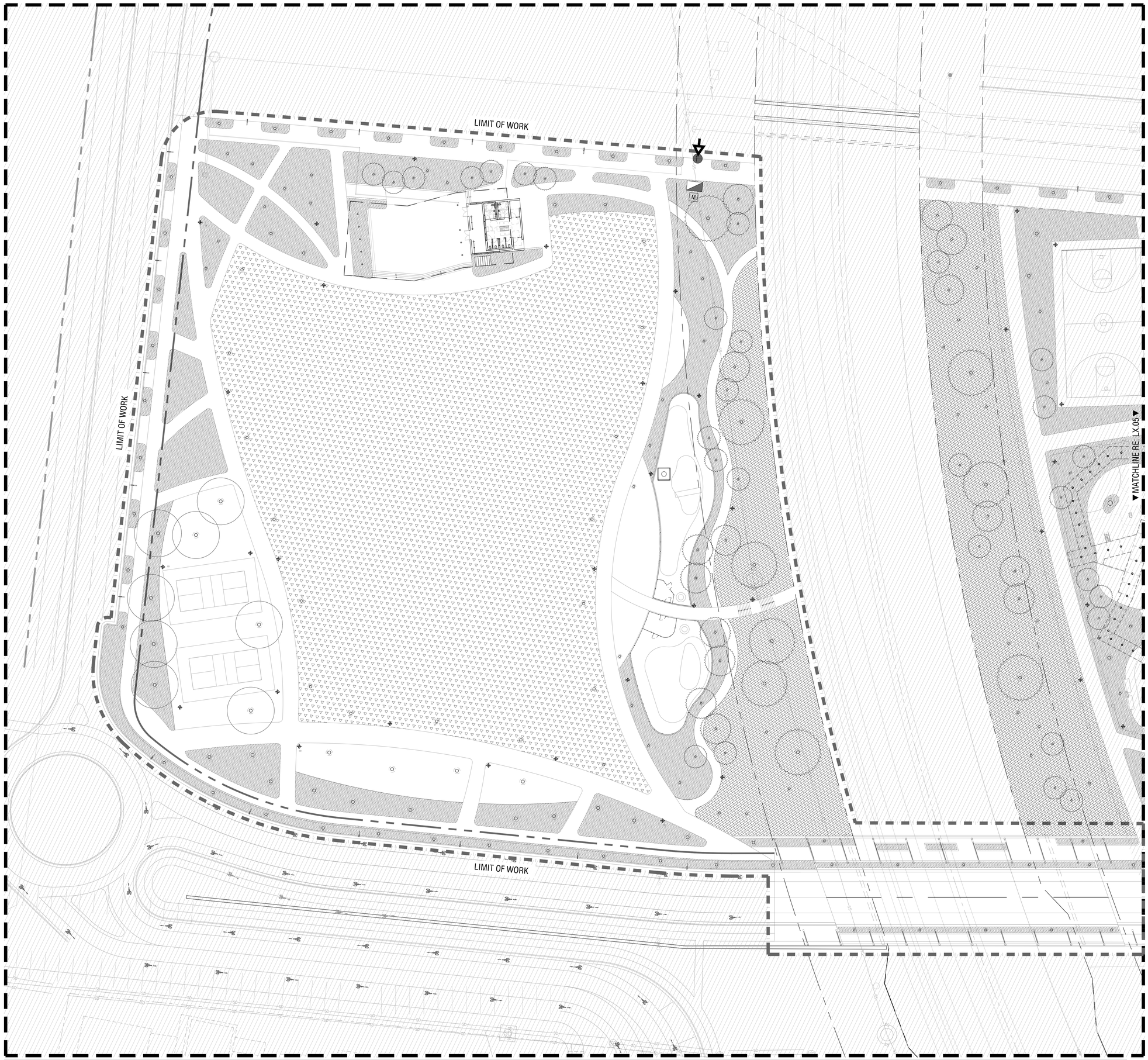
IRRIGATION PLANS

Sheet Number

L5.05



LANDSCAPE PLANTING PLAN AREA 06

0 10' 20' 40'
GRAPHIC SCALE: 1" = 20'

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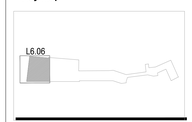

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Sheet Title
IRRIGATION PLANS

Sheet Number
L5.06

PLANTING SCHEDULE

KEY	SYM	PLANTING ZONE	SIZE/ SPACING	REQUIRED CHARACTERISTICS	COMMENTS
AS-01		SYNTHETIC LAWN	FOREVERLAWN OR APPROVED EQUAL PRODUCT	N/A	REFERENCE MANUFACTURER FOR PRODUCT AND INSTALLATION INFORMATION. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE SBR BASE/ IMPACT LAYER.
AS-02		PLAY AREA SAFETY MULCH	-	N/A	REFERENCE MANUFACTURER FOR PRODUCT AND INSTALLATION INFORMATION. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE SBR BASE/ IMPACT LAYER.
AS-03		PATH MULCH	-	N/A	REFERENCE MANUFACTURER FOR PRODUCT AND INSTALLATION INFORMATION. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE SBR BASE/ IMPACT LAYER.
AS-04		PLAY AREA SAND	-	N/A	4" DEPTH WITH BLACK STEEL EDGING PER SPECIFICATIONS AT ENTIRE PERIMETER UNLESS LOCATED ADJACENT TO PAVING. DO NOT PROVIDE COMPACTED AGGREGATE BASE AT EXISTING TREE ROOTS. PROVIDE SAMPLES AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
DG-01		AGGREGATE PAVING	¾" TO PAN DECOMPOSED GRANITE	COMPACTED w/ ORGANIC STABILIZER BINDER	4" DEPTH WITH BLACK STEEL EDGING PER SPECIFICATIONS AT ENTIRE PERIMETER UNLESS LOCATED ADJACENT TO PAVING. DO NOT PROVIDE COMPACTED AGGREGATE BASE AT EXISTING TREE ROOTS. PROVIDE SAMPLES AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
PA-01		TURF SOD	N/A	HEALTHY AND FREE OF PESTS/ DISEASES	PROVIDE FREE OF PEST, WEEDS AND DISEASES. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
PA-02		WOODLAND PLANTING	10% 7-GALLON MATERIAL @ 36 INCHES ON CENTER 20% 5-GALLON MATERIAL @ 30 INCHES ON CENTER 30% 3-GALLON MATERIAL @ 24 INCHES ON CENTER 40% 1-GALLON MATERIAL @ 18 INCHES ON CENTER	HEALTHY AND FREE OF PESTS/ DISEASES	PROVIDE 1/4" x 6" ALUMINIUM EDGING (COLOR BLACK) TO SEPARATE ALL BEDS FROM TURF, 3" DEEP MULCH AND GRAVEL AREAS. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE.
PA-03		STREETSCAPE PLANTING	10% 7-GALLON MATERIAL @ 36 INCHES ON CENTER 20% 5-GALLON MATERIAL @ 30 INCHES ON CENTER 30% 3-GALLON MATERIAL @ 24 INCHES ON CENTER 40% 1-GALLON MATERIAL @ 18 INCHES ON CENTER	HEALTHY AND FREE OF PESTS/ DISEASES	PROVIDE 1/4" x 6" ALUMINIUM EDGING (COLOR BLACK) TO SEPARATE ALL BEDS FROM TURF, 3" DEEP MULCH AND GRAVEL AREAS. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE.
PA-04		ORNAMENTAL PLANTING ON BRIDGE STRUCTURE	10% 7-GALLON MATERIAL @ 36 INCHES ON CENTER 20% 5-GALLON MATERIAL @ 30 INCHES ON CENTER 30% 3-GALLON MATERIAL @ 24 INCHES ON CENTER 40% 1-GALLON MATERIAL @ 18 INCHES ON CENTER	HEALTHY AND FREE OF PESTS/ DISEASES	PROVIDE 1/4" x 6" ALUMINIUM EDGING (COLOR BLACK) TO SEPARATE ALL BEDS FROM TURF, 3" DEEP MULCH AND GRAVEL AREAS. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE.
PA-05		SHRUB STEPPE	10% 7-GALLON MATERIAL @ 36 INCHES ON CENTER 20% 5-GALLON MATERIAL @ 30 INCHES ON CENTER 30% 3-GALLON MATERIAL @ 24 INCHES ON CENTER 40% 1-GALLON MATERIAL @ 18 INCHES ON CENTER	HEALTHY AND FREE OF PESTS/ DISEASES	PROVIDE FREE OF PEST, WEEDS AND DISEASES. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE.
PA-06		ORNAMENTAL PLANTING	10% 7-GALLON MATERIAL @ 36 INCHES ON CENTER 20% 5-GALLON MATERIAL @ 30 INCHES ON CENTER 30% 3-GALLON MATERIAL @ 24 INCHES ON CENTER 40% 1-GALLON MATERIAL @ 18 INCHES ON CENTER	HEALTHY AND FREE OF PESTS/ DISEASES	PROVIDE 1/4" x 6" ALUMINIUM EDGING (COLOR BLACK) TO SEPARATE ALL BEDS FROM TURF, 3" DEEP MULCH AND GRAVEL AREAS. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE.
PA-07		GRASSLANDS	10% 7-GALLON MATERIAL @ 36 INCHES ON CENTER 20% 5-GALLON MATERIAL @ 30 INCHES ON CENTER 30% 3-GALLON MATERIAL @ 24 INCHES ON CENTER 40% 1-GALLON MATERIAL @ 18 INCHES ON CENTER	HEALTHY AND FREE OF PESTS/ DISEASES	PROVIDE 1/4" x 6" ALUMINIUM EDGING (COLOR BLACK) TO SEPARATE ALL BEDS FROM TURF, 3" DEEP MULCH AND GRAVEL AREAS. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE.

TREE SCHEDULE

KEY	SYM	BOTANICAL/ COMMON NAME	SIZE	CONTAINER SIZE	SPACING	REQUIRED CHARACTERISTICS	COMMENTS
AH	AH	ACER GRANDIDENTATUM X SACCHARUM `HIPZAM` / HIGHLAND PARK® MAPLE	5.0"-6.0" CAL	48" BOX	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
AN	AN	ACER GRANDIDENTATUM `JFS-NUMEX 3` / MESA GLOW® BIGTOOTH MAPLE	3.0"-4.5" CAL	24"-36" BOX	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. WHERE LOCATED IN SEATING AND PLAY AREAS. UTILIZE LODGE POLE TREE STAKING IN LARGE OPEN LANDSCA AREAS. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
AU	AU	AMELANCHIER UTAHENSIS / UTAH SERVICEBERRY	3.0"-3.5" CAL	24" BOX	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. WHERE LOCATED IN SEATING AND PLAY AREAS. UTILIZE LODGE POLE TREE STAKING IN LARGE OPEN LANDSCA AREAS. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
RT	RT	RHUS TYPHINA / STAGHORN	5.0"-6.0" CAL	48" BOX	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
BD	BD	BETULA NIGRA `BMMTF` DURA-HEAT/ DURA HEAT RIVER BIRCH	3.5"-4.5" CAL	36" BOX	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
GI	GI	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` / SKYLINE® HONEY LOCUST	3.5"-4.5" CAL	36" BOX	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
GS	GS	GLEDITSIA TRIACANTHOS INERMIS `SUNCOLE` / SUNBURST® HONEY LOCUST	3.5"-4.5" CAL	36" BOX	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
PB	PB	PINUS ARISTATA/ BRISTLECONE PINE	3.0"-4.5" CAL	24"-36" BOX	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
LT	LT	LIRIODENDRON TULIPIFERA / TULIP POPLAR	7.0"-8.0" CAL	72" BOX	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
PG	PG	PICEA PUNGENS `GLAUCA` / BLUE COLORADO SPRUCE	3.0"-4.5" CAL	24"-36" BOX	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
PN	PN	PINUS NIGRA/ AUSTRIAN PINE	3.0"-4.5" CAL	24"-36" BOX	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
QM	QM	QUERCUS MACROCARPA / BURR OAK	3.5"-4.5" CAL	36" BOX	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
TR	TR	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN	5.0"-6.0" CAL	48" BOX	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
UA	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	5.0"-6.0" CAL	48" BOX	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
ZC	ZC	ZELKOVA SERRATA `JFS-KN1` / CITY SPRITE® JAPANESE ZELKOVA	3.5"-4.5" CAL	36" BOX	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

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	06/16/2023	100% DESIGN DEVELOPMENT

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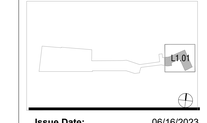
Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map



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Sheet Title

PLANTING SCHEDULE AND NOTES

Sheet Number

L6.00

LANDSCAPE PLANTING PLAN AREA 01
SCALE: 1" = 20'

GRAPHIC SCALE 1" = 20'

PLANTING LEGEND

REFERENCE LXXX FOR FULL PLANTING SCHEDULE

SYMBOL	KEY	DESCRIPTION
PLANTING		
	AS-01	SYNTHETIC LAWN
	AS-02	PLAY AREA SAFETY MULCH
	AS-03	PATH MULCH
	AS-04	PLAY AREA SAND
	DG-01	DECOMPOSED GRANITE
	PA-01	TURF SOD
	PA-02	WOODLAND PLANTING
	PA-03	STREETSCAPE PLANTING
	PA-04	ORNAMENTAL PLANTING ON BRIDGE STRUCTURE
	PA-05	SHRUB STEPPE
	PA-06	ORNAMENTAL PLANTING
	PA-07	GRASSLANDS
TREES		
AH	AH	ACER GRANDIDENTATUM X SACCHARUM `HIPZAM` / HIGHLAND PARK® MAPLE
AN	AN	ACER GRANDIDENTATUM `JFS-NUMEX 3` / MESA GLOW® BIGTOOTH MAPLE
AU	AU	AMELANCHIER UTAHENSIS / UTAH SERVICEBERRY
RT	RT	RHUS TYPHINA / STAGHORN
BD	BD	BETULA NIGRA `BNMTF` DURA-HEAT/ DURA HEAT RIVER BIRCH
GI	GI	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` / SKYLINE® HONEY LOCUST
GS	GS	GLEDITSIA TRIACANTHOS INERMIS `SUNCOLE` / SUNBURST® HONEY LOCUST
PB	PB	PINUS ARISTATA/ BRISTLECONE PINE
LT	LT	LIRIODENDRON TULIPIFERA / TULIP POPLAR
PG	PG	PICEA PUNGENS `GLAUCA` / BLUE COLORADO SPRUCE
PN	PN	PINUS NIGRA/ AUSTRIAN PINE
QM	QM	QUERCUS MACROCARPA / BURR OAK
TR	TR	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN
UA	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
ZC	ZC	ZELKOVA SERRATA `JFS-KW1` / CITY SPRITE® JAPANESE ZELKOVA

ABBREVIATIONS AND SYMBOLS

STEEL EDGING

PLANTING BED DELINEATION

ROOT BARRIER

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	06/16/2023	100% DESIGN DEVELOPMENT

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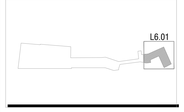
Landscape Architect: James Burnett

Registration No.: 1482

Date: JUNE 16, 2023

The Office of James Burnett

Key Map



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Sheet Title

PLANTING PLANS - BLOCK 1

Sheet Number

L6.01

LANDSCAPE PLANTING PLAN AREA 02

PLANTING LEGEND

REFERENCE LXXX FOR FULL PLANTING SCHEDULE

SYMBOL	KEY	DESCRIPTION
PLANTING		
	AS-01	SYNTHETIC LAWN
	AS-02	PLAY AREA SAFETY MULCH
	AS-03	PATH MULCH
	AS-04	PLAY AREA SAND
	DG-01	DECOMPOSED GRANITE
	PA-01	TURF SOD
	PA-02	WOODLAND PLANTING
	PA-03	STREETSCAPE PLANTING
	PA-04	ORNAMENTAL PLANTING ON BRIDGE STRUCTURE
	PA-05	SHRUB STEPPE
	PA-06	ORNAMENTAL PLANTING
	PA-07	GRASSLANDS
TREES		
AH	AH	ACER GRANDIDENTATUM X SACCHARUM `HIPZAM` / HIGHLAND PARK® MAPLE
AN	AN	ACER GRANDIDENTATUM `JFS-NUMEX 3` / MESA GLOW® BIGTOOTH MAPLE
AU	AU	AMELANCHIER UTAHENSIS / UTAH SERVICEBERRY
RT	RT	RHUS TYPHINA / STAGHORN
BD	BD	BETULA NIGRA `BNMTF` DURA-HEAT/ DURA HEAT RIVER BIRCH
GI	GI	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` / SKYLINE® HONEY LOCUST
GS	GS	GLEDITSIA TRIACANTHOS INERMIS `SUNCOLE` / SUNBURST® HONEY LOCUST
PB	PB	PINUS ARISTATA/ BRISTLECONE PINE
LT	LT	LIRIODENDRON TULIPIFERA / TULIP POPLAR
PG	PG	PICEA PUNGENS `GLAUCA` / BLUE COLORADO SPRUCE
PN	PN	PINUS NIGRA/ AUSTRIAN PINE
QM	QM	QUERCUS MACROCARPA / BURR OAK
TR	TR	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN
UA	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
ZC	ZC	ZELKOVA SERRATA `JFS-KW1` / CITY SPRITE® JAPANESE ZELKOVA
ABBREVIATIONS AND SYMBOLS		
		STEEL EDGING
		PLANTING BED DELINEATION
		ROOT BARRIER

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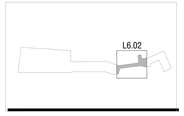
Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map



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Sheet Title

PLANTING PLANS - BLOCK 2

Sheet Number

L6.02

LIMIT OF WORK

▼MATCHLINE RE: LX.04▼

LIMIT OF WORK

GRAPHIC SCALE: 1" = 20'

LANDSCAPE PLANTING PLAN AREA 03

PLANTING LEGEND

REFERENCE LXXX FOR FULL PLANTING SCHEDULE

SYMBOL	KEY	DESCRIPTION
PLANTING		
	AS-01	SYNTHETIC LAWN
	AS-02	PLAY AREA SAFETY MULCH
	AS-03	PATH MULCH
	AS-04	PLAY AREA SAND
	DG-01	DECOMPOSED GRANITE
	PA-01	TURF SOD
	PA-02	WOODLAND PLANTING
	PA-03	STREETSCAPE PLANTING
	PA-04	ORNAMENTAL PLANTING ON BRIDGE STRUCTURE
	PA-05	SHRUB STEPPE
	PA-06	ORNAMENTAL PLANTING
	PA-07	GRASSLANDS
TREES		
AH	AH	ACER GRANDIDENTATUM X SACCHARUM `HIPZAM` / HIGHLAND PARK® MAPLE
AN	AN	ACER GRANDIDENTATUM `JFS-NUMEX 3` / MESA GLOW® BIGTOOTH MAPLE
AU	AU	AMELANCHIER UTAHENSIS / UTAH SERVICEBERRY
RT	RT	RHUS TYPHINA / STAGHORN
BD	BD	BETULA NIGRA `BNMTF` DURA-HEAT/ DURA HEAT RIVER BIRCH
GI	GI	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` / SKYLINE® HONEY LOCUST
GS	GS	GLEDITSIA TRIACANTHOS INERMIS `SUNCOLE` / SUNBURST® HONEY LOCUST
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PG	PG	PICEA PUNGENS `GLAUCA` / BLUE COLORADO SPRUCE
PN	PN	PINUS NIGRA/ AUSTRIAN PINE
QM	QM	QUERCUS MACROCARPA / BURR OAK
TR	TR	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN
UA	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
ZC	ZC	ZELKOVA SERRATA `JFS-KW1` / CITY SPRITE® JAPANESE ZELKOVA
ABBREVIATIONS AND SYMBOLS		
		STEEL EDGING
		PLANTING BED DELINEATION
		ROOT BARRIER

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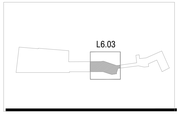
Key Map



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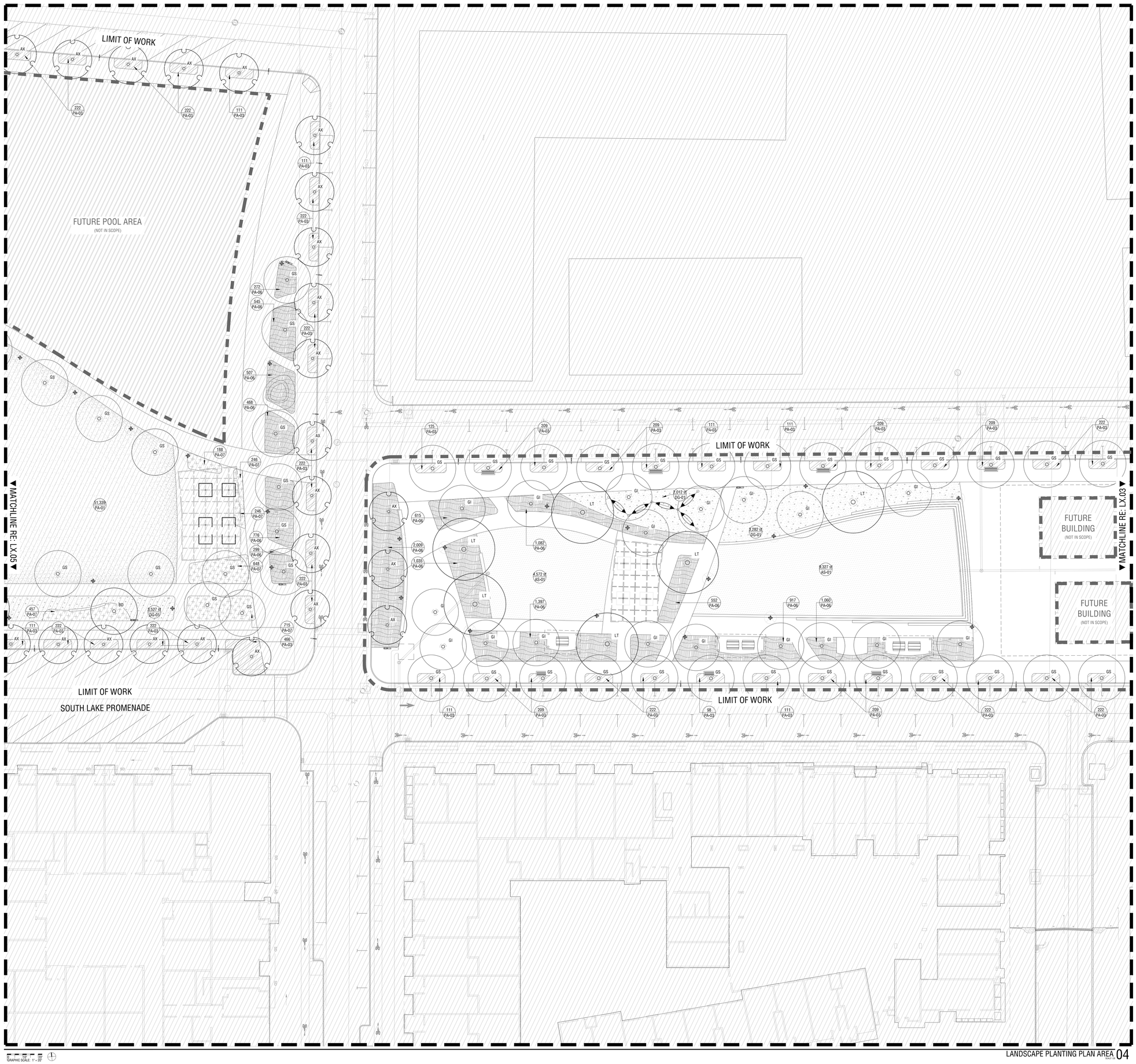
Sheet Title

PLANTING PLANS - BLOCK 3 & BLOCK 4 (EAST)

Sheet Number

L6.03



LANDSCAPE PLANTING PLAN AREA 04

GRAPHIC SCALE 1" = 20'

PLANTING LEGEND

REFERENCE LXXX FOR FULL PLANTING SCHEDULE

SYMBOL	KEY	DESCRIPTION
PLANTING		
	AS-01	SYNTHETIC LAWN
	AS-02	PLAY AREA SAFETY MULCH
	AS-03	PATH MULCH
	AS-04	PLAY AREA SAND
	DG-01	DECOMPOSED GRANITE
	PA-01	TURF SOD
	PA-02	WOODLAND PLANTING
	PA-03	STREETSCAPE PLANTING
	PA-04	ORNAMENTAL PLANTING ON BRIDGE STRUCTURE
	PA-05	SHRUB STEPPE
	PA-06	ORNAMENTAL PLANTING
	PA-07	GRASSLANDS
TREES		
AH	AH	ACER GRANDIDENTATUM X SACCHARUM `HIPZAM` / HIGHLAND PARK® MAPLE
AN	AN	ACER GRANDIDENTATUM `JFS-NUMEX 3` / MESA GLOW® BIGTOOTH MAPLE
AU	AU	AMELANCHIER UTAHENSIS / UTAH SERVICEBERRY
RT	RT	RHUS TYPHINA / STAGHORN
BD	BD	BETULA NIGRA `BNMTF` DURA-HEAT/ DURA HEAT RIVER BIRCH
GI	GI	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` / SKYLINE® HONEY LOCUST
GS	GS	GLEDITSIA TRIACANTHOS INERMIS `SUNCOLE` / SUNBURST® HONEY LOCUST
PB	PB	PINUS ARISTATA/ BRISTLECONE PINE
LT	LT	LIRIODENDRON TULIPIFERA / TULIP POPLAR
PG	PG	PICEA PUNGENS `GLAUCA` / BLUE COLORADO SPRUCE
PN	PN	PINUS NIGRA/ AUSTRIAN PINE
QM	QM	QUERCUS MACROCARPA / BURR OAK
TR	TR	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN
UA	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
ZC	ZC	ZELKOVA SERRATA `JFS-KW1` / CITY SPRITE® JAPANESE ZELKOVA

ABBREVIATIONS AND SYMBOLS

STEEL EDGING

PLANTING BED DELINEATION

ROOT BARRIER

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett

Registration No.: 1482

Date: JUNE 16, 2023

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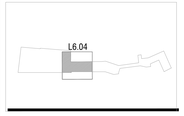
Key Map



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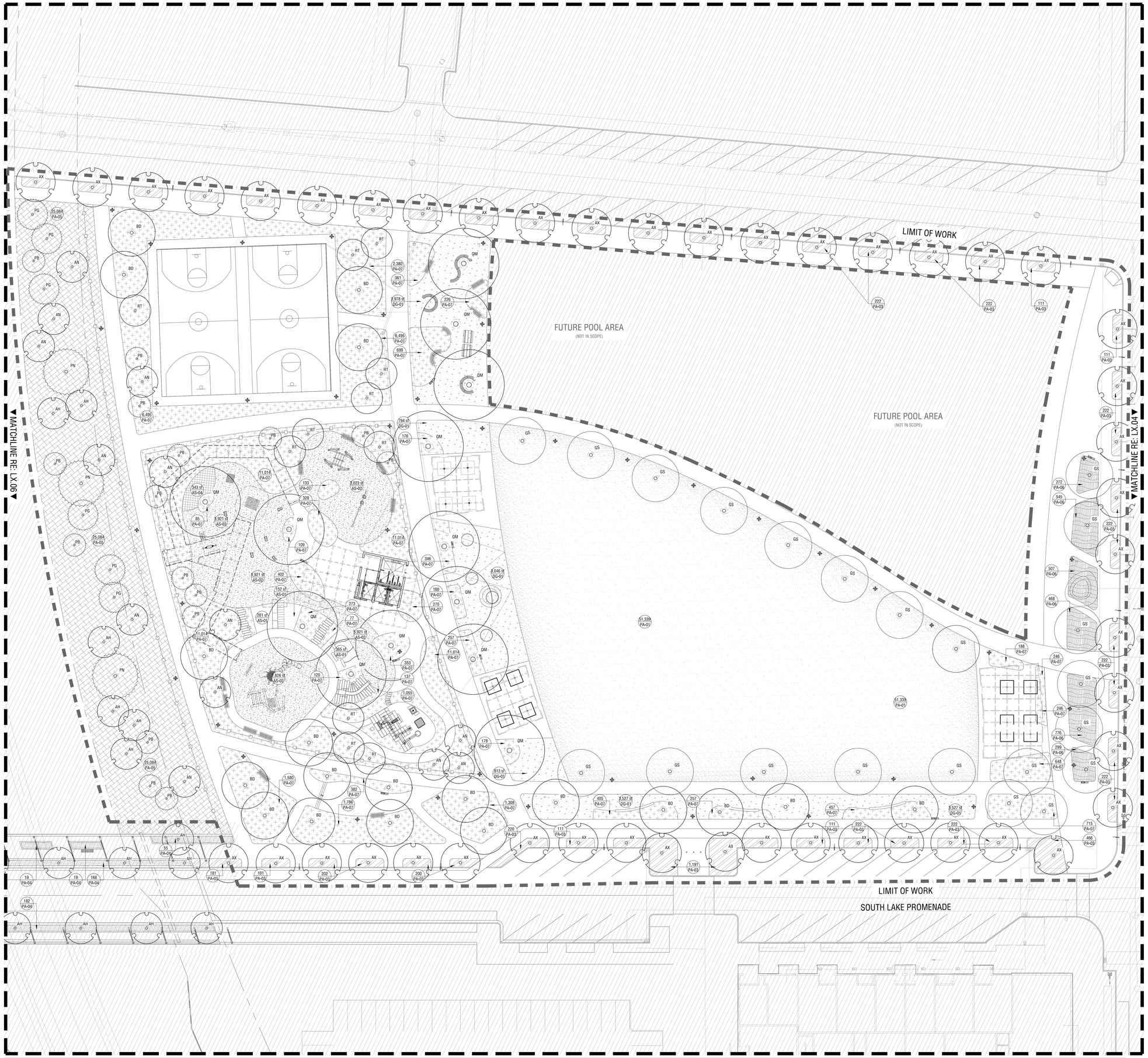
Sheet Title

PLANTING PLANS - BLOCK 4 (WEST)

Sheet Number

L6.04



LANDSCAPE PLANTING PLAN AREA 05

GRAPHIC SCALE: 1" = 20'

PLANTING LEGEND

REFERENCE LXXX FOR FULL PLANTING SCHEDULE

SYMBOL	KEY	DESCRIPTION
PLANTING		
	AS-01	SYNTHETIC LAWN
	AS-02	PLAY AREA SAFETY MULCH
	AS-03	PATH MULCH
	AS-04	PLAY AREA SAND
	DG-01	DECOMPOSED GRANITE
	PA-01	TURF SOD
	PA-02	WOODLAND PLANTING
	PA-03	STREETSCAPE PLANTING
	PA-04	ORNAMENTAL PLANTING ON BRIDGE STRUCTURE
	PA-05	SHRUB STEPPE
	PA-06	ORNAMENTAL PLANTING
	PA-07	GRASSLANDS
TREES		
AH	AH	ACER GRANDIDENTATUM X SACCHARUM `HIPZAM` / HIGHLAND PARK® MAPLE
AN	AN	ACER GRANDIDENTATUM `JFS-NUMEX 3` / MESA GLOW® BIGTOOTH MAPLE
AU	AU	AMELANCHIER UTAHENSIS / UTAH SERVICEBERRY
RT	RT	RHUS TYPHINA / STAGHORN
BD	BD	BETULA NIGRA `BNMTF` DURA-HEAT/ DURA HEAT RIVER BIRCH
GI	GI	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` / SKYLINE® HONEY LOCUST
GS	GS	GLEDITSIA TRIACANTHOS INERMIS `SUNCOLE` / SUNBURST® HONEY LOCUST
PB	PB	PINUS ARISTATA/ BRISTLECONE PINE
LT	LT	LIRIODENDRON TULIPIFERA / TULIP POPLAR
PG	PG	PICEA PUNGENS `GLAUCA` / BLUE COLORADO SPRUCE
PN	PN	PINUS NIGRA/ AUSTRIAN PINE
QM	QM	QUERCUS MACROCARPA / BURR OAK
TR	TR	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN
UA	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
ZC	ZC	ZELKOVA SERRATA `JFS-KW1` / CITY SPRITE® JAPANESE ZELKOVA
ABBREVIATIONS AND SYMBOLS		
		STEEL EDGING
		PLANTING BED DELINEATION
		ROOT BARRIER

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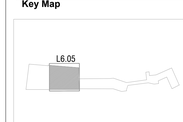
Landscape Architect: James Burnett

Registration No.: 1482

Date: JUNE 16, 2023

The Office of James Burnett

Key Map



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Sheet Title

PLANTING PLANS - BLOCK 5

Sheet Number

L6.05

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

▼ MATCHLINE RE: LX.05 ▼

GRAPHIC SCALE: 1" = 20'

LANDSCAPE PLANTING PLAN AREA 06

PLANTING LEGEND

REFERENCE LXXX FOR FULL PLANTING SCHEDULE

SYMBOL	KEY	DESCRIPTION
PLANTING		
	AS-01	SYNTHETIC LAWN
	AS-02	PLAY AREA SAFETY MULCH
	AS-03	PATH MULCH
	AS-04	PLAY AREA SAND
	DG-01	DECOMPOSED GRANITE
	PA-01	TURF SOD
	PA-02	WOODLAND PLANTING
	PA-03	STREETSCAPE PLANTING
	PA-04	ORNAMENTAL PLANTING ON BRIDGE STRUCTURE
	PA-05	SHRUB STEPPE
	PA-06	ORNAMENTAL PLANTING
	PA-07	GRASSLANDS
TREES		
AH	AH	ACER GRANDIDENTATUM X SACCHARUM `HIPZAM` / HIGHLAND PARK® MAPLE
AN	AN	ACER GRANDIDENTATUM `JFS-NUMEX 3` / MESA GLOW® BIGTOOTH MAPLE
AU	AU	AMELANCHIER UTAHENSIS / UTAH SERVICEBERRY
RT	RT	RHUS TYPHINA / STAGHORN
BD	BD	BETULA NIGRA `BNMTF` DURA-HEAT/ DURA HEAT RIVER BIRCH
GI	GI	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` / SKYLINE® HONEY LOCUST
GS	GS	GLEDITSIA TRIACANTHOS INERMIS `SUNCOLE` / SUNBURST® HONEY LOCUST
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LT	LT	LIRIODENDRON TULIPIFERA / TULIP POPLAR
PG	PG	PICEA PUNGENS `GLAUCA` / BLUE COLORADO SPRUCE
PN	PN	PINUS NIGRA/ AUSTRIAN PINE
QM	QM	QUERCUS MACROCARPA / BURR OAK
TR	TR	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN
UA	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
ZC	ZC	ZELKOVA SERRATA `JFS-KW1` / CITY SPRITE® JAPANESE ZELKOVA
ABBREVIATIONS AND SYMBOLS		
		STEEL EDGING
		PLANTING BED DELINEATION
		ROOT BARRIER

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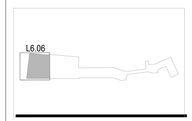
Key Map



Issue Date: 06/16/2023
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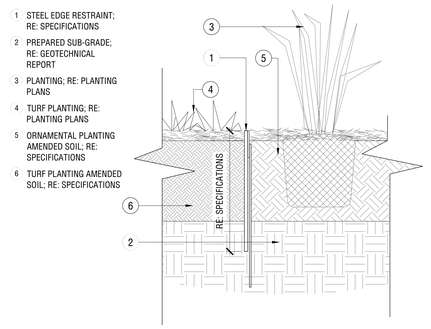
Sheet Title

PLANTING PLANS - BLOCK 6 & VINEYARD CONNECTOR BRIDGE

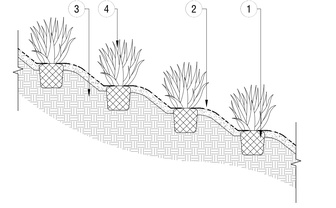
Sheet Number

L6.06



1 STEEL EDGE RESTRAINT; RE: SPECIFICATIONS
2 PREPARED SUB-GRADE; RE: GEOTECHNICAL REPORT
3 PLANTING; RE: PLANTING PLANS
4 TURF PLANTING; RE: PLANTING PLANS
5 ORNAMENTAL PLANTING AMENDED SOIL; RE: SPECIFICATIONS
6 TURF PLANTING AMENDED SOIL; RE: SPECIFICATIONS

SECTION - LANDSCAPE TURF EDGING 04
SCALE: 1 1/2" = 1'-0" HP-VI.STA-PL-05

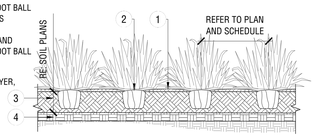


1 TOP OF ROOTBALL TO BE 1" ABOVE SOIL MIX, TYP.
2 3" BERM AND WATERING SAUCER
3 PLANTING MIX
4 PLANTS

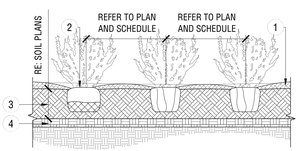
DETAIL - SHRUB AND PERENNIAL PLANTING ON SLOPE 03
SCALE: 1/2" = 1'-0" HP-VI.STA-PL-03

NOTES:
A. FOR CONTAINER: LOOSEN ROOT BALL OF ANY ROOT BOUND PLANTS
B. FOR B&B: REMOVE BURLAP AND BASKET FROM TOP 2/3 OF ROOT BALL AND REMOVE FROM SITE.

1 2" DECOMPOSED GRANITE LAYER, TYP.
2 TOP OF ROOT BALL TO BE 1" ABOVE SOIL MIX, TYP.
3 PLANTING MIX, RE: SOIL PLANS
4 PREPARED SUBGRADE, TILLED TO 4"-6" DEPTH, TYP.

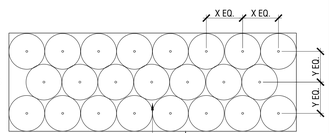


GROUNDCOVER & PERENNIAL PLANTING

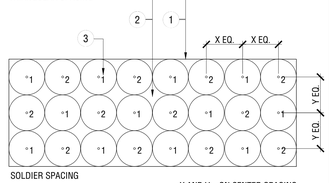


SECTION - GROUND COVER AND SHRUB PLANTING, TYP. 02
SCALE: 1/2" = 1'-0" HP-VI.STA-PL-02

1 EDGE OF PLANTING BED OR ADJACENT HARDSCAPE
2 PLANT SPACING AS PER PLANS
3 ALTERNATION SEQUENCE WHEN TWO PLANT SPECIES OCCUR IN THE SAME PLANTING AREA



TRIANGULAR SPACING



SOLDIER SPACING

X AND Y = ON CENTER SPACING
RE: PLANTING PLANS

PLAN - SHRUB AND GROUND COVER SPACING 01
SCALE: 1/4" = 1'-0" HP-VI.STA-PL-01

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Landscape Architect: James Burnett
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Key Map

Issue Date: 06/16/2023
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Sheet Title

PLANTING DETAILS

Sheet Number

L.701

Plotted By: Graphics Houston NEW Sheet Set: VI-STA-SHEET SET Layout: L.701 Version: June 16, 2023 03:06:08pm Stored: T:\Projects\VI-STA-Vineyard Station\VI-STA-SHEETS\VI-STA-L7-PLANTING-DETAILS.dwg

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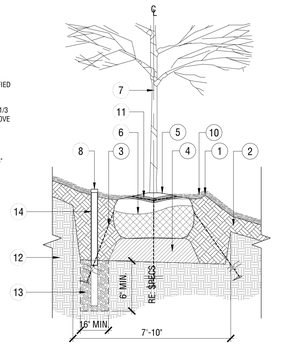
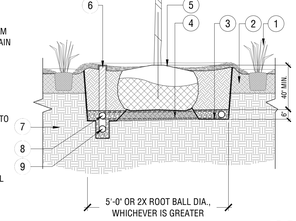
1 6" BERM AND WATERING SAUCER
2 PLANTING MIX
3 PLATIPUS ANCHOR SYSTEM
4 COMPACTED SUBGRADE MOUND FOR DRAINAGE.
5 TOP OF ROOT BALL TO BE 2" ABOVE SPECIFIED SOIL MIX
6 REMOVE BURLAP AND RASKET FROM TOP 1/3 OF ROOTBALL OR SIDES OF BOX AND REMOVE FROM SITE.
7 TREE TRUNK
8 4" PVC INSPECTION TUBE. CAP END WITH 4" ROUND CAP NDS PART #11.
10 3" MULCH LAYER NOT TO TOUCH TRUNK
11 ANCHOR MAT
12 UNDISTURBED SUBGRADE
13 DRAINAGE GRAVEL IN FILTER FABRIC
14 4" ABS PERFORATED DRAIN PIPE IN FILTER FABRIC, RE: SPECS



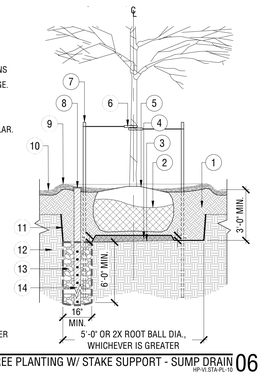
SECTION - TREE PLANTING ON SLOPE 04
SCALE: 3/8" = 1'-0" HP-VI.STA.PL-05

1 ADJACENT PLANTING; RE: PLANTING PLANS
2 AMENDED SOIL; RE: SPECIFICATIONS
3 SLOPE FLOOR OF TREE PIT TO DRAIN PIPE.
4 COMPACTED ROOTBALL PLINTH; RE: GEOTECHNICAL REPORT
5 ROOT FLARE TO BE 3" ABOVE SPECIFIED SOIL MIX, PULL MULCH 3" FROM ROOT FLARE, TYP.
6 4" PVC INSPECTION TUBE W/ 4" ROUND CAP NDS PART #11. BOTTOM OF TUBE TO BE CONNECTED TO DRAIN PIPE AT BOTTOM OF PIT VIA 'T' CONNECTION.
7 PREPARED SUB-GRADE; RE: GEOTECHNICAL REPORT
8 4" PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC. PIPE TO BE LAID IN BED OF 6" THICK DRAINAGE GRAVEL; RE: SPECIFICATIONS
9 SOLID CONNECTION TO EXISTING CONTINUOUS DRAIN LINE; RE: CIVIL ENGINEER PLANS



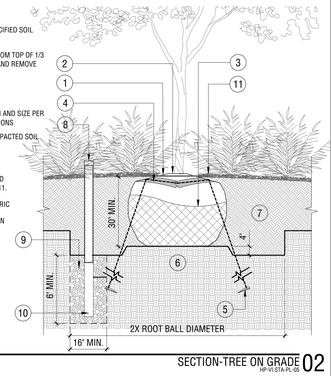
SECTION- TREE ON GRADE WITH DRAINAGE CONNECTION 03
SCALE: 3/8" = 1'-0" HP-VI.STA.PL-03

1 PLANTING MIX; RE: SPECS
2 REMOVE BURLAP AND BASKET FROM TOP 1/3 OF ROOTBALL OR SIDES OF BOX AND REMOVE FROM SITE.
3 SLOPE FLOOR OF TREE PIT TO DRAIN; RE: PLANS
4 COMPACTED SUBGRADE MOUND FOR DRAINAGE. REPLACING MOUND WITH DRAINAGE GRAVEL ACCEPTABLE.
5 ROOT FLARE TO BE 3" ABOVE SPECIFIED SOIL MIX. NO MULCH WITHIN 4" OF ROOT COLLAR.
6 BLACK CORDED RUBBER HOSE, CONNECTED WITH 12" GAUGE GALV. WIRE TO POST.
7 (2) 8' LONG METAL T-POST, PAINTED BLACK. INSTALL POSTS MIN. 24" INTO UNDISTURBED SUB-GRADE. DO NOT DISTURB ROOTBALL.
8 4" PVC INSPECTION TUBE WITH 4" VENT CAP. BOTTOM OF TUBE TO BE CONNECTED TO 4" PERFORATED DRAIN PIPE IN SUMP; RE: SPECS
9 3" TALL EARTHEN SAUCER
10 3" THICK MULCH LAYER
11 CONTRACTOR TO SCARIFY EDGE OF PLANTING PIT
12 UNDISTURBED SUBGRADE
13 DRAINAGE GRAVEL SUMP WRAPPED IN FILTER FABRICS; RE:SPECS
14 4" PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC; RE: SPECS



TREE PLANTING W/ STAKE SUPPORT - SUMP DRAIN 06
SCALE: 3/8" = 1'-0" HP-VI.STA.PL-06

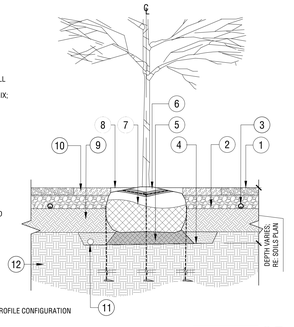
1 IRRIGATION DRIP LINE
2 ROOT FLARE TO BE 3" ABOVE SPECIFIED SOIL MIX
3 REMOVE BURLAP AND BASKET FROM TOP OF 1/3 OF ROOTBALL OR SIDES OF BOX AND REMOVE FROM SITE.
4 ANCHOR MAT RE: SPECIFICATIONS
5 TREE ANCHOR-4 PER TREE DEPTH AND SIZE PER MANUFACTURER RECOMMENDATIONS
6 UNDISTURBED SOIL OR 95% COMPACTED SOIL MEDIUM
7 80% COMPACTED PLANTING SOIL
8 4" PVC INSPECTION TUBE. CAP END WITH 4" ROUND CAP NDS PART #11.
9 DRAINAGE GRAVEL IN FILTER FABRIC
10 4" ABS PERFORATED DRAIN PIPE IN FILTER FABRIC
11 2" MULCH LAYER



SECTION-TREE ON GRADE 02
SCALE: 1/2" = 1'-0" HP-VI.STA.PL-02

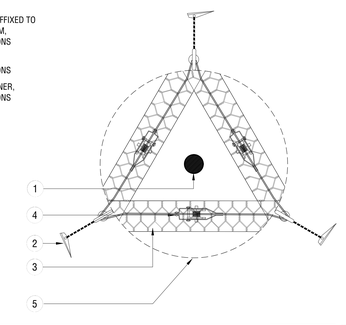
1 COMPACTED AND STABILIZED AGGREGATE, PROVIDE AT 2X ROOTBALL; RE: xx / L7.XX
2 DRAINAGE AGGREGATE; RE: SPEC 33 46 00
3 AERATION TUBE; RE: SPEC 32 91 15
4 SLOPE FLOOR OF TREE PIT TO DRAIN
5 COMPACT SUBGRADE MOUND UNDER ROOTBALL
6 ROOT FLARE TO BE 3" ABOVE SPECIFIED SOIL MIX; RE: SPECS
7 REMOVE BURLAP AND BASKET FROM TOP 1/3 MIN. OF ROOTBALL
8 LEAVE AGG. UNCOMPACTED OVER ROOTBALL
9 PLANTING MIX RE: SPECS AND SOILS PLANS
10 LIGHTLY COMPACTED, UNSTABILIZED AGG, RE:SPECS
11 TREE SUB-DRAINAGE; RE: DETAIL xx/ L7.XX AND CIVIL ENGINEER
12 UNDISTURBED SUBGRADE

NOTE:
REFERENCE SOIL PLANS FOR ALL MIXES AND SOIL PROFILE CONFIGURATION



TREE PLANTING IN STABILIZED AGGREGATE 05
SCALE: 3/8" = 1'-0" HP-VI.STA.PL-04

1 TREE TRUNK
2 ANCHOR CABLE AFFIXED TO DEADMAN SYSTEM, SEE SPECIFICATIONS
3 ANCHOR MAT, SEE SPECIFICATIONS
4 RATCHET TENSIONER, SEE SPECIFICATIONS
5 ROOTBALL



PLAN - TREE ANCHOR SYSTEM ON GRADE 01
SCALE: 1" = 1'-0" HP-VI.STA.PL-01

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title

PLANTING DETAILS

Sheet Number

L.702

GENERAL STRUCTURAL NOTES

01100 GENERAL REQUIREMENTS

1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE.

2. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

3. DETAILS ON SHEETS TITLED "TYPICAL" OR DETAILS TITLED "TYPICAL" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

5. DO NOT SCALE THE DRAWINGS.

6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION AND FOR TEMPORARY SUPPORT OF THE BUILDING. RETAIN A REGISTERED CIVIL ENGINEER WHOM IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE AND DISPOSE OFF SITE.

9. VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIALS.

11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE CONTRACT.

12. ANY DAMAGE TO EXISTING UTILITIES OR FACILITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTO'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.

13. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

14. CONTRACTOR SHALL MAINTAIN THE STREETS AND ANY OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT.

15. THE ENGINEER-OF-RECORD SHALL PERFORM STRUCTURAL OBSERVATIONS PER IBC 1704. THE ENGINEER SHALL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR AND BUILDING OFFICIAL, AND SUBMIT A FINAL SUMMARY REPORT STATING SITE VISITS HAVE BEEN MADE, NOTING ANY DEFICIENCIES, THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN GENERAL CONFORMANCE WITH THE APPROVED PLANS.

16. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE ENGINEER PRIOR TO ALL REQUIRED TESTING AND OBSERVATIONS U.O.N. CONTRACTOR SHALL CALL ENGINEER FOR OBSERVATION OF ALL FOUNDATION STEEL AND EXCAVATIONS PRIOR TO PLACING CONCRETE. THE CONTRACTOR SHALL CALL ENGINEER AT BEGINNING OF WOOD INSTALLATION TO OBSERVE WOOD CONNECTIONS, DETAILING AND FINISH FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

17. ADBC ARCHITECTURE TO PROVIDE A 3D MODEL UPON REQUEST. 3D MODEL IS FOR DESIGN INTENT.

01400 SPECIAL INSPECTIONS

1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTOR SHALL BE RETAINED BY THE CONTRACTOR TO PERFORM TESTS AND INSPECTIONS.

2. THE FOLLOWING ITEMS REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 - "STRUCTURAL TESTS AND INSPECTIONS" OF THE 2015 INTERNATION BUILDING CODE:

A. WELDING INSPECTIONS SHALL CONFORM TO IBC 1705.2 AND AISC 360. SEE TABLES BELOW:

TABLE N5.4-1
Inspection Tasks Prior to Welding

Inspection Tasks Prior to Welding	Action
Welder qualification records and continuity records	Observe
WPS available	Perform
Manufacturer certifications for welding consumables available	Perform
Material identification (type/grade)	Observe
Welder identification system. The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.	Observe
Fit-up of groove welds (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)	Observe
Fit-up of CJP groove welds of HSS T-, Y- and K-joints without backing (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe
Configuration and finish of access holes	Observe
Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe

TABLE N5.4-2
Inspection Tasks During Welding

Inspection Tasks During Welding	Action
Control and handling of welding consumables • Packaging • Exposure control	Observe
No welding over cracked tack welds	Observe
Environmental conditions • Wind speed within limits • Precipitation and temperature	Observe
WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min./max.) • Proper position (F, V, H, OH)	Observe
Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	Observe
Placement and installation of steel headed stud anchors	Perform

TABLE N5.4-3
Inspection Tasks After Welding

Inspection Tasks After Welding	Action
Welds cleaned	Observe
Size, length and location of welds	Perform
Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	Perform
Arc strikes	Perform
k-area [a]	Perform
Weld access holes in rolled heavy shapes and built-up heavy shapes [b]	Perform
Backing removed and weld tabs removed (if required)	Perform
Repair activities	Perform
Document acceptance or rejection of welded joint or member	Perform
No prohibited welds have been added without the approval of the EOR	Observe

[a] When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.
[b] After rolled heavy shapes (see Section A3.1c) and built-up heavy shapes (see Section A3.1d) are welded, visually inspect the weld access hole for cracks.

B. UT SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING, IN MATERIALS 5/16 IN. THICK OR GREATER.

C. CONCRETE INSPECTIONS SHALL BE PER IBC TABLE 1705.3. SEE TABLE BELOW:

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	X
2. Verify use of required design mix.	—	X
3. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—
4. Inspect concrete and shotcrete placement for proper application techniques.	X	—
5. Verify maintenance of specified curing temperature and techniques.	—	X
6. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X

Notes: Where applicable, see Section 1705.12, Special inspections for seismic resistance.

D. CAST-IN-PLACE DEEP FOUNDATIONS PER TABLE 1705.8
1. CONTINUOUSLY INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.
2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.
3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.3.

3. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

02200 FOUNDATION AND SITE WORK

1. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

3. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

4. FOUNDATION EXCAVATIONS TO BE CUT NEAT TO THE SIZE SHOWN ON DRAWINGS AND CONCRETE TO BE PLACED ON UNDISTURBED NATIVE SOILS. IF EXCAVATIONS ARE OVERCUT, BACKFILL WITH ENGINEERED FILL AND COMPACT TO 95% RELATIVE COMPACTION.

5. THE GEOTECHNICAL REPORT PREPARED BY HENLEY JOHNSTON AND ASSOCIATES DATED 18 JUNE 2021 AND IS AVAILABLE IN THE OFFICE OF THE ARCHITECT FOR THE CONTRACTOR'S REVIEW. THE CONTRACTOR SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. OBTAIN GEOTECHNICAL ENGINEER'S APPROVAL OF FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. ALL DETERMINATIONS OF THE ACCEPTABILITY OF SOIL CONDITIONS SHALL BE BY GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE FOR DRILLING OF ALL PIERS AND OBSERVATION OF EXCAVATION BEFORE PLACING ANY FILL MATERIAL OR CONCRETE.

6. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, PIER DRILLING, FOOTING EXCAVATIONS AND PREPARATION OF SUBGRADE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. HENLEY JOHNSTON SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (214-941-3808) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

03100 FORMWORK

1. PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING STRUCTURAL MEMBERS AS REQUIRED TO PREVENT AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE EXISTING MEMBERS. CONCRETE CAST WITH AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE MEMBERS IS NOT ACCEPTABLE.

2. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS, INCLUDING BUT NOT LIMITED TO WALLS, COLUMNS, AND UNDERSIDE OF ELEVATED SLABS.

03200 REINFORCING STEEL

1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED: REINFORCING STEEL #10 AND SMALLER ASTM A615, 60 KSI, REINFORCING STEEL #11 AND LARGER ASTM A615, 80 KSI.

2. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS AT A MAXIMUM 3-FOOT SPACING. REINFORCING SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE ACI SP-66 AND ACI 318.

03300 CAST-IN-PLACE CONCRETE

1. ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

2. AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE, ROUGHEN CONTACT SURFACES TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

3. ALL CONCRETE TO HAVE THE FOLLOWING PROPERTIES: NORMAL WEIGHT CONCRETE WITH A 28-DAY STRENGTH OF 4,000 PSI. MAXIMUM WATER CEMENT RATIO OF 0.44.

03350 ANCHORS AND DOWELS

1. ADHESIVE ANCHORS AND ADHESIVE DOWELS INSTALLED INTO CONCRETE: HILTI HIT-RE 500-V3 (ICC-ES #ESR-3814). ANCHORS SHALL BE HILTI HAS-E B7. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS FOLLOWS, UNLESS OTHERWISE NOTED.

ROD DIA.	EMBEDMENT	BAR SIZE	EMBEDMENT
3/8"	4"	#3	5"
1/2"	5"	#4	7"
5/8"	6"	#5	8"
3/4"	7"	#6	10"
7/8"	9"	#7	12"
1"	11"	#8	14"

2. INSTALL ADHESIVE ANCHORS AND ADHESIVE DOWELS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CORRESPONDING ICBO REPORT.

3. CAST-IN-PLACE ANCHORS: REBAR SHALL BE ASTM A615, 60 KSI AND THREADED ANCHORS SHALL BE ASTM F1554, GRADE 55 KSI HEAVY HEX HEAD OR ASTM A193 GRADE B7. NUTS SHALL BE ASTM A 563 GRADE DH HEAVY HEX NUTS AND WASHERS SHALL BE ASTM F 436. ANCHORS SHALL BE "SI" WELDABLE. ALL ANCHORS SHALL BE GALVANIZED.

4. BASE PLATES: BEARING PLATES SHALL BE CLEAN AND FREE FROM BOND-REDUCING MATERIALS. TIGHTEN ANCHOR BOLTS AFTER THE SUPPORTED MEMBERS HAVE BEEN POSITIONED AND PLUMBED. PACK NON-SHRINK GROUT SOLIDLY BETWEEN BEARING SURFACES AND BASES OR PLATES TO ASSURE THAT NO VOIDS REMAIN. NON-SHRINK GROUT SHALL MEET ASTM C-1107 OR ASTM C-928-R3.

05000 STRUCTURAL STEEL

1. STRUCTURAL STEEL, FABRICATION AND ERECTION METHODS SHALL CONFORM TO THE CURRENT ADDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."

2. ALL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

3. ALL STEEL SHALL BE PAINTED U.O.N. SEE SPECIFICATION 099113 "EXTERIOR PAINTING."

4. STEEL SHALL BE THE FOLLOWING:
ROLLED PLATES AND BARS - ASTM A572 OR A992, 50 KSI
ANGLES AND CHANNELS - ASTM A36
ROLLED W AND WT SECTIONS - ASTM A992
HSS RECTANGULAR SECTIONS - ASTM A500, GRADE C (50 KSI)
HSS ROUND SECTION - ASTM A500, GRADE C (46 KSI)

5. ALL BOLTS SHALL BE STAINLESS STEEL ASTM F593D WITH YIELD STRESS OF 45 KSI. NUTS TO BE ASTM F594. WASHERS TO BE STAINLESS STEEL 304 OR 316.

6. PROVIDE ALTERNATE DEDUCT FOR ALL BOLTS AND SPACERS TO BE GALVANIZED STEEL. BOLTS TO MEET ASTM A307.

7. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1. ELECTRODES SHALL BE E70x. WELDS SHALL CONFORM TO AESS 3.

8. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS NOTED OTHERWISE ON THE DRAWINGS.

9. ALL STEEL TO BE PAINTED. SEE EXTERIOR PAINTING SPECIFICATION 099113 FOR INFORMATION ON PAINT SPECS.

06100 CARPENTRY

1. FOR BOLTS, NUTS AND WASHERS, SEE #5 AND #5 ABOVE.

2. BOLT HOLES SHALL BE A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER THAN THE BOLT NOMINAL DIAMETER.

06200 MANUFACTURED WOOD PRODUCTS

1. GLUED-LAMINATED STRUCTURAL MEMBERS SHALL BE:
A. LUMBER: COMPLY WITH ANSI/AITC A190.1 AND APPLICABLE LUMBER ASSOCIATION STANDARDS FOR ALLOWABLE STRESS, APPEARANCE, FABRICATION LIMITATIONS AND SPECIES.
B. STRESS VALUES FOR BEAMS: PROVIDE GLUED-LAMINATED TIMBER MEMBERS SIZED AS INDICATED, WITH LAMINATING COMBINATION 24F-V8 OR OTHER THAT MEET OR EXCEED THE FOLLOWING STRESS VALUES FOR NORMAL LOADING DURATION AND DRY CONDITION OF USE.
1. BENDING (FBX): 2400 PSI
2. BENDING (FBY): 1550 PSI
3. SHEAR PARALLEL TO GRAIN (FVX): 265 PSI
4. SHEAR PARALLEL TO GRAIN (FVY): 230 PSI
5. COMPRESSION PERPENDICULAR TO GRAIN (FC - TENSION FACE): 650 PSI
6. COMPRESSION PERPENDICULAR TO GRAIN (FC - COMPRESSION FACE): 650PSI
7. TENSION PARALLEL TO GRAIN (FT - AXIALLY LOADED): 1100 PSI
8. COMPRESSION PARALLEL TO GRAIN (FC - AXIALLY LOADED): 1650 PSI
10. MODULUS OF ELASTICITY (EX APP): 1,800,000 PSI
11. MODULUS OF ELASTICITY (EX MIN): 950,000 PSI
12. MODULUS OF ELASTICITY (EY TRUE): 1,700,000 PSI
13. MODULUS OF ELASTICITY (EY APP): 1,600,000 PSI
14. MODULUS OF ELASTICITY (EY MIN): 850,000 PSI
C. LUMBER SPECIES: DOUGLAS FIR, SIZES CALLED OUT ARE NOMINAL. 4X6 GLULAM HAS ACTUAL DIMENSIONS OF 3 $\frac{1}{2}$" X 5 $\frac{1}{2}$". WOOD FINISH TO BE SMOOTH, OR S4S.
D. ADHESIVE: ASTM D2559, WET-USE UNLESS OTHERWISE INDICATED.
E. PENETRATING SEALER: KLEARGARD 25
F. GLULAM PROVIDER: TIMBERLYNE HTTPS://WWW.TIMBERLYNE.COM/
G. WOOD SEALER: (2) COATS OF SANSIN WOOD SEALER
H. PROVIDE 2'-0" LONG SAMPLE OF WOOD TO ARCHITECT/ENGINEER FOR REVIEW AND SIGN-OFF.

17000 DESIGN CRITERIA

DESIGN LOADS PER IBC 2018 WHICH ARE BASED ON ASCE 7 2016.

1. DEAD LOADS: VARY BASED ON ACTUAL BUILDING WEIGHTS. THE STRUCTURE IS **NOT** DESIGNED TO CARRY ADDITIONAL LOADS FROM WHAT IS SHOWN IN THE DRAWINGS. NO ADDITIONAL LIGHTS, SPEAKERS, ETC MAY BE HUNG FROM THE STRUCTURE.

2. LIVE LOADS: ROOF 20 PSF (REDUCIBLE), FLOOR: N/A.

3. SEISMIC DESIGN: SITE CLASS E, SDC D
BASE SHEAR V = 0.85 W (ULTIMATE STRENGTH DESIGN), R = 1.25, S_S = 1.293, S_1 = 0.467, S_{MS} = 1.552, S_{M1} = 1.058, S_{DS} = 1.06, S_{D1} = 1.03

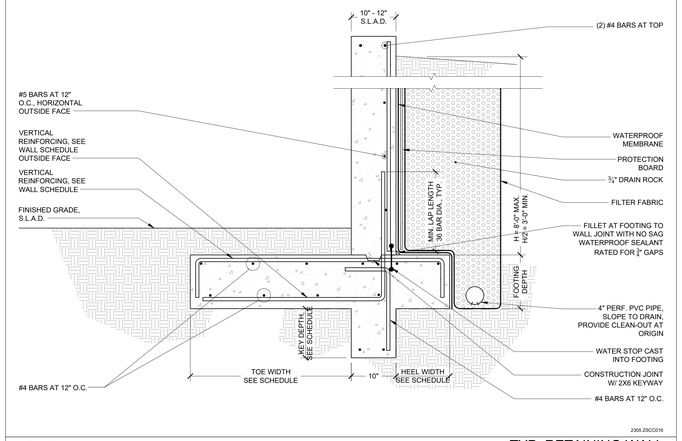
4. WIND DESIGN: RISK CATEGORY II
V_{ULT} = 103 MPH (3 SECOND GUST)
EXPOSURE C
GC_{PI} = +/- 0.18

5. SNOW LOADS: GROUND SNOW LOAD P_G = 36 PSF

6. ICE LOADS: RADIAL ICE THICKNESS = 0.19". 3 SECOND GUST SPEED = 52 MPH

RETAINING WALL SCHEDULE

MAX. HEIGHT	TOE WIDTH	HEEL WIDTH	KEY DEPTH	VERTICAL REINFORCING	FOOTING DEPTH
8'-0"	5'-0"	3'-0"	3'-0"	#6 @ 6" O.C.	15"
6'-0"	5'-0" OR 2'-9"	1'-3" OR 3'-0"	2'-0"	#5 @ 9" O.C.	12"
4'-0"	2'-6"	1'-0"	1'-0"	#5 @ 12" O.C.	12"

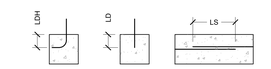


2305 ZSCC016

11 TYP. RETAINING WALL
scale: 1" = 1'-0"

DEVELOPMENT AND LAP SPLICE LENGTHS, INCHES

BAR LOCATION	BAR SIZE													
	#3		#4		#5		#6		#7					
	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS
TOP BARS	9	16	20	12	19	24	15	23	30	18	28	37	21	46	60
OTHER BARS	9	12	16	12	14	19	15	18	23	18	22	28	21	36	46



NOTE:
1. MIN. CONC. COMPRESSIVE STRENGTH OF 2500 PSI
2. TOP BAR IS A HORIZONTAL BAR PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST IN THE MEMBER BELOW
3. WHERE SPLICING BARS OF DIFFERENT SIZES, USE SPLICE LENGTH OF LARGER BAR

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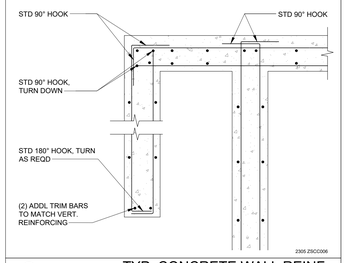
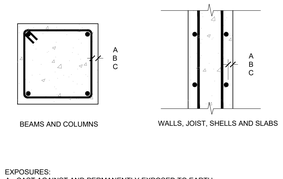
4 DEVELOPMENT & LAP LENGTH
scale: n.t.s.

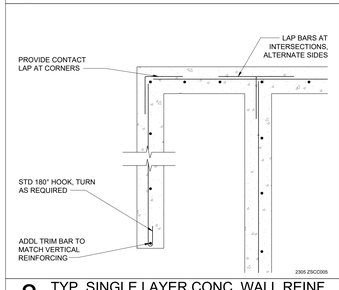


2305 ZSCC006

9 TYP. CONCRETE WALL REINF.
scale: 1" = 1'-0"



EXPOSURES:
A - CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
B - BOARD FORMED AND EXPOSED TO EARTH OR WEATHER
C - BOARD FORMED AND NOT EXPOSED TO EARTH OR WEATHER



2305 ZSCC005

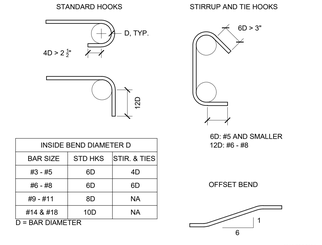
8 TYP. SINGLE LAYER CONC. WALL REINF.
scale: 1" = 1'-0"

MINIMUM CLEAR COVER TO REINFORCEMENT

EXPOSURE	SLABS, WALLS AND JOISTS	BEAMS AND COLUMNS	SHELLS
A	3"	3"	3"
B	#6 - #18: 2" #3 - #5: 1 $\frac{1}{2}$"	#6 - #18: 2" #3 - #5: 1 $\frac{1}{2}$"	#6 - #18: 2" #3 - #5: 1 $\frac{1}{2}$"
C	1 $\frac{1}{2}$"	1 $\frac{1}{2}$"	#6 - #18: $\frac{3}{4}$" #3 - #5: $\frac{1}{2}$"

2305 ZSCC002

2 TYPICAL CONCRETE COVER
scale: n.t.s.

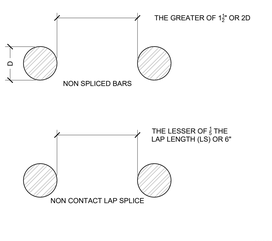


INSIDE BEND DIAMETER D		
BAR SIZE	STD HKS	STIR. & TIES
#3 - #5	6D	4D
#6 - #8	6D	6D
#9 - #11	8D	NA
#14 & #18	10D	NA

D = BAR DIAMETER

2305 ZSCC004

7 REINF. HOOKS AND BENDS
scale: n.t.s.



2305 ZSCC001

1 BAR SPACING IN CONC.
scale: n.t.s.

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title

SITE STRUCTURAL
GENERAL NOTES

Sheet Number

SS0.00

GENERAL STRUCTURAL NOTES

01100 GENERAL REQUIREMENTS
1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE.

2. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

3. DETAILS ON SHEETS TITLED "TYPICAL" OR DETAILS TITLED "TYPICAL" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

5. DO NOT SCALE THE DRAWINGS.

6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION AND FOR TEMPORARY SUPPORT OF THE BUILDING. RETAIN A REGISTERED CIVIL ENGINEER WHOM IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE AND DISPOSE OFF SITE.

9. VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIALS.

11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE CONTRACT.

12. ANY DAMAGE TO EXISTING UTILITIES OR FACILITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTO'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.

13. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

14. CONTRACTOR SHALL MAINTAIN THE STREETS AND ANY OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT.

15. THE ENGINEER-OF-RECORD SHALL PERFORM STRUCTURAL OBSERVATIONS PER IBC 1704. THE ENGINEER SHALL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR AND BUILDING OFFICIAL, AND SUBMIT A FINAL SUMMARY REPORT STATING SITE VISITS HAVE BEEN MADE, NOTING ANY DEFICIENCIES, THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN GENERAL CONFORMANCE WITH THE APPROVED PLANS.

16. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE ENGINEER PRIOR TO ALL REQUIRED TESTING AND OBSERVATIONS U.O.N. CONTRACTOR SHALL CALL ENGINEER FOR OBSERVATION OF ALL FOUNDATION STEEL AND EXCAVATIONS PRIOR TO PLACING CONCRETE. THE CONTRACTOR SHALL CALL ENGINEER AT BEGINNING OF WOOD INSTALLATION TO OBSERVE WOOD CONNECTIONS, DETAILING AND FINISH FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

17. ADBC ARCHITECTURE TO PROVIDE A 3D MODEL UPON REQUEST. 3D MODEL IS FOR DESIGN INTENT.

01400 SPECIAL INSPECTIONS
1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTOR SHALL BE RETAINED BY THE CONTRACTOR TO PERFORM TESTS AND INSPECTIONS.

2. THE FOLLOWING ITEMS REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 - "STRUCTURAL TESTS AND INSPECTIONS" OF THE 2015 INTERNATION BUILDING CODE:
   A. WELDING INSPECTIONS SHALL CONFORM TO IBC 1705.2 AND AISC 360. SEE TABLES BELOW:

TABLE N5.4-1
Inspection Tasks Prior to Welding

Inspection Tasks Prior to Welding	Action
Welder qualification records and continuity records	Observe
WPS available	Perform
Manufacturer certifications for welding consumables available	Perform
Material identification (type/grade)	Observe
Welder identification system. The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.	Observe
Fit-up of groove welds (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)	Observe
Fit-up of CJP groove welds of HSS T-, Y- and K-joints without backing (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe
Configuration and finish of access holes	Observe
Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe

TABLE N5.4-2
Inspection Tasks During Welding

Inspection Tasks During Welding	Action
Control and handling of welding consumables • Packaging • Exposure control	Observe
No welding over cracked tack welds	Observe
Environmental conditions • Wind speed within limits • Precipitation and temperature	Observe
WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min./max.) • Proper position (F, V, H, OH)	Observe
Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	Observe
Placement and installation of steel headed stud anchors	Perform

TABLE N5.4-3
Inspection Tasks After Welding

Inspection Tasks After Welding	Action
Welds cleaned	Observe
Size, length and location of welds	Perform
Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	Perform
Arc strikes	Perform
k-area [a]	Perform
Weld access holes in rolled heavy shapes and built-up heavy shapes [b]	Perform
Backing removed and weld tabs removed (if required)	Perform
Repair activities	Perform
Document acceptance or rejection of welded joint or member	Perform
No prohibited welds have been added without the approval of the EOR	Observe

[a] When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.
[b] After rolled heavy shapes (see Section A3.1c) and built-up heavy shapes (see Section A3.1d) are welded, visually inspect the weld access hole for cracks.

B. UT SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING, IN MATERIALS 5/16 IN. THICK OR GREATER.

C. CONCRETE INSPECTIONS SHALL BE PER IBC TABLE 1705.3. SEE TABLE BELOW:

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	X
2. Verify use of required design mix.	—	X
3. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—
4. Inspect concrete and shotcrete placement for proper application techniques.	X	—
5. Verify maintenance of specified curing temperature and techniques.	—	X
6. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X

Notes: Where applicable, see Section 1705.12, Special inspections for seismic resistance.

D. CAST-IN-PLACE DEEP FOUNDATIONS PER TABLE 1705.8
   1. CONTINUOUSLY INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.
   2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.
   3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.3.

3. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

02200 FOUNDATION AND SITE WORK
1. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

3. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

4. FOUNDATION EXCAVATIONS TO BE CUT NEAT TO THE SIZE SHOWN ON DRAWINGS AND CONCRETE TO BE PLACED ON UNDISTURBED NATIVE SOILS. IF EXCAVATIONS ARE OVERCUT, BACKFILL WITH ENGINEERED FILL AND COMPACT TO 95% RELATIVE COMPACTION.

5. THE GEOTECHNICAL REPORT PREPARED BY HENLEY JOHNSTON AND ASSOCIATES DATED 18 JUNE 2021 AND IS AVAILABLE IN THE OFFICE OF THE ARCHITECT FOR THE CONTRACTOR'S REVIEW. THE CONTRACTOR SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. OBTAIN GEOTECHNICAL ENGINEER'S APPROVAL OF FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. ALL DETERMINATIONS OF THE ACCEPTABILITY OF SOIL CONDITIONS SHALL BE BY GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE FOR DRILLING OF ALL PIERS AND OBSERVATION OF EXCAVATION BEFORE PLACING ANY FILL MATERIAL OR CONCRETE.

6. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, PIER DRILLING, FOOTING EXCAVATIONS AND PREPARATION OF SUBGRADE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. HENLEY JOHNSTON SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (214-941-3808) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

03100 FORMWORK
1. PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING STRUCTURAL MEMBERS AS REQUIRED TO PREVENT AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE EXISTING MEMBERS. CONCRETE CAST WITH AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE MEMBERS IS NOT ACCEPTABLE.

2. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS, INCLUDING BUT NOT LIMITED TO WALLS, COLUMNS, AND UNDERSIDE OF ELEVATED SLABS.

03200 REINFORCING STEEL
1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED: REINFORCING STEEL #10 AND SMALLER ASTM A615, 60 KSI, REINFORCING STEEL #11 AND LARGER ASTM A615, 80 KSI.

2. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS AT A MAXIMUM 3-FOOT SPACING. REINFORCING SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE ACI SP-66 AND ACI 318.

03300 CAST-IN-PLACE CONCRETE
1. ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

2. AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE, ROUGHEN CONTACT SURFACES TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

3. ALL CONCRETE TO HAVE THE FOLLOWING PROPERTIES: NORMAL WEIGHT CONCRETE WITH A 28-DAY STRENGTH OF 4,000 PSI. MAXIMUM WATER CEMENT RATIO OF 0.44.

03350 ANCHORS AND DOWELS
1. ADHESIVE ANCHORS AND ADHESIVE DOWELS INSTALLED INTO CONCRETE: HILTI HIT-RE 500-V3 (ICC-ES #ESR-3814). ANCHORS SHALL BE HILTI HAS-E B7. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS FOLLOWS, UNLESS OTHERWISE NOTED.

ROD DIA.	EMBEDMENT	BAR SIZE	EMBEDMENT
3/8"	4"	#3	5"
1/2"	5"	#4	7"
5/8"	6"	#5	8"
3/4"	7"	#6	10"
7/8"	9"	#7	12"
1"	11"	#8	14"

2. INSTALL ADHESIVE ANCHORS AND ADHESIVE DOWELS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CORRESPONDING ICBO REPORT.

3. CAST-IN-PLACE ANCHORS: REBAR SHALL BE ASTM A615, 60 KSI AND THREADED ANCHORS SHALL BE ASTM F1554, GRADE 55 KSI HEAVY HEX HEAD OR ASTM A193 GRADE B7. NUTS SHALL BE ASTM A 563 GRADE DH HEAVY HEX NUTS AND WASHERS SHALL BE ASTM F 436. ANCHORS SHALL BE "SI" WELDABLE. ALL ANCHORS SHALL BE GALVANIZED.

4. BASE PLATES: BEARING PLATES SHALL BE CLEAN AND FREE FROM BOND-REDUCING MATERIALS. TIGHTEN ANCHOR BOLTS AFTER THE SUPPORTED MEMBERS HAVE BEEN POSITIONED AND PLUMBED. PACK NON-SHRINK GROUT SOLIDLY BETWEEN BEARING SURFACES AND BASES OR PLATES TO ASSURE THAT NO VOIDS REMAIN. NON-SHRINK GROUT SHALL MEET ASTM C-1107 OR ASTM C-928-R3.

05000 STRUCTURAL STEEL
1. STRUCTURAL STEEL, FABRICATION AND ERECTION METHODS SHALL CONFORM TO THE CURRENT ADDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."

2. ALL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

3. ALL STEEL SHALL BE PAINTED U.O.N. SEE SPECIFICATION 099113 "EXTERIOR PAINTING."

4. STEEL SHALL BE THE FOLLOWING:
   ROLLED PLATES AND BARS - ASTM A572 OR A992, 50 KSI
   ANGLES AND CHANNELS - ASTM A36
   ROLLED W AND WT SECTIONS - ASTM A992
   HSS RECTANGULAR SECTIONS - ASTM A500, GRADE C (50 KSI)
   HSS ROUND SECTION - ASTM A500, GRADE C (46 KSI)

5. ALL BOLTS SHALL BE STAINLESS STEEL ASTM F593D WITH YIELD STRESS OF 45 KSI. NUTS TO BE ASTM F594. WASHERS TO BE STAINLESS STEEL 304 OR 316.

6. PROVIDE ALTERNATE DEDUCT FOR ALL BOLTS AND SPACERS TO BE GALVANIZED STEEL. BOLTS TO MEET ASTM A307.

7. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1. ELECTRODES SHALL BE E70x. WELDS SHALL CONFORM TO AESS 3.

8. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS NOTED OTHERWISE ON THE DRAWINGS.

9. ALL STEEL TO BE PAINTED. SEE EXTERIOR PAINTING SPECIFICATION 099113 FOR INFORMATION ON PAINT SPECS.

06100 CARPENTRY
1. FOR BOLTS, NUTS AND WASHERS, SEE #5 AND #5 ABOVE.

2. BOLT HOLES SHALL BE A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER THAN THE BOLT NOMINAL DIAMETER.

06200 MANUFACTURED WOOD PRODUCTS
1. GLUED-LAMINATED STRUCTURAL MEMBERS SHALL BE:
   A. LUMBER: COMPLY WITH ANSI/AITC A190.1 AND APPLICABLE LUMBER ASSOCIATION STANDARDS FOR ALLOWABLE STRESS, APPEARANCE, FABRICATION LIMITATIONS AND SPECIES.
   B. STRESS VALUES FOR BEAMS: PROVIDE GLUED-LAMINATED TIMBER MEMBERS SIZED AS INDICATED, WITH LAMINATING COMBINATION 24F-V8 OR OTHER THAT MEET OR EXCEED THE FOLLOWING STRESS VALUES FOR NORMAL LOADING DURATION AND DRY CONDITION OF USE.
      1. BENDING (FBX): 2400 PSI
      2. BENDING (FBY): 1550 PSI
      3. SHEAR PARALLEL TO GRAIN (FVX): 265 PSI
      4. SHEAR PARALLEL TO GRAIN (FVY): 230 PSI
      5. COMPRESSION PERPENDICULAR TO GRAIN (FC - TENSION FACE): 650 PSI
      6. COMPRESSION PERPENDICULAR TO GRAIN (FC - COMPRESSION FACE): 650PSI
      7. TENSION PARALLEL TO GRAIN (FT - AXIALLY LOADED): 1100 PSI
      8. COMPRESSION PARALLEL TO GRAIN (FC - AXIALLY LOADED): 1650 PSI
      10. MODULUS OF ELASTICITY (EX APP): 1,800,000 PSI
      11. MODULUS OF ELASTICITY (EX MIN): 950,000 PSI
      12. MODULUS OF ELASTICITY (EY TRUE): 1,700,000 PSI
      13. MODULUS OF ELASTICITY (EY APP): 1,600,000 PSI
      14. MODULUS OF ELASTICITY (EY MIN): 850,000 PSI
   C. LUMBER SPECIES: DOUGLAS FIR. SIZES CALLED OUT ARE NOMINAL. 4X6 GLULAM HAS ACTUAL DIMENSIONS OF 3 $\frac{1}{2}$" X 5 $\frac{1}{2}$". WOOD FINISH TO BE SMOOTH, OR S4S.
   D. ADHESIVE: ASTM D2559, WET-USE UNLESS OTHERWISE INDICATED.
   E. PENETRATING SEALER: KLEARGARD 25
   F. GLULAM PROVIDER: TIMBERLYNE HTTPS://WWW.TIMBERLYNE.COM/
   G. WOOD SEALER: (2) COATS OF SANSIN WOOD SEALER
   H. PROVIDE 2'-0" LONG SAMPLE OF WOOD TO ARCHITECT/ENGINEER FOR REVIEW AND SIGN-OFF.

17000 DESIGN CRITERIA
DESIGN LOADS PER IBC 2018 WHICH ARE BASED ON ASCE 7 2016.

1. DEAD LOADS: VARY BASED ON ACTUAL BUILDING WEIGHTS. THE STRUCTURE IS **NOT** DESIGNED TO CARRY ADDITIONAL LOADS FROM WHAT IS SHOWN IN THE DRAWINGS. NO ADDITIONAL LIGHTS, SPEAKERS, ETC MAY BE HUNG FROM THE STRUCTURE.

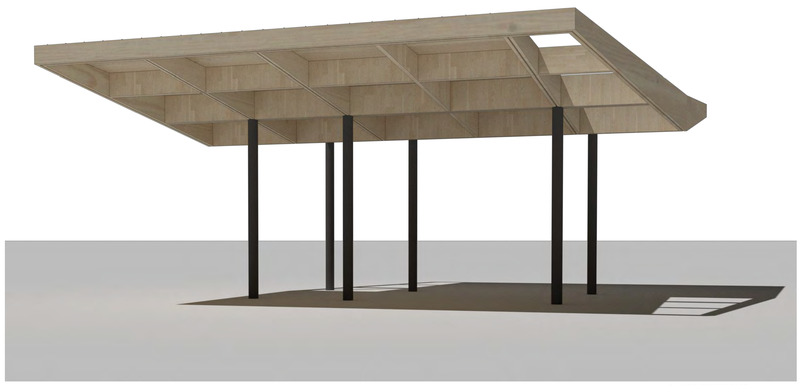
2. LIVE LOADS: ROOF 20 PSF (REDUCIBLE), FLOOR: N/A.

3. SEISMIC DESIGN: SITE CLASS E, SDC D
BASE SHEAR V = 0.85 W (ULTIMATE STRENGTH DESIGN), R = 1.25, S_S = 1.293, S_1 = 0.467, S_{MS} = 1.552, S_{M1} = 1.058, S_{DS} = 1.06, S_{D1} = 1.03

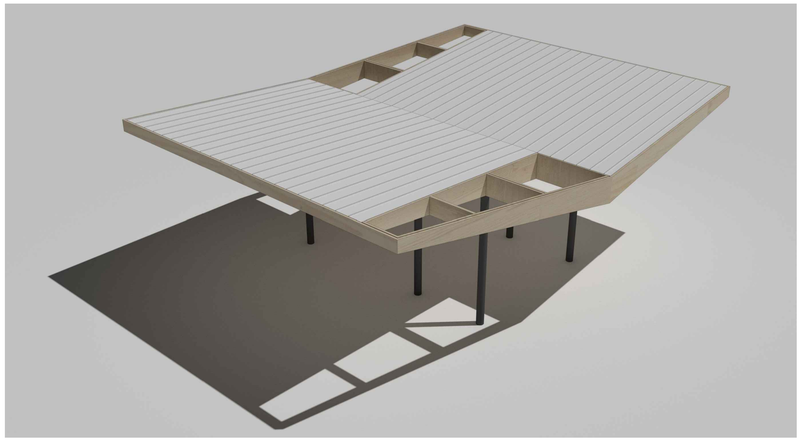
4. WIND DESIGN: RISK CATEGORY II
V_{ULT} = 103 MPH (3 SECOND GUST)
EXPOSURE C
GC_{PI} = +/- 0.18

5. SNOW LOADS: GROUND SNOW LOAD P_g = 36 PSF

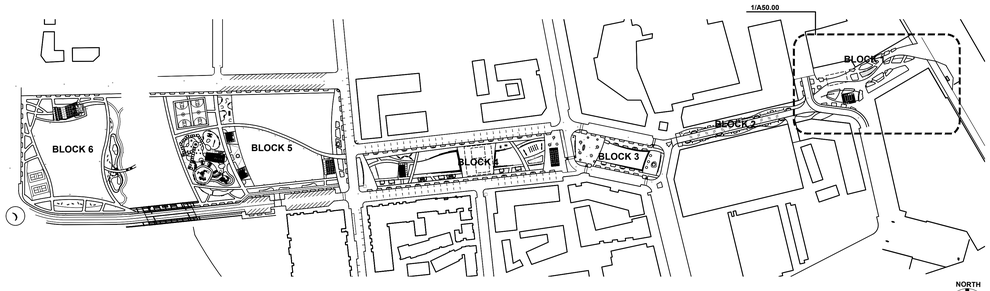
6. ICE LOADS: RADIAL ICE THICKNESS = 0.19". 3 SECOND GUST SPEED = 52 MPH



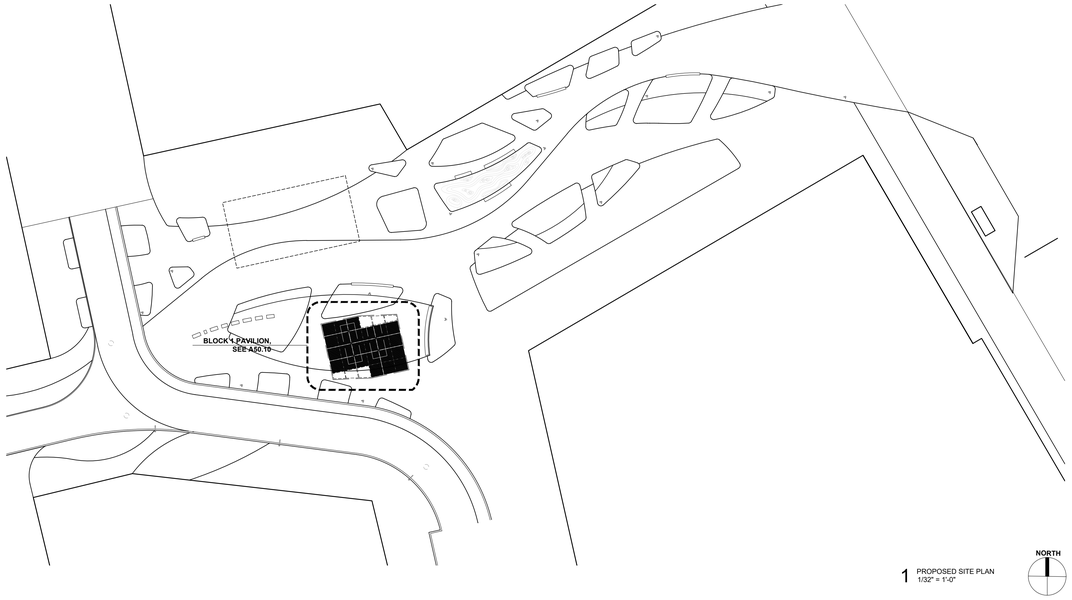
4 VIEW FROM GRADE (FOR VISUAL REFERENCE ONLY)



3 VIEW FROM ABOVE (FOR VISUAL REFERENCE ONLY)



2 PROPOSED VICINITY PLAN
1" = 200'-0"



1 PROPOSED SITE PLAN
1/32" = 1'-0"

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△	DATE	ISSUE
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	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
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Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title
BLOCK 1
SITE PLANS AND GENERAL NOTES

Sheet Number
A50.00

NOTES

GENERAL NOTES

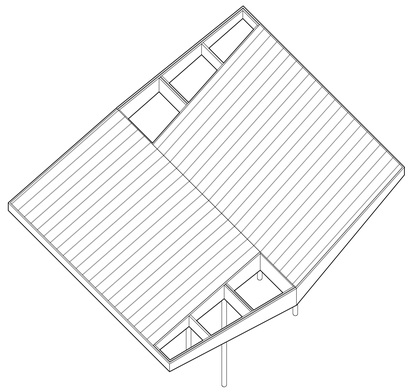
1. SEE SHEET A50.00 FOR GENERAL NOTES.

FRAMING PLAN NOTES

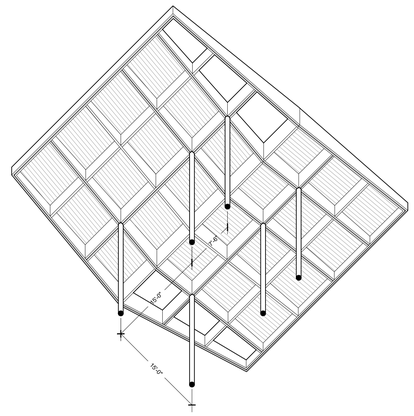
1. PROVIDE VENT HOLES IN HSS FRAMING AS REQUIRED TO REMOVE ANY CONDENSATION FROM INSIDE.
2. SEE SPECIFICATIONS ON A50.00 FOR THE WOOD GLULAM SPECIFICATION. THE ACTUAL SIZE OF THE GLULAMS ARE NOTED ON THE FRAMING PLAN.
3. PROVIDE ACCESS FOR FISHING CABLING THROUGH STRUCTURE. COORDINATE AND CONFIRM WIRING REQUIREMENTS WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND SHOP DRAWING PRODUCTION. ALL WIRING SHALL BE HIDDEN FROM BELOW. WIRING TO BE ON TOP OF WOOD BEAMS AND FIXED IN PLACE.
4. FOR ALL DETAILS THAT INCLUDE LIGHTING, CONTRACTORS MUST REVIEW SPECTRUM LIGHTING DETAILS FOR ADDITIONAL INFORMATION SUCH AS CLEARANCES, REQUIRED DIFFUSERS AND INSTALLATION NOTES CRITICAL TO THE COORDINATION, PERFORMANCE, AND COST OF THE LIGHTING. IF THERE ARE DISCREPANCIES BETWEEN ANY DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR BRINGING THEM TO THE ATTENTION OF THE ARCHITECT/LANDSCAPE ARCHITECT.
5. ALL STRUCTURAL STEEL AND CONNECTIONS TO RECEIVE THE FOLLOWING COATING:
   - 5.1. PRIMING: IMMEDIATELY AFTER SURFACE PREPARATION, APPLY PRIMER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND AT RATE RECOMMENDED BY SSPC-SP6/NACE NO. 3 COMMERCIAL BLAST CLEAN TO PROVIDE A MINIMUM DRY FILM THICKNESS OF 2.5 MILS TO 35 MILS DFT. USE PRIMING METHODS THAT RESULT IN FULL COVERAGE OF JOINTS, CORNERS, EDGES, AND EXPOSED SURFACES.
     - 5.1.1. STRIPE PAINT CORNERS, CREVICES, BOLTS, WELDS, AND SHARP EDGES.
     - 5.1.2. APPLY TWO COATS OF SHOP PAINT TO SURFACES THAT ARE INACCESSIBLE AFTER ASSEMBLY OR ERECTION. CHANGE COLOR OF SECOND COAT TO DISTINGUISH IT FROM FIRST.
     - 5.1.3. PRIMER SHALL BE TNEMEC SERIES 94-H2O HYDRO-ZINC AT 2.5 TO 3.5 MILS DFT.
   - 5.2. PAINTING: STEEL INTERMEDIATE COATING SHALL BE TNEMEC SERIES L69 HI-BUILD EPOXOLINE II AT 4-6 MILS DFT.
   - 5.3. PAINTING: STEEL FINAL COATING SHALL BE TNEMEC SERIES 1095 ENDURA-SHIELD FINISH AT 3-5 MILS DFT.
6. WOOD FOR THE TRELLIS SHALL BE 2X6 THERMALLY MODIFIED WOOD. WOOD SPECIES TO BE CLEAR SPRUCE (WWW.VINTAGEWOODSUS.COM) OR THERMORY BENCHMARK PINE STANDARD STOCK, OR APPROVED EQUAL.

FOUNDATION NOTES AND LEGENDS

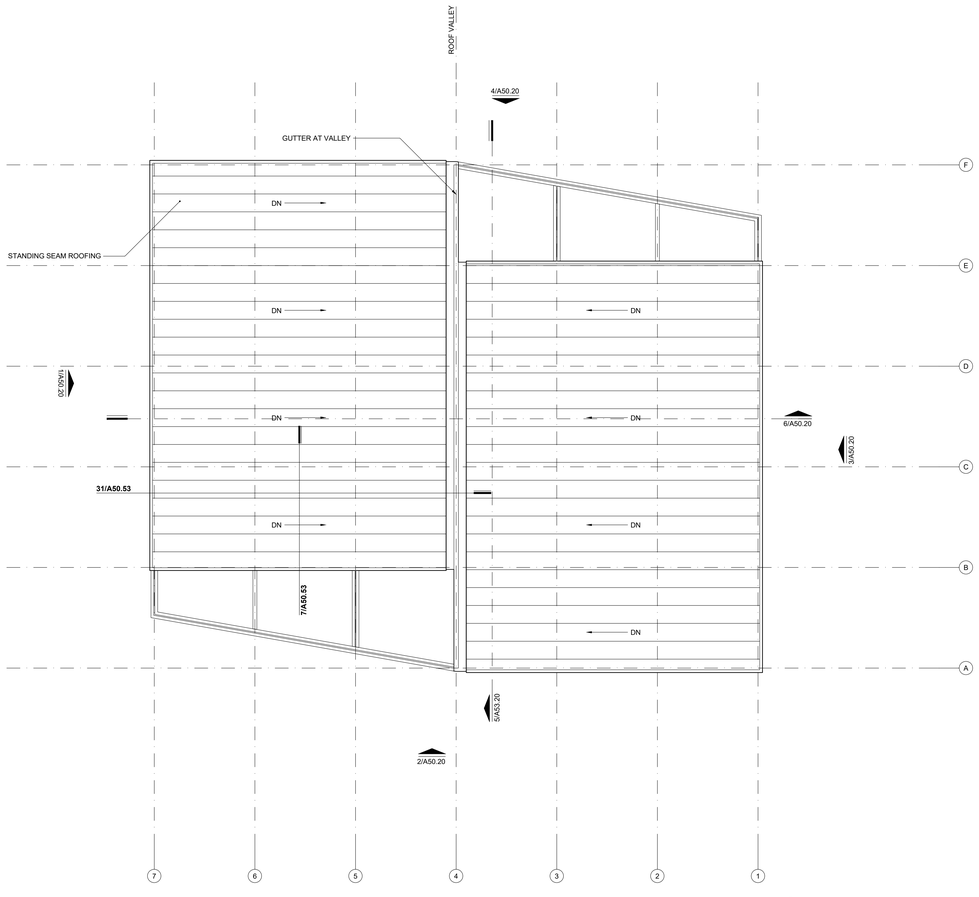
4. COORDINATE TOP OF FINISHED GRADE ELEVATIONS WITH THE LANDSCAPE DRAWINGS.
5. GEOTECHNICAL ENGINEER SHALL OBSERVE FOUNDATION EXCAVATION AND CONSTRUCTION PRIOR TO POURING CONCRETE FOOTINGS.



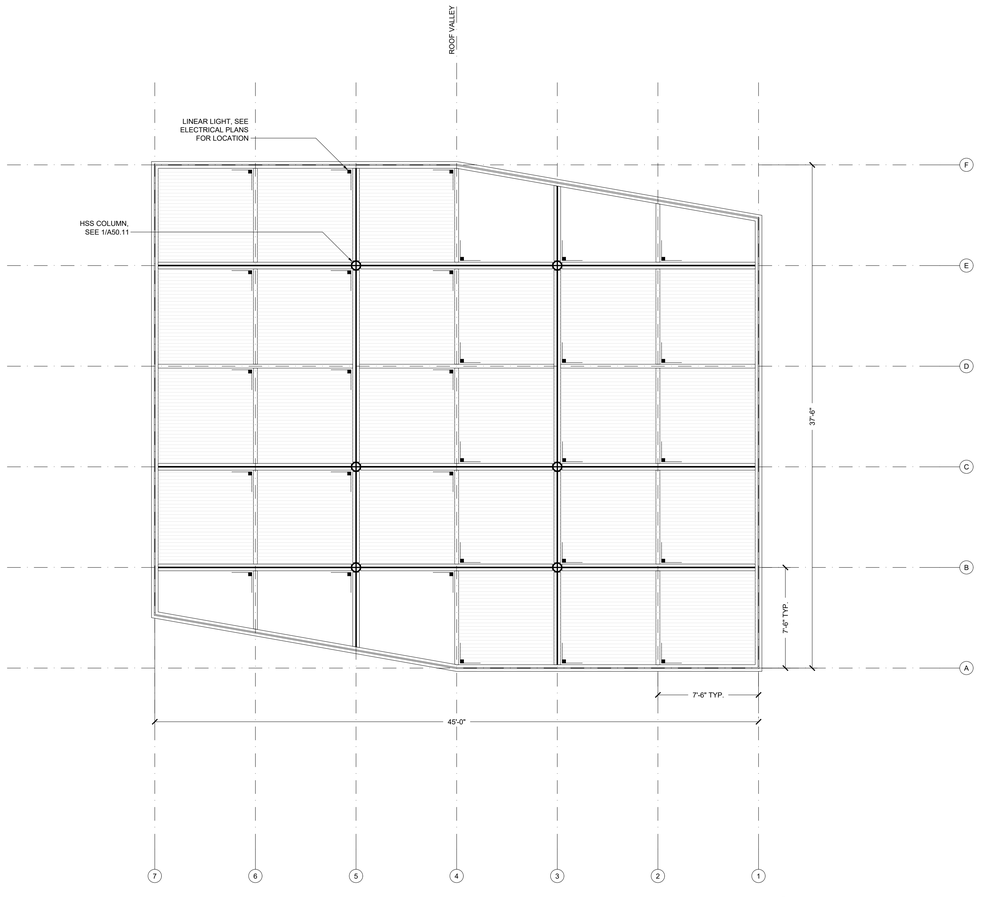
4 PLAN OBLIQUE FROM ABOVE
1/8" = 1'-0"



3 PLAN OBLIQUE FROM BELOW
1/8" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

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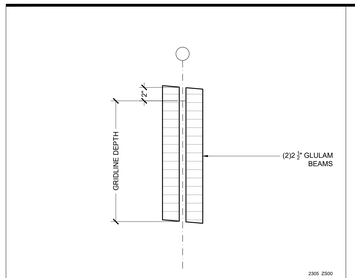
Sheet Title

BLOCK 1
CEILING AND ROOF PLANS

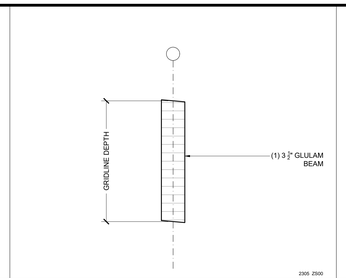
Sheet Number

A50.10



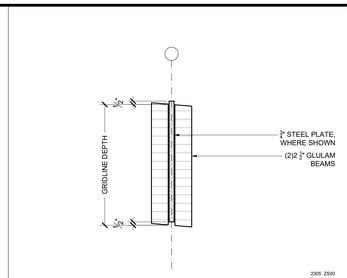
2305 Z500

6 BEAM TYPE A2
N.T.S.



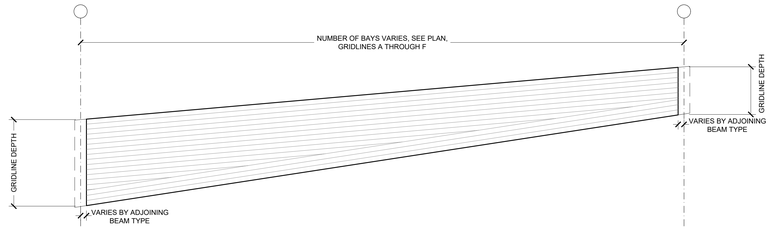
2305 Z500

5 BEAM TYPE B2
N.T.S.



2305 Z500

4 BEAM TYPE C2
N.T.S.

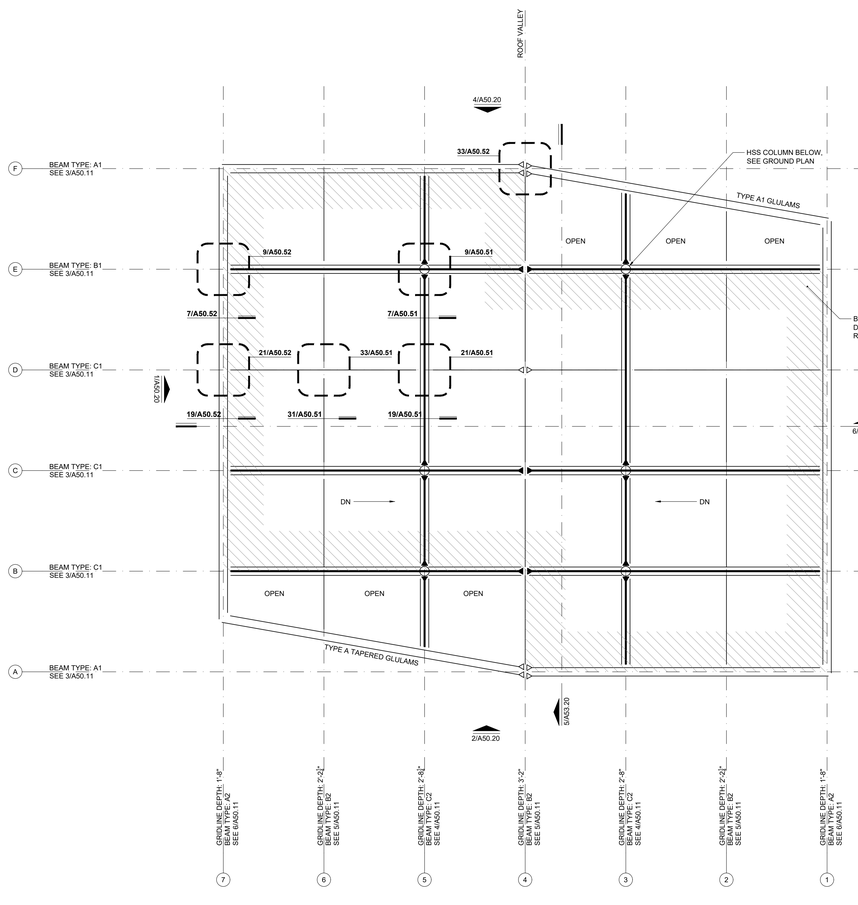


2305 Z500

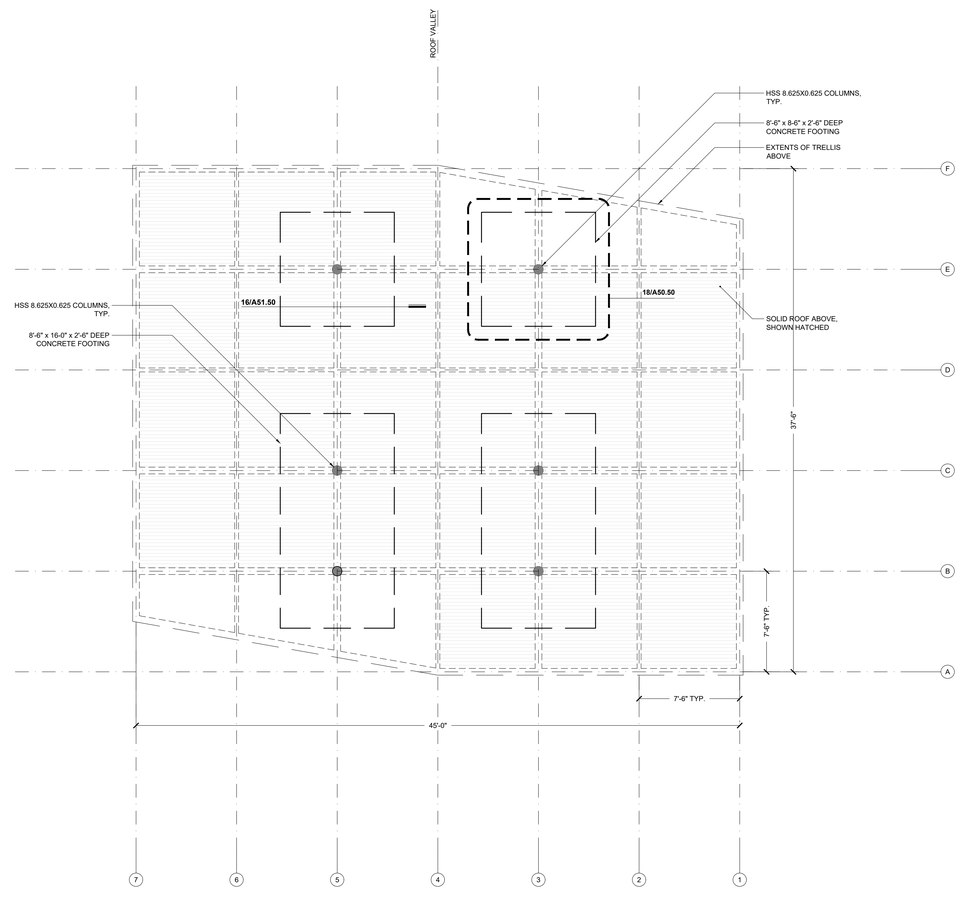
3 BEAM TYPES A1, B1, C1
N.T.S.

STRUCTURAL LEGEND

- BEAM TYPE A: DOUBLE GLULAM SECTION
- BEAM TYPE B: SINGLE GLULAM SECTION
- BEAM TYPE C: STEEL AND GLULAM COMPOSITE SECTION
- STEEL MOMENT CONNECTIONS
- GLULAM MOMENT CONNECTIONS



2 FRAMING PLAN
1/4" = 1'-0"



1 GROUND PLAN
1/4" = 1'-0"

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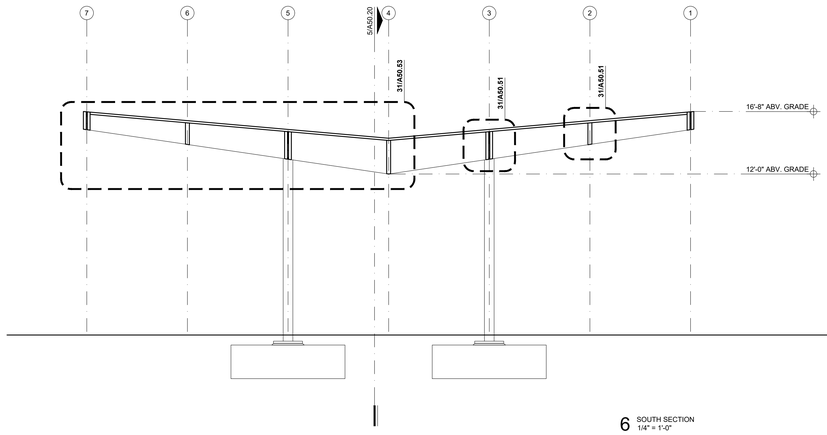
Sheet Title

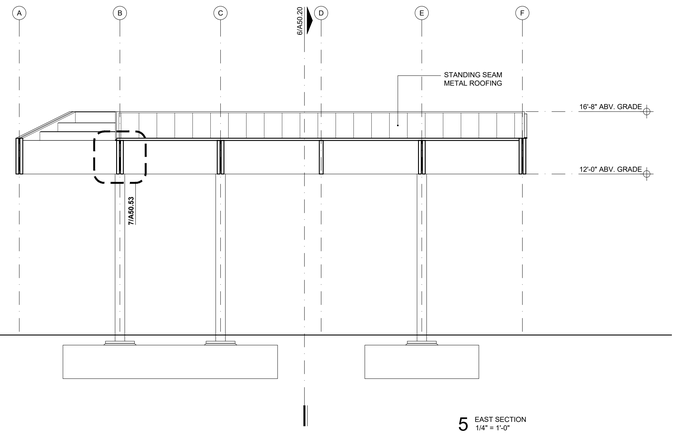
BLOCK 1
GROUND AND FRAMING PLANS

Sheet Number

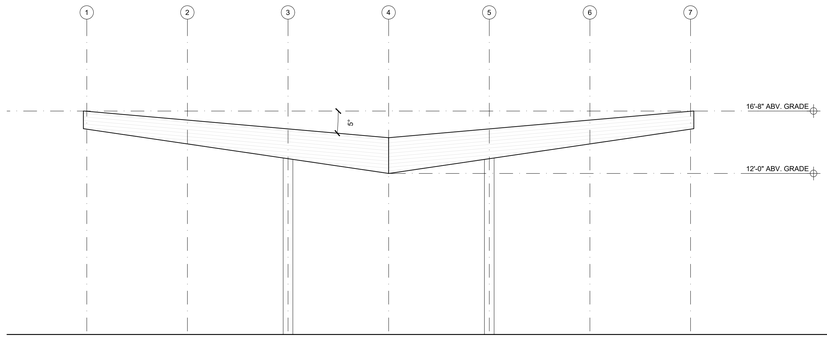
A50.11



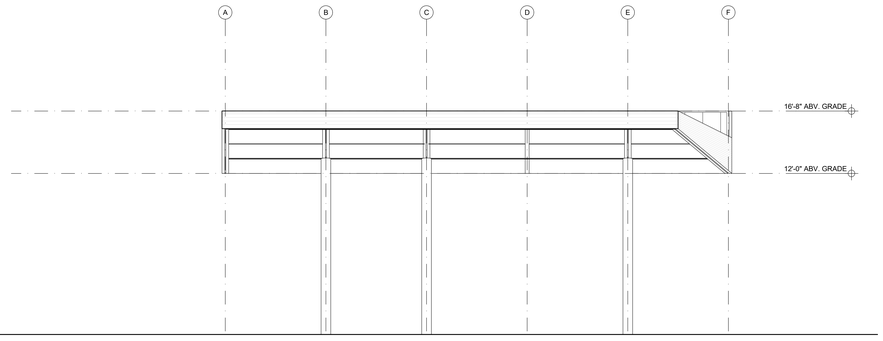
6 SOUTH SECTION
1/4" = 1'-0"



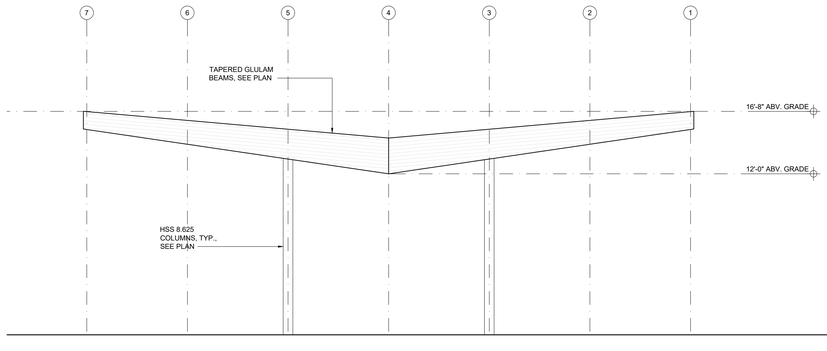
5 EAST SECTION
1/4" = 1'-0"



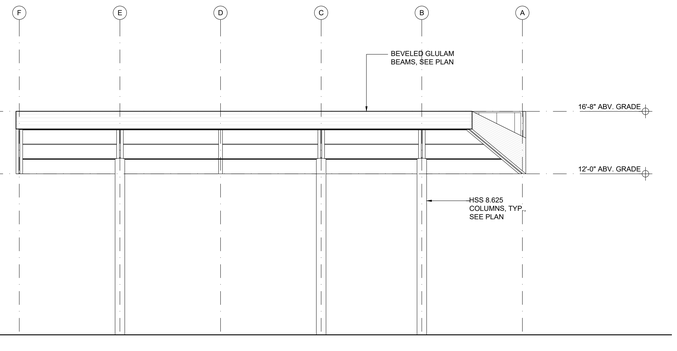
4 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

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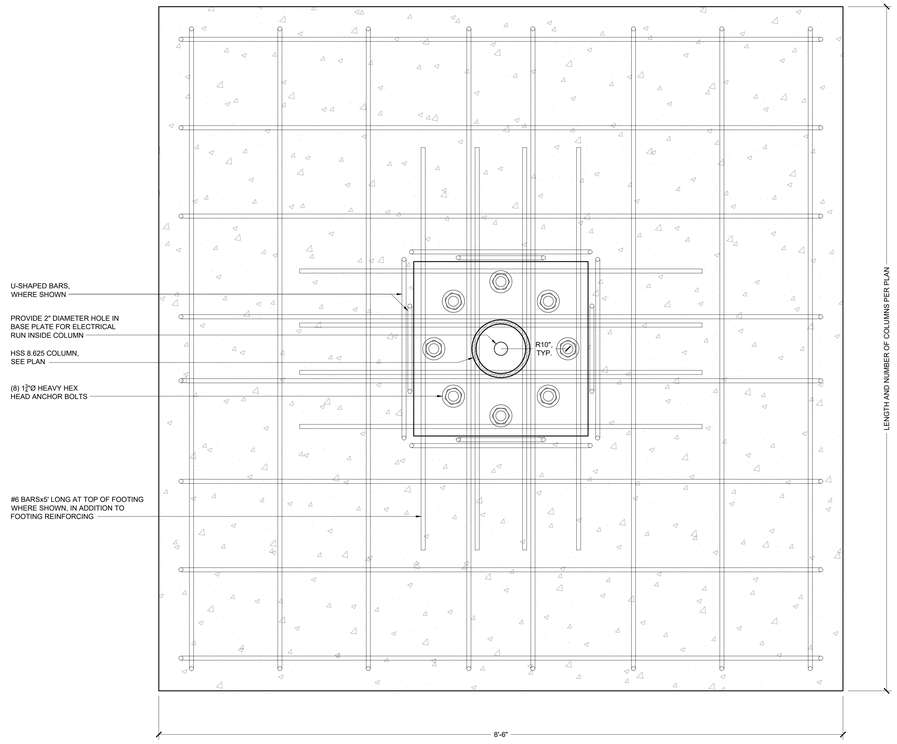
Sheet Title

BLOCK 1
ELEVATIONS AND SECTIONS

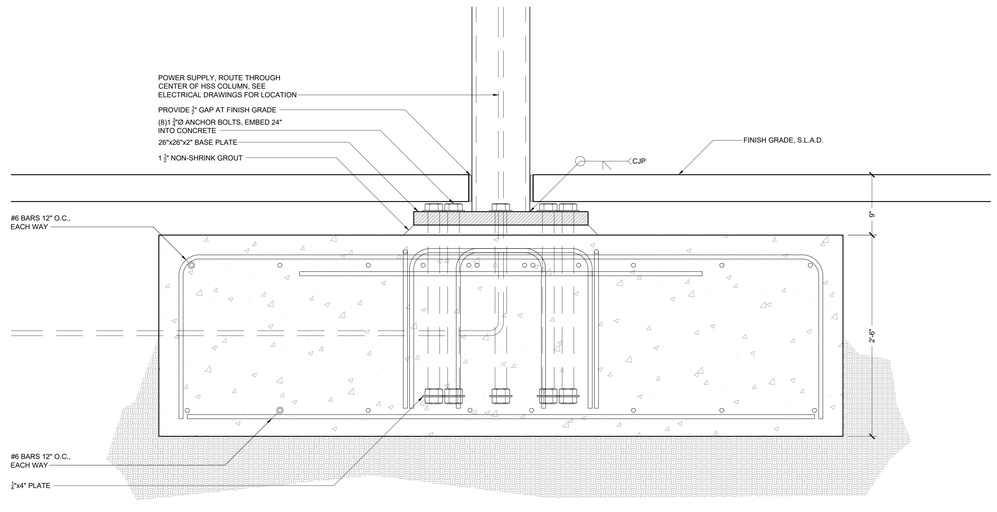
Sheet Number

A50.20



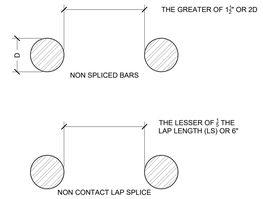
2305 ZS01

18 FOUNDATION PLAN
scale: 1-1/2" = 1'-0"



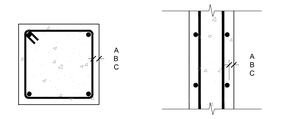
2305 ZS01

16 FOUNDATION SECTION
scale: 1-1/2" = 1'-0"



1504 Z CC001

5 BAR SPACING IN CONC.
scale: n.t.s.

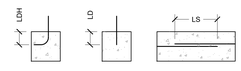


EXPOSURES:
A - CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
B - BOARD FORMED AND EXPOSED TO EARTH OR WEATHER
C - BOARD FORMED AND NOT EXPOSED TO EARTH OR WEATHER

MINIMUM CLEAR COVER TO REINFORCEMENT			
EXPOSURE	SLABS, WALLS AND JOISTS	BEAMS AND COLUMNS	SHELLS
A	3"	3"	3"
B	#6 - #18: 2" #3 - #5: 1 1/2"	#6 - #18: 2" #3 - #5: 1 1/2"	#6 - #18: 2" #3 - #5: 1 1/2"
C	1 1/2"	1 1/2"	#6 - #18: 3/4" #3 - #5: 1/2"

3 TYPICAL CONCRETE COVER
scale: n.t.s.

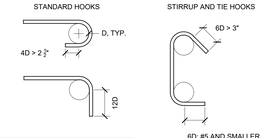
DEVELOPMENT AND LAP SPLICE LENGTHS, INCHES														
BAR LOCATION	BAR SIZE													
	#3			#4			#5			#6			#7		
	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS
TOP BARS	9	16	20	12	19	24	15	23	30	18	28	37	21	46	60
OTHER BARS	9	12	16	12	14	19	15	18	23	18	22	28	21	36	46



NOTE:
1. MIN. CONC. COMPRESSIVE STRENGTH OF 2500 PSI
2. TOP BAR IS A HORIZONTAL BAR PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST IN THE MEMBER BELOW
3. WHERE SPLICING BARS OF DIFFERENT SIZES, USE SPLICE LENGTH OF LARGER BAR

1504 Z CC003

2 DEVELOPMENT & LAP LENGTH
scale: n.t.s.



INSIDE BEND DIAMETER D		
BAR SIZE	STD HKS	STIR. & TIES
#3 - #5	6D	4D
#6 - #8	6D	6D
#9 - #11	8D	NA
#14 & #18	10D	NA

D = BAR DIAMETER

1918 Z CC004

1 REINF. HOOKS AND BENDS
scale: n.t.s.

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06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

Issue Date: 06/08/2023
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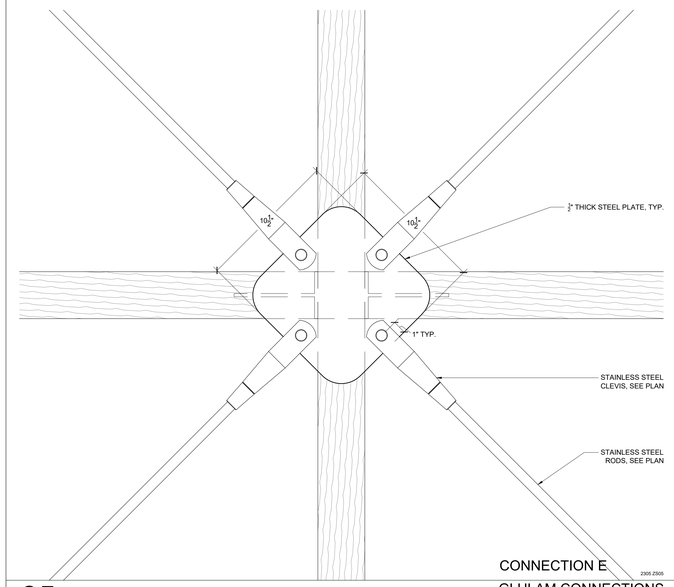
Sheet Title

BLOCK 1
FOUNDATION DETAILS

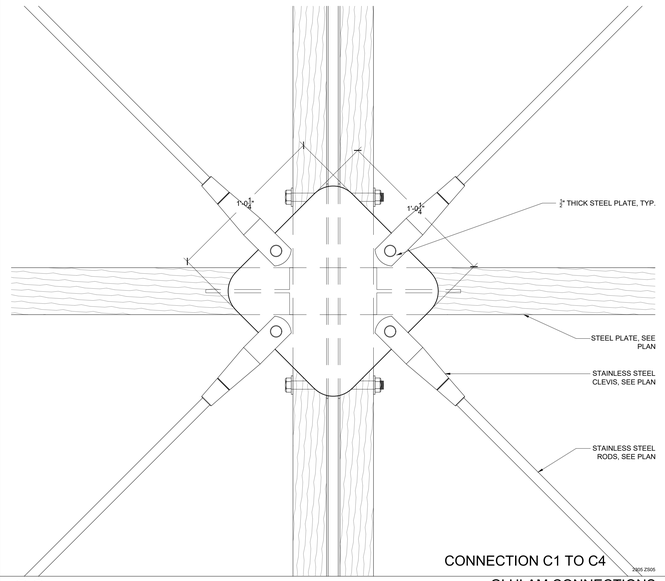
Sheet Number

A50.50



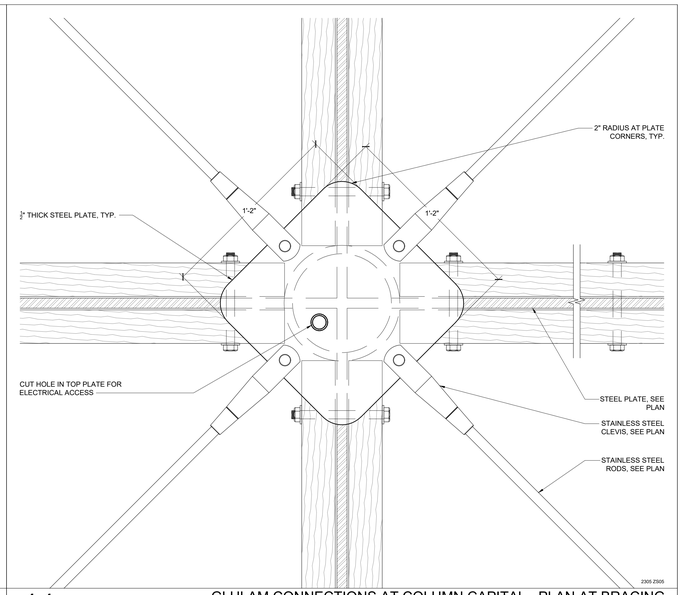
CONNECTION E

35 GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION C1 TO C4

23 GLULAM CONNECTIONS
scale: 3" = 1'-0"



11 GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT BRACING
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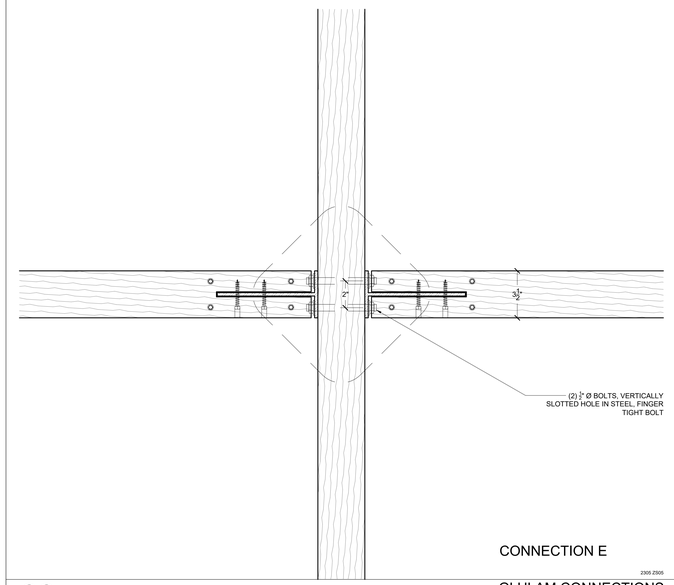
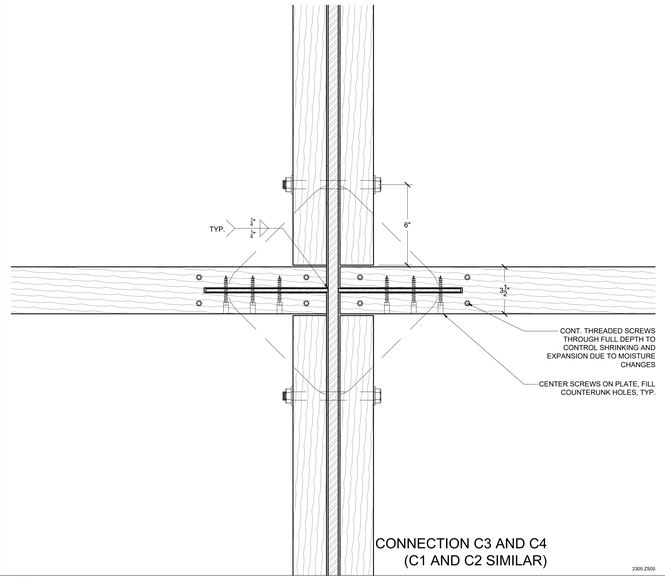


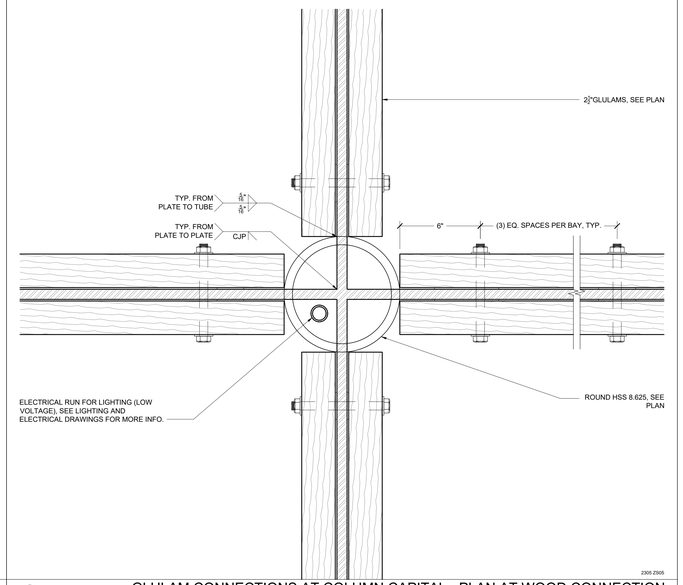
CONNECTION E

33 GLULAM CONNECTIONS

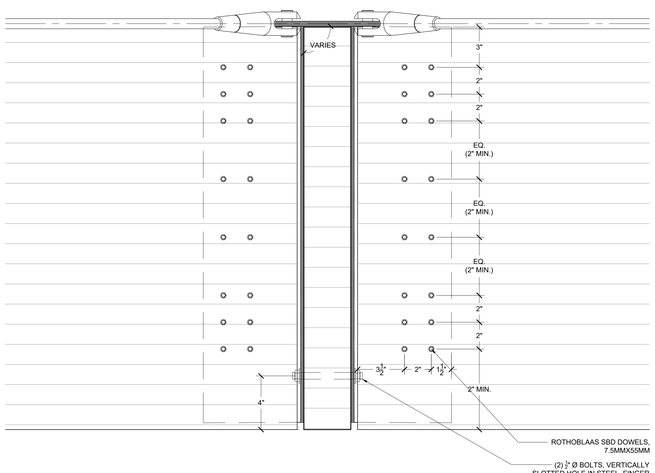


CONNECTION C3 AND C4
(C1 AND C2 SIMILAR)

21 GLULAM CONNECTIONS

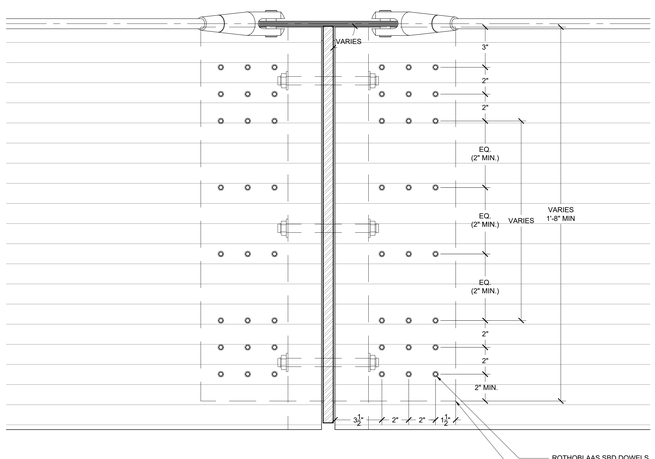


9 GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT WOOD CONNECTION
scale: 3" = 1'-0"



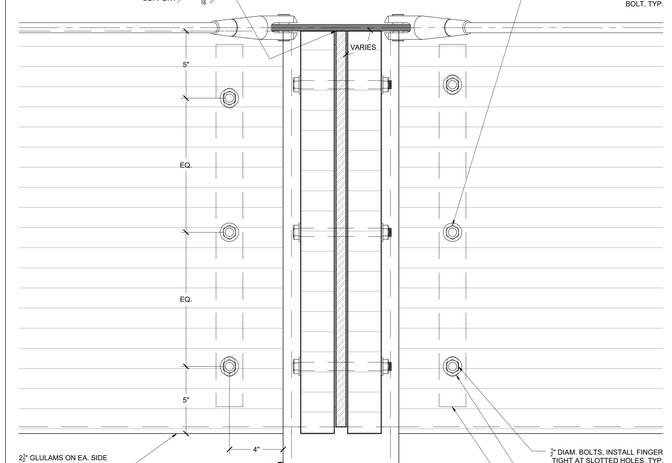
CONNECTION E

31 GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION C3 AND C4

19 GLULAM CONNECTIONS
scale: 3" = 1'-0"



7 GLULAM CONNECTIONS AT COLUMN CAPITAL - ELEVATION
scale: 3" = 1'-0"

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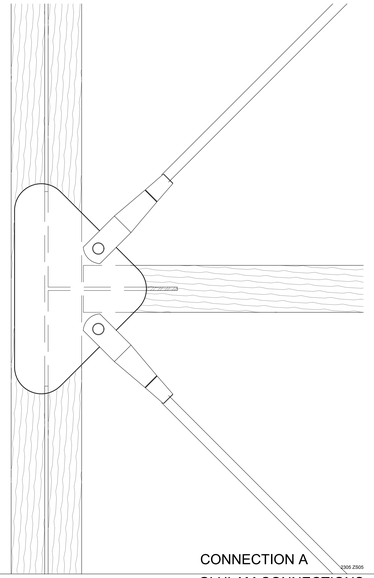
Sheet Title

BLOCK 1
FRAMING DETAILS

Sheet Number

A50.51

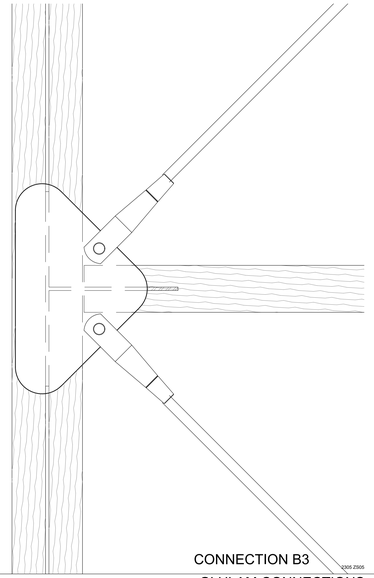


CONNECTION A

2305 Z505

35

GLULAM CONNECTIONS
scale: 3" = 1'-0"

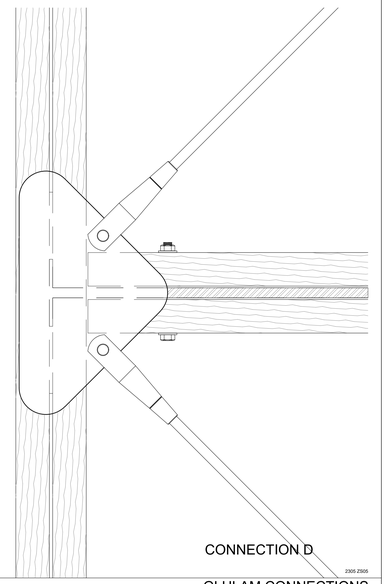


CONNECTION B3

2305 Z505

23

GLULAM CONNECTIONS
scale: 3" = 1'-0"

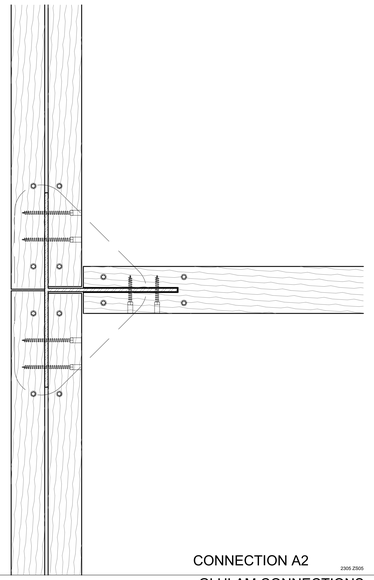


CONNECTION D

2305 Z505

11

GLULAM CONNECTIONS
scale: 3" = 1'-0"

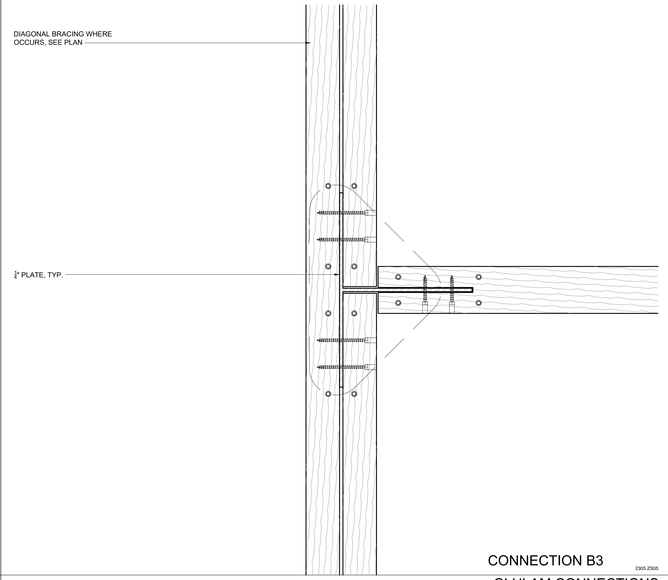


CONNECTION A2

2305 Z505

33

GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION B3

2305 Z505

21

GLULAM CONNECTIONS
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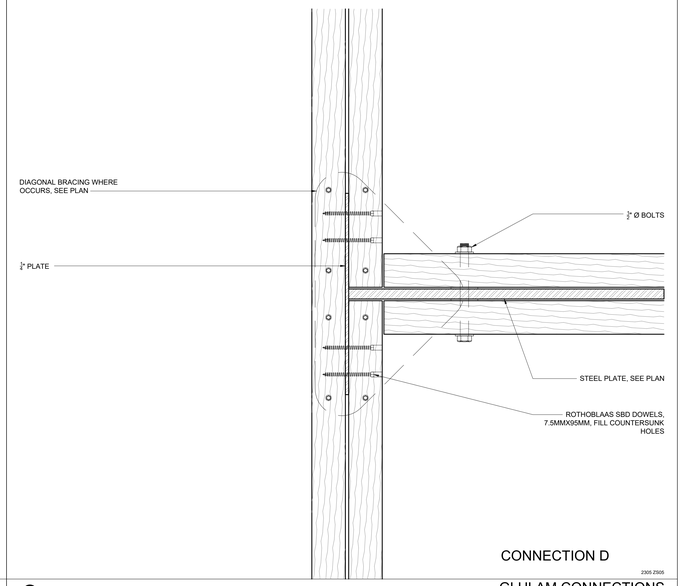
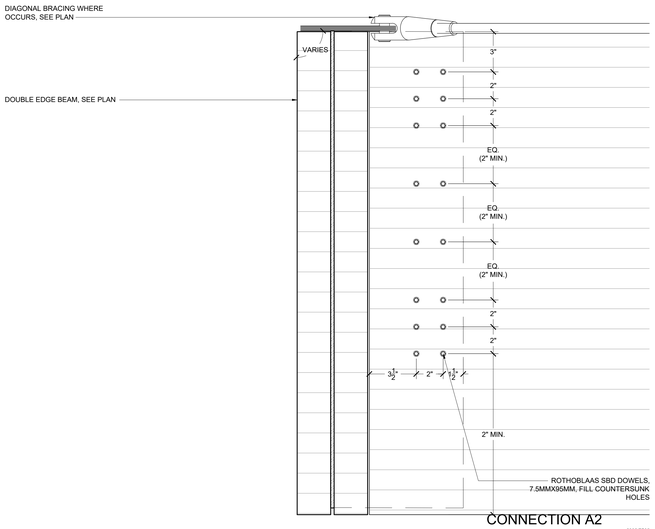


CONNECTION D

2305 Z505

9

GLULAM CONNECTIONS
scale: 3" = 1'-0"

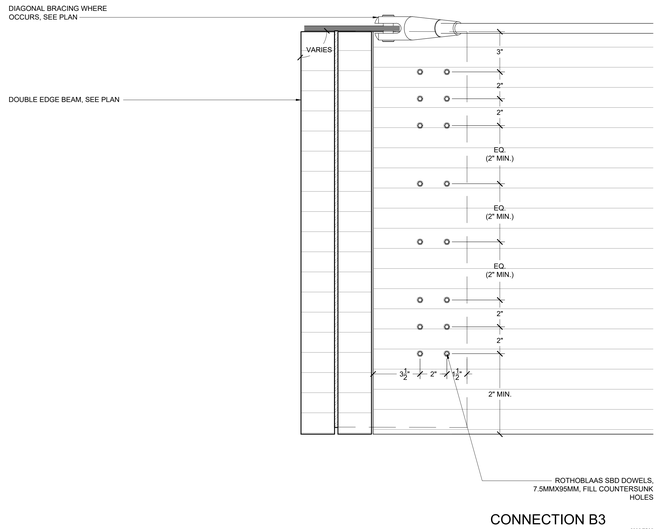


CONNECTION A2

2305 Z505

31

GLULAM CONNECTIONS
scale: 3" = 1'-0"

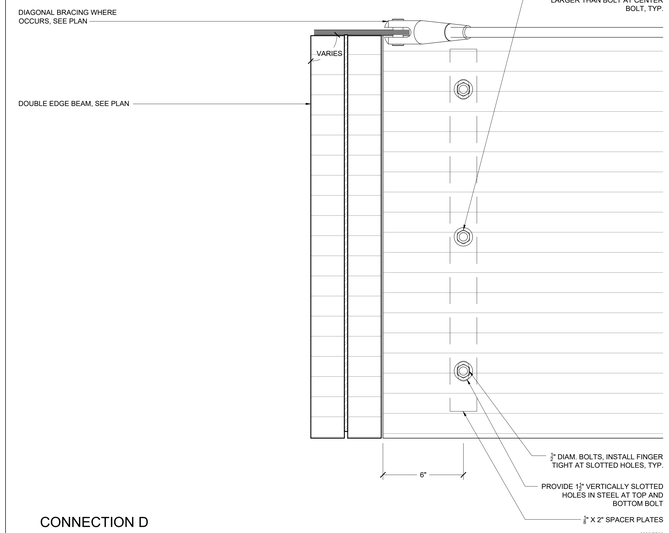


CONNECTION B3

2305 Z505

19

GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION D

2305 Z505

7

GLULAM CONNECTIONS
scale: 3" = 1'-0"

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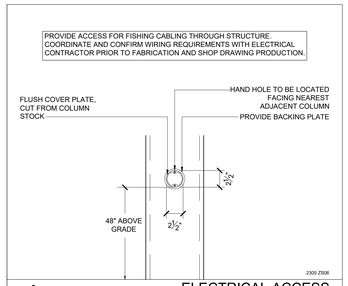
Sheet Title

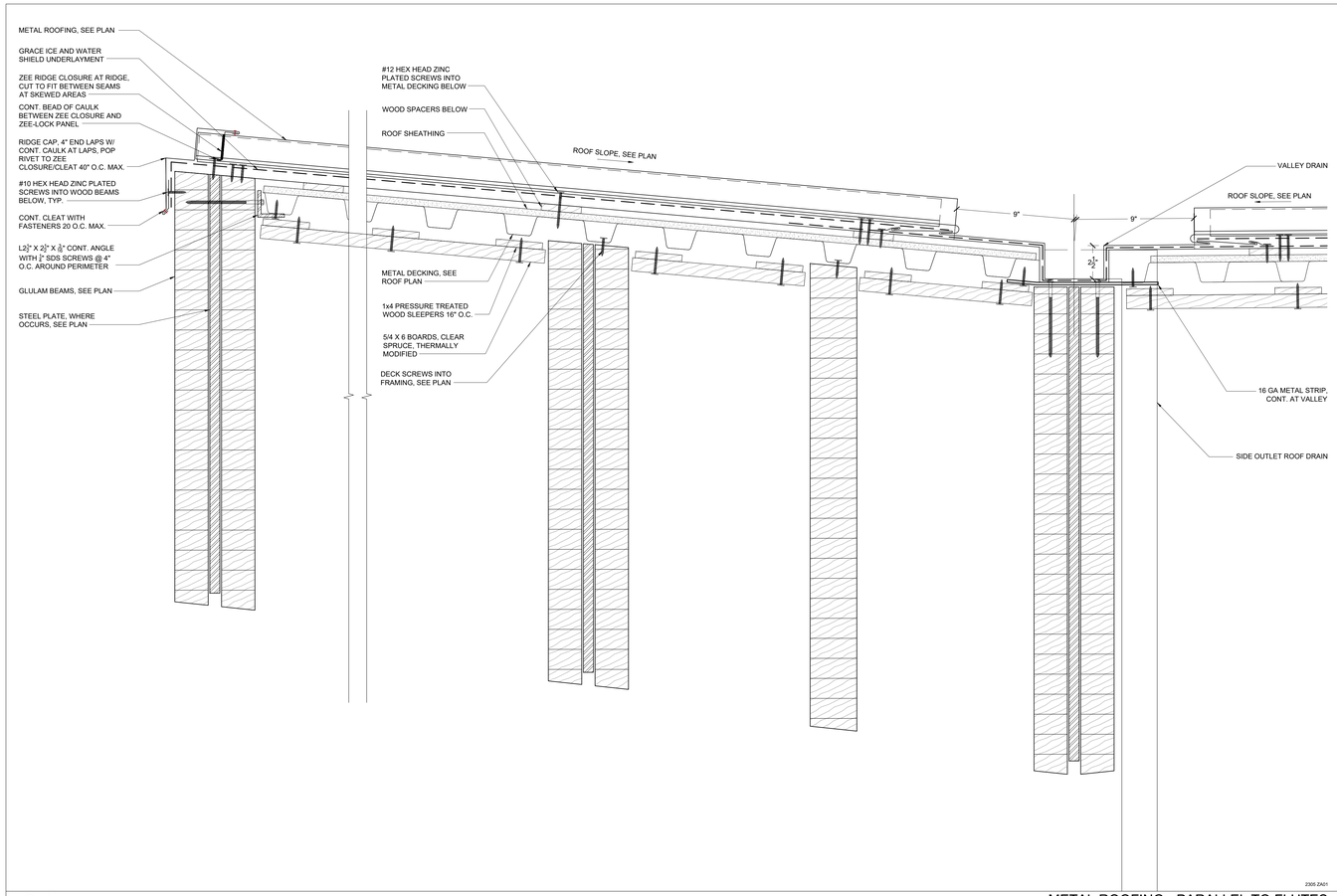
BLOCK 1
FRAMING DETAILS

Sheet Number

A50.52



4 ELECTRICAL ACCESS
scale: 1-1/2" = 1'-0"



31 METAL ROOFING - PARALLEL TO FLUTES
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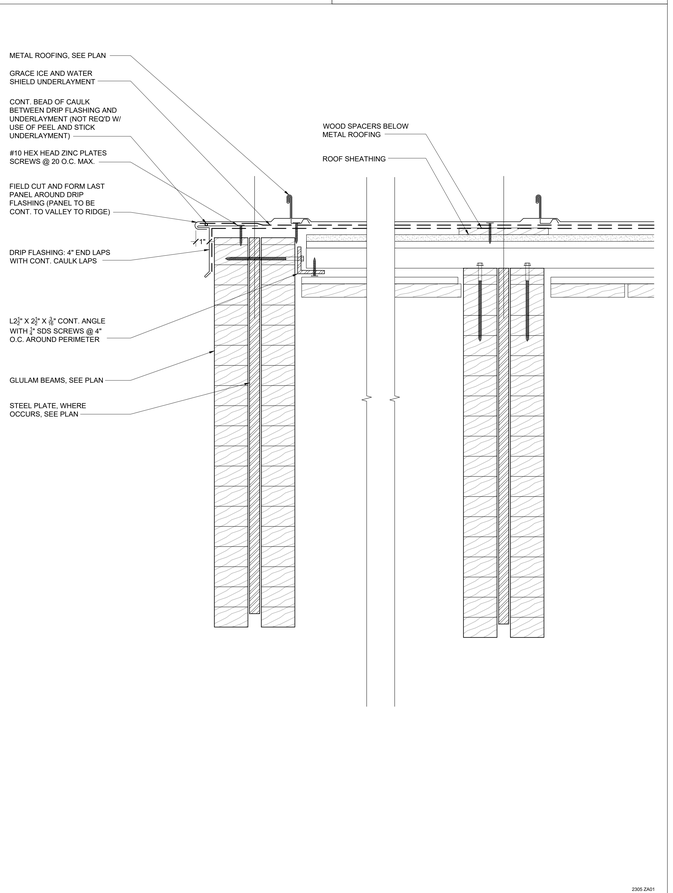

7 METAL ROOFING - PERPENDICULAR TO FLUTES
scale: 3" = 1'-0"

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Sheet Title

BLOCK 1 DETAILS

Sheet Number

A50.53

GENERAL STRUCTURAL NOTES

01100 GENERAL REQUIREMENTS
1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE.

2. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

3. DETAILS ON SHEETS TITLED "TYPICAL" OR DETAILS TITLED "TYPICAL" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

5. DO NOT SCALE THE DRAWINGS.

6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION AND FOR TEMPORARY SUPPORT OF THE BUILDING. RETAIN A REGISTERED CIVIL ENGINEER WHOM IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE AND DISPOSE OFF SITE.

9. VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIALS.

11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE CONTRACT.

12. ANY DAMAGE TO EXISTING UTILITIES OR FACILITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTO'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.

13. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

14. CONTRACTOR SHALL MAINTAIN THE STREETS AND ANY OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN,SAFE AND USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT.

15. THE ENGINEER-OF-RECORD SHALL PERFORM STRUCTURAL OBSERVATIONS PER IBC 1704. THE ENGINEER SHALL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR AND BUILDING OFFICIAL, AND SUBMIT A FINAL SUMMARY REPORT STATING SITE VISITS HAVE BEEN MADE, NOTING ANY DEFICIENCIES, THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN GENERAL CONFORMANCE WITH THE APPROVED PLANS.

16. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE ENGINEER PRIOR TO ALL REQUIRED TESTING AND OBSERVATIONS U.O.N. CONTRACTOR SHALL CALL ENGINEER FOR OBSERVATION OF ALL FOUNDATION STEEL AND EXCAVATIONS PRIOR TO PLACING CONCRETE. THE CONTRACTOR SHALL CALL ENGINEER AT BEGINNING OF WOOD INSTALLATION TO OBSERVE WOOD CONNECTIONS, DETAILING AND FINISH FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

17. ADBC ARCHITECTURE TO PROVIDE A 3D MODEL UPON REQUEST. 3D MODEL IS FOR DESIGN INTENT.

01400 SPECIAL INSPECTIONS
1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTOR SHALL BE RETAINED BY THE CONTRACTOR TO PERFORM TESTS AND INSPECTIONS.

2. THE FOLLOWING ITEMS REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 - "STRUCTURAL TESTS AND INSPECTIONS" OF THE 2015 INTERNATION BUILDING CODE:
   A. WELDING INSPECTIONS SHALL CONFORM TO IBC 1705.2 AND AISC 360. SEE TABLES BELOW:

TABLE N5.4-1
Inspection Tasks Prior to Welding

Inspection Tasks Prior to Welding	Action
Welder qualification records and continuity records	Observe
WPS available	Perform
Manufacturer certifications for welding consumables available	Perform
Material identification (type/grade)	Observe
Welder identification system. The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.	Observe
Fit-up of groove welds (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)	Observe
Fit-up of CJP groove welds of HSS T-, Y- and K-joints without backing (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe
Configuration and finish of access holes	Observe
Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe

TABLE N5.4-2
Inspection Tasks During Welding

Inspection Tasks During Welding	Action
Control and handling of welding consumables • Packaging • Exposure control	Observe
No welding over cracked tack welds	Observe
Environmental conditions • Wind speed within limits • Precipitation and temperature	Observe
WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min./max.) • Proper position (F, V, H, OH)	Observe
Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	Observe
Placement and installation of steel headed stud anchors	Perform

TABLE N5.4-3
Inspection Tasks After Welding

Inspection Tasks After Welding	Action
Welds cleaned	Observe
Size, length and location of welds	Perform
Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	Perform
Arc strikes	Perform
k-area [a]	Perform
Weld access holes in rolled heavy shapes and built-up heavy shapes [b]	Perform
Backing removed and weld tabs removed (if required)	Perform
Repair activities	Perform
Document acceptance or rejection of welded joint or member	Perform
No prohibited welds have been added without the approval of the EOR	Observe

[a] When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.
[b] After rolled heavy shapes (see Section A3.1c) and built-up heavy shapes (see Section A3.1d) are welded, visually inspect the weld access hole for cracks.

B. UT SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING, IN MATERIALS 5/16 IN. THICK OR GREATER.

C. CONCRETE INSPECTIONS SHALL BE PER IBC TABLE 1705.3. SEE TABLE BELOW:

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	X
2. Verify use of required design mix.	—	X
3. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—
4. Inspect concrete and shotcrete placement for proper application techniques.	X	—
5. Verify maintenance of specified curing temperature and techniques.	—	X
6. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X

Notes: Where applicable, see Section 1705.12, Special inspections for seismic resistance.

D. CAST-IN-PLACE DEEP FOUNDATIONS PER TABLE 1705.8
   1. CONTINUOUSLY INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.
   2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.
   3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.3.

3. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

02200 FOUNDATION AND SITE WORK
1. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

3. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

4. FOUNDATION EXCAVATIONS TO BE CUT NEAT TO THE SIZE SHOWN ON DRAWINGS AND CONCRETE TO BE PLACED ON UNDISTURBED NATIVE SOILS. IF EXCAVATIONS ARE OVERCUT, BACKFILL WITH ENGINEERED FILL AND COMPACT TO 95% RELATIVE COMPACTION.

5. THE GEOTECHNICAL REPORT PREPARED BY HENLEY JOHNSTON AND ASSOCIATES DATED 18 JUNE 2021 AND IS AVAILABLE IN THE OFFICE OF THE ARCHITECT FOR THE CONTRACTOR'S REVIEW. THE CONTRACTOR SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. OBTAIN GEOTECHNICAL ENGINEER'S APPROVAL OF FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. ALL DETERMINATIONS OF THE ACCEPTABILITY OF SOIL CONDITIONS SHALL BE BY GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE FOR DRILLING OF ALL PIERS AND OBSERVATION OF EXCAVATION BEFORE PLACING ANY FILL MATERIAL OR CONCRETE.

6. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, PIER DRILLING, FOOTING EXCAVATIONS AND PREPARATION OF SUBGRADE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. HENLEY JOHNSTON SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (214-941-3808) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

03100 FORMWORK
1. PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING STRUCTURAL MEMBERS AS REQUIRED TO PREVENT AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE EXISTING MEMBERS. CONCRETE CAST WITH AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE MEMBERS IS NOT ACCEPTABLE.

2. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS, INCLUDING BUT NOT LIMITED TO WALLS, COLUMNS, AND UNDERSIDE OF ELEVATED SLABS.

03200 REINFORCING STEEL
1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED: REINFORCING STEEL #10 AND SMALLER ASTM A615, 60 KSI, REINFORCING STEEL #11 AND LARGER ASTM A615, 80 KSI.

2. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS AT A MAXIMUM 3-FOOT SPACING. REINFORCING SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE ACI SP-66 AND ACI 318.

03300 CAST-IN-PLACE CONCRETE
1. ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

2. AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE, ROUGHEN CONTACT SURFACES TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

3. ALL CONCRETE TO HAVE THE FOLLOWING PROPERTIES: NORMAL WEIGHT CONCRETE WITH A 28-DAY STRENGTH OF 4,000 PSI. MAXIMUM WATER CEMENT RATIO OF 0.44.

03350 ANCHORS AND DOWELS
1. ADHESIVE ANCHORS AND ADHESIVE DOWELS INSTALLED INTO CONCRETE: HILTI HIT-RE 500-V3 (ICC-ES #ESR-3814). ANCHORS SHALL BE HILTI HAS-E B7. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS FOLLOWS, UNLESS OTHERWISE NOTED.

ROD DIA.	EMBEDMENT	BAR SIZE	EMBEDMENT
3/8"	4"	#3	5"
1/2"	5"	#4	7"
5/8"	6"	#5	8"
3/4"	7"	#6	10"
7/8"	9"	#7	12"
1"	11"	#8	14"

2. INSTALL ADHESIVE ANCHORS AND ADHESIVE DOWELS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CORRESPONDING ICBO REPORT.

3. CAST-IN-PLACE ANCHORS: REBAR SHALL BE ASTM A615, 60 KSI AND THREADED ANCHORS SHALL BE ASTM F1554, GRADE 55 KSI HEAVY HEX HEAD OR ASTM A193 GRADE B7. NUTS SHALL BE ASTM A 563 GRADE DH HEAVY HEX NUTS AND WASHERS SHALL BE ASTM F 436. ANCHORS SHALL BE "SI" WELDABLE. ALL ANCHORS SHALL BE GALVANIZED.

4. BASE PLATES: BEARING PLATES SHALL BE CLEAN AND FREE FROM BOND-REDUCING MATERAILS. TIGHTEN ANCHOR BOLTS AFTER THE SUPPORTED MEMBERS HAVE BEEN POSITIONED AND PLUMBED. PACK NON-SHRINK GROUT SOLIDLY BETWEEN BEARING SURFACES AND BASES OR PLATES TO ASSURE THAT NO VOIDS REMAIN. NON-SHRINK GROUT SHALL MEET ASTM C-1107 OR ASTM C-928-R3.

05000 STRUCTURAL STEEL
1. STRUCTURAL STEEL, FABRICATION AND ERECTION METHODS SHALL CONFORM TO THE CURRENT ADDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."

2. ALL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

3. ALL STEEL SHALL BE PAINTED U.O.N. SEE SPECIFICATION 099113 "EXTERIOR PAINTING."

4. STEEL SHALL BE THE FOLLOWING:
   ROLLED PLATES AND BARS - ASTM A572 OR A992, 50 KSI
   ANGLES AND CHANNELS - ASTM A36
   ROLLED W AND WT SECTIONS - ASTM A992
   HSS RECTANGULAR SECTIONS - ASTM A500, GRADE C (50 KSI)
   HSS ROUND SECTION - ASTM A500, GRADE C (46 KSI)

5. ALL BOLTS SHALL BE STAINLESS STEEL ASTM F593D WITH YIELD STRESS OF 45 KSI. NUTS TO BE ASTM F594. WASHERS TO BE STAINLESS STEEL 304 OR 316.

6. PROVIDE ALTERNATE DEDUCT FOR ALL BOLTS AND SPACERS TO BE GALVANIZED STEEL. BOLTS TO MEET ASTM A307.

7. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1. ELECTRODES SHALL BE E70x. WELDS SHALL CONFORM TO AESS 3.

8. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS NOTED OTHERWISE ON THE DRAWINGS.

9. ALL STEEL TO BE PAINTED. SEE EXTERIOR PAINTING SPECIFICATION 099113 FOR INFORMATION ON PAINT SPECS.

06100 CARPENTRY
1. FOR BOLTS, NUTS AND WASHERS, SEE #5 AND #5 ABOVE.

2. BOLT HOLES SHALL BE A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER THAN THE BOLT NOMINAL DIAMETER.

06200 MANUFACTURED WOOD PRODUCTS
1. GLUED-LAMINATED STRUCTURAL MEMBERS SHALL BE:
   A. LUMBER: COMPLY WITH ANSI/AITC A190.1 AND APPLICABLE LUMBER ASSOCIATION STANDARDS FOR ALLOWABLE STRESS, APPEARANCE, FABRICATION LIMITATIONS AND SPECIES.
   B. STRESS VALUES FOR BEAMS: PROVIDE GLUED-LAMINATED TIMBER MEMBERS SIZED AS INDICATED, WITH LAMINATING COMBINATION 24F-V8 OR OTHER THAT MEET OR EXCEED THE FOLLOWING STRESS VALUES FOR NORMAL LOADING DURATION AND DRY CONDITION OF USE.
      1. BENDING (FBX): 2400 PSI
      2. BENDING (FBY): 1550 PSI
      3. SHEAR PARALLEL TO GRAIN (FVX): 265 PSI
      4. SHEAR PARALLEL TO GRAIN (FVY): 230 PSI
      5. COMPRESSION PERPENDICULAR TO GRAIN (FC - TENSION FACE): 650 PSI
      6. COMPRESSION PERPENDICULAR TO GRAIN (FC - COMPRESSION FACE): 650PSI
      7. TENSION PARALLEL TO GRAIN (FT - AXIALLY LOADED): 1100 PSI
      8. COMPRESSION PARALLEL TO GRAIN (FC - AXIALLY LOADED): 1650 PSI
      10. MODULUS OF ELASTICITY (EX APP): 1,800,000 PSI
      11. MODULUS OF ELASTICITY (EX MIN): 950,000 PSI
      12. MODULUS OF ELASTICITY (EY TRUE): 1,700,000 PSI
      13. MODULUS OF ELASTICITY (EY APP): 1,600,000 PSI
      14. MODULUS OF ELASTICITY (EY MIN): 850,000 PSI
   C. LUMBER SPECIES: DOUGLAS FIR. SIZES CALLED OUT ARE NOMINAL. 4X6 GLULAM HAS ACTUAL DIMENSIONS OF 3 $\frac{1}{2}$" X 5 $\frac{1}{2}$". WOOD FINISH TO BE SMOOTH, OR S4S.
   D. ADHESIVE: ASTM D2559, WET-USE UNLESS OTHERWISE INDICATED.
   E. PENETRATING SEALER: KLEARGARD 25
   F. GLULAM PROVIDER: TIMBERLYNE HTTPS://WWW.TIMBERLYNE.COM/
   G. WOOD SEALER: (2) COATS OF SANSIN WOOD SEALER
   H. PROVIDE 2'-0" LONG SAMPLE OF WOOD TO ARCHITECT/ENGINEER FOR REVIEW AND SIGN-OFF.

17000 DESIGN CRITERIA
DESIGN LOADS PER IBC 2018 WHICH ARE BASED ON ASCE 7 2016.

1. DEAD LOADS: VARY BASED ON ACTUAL BUILDING WEIGHTS. THE STRUCTURE IS **NOT** DESIGNED TO CARRY ADDITIONAL LOADS FROM WHAT IS SHOWN IN THE DRAWINGS. NO ADDITIONAL LIGHTS, SPEAKERS, ETC MAY BE HUNG FROM THE STRUCTURE.

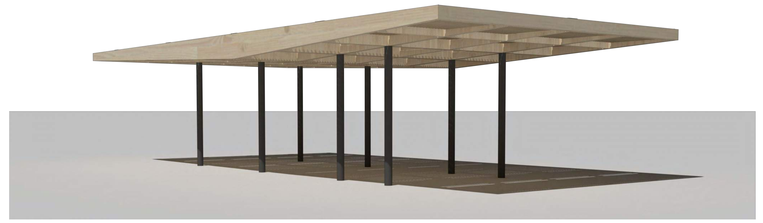
2. LIVE LOADS: ROOF 20 PSF (REDUCIBLE), FLOOR: N/A.

3. SEISMIC DESIGN: SITE CLASS E, SDC D
BASE SHEAR V = 0.85 W (ULTIMATE STRENGTH DESIGN), R = 1.25, S_S = 1.293, S_1 = 0.467, S_{MS} = 1.552, S_{M1} = 1.058, S_{DS} = 1.06, S_{D1} = 1.03

4. WIND DESIGN: RISK CATEGORY II
V_{ULT} = 103 MPH (3 SECOND GUST)
EXPOSURE C
GC_{PI} = +/- 0.18

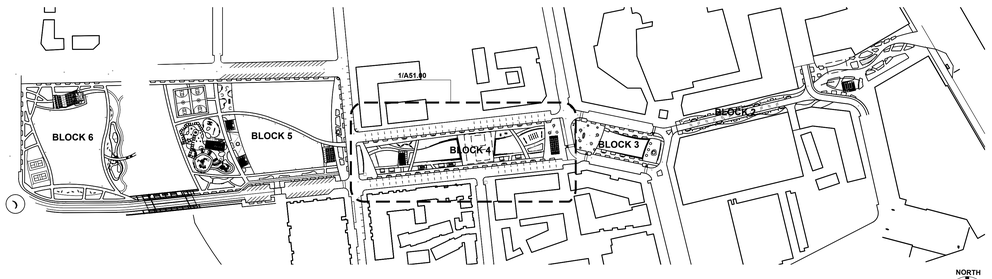
5. SNOW LOADS: GROUND SNOW LOAD P_g = 36 PSF

6. ICE LOADS: RADIAL ICE THICKNESS = 0.19". 3 SECOND GUST SPEED = 52 MPH



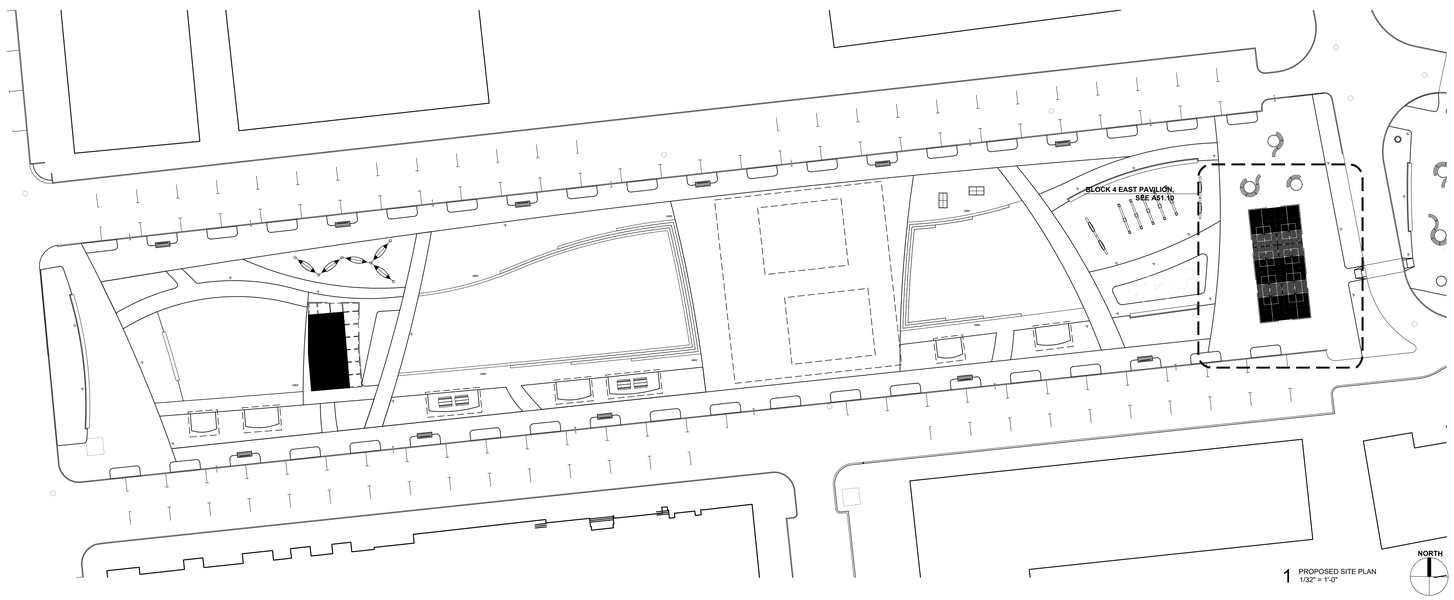
4 VIEW FROM GRADE
(FOR VISUAL REFERENCE ONLY)

3 VIEW FROM ABOVE
(FOR VISUAL REFERENCE ONLY)



2 PROPOSED VICINITY PLAN
1" = 200'-0"

NORTH



1 PROPOSED SITE PLAN
1/32" = 1'-0"

NORTH

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△	DATE	ISSUE
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	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

Issue Date: 06/08/2023
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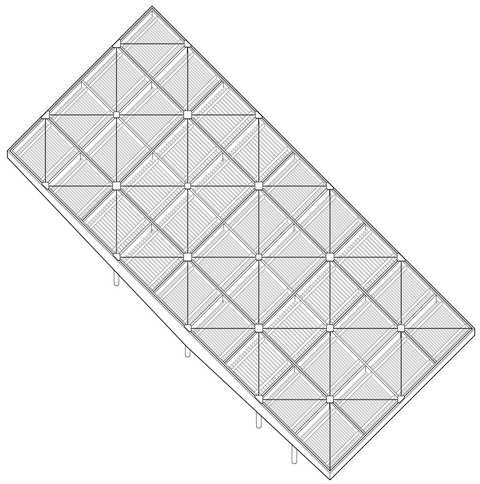
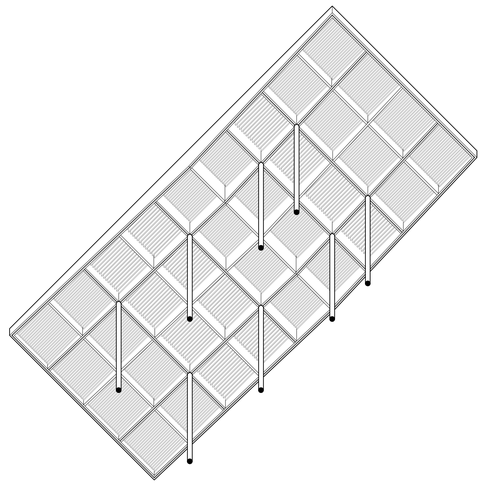
Sheet Title
BLOCK 4 EAST PAVILION
SITE PLANS AND GENERAL NOTES

Sheet Number
A51.00



4 PLAN OBLIQUE FROM ABOVE
1/4" = 1'-0"



3 PLAN OBLIQUE FROM ABOVE
1/4" = 1'-0"

NOTES

GENERAL NOTES

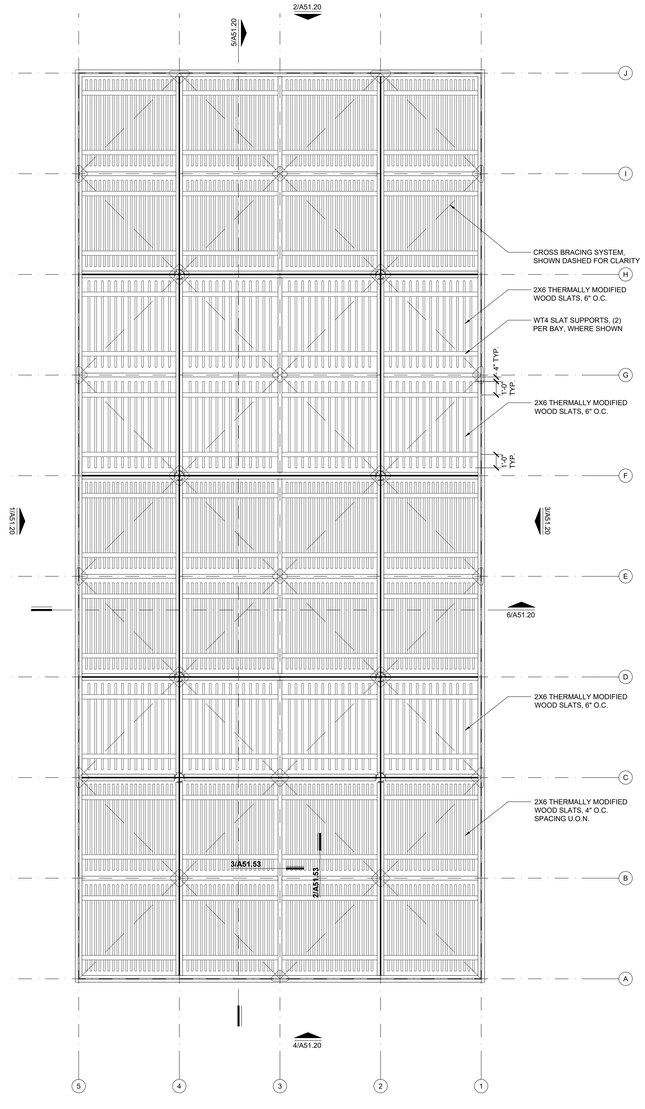
1. SEE SHEET A51.00 FOR GENERAL NOTES.

FRAMING PLAN NOTES

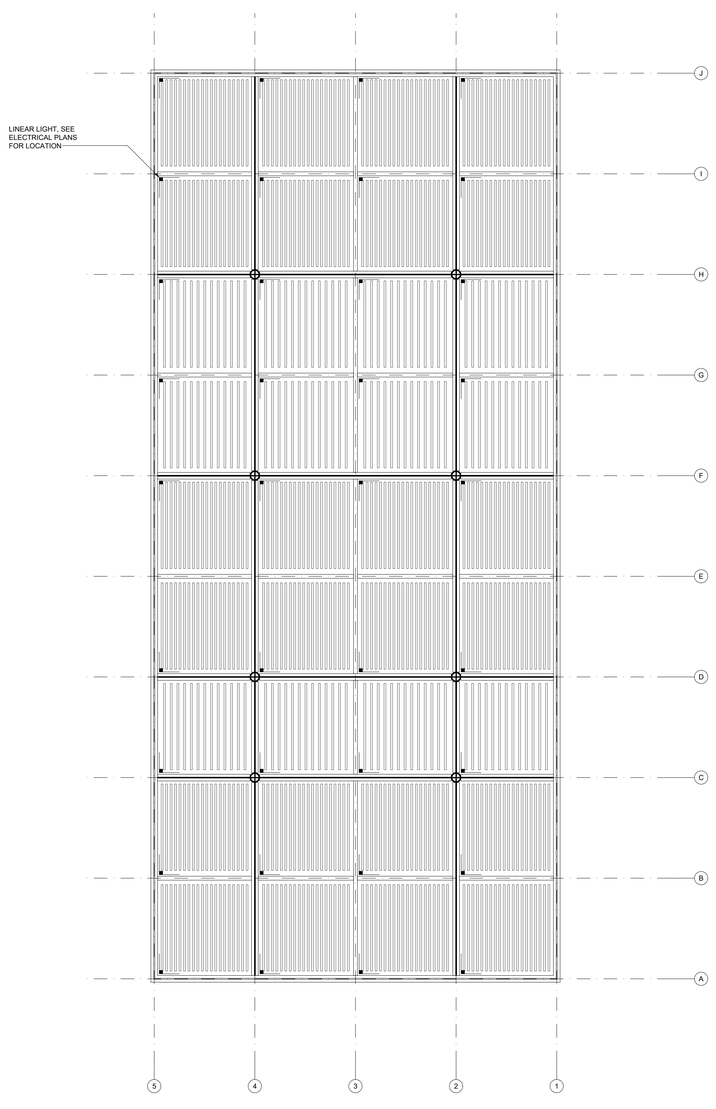
1. PROVIDE VENT HOLES IN HSS FRAMING AS REQUIRED TO REMOVE ANY CONDENSATION FROM INSIDE.
2. SEE SPECIFICATIONS ON A51.00 FOR THE WOOD GLULAM SPECIFICATION. THE ACTUAL SIZE OF THE GLULAMS ARE NOTED ON THE FRAMING PLAN.
3. PROVIDE ACCESS FOR FISHING CABLING THROUGH STRUCTURE. COORDINATE AND CONFIRM WIRING REQUIREMENTS WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND SHOP DRAWING PRODUCTION. ALL WIRING SHALL BE HIDDEN FROM BELOW. WIRING TO BE ON TOP OF WOOD BEAMS AND FIXED IN PLACE.
4. FOR ALL DETAILS THAT INCLUDE LIGHTING, CONTRACTORS MUST REVIEW SPECTRUM LIGHTING DETAILS FOR ADDITIONAL INFORMATION SUCH AS CLEARANCES, REQUIRED DIFFUSERS AND INSTALLATION NOTES CRITICAL TO THE COORDINATION, PERFORMANCE, AND COST OF THE LIGHTING. IF THERE ARE DISCREPANCIES BETWEEN ANY DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR BRINGING THEM TO THE ATTENTION OF THE ARCHITECT/LANDSCAPE ARCHITECT.
5. ALL STRUCTURAL STEEL AND CONNECTIONS TO RECEIVE THE FOLLOWING COATING:
   - 5.1. PRIMING: IMMEDIATELY AFTER SURFACE PREPARATION, APPLY PRIMER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND AT RATE RECOMMENDED BY SSPC-SP6/NACE NO. 3 COMMERCIAL BLAST CLEAN TO PROVIDE A MINIMUM DRY FILM THICKNESS OF 2.5 MILS TO 35 MILS DFT. USE PRIMING METHODS THAT RESULT IN FULL COVERAGE OF JOINTS, CORNERS, EDGES, AND EXPOSED SURFACES.
     - 5.1.1. STRIPE PAINT CORNERS, CREVICES, BOLTS, WELDS, AND SHARP EDGES.
     - 5.1.2. APPLY TWO COATS OF SHOP PAINT TO SURFACES THAT ARE INACCESSIBLE AFTER ASSEMBLY OR ERECTION. CHANGE COLOR OF SECOND COAT TO DISTINGUISH IT FROM FIRST.
     - 5.1.3. PRIMER SHALL BE TNEMEC SERIES 94-H2O HYDRO-ZINC AT 2.5 TO 3.5 MILS DFT.
   - 5.2. PAINTING: STEEL INTERMEDIATE COATING SHALL BE TNEMEC SERIES L69 HI-BUILD EPOXOLINE II AT 4-6 MILS DFT.
   - 5.3. PAINTING: STEEL FINAL COATING SHALL BE TNEMEC SERIES 1095 ENDURA-SHIELD FINISH AT 3-5 MILS DFT.
6. WOOD FOR THE TRELLIS SHALL BE 2X6 THERMALLY MODIFIED WOOD. WOOD SPECIES TO BE CLEAR SPRUCE (WWW.VINTAGEWOODSUS.COM) OR THERMORY BENCHMARK PINE STANDARD STOCK, OR APPROVED EQUAL.

FOUNDATION NOTES AND LEGENDS

4. COORDINATE TOP OF FINISHED GRADE ELEVATIONS WITH THE LANDSCAPE DRAWINGS.
5. GEOTECHNICAL ENGINEER SHALL OBSERVE FOUNDATION EXCAVATION AND CONSTRUCTION PRIOR TO POURING CONCRETE FOOTINGS.



2 ROOF PLAN
1/4" = 1'-0"



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

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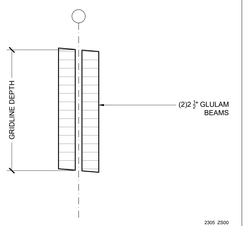
Sheet Title

BLOCK 4
CEILING AND ROOF PLANS

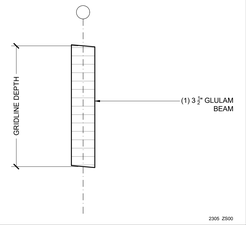
Sheet Number

A51.10



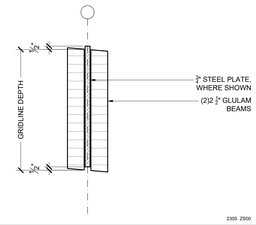
2305 Z500

6 BEAM TYPE A2
N.T.S.



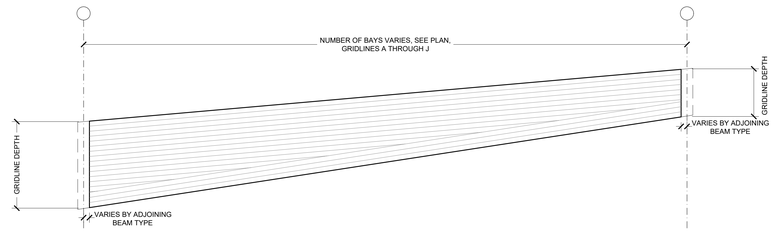
2305 Z500

5 BEAM TYPE B2
N.T.S.



2305 Z500

4 BEAM TYPE C2
N.T.S.

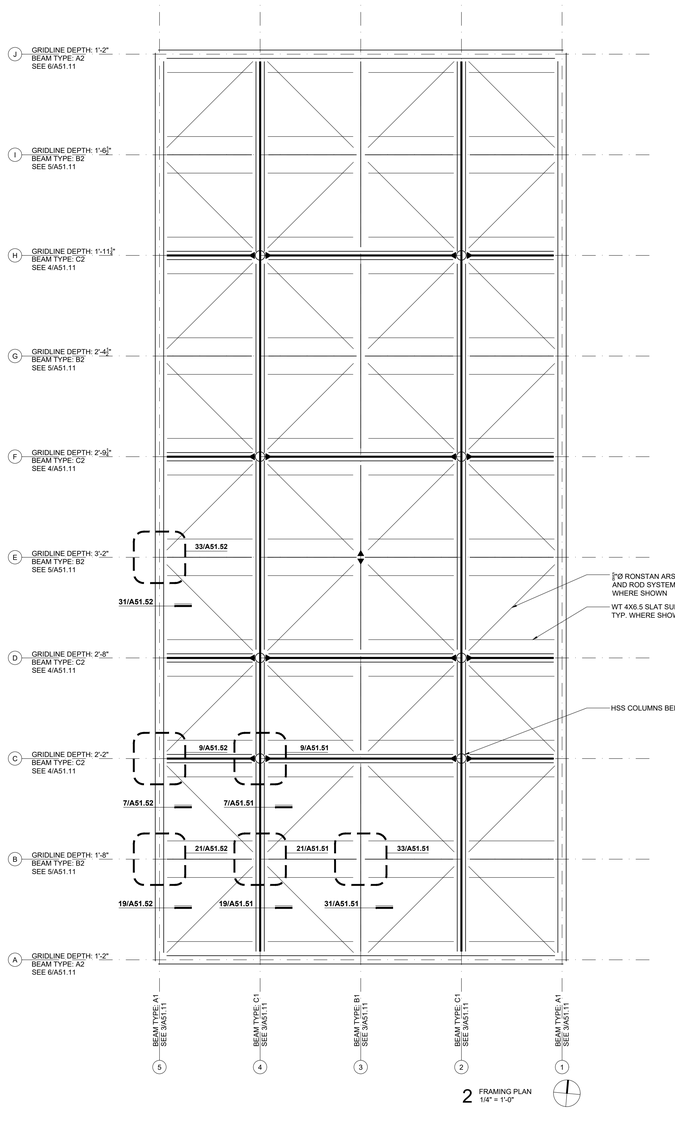


2305 Z500

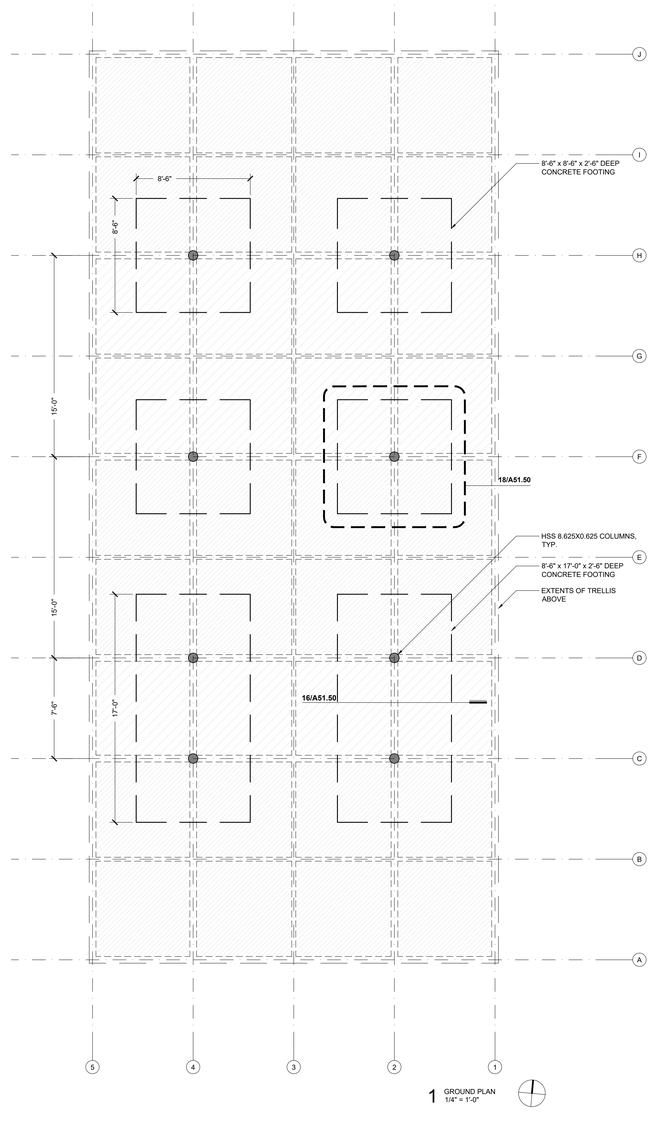
3 BEAM TYPES A1, B1, C1
N.T.S.

STRUCTURAL LEGEND

- BEAM TYPE A: DOUBLE GLULAM SECTION
- BEAM TYPE B: SINGLE GLULAM SECTION
- BEAM TYPE C: STEEL AND GLULAM COMPOSITE SECTION
- STEEL MOMENT CONNECTIONS
- GLULAM MOMENT CONNECTIONS



2 FRAMING PLAN
1/4" = 1'-0"



1 GROUND PLAN
1/4" = 1'-0"

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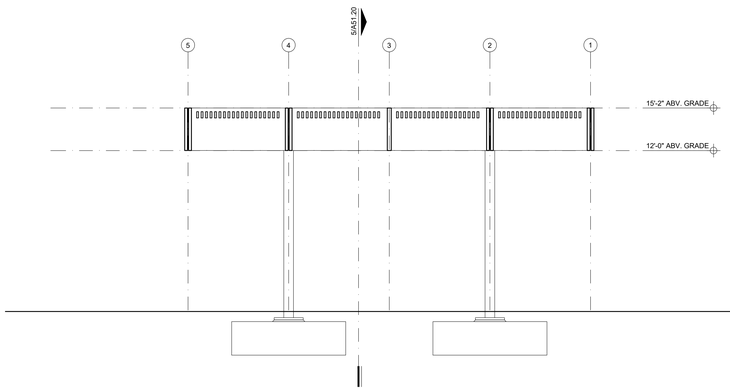
Sheet Title

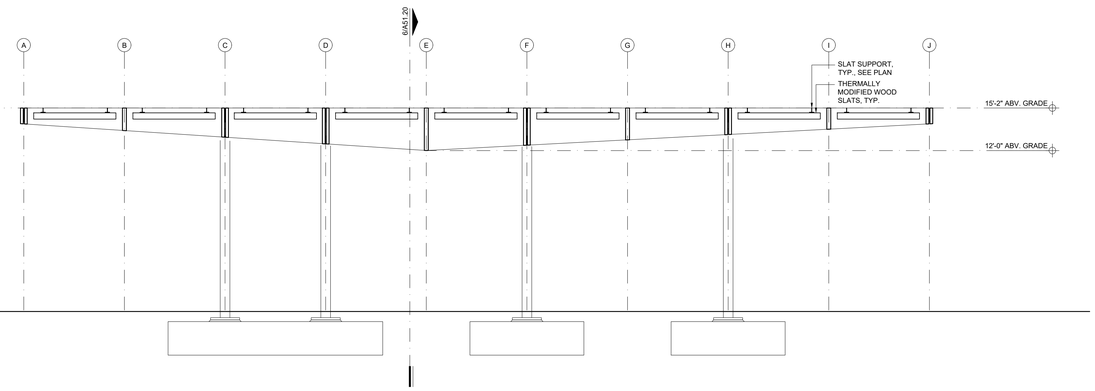
BLOCK 4
GROUND AND FRAMING PLANS

Sheet Number

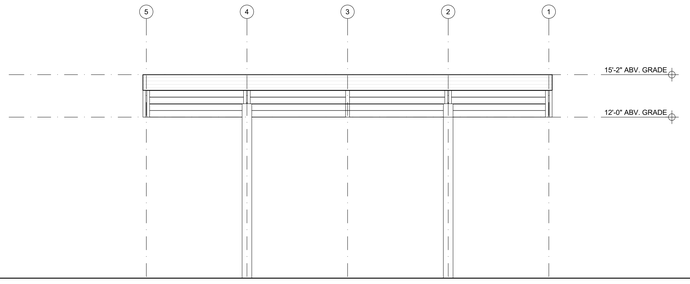
A51.11



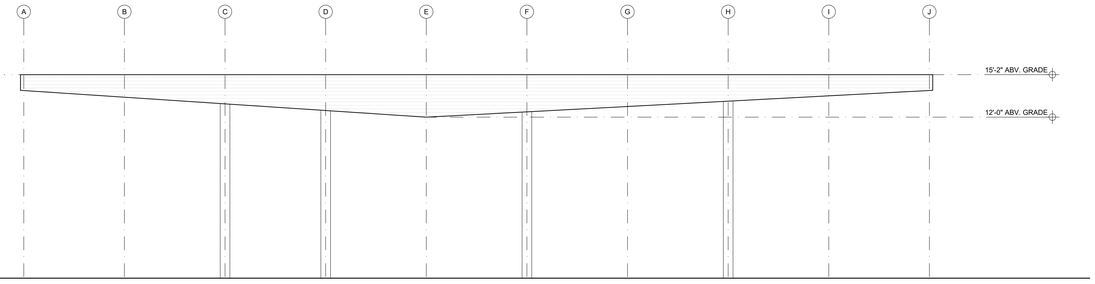
6 TRANSVERSE SECTION
1/4" = 1'-0"



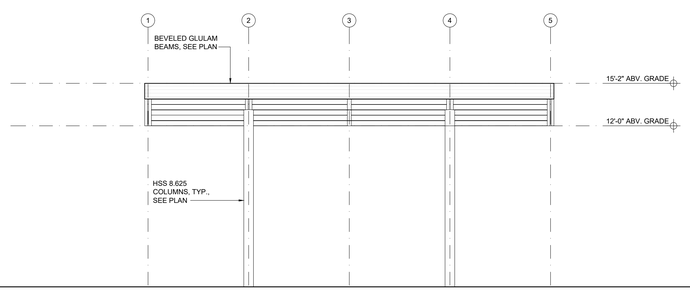
5 LONGITUDINAL SECTION
1/4" = 1'-0"



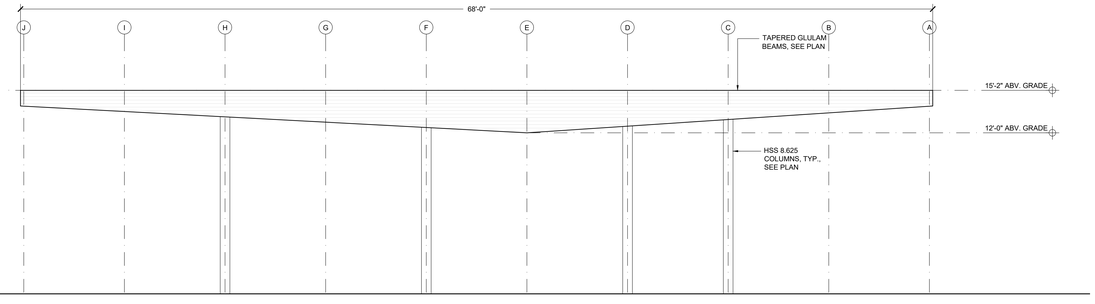
4 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
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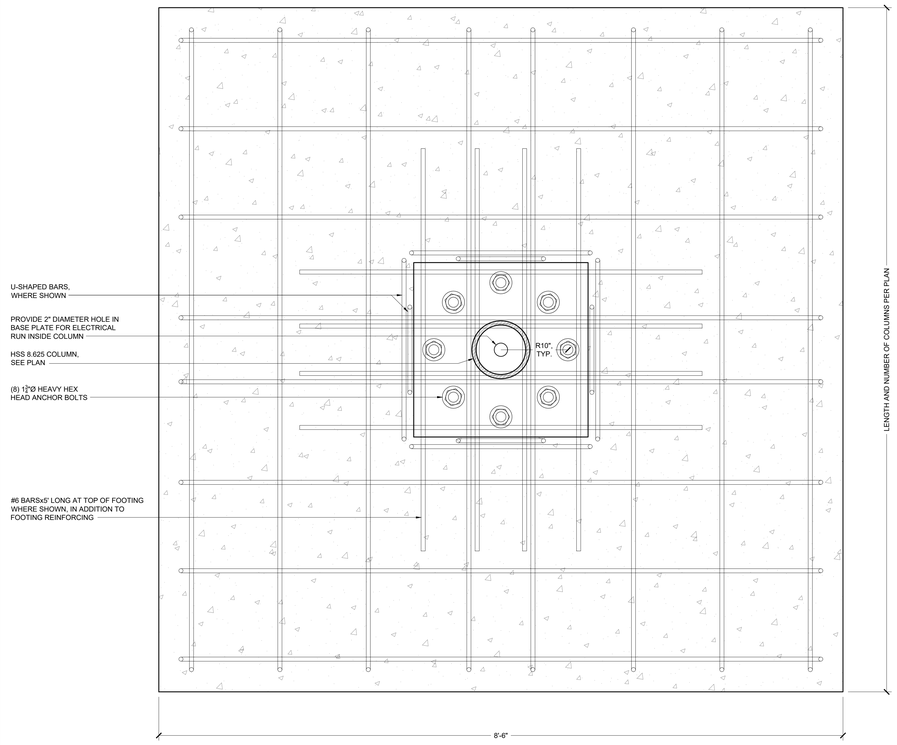
Sheet Title

BLOCK 4
ELEVATIONS AND SECTIONS

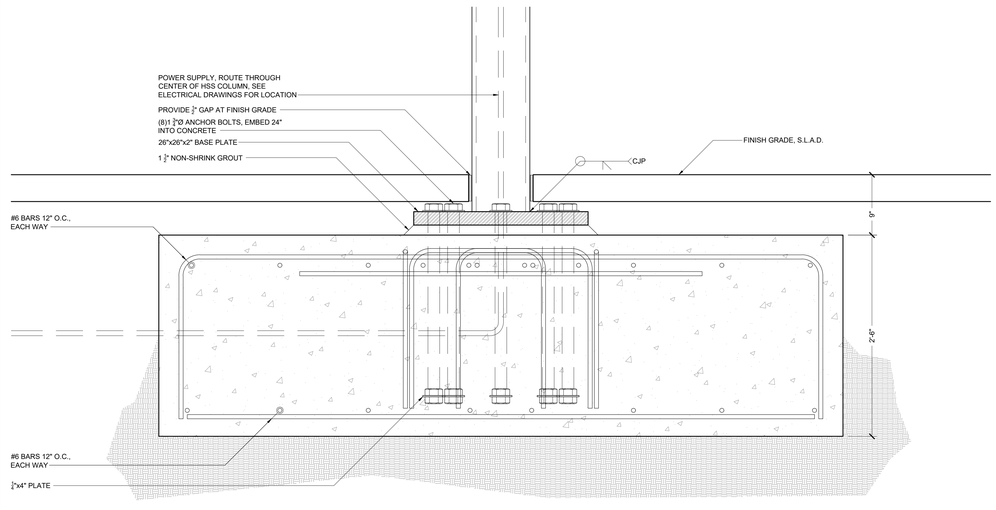
Sheet Number

A51.20



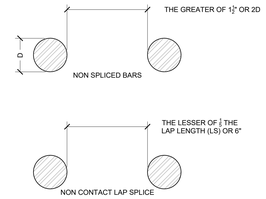
2305 ZS01

18 FOUNDATION PLAN
scale: 1-1/2" = 1'-0"



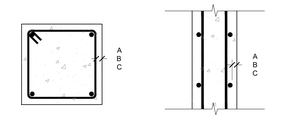
2305 ZS01

16 FOUNDATION SECTION
scale: 1-1/2" = 1'-0"



1504.Z.CC001

5 BAR SPACING IN CONC.
scale: n.t.s.



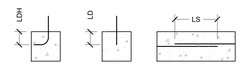
EXPOSURES:
A - CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
B - BOARD FORMED AND EXPOSED TO EARTH OR WEATHER
C - BOARD FORMED AND NOT EXPOSED TO EARTH OR WEATHER

MINIMUM CLEAR COVER TO REINFORCEMENT			
EXPOSURE	SLABS, WALLS AND JOISTS	BEAMS AND COLUMNS	SHELLS
A	3"	3"	3"
B	#6 - #18: 2" #3 - #5: 1 1/2"	#6 - #18: 2" #3 - #5: 1 1/2"	#6 - #18: 2" #3 - #5: 1 1/2"
C	1 1/2"	1 1/2"	#6 - #18: 3/4" #3 - #5: 1/2"

1504.Z.CC002

3 TYPICAL CONCRETE COVER
scale: n.t.s.

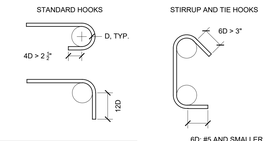
DEVELOPMENT AND LAP SPLICE LENGTHS, INCHES														
BAR LOCATION	BAR SIZE													
	#3			#4			#5			#6			#7		
	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS
TOP BARS	9	16	20	12	19	24	15	23	30	18	28	37	21	46	60
OTHER BARS	9	12	16	12	14	19	15	18	23	18	22	28	21	36	46



NOTE:
1. MIN. CONC. COMPRESSIVE STRENGTH OF 2500 PSI
2. TOP BAR IS A HORIZONTAL BAR PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST IN THE MEMBER BELOW
3. WHERE SPLICING BARS OF DIFFERENT SIZES, USE SPLICE LENGTH OF LARGER BAR

1504.Z.CC003

2 DEVELOPMENT & LAP LENGTH
scale: n.t.s.



INSIDE BEND DIAMETER D		
BAR SIZE	STD HKS	STIR. & TIES
#3 - #5	6D	4D
#6 - #8	6D	6D
#9 - #11	8D	NA
#14 & #18	10D	NA

D = BAR DIAMETER

1918.Z.CC004

1 REINF. HOOKS AND BENDS
scale: n.t.s.

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The Office of James Burnett

Key Map

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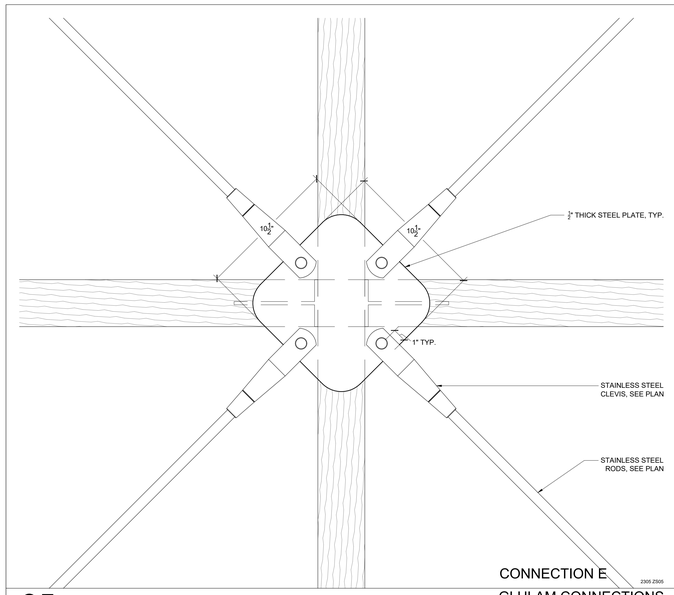
Sheet Title

BLOCK 4
FOUNDATION DETAILS

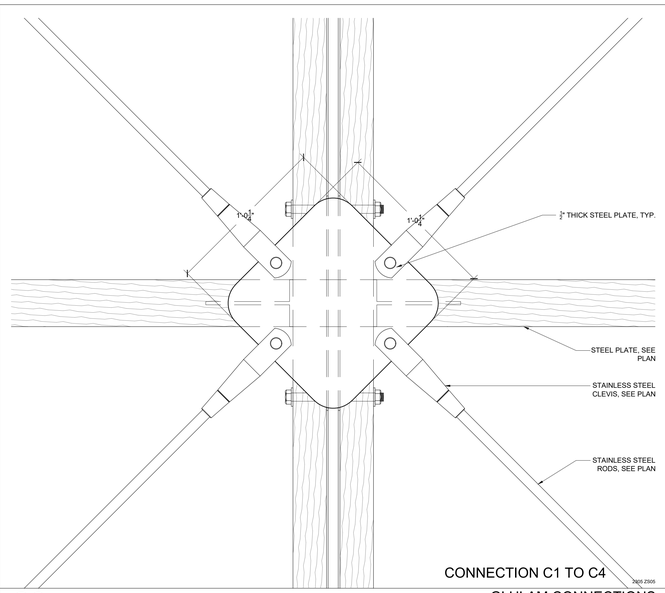
Sheet Number

A51.50



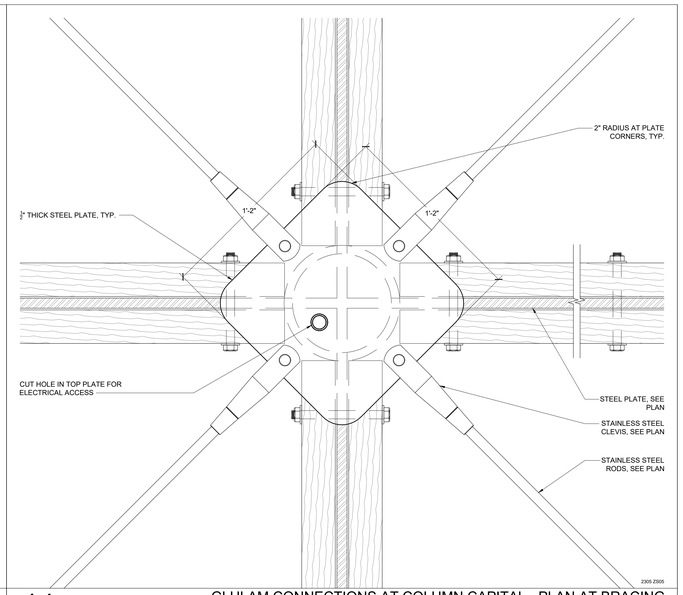
CONNECTION E

35 GLULAM CONNECTIONS
scale: 3" = 1'-0"

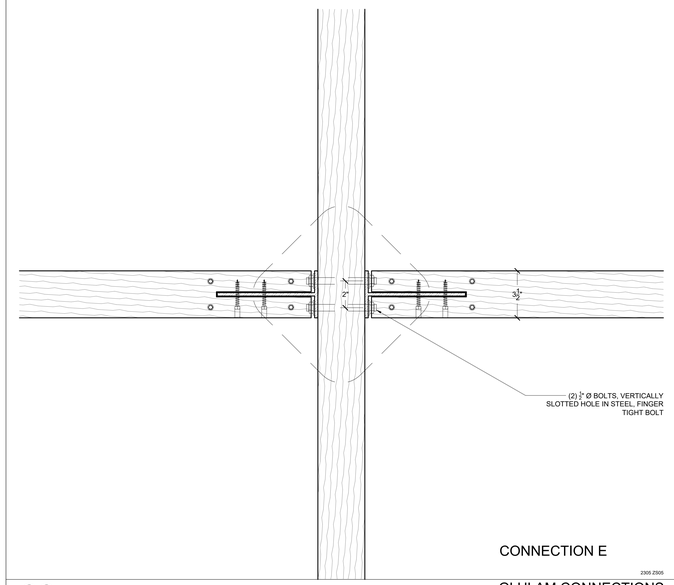


CONNECTION C1 TO C4

23 GLULAM CONNECTIONS
scale: 3" = 1'-0"

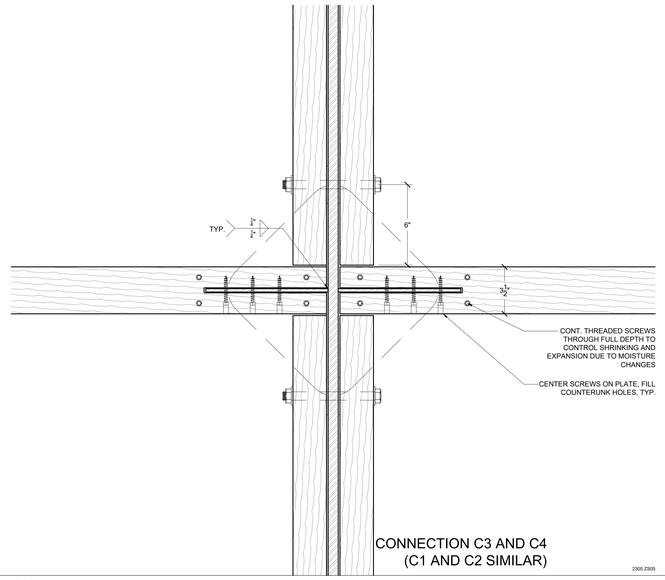


11 GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT BRACING
scale: 3" = 1'-0"



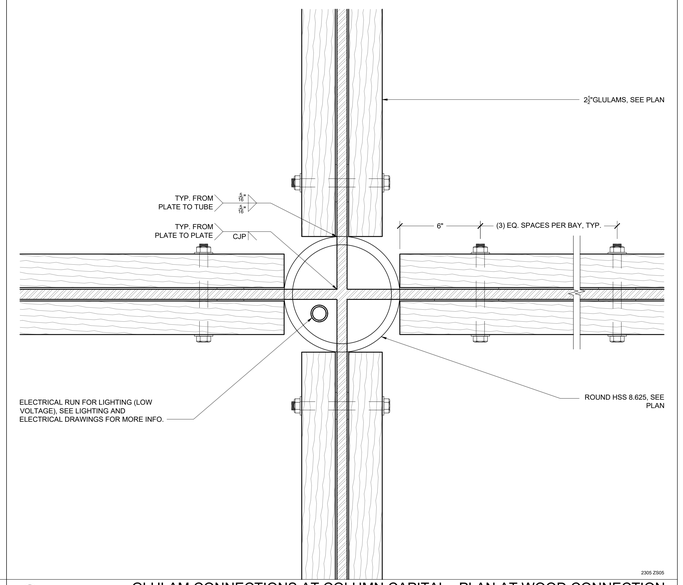
CONNECTION E

33 GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION C3 AND C4
(C1 AND C2 SIMILAR)

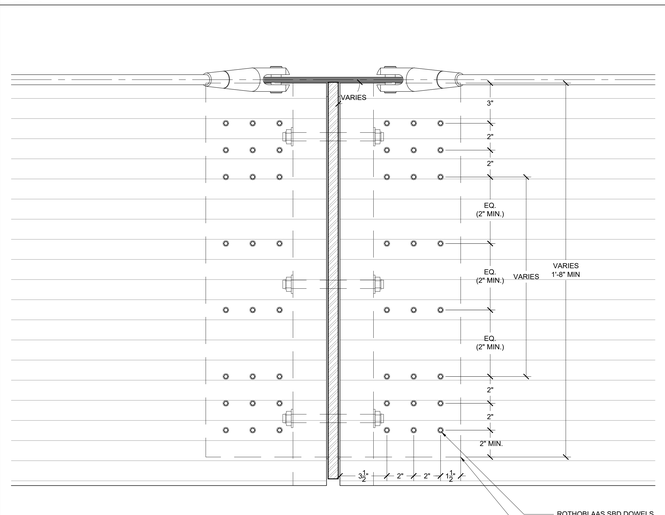
21 GLULAM CONNECTIONS
scale: 3" = 1'-0"



9 GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT WOOD CONNECTION
scale: 3" = 1'-0"

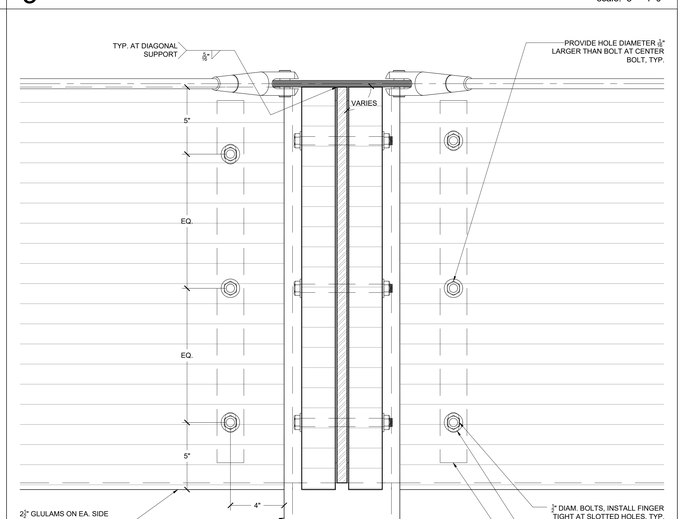
CONNECTION E

31 GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION C3 AND C4

19 GLULAM CONNECTIONS
scale: 3" = 1'-0"



7 GLULAM CONNECTIONS AT COLUMN CAPITAL - ELEVATION
scale: 3" = 1'-0"

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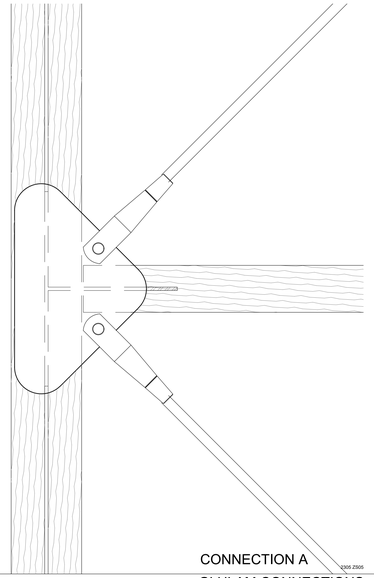
Sheet Title

BLOCK 4
FRAMING DETAILS

Sheet Number

A51.51

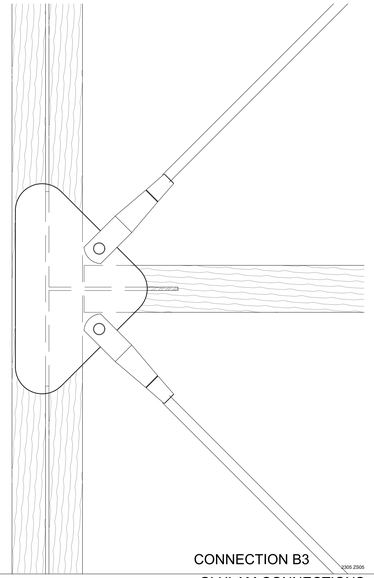


CONNECTION A

2305 Z505

35

GLULAM CONNECTIONS
scale: 3" = 1'-0"

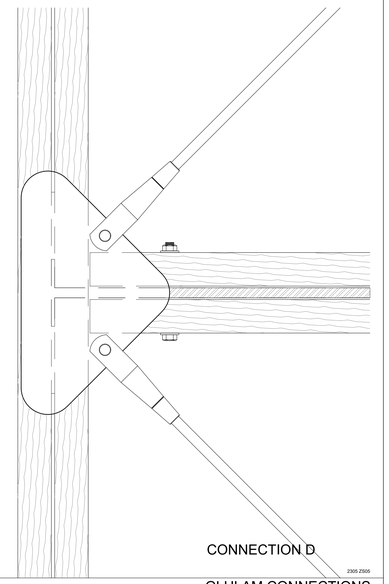


CONNECTION B3

2305 Z505

23

GLULAM CONNECTIONS
scale: 3" = 1'-0"

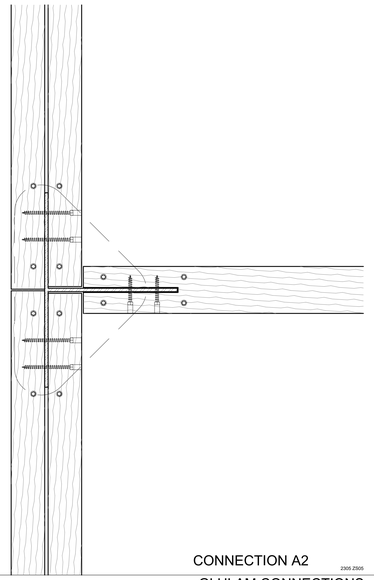


CONNECTION D

2305 Z505

11

GLULAM CONNECTIONS
scale: 3" = 1'-0"

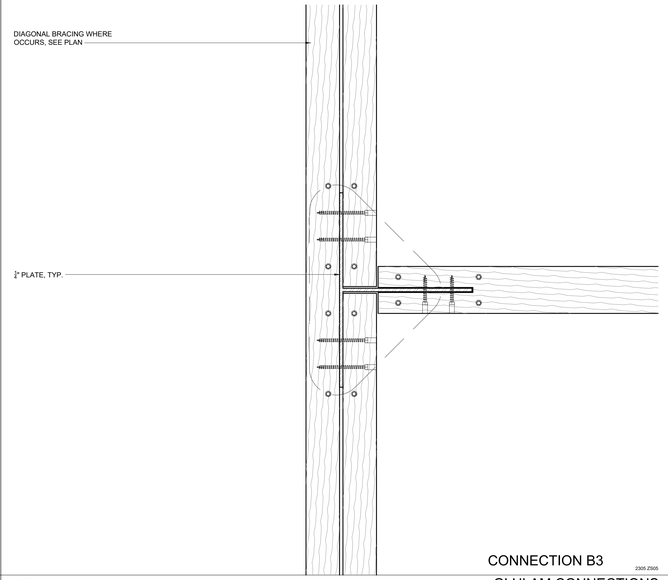


CONNECTION A2

2305 Z505

33

GLULAM CONNECTIONS
scale: 3" = 1'-0"

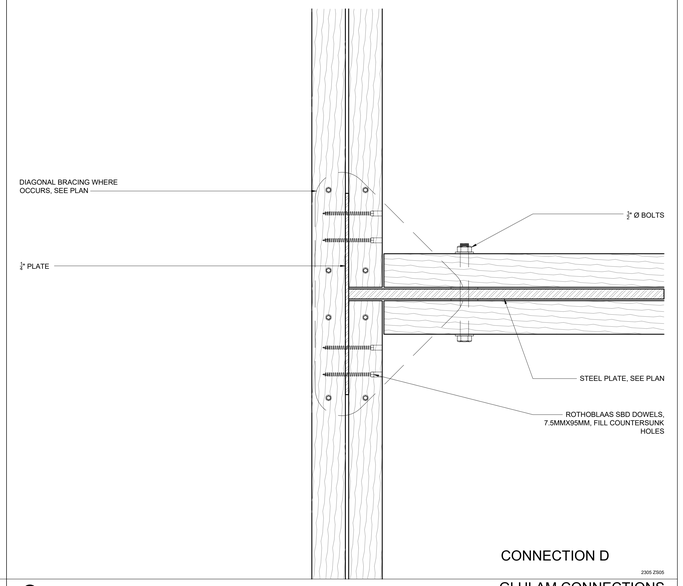


CONNECTION B3

2305 Z505

21

GLULAM CONNECTIONS
scale: 3" = 1'-0"

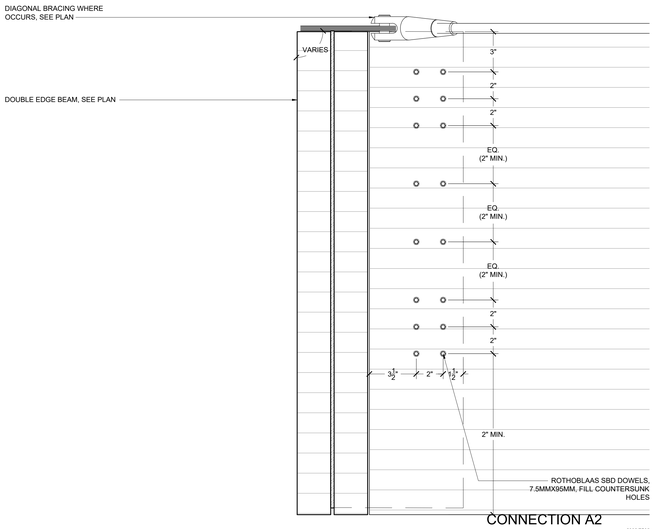


CONNECTION D

2305 Z505

9

GLULAM CONNECTIONS
scale: 3" = 1'-0"

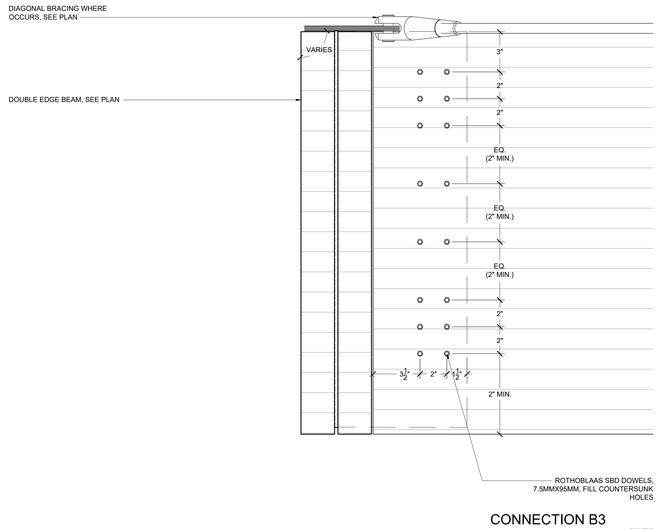


CONNECTION A2

2305 Z505

31

GLULAM CONNECTIONS
scale: 3" = 1'-0"

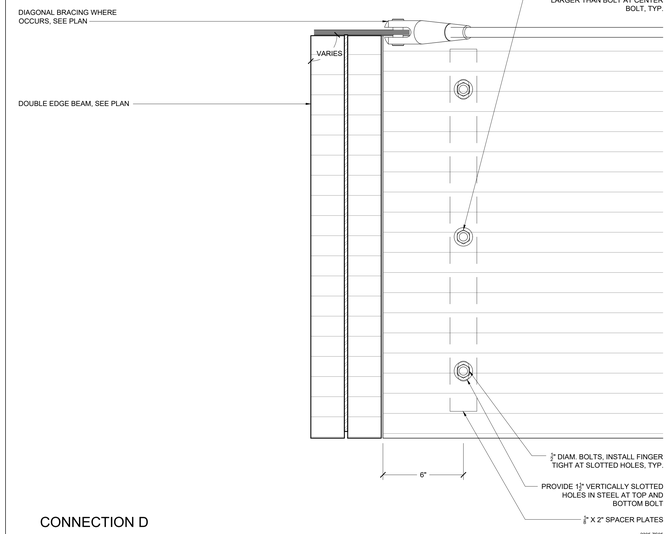


CONNECTION B3

2305 Z505

19

GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION D

2305 Z505

7

GLULAM CONNECTIONS
scale: 3" = 1'-0"

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BLOCK 4
FRAMING DETAILS

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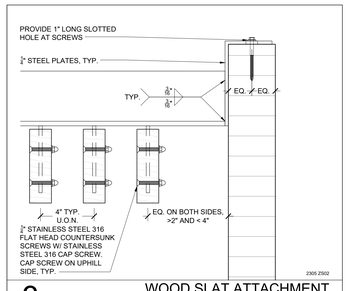
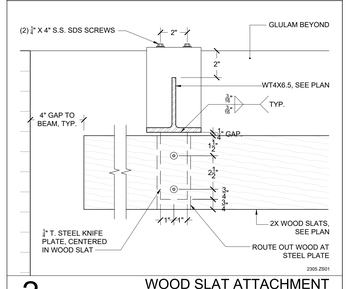
A51.52

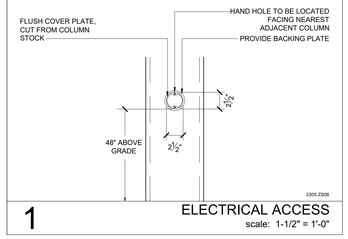


3 WOOD SLAT ATTACHMENT
scale: 3" = 1'-0"



2 WOOD SLAT ATTACHMENT
scale: 3" = 1'-0"

PROVIDE ACCESS FOR FISHING CABLING THROUGH STRUCTURE. COORDINATE AND CONFIRM WIRING REQUIREMENTS WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND SHOP DRAWING PRODUCTION.



1 ELECTRICAL ACCESS
scale: 1-1/2" = 1'-0"

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title

BLOCK 4 DETAILS

Sheet Number

A51.53

GENERAL STRUCTURAL NOTES

01100 GENERAL REQUIREMENTS
1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE.

2. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

3. DETAILS ON SHEETS TITLED "TYPICAL" OR DETAILS TITLED "TYPICAL" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

5. DO NOT SCALE THE DRAWINGS.

6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION AND FOR TEMPORARY SUPPORT OF THE BUILDING. RETAIN A REGISTERED CIVIL ENGINEER WHOM IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE AND DISPOSE OFF SITE.

9. VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIALS.

11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE CONTRACT.

12. ANY DAMAGE TO EXISTING UTILITIES OR FACILITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTO'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.

13. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

14. CONTRACTOR SHALL MAINTAIN THE STREETS AND ANY OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT.

15. THE ENGINEER-OF-RECORD SHALL PERFORM STRUCTURAL OBSERVATIONS PER IBC 1704. THE ENGINEER SHALL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR AND BUILDING OFFICIAL, AND SUBMIT A FINAL SUMMARY REPORT STATING SITE VISITS HAVE BEEN MADE, NOTING ANY DEFICIENCIES, THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN GENERAL CONFORMANCE WITH THE APPROVED PLANS.

16. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE ENGINEER PRIOR TO ALL REQUIRED TESTING AND OBSERVATIONS U.O.N. CONTRACTOR SHALL CALL ENGINEER FOR OBSERVATION OF ALL FOUNDATION STEEL AND EXCAVATIONS PRIOR TO PLACING CONCRETE. THE CONTRACTOR SHALL CALL ENGINEER AT BEGINNING OF WOOD INSTALLATION TO OBSERVE WOOD CONNECTIONS, DETAILING AND FINISH FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

17. ADBC ARCHITECTURE TO PROVIDE A 3D MODEL UPON REQUEST. 3D MODEL IS FOR DESIGN INTENT.

01400 SPECIAL INSPECTIONS
1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTOR SHALL BE RETAINED BY THE CONTRACTOR TO PERFORM TESTS AND INSPECTIONS.

2. THE FOLLOWING ITEMS REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 - "STRUCTURAL TESTS AND INSPECTIONS" OF THE 2015 INTERNATION BUILDING CODE:
   A. WELDING INSPECTIONS SHALL CONFORM TO IBC 1705.2 AND AISC 360. SEE TABLES BELOW:

TABLE N5.4-1
Inspection Tasks Prior to Welding

Inspection Tasks Prior to Welding	Action
Welder qualification records and continuity records	Observe
WPS available	Perform
Manufacturer certifications for welding consumables available	Perform
Material identification (type/grade)	Observe
Welder identification system. The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.	Observe
Fit-up of groove welds (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)	Observe
Fit-up of CJP groove welds of HSS T-, Y- and K-joints without backing (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe
Configuration and finish of access holes	Observe
Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe

TABLE N5.4-2
Inspection Tasks During Welding

Inspection Tasks During Welding	Action
Control and handling of welding consumables • Packaging • Exposure control	Observe
No welding over cracked tack welds	Observe
Environmental conditions • Wind speed within limits • Precipitation and temperature	Observe
WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min./max.) • Proper position (F, V, H, OH)	Observe
Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	Observe
Placement and installation of steel headed stud anchors	Perform

TABLE N5.4-3
Inspection Tasks After Welding

Inspection Tasks After Welding	Action
Welds cleaned	Observe
Size, length and location of welds	Perform
Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	Perform
Arc strikes	Perform
k-area [a]	Perform
Weld access holes in rolled heavy shapes and built-up heavy shapes [b]	Perform
Backing removed and weld tabs removed (if required)	Perform
Repair activities	Perform
Document acceptance or rejection of welded joint or member	Perform
No prohibited welds have been added without the approval of the EOR	Observe

[a] When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.
[b] After rolled heavy shapes (see Section A3.1c) and built-up heavy shapes (see Section A3.1d) are welded, visually inspect the weld access hole for cracks.

B. UT SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING, IN MATERIALS 5/16 IN. THICK OR GREATER.

C. CONCRETE INSPECTIONS SHALL BE PER IBC TABLE 1705.3. SEE TABLE BELOW:

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	X
2. Verify use of required design mix.	—	X
3. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—
4. Inspect concrete and shotcrete placement for proper application techniques.	X	—
5. Verify maintenance of specified curing temperature and techniques.	—	X
6. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X

Notes: Where applicable, see Section 1705.12, Special inspections for seismic resistance.

D. CAST-IN-PLACE DEEP FOUNDATIONS PER TABLE 1705.8
   1. CONTINUOUSLY INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.
   2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.
   3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.3.

3. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

02200 FOUNDATION AND SITE WORK
1. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

3. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

4. FOUNDATION EXCAVATIONS TO BE CUT NEAT TO THE SIZE SHOWN ON DRAWINGS AND CONCRETE TO BE PLACED ON UNDISTURBED NATIVE SOILS. IF EXCAVATIONS ARE OVERCUT, BACKFILL WITH ENGINEERED FILL AND COMPACT TO 95% RELATIVE COMPACTION.

5. THE GEOTECHNICAL REPORT PREPARED BY HENLEY JOHNSTON AND ASSOCIATES DATED 18 JUNE 2021 AND IS AVAILABLE IN THE OFFICE OF THE ARCHITECT FOR THE CONTRACTOR'S REVIEW. THE CONTRACTOR SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. OBTAIN GEOTECHNICAL ENGINEER'S APPROVAL OF FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. ALL DETERMINATIONS OF THE ACCEPTABILITY OF SOIL CONDITIONS SHALL BE BY GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE FOR DRILLING OF ALL PIERS AND OBSERVATION OF EXCAVATION BEFORE PLACING ANY FILL MATERIAL OR CONCRETE.

6. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, PIER DRILLING, FOOTING EXCAVATIONS AND PREPARATION OF SUBGRADE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. HENLEY JOHNSTON SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (214-941-3808) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

03100 FORMWORK
1. PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING STRUCTURAL MEMBERS AS REQUIRED TO PREVENT AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE EXISTING MEMBERS. CONCRETE CAST WITH AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE MEMBERS IS NOT ACCEPTABLE.

2. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS, INCLUDING BUT NOT LIMITED TO WALLS, COLUMNS, AND UNDERSIDE OF ELEVATED SLABS.

03200 REINFORCING STEEL
1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED: REINFORCING STEEL #10 AND SMALLER ASTM A615, 60 KSI, REINFORCING STEEL #11 AND LARGER ASTM A615, 80 KSI.

2. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS AT A MAXIMUM 3-FOOT SPACING. REINFORCING SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE ACI SP-66 AND ACI 318.

03300 CAST-IN-PLACE CONCRETE
1. ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

2. AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE, ROUGHEN CONTACT SURFACES TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

3. ALL CONCRETE TO HAVE THE FOLLOWING PROPERTIES: NORMAL WEIGHT CONCRETE WITH A 28-DAY STRENGTH OF 4,000 PSI. MAXIMUM WATER CEMENT RATIO OF 0.44.

03350 ANCHORS AND DOWELS
1. ADHESIVE ANCHORS AND ADHESIVE DOWELS INSTALLED INTO CONCRETE: HILTI HIT-RE 500-V3 (ICC-ES #ESR-3814). ANCHORS SHALL BE HILTI HAS-E B7. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS FOLLOWS, UNLESS OTHERWISE NOTED.

ROD DIA.	EMBEDMENT	BAR SIZE	EMBEDMENT
3/8"	4"	#3	5"
1/2"	5"	#4	7"
5/8"	6"	#5	8"
3/4"	7"	#6	10"
7/8"	9"	#7	12"
1"	11"	#8	14"

2. INSTALL ADHESIVE ANCHORS AND ADHESIVE DOWELS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CORRESPONDING ICBO REPORT.

3. CAST-IN-PLACE ANCHORS: REBAR SHALL BE ASTM A615, 60 KSI AND THREADED ANCHORS SHALL BE ASTM F1554, GRADE 55 KSI HEAVY HEX HEAD OR ASTM A193 GRADE B7. NUTS SHALL BE ASTM A 563 GRADE DH HEAVY HEX NUTS AND WASHERS SHALL BE ASTM F 436. ANCHORS SHALL BE "SI" WELDABLE. ALL ANCHORS SHALL BE GALVANIZED.

4. BASE PLATES: BEARING PLATES SHALL BE CLEAN AND FREE FROM BOND-REDUCING MATERAILS. TIGHTEN ANCHOR BOLTS AFTER THE SUPPORTED MEMBERS HAVE BEEN POSITIONED AND PLUMBED. PACK NON-SHRINK GROUT SOLIDLY BETWEEN BEARING SURFACES AND BASES OR PLATES TO ASSURE THAT NO VOIDS REMAIN. NON-SHRINK GROUT SHALL MEET ASTM C-1107 OR ASTM C-928-R3.

05000 STRUCTURAL STEEL
1. STRUCTURAL STEEL, FABRICATION AND ERECTION METHODS SHALL CONFORM TO THE CURRENT ADDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."

2. ALL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

3. ALL STEEL SHALL BE PAINTED U.O.N. SEE SPECIFICATION 099113 "EXTERIOR PAINTING."

4. STEEL SHALL BE THE FOLLOWING:
   ROLLED PLATES AND BARS - ASTM A572 OR A992, 50 KSI
   ANGLES AND CHANNELS - ASTM A36
   ROLLED W AND WT SECTIONS - ASTM A992
   HSS RECTANGULAR SECTIONS - ASTM A500, GRADE C (50 KSI)
   HSS ROUND SECTION - ASTM A500, GRADE C (46 KSI)

5. ALL BOLTS SHALL BE STAINLESS STEEL ASTM F593D WITH YIELD STRESS OF 45 KSI. NUTS TO BE ASTM F594. WASHERS TO BE STAINLESS STEEL 304 OR 316.

6. PROVIDE ALTERNATE DEDUCT FOR ALL BOLTS AND SPACERS TO BE GALVANIZED STEEL. BOLTS TO MEET ASTM A307.

7. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1. ELECTRODES SHALL BE E70x. WELDS SHALL CONFORM TO AESS 3.

8. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS NOTED OTHERWISE ON THE DRAWINGS.

9. ALL STEEL TO BE PAINTED. SEE EXTERIOR PAINTING SPECIFICATION 099113 FOR INFORMATION ON PAINT SPECS.

06100 CARPENTRY
1. FOR BOLTS, NUTS AND WASHERS, SEE #5 AND #5 ABOVE.

2. BOLT HOLES SHALL BE A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER THAN THE BOLT NOMINAL DIAMETER.

06200 MANUFACTURED WOOD PRODUCTS
1. GLUED-LAMINATED STRUCTURAL MEMBERS SHALL BE:
   A. LUMBER: COMPLY WITH ANSI/AITC A190.1 AND APPLICABLE LUMBER ASSOCIATION STANDARDS FOR ALLOWABLE STRESS, APPEARANCE, FABRICATION LIMITATIONS AND SPECIES.
   B. STRESS VALUES FOR BEAMS: PROVIDE GLUED-LAMINATED TIMBER MEMBERS SIZED AS INDICATED, WITH LAMINATING COMBINATION 24F-V8 OR OTHER THAT MEET OR EXCEED THE FOLLOWING STRESS VALUES FOR NORMAL LOADING DURATION AND DRY CONDITION OF USE.
      1. BENDING (FBX): 2400 PSI
      2. BENDING (FBY): 1550 PSI
      3. SHEAR PARALLEL TO GRAIN (FVX): 265 PSI
      4. SHEAR PARALLEL TO GRAIN (FVY): 230 PSI
      5. COMPRESSION PERPENDICULAR TO GRAIN (FC - TENSION FACE): 650 PSI
      6. COMPRESSION PERPENDICULAR TO GRAIN (FC - COMPRESSION FACE): 650PSI
      7. TENSION PARALLEL TO GRAIN (FT - AXIALLY LOADED): 1100 PSI
      8. COMPRESSION PARALLEL TO GRAIN (FC - AXIALLY LOADED): 1650 PSI
      10. MODULUS OF ELASTICITY (EX APP): 1,800,000 PSI
      11. MODULUS OF ELASTICITY (EX MIN): 950,000 PSI
      12. MODULUS OF ELASTICITY (EY TRUE): 1,700,000 PSI
      13. MODULUS OF ELASTICITY (EY APP): 1,600,000 PSI
      14. MODULUS OF ELASTICITY (EY MIN): 850,000 PSI
   C. LUMBER SPECIES: DOUGLAS FIR. SIZES CALLED OUT ARE NOMINAL. 4X6 GLULAM HAS ACTUAL DIMENSIONS OF 3 $\frac{1}{2}$" X 5 $\frac{1}{2}$". WOOD FINISH TO BE SMOOTH, OR S4S.
   D. ADHESIVE: ASTM D2559, WET-USE UNLESS OTHERWISE INDICATED.
   E. PENETRATING SEALER: KLEARGARD 25
   F. GLULAM PROVIDER: TIMBERLYNE HTTPS://WWW.TIMBERLYNE.COM/
   G. WOOD SEALER: (2) COATS OF SANSIN WOOD SEALER
   H. PROVIDE 2'-0" LONG SAMPLE OF WOOD TO ARCHITECT/ENGINEER FOR REVIEW AND SIGN-OFF.

17000 DESIGN CRITERIA
DESIGN LOADS PER IBC 2018 WHICH ARE BASED ON ASCE 7 2016.

1. DEAD LOADS: VARY BASED ON ACTUAL BUILDING WEIGHTS. THE STRUCTURE IS **NOT** DESIGNED TO CARRY ADDITIONAL LOADS FROM WHAT IS SHOWN IN THE DRAWINGS. NO ADDITIONAL LIGHTS, SPEAKERS, ETC MAY BE HUNG FROM THE STRUCTURE.

2. LIVE LOADS: ROOF 20 PSF (REDUCIBLE), FLOOR: N/A.

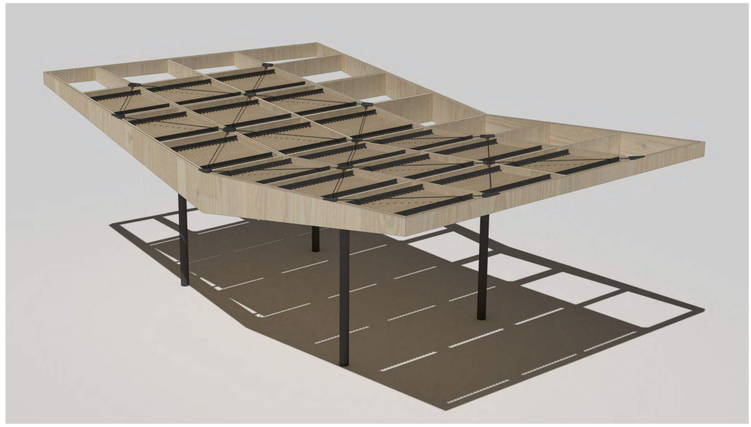
3. SEISMIC DESIGN: SITE CLASS E, SDC D
BASE SHEAR V = 0.85 W (ULTIMATE STRENGTH DESIGN), R = 1.25, S_S = 1.293, S_1 = 0.467, S_{MS} = 1.552, S_{M1} = 1.058, S_{DS} = 1.06, S_{D1} = 1.03

4. WIND DESIGN: RISK CATEGORY II
V_{ULT} = 103 MPH (3 SECOND GUST)
EXPOSURE C
GC_{PI} = +/- 0.18

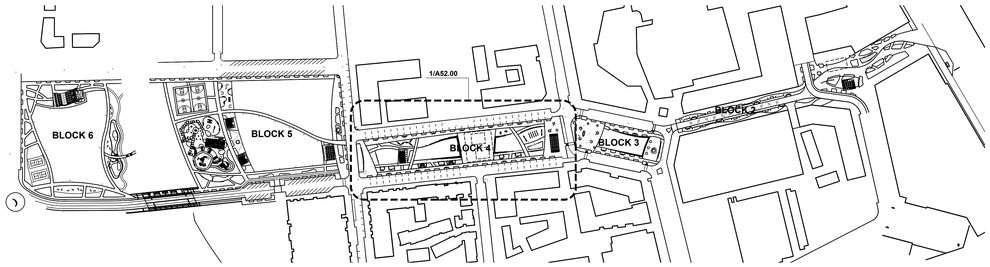
5. SNOW LOADS: GROUND SNOW LOAD P_g = 36 PSF

6. ICE LOADS: RADIAL ICE THICKNESS = 0.19". 3 SECOND GUST SPEED = 52 MPH

4 VIEW FROM GRADE
(FOR VISUAL REFERENCE ONLY)

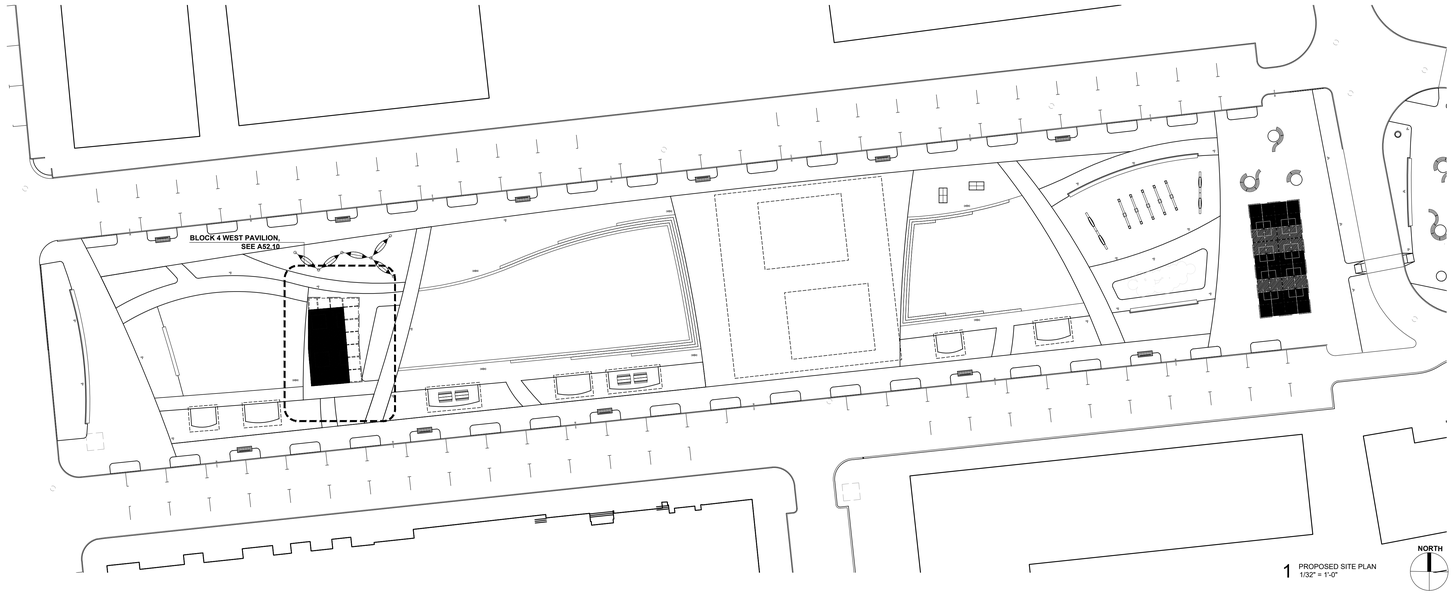


3 VIEW FROM ABOVE
(FOR VISUAL REFERENCE ONLY)



2 PROPOSED VICINITY PLAN
1" = 200'-0"

NORTH



1 PROPOSED SITE PLAN
1/32" = 1'-0"

NORTH

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The Office of James Burnett

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Sheet Title
BLOCK 4 WEST PAVILION
SITE PLANS AND GENERAL NOTES

Sheet Number
A52.00

NOTES

GENERAL NOTES

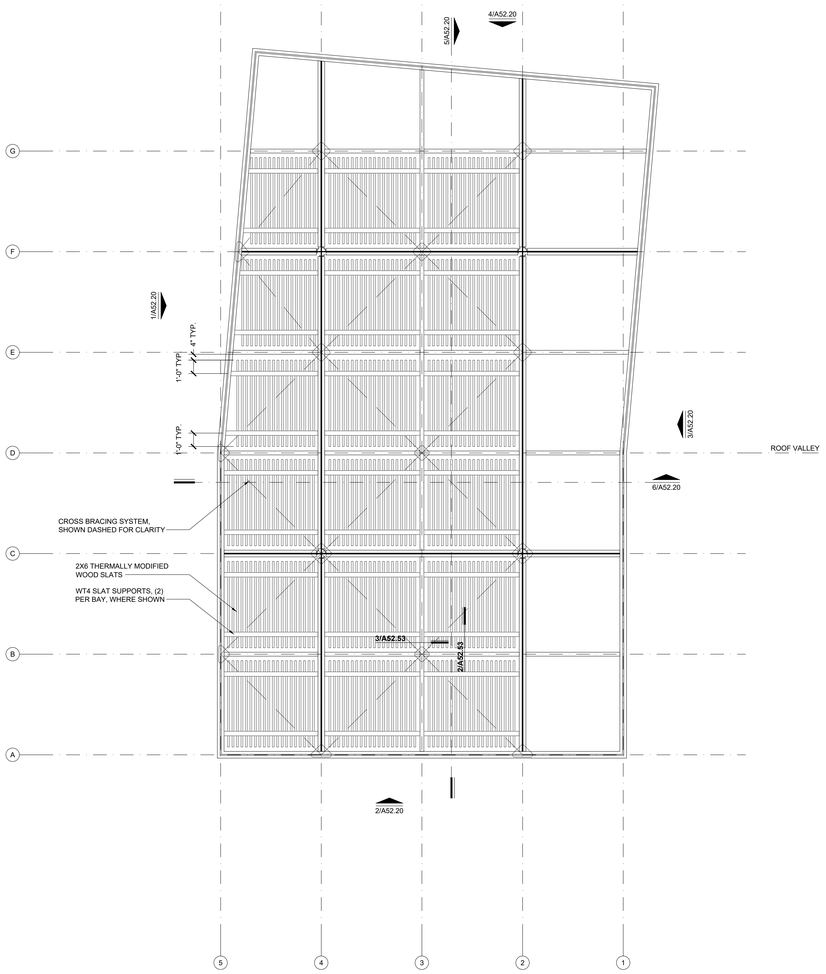
1. SEE SHEET A52.00 FOR GENERAL NOTES.

FRAMING PLAN NOTES

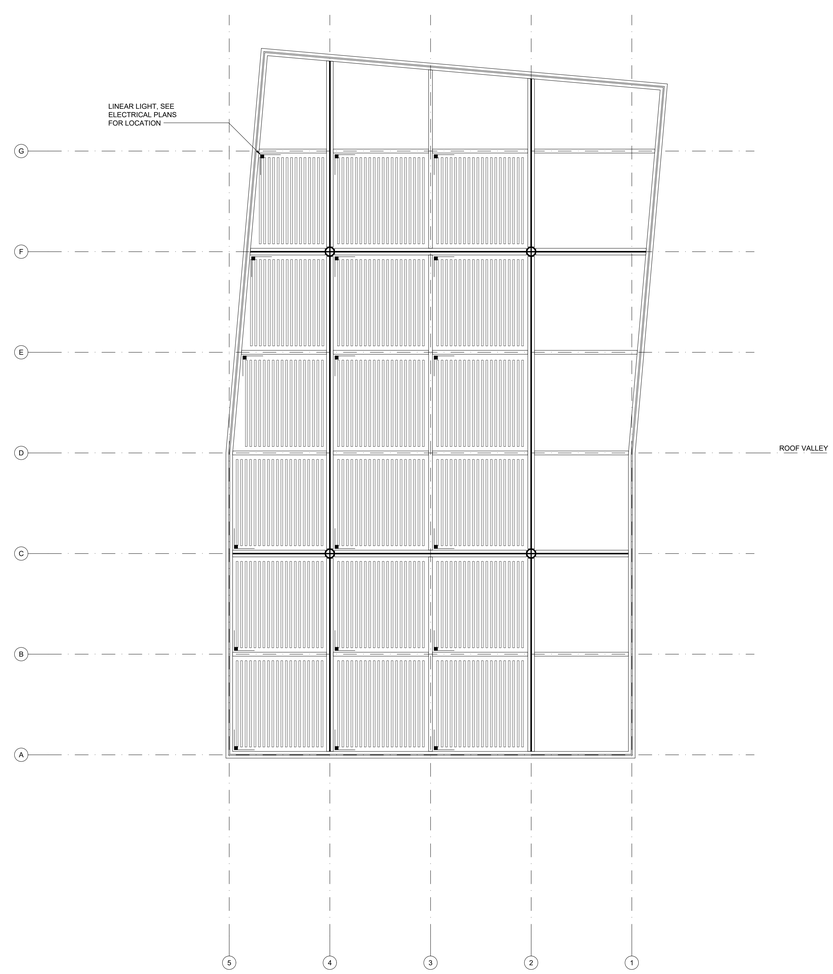
1. PROVIDE VENT HOLES IN HSS FRAMING AS REQUIRED TO REMOVE ANY CONDENSATION FROM INSIDE.
2. SEE SPECIFICATIONS ON A52.00 FOR THE WOOD GLULAM SPECIFICATION. THE ACTUAL SIZE OF THE GLULAMS ARE NOTED ON THE FRAMING PLAN.
3. PROVIDE ACCESS FOR FISHING CABLING THROUGH STRUCTURE. COORDINATE AND CONFIRM WIRING REQUIREMENTS WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND SHOP DRAWING PRODUCTION. ALL WIRING SHALL BE HIDDEN FROM BELOW. WIRING TO BE ON TOP OF WOOD BEAMS AND FIXED IN PLACE.
4. FOR ALL DETAILS THAT INCLUDE LIGHTING, CONTRACTORS MUST REVIEW SPECTRUM LIGHTING DETAILS FOR ADDITIONAL INFORMATION SUCH AS CLEARANCES, REQUIRED DIFFUSERS AND INSTALLATION NOTES ORTICAL TO THE COORDINATION, PERFORMANCE, AND COST OF THE LIGHTING. IF THERE ARE DISCREPANCIES BETWEEN ANY DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR BRINGING THEM TO THE ATTENTION OF THE ARCHITECTS/LANDSCAPE ARCHITECT.
5. ALL STRUCTURAL STEEL AND CONNECTIONS TO RECEIVE THE FOLLOWING COATING:
   - 5.1. PRIMING: IMMEDIATELY AFTER SURFACE PREPARATION, APPLY PRIMER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND AT RATE RECOMMENDED BY SSPC-SP6/NACE NO. 3 COMMERCIAL BLAST CLEAN TO PROVIDE A MINIMUM DRY FILM THICKNESS OF 2.5 MILS TO 35 MILS DFT. USE PRIMING METHODS THAT RESULT IN FULL COVERAGE OF JOINTS, CORNERS, EDGES, AND EXPOSED SURFACES.
     - 5.1.1. STRIPE PAINT CORNERS, CREVICES, BOLTS, WELDS, AND SHARP EDGES.
     - 5.1.2. APPLY TWO COATS OF SHOP PAINT TO SURFACES THAT ARE INACCESSIBLE AFTER ASSEMBLY OR ERECTION. CHANGE COLOR OF SECOND COAT TO DISTINGUISH IT FROM FIRST.
     - 5.1.3. PRIMER SHALL BE TNEMEC SERIES 94-H2O HYDRO-ZINC AT 2.5 TO 3.5 MILS DFT.
   - 5.2. PAINTING: STEEL INTERMEDIATE COATING SHALL BE TNEMEC SERIES L69 HI-BUILD EPOXOLINE II AT 4-6 MILS DFT.
   - 5.3. PAINTING: STEEL FINAL COATING SHALL BE TNEMEC SERIES 1095 ENDURA-SHIELD FINISH AT 3-5 MILS DFT.
6. WOOD FOR THE TRELLIS SHALL BE 2X6 THERMALLY MODIFIED WOOD. WOOD SPECIES TO BE CLEAR SPRUCE (WWW.VINTAGEWOODSUS.COM) OR THERMORY BENCHMARK PINE STANDARD STOCK, OR APPROVED EQUAL.

FOUNDATION NOTES AND LEGENDS

4. COORDINATE TOP OF FINISHED GRADE ELEVATIONS WITH THE LANDSCAPE DRAWINGS.
5. GEOTECHNICAL ENGINEER SHALL OBSERVE FOUNDATION EXCAVATION AND CONSTRUCTION PRIOR TO POURING CONCRETE FOOTINGS.



2 ROOF PLAN
1/4" = 1'-0"



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

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△	DATE	ISSUE
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	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

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Permit Number: XXXXX
Scale: As Indicated

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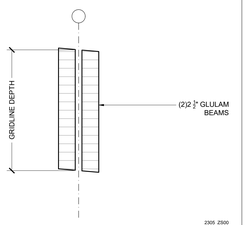
Sheet Title

BLOCK 4
CEILING AND ROOF PLANS

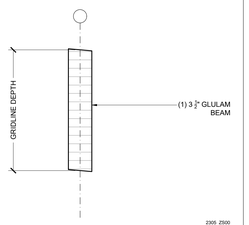
Sheet Number

A52.10



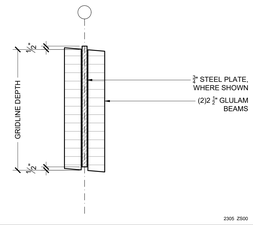
2305 Z500

6 BEAM TYPE A2
N.T.S.



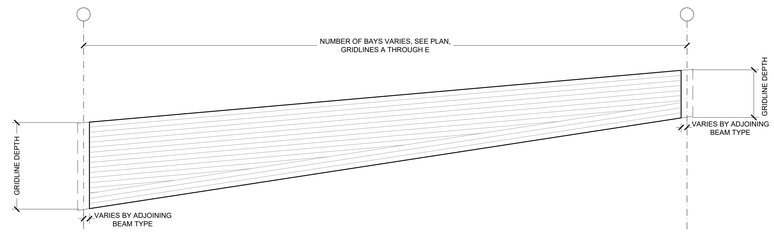
2305 Z500

5 BEAM TYPE B2
N.T.S.



2305 Z500

4 BEAM TYPE C2
N.T.S.

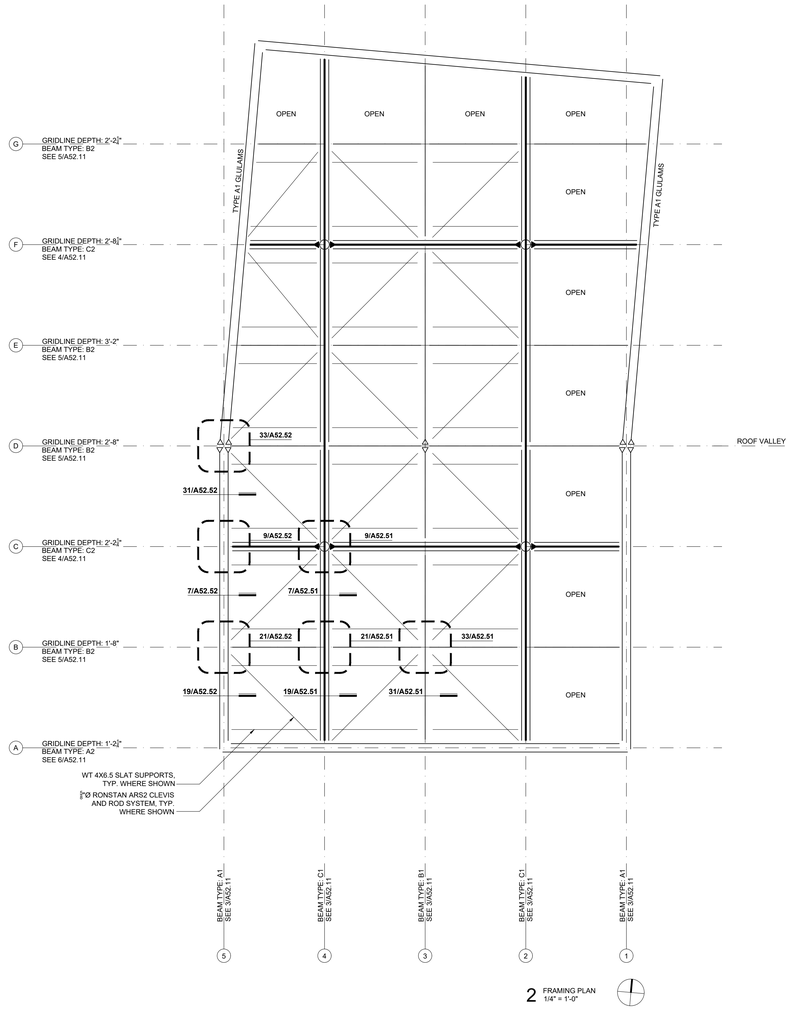


2305 Z500

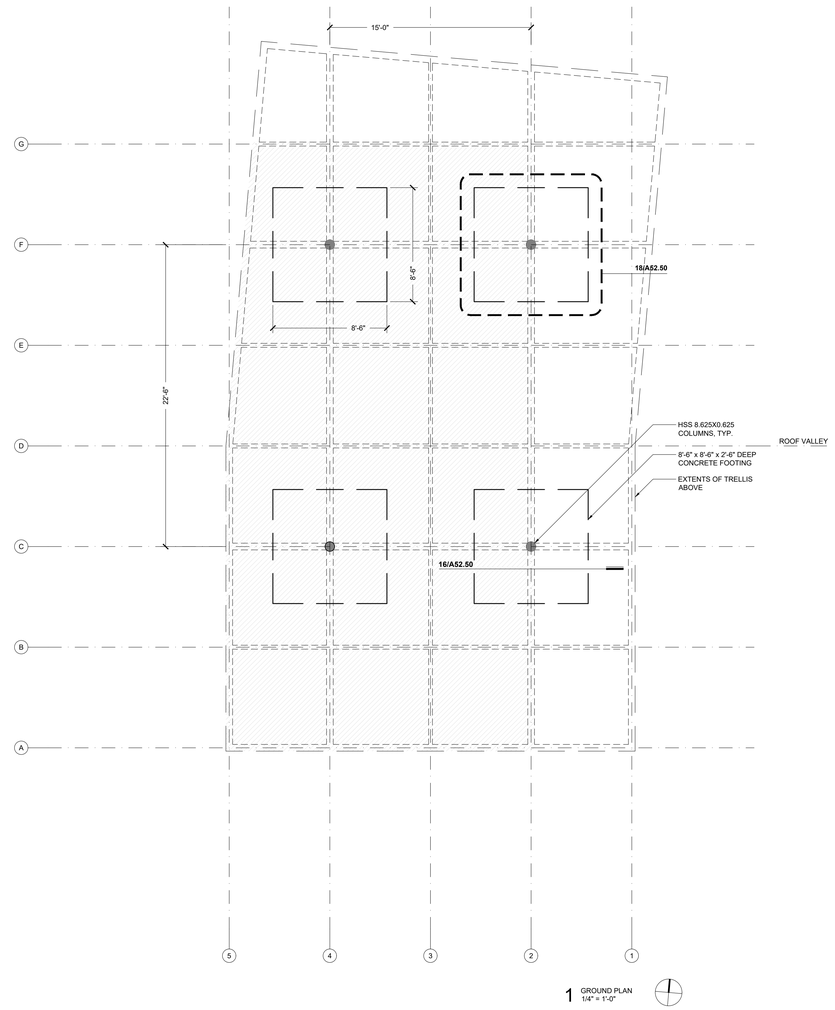
3 BEAM TYPES A1, B1, C1
N.T.S.

STRUCTURAL LEGEND

- BEAM TYPE A: DOUBLE GLULAM SECTION
- BEAM TYPE B: SINGLE GLULAM SECTION
- BEAM TYPE C: STEEL AND GLULAM COMPOSITE SECTION
- STEEL MOMENT CONNECTIONS
- GLULAM MOMENT CONNECTIONS



2 FRAMING PLAN
1/4" = 1'-0"



1 GROUND PLAN
1/4" = 1'-0"

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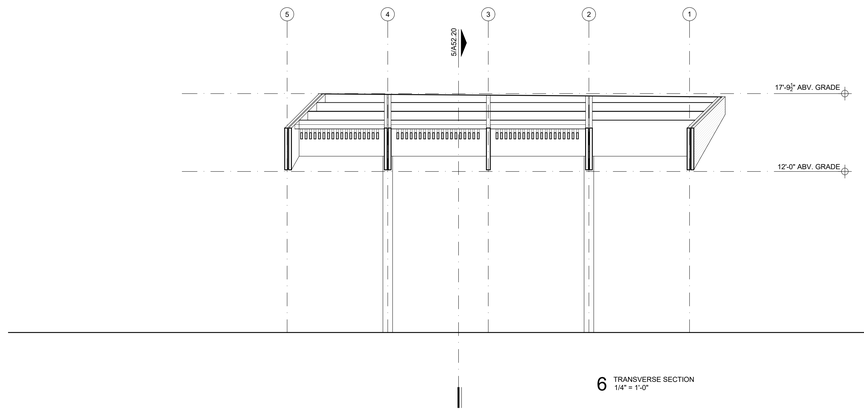
Sheet Title

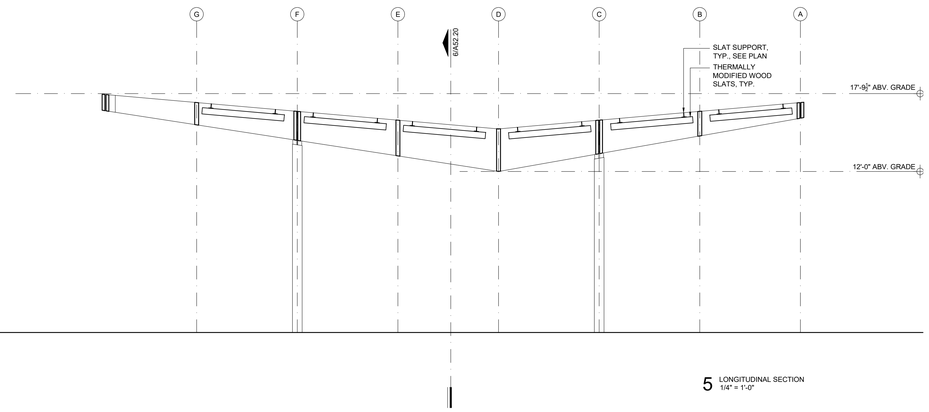
BLOCK 4
GROUND AND FRAMING PLANS

Sheet Number

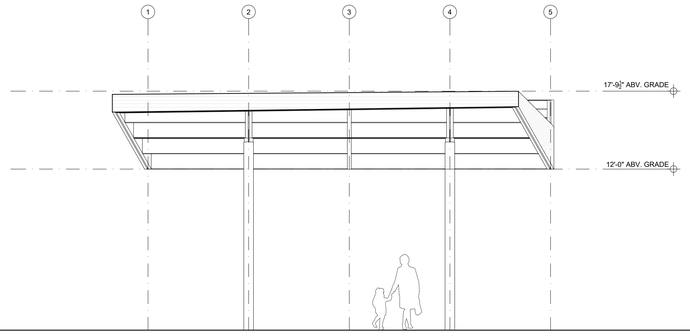
A52.11



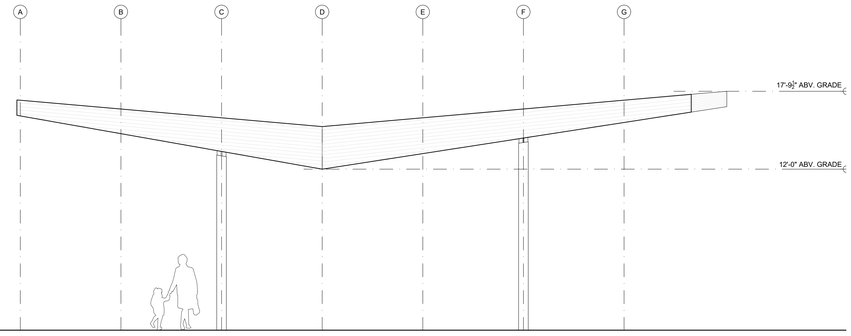
6 TRANSVERSE SECTION
1/4" = 1'-0"



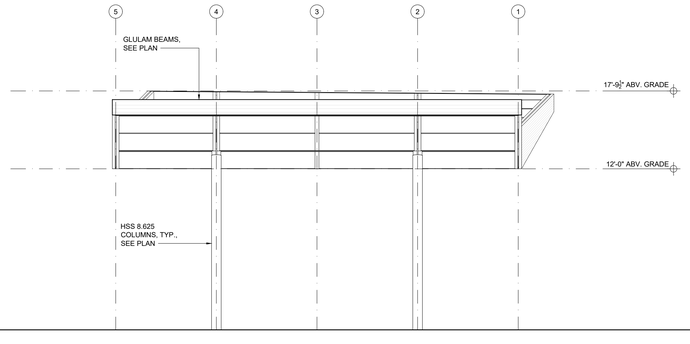
5 LONGITUDINAL SECTION
1/4" = 1'-0"



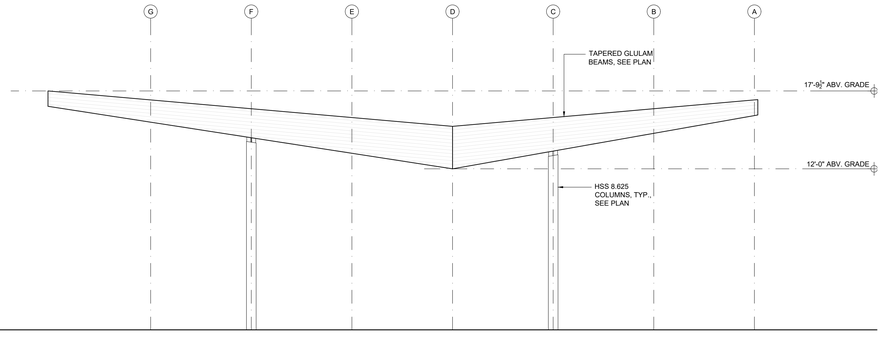
4 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

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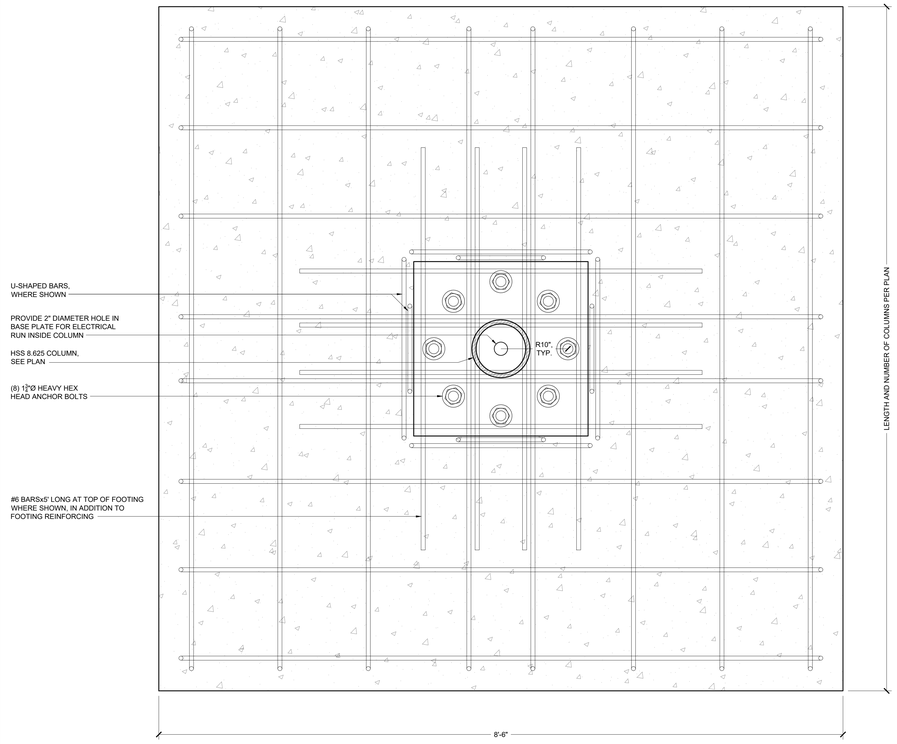
Sheet Title

BLOCK 4
ELEVATIONS AND SECTIONS

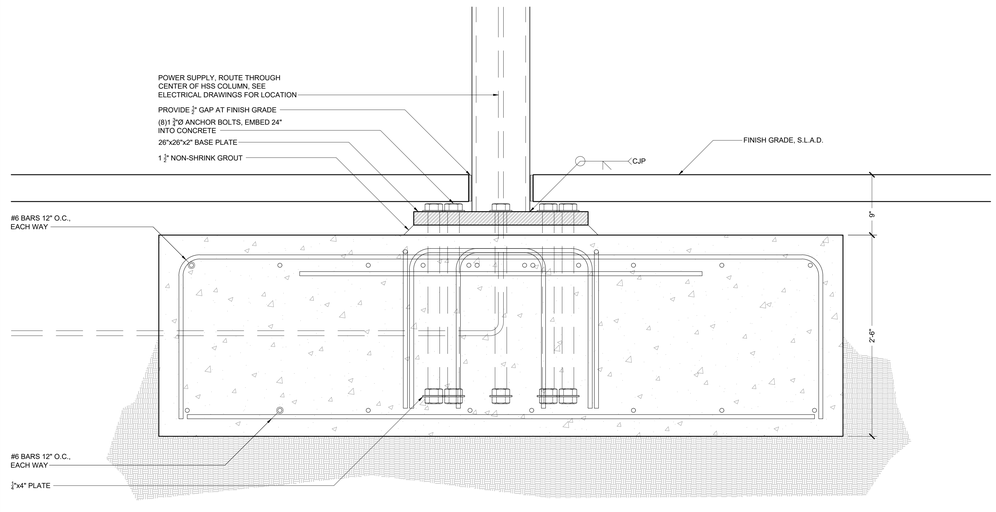
Sheet Number

A52.20



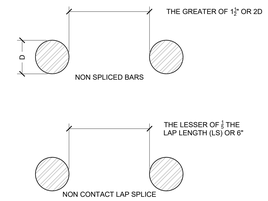
2305 ZS01

18 FOUNDATION PLAN
scale: 1-1/2" = 1'-0"



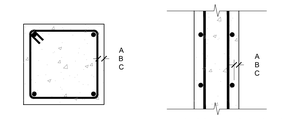
2305 ZS01

16 FOUNDATION SECTION
scale: 1-1/2" = 1'-0"



1504 Z CC001

5 BAR SPACING IN CONC.
scale: n.t.s.

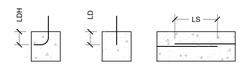


EXPOSURES:
A - CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
B - BOARD FORMED AND EXPOSED TO EARTH OR WEATHER
C - BOARD FORMED AND NOT EXPOSED TO EARTH OR WEATHER

MINIMUM CLEAR COVER TO REINFORCEMENT			
EXPOSURE	SLABS, WALLS AND JOISTS	BEAMS AND COLUMNS	SHELLS
A	3"	3"	3"
B	#6 - #18: 2" #3 - #5: 1 1/2"	#6 - #18: 2" #3 - #5: 1 1/2"	#6 - #18: 2" #3 - #5: 1 1/2"
C	1 1/2"	1 1/2"	#6 - #18: 3/4" #3 - #5: 1/2"

3 TYPICAL CONCRETE COVER
scale: n.t.s.

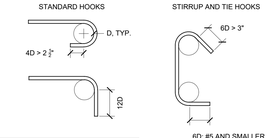
DEVELOPMENT AND LAP SPLICE LENGTHS, INCHES														
BAR LOCATION	BAR SIZE													
	#3			#4			#5			#6			#7		
	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS
TOP BARS	9	16	20	12	19	24	15	23	30	18	28	37	21	46	60
OTHER BARS	9	12	16	12	14	19	15	18	23	18	22	28	21	36	46



NOTE:
1. MIN. CONC. COMPRESSIVE STRENGTH OF 2500 PSI
2. TOP BAR IS A HORIZONTAL BAR PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST IN THE MEMBER BELOW
3. WHERE SPLICING BARS OF DIFFERENT SIZES, USE SPLICE LENGTH OF LARGER BAR

1504 Z CC003

2 DEVELOPMENT & LAP LENGTH
scale: n.t.s.



INSIDE BEND DIAMETER D		
BAR SIZE	STD HKS	STIR. & TIES
#3 - #5	6D	4D
#6 - #8	6D	6D
#9 - #11	8D	NA
#14 & #18	10D	NA

D = BAR DIAMETER

1918 Z CC004

1 REINF. HOOKS AND BENDS
scale: n.t.s.

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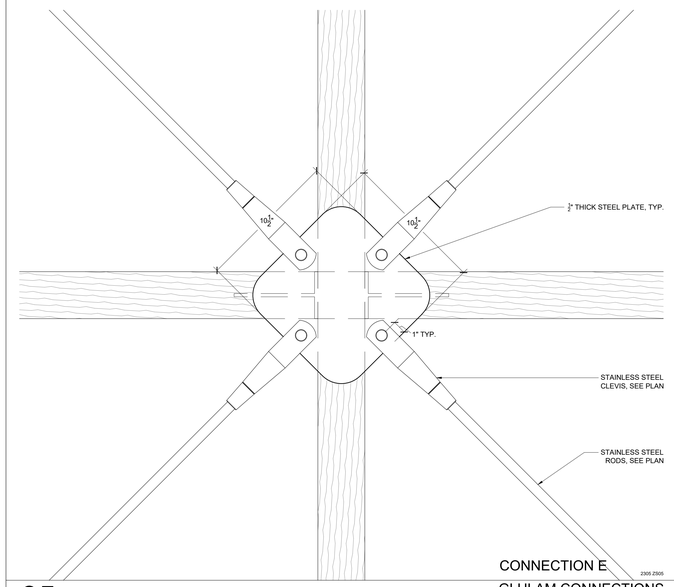
Sheet Title

BLOCK 4
FOUNDATION DETAILS

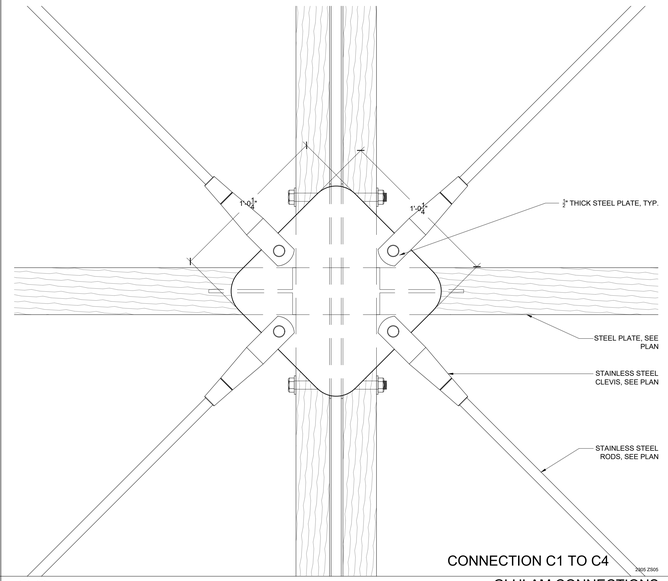
Sheet Number

A52.50



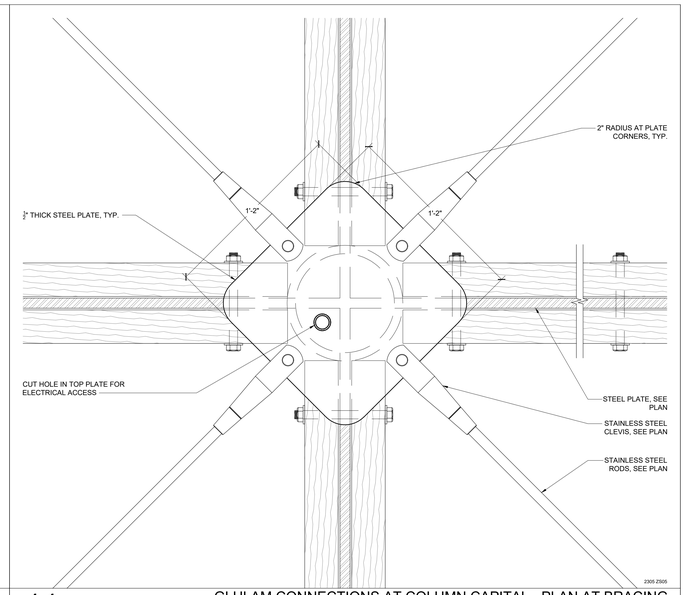
CONNECTION E

35 GLULAM CONNECTIONS
scale: 3" = 1'-0"

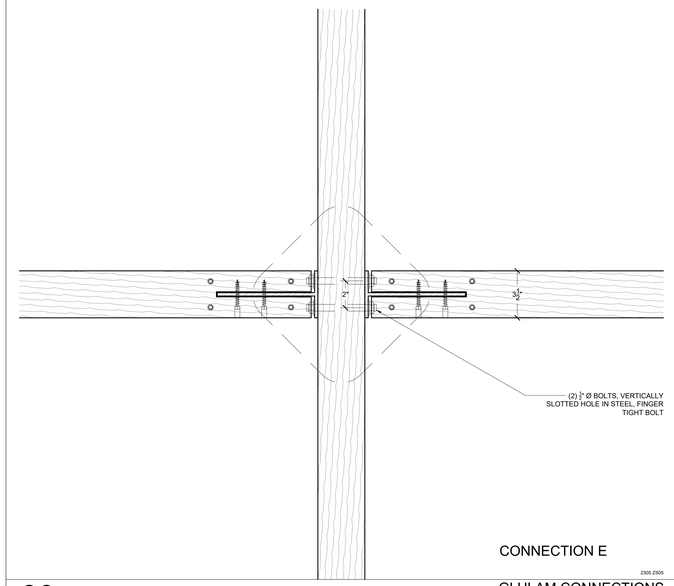


CONNECTION C1 TO C4

23 GLULAM CONNECTIONS
scale: 3" = 1'-0"

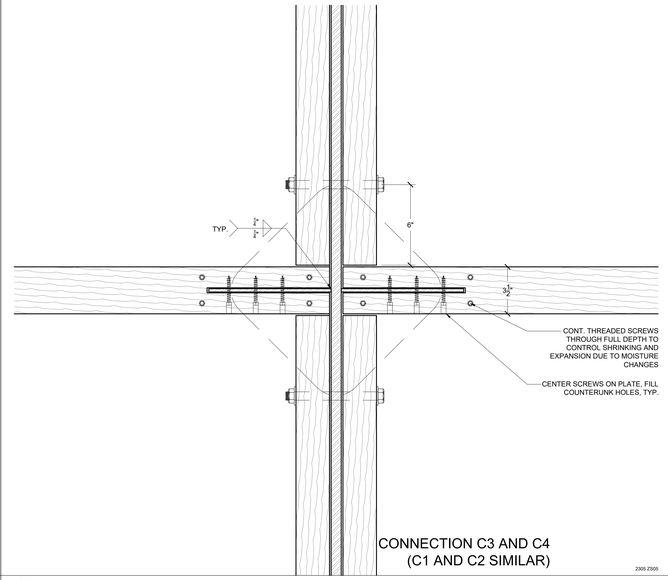


11 GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT BRACING
scale: 3" = 1'-0"



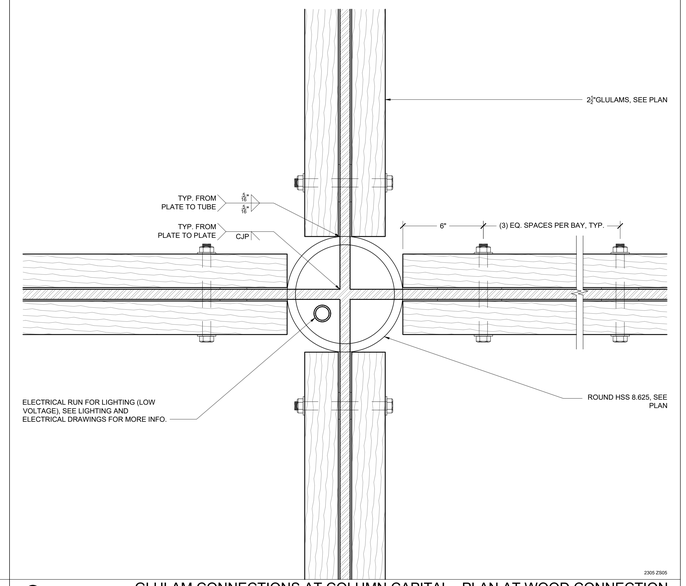
CONNECTION E

33 GLULAM CONNECTIONS

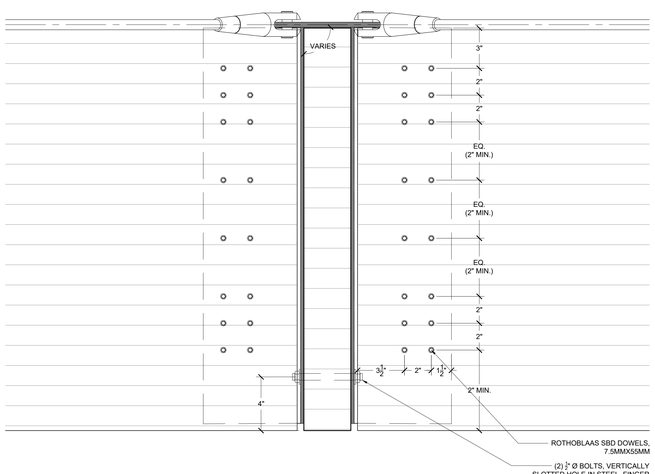


CONNECTION C3 AND C4
(C1 AND C2 SIMILAR)

21 GLULAM CONNECTIONS

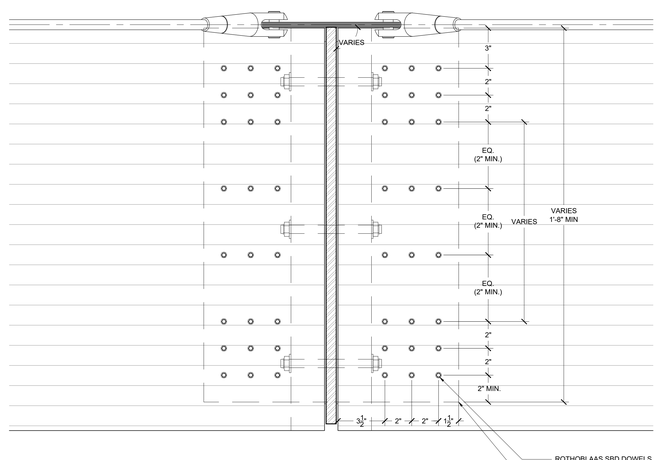


9 GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT WOOD CONNECTION
scale: 3" = 1'-0"



CONNECTION E

31 GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION C3 AND C4

19 GLULAM CONNECTIONS
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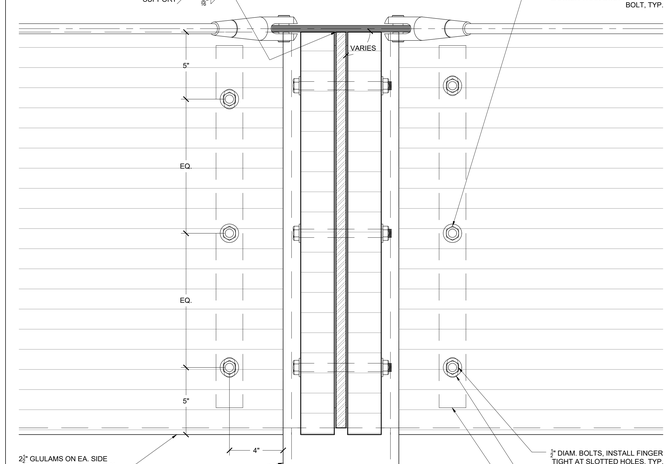

7 GLULAM CONNECTIONS AT COLUMN CAPITAL - ELEVATION
scale: 3" = 1'-0"

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
Permit Number: XXXXX
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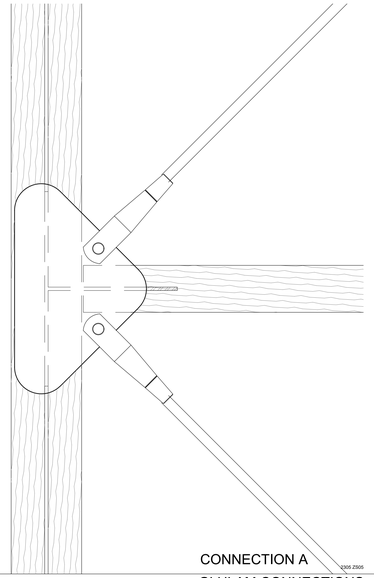
Sheet Title

BLOCK 4
FRAMING DETAILS

Sheet Number

A52.51

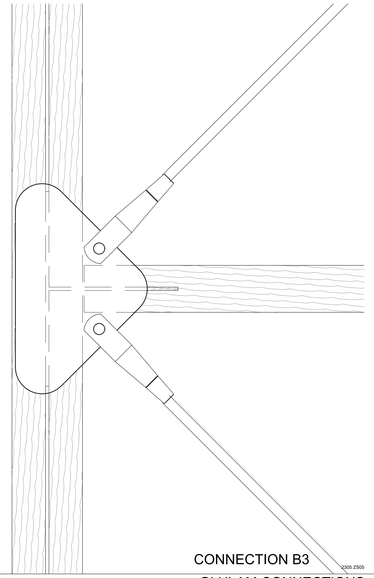


CONNECTION A

2305 Z505

35

GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION B3

2305 Z505

23

GLULAM CONNECTIONS
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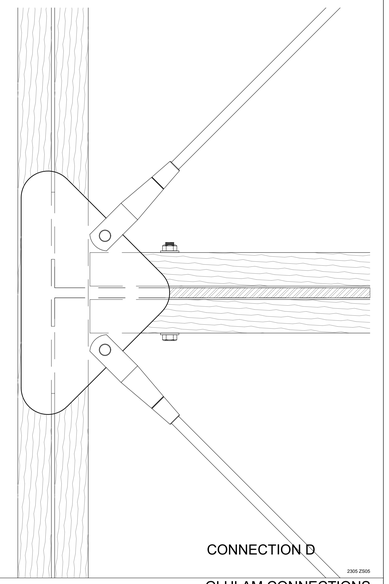

CONNECTION D

2305 Z505

11

GLULAM CONNECTIONS
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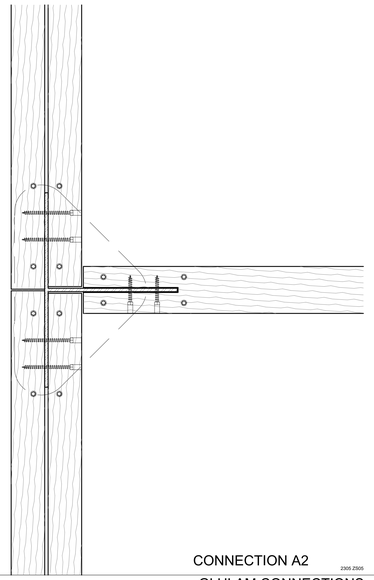

CONNECTION A2

2305 Z505

33

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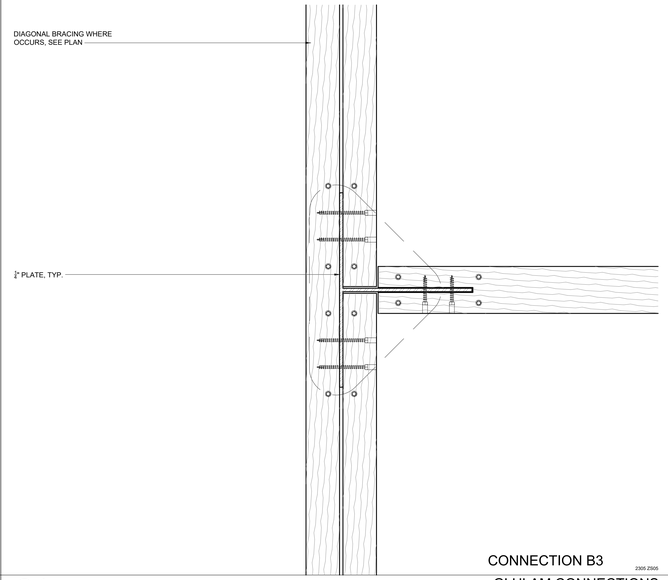

CONNECTION B3

2305 Z505

21

GLULAM CONNECTIONS
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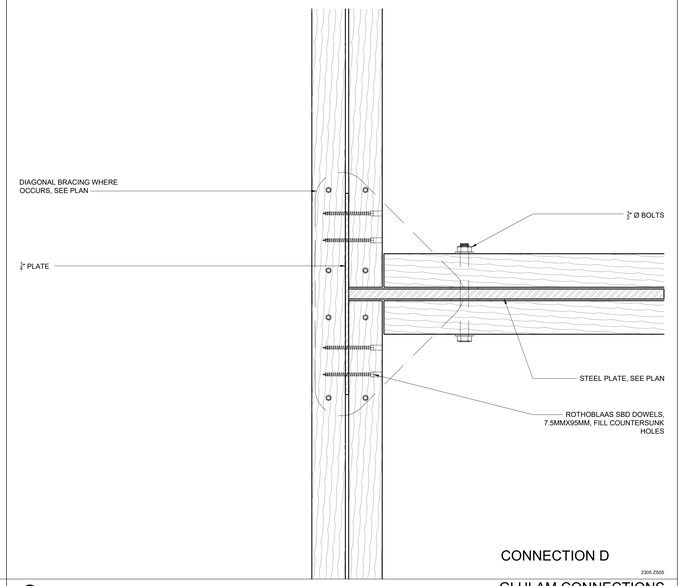

CONNECTION D

2305 Z505

9

GLULAM CONNECTIONS
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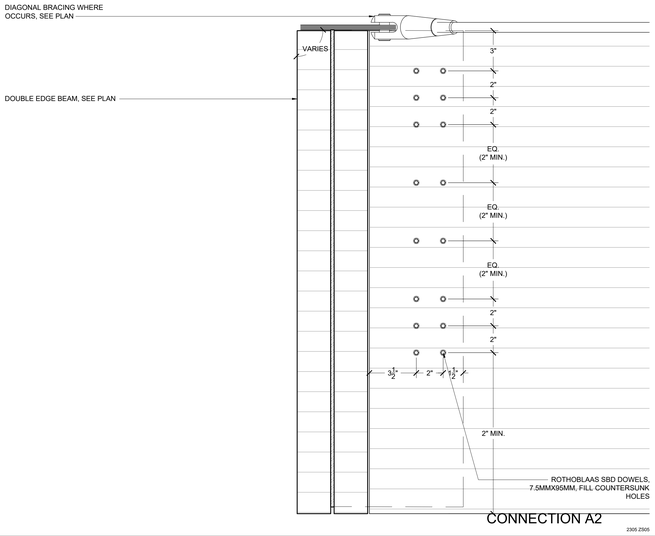

CONNECTION A2

2305 Z505

31

GLULAM CONNECTIONS
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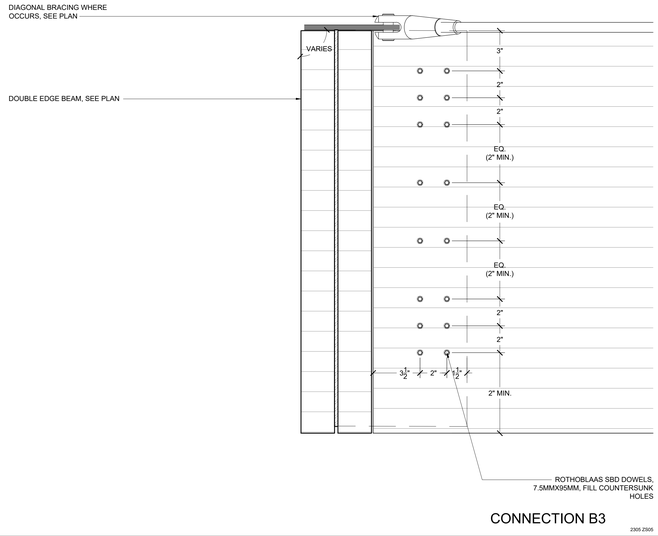

CONNECTION B3

2305 Z505

19

GLULAM CONNECTIONS
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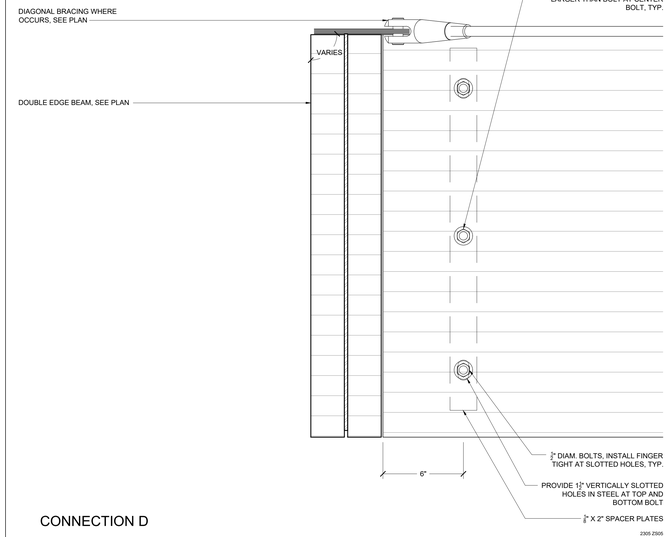

CONNECTION D

2305 Z505

7

GLULAM CONNECTIONS
scale: 3" = 1'-0"

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Sheet Title

BLOCK 4
FRAMING DETAILS

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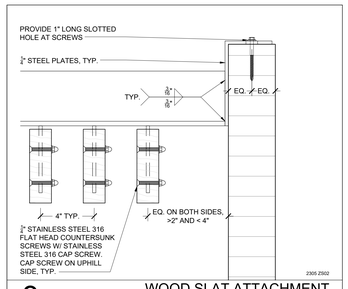
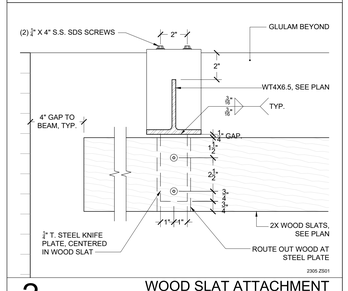
A52.52

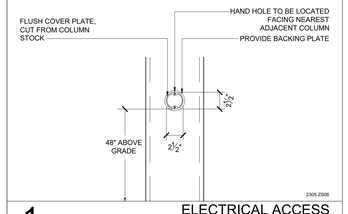


3 WOOD SLAT ATTACHMENT
scale: 3" = 1'-0"



2 WOOD SLAT ATTACHMENT
scale: 3" = 1'-0"

PROVIDE ACCESS FOR FISHING CABLING THROUGH STRUCTURE. COORDINATE AND CONFIRM WIRING REQUIREMENTS WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND SHOP DRAWING PRODUCTION.



1 ELECTRICAL ACCESS
scale: 1-1/2" = 1'-0"

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Sheet Title

BLOCK 4 DETAILS

Sheet Number

A52.53

GENERAL STRUCTURAL NOTES

01100 GENERAL REQUIREMENTS
1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE.

2. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

3. DETAILS ON SHEETS TITLED "TYPICAL" OR DETAILS TITLED "TYPICAL" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

5. DO NOT SCALE THE DRAWINGS.

6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION AND FOR TEMPORARY SUPPORT OF THE BUILDING. RETAIN A REGISTERED CIVIL ENGINEER WHOM IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE AND DISPOSE OFF SITE.

9. VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIALS.

11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE CONTRACT.

12. ANY DAMAGE TO EXISTING UTILITIES OR FACILITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTO'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.

13. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

14. CONTRACTOR SHALL MAINTAIN THE STREETS AND ANY OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT.

15. THE ENGINEER-OF-RECORD SHALL PERFORM STRUCTURAL OBSERVATIONS PER IBC 1704. THE ENGINEER SHALL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR AND BUILDING OFFICIAL, AND SUBMIT A FINAL SUMMARY REPORT STATING SITE VISITS HAVE BEEN MADE, NOTING ANY DEFICIENCIES, THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN GENERAL CONFORMANCE WITH THE APPROVED PLANS.

16. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE ENGINEER PRIOR TO ALL REQUIRED TESTING AND OBSERVATIONS U.O.N. CONTRACTOR SHALL CALL ENGINEER FOR OBSERVATION OF ALL FOUNDATION STEEL AND EXCAVATIONS PRIOR TO PLACING CONCRETE. THE CONTRACTOR SHALL CALL ENGINEER AT BEGINNING OF WOOD INSTALLATION TO OBSERVE WOOD CONNECTIONS, DETAILING AND FINISH FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

17. ADBC ARCHITECTURE TO PROVIDE A 3D MODEL UPON REQUEST. 3D MODEL IS FOR DESIGN INTENT.

01400 SPECIAL INSPECTIONS
1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTOR SHALL BE RETAINED BY THE CONTRACTOR TO PERFORM TESTS AND INSPECTIONS.

2. THE FOLLOWING ITEMS REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 - "STRUCTURAL TESTS AND INSPECTIONS" OF THE 2015 INTERNATION BUILDING CODE:
   A. WELDING INSPECTIONS SHALL CONFORM TO IBC 1705.2 AND AISC 360. SEE TABLES BELOW:

TABLE N5.4-1
Inspection Tasks Prior to Welding

Inspection Tasks Prior to Welding	Action
Welder qualification records and continuity records	Observe
WPS available	Perform
Manufacturer certifications for welding consumables available	Perform
Material identification (type/grade)	Observe
Welder identification system. The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.	Observe
Fit-up of groove welds (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)	Observe
Fit-up of CJP groove welds of HSS T-, Y- and K-joints without backing (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe
Configuration and finish of access holes	Observe
Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe

TABLE N5.4-2
Inspection Tasks During Welding

Inspection Tasks During Welding	Action
Control and handling of welding consumables • Packaging • Exposure control	Observe
No welding over cracked tack welds	Observe
Environmental conditions • Wind speed within limits • Precipitation and temperature	Observe
WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min./max.) • Proper position (F, V, H, OH)	Observe
Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	Observe
Placement and installation of steel headed stud anchors	Perform

TABLE N5.4-3
Inspection Tasks After Welding

Inspection Tasks After Welding	Action
Welds cleaned	Observe
Size, length and location of welds	Perform
Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	Perform
Arc strikes	Perform
k-area [a]	Perform
Weld access holes in rolled heavy shapes and built-up heavy shapes [b]	Perform
Backing removed and weld tabs removed (if required)	Perform
Repair activities	Perform
Document acceptance or rejection of welded joint or member	Perform
No prohibited welds have been added without the approval of the EOR	Observe

[a] When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.
[b] After rolled heavy shapes (see Section A3.1c) and built-up heavy shapes (see Section A3.1d) are welded, visually inspect the weld access hole for cracks.

B. UT SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING, IN MATERIALS 5/16 IN. THICK OR GREATER.

C. CONCRETE INSPECTIONS SHALL BE PER IBC TABLE 1705.3. SEE TABLE BELOW:

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	X
2. Verify use of required design mix.	—	X
3. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—
4. Inspect concrete and shotcrete placement for proper application techniques.	X	—
5. Verify maintenance of specified curing temperature and techniques.	—	X
6. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X

Notes: Where applicable, see Section 1705.12, Special inspections for seismic resistance.

D. CAST-IN-PLACE DEEP FOUNDATIONS PER TABLE 1705.8
   1. CONTINUOUSLY INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.
   2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.
   3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.3.

3. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

02200 FOUNDATION AND SITE WORK
1. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

3. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

4. FOUNDATION EXCAVATIONS TO BE CUT NEAT TO THE SIZE SHOWN ON DRAWINGS AND CONCRETE TO BE PLACED ON UNDISTURBED NATIVE SOILS. IF EXCAVATIONS ARE OVERCUT, BACKFILL WITH ENGINEERED FILL AND COMPACT TO 95% RELATIVE COMPACTION.

5. THE GEOTECHNICAL REPORT PREPARED BY HENLEY JOHNSTON AND ASSOCIATES DATED 18 JUNE 2021 AND IS AVAILABLE IN THE OFFICE OF THE ARCHITECT FOR THE CONTRACTOR'S REVIEW. THE CONTRACTOR SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. OBTAIN GEOTECHNICAL ENGINEER'S APPROVAL OF FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. ALL DETERMINATIONS OF THE ACCEPTABILITY OF SOIL CONDITIONS SHALL BE BY GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE FOR DRILLING OF ALL PIERS AND OBSERVATION OF EXCAVATION BEFORE PLACING ANY FILL MATERIAL OR CONCRETE.

6. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, PIER DRILLING, FOOTING EXCAVATIONS AND PREPARATION OF SUBGRADE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. HENLEY JOHNSTON SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (214-941-3808) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

03100 FORMWORK
1. PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING STRUCTURAL MEMBERS AS REQUIRED TO PREVENT AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE EXISTING MEMBERS. CONCRETE CAST WITH AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE MEMBERS IS NOT ACCEPTABLE.

2. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS, INCLUDING BUT NOT LIMITED TO WALLS, COLUMNS, AND UNDERSIDE OF ELEVATED SLABS.

03200 REINFORCING STEEL
1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED: REINFORCING STEEL #10 AND SMALLER ASTM A615, 60 KSI, REINFORCING STEEL #11 AND LARGER ASTM A615, 80 KSI.

2. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS AT A MAXIMUM 3-FOOT SPACING. REINFORCING SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE ACI SP-66 AND ACI 318.

03300 CAST-IN-PLACE CONCRETE
1. ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

2. AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE, ROUGHEN CONTACT SURFACES TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

3. ALL CONCRETE TO HAVE THE FOLLOWING PROPERTIES: NORMAL WEIGHT CONCRETE WITH A 28-DAY STRENGTH OF 4,000 PSI. MAXIMUM WATER CEMENT RATIO OF 0.44.

03350 ANCHORS AND DOWELS
1. ADHESIVE ANCHORS AND ADHESIVE DOWELS INSTALLED INTO CONCRETE: HILTI HIT-RE 500-V3 (ICC-ES #ESR-3814). ANCHORS SHALL BE HILTI HAS-E B7. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS FOLLOWS, UNLESS OTHERWISE NOTED.

ROD DIA.	EMBEDMENT	BAR SIZE	EMBEDMENT
3/8"	4"	#3	5"
1/2"	5"	#4	7"
5/8"	6"	#5	8"
3/4"	7"	#6	10"
7/8"	9"	#7	12"
1"	11"	#8	14"

2. INSTALL ADHESIVE ANCHORS AND ADHESIVE DOWELS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CORRESPONDING ICBO REPORT.

3. CAST-IN-PLACE ANCHORS: REBAR SHALL BE ASTM A615, 60 KSI AND THREADED ANCHORS SHALL BE ASTM F1554, GRADE 55 KSI HEAVY HEX HEAD OR ASTM A193 GRADE B7. NUTS SHALL BE ASTM A 563 GRADE DH HEAVY HEX NUTS AND WASHERS SHALL BE ASTM F 436. ANCHORS SHALL BE "SI" WELDABLE. ALL ANCHORS SHALL BE GALVANIZED.

4. BASE PLATES: BEARING PLATES SHALL BE CLEAN AND FREE FROM BOND-REDUCING MATERIALS. TIGHTEN ANCHOR BOLTS AFTER THE SUPPORTED MEMBERS HAVE BEEN POSITIONED AND PLUMBED. PACK NON-SHRINK GROUT SOLIDLY BETWEEN BEARING SURFACES AND BASES OR PLATES TO ASSURE THAT NO VOIDS REMAIN. NON-SHRINK GROUT SHALL MEET ASTM C-1107 OR ASTM C-928-R3.

05000 STRUCTURAL STEEL
1. STRUCTURAL STEEL, FABRICATION AND ERECTION METHODS SHALL CONFORM TO THE CURRENT ADDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."

2. ALL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

3. ALL STEEL SHALL BE PAINTED U.O.N. SEE SPECIFICATION 099113 "EXTERIOR PAINTING."

4. STEEL SHALL BE THE FOLLOWING:
   ROLLED PLATES AND BARS - ASTM A572 OR A992, 50 KSI
   ANGLES AND CHANNELS - ASTM A36
   ROLLED W AND WT SECTIONS - ASTM A992
   HSS RECTANGULAR SECTIONS - ASTM A500, GRADE C (50 KSI)
   HSS ROUND SECTION - ASTM A500, GRADE C (46 KSI)

5. ALL BOLTS SHALL BE STAINLESS STEEL ASTM F593D WITH YIELD STRESS OF 45 KSI. NUTS TO BE ASTM F594. WASHERS TO BE STAINLESS STEEL 304 OR 316.

6. PROVIDE ALTERNATE DEDUCT FOR ALL BOLTS AND SPACERS TO BE GALVANIZED STEEL. BOLTS TO MEET ASTM A307.

7. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1. ELECTRODES SHALL BE E70x. WELDS SHALL CONFORM TO AESS 3.

8. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS NOTED OTHERWISE ON THE DRAWINGS.

9. ALL STEEL TO BE PAINTED. SEE EXTERIOR PAINTING SPECIFICATION 099113 FOR INFORMATION ON PAINT SPECS.

06100 CARPENTRY
1. FOR BOLTS, NUTS AND WASHERS, SEE #5 AND #5 ABOVE.

2. BOLT HOLES SHALL BE A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER THAN THE BOLT NOMINAL DIAMETER.

06200 MANUFACTURED WOOD PRODUCTS
1. GLUED-LAMINATED STRUCTURAL MEMBERS SHALL BE:
   A. LUMBER: COMPLY WITH ANSI/AITC A190.1 AND APPLICABLE LUMBER ASSOCIATION STANDARDS FOR ALLOWABLE STRESS, APPEARANCE, FABRICATION LIMITATIONS AND SPECIES.
   B. STRESS VALUES FOR BEAMS: PROVIDE GLUED-LAMINATED TIMBER MEMBERS SIZED AS INDICATED, WITH LAMINATING COMBINATION 24F-V8 OR OTHER THAT MEET OR EXCEED THE FOLLOWING STRESS VALUES FOR NORMAL LOADING DURATION AND DRY CONDITION OF USE.
      1. BENDING (FBX): 2400 PSI
      2. BENDING (FBY): 1550 PSI
      3. SHEAR PARALLEL TO GRAIN (FVX): 265 PSI
      4. SHEAR PARALLEL TO GRAIN (FVY): 230 PSI
      5. COMPRESSION PERPENDICULAR TO GRAIN (FC - TENSION FACE): 650 PSI
      6. COMPRESSION PERPENDICULAR TO GRAIN (FC - COMPRESSION FACE): 650PSI
      7. TENSION PARALLEL TO GRAIN (FT - AXIALLY LOADED): 1100 PSI
      8. COMPRESSION PARALLEL TO GRAIN (FC - AXIALLY LOADED): 1650 PSI
      10. MODULUS OF ELASTICITY (EX APP): 1,800,000 PSI
      11. MODULUS OF ELASTICITY (EX MIN): 950,000 PSI
      12. MODULUS OF ELASTICITY (EY TRUE): 1,700,000 PSI
      13. MODULUS OF ELASTICITY (EY APP): 1,600,000 PSI
      14. MODULUS OF ELASTICITY (EY MIN): 850,000 PSI
   C. LUMBER SPECIES: DOUGLAS FIR. SIZES CALLED OUT ARE NOMINAL. 4X6 GLULAM HAS ACTUAL DIMENSIONS OF 3 $\frac{1}{2}$" X 5 $\frac{1}{2}$". WOOD FINISH TO BE SMOOTH, OR S4S.
   D. ADHESIVE: ASTM D2559, WET-USE UNLESS OTHERWISE INDICATED.
   E. PENETRATING SEALER: KLEARGARD 25
   F. GLULAM PROVIDER: TIMBERLYNE HTTPS://WWW.TIMBERLYNE.COM/
   G. WOOD SEALER: (2) COATS OF SANSIN WOOD SEALER
   H. PROVIDE 2'-0" LONG SAMPLE OF WOOD TO ARCHITECT/ENGINEER FOR REVIEW AND SIGN-OFF.

17000 DESIGN CRITERIA
DESIGN LOADS PER IBC 2018 WHICH ARE BASED ON ASCE 7 2016.

1. DEAD LOADS: VARY BASED ON ACTUAL BUILDING WEIGHTS. THE STRUCTURE IS **NOT** DESIGNED TO CARRY ADDITIONAL LOADS FROM WHAT IS SHOWN IN THE DRAWINGS. NO ADDITIONAL LIGHTS, SPEAKERS, ETC MAY BE HUNG FROM THE STRUCTURE.

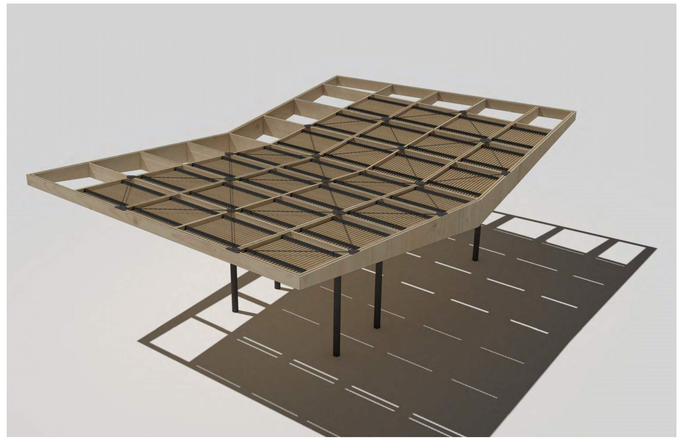
2. LIVE LOADS: ROOF 20 PSF (REDUCIBLE), FLOOR: N/A.

3. SEISMIC DESIGN: SITE CLASS E, SDC D
BASE SHEAR V = 0.85 W (ULTIMATE STRENGTH DESIGN), R = 1.25, S_S = 1.293, S_1 = 0.467, S_{MS} = 1.552, S_{M1} = 1.058, S_{DS} = 1.06, S_{D1} = 1.03

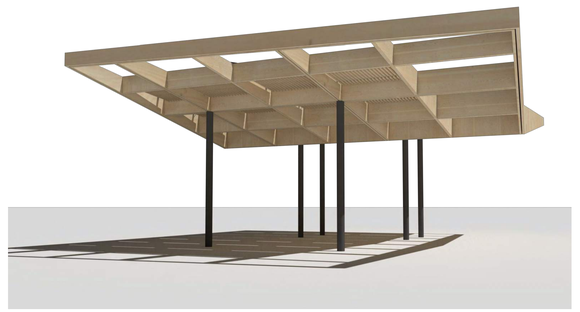
4. WIND DESIGN: RISK CATEGORY II
V_{ULT} = 103 MPH (3 SECOND GUST)
EXPOSURE C
GC_{PI} = +/- 0.18

5. SNOW LOADS: GROUND SNOW LOAD P_G = 36 PSF

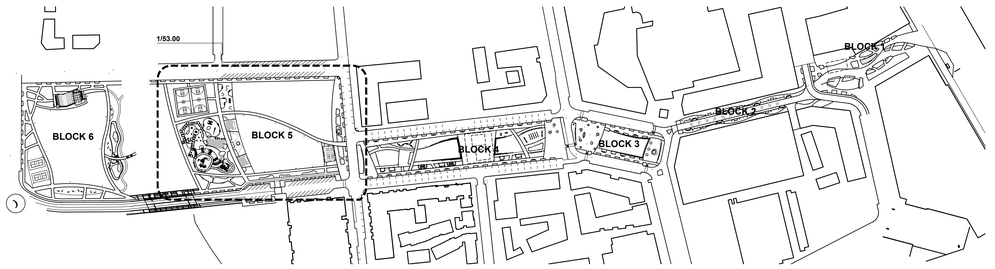
6. ICE LOADS: RADIAL ICE THICKNESS = 0.19". 3 SECOND GUST SPEED = 52 MPH



4 VIEW FROM ABOVE
(FOR VISUAL REFERENCE ONLY)

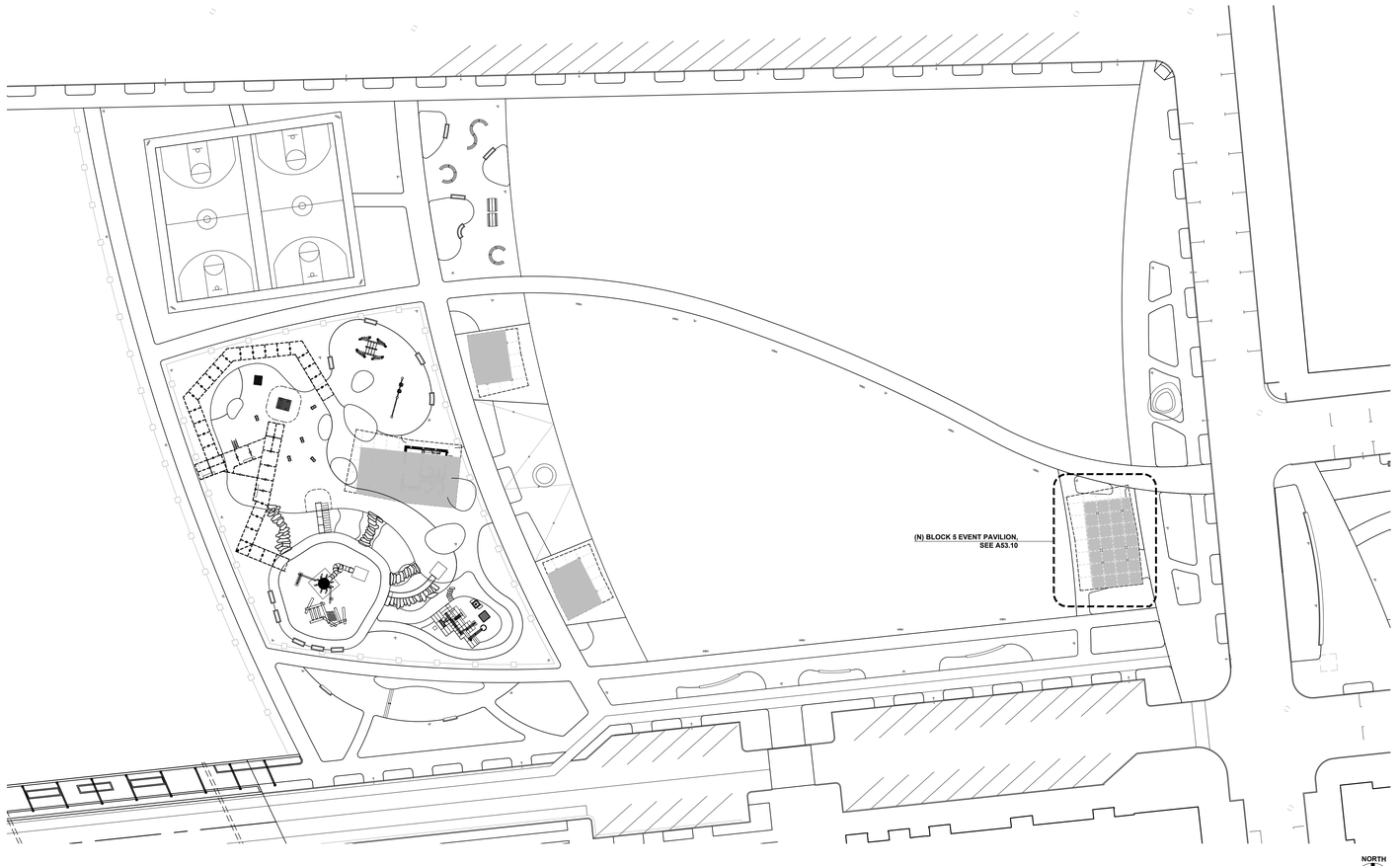


3 VIEW FROM GRADE
(FOR VISUAL REFERENCE ONLY)



2 PROPOSED VICINITY PLAN
1" = 200'-0"

NORTH



1 PROPOSED SITE PLAN
1/32" = 1'-0"

NORTH

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Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

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Scale: As Indicated

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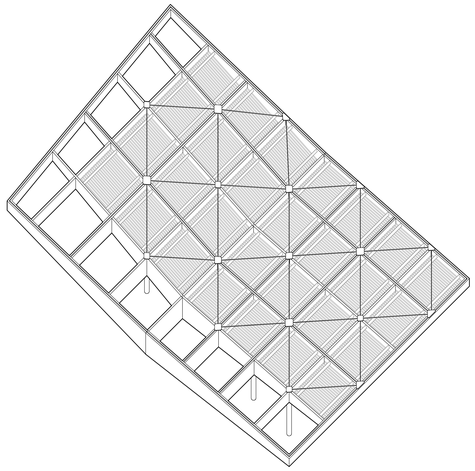
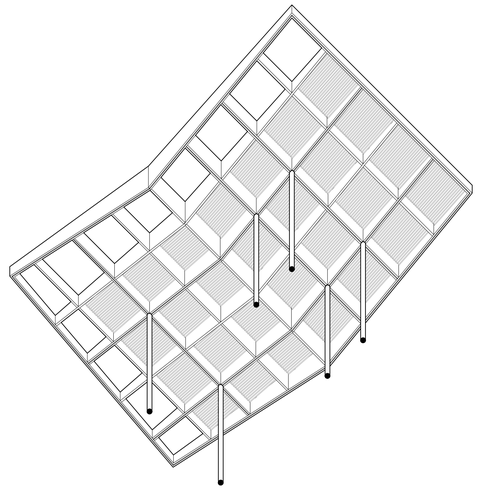
Sheet Title
BLOCK 5
SITE PLANS AND GENERAL NOTES

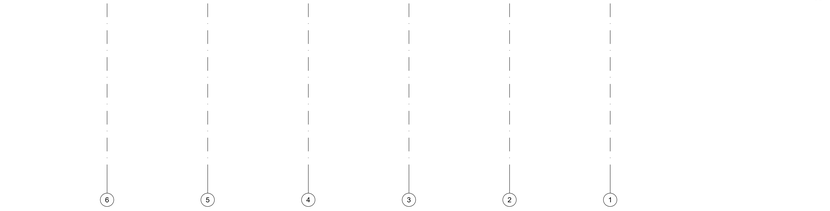
Sheet Number
A53.00



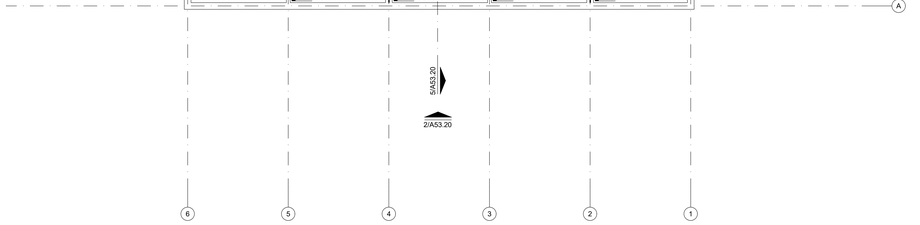
4 PLAN OBLIQUE FROM ABOVE
1/8" = 1'-0"



3 PLAN OBLIQUE FROM BELOW
1/8" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

NOTES

GENERAL NOTES

1. SEE SHEET A53.00 FOR GENERAL NOTES.

FRAMING PLAN NOTES

1. PROVIDE VENT HOLES IN HSS FRAMING AS REQUIRED TO REMOVE ANY CONDENSATION FROM INSIDE.
2. SEE SPECIFICATIONS ON A53.00 FOR THE WOOD GLULAM SPECIFICATION. THE ACTUAL SIZE OF THE GLULAMS ARE NOTED ON THE FRAMING PLAN.
3. PROVIDE ACCESS FOR FISHING CABLING THROUGH STRUCTURE. COORDINATE AND CONFIRM WIRING REQUIREMENTS WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND SHOP DRAWING PRODUCTION. ALL WIRING SHALL BE HIDDEN FROM BELOW. WIRING TO BE ON TOP OF WOOD BEAMS AND FIXED IN PLACE.
4. FOR ALL DETAILS THAT INCLUDE LIGHTING, CONTRACTORS MUST REVIEW SPECTRUM LIGHTING DETAILS FOR ADDITIONAL INFORMATION SUCH AS CLEARANCES, REQUIRED DIFFUSERS AND INSTALLATION NOTES CRITICAL TO THE COORDINATION, PERFORMANCE, AND COST OF THE LIGHTING. IF THERE ARE DISCREPANCIES BETWEEN ANY DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR BRINGING THEM TO THE ATTENTION OF THE ARCHITECTS/LANDSCAPE ARCHITECT.
5. ALL STRUCTURAL STEEL AND CONNECTIONS TO RECEIVE THE FOLLOWING COATING.
   - 5.1. PRIMING: IMMEDIATELY AFTER SURFACE PREPARATION, APPLY PRIMER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND AT RATE RECOMMENDED BY SSPC-SP6/NACE NO. 3 COMMERCIAL BLAST CLEAN TO PROVIDE A MINIMUM DRY FILM THICKNESS OF 2.5 MILS TO 35 MILS DFT. USE PRIMING METHODS THAT RESULT IN FULL COVERAGE OF JOINTS, CORNERS, EDGES, AND EXPOSED SURFACES.
     - 5.1.1. STRIPE PAINT CORNERS, CREVICES, BOLTS, WELDS, AND SHARP EDGES.
     - 5.1.2. APPLY TWO COATS OF SHOP PAINT TO SURFACES THAT ARE INACCESSIBLE AFTER ASSEMBLY OR ERECTION. CHANGE COLOR OF SECOND COAT TO DISTINGUISH IT FROM FIRST.
     - 5.1.3. PRIMER SHALL BE TNEMEC SERIES 94-H2O HYDRO-ZINC AT 2.5 TO 3.5 MILS DFT.
   - 5.2. PAINTING: STEEL INTERMEDIATE COATING SHALL BE TNEMEC SERIES L69 HI-BUILD EPOXOLINE II AT 4-6 MILS DFT.
   - 5.3. PAINTING: STEEL FINAL COATING SHALL BE TNEMEC SERIES 1095 ENDURA-SHIELD FINISH AT 3-5 MILS DFT.
6. WOOD FOR THE TRELLIS SHALL BE 2X6 THERMALLY MODIFIED WOOD. WOOD SPECIES TO BE CLEAR SPRUCE.(WWW.VINTAGEWOODSUS.COM) OR THERMORY BENCHMARK PINE STANDARD STOCK, OR APPROVED EQUAL.

FOUNDATION NOTES AND LEGENDS

4. COORDINATE TOP OF FINISHED GRADE ELEVATIONS WITH THE LANDSCAPE DRAWINGS.
5. GEOTECHNICAL ENGINEER SHALL OBSERVE FOUNDATION EXCAVATION AND CONSTRUCTION PRIOR TO POURING CONCRETE FOOTINGS.

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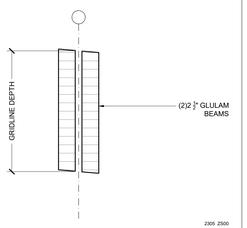
Sheet Title

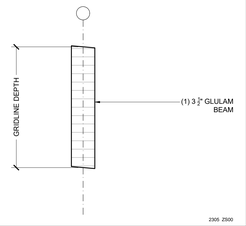
BLOCK 5
REFLECTED CEILING AND ROOF PLANS

Sheet Number

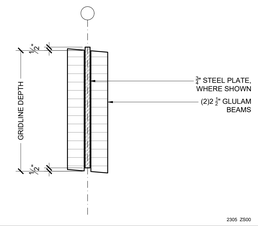
A53.10



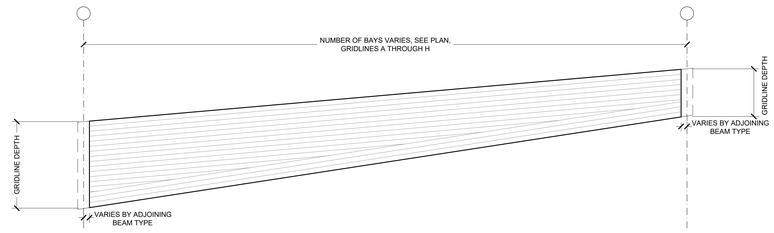
6 BEAM TYPE A2
N.T.S.



5 BEAM TYPE B2
N.T.S.



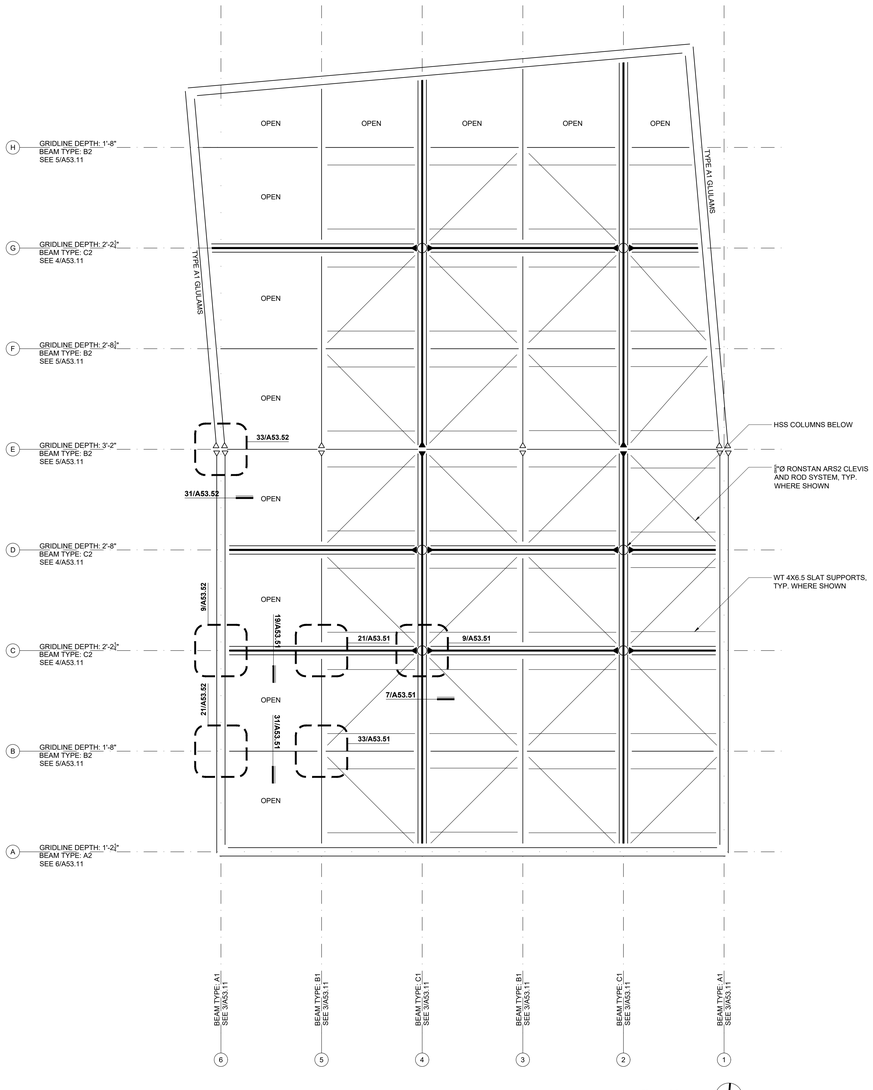
4 BEAM TYPE C2
N.T.S.



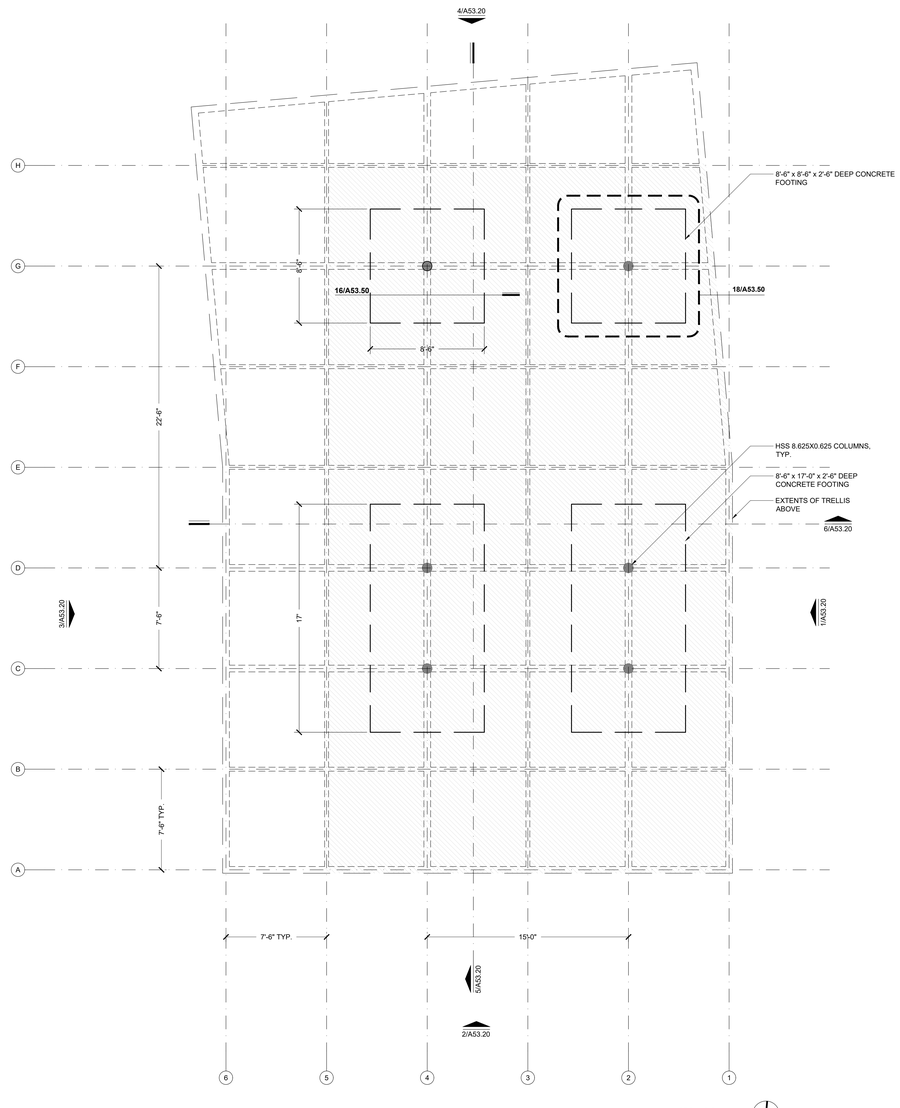
3 BEAM TYPES A1, B1, C1
N.T.S.

STRUCTURAL LEGEND

- BEAM TYPE A: DOUBLE GLULAM SECTION
- BEAM TYPE B: SINGLE GLULAM SECTION
- BEAM TYPE C: STEEL AND GLULAM COMPOSITE SECTION
- STEEL MOMENT CONNECTIONS
- GLULAM MOMENT CONNECTIONS



2 FRAMING PLAN
1/4" = 1'-0"



1 GROUND PLAN
1/4" = 1'-0"

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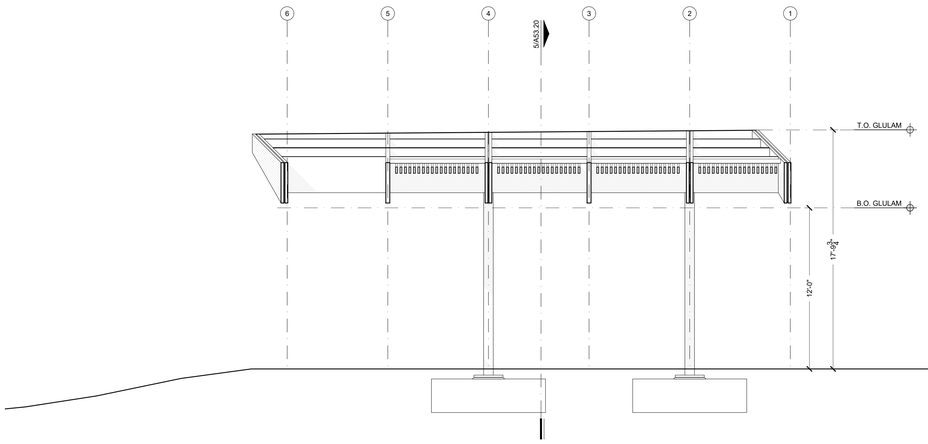
Sheet Title

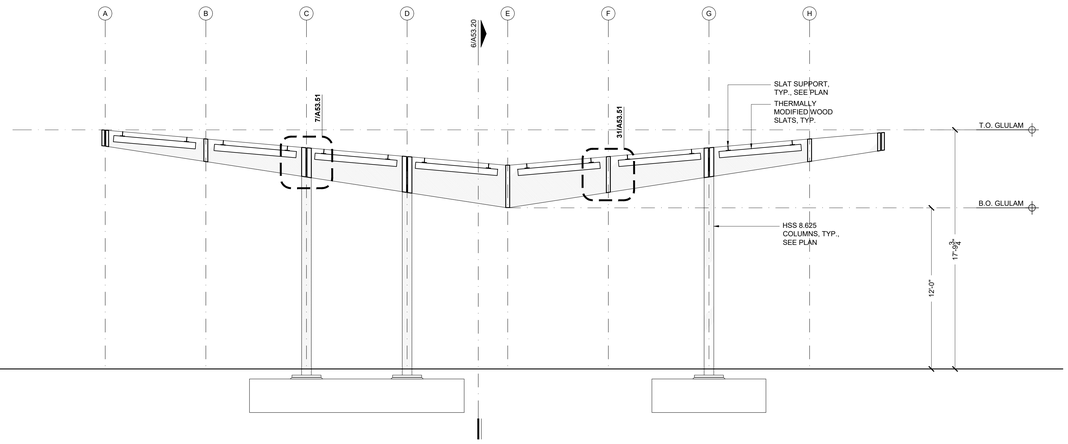
BLOCK 5
GROUND AND FRAMING PLANS

Sheet Number

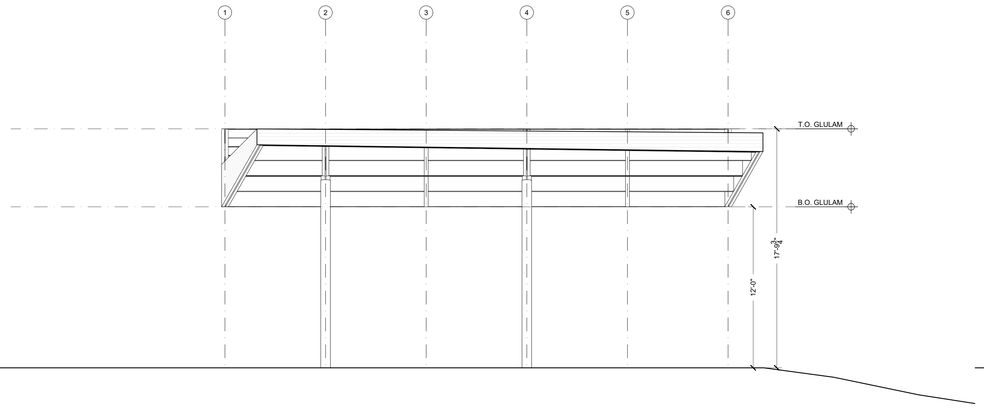
A53.11



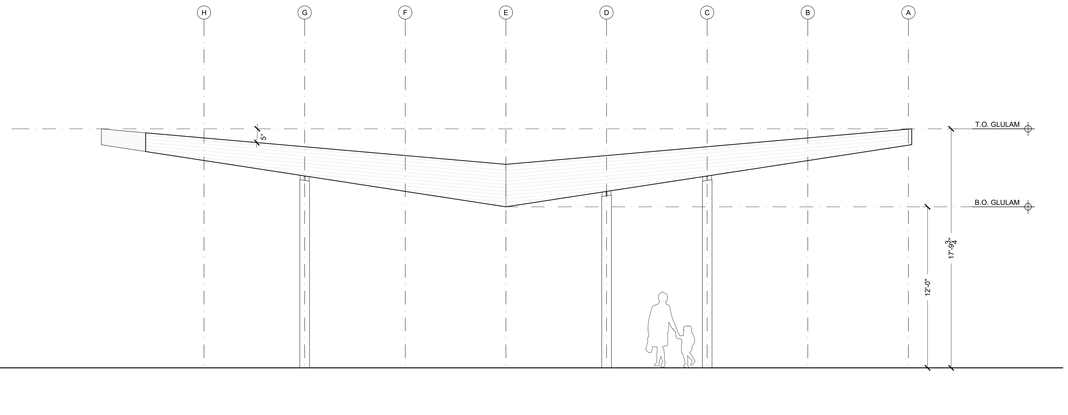
6 SECTION
1/4" = 1'-0"



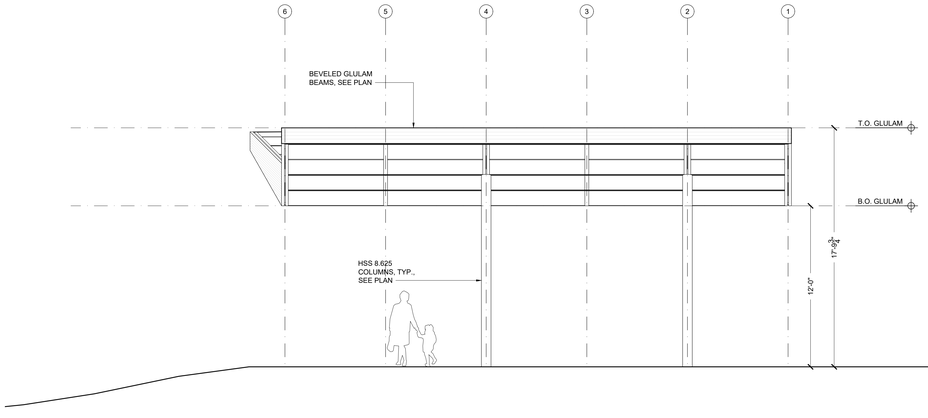
5 SECTION
1/4" = 1'-0"



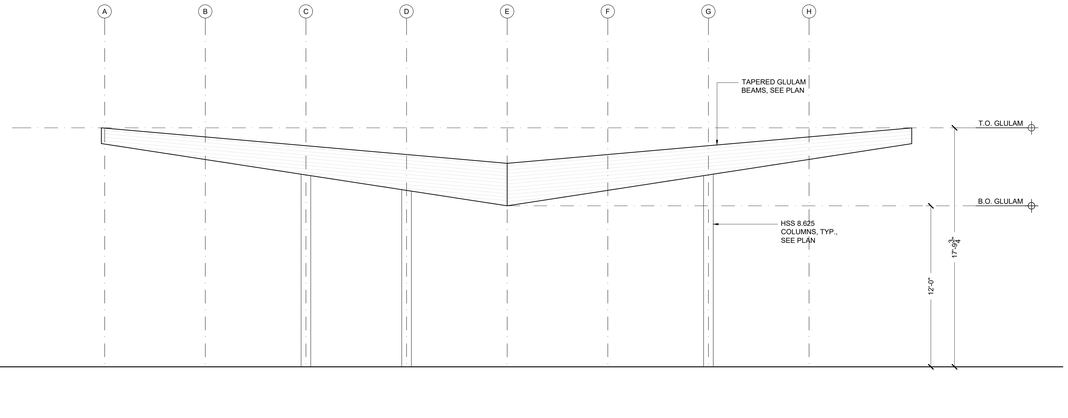
4 NORTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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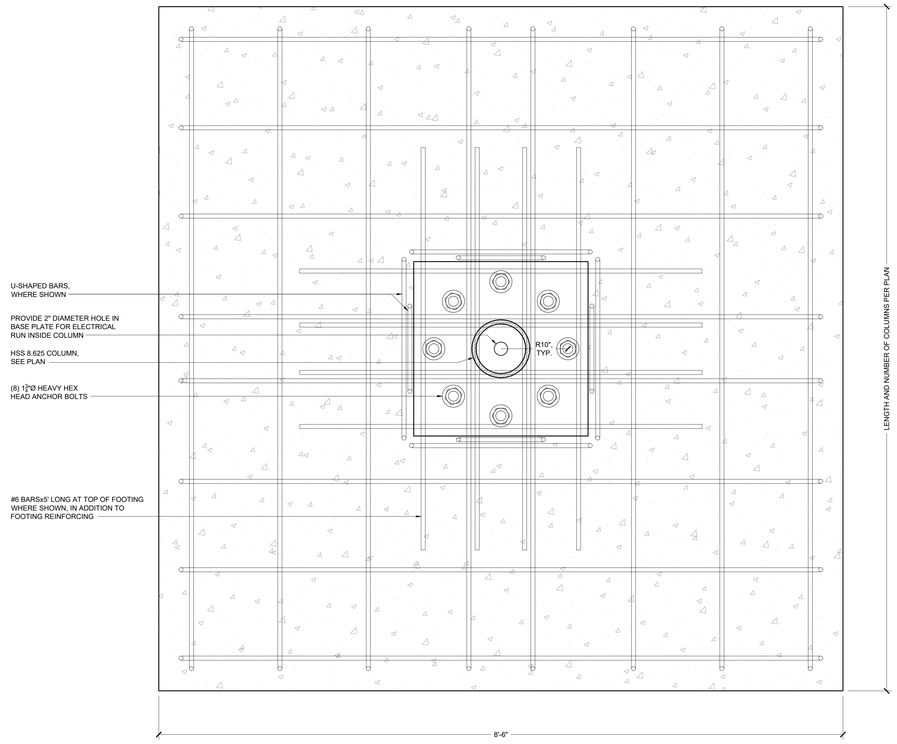
Sheet Title

BLOCK 5
ELEVATIONS AND SECTIONS

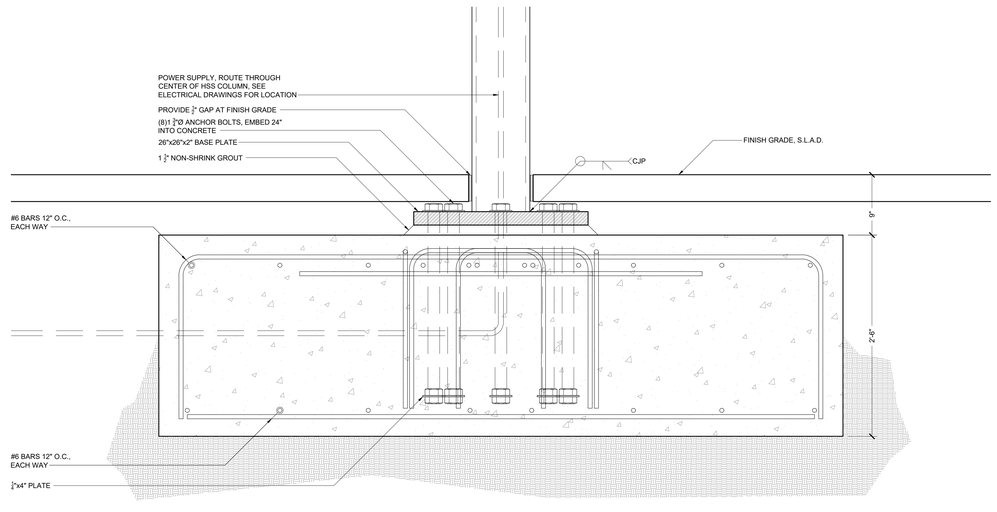
Sheet Number

A53.20



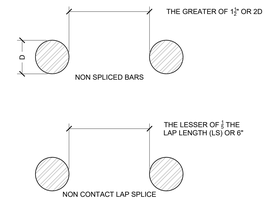
2305 ZS01

18 FOUNDATION PLAN
scale: 1-1/2" = 1'-0"



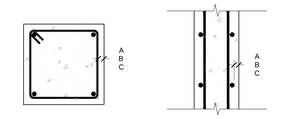
2305 ZS01

16 FOUNDATION SECTION
scale: 1-1/2" = 1'-0"



1504 Z CC001

5 BAR SPACING IN CONC.
scale: n.t.s.



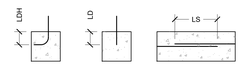
EXPOSURES:
A - CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
B - BOARD FORMED AND EXPOSED TO EARTH OR WEATHER
C - BOARD FORMED AND NOT EXPOSED TO EARTH OR WEATHER

MINIMUM CLEAR COVER TO REINFORCEMENT			
EXPOSURE	SLABS, WALLS AND JOISTS	BEAMS AND COLUMNS	SHELLS
A	3"	3"	3"
B	#6 - #18: 2" #3 - #5: 1 1/2"	#6 - #18: 2" #3 - #5: 1 1/2"	#6 - #18: 2" #3 - #5: 1 1/2"
C	1 1/2"	1 1/2"	#6 - #18: 1 1/2" #3 - #5: 1/2"

1504 Z CC002

3 TYPICAL CONCRETE COVER
scale: n.t.s.

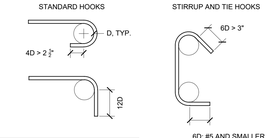
DEVELOPMENT AND LAP SPLICE LENGTHS, INCHES														
BAR LOCATION	BAR SIZE													
	#3			#4			#5			#6			#7		
	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS
TOP BARS	9	16	20	12	19	24	15	23	30	18	28	37	21	46	60
OTHER BARS	9	12	16	12	14	19	15	18	23	18	22	28	21	36	46



NOTE:
1. MIN. CONC. COMPRESSIVE STRENGTH OF 2500 PSI
2. TOP BAR IS A HORIZONTAL BAR PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST IN THE MEMBER BELOW
3. WHERE SPLICING BARS OF DIFFERENT SIZES, USE SPLICE LENGTH OF LARGER BAR

1504 Z CC003

2 DEVELOPMENT & LAP LENGTH
scale: n.t.s.



INSIDE BEND DIAMETER D		
BAR SIZE	STD HKS	STIR. & TIES
#3 - #5	6D	4D
#6 - #8	6D	6D
#9 - #11	8D	NA
#14 & #18	10D	NA

D = BAR DIAMETER

1918 Z CC004

1 REINF. HOOKS AND BENDS
scale: n.t.s.

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△	DATE	ISSUE
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	06/16/2023	100% DESIGN DEVELOPMENT

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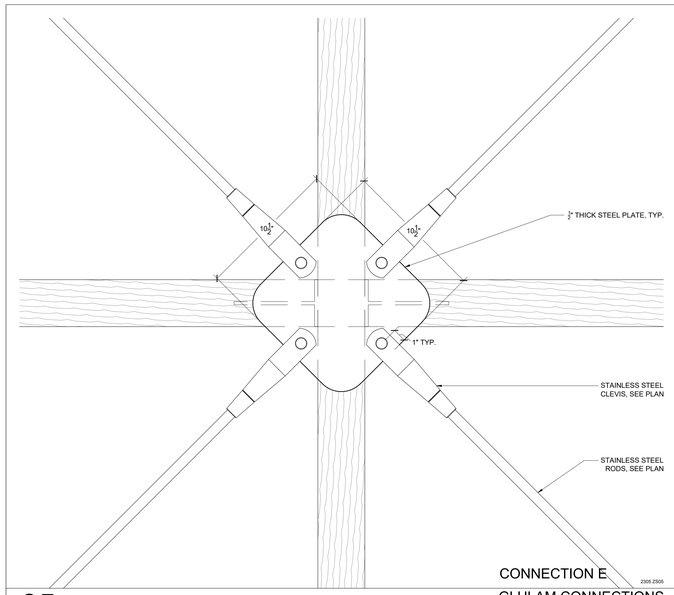
Sheet Title

BLOCK 5
FOUNDATION DETAILS

Sheet Number

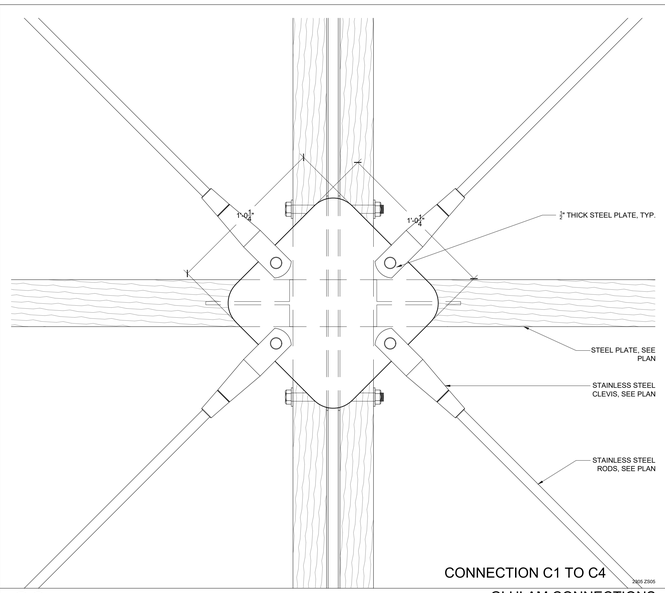
A53.50



CONNECTION E

35

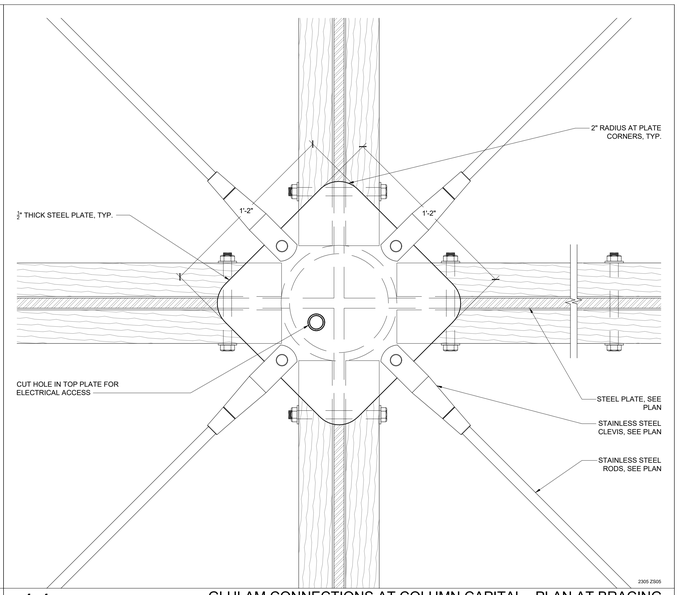
GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION C1 TO C4

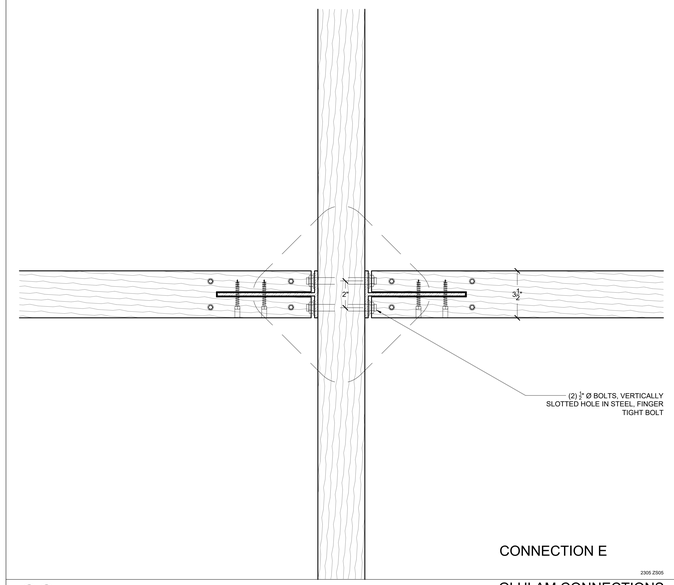
23

GLULAM CONNECTIONS
scale: 3" = 1'-0"



11

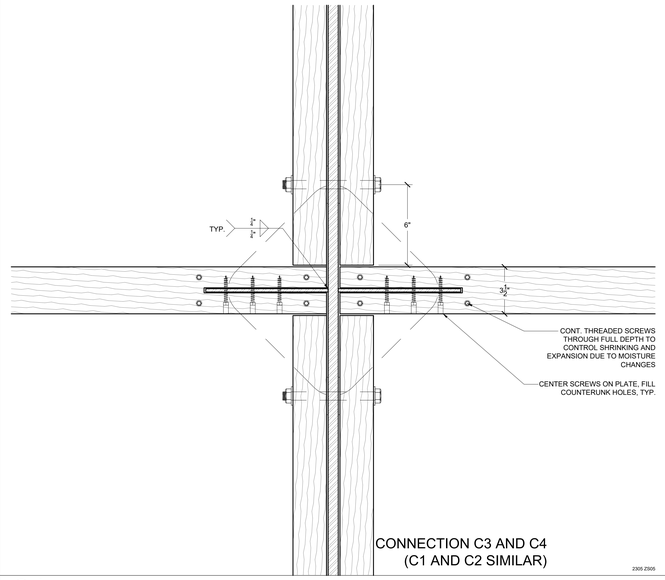
GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT BRACING
scale: 3" = 1'-0"



CONNECTION E

33

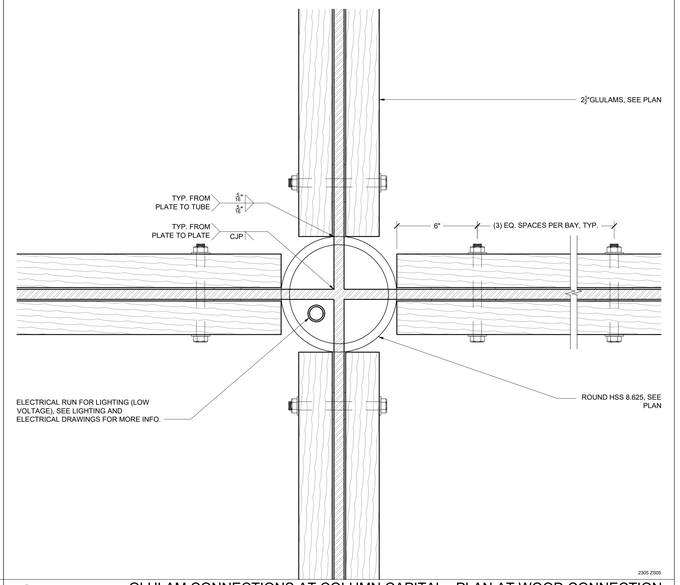
GLULAM CONNECTIONS



CONNECTION C3 AND C4
(C1 AND C2 SIMILAR)

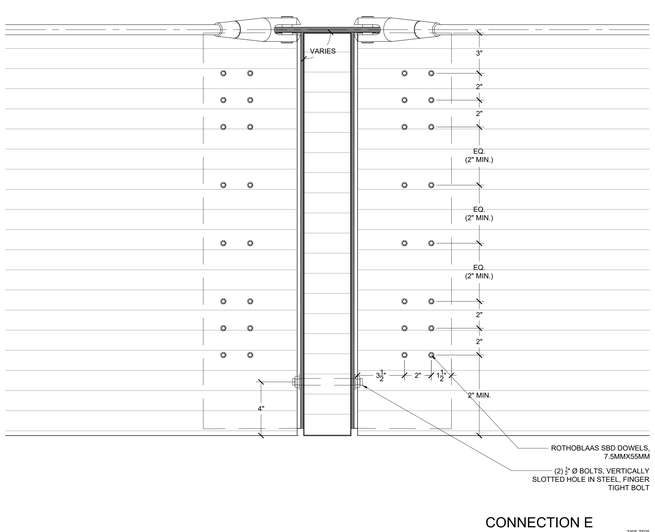
21

GLULAM CONNECTIONS



9

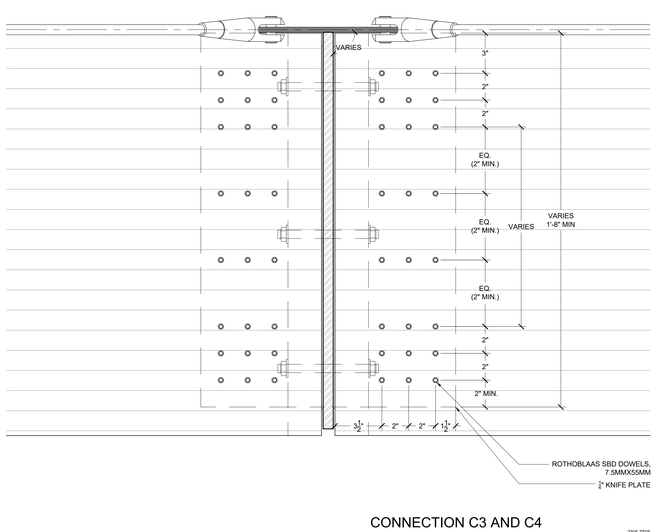
GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT WOOD CONNECTION
scale: 3" = 1'-0"



CONNECTION E

31

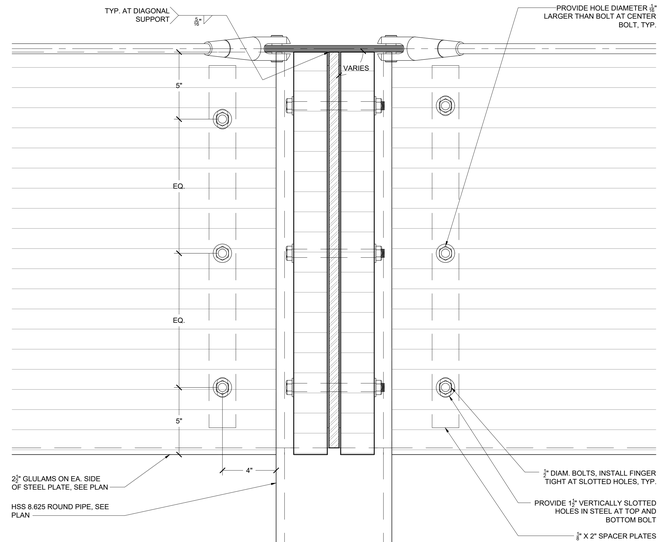
GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION C3 AND C4

19

GLULAM CONNECTIONS
scale: 3" = 1'-0"



7

GLULAM CONNECTIONS AT COLUMN CAPITAL - ELEVATION
scale: 3" = 1'-0"

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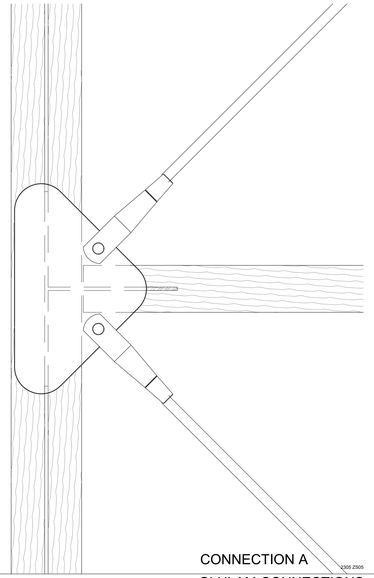
Sheet Title

BLOCK 5
FRAMING DETAILS

Sheet Number

A53.51

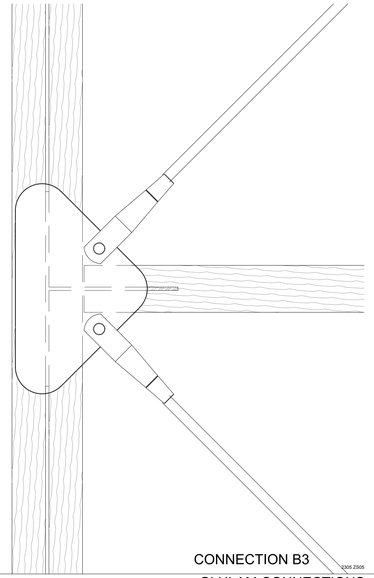


CONNECTION A

2305 Z505

35

GLULAM CONNECTIONS
scale: 3" = 1'-0"

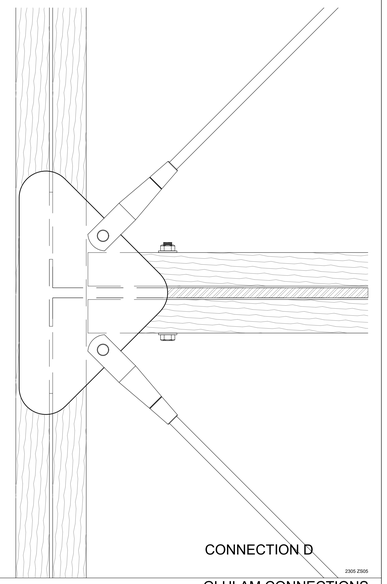


CONNECTION B3

2305 Z505

23

GLULAM CONNECTIONS
scale: 3" = 1'-0"

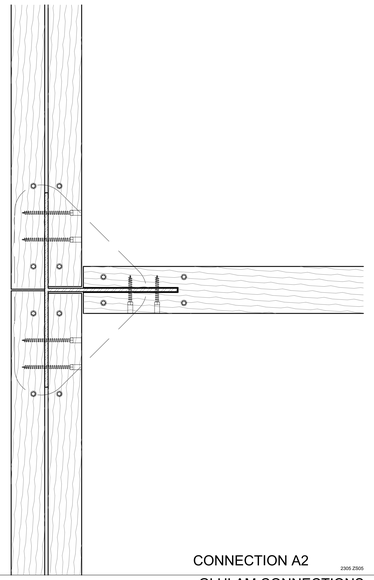


CONNECTION D

2305 Z505

11

GLULAM CONNECTIONS
scale: 3" = 1'-0"

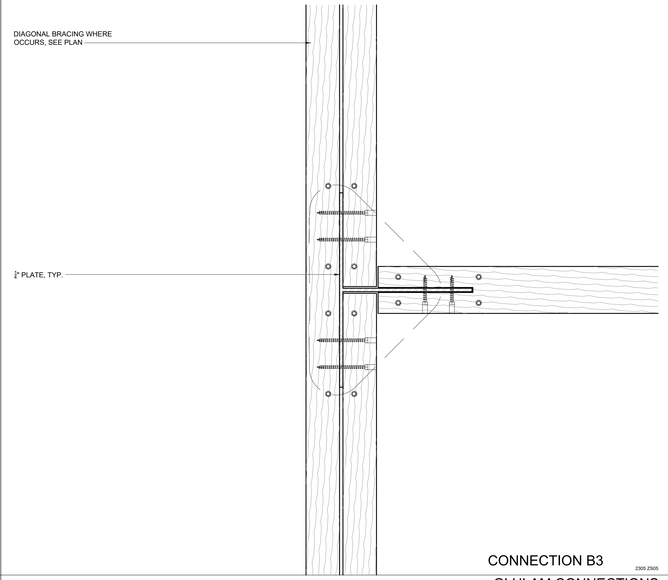


CONNECTION A2

2305 Z505

33

GLULAM CONNECTIONS
scale: 3" = 1'-0"

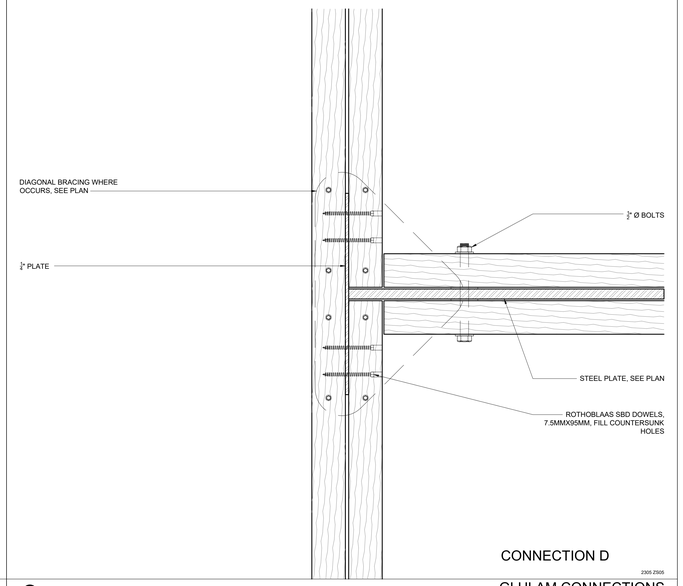


CONNECTION B3

2305 Z505

21

GLULAM CONNECTIONS
scale: 3" = 1'-0"

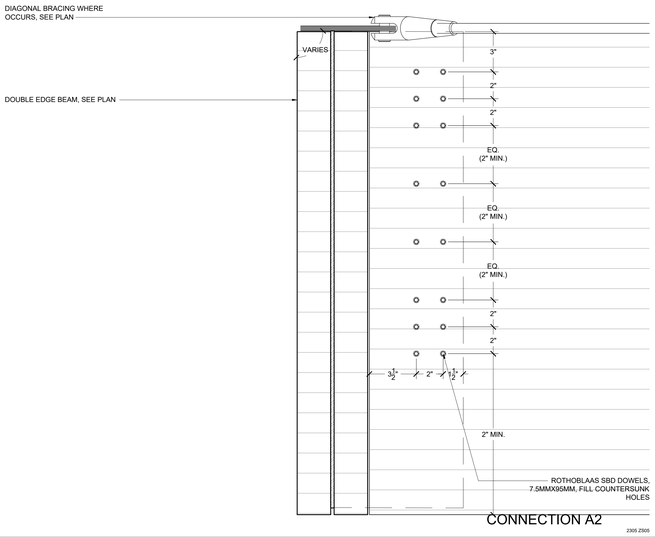


CONNECTION D

2305 Z505

9

GLULAM CONNECTIONS
scale: 3" = 1'-0"

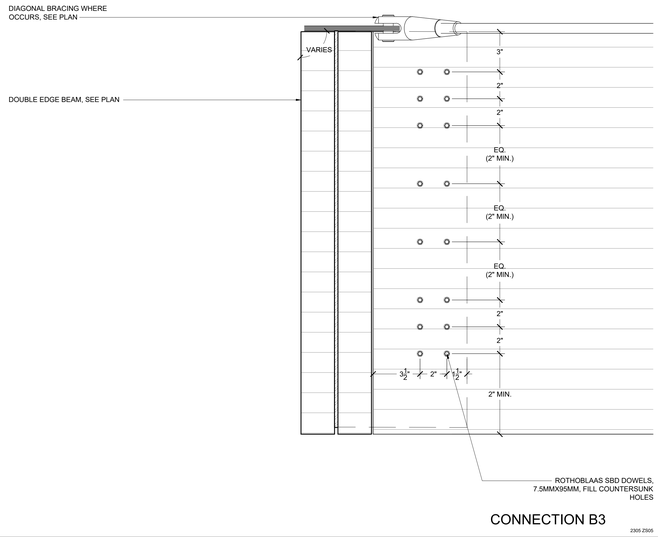


CONNECTION A2

2305 Z505

31

GLULAM CONNECTIONS
scale: 3" = 1'-0"

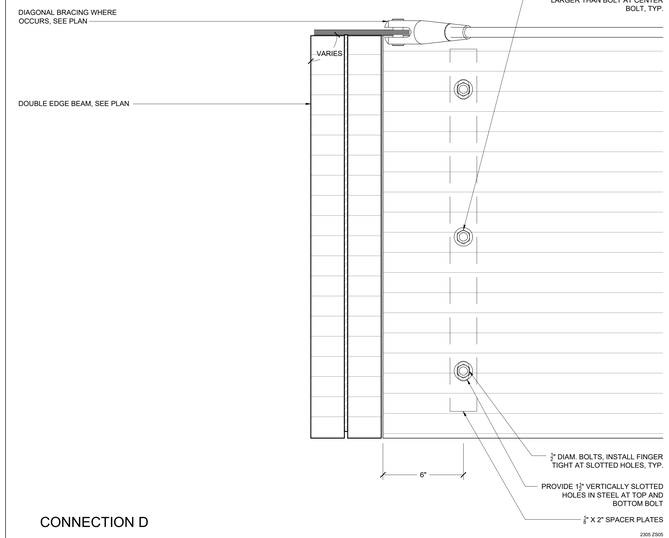


CONNECTION B3

2305 Z505

19

GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION D

2305 Z505

7

GLULAM CONNECTIONS
scale: 3" = 1'-0"

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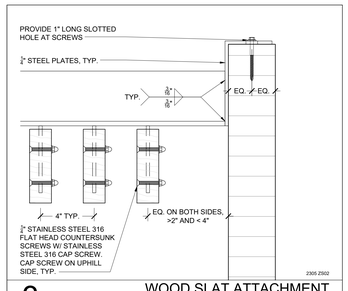
Sheet Title

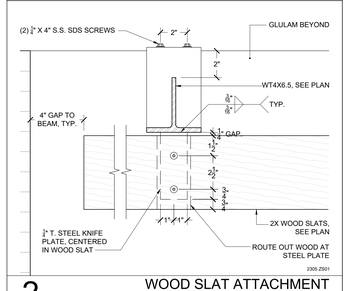
BLOCK 5
FRAMING DETAILS

Sheet Number

A53.52

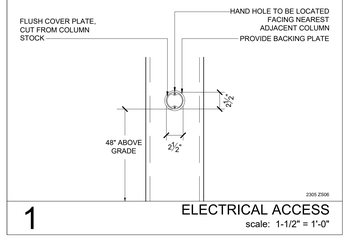


3 WOOD SLAT ATTACHMENT
scale: 3" = 1'-0"



2 WOOD SLAT ATTACHMENT
scale: 3" = 1'-0"

PROVIDE ACCESS FOR FISHING CABLING THROUGH STRUCTURE. COORDINATE AND CONFIRM WIRING REQUIREMENTS WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND SHOP DRAWING PRODUCTION.



1 ELECTRICAL ACCESS
scale: 1-1/2" = 1'-0"

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Sheet Title

BLOCK 5
FRAMING DETAILS

Sheet Number

A53.53

GENERAL STRUCTURAL NOTES

01100 GENERAL REQUIREMENTS
1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE.

2. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

3. DETAILS ON SHEETS TITLED "TYPICAL" OR DETAILS TITLED "TYPICAL" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

5. DO NOT SCALE THE DRAWINGS.

6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION AND FOR TEMPORARY SUPPORT OF THE BUILDING. RETAIN A REGISTERED CIVIL ENGINEER WHOM IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE AND DISPOSE OFF SITE.

9. VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIALS.

11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE CONTRACT.

12. ANY DAMAGE TO EXISTING UTILITIES OR FACILITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTO'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.

13. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

14. CONTRACTOR SHALL MAINTAIN THE STREETS AND ANY OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT.

15. THE ENGINEER-OF-RECORD SHALL PERFORM STRUCTURAL OBSERVATIONS PER IBC 1704. THE ENGINEER SHALL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR AND BUILDING OFFICIAL, AND SUBMIT A FINAL SUMMARY REPORT STATING SITE VISITS HAVE BEEN MADE, NOTING ANY DEFICIENCIES, THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN GENERAL CONFORMANCE WITH THE APPROVED PLANS.

16. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE ENGINEER PRIOR TO ALL REQUIRED TESTING AND OBSERVATIONS U.O.N. CONTRACTOR SHALL CALL ENGINEER FOR OBSERVATION OF ALL FOUNDATION STEEL AND EXCAVATIONS PRIOR TO PLACING CONCRETE. THE CONTRACTOR SHALL CALL ENGINEER AT BEGINNING OF WOOD INSTALLATION TO OBSERVE WOOD CONNECTIONS, DETAILING AND FINISH FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

17. ADBC ARCHITECTURE TO PROVIDE A 3D MODEL UPON REQUEST. 3D MODEL IS FOR DESIGN INTENT.

01400 SPECIAL INSPECTIONS
1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTOR SHALL BE RETAINED BY THE CONTRACTOR TO PERFORM TESTS AND INSPECTIONS.

2. THE FOLLOWING ITEMS REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 - "STRUCTURAL TESTS AND INSPECTIONS" OF THE 2015 INTERNATION BUILDING CODE:

A. WELDING INSPECTIONS SHALL CONFORM TO IBC 1705.2 AND AISC 360. SEE TABLES BELOW:

TABLE N5.4-1
Inspection Tasks Prior to Welding

Inspection Tasks Prior to Welding	Action
Welder qualification records and continuity records	Observe
WPS available	Perform
Manufacturer certifications for welding consumables available	Perform
Material identification (type/grade)	Observe
Welder identification system. The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.	Observe
Fit-up of groove welds (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)	Observe
Fit-up of CJP groove welds of HSS T-, Y- and K-joints without backing (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe
Configuration and finish of access holes	Observe
Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe

TABLE N5.4-2
Inspection Tasks During Welding

Inspection Tasks During Welding	Action
Control and handling of welding consumables • Packaging • Exposure control	Observe
No welding over cracked tack welds	Observe
Environmental conditions • Wind speed within limits • Precipitation and temperature	Observe
WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min./max.) • Proper position (F, V, H, OH)	Observe
Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	Observe
Placement and installation of steel headed stud anchors	Perform

TABLE N5.4-3
Inspection Tasks After Welding

Inspection Tasks After Welding	Action
Welds cleaned	Observe
Size, length and location of welds	Perform
Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	Perform
Arc strikes	Perform
k-area [a]	Perform
Weld access holes in rolled heavy shapes and built-up heavy shapes [b]	Perform
Backing removed and weld tabs removed (if required)	Perform
Repair activities	Perform
Document acceptance or rejection of welded joint or member	Perform
No prohibited welds have been added without the approval of the EOR	Observe

[a] When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.
[b] After rolled heavy shapes (see Section A3.1c) and built-up heavy shapes (see Section A3.1d) are welded, visually inspect the weld access hole for cracks.

B. UT SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING, IN MATERIALS 5/16 IN. THICK OR GREATER.

C. CONCRETE INSPECTIONS SHALL BE PER IBC TABLE 1705.3. SEE TABLE BELOW:

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	X
2. Verify use of required design mix.	—	X
3. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—
4. Inspect concrete and shotcrete placement for proper application techniques.	X	—
5. Verify maintenance of specified curing temperature and techniques.	—	X
6. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X

Notes: Where applicable, see Section 1705.12, Special inspections for seismic resistance.

D. CAST-IN-PLACE DEEP FOUNDATIONS PER TABLE 1705.8
1. CONTINUOUSLY INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.
2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.
3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.3.

3. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

02200 FOUNDATION AND SITE WORK
1. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

3. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

4. FOUNDATION EXCAVATIONS TO BE CUT NEAT TO THE SIZE SHOWN ON DRAWINGS AND CONCRETE TO BE PLACED ON UNDISTURBED NATIVE SOILS. IF EXCAVATIONS ARE OVERCUT, BACKFILL WITH ENGINEERED FILL AND COMPACT TO 95% RELATIVE COMPACTION.

5. THE GEOTECHNICAL REPORT PREPARED BY HENLEY JOHNSTON AND ASSOCIATES DATED 18 JUNE 2021 AND IS AVAILABLE IN THE OFFICE OF THE ARCHITECT FOR THE CONTRACTOR'S REVIEW. THE CONTRACTOR SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. OBTAIN GEOTECHNICAL ENGINEER'S APPROVAL OF FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. ALL DETERMINATIONS OF THE ACCEPTABILITY OF SOIL CONDITIONS SHALL BE BY GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE FOR DRILLING OF ALL PIERS AND OBSERVATION OF EXCAVATION BEFORE PLACING ANY FILL MATERIAL OR CONCRETE.

6. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, PIER DRILLING, FOOTING EXCAVATIONS AND PREPARATION OF SUBGRADE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. HENLEY JOHNSTON SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (214-941-3808) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

03100 FORMWORK
1. PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING STRUCTURAL MEMBERS AS REQUIRED TO PREVENT AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE EXISTING MEMBERS. CONCRETE CAST WITH AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE MEMBERS IS NOT ACCEPTABLE.

2. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS, INCLUDING BUT NOT LIMITED TO WALLS, COLUMNS, AND UNDERSIDE OF ELEVATED SLABS.

03200 REINFORCING STEEL
1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED: REINFORCING STEEL #10 AND SMALLER ASTM A615, 60 KSI, REINFORCING STEEL #11 AND LARGER ASTM A615, 80 KSI.

2. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS AT A MAXIMUM 3-FOOT SPACING. REINFORCING SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE ACI SP-66 AND ACI 318.

03300 CAST-IN-PLACE CONCRETE
1. ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

2. AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE, ROUGHEN CONTACT SURFACES TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

3. ALL CONCRETE TO HAVE THE FOLLOWING PROPERTIES: NORMAL WEIGHT CONCRETE WITH A 28-DAY STRENGTH OF 4,000 PSI. MAXIMUM WATER CEMENT RATIO OF 0.44.

03350 ANCHORS AND DOWELS
1. ADHESIVE ANCHORS AND ADHESIVE DOWELS INSTALLED INTO CONCRETE: HILTI HIT-RE 500-V3 (ICC-ES #ESR-3814). ANCHORS SHALL BE HILTI HAS-E B7. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS FOLLOWS, UNLESS OTHERWISE NOTED.

ROD DIA.	EMBEDMENT	BAR SIZE	EMBEDMENT
3/8"	4"	#3	5"
1/2"	5"	#4	7"
5/8"	6"	#5	8"
3/4"	7"	#6	10"
7/8"	9"	#7	12"
1"	11"	#8	14"

2. INSTALL ADHESIVE ANCHORS AND ADHESIVE DOWELS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CORRESPONDING ICBO REPORT.

3. CAST-IN-PLACE ANCHORS: REBAR SHALL BE ASTM A615, 60 KSI AND THREADED ANCHORS SHALL BE ASTM F1554, GRADE 55 KSI HEAVY HEX HEAD OR ASTM A193 GRADE B7. NUTS SHALL BE ASTM A 563 GRADE DH HEAVY HEX NUTS AND WASHERS SHALL BE ASTM F 436. ANCHORS SHALL BE "SI" WELDABLE. ALL ANCHORS SHALL BE GALVANIZED.

4. BASE PLATES: BEARING PLATES SHALL BE CLEAN AND FREE FROM BOND-REDUCING MATERIALS. TIGHTEN ANCHOR BOLTS AFTER THE SUPPORTED MEMBERS HAVE BEEN POSITIONED AND PLUMBED. PACK NON-SHRINK GROUT SOLIDLY BETWEEN BEARING SURFACES AND BASES OR PLATES TO ASSURE THAT NO VOIDS REMAIN. NON-SHRINK GROUT SHALL MEET ASTM C-1107 OR ASTM C-928-R3.

05000 STRUCTURAL STEEL
1. STRUCTURAL STEEL, FABRICATION AND ERECTION METHODS SHALL CONFORM TO THE CURRENT ADDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."

2. ALL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

3. ALL STEEL SHALL BE PAINTED U.O.N. SEE SPECIFICATION 099113 "EXTERIOR PAINTING."

4. STEEL SHALL BE THE FOLLOWING:
ROLLED PLATES AND BARS - ASTM A572 OR A992, 50 KSI
ANGLES AND CHANNELS - ASTM A36
ROLLED W AND WT SECTIONS - ASTM A992
HSS RECTANGULAR SECTIONS - ASTM A500, GRADE C (50 KSI)
HSS ROUND SECTION - ASTM A500, GRADE C (46 KSI)

5. ALL BOLTS SHALL BE STAINLESS STEEL ASTM F593D WITH YIELD STRESS OF 45 KSI. NUTS TO BE ASTM F594. WASHERS TO BE STAINLESS STEEL 304 OR 316.

6. PROVIDE ALTERNATE DEDUCT FOR ALL BOLTS AND SPACERS TO BE GALVANIZED STEEL. BOLTS TO MEET ASTM A307.

7. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1. ELECTRODES SHALL BE E70x. WELDS SHALL CONFORM TO AESS 3.

8. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS NOTED OTHERWISE ON THE DRAWINGS.

9. ALL STEEL TO BE PAINTED. SEE EXTERIOR PAINTING SPECIFICATION 099113 FOR INFORMATION ON PAINT SPECS.

06100 CARPENTRY
1. FOR BOLTS, NUTS AND WASHERS, SEE #5 AND #5 ABOVE.

2. BOLT HOLES SHALL BE A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER THAN THE BOLT NOMINAL DIAMETER.

06200 MANUFACTURED WOOD PRODUCTS
1. GLUED-LAMINATED STRUCTURAL MEMBERS SHALL BE:
A. LUMBER: COMPLY WITH ANSI/AITC A190.1 AND APPLICABLE LUMBER ASSOCIATION STANDARDS FOR ALLOWABLE STRESS, APPEARANCE, FABRICATION LIMITATIONS AND SPECIES.
B. STRESS VALUES FOR BEAMS: PROVIDE GLUED-LAMINATED TIMBER MEMBERS SIZED AS INDICATED, WITH LAMINATING COMBINATION 24F-V8 OR OTHER THAT MEET OR EXCEED THE FOLLOWING STRESS VALUES FOR NORMAL LOADING DURATION AND DRY CONDITION OF USE.
1. BENDING (FBX): 2400 PSI
2. BENDING (FBY): 1550 PSI
3. SHEAR PARALLEL TO GRAIN (FVX): 265 PSI
4. SHEAR PARALLEL TO GRAIN (FVY): 230 PSI
5. COMPRESSION PERPENDICULAR TO GRAIN (FC - TENSION FACE): 650 PSI
6. COMPRESSION PERPENDICULAR TO GRAIN (FC - COMPRESSION FACE): 650PSI
7. TENSION PARALLEL TO GRAIN (FT - AXIALLY LOADED): 1100 PSI
8. COMPRESSION PARALLEL TO GRAIN (FC - AXIALLY LOADED): 1650 PSI
10. MODULUS OF ELASTICITY (EX APP): 1,800,000 PSI
11. MODULUS OF ELASTICITY (EX MIN): 950,000 PSI
12. MODULUS OF ELASTICITY (EY TRUE): 1,700,000 PSI
13. MODULUS OF ELASTICITY (EY APP): 1,600,000 PSI
14. MODULUS OF ELASTICITY (EY MIN): 850,000 PSI
C. LUMBER SPECIES: DOUGLAS FIR. SIZES CALLED OUT ARE NOMINAL. 4X6 GLULAM HAS ACTUAL DIMENSIONS OF 3 $\frac{1}{2}$" X 5 $\frac{1}{2}$". WOOD FINISH TO BE SMOOTH, OR S4S.
D. ADHESIVE: ASTM D2559, WET-USE UNLESS OTHERWISE INDICATED.
E. PENETRATING SEALER: KLEARGARD 25
F. GLULAM PROVIDER: TIMBERLYNE HTTPS://WWW.TIMBERLYNE.COM/
G. WOOD SEALER: (2) COATS OF SANSIN WOOD SEALER
H. PROVIDE 2'-0" LONG SAMPLE OF WOOD TO ARCHITECT/ENGINEER FOR REVIEW AND SIGN-OFF.

17000 DESIGN CRITERIA
DESIGN LOADS PER IBC 2018 WHICH ARE BASED ON ASCE 7 2016.

1. DEAD LOADS: VARY BASED ON ACTUAL BUILDING WEIGHTS. THE STRUCTURE IS **NOT** DESIGNED TO CARRY ADDITIONAL LOADS FROM WHAT IS SHOWN IN THE DRAWINGS. NO ADDITIONAL LIGHTS, SPEAKERS, ETC MAY BE HUNG FROM THE STRUCTURE.

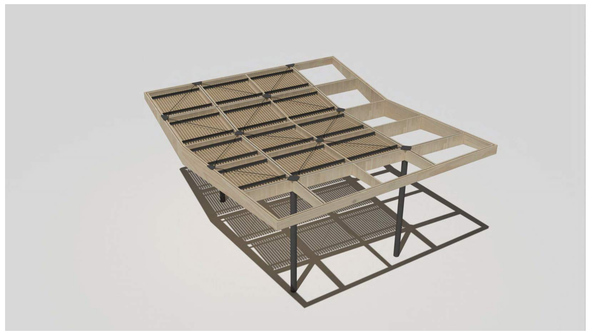
2. LIVE LOADS: ROOF 20 PSF (REDUCIBLE), FLOOR: N/A.

3. SEISMIC DESIGN: SITE CLASS E, SDC D
BASE SHEAR V = 0.85 W (ULTIMATE STRENGTH DESIGN), R = 1.25, S_S = 1.293, S_1 = 0.467, S_{MS} = 1.552, S_{M1} = 1.058, S_{DS} = 1.06, S_{D1} = 1.03

4. WIND DESIGN: RISK CATEGORY II
V_{ULT} = 103 MPH (3 SECOND GUST)
EXPOSURE C
GC_{PI} = +/- 0.18

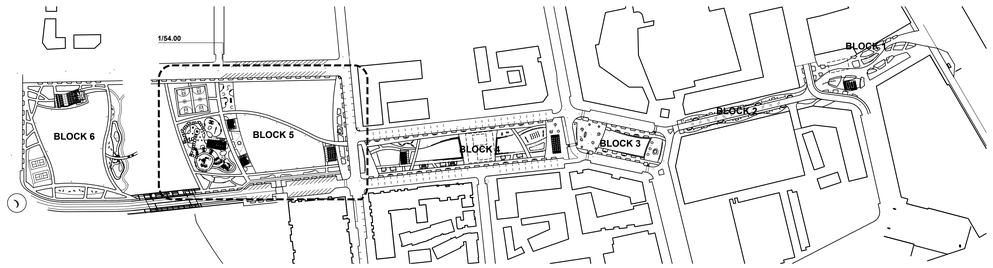
5. SNOW LOADS: GROUND SNOW LOAD P_G = 36 PSF

6. ICE LOADS: RADIAL ICE THICKNESS = 0.19". 3 SECOND GUST SPEED = 52 MPH



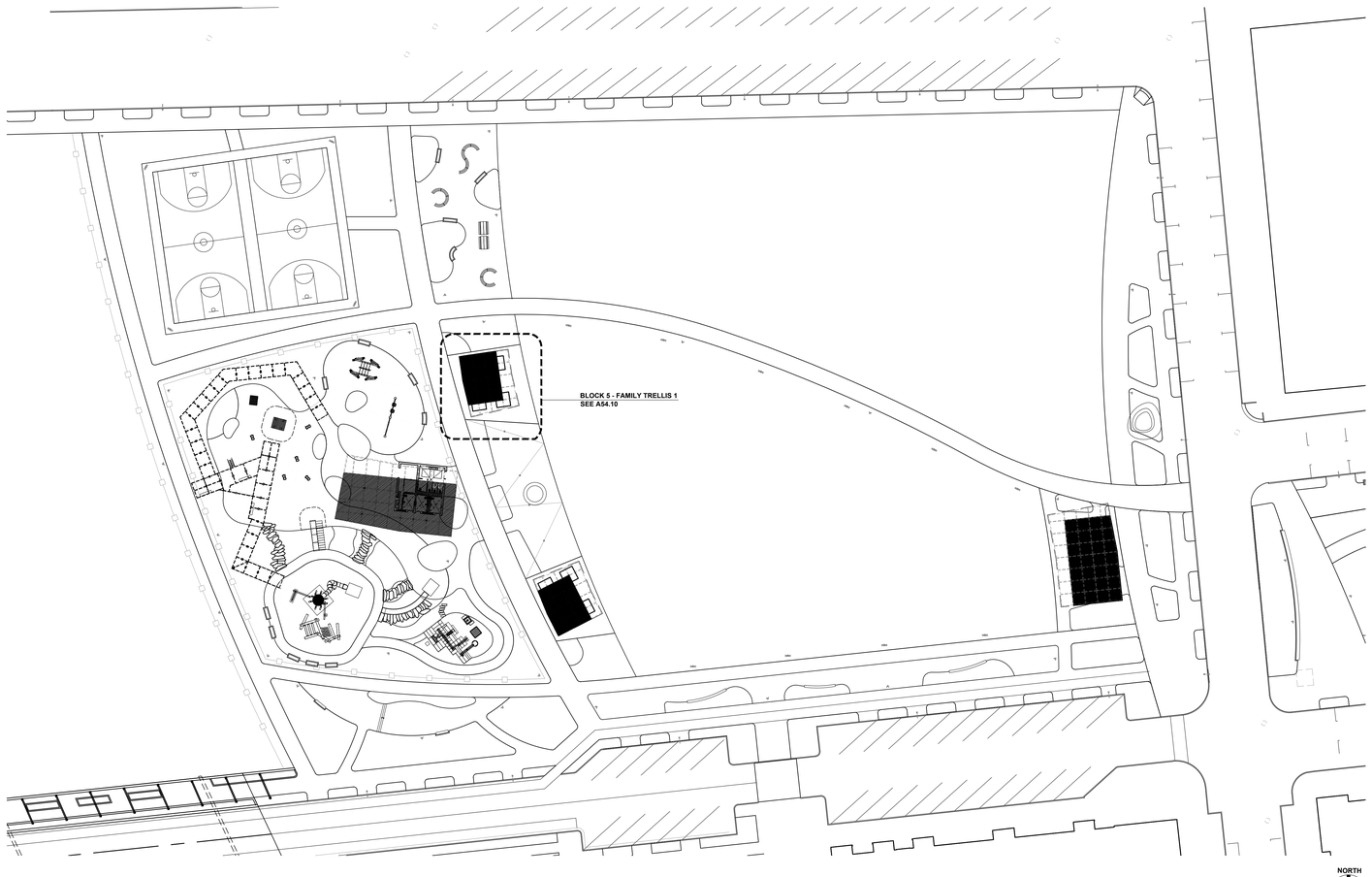
4 VIEW FROM ABOVE
(FOR VISUAL REFERENCE ONLY)

3 VIEW FROM GRADE
(FOR VISUAL REFERENCE ONLY)



2 PROPOSED VICINITY PLAN
1" = 200'-0"

NORTH



1 PROPOSED SITE PLAN
1/32" = 1'-0"

NORTH

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title
BLOCK 5 - FAMILY TRELLIS 1 SITE PLANS AND GENERAL NOTES

Sheet Number
A54.00

NOTES

GENERAL NOTES

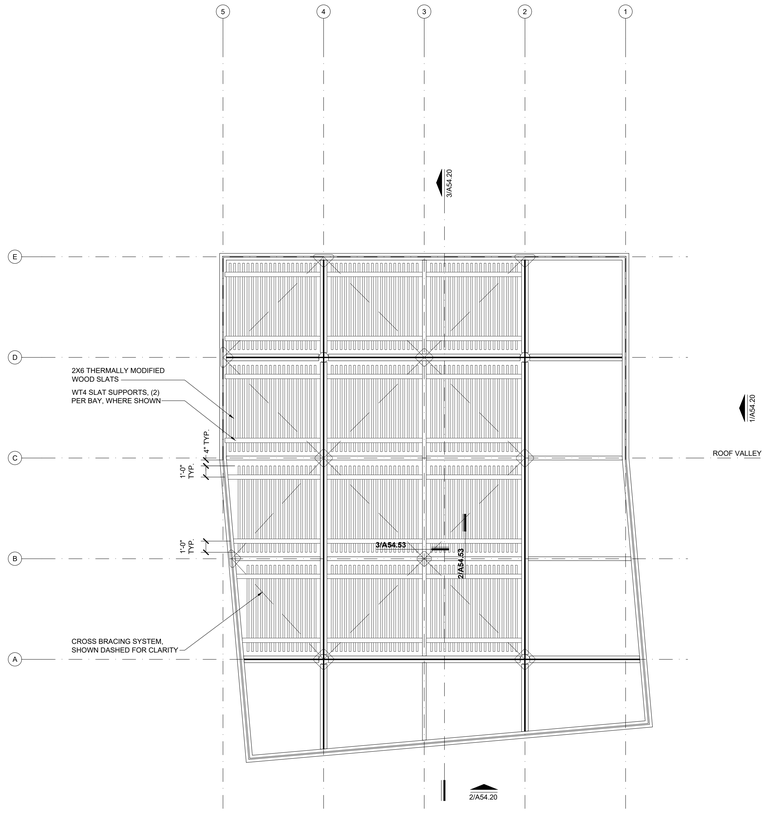
1. SEE SHEET A54.00 FOR GENERAL NOTES.

FRAMING PLAN NOTES

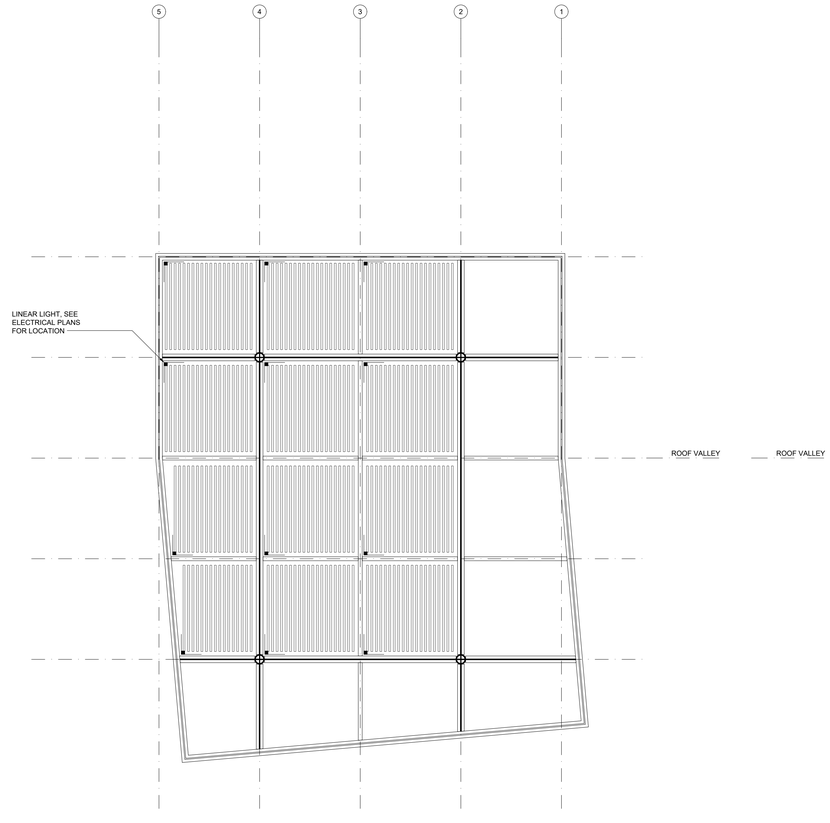
1. PROVIDE VENT HOLES IN HSS FRAMING AS REQUIRED TO REMOVE ANY CONDENSATION FROM INSIDE.
2. SEE SPECIFICATIONS ON A54.00 FOR THE WOOD GLULAM SPECIFICATION. THE ACTUAL SIZE OF THE GLULAMS ARE NOTED ON THE FRAMING PLAN.
3. PROVIDE ACCESS FOR FISHING CABLING THROUGH STRUCTURE. COORDINATE AND CONFIRM WIRING REQUIREMENTS WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND SHOP DRAWING PRODUCTION. ALL WIRING SHALL BE HIDDEN FROM BELOW. WIRING TO BE ON TOP OF WOOD BEAMS AND FIXED IN PLACE.
4. FOR ALL DETAILS THAT INCLUDE LIGHTING, CONTRACTORS MUST REVIEW SPECTRUM LIGHTING DETAILS FOR ADDITIONAL INFORMATION SUCH AS CLEARANCES, REQUIRED DIFFUSERS AND INSTALLATION NOTES CRITICAL TO THE COORDINATION, PERFORMANCE, AND COST OF THE LIGHTING. IF THERE ARE DISCREPANCIES BETWEEN ANY DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR BRINGING THEM TO THE ATTENTION OF THE ARCHITECT/LANDSCAPE ARCHITECT.
5. ALL STRUCTURAL STEEL AND CONNECTIONS TO RECEIVE THE FOLLOWING COATING:
   - 5.1. PRIMING: IMMEDIATELY AFTER SURFACE PREPARATION, APPLY PRIMER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND AT RATE RECOMMENDED BY SSPC-SP6/NACE NO. 3 COMMERCIAL BLAST CLEAN TO PROVIDE A MINIMUM DRY FILM THICKNESS OF 2.5 MILS TO 35 MILS DFT. USE PRIMING METHODS THAT RESULT IN FULL COVERAGE OF JOINTS, CORNERS, EDGES, AND EXPOSED SURFACES.
     - 5.1.1. STRIPE PAINT CORNERS, CREVICES, BOLTS, WELDS, AND SHARP EDGES.
     - 5.1.2. APPLY TWO COATS OF SHOP PAINT TO SURFACES THAT ARE INACCESSIBLE AFTER ASSEMBLY OR ERECTION. CHANGE COLOR OF SECOND COAT TO DISTINGUISH IT FROM FIRST.
     - 5.1.3. PRIMER SHALL BE TNEMEC SERIES 94-H2O HYDRO-ZINC AT 2.5 TO 3.5 MILS DFT.
   - 5.2. PAINTING: STEEL INTERMEDIATE COATING SHALL BE TNEMEC SERIES L69 HI-BUILD EPOXOLINE II AT 4-6 MILS DFT.
   - 5.3. PAINTING: STEEL FINAL COATING SHALL BE TNEMEC SERIES 1095 ENDURA-SHIELD FINISH AT 3-5 MILS DFT.
6. WOOD FOR THE TRELLIS SHALL BE 2X6 THERMALLY MODIFIED WOOD. WOOD SPECIES TO BE CLEAR SPRUCE (WWW.VINTAGEWOODSUS.COM) OR THERMORY BENCHMARK PINE STANDARD STOCK, OR APPROVED EQUAL.

FOUNDATION NOTES AND LEGENDS

4. COORDINATE TOP OF FINISHED GRADE ELEVATIONS WITH THE LANDSCAPE DRAWINGS.
5. GEOTECHNICAL ENGINEER SHALL OBSERVE FOUNDATION EXCAVATION AND CONSTRUCTION PRIOR TO POURING CONCRETE FOOTINGS.



2 ROOF PLAN
1/4" = 1'-0"



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

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	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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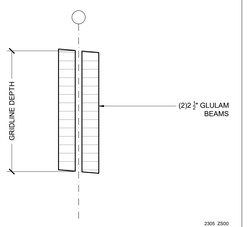
Sheet Title

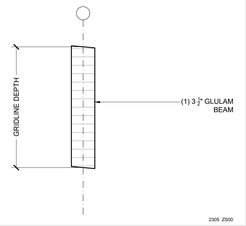
BLOCK 5
CEILING AND ROOF PLANS

Sheet Number

A54.10



6 BEAM TYPE A2
N.T.S.



5 BEAM TYPE B2
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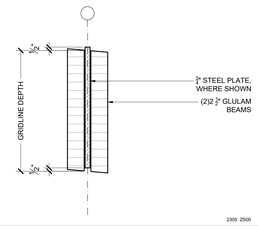

4 BEAM TYPE C2
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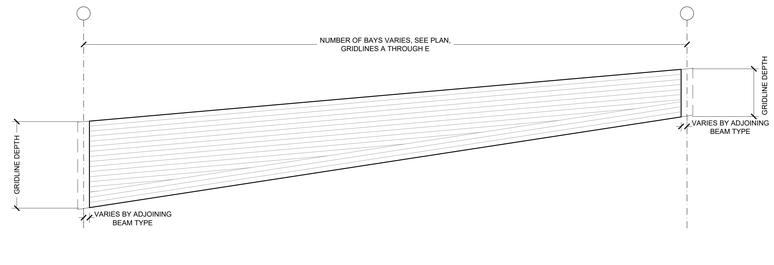
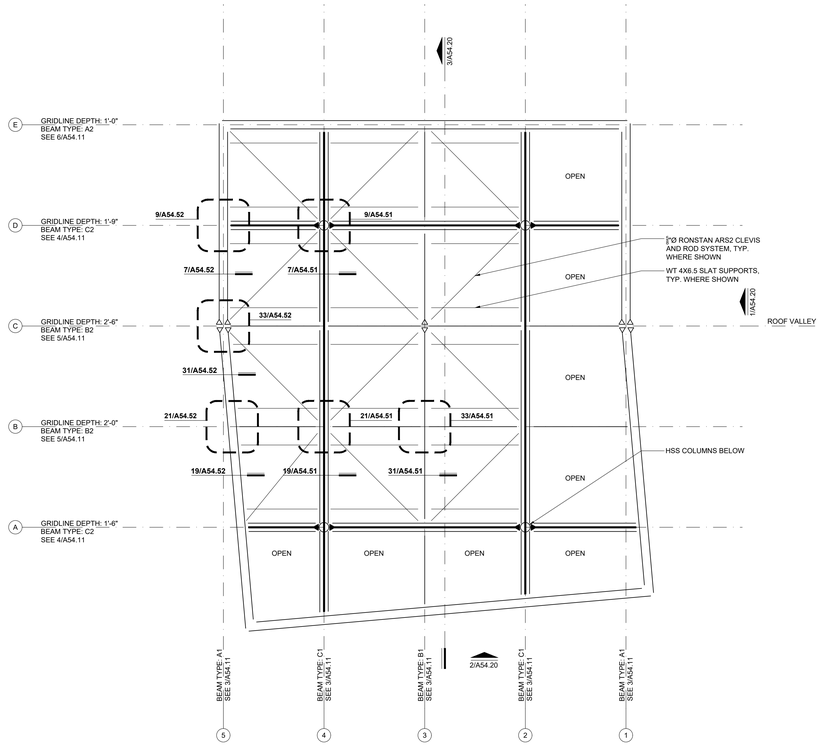


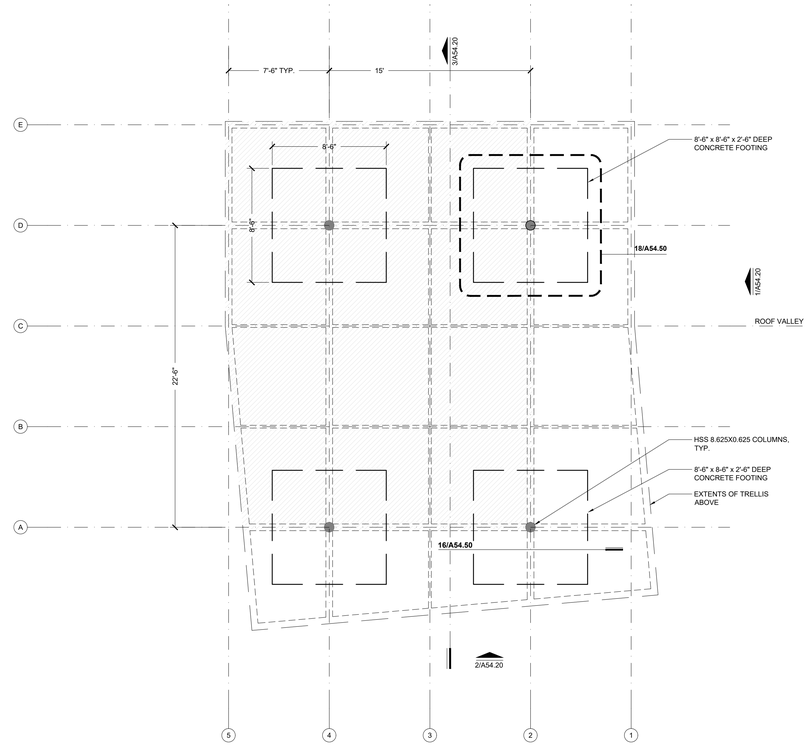
3 BEAM TYPES A1, B1, C1
N.T.S.

STRUCTURAL LEGEND

- BEAM TYPE A: DOUBLE GLULAM SECTION
- BEAM TYPE B: SINGLE GLULAM SECTION
- BEAM TYPE C: STEEL AND GLULAM COMPOSITE SECTION
- STEEL MOMENT CONNECTIONS
- GLULAM MOMENT CONNECTIONS



2 FRAMING PLAN
1/4" = 1'-0"



1 GROUND PLAN
1/4" = 1'-0"

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△	DATE	ISSUE
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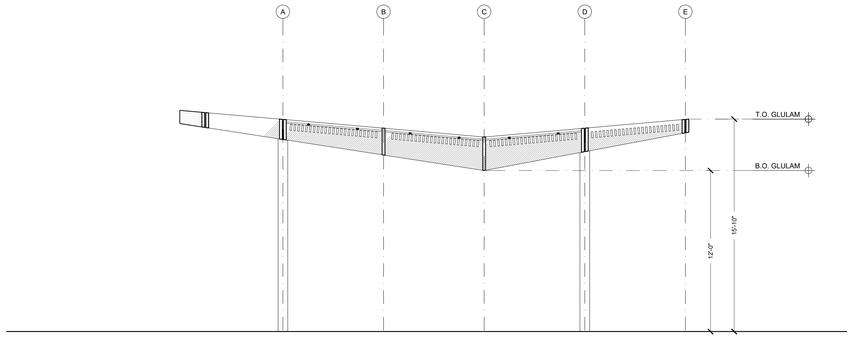
Sheet Title

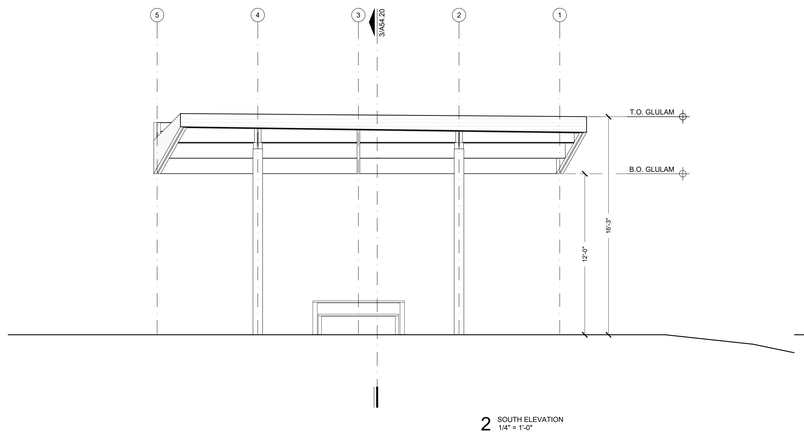
BLOCK 5
FAMILY TRELLIS 1 PLANS

Sheet Number

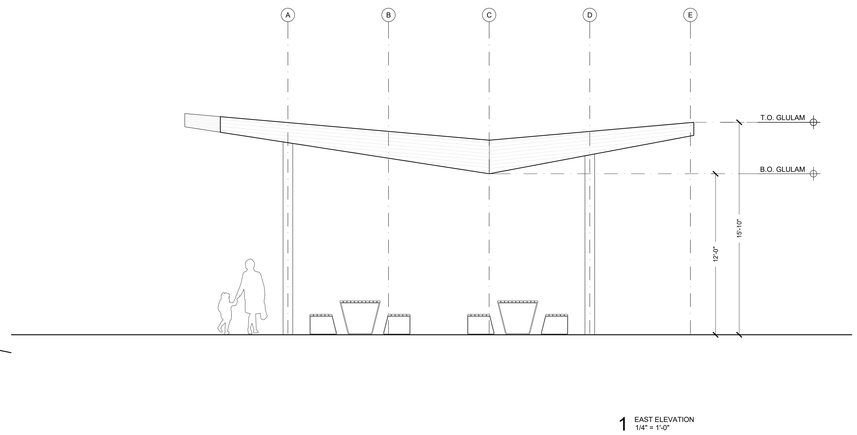
A54.11



3 NORTH SOUTH SECTION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

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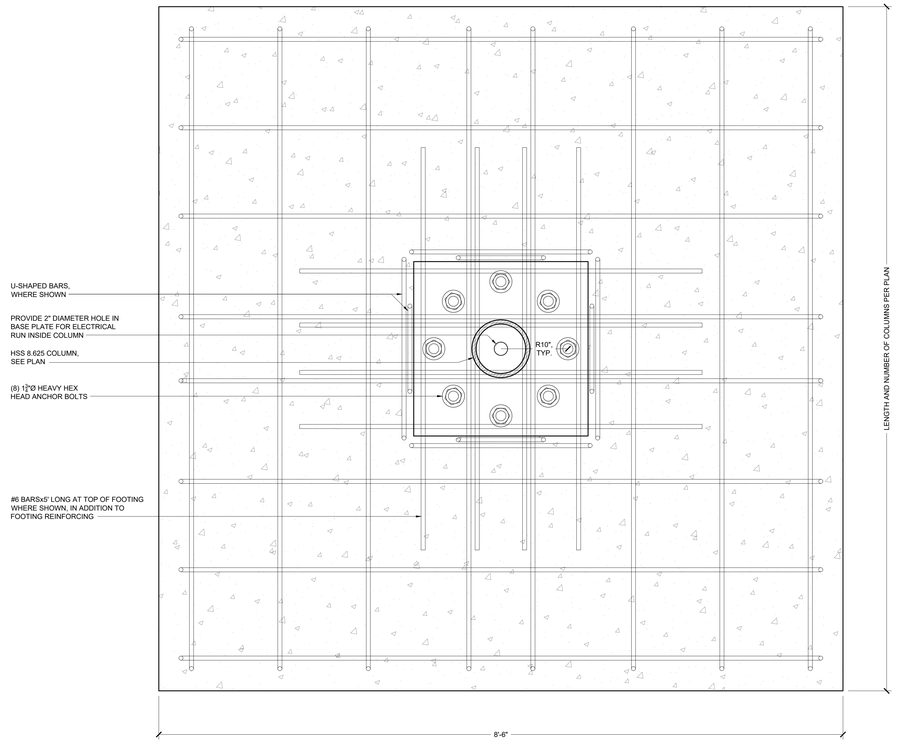
Sheet Title

BLOCK 5
ELEVATIONS AND SECTIONS

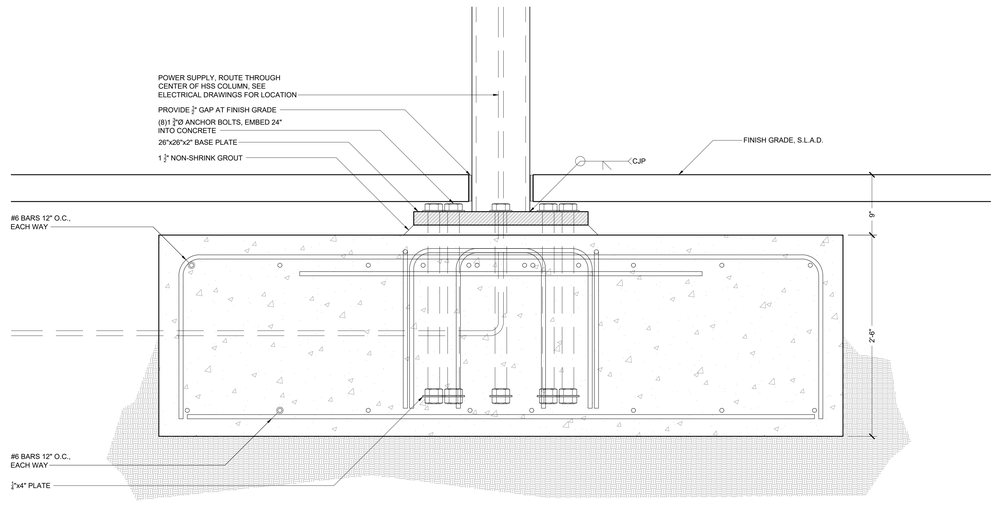
Sheet Number

A54.20



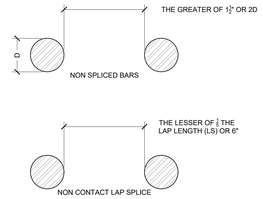
2305 ZS01

18 FOUNDATION PLAN
scale: 1-1/2" = 1'-0"



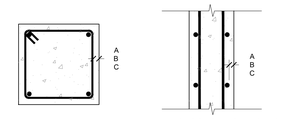
2305 ZS01

16 FOUNDATION SECTION
scale: 1-1/2" = 1'-0"



1504.Z.CC001

5 BAR SPACING IN CONC.
scale: n.t.s.



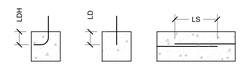
EXPOSURES:
A - CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
B - BOARD FORMED AND EXPOSED TO EARTH OR WEATHER
C - BOARD FORMED AND NOT EXPOSED TO EARTH OR WEATHER

MINIMUM CLEAR COVER TO REINFORCEMENT			
EXPOSURE	SLABS, WALLS AND JOISTS	BEAMS AND COLUMNS	SHELLS
A	3"	3"	3"
B	#6 - #18: 2" #3 - #5: 1 1/2"	#6 - #18: 2" #3 - #5: 1 1/2"	#6 - #18: 2" #3 - #5: 1 1/2"
C	1 1/2"	1 1/2"	#6 - #18: 1" #3 - #5: 3/4"

1504.Z.CC002

3 TYPICAL CONCRETE COVER
scale: n.t.s.

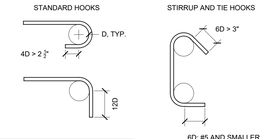
DEVELOPMENT AND LAP SPLICE LENGTHS, INCHES														
BAR LOCATION	BAR SIZE													
	#3			#4			#5			#6			#7		
	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS
TOP BARS	9	16	20	12	19	24	15	23	30	18	28	37	21	46	60
OTHER BARS	9	12	16	12	14	19	15	18	23	18	22	28	21	36	46



NOTE:
1. MIN. CONC. COMPRESSIVE STRENGTH OF 2500 PSI
2. TOP BAR IS A HORIZONTAL BAR PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST IN THE MEMBER BELOW
3. WHERE SPLICING BARS OF DIFFERENT SIZES, USE SPLICE LENGTH OF LARGER BAR

1504.Z.CC003

2 DEVELOPMENT & LAP LENGTH
scale: n.t.s.



INSIDE BEND DIAMETER D		
BAR SIZE	STD HKS	STIR. & TIES
#3 - #5	6D	4D
#6 - #8	6D	6D
#9 - #11	8D	NA
#14 & #18	10D	NA

D = BAR DIAMETER

1918.Z.CC004

1 REINF. HOOKS AND BENDS
scale: n.t.s.

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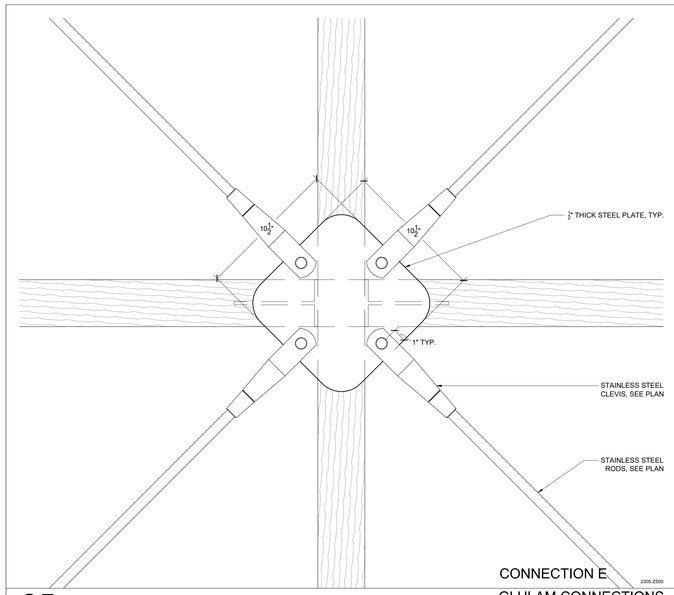
Sheet Title

BLOCK 5
FOUNDATION DETAILS

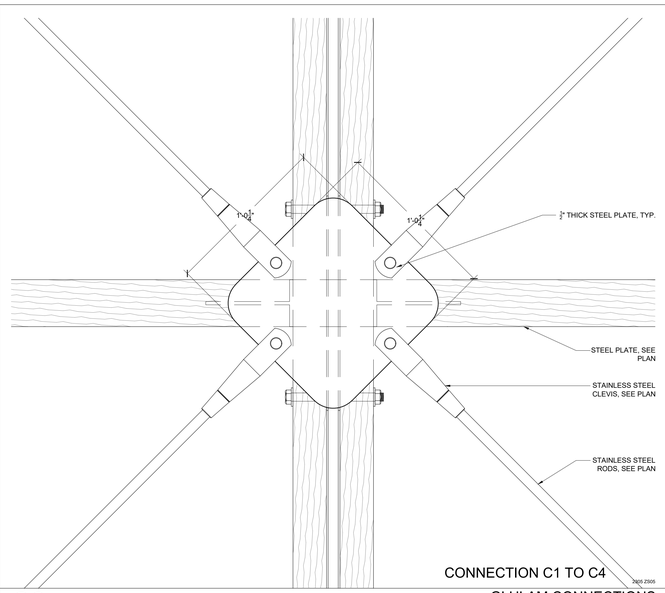
Sheet Number

A54.50



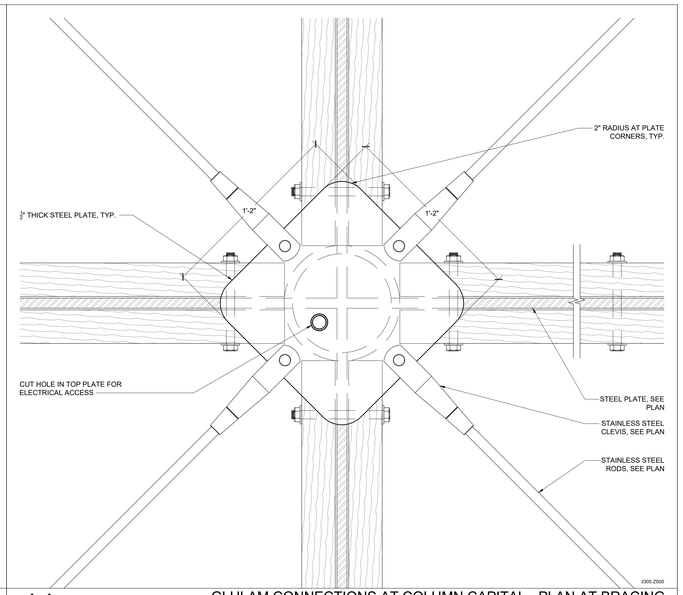
CONNECTION E

35 GLULAM CONNECTIONS
scale: 3" = 1'-0"

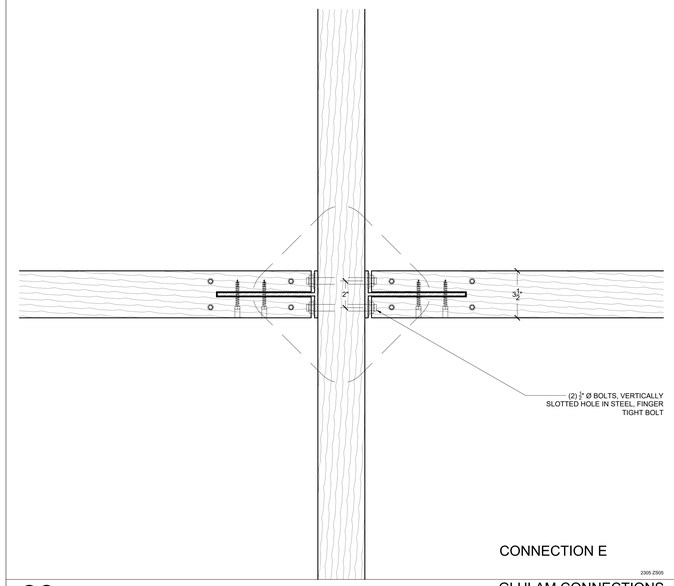


CONNECTION C1 TO C4

23 GLULAM CONNECTIONS
scale: 3" = 1'-0"

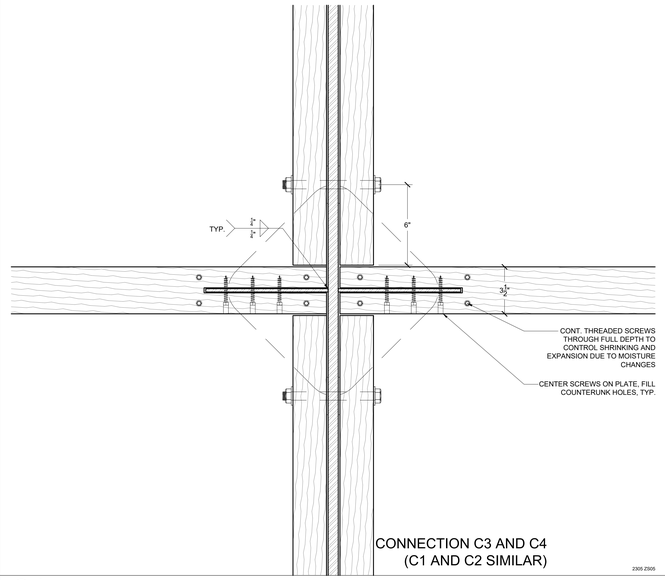


11 GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT BRACING
scale: 3" = 1'-0"



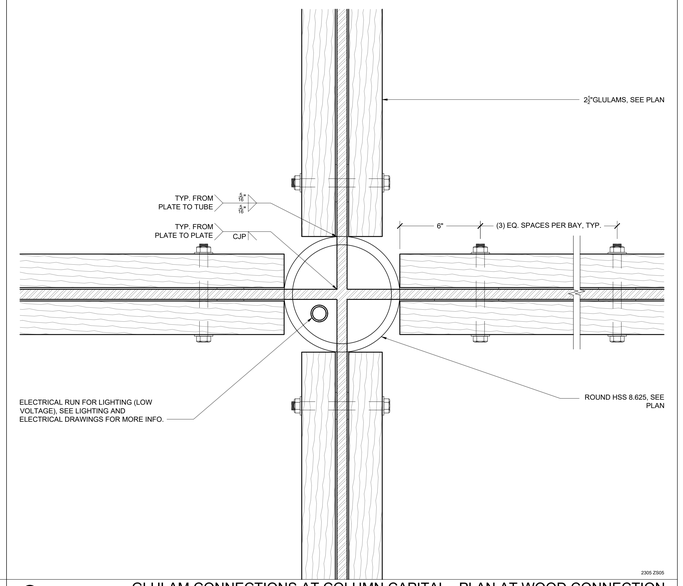
CONNECTION E

33 GLULAM CONNECTIONS

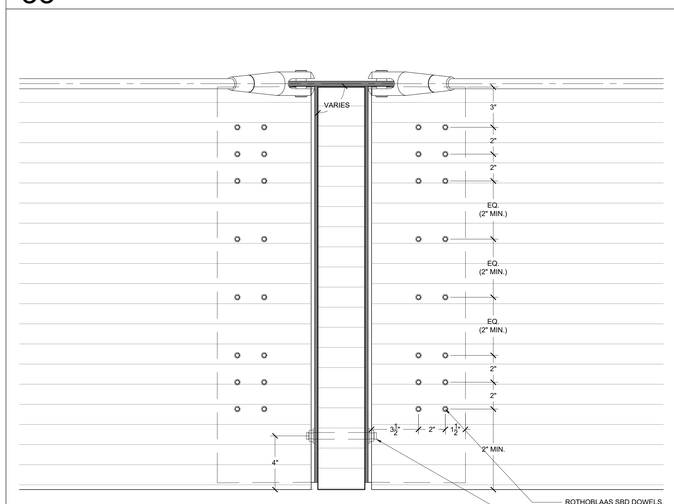


CONNECTION C3 AND C4
(C1 AND C2 SIMILAR)

21 GLULAM CONNECTIONS

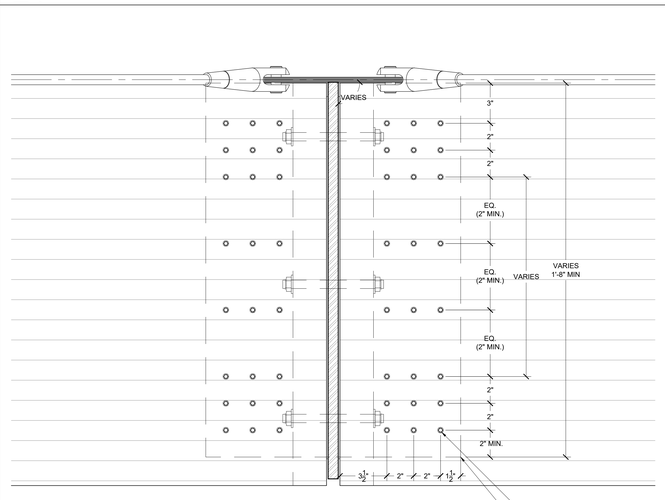


9 GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT WOOD CONNECTION
scale: 3" = 1'-0"



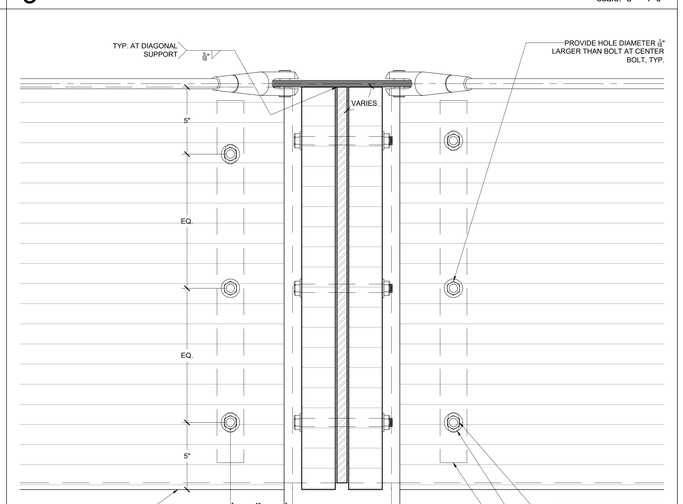
CONNECTION E

31 GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION C3 AND C4

19 GLULAM CONNECTIONS
scale: 3" = 1'-0"



7 GLULAM CONNECTIONS AT COLUMN CAPITAL - ELEVATION
scale: 3" = 1'-0"

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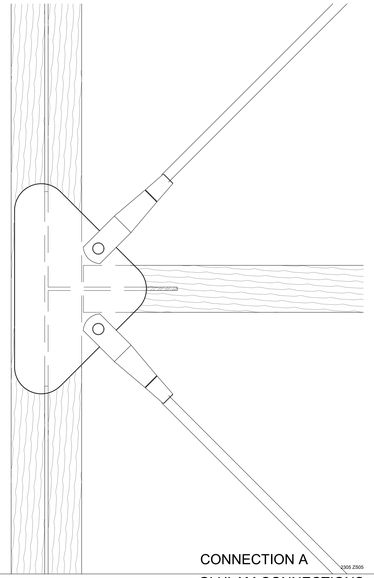
Sheet Title

BLOCK 5
FRAMING DETAILS

Sheet Number

A54.51

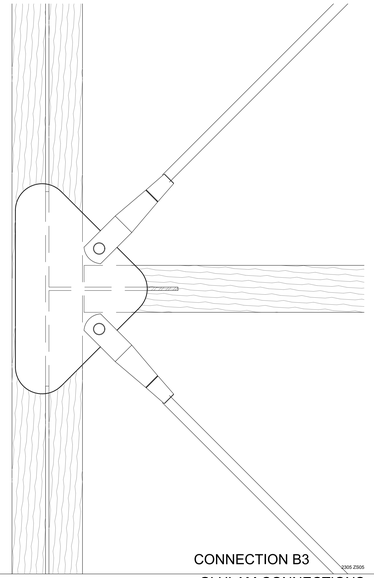


CONNECTION A

2305 Z505

35

GLULAM CONNECTIONS
scale: 3" = 1'-0"

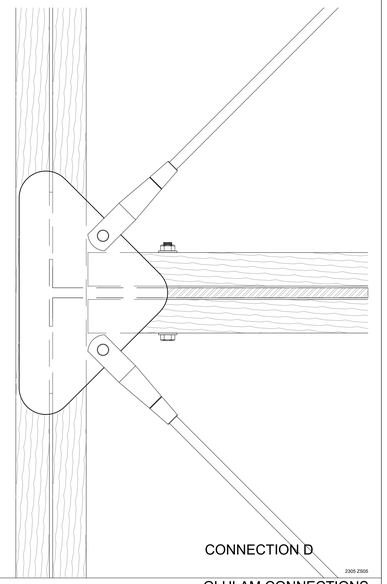


CONNECTION B3

2305 Z505

23

GLULAM CONNECTIONS
scale: 3" = 1'-0"

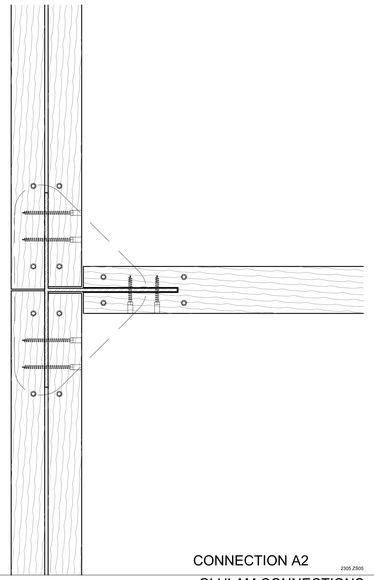


CONNECTION D

2305 Z505

11

GLULAM CONNECTIONS
scale: 3" = 1'-0"

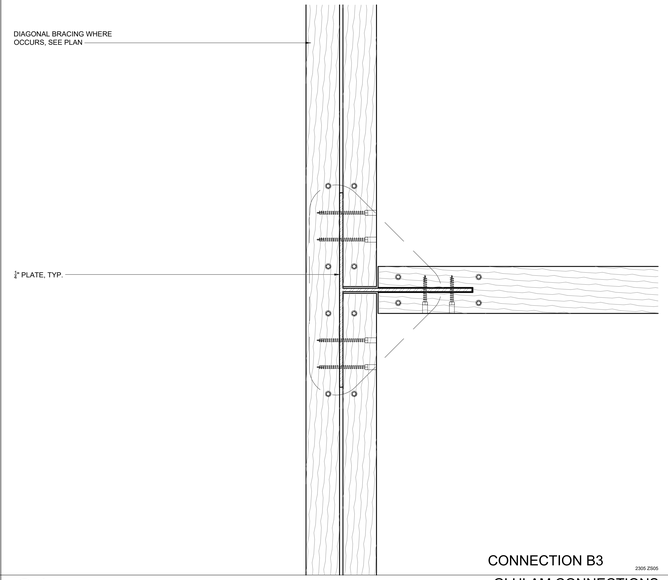


CONNECTION A2

2305 Z505

33

GLULAM CONNECTIONS
scale: 3" = 1'-0"

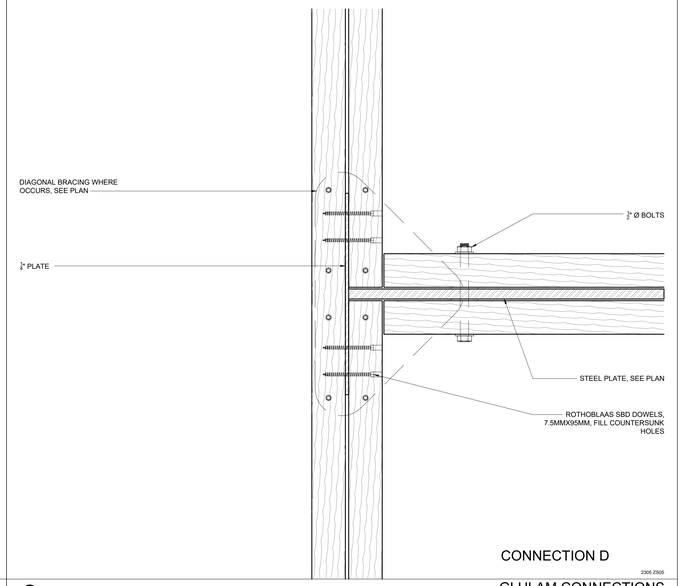


CONNECTION B3

2305 Z505

21

GLULAM CONNECTIONS
scale: 3" = 1'-0"

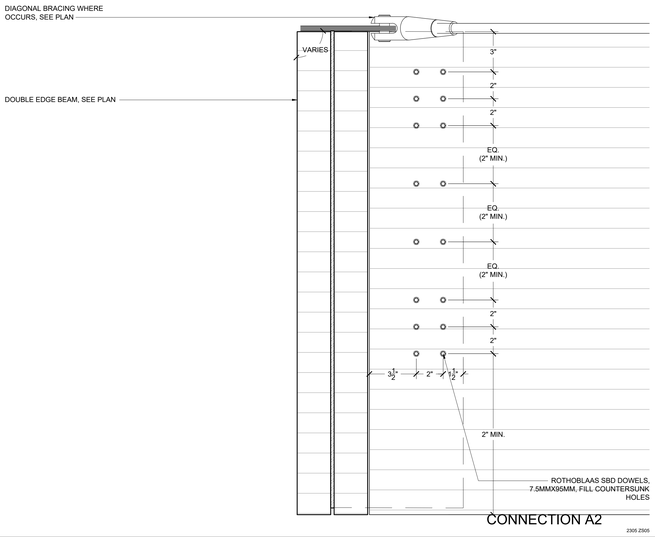


CONNECTION D

2305 Z505

9

GLULAM CONNECTIONS
scale: 3" = 1'-0"

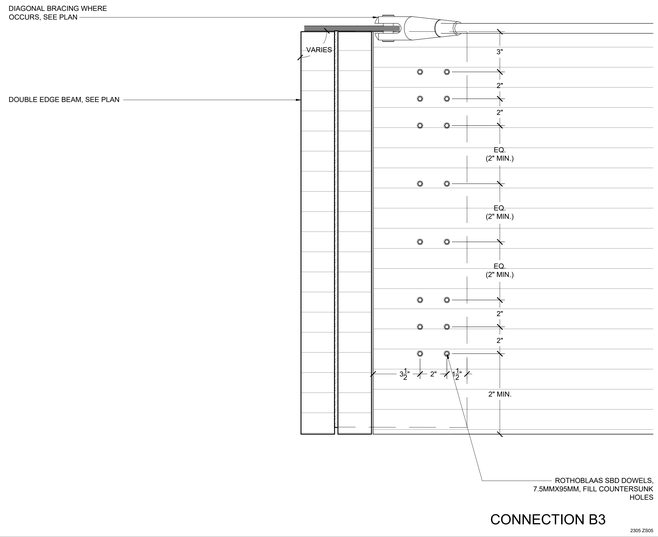


CONNECTION A2

2305 Z505

31

GLULAM CONNECTIONS
scale: 3" = 1'-0"

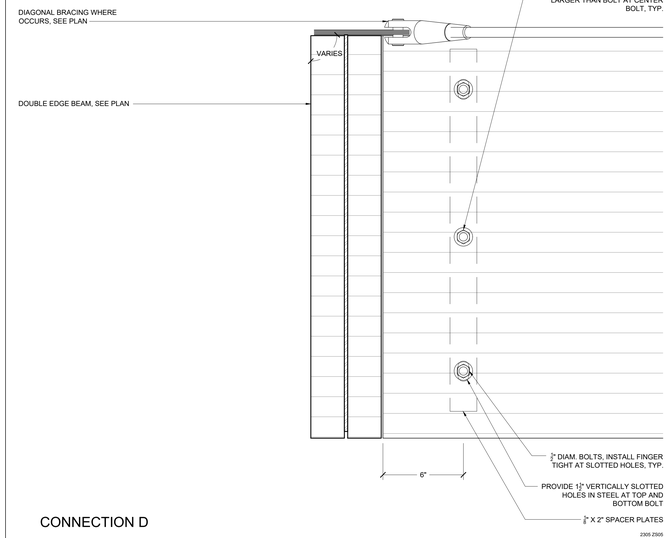


CONNECTION B3

2305 Z505

19

GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION D

2305 Z505

7

GLULAM CONNECTIONS
scale: 3" = 1'-0"

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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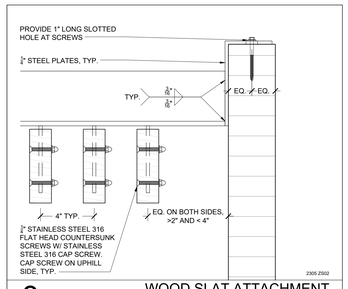
Sheet Title

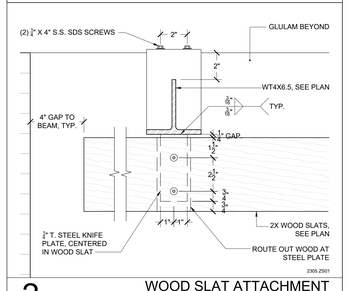
BLOCK 5
FRAMING DETAILS

Sheet Number

A54.52

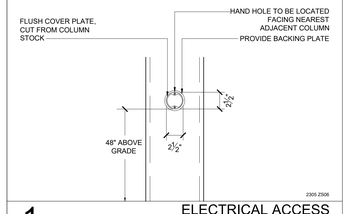


3 WOOD SLAT ATTACHMENT
scale: 3" = 1'-0"



2 WOOD SLAT ATTACHMENT
scale: 3" = 1'-0"

PROVIDE ACCESS FOR FISHING CABLING THROUGH STRUCTURE. COORDINATE AND CONFIRM WIRING REQUIREMENTS WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND SHOP DRAWING PRODUCTION.



1 ELECTRICAL ACCESS
scale: 1-1/2" = 1'-0"

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Sheet Title

BLOCK 5 DETAILS

Sheet Number

A54.53

GENERAL STRUCTURAL NOTES

01100 GENERAL REQUIREMENTS
1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE.

2. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

3. DETAILS ON SHEETS TITLED "TYPICAL" OR DETAILS TITLED "TYPICAL" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

5. DO NOT SCALE THE DRAWINGS.

6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION AND FOR TEMPORARY SUPPORT OF THE BUILDING. RETAIN A REGISTERED CIVIL ENGINEER WHOM IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE AND DISPOSE OFF SITE.

9. VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIALS.

11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE CONTRACT.

12. ANY DAMAGE TO EXISTING UTILITIES OR FACILITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTO'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.

13. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

14. CONTRACTOR SHALL MAINTAIN THE STREETS AND ANY OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT.

15. THE ENGINEER-OF-RECORD SHALL PERFORM STRUCTURAL OBSERVATIONS PER IBC 1704. THE ENGINEER SHALL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR AND BUILDING OFFICIAL, AND SUBMIT A FINAL SUMMARY REPORT STATING SITE VISITS HAVE BEEN MADE, NOTING ANY DEFICIENCIES, THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN GENERAL CONFORMANCE WITH THE APPROVED PLANS.

16. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE ENGINEER PRIOR TO ALL REQUIRED TESTING AND OBSERVATIONS U.O.N. CONTRACTOR SHALL CALL ENGINEER FOR OBSERVATION OF ALL FOUNDATION STEEL AND EXCAVATIONS PRIOR TO PLACING CONCRETE. THE CONTRACTOR SHALL CALL ENGINEER AT BEGINNING OF WOOD INSTALLATION TO OBSERVE WOOD CONNECTIONS, DETAILING AND FINISH FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

17. ADBC ARCHITECTURE TO PROVIDE A 3D MODEL UPON REQUEST. 3D MODEL IS FOR DESIGN INTENT.

01400 SPECIAL INSPECTIONS
1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTOR SHALL BE RETAINED BY THE CONTRACTOR TO PERFORM TESTS AND INSPECTIONS.

2. THE FOLLOWING ITEMS REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 - "STRUCTURAL TESTS AND INSPECTIONS" OF THE 2015 INTERNATION BUILDING CODE:
   A. WELDING INSPECTIONS SHALL CONFORM TO IBC 1705.2 AND AISC 360. SEE TABLES BELOW:

TABLE N5.4-1
Inspection Tasks Prior to Welding

Inspection Tasks Prior to Welding	Action
Welder qualification records and continuity records	Observe
WPS available	Perform
Manufacturer certifications for welding consumables available	Perform
Material identification (type/grade)	Observe
Welder identification system. The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.	Observe
Fit-up of groove welds (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)	Observe
Fit-up of CJP groove welds of HSS T-, Y- and K-joints without backing (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe
Configuration and finish of access holes	Observe
Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe

TABLE N5.4-2
Inspection Tasks During Welding

Inspection Tasks During Welding	Action
Control and handling of welding consumables • Packaging • Exposure control	Observe
No welding over cracked tack welds	Observe
Environmental conditions • Wind speed within limits • Precipitation and temperature	Observe
WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min./max.) • Proper position (F, V, H, OH)	Observe
Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	Observe
Placement and installation of steel headed stud anchors	Perform

TABLE N5.4-3
Inspection Tasks After Welding

Inspection Tasks After Welding	Action
Welds cleaned	Observe
Size, length and location of welds	Perform
Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	Perform
Arc strikes	Perform
k-area [a]	Perform
Weld access holes in rolled heavy shapes and built-up heavy shapes [b]	Perform
Backing removed and weld tabs removed (if required)	Perform
Repair activities	Perform
Document acceptance or rejection of welded joint or member	Perform
No prohibited welds have been added without the approval of the EOR	Observe

[a] When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.
[b] After rolled heavy shapes (see Section A3.1c) and built-up heavy shapes (see Section A3.1d) are welded, visually inspect the weld access hole for cracks.

B. UT SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING, IN MATERIALS 5/16 IN. THICK OR GREATER.

C. CONCRETE INSPECTIONS SHALL BE PER IBC TABLE 1705.3. SEE TABLE BELOW:

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	X
2. Verify use of required design mix.	—	X
3. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—
4. Inspect concrete and shotcrete placement for proper application techniques.	X	—
5. Verify maintenance of specified curing temperature and techniques.	—	X
6. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X

Notes: Where applicable, see Section 1705.12, Special inspections for seismic resistance.

D. CAST-IN-PLACE DEEP FOUNDATIONS PER TABLE 1705.8
   1. CONTINUOUSLY INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.
   2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.
   3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.3.

3. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

02200 FOUNDATION AND SITE WORK
1. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

3. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

4. FOUNDATION EXCAVATIONS TO BE CUT NEAT TO THE SIZE SHOWN ON DRAWINGS AND CONCRETE TO BE PLACED ON UNDISTURBED NATIVE SOILS. IF EXCAVATIONS ARE OVERCUT, BACKFILL WITH ENGINEERED FILL AND COMPACT TO 95% RELATIVE COMPACTION.

5. THE GEOTECHNICAL REPORT PREPARED BY HENLEY JOHNSTON AND ASSOCIATES DATED 18 JUNE 2021 AND IS AVAILABLE IN THE OFFICE OF THE ARCHITECT FOR THE CONTRACTOR'S REVIEW. THE CONTRACTOR SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. OBTAIN GEOTECHNICAL ENGINEER'S APPROVAL OF FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. ALL DETERMINATIONS OF THE ACCEPTABILITY OF SOIL CONDITIONS SHALL BE BY GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE FOR DRILLING OF ALL PIERS AND OBSERVATION OF EXCAVATION BEFORE PLACING ANY FILL MATERIAL OR CONCRETE.

6. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, PIER DRILLING, FOOTING EXCAVATIONS AND PREPARATION OF SUBGRADE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. HENLEY JOHNSTON SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (214-941-3808) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

03100 FORMWORK
1. PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING STRUCTURAL MEMBERS AS REQUIRED TO PREVENT AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE EXISTING MEMBERS. CONCRETE CAST WITH AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE MEMBERS IS NOT ACCEPTABLE.

2. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS, INCLUDING BUT NOT LIMITED TO WALLS, COLUMNS, AND UNDERSIDE OF ELEVATED SLABS.

03200 REINFORCING STEEL
1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED: REINFORCING STEEL #10 AND SMALLER ASTM A615, 60 KSI, REINFORCING STEEL #11 AND LARGER ASTM A615, 80 KSI.

2. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS AT A MAXIMUM 3-FOOT SPACING. REINFORCING SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE ACI SP-66 AND ACI 318.

03300 CAST-IN-PLACE CONCRETE
1. ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

2. AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE, ROUGHEN CONTACT SURFACES TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

3. ALL CONCRETE TO HAVE THE FOLLOWING PROPERTIES: NORMAL WEIGHT CONCRETE WITH A 28-DAY STRENGTH OF 4,000 PSI. MAXIMUM WATER CEMENT RATIO OF 0.44.

03350 ANCHORS AND DOWELS
1. ADHESIVE ANCHORS AND ADHESIVE DOWELS INSTALLED INTO CONCRETE: HILTI HIT-RE 500-V3 (ICC-ES #ESR-3814). ANCHORS SHALL BE HILTI HAS-E B7. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS FOLLOWS, UNLESS OTHERWISE NOTED.

ROD DIA.	EMBEDMENT	BAR SIZE	EMBEDMENT
3/8"	4"	#3	5"
1/2"	5"	#4	7"
5/8"	6"	#5	8"
3/4"	7"	#6	10"
7/8"	9"	#7	12"
1"	11"	#8	14"

2. INSTALL ADHESIVE ANCHORS AND ADHESIVE DOWELS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CORRESPONDING ICBO REPORT.

3. CAST-IN-PLACE ANCHORS: REBAR SHALL BE ASTM A615, 60 KSI AND THREADED ANCHORS SHALL BE ASTM F1554, GRADE 55 KSI HEAVY HEX HEAD OR ASTM A193 GRADE B7. NUTS SHALL BE ASTM A 563 GRADE DH HEAVY HEX NUTS AND WASHERS SHALL BE ASTM F 436. ANCHORS SHALL BE "SI" WELDABLE. ALL ANCHORS SHALL BE GALVANIZED.

4. BASE PLATES: BEARING PLATES SHALL BE CLEAN AND FREE FROM BOND-REDUCING MATERIALS. TIGHTEN ANCHOR BOLTS AFTER THE SUPPORTED MEMBERS HAVE BEEN POSITIONED AND PLUMBED. PACK NON-SHRINK GROUT SOLIDLY BETWEEN BEARING SURFACES AND BASES OR PLATES TO ASSURE THAT NO VOIDS REMAIN. NON-SHRINK GROUT SHALL MEET ASTM C-1107 OR ASTM C-928-R3.

05000 STRUCTURAL STEEL
1. STRUCTURAL STEEL, FABRICATION AND ERECTION METHODS SHALL CONFORM TO THE CURRENT ADDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."

2. ALL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

3. ALL STEEL SHALL BE PAINTED U.O.N. SEE SPECIFICATION 099113 "EXTERIOR PAINTING."

4. STEEL SHALL BE THE FOLLOWING:
   ROLLED PLATES AND BARS - ASTM A572 OR A992, 50 KSI
   ANGLES AND CHANNELS - ASTM A36
   ROLLED W AND WT SECTIONS - ASTM A992
   HSS RECTANGULAR SECTIONS - ASTM A500, GRADE C (50 KSI)
   HSS ROUND SECTION - ASTM A500, GRADE C (46 KSI)

5. ALL BOLTS SHALL BE STAINLESS STEEL ASTM F593D WITH YIELD STRESS OF 45 KSI. NUTS TO BE ASTM F594. WASHERS TO BE STAINLESS STEEL 304 OR 316.

6. PROVIDE ALTERNATE DEDUCT FOR ALL BOLTS AND SPACERS TO BE GALVANIZED STEEL. BOLTS TO MEET ASTM A307.

7. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1. ELECTRODES SHALL BE E70x. WELDS SHALL CONFORM TO AESS 3.

8. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS NOTED OTHERWISE ON THE DRAWINGS.

9. ALL STEEL TO BE PAINTED. SEE EXTERIOR PAINTING SPECIFICATION 099113 FOR INFORMATION ON PAINT SPECS.

06100 CARPENTRY
1. FOR BOLTS, NUTS AND WASHERS, SEE #5 AND #5 ABOVE.

2. BOLT HOLES SHALL BE A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER THAN THE BOLT NOMINAL DIAMETER.

06200 MANUFACTURED WOOD PRODUCTS
1. GLUED-LAMINATED STRUCTURAL MEMBERS SHALL BE:
   A. LUMBER: COMPLY WITH ANSI/AITC A190.1 AND APPLICABLE LUMBER ASSOCIATION STANDARDS FOR ALLOWABLE STRESS, APPEARANCE, FABRICATION LIMITATIONS AND SPECIES.
   B. STRESS VALUES FOR BEAMS: PROVIDE GLUED-LAMINATED TIMBER MEMBERS SIZED AS INDICATED, WITH LAMINATING COMBINATION 24F-V8 OR OTHER THAT MEET OR EXCEED THE FOLLOWING STRESS VALUES FOR NORMAL LOADING DURATION AND DRY CONDITION OF USE.
      1. BENDING (FBX): 2400 PSI
      2. BENDING (FBY): 1550 PSI
      3. SHEAR PARALLEL TO GRAIN (FVX): 265 PSI
      4. SHEAR PARALLEL TO GRAIN (FVY): 230 PSI
      5. COMPRESSION PERPENDICULAR TO GRAIN (FC - TENSION FACE): 650 PSI
      6. COMPRESSION PERPENDICULAR TO GRAIN (FC - COMPRESSION FACE): 650PSI
      7. TENSION PARALLEL TO GRAIN (FT - AXIALLY LOADED): 1100 PSI
      8. COMPRESSION PARALLEL TO GRAIN (FC - AXIALLY LOADED): 1650 PSI
      10. MODULUS OF ELASTICITY (EX APP): 1,800,000 PSI
      11. MODULUS OF ELASTICITY (EX MIN): 950,000 PSI
      12. MODULUS OF ELASTICITY (EY TRUE): 1,700,000 PSI
      13. MODULUS OF ELASTICITY (EY APP): 1,600,000 PSI
      14. MODULUS OF ELASTICITY (EY MIN): 850,000 PSI
   C. LUMBER SPECIES: DOUGLAS FIR. SIZES CALLED OUT ARE NOMINAL. 4X6 GLULAM HAS ACTUAL DIMENSIONS OF 3 $\frac{1}{2}$" X 5 $\frac{1}{2}$". WOOD FINISH TO BE SMOOTH, OR S4S.
   D. ADHESIVE: ASTM D2559, WET-USE UNLESS OTHERWISE INDICATED.
   E. PENETRATING SEALER: KLEARGARD 25
   F. GLULAM PROVIDER: TIMBERLYNE HTTPS://WWW.TIMBERLYNE.COM/
   G. WOOD SEALER: (2) COATS OF SANSIN WOOD SEALER
   H. PROVIDE 2'-0" LONG SAMPLE OF WOOD TO ARCHITECT/ENGINEER FOR REVIEW AND SIGN-OFF.

17000 DESIGN CRITERIA
DESIGN LOADS PER IBC 2018 WHICH ARE BASED ON ASCE 7 2016.

1. DEAD LOADS: VARY BASED ON ACTUAL BUILDING WEIGHTS. THE STRUCTURE IS **NOT** DESIGNED TO CARRY ADDITIONAL LOADS FROM WHAT IS SHOWN IN THE DRAWINGS. NO ADDITIONAL LIGHTS, SPEAKERS, ETC MAY BE HUNG FROM THE STRUCTURE.

2. LIVE LOADS: ROOF 20 PSF (REDUCIBLE), FLOOR: N/A.

3. SEISMIC DESIGN: SITE CLASS E, SDC D
BASE SHEAR V = 0.85 W (ULTIMATE STRENGTH DESIGN), R = 1.25, S_S = 1.293, S_1 = 0.467, S_{MS} = 1.552, S_{M1} = 1.058, S_{DS} = 1.06, S_{D1} = 1.03

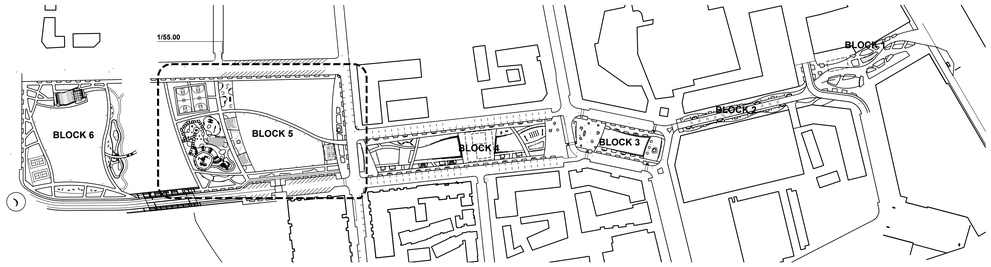
4. WIND DESIGN: RISK CATEGORY II
V_{ULT} = 103 MPH (3 SECOND GUST)
EXPOSURE C
GC_{PI} = +/- 0.18

5. SNOW LOADS: GROUND SNOW LOAD P_G = 36 PSF

6. ICE LOADS: RADIAL ICE THICKNESS = 0.19". 3 SECOND GUST SPEED = 52 MPH

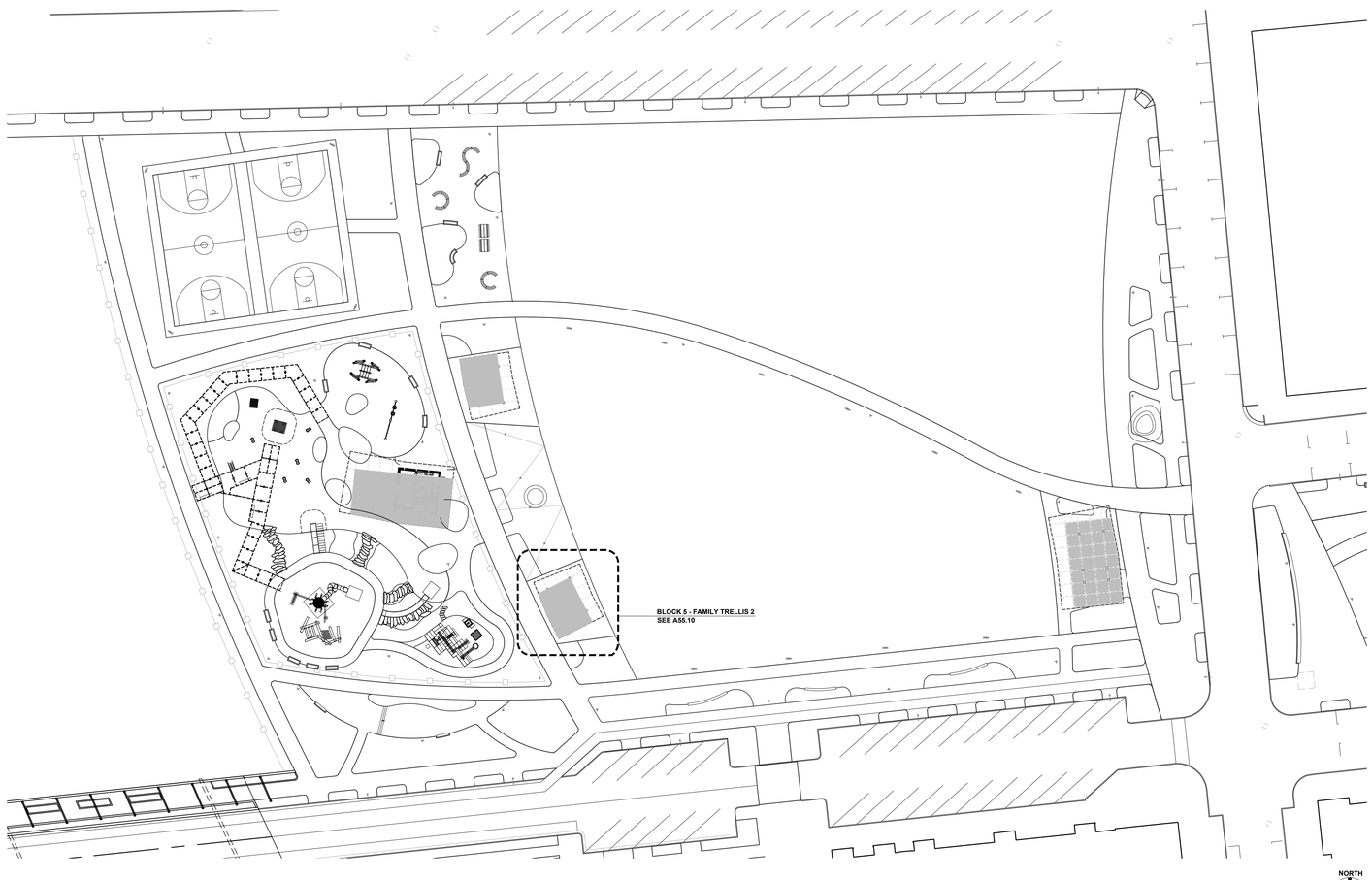
4 VIEW FROM ABOVE
(FOR VISUAL REFERENCE ONLY)

3 VIEW FROM GRADE
(FOR VISUAL REFERENCE ONLY)



2 PROPOSED VICINITY PLAN
1" = 200'-0"

NORTH



1 PROPOSED SITE PLAN
1/32" = 1'-0"

NORTH

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△	DATE	ISSUE
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	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

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Sheet Title
BLOCK 5 - FAMILY TRELLIS 2 SITE PLANS AND GENERAL NOTES

Sheet Number
A55.00

NOTES

GENERAL NOTES

1. SEE SHEET A55.00 FOR GENERAL NOTES.

FRAMING PLAN NOTES

1. PROVIDE VENT HOLES IN HSS FRAMING AS REQUIRED TO REMOVE ANY CONDENSATION FROM INSIDE.
2. SEE SPECIFICATIONS ON A55.00 FOR THE WOOD GLULAM SPECIFICATION. THE ACTUAL SIZE OF THE GLULAMS ARE NOTED ON THE FRAMING PLAN.
3. PROVIDE ACCESS FOR FISHING CABLING THROUGH STRUCTURE. COORDINATE AND CONFIRM WIRING REQUIREMENTS WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND SHOP DRAWING PRODUCTION. ALL WIRING SHALL BE HIDDEN FROM BELOW. WIRING TO BE ON TOP OF WOOD BEAMS AND FIXED IN PLACE.
4. FOR ALL DETAILS THAT INCLUDE LIGHTING, CONTRACTORS MUST REVIEW SPECTRUM LIGHTING DETAILS FOR ADDITIONAL INFORMATION SUCH AS CLEARANCES, REQUIRED DIFFUSERS AND INSTALLATION NOTES CRITICAL TO THE COORDINATION, PERFORMANCE, AND COST OF THE LIGHTING. IF THERE ARE DISCREPANCIES BETWEEN ANY DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR BRINGING THEM TO THE ATTENTION OF THE ARCHITECT/LANDSCAPE ARCHITECT.
5. ALL STRUCTURAL STEEL AND CONNECTIONS TO RECEIVE THE FOLLOWING COATING:
   - 5.1. PRIMING: IMMEDIATELY AFTER SURFACE PREPARATION, APPLY PRIMER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND AT RATE RECOMMENDED BY SSPC-SP6/NACE NO. 3 COMMERCIAL BLAST CLEAN TO PROVIDE A MINIMUM DRY FILM THICKNESS OF 2.5 MILS TO 35 MILS DFT. USE PRIMING METHODS THAT RESULT IN FULL COVERAGE OF JOINTS, CORNERS, EDGES, AND EXPOSED SURFACES.
     - 5.1.1. STRIPE PAINT CORNERS, CREVICES, BOLTS, WELDS, AND SHARP EDGES
     - 5.1.2. APPLY TWO COATS OF SHOP PAINT TO SURFACES THAT ARE INACCESSIBLE AFTER ASSEMBLY OR ERECTION. CHANGE COLOR OF SECOND COAT TO DISTINGUISH IT FROM FIRST.
     - 5.1.3. PRIMER SHALL BE TNEMEC SERIES 94-H2O HYDRO-ZINC AT 2.5 TO 3.5 MILS DFT.
   - 5.2. PAINTING: STEEL INTERMEDIATE COATING SHALL BE TNEMEC SERIES L69 HI-BUILD EPOXOLINE II AT 4-6 MILS DFT.
   - 5.3. PAINTING: STEEL FINAL COATING SHALL BE TNEMEC SERIES 1095 ENDURA-SHIELD FINISH AT 3-5 MILS DFT.
6. WOOD FOR THE TRELLIS SHALL BE 2X6 THERMALLY MODIFIED WOOD. WOOD SPECIES TO BE CLEAR SPRUCE (WWW.VINTAGEWOODSUS.COM) OR THERMORY BENCHMARK PINE STANDARD STOCK, OR APPROVED EQUAL.

FOUNDATION NOTES AND LEGENDS

4. COORDINATE TOP OF FINISHED GRADE ELEVATIONS WITH THE LANDSCAPE DRAWINGS.
5. GEOTECHNICAL ENGINEER SHALL OBSERVE FOUNDATION EXCAVATION AND CONSTRUCTION PRIOR TO POURING CONCRETE FOOTINGS.

2 ROOF PLAN
1/4" = 1'-0"

1 REFLECTED CEILING PLAN
1/4" = 1'-0"

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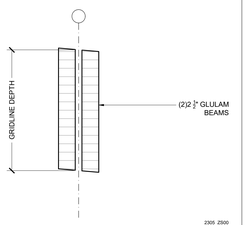
Sheet Title

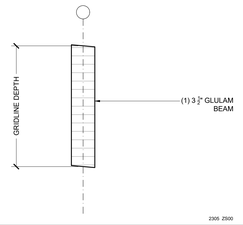
BLOCK 5
CEILING AND ROOF PLANS

Sheet Number

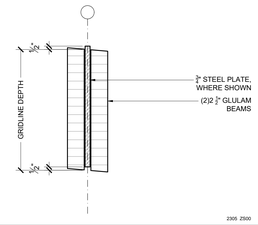
A55.10



BEAM TYPE A2
N.T.S.



BEAM TYPE B2
N.T.S.



BEAM TYPE C2
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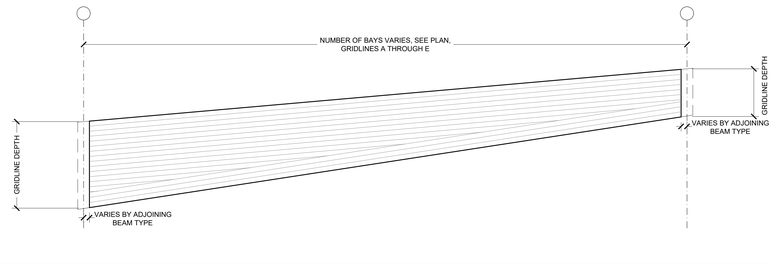
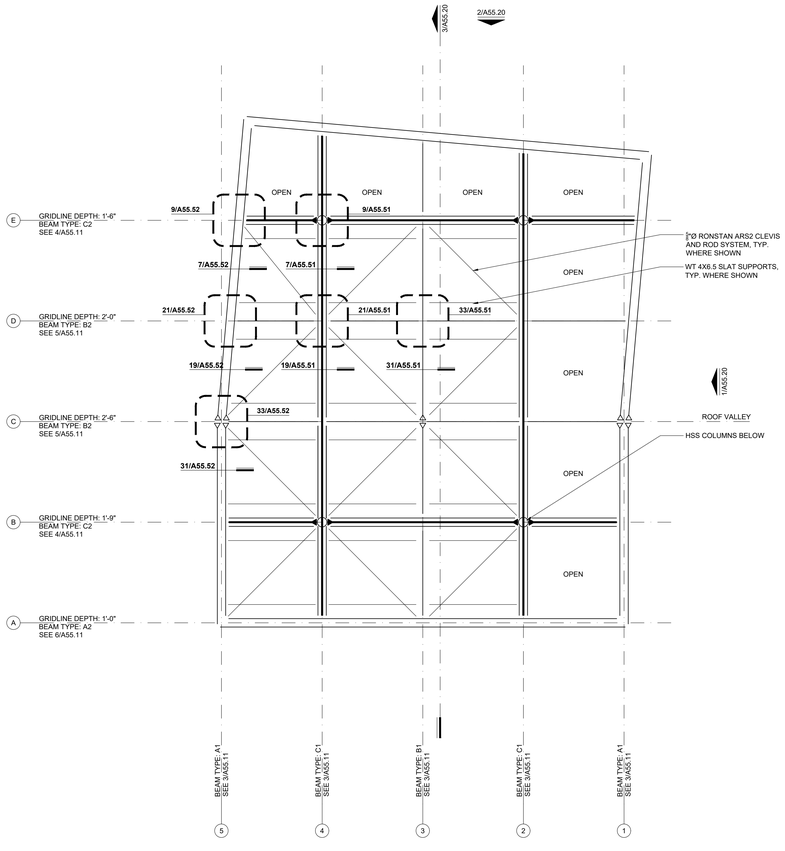


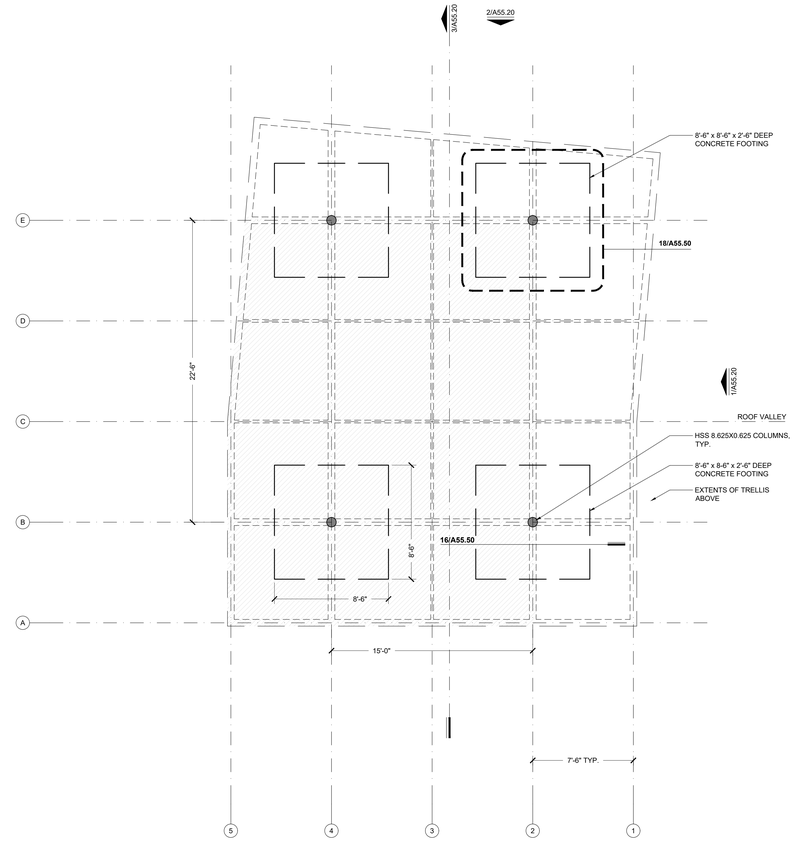
BEAM TYPES A1, B1, C1
N.T.S.

STRUCTURAL LEGEND

- BEAM TYPE A: DOUBLE GLULAM SECTION
- BEAM TYPE B: SINGLE GLULAM SECTION
- BEAM TYPE C: STEEL AND GLULAM COMPOSITE SECTION
- STEEL MOMENT CONNECTIONS
- GLULAM MOMENT CONNECTIONS



2 FRAMING PLAN
1/4" = 1'-0"



1 GROUND PLAN
1/4" = 1'-0"

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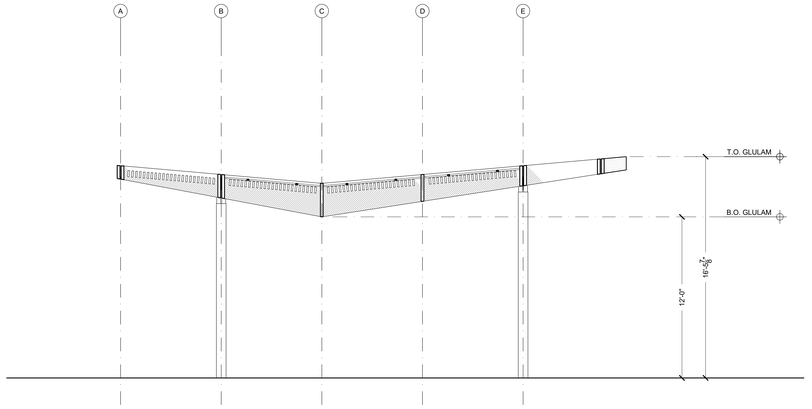
Sheet Title

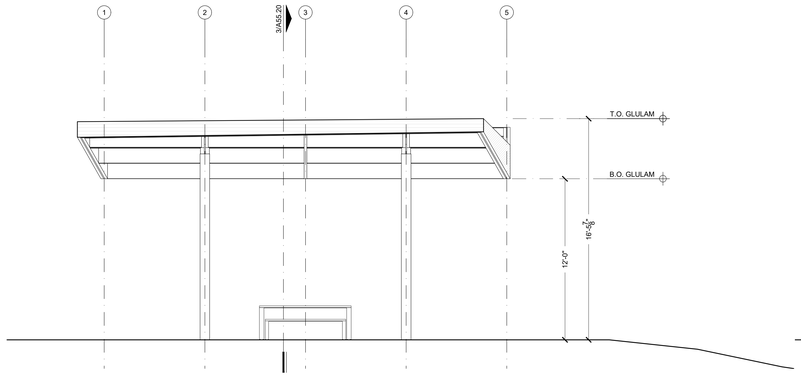
BLOCK 5
STRUCTURAL PLANS

Sheet Number

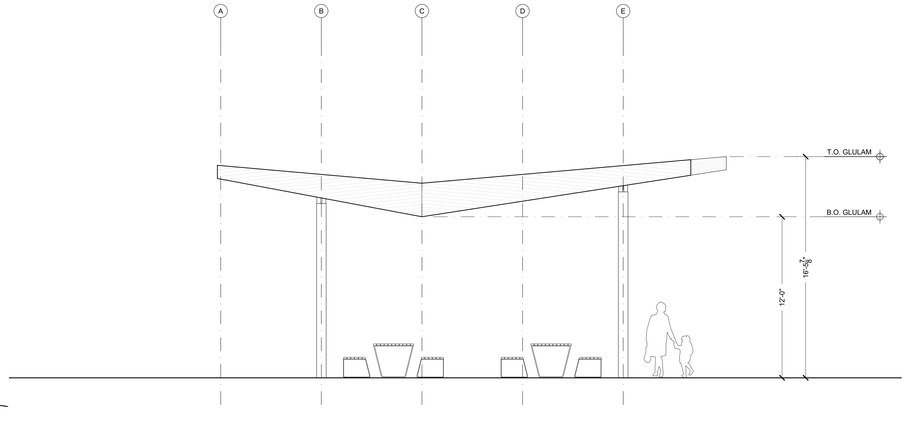
A55.11



3 SECTION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

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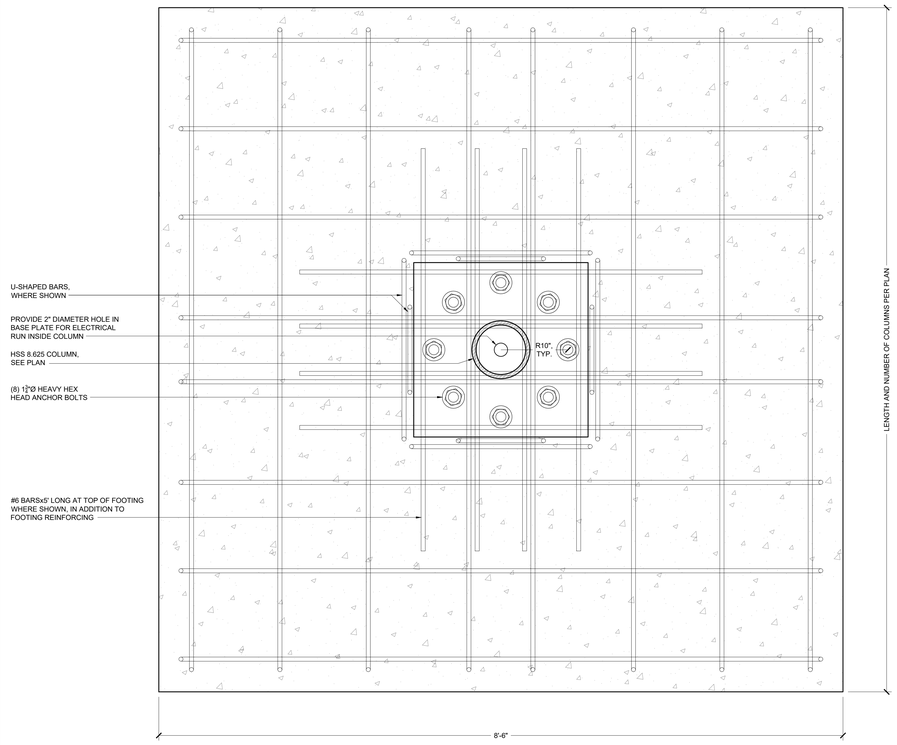
BLOCK 5
ELEVATIONS/SECTIONS

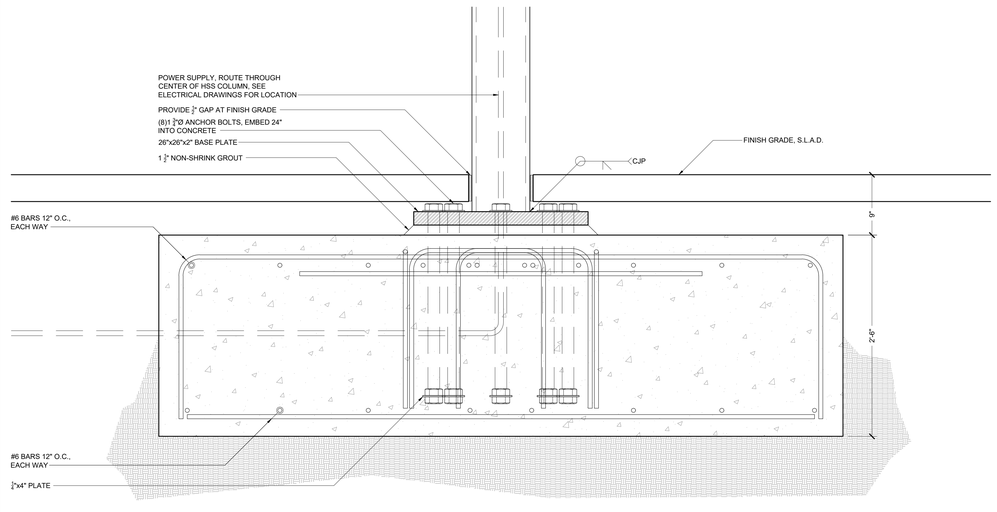
Sheet Number

A55.20



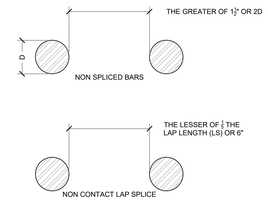
2305 ZS01

18 FOUNDATION PLAN
scale: 1-1/2" = 1'-0"



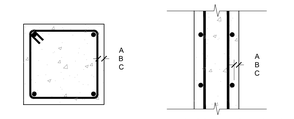
2305 ZS01

16 FOUNDATION SECTION
scale: 1-1/2" = 1'-0"



1504 Z CC001

5 BAR SPACING IN CONC.
scale: n.t.s.



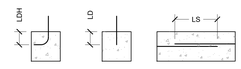
EXPOSURES:
A - CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
B - BOARD FORMED AND EXPOSED TO EARTH OR WEATHER
C - BOARD FORMED AND NOT EXPOSED TO EARTH OR WEATHER

MINIMUM CLEAR COVER TO REINFORCEMENT			
EXPOSURE	SLABS, WALLS AND JOISTS	BEAMS AND COLUMNS	SHELLS
A	3"	3"	3"
B	#6 - #18: 2" #3 - #5: 1 1/2"	#6 - #18: 2" #3 - #5: 1 1/2"	#6 - #18: 2" #3 - #5: 1 1/2"
C	1 1/2"	1 1/2"	#6 - #18: 3/4" #3 - #5: 1/2"

1504 Z CC002

3 TYPICAL CONCRETE COVER
scale: n.t.s.

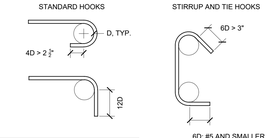
DEVELOPMENT AND LAP SPLICE LENGTHS, INCHES														
BAR LOCATION	BAR SIZE													
	#3			#4			#5			#6			#7		
	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS
TOP BARS	9	16	20	12	19	24	15	23	30	18	28	37	21	46	60
OTHER BARS	9	12	16	12	14	19	15	18	23	18	22	28	21	36	46



NOTE:
1. MIN. CONC. COMPRESSIVE STRENGTH OF 2500 PSI
2. TOP BAR IS A HORIZONTAL BAR PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST IN THE MEMBER BELOW
3. WHERE SPLICING BARS OF DIFFERENT SIZES, USE SPLICE LENGTH OF LARGER BAR

1504 Z CC003

2 DEVELOPMENT & LAP LENGTH
scale: n.t.s.



INSIDE BEND DIAMETER D		
BAR SIZE	STD HKS	STIR. & TIES
#3 - #5	6D	4D
#6 - #8	6D	6D
#9 - #11	8D	NA
#14 & #18	10D	NA

D = BAR DIAMETER

1918 Z CC004

1 REINF. HOOKS AND BENDS
scale: n.t.s.

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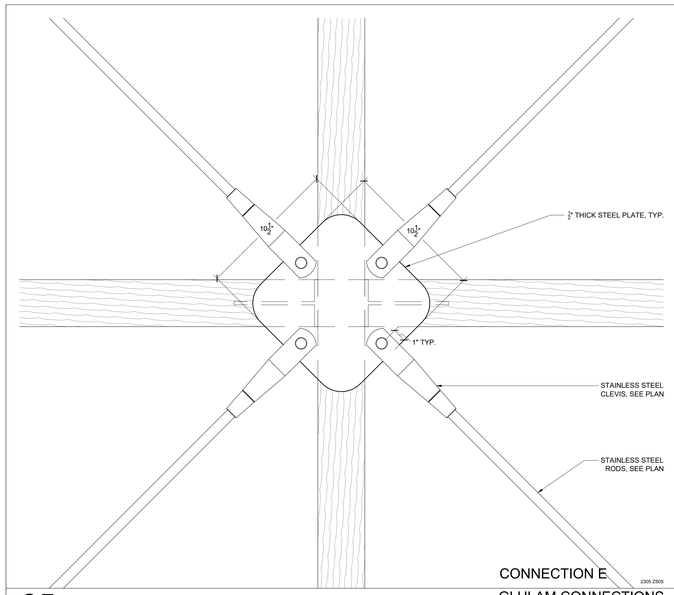
Sheet Title

BLOCK 5
FOUNDATION DETAILS

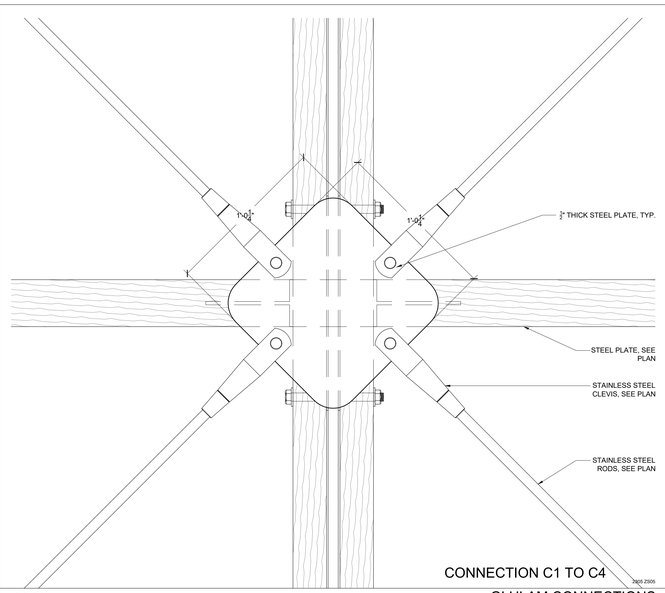
Sheet Number

A55.50



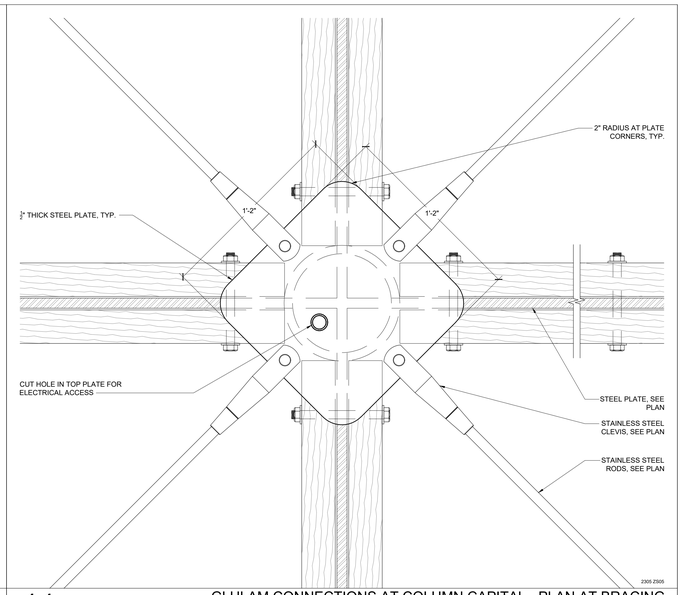
CONNECTION E

35 GLULAM CONNECTIONS
scale: 3" = 1'-0"

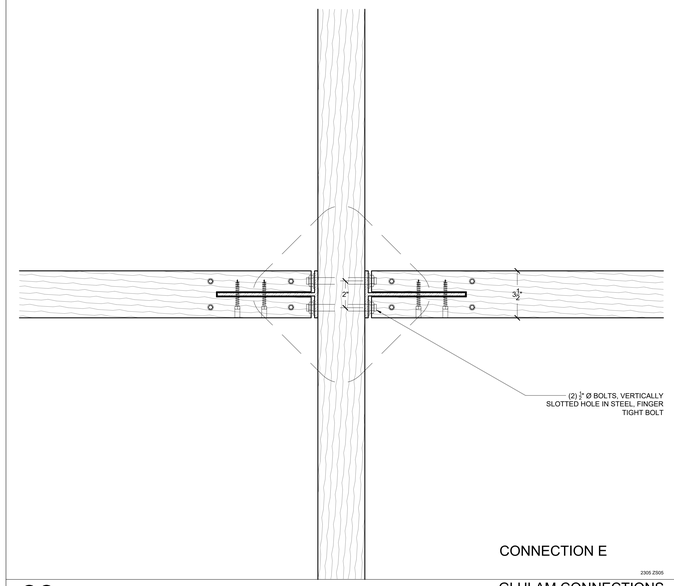


CONNECTION C1 TO C4

23 GLULAM CONNECTIONS
scale: 3" = 1'-0"

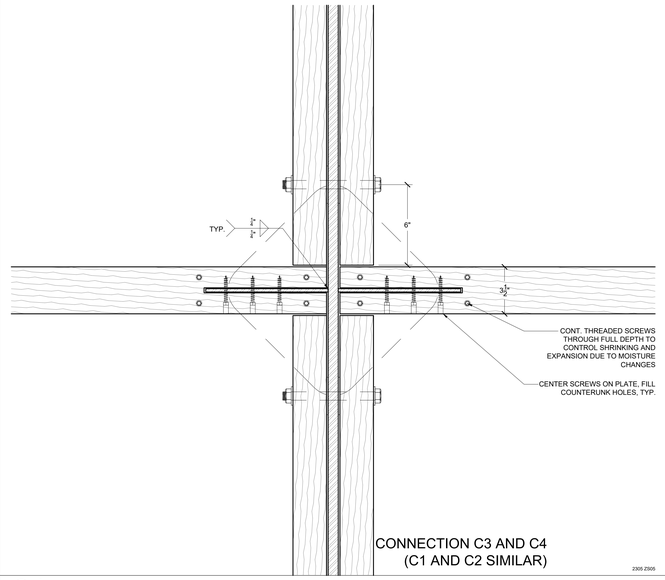


11 GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT BRACING
scale: 3" = 1'-0"



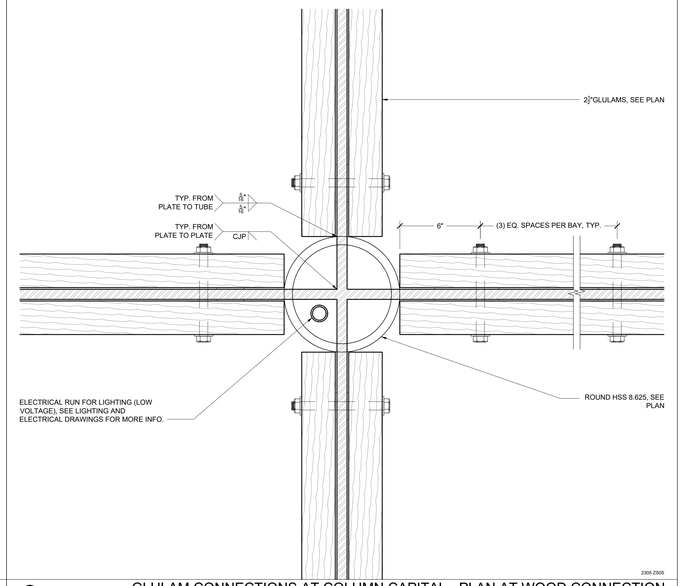
CONNECTION E

33 GLULAM CONNECTIONS



CONNECTION C3 AND C4
(C1 AND C2 SIMILAR)

21 GLULAM CONNECTIONS



9 GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT WOOD CONNECTION
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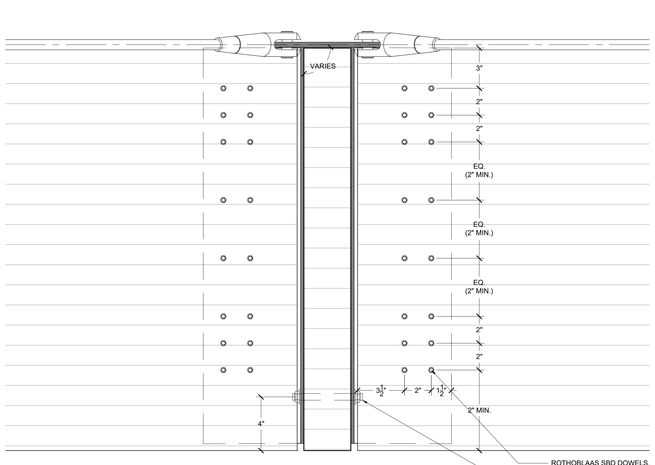
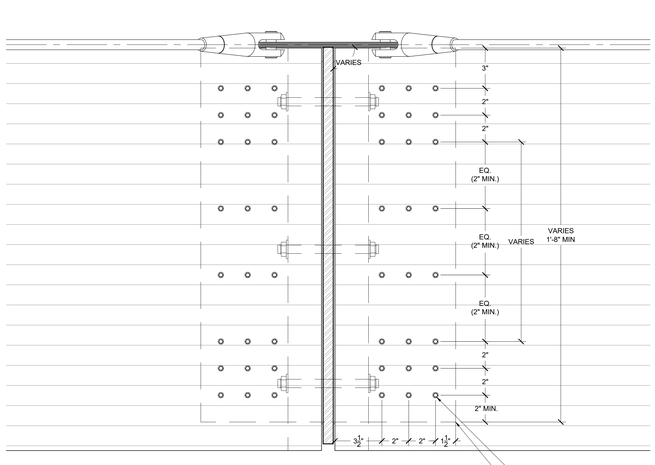


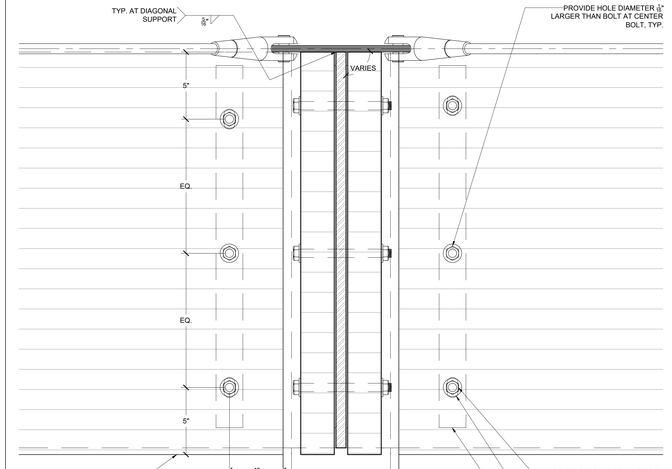
CONNECTION E

31 GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION C3 AND C4

19 GLULAM CONNECTIONS
scale: 3" = 1'-0"



7 GLULAM CONNECTIONS AT COLUMN CAPITAL - ELEVATION
scale: 3" = 1'-0"

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
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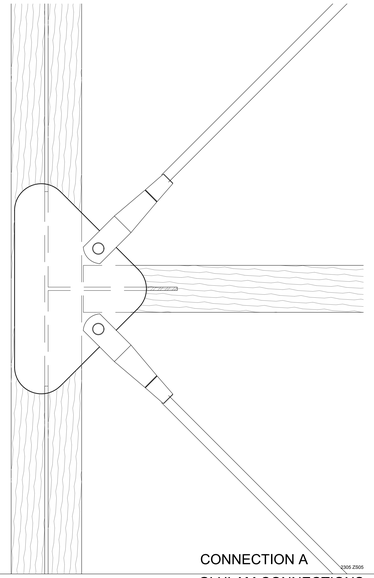
Sheet Title

BLOCK 5
FRAMING DETAILS

Sheet Number

A55.51

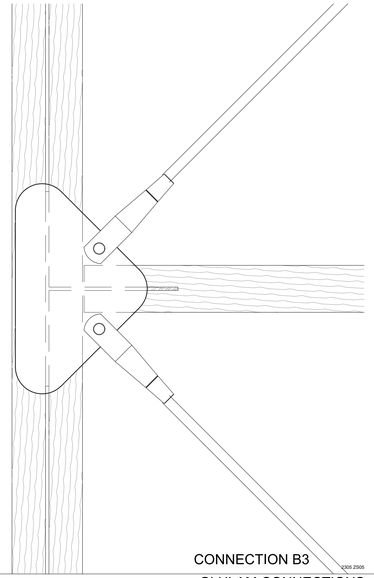


CONNECTION A

2305 Z505

35

GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION B3

2305 Z505

23

GLULAM CONNECTIONS
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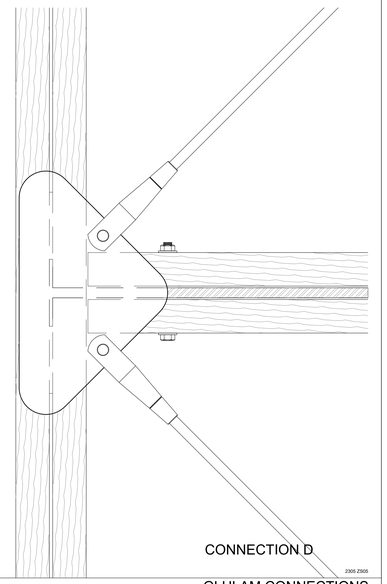

CONNECTION D

2305 Z505

11

GLULAM CONNECTIONS
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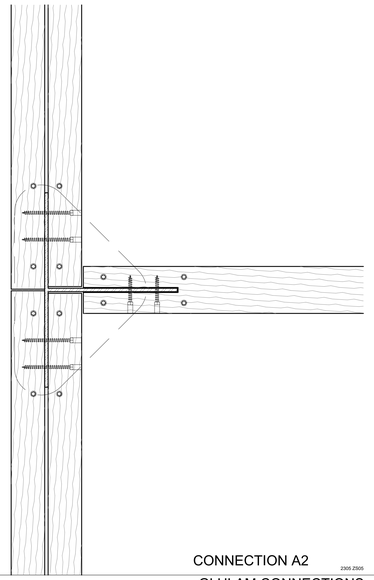

CONNECTION A2

2305 Z505

33

GLULAM CONNECTIONS
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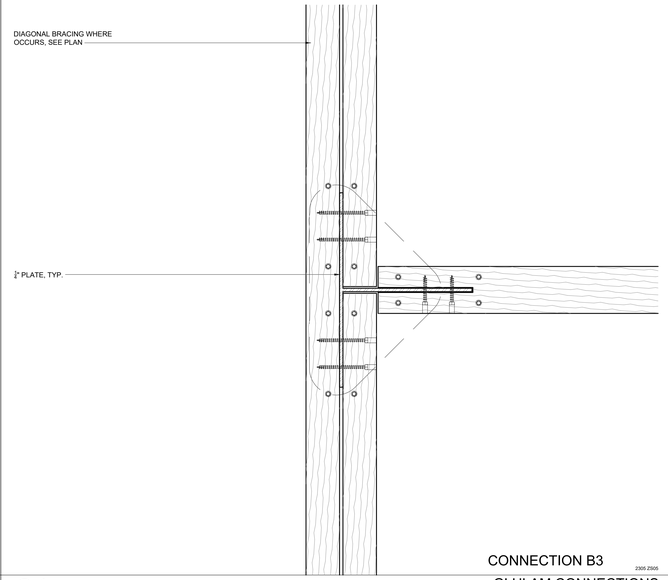

CONNECTION B3

2305 Z505

21

GLULAM CONNECTIONS
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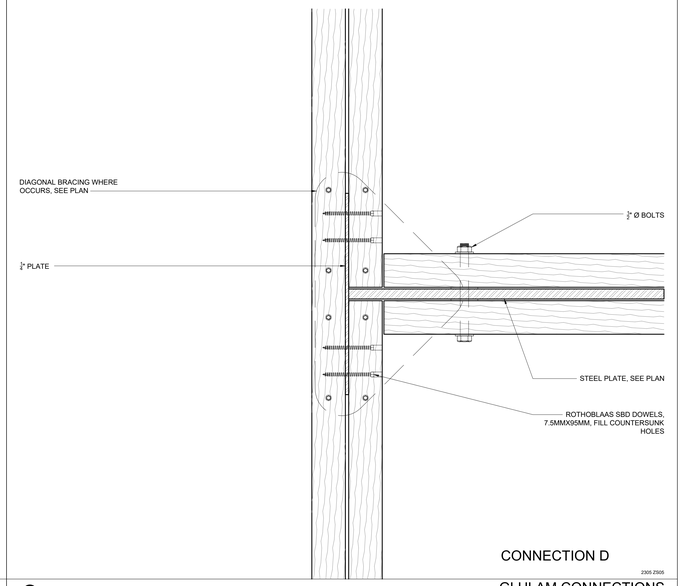

CONNECTION D

2305 Z505

9

GLULAM CONNECTIONS
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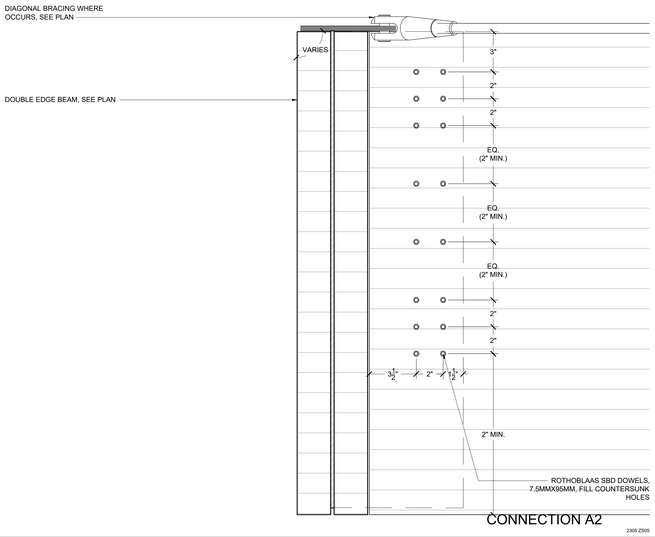

CONNECTION A2

2305 Z505

31

GLULAM CONNECTIONS
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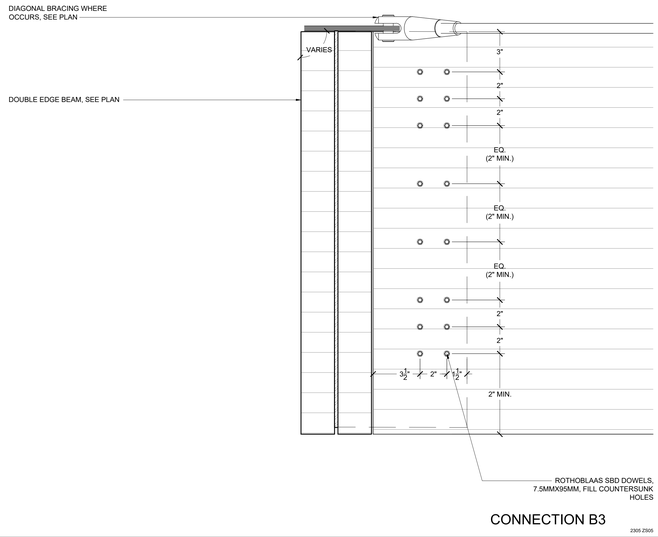

CONNECTION B3

2305 Z505

19

GLULAM CONNECTIONS
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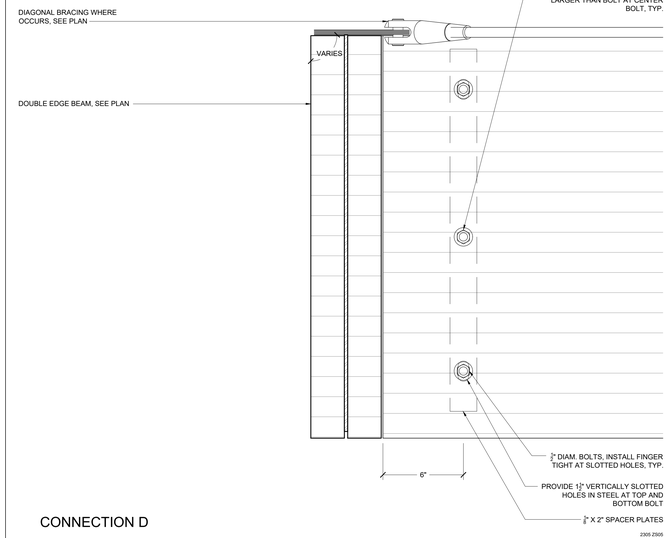

CONNECTION D

2305 Z505

7

GLULAM CONNECTIONS
scale: 3" = 1'-0"

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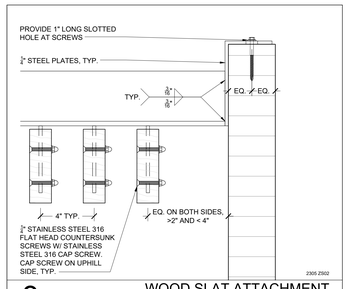
Sheet Title

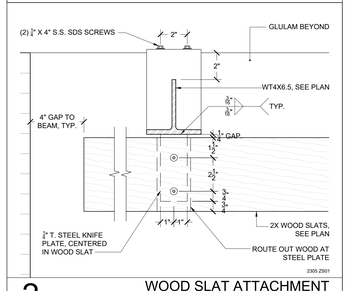
BLOCK 5
FRAMING DETAILS

Sheet Number

A55.52

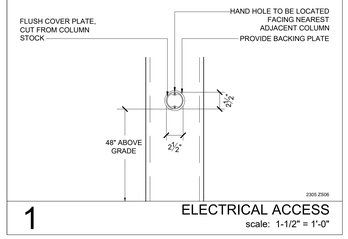


3 WOOD SLAT ATTACHMENT
scale: 3" = 1'-0"



2 WOOD SLAT ATTACHMENT
scale: 3" = 1'-0"

PROVIDE ACCESS FOR FISHING CABLING THROUGH STRUCTURE. COORDINATE AND CONFIRM WIRING REQUIREMENTS WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND SHOP DRAWING PRODUCTION.



1 ELECTRICAL ACCESS
scale: 1-1/2" = 1'-0"

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Sheet Title

BLOCK 5 DETAILS

Sheet Number

A55.53

GENERAL STRUCTURAL NOTES

01100 GENERAL REQUIREMENTS
1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE.

2. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

3. DETAILS ON SHEETS TITLED "TYPICAL" OR DETAILS TITLED "TYPICAL" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

5. DO NOT SCALE THE DRAWINGS.

6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION AND FOR TEMPORARY SUPPORT OF THE BUILDING. RETAIN A REGISTERED CIVIL ENGINEER WHOM IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE AND DISPOSE OFF SITE.

9. VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIALS.

11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE CONTRACT.

12. ANY DAMAGE TO EXISTING UTILITIES OR FACILITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTO'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.

13. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

14. CONTRACTOR SHALL MAINTAIN THE STREETS AND ANY OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT.

15. THE ENGINEER-OF-RECORD SHALL PERFORM STRUCTURAL OBSERVATIONS PER IBC 1704. THE ENGINEER SHALL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR AND BUILDING OFFICIAL, AND SUBMIT A FINAL SUMMARY REPORT STATING SITE VISITS HAVE BEEN MADE, NOTING ANY DEFICIENCIES, THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN GENERAL CONFORMANCE WITH THE APPROVED PLANS.

16. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE ENGINEER PRIOR TO ALL REQUIRED TESTING AND OBSERVATIONS U.O.N. CONTRACTOR SHALL CALL ENGINEER FOR OBSERVATION OF ALL FOUNDATION STEEL AND EXCAVATIONS PRIOR TO PLACING CONCRETE. THE CONTRACTOR SHALL CALL ENGINEER AT BEGINNING OF WOOD INSTALLATION TO OBSERVE WOOD CONNECTIONS, DETAILING AND FINISH FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

17. ADBC ARCHITECTURE TO PROVIDE A 3D MODEL UPON REQUEST. 3D MODEL IS FOR DESIGN INTENT.

01400 SPECIAL INSPECTIONS
1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTOR SHALL BE RETAINED BY THE CONTRACTOR TO PERFORM TESTS AND INSPECTIONS.

2. THE FOLLOWING ITEMS REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 - "STRUCTURAL TESTS AND INSPECTIONS" OF THE 2015 INTERNATION BUILDING CODE:
   A. WELDING INSPECTIONS SHALL CONFORM TO IBC 1705.2 AND AISC 360. SEE TABLES BELOW:

TABLE N5.4-1
Inspection Tasks Prior to Welding

Inspection Tasks Prior to Welding	Action
Welder qualification records and continuity records	Observe
WPS available	Perform
Manufacturer certifications for welding consumables available	Perform
Material identification (type/grade)	Observe
Welder identification system. The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.	Observe
Fit-up of groove welds (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)	Observe
Fit-up of CJP groove welds of HSS T-, Y- and K-joints without backing (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe
Configuration and finish of access holes	Observe
Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe

TABLE N5.4-2
Inspection Tasks During Welding

Inspection Tasks During Welding	Action
Control and handling of welding consumables • Packaging • Exposure control	Observe
No welding over cracked tack welds	Observe
Environmental conditions • Wind speed within limits • Precipitation and temperature	Observe
WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min./max.) • Proper position (F, V, H, OH)	Observe
Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	Observe
Placement and installation of steel headed stud anchors	Perform

TABLE N5.4-3
Inspection Tasks After Welding

Inspection Tasks After Welding	Action
Welds cleaned	Observe
Size, length and location of welds	Perform
Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	Perform
Arc strikes	Perform
k-area [a]	Perform
Weld access holes in rolled heavy shapes and built-up heavy shapes [b]	Perform
Backing removed and weld tabs removed (if required)	Perform
Repair activities	Perform
Document acceptance or rejection of welded joint or member	Perform
No prohibited welds have been added without the approval of the EOR	Observe

[a] When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.
[b] After rolled heavy shapes (see Section A3.1c) and built-up heavy shapes (see Section A3.1d) are welded, visually inspect the weld access hole for cracks.

B. UT SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING, IN MATERIALS 5/16 IN. THICK OR GREATER.

C. CONCRETE INSPECTIONS SHALL BE PER IBC TABLE 1705.3. SEE TABLE BELOW:

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	X
2. Verify use of required design mix.	—	X
3. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—
4. Inspect concrete and shotcrete placement for proper application techniques.	X	—
5. Verify maintenance of specified curing temperature and techniques.	—	X
6. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X

Notes: Where applicable, see Section 1705.12, Special inspections for seismic resistance.

D. CAST-IN-PLACE DEEP FOUNDATIONS PER TABLE 1705.8
   1. CONTINUOUSLY INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.
   2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.
   3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.3.

3. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

02200 FOUNDATION AND SITE WORK
1. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

3. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

4. FOUNDATION EXCAVATIONS TO BE CUT NEAT TO THE SIZE SHOWN ON DRAWINGS AND CONCRETE TO BE PLACED ON UNDISTURBED NATIVE SOILS. IF EXCAVATIONS ARE OVERCUT, BACKFILL WITH ENGINEERED FILL AND COMPACT TO 95% RELATIVE COMPACTION.

5. THE GEOTECHNICAL REPORT PREPARED BY HENLEY JOHNSTON AND ASSOCIATES DATED 15 JUNE 2021 AND IS AVAILABLE IN THE OFFICE OF THE ARCHITECT FOR THE CONTRACTOR'S REVIEW. THE CONTRACTOR SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. OBTAIN GEOTECHNICAL ENGINEER'S APPROVAL OF FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. ALL DETERMINATIONS OF THE ACCEPTABILITY OF SOIL CONDITIONS SHALL BE BY GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE FOR DRILLING OF ALL PIERS AND OBSERVATION OF EXCAVATION BEFORE PLACING ANY FILL MATERIAL OR CONCRETE.

6. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, PIER DRILLING, FOOTING EXCAVATIONS AND PREPARATION OF SUBGRADE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. HENLEY JOHNSTON SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (214-941-3808) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

03100 FORMWORK
1. PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING STRUCTURAL MEMBERS AS REQUIRED TO PREVENT AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE EXISTING MEMBERS. CONCRETE CAST WITH AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE MEMBERS IS NOT ACCEPTABLE.

2. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS, INCLUDING BUT NOT LIMITED TO WALLS, COLUMNS, AND UNDERSIDE OF ELEVATED SLABS.

03200 REINFORCING STEEL
1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED: REINFORCING STEEL #10 AND SMALLER ASTM A615, 60 KSI, REINFORCING STEEL #11 AND LARGER ASTM A615, 80 KSI.

2. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS AT A MAXIMUM 3-FOOT SPACING. REINFORCING SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE ACI SP-66 AND ACI 318.

03300 CAST-IN-PLACE CONCRETE
1. ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

2. AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE, ROUGHEN CONTACT SURFACES TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

3. ALL CONCRETE TO HAVE THE FOLLOWING PROPERTIES: NORMAL WEIGHT CONCRETE WITH A 28-DAY STRENGTH OF 4,000 PSI. MAXIMUM WATER CEMENT RATIO OF 0.44.

03350 ANCHORS AND DOWELS
1. ADHESIVE ANCHORS AND ADHESIVE DOWELS INSTALLED INTO CONCRETE: HILTI HIT-RE 500-V3 (ICC-ES #ESR-3814). ANCHORS SHALL BE HILTI HAS-E B7. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS FOLLOWS, UNLESS OTHERWISE NOTED.

ROD DIA.	EMBEDMENT	BAR SIZE	EMBEDMENT
3/8"	4"	#3	5"
1/2"	5"	#4	7"
5/8"	6"	#5	8"
3/4"	7"	#6	10"
7/8"	9"	#7	12"
1"	11"	#8	14"

2. INSTALL ADHESIVE ANCHORS AND ADHESIVE DOWELS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CORRESPONDING ICBO REPORT.

3. CAST-IN-PLACE ANCHORS: REBAR SHALL BE ASTM A615, 60 KSI AND THREADED ANCHORS SHALL BE ASTM F1554, GRADE 55 KSI HEAVY HEX HEAD OR ASTM A193 GRADE B7. NUTS SHALL BE ASTM A 563 GRADE DH HEAVY HEX NUTS AND WASHERS SHALL BE ASTM F 436. ANCHORS SHALL BE "SI" WELDABLE. ALL ANCHORS SHALL BE GALVANIZED.

4. BASE PLATES: BEARING PLATES SHALL BE CLEAN AND FREE FROM BOND-REDUCING MATERIALS. TIGHTEN ANCHOR BOLTS AFTER THE SUPPORTED MEMBERS HAVE BEEN POSITIONED AND PLUMBED. PACK NON-SHRINK GROUT SOLIDLY BETWEEN BEARING SURFACES AND BASES OR PLATES TO ASSURE THAT NO VOIDS REMAIN. NON-SHRINK GROUT SHALL MEET ASTM C-1107 OR ASTM C-928-R3.

05000 STRUCTURAL STEEL
1. STRUCTURAL STEEL, FABRICATION AND ERECTION METHODS SHALL CONFORM TO THE CURRENT ADDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."

2. ALL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

3. ALL STEEL SHALL BE PAINTED U.O.N. SEE SPECIFICATION 099113 "EXTERIOR PAINTING."

4. STEEL SHALL BE THE FOLLOWING:
   ROLLED PLATES AND BARS - ASTM A572 OR A992, 50 KSI
   ANGLES AND CHANNELS - ASTM A36
   ROLLED W AND WT SECTIONS - ASTM A992
   HSS RECTANGULAR SECTIONS - ASTM A500, GRADE C (50 KSI)
   HSS ROUND SECTION - ASTM A500, GRADE C (46 KSI)

5. ALL BOLTS SHALL BE STAINLESS STEEL ASTM F593D WITH YIELD STRESS OF 45 KSI. NUTS TO BE ASTM F594. WASHERS TO BE STAINLESS STEEL 304 OR 316.

6. PROVIDE ALTERNATE DEDUCT FOR ALL BOLTS AND SPACERS TO BE GALVANIZED STEEL. BOLTS TO MEET ASTM A307.

7. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1. ELECTRODES SHALL BE E70x. WELDS SHALL CONFORM TO AESS 3.

8. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS NOTED OTHERWISE ON THE DRAWINGS.

9. ALL STEEL TO BE PAINTED. SEE EXTERIOR PAINTING SPECIFICATION 099113 FOR INFORMATION ON PAINT SPECS.

06100 CARPENTRY
1. FOR BOLTS, NUTS AND WASHERS, SEE #5 AND #5 ABOVE.

2. BOLT HOLES SHALL BE A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER THAN THE BOLT NOMINAL DIAMETER.

06200 MANUFACTURED WOOD PRODUCTS
1. GLUED-LAMINATED STRUCTURAL MEMBERS SHALL BE:
   A. LUMBER: COMPLY WITH ANSI/AITC A190.1 AND APPLICABLE LUMBER ASSOCIATION STANDARDS FOR ALLOWABLE STRESS, APPEARANCE, FABRICATION LIMITATIONS AND SPECIES.
   B. STRESS VALUES FOR BEAMS: PROVIDE GLUED-LAMINATED TIMBER MEMBERS SIZED AS INDICATED, WITH LAMINATING COMBINATION 24F-V8 OR OTHER THAT MEET OR EXCEED THE FOLLOWING STRESS VALUES FOR NORMAL LOADING DURATION AND DRY CONDITION OF USE.
      1. BENDING (FBX): 2400 PSI
      2. BENDING (FBY): 1550 PSI
      3. SHEAR PARALLEL TO GRAIN (FVX): 265 PSI
      4. SHEAR PARALLEL TO GRAIN (FVY): 230 PSI
      5. COMPRESSION PERPENDICULAR TO GRAIN (FC - TENSION FACE): 650 PSI
      6. COMPRESSION PERPENDICULAR TO GRAIN (FC - COMPRESSION FACE): 650PSI
      7. TENSION PARALLEL TO GRAIN (FT - AXIALLY LOADED): 1100 PSI
      8. COMPRESSION PARALLEL TO GRAIN (FC - AXIALLY LOADED): 1650 PSI
      10. MODULUS OF ELASTICITY (EX APP): 1,800,000 PSI
      11. MODULUS OF ELASTICITY (EX MIN): 950,000 PSI
      12. MODULUS OF ELASTICITY (EY TRUE): 1,700,000 PSI
      13. MODULUS OF ELASTICITY (EY APP): 1,600,000 PSI
      14. MODULUS OF ELASTICITY (EY MIN): 850,000 PSI
   C. LUMBER SPECIES: DOUGLAS FIR. SIZES CALLED OUT ARE NOMINAL. 4X6 GLULAM HAS ACTUAL DIMENSIONS OF 3 $\frac{1}{2}$" X 5 $\frac{1}{2}$". WOOD FINISH TO BE SMOOTH, OR S4S.
   D. ADHESIVE: ASTM D2559, WET-USE UNLESS OTHERWISE INDICATED.
   E. PENETRATING SEALER: KLEARGARD 25
   F. GLULAM PROVIDER: TIMBERLYNE HTTPS://WWW.TIMBERLYNE.COM/
   G. WOOD SEALER: (2) COATS OF SANSIN WOOD SEALER
   H. PROVIDE 2'-0" LONG SAMPLE OF WOOD TO ARCHITECT/ENGINEER FOR REVIEW AND SIGN-OFF.

17000 DESIGN CRITERIA
DESIGN LOADS PER IBC 2018 WHICH ARE BASED ON ASCE 7 2016.

1. DEAD LOADS: VARY BASED ON ACTUAL BUILDING WEIGHTS. THE STRUCTURE IS **NOT** DESIGNED TO CARRY ADDITIONAL LOADS FROM WHAT IS SHOWN IN THE DRAWINGS. NO ADDITIONAL LIGHTS, SPEAKERS, ETC MAY BE HUNG FROM THE STRUCTURE.

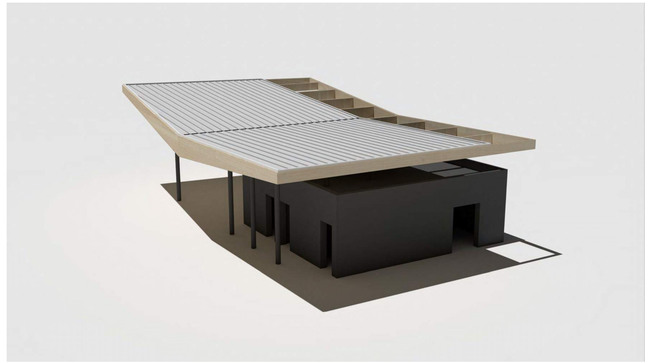
2. LIVE LOADS: ROOF 20 PSF (REDUCIBLE), FLOOR: N/A.

3. SEISMIC DESIGN: SITE CLASS E, SDC D
BASE SHEAR V = 0.85 W (ULTIMATE STRENGTH DESIGN), R = 1.25, S_S = 1.293, S_1 = 0.467, S_{MS} = 1.552, S_{M1} = 1.058, S_{DS} = 1.06, S_{D1} = 1.03

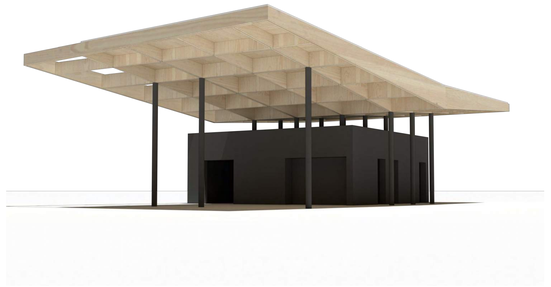
4. WIND DESIGN: RISK CATEGORY II
V_{ULT} = 103 MPH (3 SECOND GUST)
EXPOSURE C
GC_{PI} = +/- 0.18

5. SNOW LOADS: GROUND SNOW LOAD P_G = 36 PSF

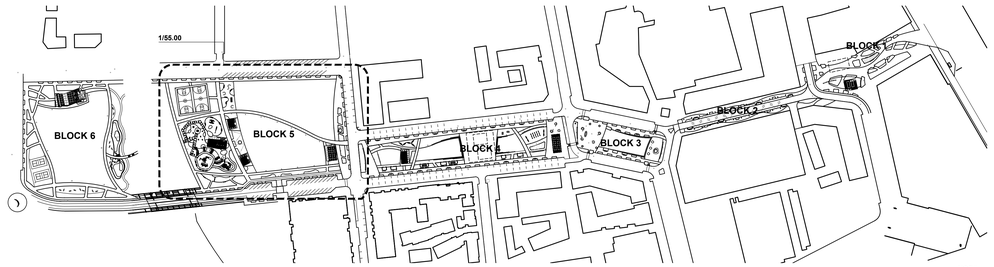
6. ICE LOADS: RADIAL ICE THICKNESS = 0.19". 3 SECOND GUST SPEED = 52 MPH



4 VIEW FROM ABOVE
(FOR VISUAL REFERENCE ONLY)



3 VIEW FROM GRADE
(FOR VISUAL REFERENCE ONLY)



2 PROPOSED VICINITY PLAN
1" = 200'-0"

1 PROPOSED SITE PLAN
1/32" = 1'-0"

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
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Key Map

Issue Date: 06/08/2023
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Scale: As Indicated

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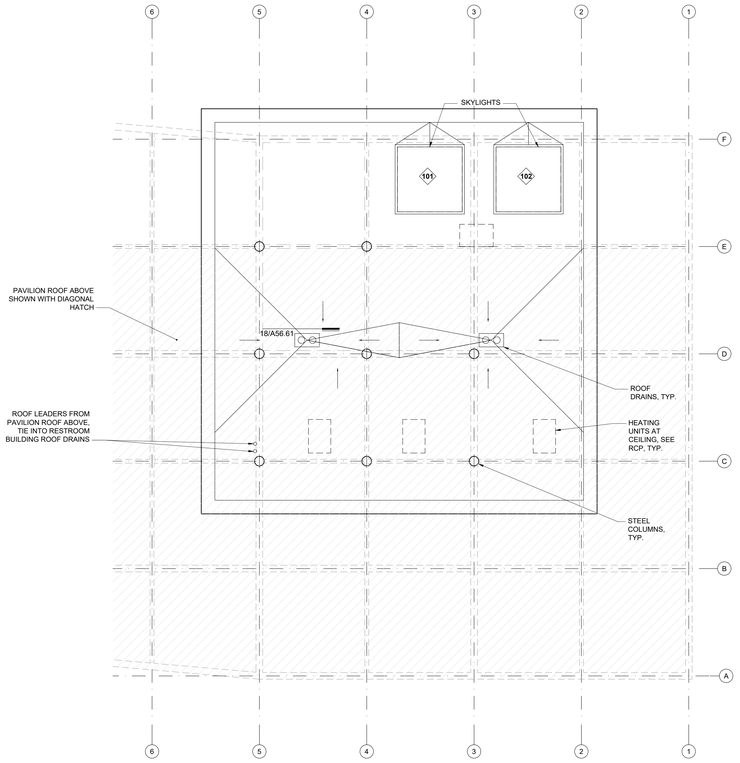
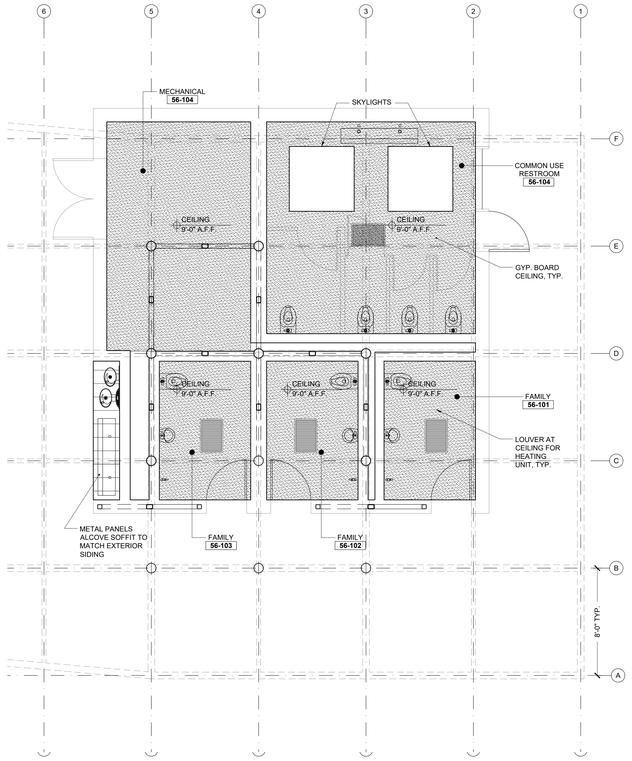
Sheet Title
BLOCK 5 - CHILDRENS' RESTROOM SITE PLANS AND GENERAL NOTES

Sheet Number
A56.00



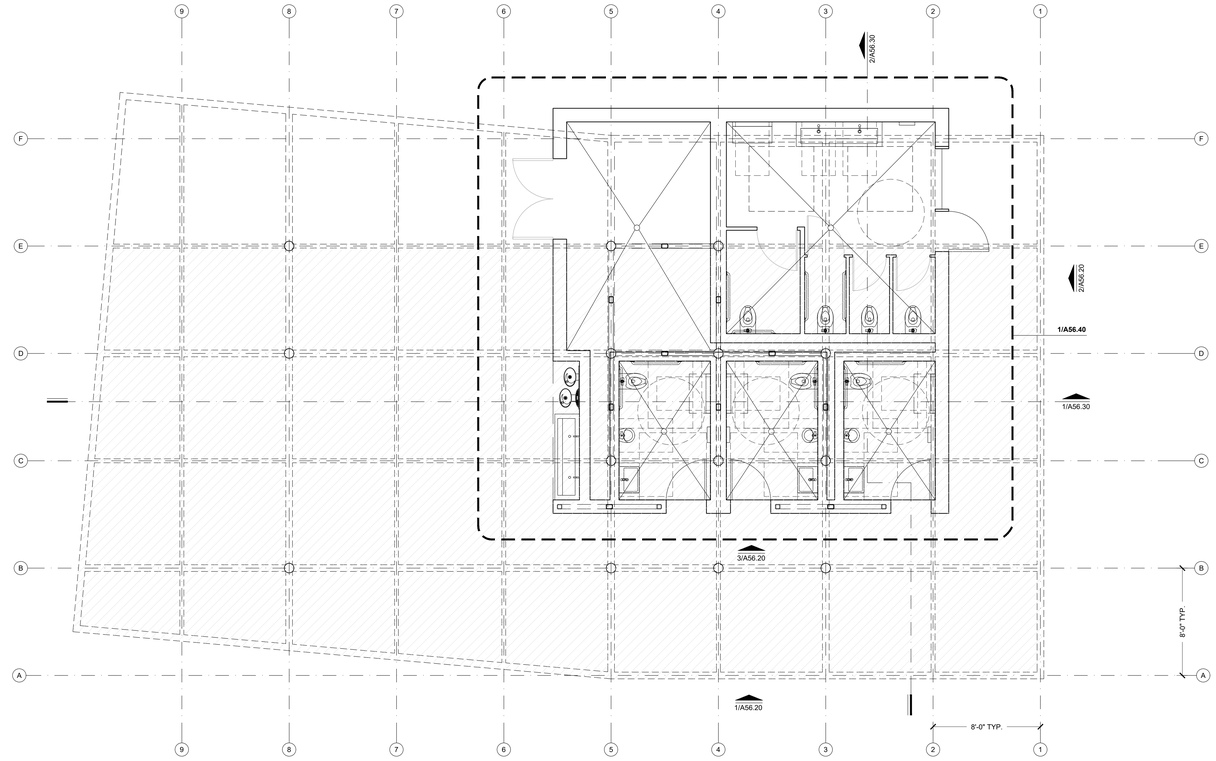
4 ROOF PLAN RESTROOM BUILDING
1/4" = 1'-0"

NORTH



3 REFLECTED CEILING PLAN - RESTROOM BUILDING
1/4" = 1'-0"

NORTH



1 FLOOR PLAN - PAVILION AND RESTROOM BUILIDING
1/4" = 1'-0"

NORTH

NOTES

GENERAL NOTES

1. SEE SHEET A56.00 FOR GENERAL NOTES.

FRAMING PLAN NOTES

1. PROVIDE VENT HOLES IN HSS FRAMING AS REQUIRED TO REMOVE ANY CONDENSATION FROM INSIDE.
2. SEE SPECIFICATIONS ON A56.00 FOR THE WOOD GLULAM SPECIFICATION. THE ACTUAL SIZE OF THE GLULAMS ARE NOTED ON THE FRAMING PLAN.
3. PROVIDE ACCESS FOR FISHING CABLING THROUGH STRUCTURE. COORDINATE AND CONFIRM WIRING REQUIREMENTS WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND SHOP DRAWING PRODUCTION. ALL WIRING SHALL BE HIDDEN FROM BELOW. WIRING TO BE ON TOP OF WOOD BEAMS AND FIXED IN PLACE.
4. FOR ALL DETAILS THAT INCLUDE LIGHTING, CONTRACTORS MUST REVIEW SPECTRUM LIGHTING DETAILS FOR ADDITIONAL INFORMATION SUCH AS CLEARANCES, REQUIRED DIFFUSERS AND INSTALLATION NOTES CRITICAL TO THE COORDINATION, PERFORMANCE, AND COST OF THE LIGHTING. IF THERE ARE DISCREPANCIES BETWEEN ANY DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR BRINGING THEM TO THE ATTENTION OF THE ARCHITECT/LANDSCAPE ARCHITECT.
5. ALL STRUCTURAL STEEL AND CONNECTIONS TO RECEIVE THE FOLLOWING COATING:
   - 5.1. PRIMING: IMMEDIATELY AFTER SURFACE PREPARATION, APPLY PRIMER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND AT RATE RECOMMENDED BY SSPC-SP6/NACE NO. 3 COMMERCIAL BLAST CLEAN TO PROVIDE A MINIMUM DRY FILM THICKNESS OF 2.5 MILS TO 35 MILS DFT. USE PRIMING METHODS THAT RESULT IN FULL COVERAGE OF JOINTS, CORNERS, EDGES, AND EXPOSED SURFACES.
     - 5.1.1. STRIPE PAINT CORNERS, CREVICES, BOLTS, WELDS, AND SHARP EDGES.
     - 5.1.2. APPLY TWO COATS OF SHOP PAINT TO SURFACES THAT ARE INACCESSIBLE AFTER ASSEMBLY OR ERECTION. CHANGE COLOR OF SECOND COAT TO DISTINGUISH IT FROM FIRST.
     - 5.1.3. PRIMER SHALL BE TNEMEC SERIES 94-H2O HYDRO-ZINC AT 2.5 TO 3.5 MILS DFT.
   - 5.2. PAINTING: STEEL INTERMEDIATE COATING SHALL BE TNEMEC SERIES L69 HI-BUILD EPOXOLINE II AT 4-6 MILS DFT.
   - 5.3. PAINTING: STEEL FINAL COATING SHALL BE TNEMEC SERIES 1095 ENDURA-SHIELD FINISH AT 3-5 MILS DFT.
6. WOOD FOR THE TRELLIS SHALL BE 2X6 THERMALLY MODIFIED WOOD. WOOD SPECIES TO BE CLEAR SPRUCE (WWW.VINTAGEWOODSUS.COM) OR THERMORY BENCHMARK PINE STANDARD STOCK, OR APPROVED EQUAL.

FOUNDATION NOTES AND LEGENDS

4. COORDINATE TOP OF FINISHED GRADE ELEVATIONS WITH THE LANDSCAPE DRAWINGS.
5. GEOTECHNICAL ENGINEER SHALL OBSERVE FOUNDATION EXCAVATION AND CONSTRUCTION PRIOR TO POURING CONCRETE FOOTINGS.

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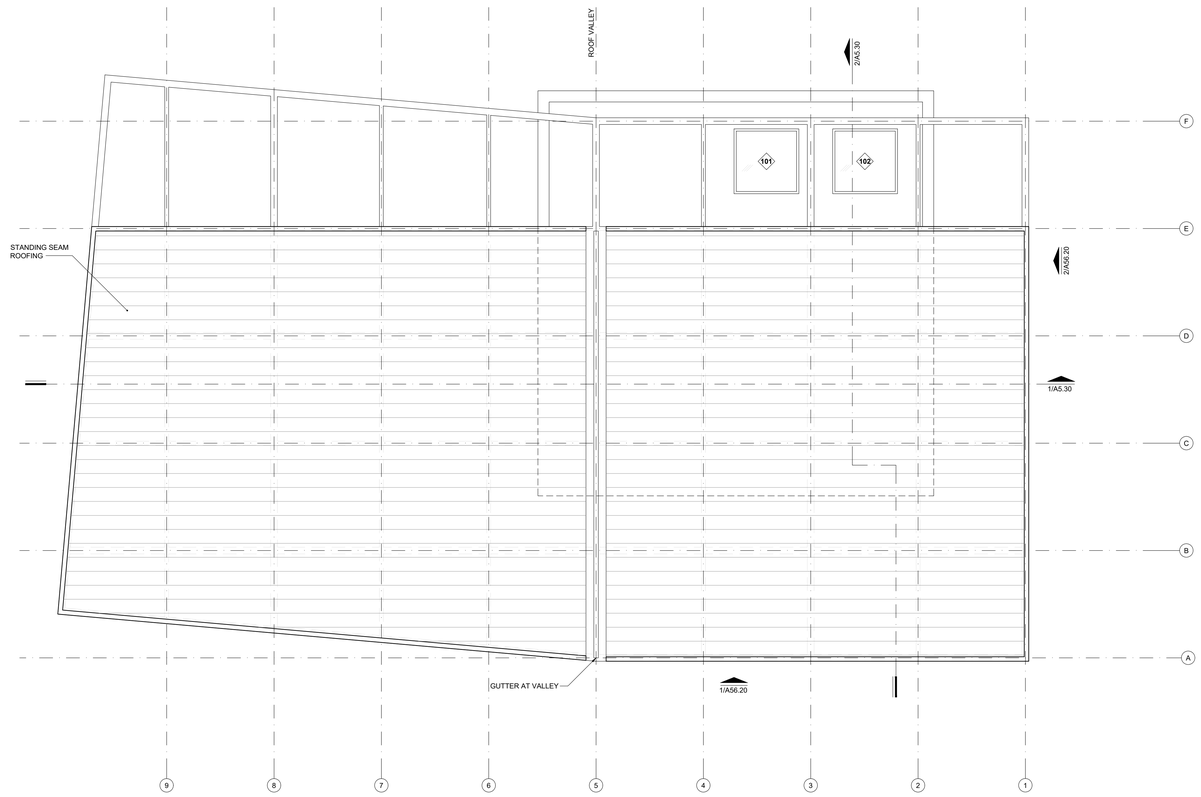
Sheet Title

BLOCK 5
FLOOR, ROOF PLAN, RCP
RESTROOM BUILDING

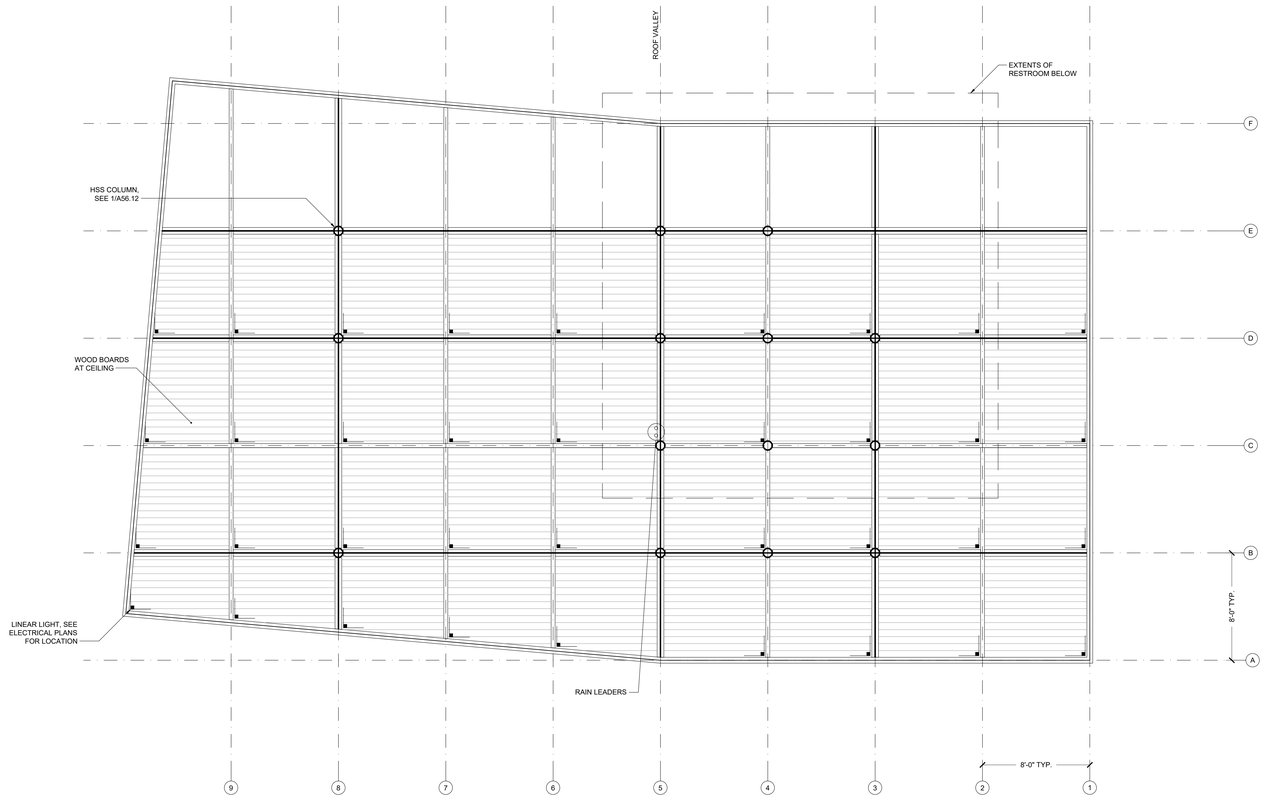
Sheet Number

A56.10



2 ROOF PLAN - PAVILION
1/4" = 1'-0"

NORTH



1 REFLECTED CEILING PLAN - PAVILION
1/4" = 1'-0"

NORTH

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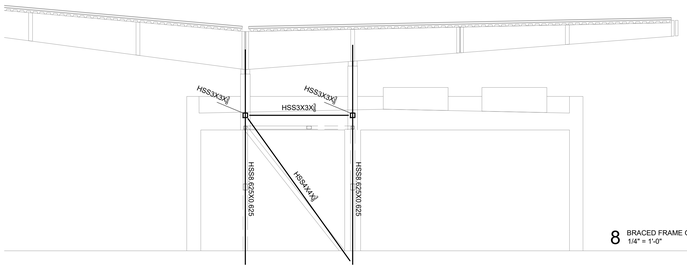
Sheet Title

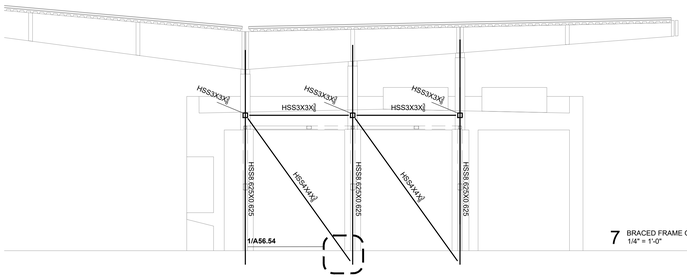
BLOCK 5
FLOOR PLAN AND RCP

Sheet Number

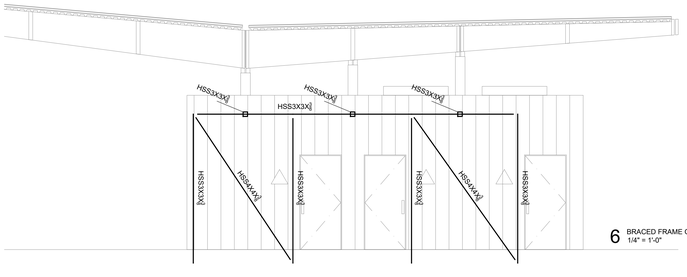
A56.11



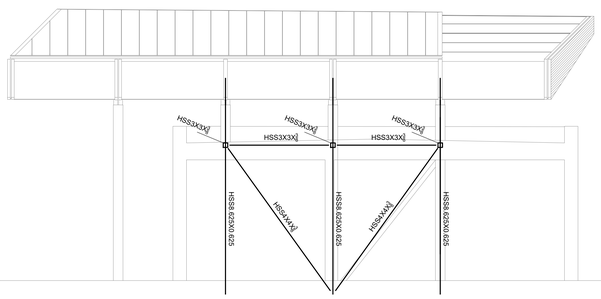
8 BRACED FRAME GRIDLINE E
1/4" = 1'-0"



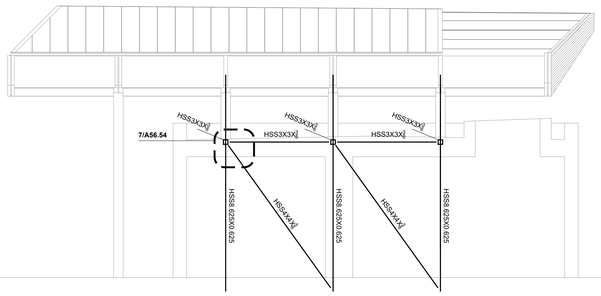
7 BRACED FRAME GRIDLINE D
1/4" = 1'-0"



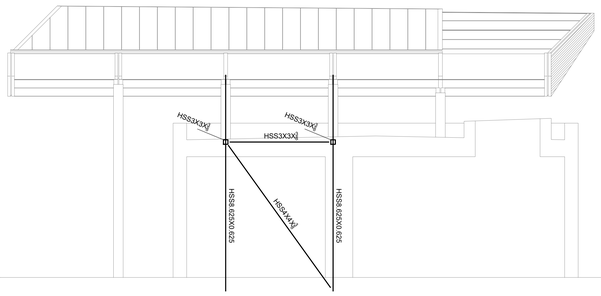
6 BRACED FRAME GRIDLINE B/C
1/4" = 1'-0"



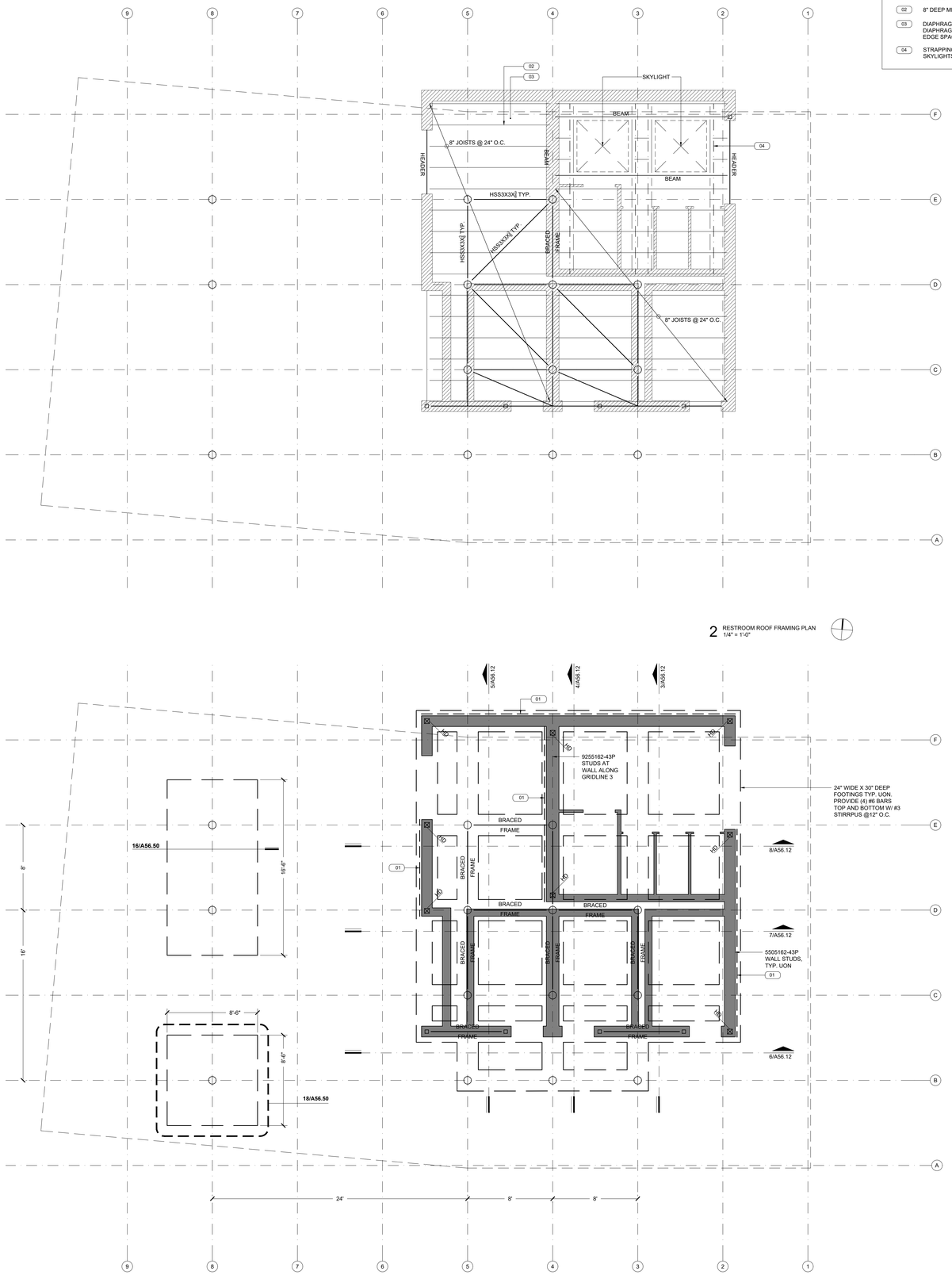
5 BRACED FRAME GRIDLINE 5
1/4" = 1'-0"



4 BRACED FRAME GRIDLINE 4
1/4" = 1'-0"



3 BRACED FRAME GRIDLINE 3
1/4" = 1'-0"



KEYED NOTES

01	SHEARWALLS: ½" STRUCTURAL 1 PLYWOOD W/ #8 SCREWS @4"O.C. AT PANEL EDGES AND 12"O.C. IN FIELD
02	8" DEEP METAL JOISTS
03	DIAPHRAGM: ⅜" STRUCTURAL 1 BLOCKED DIAPHRAGM, #10 SCREWS, 4" BOUNDARY AND EDGE SPACING
04	STRAPPING W/ BLOCKING BELOW, TYP. AT SKYLIGHTS

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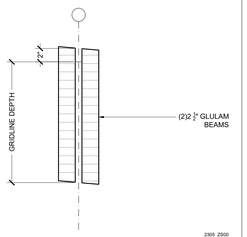
BLOCK 5
STRUCTURAL PLANS

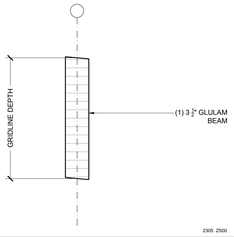
Sheet Number

A56.12



2305 Z500

5 BEAM TYPE A2
N.T.S.



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4 BEAM TYPE B2
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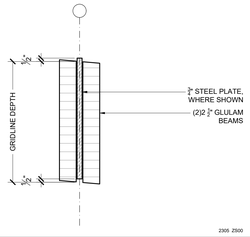

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3 BEAM TYPE C2
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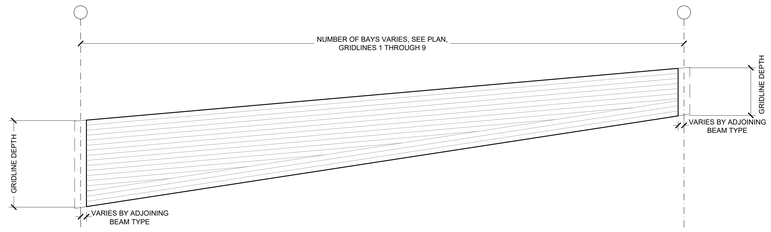
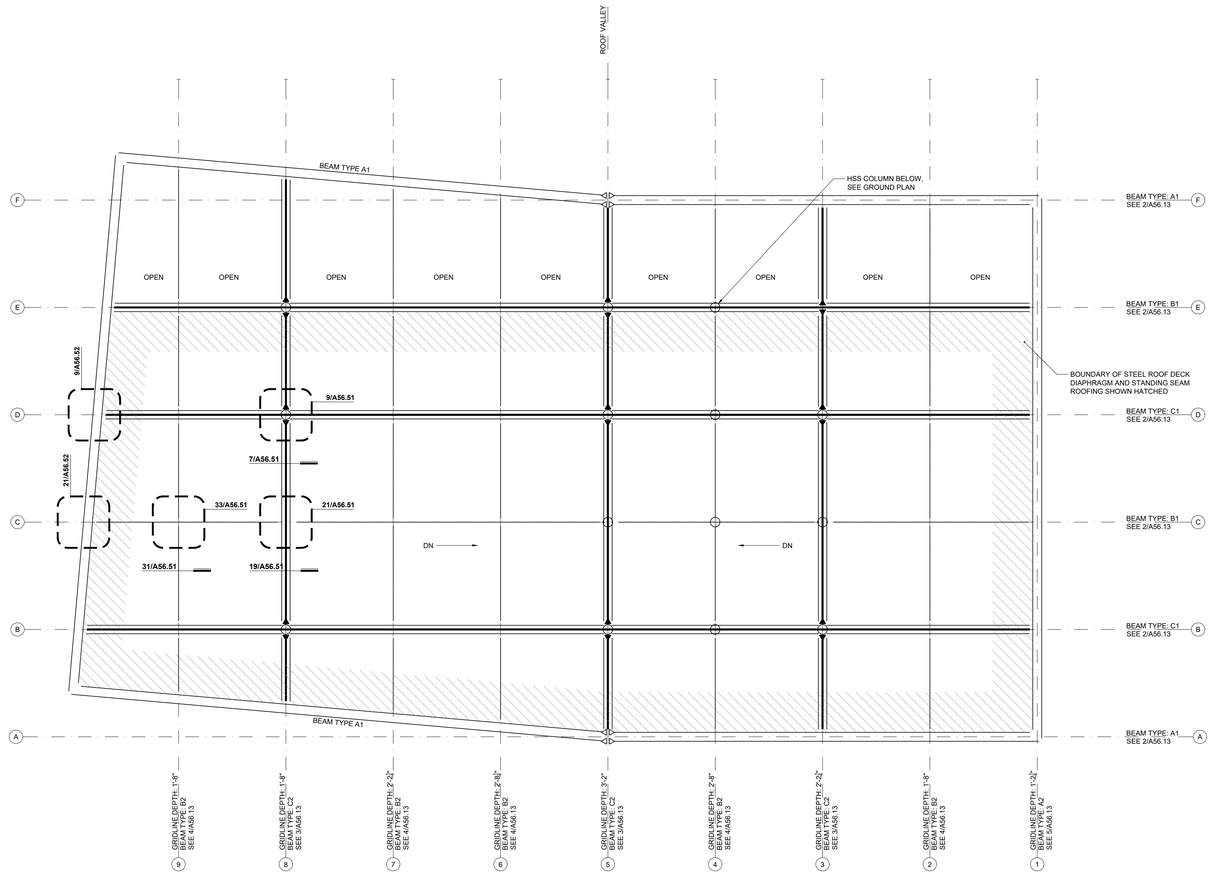


2305 Z500

2 BEAM TYPES A1, B1, C1
N.T.S.

STRUCTURAL LEGEND

- BEAM TYPE A: DOUBLE GLULAM SECTION
- BEAM TYPE B: SINGLE GLULAM SECTION
- BEAM TYPE C: STEEL AND GLULAM COMPOSITE SECTION
- STEEL MOMENT CONNECTIONS
- GLULAM MOMENT CONNECTIONS



1 PAVILION ROOF FRAMING PLAN
1/4" = 1'-0"

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	06/16/2023	100% DESIGN DEVELOPMENT

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Date: JUNE 16, 2023
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Key Map

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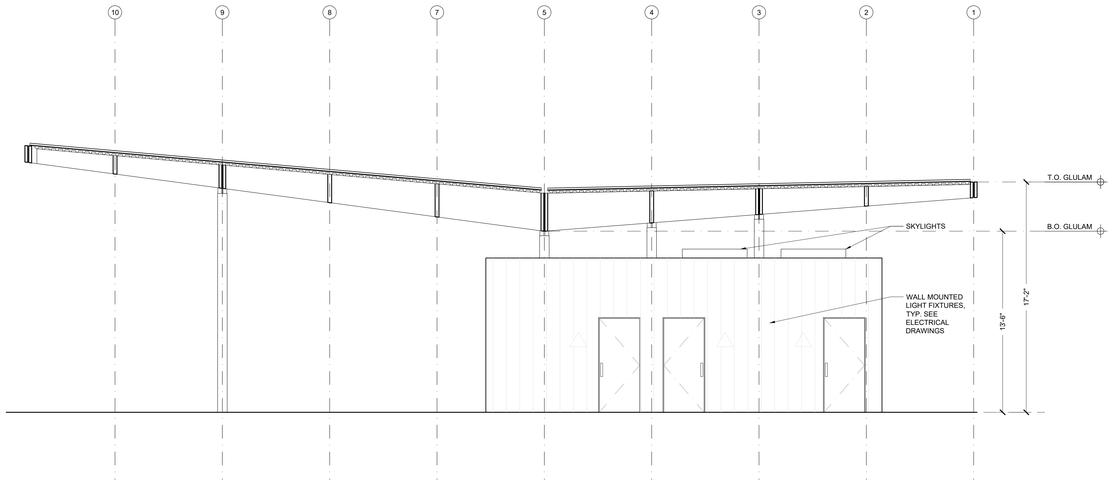
Sheet Title

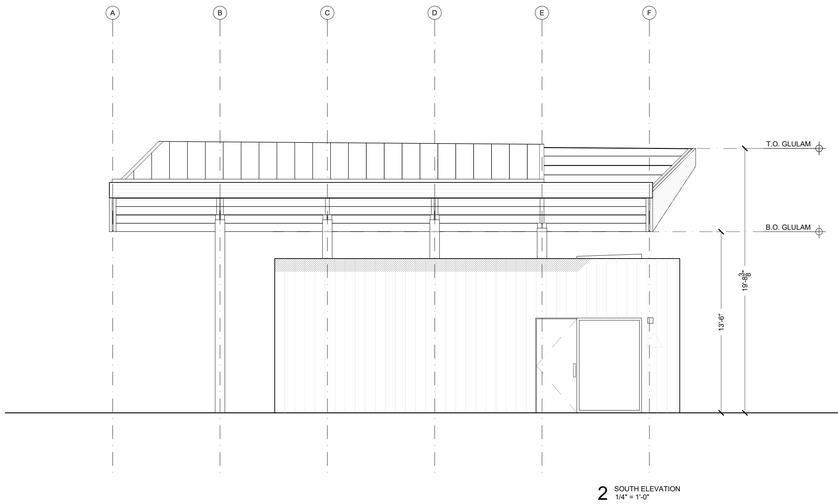
BLOCK 5
STRUCTURAL PLAN

Sheet Number

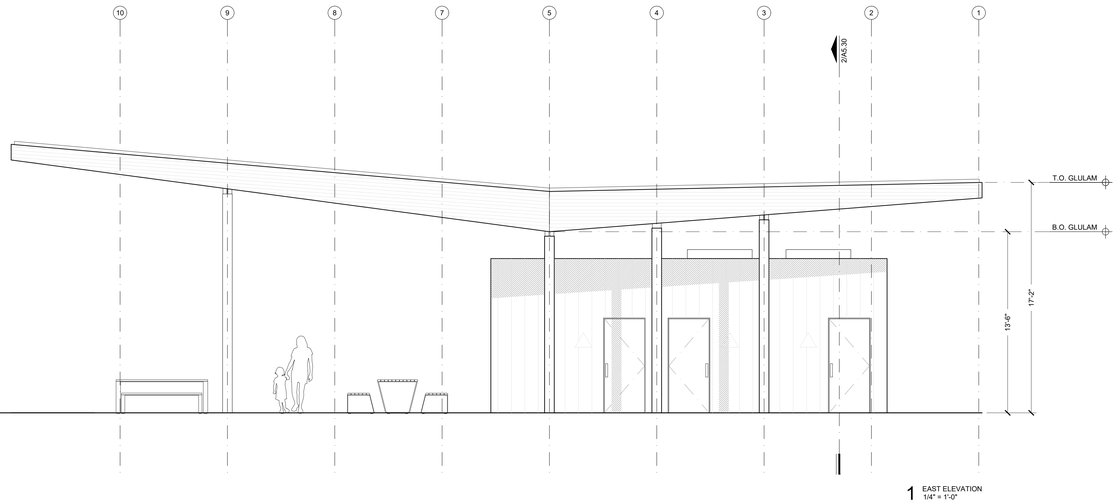
A56.13



3 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

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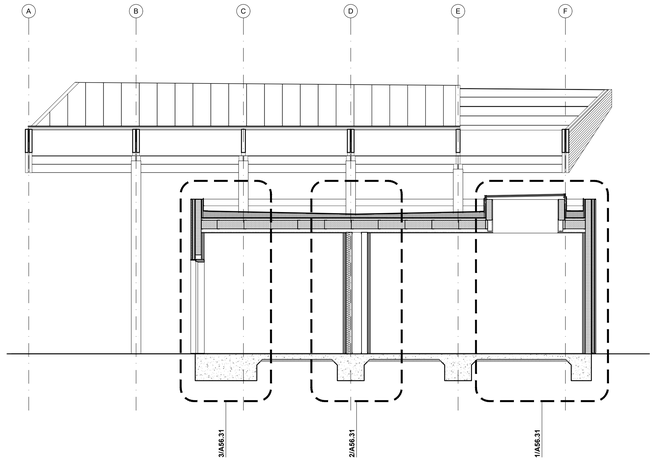
Sheet Title

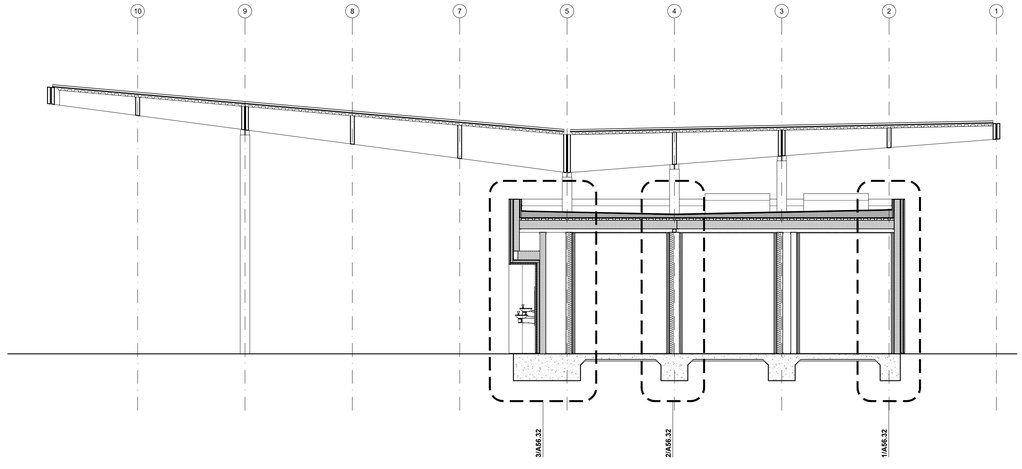
BLOCK 5
EXTERIOR ELEVATIONS

Sheet Number

A56.20



2 SECTION
1/4" = 1'-0"



1 SECTION
1/4" = 1'-0"

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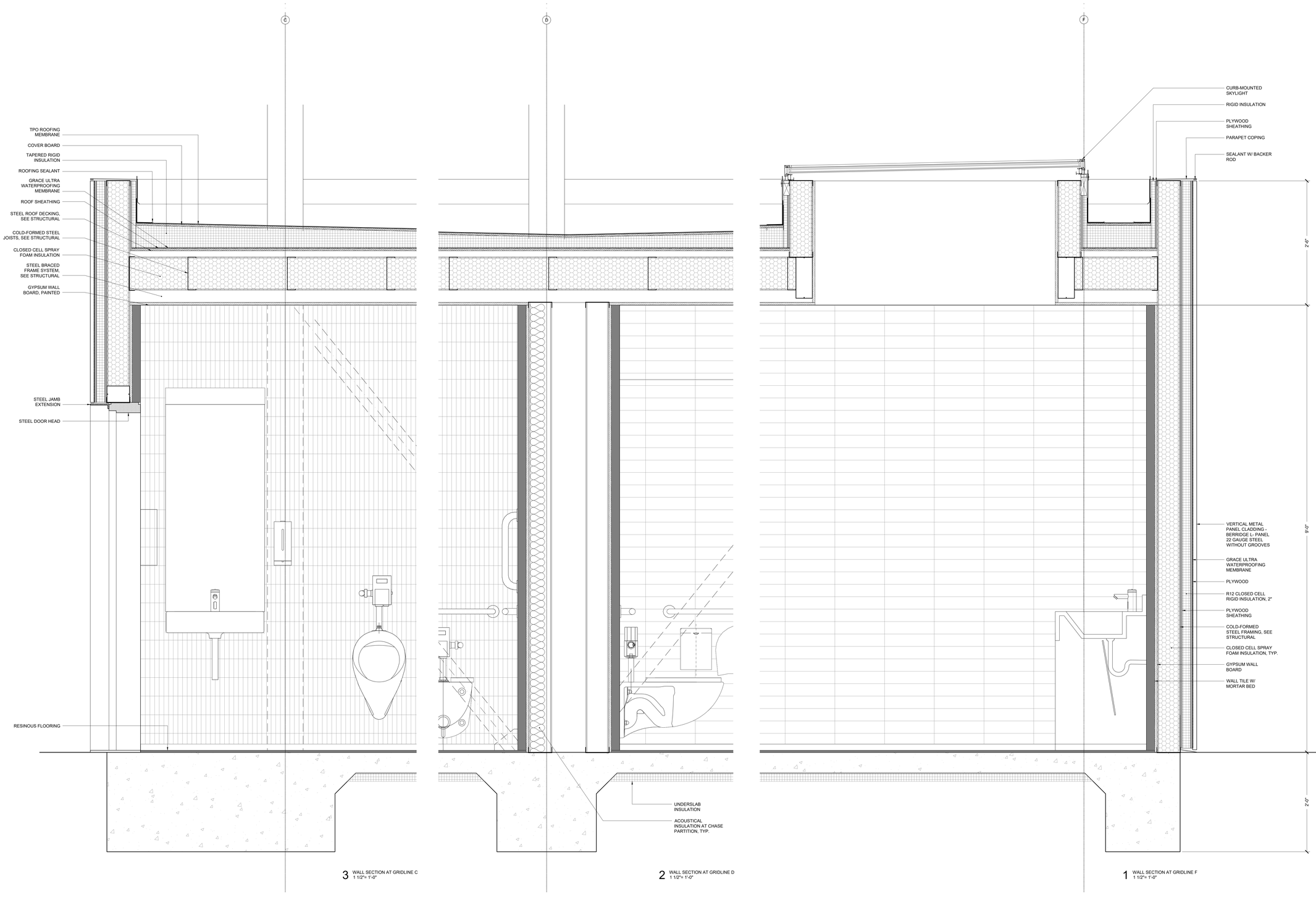
Sheet Title

BLOCK 5
BUILDING SECTIONS

Sheet Number

A56.30



3 WALL SECTION AT GRIDLINE C
1 1/2"= 1'-0"

2 WALL SECTION AT GRIDLINE D
1 1/2"= 1'-0"

1 WALL SECTION AT GRIDLINE F
1 1/2"= 1'-0"

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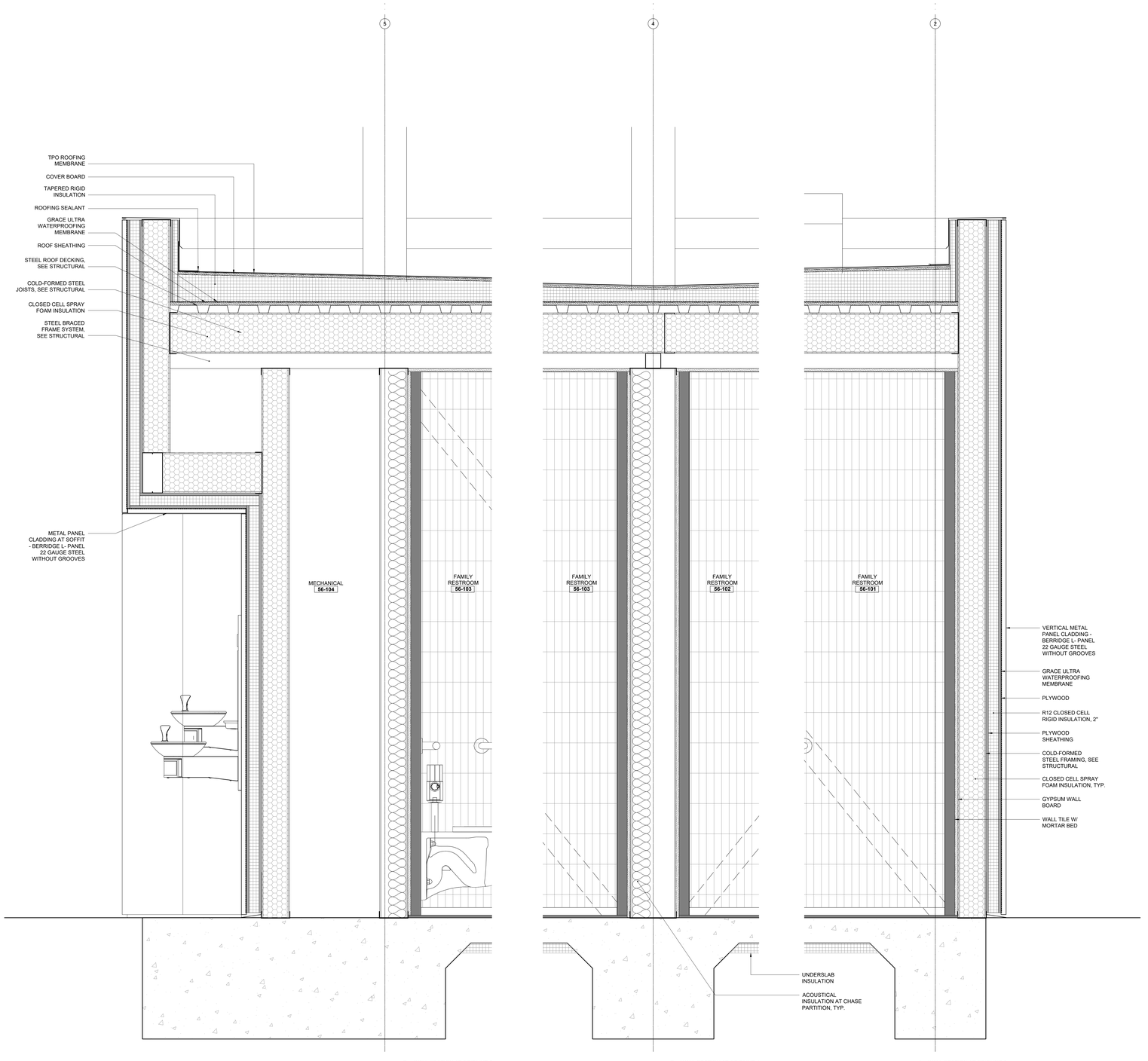
Sheet Title

BLOCK 5
WALL SECTIONS

Sheet Number

A56.31



3 WALL SECTION AT GRIDLINE 5
1 1/2"= 1'-0"

2 WALL SECTION AT GRIDLINE 4
1 1/2"= 1'-0"

1 WALL SECTION AT GRIDLINE 2
1 1/2"= 1'-0"

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Sheet Title

BLOCK 5
WALL SECTIONS

Sheet Number

A56.32

PLUMBING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	NOTES
PF1	COMMERCIAL FLUSHOMETER TOILET	TOTO USA, INC.	CT728CUG	-
PF2	COMMERCIAL FLUSHOMETER URINAL	TOTO USA, INC.	UT104E	-
PF3	FLUSH VALVE FOR TOILET	TOTO USA, INC.	TET1UB	-
PF4	FLUSH VALVE FOR URINAL	TOTO USA, INC.	TEU1LA	-
PF5	DECK MOUNTED SENSOR ACTIVATED FAUCET	SLOAN	EAF - 250	-
PF6	WALL MOUNTED SENSOR ACTIVATED FAUCET	SLOAN	EBF - 825	-
PF7	WASH BASIN	DURAVIT	VERO 0454600027	-
PF8	HIGH LOW WATER FOUNTAIN WITH BOTTLE FILLER	HALSEY TAYLOR	HTHBWF-OVLSEBP-1	-
PF9	MOP SINK			

TOILET ACCESSORY SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	NOTES
TA1	WALL MOUNTED HAND DRYER	DYSON	AIR BLADE V	-
TA2	SOAP DISPENSER	RENOWN	-	-
TA3	BABY CHANGING STATION	KOALA KARE	KB110-SSWM	-
TA4	TWO ROLL BATHROOM TISSUE DISPENSER	-	-	-
TA5	SANITARY NAPKIN DISPOSAL	BOBRICK	-	-
TA6	18" VERTICAL GRAB BAR	BOBRICK	-	-
TA7	42" HORIZONTAL GRAB BAR	BOBRICK		-
TA8	36" HORIZONTAL GRAB BAR	BOBRICK		-
TA9	76" X 45" CUSTOM SIZE MIRROR	CREATIVE MIRRORS AND SHOWERS		-
TA10	24" X 50" CUSTOM SIZE MIRROR	CREATIVE MIRRORS AND SHOWERS		-
TA11	UNDERSINK PIPING COVER	IPS CORPORATION		-
TA12	COAT HOOK	BOBRICK		-

INTERIOR FINISH SCHEDULE

CEILING

CODE	DESCRIPTION	MANUFACTURER	PRODUCT NO./NAME	NOTES
PT01	INTERIOR PAINT	-	-	-

FLOOR

CODE	DESCRIPTION	MANUFACTURER	PRODUCT NO./NAME	NOTES
RF01	RESINOUS FLOORING	SIKA CORP.	-	-

WALL

CODE	DESCRIPTION	MANUFACTURER	PRODUCT NO./NAME	NOTES
TL01	CERAMIC WALL TILE	WOW USA INC.	SWEET BARS, WHITE MATT	-
TL02	CERAMIC WALL TILE	WOW USA INC.	GRACE, WHITE MATT	-

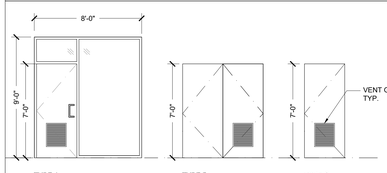
MISCELLANEOUS

CODE	DESCRIPTION	MANUFACTURER	PRODUCT NO./NAME	NOTES
PT01	TOILET PARTITION	IRONWOOD MANUFACTURING CO.	-	-

DOOR SCHEDULE

NUMBER	TYPE	LOCATION	DOOR SIZE			MANUF./SERIES	FRAME/MATERIAL	FINISH	HARDWARE SET	TEMPERED	NOTES
101	A	COMMON USE RESTROOM 56-104	3'-0"	9'-0"	1¾"	KAWNEER CO., INC.	ALUMINUM STOREFRONT, THERMALLY BROKEN	BRONZE ANODIZED	1	YES	-
102	C	FAMILY RESTROOM 56-103	3'-0"	7'-0"	1¾"	-	STEEL	PAINTED	2	YES	-
103	C	FAMILY RESTROOM 56-102	3'-0"	7'-0"	1¾"	-	STEEL	PAINTED	2	YES	-
104	C	FAMILY RESTROOM 56-101	3'-0"	7'-0"	1¾"	-	STEEL	PAINTED	2	YES	-
105	B	MECHANICAL 56-104	3'-0"	7'-0"	1¾"	-	STEEL	PAINTED	3	YES	-

DOOR TYPES



TYPE A
SWING W/ SIDELIGHT AND TRANSOM (GLAZED)

TYPE B
SWING DOUBLE DOOR

TYPE C
SWING SINGLE DOOR

COMMON USE RESTROOMS (HARDWARE SET 1):
HEAVY WEIGHT BALL BEARING HINGES FBB 199 (BHMA 639 OR 640) (NRP) DEAD BOLT OPERATED BY KEY FROM ONE SIDE. NO TRIM ON OTHER SIDE HORIZONTAL PUSHPLATE ON EXTERIOR WITH 12" PULL ON INTERIOR CONCEALED OVERHEAD CLOSER (HEAVY DUTY). NO HOLD OPEN HEAD, SILL, & JAMB GASKETS FLOOR DOOR STOPS THRESHOLD

FAMILY RESTROOMS (HARDWARE SET 2):
HEAVY WEIGHT BALL BEARING HINGES FBB 199 (BHMA 639 OR 640) (NRP) PRIVACY LOCKSET WITH OCCUPIED INDICATOR, ANSI F19, LATCH BOLT OPERATED BY LEVER FROM EITHER SIDE. DEAD BOLT OPERATED BY TURN FROM INSIDE AND EMERGENCY RELEASE FROM OUTSIDE. OPERATING INSIDE LEVER RETRACTS BOTH BOLTS. DEAD BOLT OPERATED BY KEY FROM ONE SIDE. NO TRIM ON OTHER SIDE. CONCEALED OVERHEAD CLOSER HEAD, SILL, & JAMB GASKETS THRESHOLD
TEL ROOM (HARDWARE SET 5): HEAVY WEIGHT BALL BEARING HINGES FBB (BHMA 639 OR 640) (NRP)

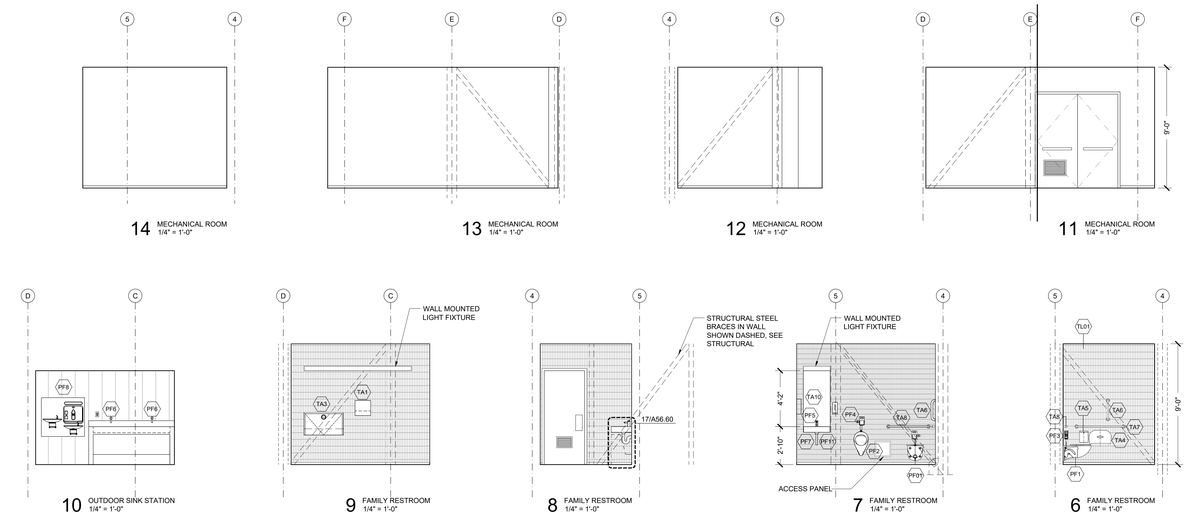
MECHANICAL ROOM (HARDWARE SET 3):
HEAVY WEIGHT BALL BEARING HINGES FBB (BHMA 639 OR 640) (NRP) MORTISE LOCKSET (STORAGE FUNCTION) WITH LEVER SURFACE MOUNTED CLOSER (HEAVY DUTY), NO HOLD OPEN HEAD, SILL, & JAMB GASKETS THRESHOLD

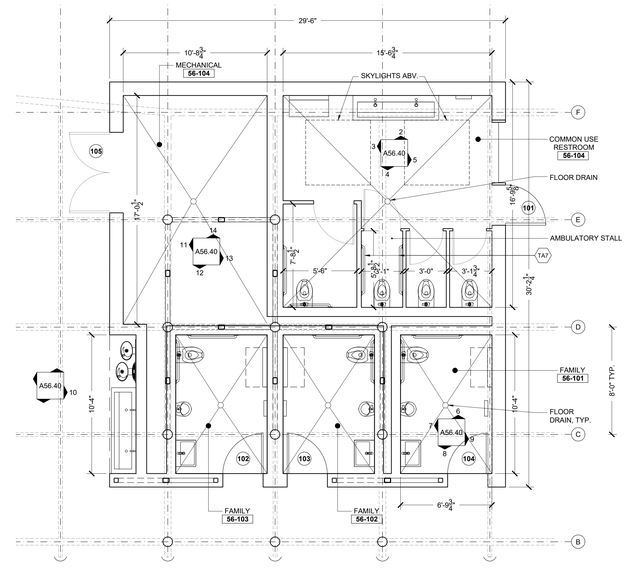
SKYLIGHT SCHEDULE

NUMBER	MANUF./SERIES	LOCATION	SIZE	TYPE	MATERIAL	GLAZING	TEMPERED?	NOTES
101	WASCO SKYLIGHT PRODUCTS	COMMON RESTROOM	4'-10" X 4'-10"	AA	ALUMINUM, BRONZE ANODIZED	TRANSLUCENT, INSULATED, LOW E	YES	-
102	WASCO SKYLIGHT PRODUCTS	COMMON RESTROOM	4'-10" X 4'-10"	AA	ALUMINUM, BRONZE ANODIZED	TRANSLUCENT, INSULATED, LOW E	YES	-

SKYLIGHT TYPES

TYPE AA
FIXED





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

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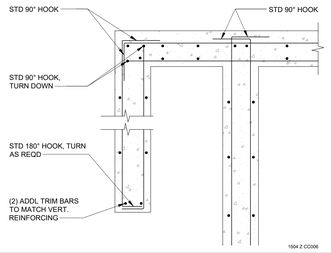
Sheet Title

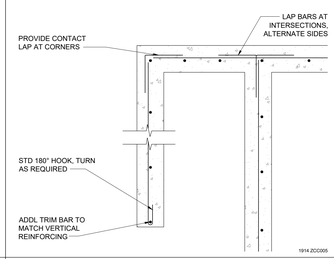
BLOCK 5 RESTROOM ELEVATIONS/PLAN/ SCHEDULES

Sheet Number

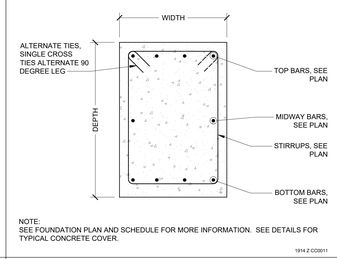
A56.40



18 TYP. CONCRETE WALL REINF.
scale: 1" = 1'-0"



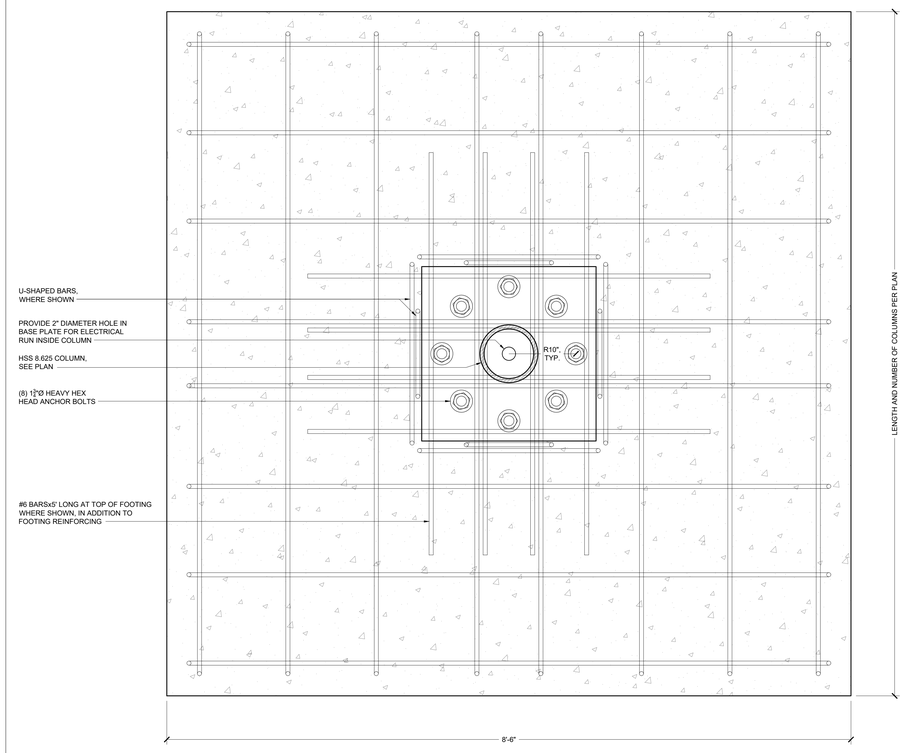
12 TYP. SINGLE LAYER CONC. WALL REINF.
scale: 1" = 1'-0"



NOTE:
SEE FOUNDATION PLAN AND SCHEDULE FOR MORE INFORMATION. SEE DETAILS FOR TYPICAL CONCRETE COVER.

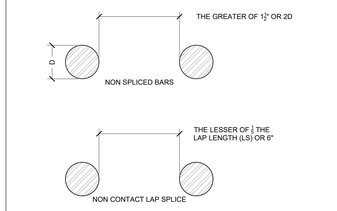
1914 Z CC0011

6 TYPICAL GRADE BEAM
scale: n.t.s.



2305 ZS01

21 FOUNDATION PLAN
scale: 1-1/2" = 1'-0"

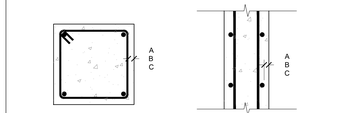


1504 Z CC001

5 BAR SPACING IN CONC.
scale: n.t.s.

2305 ZS01

19 FOUNDATION SECTION
scale: 1-1/2" = 1'-0"



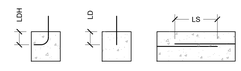
EXPOSURES:
A - CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
B - BOARD FORMED AND EXPOSED TO EARTH OR WEATHER
C - BOARD FORMED AND NOT EXPOSED TO EARTH OR WEATHER

MINIMUM CLEAR COVER TO REINFORCEMENT			
EXPOSURE	SLABS, WALLS AND JOISTS	BEAMS AND COLUMNS	SHELLS
A	3"	3"	3"
B	#6 - #18: 2" #3 - #5: 1 ½"	#6 - #18: 2" #3 - #5: 1 ½"	#6 - #18: 2" #3 - #5: 1 ½"
C	1½"	1½"	#6 - #18: ¾" #3 - #5: ½"

1504 Z CC002

3 TYPICAL CONCRETE COVER
scale: n.t.s.

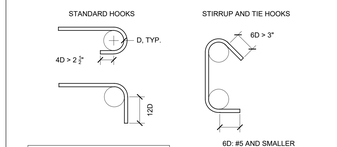
DEVELOPMENT AND LAP SPLICE LENGTHS, INCHES														
BAR LOCATION	BAR SIZE													
	#3			#4			#5			#6			#7		
	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS
TOP BARS	9	16	20	12	19	24	15	23	30	18	28	37	21	46	60
OTHER BARS	9	12	16	12	14	19	15	18	23	18	22	28	21	36	46



NOTE:
1. MIN. CONC. COMPRESSIVE STRENGTH OF 2500 PSI
2. TOP BAR IS A HORIZONTAL BAR PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST IN THE MEMBER BELOW
3. WHERE SPLICING BARS OF DIFFERENT SIZES, USE SPLICE LENGTH OF LARGER BAR

1504 Z CC003

2 DEVELOPMENT & LAP LENGTH
scale: n.t.s.



INSIDE BEND DIAMETER D		
BAR SIZE	STD HKS	STIR. & TIES
#3 - #5	6D	4D
#6 - #8	6D	6D
#9 - #11	8D	NA
#14 & #18	10D	NA

D = BAR DIAMETER

1918 Z CC004

1 REINF. HOOKS AND BENDS
scale: n.t.s.

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DATE	ISSUE
01/17/2023	100% SCHEMATIC DESIGN
06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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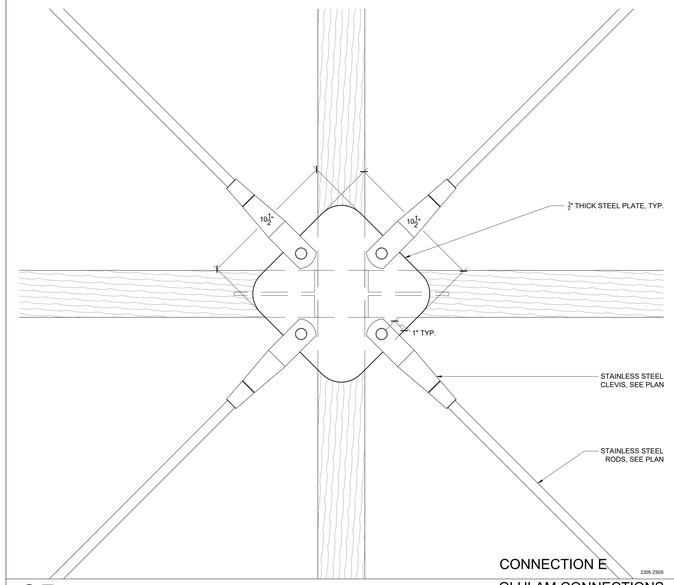
Sheet Title

BLOCK 5
FOUNDATION DETAILS

Sheet Number

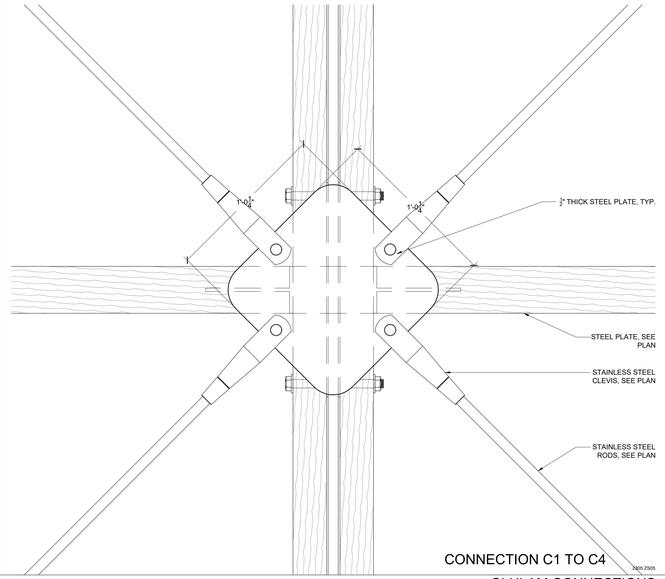
A56.50



CONNECTION E

2305 Z505

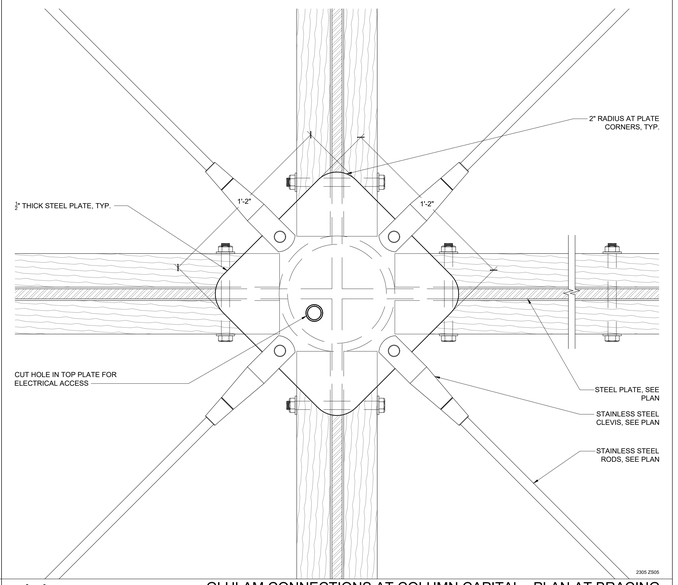
35 GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION C1 TO C4

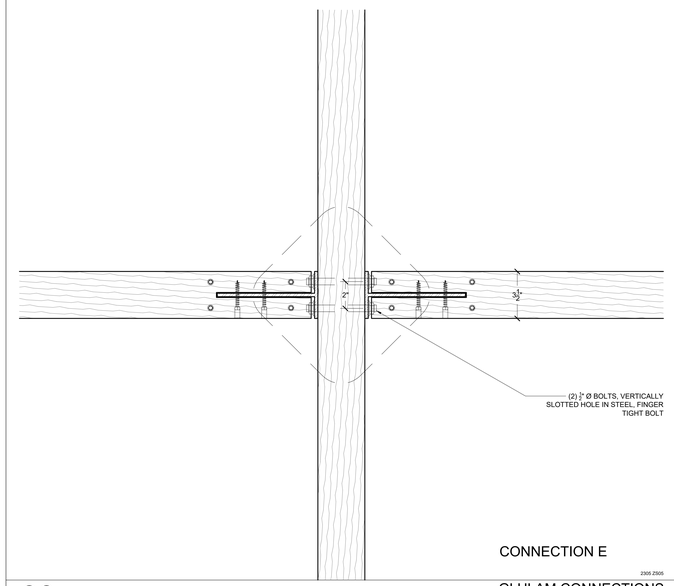
2305 Z505

23 GLULAM CONNECTIONS
scale: 3" = 1'-0"



2305 Z505

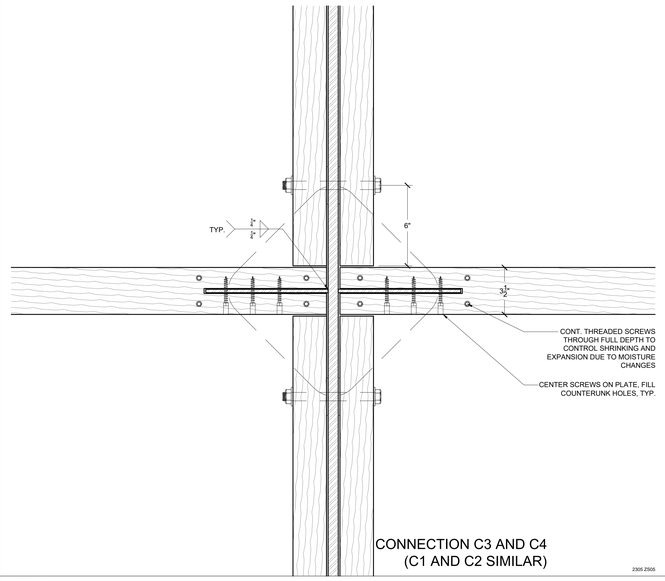
11 GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT BRACING
scale: 3" = 1'-0"



CONNECTION E

2305 Z505

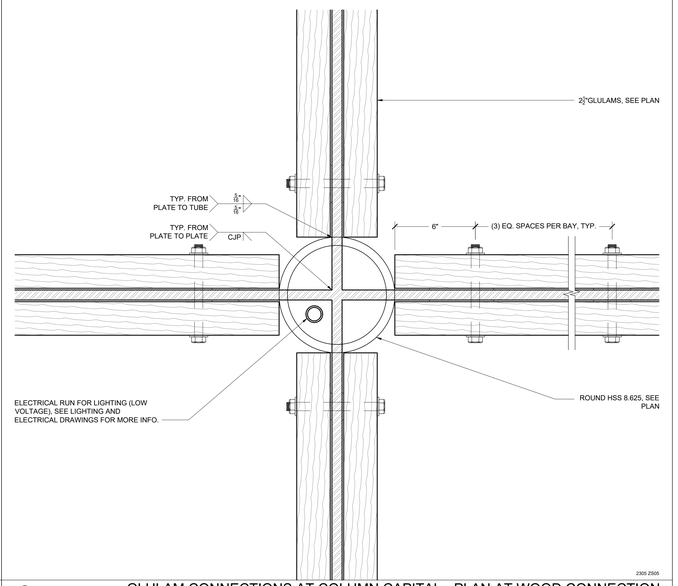
33 GLULAM CONNECTIONS



CONNECTION C3 AND C4
(C1 AND C2 SIMILAR)

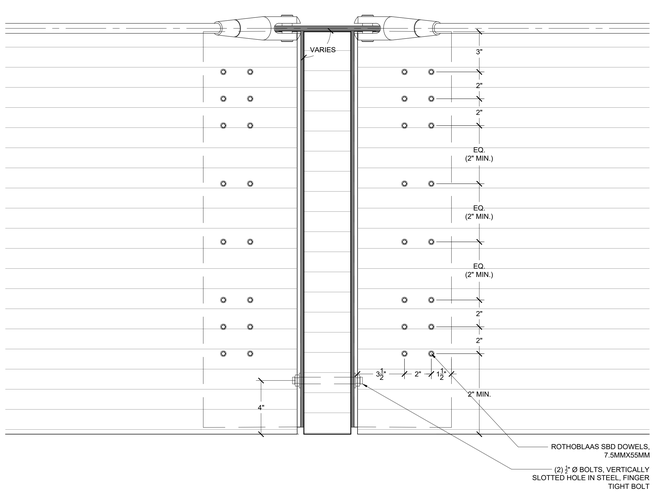
2305 Z505

21 GLULAM CONNECTIONS



2305 Z505

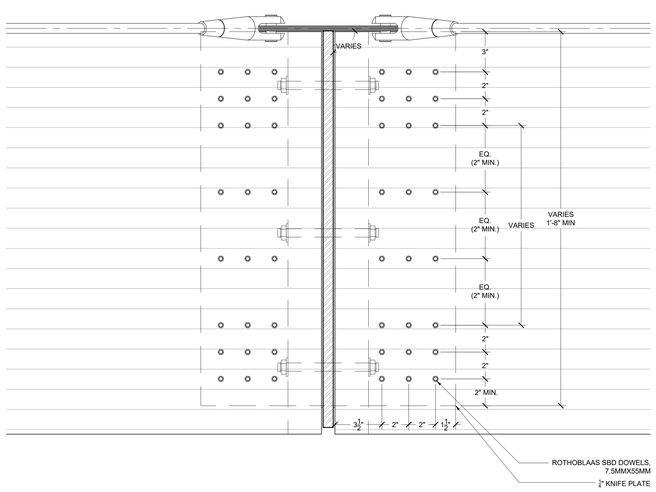
9 GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT WOOD CONNECTION
scale: 3" = 1'-0"



CONNECTION E

2305 Z505

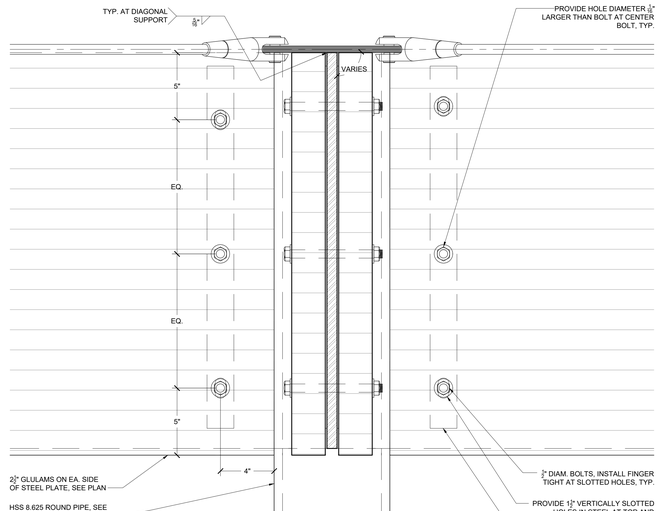
31 GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION C3 AND C4

2305 Z505

19 GLULAM CONNECTIONS
scale: 3" = 1'-0"



2305 Z505

7 GLULAM CONNECTIONS AT COLUMN CAPITAL - ELEVATION
scale: 3" = 1'-0"

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Key Map

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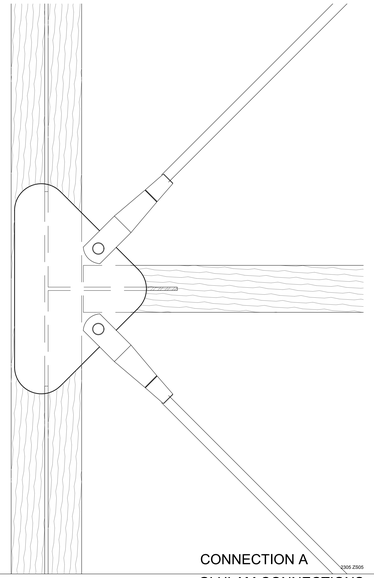
Sheet Title

BLOCK 5
FRAMING DETAILS

Sheet Number

A56.51

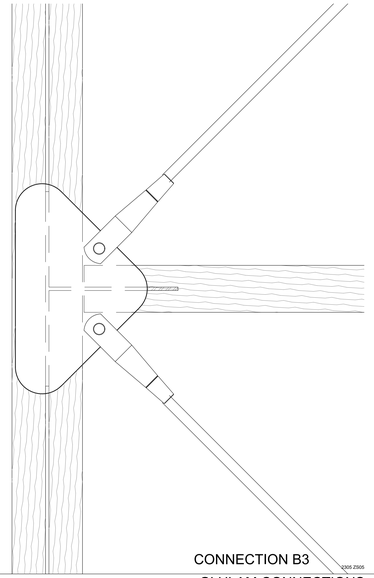


CONNECTION A

2305 Z505

35

GLULAM CONNECTIONS
scale: 3" = 1'-0"

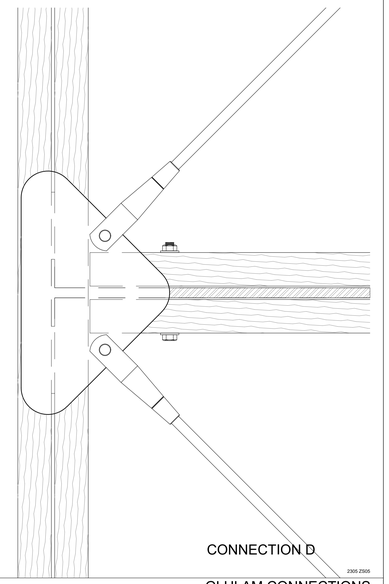


CONNECTION B3

2305 Z505

23

GLULAM CONNECTIONS
scale: 3" = 1'-0"

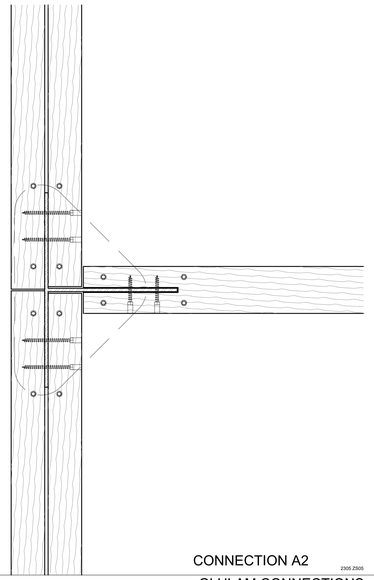


CONNECTION D

2305 Z505

11

GLULAM CONNECTIONS
scale: 3" = 1'-0"

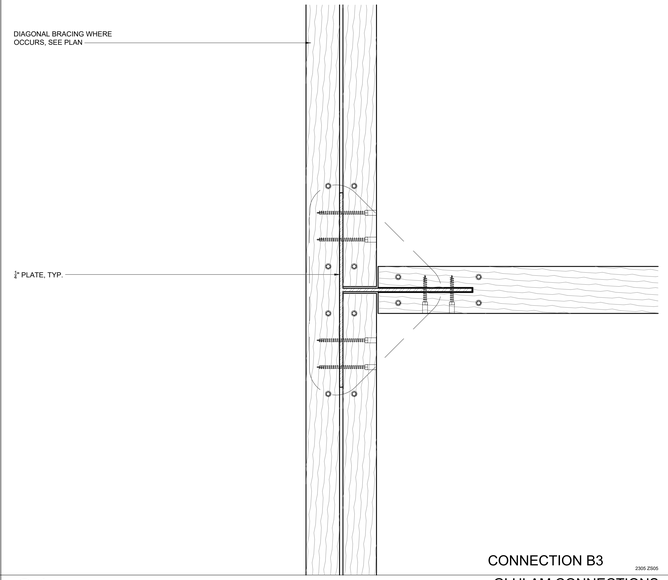


CONNECTION A2

2305 Z505

33

GLULAM CONNECTIONS
scale: 3" = 1'-0"

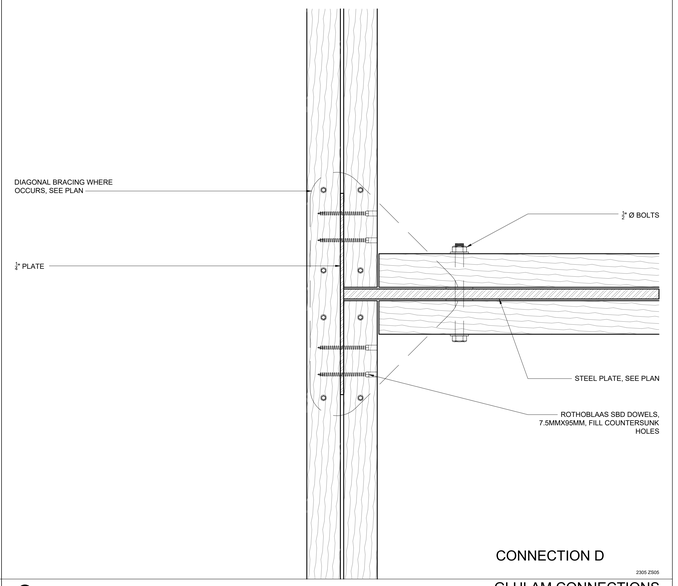


CONNECTION B3

2305 Z505

21

GLULAM CONNECTIONS
scale: 3" = 1'-0"

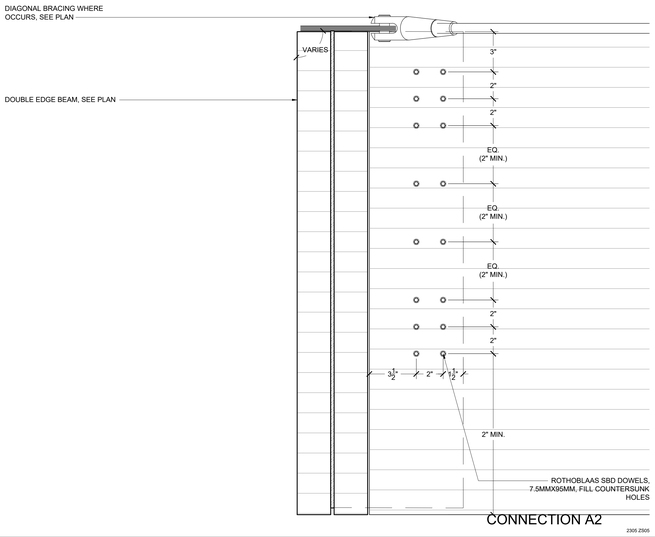


CONNECTION D

2305 Z505

9

GLULAM CONNECTIONS
scale: 3" = 1'-0"

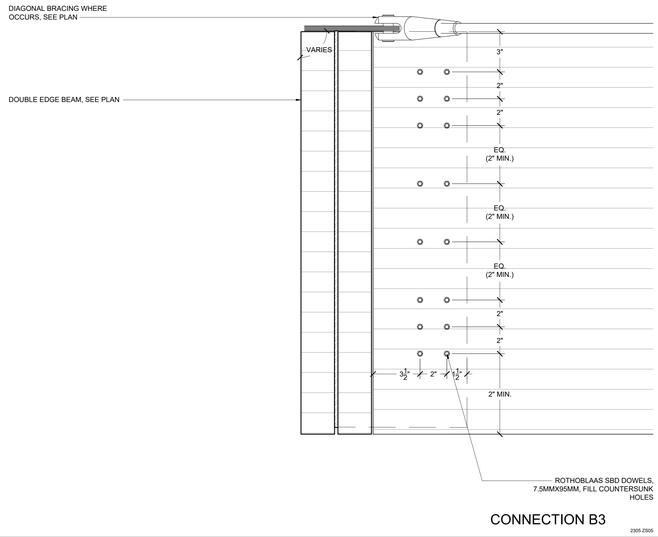


CONNECTION A2

2305 Z505

31

GLULAM CONNECTIONS
scale: 3" = 1'-0"

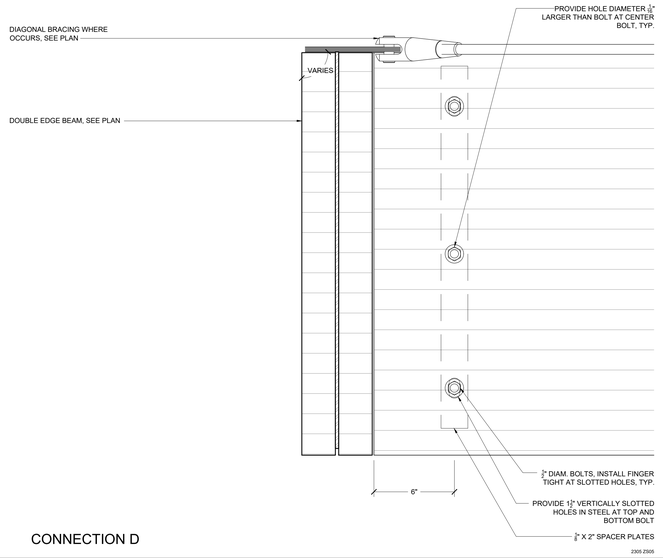


CONNECTION B3

2305 Z505

19

GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION D

2305 Z505

7

GLULAM CONNECTIONS
scale: 3" = 1'-0"

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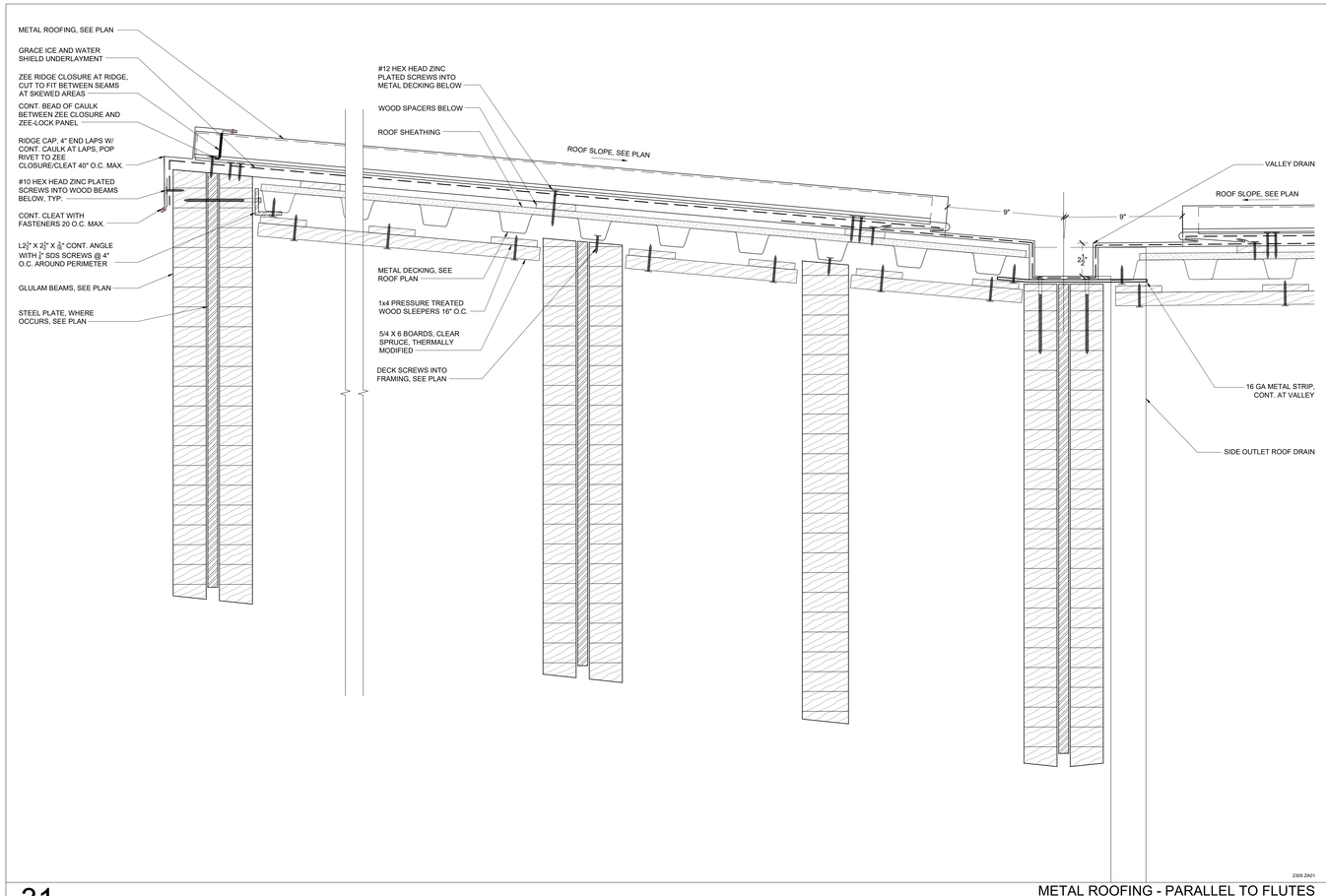
BLOCK 5
FRAMING DETAILS

Sheet Number

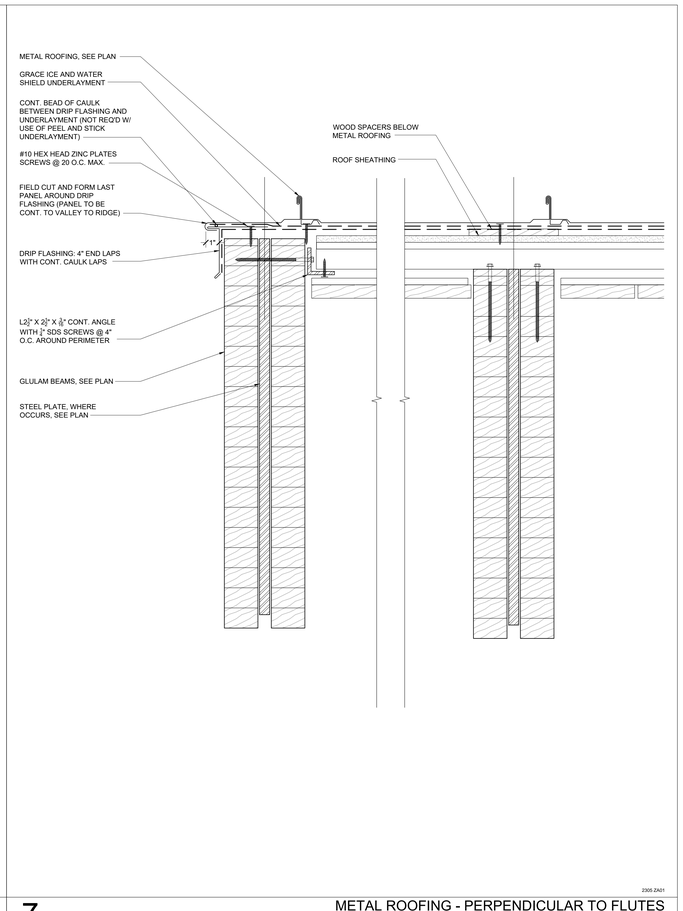
A56.52



31

METAL ROOFING - PARALLEL TO FLUTES

scale: 3" = 1'-0"



7

METAL ROOFING - PERPENDICULAR TO FLUTES

scale: 3" = 1'-0"

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Landscape Architect: James Burnett

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Key Map

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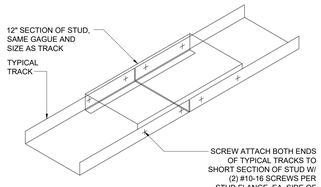
BLOCK 5
ROOF DETAILS

Sheet Number

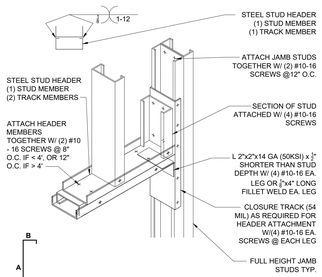
A56.53



CF5013

5 BOTTOM TRACK SPLICE
scale: 3" = 1'-0"

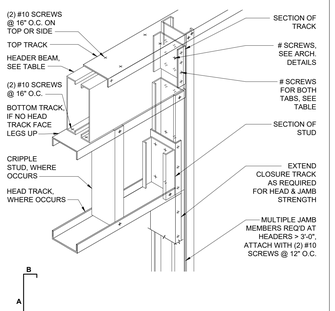
ALTERNATE HEADER



HEADER	SPAN	SECTION				
	LENGTH (FT)	THICKNESS	A	B	C	SCREWS
1	0'-4'	68 MILS	6"	2 1/2"	3/4"	(8) #10 -16
2	4'-6'	68 MILS	6"	4"	3/4"	(10) #10-16

CF5010

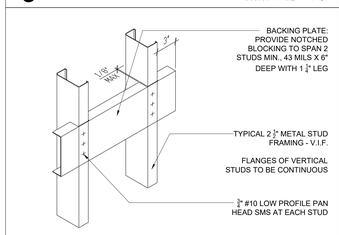
9 TYPICAL HEADER AND JAMB
scale: 1-1/2" = 1'-0"



HEADER	SPAN	SECTION				
	LENGTH (FT)	THICKNESS	A	B	C	SCREWS
1	0'-6'	33 MILS	6"	2"	3/4"	(10) #10
2	6'-10'	43 MILS	10"	2"	3/4"	**(12) #10**
3	10'-12'	54 MILS	10"	2"	3/4"	(14) #10
4	12'-16'	54 MILS	10"	3"	3/4"	(16) #10
5	16'-18'	54 MILS	12"	3"	3/4"	(18) #10

CF5008

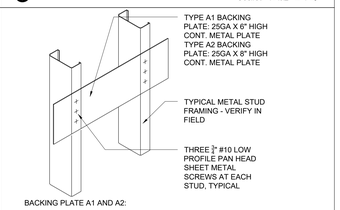
3 TYPICAL LIGHT GAUGE HEADER
scale: 1-1/2" = 1'-0"



BACKING PLATE B: AT WALL-MOUNTED EQUIPMENT WHICH WEIGHS - OR SUPPORTS WEIGHT, WHEN FULLY LOADED - LESS THEN 200 POUNDS TOTAL WHERE THAT WEIGHT IS DISTRIBUTED SO THAT THE PARTITION SUPPORTS A MAXIMUM OF 100 POUNDS PER LINEAR FOOT

CF5005

8 BACKING PLATE B
scale: 3" = 1'-0"



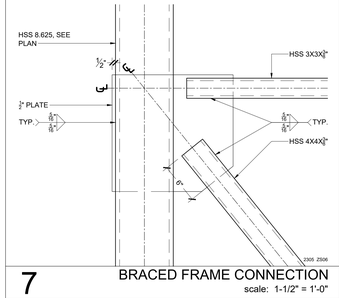
BACKING PLATE A1 AND A2:

AT SMALL ITEMS WHICH REQUIRE BACKING SOLELY FOR ATTACHMENT SUCH AS DOOR STOP, BUMPER RAILS, CRASH RAILS, ETC. SELECT TYPE A1 AND A2 BASED ON DIMENSIONS OF ITEM TO BE MOUNTED.

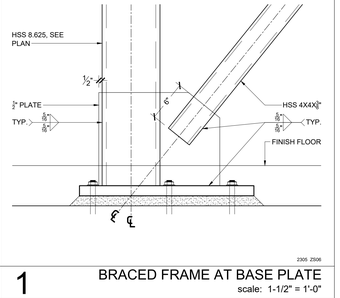
AT SMALL ITEMS (SUCH AS TOILET ACCESSORIES, MIRRORS, COAT HOOKS, ETC) WHICH WEIGH OR SUPPORT WEIGHTS OF LESS THEN 50 POUNDS. SELECT TYPE B BASED ON DIMENSIONS OF ITEM TO BE MOUNTED.

CF5004

2 BACKING PLATES A
scale: 3" = 1'-0"



7 BRACED FRAME CONNECTION
scale: 1-1/2" = 1'-0"



1 BRACED FRAME AT BASE PLATE
scale: 1-1/2" = 1'-0"

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Registration No.: 1482
Date: JUNE 16, 2023

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Key Map

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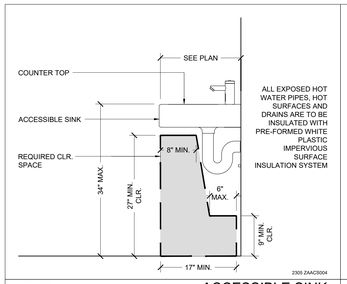
Sheet Title

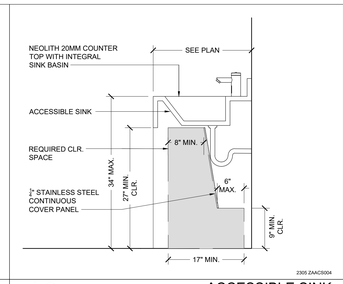
BLOCK 5
RESTROOM FRAMING DETAILS

Sheet Number

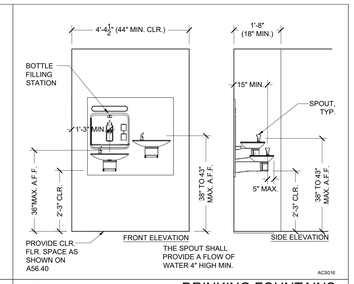
A56.54



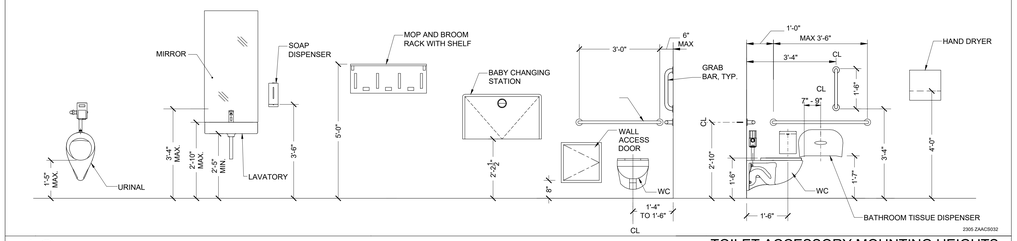
17 ACCESSIBLE SINK
scale: 1" = 1'-0"



12 ACCESSIBLE SINK
scale: 1" = 1'-0"



6 DRINKING FOUNTAINS
scale: 1/2" = 1'-0"



16 TOILET ACCESSORY MOUNTING HEIGHTS
scale: 1/2" = 1'-0"

15 INTERIOR ENTRY THRESHOLD
scale: 3" = 1'-0"

FIGURE *11B*-703.4.1 HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

10 HEIGHT OF TACTILE CHARACTERS

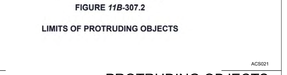
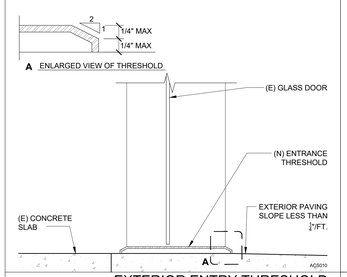


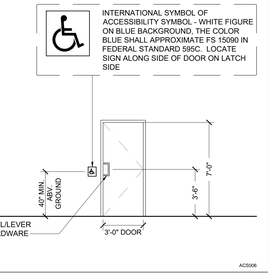
FIGURE *11B*-307.2

LIMITS OF PROTRUDING OBJECTS

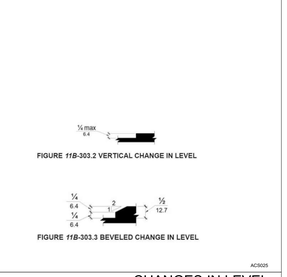
4 PROTRUDING OBJECTS



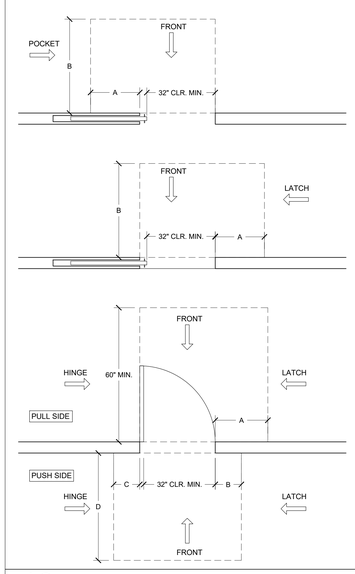
14 EXTERIOR ENTRY THRESHOLD
scale: 3" = 1'-0"



9 GROUND FLOOR ENTRANCE ELEV
scale: 1/4" = 1'-0"



3 CHANGES IN LEVEL



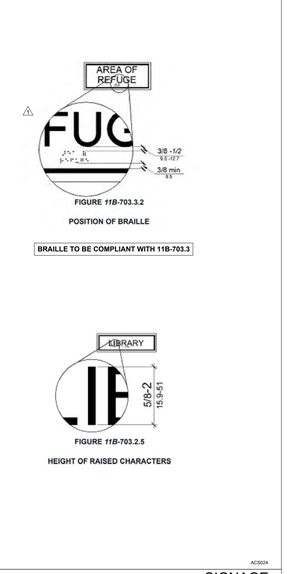
LABEL	APPROACH	DIMENSION
A	POCKET	22"
	LATCH	24"
	FRONT	0"
B	POCKET	42"
	LATCH	42"
	FRONT	48"

LABEL	SIDE	APPROACH	DIMENSION
A	PULL SIDE	FRONT	18" INTERIOR, 24" EXTERIOR
		HINGE	36"
		LATCH	24"
B	PUSH SIDE	FRONT	0" OR 12" WITH LATCH AND CLOSER
		HINGE	0"
		LATCH	24"
C	PUSH SIDE	FRONT	0"
		HINGE	22"
		LATCH	0"
D	PUSH SIDE	FRONT	48"
		HINGE	44" OR 48" WITH LATCH AND CLOSER
		LATCH	44" OR 48" WITH LATCH AND CLOSER

- THRESHOLD, MAX. ¾" VERTICAL OR ½" WITH 2:1 SLOPE, SEE THRESHOLD DETAIL FOR MORE INFORMATION
- PUSH SIDE REQUIRES KICKPLATE OR SMOOTH SURFACE FOR THE FULL WIDTH OF THE DOOR; 10" A.F.F.
- HARDWARE HEIGHT 34" TO 44" A.F.F., TYPICAL
- MAX. FORCE TO OPEN DOOR: 5 LBS INTERIOR OR EXTERIOR DOOR, 15 LBS FIRE DOOR, PER CBC 2016 11B-404.2.9
- GROUND SURFACE AT ALL ENTRANCES TO HAVE A SLOPE NOT STEEPER THAN 1:48 (CBC 11B-206.2.8)

AC5003

13 DOOR CLEARANCES
scale: 1/2" = 1'-0"



1 SIGNAGE

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Landscape Architect: James Burnett
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Key Map

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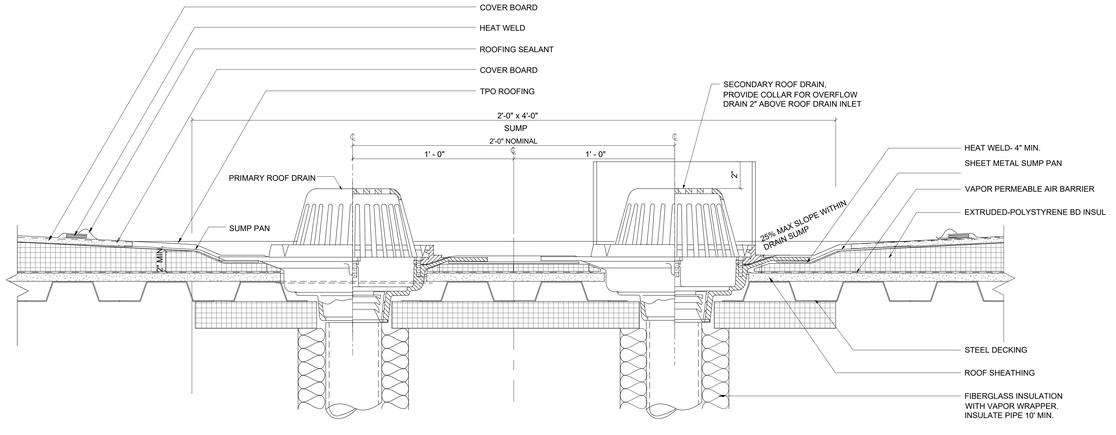
BLOCK 5 DETAILS

Sheet Number

A56.60



2305.ZA003

ROOF DRAIN OVERFLOW ROOF & SUMP PAN
scale: 3" = 1'-0"

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BLOCK 5
DETAILS

Sheet Number

A56.61

GENERAL STRUCTURAL NOTES

01100 GENERAL REQUIREMENTS
1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE.

2. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

3. DETAILS ON SHEETS TITLED "TYPICAL" OR DETAILS TITLED "TYPICAL" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

5. DO NOT SCALE THE DRAWINGS.

6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION AND FOR TEMPORARY SUPPORT OF THE BUILDING. RETAIN A REGISTERED CIVIL ENGINEER WHOM IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE AND DISPOSE OFF SITE.

9. VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIALS.

11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE CONTRACT.

12. ANY DAMAGE TO EXISTING UTILITIES OR FACILITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTO'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.

13. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

14. CONTRACTOR SHALL MAINTAIN THE STREETS AND ANY OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT.

15. THE ENGINEER-OF-RECORD SHALL PERFORM STRUCTURAL OBSERVATIONS PER IBC 1704. THE ENGINEER SHALL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR AND BUILDING OFFICIAL, AND SUBMIT A FINAL SUMMARY REPORT STATING SITE VISITS HAVE BEEN MADE, NOTING ANY DEFICIENCIES, THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN GENERAL CONFORMANCE WITH THE APPROVED PLANS.

16. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE ENGINEER PRIOR TO ALL REQUIRED TESTING AND OBSERVATIONS U.O.N. CONTRACTOR SHALL CALL ENGINEER FOR OBSERVATION OF ALL FOUNDATION STEEL AND EXCAVATIONS PRIOR TO PLACING CONCRETE. THE CONTRACTOR SHALL CALL ENGINEER AT BEGINNING OF WOOD INSTALLATION TO OBSERVE WOOD CONNECTIONS, DETAILING AND FINISH FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

17. ADBC ARCHITECTURE TO PROVIDE A 3D MODEL UPON REQUEST. 3D MODEL IS FOR DESIGN INTENT.

01400 SPECIAL INSPECTIONS
1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTOR SHALL BE RETAINED BY THE CONTRACTOR TO PERFORM TESTS AND INSPECTIONS.

2. THE FOLLOWING ITEMS REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 - "STRUCTURAL TESTS AND INSPECTIONS" OF THE 2015 INTERNATION BUILDING CODE:
   A. WELDING INSPECTIONS SHALL CONFORM TO IBC 1705.2 AND AISC 360. SEE TABLES BELOW:

TABLE N5.4-1
Inspection Tasks Prior to Welding

Inspection Tasks Prior to Welding	Action
Welder qualification records and continuity records	Observe
WPS available	Perform
Manufacturer certifications for welding consumables available	Perform
Material identification (type/grade)	Observe
Welder identification system. The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.	Observe
Fit-up of groove welds (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)	Observe
Fit-up of CJP groove welds of HSS T-, Y- and K-joints without backing (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe
Configuration and finish of access holes	Observe
Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe

TABLE N5.4-2
Inspection Tasks During Welding

Inspection Tasks During Welding	Action
Control and handling of welding consumables • Packaging • Exposure control	Observe
No welding over cracked tack welds	Observe
Environmental conditions • Wind speed within limits • Precipitation and temperature	Observe
WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min./max.) • Proper position (F, V, H, OH)	Observe
Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	Observe
Placement and installation of steel headed stud anchors	Perform

TABLE N5.4-3
Inspection Tasks After Welding

Inspection Tasks After Welding	Action
Welds cleaned	Observe
Size, length and location of welds	Perform
Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	Perform
Arc strikes	Perform
k-area [a]	Perform
Weld access holes in rolled heavy shapes and built-up heavy shapes [b]	Perform
Backing removed and weld tabs removed (if required)	Perform
Repair activities	Perform
Document acceptance or rejection of welded joint or member	Perform
No prohibited welds have been added without the approval of the EOR	Observe

[a] When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.
[b] After rolled heavy shapes (see Section A3.1c) and built-up heavy shapes (see Section A3.1d) are welded, visually inspect the weld access hole for cracks.

B. UT SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING, IN MATERIALS 5/16 IN. THICK OR GREATER.

C. CONCRETE INSPECTIONS SHALL BE PER IBC TABLE 1705.3. SEE TABLE BELOW:

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	X
2. Verify use of required design mix.	—	X
3. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—
4. Inspect concrete and shotcrete placement for proper application techniques.	X	—
5. Verify maintenance of specified curing temperature and techniques.	—	X
6. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X

Notes: Where applicable, see Section 1705.12, Special inspections for seismic resistance.

D. CAST-IN-PLACE DEEP FOUNDATIONS PER TABLE 1705.8
   1. CONTINUOUSLY INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.
   2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.
   3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.3.

3. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

02200 FOUNDATION AND SITE WORK
1. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

3. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

4. FOUNDATION EXCAVATIONS TO BE CUT NEAT TO THE SIZE SHOWN ON DRAWINGS AND CONCRETE TO BE PLACED ON UNDISTURBED NATIVE SOILS. IF EXCAVATIONS ARE OVERCUT, BACKFILL WITH ENGINEERED FILL AND COMPACT TO 95% RELATIVE COMPACTION.

5. THE GEOTECHNICAL REPORT PREPARED BY HENLEY JOHNSTON AND ASSOCIATES DATED 18 JUNE 2021 AND IS AVAILABLE IN THE OFFICE OF THE ARCHITECT FOR THE CONTRACTOR'S REVIEW. THE CONTRACTOR SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. OBTAIN GEOTECHNICAL ENGINEER'S APPROVAL OF FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. ALL DETERMINATIONS OF THE ACCEPTABILITY OF SOIL CONDITIONS SHALL BE BY GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE FOR DRILLING OF ALL PIERS AND OBSERVATION OF EXCAVATION BEFORE PLACING ANY FILL MATERIAL OR CONCRETE.

6. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, PIER DRILLING, FOOTING EXCAVATIONS AND PREPARATION OF SUBGRADE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. HENLEY JOHNSTON SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (214-941-3808) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

03100 FORMWORK
1. PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING STRUCTURAL MEMBERS AS REQUIRED TO PREVENT AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE EXISTING MEMBERS. CONCRETE CAST WITH AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE MEMBERS IS NOT ACCEPTABLE.

2. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS, INCLUDING BUT NOT LIMITED TO WALLS, COLUMNS, AND UNDERSIDE OF ELEVATED SLABS.

03200 REINFORCING STEEL
1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED: REINFORCING STEEL #10 AND SMALLER ASTM A615, 60 KSI, REINFORCING STEEL #11 AND LARGER ASTM A615, 80 KSI.

2. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS AT A MAXIMUM 3-FOOT SPACING. REINFORCING SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE ACI SP-66 AND ACI 318.

03300 CAST-IN-PLACE CONCRETE
1. ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

2. AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE, ROUGHEN CONTACT SURFACES TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

3. ALL CONCRETE TO HAVE THE FOLLOWING PROPERTIES: NORMAL WEIGHT CONCRETE WITH A 28-DAY STRENGTH OF 4,000 PSI. MAXIMUM WATER CEMENT RATIO OF 0.44.

03350 ANCHORS AND DOWELS
1. ADHESIVE ANCHORS AND ADHESIVE DOWELS INSTALLED INTO CONCRETE: HILTI HIT-RE 500-V3 (ICC-ES #ESR-3814). ANCHORS SHALL BE HILTI HAS-E B7. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS FOLLOWS, UNLESS OTHERWISE NOTED.

ROD DIA.	EMBEDMENT	BAR SIZE	EMBEDMENT
3/8"	4"	#3	5"
1/2"	5"	#4	7"
5/8"	6"	#5	8"
3/4"	7"	#6	10"
7/8"	9"	#7	12"
1"	11"	#8	14"

2. INSTALL ADHESIVE ANCHORS AND ADHESIVE DOWELS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CORRESPONDING ICBO REPORT.

3. CAST-IN-PLACE ANCHORS: REBAR SHALL BE ASTM A615, 60 KSI AND THREADED ANCHORS SHALL BE ASTM F1554, GRADE 55 KSI HEAVY HEX HEAD OR ASTM A193 GRADE B7. NUTS SHALL BE ASTM A 563 GRADE DH HEAVY HEX NUTS AND WASHERS SHALL BE ASTM F 436. ANCHORS SHALL BE "SI" WELDABLE. ALL ANCHORS SHALL BE GALVANIZED.

4. BASE PLATES: BEARING PLATES SHALL BE CLEAN AND FREE FROM BOND-REDUCING MATERAILS. TIGHTEN ANCHOR BOLTS AFTER THE SUPPORTED MEMBERS HAVE BEEN POSITIONED AND PLUMBED. PACK NON-SHRINK GROUT SOLIDLY BETWEEN BEARING SURFACES AND BASES OR PLATES TO ASSURE THAT NO VOIDS REMAIN. NON-SHRINK GROUT SHALL MEET ASTM C-1107 OR ASTM C-928-R3.

05000 STRUCTURAL STEEL
1. STRUCTURAL STEEL, FABRICATION AND ERECTION METHODS SHALL CONFORM TO THE CURRENT ADDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."

2. ALL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

3. ALL STEEL SHALL BE PAINTED U.O.N. SEE SPECIFICATION 099113 "EXTERIOR PAINTING."

4. STEEL SHALL BE THE FOLLOWING:
   ROLLED PLATES AND BARS - ASTM A572 OR A992, 50 KSI
   ANGLES AND CHANNELS - ASTM A36
   ROLLED W AND WT SECTIONS - ASTM A992
   HSS RECTANGULAR SECTIONS - ASTM A500, GRADE C (50 KSI)
   HSS ROUND SECTION - ASTM A500, GRADE C (46 KSI)

5. ALL BOLTS SHALL BE STAINLESS STEEL ASTM F593D WITH YIELD STRESS OF 45 KSI. NUTS TO BE ASTM F594. WASHERS TO BE STAINLESS STEEL 304 OR 316.

6. PROVIDE ALTERNATE DEDUCT FOR ALL BOLTS AND SPACERS TO BE GALVANIZED STEEL. BOLTS TO MEET ASTM A307.

7. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1. ELECTRODES SHALL BE E70x. WELDS SHALL CONFORM TO AESS 3.

8. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS NOTED OTHERWISE ON THE DRAWINGS.

9. ALL STEEL TO BE PAINTED. SEE EXTERIOR PAINTING SPECIFICATION 099113 FOR INFORMATION ON PAINT SPECS.

06100 CARPENTRY
1. FOR BOLTS, NUTS AND WASHERS, SEE #5 AND #5 ABOVE.

2. BOLT HOLES SHALL BE A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER THAN THE BOLT NOMINAL DIAMETER.

06200 MANUFACTURED WOOD PRODUCTS
1. GLUED-LAMINATED STRUCTURAL MEMBERS SHALL BE:
   A. LUMBER: COMPLY WITH ANSI/AITC A190.1 AND APPLICABLE LUMBER ASSOCIATION STANDARDS FOR ALLOWABLE STRESS, APPEARANCE, FABRICATION LIMITATIONS AND SPECIES.
   B. STRESS VALUES FOR BEAMS: PROVIDE GLUED-LAMINATED TIMBER MEMBERS SIZED AS INDICATED, WITH LAMINATING COMBINATION 24F-V8 OR OTHER THAT MEET OR EXCEED THE FOLLOWING STRESS VALUES FOR NORMAL LOADING DURATION AND DRY CONDITION OF USE.
      1. BENDING (FBX): 2400 PSI
      2. BENDING (FBY): 1550 PSI
      3. SHEAR PARALLEL TO GRAIN (FVX): 265 PSI
      4. SHEAR PARALLEL TO GRAIN (FVY): 230 PSI
      5. COMPRESSION PERPENDICULAR TO GRAIN (FC - TENSION FACE): 650 PSI
      6. COMPRESSION PERPENDICULAR TO GRAIN (FC - COMPRESSION FACE): 650PSI
      7. TENSION PARALLEL TO GRAIN (FT - AXIALLY LOADED): 1100 PSI
      8. COMPRESSION PARALLEL TO GRAIN (FC - AXIALLY LOADED): 1650 PSI
      10. MODULUS OF ELASTICITY (EX APP): 1,800,000 PSI
      11. MODULUS OF ELASTICITY (EX MIN): 950,000 PSI
      12. MODULUS OF ELASTICITY (EY TRUE): 1,700,000 PSI
      13. MODULUS OF ELASTICITY (EY APP): 1,600,000 PSI
      14. MODULUS OF ELASTICITY (EY MIN): 850,000 PSI
   C. LUMBER SPECIES: DOUGLAS FIR. SIZES CALLED OUT ARE NOMINAL. 4X6 GLULAM HAS ACTUAL DIMENSIONS OF 3 $\frac{1}{2}$" X 5 $\frac{1}{2}$". WOOD FINISH TO BE SMOOTH, OR S4S.
   D. ADHESIVE: ASTM D2559, WET-USE UNLESS OTHERWISE INDICATED.
   E. PENETRATING SEALER: KLEARGARD 25
   F. GLULAM PROVIDER: TIMBERLYNE HTTPS://WWW.TIMBERLYNE.COM/
   G. WOOD SEALER: (2) COATS OF SANSIN WOOD SEALER
   H. PROVIDE 2'-0" LONG SAMPLE OF WOOD TO ARCHITECT/ENGINEER FOR REVIEW AND SIGN-OFF.

17000 DESIGN CRITERIA
DESIGN LOADS PER IBC 2018 WHICH ARE BASED ON ASCE 7 2016.

1. DEAD LOADS: VARY BASED ON ACTUAL BUILDING WEIGHTS. THE STRUCTURE IS **NOT** DESIGNED TO CARRY ADDITIONAL LOADS FROM WHAT IS SHOWN IN THE DRAWINGS. NO ADDITIONAL LIGHTS, SPEAKERS, ETC MAY BE HUNG FROM THE STRUCTURE.

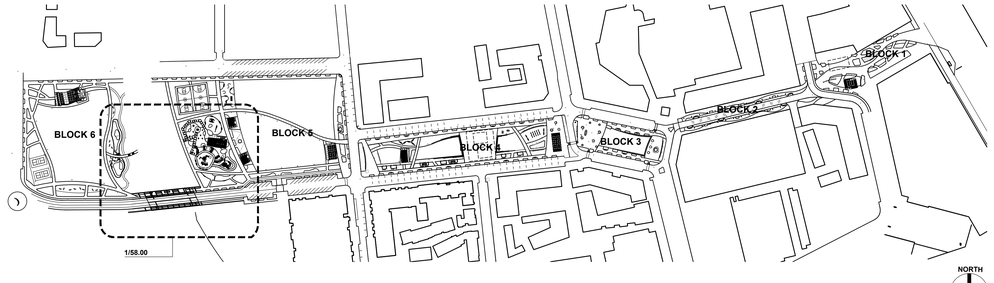
2. LIVE LOADS: ROOF 20 PSF (REDUCIBLE), FLOOR: N/A.

3. SEISMIC DESIGN: SITE CLASS E, SDC D
BASE SHEAR V = 0.85 W (ULTIMATE STRENGTH DESIGN), R = 1.25, S_S = 1.293, S_1 = 0.467, S_{MS} = 1.552, S_{M1} = 1.058, S_{DS} = 1.06, S_{D1} = 1.03

4. WIND DESIGN: RISK CATEGORY II
V_{ULT} = 103 MPH (3 SECOND GUST)
EXPOSURE C
GC_{PI} = +/- 0.18

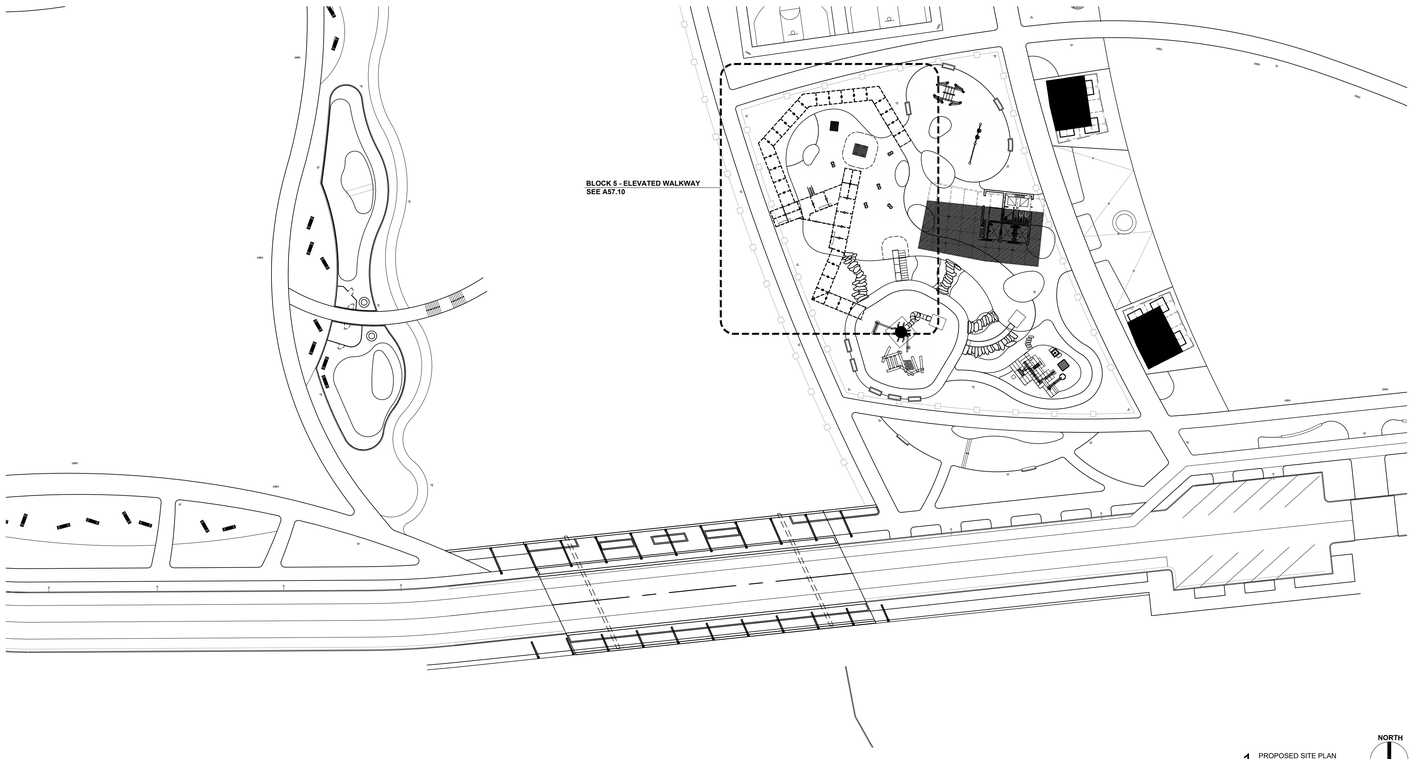
5. SNOW LOADS: GROUND SNOW LOAD P_G = 36 PSF

6. ICE LOADS: RADIAL ICE THICKNESS = 0.19". 3 SECOND GUST SPEED = 52 MPH



2 PROPOSED VICINITY PLAN
1" = 200'-0"

NORTH



1 PROPOSED SITE PLAN
1/32" = 1'-0"

NORTH

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JAN 17, 2023
The Office of James Burnett

Key Map

Issue Date: 01/17/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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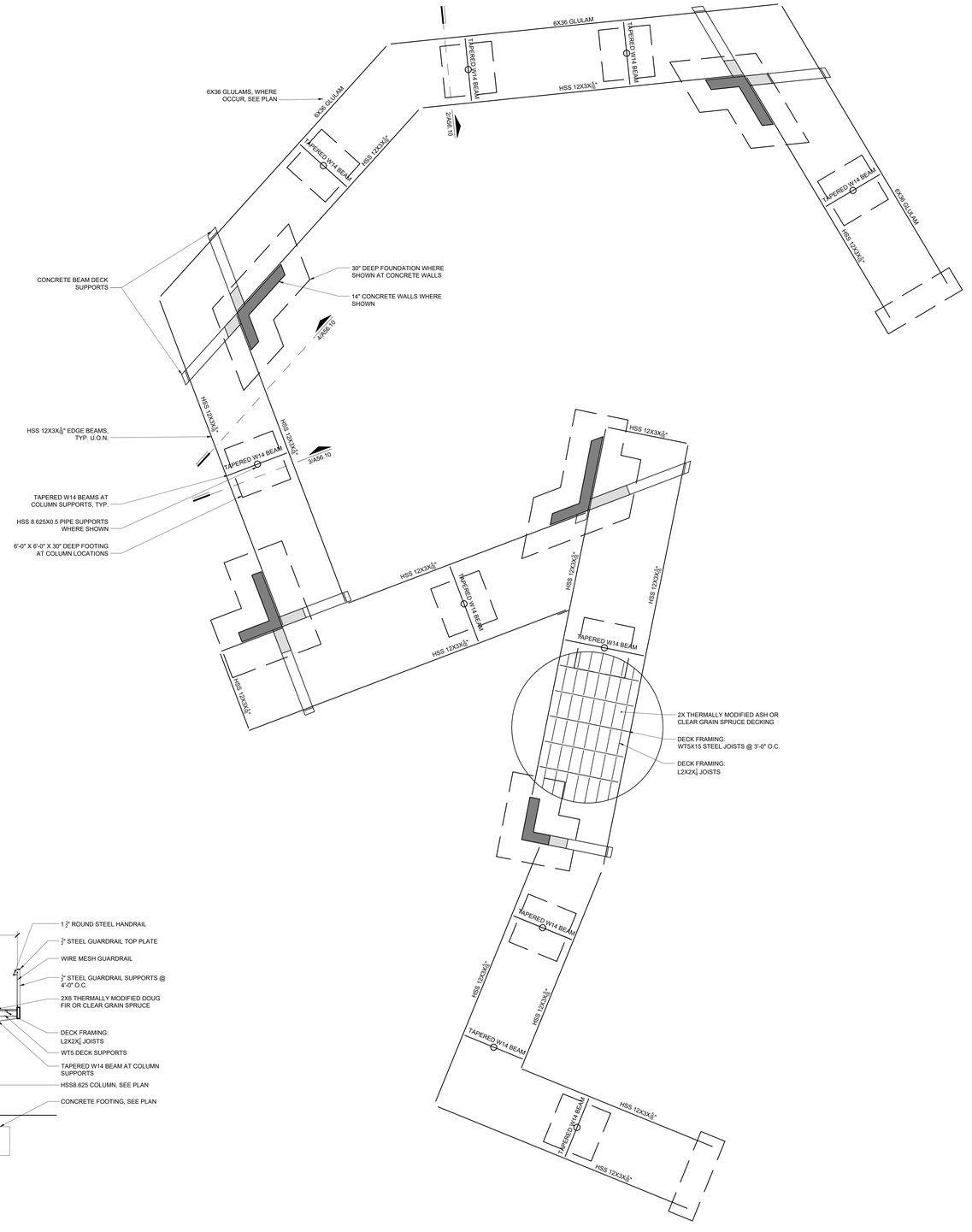
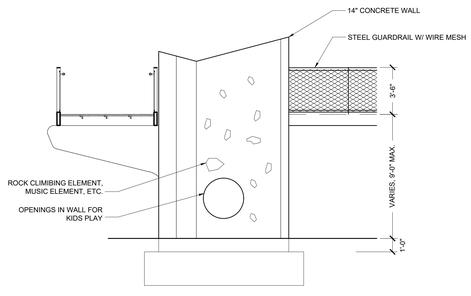
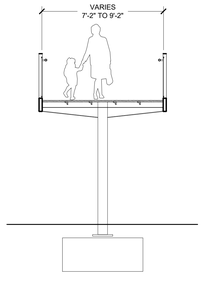
Sheet Title
BLOCK 5
ELEVATED WALKWAY SITE PLAN AND GENERAL NOTES

Sheet Number
A57.00

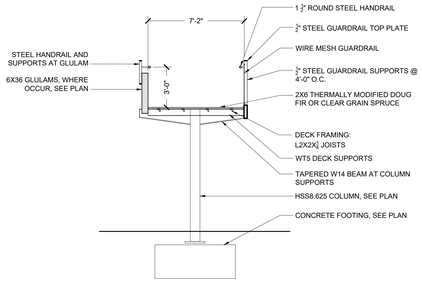




4 ELEVATED WALKWAY SECTION AT CONCRETE WALL
1/4" = 1'-0"



3 ELEVATED WALKWAY SECTION AT STEEL
1/4" = 1'-0"



2 ELEVATED WALKWAY SECTION AT GLULAM
1/4" = 1'-0"

1 ELEVATED WALKWAY STRUCTURE
3/16" = 1'-0"

NORTH

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	DATE	ISSUE
1	01/17/2023	100% SCHEMATIC DESIGN
2	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
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Sheet Title

BLOCK 5
ELEVATED WALKWAY PLAN AND SECTIONS

Sheet Number

A57.10

GENERAL STRUCTURAL NOTES

01100 GENERAL REQUIREMENTS
1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE.

2. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

3. DETAILS ON SHEETS TITLED "TYPICAL" OR DETAILS TITLED "TYPICAL" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

5. DO NOT SCALE THE DRAWINGS.

6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION AND FOR TEMPORARY SUPPORT OF THE BUILDING. RETAIN A REGISTERED CIVIL ENGINEER WHOM IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE AND DISPOSE OFF SITE.

9. VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIALS.

11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE CONTRACT.

12. ANY DAMAGE TO EXISTING UTILITIES OR FACILITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTO'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.

13. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

14. CONTRACTOR SHALL MAINTAIN THE STREETS AND ANY OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT.

15. THE ENGINEER-OF-RECORD SHALL PERFORM STRUCTURAL OBSERVATIONS PER IBC 1704. THE ENGINEER SHALL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR AND BUILDING OFFICIAL, AND SUBMIT A FINAL SUMMARY REPORT STATING SITE VISITS HAVE BEEN MADE, NOTING ANY DEFICIENCIES, THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN GENERAL CONFORMANCE WITH THE APPROVED PLANS.

16. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE ENGINEER PRIOR TO ALL REQUIRED TESTING AND OBSERVATIONS U.O.N. CONTRACTOR SHALL CALL ENGINEER FOR OBSERVATION OF ALL FOUNDATION STEEL AND EXCAVATIONS PRIOR TO PLACING CONCRETE. THE CONTRACTOR SHALL CALL ENGINEER AT BEGINNING OF WOOD INSTALLATION TO OBSERVE WOOD CONNECTIONS, DETAILING AND FINISH FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

17. ADBC ARCHITECTURE TO PROVIDE A 3D MODEL UPON REQUEST. 3D MODEL IS FOR DESIGN INTENT.

01400 SPECIAL INSPECTIONS
1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTOR SHALL BE RETAINED BY THE CONTRACTOR TO PERFORM TESTS AND INSPECTIONS.

2. THE FOLLOWING ITEMS REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 - "STRUCTURAL TESTS AND INSPECTIONS" OF THE 2015 INTERNATION BUILDING CODE:
   A. WELDING INSPECTIONS SHALL CONFORM TO IBC 1705.2 AND AISC 360. SEE TABLES BELOW:

TABLE N5.4-1
Inspection Tasks Prior to Welding

Inspection Tasks Prior to Welding	Action
Welder qualification records and continuity records	Observe
WPS available	Perform
Manufacturer certifications for welding consumables available	Perform
Material identification (type/grade)	Observe
Welder identification system. The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.	Observe
Fit-up of groove welds (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)	Observe
Fit-up of CJP groove welds of HSS T-, Y- and K-joints without backing (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe
Configuration and finish of access holes	Observe
Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe

TABLE N5.4-2
Inspection Tasks During Welding

Inspection Tasks During Welding	Action
Control and handling of welding consumables • Packaging • Exposure control	Observe
No welding over cracked tack welds	Observe
Environmental conditions • Wind speed within limits • Precipitation and temperature	Observe
WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min./max.) • Proper position (F, V, H, OH)	Observe
Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	Observe
Placement and installation of steel headed stud anchors	Perform

TABLE N5.4-3
Inspection Tasks After Welding

Inspection Tasks After Welding	Action
Welds cleaned	Observe
Size, length and location of welds	Perform
Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	Perform
Arc strikes	Perform
k-area [a]	Perform
Weld access holes in rolled heavy shapes and built-up heavy shapes [b]	Perform
Backing removed and weld tabs removed (if required)	Perform
Repair activities	Perform
Document acceptance or rejection of welded joint or member	Perform
No prohibited welds have been added without the approval of the EOR	Observe

[a] When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.
[b] After rolled heavy shapes (see Section A3.1c) and built-up heavy shapes (see Section A3.1d) are welded, visually inspect the weld access hole for cracks.

B. UT SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING, IN MATERIALS 5/16 IN. THICK OR GREATER.

C. CONCRETE INSPECTIONS SHALL BE PER IBC TABLE 1705.3. SEE TABLE BELOW:

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	X
2. Verify use of required design mix.	—	X
3. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—
4. Inspect concrete and shotcrete placement for proper application techniques.	X	—
5. Verify maintenance of specified curing temperature and techniques.	—	X
6. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X

Notes: Where applicable, see Section 1705.12, Special inspections for seismic resistance.

D. CAST-IN-PLACE DEEP FOUNDATIONS PER TABLE 1705.8
   1. CONTINUOUSLY INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.
   2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.
   3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.3.

3. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

02200 FOUNDATION AND SITE WORK
1. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

3. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

4. FOUNDATION EXCAVATIONS TO BE CUT NEAT TO THE SIZE SHOWN ON DRAWINGS AND CONCRETE TO BE PLACED ON UNDISTURBED NATIVE SOILS. IF EXCAVATIONS ARE OVERCUT, BACKFILL WITH ENGINEERED FILL AND COMPACT TO 95% RELATIVE COMPACTION.

5. THE GEOTECHNICAL REPORT PREPARED BY HENLEY JOHNSTON AND ASSOCIATES DATED 18 JUNE 2021 AND IS AVAILABLE IN THE OFFICE OF THE ARCHITECT FOR THE CONTRACTOR'S REVIEW. THE CONTRACTOR SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. OBTAIN GEOTECHNICAL ENGINEER'S APPROVAL OF FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. ALL DETERMINATIONS OF THE ACCEPTABILITY OF SOIL CONDITIONS SHALL BE BY GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE FOR DRILLING OF ALL PIERS AND OBSERVATION OF EXCAVATION BEFORE PLACING ANY FILL MATERIAL OR CONCRETE.

6. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, PIER DRILLING, FOOTING EXCAVATIONS AND PREPARATION OF SUBGRADE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. HENLEY JOHNSTON SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (214-941-3808) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

03100 FORMWORK
1. PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING STRUCTURAL MEMBERS AS REQUIRED TO PREVENT AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE EXISTING MEMBERS. CONCRETE CAST WITH AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE MEMBERS IS NOT ACCEPTABLE.

2. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS, INCLUDING BUT NOT LIMITED TO WALLS, COLUMNS, AND UNDERSIDE OF ELEVATED SLABS.

03200 REINFORCING STEEL
1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED: REINFORCING STEEL #10 AND SMALLER ASTM A615, 60 KSI, REINFORCING STEEL #11 AND LARGER ASTM A615, 80 KSI.

2. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS AT A MAXIMUM 3-FOOT SPACING. REINFORCING SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE ACI SP-66 AND ACI 318.

03300 CAST-IN-PLACE CONCRETE
1. ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

2. AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE, ROUGHEN CONTACT SURFACES TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

3. ALL CONCRETE TO HAVE THE FOLLOWING PROPERTIES: NORMAL WEIGHT CONCRETE WITH A 28-DAY STRENGTH OF 4,000 PSI. MAXIMUM WATER CEMENT RATIO OF 0.44.

03350 ANCHORS AND DOWELS
1. ADHESIVE ANCHORS AND ADHESIVE DOWELS INSTALLED INTO CONCRETE: HILTI HIT-RE 500-V3 (ICC-ES #ESR-3814). ANCHORS SHALL BE HILTI HAS-E B7. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS FOLLOWS, UNLESS OTHERWISE NOTED.

ROD DIA.	EMBEDMENT	BAR SIZE	EMBEDMENT
3/8"	4"	#3	5"
1/2"	5"	#4	7"
5/8"	6"	#5	8"
3/4"	7"	#6	10"
7/8"	9"	#7	12"
1"	11"	#8	14"

2. INSTALL ADHESIVE ANCHORS AND ADHESIVE DOWELS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CORRESPONDING ICBO REPORT.

3. CAST-IN-PLACE ANCHORS: REBAR SHALL BE ASTM A615, 60 KSI AND THREADED ANCHORS SHALL BE ASTM F1554, GRADE 55 KSI HEAVY HEX HEAD OR ASTM A193 GRADE B7. NUTS SHALL BE ASTM A 563 GRADE DH HEAVY HEX NUTS AND WASHERS SHALL BE ASTM F 436. ANCHORS SHALL BE "SI" WELDABLE. ALL ANCHORS SHALL BE GALVANIZED.

4. BASE PLATES: BEARING PLATES SHALL BE CLEAN AND FREE FROM BOND-REDUCING MATERAILS. TIGHTEN ANCHOR BOLTS AFTER THE SUPPORTED MEMBERS HAVE BEEN POSITIONED AND PLUMBED. PACK NON-SHRINK GROUT SOLIDLY BETWEEN BEARING SURFACES AND BASES OR PLATES TO ASSURE THAT NO VOIDS REMAIN. NON-SHRINK GROUT SHALL MEET ASTM C-1107 OR ASTM C-928-R3.

05000 STRUCTURAL STEEL
1. STRUCTURAL STEEL, FABRICATION AND ERECTION METHODS SHALL CONFORM TO THE CURRENT ADDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."

2. ALL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

3. ALL STEEL SHALL BE PAINTED U.O.N. SEE SPECIFICATION 099113 "EXTERIOR PAINTING."

4. STEEL SHALL BE THE FOLLOWING:
   ROLLED PLATES AND BARS - ASTM A572 OR A992, 50 KSI
   ANGLES AND CHANNELS - ASTM A36
   ROLLED W AND WT SECTIONS - ASTM A992
   HSS RECTANGULAR SECTIONS - ASTM A500, GRADE C (50 KSI)
   HSS ROUND SECTION - ASTM A500, GRADE C (46 KSI)

5. ALL BOLTS SHALL BE STAINLESS STEEL ASTM F593D WITH YIELD STRESS OF 45 KSI. NUTS TO BE ASTM F594. WASHERS TO BE STAINLESS STEEL 304 OR 316.

6. PROVIDE ALTERNATE DEDUCT FOR ALL BOLTS AND SPACERS TO BE GALVANIZED STEEL. BOLTS TO MEET ASTM A307.

7. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1. ELECTRODES SHALL BE E70x. WELDS SHALL CONFORM TO AESS 3.

8. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS NOTED OTHERWISE ON THE DRAWINGS.

9. ALL STEEL TO BE PAINTED. SEE EXTERIOR PAINTING SPECIFICATION 099113 FOR INFORMATION ON PAINT SPECS.

06100 CARPENTRY
1. FOR BOLTS, NUTS AND WASHERS, SEE #5 AND #5 ABOVE.

2. BOLT HOLES SHALL BE A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER THAN THE BOLT NOMINAL DIAMETER.

06200 MANUFACTURED WOOD PRODUCTS
1. GLUED-LAMINATED STRUCTURAL MEMBERS SHALL BE:
   A. LUMBER: COMPLY WITH ANSI/AITC A190.1 AND APPLICABLE LUMBER ASSOCIATION STANDARDS FOR ALLOWABLE STRESS, APPEARANCE, FABRICATION LIMITATIONS AND SPECIES.
   B. STRESS VALUES FOR BEAMS: PROVIDE GLUED-LAMINATED TIMBER MEMBERS SIZED AS INDICATED, WITH LAMINATING COMBINATION 24F-V8 OR OTHER THAT MEET OR EXCEED THE FOLLOWING STRESS VALUES FOR NORMAL LOADING DURATION AND DRY CONDITION OF USE.
      1. BENDING (FBX): 2400 PSI
      2. BENDING (FBY): 1550 PSI
      3. SHEAR PARALLEL TO GRAIN (FVX): 265 PSI
      4. SHEAR PARALLEL TO GRAIN (FVY): 230 PSI
      5. COMPRESSION PERPENDICULAR TO GRAIN (FC - TENSION FACE): 650 PSI
      6. COMPRESSION PERPENDICULAR TO GRAIN (FC - COMPRESSION FACE): 650PSI
      7. TENSION PARALLEL TO GRAIN (FT - AXIALLY LOADED): 1100 PSI
      8. COMPRESSION PARALLEL TO GRAIN (FC - AXIALLY LOADED): 1650 PSI
      10. MODULUS OF ELASTICITY (EX APP): 1,800,000 PSI
      11. MODULUS OF ELASTICITY (EX MIN): 950,000 PSI
      12. MODULUS OF ELASTICITY (EY TRUE): 1,700,000 PSI
      13. MODULUS OF ELASTICITY (EY APP): 1,600,000 PSI
      14. MODULUS OF ELASTICITY (EY MIN): 850,000 PSI
   C. LUMBER SPECIES: DOUGLAS FIR. SIZES CALLED OUT ARE NOMINAL. 4X6 GLULAM HAS ACTUAL DIMENSIONS OF 3 $\frac{1}{2}$" X 5 $\frac{1}{2}$". WOOD FINISH TO BE SMOOTH, OR S4S.
   D. ADHESIVE: ASTM D2559, WET-USE UNLESS OTHERWISE INDICATED.
   E. PENETRATING SEALER: KLEARGARD 25
   F. GLULAM PROVIDER: TIMBERLYNE HTTPS://WWW.TIMBERLYNE.COM/
   G. WOOD SEALER: (2) COATS OF SANSIN WOOD SEALER
   H. PROVIDE 2'-0" LONG SAMPLE OF WOOD TO ARCHITECT/ENGINEER FOR REVIEW AND SIGN-OFF.

17000 DESIGN CRITERIA
DESIGN LOADS PER IBC 2018 WHICH ARE BASED ON ASCE 7 2016.

1. DEAD LOADS: VARY BASED ON ACTUAL BUILDING WEIGHTS. THE STRUCTURE IS **NOT** DESIGNED TO CARRY ADDITIONAL LOADS FROM WHAT IS SHOWN IN THE DRAWINGS. NO ADDITIONAL LIGHTS, SPEAKERS, ETC MAY BE HUNG FROM THE STRUCTURE.

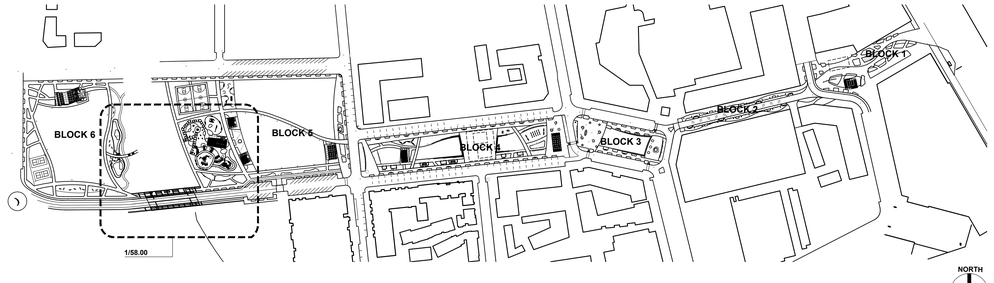
2. LIVE LOADS: ROOF 20 PSF (REDUCIBLE), FLOOR: N/A.

3. SEISMIC DESIGN: SITE CLASS E, SDC D
BASE SHEAR V = 0.85 W (ULTIMATE STRENGTH DESIGN), R = 1.25, S_S = 1.293, S_1 = 0.467, S_{MS} = 1.552, S_{M1} = 1.058, S_{DS} = 1.06, S_{D1} = 1.03

4. WIND DESIGN: RISK CATEGORY II
V_{ULT} = 103 MPH (3 SECOND GUST)
EXPOSURE C
GC_{PI} = +/- 0.18

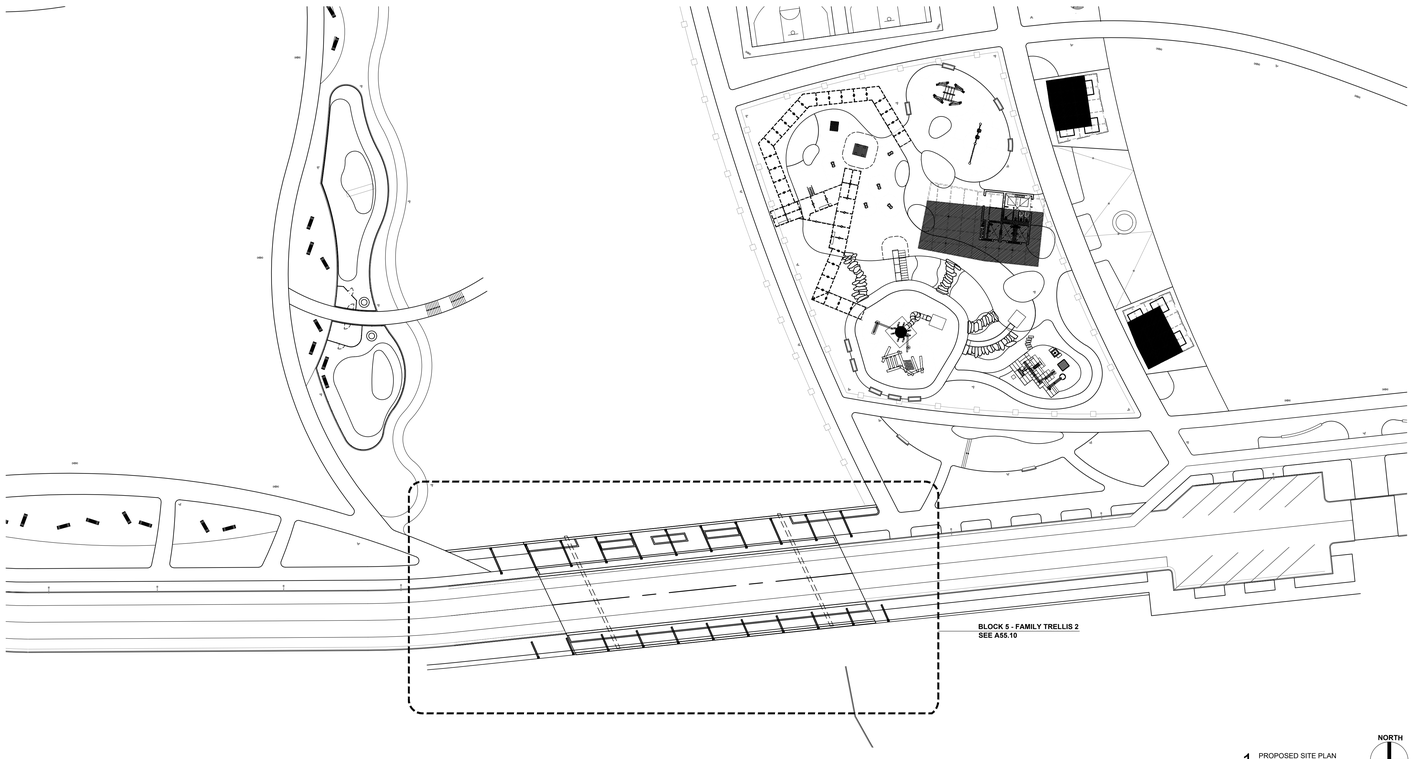
5. SNOW LOADS: GROUND SNOW LOAD P_G = 36 PSF

6. ICE LOADS: RADIAL ICE THICKNESS = 0.19". 3 SECOND GUST SPEED = 52 MPH



2 PROPOSED VICINITY PLAN
1" = 200'-0"

NORTH



1 PROPOSED SITE PLAN
1/32" = 1'-0"

NORTH

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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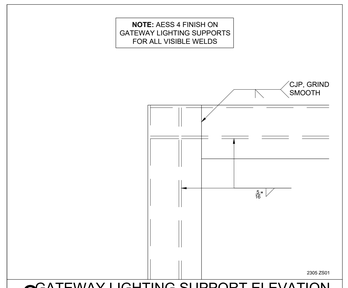
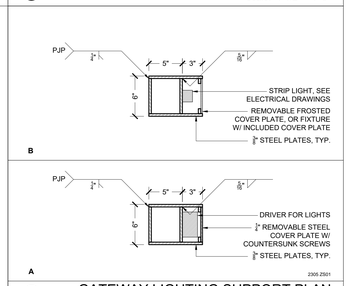
Sheet Title
OVERPASS
SITE PLANS AND GENERAL NOTES

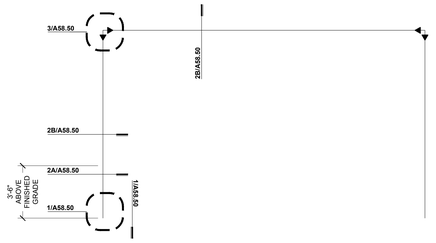
Sheet Number
A58.00

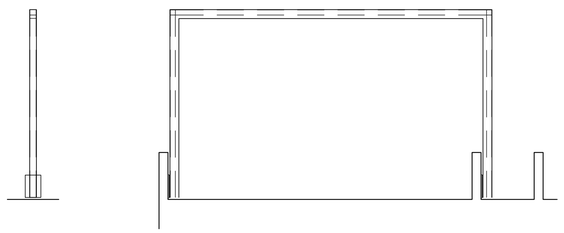


3 GATEWAY LIGHTING SUPPORT ELEVATION
scale: 1-1/2" = 1'-0"

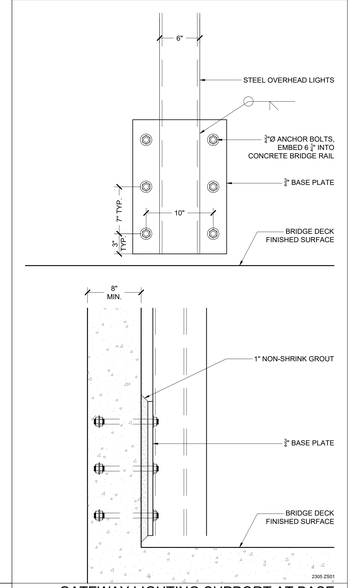


2 GATEWAY LIGHTING SUPPORT PLAN
scale: 1-1/2" = 1'-0"





13 GATEWAY LIGHITNG SUPPORT ELEVATIONS
scale: 1/4" = 1'-0"



1 GATEWAY LIGHTING SUPPORT AT BASE
scale: 1-1/2" = 1'-0"

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Sheet Title

OVERPASS DETAILS

Sheet Number

A58.50

GENERAL STRUCTURAL NOTES

01100 GENERAL REQUIREMENTS
1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE.

2. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

3. DETAILS ON SHEETS TITLED "TYPICAL" OR DETAILS TITLED "TYPICAL" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

5. DO NOT SCALE THE DRAWINGS.

6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION AND FOR TEMPORARY SUPPORT OF THE BUILDING. RETAIN A REGISTERED CIVIL ENGINEER WHOM IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE AND DISPOSE OFF SITE.

9. VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIALS.

11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE CONTRACT.

12. ANY DAMAGE TO EXISTING UTILITIES OR FACILITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTO'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.

13. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

14. CONTRACTOR SHALL MAINTAIN THE STREETS AND ANY OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT.

15. THE ENGINEER-OF-RECORD SHALL PERFORM STRUCTURAL OBSERVATIONS PER IBC 1704. THE ENGINEER SHALL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR AND BUILDING OFFICIAL, AND SUBMIT A FINAL SUMMARY REPORT STATING SITE VISITS HAVE BEEN MADE, NOTING ANY DEFICIENCIES, THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN GENERAL CONFORMANCE WITH THE APPROVED PLANS.

16. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE ENGINEER PRIOR TO ALL REQUIRED TESTING AND OBSERVATIONS U.O.N. CONTRACTOR SHALL CALL ENGINEER FOR OBSERVATION OF ALL FOUNDATION STEEL AND EXCAVATIONS PRIOR TO PLACING CONCRETE. THE CONTRACTOR SHALL CALL ENGINEER AT BEGINNING OF WOOD INSTALLATION TO OBSERVE WOOD CONNECTIONS, DETAILING AND FINISH FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

17. ADBC ARCHITECTURE TO PROVIDE A 3D MODEL UPON REQUEST. 3D MODEL IS FOR DESIGN INTENT.

01400 SPECIAL INSPECTIONS
1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTOR SHALL BE RETAINED BY THE CONTRACTOR TO PERFORM TESTS AND INSPECTIONS.

2. THE FOLLOWING ITEMS REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 - "STRUCTURAL TESTS AND INSPECTIONS" OF THE 2015 INTERNATION BUILDING CODE:
   A. WELDING INSPECTIONS SHALL CONFORM TO IBC 1705.2 AND AISC 360. SEE TABLES BELOW:

TABLE N5.4-1
Inspection Tasks Prior to Welding

Inspection Tasks Prior to Welding	Action
Welder qualification records and continuity records	Observe
WPS available	Perform
Manufacturer certifications for welding consumables available	Perform
Material identification (type/grade)	Observe
Welder identification system. The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.	Observe
Fit-up of groove welds (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)	Observe
Fit-up of CJP groove welds of HSS T-, Y- and K-joints without backing (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe
Configuration and finish of access holes	Observe
Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	Observe

TABLE N5.4-2
Inspection Tasks During Welding

Inspection Tasks During Welding	Action
Control and handling of welding consumables • Packaging • Exposure control	Observe
No welding over cracked tack welds	Observe
Environmental conditions • Wind speed within limits • Precipitation and temperature	Observe
WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min./max.) • Proper position (F, V, H, OH)	Observe
Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	Observe
Placement and installation of steel headed stud anchors	Perform

TABLE N5.4-3
Inspection Tasks After Welding

Inspection Tasks After Welding	Action
Welds cleaned	Observe
Size, length and location of welds	Perform
Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	Perform
Arc strikes	Perform
k-area [a]	Perform
Weld access holes in rolled heavy shapes and built-up heavy shapes [b]	Perform
Backing removed and weld tabs removed (if required)	Perform
Repair activities	Perform
Document acceptance or rejection of welded joint or member	Perform
No prohibited welds have been added without the approval of the EOR	Observe

[a] When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.
[b] After rolled heavy shapes (see Section A3.1c) and built-up heavy shapes (see Section A3.1d) are welded, visually inspect the weld access hole for cracks.

B. UT SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING, IN MATERIALS 5/16 IN. THICK OR GREATER.

C. CONCRETE INSPECTIONS SHALL BE PER IBC TABLE 1705.3. SEE TABLE BELOW:

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	X
2. Verify use of required design mix.	—	X
3. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—
4. Inspect concrete and shotcrete placement for proper application techniques.	X	—
5. Verify maintenance of specified curing temperature and techniques.	—	X
6. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X

Notes: Where applicable, see Section 1705.12, Special inspections for seismic resistance.

D. CAST-IN-PLACE DEEP FOUNDATIONS PER TABLE 1705.8
   1. CONTINUOUSLY INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.
   2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.
   3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.3.

3. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

02200 FOUNDATION AND SITE WORK
1. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

3. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

4. FOUNDATION EXCAVATIONS TO BE CUT NEAT TO THE SIZE SHOWN ON DRAWINGS AND CONCRETE TO BE PLACED ON UNDISTURBED NATIVE SOILS. IF EXCAVATIONS ARE OVERCUT, BACKFILL WITH ENGINEERED FILL AND COMPACT TO 95% RELATIVE COMPACTION.

5. THE GEOTECHNICAL REPORT PREPARED BY HENLEY JOHNSTON AND ASSOCIATES DATED 18 JUNE 2021 AND IS AVAILABLE IN THE OFFICE OF THE ARCHITECT FOR THE CONTRACTOR'S REVIEW. THE CONTRACTOR SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. OBTAIN GEOTECHNICAL ENGINEER'S APPROVAL OF FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. ALL DETERMINATIONS OF THE ACCEPTABILITY OF SOIL CONDITIONS SHALL BE BY GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE FOR DRILLING OF ALL PIERS AND OBSERVATION OF EXCAVATION BEFORE PLACING ANY FILL MATERIAL OR CONCRETE.

6. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, PIER DRILLING, FOOTING EXCAVATIONS AND PREPARATION OF SUBGRADE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. HENLEY JOHNSTON SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (214-941-3808) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

03100 FORMWORK
1. PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING STRUCTURAL MEMBERS AS REQUIRED TO PREVENT AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE EXISTING MEMBERS. CONCRETE CAST WITH AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE MEMBERS IS NOT ACCEPTABLE.

2. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS, INCLUDING BUT NOT LIMITED TO WALLS, COLUMNS, AND UNDERSIDE OF ELEVATED SLABS.

03200 REINFORCING STEEL
1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED: REINFORCING STEEL #10 AND SMALLER ASTM A615, 60 KSI, REINFORCING STEEL #11 AND LARGER ASTM A615, 80 KSI.

2. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS AT A MAXIMUM 3-FOOT SPACING. REINFORCING SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE ACI SP-66 AND ACI 318.

03300 CAST-IN-PLACE CONCRETE
1. ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

2. AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE, ROUGHEN CONTACT SURFACES TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

3. ALL CONCRETE TO HAVE THE FOLLOWING PROPERTIES: NORMAL WEIGHT CONCRETE WITH A 28-DAY STRENGTH OF 4,000 PSI. MAXIMUM WATER CEMENT RATIO OF 0.44.

03350 ANCHORS AND DOWELS
1. ADHESIVE ANCHORS AND ADHESIVE DOWELS INSTALLED INTO CONCRETE: HILTI HIT-RE 500-V3 (ICC-ES #ESR-3814). ANCHORS SHALL BE HILTI HAS-E B7. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS FOLLOWS, UNLESS OTHERWISE NOTED.

ROD DIA.	EMBEDMENT	BAR SIZE	EMBEDMENT
3/8"	4"	#3	5"
1/2"	5"	#4	7"
5/8"	6"	#5	8"
3/4"	7"	#6	10"
7/8"	9"	#7	12"
1"	11"	#8	14"

2. INSTALL ADHESIVE ANCHORS AND ADHESIVE DOWELS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CORRESPONDING ICBO REPORT.

3. CAST-IN-PLACE ANCHORS: REBAR SHALL BE ASTM A615, 60 KSI AND THREADED ANCHORS SHALL BE ASTM F1554, GRADE 55 KSI HEAVY HEX HEAD OR ASTM A193 GRADE B7. NUTS SHALL BE ASTM A 563 GRADE DH HEAVY HEX NUTS AND WASHERS SHALL BE ASTM F 436. ANCHORS SHALL BE "SI" WELDABLE. ALL ANCHORS SHALL BE GALVANIZED.

4. BASE PLATES: BEARING PLATES SHALL BE CLEAN AND FREE FROM BOND-REDUCING MATERIALS. TIGHTEN ANCHOR BOLTS AFTER THE SUPPORTED MEMBERS HAVE BEEN POSITIONED AND PLUMBED. PACK NON-SHRINK GROUT SOLIDLY BETWEEN BEARING SURFACES AND BASES OR PLATES TO ASSURE THAT NO VOIDS REMAIN. NON-SHRINK GROUT SHALL MEET ASTM C-1107 OR ASTM C-928-R3.

05000 STRUCTURAL STEEL
1. STRUCTURAL STEEL, FABRICATION AND ERECTION METHODS SHALL CONFORM TO THE CURRENT ADDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."

2. ALL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

3. ALL STEEL SHALL BE PAINTED U.O.N. SEE SPECIFICATION 099113 "EXTERIOR PAINTING."

4. STEEL SHALL BE THE FOLLOWING:
   ROLLED PLATES AND BARS - ASTM A572 OR A992, 50 KSI
   ANGLES AND CHANNELS - ASTM A36
   ROLLED W AND WT SECTIONS - ASTM A992
   HSS RECTANGULAR SECTIONS - ASTM A500, GRADE C (50 KSI)
   HSS ROUND SECTION - ASTM A500, GRADE C (46 KSI)

5. ALL BOLTS SHALL BE STAINLESS STEEL ASTM F593D WITH YIELD STRESS OF 45 KSI. NUTS TO BE ASTM F594. WASHERS TO BE STAINLESS STEEL 304 OR 316.

6. PROVIDE ALTERNATE DEDUCT FOR ALL BOLTS AND SPACERS TO BE GALVANIZED STEEL. BOLTS TO MEET ASTM A307.

7. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1. ELECTRODES SHALL BE E70x. WELDS SHALL CONFORM TO AESS 3.

8. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS NOTED OTHERWISE ON THE DRAWINGS.

9. ALL STEEL TO BE PAINTED. SEE EXTERIOR PAINTING SPECIFICATION 099113 FOR INFORMATION ON PAINT SPECS.

06100 CARPENTRY
1. FOR BOLTS, NUTS AND WASHERS, SEE #5 AND #5 ABOVE.

2. BOLT HOLES SHALL BE A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER THAN THE BOLT NOMINAL DIAMETER.

06200 MANUFACTURED WOOD PRODUCTS
1. GLUED-LAMINATED STRUCTURAL MEMBERS SHALL BE:
   A. LUMBER: COMPLY WITH ANSI/AITC A190.1 AND APPLICABLE LUMBER ASSOCIATION STANDARDS FOR ALLOWABLE STRESS, APPEARANCE, FABRICATION LIMITATIONS AND SPECIES.
   B. STRESS VALUES FOR BEAMS: PROVIDE GLUED-LAMINATED TIMBER MEMBERS SIZED AS INDICATED, WITH LAMINATING COMBINATION 24F-V8 OR OTHER THAT MEET OR EXCEED THE FOLLOWING STRESS VALUES FOR NORMAL LOADING DURATION AND DRY CONDITION OF USE.
      1. BENDING (FBX): 2400 PSI
      2. BENDING (FBY): 1550 PSI
      3. SHEAR PARALLEL TO GRAIN (FVX): 265 PSI
      4. SHEAR PARALLEL TO GRAIN (FVY): 230 PSI
      5. COMPRESSION PERPENDICULAR TO GRAIN (FC - TENSION FACE): 650 PSI
      6. COMPRESSION PERPENDICULAR TO GRAIN (FC - COMPRESSION FACE): 650PSI
      7. TENSION PARALLEL TO GRAIN (FT - AXIALLY LOADED): 1100 PSI
      8. COMPRESSION PARALLEL TO GRAIN (FC - AXIALLY LOADED): 1650 PSI
      10. MODULUS OF ELASTICITY (EX APP): 1,800,000 PSI
      11. MODULUS OF ELASTICITY (EX MIN): 950,000 PSI
      12. MODULUS OF ELASTICITY (EY TRUE): 1,700,000 PSI
      13. MODULUS OF ELASTICITY (EY APP): 1,600,000 PSI
      14. MODULUS OF ELASTICITY (EY MIN): 850,000 PSI
   C. LUMBER SPECIES: DOUGLAS FIR. SIZES CALLED OUT ARE NOMINAL. 4X6 GLULAM HAS ACTUAL DIMENSIONS OF 3 $\frac{1}{2}$" X 5 $\frac{1}{2}$". WOOD FINISH TO BE SMOOTH, OR S4S.
   D. ADHESIVE: ASTM D2559, WET-USE UNLESS OTHERWISE INDICATED.
   E. PENETRATING SEALER: KLEARGARD 25
   F. GLULAM PROVIDER: TIMBERLYNE HTTPS://WWW.TIMBERLYNE.COM/
   G. WOOD SEALER: (2) COATS OF SANSIN WOOD SEALER
   H. PROVIDE 2'-0" LONG SAMPLE OF WOOD TO ARCHITECT/ENGINEER FOR REVIEW AND SIGN-OFF.

17000 DESIGN CRITERIA
DESIGN LOADS PER IBC 2018 WHICH ARE BASED ON ASCE 7 2016.

1. DEAD LOADS: VARY BASED ON ACTUAL BUILDING WEIGHTS. THE STRUCTURE IS **NOT** DESIGNED TO CARRY ADDITIONAL LOADS FROM WHAT IS SHOWN IN THE DRAWINGS. NO ADDITIONAL LIGHTS, SPEAKERS, ETC MAY BE HUNG FROM THE STRUCTURE.

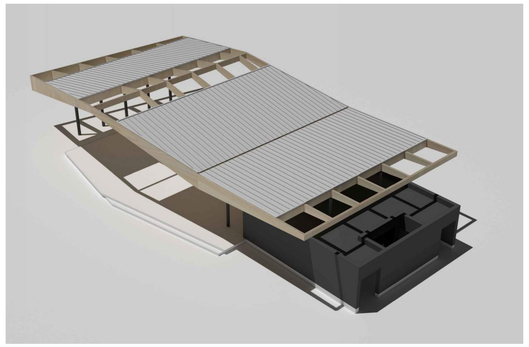
2. LIVE LOADS: ROOF 20 PSF (REDUCIBLE), FLOOR: N/A.

3. SEISMIC DESIGN: SITE CLASS E, SDC D
BASE SHEAR V = 0.85 W (ULTIMATE STRENGTH DESIGN), R = 1.25, S_{ds} = 1.293, S_1 = 0.467, S_{MS} = 1.552, S_{M1} = 1.058, S_{DS} = 1.06, S_{D1} = 1.03

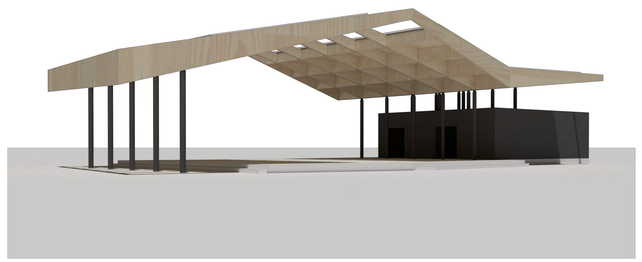
4. WIND DESIGN: RISK CATEGORY II
V_{ULT} = 103 MPH (3 SECOND GUST)
EXPOSURE C
GC_{PI} = +/- 0.18

5. SNOW LOADS: GROUND SNOW LOAD P_G = 36 PSF

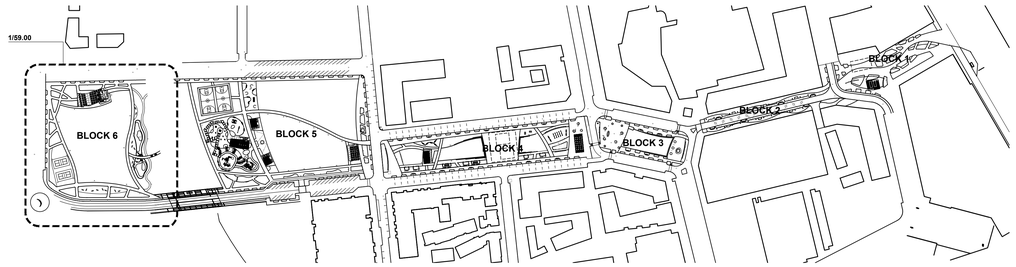
6. ICE LOADS: RADIAL ICE THICKNESS = 0.19". 3 SECOND GUST SPEED = 52 MPH



4 VIEW FROM ABOVE
(FOR VISUAL REFERENCE ONLY)

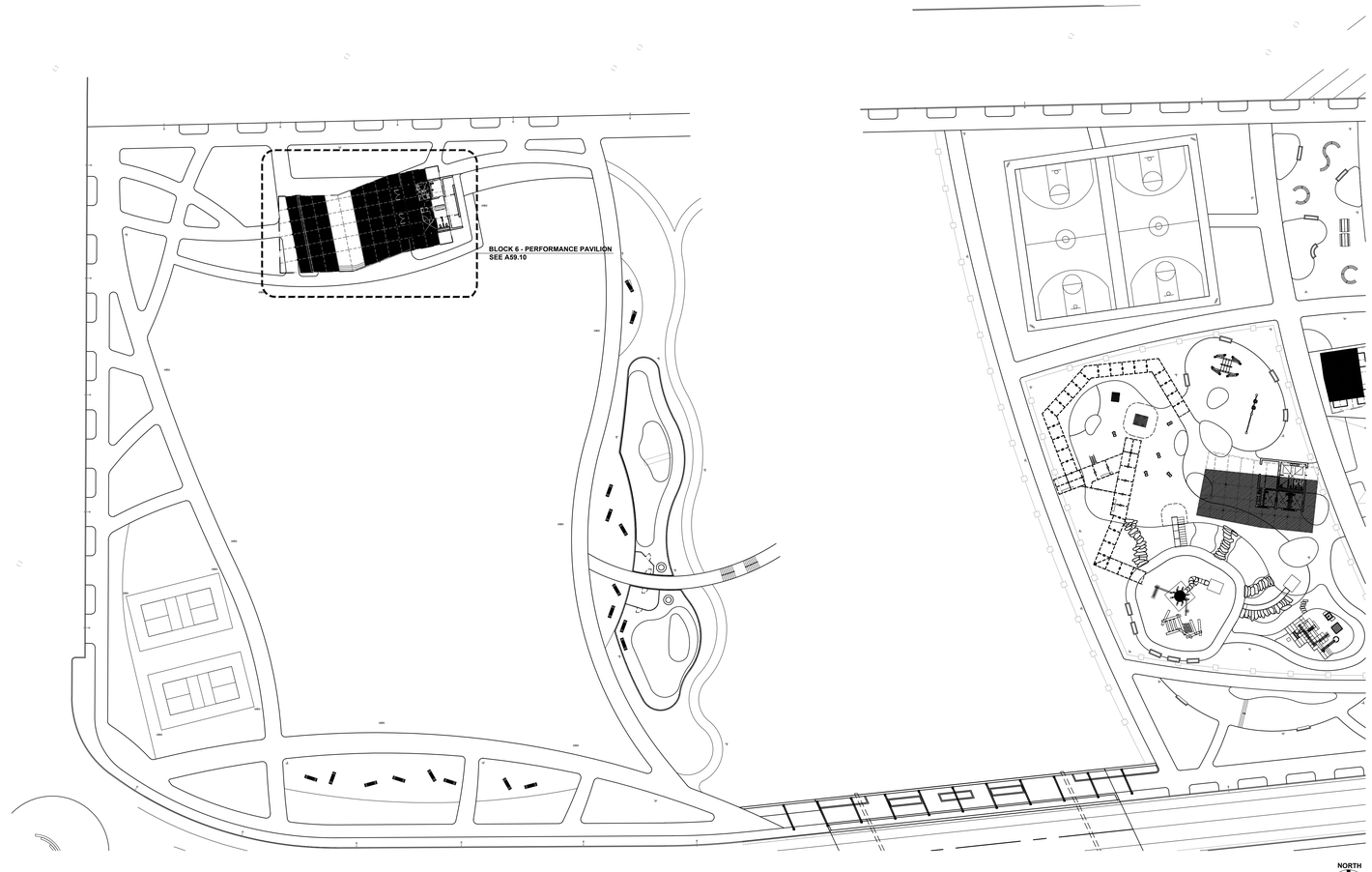


3 VIEW FROM GRADE
(FOR VISUAL REFERENCE ONLY)



2 PROPOSED VICINITY PLAN
1" = 200'-0"

NORTH



1 PROPOSED SITE PLAN
1/32" = 1'-0"

NORTH

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
The Office of James Burnett

Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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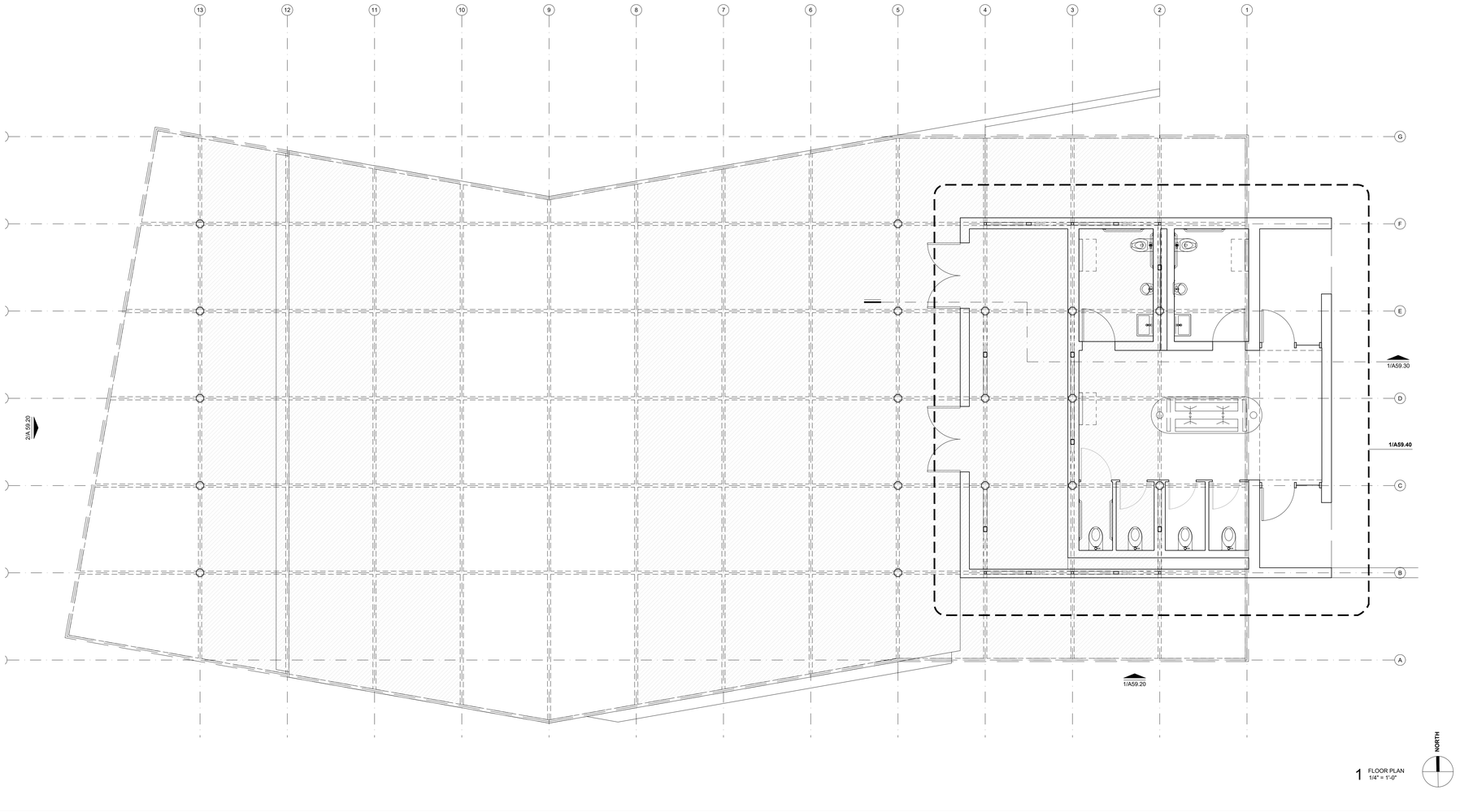
Sheet Title
BLOCK 6 - PERFORMANCE PAVILION SITE PLANS AND GENERAL NOTES

Sheet Number
A59.00



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

NORTH

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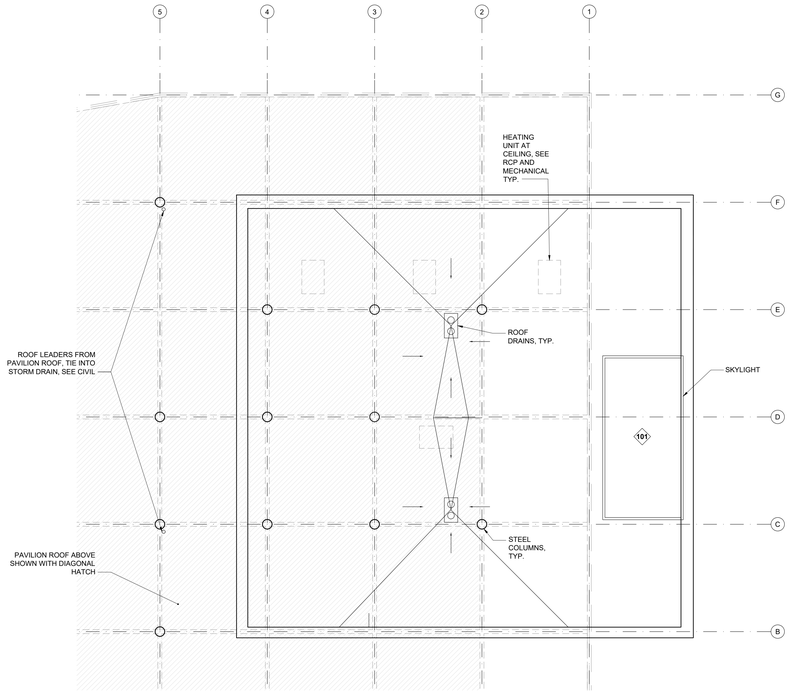
Sheet Title

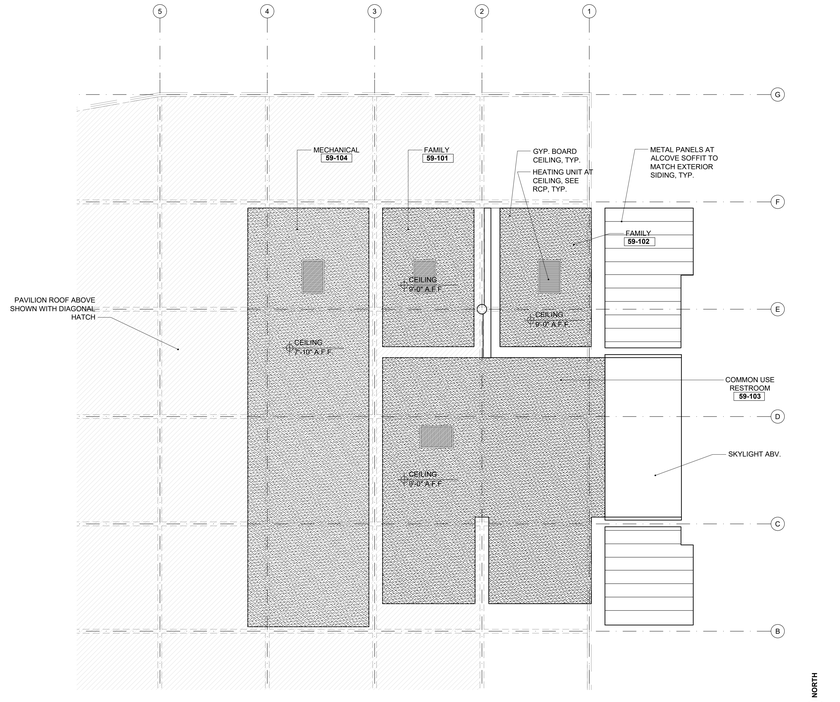
BLOCK 6
PLAN

Sheet Number

A59.10



3 ROOF PLAN
1/4" = 1'-0"



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

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	06/16/2023	100% DESIGN DEVELOPMENT

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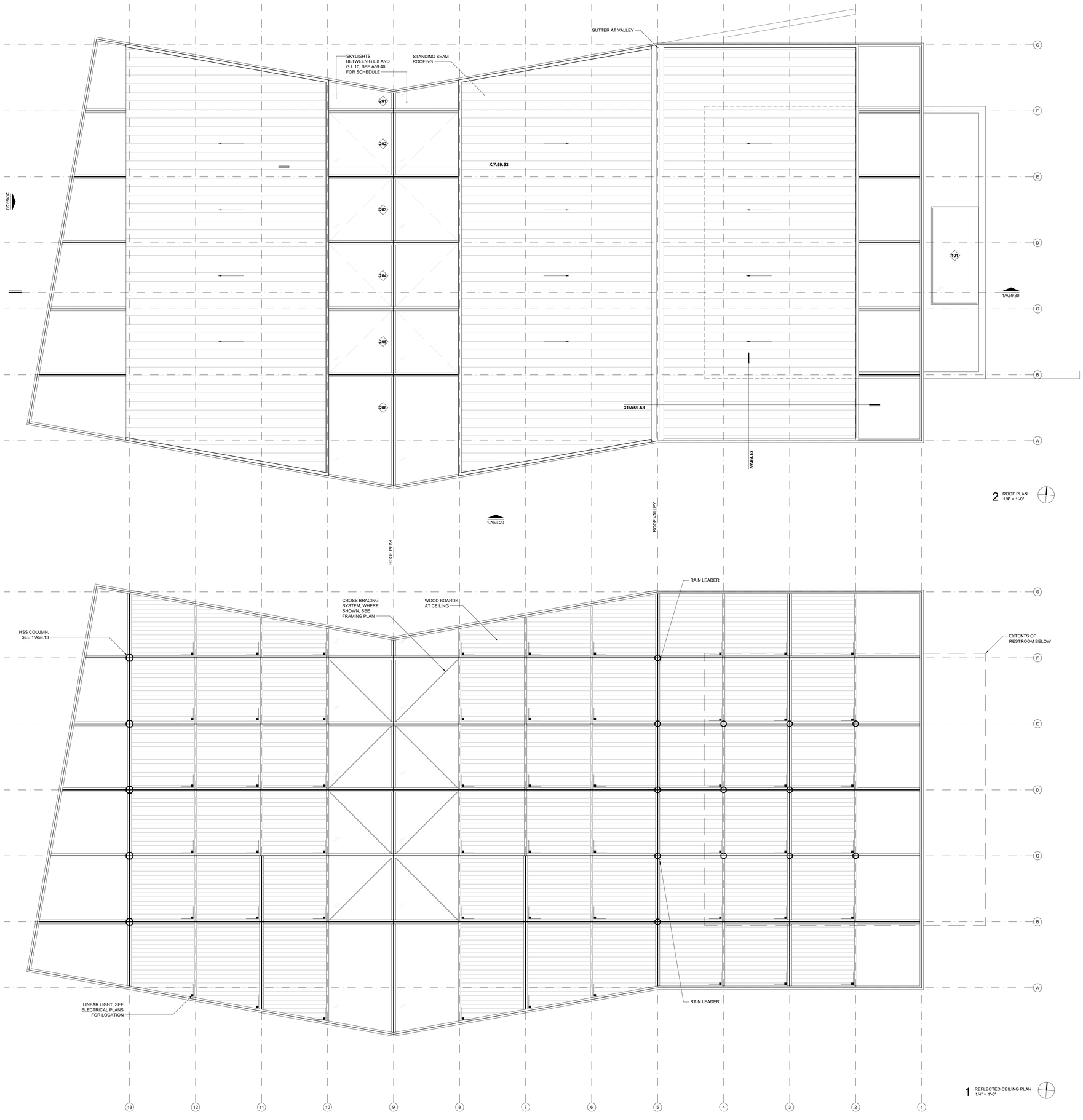
Sheet Title

BLOCK 6
RESTROOM BUILDING PLANS

Sheet Number

A59.11



2 ROOF PLAN
1/4" = 1'-0"

1 REFLECTED CEILING PLAN
1/4" = 1'-0"

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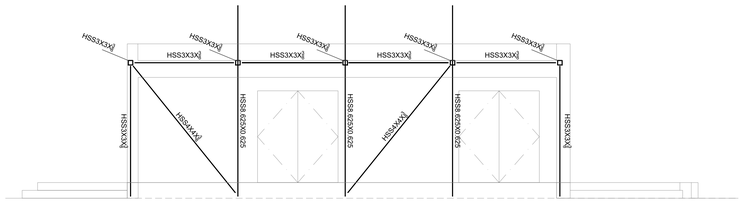
Sheet Title

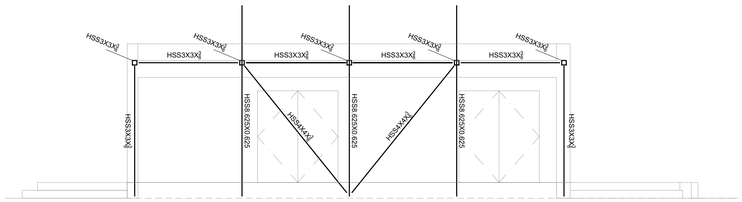
BLOCK 6
PAVILION CEILING AND ROOF PLANS

Sheet Number

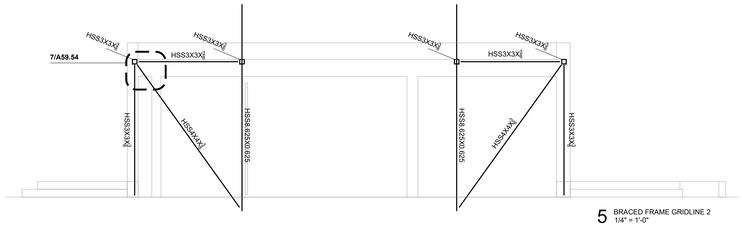
A59.12



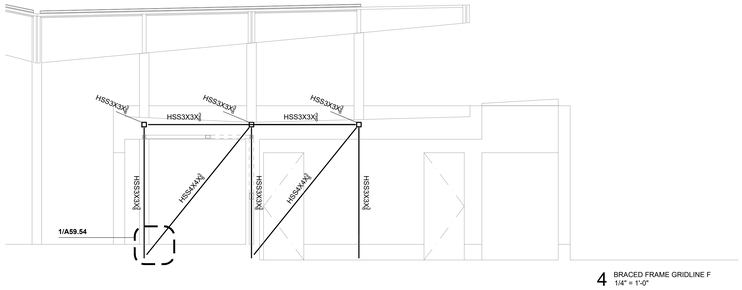
7 BRACED FRAME GRIDLINE 4
1/4" = 1'-0"



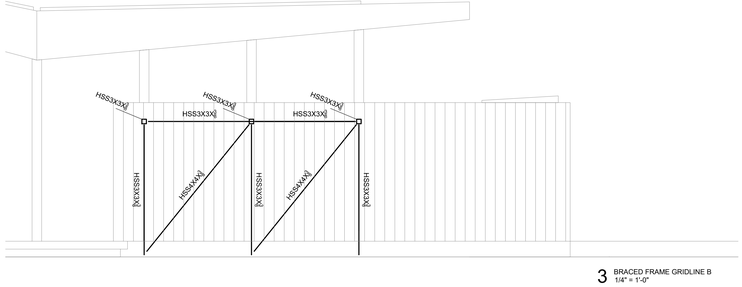
6 BRACED FRAME GRIDLINE 3
1/4" = 1'-0"



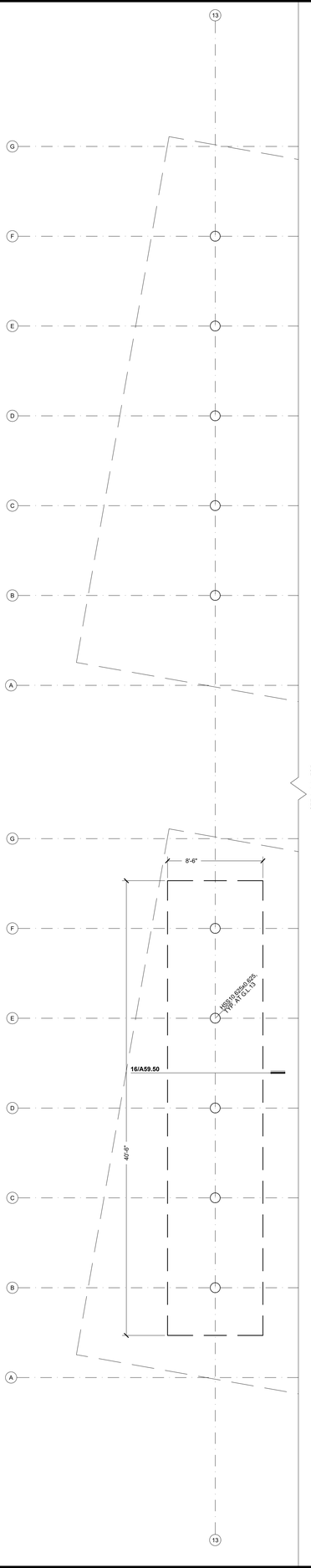
5 BRACED FRAME GRIDLINE 2
1/4" = 1'-0"

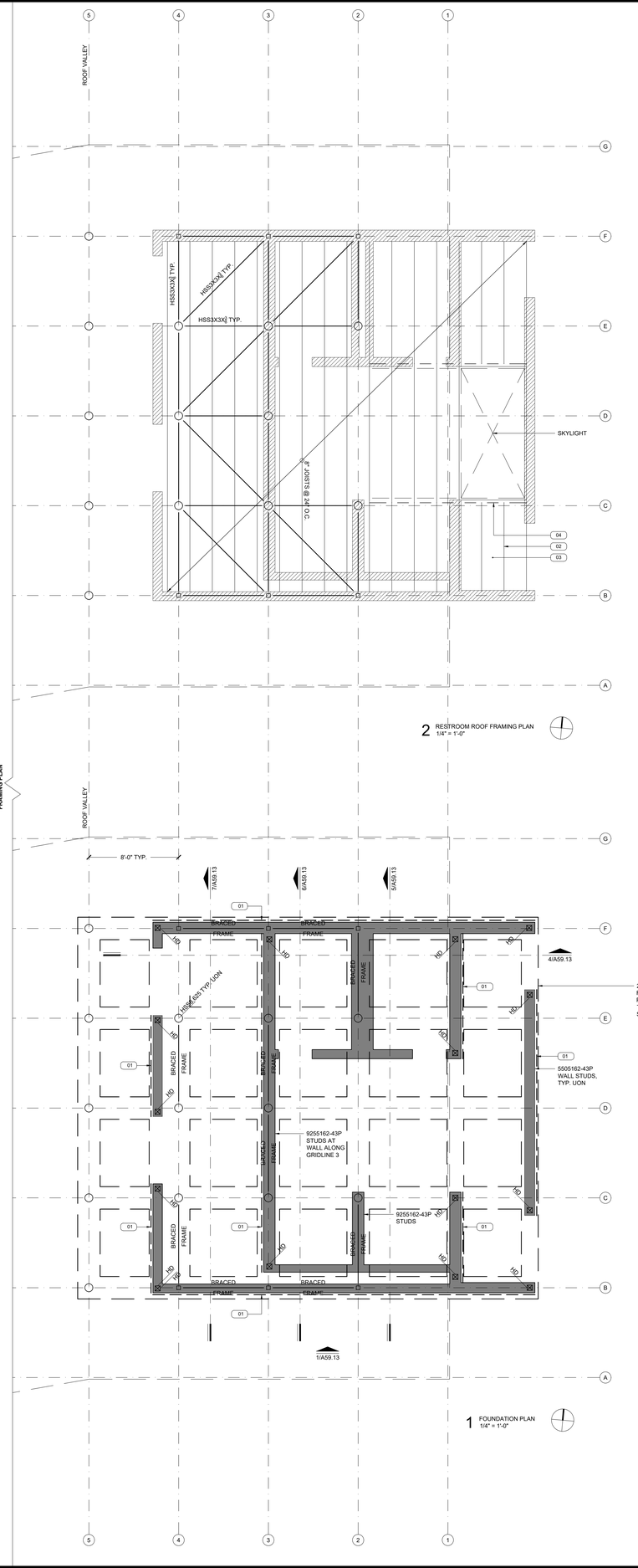


4 BRACED FRAME GRIDLINE F
1/4" = 1'-0"



3 BRACED FRAME GRIDLINE B
1/4" = 1'-0"





2 RESTROOM ROOF FRAMING PLAN
1/4" = 1'-0"

1 FOUNDATION PLAN
1/4" = 1'-0"

KEYED NOTES

01	SHEARWALLS: ½" STRUCTURAL 1 PLYWOOD W/ #8 SCREWS @4"O.C. AT PANEL EDGES AND 12"O.C. IN FIELD
02	8" DEEP METAL JOISTS
03	DIAPHRAGM: ¾" STRUCTURAL 1 BLOCKED DIAPHRAGM, #10 SCREWS, 4" BOUNDARY AND EDGE SPACING
04	STRAPPING W/ BLOCKING BELOW, TYP. AT SKYLIGHTS

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VINEYARD STATION PARK

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Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

The Office of James Burnett

Key Map

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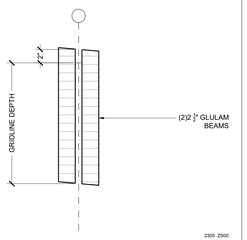
Sheet Title

BLOCK 6
STRUCTURAL PLANS

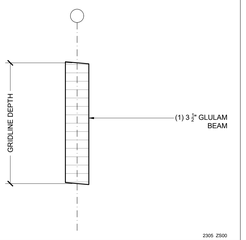
Sheet Number

A59.13



2305 Z500

5 BEAM TYPE A2
N.T.S.



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4 BEAM TYPE B2
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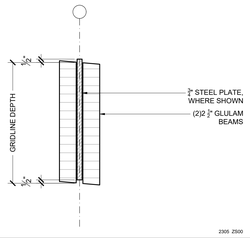

2305 Z500

3 BEAM TYPE C2
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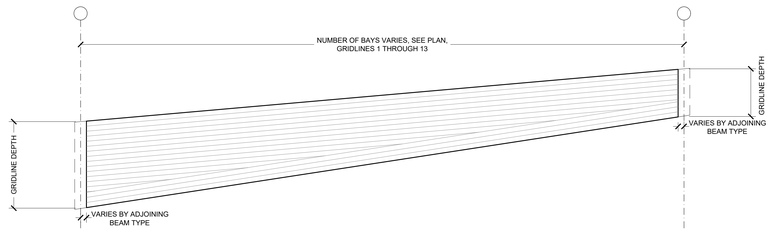
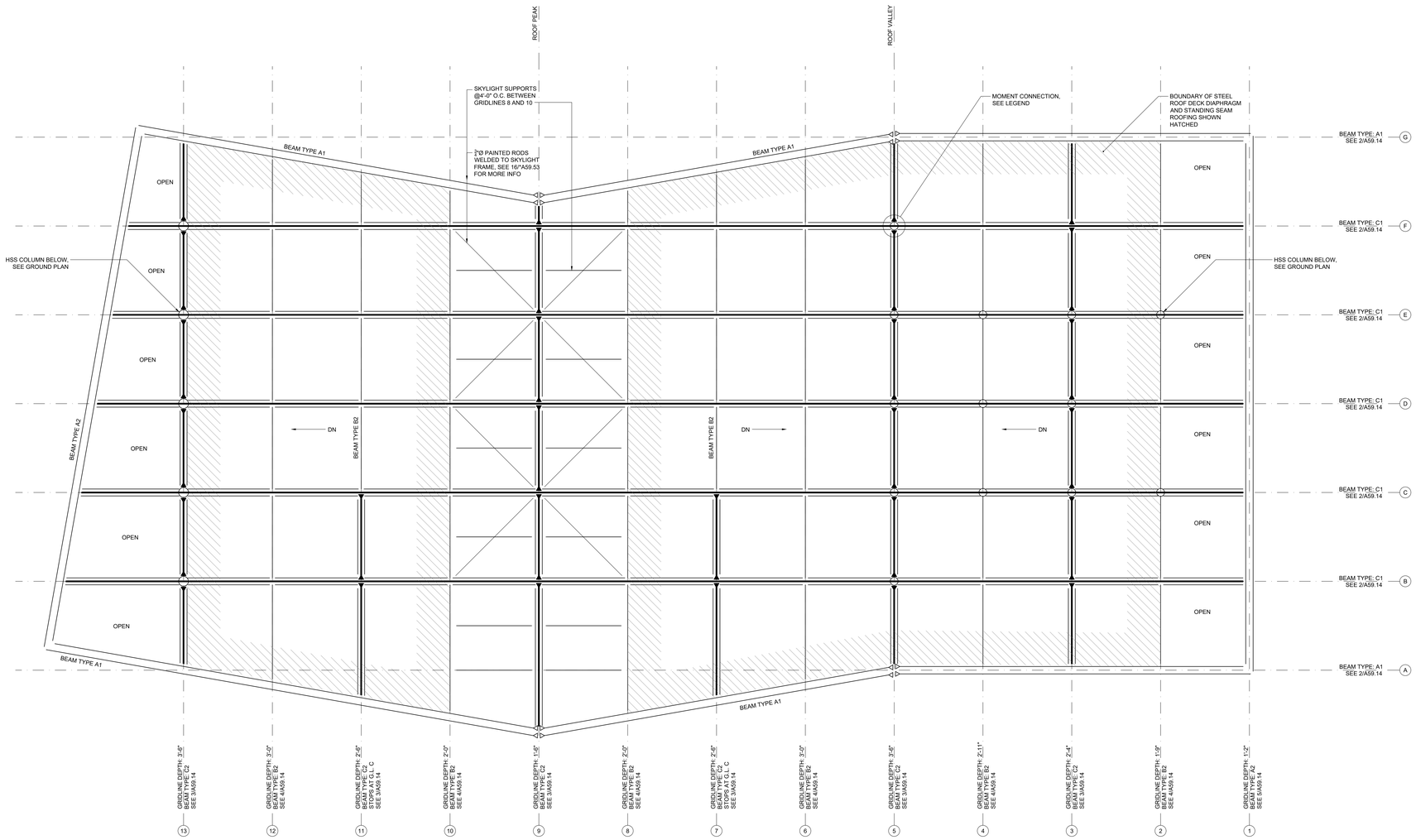


2305 Z500

2 BEAM TYPES A1, B1, C1
N.T.S.

STRUCTURAL LEGEND

- BEAM TYPE A: DOUBLE GLULAM SECTION
- BEAM TYPE B: SINGLE GLULAM SECTION
- BEAM TYPE C: STEEL AND GLULAM COMPOSITE SECTION
- STEEL MOMENT CONNECTIONS
- GLULAM MOMENT CONNECTIONS



1 PAVILION ROOF FRAMING PLAN
1/4" = 1'-0"

PROJECT TEAM

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Key Map

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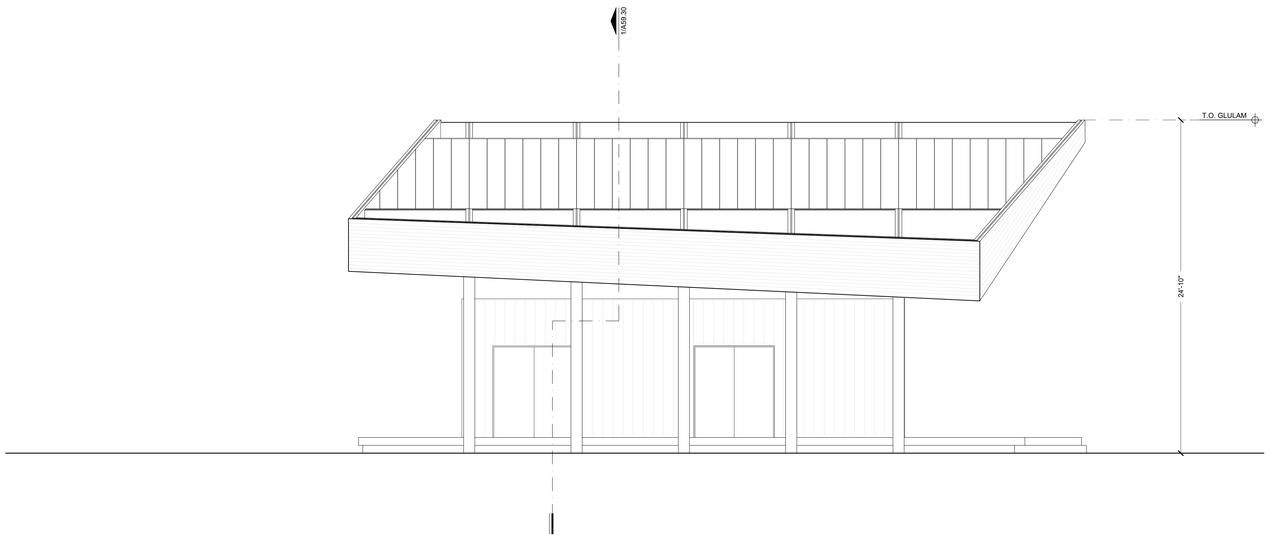
Sheet Title

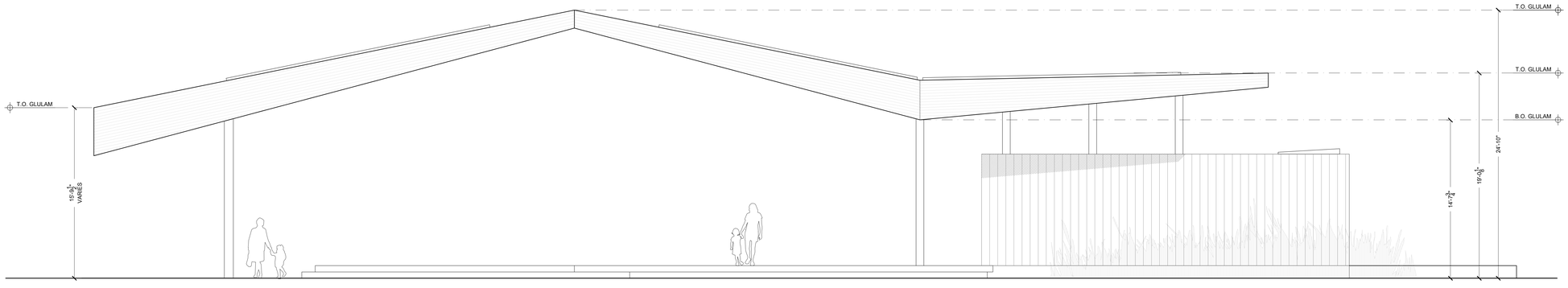
BLOCK 6
PAVILION ROOF FRAMING PLAN

Sheet Number

A59.14



2 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

PROJECT TEAM

OWNER

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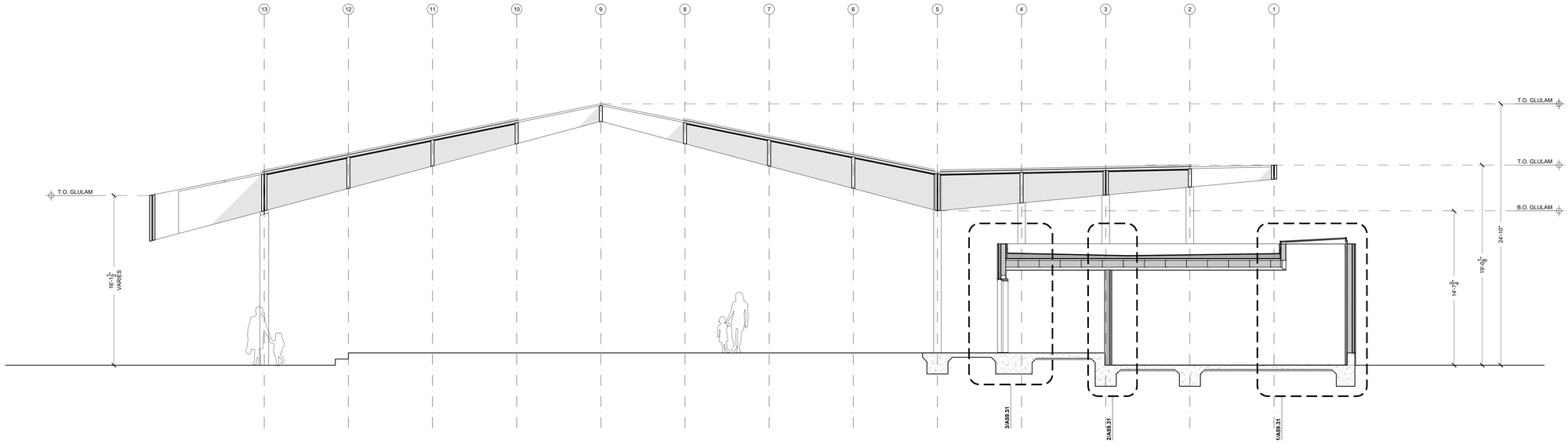
Sheet Title

EXTERIOR ELEVATIONS/SECTIONS

Sheet Number

A59.20



1 SECTION
1/4" = 1'-0"

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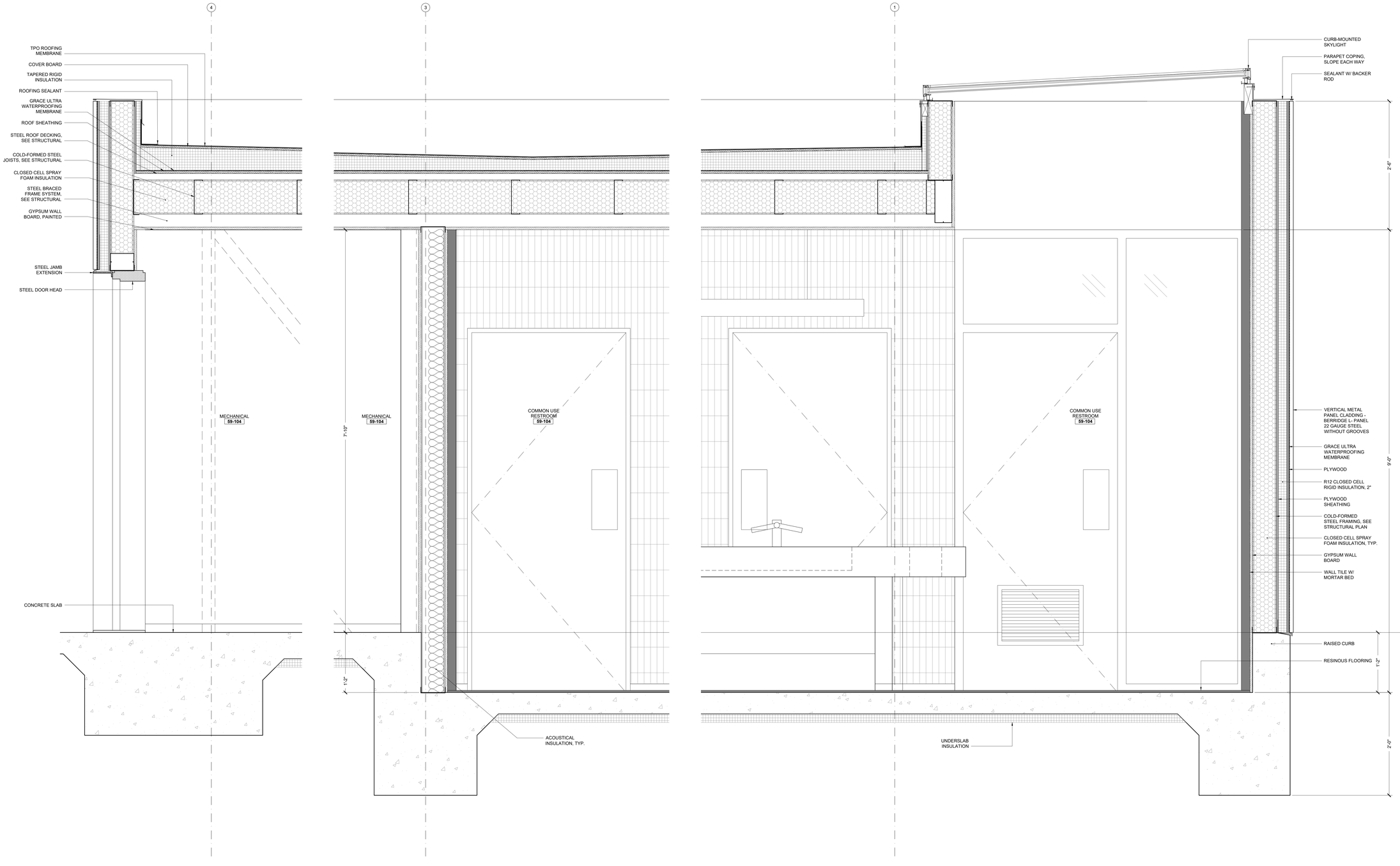
Sheet Title

BLOCK 6
SECTIONS

Sheet Number

A59.30



3 WALL SECTION AT GRIDLINE 4
1 1/2"= 1'-0"

2 WALL SECTION AT GRIDLINE 3
1 1/2"= 1'-0"

1 WALL SECTION AT GRIDLINE 1
1 1/2"= 1'-0"

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Sheet Title

BLOCK 6
WALL SECTIONS

Sheet Number

A59.31

PLUMBING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	NOTES
PF1	COMMERCIAL FLUSHOMETER TOILET	TOTO USA, INC.	CT728CUG	-
PF2	COMMERCIAL FLUSHOMETER URINAL	TOTO USA, INC.	UT104E	-
PF3	FLUSH VALVE FOR TOILET	TOTO USA, INC.	TET1UB	-
PF4	FLUSH VALVE FOR URINAL	TOTO USA, INC.	TEU1LA	-
PF5	DECK MOUNTED WASH AND DRY FIXTURE	DYSON US	DYSON AIRBLADE WASH+DRY	-
PF6	NOT USED		-	-
PF7	WASH BASIN	DURAVIT US	VERO 0454600027	
PF8	HIGH LOW WATER FOUNTAIN WITH BOTTLE FILLER	HALSEY TAYLOR	HTHBWF-OVLSEBP-1	
PF9	MOP SINK			

TOILET ACCESSORY SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	NOTES
TA1	WALL MOUNTED HAND DRYER	DYSON US	AIR BLADE V	-
TA2	SOAP DISPENSER	RENOWN	-	-
TA3	BABY CHANGING STATION	KOALA KARE	KB110-SSWM	-
TA4	TWO ROLL BATHROOM TISSUE DISPENSER	-	-	-
TA5	SANITARY NAPKIN DISPOSAL	BOBRICK	-	-
TA6	18" VERTICAL GRAB BAR	BOBRICK	-	-
TA7	42" HORIZONTAL GRAB BAR	BOBRICK		
TA8	36" HORIZONTAL GRAB BAR	BOBRICK		
TA9	76" X 45" CUSTOM SIZE MIRROR	CREATIVE MIRRORS AND SHOWERS		
TA10	24" X 50" CUSTOM SIZE MIRROR	CREATIVE MIRRORS AND SHOWERS		
TA11	UNDERSINK PIPING COVER	IPS CORPORATION		
TA12	COAT HOOK	BOBRICK		

INTERIOR FINISH SCHEDULE

CEILING

CODE	DESCRIPTION	MANUFACTURER	PRODUCT NO./NAME	NOTES
PT01	INTERIOR PAINT	-	-	-

FLOOR

CODE	DESCRIPTION	MANUFACTURER	PRODUCT NO./NAME	NOTES
RF01	RESINOUS FLOORING	SIKA CORP.	-	-

WALL

CODE	DESCRIPTION	MANUFACTURER	PRODUCT NO./NAME	NOTES
TL01	CERAMIC WALL TILE	WOW USA INC.	SWEET BARS, WHITE MATT	-
TL02	CERAMIC WALL TILE	WOW USA INC.	GRACE, WHITE MATT	-

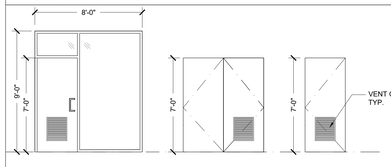
MISCELLANEOUS

CODE	DESCRIPTION	MANUFACTURER	PRODUCT NO./NAME	NOTES
PT01	TOILET PARTITION	IRONWOOD MANUFACTURING CO.	-	-

DOOR SCHEDULE

NUMBER	TYPE	LOCATION	DOOR SIZE			MANUF./SERIES	FRAME/MATERIAL	FINISH	HARDWARE SET	NOTES
101	A	COMMON USE RESTROOM 59-104	3'-0"	9'-0"	1¾"	KAWNEER CO., INC.	ALUMINUM STOREFRONT, THERMALLY BROKEN	BRONZE ANODIZED	1	-
102	C	FAMILY RESTROOM 59-103	3'-0"	7'-0"	1¾"	-	STEEL	PAINTED	2	-
103	C	FAMILY RESTROOM 59-102	3'-0"	7'-0"	1¾"	-	STEEL	PAINTED	2	-
104	C	FAMILY RESTROOM 59-101	3'-0"	7'-0"	1¾"	-	STEEL	PAINTED	2	-
105	B	MECHANICAL 59-104	3'-0"	7'-0"	1¾"	-	STEEL	PAINTED	3	-

DOOR TYPES



TYPE A
SWING W/ SIDELIGHT AND TRANSOM (GLAZED)

TYPE B
SWING DOUBLE DOOR

TYPE C
SWING SINGLE DOOR

COMMON USE RESTROOMS (HARDWARE SET 1):
HEAVY WEIGHT BALL BEARING HINGES FBB 199 (BHMA 639 OR 640) (NRP) DEAD BOLT OPERATED BY KEY FROM ONE SIDE. NO TRIM ON OTHER SIDE HORIZONTAL PUSHPLATE ON EXTERIOR WITH 12" PULL ON INTERIOR CONCEALED OVERHEAD CLOSER (HEAVY DUTY). NO HOLD OPEN HEAD, SILL, & JAMB GASKETS FLOOR DOOR STOPS THRESHOLD

FAMILY RESTROOMS (HARDWARE SET 2):
HEAVY WEIGHT BALL BEARING HINGES FBB 199 (BHMA 639 OR 640) (NRP) PRIVACY LOCKSET WITH OCCUPIED INDICATOR. ANSI F19, LATCH BOLT OPERATED BY LEVER FROM EITHER SIDE. DEAD BOLT OPERATED BY TURN FROM INSIDE AND EMERGENCY RELEASE FROM OUTSIDE. OPERATING INSIDE LEVER RETRACTS BOTH BOLTS. DEAD BOLT OPERATED BY KEY FROM ONE SIDE. NO TRIM ON OTHER SIDE. CONCEALED OVERHEAD CLOSER HEAD, SILL, & JAMB GASKETS THRESHOLD
TEL ROOM (HARDWARE SET 5): HEAVY WEIGHT BALL BEARING HINGES FBB (BHMA 639 OR 640) (NRP)

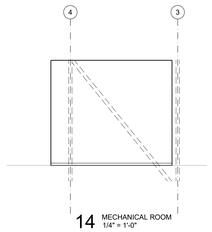
MECHANICAL ROOM (HARDWARE SET 3):
HEAVY WEIGHT BALL BEARING HINGES FBB (BHMA 639 OR 640) (NRP) MORTISE LOCKSET (STORAGE FUNCTION) WITH LEVER SURFACE MOUNTED CLOSER (HEAVY DUTY). NO HOLD OPEN HEAD, SILL, & JAMB GASKETS THRESHOLD

SKYLIGHT SCHEDULE

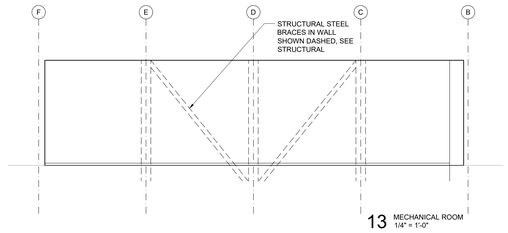
NUMBER	MANUF./SERIES	LOCATION	SIZE	TYPE	MATERIAL	GLAZING	LAMINATED TEMPERED?	NOTES
RESTROOM								
101	WASCO SKYLIGHT PRODUCTS	COMMON RESTROOM	4'-10" X 4'-10"	AA	ALUMINUM, BRONZE ANODIZED	TRANSLUCENT, INSULATED, LOW E	YES	-
PAVILION ROOF								
201	CUSTOM	PAVILION ROOF PEAK	16'-0" X 3'-9"	AA	STEEL PAINTED	TRANSLUCENT	YES	PER DETAIL 16/A59.53
202	CUSTOM	PAVILION ROOF PEAK	8'-0" X 8'-0"	AA	STEEL PAINTED	TRANSLUCENT	YES	PER DETAIL 16/A59.53
203	CUSTOM	PAVILION ROOF PEAK	8'-0" X 8'-0"	AA	STEEL PAINTED	TRANSLUCENT	YES	PER DETAIL 16/A59.53
204	CUSTOM	PAVILION ROOF PEAK	8'-0" X 8'-0"	AA	STEEL PAINTED	TRANSLUCENT	YES	PER DETAIL 16/A59.53
205	CUSTOM	PAVILION ROOF PEAK	8'-0" X 8'-0"	AA	STEEL PAINTED	TRANSLUCENT	YES	PER DETAIL 16/A59.53
206	CUSTOM	PAVILION ROOF PEAK	8'-0" X 13'-8"	AA	STEEL PAINTED	TRANSLUCENT	YES	PER DETAIL 16/A59.53

SKYLIGHT TYPES

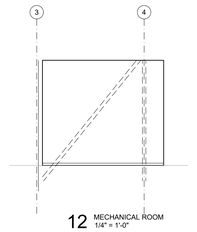
TYPE AA
FIXED



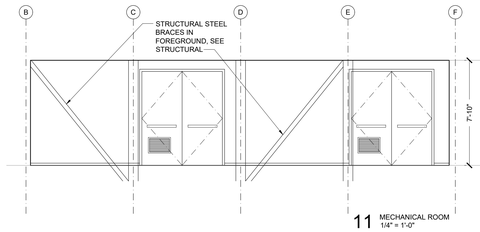
14 MECHANICAL ROOM
1/4" = 1'-0"



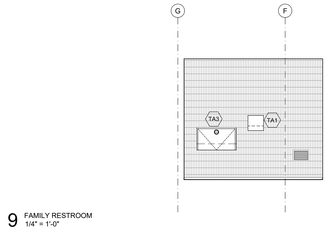
13 MECHANICAL ROOM
1/4" = 1'-0"



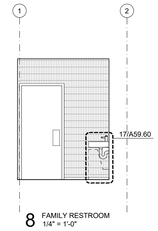
12 MECHANICAL ROOM
1/4" = 1'-0"



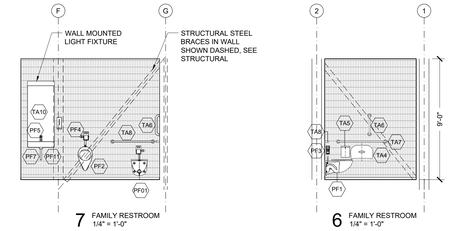
11 MECHANICAL ROOM
1/4" = 1'-0"



9 FAMILY RESTROOM
1/4" = 1'-0"

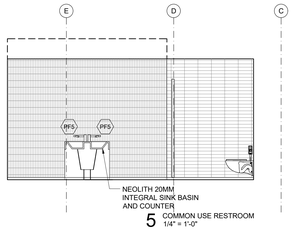


8 FAMILY RESTROOM
1/4" = 1'-0"

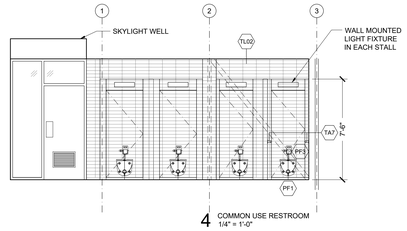


7 FAMILY RESTROOM
1/4" = 1'-0"

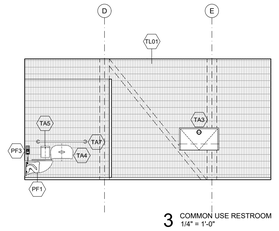
6 FAMILY RESTROOM
1/4" = 1'-0"



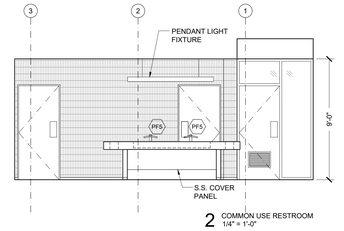
5 COMMON USE RESTROOM
1/4" = 1'-0"



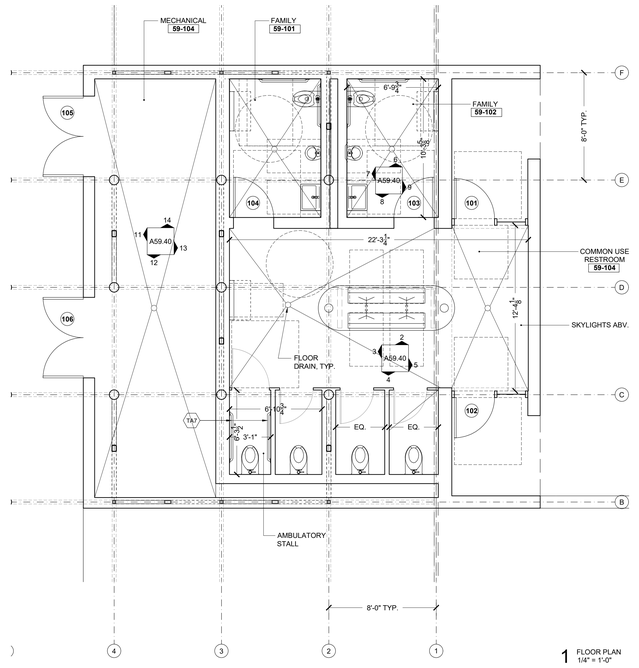
4 COMMON USE RESTROOM
1/4" = 1'-0"



3 COMMON USE RESTROOM
1/4" = 1'-0"



2 COMMON USE RESTROOM
1/4" = 1'-0"



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

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023
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Key Map

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Date: 01/28/2022
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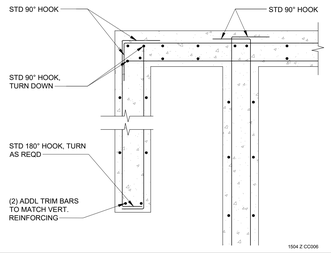
Sheet Title

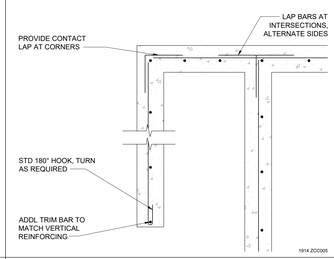
BLOCK 6
RESTROOM
ELEVATIONS/PLAN/
SCHEDULES

Sheet Number

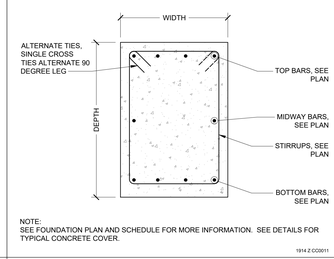
A59.40



18 TYP. CONCRETE WALL REINF.
scale: 1" = 1'-0"



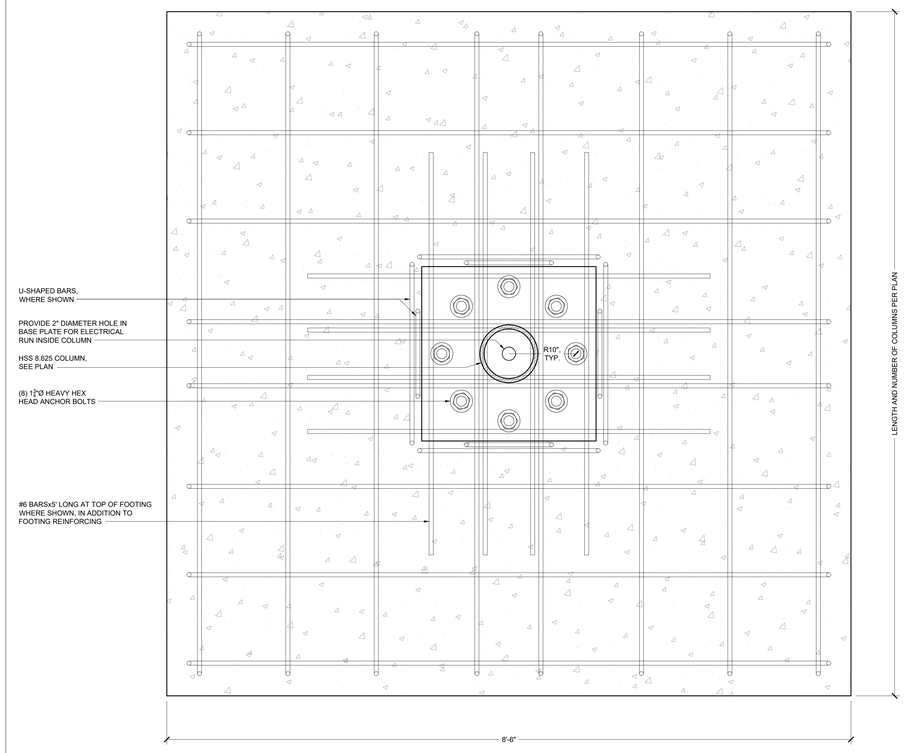
12 TYP. SINGLE LAYER CONC. WALL REINF.
scale: 1" = 1'-0"



NOTE:
SEE FOUNDATION PLAN AND SCHEDULE FOR MORE INFORMATION. SEE DETAILS FOR TYPICAL CONCRETE COVER.

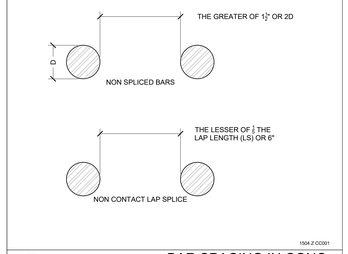
1914 Z CC0011

6 TYPICAL GRADE BEAM
scale: n.t.s.



2305 ZS01

21 FOUNDATION PLAN
scale: 1-1/2" = 1'-0"

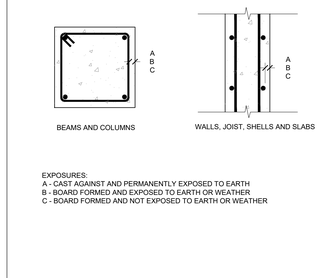


1504 Z CC001

5 BAR SPACING IN CONC.
scale: n.t.s.

2305 ZS01

19 FOUNDATION SECTION
scale: 1-1/2" = 1'-0"



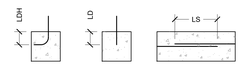
EXPOSURES:
A - CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
B - BOARD FORMED AND EXPOSED TO EARTH OR WEATHER
C - BOARD FORMED AND NOT EXPOSED TO EARTH OR WEATHER

MINIMUM CLEAR COVER TO REINFORCEMENT			
EXPOSURE	SLABS, WALLS AND JOISTS	BEAMS AND COLUMNS	SHELLS
A	3"	3"	3"
B	#6 - #18: 2" #3 - #5: 1 ½"	#6 - #18: 2" #3 - #5: 1 ½"	#6 - #18: 2" #3 - #5: 1 ½"
C	1½"	1½"	#6 - #18: ¾" #3 - #5: ½"

1504 Z CC002

3 TYPICAL CONCRETE COVER
scale: n.t.s.

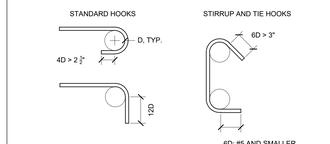
DEVELOPMENT AND LAP SPLICE LENGTHS, INCHES														
BAR LOCATION	BAR SIZE													
	#3			#4			#5			#6			#7	
	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS	LDH	LD	LS
TOP BARS	9	16	20	12	19	24	15	23	30	18	28	37	21	46	60
OTHER BARS	9	12	16	12	14	19	15	18	23	18	22	28	21	36	46



NOTE:
1. MIN. CONC. COMPRESSIVE STRENGTH OF 2500 PSI
2. TOP BAR IS A HORIZONTAL BAR PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST IN THE MEMBER BELOW
3. WHERE SPLICING BARS OF DIFFERENT SIZES, USE SPLICE LENGTH OF LARGER BAR

1504 Z CC003

2 DEVELOPMENT & LAP LENGTH
scale: n.t.s.



INSIDE BEND DIAMETER D		
BAR SIZE	STD HKS	STIR. & TIES
#3 - #5	6D	4D
#6 - #8	6D	6D
#9 - #11	8D	NA
#14 & #18	10D	NA

D = BAR DIAMETER

1918 Z CC004

1 REINF. HOOKS AND BENDS
scale: n.t.s.

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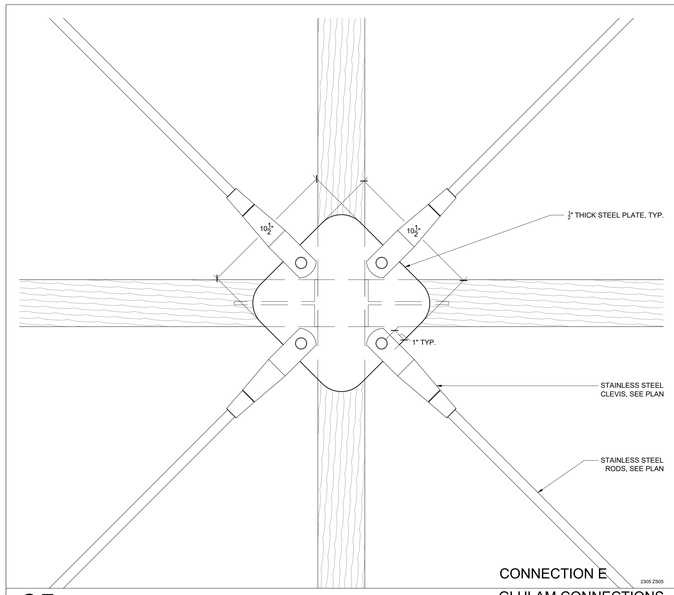
Sheet Title

BLOCK 6
FOUNDATION DETAILS

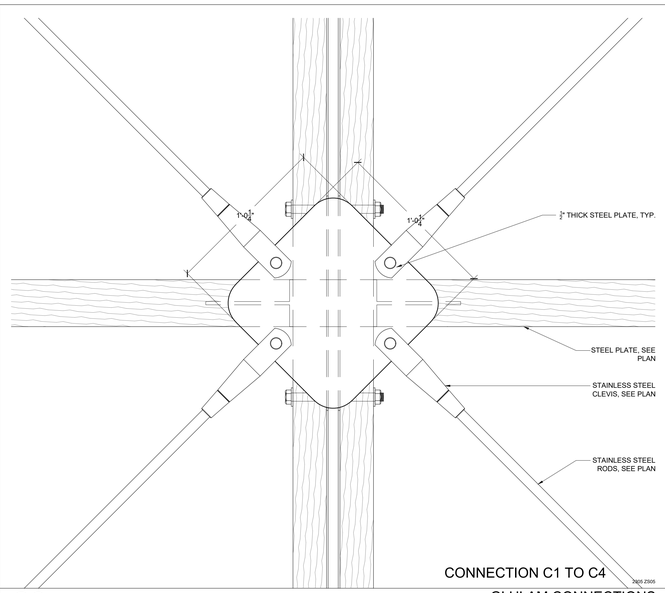
Sheet Number

A59.50



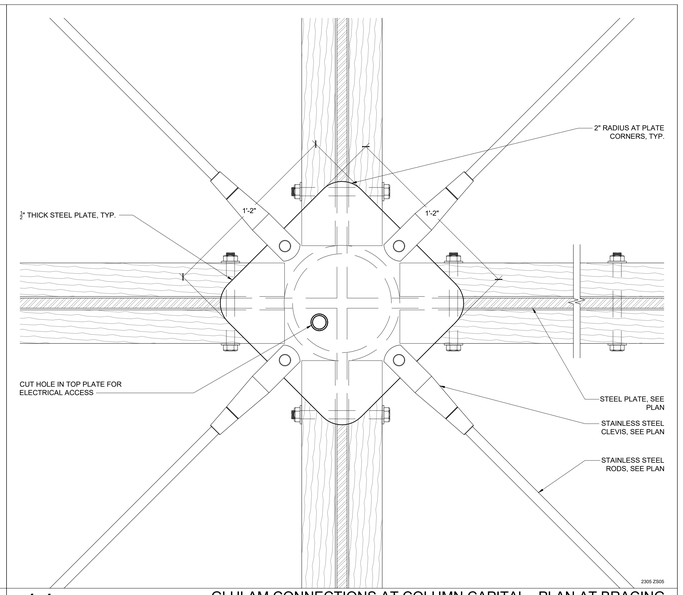
CONNECTION E

35 GLULAM CONNECTIONS
scale: 3" = 1'-0"

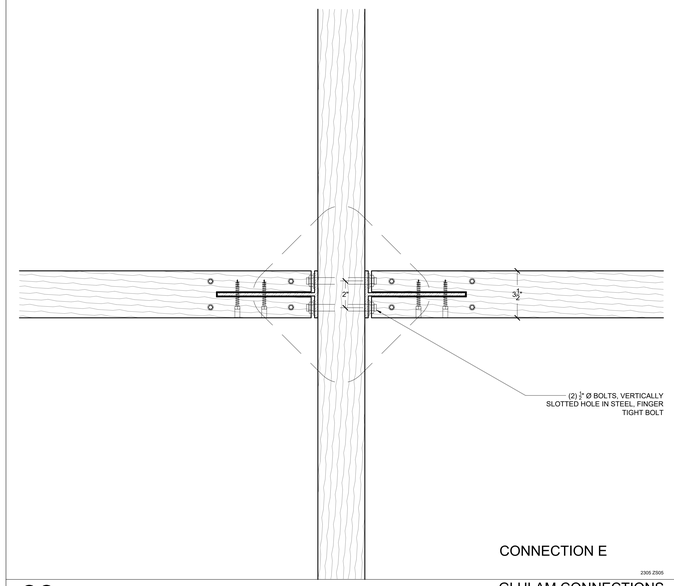


CONNECTION C1 TO C4

23 GLULAM CONNECTIONS
scale: 3" = 1'-0"

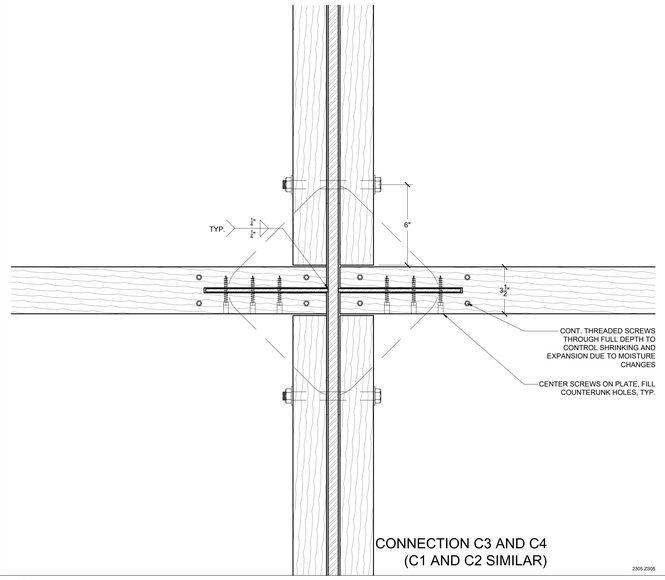


11 GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT BRACING
scale: 3" = 1'-0"



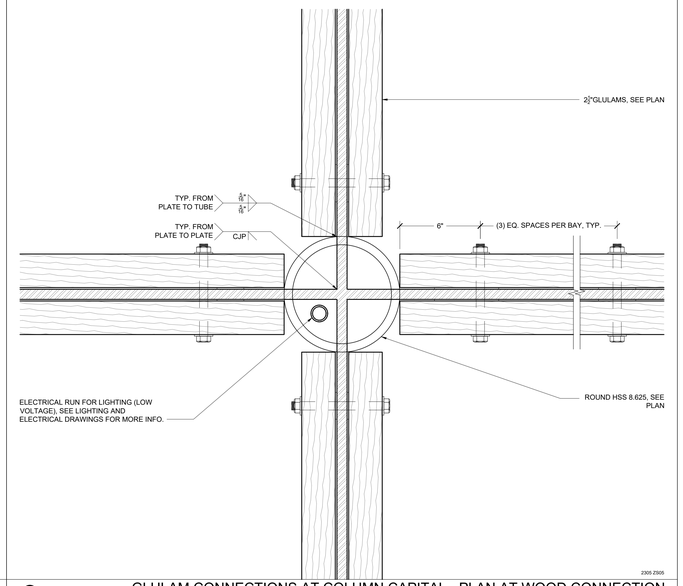
CONNECTION E

33 GLULAM CONNECTIONS

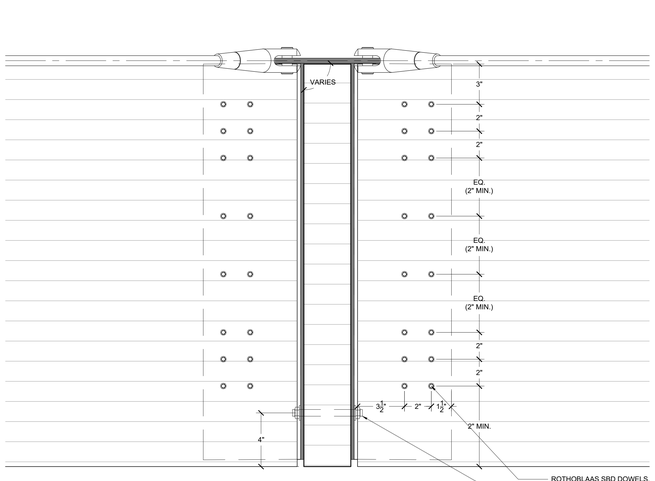


CONNECTION C3 AND C4
(C1 AND C2 SIMILAR)

21 GLULAM CONNECTIONS

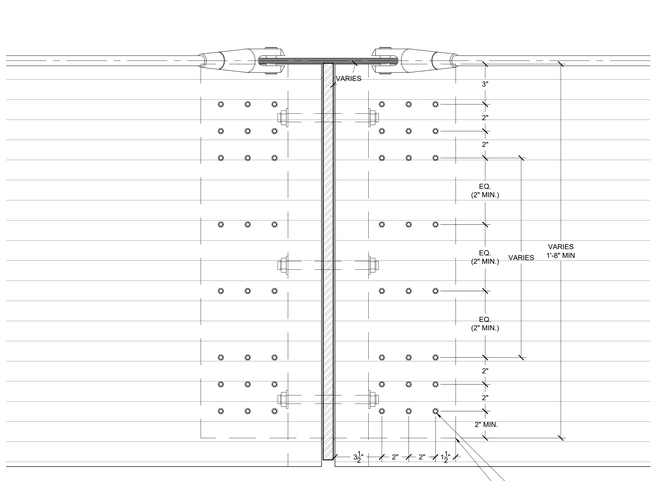


9 GLULAM CONNECTIONS AT COLUMN CAPITAL - PLAN AT WOOD CONNECTION
scale: 3" = 1'-0"



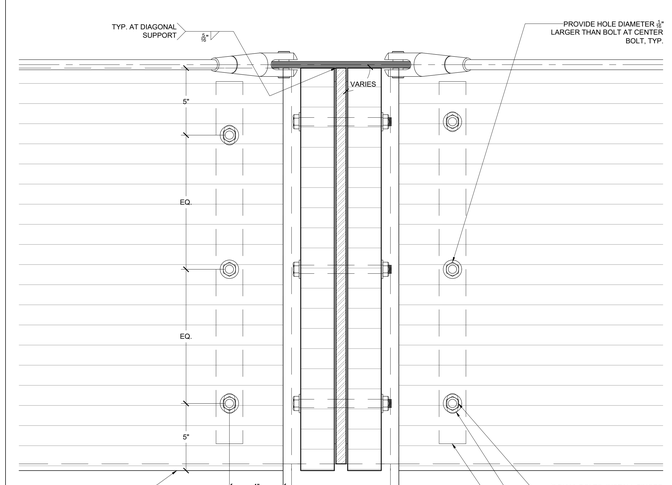
CONNECTION E

31 GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION C3 AND C4

19 GLULAM CONNECTIONS
scale: 3" = 1'-0"



7 GLULAM CONNECTIONS AT COLUMN CAPITAL - ELEVATION
scale: 3" = 1'-0"

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Key Map

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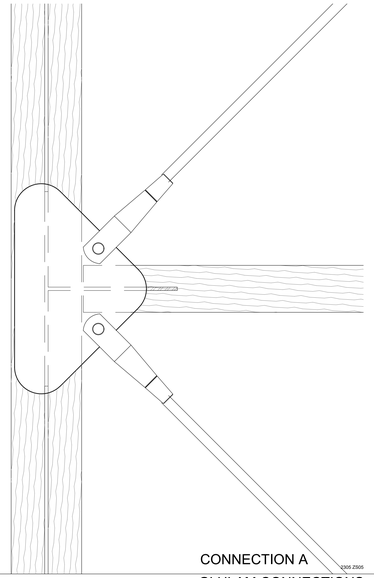
Sheet Title

BLOCK 6
FRAMING DETAILS

Sheet Number

A59.51

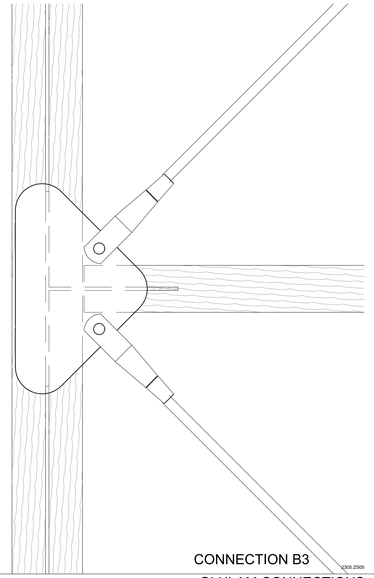


CONNECTION A

2305 Z505

35

GLULAM CONNECTIONS
scale: 3" = 1'-0"

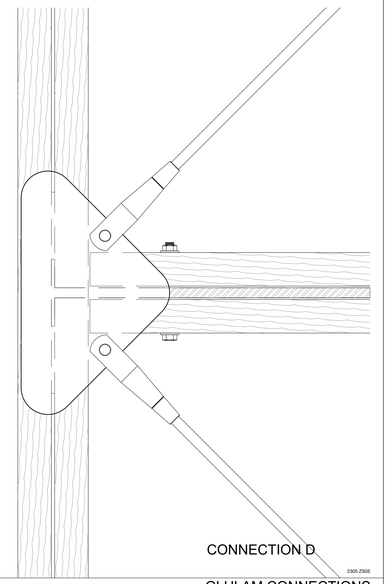


CONNECTION B3

2305 Z505

23

GLULAM CONNECTIONS
scale: 3" = 1'-0"

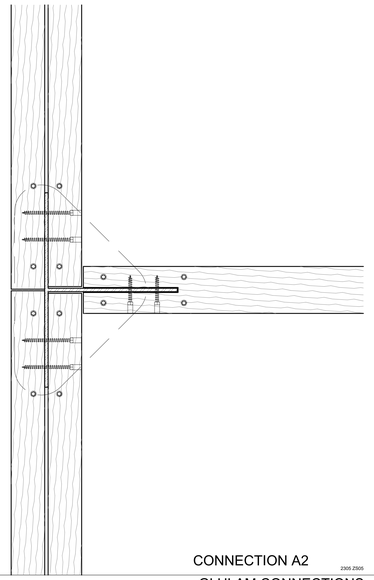


CONNECTION D

2305 Z505

11

GLULAM CONNECTIONS
scale: 3" = 1'-0"

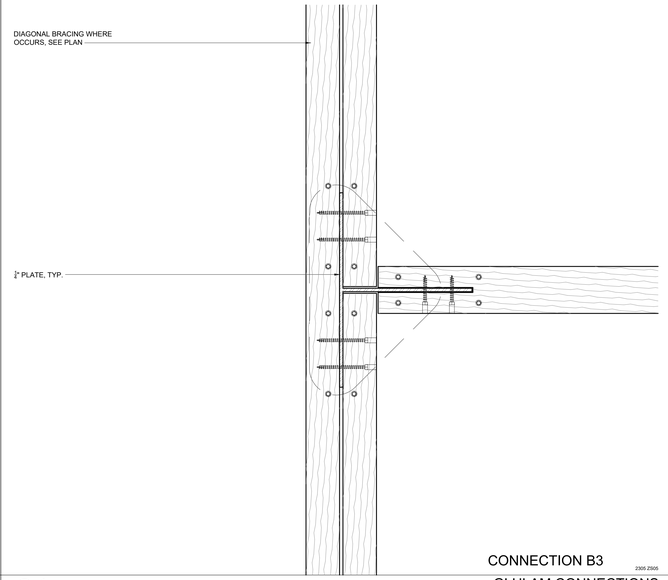


CONNECTION A2

2305 Z505

33

GLULAM CONNECTIONS
scale: 3" = 1'-0"

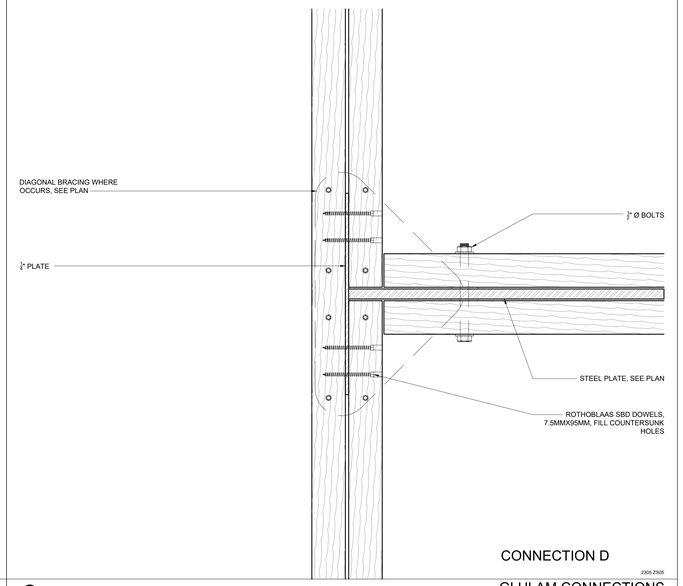


CONNECTION B3

2305 Z505

21

GLULAM CONNECTIONS
scale: 3" = 1'-0"

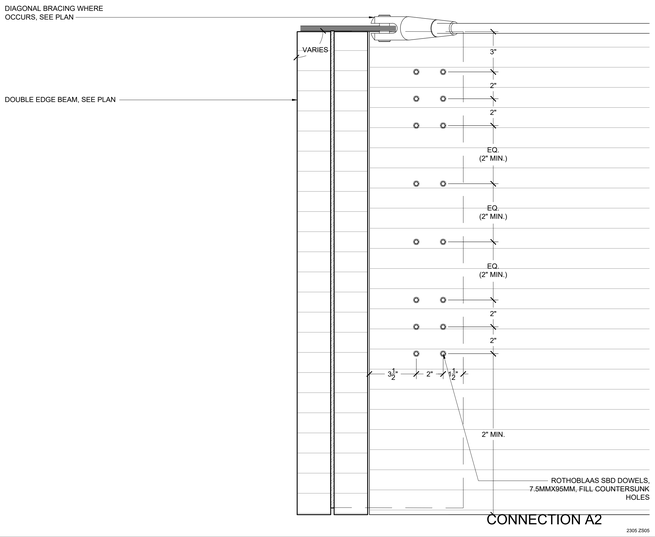


CONNECTION D

2305 Z505

9

GLULAM CONNECTIONS
scale: 3" = 1'-0"

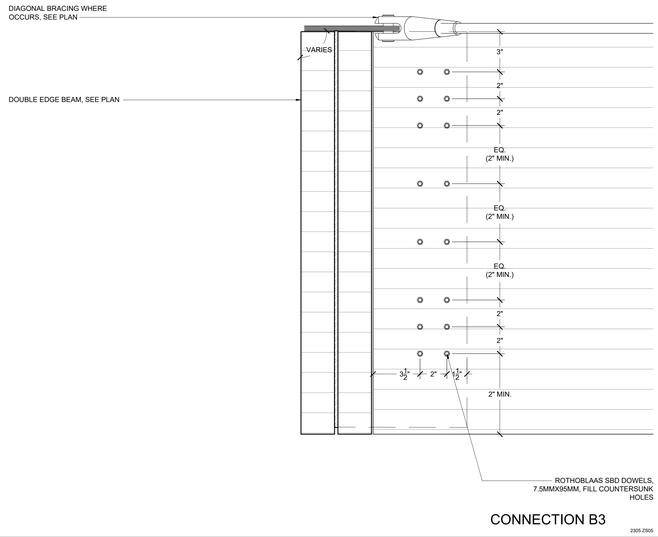


CONNECTION A2

2305 Z505

31

GLULAM CONNECTIONS
scale: 3" = 1'-0"

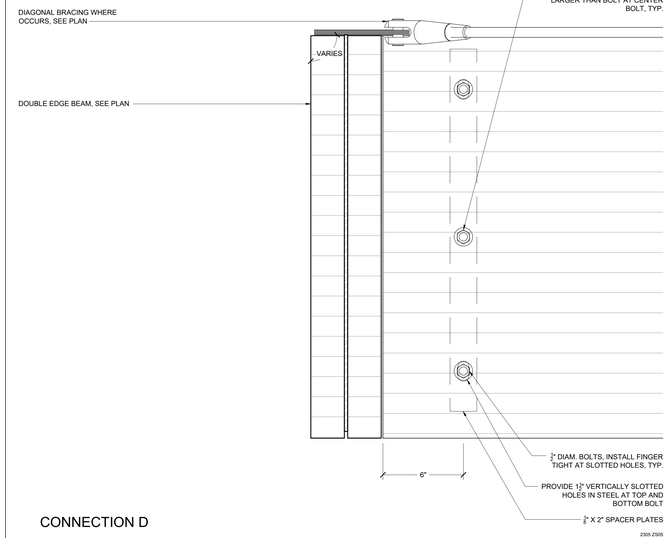


CONNECTION B3

2305 Z505

19

GLULAM CONNECTIONS
scale: 3" = 1'-0"



CONNECTION D

2305 Z505

7

GLULAM CONNECTIONS
scale: 3" = 1'-0"

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BLOCK 6
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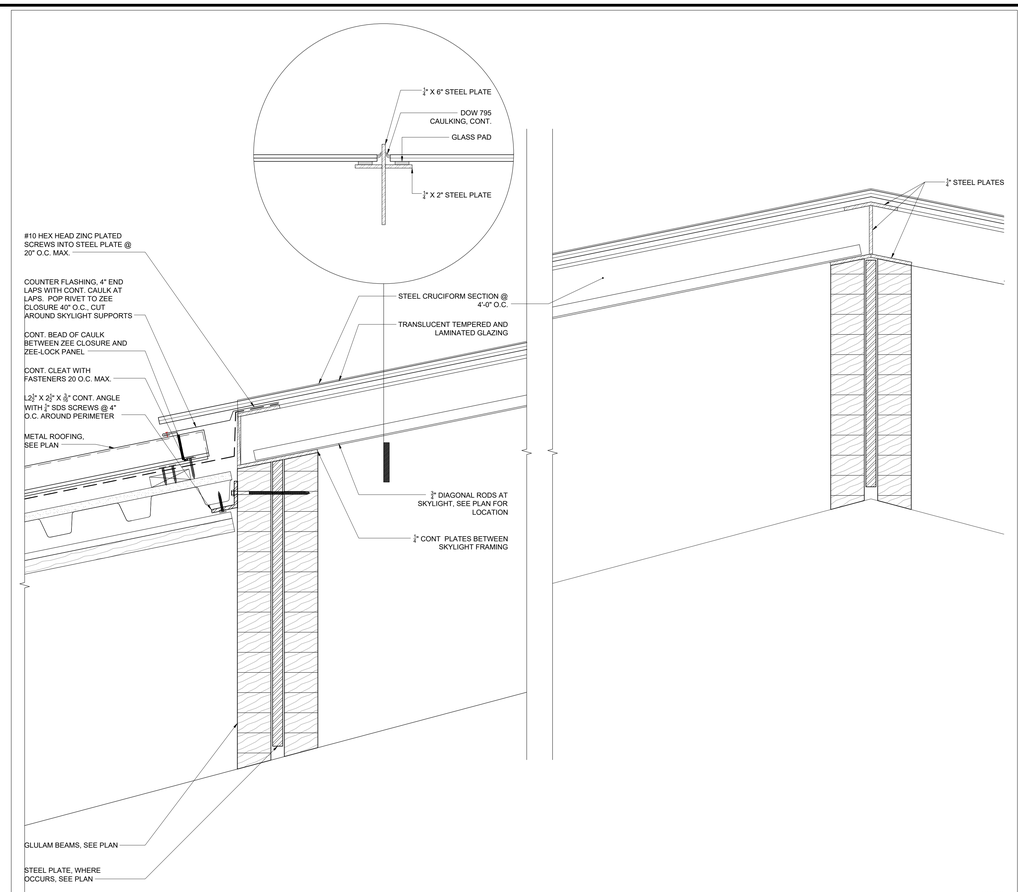
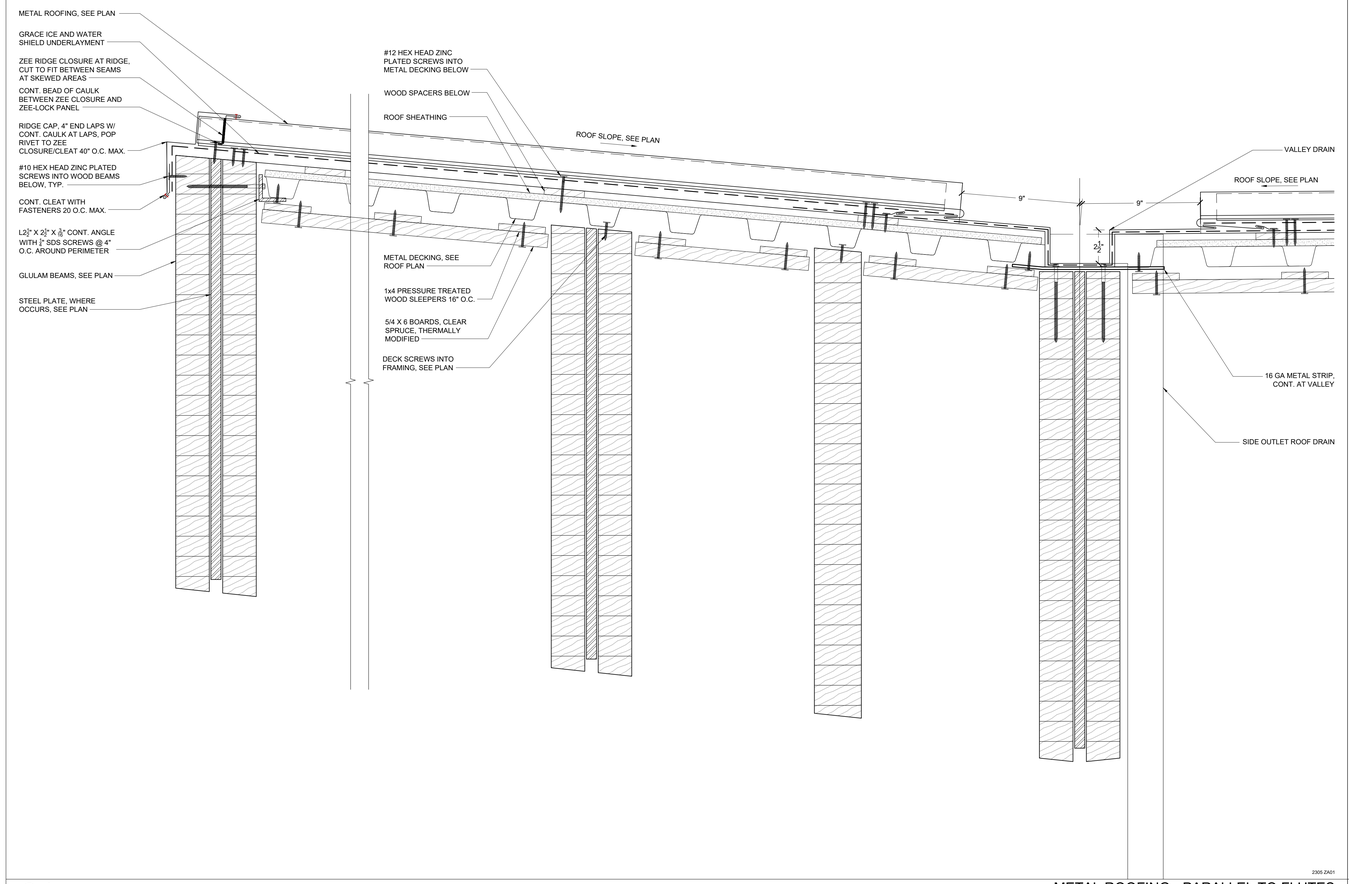


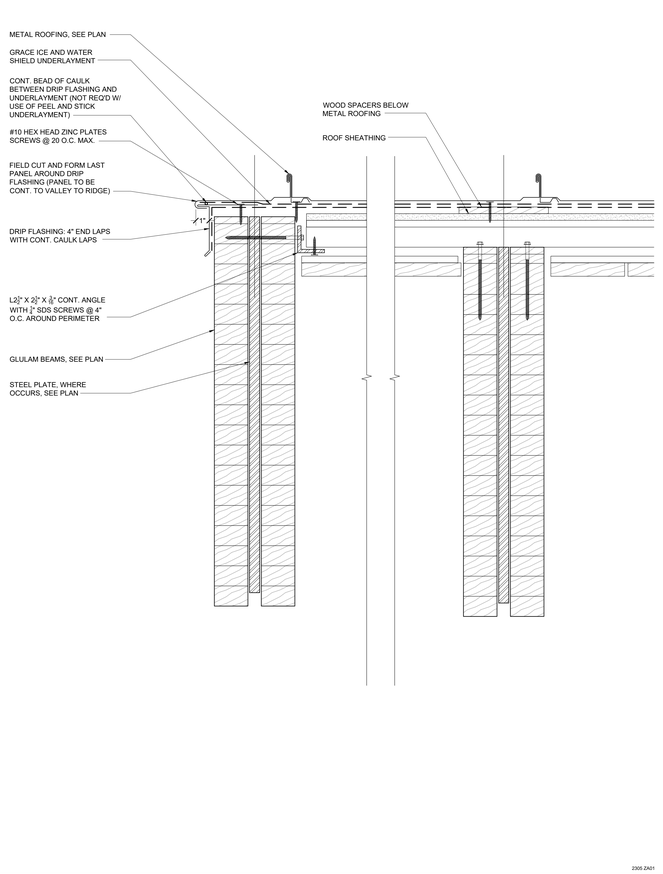
16

SKYLIGHT SECTION AT RIDGE
scale: 3" = 1'-0"



31

METAL ROOFING - PARALLEL TO FLUTES
scale: 3" = 1'-0"



7

METAL ROOFING - PERPENDICULAR TO FLUTES
scale: 3" = 1'-0"

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

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Landscape Architect: James Burnett
Registration No.: 1482
Date: JUNE 16, 2023

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Key Map

Issue Date: 06/08/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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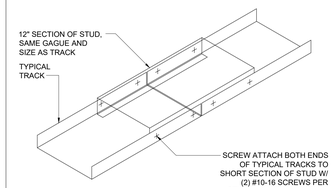
Sheet Title

BLOCK 6
ROOF DETAILS

Sheet Number

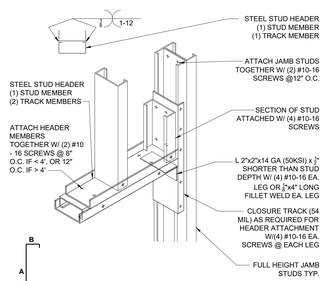
A59.53



CF5013

5 BOTTOM TRACK SPLICE
scale: 3" = 1'-0"

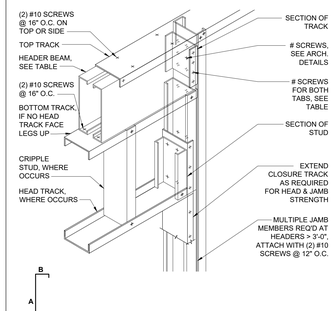
ALTERNATE HEADER



HEADER	SPAN	SECTION				
	LENGTH (FT)	THICKNESS	A	B	C	SCREWS
1	0'-4'	68 MILS	6"	2 1/2"	3/4"	(8) #10 -16
2	4'-6'	68 MILS	6"	4"	3/4"	(10) #10-16

CF5010

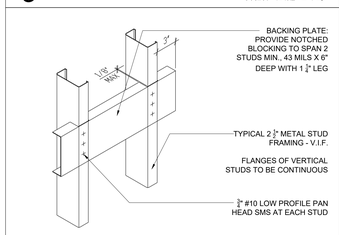
9 TYPICAL HEADER AND JAMB
scale: 1-1/2" = 1'-0"



HEADER	SPAN	SECTION				
	LENGTH (FT)	THICKNESS	A	B	C	SCREWS
1	0'-6'	33 MILS	6"	2"	3/4"	(10) #10
2	6'-10'	43 MILS	10"	2"	3/4"	**(12) #10**
3	10'-12'	54 MILS	10"	2"	3/4"	(14) #10
4	12'-16'	54 MILS	10"	3"	3/4"	(16) #10
5	16'-18'	54 MILS	12"	3"	3/4"	(18) #10

CF5008

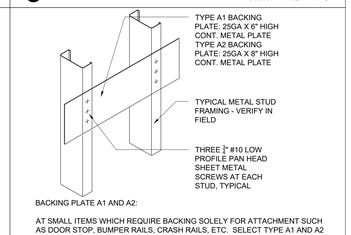
3 TYPICAL LIGHT GAUGE HEADER
scale: 1-1/2" = 1'-0"



BACKING PLATE B: AT WALL-MOUNTED EQUIPMENT WHICH WEIGHS - OR SUPPORTS WEIGHT, WHEN FULLY LOADED - LESS THEN 200 POUNDS TOTAL WHERE THAT WEIGHT IS DISTRIBUTED SO THAT THE PARTITION SUPPORTS A MAXIMUM OF 100 POUNDS PER LINEAR FOOT

CF5005

8 BACKING PLATE B
scale: 3" = 1'-0"



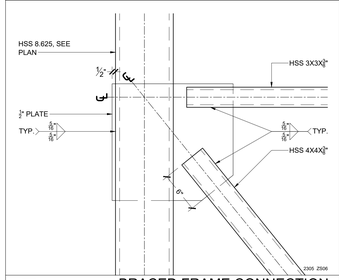
BACKING PLATE A1 AND A2:

AT SMALL ITEMS WHICH REQUIRE BACKING SOLELY FOR ATTACHMENT SUCH AS DOOR STOP, BUMPER RAILS, CRASH RAILS, ETC. SELECT TYPE A1 AND A2 BASED ON DIMENSIONS OF ITEM TO BE MOUNTED.

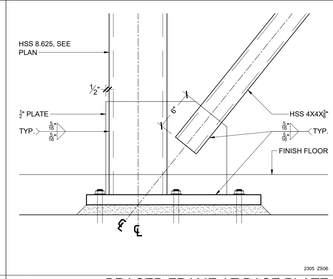
AT SMALL ITEMS (SUCH AS TOILET ACCESSORIES, MIRRORS, COAT HOOKS, ETC) WHICH WEIGH OR SUPPORT WEIGHTS OF LESS THEN 50 POUNDS. SELECT TYPE B BASED ON DIMENSIONS OF ITEM TO BE MOUNTED.

CF5004

2 BACKING PLATES A
scale: 3" = 1'-0"



7 BRACED FRAME CONNECTION
scale: 1-1/2" = 1'-0"



1 BRACED FRAME AT BASE PLATE
scale: 1-1/2" = 1'-0"

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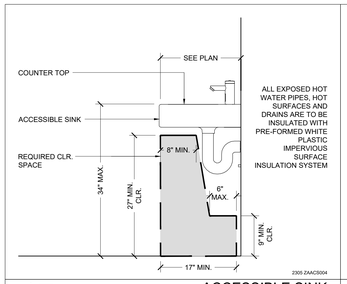
Sheet Title

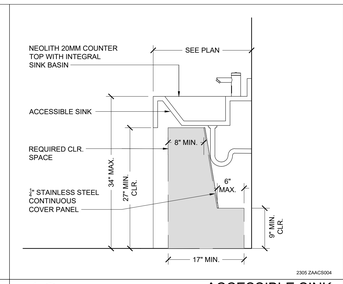
BLOCK 6
RESTROOM FRAMING DETAILS

Sheet Number

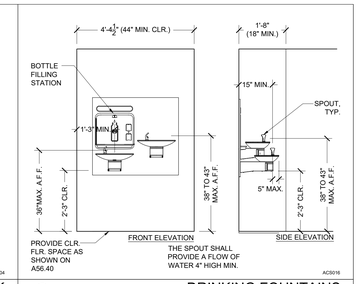
A59.54



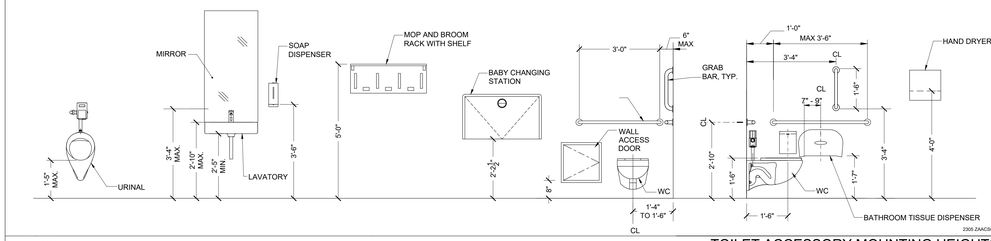
17 ACCESSIBLE SINK
scale: 1" = 1'-0"



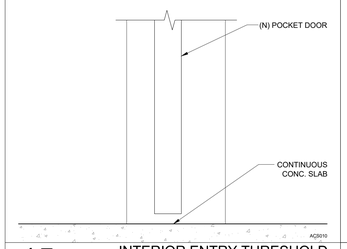
12 ACCESSIBLE SINK
scale: 1" = 1'-0"



6 DRINKING FOUNTAINS
scale: 1/2" = 1'-0"



16 TOILET ACCESSORY MOUNTING HEIGHTS
scale: 1/2" = 1'-0"



15 INTERIOR ENTRY THRESHOLD
scale: 3" = 1'-0"

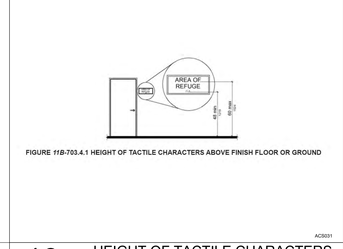


FIGURE *11B*-703.4.1 HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

10 HEIGHT OF TACTILE CHARACTERS

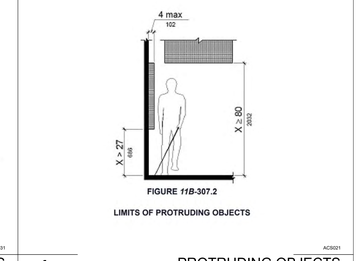
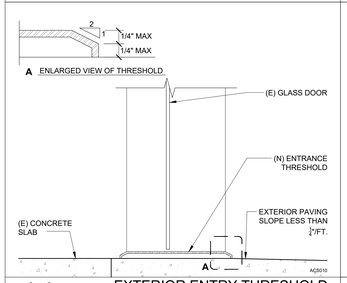


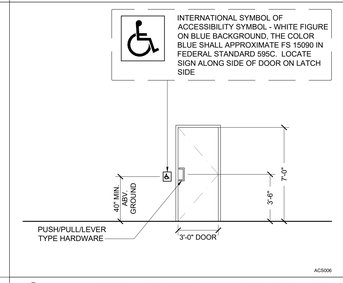
FIGURE *11B*-307.2

LIMITS OF PROTRUDING OBJECTS

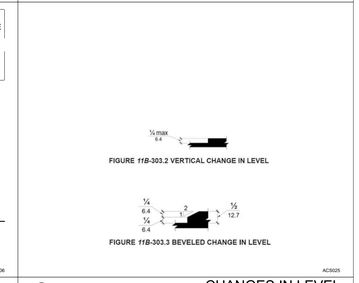
4 PROTRUDING OBJECTS



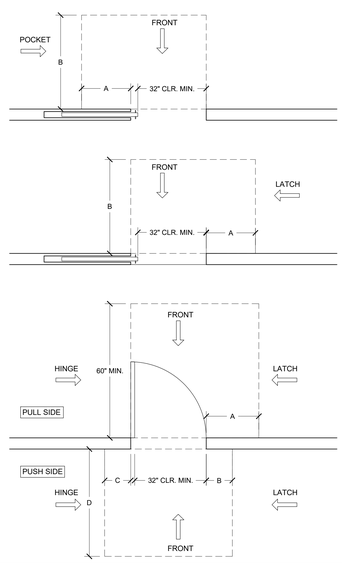
14 EXTERIOR ENTRY THRESHOLD
scale: 3" = 1'-0"



9 GROUND FLOOR ENTRANCE ELEV
scale: 1/4" = 1'-0"



3 CHANGES IN LEVEL



LABEL	APPROACH	DIMENSION
A	POCKET	22"
	LATCH	24"
	FRONT	0"
B	POCKET	42"
	LATCH	42"
	FRONT	48"

LABEL	SIDE	APPROACH	DIMENSION
A	PULL SIDE	FRONT	18" INTERIOR, 24" EXTERIOR
		HINGE	36"
		LATCH	24"
B	PUSH SIDE	FRONT	0" OR 12" WITH LATCH AND CLOSER
		HINGE	0"
		LATCH	24"
C	PUSH SIDE	FRONT	0"
		HINGE	22"
		LATCH	0"
D	PUSH SIDE	FRONT	48"
		HINGE	44" OR 48" WITH LATCH AND CLOSER
		LATCH	44" OR 48" WITH LATCH AND CLOSER

- THRESHOLD, MAX. ¼" VERTICAL OR ½" WITH 2:1 SLOPE, SEE THRESHOLD DETAIL FOR MORE INFORMATION
- PUSH SIDE REQUIRES KICKPLATE OR SMOOTH SURFACE FOR THE FULL WIDTH OF THE DOOR; 10" A.F.F.
- HARDWARE HEIGHT 34" TO 44" A.F.F., TYPICAL
- MAX. FORCE TO OPEN DOOR: 5 LBS INTERIOR OR EXTERIOR DOOR, 15 LBS FIRE DOOR, PER CBC 2016 11B-404.2.9
- GROUND SURFACE AT ALL ENTRANCES TO HAVE A SLOPE NOT STEEPER THAN 1:48 (CBC 11B-206.2.8)

AC5003

13 DOOR CLEARANCES
scale: 1/2" = 1'-0"

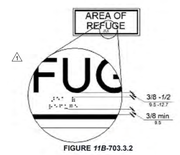


FIGURE *11B*-703.3.2

POSITION OF BRAILLE

BRAILLE TO BE COMPLIANT WITH 11B-703.3

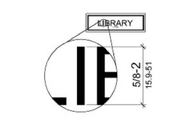


FIGURE *11B*-703.2.5

HEIGHT OF RAISED CHARACTERS

1 SIGNAGE

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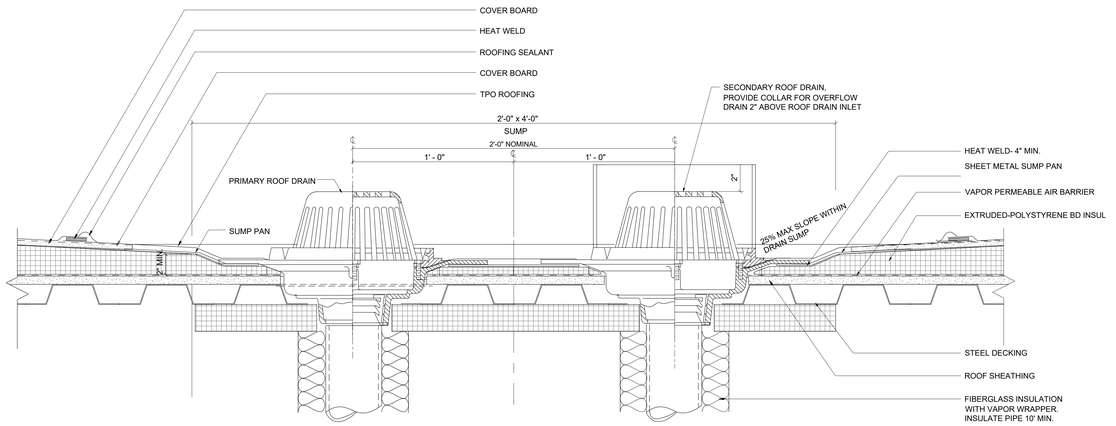
BLOCK 6 DETAILS

Sheet Number

A59.60



2305.ZA003

ROOF DRAIN OVERFLOW ROOF & SUMP PAN
scale: 3" = 1'-0"

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Sheet Title

BLOCK 6 DETAILS

Sheet Number

A59.61

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
REFERENCE AND LINE SYMBOLS	
A5 / E-501	DETAIL INDICATOR: A5 INDICATES DETAIL NUMBER, E-501 INDICATES DRAWING SHEET WHERE DETAIL IS SHOWN.
A5 / E-201	ELEVATION OR SECTION INDICATOR, EXTERIOR: A5 INDICATES ELEVATION OR SECTION NUMBER, E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
A5 / E-201	ELEVATION OR SECTION INDICATOR, INTERIOR: A5 INDICATES ELEVATION OR SECTION NUMBER, E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
ROOM NAME / 100	ROOM IDENTIFIER WITH ROOM NAME AND NUMBER.
1	KEYNOTE INDICATOR.
1	REVISION INDICATOR.
CU-1	EQUIPMENT INDICATOR.
X-X / XMDP	MECHANICAL EQUIPMENT INDICATOR. "X-X" INDICATES EQUIPMENT MARK SHOWN ON EQUIPMENT SCHEDULE. "XMDP" IDENTIFIES PANEL EQUIPMENT IS CIRCUITED TO. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
	BREAK, STRAIGHT: TO BREAK PARTS OF DRAWING
	BREAK, ROUND
MATCH LINE / SEE SA7S-4XX	MATCH LINE INDICATOR: CENTER, EXTRA WIDE LINE.
	NEW LINE: MEDIUM LINE.
	HIDDEN FEATURES LINE: HIDDEN, THIN LINE
	EXISTING TO REMAIN LINE: THIN LINE.
	DEMOLITION LINE: DASHED, MEDIUM LINE
	PROPERTY LINE: DASHED, WIDE LINE.
	CONTRACT LIMIT LINE: DASHDOT, WIDE LINE.
XXX / EF-X	ELECTRICAL EQUIPMENT INDICATOR. "XXX" INDICATES TYPE OF EQUIPMENT OR EQUIPMENT ID. "EF-X" IDENTIFIES MECHANICAL EQUIPMENT BEING SERVED. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
X-X / 1LA-3	EQUIPMENT INDICATOR. "X-X" INDICATES EQUIPMENT MARK SHOWN ON EQUIPMENT SCHEDULE. "1LA-3" IDENTIFIES PANEL EQUIPMENT IS CIRCUITED TO. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
WIRING METHODS	
	WIRING.
A-1	SINGLE BRANCH CIRCUIT HOME RUN TO PANELBOARD WITH DEDICATED NEUTRAL CONDUCTOR. LETTER AND NUMBER NOTATION IDENTIFY PANEL AND CIRCUIT NUMBER.
A-1,3,5	BRANCH CIRCUIT HOME RUN TO PANELBOARD: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS.
1 / A-1,3,5	BRANCH CIRCUIT HOME RUN TO PANELBOARD: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS. NUMBER IN BOX REFERS TO THE CONDUCTOR AND CONDUIT SCHEDULE.
	LOW VOLTAGE WIRING: DIVIDE, MEDIUM LINE.
	CONDUIT STUB. DIMENSION RECORD DRAWINGS AND MARK.
1	CONDUCTOR & CONDUIT ("CC") SCHEDULE INDICATOR. REFER TO ONE-LINE DIAGRAM.
HC	ADA ACCESS PUSH PLATE
	JUNCTION BOX.
PB	PULL BOX.
	MECHANICAL EQUIPMENT CONNECTION. REFER TO EQUIPMENT SCHEDULE FOR REQUIREMENTS.
EV	ELECTRIC VEHICLE CHARGING STATION.
	GROUND BUSBAR. REFER TO GROUNDING RISER DIAGRAM FOR ADDITIONAL INFORMATION.
WIRING DEVICES	
	RECEPTACLE, DUPLEX: NEMA 5-20R.
A	RECEPTACLE, DUPLEX, ABOVE COUNTER: NEMA 5-20R.
C	RECEPTACLE, DUPLEX, CEILING: NEMA 5-20R.
DF	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, DRINKING FOUNTAIN. CONCEAL WATER COOLER RECEPTACLE BEHIND WATER COOLER. SEE MECHANICAL/PLUMBING SHOP DRAWINGS FOR INSTALLATION REQUIREMENTS.
WP	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, WEATHERPROOF: NEMA 5-20R.
	RECEPTACLE, QUADRAPLEX: NEMA 5-20R.
X / $	SWITCH, SINGLE POLE ("x" INDICATES FIXTURES CONTROLLED).

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
SITE ELECTRICAL AND COMMUNICATIONS UTILITIES	
—3ØUP—	ELECTRIC LINE: THIN LINE. 1Ø = SINGLE PHASE, 2Ø = 2-PHASE, 3Ø = 3-PHASE, O = OVERHEAD, U = UNDERGROUND, P = PRIMARY, S = SECONDARY
	LIGHTNING ARRESTOR.
	UTILITY POLE.
	UTILITY, DISTRIBUTION SWITCH OR SWITCHING STATION.
E	UTILITY, PRIMARY ELECTRICAL HAND HOLE.
M	UTILITY SERVICES, MANHOLE.
C	UTILITY, COMMUNICATIONS MANHOLE.
E	UTILITY, ELECTRICAL MANHOLE.
T	UTILITY, TELEPHONE MANHOLE.
C	PRECAST CONCRETE, COMMUNICATION VAULT.
E	PRECAST CONCRETE, ELECTRICAL VAULT.
T	PRECAST CONCRETE, TELEPHONE VAULT.
TM	PRECAST CONCRETE, MANHOLE, TRANSFORMER VAULT.
TP	PRECAST CONCRETE, TRANSFORMER PAD.
H	HAND HOLE.
S	SUBSTATION.
T	TRANSFORMER.
ELECTRICAL POWER AND DISTRIBUTION	
	FUSE WITH RATING (ONE-LINE DIAGRAM).
	DISCONNECT, FUSED (ONE-LINE DIAGRAM).
	DISCONNECT, NONFUSED (ONE-LINE DIAGRAM).
	DISCONNECT WITH FUSE AND MOTOR STARTER COMBINATION (ONE-LINE DIAGRAM).
	OVERLOAD RELAY (ONE-LINE DIAGRAM).
	STARTER (ONE-LINE DIAGRAM).
	CIRCUIT BREAKER, MOLDED CASE (ONE-LINE DIAGRAM).
	CIRCUIT BREAKER, MOLDED CASE WITH SHUNT TRIP (ONE-LINE DIAGRAM).
MCP	CIRCUIT BREAKER, MOTOR CIRCUIT PROTECTION (ONE-LINE DIAGRAM).
#AF / #AT	CIRCUIT BREAKER, ADJUSTABLE TRIP. "225AF" REPRESENTS THE RATING AND "150AT" REPRESENTS THE TRIP SETTING. (ONE-LINE DIAGRAM).
	CIRCUIT BREAKER, SOLID STATE (ONE-LINE DIAGRAM).
GFP	CIRCUIT BREAKER, SOLID STATE WITH GROUND FAULT PROTECTION (ONE-LINE DIAGRAM).
	MOTOR.
	TRANSFORMER (ONE-LINE DIAGRAM).
	TRANSFORMER, CURRENT (ONE-LINE DIAGRAM).
	BATTERY (ONE-LINE DIAGRAM).
	CAPACITOR (ONE-LINE DIAGRAM).
	DELTA CONNECTION (ONE-LINE DIAGRAM).
	WYE CONNECTION (ONE-LINE DIAGRAM).
"1DPHA"	DISTRIBUTION PANELBOARD, MOTOR CONTROL CENTER, PLUG-IN BUSWAY, MEDIUM VOLTAGE SWITCHBOARD (ONE-LINE DIAGRAM).
"1H"	PANELBOARD (ONE-LINE DIAGRAM).
225/3 "1H"	PANELBOARD WITH MAIN LUGS ONLY. BUS SIZE AND PHASE AS SHOWN (ONE-LINE DIAGRAM).
225/3 "1H"	PANELBOARD WITH MAIN CIRCUIT BREAKER. SIZE AND PHASE AS SHOWN (ONE-LINE DIAGRAM).
225/3 "1H" 60/3	PANELBOARD WITH MAIN AND SUB FEED CIRCUIT BREAKER (ONE-LINE DIAGRAM).

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
ELECTRICAL POWER AND DISTRIBUTION	
225/3 "1H" 25/3	PANELBOARD WITH MAIN LUGS ONLY AND SURGE PROTECTION WITH CIRCUIT BREAKER (ONE-LINE DIAGRAM).
225/3 "1H" 225/3 "1H"	PANELBOARD WITH SUB FEED LUGS (ONE-LINE DIAGRAM).
225/3 "1H" "1H"	PANELBOARD WITH CIRCUIT BREAKER AND SUB FEED LUGS (ONE-LINE DIAGRAM).
	CT CABINET PER UTILITY'S REQUIREMENTS (ONE-LINE DIAGRAM).
	CT CABINET PER UTILITY'S REQUIREMENTS (ONE-LINE DIAGRAM).
	TRANSFER SWITCH (ONE-LINE DIAGRAM).
DMM	DIGITAL MULTIMETER (ONE-LINE DIAGRAM).
	EARTH GROUND (ONE-LINE DIAGRAM).
	SERVICE ENTRANCE SURGE PROTECTION (ONE-LINE DIAGRAM).
ANN	GENERATOR, ANNUNCIATOR (ONE-LINE DIAGRAM).
PB	PUSH BUTTON, REMOTE EMERGENCY STOP.
G	GENERATOR, POWER (ONE-LINE DIAGRAM).
K	KIRK-KEY MECHANICAL INTERLOCK (ONE-LINE DIAGRAM)
M	METER.
BBF	BROAD BAND FILTER (ONE-LINE DIAGRAM).
VFC / VFD	VARIABLE FREQUENCY MOTOR CONTROLLER (ONE-LINE DIAGRAM).
	DIODE (ONE-LINE DIAGRAM).
	DISCONNECT SWITCH, FUSED.
	DISCONNECT SWITCH, UNFUSED.
	STARTER, COMBINATION WITH DISCONNECT SWITCH.
	STARTER OR MOTOR CONTROLLER.
	PUSHBUTTON.
	PUSHBUTTONS, MOTOR CONTROL.
	PANELBOARD CABINET, FLUSH MOUNTED.
	PANELBOARD CABINET, SURFACE MOUNTED, 1 SECTION.
	PANELBOARD CABINET, SURFACE MOUNTED, 2 SECTION.
DPB	DISTRIBUTION PANEL OR SWITCHBOARD.
LP	LIGHTING RELAY, CONTACTOR PANEL, OR DIMMING ENCLOSURE.
$ST	SWITCH, TOGGLE MOTOR STARTER WITH OVERLOAD PROTECTION.
	TRANSFORMER (SEE ONE-LINE FOR SIZE)
B B	BUSWAY.
	RELAY CONTACT, NORMALLY CLOSED (ONE-LINE DIAGRAM).
	RELAY CONTACT, NORMALLY OPEN (ONE-LINE DIAGRAM).
	PUSHBUTTON, NORMALLY CLOSED (ONE-LINE DIAGRAM).
	PUSHBUTTON, NORMALLY OPEN (ONE-LINE DIAGRAM).
	PRESSURE SWITCH, CLOSE ON INCREASE (ONE-LINE DIAGRAM).
	PRESSURE SWITCH, OPEN ON INCREASE (ONE-LINE DIAGRAM).
	SWITCH, NORMALLY CLOSED FLOAT (ONE-LINE DIAGRAM).
	SWITCH, NORMALLY OPEN FLOAT (ONE-LINE DIAGRAM).
	SWITCH, NORMALLY CLOSED LIMIT (ONE-LINE DIAGRAM).
	SWITCH, NORMALLY OPEN LIMIT (ONE-LINE DIAGRAM).
	SWITCH, NORMALLY CLOSED TEMPERATURE ACTIVATED (ONE-LINE DIAGRAM).
	SWITCH, NORMALLY OPEN TEMPERATURE ACTIVATED (ONE-LINE DIAGRAM).
	SWITCH, NORMALLY CLOSED TIME DELAY (ONE-LINE DIAGRAM).
	SWITCH, NORMALLY OPEN TIME DELAY (ONE-LINE DIAGRAM).
	SWITCH, NORMALLY CLOSED FOOT OPERATED (ONE-LINE DIAGRAM).
	SWITCH, MULTIPOSITION (ONE-LINE DIAGRAM).
	SWITCH, SINGLE BREAK (ONE-LINE DIAGRAM).
	SPECIALIZED TRANSFER SWITCH (ONE-LINE DIAGRAM).
	CIRCUIT BREAKER, DRAW OUT (ONE-LINE DIAGRAM).
GESM	GENERATOR ENGINE START MONITORING SYSTEM GENERATOR MODULE (ONE-LINE DIAGRAM).
ESM	GENERATOR ENGINE START MONITORING SYSTEM ATS MODULE (ONE-LINE DIAGRAM).
PRM	PHASE ROTATION MONITOR (ONE-LINE DIAGRAM).
	ARC ENERGY REDUCTION

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

1P	SINGLE POLE
1PH	SINGLE-PHASE
1WAY	ONE-WAY
2/C	TWO-CONDUCTOR
2WAY	TWO-WAY
3/C	THREE-CONDUCTOR
3WAY	THREE-WAY
4OUT	QUADRUPLE RECEPTACLE OUTLET
4PDT	FOUR-POLE DOUBLE THROW
4PST	FOUR-POLE SINGLE THROW
4W	FOUR-WIRE
4WAY	FOUR-WAY
A	ABOVE COUNTER
AC	ARMORED CABLE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTING CAPACITY
ALUM	ALUMINUM
AMP	AMPERE
ANN	ANNUNCIATOR
AP	ACCESS POINT (WIRELESS DATA)
AR	AS REQUIRED
ASC	AMPS SHORT CIRCUIT
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO VISUAL
AWG	AMERICAN WIRE GAGE
BB	BUCK-BOOST TRANSFORMER
BFF	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
C	CEILING MOUNTED
CAT	CATEGORY
CATV	COMMUNITY ANTENNA TELEVISION
CB	CIRCUIT BREAKER
CCBA	CUSTOM COLOR AS SELECTED BY ARCHITECT
CCTV	CLOSED CIRCUIT TELEVISION
CF/CI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED/ OWNER INSTALLED
CFBA	CUSTOM FINISH AS SELECTED BY ARCHITECT
CKT	CIRCUIT
CM	CONSTRUCTION MANAGER
CND	CONDUIT
CO	CONVENIENCE OUTLET
COR	CONTRACTING OFFICER'S REPRESENTATIVE
CP	CONTROL PANEL
CT	CURRENT TRANSFORMER
CTV	CABLE TELEVISION
CU	COPPER
dBA	UNIT OF SOUND LEVEL
DPDT	DOUBLE POLE, DOUBLE THROW
DS	DISCONNECT SWITCH
E	ENHANCED
EA	EACH
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRIC NONMETALLIC TUBING
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
ER	EQUIPMENT ROOM
EX	EXISTING
F	FURNITURE MOUNTED
FA	FIRE ALARM
FCP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FMC	FLEXIBLE METAL CONDUIT
FOB	FREIGHT ON BOARD
FPP	FIBER PATCH PANEL
FVNR	FULL VOLTAGE NON-REVERSING
FVR	FULL VOLTAGE REVERSING
GEN	GENERATOR
GFCI	GROUND FAULT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GIG	GIGA-HERTZ
GND	GROUND
HD	HEAVY DUTY
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HP	HORSE POWER
HPF	HIGH POWER FACTOR
HPS	HIGH PRESSURE SODIUM
HV	HIGH VOLTAGE
HWM	HORIZONTAL WIRE MANAGEMENT
HZ	HERTZ
I/O	INPUT/ OUTPUT
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
IN/IS	INSULATED/ ISOLATED
IR	INFRARED
J-BOX	JUNCTION BOX
kV	KILOVOLT
kVA	KILOVOLT AMPERE
kVAR	KILOVOLT AMPERE REACTIVE
kW	KILOWATT
kWh	KILOWATT HOUR
LED	LIGHT EMITTING DIODE
LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT
LFNC	LIQUID TIGHT FLEXIBLE NONMETALLIC CONDUIT
LPS	LOW PRESSURE SODIUM
LRA	LOCKED ROTOR AMPS
LTG	LIGHTING
LV	LOW VOLTAGE
MATV	MASTER ANTENNA TELEVISION SYSTEM
MAX	MAXIMUM
MC	METAL CLAD
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTION
MDP	MAIN DISTRIBUTION PANEL
MG	MOTOR GENERATOR
MH	MANHOLE
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTS	MANUAL TRANSFER SWITCH
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFC	NATIONAL FIRE CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OC	ON CENTER
OCP	OVER CURRENT PROTECTION
OE	OWNER ELECTRONICS
OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED/ OWNER INSTALLED
OFP	OBTAIN FROM PLANS
OH DR	OVERHEAD (COILING) DOOR
OL	OVERLOAD
PB	PUSHBUTTON
PF	POWER FACTOR
PH	PHASE
PNL	PANEL
PNM	PLENUM
PR	PAIR
PS	POWER SUPPLY
PT	POTENTIAL TRANSFORMER
PTZ	PAN/TILT/ZOOM
QTY	QUANTITY
R	REMOVE
RCP	REFLECTED CEILING PLAN
RMC	RIGID METAL CONDUIT
RNC	RIGID NONMETAL CONDUIT
RPM	REVOLUTIONS PER MINUTE
RPP	RISER PATCH PANEL
RR	REMOVE AND RELOCATE
S/S	START/STOP
SCA	SHORT CIRCUIT AMPS
SCBA	STANDARD COLOR AS SELECTED BY ARCHITECT
SF	SQUARE FOOT (FEET)
SFBA	STANDARD FINISH AS SELECTED BY ARCHITECT
SPD	SURGE PROTECTIVE DEVICE
SPDT	SINGLE POLE, DOUBLE THROW
SPEC	SPECIFICATION
SPP	STATION PATCH PANEL
SPST	SINGLE POLE, SINGLE THROW
ST	SINGLE THROW
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TL	TWIST LOCK
TP	TELEPHONE POLE
TP	TWISTED PAIR
TR	TELECOMMUNICATIONS ROOM
TTB	TELEPHONE TERMINAL BOARD
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER
TYP	TYPICAL
UF	UNDERFLOOR
UGND	UNDERGROUND
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
VA	VOLT AMPERE
VFC/VF	VARIABLE FREQUENCY MOTOR CONTROLLER
W	VERTICAL WIRE MANAGEMENT
WM	WITH
WI	WITHOUT
W/O	WEATHERPROOF
WP	WIRELESS PATCH PANEL
WPP	TRANSFORMER
XFMR	

DEFINITIONS

NOTE: ALL DEFINITIONS MAY NOT BE USED.

INDICATED: THE TERM "INDICATED" REFERS TO GRAPHIC REPRESENTATIONS, NOTES, OR SCHEDULES ON THE DRAWINGS, OTHER PARAGRAPHS OR SCHEDULES IN THE SPECIFICATIONS, AND SIMILAR REQUIREMENTS IN THE CONTRACT DOCUMENTS. WHERE TERMS SUCH AS "SHOWN", "NOTED", "SCHEDULED", AND "SPECIFIED" ARE USED, IT IS TO HELP THE READER LOCATE THE REFERENCE, NO LIMITATION ON LOCATION IS INTENDED.

DIRECTED: TERMS SUCH AS "DIRECTED", "REQUESTED", AUTHORIZED", "SELECTED", "APPROVED", "REQUIRED", AND "PERMITTED" MEAN "DIRECTED BY THE ENGINEER", "REQUESTED BY THE ENGINEER", AND SIMILAR PHRASES.

APPROVED: THE TERM "APPROVED", WHERE USED IN CONJUNCTION WITH THE ENGINEER'S ACTION ON THE CONTRACTOR'S SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ENGINEER'S DUTIES AND RESPONSIBILITIES AS STATED IN GENERAL AND SUPPLEMENTARY CONDITIONS.

FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."

INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."

PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

INSTALLER: AN "INSTALLER" IS THE CONTRACTOR OR AN ENTITY ENGAGED BY THE CONTRACTOR, EITHER AS AN EMPLOYEE, SUBCONTRACTOR, OR SUB-SUBCONTRACTOR, FOR PERFORMANCE OF A PARTICULAR CONSTRUCTION ACTIVITY, INCLUDING INSTALLATION, ERECTION, APPLICATION, AND SIMILAR OPERATIONS. INSTALLERS ARE REQUIRED TO BE EXPERIENCED IN THE OPERATIONS THEY ARE ENGAGED TO PERFORM.

TECHNOLOGY SYSTEMS: THE TERM "TECHNOLOGY SYSTEMS" IS USED TO DESCRIBE ALL LOW VOLTAGE SYSTEMS GENERALLY REFERRED TO AS "SPECIAL SYSTEMS". THESE SYSTEMS INCLUDE BUT ARE NOT NECESSARILY LIMITED TO ALL SYSTEMS WHICH UTILIZE VOLTAGES OF LESS THAN 71 VOLTS SUCH AS SOUND SYSTEMS, VIDEO SYSTEMS, TV SYSTEMS, SECURITY SYSTEMS, VOICE AND DATA CABLING SYSTEMS, ETC..

GENERAL ELECTRICAL NOTES

1. CLARIFICATION METHODS: AT THE TIME OF BIDDING, BIDDERS SHALL FAMILIARIZE THEMSELVES WITH THE DRAWINGS AND SPECIFICATIONS. ANY QUESTIONS, MISUNDERSTANDINGS, CONFLICTS, DELETIONS, DISCONTINUED PRODUCTS, CATALOG NUMBER DISCREPANCIES, DISCREPANCIES BETWEEN THE EQUIPMENT SUPPLIED AND THE INTENT OR FUNCTION OF THE EQUIPMENT, ETC., SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER IN WRITING FOR CLARIFICATION PRIOR TO ISSUANCE OF THE FINAL ADDENDUM AND BIDDING OF THE PROJECT. WHERE DISCREPANCIES OR MULTIPLE INTERPRETATIONS OCCUR, THE MOST STRINGENT (WHICH IS GENERALLY RECOGNIZED AS THE MOST COSTLY) THAT MEETS THE INTENT OF THE DOCUMENTS SHALL BE ENFORCED.
2. OWNER FURNISHED ITEMS: THE OWNER WILL FURNISH MATERIAL AND EQUIPMENT AS INDICATED IN THE CONTRACT DOCUMENTS TO BE INCORPORATED INTO THE WORK. THESE ITEMS ARE ASSIGNED TO THE INSTALLER AND COSTS FOR RECEIVING, HANDLING, STORAGE, IF REQUIRED, AND INSTALLATION ARE INCLUDED IN THE CONTRACT SUM.
   A. THE INSTALLER'S RESPONSIBILITIES ARE THE SAME AS IF THE INSTALLER FURNISHED THE MATERIALS OR EQUIPMENT.
   B. THE OWNER WILL ARRANGE AND PAY FOR DELIVERY OF OWNER FURNISHED ITEMS FREIGHT ON BOARD JOB SITE AND THE INSTALLER WILL INSPECT DELIVERIES FOR DAMAGE. IF OWNER FURNISHED ITEMS ARE DAMAGED, DEFECTIVE OR MISSING, DOCUMENT DAMAGED ITEMS WITH THE TRANSPORT COMPANY AND THE OWNER WILL ARRANGE FOR REPLACEMENT. THE OWNER WILL ALSO ARRANGE FOR MANUFACTURER'S FIELD SERVICES, AND THE DELIVERY OF MANUFACTURER'S WARRANTIES AND BONDS TO THE INSTALLER.
   C. THE INSTALLER IS RESPONSIBLE FOR DESIGNATING THE DELIVERY DATES OF OWNER FURNISHED ITEMS AND FOR RECEIVING, UNLOADING AND HANDLING OWNER FURNISHED ITEMS AT THE SITE.THE INSTALLER IS RESPONSIBLE FOR PROTECTING OWNER FURNISHED ITEMS FROM DAMAGE, INCLUDING DAMAGE FROM EXPOSURE TO THE ELEMENTS, AND TO REPAIR OR REPLACE ITEMS DAMAGED AS A RESULT OF HIS OPERATIONS.
3. EXPOSED STRUCTURE AREAS (EXCLUDING MECHANICAL, ELECTRICAL, AND COMMUNICATION SPACES): INSTALL RACEWAYS BETWEEN DECK AND STRUCTURE WHEREVER POSSIBLE IN EXPOSED STRUCTURE CEILING AREAS. ROUTE RACEWAYS IN CONCEALED AREAS WHEREVER POSSIBLE. REFER ALL CONDITIONS WHERE RACEWAYS MUST BE INSTALLED WHICH CANNOT COMPLY WITH THESE REQUIREMENTS TO THE ARCHITECT.
4. SUBMITTALS: PROVIDE ORIGINAL ELECTRONIC PDF FORMAT, BOUND, BOOKMARKED (EACH SECTION AND PRODUCT), AND HIGHLIGHTED. JOB NAME AND SUBCONTRACTOR SHALL BE ON THE FRONT COVER. PREPARE INDEX OF EQUIPMENT SUBMITTED IN EACH TAB.
5. REFLECTED CEILING PLANS: COORDINATE THE LOCATION OF LIGHT FIXTURES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. REFER ALL DISCREPANCIES TO THE ARCHITECT AND ENGINEER.
6. ALL WORK SHALL BE DONE ACCORDING TO THE CURRENT NATIONAL ELECTRIC CODE (NEC), IBC, NFPA, AND IFC. COMPLIANCE AND FINAL APPROVAL IS SUBJECT TO THE ON SITE FIELD INSPECTION OF THE AHJ.

SITE COORDINATION

THE LOCATION, CAPACITY, AND VOLTAGE OF THE LINES ARE ALL IN ACCORDANCE WITH DATA GIVEN THIS OFFICE BY THE UTILITY COMPANY. COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE INSTALLATION OF THE ELECTRICAL SERVICE. COMPLY WITH UTILITY REGULATIONS. REPORT DISCREPANCIES TO THE ENGINEER.

ELECTRIC UTILITY

ROCKY MOUNTAIN POWER	PERSON CONTACTED: - DATE: - PHONE NUMBER: - EMAIL: -
ADDRESS	

TELEPHONE UTILITY

CENTURYLINK	PERSON CONTACTED: - DATE: - PHONE NUMBER: - EMAIL: -
ADDRESS	

CABLE UTILITY

AT&T BROADBAND SERVICES	PERSON CONTACTED: - DATE: - PHONE NUMBER: - EMAIL: -
ADDRESS	
CITY, STATE, ZIP	

TYPE OF UTILITY

NAME OF UTILITY	PERSON CONTACTED: - DATE: -
ADDRESS	PHONE NUMBER: -
CITY, STATE, ZIP	EMAIL: -

ELECTRICAL SHEET INDEX

EE001	ELECTRICAL COVER SHEET
EE002	SYMBOLS LEGEND
EE701	TYPICAL MOUNTING DETAILS
EE702	TYPICAL LABELING DETAILS
EE703	TYPICAL LABELING DETAILS
ES1.00	ELECTRICAL SITE PLAN OVERALL
ES1.01	ELECTRICAL SITE PLAN - BLOCK 1
ES1.02	ELECTRICAL SITE PLAN - BLOCK 2
ES1.03	ELECTRICAL SITE PLAN - BLOCK 3
ES1.04	ELECTRICAL SITE PLAN - BLOCK 4
ES1.05	ELECTRICAL SITE PLAN - BLOCK 5
ES1.06	ELECTRICAL SITE PLAN - BLOCK 6
ES4.01	ENLARGED PAVILIONS
ES4.02	ENLARGED PAVILIONS
ES4.03	ENLARGED PAVILIONS
ES4.04	ENLARGED PAVILIONS
ES501	ELECTRICAL SITE DETAILS
ES502	ELECTRICAL SITE DETAILS
ES503	ELECTRICAL SITE DETAILS
ES504	SITE JUNCTION BOX DETAILS
ES601	ELECTRICAL SITE SCHEDULES
ES603	LIGHTING RELAY DIAGRAMS & SCHEDULES

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Vineyard, UT 84059

	DATE	ISSUE
1	01/17/2023	100% SCHEMATIC DESIGN
2	06/16/2023	100% DESIGN DEVELOPMENT

Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title
ELECTRICAL COVER SHEET

Sheet Number
EE001

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SYMBOLS LEGEND

SYMBOL	DESCRIPTION
LIGHTING	
(W-3)	FIXTURE IDENTIFICATION: (W-3) INDICATES FIXTURE TYPE AS SCHEDULED.
(W-3E)	FIXTURE IDENTIFICATION: EMERGENCY LIGHTING FIXTURE WITH BATTERY PACK AND/ OR GENERATOR AND/ OR CENTRALIZED INVERTER AND/ OR CENTRALIZED UPS CONNECTION AS INDICATED IN PLANS. (W-3E) INDICATES FIXTURE TYPE AS SCHEDULED.
EM	EMERGENCY.
NL	NIGHT LIGHT: DO NOT SWITCH.
	EGRESS DIRECTION ARROW (EXIT SIGNS).
	EXIT SIGN: SINGLE FACE; CEILING MOUNTED
	EXIT SIGN: SINGLE FACE; WALL MOUNTED
	EXIT SIGN: DOUBLE FACE; CEILING MOUNTED
	EXIT SIGN: DOUBLE FACE; WALL MOUNTED
LIGHTING CONTROL	
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, OMNI-DIRECTIONAL, CEILING.
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, WALL.
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, DIRECTIONAL.
P	PHOTOCELL.
P	PHOTOCELL, WALL MOUNTED.
	VACANCY SENSOR, DUAL TECHNOLOGY, OMNI-DIRECTIONAL, CEILING.
	VACANCY SENSOR, DUAL TECHNOLOGY, WALL.
	CEILING FAN.
	SWITCH/OCCUPANCY SENSOR COMBO, DUAL TECHNOLOGY, WALL.
	SWITCH/VACANCY SENSOR COMBO, DUAL TECHNOLOGY, WALL.
	DIMMER SWITCH/OCCUPANCY SENSOR COMBO, DUAL TECHNOLOGY, WALL.
	DIMMER SWITCH/VACANCY SENSOR COMBO, DUAL TECHNOLOGY, WALL.
a,b	LOW VOLTAGE DIGITAL LIGHTING CONTROL SWITCH: LETTER "a,b" INDICATES ZONING WHERE SHOWN (REFER TO PLANS, SCHEDULES, AND DETAILS FOR EXACT BUTTON CONFIGURATION AND PROGRAMMING REQUIREMENTS)
RC	DIGITAL LIGHTING ROOM CONTROLLER
DC	DIGITAL LIGHTING DIMMING CONTROLLER
LC	DIGITAL PLUG LOAD CONTROLLER
LS	LIGHTING NETWORK SWITCH.
NR	LIGHTING NETWORK ROUTER.
SM	LIGHTING NETWORK SEGMENT MANAGER
NB	LIGHTING NETWORK BRIDGE
ET	LIGHTING EMERGENCY TRANSFER DEVICE
X	LIGHTING SPACE CONTROL TYPE. X INDICATES TYPE. SEE SCHEDULE / DIAGRAM.

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
FIRE ALARM	
FAA	FIRE ALARM ANNUNCIATOR PANEL.
FACP	FIRE ALARM CONTROL PANEL, SEMI-RECESSED.
FATC	FIRE ALARM TERMINAL CABINET: NAC, SLC, SPEAKER CIRCUITS; AMPLIFIERS, BATTERIES
HVAC	CONTROL PANEL FOR HVAC: SMOKE CONTROL, STAIR PRESSURIZATION.
EVAC	VOICE EVACUATION PANEL.
PRE	PRE-ACTION CONTROL PANEL.
MIC	REMOTE VOICE EVACUATION MICROPHONE.
FPC	FIRE PUMP CONTROLLER.
JPC	JOCKEY PUMP CONTROLLER.
C	AUTOMATIC DOOR CLOSERS: DOOR CLOSERS SHALL BE FURNISHED WITH DOOR HARDWARE AND CONNECTED BY FIRE ALARM INSTALLER.
CM	CONTROL MODULE.
MM	MONITOR MODULE.
F	FIRE ALARM MANUAL PULL STATION.
R	SHUT DOWN RELAY: INSTALL RELAY IN CONTROL CIRCUIT OF EQUIPMENT TO BE CONTROLLED IN THE EVENT OF A FIRE.
FS	WATER FLOW SWITCH. FLOW SWITCHES SHALL BE PROVIDED AND INSTALLED BY FIRE SPRINKLER CONTRACTOR AND SHALL BE CONNECTED TO LOCATIONS SHOWN ON THE FIRE SPRINKLER SHOP DRAWINGS.
VS	VALVE SUPERVISORY SWITCH, TAMPER SWITCH. TAMPER SWITCHES SHALL BE PROVIDED AND INSTALLED BY FIRE SPRINKLER CONTRACTOR AND SHALL BE CONNECTED TO LOCATIONS SHOWN ON THE FIRE SPRINKLER SHOP DRAWINGS.
PS	PRESSURE SUPERVISORY SWITCH. PRESSURE SWITCHES SHALL BE PROVIDED AND INSTALLED BY FIRE SPRINKLER CONTRACTOR AND SHALL BE CONNECTED TO LOCATIONS SHOWN ON THE FIRE SPRINKLER SHOP DRAWINGS..
	MAGNETIC DOOR HOLDER.
	DETECTOR, SMOKE.
	DETECTOR, SMOKE, WALL MOUNTED.
A	DETECTOR, SMOKE WITH AUXILIARY CONTACT.
BR	DETECTOR, SMOKE, BEAM RECEIVER.
BT	DETECTOR, SMOKE, BEAM TRANSMITTER.
E	DETECTOR, SMOKE, ELEVATOR RECALL DESIGNATION.
G	DETECTOR, SMOKE WITH GUARD.
R	DETECTOR, SMOKE, RESIDENTIAL.
S	DETECTOR, SMOKE WITH STROBE.
RS	DETECTOR, SMOKE, RESIDENTIAL WITH SOUNDER BASE.
AS	DETECTOR, SMOKE, AIR SAMPLING SYSTEM PORT LOCATION.
	DETECTOR, SMOKE, DUCT WITH HOUSING AND SAMPLING TUBE.
SD	SMOKE DAMPER. 120V POWER FROM ELECTRICAL SYSTEM.
FSD	COMBINATION FIRE/SMOKE DAMPER. 120V POWER FROM ELECTRICAL SYSTEM.
RTS	REMOTE ALARM INDICATING AND TEST SWITCH.
	DETECTOR, HEAT.
CO	DETECTOR, CARBON MONOXIDE.
	STROBE, WALL MOUNTED.
75	STROBE, WALL MOUNTED. SUBSCRIPT INDICATES CANDELA RATING.
WP	ALARM, HORN/SPEAKER, WALL MOUNTED, WEATHERPROOF.
	ALARM, HORN/STROBE, WALL MOUNTED, ONE ASSEMBLY.
75	ALARM, HORN/STROBE, WALL MOUNTED, ONE ASSEMBLY. SUBSCRIPT INDICATES CANDELA RATING.
C	ALARM, CHIME/STROBE, WALL MOUNTED, ONE ASSEMBLY.
G	ALARM, HORN/STROBE WITH GUARD, WALL MOUNTED, ONE ASSEMBLY.
M	ALARM, MINI HORN/STROBE, WALL MOUNTED, ONE ASSEMBLY.
	SPEAKER, WALL MOUNTED, EVACUATION.
	SPEAKER, WALL MOUNTED, EVACUATION, COMBINATION STROBE.
75	SPEAKER, WALL MOUNTED, EVACUATION, COMBINATION STROBE. SUBSCRIPT INDICATES CANDELLA RATING.
75	ALARM, HORN/STROBE, ONE ASSEMBLY, CEILING MOUNTED. SUBSCRIPT INDICATES CANDELA RATING.
75	ALARM, HORN, CEILING MOUNTED. SUBSCRIPT INDICATES CANDELA RATING.
75	SPEAKER/STROBE, CEILING MOUNTED. SUBSCRIPT INDICATES CANDELA RATING.
	SPEAKER, CEILING MOUNTED.
75	ALARM, STROBE, CEILING MOUNTED. SUBSCRIPT INDICATES CANDELA RATING.
	BELL, ELECTRIC, 120V FROM ELECTRICAL SYSTEM OR 24V FROM FIRE ALARM SYSTEM

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	DATE	ISSUE
1	01/17/2023	100% SCHEMATIC DESIGN
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Key Map

Issue Date: 06/16/2023
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Sheet Title
SYMBOLS LEGEND

Sheet Number
EE002

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GENERAL SHEET NOTES

1 MOUNTING HEIGHTS OF ELECTRICAL AND ELECTRONIC EQUIPMENT IN THE FOLLOWING ORDER OF PRIORITY:

A - ELEVATIONS (ARCHITECTURAL, ELECTRICAL, MECHANICAL, ETC).

B - EQUIPMENT SHOP DRAWINGS.

C - FIELD INSTRUCTIONS.

2 LOCATE RECEPTACLES SERVING THE SAME TYPE OF USE AT A UNIFORM HEIGHT UNLESS DIRECTED OTHERWISE.

3 MECHANICAL, ELECTRICAL, AND COMMUNICATION ROOMS: COORDINATE LOCATION OF LIGHTING AND POWER RECEPTACLES WITH EQUIPMENT, PIPING, AND DUCTWORK. DO NOT INSTALL RECEPTACLES BEHIND EQUIPMENT OR WHERE OTHERWISE INACCESSIBLE. POSITION LIGHTING REGARDLESS OF WHERE SHOWN ON DRAWING TO PROVIDE PROPER ILLUMINATION.

4 MOUNT RECEPTACLE BOXES FOR SWITCHES AND RECEPTACLES WITH LONG AXIS OF THE DEVICE VERTICAL UNLESS OTHERWISE INDICATED.

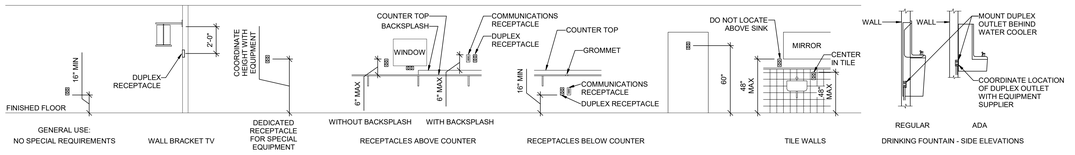
5 SET BOXES WITH PLASTER RINGS FLUSH WITH FINISHED SURFACE.

6 LOCATE BOX COVERS OR DEVICE PLATES SO THEY WILL NOT SPAN DIFFERENT TYPES OF BUILDING FINISHES EITHER VERTICALLY OR HORIZONTALLY.

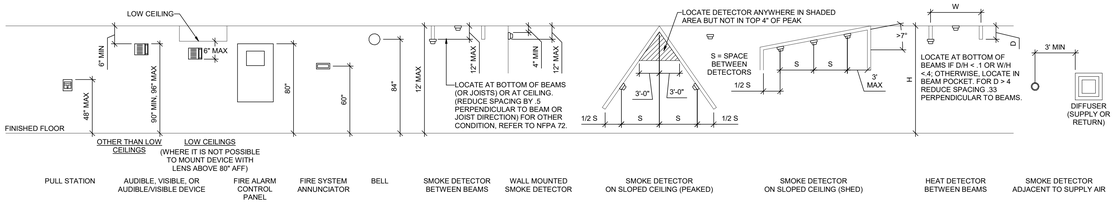
7 VERIFY ALL DOOR CONDITIONS ON ARCHITECTURAL DRAWINGS PRIOR TO INSTALLING SWITCHES.

8 LOCATE WIRING DEVICES WHICH ARE ADJACENT AND ARE COMPATIBLE VOLTAGES IN ONE PLATE.

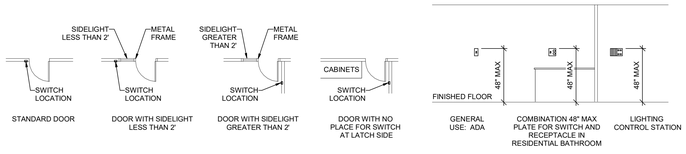
9 WHERE DEVICES ARE LOCATED IN CLOSE PROXIMITY OF THE SAME VERTICAL PLANE, ALIGN DEVICES VERTICALLY PER THE TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL, UNLESS OTHERWISE INDICATED.



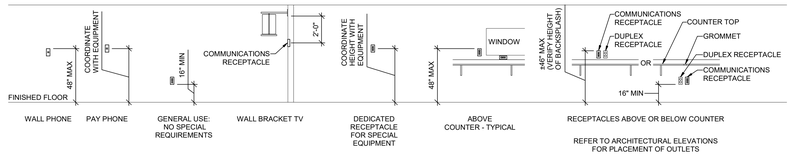
D4 RECEPTACLE MOUNTING DETAILS
EE701 SCALE: NTS



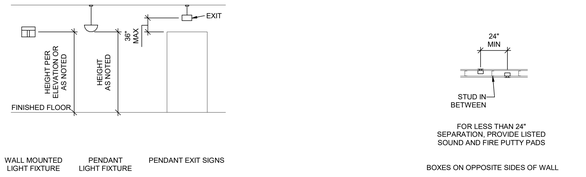
C4 FIRE ALARM MOUNTING DETAILS
EE701 SCALE: NTS



B2 SWITCH MOUNTING DETAILS
EE701 SCALE: NTS

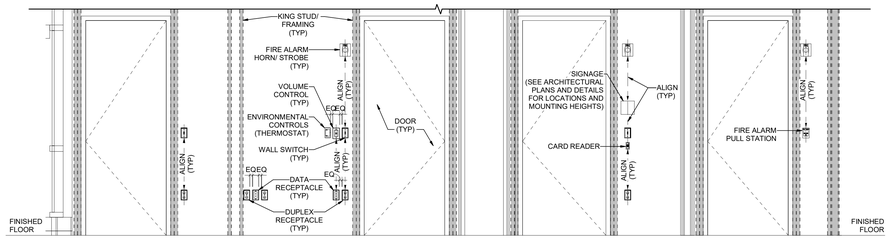


B4 COMMUNICATIONS MOUNTING DETAILS
EE701 SCALE: NTS



A2 LIGHTING MOUNTING DETAILS
EE701 SCALE: NTS

A3 BOX MOUNTING DETAILS
EE701 SCALE: NTS



A4 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL
EE701 SCALE: NTS

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Sheet Title
TYPICAL MOUNTING DETAILS

Sheet Number
EE701

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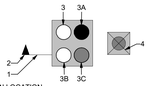
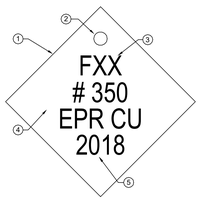


1. INDICATES SECTION LOCATION.
2. ARROW INDICATES THE DIRECTION DETAIL IS LOOKING ALONG DUCTBANK.
3. CIRCLES INDICATE NUMBER OF CONDUITS IN DUCTBANK.
   3A. DARK FILLED CONDUIT INDICATES A CONDUIT WITH NEW CABLING IN CONDUIT.
   3B. CONDUIT WITH NO FILL INDICATES AN EMPTY CONDUIT.
   3C. LIGHT FILLED CONDUIT INDICATES A CONDUIT WITH EXISTING CABLING IN CONDUIT.
4. X IN DUCTBANK INDICATES CABLING TO BE DEMOLISHED

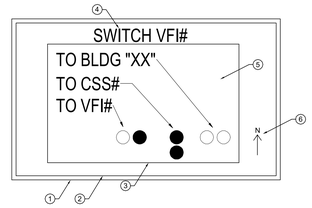
E6 DUCTBANK SECTION LEGEND
EE702 SCALE: NTS

1. FEEDER LABELS ARE TO BE PROVIDED FOR EACH FEEDER. LABEL IS TO BE 2 1/2" X 2 1/2" X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER YELLOW PLY, EXPOSING BLACK PLY BENEATH. LABELS ARE TO BE PROVIDE IN MANHOLES NEAR EACH DUCTBANK ENTRANCE
   THE FEEDER PASSES THROUGH, AND NEAR EACH SWITCH SECTION THE FEEDER CONNECTS TO. LABELS ARE ALSO TO BE PROVIDED ON THE FEEDERS OF SWITCHES AT EACH PAD OR VAULT, AND INSIDE THE PRIMARY COMPARTMENT OF EACH TRANSFORMER.
2. TAG IS TO BE ATTACHED TO PHASE B OF EACH FEEDER USING A BLACK WEATHER RESISTANT ZIP TIE. TAG IS TO BE FIXED SUCH THAT THE LETTERING IS VISIBLE AND NOT PULLED SO TIGHT THAT IT CAN NOT BE ADJUSTED.
3. LETTERING IS TO BE 3/8" HIGH, CENTERED AND FORMATTED AS SHOWN. COORDINATE AND MATCH FEEDER NAME WITH ONE-LINE FEEDER NAME.
4. IDENTIFY CABLE SIZE/TYPE.
5. YEAR INSTALLED.



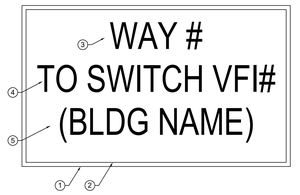
C4 MEDIUM VOLTAGE FEEDER LABEL
EE702 SCALE: NTS

1. MV DUCTBANK ROUTING LABEL TO BE PROVIDED AT EACH SWITCH, INSIDE OF CABINET DOORS, CONFIRM LOCATION WITH OWNER. LABEL IS TO BE 3" X 5" X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER YELLOW PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. PROVIDE LAYOUT OF SWITCH, PAD AND ALL CONDUITS AT PAD.
4. SECOND LINE, DEVICE BEING SERVED. LETTERING IS TO BE 1/4" HIGH, CENTERED, AND FORMATTED AS SHOWN. REPLACE "SWITCH" AND "S#" WITH DEVICES NAME THAT LABEL IS BEING INSTALLED IN. NAME SHALL MATCH ONE-LINE.
5. LETTERING IS TO BE 1/4" HIGH, LEFT ALIGNED, AND FORMATTED AS SHOWN. REPLACE WITH BUILDING NAME:SWITCH/TRANSFORMER THAT CONDUIT IS ROUTED TO. CONTRACTOR SHALL TRACE ALL SPARE CONDUITS AND PROVIDE ROUTING LOCATION ON LABEL, CONFIRM NAMING WITH OWNER PRIOR TO ORDERING.
6. PROVIDE NORTH ARROW IN RELATIONSHIP TO SWITCHGEAR.



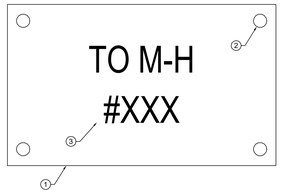
C5 MV DUCTBANK AT SWITCHES LABEL
EE702 SCALE: NTS

1. MV SWITCH SECTION LABEL TO BE PROVIDED AT EACH SWITCH SECTION/WAY. LABEL IS TO BE 3" X 5" X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER YELLOW PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. FIRST LINE. LETTERING IS TO BE 1/2" HIGH, CENTERED, AND FORMATTED AS SHOWN. "#" IS TO BE REPLACE WITH THE ASSOCIATED WAY'S NUMBER
4. SECOND LINE, DEVICE BEING SERVED. LETTERING IS TO BE 1/2" HIGH, CENTERED, AND FORMATTED AS SHOWN. REPLACE "SWITCH" AND "S#" WITH DEVICE NAME BEING SUPPLIED POWER TOO. NAME SHALL MATCH ONE-LINE.
5. THIRD LINE, SECTION. LETTERING IS TO BE 1/2" HIGH, CENTERED, AND FORMATTED AS SHOWN. REPLACE "BLDG NAME" WITH BUILDING NAME THAT IS ADJACENT TO DEVICE. CONFIRM NAMING WITH OWNER PRIOR TO ORDERING.



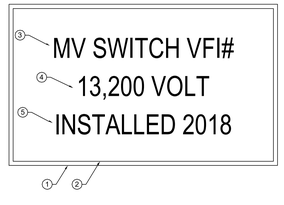
C6 MV SWITCH SECTION/WAY LABEL
EE702 SCALE: NTS

1. DUCTBANK LABEL TO BE PROVIDED AT EACH DUCTBANK START AND END LOCATIONS AS WELL AS AT EACH MANHOLE ENTRANCE AND EXIT THAT WORK IS HAPPENING AT IN PROJECT. LABEL IS TO BE 3" X 5" X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER YELLOW PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING 1/4" PLASTIC ANCHORS. LABEL IS TO BE LOCATED DIRECTLY ADJACENT TO THE DUCTBANK IN A WAY TO CLEARLY INDICATE WHICH DUCTBANK THE LABEL IS DEFINING.
3. LETTERING IS TO BE 1/2" HIGH, CENTERED, AND FORMATTED AS SHOWN. "TO M-H #XXX" IS TO BE REPLACE WITH THE DESTINATION OF THE DUCTBANK, SUCH AS THE NEXT MANHOLE, A VAULT, OR A PAD. CONFIRM NAME WITH OWNER PRIOR TO ORDERING.

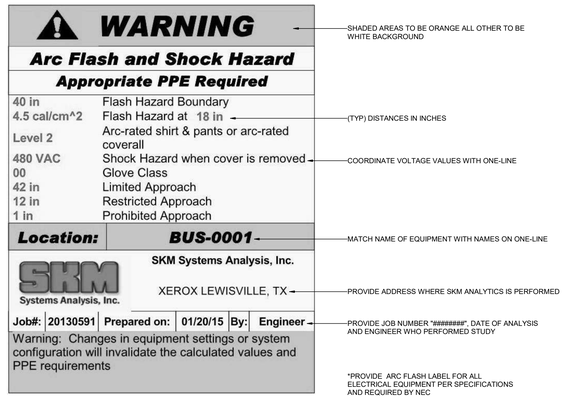


A3 DUCTBANK LABEL
EE702 SCALE: NTS

1. MV SWITCH LABEL TO BE PROVIDED AT EACH SWITCH AND ITS CABINET. INSTALL ON EXTERIOR OF ENCLOSURE WHERE EASILY VISIBLE. LABEL IS TO BE 3" X 5" X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER YELLOW PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. FIRST LINE. LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. "##" IS TO BE REPLACED WITH THE NAME OF THE SWITCH AND SHALL CORRESPOND WITH ONE-LINE.
4. SECOND LINE, LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN AND INDICATE THE SWITCH VOLTAGE
5. THIRD LINE, LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN AND INDICATE THE YEAR INSTALLED.



A4 MV SWITCH CABINET LABEL
EE702 SCALE: NTS



A5 TYPICAL ARC FLASH LABEL
EE702 SCALE: NTS

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Sheet Title
TYPICAL LABELING DETAILS

Sheet Number
EE702

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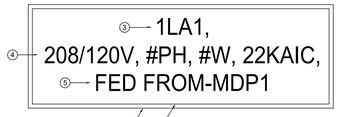
1. LABEL TO BE PROVIDED AT EACH SWITCHBOARD, PANELBOARD, DISCONNECT/STARTER. LABEL IS TO BE 3" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. FIRST LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. REPLACE THE LETTER/NUMBER WITH THOSE FOUND ON THE ONE-LINE DIAGRAM.
4. SECOND LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. THE FOLLOWING SHALL BE PROVIDED, VOLTAGE, PHASE, NUMBER OF WIRES, AND AIC RATING OF DEVICE.
5. THIRD LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. PROVIDE "FED FROM-" AND REPLACE MDP1 WITH THE DEVICES NAME THAT FEEDS THE PANELBOARD.



NOTE: EMERGENCY PANELS SHALL USE LAMACOID WITH RED OUTERPLY, EXPOSING WHITE LETTERING BENEATH. CONTRACTOR TO USE SAME LABEL SCHEME EXCEPT FIRST 'A' IS REPLACED WITH 'E' FOR EMERGENCY, SECOND 'A' TO BE 'L' FOR LOW OR 'H' FOR HIGH VOLTAGE (480/277V), LAST '#' TO BE REPLACED WITH LETTER INDICATING LOCATION OF PANEL.

D4 EE703 **TYPICAL PANELBOARD/SWITCHBOARD LABEL**
SCALE: NTS

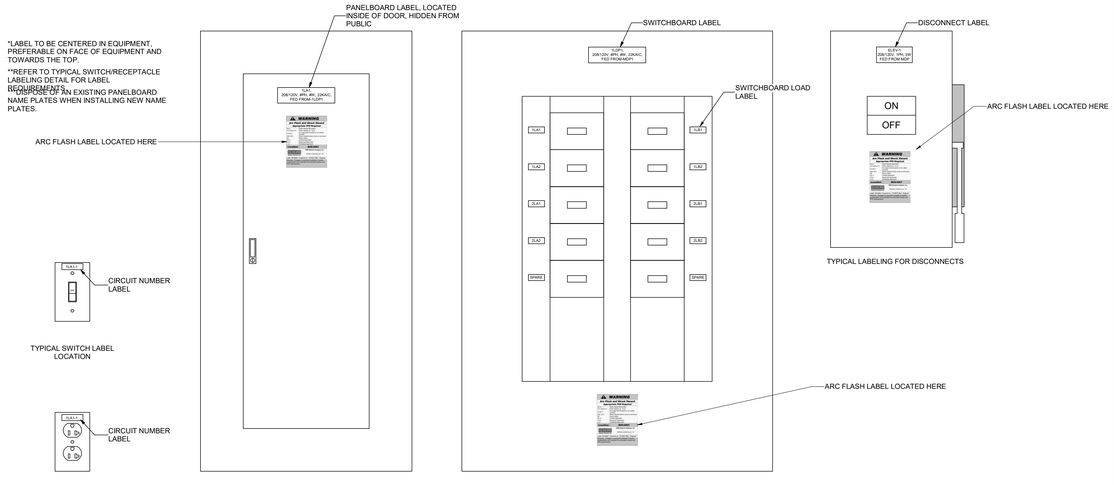
1. LABEL TO BE PROVIDED THAT IS TO BE 4" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. FIRST LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, WITH THE EQUIPMENT ID MATCHING PLANS.
4. SECOND LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. THE FOLLOWING SHALL BE PROVIDED, VOLTAGE, PHASE, NUMBER OF WIRES, AND AIC RATING OF GEAR.
5. THIRD & FOURTH LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. LABEL WITH ACTUAL AVAILABLE FAULT CURRENT AND ASSOCIATED CLEARING TIME.

C5 EE703 **TYPICAL MAIN SERVICE EQUIPMENT/GEAR LABEL**
SCALE: NTS

*LABEL TO BE CENTERED IN EQUIPMENT, PREFERABLE ON FACE OF EQUIPMENT AND TOWARDS THE TOP.

**REFER TO TYPICAL SWITCH/RECEPTACLE LABELING DETAIL FOR LABEL REQUIREMENTS.

REQUIREMENTS IN EXISTING PANELBOARD NAME PLATES WHEN INSTALLING NEW NAME PLATES.



TYPICAL SWITCH LABEL LOCATION

TYPICAL RECEPTACLE LABEL LOCATION

TYPICAL LABELING FOR PANELBOARDS IN NON-PUBLIC LOCATIONS

TYPICAL LABELING FOR SWITCHBOARDS

TYPICAL LABELING FOR DISCONNECTS

A3 EE703 **TYPICAL SWITCH, RECEPTACLE AND PANELBOARD/SWITCHBOARD LABELING LOCATION DETAIL**
SCALE: NTS

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Key Map

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Sheet Title
TYPICAL LABELING DETAILS

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EE703

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GENERAL SHEET NOTES

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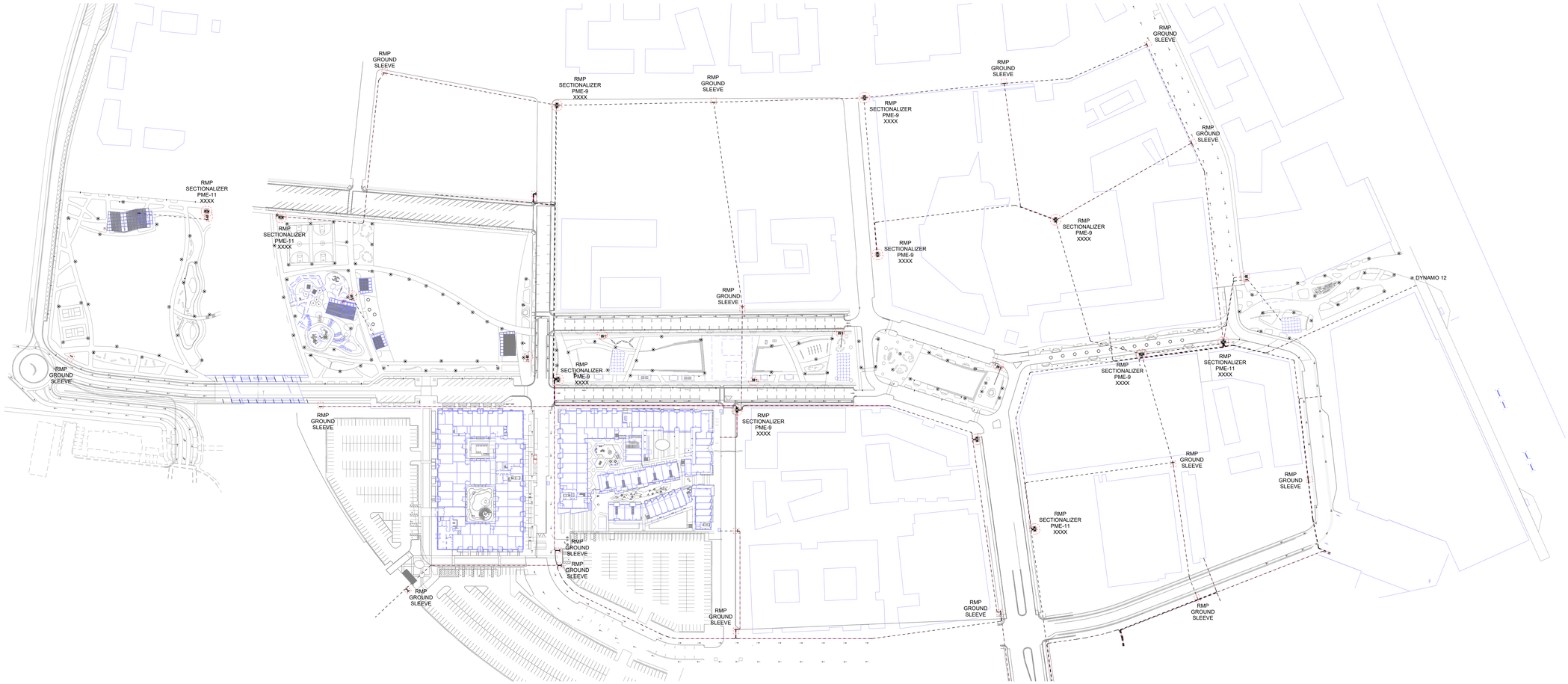

A1 ELECTRICAL SITE PLAN OVERALL
ES1.00 SCALE: 1" = 100'-0"

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Sheet Title
ELECTRICAL SITE PLAN OVERALL

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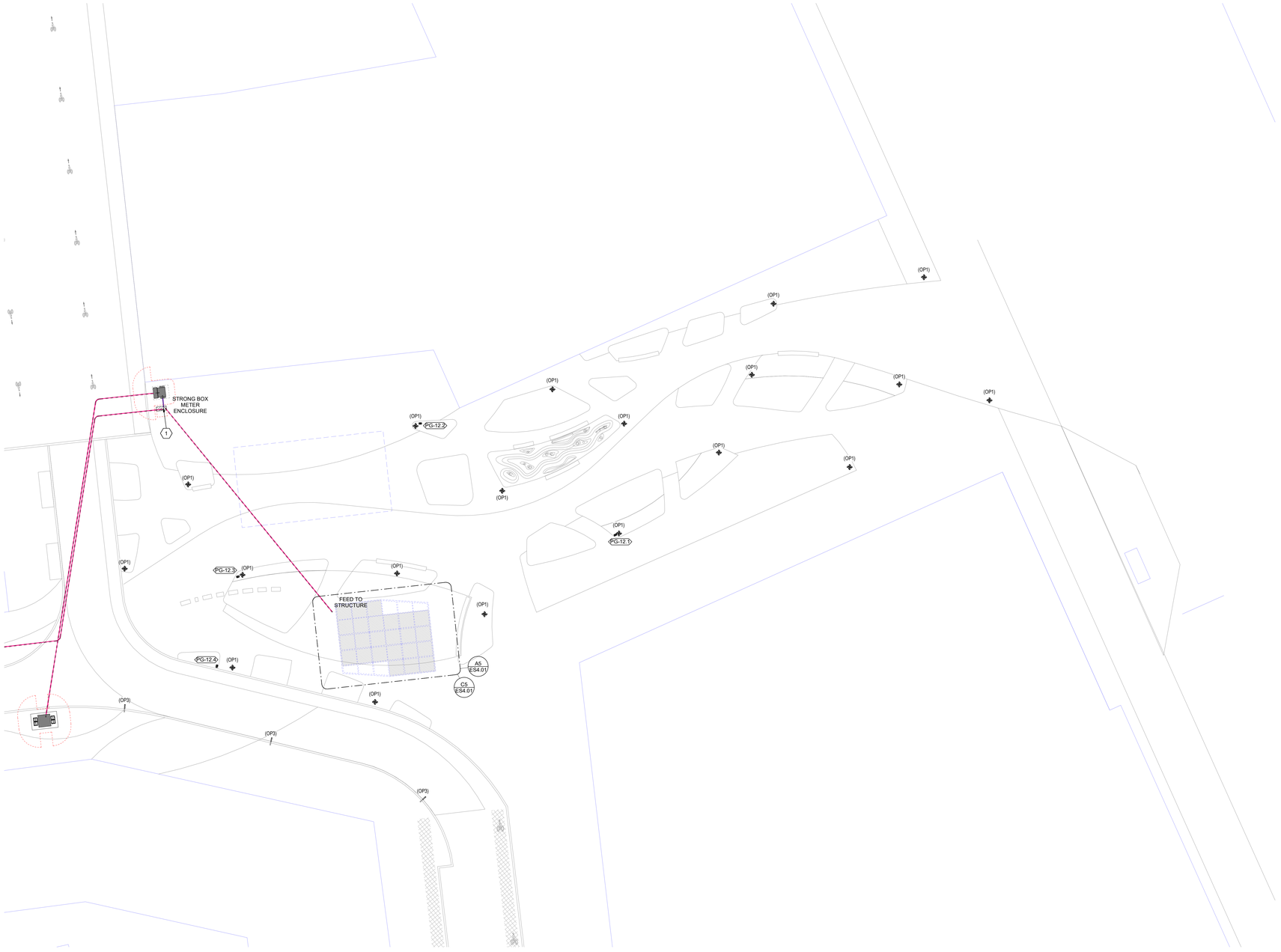
ES1.00



A1 ES1.01 **ELECTRICAL SITE PLAN - 1.01**
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SHEET KEYNOTES

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Key Map

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Sheet Title
ELECTRICAL SITE PLAN - BLOCK 1

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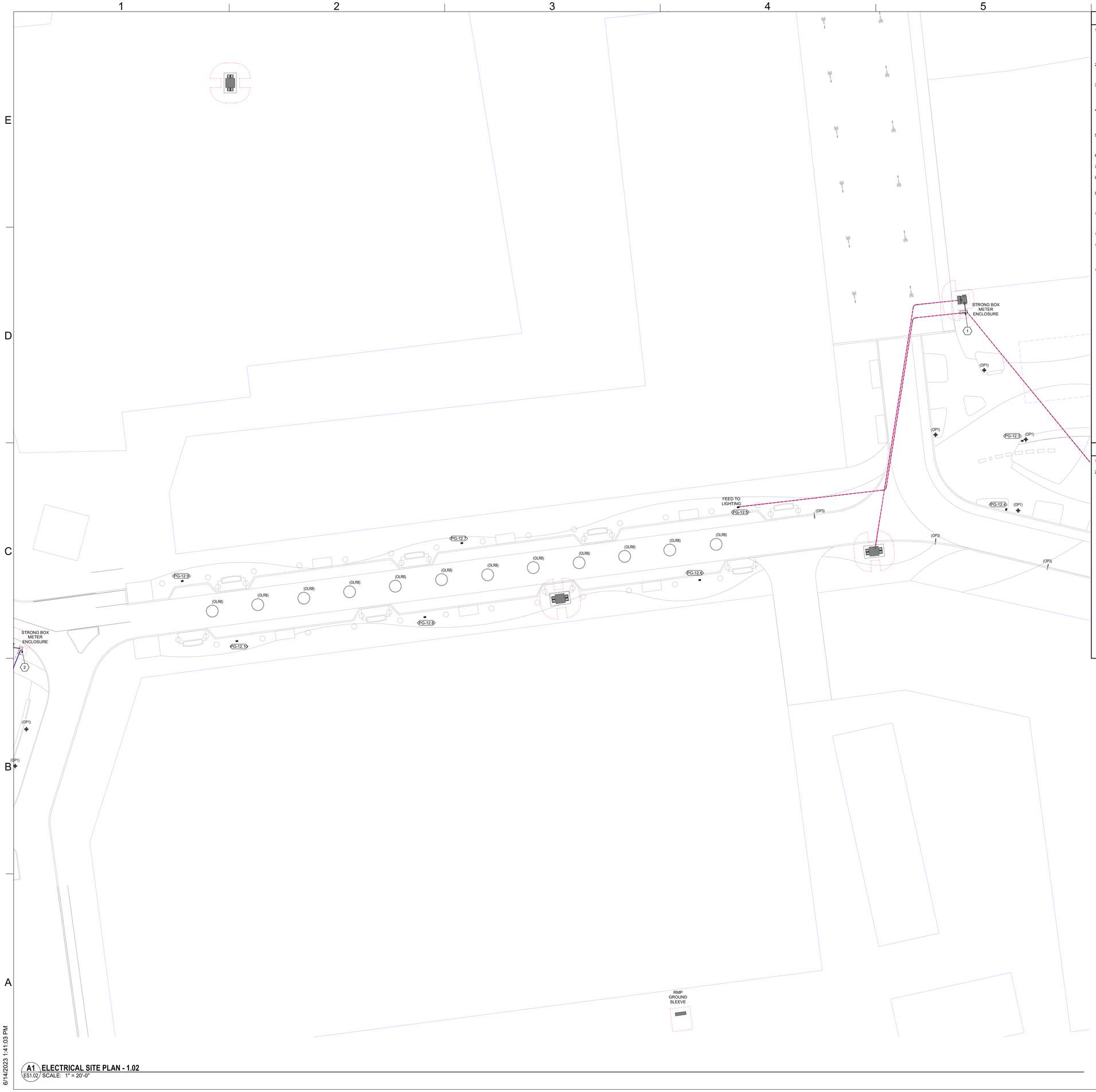

A1 ES1.02 **ELECTRICAL SITE PLAN - 1.02**
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SHEET KEYNOTES

1. LOCATE LIGHTING CONTROLS FOR BLOCK 1 AND 2 IN THIS AREA.
2. LOCATE LIGHTING CONTROLS FOR BLOCK IN THIS AREA.

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Key Map

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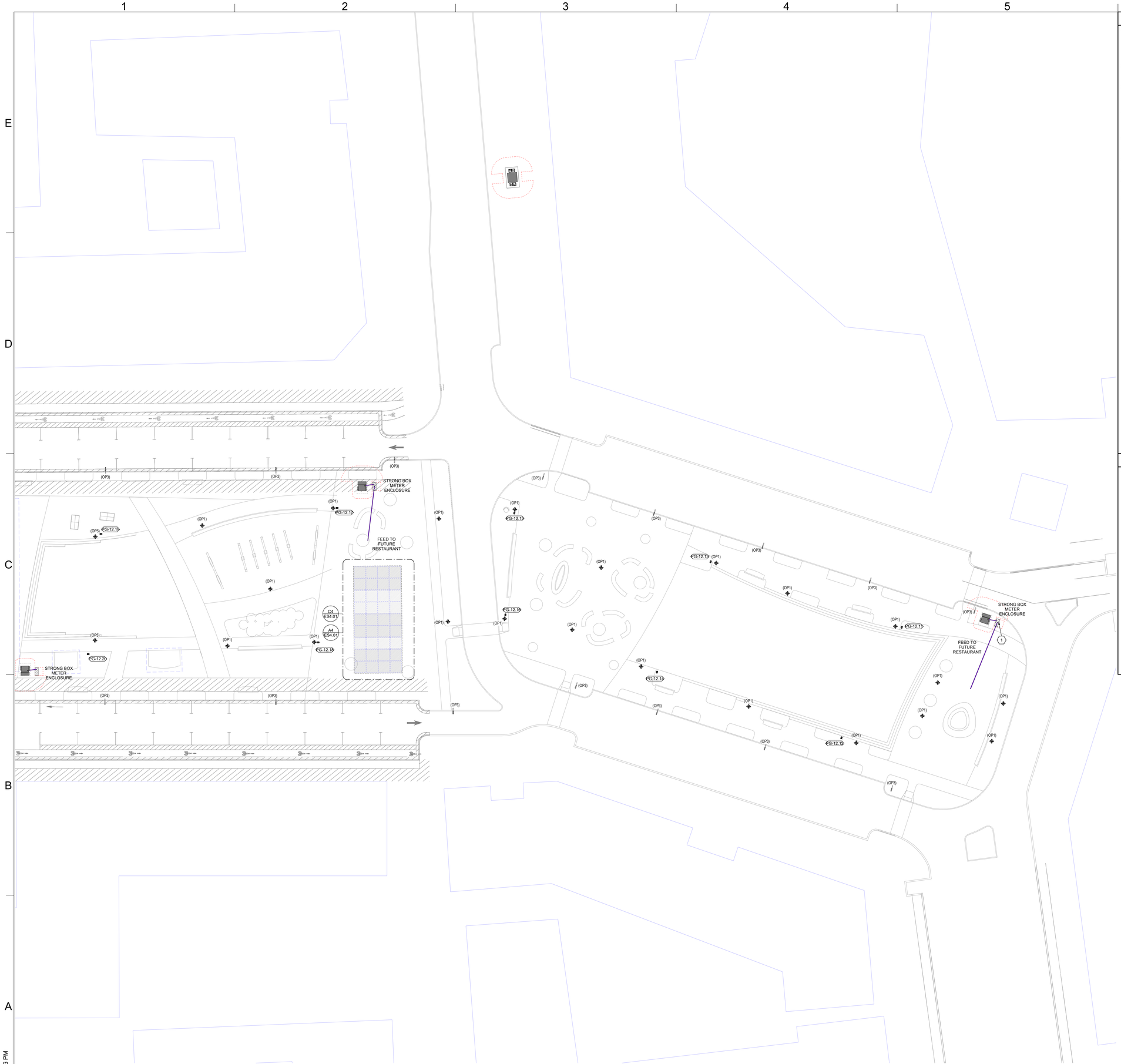
Sheet Title
ELECTRICAL SITE PLAN - BLOCK 2

Sheet Number
ES1.02



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A1 ELECTRICAL SITE PLAN - 1.03
ES1.03 SCALE: 1" = 20'-0"

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ELECTRICAL SITE PLAN - BLOCK 3

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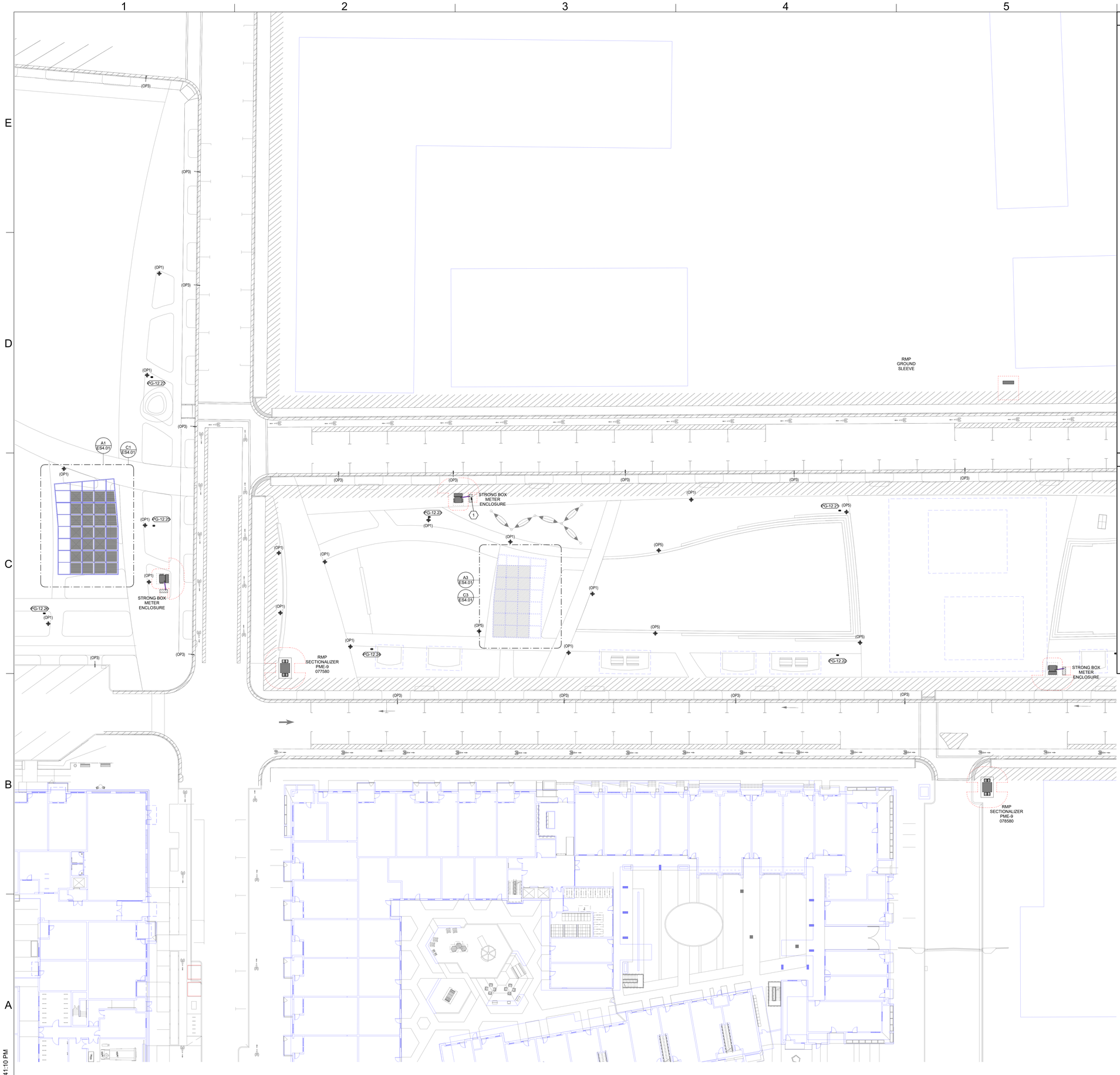
ES1.03



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4. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.
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6. PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.
7. PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.
8. ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."
9. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
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13. ROCKY MOUNTAIN POWER SECTIONALIZERS, GROUND SLEEVES, AND CONDUIT ARE APPROXIMATE LOCATIONS. REFER TO ROCKY MOUNTAIN POWER FOR EXACT LOCATIONS.

SHEET KEYNOTES

1. LOCATE LIGHTING CONTROLS FOR BLOCK IN THIS AREA.

PROJECT TEAM

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

Key Map

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Sheet Title

ELECTRICAL SITE PLAN - BLOCK 4

Sheet Number

ES1.04

A1 ELECTRICAL SITE PLAN - 1.04
SCALE: 1" = 20'-0"

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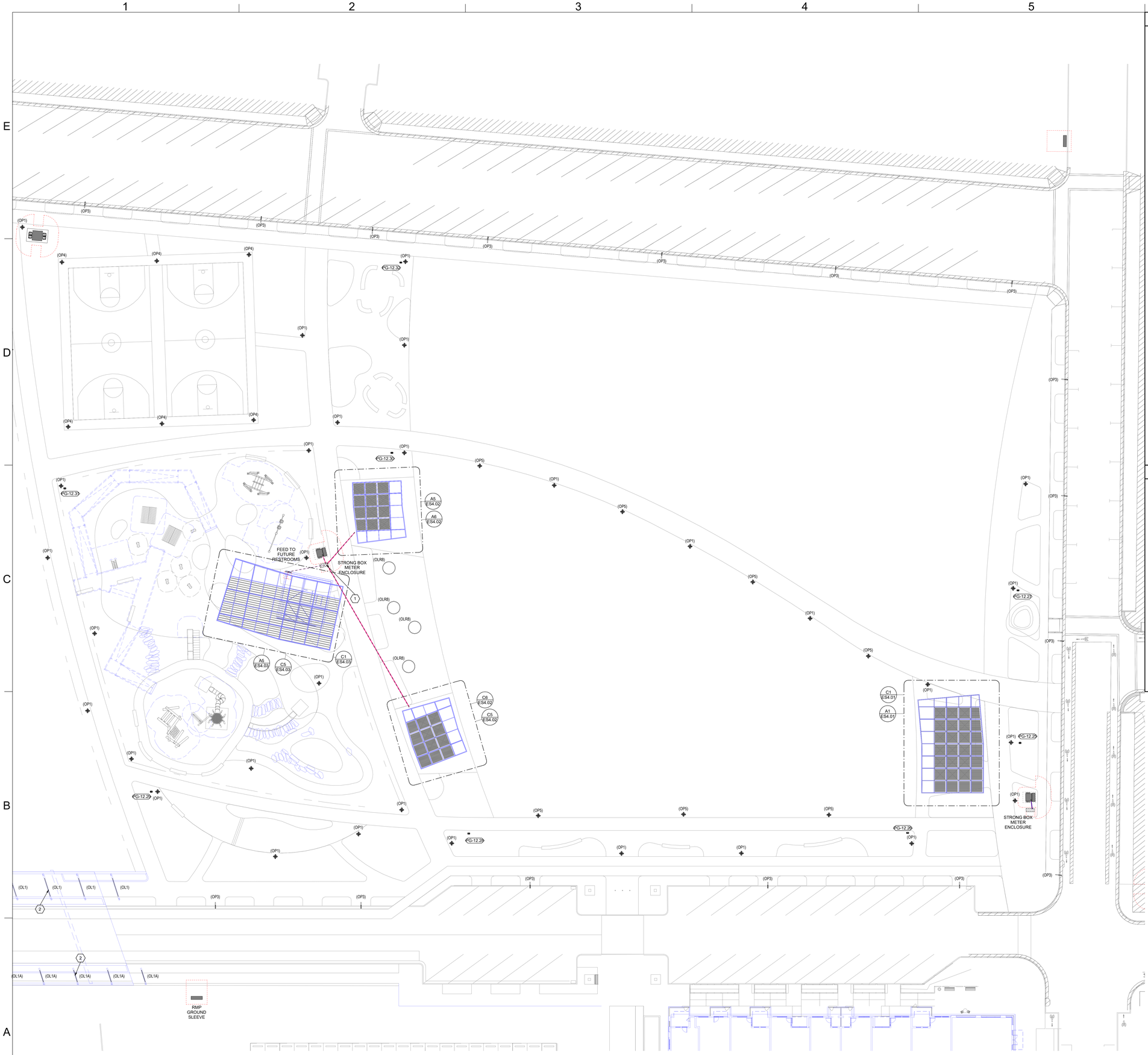

GENERAL SHEET NOTES

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SHEET KEYNOTES

1. LOCATE LIGHTING CONTROLS FOR BLOCK IN THIS AREA.
2. OL1 AND OL1A MOUNTED IN 'TRELLIS' STRUCTURE LIGHTING WALKING PATH.

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Sheet Title
ELECTRICAL SITE PLAN - BLOCK 5

Sheet Number
ES1.05

A1 ES1.05 **ELECTRICAL SITE PLAN - 1.05**
SCALE: 1" = 20'-0"

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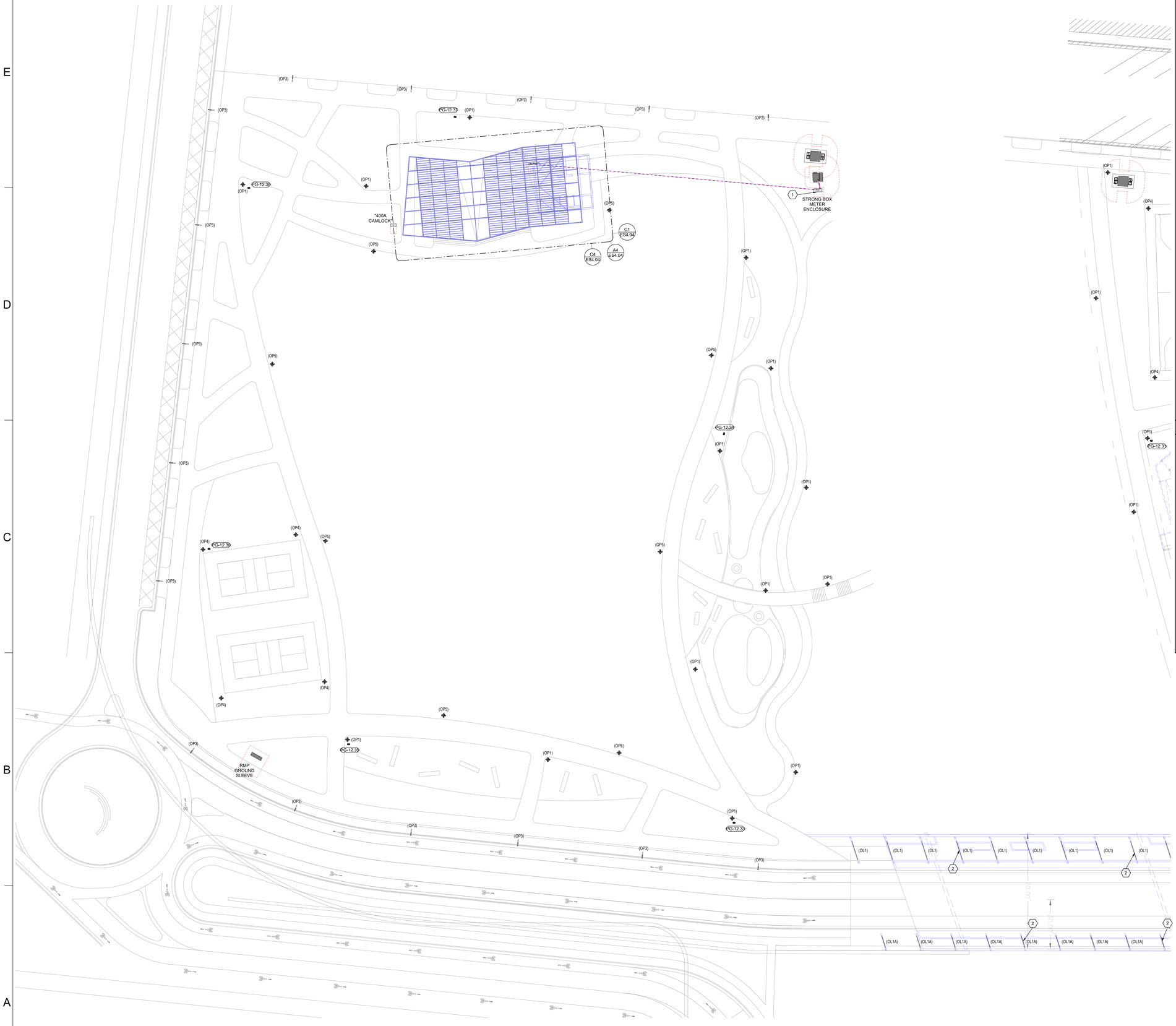

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SHEET KEYNOTES

1. LOCATE LIGHTING CONTROLS FOR BLOCK IN THIS AREA.
2. OL1 AND OL1A MOUNTED IN 'TRELLIS' STRUCTURE LIGHTING WALKING PATH.

A1 **ELECTRICAL SITE PLAN - 1.06**
ES1.06 SCALE: 1" = 20'-0"

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Key Map

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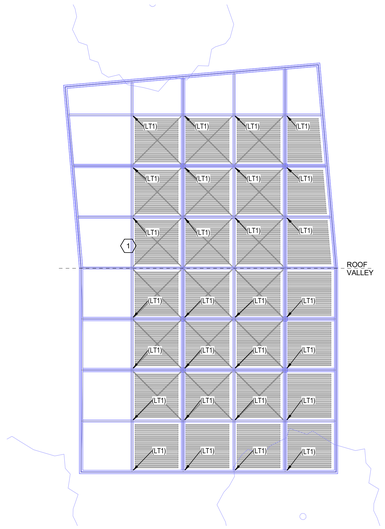
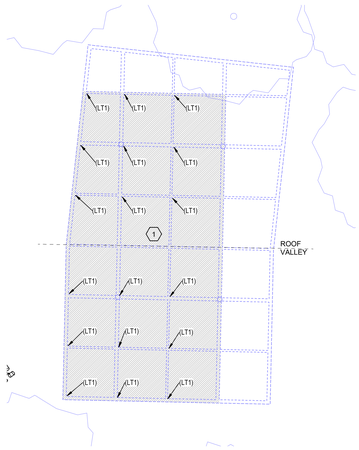
Sheet Title
ELECTRICAL SITE PLAN - BLOCK 6

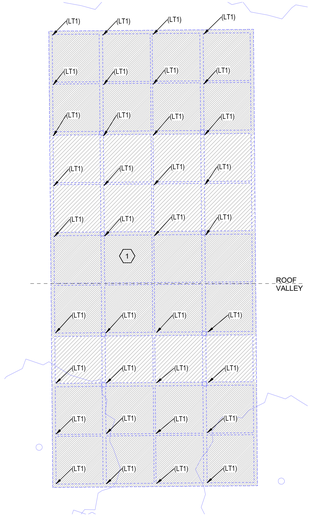
Sheet Number
ES1.06



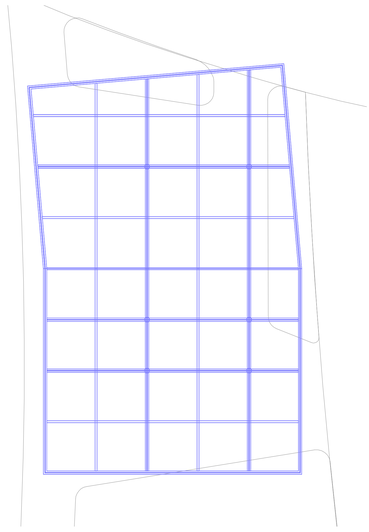
C1 BLOCK 5 PAVILION A53 LIGHTING
ES4.01 SCALE: 1/8" = 1'-0"



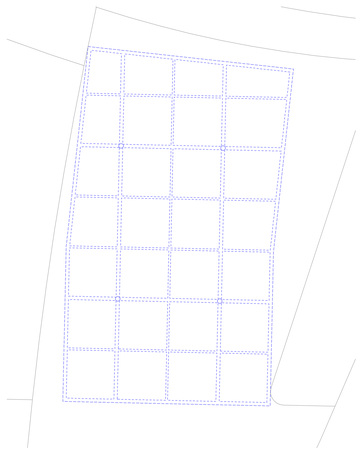
C3 BLOCK 4 PAVILION WEST LIGHTING
ES4.01 SCALE: 1/8" = 1'-0"



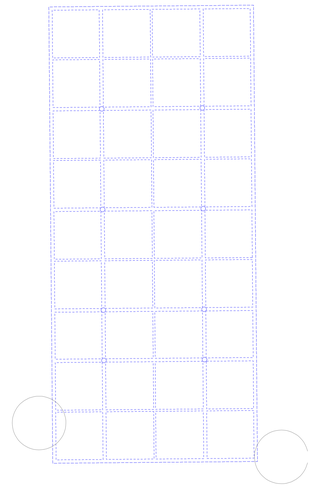
C4 BLOCK 4 PAVILION EAST LIGHTING
ES4.01 SCALE: 1/8" = 1'-0"



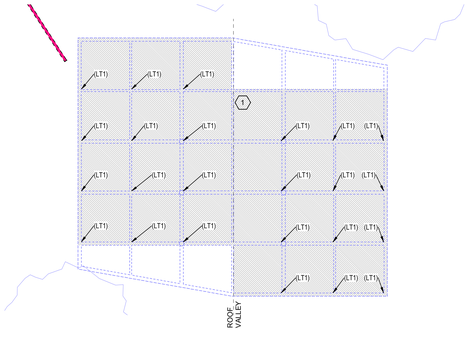
A1 BLOCK 5 PAVILION A53 POWER
ES4.01 SCALE: 1/8" = 1'-0"



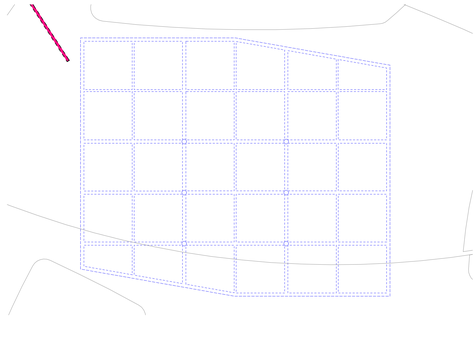
A3 BLOCK 4 PAVILION WEST POWER
ES4.01 SCALE: 1/8" = 1'-0"



A4 BLOCK 4 PAVILION EAST POWER
ES4.01 SCALE: 1/8" = 1'-0"



C5 BLOCK 1 PAVILION LIGHTING
ES4.01 SCALE: 1/8" = 1'-0"



A5 BLOCK 1 PAVILION POWER
ES4.01 SCALE: 1/8" = 1'-0"

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SHEET KEYNOTES

1 TYPE LT-1 MOUNTED VERTICALLY WITH 1" SPACE AT TOP AND 2" SPACE AT BOTTOM OF BEAM.

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ENLARGED PAVILIONS

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ES4.01

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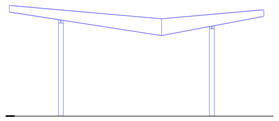
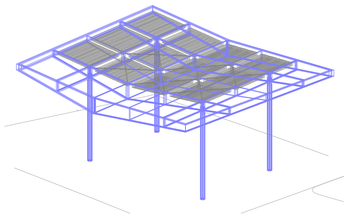
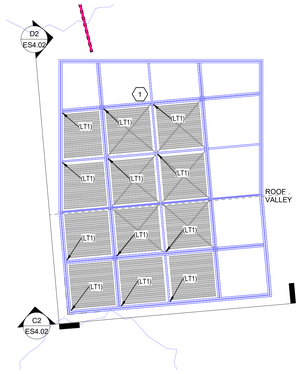
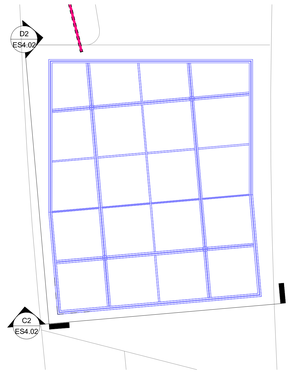
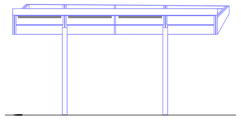


D2 BLOCK 5 PAVILION A55 WEST ELEVATION
ES4.02 SCALE: 1/8" = 1'-0"







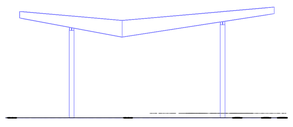


C2 BLOCK 5 PAVILION A55 SOUTH ELEVATION
ES4.02 SCALE: 1/8" = 1'-0"

C3 BLOCK 5 PAVILION A55
ES4.02 SCALE:

C5 BLOCK 5 PAVILION A55 LIGHTING
ES4.02 SCALE: 1/8" = 1'-0"

C6 BLOCK 5 PAVILION A55 POWER
ES4.02 SCALE: 1/8" = 1'-0"



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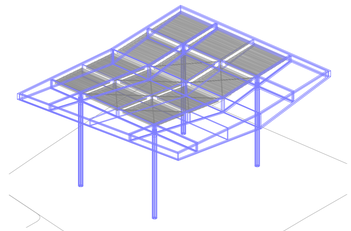
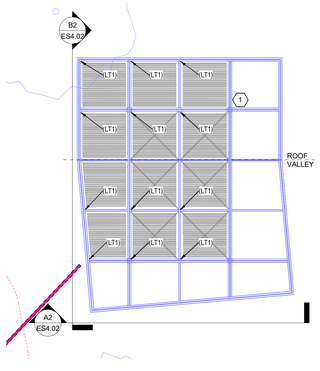
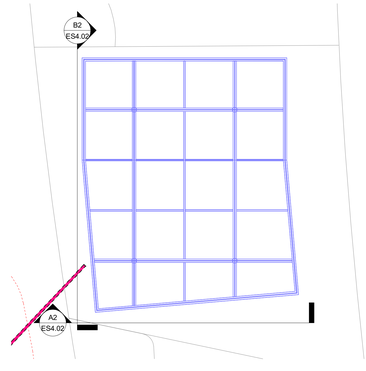
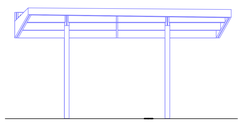
ES4.02 SCALE: 1/8" = 1'-0"









A2 BLOCK 5 PAVILION A54 SOUTH ELEVATION
ES4.02 SCALE: 1/8" = 1'-0"

A3 BLOCK 5 PAVILION A54
ES4.02 SCALE:

A5 BLOCK 5 PAVILION A54 LIGHTING
ES4.02 SCALE: 1/8" = 1'-0"

A6 BLOCK 5 PAVILION A54 POWER
ES4.02 SCALE: 1/8" = 1'-0"

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ENLARGED PAVILIONS

Sheet Number
ES4.02

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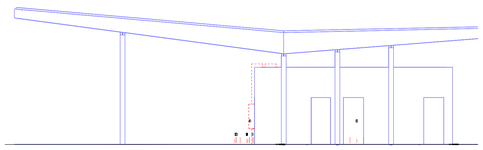
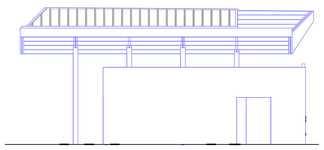


E1 BLOCK 5 PAVILION A56 SOUTH ELEVATION
ES4.03 SCALE: 1/8" = 1'-0"



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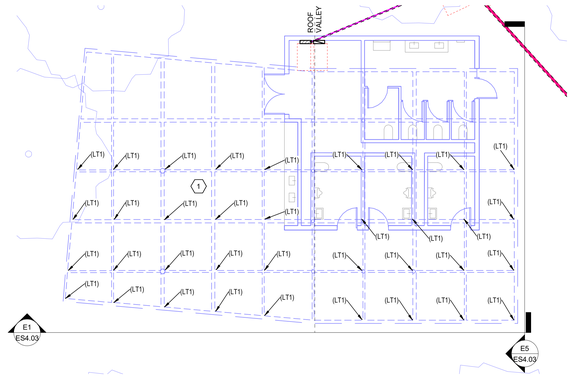
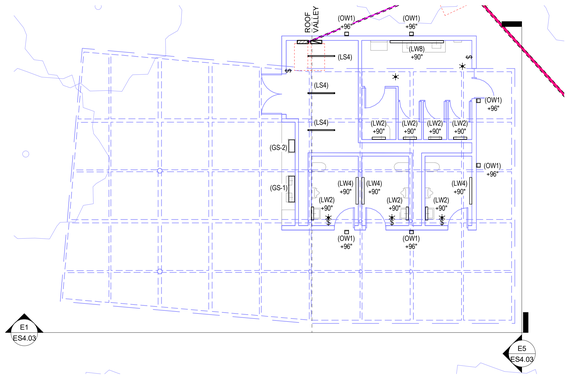
ES4.03 SCALE: 1/8" = 1'-0"



C1 BLOCK 5 PAVILION A56 LIGHTING CANOPY
ES4.03 SCALE: 1/8" = 1'-0"



C5 BLOCK 5 PAVILION A56 LIGHTING
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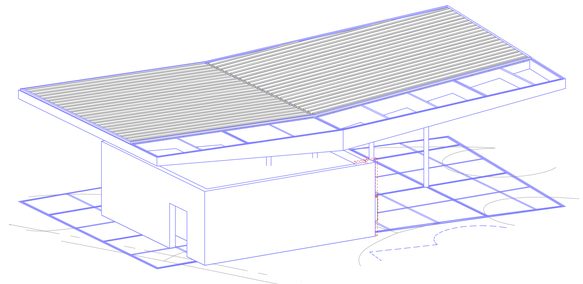

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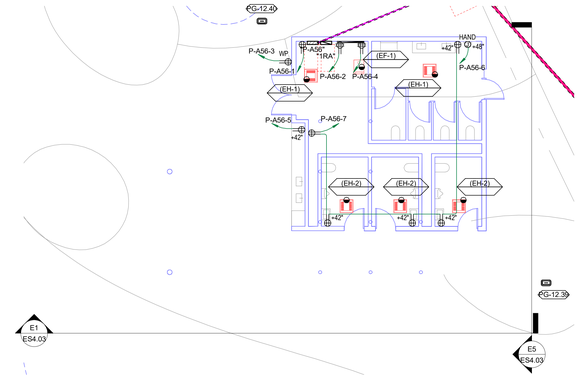
ES4.03 SCALE:



A5 BLOCK 5 PAVILION A56 POWER
ES4.03 SCALE: 1/8" = 1'-0"

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ES4.03

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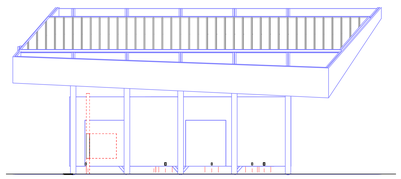
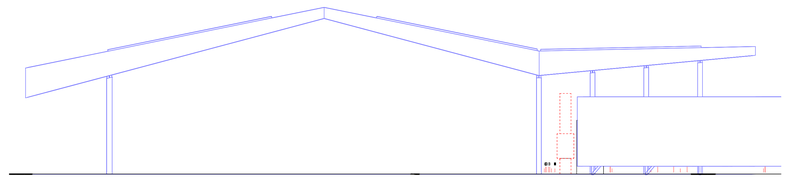
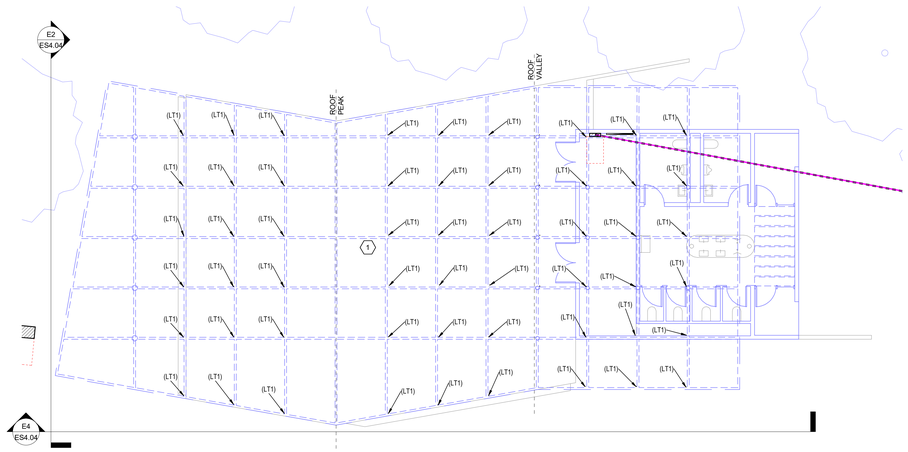
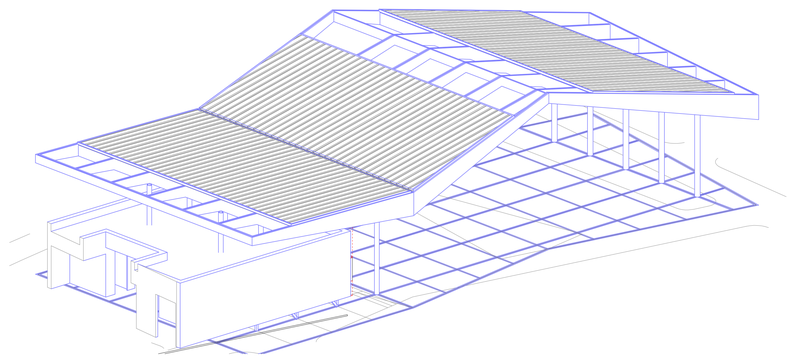


E2 ES4.04 BLOCK 6 PAVILION WEST ELEVATION
SCALE: 1/8" = 1'-0"

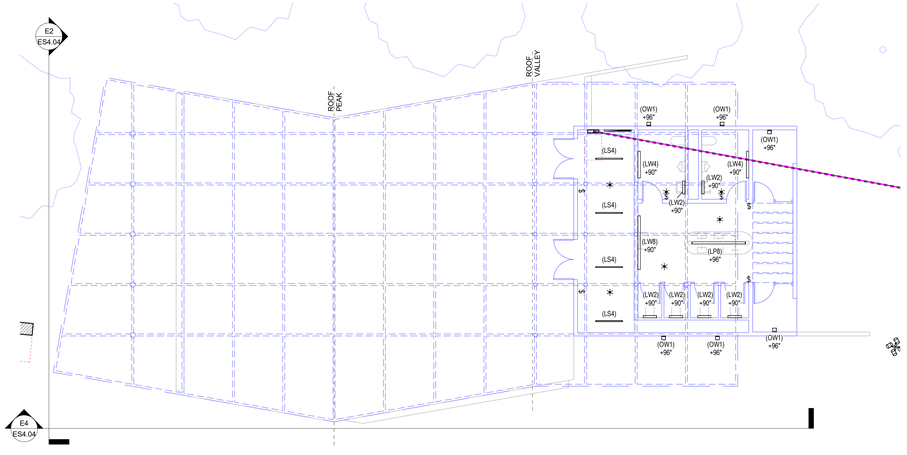


E4 ES4.04 BLOCK 6 PAVILION SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

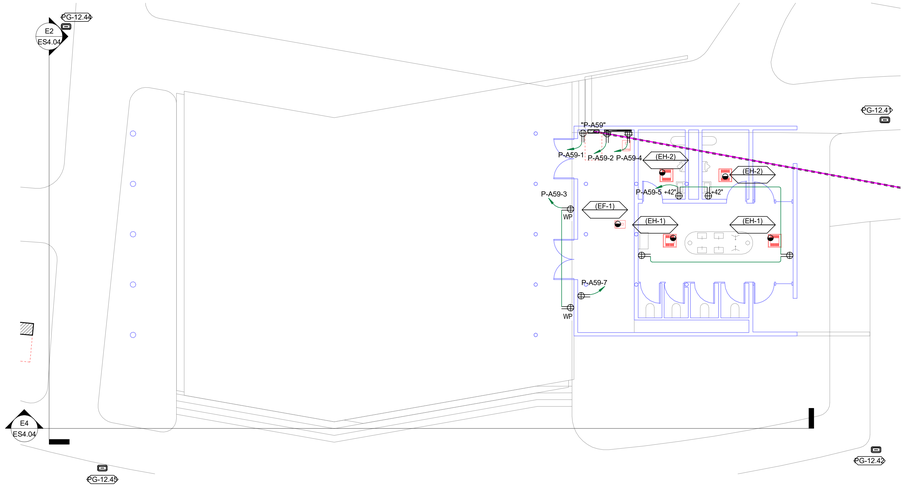




C1 ES4.04 BLOCK 6 PAVILION A59 LIGHTING CANOPY
SCALE: 1/8" = 1'-0"



A1 ES4.04 BLOCK 5 PAVILION A59
SCALE:



C4 ES4.04 BLOCK 6 PAVILION A59 LIGHTING
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A4 ES4.04 BLOCK 6 PAVILION A59 POWER
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ES4.04

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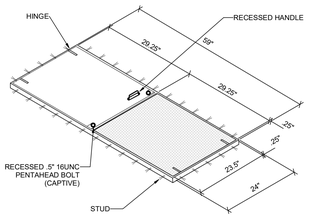
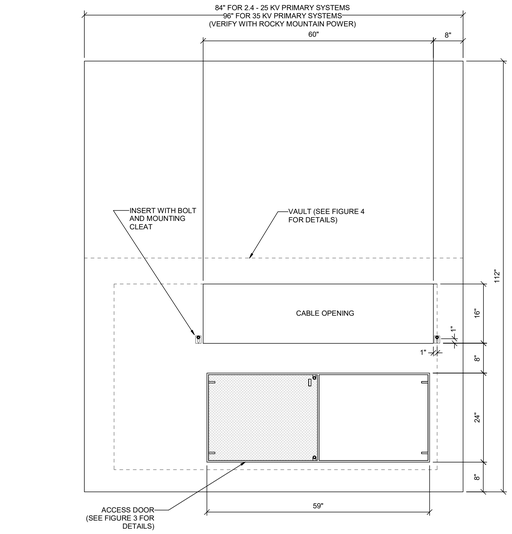


FIGURE 3 - ACCESS DOOR DETAIL



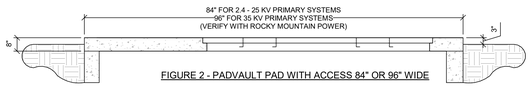
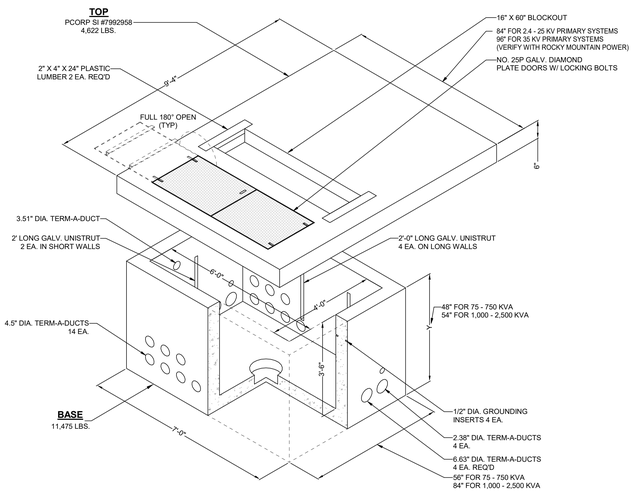
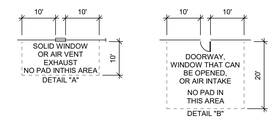
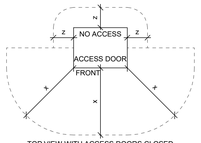


FIGURE 2 - PADVAULT PAD WITH ACCESS 84" OR 96" WIDE

2.4 - 25kV, 3-PHASE TRANSFORMER PADVAULT WITH ACCESS, STOCK ITEM 7992600-STOCK ITEM 1790023





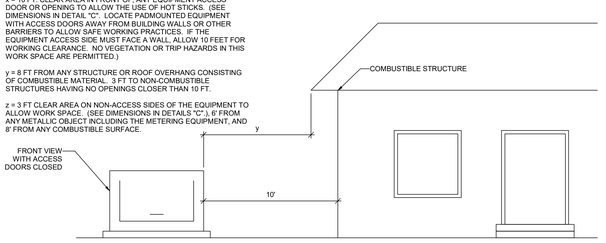


MINIMUM DISTANCE REQUIRED FROM PAD:

x = 10 FT. CLEAR AREA IN FRONT OF. ANY EQUIPMENT ACCESS DOOR OR OPENING TO ALLOW THE USE OF HOT STICKS. (SEE DIMENSIONS IN DETAIL "C". LOCATE PADMOUNTED EQUIPMENT WITH ACCESS DOORS AWAY FROM BUILDING WALLS OR OTHER BARRIERS TO ALLOW SAFE WORKING PRACTICES. IF THE EQUIPMENT ACCESS SIDE MUST FACE A WALL, ALLOW 10 FEET FOR WORKING CLEARANCE. NO VEGETATION OR TRIP HAZARDS IN THIS WORK SPACE ARE PERMITTED.)

y = 8 FT FROM ANY STRUCTURE OR ROOF OVERHANG CONSISTING OF COMBUSTIBLE MATERIAL. 3 FT TO NON-COMBUSTIBLE STRUCTURES HAVING NO OPENINGS CLOSER THAN 10 FT.

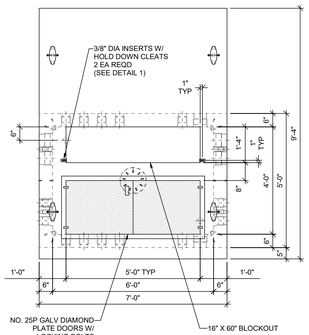
z = 3 FT CLEAR AREA ON NON-ACCESS SIDES OF THE EQUIPMENT TO ALLOW WORK SPACE. (SEE DIMENSIONS IN DETAILS "C".), 6' FROM ANY METALLIC OBJECT INCLUDING THE METERING EQUIPMENT, AND 8' FROM ANY COMBUSTIBLE SURFACE.



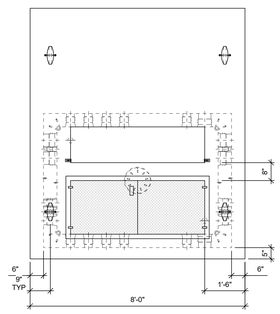
CLEARANCE GENERAL NOTES:

1. CLEARANCES: THE FRONT OF THE PAD SHOULD ALWAYS FACE AWAY FROM ADJACENT STRUCTURES AND BE FREE OF OBSTRUCTIONS. AT LEAST 3 FEET MUST SEPARATE THE EDGES OF THE PAD FROM ANY ADJACENT STRUCTURE. THE EDGES OF THE PAD MUST BE AT LEAST 10 FEET FROM ANY COMBUSTIBLE STRUCTURE. IF AN ADJACENT STRUCTURE HAS ANY OVERHANG OR EAVE WITHIN 27 VERTICAL FEET OF THE TOP OF THE PAD, CLEARANCES MUST BE MEASURED FROM THE OUTSIDE OF THE OVERHANG. THE PAD MUST NOT BE PLACED IN AN AREA 10 FEET IN LINE WITH OR 10 FEET TO EITHER SIDE OF ANY WINDOW IN AN ADJACENT STRUCTURE (SEE DETAIL "A"). CLEARANCE FOR A DOOR MUST BE 20 FEET IN LINE WITH IT AND 10 FEET ON THE SIDES (SEE DETAIL "B"). PADS MUST NOT BE PLACED WITHIN 15 FEET OF ANY VALVE OR WITHIN 25 FEET OF ANY PLUMBING OR STORAGE FACILITY CONTAINING FLAMMABLE MATERIAL. NO WALLS, FENCES, OR ANY OTHER OBSTRUCTIONS WILL BE PLACED WITHIN 3 FEET OF THE SIDES OR BACK OF THE PAD, OR WITHIN 10 FEET OF THE FRONT OF THE PAD (SEE DETAIL "C"). THE AREA IN FRONT OF THE PAD MUST HAVE 10 FEET OF CLEAR, LEVEL WORKING AREA FOR MAINTENANCE OF THE TRANSFORMER. THE PAD MAY NOT BE PLACED IN LINE WITH AN AIR INTAKE WITHIN 32 VERTICAL FEET OF THE SURFACE PAD. ALSO VERTICALLY, IT MUST NOT BE PLACED WITHIN 12 FEET OF A DOOR OR WINDOW. VAULTS SHALL BE LOCATED WITHIN 15 FEET OF A GRAVELED OR PAVED SURFACE SUITABLE FOR INCIDENTAL HEAVY TRUCK ACCESS.
2. BARRIERS: IF THE TRANSFORMER PAD IS TO BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC, (PARKING LOTS, DRIVEWAYS, ETC) CONTACT ROCKY MOUNTAIN POWER FOR PROTECTIVE BARRIER REQUIREMENTS.
3. IF THE TRANSFORMER WILL NOT COVER THE CABLE OPENINGS ON THESE STANDARD PADS, SEAL THE SIDES OF THE CABLE OPENING TO FIT THE TRANSFORMER USING SACKRETE OR COMPARABLE.

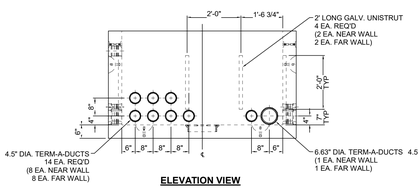
D4 / ES501 TRANSFORMER CLEARANCE DETAIL
SCALE: NTS



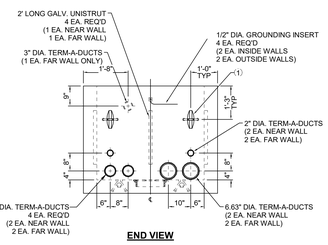
PLAN VIEW
2.4-25 kV, 3-PHASE TRANSFORMER PADVAULT WITH ACCESS
PCORP #7992600 - SI #1790023



PLAN VIEW
35 kV, 3-PHASE TRANSFORMER PADVAULT WITH ACCESS
PCORP #7992602 - SI #1008977



ELEVATION VIEW



END VIEW

*LIFTING DEVICE TYPE & LOCATION MAY CHANGE WITHOUT NOTICE.

NOTE: PRIOR TO ORDERING AND INSTALLING THE PADVAULT, SUBMIT PADVAULT TO ROCKY MOUNTAIN POWER FOR APPROVAL AND VERIFICATION, AND COORDINATE EXACT SIZE AND LOCATION OF DUCT OPENINGS WITH ROCKY MOUNTAIN POWER.

A2 / ES501 THREE-PHASE TRANSFORMER PADVAULT (ROCKY MOUNTAIN POWER STANDARD)
SCALE: NTS

GENERAL SHEET NOTES

1. SCOPE

   THIS MATERIAL SPECIFICATION OUTLINES THE MINIMUM REQUIREMENTS FOR PADVAULTS TO BE USED IN CONJUNCTION WITH PACIFICORP- OWNED THREE-PHASE TRANSFORMERS (SEE FIGURE 1). THE MATERIAL SPECIFICATION APPLIES WHETHER THE PADVAULT IS TO BE INSTALLED BY COMPANY PERSONNEL, CONTRACTOR, CUSTOMER, OR THE SUPPLIER.

2. APPLICABLE DOCUMENTS

   THE LATEST REVISIONS OF THE DOCUMENTS, STANDARDS, CODES, AND REQUIREMENTS LISTED IN 2.1, PACIFICORP, AND 2.2, CODES AND STANDARDS, IN EFFECT ON THE DATE OF INVITATION TO BID APPLY TO THE EXTENT SPECIFIED HEREIN.

   2.1 PACIFICORP

   ZG 301 GENERAL EQUIPMENT BASE AND ENCLOSURE REQUIREMENTS

   ZG 311 CONCRETE REQUIREMENTS

   2.2 CODES AND STANDARDS

   WESTERN UNDERGROUND COMMITTEE GUIDE 2.13, SECURITY FOR PADMOUNTED EQUIPMENT ENCLOSURES

   APPLICABLE CODES

   ANSI STANDARDS

   IEEE STANDARDS

   NEMA STANDARDS

3. GENERAL

   3.1 APPLICATION INFORMATION

   THIS MATERIAL SPECIFICATION STATES MATERIAL AND CONSTRUCTION REQUIREMENTS THAT ARE APPLICABLE TO ALL THREE-PHASE TRANSFORMER PADVAULTS.

   3.2 AUTHORIZED MATERIAL SPECIFICATION

   THIS MATERIAL SPECIFICATION IS NOT CONSIDERED VALID UNTIL EACH PAGE CONTAINS THE APPROVAL SIGNATURE OR INITIALS OF THE PERSONS NAMED IN THE TITLE BLOCKS.

4. APPLICABLE STOCK ITEM NUMBERS

   MATERIALS BEING SUBMITTED FOR THE FOLLOWING PACIFICORP STOCK ITEM NUMBERS ARE SUBJECT TO EVALUATION IN ACCORDANCE WITH REQUIREMENTS IN THIS MATERIAL SPECIFICATION.

   7992600, PADVAULT, TRANSFORMER, 3-PHASE, 75-750 KVA

   7992958, PADVAULT, TRANSFORMER, 3-PHASE, 1000-2500 KVA

5. PRODUCT AND INSTALLATION REQUIREMENTS

   THE PURPOSE OF A THREE-PHASE TRANSFORMER PADVAULT IS TO SUPPORT A THREE-PHASE TRANSFORMER.

   5.1 PADVAULT LAYOUT

   THE THREE-PHASE TRANSFORMER PADVAULT IS COMPOSED OF TWO PIECES: (1) THE PAD, AND (2) THE ENCLOSURE. UNLESS OTHERWISE APPROVED BY PACIFICORP ENGINEERING, ALL DIMENSIONS AND PLACEMENT OF HARDWARE SHALL CONFORM TO THOSE SHOWN ON THIS SHEET. THE ENCLOSURE IS COMMON TO ALL PADVAULTS COVERED BY THIS MATERIAL SPECIFICATION, ZG 531, PADVAULT-THREE-PHASE SECTIONALIZING CABINET, AND ZG 551, PADVAULT-THREE-PHASE FUSING CABINET.

   5.2 INSERTS

   TWO .375" 16UNC STAINLESS STEEL OR NYLON THREADED INSERTS AND STAINLESS STEEL BOLTS WITH CLEATS FOR MOUNTING THE TRANSFORMER SHALL BE PLACED IN THE PAD AS SHOWN IN FIGURE 2.

   5.3 PULLING ATTACHMENTS

   CABLE PULLING ATTACHMENTS SHALL BE INSTALLED OPPOSITE OF EACH SET OF CONDUIT BREAKOUTS SUCH THAT BLOCKS MAY BE ATTACHED FOR A STRAIGHT CABLE PULL. PULLING ATTACHMENTS SHALL HAVE A MINIMUM PULLOUT STRENGTH OF 6000 POUNDS. ATTACHMENTS SHALL ALLOW THE ATTACHMENT OF A CLEVIS WITH A ONE-INCH DIAMETER THROUGH BOLT. PULLING ATTACHMENTS MAY BE DESIGNED BY THE MANUFACTURER TO MEET THESE REQUIREMENTS.

   5.4 CONDUIT ENTRANCES

   BANKS OF NINE (9) SIX-INCH SQUARE BREAKOUTS SHALL BE USED FOR CONDUIT ENTRANCES. TWO BANKS OF KNOCKOUTS SHALL BE PLACED IN EACH SIDE AND IN EACH END OF THE ENCLOSURE.

   5.5 LIFTING ATTACHMENTS

   ENOUGH LIFTING ATTACHMENTS SHALL BE PROVIDED TO ENSURE SAFE INSTALLATION OF ALL PIECES AT THE SITE.
   ENOUGH LIFTING ATTACHMENTS SHALL BE PROVIDED TO ENSURE SAFE INSTALLATION OF ALL PIECES AT THE SITE.

   5.6 INSTALLATION

   THIS UNIT SHALL BE INSTALLED AT THE SITE BY THE SUPPLIER OR CONTRACTOR. ALL EARTH UNDER THE PADVAULT SHALL BE COMPACTED AND LEVEL PRIOR TO SETTING THE PADVAULT. PROVIDE 6" OF 3/4-INCH-MINUS GRAVEL BACKFILL BASE. THE JOINT BETWEEN THE PAD AND ENCLOSURE SHALL BE SEALED USING TAR OR MASTIC. THE TOP OF THE PAD SHOULD BE TWO TO FOUR INCHES ABOVE FINAL GRADE, WHEN INSTALLED.

6. TESTING

   6.1 TEST COMPLIANCE

   PADVAULTS SUBMITTED UNDER THIS MATERIAL SPECIFICATION SHALL MEET ALL TESTS AND REQUIREMENTS CONTAINED IN ZG 301, GENERAL EQUIPMENT BASE AND ENCLOSURE REQUIREMENTS, ZG 311, CONCRETE REQUIREMENTS, AND THIS MATERIAL SPECIFICATION. PADVAULTS WILL ALSO COMPLY WITH REQUIREMENTS IN APPLICABLE NATIONAL STANDARDS.

   6.2 SECURITY TEST

   TRANSFORMER PADVAULTS MUST BE ABLE TO PASS THE FOLLOWING SECURITY TEST. THE SECURITY TEST IS DESIGNED TO ENSURE THAT PADMOUNT EQUIPMENT, WHICH COMPLIES WITH WESTERN UNDERGROUND COMMITTEE GUIDE 2.13, SECURITY FOR PADMOUNTED EQUIPMENT ENCLOSURES, IS NOT COMPROMISED BY UNEVEN PAD SETTING.

   WITH THE APPROPRIATE TRANSFORMER MOUNTED, ATTEMPT TO PASS A #14 AWG SOFT-DRAWN COPPER WIRE THROUGH THE INTERFACE BETWEEN THE CABINET AND PAD. IF THE WIRE CAN BE PASSED THROUGH, THE PADVAULT HAS FAILED THE TEST AND IS NOT ACCEPTABLE.

7. PROVIDE AMCOR TYPE GV151 PADVAULT OR AS APPROVED OR DIRECTED BY ROCKY MOUNTAIN POWER.

8. REQUIREMENTS ARE SUBJECT TO CHANGE. SUBMIT PADVAULT TO ROCKY MOUNTAIN POWER FOR APPROVAL PRIOR TO THE PURCHASE AND INSTALLATION OF THE PADVAULT, AND INCLUDE ALL COSTS IN BID.

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△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT

Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title
ELECTRICAL SITE DETAILS

Sheet Number
ES501

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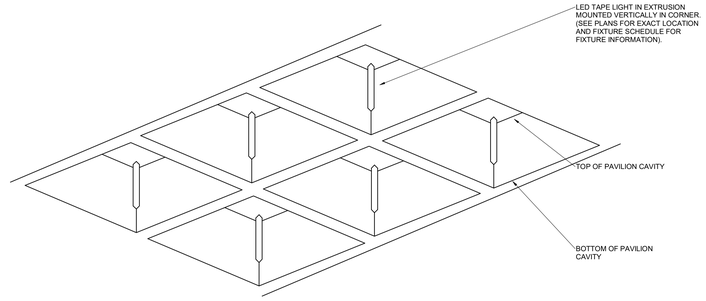
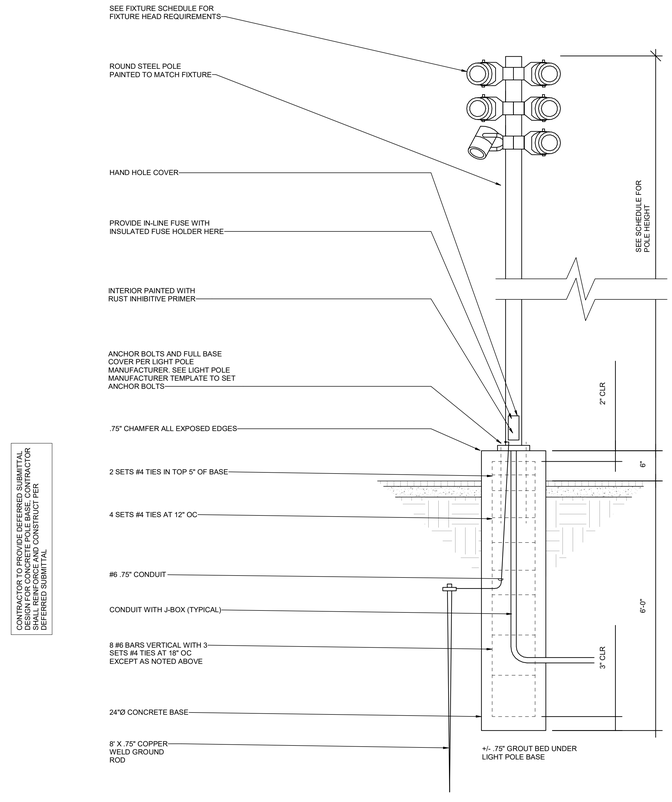
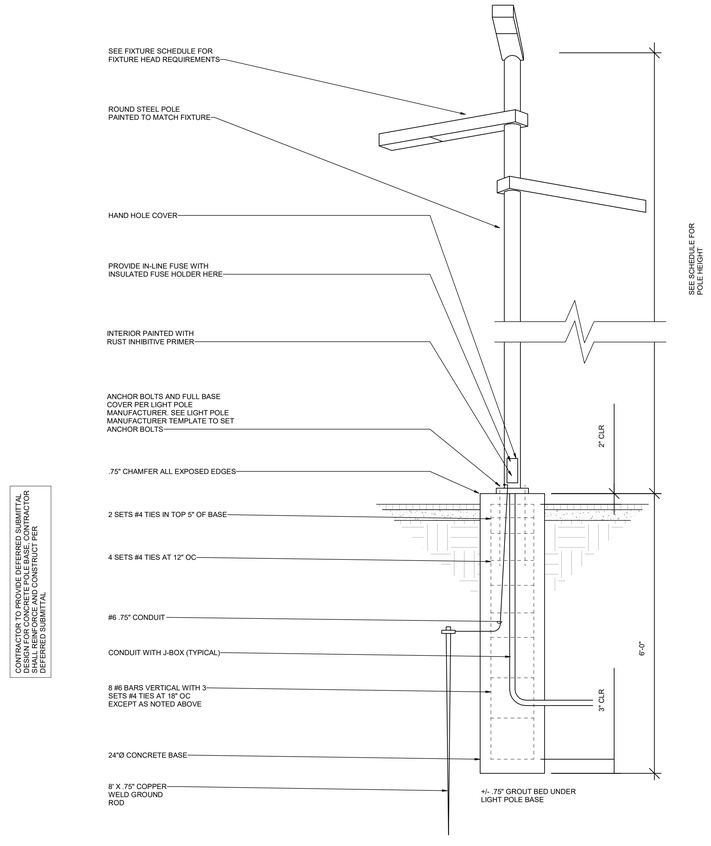


D5 / ES502 PAVILION LEAR LED LIGHT DETAIL
SCALE: NTS



A3 / ES502 MULTI-HEAD POLE DETAIL
SCALE: NTS



A5 / ES502 MULTI-HEAD POLE DETAIL
SCALE: NTS

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Key Map

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Sheet Title
ELECTRICAL SITE DETAILS

Sheet Number
ES502

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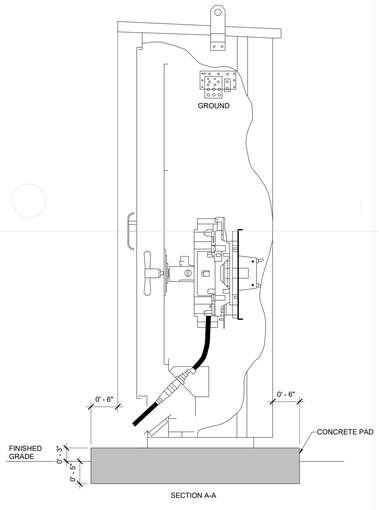
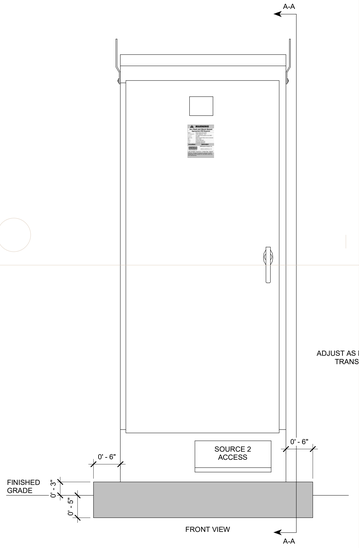


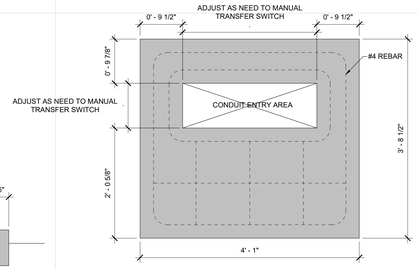
SECTION A-A



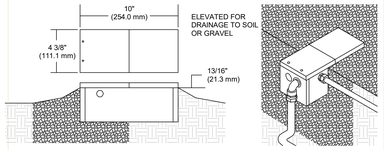
FRONT VIEW

D1 DOCKING STATION DETAIL
ES503 SCALE: NTS

DEFERRED DESIGN SUBMITTAL:
CONTRACTOR IS RESPONSIBLE TO PROVIDE DETAILED DEFERRED DESIGN FOR EQUIPMENT PAD INCLUDING STRUCTURAL CALCULATIONS AND STAMPED/SIGNED DRAWINGS BY A UTAH LICENSED PROFESSIONAL STRUCTURAL ENGINEER/CONTRACTOR SHALL MODIFY PAD DIMENSIONS AS REQUIRED FOR ACTUAL APPROVED MANUAL TRANSFER SWITCH



CONCRETE PAD DETAIL

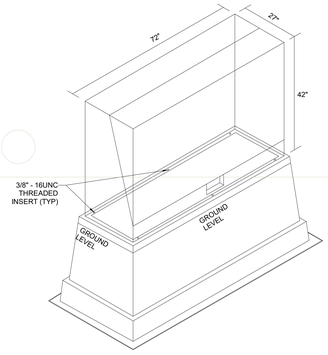


LANDSCAPE LIGHTING TRANSFORMER:

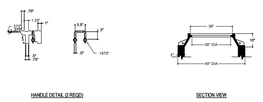
IN-GRADE: BASIS OF DESIGN: KIM LIGHTING; KLV 665

NOTE: OUTPUT WATTAGE IS NOT TO EXCEED 25 AMPS ON EACH CIRCUIT. WEATHER CONDITIONS MUST BE CONSIDERED WHEN DETERMINING LOAD ON TRANSFORMERS, HOT WEATHER AREAS SHOULD REDUCE THE OUTPUT WATTAGE TO PREVENT HEAT BUILD-UP ON CIRCUIT BREAKERS. THE VOLTAGE AT EACH TIXTURE MUST NOT EXCEED 12 VOLT. LOAD AND DISTANCE MUST BE CONSIDERED WHEN DETERMINING WHICH VOLTAGE TAP TO USE. A GOOD MAINTENANCE PROGRAM IS REQUIRED TO REPLACE LAMPS AS THEY BURN OUT TO PREVENT OVER-VOLTAGE OF REMAINING LAMPS.

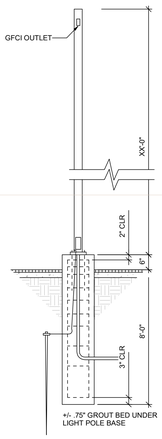
D4 LANDSCAPE TRANSFORMER DETAIL
ES503 SCALE: NTS



E5 RMP GROUND SLEEVE DETAIL
ES503 SCALE: NTS



E6 TYPICAL MANHOLE RING AND COVER DETAIL
ES503 SCALE: NTS



C1 PEDASTAL MOUNTED PANEL AND METER
ES503 SCALE: NTS

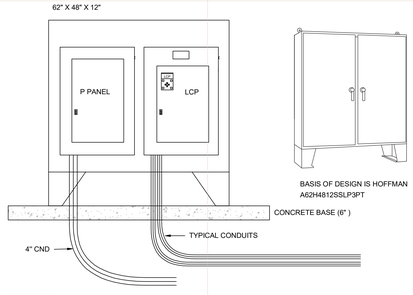
C3 TRENCH DETAIL - IN STREET
ES503 SCALE: NTS

C4 LANDSCAPE LIGHTING DETAIL
ES503 SCALE: NTS

NOTE: INSTALLATION MUST COMPLY WITH LOCAL UTILITY PROVIDERS SPECIFICATIONS AND AHJ.

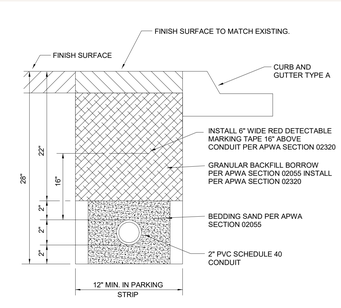
C5 BARRIER BOLLARD DETAIL (RMP COMPLIANT)
ES503 SCALE: NTS

C6 SHADE CANOPY POLE BASE DETAIL
ES503 SCALE: NTS

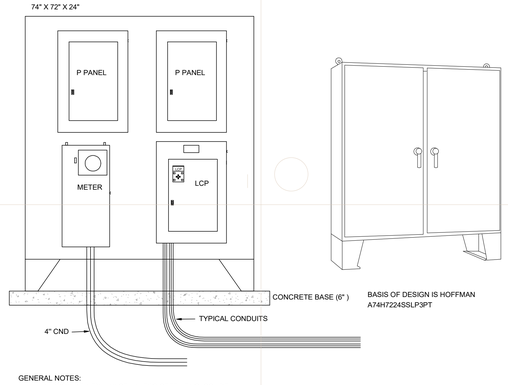


GENERAL NOTES:
1. PROVIDE NEMA 4X STAINLESS STEEL ENCLOSURE.
2. ELECTRICAL CONTRACTOR MUST CONFIRM ENCLOSURE WITH ELECTRICAL ENGINEER BEFORE INSTALLATION.

B1 FREESTANDING STRONG BOX WITH PANEL DETAIL
ES503 SCALE: NTS



B3 TRENCH DETAIL - NON TRAFFIC AREA
ES503 SCALE: NTS



GENERAL NOTES:
1. PROVIDE NEMA 4X STAINLESS STEEL ENCLOSURE.
2. ELECTRICAL CONTRACTOR MUST CONFIRM ENCLOSURE WITH ELECTRICAL ENGINEER BEFORE INSTALLATION.

A4 FREESTANDING STRONG BOX WITH PANEL AND GEAR DETAIL
ES503 SCALE: NTS

LOCATION DESCRIPTION	DEPTH
BELOW CONCRETE SLAB (NOT TRAFFIC)	14 INCHES
BELOW TRAFFIC SURFACES	24 INCHES
PARKING LOT (PAVED OR NON-PAVED)	24 INCHES
UTILITY SECONDARY	24 INCHES
UTILITY SECONDARY	36 INCHES*
UTILITY PRIMARY	48 INCHES*
(SEE NEC TABLE 300.5) *VERIFY ALL DIMENSIONS WITH LOCAL POWER COMPANY STANDARDS AND SPECIFICATIONS	

A6 TRENCHING DETAIL
ES503 SCALE: NTS

GENERAL NOTES:
1. PROVIDE NEMA 4X STAINLESS STEEL ENCLOSURE. COMPLY WITH SL-07 IN THE HERRIMAN CITY STANDARDS.
2. ELECTRICAL CONTRACTOR MUST CONFIRM ENCLOSURE WITH ELECTRICAL ENGINEER BEFORE INSTALLATION.

A1 LIGHTING CONTROL PANEL AND METER DETAIL (SMALL)
ES503 SCALE: NTS

NOTES:
1. ALL BENDS SHALL BE LARGE RADIUS.
2. ALL CONDUIT ABOVE GROUND, ALL BENDS AND FIRST 10' BELOW GROUND SHALL BE PVC WRAPPED RMC. CONDUIT BELOW GROUND MAY BE PVC.
3. PROVIDE POLYPROPYLENE PULL ROPE IN EMPTY CONDUITS.

A3 TYPICAL CONDUIT DIRECT BURY DETAIL
ES503 SCALE: NTS

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Key Map

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Sheet Title

ELECTRICAL SITE DETAILS

Sheet Number

ES503

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APPLICATION TIERS	TYPE	DESCRIPTION
LIGHT DUTY	VERTICAL	PEDESTRIAN TRAFFIC ONLY.
TIER 5	VERTICAL	SIDEWALK APPLICATIONS WITH A SAFTEY FACTOR FOR OCCCASIONAL ACCIDENTAL VEHICULAR TRAFFIC.
	LATERAL	
TIER 8	VERTICAL	SIDEWALK APPLICATIONS WITH A SAFTEY FACTOR FOR OCCCASIONAL ACCIDENTAL VEHICULAR TRAFFIC.
	LATERAL	
TIER 15	VERTICAL	DRIEVEWAY, PARKING LOT, AND OFF ROAD APPLICATIONS SUBJECT TO OCCASIONAL NON-DELIBERATE VEHICULAR TRAFFIC.
	LATERAL	
TIER 22	VERTICAL	DRIVEWAY, PARKING LOT, AND OFF ROAD APPLICATIONS SUBJECT TO NON-DELIBERATE HEAVY VEHICULAR TRAFFIC.
	LATERAL	

BOX OPTIONS	DESCRIPTION
BA	BOX WITH OPEN BOTTOM
BB	BOX WITH MOUSE HOLES
BC	DIVIDED BOX
BG	GASKETED BOX WITH OPEN BOTTOM
DA	BOX WITH SOLID BOTTOM
DG	GASKETED BOX WITH SOLID BOTTOM
JA	FOOTED BOX
EA	EXTENSION
RA	SOLID BASE EXTENSION

COVER OPTIONS	DESCRIPTION
CA	BOLT DOWN COVER
WA	STANDARD WITH NO BOLTS
LR	CAST IRON 6 4-1/2" X 7-1/2" LID
LP	CAST IRON 6"X12" LID
LQ	CAST IRON 9"X12" LID
LK	POLYMER CONCRETE 6"X9" DROP-IN LID
LL	POLYMER CONCRETE 7" X 13" DROP-IN LID
LS	THROUGH SLOT (NO METER LID)
O2	OPENS UNDER 90º
OO	USED WITH DROP-IN LID

SYMBOLS LEGEND

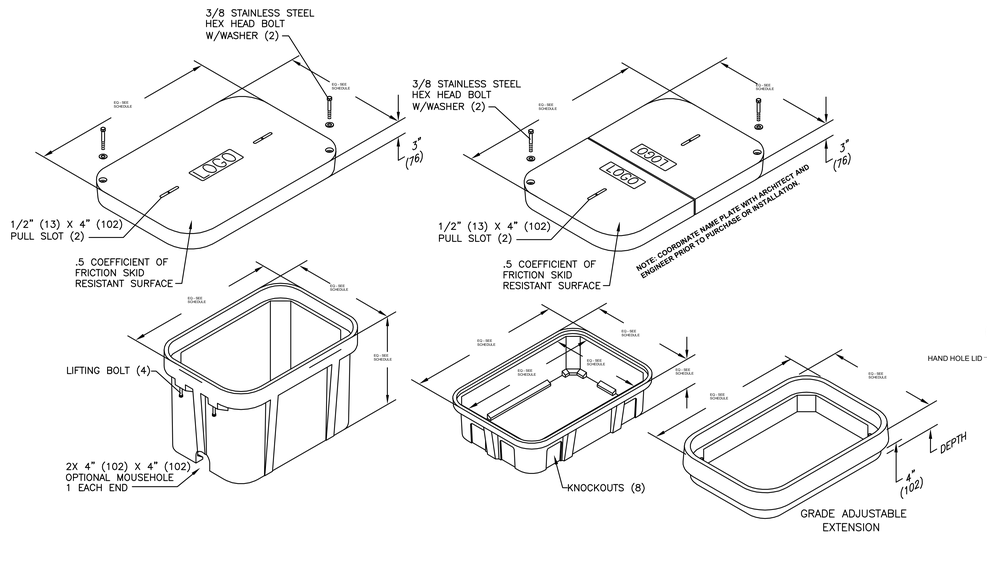
NOTES:
1. CONTRACTOR SHALL PROVIDE A SUBMITTAL ON ALL UNDERGROUND ENCLOSURES FOR THIS PROJECT.
2. ALL ENCLOSURES SHALL BE UL LISTED
3. CONTRACTOR SHALL COORDINATE THE TIER RATING WITH CIVIL ENGINEER AND ARCHITECT IN THE SUBMITTAL PROCESS.
4. CONTRACTOR SHALL ADJUST THE SIZE OF THE ENCLOSURE AS REQUIRED FOR INSTALLATION. SUBMIT AN RFI OR PROVIDE SOME OTHER DOCUMENTATION SO THAT THE DESIGN TEAM AND OWNER UNDERSTAND THIS MODIFICATION PRIOR TO MOVING FORWARD WITH ADJUSTED SIZE OF ENCLOSURE.
5. PROVIDE BASIS OF DESIGN (BOD) ENCLOSURE OR PRE-APPROVED EQUAL.

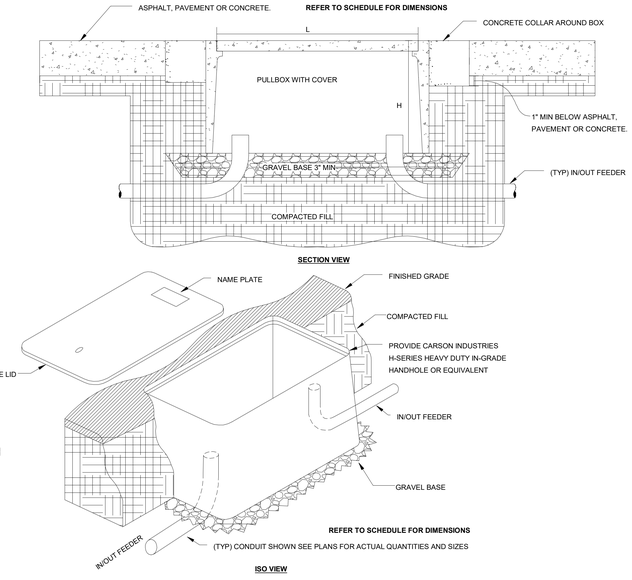
FIXTURE STYLES

STYLE NAME	DESCRIPTION	IMAGES
PG	STRAIGHT SIDES ALLOW FOR EASY ADJUSTMENT OF BOX SHOULD THE GRADE LEVEL CHANGE. USED FOR A VARIETY OF PURPOSES. PG BOXES ARE STACKABLE AND ARE AVAILABLE WITH GASKETING. FOR ANY APPLICATION REQUIRING EASY ACCESS TO AN UNDERGROUND SERVICE. PG BOXES ARE STACKABLE FOR INCREASED DEPTH.	
PC	STRAIGHT SIDES ALLOW FOR EASY ADJUSTMENT OF BOX SHOULD THE GRADE LEVEL CHANGE. ALL PC BOXES ARE STACKABLE AND ARE AVAILABLE WITH GASKETING.	
PX	PX STYLES ARE EXCELLENT FOR SERVICE BOX ASSEMBLIES AND OFFER FLARED DESIGN TO PREVENT FROST HEAVE. PX BOXES ARE ALSO NESTABLE FOR COMPACT STORAGE.	
PT	THE FLARED DESIGN PREVENTS FROST HEAVE AND COVERS ARE AVAILABLE WITH GASKETING. FOR ANY APPLICATIONS, PT BOXES ARE ALSO NESTABLE FOR COMPACT STORAGE.	
PD	THESE ENCLOSURES FEATURE A 1 DEGREE FLARE FOR MAXIMUM STRENGTH. FLARED DESIGN OPTIMIZES INTERNAL VOLUME AND MINIMIZES FROST HEAVE.	

UNDER GROUND ENCLOSURE SCHEDULE

ID	IMAGE	BOX DESCRIPTION	LENGTH	WIDTH	DEPTH	ABOVE GRADE HEIGHT	BASIS OF DESIGN MANUFACTURE PART NO.	BOX OPTIONS	COVER LOGO	COVER OPTIONS	STYLE	TRAFFIC TIER NO.
PG-12.XX		UNDERGROUND ENCLOSURE; PRECAST POLYMER CONCRETE WITH REINFORCED WITH FIBER GLASS. PROVIDE WITH BOLT ON COVER.	0' - 11"	1' - 6"	1' - 6"	INSTALL FLUSH WITH GRADE	QUAZITE (PG1324-18)	BA - BOX WITH OPEN BOTTOM	"ELECTRICAL"	WITH TWO BOLTS AND A SINGLE LOGO	PG	TIER 15





A1 TYPICAL UNDERGROUND JUNCTION BOX DETAIL
ES504 SCALE: NTS

GENERAL SHEET NOTES

1. THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.
2. FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
3. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
4. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.
5. THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
6. PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.
7. PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.
8. ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."
9. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
10. REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
11. PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
12. SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)
13. ROCKY MOUNTAIN POWER SECTIONALIZERS, GROUND SLEEVES, AND CONDUIT ARE APPROXIMATE LOCATIONS. REFER TO ROCKY MOUNTAIN POWER FOR EXACT LOCATIONS.

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Sheet Title
SITE JUNCTION BOX DETAILS

Sheet Number
ES504

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ELECTRIC VEHICLE CHARGER SCHEDULE

GENERAL NOTES

1. PROVIDE ALL REQUIRED HARDWARE FOR COMPLETE INSTALLATION.
2. PROVIDE 1" DATA CONDUIT TO EV CHARGER AS SHOWN ON PLANS.
3. SEE DETAILS AND RISERS FOR ADDITIONAL INFORMATION.

LABEL	QTY	DESCRIPTION	LOAD DATA FLA	V	PH	WIRE AND CONDUIT SIZE	CKT (QTY)	OCPD	MANUFACTURER (CATALOG SERIES)	NOTES

EQUIPMENT SCHEDULE

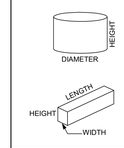
EQUIPMENT SCHEDULE KEY
E - DIVISION 26
Q - FURNISHED WITH EQUIPMENT
* - COORDINATE WITH THE DIVISION 23 TEMPERATURE CONTROL INSTALLER
** - AUTOMATIC CONTROL WIRING BY DIVISION 23

NOTES:
1. NEMA 3R
2. TOGGLE SWITCH W/ THERMAL OVERLOAD.
3. PROVIDE FUSED DISCONNECT ELEVATOR POWER MODULE WITH SHUNT TRIP.
4. CONTRACTOR TO PERFORM FINAL CONNECTION TO LINE VOLTAGE THERMOSTATS.
5. TOGGLE SWITCH W/BACNET INTERFACE.
6. INDOOR UNITS FED FROM OUTDOOR UNIT. PROVIDE DISCONNECTS FOR BOTH.
7. PROVIDE SWITCH WITH BACNET MS/TP CAPABILITY.
8. PROVIDE LABEL ON DISCONNECT "DISCONNECT OUTDOOR UNIT PRIOR TO INDOOR."
9. LINE VOLTAGE THERMOSTAT ON WALL.
10. PROVIDE EXPLOSION PROOF DEVICES AND WIRING METHODS.
11. PROVIDE DUAL-REDUNDANT 100% RATED VFD'S FOR AIR HANDLER.
12. PROVIDE MANUAL STARTER WITH THERMAL OVERLOAD AND RELAY FOR ATC/BAS CONTROL.

GENERAL NOTES:
1. WHERE DISCONNECTS, STARTERS, OR VFCs ARE BEING PROVIDED BY ELECTRICAL CONTRACTOR, LOCATE EQUIPMENT IN ACCESSIBLE LOCATION, SUCH THAT IT IS WITHIN SITE OF THE MECHANICAL EQUIPMENT IT IS SERVING, AND COMPLIES WITH N.E.C. REQUIRED CLEARANCES.

MARK	QTY	ITEM DESCRIPTION	LOAD DATA HP	kW	MCA	FLA	VOLT	PH	Hz	WIRE AND CONDUIT SIZE	OVERCURRENT PROTECTION FURN BY	DEVICE	LOCATION	DISCONNECT FURN BY	DEVICE	LOCATION	STARTER FURN BY	DEVICE	SIZES	SELECTOR SWITCH	PILOT LAMP	NORMALLY OPEN CONTACT	NORMALLY CLOSED CONTACT	PHASE FAILURE RELAY	NOTES	MARK
(EF-1)	2	EXHAUST FAN BLDG 56	1/6	0.288	-	4.4	120	1	60	2 #12, #12 GR, 0.75" CND	E	20\1/1 CB		E			Q	-	-	-	-	-	-	-		(EF-1)
(EH-1)	4	ELECTRIC CEILING HEATER TYPE 1	1/2	1.120	-	5.4	208	1	60	2 #12, #12 GR, 0.75" CND	E	20/2 CB		E	THERMAL SWITCH		Q	-	-	-	-	-	-	-		(EH-1)
(EH-2)	5	ELECTRIC CEILING HEATER TYPE 2	2	2.74	-	13.2	208	1	60	2 #12, #12 GR, 0.75" CND	E	30/2 CB		E	THERMAL SWITCH		Q	-	-	-	-	-	-	-		(EH-2)

EXTERIOR LIGHTING FIXTURE SCHEDULE



GENERAL NOTES

1. SUBSTITUTIONS AND/OR EQUAL FIXTURES MUST RECEIVE APPROVAL PRIOR TO BIDDING, THEY MUST BE SUBMITTED TO THE ENGINEER NO LESS THAN 2 WEEKS PRIOR TO BID OPENING.
2. SAMPLES MUST BE PROVIDED FOR ANY AND ALL FIXTURES UPON A/E REQUEST PRIOR TO RELEASING FIXTURES.
3. ALL FIXTURES SHALL BE LISTED AND APPROVED FOR THEIR INTENDED USE AND LOCATION.
4. VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS.
5. COMPLY WITH THE "INTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS.
6. ALL LIGHT FIXTURES TO BE EITHER "DLC" OR "LIGHTING FACTS" LISTED OR TO BE APPROVED BY ARCHITECT/ENGINEER AND OWNER.
7. CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED. CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.

ID	DESCRIPTION	SIZE (NOMINAL)	LUMINAIRE BUG RATING BACK	UP	GLARE	LUMENS	COLOR TEMP	CRI	DRIVER TYPE	VOLTAGE	WATTS	MANUFACTURER
(GS-1)	DESCRIPTION: 12X48 LENSED RECESSED LED MOUNTING: RECESSED FINISH: SCBA OPTICS: PRISMATIC LENS OPTIONS: HIGH ABUSE EM:	LENGTH: 48" WIDTH: 12" DEPTH: 5"				4,000	3000K	80	LED DRIVER	120/277	46	KENALL (SCA)
(GS-2)	DESCRIPTION: 12X24 LENSED RECESSED LED MOUNTING: RECESSED FINISH: SCBA OPTICS: PRISMATIC LENS OPTIONS: HIGH ABUSE EM:	LENGTH: 12" WIDTH: 24" DEPTH: 5"				2,200	3000K	80	LED DRIVER	120/277	28	KENALL (SCA)
(LS4)	DESCRIPTION: LINEAR STRIP, DAMP LISTED MOUNTING: CEILING, PENDANT, WALL FINISH: SCBA OPTICS: DROP LENS OPTIONS: EM: NONE	LENGTH: 48" WIDTH: 2.5" HEIGHT: 3"				3,000	3000K	80	LED (0-10V DIMMING)	120/277	30	LITHONIA (ZL1D) METALUX (4SNLED) DAYBRITE (FSS4)
(LT1)	DESCRIPTION: LINEAR, CONTINUOUS LENGTH TAPE LIGHT W/ CORNER MOUNT CHANNEL AND SEAMLESS WHITE LENS MOUNTING: SURFACE FINISH: SCBA OPTICS: OPTIONS: EM:	LENGTH: 12' WIDTH: 0.75" DEPTH: 0.5"				200	3000K	80	LED DRIVER	120/277	3	KELVIX (DL30K SERIES/ CH-006 SERIES CHANNEL)
(LW2)	DESCRIPTION: LINEAR, DIRECT/INDIRECT, HIGH ABUSE MOUNTING: WALL SURFACE FINISH: SCBA OPTICS: IK10 RATING; IP65 LUMENS: DOWN-769 LU/FT; UP-669 LU/FT OPTIONS: FLAT END CAP, FIXED WALL BRACKET EM: NONE	LENGTH: 24" WIDTH: 8" HEIGHT: 5"				3,000	3000K	80	LED (0-10V DIMMING)	120/277	30	PINNACLE (EX3B-WET) LIGMAN (GINI) BEGA (44 467)
(OL1)	DESCRIPTION: EXTERIOR LED LENSED CHANNEL MOUNTING: SURFACE FINISH: SCBA OPTICS: OPTIONS: REMOTE DRIVER EM:	LENGTH: 12'-0" WIDTH: 1-1/2" DEPTH: 2"				2,400	3000k		LED DRIVER	120/277V	36	BEULUX (PHANTOM OS SERIES) KELVIX (BEN 228 SERIES) OR APPROVED EQUAL
(OL1A)	DESCRIPTION: EXTERIOR LED LENSED CHANNEL MOUNTING: SURFACE FINISH: SCBA OPTICS: OPTIONS: REMOTE DRIVER EM:	LENGTH: 12'-0" WIDTH: 1-1/2" DEPTH: 2"				1,600	3000K		LED DRIVER	MVOLT	24	BEULUX (PHANTOM OS SERIES) KELVIX (BEN 228 SERIES) OR APPROVED EQUAL
(OLR8)	DESCRIPTION: CATENARY MOUNT LINEAR LED DIRECT RING, ACCOYA WOOD, STAINLESS STEEL CONNECTORS MOUNTING: CATENARY FINISH: SCBA OPTICS: - OPTIONS: HIGH OUTPUT WIND RATING: - EM: NONE	LENGTH: 8' WIDTH: 8' DEPTH: 4" MOUNTING HEIGHT: 17' AFF POLE HEIGHT: TBD POLE DIAMETER: TBD	1	0	1	6,787	3000K	80	0-10V LED	120/277V	123	STRUCTURA (AURA RING SERIES) OR APPROVED EQUAL
(OP1)	DESCRIPTION: POLE MOUNTED LED FLOOD LIGHTS, 4 PER POLE, FLOOD DISTRIBUTION, HEADS MOUNTED 15° APERT VERTICALLY WITH FIRST HEAD 16" FROM TOP OF POLE MOUNTING:POLE FINISH:SCBA OPTICS:FLOOD OPTIONS: EM:	HEAD: 3" DIAMETER BY 7" LONG POLE: 4" DIAMETER BY 20' TALL	-	-	-	3,000	3000K	80	LED DRIVER	120/277	44	BK LIGHTING (HUME POLE TOP SERIES) LIGMAN (ODESSA OD-21078 SERIES) OR APPROVED EQUAL
(OP3)	DESCRIPTION: POLE MOUNTED LED STREET/AREA LIGHT, 20' TALL POLE, FLUSH BASE MOUNTING:4.5" ROUND POLE FINISH:SCBA OPTICS:TYPE IV OPTIONS: EM:NONE	HEAD: 45" LONG, 3.5" TALL, 6" WIDE POLE: 4.5" DIAMETER BY 20' TALL	1	0	1	3,625	3000K	80	LED DRIVER	120/277	56	LIGMAN (DENVER 1 SERIES) BULLARD BOLLARDS (D67 TEMA CITY SERIES) STRUCTURA (PINN SERIES)
(OP4)	DESCRIPTION: POLE MOUNTED LED FLOOD LIGHTS, 6 PER POLE, FLOOD DISTRIBUTION, HEADS MOUNTED 15° APERT VERTICALLY WITH FIRST HEAD 16" FROM TOP OF POLE MOUNTING:POLE FINISH:SCBA OPTICS:FLOOD OPTIONS: EM:	HEAD: 3" DIAMETER BY 7" LONG POLE: 6" DIAMETER BY 25' TALL	-	-	-	8,038	3000K	80	LED DRIVER	120/277	70	BK LIGHTING (ORION 12 POLE TOP SERIES) LIGMAN (ODESSA OD-21042 SERIES) OR APPROVED EQUAL
(OP5)	DESCRIPTION: POLE MOUNTED LED FLOOD LIGHTS, 6 PER POLE, FLOOD DISTRIBUTION, HEADS MOUNTED 15° APERT VERTICALLY WITH FIRST HEAD 16" FROM TOP OF POLE MOUNTING:POLE FINISH:SCBA OPTICS:FLOOD OPTIONS: EM:	HEAD: 3" DIAMETER BY 7" LONG POLE: 4" DIAMETER BY 30' TALL	-	-	-	8,038	3000k	80	LED DRIVER	120/277	70	BK LIGHTING (ORION 12 POLE TOP SERIES) LIGMAN (ODESSA OD-21042 SERIES) OR APPROVED EQUAL
(OW1)	DESCRIPTION: SURFACE WALL, DIRECT SCONCE MOUNTING: WALL FINISH: SCBA OPTICS: DIRECT OPTIONS: EM: NONE	DEPTH: 7" WIDTH: 7" HEIGHT: 7"				1,000	3000K	80			17	BEGA (24134) LIGMAN (UMT-31426) OR APPROVED

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Sheet Title
ELECTRICAL SITE SCHEDULES

Sheet Number
ES601

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LIGHTING RELAY CONTROL CHANNELS

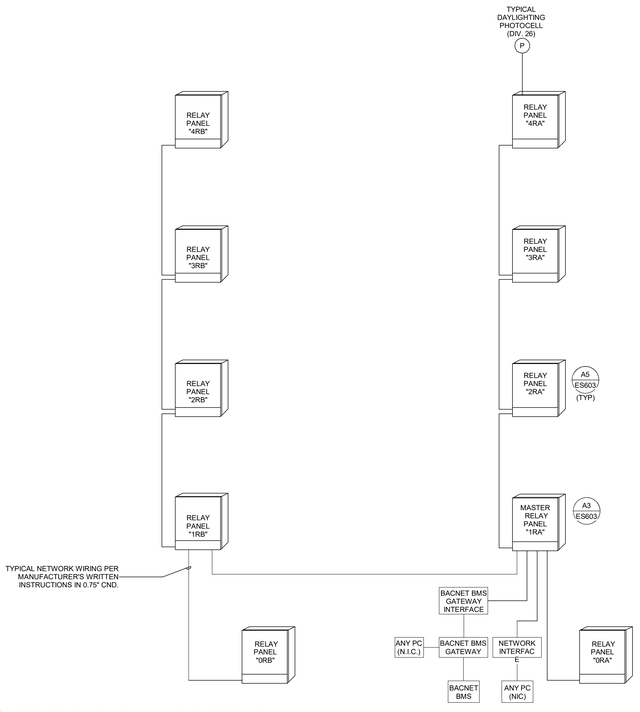
GENERAL NOTES:
1. PROGRAMMING OF SYSTEM SHALL COMPLY WITH CURRENT IECC REQUIREMENTS.
2. COORDINATE INITIAL PROGRAMMING WITH OWNER AND MODIFY CONTROL TIMES AND OPERATION AS REQUESTED BY OWNER.
3. PROVIDE FINE TUNING PROGRAMMING AND ADJUSTMENTS UPON REQUEST BY OWNER WITHIN FIRST 6 MONTHS AFTER SUBSTANTIAL COMPLETION.
4. ALL SPARE RELAYS AND CHANNELS SHALL BE INCLUDED WITH ORIGINAL SYSTEM INSTALLATION.
5. UPON LOSS OF NORMAL POWER, ALL EMERGENCY LIGHTING RELAYS SHALL TURN ON TO 100% UNTIL NORMAL POWER IS RESTORED, THEN GO BACK TO STANDARD MODE.
**CHANNEL SHALL BE PROGRAMMED WITH 10 MINUTE WARNING PRIOR TO TURNING LIGHTS OFF BY BLINKING THE LIGHTS OFF/ON/OFF/ON.

CONTROL CHANNEL	CHANNEL DESCRIPTION	CHANNEL PROGRAMMING REQUIREMENTS

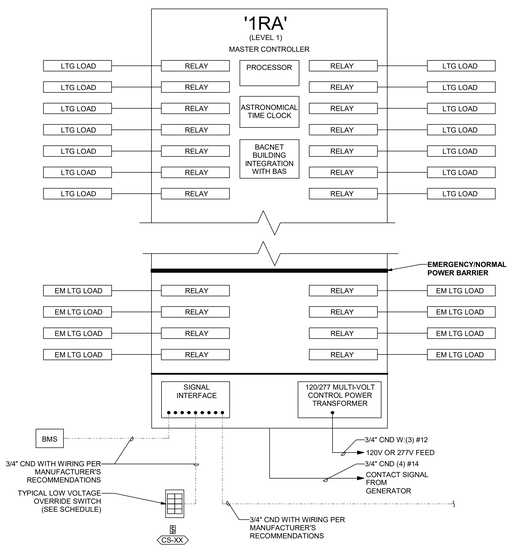
LOW VOLTAGE OVERRIDE SWITCH SCHEDULE

1. COORDINATE INITIAL PROGRAMMING REQUIREMENTS AND SETTINGS WITH OWNER AND MODIFY PROGRAMMING, CONTROL TIMES, AND OPERATION AS DIRECTED BY OWNER.
2. PROVIDE FINE TUNING PROGRAMMING AND ADJUSTMENTS AS DIRECTED BY OWNER WITHIN THE FIRST 3 TO 6 MONTHS AFTER SUBSTATIAL COMPLETION AND BUILDING OCCUPANCY.
3. PROVIDE CUSTOMIZED PERMANENT BUTTON LABELING ON EACH OVERRIDE SWITCH. LABEL FOR EACH BUTTON SHALL CLEARLY INDICATE FUNCTION OF BUTTON OR ZONE SERVED.
4. PART NUMBERS SHOWN ARE BASED ON THE BASIS OF DESIGN MANUFACTURER NOTED.
5. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A COMPLETE FUNCTIONING LIGHTING CONTROL SYSTEM MEETING ALL PROJECT REQUIREMENTS, DESIGN INTENT AND FEATURES/FUNCTIONS OF THE BASIS OF DESIGN PRODUCTS.
6. LIGHTING CONTROL PANEL SHALL EITHER BE FACTORY OR UL508 SHOP ASSEMBLED INCLUDING ALL REQUIRED COMPONENTS SUCH AS, BUT NOT LIMITED TO ENCLOSURE, POWER SUPPLIES, RELAYS, DIMMING MODULES, TERMINAL BLOCKS, SIGNAL INTERFACE, PROCESSOR, TIMECLOCK, WIRE MANAGEMENT, ETC. CONTRACTOR OR FIELD BUILT LIGHTING CONTROL PANELS WILL NOT BE PERMITTED.
7. THE LIGHTING CONTROL PANEL AND SEGMENT MANAGER MUST BE NETWORKED TOGETHER AND SHALL PROVIDE ALL FEATURES AND FUNCTIONS AVAILABLE TO THE LIGHTING CONTROL SYSTEM THROUGH THE NETWORK.

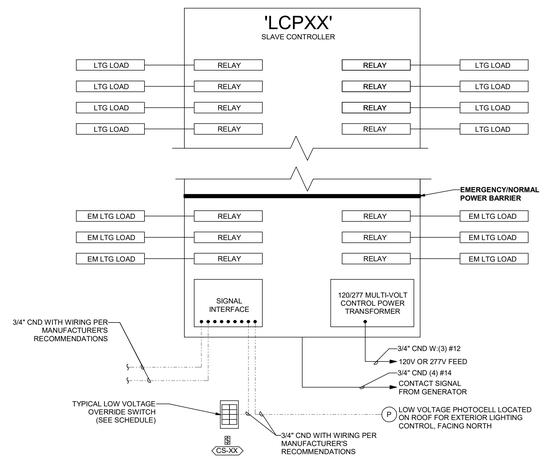
BUTTON	ZONE CONTROLLED	CONTROL DESCRIPTION	BUTTON ENGRAVING



A1 ES603 **NETWORKED LIGHTING CONTROL RISER DIAGRAM**
SCALE: NTS



A3 ES603 **TYPICAL MASTER LIGHTING RELAY PANEL**
SCALE: NTS



A5 ES603 **TYPICAL SLAVE LIGHTING RELAY PANEL**
SCALE: NTS

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	DATE	ISSUE
1	01/17/2023	100% SCHEMATIC DESIGN
2	06/16/2023	100% DESIGN DEVELOPMENT

Key Map

Issue Date: 06/16/2023
Job Code: VI-STA
Permit Number: XXXXX
Scale: As Indicated

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Sheet Title
LIGHTING RELAY DIAGRAMS & SCHEDULES

Sheet Number
ES603

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SYMBOL LEGEND - PIPING

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

SYMBOL	DESCRIPTION
	SHUT OFF VALVE
	GATE VALVE
	CHECK VALVE
	AUTOMATIC 2-WAY VALVE
	AUTOMATIC 3-WAY VALVE
	GLOBE VALVE
	BALL VALVE
	RELIEF VALVE
	PRESSURE REDUCING VALVE
	BUTTERFLY VALVE
S	SOLENOID VALVE
	ANGLE VALVE
	VENTURI VALVE
	BALANCING OR PLUG COCK
	FLOW SETTER
	EXPANSION VALVE
	GAS COCK
MAV	MANUAL AIR VENT
	STRAINER
	GAUGE COCK
	FLEXIBLE CONNECTION
	PRESSURE GAUGE
	THERMOMETER
	PIPE REDUCER
	REFRIGERANT SITE GLASS
	REFRIGERANT STRAINER
	REFRIGERANT FILTER DRIER
	90 DEGREE ELBOW UP
	90 DEGREE ELBOW DOWN
	90 DEGREE TEE UP
	90 DEGREE TEE DOWN
	PIPE UNION
	PIPE CAP
	PIPE ANCHOR
	FLOAT AND THERMOSTATIC TRAP

SYMBOL LEGEND - MISC

REFERENCE LINES AND SYMBOLS

SYMBOL	DESCRIPTION
	VIEW OR DETAIL INDICATOR; # INDICATES DETAIL NUMBER, SHEET INDICATES DRAWING SHEET WHERE VIEW OR DETAIL IS SHOWN.
	ELEVATION OR SECTION INDICATOR; # INDICATES VIEW NUMBER, SHEET INDICATES DRAWING SHEET WHERE VIEW IS SHOWN.
NAME ###	ROOM / SPACE INDICATOR
#	KEYNOTE INDICATOR
#	REVISION INDICATOR
XX-##	PLUMBING FIXTURE INDICATOR
XX-##	EQUIPMENT INDICATOR
TAG CFM	REGISTER, GRILLE, OR DIFFUSER INDICATOR
OR	BREAKLINE
MATCH LINE SEE XX/XXX	MATCHLINE INDICATOR
	CONTRACT LIMIT LINE: DASHDOT, WIDE LINE
	NEW CONNECTION TO EXISTING
	POINT OF DEMOLITION

SYMBOL LEGEND - DUCTWORK

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

SYMBOL	DESCRIPTION
	RECTANGULAR SUPPLY DUCT UP
	RECTANGULAR SUPPLY DUCT DOWN
	RECTANGULAR RETURN DUCT UP
	RECTANGULAR RETURN DUCT DOWN
	RECTANGULAR EXHAUST DUCT UP
	RECTANGULAR EXHAUST DUCT DOWN
	ROUND SUPPLY DUCT UP
	ROUND SUPPLY DUCT DOWN
	ROUND RETURN DUCT UP
	ROUND RETURN DUCT DOWN
	ROUND EXHAUST DUCT UP
	ROUND EXHAUST DUCT DOWN
	OVAL SUPPLY DUCT UP
	OVAL SUPPLY DUCT DOWN
	OVAL RETURN DUCT UP
	OVAL RETURN DUCT DOWN
	OVAL EXHAUST DUCT UP
	OVAL EXHAUST DUCT DOWN
	SPIRAL OVAL DUCT
	SPIRAL ROUND DUCT
	DUCT INSULATION
	DUCT LINING
	90° RECTANGULAR ELBOW WITH TURNING VANES
	90° ROUND RADIUS ELBOW
	GORED OVAL RADIUS ELBOW
	DUCT SIZE OR SHAPE TRANSITION
	DUCT TO BE DEMOLISHED

PIPING LEGEND

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

ABBREVIATION	DESCRIPTION
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CA	COMPRESSED AIR
CD	CONDENSATE DRAIN
CO2	CARBON DIOXIDE
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
FP	FIRE PROTECTION
FOR	FUEL OIL RETURN
FOS	FUEL OIL SUPPLY
FOV	FUEL OIL VENT
GR	GLYCOL RETURN
GS	GLYCOL SUPPLY
HPC	HIGH PRESSURE CONDENSATE
MPC	MEDIUM PRESSURE CONDENSATE
LPC	LOW PRESSURE CONDENSATE
HPS	HIGH PRESSURE STEAM
MPS	MEDIUM PRESSURE STEAM
LPS	LOW PRESSURE STEAM
HHWR	HEATING HOT WATER RETURN
HHWS	HEATING HOT WATER SUPPLY
LPG	LIQUID PROPANE GAS
LPS	LOW PRESSURE STEAM
MA	MEDICAL AIR
NG	NATURAL GAS
NO	NITROUS OXIDE
O	OXYGEN
PC	PUMPED CONDENSATE
RG	REFRIGERANT GAS
RL	REFRIGERANT LIQUID
SMR	SNOW MELT RETURN
SMS	SNOW MELT SUPPLY
VAC	VACUUM

SYMBOL LEGEND - MECH

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

SYMBOL	DESCRIPTION
	SQUARE OR RECTANGULAR SUPPLY DIFFUSER
	SQUARE OR RECTANGULAR RETURN DIFFUSER
	SQUARE OR RECTANGULAR EXHAUST DIFFUSER
	ROUND DIFFUSER
	LINEAR SLOT GRILLE OR DIFFUSER
	FLEXIBLE DUCT
	SIDEWALL GRILLE OR REGISTER
	DUCT HIGH EFFICIENCY TAKE OFF WITH BALANCING DAMPER
	BALANCING DAMPER
	FIRE DAMPER
	FIRE / SMOKE COMBINATION DAMPER
T S H	THERMOSTAT - SENSOR - HUMIDISTAT

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

(E)	EXISTING
(F)	FUTURE
AC	AIR CONDITION(-ING,-ED)
APD	AIR PRESSURE DROP
BD	BALANCING DAMPER
BHP	BRAKE HORSE POWER
BTU	BRITISH THERMAL UNIT
BTUH	BTU/HOUR
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CV	CONTROL VALVE
DB	DRY BULB TEMPERATURE
DCW	DOMESTIC COLD WATER
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RECIRC
DP	DEPTH, DEEP, OR DROP IN PRESSURE
EA	EXHAUST AIR
EER	ENERGY EFFICIENCY RATIO
EFF	EFFICIENCY
ELEC	ELECTRIC
ELEV	ELEVATION
ENT	ENTERING
EVAP	EVAPORATI(-E, -ING, -ED, -OR)
EWT	ENTERING WATER TEMPERATURE
EXT	EXTERNAL
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FSD	FIRE SMOKE DAMPER
GE	GREASE EXHAUST
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HD	HEAD
HG	MERCURY
HP	HORSEPOWER
HR	HOUR
HTG	HEATING
HZ	HERTZ (FREQUENCY)
IN	INCH
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LH	LATENT HEAT
LRA	LOCKED ROTOR AMPS
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSAND BTU PER HOUR
MCA	MINIMUM CIRCUIT AMPS
MFR	MANUFACTUR(-ER, -ED)
NC	NORMALLY CLOSED OR NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NPSH	NET POSITIVE SUCTION HEAD
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OD	OUTSIDE DIAMETER
OZ	OUNCE
PD	PRESSURE DROP OR DIFFERENCE
PG	PROPOLENE GLYCOL
PH	PHASE
PPM	PARTS PER MILLION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIA	PSI ABSOLUTE
PSIG	PSI GAUGE
RA	RETURN AIR
RECIRC	RECIRCULATE (-ER, -ED, -ING)
REFR	REFRIGERATION
REQD	REQUIRED
RLA	RATED LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SCFM	STANDARD CUBIC FEET PER MINUTE
SCW	SOFT COLD WATER
SH	SENSIBLE HEAT
SP	STATIC PRESSURE
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
STD	STANDARD
SW	SOIL, WASTE
TA(R)	TRANSFER AIR (RETURN)
TA(S)	TRANSFER AIR (SUPPLY)
TD	TEMP. DROP OR DIFF.
TEMP	TEMPERATURE
TOT	TOTAL
TSTAT	THERMOSTAT
V	VOLT, VOLTAGE OR VENT
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VEL	VELOCITY
VENT	VENT, VENTILATION
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
VTR	VENT THROUGH ROOF
WB	WET BULB TEMP
WC	WATER COLUMN
WG	WATER GAUGE
WPD	WATER PRESSURE DROP
WTR	WATER

MECHANICAL GENERAL NOTES

1. THE MECHANICAL DRAWINGS SHOW THE GENERAL DESIGN, ARRANGEMENT, & EXTENT OF THE MECHANICAL SYSTEM. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, THESE DRAWINGS DO NOT SHOW ALL OFFSETS, BENDS, OR ELBOWS NECESSARY FOR THE COMPLETE INSTALLATION IN THE SPACE PROVIDED. CONTRACTOR SHALL MAKE ALTERATIONS AS MAY BE NECESSARY TO MAKE THE SYSTEM COMPLETE & OPERATIONAL IN ACCORDANCE WITH THE DESIGN INTENT.
2. MAJOR DEVIATIONS SUCH AS CHANGES IN SIZES, WEIGHTS, QUANTITIES, OR MATERIAL REQUIRE PRIOR APPROVAL BY THE DESIGN ENGINEER.
3. THE DRAWINGS & SPECIFICATIONS HAVE BEEN PREPARED TO SUPPLEMENT EACH OTHER & SHALL BE INTERPRETED AS AN INTEGRAL UNIT WITH THE ITEMS SHOWN ON ONE & NOT THE OTHER BEING FURNISHED & INSTALLED AS THOUGH SHOWN AND CALLED OUT IN BOTH DOCUMENTS.
4. THE ENTIRE MECHANICAL INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE MOST RECENTLY ADOPTED BUILDING CODES, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, & ALL OTHER APPLICABLE CITY, COUNTY, STATE, & FEDERAL CODES & REGULATIONS IN EFFECT.
5. THE ENTIRE MECHANICAL INSTALLATION SHALL CONFORM TO ALL CODES, RULES, REGULATIONS, & REQUIREMENTS OF THE BUILDING OWNER.
6. ALL MECHANICAL COMPONENTS AND EQUIPMENT SHALL BE INSTALLED TO CONFORM WITH ANY APPLICABLE LOCAL SEISMIC REQUIREMENTS.
7. PRIOR TO FABRICATION & INSTALLATION OF ANY MECHANICAL COMPONENT THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL MECHANICAL WORK WITH ALL OTHER BUILDING TRADES, INCLUDING BUILDING TRADES HIRED DIRECTLY BY THE OWNER. WHERE CONFLICTS MAY OCCUR, THEY SHALL BE RESOLVED PRIOR TO INSTALLATION.
8. VERIFY ALL REQUIRED SERVICE CONNECTIONS, INCLUDING ELECTRICAL CHARACTERISTICS, FOR ALL EQUIPMENT PRIOR TO ORDERING OR FABRICATING MECHANICAL EQUIPMENT AND COMPONENTS.
9. THE SPACE ABOVE CEILINGS IS LIMITED. CAREFUL COORDINATION IS REQUIRED WITH ALL TRADES BEFORE ANY PIPE, DUCT, OR EQUIPMENT IS ORDERED &/OR INSTALLED. ANY CONFLICTS &/OR CHANGES FOUND DURING INSTALLATION THAT RESULTS FROM THE LACK OF COORDINATION BY THE CONTRACTORS DURING THE SHOP DRAWING PROCESS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL MECHANICAL INFORMATION IS NOT SHOWN ON THE MECHANICAL DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL INFORMATION ON ALL OTHER CONSTRUCTION DOCUMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW & USE, WHERE APROPRIATE, ALL THE MECHANICAL DETAILS SHOWN ON THE DRAWINGS. DETAILS MAY OR MAY NOT BE CALLED OUT ON THE DRAWINGS WITH SYMBOLS OR KEYED NOTES. ANY CHANGES RESULTING FROM FAILURE TO INSTALL THE MECHANICAL SYSTEM WITHOUT USING THE INCLUDED DETAILS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. ALL EQUIPMENT SHALL BE INDEPENDENTLY SUPPORTED FROM STRUCTURAL MEMBERS. STRUCTURAL ELEMENTS SHOWN IN DETAILS MAY OR MAY NOT PERTAIN TO ANY PORTION OF THE BUILDING. COORDINATE ALL MOUNTING REQUIREMENTS WITH ARCHITECTURAL & STRUCTURAL DRAWINGS AND SPECIFICATIONS.
13. ALL MECHANICAL COMPONENTS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER RECOMMENDATIONS.
14. ALL SIMILAR EQUIPMENT SHALL BE OF THE SAME MANUFACTURER. AIR INLETS & OUTLETS OF SIMILAR TYPES SHALL BE OF THE SAME MANUFACTURER.
15. ANY PART OF THE MECHANICAL INSTALLATION THAT FAILS, IS DEEMED UNFIT, OR BECOMES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EQUIPMENT CHECK-IN, SAFEKEEPING, & DAMAGE.
16. COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL CEILING DIFFUSERS & GRILLES.
17. CONTRACTOR SHALL OPERATE INSTALLED &/OR MODIFIED SYSTEMS & DEMONSTRATE ALL ASPECTS OF THE SYSTEM TO THE ENGINEER &/OR OWNER TO PROVE ALL ASSOCIATED SYSTEMS ARE OPERATIONAL.
18. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN A SET OF AS-BUILT REDLINED RECORD DRAWINGS AT THE PROJECT SITE. ALL CHANGES OR DEVIATIONS IN LAYOUT, ROUTING, EQUIPMENT, COMPONENTS, & ACCESSORIES SHALL BE RECORDED. THESE REDLINED DRAWINGS SHALL BE GIVEN TO THE ARCHITECT / ENGINEER AFTER THE FINAL INSPECTION IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

DEFINITIONS

NOTE: ALL DEFINITIONS MAY NOT BE USED.

INDICATED: THE TERM "INDICATED" REFERS TO GRAPHIC REPRESENTATIONS, NOTES, OR SCHEDULES ON THE DRAWINGS, OTHER PARAGRAPHS OR SCHEDULES IN THE SPECIFICATIONS, AND SIMILAR REQUIREMENTS IN THE CONTRACT DOCUMENTS. WHERE TERMS SUCH AS "SHOWN", "NOTED", "SCHEDULED", AND "SPECIFIED" ARE USED, IT IS TO HELP THE READER LOCATE THE REFERENCE, NO LIMITATION ON LOCATION IS INTENDED.

DIRECTED: TERMS SUCH AS "DIRECTED", "REQUESTED", AUTHORIZED", "SELECTED", "APPROVED", "REQUIRED", AND "PERMITTED" MEAN "DIRECTED BY THE ENGINEER", "REQUESTED BY THE ENGINEER", AND SIMILAR PHRASES.

APPROVED: THE TERM "APPROVED", WHERE USED IN CONJUNCTION WITH THE ENGINEER'S ACTION ON THE CONTRACTOR'S SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ENGINEER'S DUTIES AND RESPONSIBILITIES AS STATED IN GENERAL AND SUPPLEMENTARY CONDITIONS.

FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."

INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."

PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

INSTALLER: AN "INSTALLER" IS THE CONTRACTOR OR AN ENTITY ENGAGED BY THE CONTRACTOR, EITHER AS AN EMPLOYEE, SUBCONTRACTOR, OR SUB-SUBCONTRACTOR, FOR PERFORMANCE OF A PARTICULAR CONSTRUCTION ACTIVITY, INCLUDING INSTALLATION, ERECTION, APPLICATION, AND SIMILAR OPERATIONS. INSTALLERS ARE REQUIRED TO BE EXPERIENCED IN THE OPERATIONS THEY ARE ENGAGED TO PERFORM.

MECHANICAL SHEET INDEX

M0.01	MECHANICAL COVER SHEET
M1.01	BUILDINGS A56 & A59 HVAC FLOOR PLANS
M2.01	MECHANICAL SCHEDULES AND DETAILS
P1.01	BUILDINGS A56 & 59 PLUMBING PLANS
P2.01	PLUMBING SCHEDULES AND DETAILS

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	DATE	ISSUE

Key Map

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Sheet Title
MECHANICAL COVER SHEET

Sheet Number
M0.01

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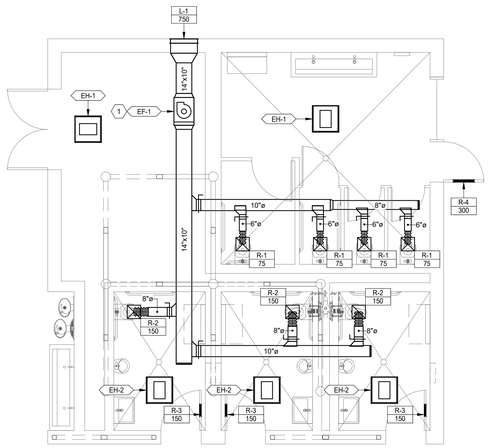
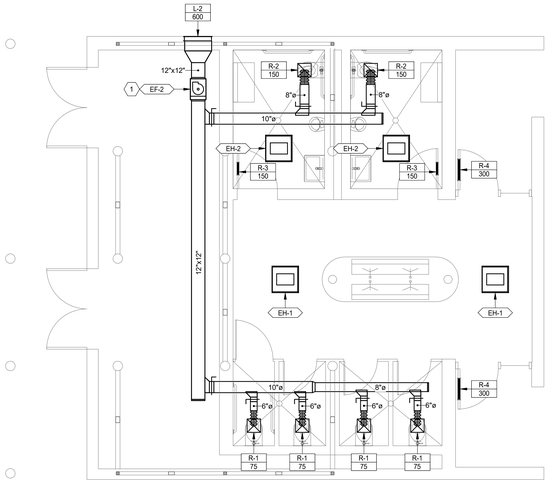


1 BUIDLING A56 HVAC PLAN
SCALE: 1/4" = 1'-0"



2 BUILDING A59 HVAC PLAN
SCALE: 1/4" = 1'-0"

SHEET KEYNOTES

1. MOUNT EXHAUST FAN AS TIGHT TO BOTTOM OF STRUCTURE AS POSSIBLE.

GENERAL SHEET NOTES

1. ALL EQUIPMENT TO BE SELECTED BASED OFF OF SITE INFORMATION, INCLUDING CURBS EQUAL TO OR GREATER THAN DESIGN SNOW DEPTH. ELEVATION: SDB: SWB: WDB: DESIGN SNOW DEPTH:
2. THIS CONTRACTOR SHALL CLOSELY COORDINATE MECHANICAL AND PLUMBING WITH ELECTRICAL, ARCHITECTURAL, AND BUILDING STRUCTURE.
3. ALL DUCT DIMENSIONS ARE INSIDE CLEAR DIMENSIONS.
4. FLEXIBLE DUCT MAY BE USED AT FINAL TERMINATION OF DUCT TO DIFFUSER OR GRILLE. MAXIMUM FLEXIBLE DUCT LENGTH IS 5'-0". PROVIDE DUCT SUPPORTS EVERY 3 FEET. FLEX DUCT SHALL NOT BE COMPRESSED OR KINKED BY ANY OBJECTS SUCH AS STRUCTURE, PIPING, ETC.
5. GRILLES AND DUCTWORK ARE SIZED INDEPENDENTLY. THE NECK SIZE OF GRILLES MAY NOT MATCH THE ASSOCIATED DUCT SIZE. PROVIDE TRANSITION TO GRILLES AS NECESSARY.
6. PROVIDE BALANCING DAMPER WITH LOCKING QUADRANT IN EACH DUCT BRANCH OF SUPPLY AND EXHAUST DUCTWORK.
7. PROVIDE REMOTE CABLE OPERATED DAMPERS FOR ALL DUCTWORK ABOVE HARD LID CEILINGS OR WHERE DAMPER IS INACCESSIBLE OR PROVIDE OPPOSED BLADE DAMPER WITH NYLON BUSHINGS AT GRILLE.
8. PROVIDE ACCESS DOORS FOR ALL SERVICEABLE EQUIPMENT OR VALVES ABOVE HARD LID CEILINGS OR IN WALLS. ALL ACCESS PANELS ARE TO BE PAINTED TO MATCH ADJACENT SURFACES.
9. GC TO HIRE NEBB OR AABC CERTIFIED THIRD PARTY TEST AND BALANCE (TAB) CONTRACTOR. TAB CONTRACTOR SHALL ADJUST SHEAVES, BELTS, DAMPERS, ETC AS NECESSARY TO BALANCE SYSTEM TO AIRFLOWS REQUIRED AT LOWEST POSSIBLE SPEEDS. TAB CONTRACTOR SHALL VERIFY THE OUTSIDE AIR AT EACH RTU IS AS SCHEDULED. FOLLOW PROCEDURES AS LAID FORTH IN THE CURRENT VERSION OF "PROCEDURAL STANDARDS FOR TESTING ADJUSTING AND BALANCING OF ENVIRONMENTAL SYSTEMS" BY NEBB. PROVIDE REPORT ON NEBB FORMS TO ENGINEER FOR REVIEW.
10. CONTRACTOR SHALL SUBMIT WITH BID, AN ITEMIZED COST BREAKDOWN LISTING ALL MAJOR COMPONENTS, LABOR COST (INCLUDING SUBCONTRACTOR LABOR AND MATERIAL COST), AND ENGINEERING COSTS, FOR BASE BID AND FOR EACH ALTERNATE, FOR THE ENTIRE WORK SCOPE OF THE LABORATORY CONTROLS. WHEN REQUESTED, PROVIDE THE ITEMIZED BREAKDOWN TO THE OWNER POST BID, FOR REVIEW AND APPROVAL.
11. PROVIDE OPERATION AND MAINTENANCE MANUALS (O&M) WITHIN 30 DAYS OF CERTIFICATE OF OCCUPANCY FOR ALL EQUIPMENT IN DIGITAL FORMAT TO ENGINEER FOR REVIEW. O&M'S SHALL INCLUDE DOCUMENTATION OF ALL WARRANTIES, REPORTS AND TESTS, RECORD DRAWINGS, CONTROLS SEQUENCE OF OPERATIONS WITH DIAGRAMS, & EQUIPMENT INFORMATION. EQUIPMENT INFORMATION INCLUDES MAKE & MODEL, WIRING, PIPING, STARTUP, SHUTDOWN, TROUBLE SHOOTING SYSTEM **BALANCING REPORT, FINAL COMMISSIONING REPORT** AND MAINTENANCE PROCEDURES.
12. PIPING AND DUCTWORK SHALL NOT BE SUPPORTED FROM THE ROOF DECK, JOIST BRIDGING OR OTHER PIPES. HANG PIPES FROM BEAMS, JOIST OR SUPPLEMENTARY STRUCTURAL MEMBERS. WHERE POSSIBLE INSTALL ALL PIPING AND DUCTWORK WITHIN 12" FROM SUPPORTING STRUCTURE.
13. WHERE JURISDICTION REQUIRES, CONTRACTOR IS RESPONSIBLE FOR PROVIDING SEISMIC RESTRAINT AND SUPPORT ENGINEERED BY A LICENSED STRUCTURAL ENGINEER. PROVIDE DESIGN DRAWINGS TO AUTHORITY HAVING JURISDICTION AND MECHANICAL ENGINEER FOR REVIEW.
14. PROVIDE PROTECTIVE SHIELD PLATES AT THE TOP PLATES AND BOTTOM PLATES, EXTENDING AT LEAST 2" BELOW THE TOP PLATE AND 2" ABOVE THE BOTTOM PLATE FOR ANY DRYER VENTS, DUCT WORK, OR PIPING WITHIN 1-1/4" FROM THE FACE OF THE STUD.

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Sheet Title
BUILDINGS A56 & A59 HVAC FLOOR PLANS

Sheet Number
M1.01

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EXHAUST FAN SCHEDULE

ACCEPTABLE MANUFACTURERS:	REMARKS:	SCHEDULE KEY
PENN BARRY TWIN CITY GREENHECK BROAN PANASONIC	(1) PROVIDE WITH BACKDRAFT DAMPER, DISCONNECT SWITCH, SUPPORT BRACKETS AND ISOLATOR AND FLEXIBLE CONNECTION. (2) PROVIDE VARIABLE SPEED CONTROLLER FOR ALL DIRECT DRIVE FANS. TEST AND BALANCE CONTRACTOR SHALL MARK BALANCED POSITION ON CONTROLLER. (3) PROVIDE EC MOTOR VARIABLE SPEED FAN. (4) PROVIDE TIME CLOCK AND RUN CONTINUOUSLY DURING BUSINESS HOURS.	PLUMB = DIVISION 22 MECH = DIVISION 23 ELEC = DIVISION 26 MNFR = MANUFACTURER

LABEL	SERVES	TYPE	CFM	E.S.P. (IN-WC)	FAN RPM	ELECTRICAL					DISCONNECT PROVIDED BY (MECH/ ELEC)	SOUND RATING	WEIGHT (LBS)	MANUFACTURER	MODEL	REMARKS
						VOLTS	PHASE	Hz	HP	W						
			0	0.00	0	0	1	0					0	COOK	100SQN12D	
EF-1	BUILDING 56	INLINE	750	0.25	1573	115	1	60	1/6	115	ELEC	8.5	75	COOK	100SQN15D	1, 2, 3, 4
EF-2	BUILDING 59	INLINE	600	0.25	1374	115	1	60	1/6	115	ELEC	5.7	75	COOK	100SQN12D	1, 2, 3, 4

LOUVER SCHEDULE

ACCEPTABLE MANUFACTURERS:	REMARKS:
GREENHECK POTTORFF UNITED ENERTECH	(1) NC VALUES ARE BASED ON OCTAVE BAND SOUND POWER LEVELS MINUS A ROOM ABSORPTION OF 10 dB, RE 10(-12) WATTS. (2) COORDINATE EXACT COLOR SELECTION WITH OWNER AND ARCHITECT.

LABEL	TYPE	SERVES	AIRFLOW (CFM)	PD (IN-WG)	NOMINAL SIZE	FREE AREA (SQ FT)	MAX AIR VELOCITY (FPM)	START of WATER PENETRATION (FPM)	SCREEN TYPE	MANUFACTURER	MODEL	REMARKS
L-1	FIXED DRAINABLE	BUILDING 56	750	0.10	24" X 24"	1.92	500	870	BIRD	RUSKIN	ELF375DX	1, 2
L-2	FIXED DRAINABLE	BUILDING 59	600	0.10	24" X 18"	1.33	500	870	BIRD	RUSKIN	ELF375DX	1, 2

ELECTRIC CEILING HEATER SCHEDULE

ACCEPTABLE MANUFACTURERS:	REMARKS:	SCHEDULE KEY:
QMARK MARKEL INDECO	(1) PROVIDE WITH INTERAGRAL THERMASTAT.	PLUMB = DIVISION 22 MECH = DIVISION 23 ELEC = DIVISION 26 MNFR = MANUFACTURER

LABEL	TYPE	kW	MCA	VOLTAGE	PHASE	Hz	MOCP	DISCONNECT		MANUFACTURER	MODEL	REMARKS
								FURN BY ELEC	FURN BY MECH			
EH-1	CEILING HEATER	2	8.3	240	1	60	15	YES	NO	BERKO	FFCH	1
EH-2	CEILING HEATER	4	16.7	240	1	60	20	YES	NO	BERKO	FFCH	1

REGISTER - GRILLE- DIFFUSER SCHEDULE

ACCEPTABLE MANUFACTURERS:	REMARKS:
KRUEGER TUTTLE & BAILEY PRICE	(1) REGISTERS AND GRILLES SHALL BE TESTED IN ACCORDANCE WITH ANSI/ASHRAE STD 70. (2) NC VALUES ARE BASED ON OCTAVE BAND SOUND POWER LEVELS MINUS A ROOM ABSORPTION OF 10 dB, RE 10(-12) WATTS. (3) COORDINATE EXACT COLOR SELECTION WITH OWNER AND ARCHITECT.

LABEL	TYPE	MAX AIR FLOW (CFM)	FACE SIZE	NECK SIZE	BLOW PATTERN	PD (IN-WG)	THROW(S) (FT)	MAX NC	MANUFACTURER	MODEL	REMARKS
R-1	PERFORATED RETURN GRILLE	80	8" X 8"	8" Ø	N/A	0.096	N/A	30	TITUS	50F	1, 2, 3
R-2	PERFORATED RETURN GRILLE	180	10" X 10"	8" Ø	N/A	0.096	N/A	30	TITUS	50F	1, 2, 3
R-3	LOUVERED DOOR RETURN GRILLE	175	10" X 10"	10" X 10"	77 DEGREE	0.063	N/A	30	TITUS	CT-700L	1, 2, 3
R-4	LOUVERED DOOR RETURN GRILLE	400	10" X 10"	10" X 10"	77 DEGREE	0.063	N/A	30	TITUS	CT-700L	1, 2, 3

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Sheet Title
MECHANICAL SCHEDULES AND DETAILS

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M2.01

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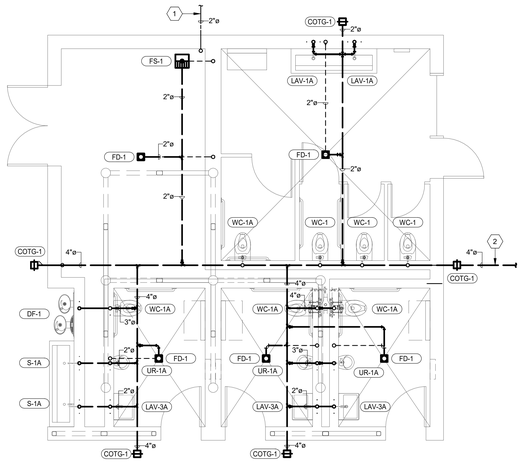
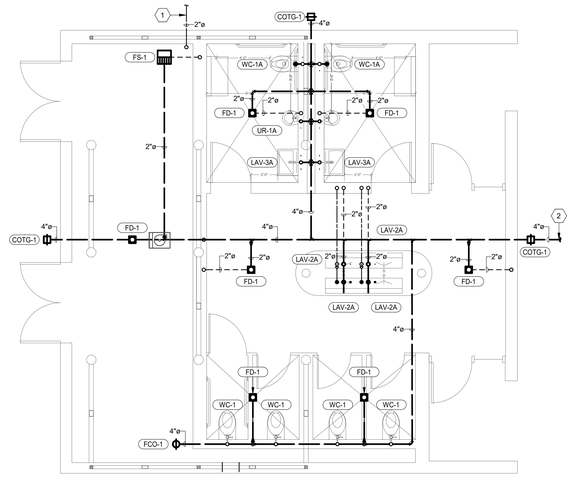


1 BUILDING A56 FOUNDATION PLUMBING PLAN
SCALE: 1/4" = 1'-0"



2 BUILDING A59 FOUNDATION PLUMBING PLAN
SCALE: 1/4" = 1'-0"

3 BUILDING A56 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

4 BUILDING A59 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

5 BUILDING A56 ROOF PLUMBING PLAN
SCALE: 1/4" = 1'-0"

6 BUILDING A59 ROOF PLUMBING PLAN
SCALE: 1/4" = 1'-0"

SHEET KEYNOTES

1. 2" DOMESTIC CW LINE FROM NEW 1 1/2" METER. SEE CIVIL SITE PLANS FOR CONTINUATION.
2. SEE CIVIL SITE UTILITY PLANS FOR CONTINUATION.

GENERAL SHEET NOTES

1. ALL DOMESTIC WATER PIPING TO BE COPPER. DOMESTIC COLD WATER PIPING TO BE INSULATED WITH 1/2" UP TO 1-1/4" PIPING AND 1" INSULATION FOR PIPING 1-1/2" OR LARGER.
2. THE CONTRACTOR SHALL CLOSELY COORDINATE MECHANICAL AND PLUMBING WITH ELECTRICAL, ARCHITECTURAL, AND BUILDING STRUCTURE.
3. DISSIMILAR METAL PIPING CONNECTIONS SHALL HAVE DIELECTRIC ISOLATORS.
4. ALL DOMESTIC WATER PIPING TO BE PRESSURE TESTED, CLEANED, AND DISINFECTED. SEE SPECIFICATIONS.
5. ALL DOMESTIC WATER PIPING TO BE PRESSURE TESTED, CLEANED, AND DISINFECTED. PRESSURE TEST: CAP AND SUBJECT PIPING TO STATIC WATER PRESSURE OF 120 PSIG FOR FOUR HOURS. LEAKS AND LOSS IN TEST PRESSURE CONSTITUTE DEFECTS THAT MUST BE REPAIRED. PROVIDE RESULTS IN WRITTEN REPORT TO ENGINEER UPON COMPLETION. CLEAN AND DISINFECT: FLUSH PIPING SYSTEM. FILL SYSTEM WITH WATER/CHLORINE SOLUTION WITH AT LEAST 50 PPM OF CHLORINE FOR 24 HOURS. THOROUGHLY FLUSH SYSTEM. SUBMIT WATER SAMPLES IN STERILE BOTTLES TO AUTHORITIES HAVING JURISDICTION. PROVIDE REPORT TO ENGINEER STATING PROCEDURE FOLLOWED AND SIGNATURES OF GC AND THAT OF PERSONS PERFORMING PROCEDURE.
6. BALL VALVES SHALL BE FULL PORT AND LEAD FREE. PROVIDE WITH HANDLE/STEM EXTENSIONS FOR PROPER FUNCTION WHEN FULLY INSULATED. EXTENSIONS TO BE SEALED AND VAPOR PROOF.
7. ALL PLUMBING PIPING TO BE LOCATED ON WARM SIDE OF BUILDING ENVELOPE. ALL ROOF DRAIN PIPING (PRIMARY AND SECONDARY) TO BE LOCATED IN BUILDING ENVELOPE AND TO BE FULLY INSULATED, INCLUDING ANY ROOF DRAIN BOWLS.
8. ALL SANITARY WASTE AND STORM WATER PIPING EXPOSED TO FREEZING CONDITIONS TO BE INSULATED WITH 1" THICK MINERAL FIBER INSULATION AND 20 MIL PVC JACKET. LABEL ALL EXPOSED PIPING WITH SYSTEM TYPE.
9. WATER HAMMER ARRESTORS SHALL BE SIZED AND INSTALLED PER PLUMBING AND DRAINAGE INSTITUTE (STANDARD PDI-WH 201) REQUIREMENTS IN ACCESSIBLE LOCATIONS ON THE COLD WATER AND HOT WATER PIPING WHERE FLUSH VALVES OR QUICK CLOSING VALVES ARE USED.
10. ALL DOMESTIC WASTE AND VENT PIPING TO BE CAST IRON OR PVC INSULATED TO MEET FLAME SPREAD AND SMOKE DEVELOPED INDEX.
11. TEST WASTE AND VENT PIPING FOR LEAKAGE. AFTER PLUMBING FIXTURES HAVE BEEN SET AND TRAPS FILLED WITH WATER, TEST CONNECTIONS AND PROVE THEY ARE GASTIGHT AND WATERTIGHT. PLUG VENT-STACK OPENINGS ON ROOF AND BUILDING DRAINS WHERE THEY LEAVE BUILDING. FOR CAST IRON, INTRODUCE AIR INTO PIPING SYSTEM EQUAL TO PRESSURE OF 1-INCH WG. USE U-TUBE OR MANOMETER INSERTED IN TRAP OF WATER CLOSET TO MEASURE THIS PRESSURE. AIR PRESSURE MUST REMAIN CONSTANT WITHOUT INTRODUCING ADDITIONAL AIR THROUGHOUT PERIOD OF INSPECTION. FOR PLASTIC PIPING PERFORM WATER TEST WITH NO LESS THAN 10' OF HEAD OF WATER. INSPECT PLUMBING FIXTURE CONNECTIONS FOR GAS AND WATER LEAKS. REPAIR LEAKS AND DEFECTS WITH NEW MATERIALS AND RETEST PIPING, OR PORTION THEREOF, UNTIL SATISFACTORY RESULTS ARE OBTAINED. PREPARE REPORTS FOR TESTS AND REQUIRED CORRECTIVE ACTION.
12. COORDINATE ANY NECESSARY SAW CUTTING, BACKFILL, AND NEW CONCRETE WITH GENERAL.
13. PROVIDE A SAND BED WITH SIX (6") INCHES MINIMUM COVERAGE AROUND ALL BELOW GRADE PIPES. PROVIDE BACKFILL FREE OF BOULDERS LARGER THAN TWO (2") INCHES. COMPACT AND TEST ALL BACKFILL ACCORDING TO ASTM COMPACTION STANDARDS OR PROVIDE PEA GRAVEL BACKFILL. PROVIDE MINIMUM TRENCH WIDTH OF NOT LESS THAN 1.5 TIMES THE PIPE OUTSIDE DIAMETER PLUS 12 INCHES.
14. PIPING SHALL NOT BE SUPPORTED FROM THE ROOF DECK, JOIST BRIDGING OR OTHER PIPES. HANG PIPES FROM BEAMS, JOIST OR SUPPLEMENTARY STRUCTURAL MEMBERS. WHERE POSSIBLE INSTALL ALL PIPING WITHIN 12" FROM SUPPORTING STRUCTURE.
15. WHERE JURISDICTION REQUIRES, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SEISMIC RESTRAINT. PROVIDE DESIGN DRAWINGS TO AUTHORITY HAVING JURISDICTION AND MECHANICAL ENGINEER FOR REVIEW.
16. ALL PIPING THROUGH A FOUNDATION WALL OR UNDER A FOOTING TO BE PROVIDED WITH PIPE SLEEVE 2 PIPE SIZES LARGER THAN PIPE PASSING THROUGH WALL OR UNDER FOOTING. SEAL WITH CAULK OR FOAM. PIPE SLEEVE UNDER FOOTING TO BE A MINIMUM OF 2" BELOW FOOTING. PIPE TO BE IRON AND EXTEND BEYOND THE WIDTH OF THE FOOTING AT A 45 DEGREE ON BOTH SIDES OF FOOTING.
17. DOMESTIC WATER ABOVE GRADE= TYPE L COPPER - SOLDERED
18. DOMESTIC WATER BELOW GRADE= TYPE K COPPER - SOLDERED

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Sheet Title
BUILDINGS A56 & 59 PLUMBING PLANS

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PLUMBING FIXTURE SCHEDULE

REFER TO PLUMBING SPECIFICATIONS FOR COMPLETE FIXTURE COMPONENTS

LABEL	DESCRIPTION	WASTE	VENT	CW	HW	MANUFACTURER	MODEL	REMARKS
COTG-1	CLEANOUT TO GRADE	0"	0"	0"	0"	ZURN	Z1400 SERIES	SIZE TO MATCH PIPE BEING SERVED
DF-1	BI-LEVEL NON-CHILLED WATER COOLER	1 1/2"	1 1/2"	1/2"	0"	HALSEY-TAYLOR	HTHBWF-OVLSEBP-1	
DSN	DOWNSPOUT NOZZLE	0"	0"	0"	0"	ZURN	Z199	TO MATCH PIPE SIZE. MOUNTED 12" ABOVE FINISHED GRADE OR AS PER ARCHITECT.
FCO-1	FLOOR CLEANOUT	0"	0"	0"	0"	ZURN	Z1400 SERIES	SIZE TO MATCH PIPE BEING SERVED
FD-1	FLOOR DRAIN	2"	2"	0"	0"	FIXTURE: ZURN TRAP SEAL: RECTORSEAL	FIXTURE: Z415-BZ1 TRAP SEAL: SURESEAL	TRAP SEAL TO MATCH FD SIZE
FS-1	FLOOR SINK	3"	2"	0"	0"	ZURN	Z1900-2	PROVIDE HALF GRATE
HB-1	HOSE BIBB	0"	0"	3/4"	0"	WOODFORD	MODEL: 67	PROVIDE WITH TEE KEY AND INSTALL AT 18" ABOVE FINISHED FLOOR.
LAV-1A	COUNTERTOP LAVATORY	1 1/4"	1 1/2"	1/2"	1/2"	FIXTURE: DURAVIT FAUCET: SLOAN INSULATION: TRUEBRO TMV: WEBSTONE	FIXTURE: 0454600027 FAUCET: EAF-250 INSULATION: LAV GAURD 2 TMV: H-77211W-TG	SET TMV AT 110 DEG. F.
LAV-2A	INTEGRAL TO COUNTER TOP	1 1/4"	1 1/2"	1/2"	1/2"	FAUCET: SLOAN INSULATION: TRUEBRO TMV: WEBSTONE	FAUCET: EAF-250 INSULATION: LAV GAURD 2 TMV: H-77211W-TG	SET TMV AT 110 DEG. F.
LAV-3A	WALL MOUNTED LAVATORY (ACCESSIBLE)	1 1/4"	1 1/2"	1/2"	1/2"	FIXTURE: KOHLER FAUCET: SLOAN INSULATION: TRUEBRO TMV: WEBSTONE	FIXTURE: K-2035-1 FAUCET: EAF-250 INSULATION: LAVGUARD 2 TMV: H-77211W-TG	MOUNT AT ADA HEIGHT SET TMV AT 110 DEG. F.
RD	ROOF DRAIN (PRIMARY)	3"	0"	0"	0"	ZURN	ZC121-C	CAST IRON DOME UNDERDECK CLAMP
RPBP-1	REDUCED PRESSURE BACKFLOW PREVENTER	0"	0"	2"	0"	WATTS	LF009 SERIES	
S-1A	TOP MOUNT SINGLE BOWL KITCHEN SINK (ACCESSIBLE)	1 1/2"	1 1/2"	1/2"	1/2"	FIXTURE: ELKAY FAUCET: SLOAN TMV: BRADLEY	FIXTURE: LRAD312265PD FAUCET: EBF-825 TMV: 5500-4016 SERIES	MOUNT AT ADA HEIGHT DISPOSER ELECTRICAL: 1/2 HP, 1725 RPM, 6.3A, 120/1
SRD	ROOF DRAIN (SECONDARY)	3"	0"	0"	0"	ZURN	ZC121-C-89	CAST IRON DOME UNDERDECK CLAMP 2" HIGH EXTERNAL WATER DAM
UR-1A	URINAL (ACCESSIBLE)	2"	2"	1"	0"	FIXTURE: TOTO USA FLUSH VALVE: TOTO USA	FIXTURE: UT104E FLUSH VALVE: TEU1LA	MOUNT AT ADA HEIGHT
WC-1	WALL MOUNT FLUSH VALVE WATER CLOSET	3"	2"	1 1/2"	0"	FIXTURE: TOTO USA FLUSH VAVLE: TOTO USA SEAT: BEMIS	FIXTURE: CT723CU FLUSH VALVE: TET1UB SEAT: 1955CTJ	
WC-1A	WALL MOUNT FLUSH VALVE WATER CLOSET (ACCESSIBLE)	3"	2"	1 1/2"	0"	FIXTURE: TOTO USA FLUSH VAVLE: TOTO USA SEAT: BEMIS	FIXTURE: CT723CU FLUSH VALVE: TET1UB SEAT: 1955CTJ	MOUNT AT ADA HEIGHT

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PLUMBING SCHEDULES AND DETAILS

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